

McDonald's Restaurant 004-0362

31822 Del Obispo Street
San Juan Capistrano, California

Sheet Index

- Title Sheet
- Site Plan
- Floor Plan
- Proposed Elevations
- Landscape Plan
- Plant Material Photos
- Sign Program

SITE INFORMATION:

LEGAL DESCRIPTION:

PARCEL A:
THE LAND REFERRED TO IN THIS COMMITMENT IS SITUATED IN THE CITY OF SAN JUAN CAPISTRANO, COUNTY OF ORANGE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 3, AS SHOWN ON A MAP RECORDED IN BOOK 51, PAGE 14 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM THOSE PORTIONS OF LAND CONVEYED TO THE STATE OF CALIFORNIA BY DEED RECORDED SEPTEMBER 20, 2012 AS INSTRUMENT NO. 2012000553912, OF OFFICIAL RECORDS.

ZONE: GC (GENERAL COMMERCIAL)
FRONT: 20 FEET
REAR: 20 FEET
SIDES: 5 FEET

MAX BUILDING HEIGHT: 35 FEET
MAX BUILDING COVERAGE: 40 PERCENT

EXISTING USE: RESTAURANT
PROPOSED USE: RESTAURANT

APN: 668-241-06

GROSS ACREAGE = 0.989
GROSS SQ. FT. = 43,109.64
NET ACREAGE = 0.913
NET SQ. FT. = 39,764.628

EXISTING BLDG. AREA = 3,380 SF
PROPOSED BLDG. AREA = 4,739 SF

FAR: $4,739 / 43,109.64 = 0.11$

PARKING REQUIREMENTS:

REQUIRED: 1 SPACE PER 40 SF OF DINING AREA
1524 SF / 40 SF = 38 SPACES

PROVIDED: 38 STALLS

CONTACT INFORMATION:

OWNER: McDONALD'S USA, LLC
3800 KILROY AIRPORT WAY, SUITE 200
LONG BEACH, CA 90806

562-304-8993

KORI.SEKI@US.MCD.COM

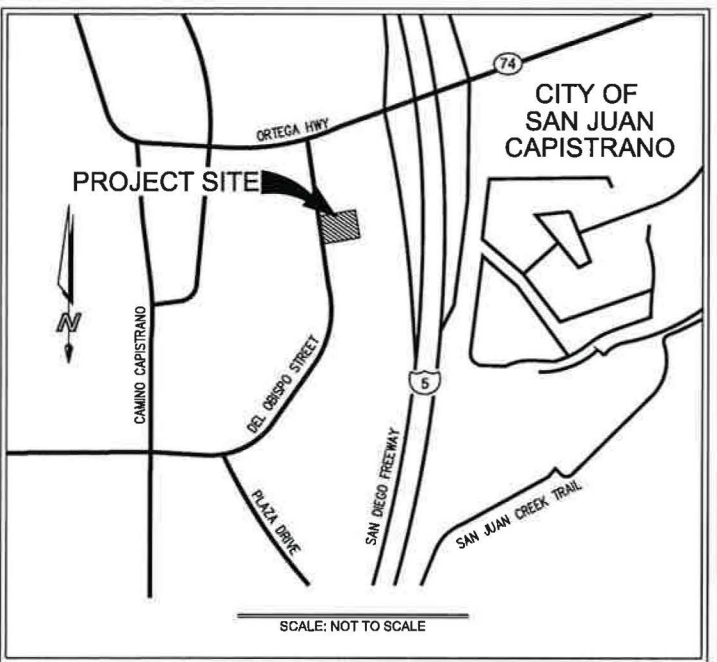
ARCHITECT: BICKEL UNDERWOOD, CORP.
3600 BIRCH STREET, SUITE 120
NEWPORT BEACH, CA 92660

949-757-0411

JBICKEL@BICKELUNDERWOOD.COM

LICENSE # C-20925

VICINITY MAP



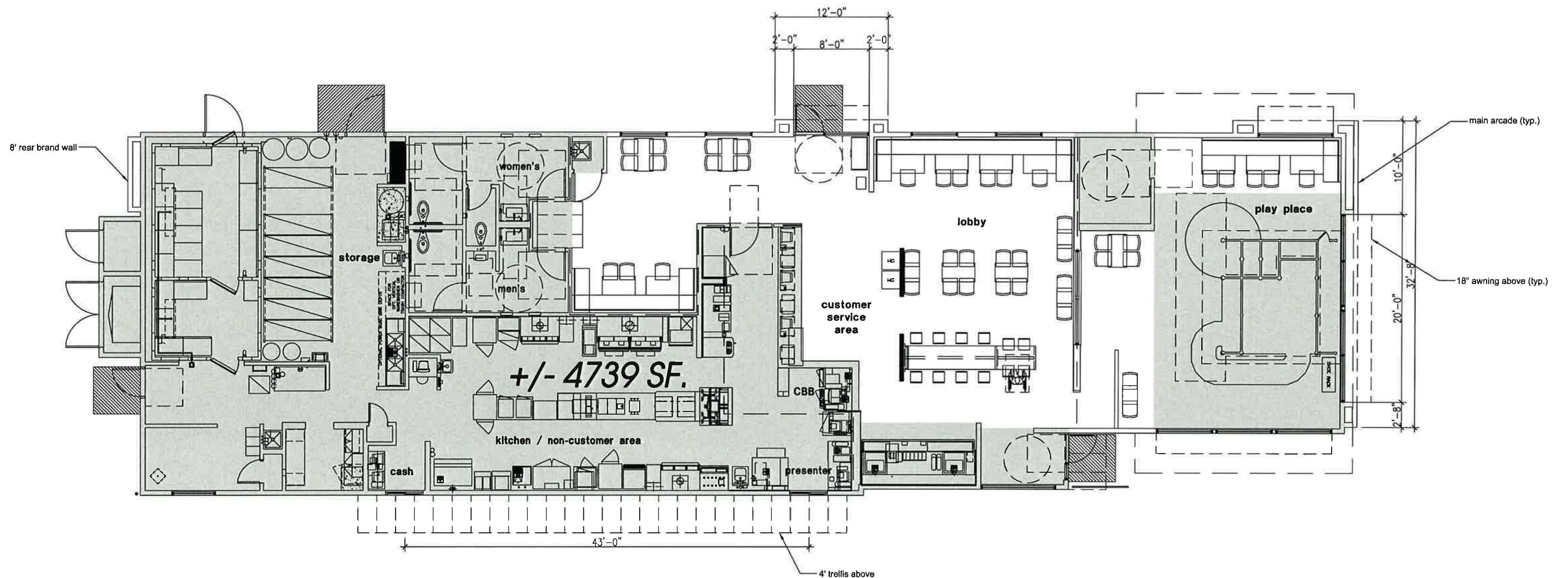
RECEIVED
NOV 22 2013
PLANNING DEPT.

Project Architect:

BICKEL UNDERWOOD
JAMES S. BICKEL, JR., ARCHITECT
A CALIFORNIA CORPORATION
3600 Birch Street, Suite 120, Newport Beach, CA 92660
949-757-0411 architecture@bickelunderwood.com

October 1, 2013
P:\12\12A280 - McD San Juan
Capistrano\Design\Site\004-0362 - Title Sheet.dwg

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PARKING REQUIREMENTS:
 1 SPACE PER 40 SF OF DINING AREA
 1524 SF / 40 SF = 38 SPACES

NON-DINING AREA



Project Architect:
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 JAMES S. BICKEL, JR., ARCHITECT
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 949-757-0411 architecture@bickelunderwood.com

New McDonald's Restaurant

31822 Del Obispo Street
 San Juan Capistrano, California

004-0362

Floor Plan

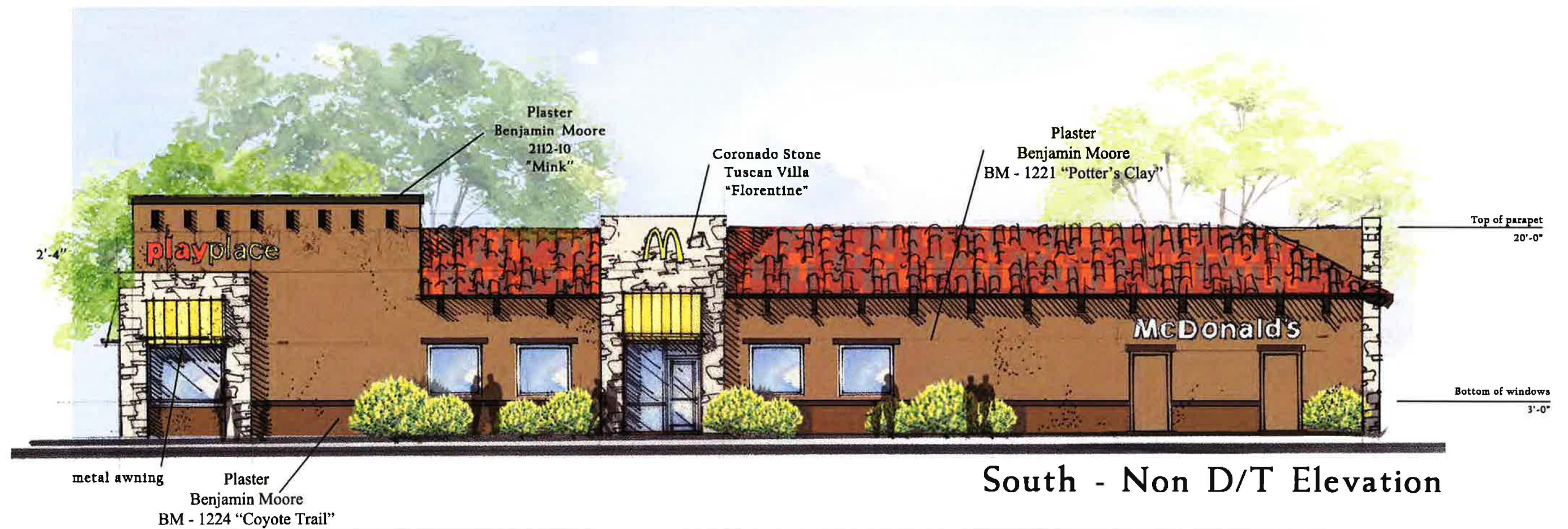
Scale: 3/32" = 1'-0"
 August 2, 2013

P:\12\12A280 - McD San Juan
 Capistrano\Design\Site\004-0 lan.dwg

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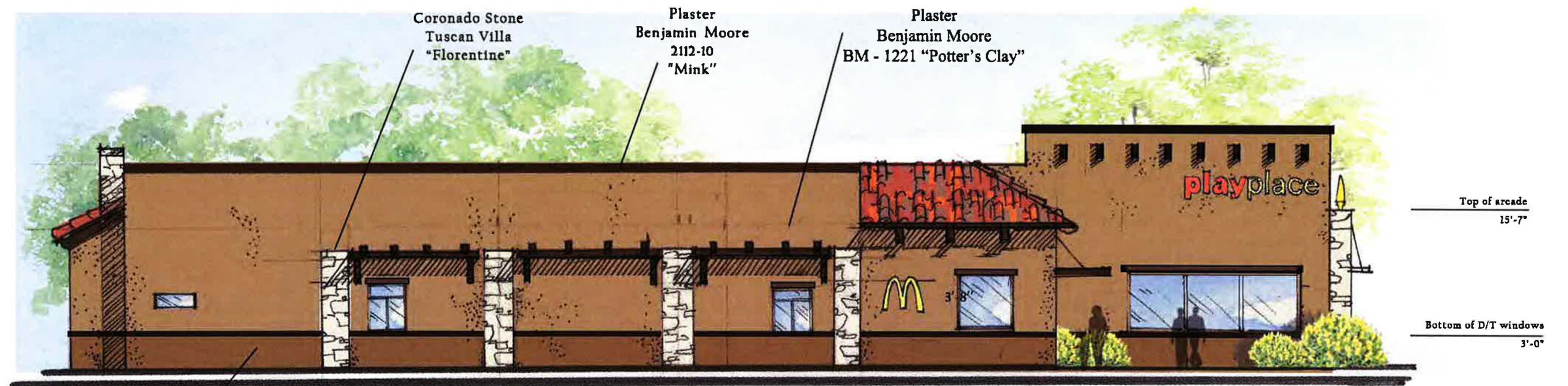
West - Front Elevation



South - Non D/T Elevation



East - Rear Elevation



North - D/T Elevation

LANDSCAPE NOTES

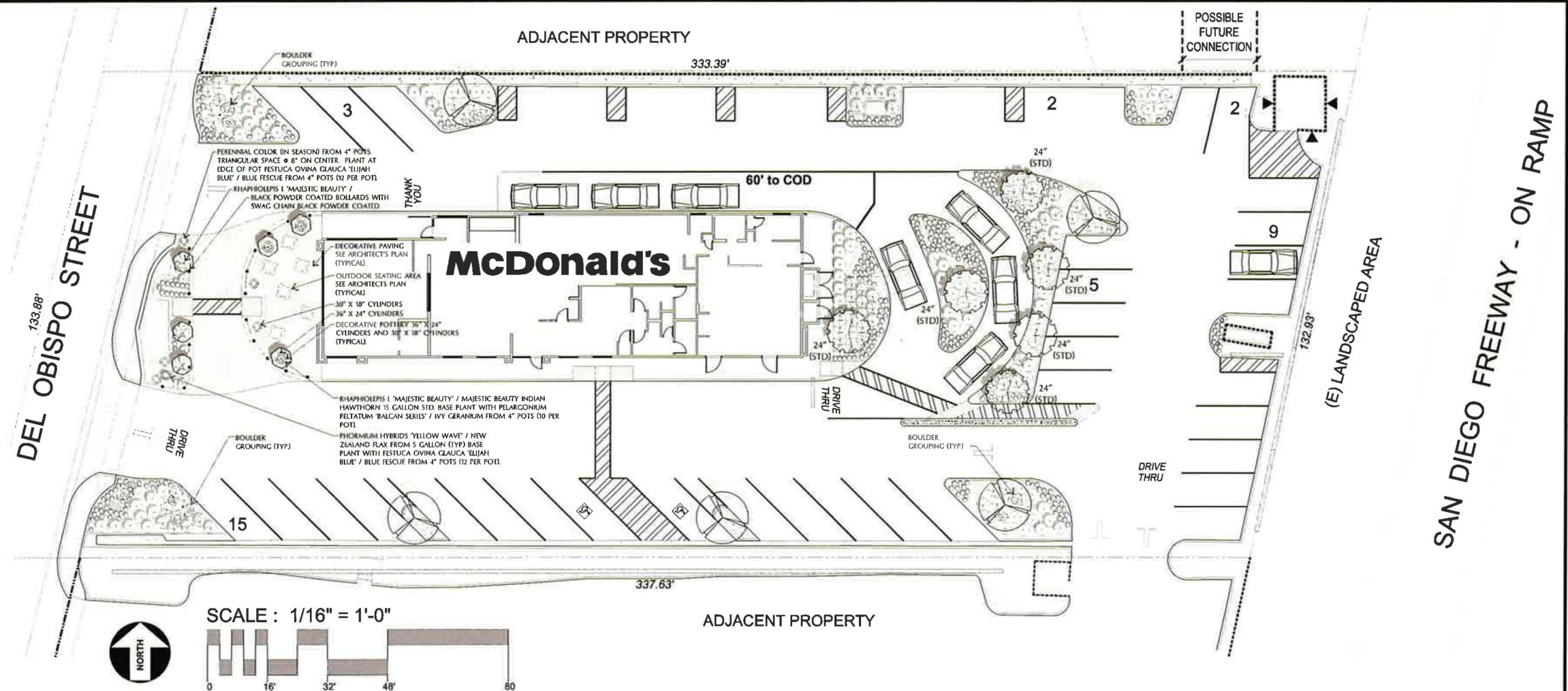
• IRRIGATION SYSTEM:

All planted areas shall be irrigated according to plant type groupings and environmental exposure and shall receive uniform water coverage as required by state mandated water ordinance. Irrigation shall be and by means of an automatically controlled irrigation control system with a rain sensor. The system shall be capable of repeat cycles in order to apply water at a rate that the soil can absorb the applied irrigation water. A master control valve will be installed to prevent over watering when valves malfunction. Domestic water will be protected by means of a reduced pressure type backflow preventer. Irrigation plan will show the location of all components, sprinkler radius, stated pressure, gallons per minute per head, and will conform to the standards set forth by the City of San Juan Capistrano.

• LANDSCAPE CONCEPT:

The plan will provide visual continuity of landscape design with existing commercial and industrial development. The landscape will compliment the architecture wherever possible (i.e. soften walls screening service areas with trees, shrubs and vines). Sight clearance for automobile traffic and visual access to signage are observed and accounted for in the design. Existing trees will be preserved whenever practical to do so. Existing trees are noted on the Planting Plan. Parking area landscape will include shade trees shall comply with the standards of the governing municipality and will be evenly distributed throughout the parking areas. All parking areas will be screened from the street by means of planters within parking areas will conform to the requirements of the City of San Juan Capistrano.

Plant materials are selected for temperature hardiness and low water use requirements, and will be grouped according to water and climatic needs. Turf or lawn areas will be held to a minimum use. A layer of mulch will be installed to reduce water evaporation between irrigation periods.



PLANT PALETTE

• EXISTING TREES:

CUPANIOPSIS ANACARDIODES / CARROTWOOD TREE TO REMAIN (TYPICAL - PROTECT IN PLACE)

JACARANDA MIMOSIFOLIA / JACARANDA TO REMAIN (TYPICAL - PROTECT IN PLACE)

PLATANUS ACERIFOLIA / LONDON PLANE TREE TO REMAIN (TYPICAL - PROTECT IN PLACE)

• TREES: 15 GALLON, 24" & 36" BOX

LAGERSTROEMIA X FAURIEI 'MUSKOGEE' / CRAPE MYRTLE SIZE NOTED ON PLAN

RHUS LANCEA / AFRICAN SUMAC

RHAPHIOLEPIS I. 'MAJESTIC BEAUTY' / MAJESTIC BEAUTY INDIAN HAWTHORN STD. 15 GALLON

• VINES:

PARthenocissus TRICUSPIDATA / BOSTON IVY 1 GALLON

• SHRUBS: 1, & 5 GALLON SIZE

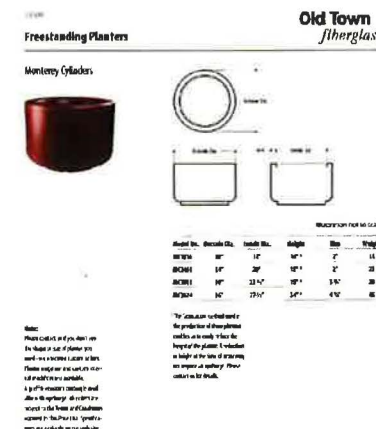
ABELIA X GRANDIFLORA 'EDWARD GOUCHER' / PINK ABELIA 5 GALLON
 AEONIU 'SUNBURST' / NO COMMON NAME 1 GALLON
 ALOE STRIATA / CORAL ALOE 1 GALLON
 ALYOGYNE HUEGELII / BLUE HIBISCUS 5 GALLON
 ANISODONTEA X HYPOMANDARUM / CAPE MALLOW 5 GALLON
 ARTEMISIA 'POWIS CASTLE' / WORMWOOD 1 GALLON
 CISTUS LADANIFER / CRIMSON-SPOT ROCKROSE 5 GALLON
 HEMEROCALLIS HYBRID / HYBRID YELLOW EVERGREEN DAY LILY 1 GALLON
 LAVATERA ASSURGENTIFLORA / TREE MALLOW 5 GALLON
 PENNISETUM S. 'EATON CANYON' / DWARF FOUNTAIN GRASS 1 GALLON
 PHORMIUM HYBRIDS 'JACK SPRATT' / NEW ZEALAND FLAX 1 GALLON
 PHORMIUM HYBRIDS 'YELLOW WAVE' / NEW ZEALAND FLAX 5 GALLON
 PITTOSPORUM TOBIRA 'VARIEGATA' / VARIEGATED TOBIRA 5 GALLON
 PITTOSPORUM TOBIRA 'WHEELER'S DWARF' / 'WHEELER'S DWARF' 5 GALLON
 RHAPHIOLEPIS INDICA 'PINK LADY' / PINK INDIAN HAWTHORN 5 GALLON
 WESTRINGIA FRUTICOSA / COAST ROSEMARY 5 GALLON
 XYLOSMA CONGESTUM / SHINY XYLOSMA 5 GALLON

• GROUND COVERS:

EXISTING IRRIGATION AND PLANTING TO REMAIN (TYPICAL - PROTECT IN PLACE).

PERENNIAL COLOR (IN SEASON) FROM 4" POTS. TRIANGULAR SPACE 8" ON CENTER.

POTTERY



BOLLARDS



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KENNETH A. ANDREW A.S.L.A.
 41 #21328 CT #1400 CT #542 ST #220

studio5@earthlink.net
 Phone (910) 150-0056

Project Architect

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 949-757-0411 runderwood@bickelunderwood.com

McDonald's Restaurant
 31822 Del Obispo Street
 San Juan Capistrano, California

PRELIMINARY LANDSCAPE PLAN

SCALE: 1/16" = 1'-0"

June 25, 2013

Q:\Projects on 'w253v' (Q:\Academy\Bickel\12-1923 McDonalds SJCA Construction\Prelim.dwg

TREES: (PER WUCOLS ZONE 3)



CHILOPSIS LINEARIS / DESERT WILLOW



LAGERSTROEMIA X FAURIEI 'MUSKOGEE' / CRAPE MYRTLE



RHAMPHOLEPIS 'MAJESTIC BEAUTY' / MAJESTIC BEAUTY INDIAN HAWTHORN (STANDARD)



RHUS LANCEA / AFRICAN SUMAC

SHRUBS: (PER WUCOLS ZONE 3)



ABELIA X GRANDIFLORA 'EDWARD GOUCHER' / PINK ABELIA



ARTEMISIA 'POWIS CASTLE' / WORMWOOD



ANISODONTEA X HYPOMANDARUM / CAPE MALLOW



LAVATERA ASSURGENTIFLORA / TREE MALLOW



ELAEAGNUS PUNGENS 'VARIEGATA' / VARIEGATED SILVERBERRY



ERIGERON KARVINSKIANUS / SANTA BARBARA DAISY



GREWIA OCCIDENTALIS / LAVENDER STAR FLOWER



PITTOSPORUM TOBIRA 'VARIEGATA' / VARIEGATED TOBIRA



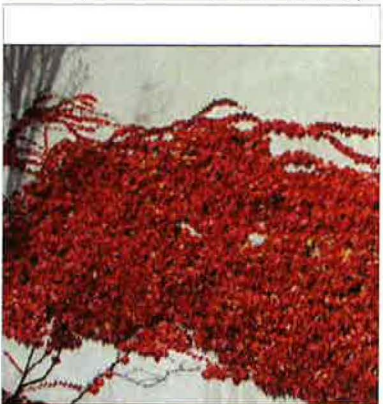
LEUCOPHYLLUM FRUTESCENS / TEXAS RANGER



RHAMPHOLEPIS INDICA 'PINK LADY' / PINK INDIAN HAWTHORN



SALVIA CLEVELANDII / CALIFORNIA BLUE SAGE



PARTHENOCISSUS TRICUSPIDATA / BOSTON IVY

VINE: (PER WUCOLS ZONE 3)

Project Architect

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McDonald's Restaurant
31822 Del Obispo Street
San Juan Capistrano, California



PLANT MATERIAL

PHOTOS

SCALE: NO SCALE

June 25, 2013

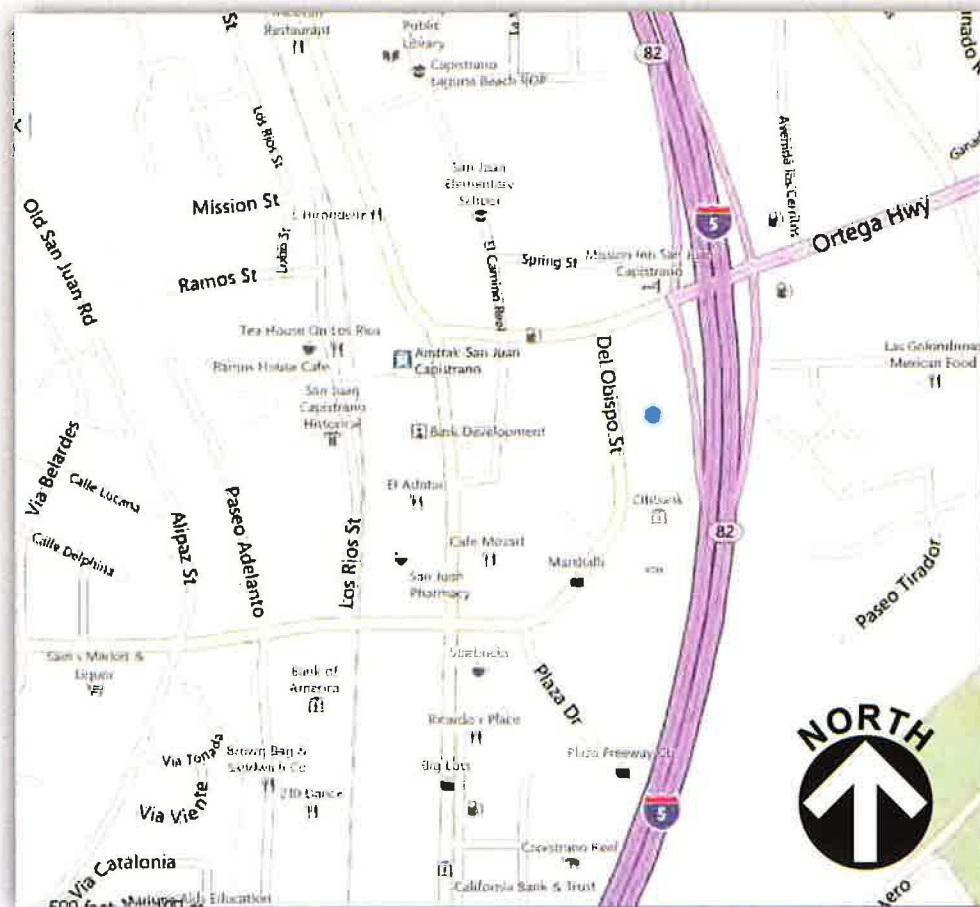
Q:\Projects on 'wllerry' (Q)\Acadwgs\Bickel\12-1923 McDonalds

SJC\Photo Board.dwg

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McDonald's

Store #2615, 31822 Del Obispo St., San Juan Capistrano, CA



SIGN SCHEDULE - McDONALD'S SIGNAGE

NO.	DESCRIPTION	ILLUM.	AREA	QUANT.	TOTAL
A	CHANNEL LETTERS	Y	17.9	1	17.9
B	CHANNEL ARCH	Y	13.6	4	54.4
C	CHANNEL LETTERS	Y	19.39	2	38.78
D	"WELCOME" LETTERS	N	3.0	2	--
E	WINDOW BANNER	N	2.49	1	--
F	WINDOW BANNER	N	2.49	1	--
G	OPO MENUBOARD	Y	40.0	2	--
H	C.O.D. CANOPY SIGN	Y	--	2	--
I	OPO PRESELL	Y	11.06	1	--
J	GATEWAY CLEARANCE	N	--	1	--
K	BOLLARD	N	--	1	--
L	DIRECTIONAL	Y	9.3	2	--
TOTAL SQ. FOOTAGE =					111.08



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Project:
McDonald's #2615

Address:
31822 Del Obispo St.,
San Juan Capistrano, CA

Account Manager:
S. Janocha

Designer:
L. Ramirez 3.50

Scale: AS NOTED

Design No.: 12-12-5652-05 P

Date: 12.19.12

Reg. No.:

Revisions:
R1 12/28/12 LR New site plan (.5)
R2 06/07/13 LR New elev. & site plan (2.25)
R3 06/27/13 LR New elev. & site plan (1.75)
R4 09/24/13 LR Reduce signage per city (2.75)
R5 09/25/13 LR New elev & site plan (2.75)

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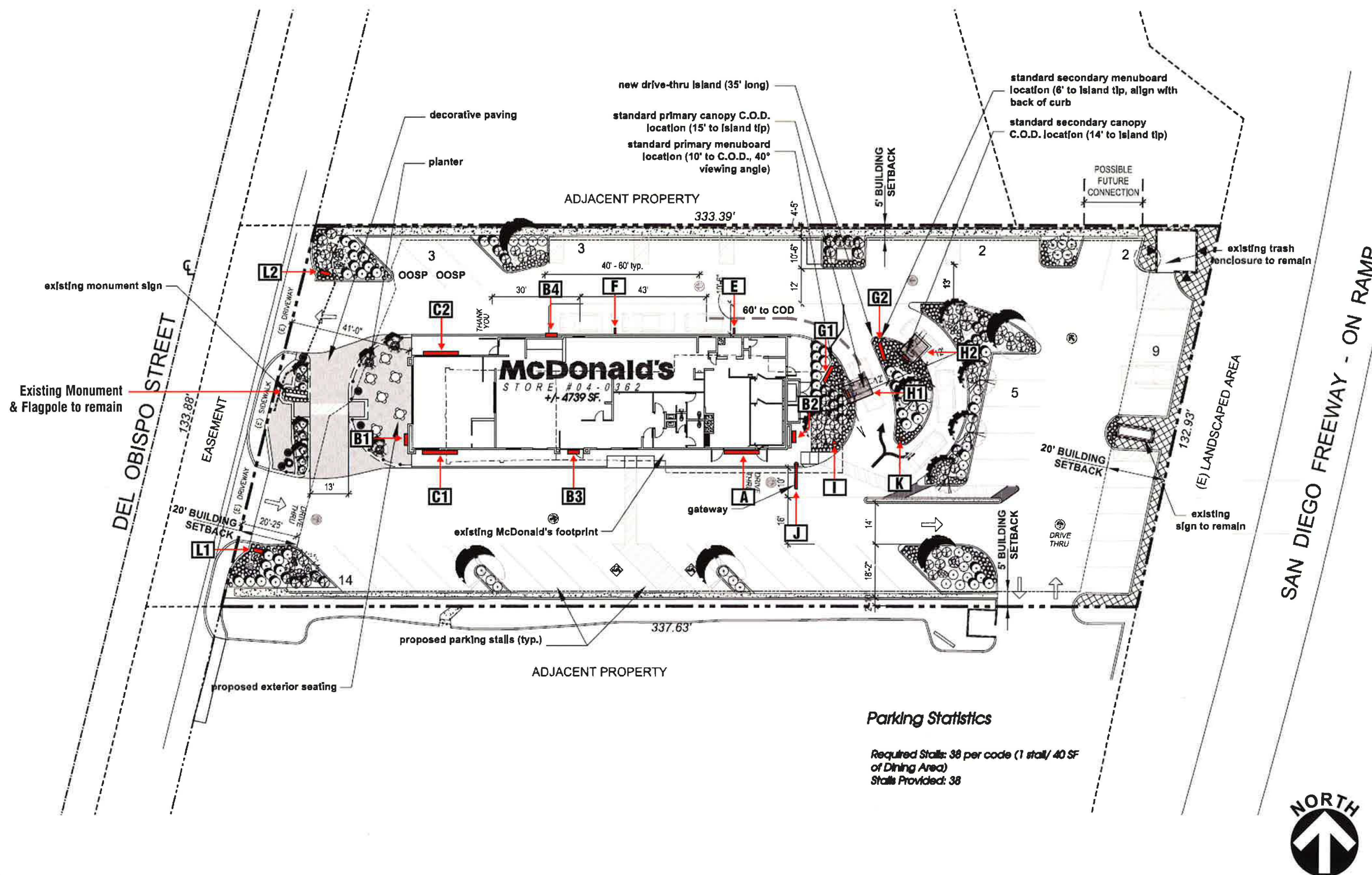
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Parking Statistics

Required Stalls: 38 per code (1 stall/ 40 SF of Dining Area)
Stalls Provided: 38



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

Sign Area **13.6 Sq. Ft.**
Total Area **914 Sq. Ft.**
Sign % of Area = **1.4%**



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

Sign Area **13.6 Sq. Ft.**
Total Area **816 Sq. Ft.**
Sign % of Area = **1.6%**



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Designer:
L. Ramirez **3.50**

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L. Ramirez 3.50

Scale: **AS NOTED**

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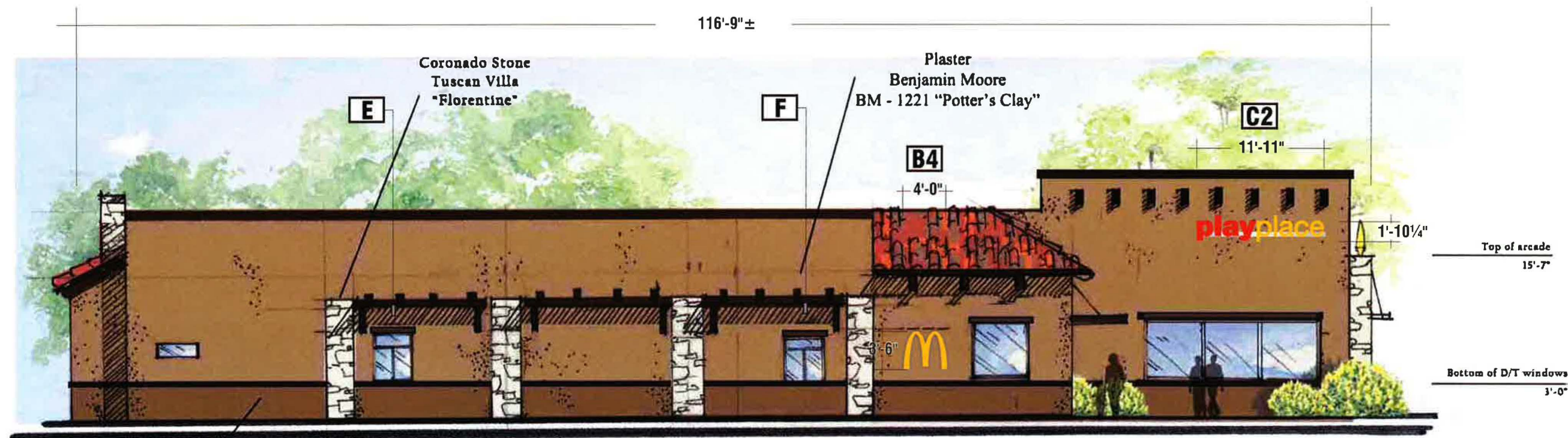
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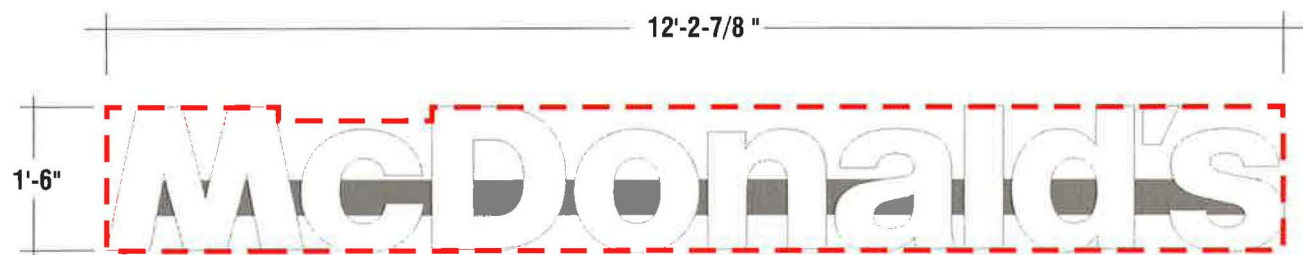
3 NON-DRIVE THRU ELEVATION - SOUTH
Scale: 3/32" = 1'-0"

Sign Area **50.89 Sq. Ft.**
Total Area **2687 Sq. Ft.**
Sign % of Area = **1.8%**



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

Sign Area **36.48 Sq. Ft.**
Total Area **2651 Sq. Ft.**
Sign % of Area = **1.3%**



A LED ILLUMINATED CHANNEL LETTERS / ELECTRICAL CHANNEL SUPPORT 17.9 Sq. Ft.
Quantity: One (1) Required Scale: 1/2" = 1'-0"

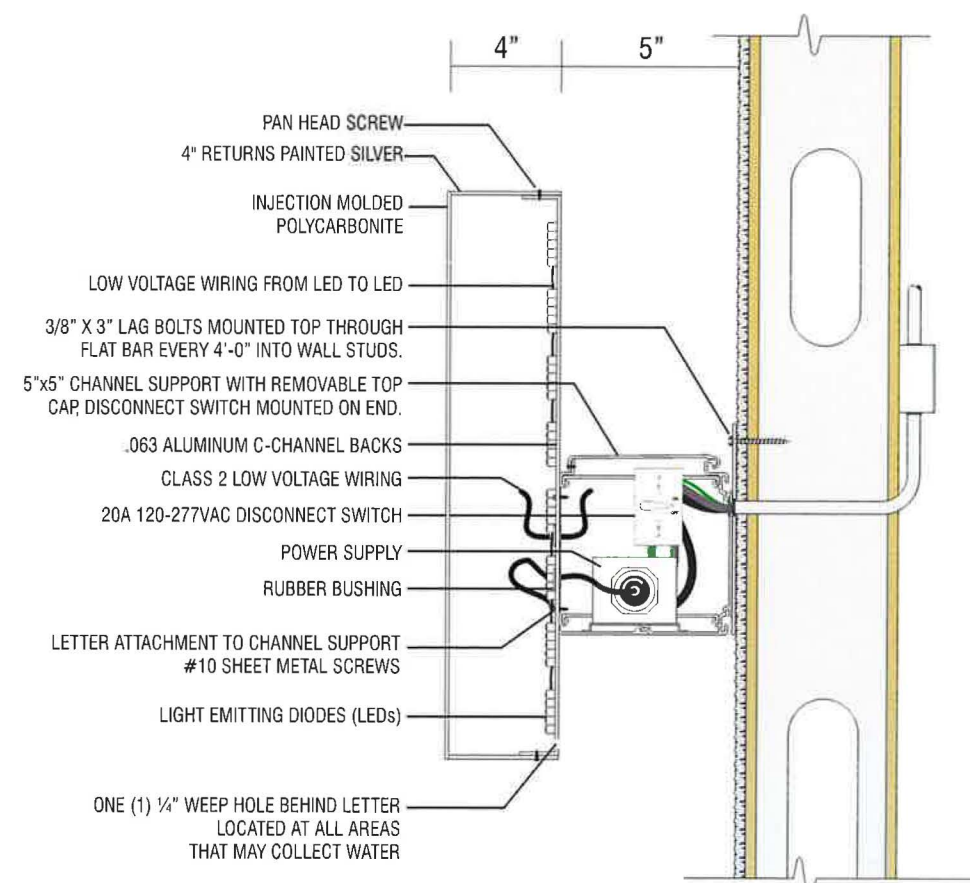
SPECIFICATIONS:

LETTERS: INJECTION MOLDED WHITE POLYCARBONITE
RETURNS: OPAQUE SILVER
ILLUMINATION: WHITE LED'S
CHANNEL SUPPORT: 5" x 5" 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.



1 CHANNEL LETTER - ILLUMINATED CHANNEL LETTERS ON CHANNEL SUPPORT
Scale: n.t.s



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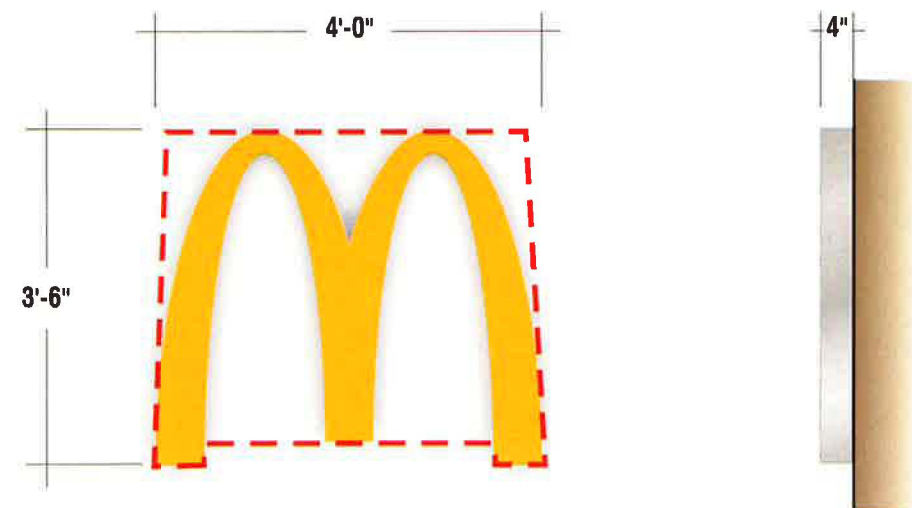
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B1 **B2**
B3 **B4**

LED ILLUMINATED CHANNEL LOGO

Quantity: Four (4) Required

13.6 Sq. Ft.

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

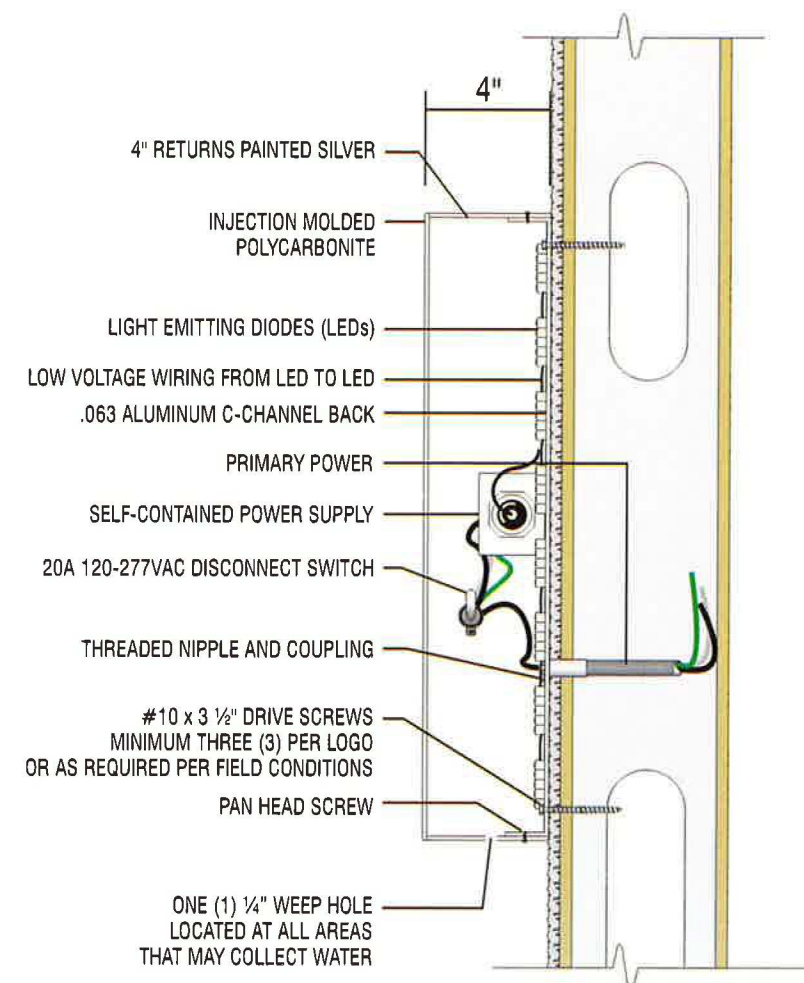
SPECIFICATIONS:

LOGO: INJECTION MOLDED YELLOW POLYCARBONITE
RETURNS: OPAQUE SILVER
ILLUMINATION: WARM 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



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Page: 06 Of: 10

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C1 C2 LED ILLUMINATED CHANNEL LETTERS ON EXPOSED RACEWAY 19.39 Sq. Ft.
Quantity: Two (2) Required Scale: 3/8" = 1'-0"

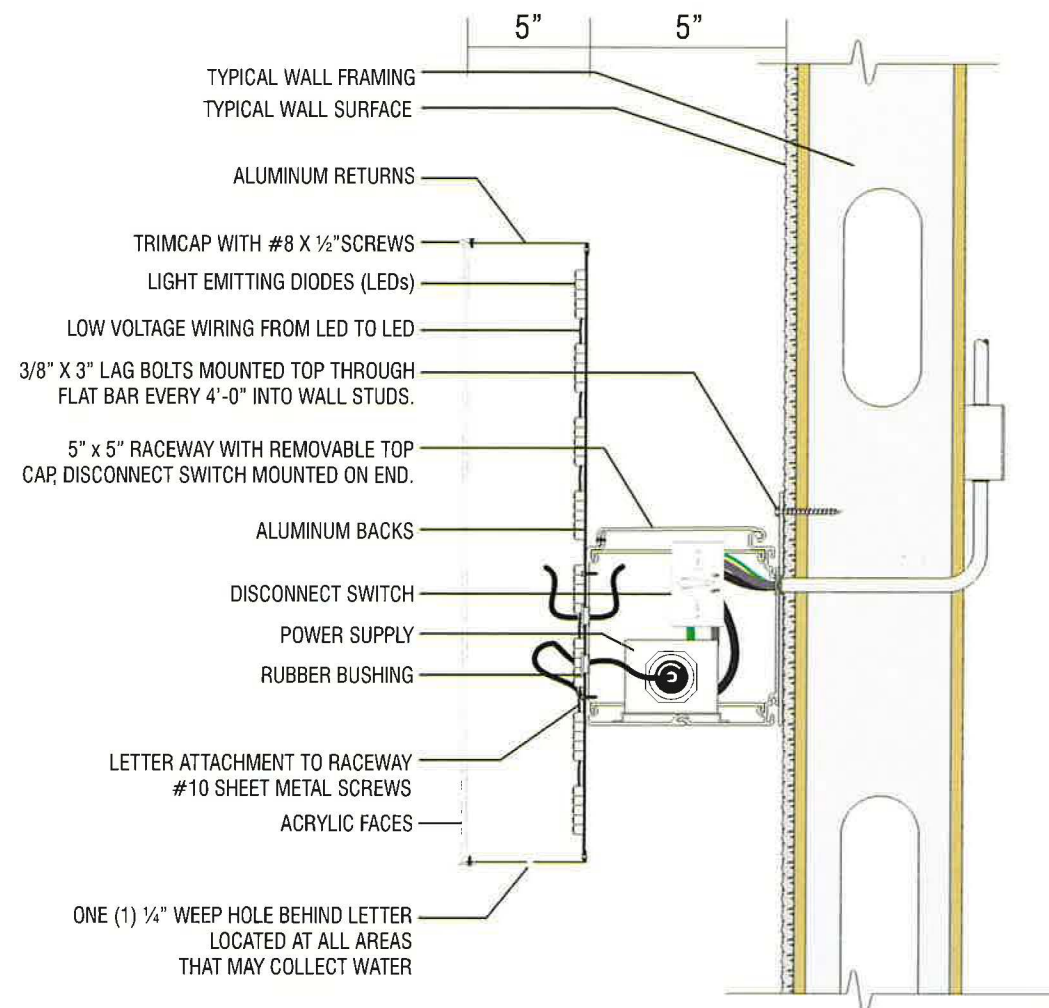
SPECIFICATIONS:

- **PLAY:** 5" DEEP ILLUMINATED CHANNEL
FACES: #7328 WHITE PLEX WITH RED VINYL OVERLAY TO MATCH PMS #485
TRIMCAP: 3/4 BLACK
RETURNS: 5" DEEP ALUMINUM PRE-COATED BLACK
ILLUMINATION: RED LED'S
- **PLACE:** 5" DEEP ILLUMINATED CHANNEL
FACES: #7328 WHITE PLEX WITH YELLOW VINYL OVERLAY TO MATCH PMS #123
TRIMCAP: 3/4 BLACK
RETURNS: 5" DEEP ALUMINUM PRE-COATED BLACK
ILLUMINATION: WHITE LED'S
RACEWAY: 5" x 5" ALUMINUM CONSTRUCTION PAINTED SILVER

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 - LED LETTER ON RACEWAY

Scale: n.t.s



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1700 West Anaheim Street
Long Beach, California
90813-1195
Phone: 562.495.3808
Facsimile: 562.435.1867

www.superiorsigns.com

Project:
McDonald's #2615

Address:
**31822 Del Obispo St.,
San Juan Capistrano, CA**

Account Manager:
S. Janocha

Designer:
L. Ramirez **3.50**

Scale: **AS NOTED**

Design No.: **12-12-5652-05 P**

Date: **12.19.12**

Reg. No.:

Revisions:
R1 12/28/12 LR New site plan (.5)
R2 06/07/13 LR New elev. & site plan (2.25)
R3 06/27/13 LR New elev. & site plan (1.75)
R4 09/24/13 LR Reduce signage per city (2.75)
R5 09/25/13 LR New elev & site plan (2.75)

• APPROVALS •

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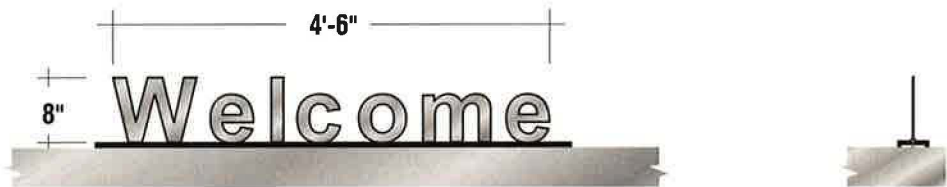
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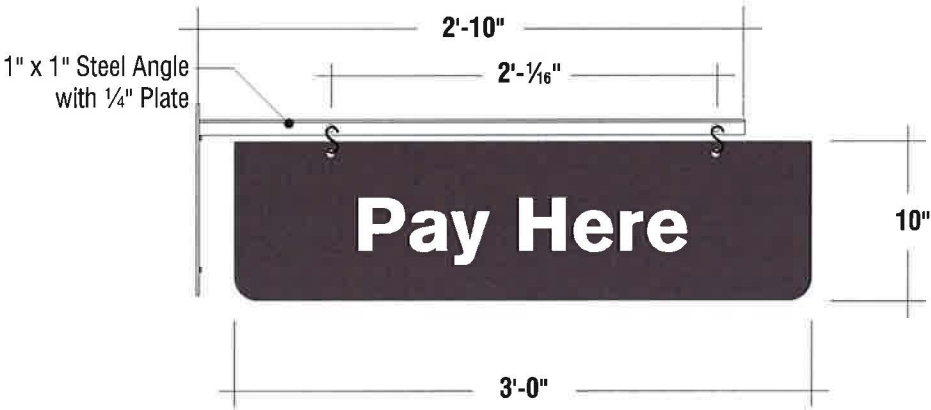
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D1 D2 **NON-ILLUMINATED FREESTANDING FLAT CUT OUT LETTERS** **3.0 Sq. Ft.**
Quantity: Two (2) Required Scale: 1/2" = 1'-0"

SPECIFICATIONS:

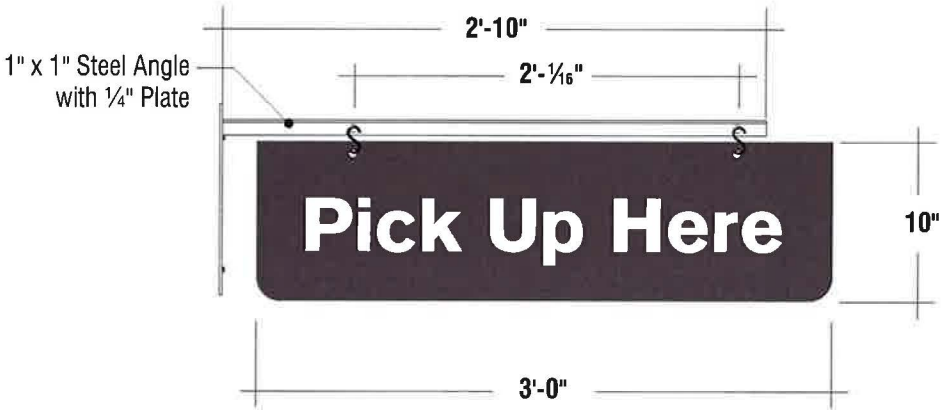
- **LETTERS:** FLAT CUT OUT ALUMINUM PAINTED BLACK WITH GRAY VINYL INSET ON FACE
- **RAIL:** ALUMINUM PAINTED BLACK MOUNTED TO AWNING SUPPORT WITH 1/4 -20 SELF DRILLING SCREWS FOUR (4) PLACES



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



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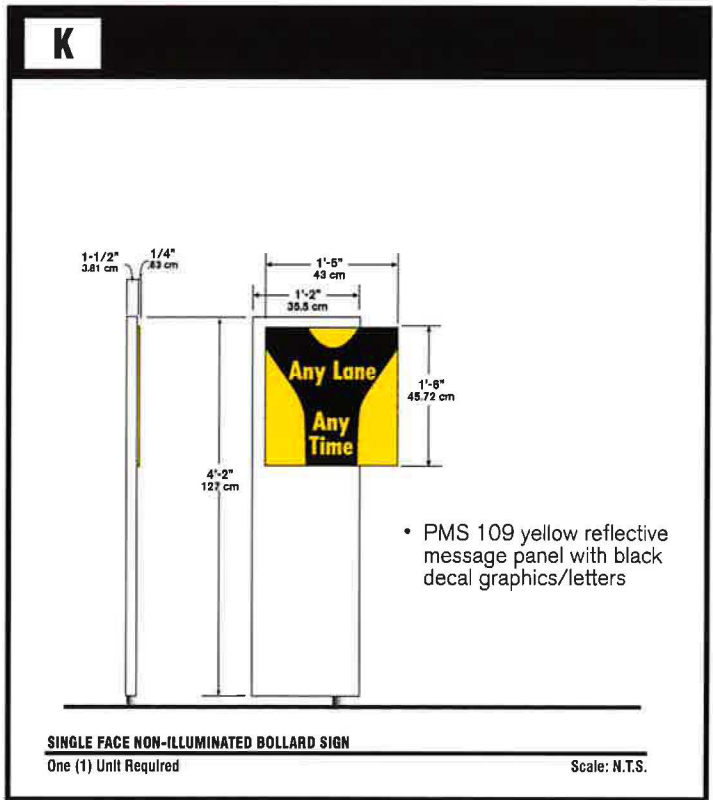
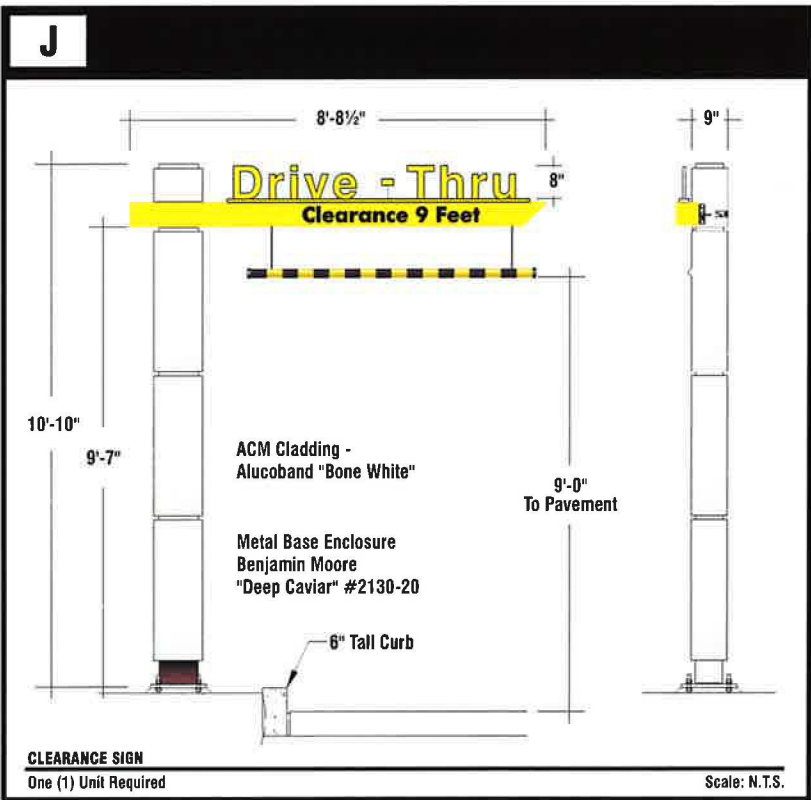
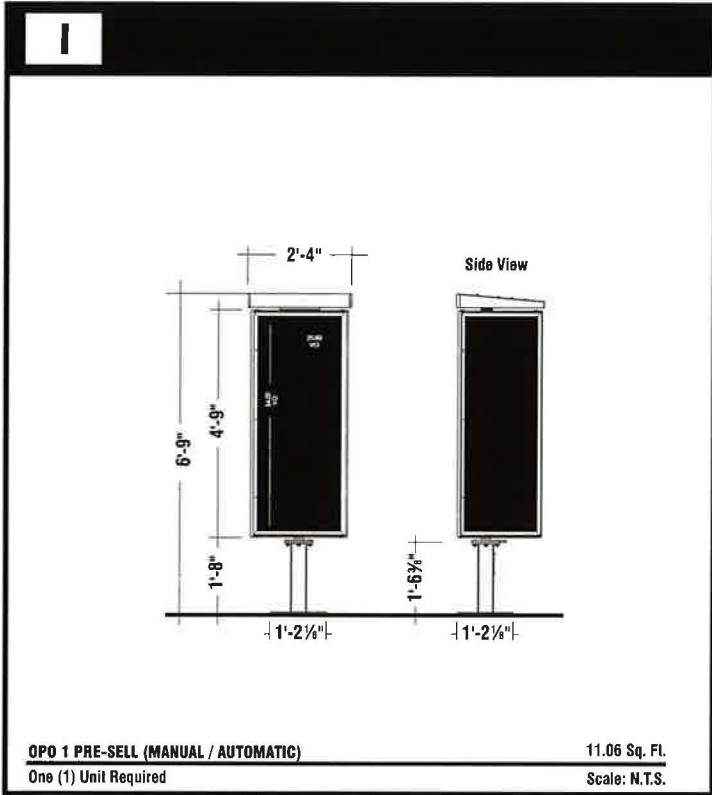
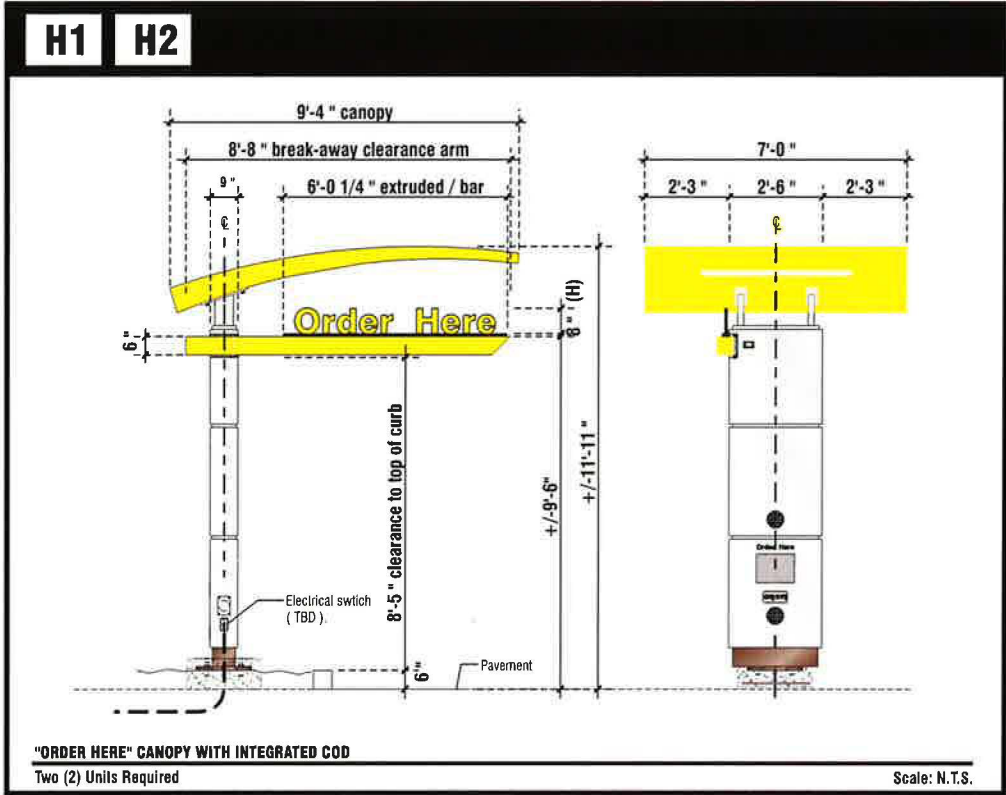
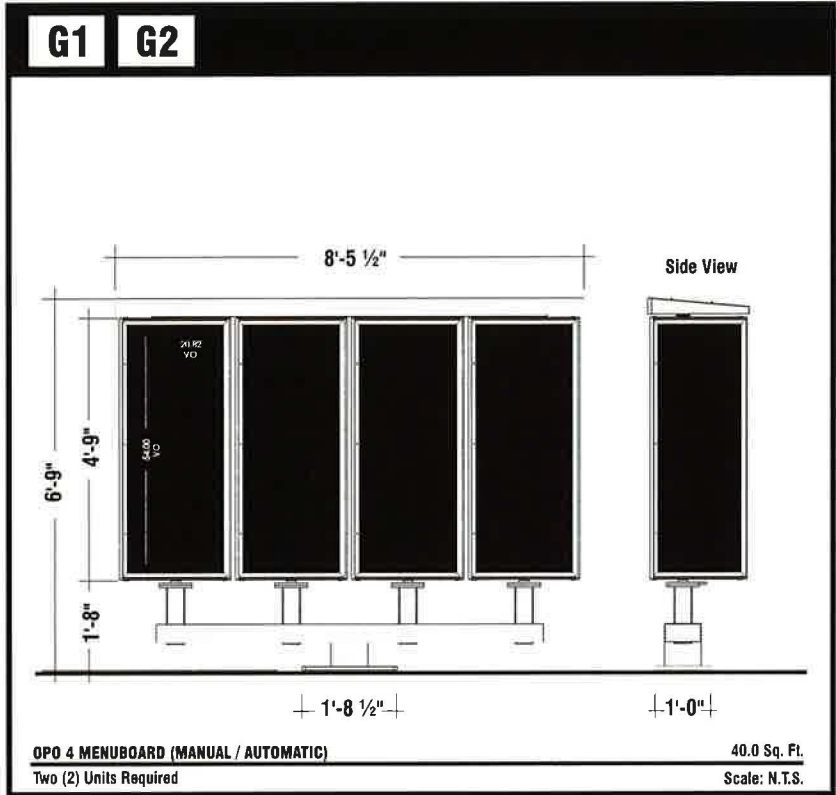
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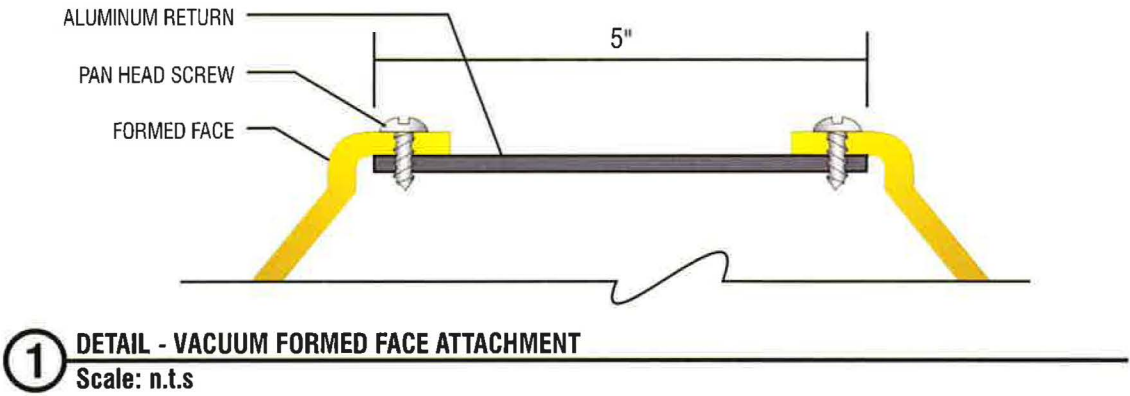
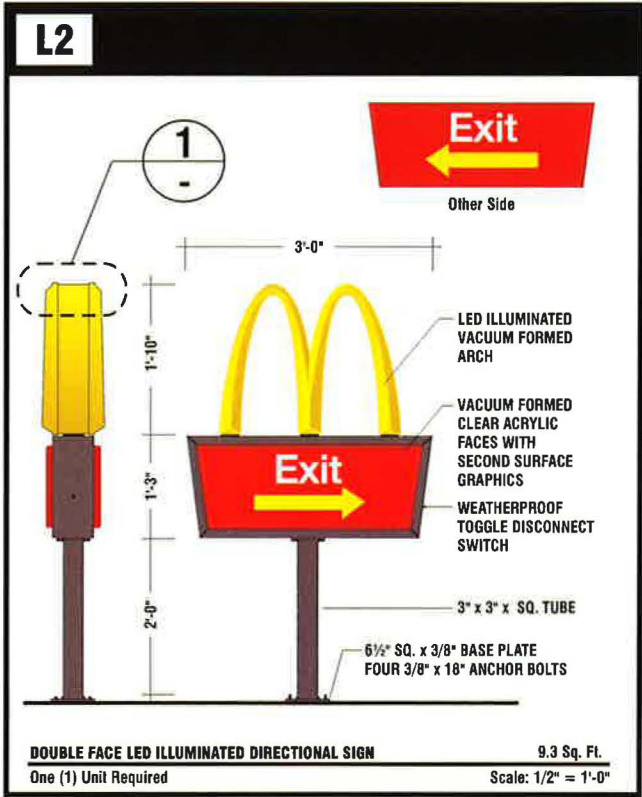
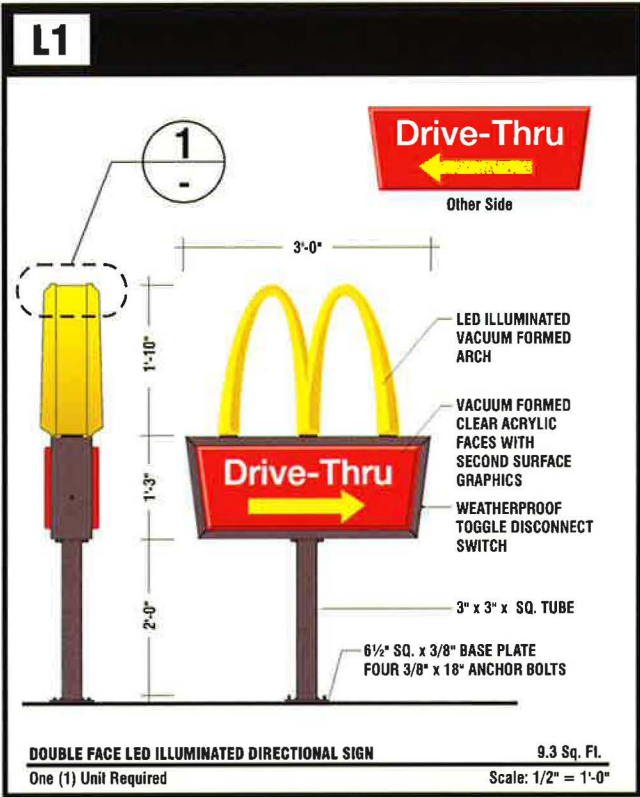
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