

REPORT TO THE REGIONAL PLANNING COMMISSION

DATE ISSUED: June 11, 2026

HEARING DATE: June 24, 2026 AGENDA ITEM: 12

PROJECT NUMBER: PRJ2023-003106-(5)

PERMIT NUMBER(S): Conditional Use Permit ("CUP") No. RPPL2023004561
Minor Parking Deviation ("MPD") No. RPPL2023004570
Variance No. RPPL2026001376

SUPERVISORIAL DISTRICT: 5

PROJECT LOCATION: 1306 North Altadena Drive, Altadena
(Assessor's Parcel Number: 5751-005-020)

OWNER: McDonald's Corporation

APPLICANT: McDonald's Corporation

CASE PLANNER: Melissa Reyes, Principal Planner
Mreyes2@planning.lacounty.gov

RECOMMENDATION

The following recommendation is made prior to the public hearing and is subject to change based upon testimony and/or documentary evidence presented at the public hearing:

LA County Planning staff ("Staff") recommends that the Regional Planning Commission ("RPC") continue the public hearing to August 19, 2026 and direct the applicant to redesign Project Number PRJ2023-003106-(5), which includes CUP No. RPPL2023004561, MPD No. RPPL2023004570, and Variance No. RPPL2026001376, based on the Staff analysis and recommendations contained within this report.

Staff recommends the following motion:

ENTITLEMENT:

I MOVE THAT THE REGIONAL PLANNING COMMISSION CONTINUE THE PUBLIC HEARING TO AUGUST 19, 2026 AND DIRECT THE APPLICANT TO REDESIGN PROJECT NUMBER PRJ2023-003106-(5) TO ELIMINATE THE NEED FOR A VARIANCE AND INCORPORATE STAFF RECOMMENDATIONS RELATED TO ARCHITECTURAL STYLE, COMMUNITY IDENTIFICATION SIGNAGE, AND A MURAL, AS OUTLINED IN THE STAFF REPORT, TO ENSURE CONSISTENCY WITH THE GENERAL PLAN AND WEST SAN GABRIEL VALLEY AREA PLAN.

PROJECT DESCRIPTION

A. Entitlements Requested

- CUP for the rebuild and expansion of a drive-through restaurant, including replacement of a 2,277-square-foot restaurant building damaged in the Eaton Fire with a 4,142-square-foot restaurant building, and expansion of the former drive-through from one lane to two lanes, in the C-3 (General Commercial) Zone and Altadena Community Standards District (“CSD”) pursuant to County Code Section 22.320.090.D.4 (Zone Specific Development Standards, All Commercial and Mixed Use Zones).
- MPD for a reduction of the required 24 parking spaces to 17 spaces in the C-3 Zone pursuant to County Code Section 22.112.070 (Required Parking Spaces) and Section 22.176.010 (Minor Parking Deviation, Applicability).
- Variance for a 15-foot-tall pole-mounted freestanding sign to replace the previous monument-style freestanding sign at the intersection of Altadena Drive and Washington Boulevard, pursuant to County Code Chapter 22.194 (Variances).

B. Project

The applicant, McDonald’s Corporation, requests a CUP to authorize the rebuild and expansion of a drive-through restaurant, including replacement of the fire-damaged 2,277-square-foot restaurant building with a 4,142-square-foot restaurant building and expansion of the former drive-through from one lane to two lanes.

The CUP includes the following requests for modifications to the West San Gabriel Valley Planning Area Standards District (“PASD”) and the Altadena CSD:

- **Reduced ground floor transparency.** Pursuant to County Code Sections 22.320.070.A.6 (West San Gabriel Valley PASD Zone-Specific Development Standards) and 22.320.090.D.4 (Altadena CSD – All Commercial and Mixed Use Zones), transparent or lightly tinted material, such as glass, shall be used at the street level or ground floor to allow maximum visual interaction between pedestrians and the interior of the building. The Project includes spandrel glass, which is opaque, along the north elevation adjacent to the kitchen and equipment to obscure these areas from public view and is therefore not meeting transparency requirements.
- **Impermeable paving for pedestrian-exclusive walkways.** Pursuant to County Code Section 22.320.090.D.4, pedestrian exclusive circulation areas within the boundaries of the private property must be improved with permeable paving materials, such as brick, paver tile, or pervious concrete. The designated pedestrian-exclusive walkways are located directly adjacent to the building foundation. The applicant stated that permeable paving may result in long-term

structural integrity and durability issues. Therefore, the Project includes colored concrete to delineate pedestrian walkways instead of permeable paving.

- **Parking location and screening.** Pursuant to County Code Sections 22.320.070.A.10 (West San Gabriel Valley PASD Zone-Specific Development Standards) and 22.320.090.D.4 (Altadena CSD – All Commercial and Mixed Use Zones), all parking must be provided in the rear of the commercial structure and completely screened from view from the street using decorative walls and/or landscaping. The applicant stated that due to the site's narrow configuration, locating parking at the rear of the building would significantly constrain site functionally and hinder the overall viability of the project. The proposed site layout will be generally the same as the existing layout, and will make use of the existing parking lot and drive-through lane locations. As such, the Project includes a parking lot located between the building and Altadena Drive, with a proposed three-foot-tall wooden fence and landscaping along Altadena Drive to screen parking spaces.

The expansion of the restaurant building and addition of a drive-through lane will reduce the number of parking spaces provided on-site. Based on the occupancy load of the proposed building, 24 parking spaces are required. An MPD is requested for a 30 percent reduction in the required total number of parking spaces, from 24 spaces to 17 spaces, consistent with County Code Section 22.176.010.

As outlined further below, Staff has determined that the Project is compatible with surrounding zoning and land uses. The rebuild and expansion of the existing drive-through restaurant will provide an overall benefit to the community and will not adversely affect the health, peace, comfort or welfare of persons residing or working in the area. However, Staff does not recommend approval of the Project as currently proposed because it does not meet the CUP Findings pursuant to County Code Section 22.158.050.B.1, as the proposed use is not consistent with the adopted General Plan for the area. The recommended changes to the building and site design would ensure that the Project is compatible with the surrounding built environment, contributes to a positive pedestrian experience, and strengthens Altadena's architectural and artistic identity, consistent with General Plan and West San Gabriel Valley Area Plan ("Area Plan") policies.

The Project also includes a Variance request for a 15-foot-tall pole-mounted freestanding sign at the intersection of Altadena Drive and Washington Boulevard that would replace the previous freestanding, monument-style sign. Pursuant to County Code Section 22.320.090.D.4 (Altadena CSD – All Commercial and Mixed Use Zones), freestanding signs may be permitted if they have a solid base that rests directly on the ground, do not exceed five feet in height, and do not exceed 40 square feet of sign area, or 40 square feet on each face if there are two or more faces. The proposed sign does not comply with the CSD. The CSD allows modifications related to the area

and number of signs with a Minor CUP, but not the height or the monument-style requirement. Therefore, the sign, as proposed, requires a Variance.

Staff does not recommend approval of the Variance because the proposed sign does not meet the Findings pursuant to County Code Section 22.194.050.B, as the modification would “constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity and zone in which the property is situated.” The CSD signage regulations outlined above apply to all new signs on properties within Commercial and Mixed Use Zones, including the Project Site. In addition, there are no “special circumstances or exceptional characteristics applicable to the property” to justify the Variance. Requiring a monument-style sign in compliance with the CSD would not “result in practical difficulties or unnecessary hardships inconsistent with the general purpose of such regulations and standards.” Therefore, Staff recommends that the RPC direct the applicant to redesign the sign to comply with the CSD, eliminating the need for a Variance.

C. Project Background

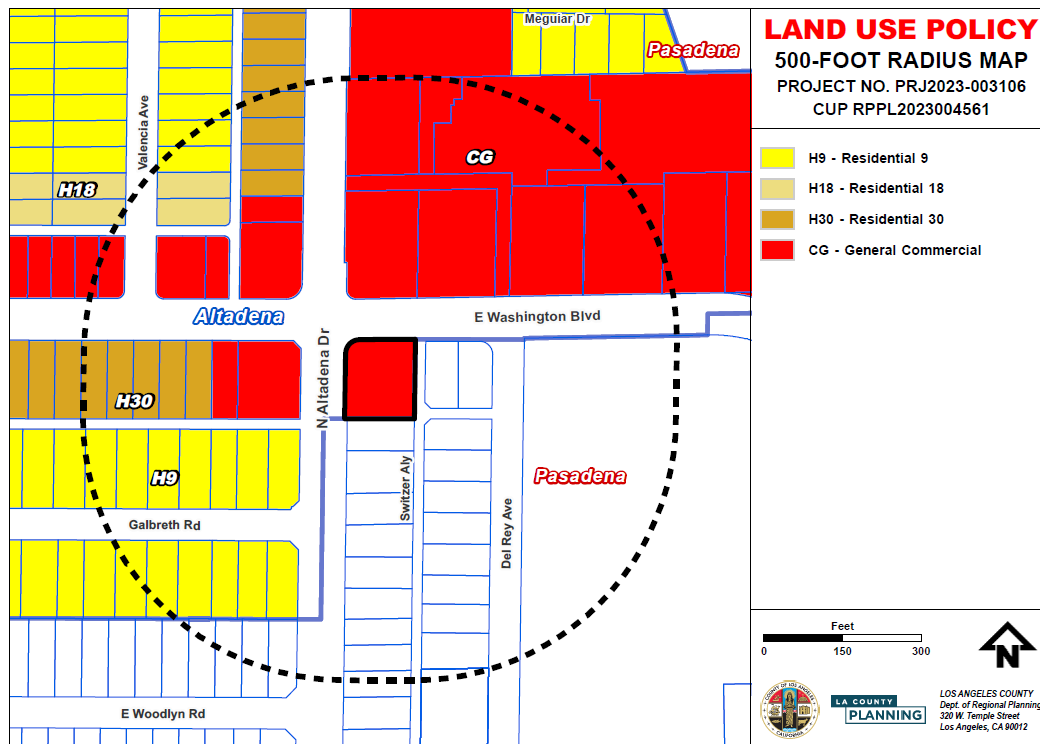
Prior to the Eaton Fire on January 7, 2025, the restaurant with drive-through was operating on the site through a plot plan approved in 1994 (Plot Plan No. 43664). In December 2017, Ordinance No. 2017-0055 (Altadena CSD Amendment) was adopted, which required a CUP for drive-through facilities. The existing drive-through was permitted to continue operating without a CUP under County Code Section 22.172.020 (Nonconforming Uses, Buildings and Structures, Regulations Applicable) as long as no new improvements were proposed to the drive-through. In March 2023, the applicant applied for a CUP to add a second drive-through lane, without any proposed changes to the existing 2,277-square-foot restaurant building. In January 2025, prior to any public hearing, the existing building suffered major damage in the Eaton Fire and was subsequently demolished. The applicant revised the scope of work and is now proposing to replace the former building with a new, 4,142-square-foot building, as well as add a second drive-through lane as originally proposed.

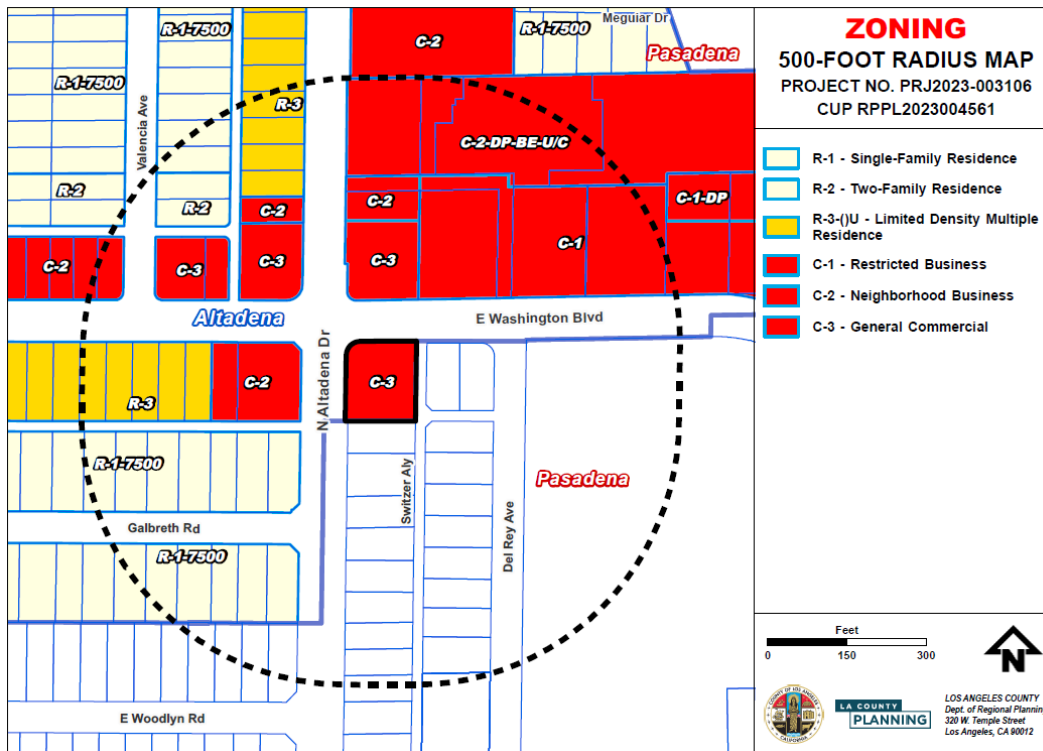
SUBJECT PROPERTY AND SURROUNDINGS

The following chart provides property data within a 500-foot radius:

LOCATION	WEST SAN GABRIEL VALLEY AREA PLAN LAND USE POLICY	ZONING	EXISTING USES
SUBJECT PROPERTY	CG (General Commercial)	C-3 (General Commercial)	Drive-through restaurant
NORTH	H9, H18, H30, CG	R-1-7500 (Single-Family Residence – 7,500-square-foot	Restaurants and other eating establishments,

		minimum lot size), R-2 (Two-Family Residence), R-3 (Limited Density Multiple Residence), C-1 (Restricted Commercial), C-2 (Neighborhood Commercial), C-3	offices, retail, barber shop, medical office, multifamily residences
EAST	City of Pasadena	City of Pasadena	Medical offices, church, single-family residences
SOUTH	City of Pasadena	City of Pasadena	Single-family residences
WEST	H9, H30, CG	R-1-7500, R-3, C-2	Retail store, secondhand store, single-family residences, multifamily residences





ANALYSIS

A. Land Use Compatibility

The subject property is designated within the General Commercial land use category of the Area Plan. The General Commercial land use category is intended for local-serving commercial uses, including retail and restaurants, professional services; single-family and multi-family residences; and residential and commercial mixed uses. The Project is located in an area developed with similar restaurants and commercial uses. The drive-through restaurant is compatible with surrounding commercial land uses and provides convenient food and drink retail services for community members and visitors. Restaurants with drive-throughs are a permitted use in the C-3 Zone, and within the Altadena CSD with a CUP. Therefore, the Project is compatible with the site's General Commercial land use designation.

B. Neighborhood Impact (Need/Convenience Assessment)

Prior to the Eaton Fire, the restaurant had been operating in the community since 1994 with 23-hour drive-through service. There have been no recorded zoning violations associated with the restaurant. The business fronts two secondary highways, Altadena Drive and Washington Boulevard. According to the Drive-Through Evaluation prepared by Urban Crossroads, Inc., the storage capacity of the former one-lane drive-through could not support peak queuing and could impede onsite circulation due to the overflow of queue

vehicles. The second drive-through lane may avoid potential spillage of vehicles queuing into the public right-of-way during peak demand hours. The rebuild and expansion of the drive-through restaurant is not anticipated to adversely affect the health, peace, comfort or welfare of persons residing or working in the area, or endanger or otherwise constitute a menace to the public health, safety or general welfare.

C. Design Compatibility

In a letter to the applicant dated August 21, 2025, Staff provided several corrections related to West San Gabriel Valley PASD and Altadena CSD development standards for pedestrian character and buffering adjacent to residential lots, which the applicant addressed. The letter also included several design recommendations to ensure that the Project is consistent with General Plan and Area Plan policies. The recommended design changes would ensure that the Project fosters a sense of community identity, contributes to a positive pedestrian experience, and reflects the architectural and artistic character of Altadena as the community rebuilds after the Eaton Fire. Staff recommends that the RPC direct the applicant to redesign the Project to incorporate the following design recommendations in that letter:

- **A freestanding community identification monument sign**, in compliance with County Code Section 22.114.200.A (Community Identification Signs), on the Altadena Drive frontage facing south, as the Project Site is an important gateway from the City of Pasadena into Altadena. Two possible suggested sign locations were near the corner of Altadena Drive and Washington Boulevard, adjacent to the freestanding sign that was damaged by the Eaton Fire, or further south on Altadena Drive. As noted in the Project Description, rather than providing a separate community identification sign, the applicant is requesting a Variance to provide a 15-foot-tall pole-mounted freestanding sign at the intersection of Altadena Drive and Washington Boulevard that would replace the previous monument-style freestanding sign. The proposed freestanding sign includes an “Altadena Welcomes You” graphic but does not comply with the Altadena CSD and does not meet the findings for a Variance.
- **A mural in collaboration with a local artist** on the west building elevation facing Altadena Drive, potentially wrapping around to the north elevation to highlight the main pedestrian entrance. Staff recommended that the design of the mural could be coordinated with the design of the freestanding community identification sign to provide a cohesive and comprehensive design for the entire site. Staff also provided visual examples of existing murals in Altadena. The applicant declined to provide a mural on the building and instead suggested a mural on the proposed three-foot-tall wooden fence adjacent to Altadena Drive. Staff is of the opinion that a larger mural on the building would be more integrated into the overall project and

provide more visual interest for McDonald's drive-through and dine-in customers, as well as pedestrians, cyclists, and motorists within the public right-of-way. A mural on the building would also be more durable and long-lasting than a mural on the three-foot-tall wooden fence.

- **An improved building design** to reflect Altadena's unique community character and symbolize its recovery following the Eaton Fire. Acknowledging that McDonald's has a standard corporate identity for its buildings, Staff recommended that the building be redesigned using a contextually sensitive architectural style, such as Art Deco, Mediterranean Revival/Spanish, Mid-Century Modern, or another locally-used architectural style. Staff provided visual examples of commercial building typologies in Altadena. Staff also provided an example in which McDonald's collaborated with the County to customize the design of their location in Castaic when it was remodeled. The design included earth tone colors and a tile roof to better integrate with its surroundings and Castaic's community character. In response to Staff comments, the applicant made minimal updates to the façade materials and roof line as a nod to Mid-Century Modern architecture but declined to substantially redesign the building.

As further outlined under "General Plan/Area Plan Consistency" below, Staff has determined that the Project as currently proposed does not meet the CUP Findings pursuant to County Code Section 22.158.050.B.1, as the proposed use is not consistent with the adopted General Plan for the area. Staff is of the opinion that further changes to the Project as outlined above would improve the Project's compatibility with the surrounding built environment, strengthen the commercial corridor, contribute to a positive pedestrian experience, and promote community identity. Such changes would result in a Project that is consistent with General Plan and Area Plan policies.

GENERAL PLAN/AREA PLAN CONSISTENCY

The Project is consistent with the goals and policies of the General Plan and the Area Plan in that the General Commercial land use designation is intended for local-serving commercial uses, including restaurants.

However, the Project as currently designed is not consistent with the following General Plan and Area Plan policies:

- **General Plan Policy LU 10.3:** Consider the built environment of the surrounding area and location in the design and scale of new or remodeled buildings, architectural styles, and reflect appropriate features such as massing, materials, color, detailing or ornament.

As outlined above, the design changes recommended by Staff would ensure that the Project is integrated into the built environment and reflective of Altadena's prevalent architectural styles. Given the eclectic nature of Altadena's built environment, Staff gave the applicant flexibility in terms of what architectural style to use. The applicant made a minimal effort to change the Project's massing, materials, color, detailing or ornament. The applicant stated that the use of "rectilinear forms, clean geometries, and flat roof lines" as well as "glass, wood siding, and brick veneer" contribute to the building's Mid-Century Modern aesthetic. However, the use of these elements in and of themselves do not constitute a Mid-Century Modern design. McDonald's standard modern corporate style utilizes rectilinear forms, clean geometries, flat roof lines, and glass. Likewise, wood siding and brick veneer are used in many different architectural vernaculars and are not inherently Mid-Century Modern. The building is lacking essential Mid-Century Modern characteristics, such as a low, horizontal profile, exaggerated sculptural elements, a dramatic roofline, or colorful design elements.

- **General Plan Policy LU 10.5:** Encourage the use of distinctive landscaping, signage and other features to define the unique character of districts, neighborhoods or communities, and engender community identity, pride and community interaction.

The design changes recommended by Staff would reinforce Altadena's unique character and engender community identity, pride and community interaction. In addition to hiring a local artist, involving the community in the design and installation of a new mural and community identification sign would encourage collaborative participation in Altadena's recovery process. These efforts would contribute to the community's healing and collective sense of ownership.

- **General Plan Policy LU 10.10:** Promote architecturally distinctive buildings and focal points at prominent locations, such as major commercial intersections and near transit stations or open spaces.

The Project Site is in a prominent location, at the major commercial intersection of Altadena Drive and Washington Boulevard. It is located directly adjacent to the City of Pasadena and therefore serves as an entry point into Altadena. Therefore, there is a unique opportunity to design a distinctive, eye-catching building that is still contextually sensitive and speaks to Altadena's eclectic architectural history. This is vitally important as large swaths of Altadena's built fabric have been destroyed by the Eaton Fire. A community identification sign and mural would also provide focal points for customers, as well as pedestrians, cyclists, and motorists traveling through the neighborhood.

- **Area Plan Policy LU-3.4: Activate commercial corridors.** Strengthen commercial corridors by facilitating building designs and street improvements that make for safe, comfortable, and enjoyable walking and biking experiences.

The design changes recommended by Staff would create a more comfortable and enjoyable experience for pedestrians and cyclists. A defined and locally-relevant architectural style, a mural on the building in collaboration with a local artist, and a community identification sign would provide visual interest for pedestrians and cyclists. A large portion of the proposed west building elevation facing Altadena Drive is a blank wall. Additionally, the applicant is requesting modifications to PASD and CSD standards related to pedestrian character. In particular, the location of a parking lot between the building and the sidewalk is not considered pedestrian-friendly site design. While Staff acknowledges that the modification is necessary to accommodate the larger restaurant building and two drive-through lanes on this constrained site, the recommended design changes would help to offset the negative impact of locating parking in front of the building with minimal screening.

- **Area Plan Policy LU-9.4: Integrate community identity markers.** Integrate distinctive community identity markers, public art, and signage that reflect the unique history and character of each community in the Planning Area.

The design changes recommended by Staff would ensure that the Project reflects Altadena's unique history and character. Given the Project Site's location adjacent to the City of Pasadena, there is a unique opportunity to use the site as a visual gateway to welcome residents and visitors into Altadena. Altadena has many murals that are valued by the community, and murals that survived the Eaton Fire have become especially cherished. Collaborating with a local artist, with potential involvement of the broader community in the design and installation process, would ensure that the new mural reflects Altadena's history and character. A public mural and a community identification sign would work in tandem to foster a unique sense of place.

- **Area Plan Policy ED-2.5: Strengthen community identity.** Prioritize improvements to the public realm in commercial areas that elevate small business and promote the community's distinct cultural and artistic identity.

The design changes recommended by Staff would improve the public realm and promote the community's distinct cultural and artistic identity. The Project Site is located at the highly visible, commercial intersection of Altadena Drive and Washington Boulevard. A well-designed building, a local mural, and a community identification sign would improve the experience of all users within the public right-of-way and foster pride as the community recovers from the Eaton Fire, rebuilds, and returns home.

COMMENTS RECEIVED

A. County Department Comments and Recommendations

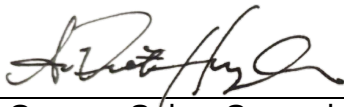
The Department of Public Works' Traffic Safety and Mobility Division approved the traffic queuing analysis on September 24, 2025.

B. Other Agency Comments and Recommendations

Staff has not received any comments at the time of report preparation.

C. Public Comments

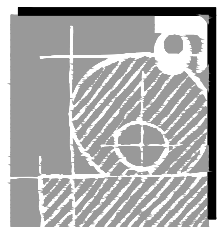
The Altadena Town Council ("ATC"), in a letter dated October 24, 2025, recommended approval of the Project. The ATC recommended clearer directional signage for vehicles and pedestrians, which have been incorporated into the current design.

Report
Reviewed By:  for
Carmen Sainz, Supervising Regional Planner

Report
Approved By:  for
Mitch Glaser, Assistant Administrator

LIST OF ATTACHED EXHIBITS

EXHIBIT A	Plan Set
EXHIBIT B	Project Summary Sheet
EXHIBIT C	Letters to the Applicant Dated August 21, 2025 and December 18, 2025
EXHIBIT D	Applicant's Statements of Findings
EXHIBIT E	Photos

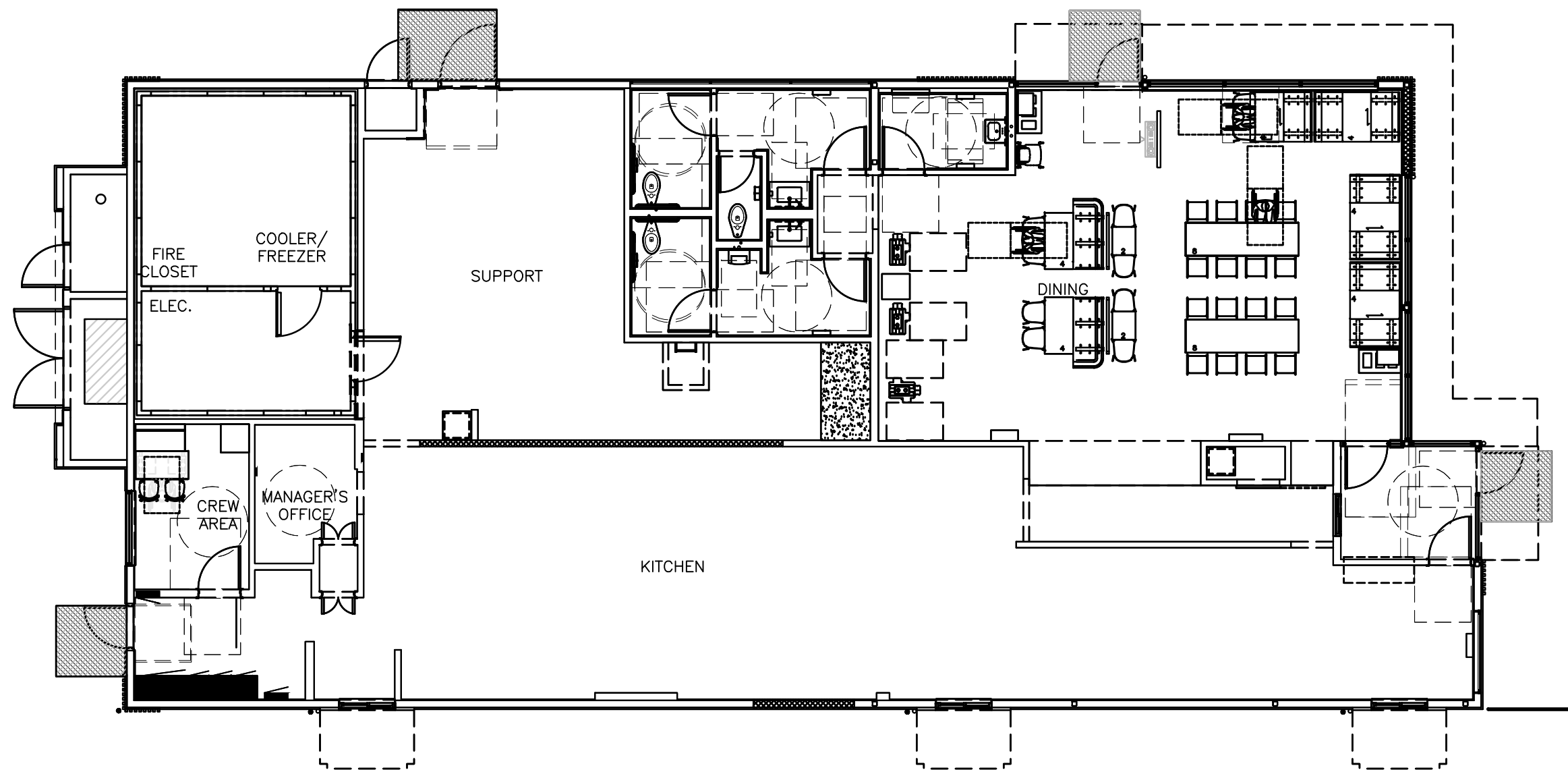


 **McDonald's USA, LLC**

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BB20 —	CW
	STD ISSUE DATE 2025 08
	REVIEWED BY EM
	DATE ISSUED 09 10 2025

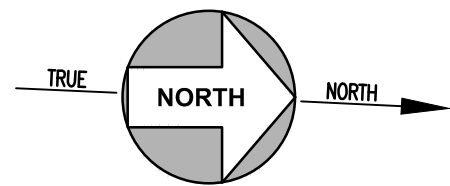
DESCRIPTION	UNIT	QTY	UNIT PRICE	TOTAL
2025 OPTIMIZED BUILDING				
4590-WOOD/WOOD				
WOOD BEARING WALLS W/ HARDIE BOARD &				
EXTERIOR FINISH & GI. WOOD TRUSS ROOF				
BRICK VENEER/BATEN/LAP SIDING EXTERIOR				
NSK: 13092				
SITE ADDRESS				
1306 N ALPARENA DR ALTAMUNTA, GA 30508				
L/C: 0024-2365				



- EXTERIOR SIGNAGE.
- SITE AND RETAINING WALLS
- A UL 300 APPROVED ANSUL FIRE SUPPRESSION SYSTEM UNDER TYPE I HOOD
- MECHANICAL
- PLUMBING
- ELECTRICAL
- GRADING
- LANDSCAPE

45

4590-WW PLAN
44 SEATS (3 ACCESSIBLE SEATS)



OCCUPANCY ALLOWANCE:

CALIFORNIA BUILDING CODE 2022

TABLE 1004.1.2
MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT
SEE A1.4 FOR DETAILED INFORMATION

FUNCTION OF SPACE	ALLOWANCE	AREA	OCCUPANTS
FIXED SEATS– DINING	FIXED SEATS	864 SF	44
CUSTOMER SERVICE	5 NET	110 SF	22
KITCHENS, COMMERCIAL	BASED ON FULL KITCHEN STAFF	1,456 SF	14
COOLER/FREEZER	–	333 SF	–
SUPPORT/STORAGE	300 GROSS	566 SF	2
MANAGER’S OFFICE	150 GROSS	65 SF	1
CREW AREA	INCLUDED IN FULL KITCHEN STAFF	95 SF	–
RESTROOMS	–	318 SF	–
FIRE RISER/ELECTRICAL/CO2/ BULK OIL/VESTIBULE/ETC.	–	429 SF	–

TOTAL OCCUPANCY ALLOWANCE	83
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2022 CALIFORNIA PLUMBING CODE TABLE 422.1

FUNCTION OF SPACE	PER S.F.	AREA SF. PER OCC.	OCCUPANT
DINING (FIXED SEATING)	(1/2 OF FIXED SEATING)	44/2	22 OCCUPANTS
DINING CUST. SERVICE	(1/15)	110/15	8 OCCUPANTS
KITCHEN, OFFICE, CREW AREA	(1/50)	1,616/50	33 OCCUPANTS
SUPPORT/STORAGE, FREEZER	(1/4,000)	899/4,000	1 OCCUPANTS

TOTAL PLUMBING	OCCUPANTS:	64 OCCUPANTS
TOTAL REQUIRED	PLUMBING FIXTURES (ASSUME 32 MEN, 32 WOMEN)	
MEN: 1 WC,	1 U, 1 LAV.	WOMEN: 2 WC, 1 LAV.
TOTAL PROVIDED	PLUMBING FIXTURES:	
MEN: 1 WC,	1 U, 1 LAV.	WOMEN: 2 WC, 1 LAV.

SECTION TAG

DETAIL TAG

T/ SLAB

ELEV. 0'-0"

DETAIL NUMBER

NEW 4,256 SF McDONALD'S RESTAURANT INCLUDING:

- SITE IMPROVEMENTS PER CURRENT CODE
- LOT LIGHTS
- KITCHEN EQUIPMENT
- ACCESSIBLE RESTROOMS PER CURRENT CODE
- GREASE INTERCEPTOR
- TRASH ENCLOSURE
- 1,200 AMP 120/208V, 3PHASE, 4W SERVICE
- 750 LB CO2 TANK, ANCHORAGE AND CO2 ALARM
- FOOTINGS FOR DRIVE THRU EQUIPMENT & SIGNAGE
- EVC

OCCUPANCY: USE GROUP A2
CONSTRUCTION TYPE: VB, NON SPRINKLERED
NUMBER OF STORIES: 1
BUILDING HEIGHT: 24'-0" (MAIN BLDG. PARAPET: 21'-0")
GROSS BUILDING AREA: 4,256 GROSS S.F.: 864 SF - DINING AREA 1,456 SF - KITCHEN
(SEE OCCUPANCY ALLOWANCE FOR ADDITIONAL DETAILS)

REQUIRED PER SJMC SECTION
VEHICLE PARKING REQUIREMENT: 1 SPACE PER 250 SF
STALLS REQUIRED: 17 STALLS
STALLS PROVIDED: 12 STANDARD STALLS
1 ACCESSIBLE STALLS
4 EV CAPABLE STALLS TOTAL STALLS PROVIDED: 17
TOTAL SHORT-TERM BICYCLE PARKING PROVIDED: 10% OF REQUIRED PARKING = 2 BIKE SPACES,
SEE KEY NOTE '12' ON C-1.
TOTAL LONG-TERM BICYCLE PARKING REQUIRED: LESS THAN 10 TENANT SPACES, 1 REQUIRED /
1 PROVIDED

GROUND SNOW LOAD: 0 PSF
WIND LOAD: ULTIMATE: 95 MPH NOMINAL: 76MPH (EXPOSURE C)
SEISMIC DESIGN CATEGORY: D
SOIL BEARING CAPACITIES: 1500 PSF

EMERGENCY LIGHTING:	X	YES	___	NO
EXIT SIGNS:	X	YES	___	NO
FIRE ALARM:	X	YES	X	NO
DUCT SMOKE DETECTORS W/ AUDIBLE/VISIBLE DEVICE:	X	YES	___	NO
FIRE SPRINKLERS: (NFPA-13)	___	YES	X	NO
SPRINKLER FLOW/TAMPER SWITCH W/ AUDIBLE/VISIBLE DEVICE:	___	YES	X	NO
CO2 DETECTION SYSTEM W/ AUDIBLE/VISIBLE DEVICE:	X	YES	___	NO
PANIC HARDWARE:	X	YES	___	NO

DISCIPLINE:	NAME:	ADDRESS	LICENSE #:
ARCHITECT:	James S. Bickel	3600 Birch Street #120, Newport Beach, CA 92660	C-20925
STRUCTURAL:	Eric Ferrer	2 Venture, Suite 200, Irvine, CA 92618	C 97020
MECHANICAL:	Walter Shoup	1490 W. 121ST AVE. SUITE 204, WESTMINSTER, CO 80234	M 42319
PLUMBING:	Walter Shoup	1490 W. 121ST AVE. SUITE 204, WESTMINSTER, CO 80234	M 42319
ELECTRICAL:	Wai-Hung Ng	1490 W. 121ST AVE. SUITE 204, WESTMINSTER, CO 80234	E 25275
CIVIL:	Jin Soo Lee	420 N. Campbell Ave., Alhambra, CA 91801	C49326
LANDSCAPE:	Charles Trowbridge	17901 Romelle Ave., Santa Ana, CA 92705	2242
GEOTECHNICAL:	Mohsen Rahimian	14538 Meridian Parkway, Suite A March Air Reserve Base, CA 92518	

CONSTRUCTION PROJECT MANAGER:			
NAME:	ADDRESS:	EMAIL:	PHONE #:
MANAGER:	Carlos Madrigal	110 N Carpenter St, Chicago, IL 60607	480-225-6985

- ROOF TRUSS

NOTE PER CBC 108:

"Submittal documents for deferred submittal items shall be submitted to the architect or engineer of record who shall review them and forward them to the building official with a notation indicating that the deferred submittal documents have been reviewed and that they have been found to be in general conformance with the design of the building. The deferred submittal items shall not be installed until their design and submittal documents have been approved by the building official."

SECTION A - GENERAL

A-1 ALL WORK SHALL CONFORM TO THE CBC CH.11B, AND SHALL BE ACCESSIBLE TO, AND USABLE BY, THE ACCESSIBLE PERSONS AS REQUIRED BY ALL APPLICABLE CODES AND CALIFORNIA TITLE 24, INCLUDING ANY SPECIAL LOCAL ORDINANCES.

A-2 ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE 2019 C.B.C. AND ALL OTHER GOVERNING AUTHORITIES HAVING JURISDICTION.

A-3 THE PERMIT IN CONNECTION WITH THIS APPLICATION IS FOR THE CONSTRUCTION OF A NEW BUILDING. MAJOR COMPONENTS INCLUDED ARE AS FOLLOWS:

A. STRUCTURAL FRAME INCLUDING WOOD FRAMING, CONCRETE, AND STRUCTURAL STEEL.

B. EXTERIOR FINISH ELEMENTS INCLUDING PLASTER, GLAZING, AND CEMENTITIOUS SIDING.

A-4 OBTAIN APPROPRIATE APPROVALS AND PERMITS FROM CITY ENGINEERING DEPARTMENTS FOR ALL OFF-SITE IMPROVEMENTS.

A-5 CONTRACT DRAWINGS AND SPECIFICATIONS ARE MUTUALLY INCLUSIVE AND WHAT IS REQUIRED BY ONE IS REQUIRED BY THE OTHER. THERE IS NO PRECEDENCE INTENDED OR IMPLIED BETWEEN DRAWINGS AND SPECIFICATIONS. IN THE EVENT OF A CONFLICT, THE ARCHITECT WILL BE THE INTERPRETER. ANY WORK INSTALLED PRIOR TO AND/OR IN CONFLICT WITH SUCH INTERPRETATION SHALL BE CORRECTED BY THE CONTRACTOR AT HIS EXPENSE AND AT NO ADDITIONAL COST TO THE OWNER.

A-6 THE FOLLOWING DOCUMENTS WERE PREPARED BY OUTSIDE CONSULTANTS UNDER THE DIRECTION OF BICKEL GROUP. THESE DOCUMENTS ARE SUPPLEMENTARY TO THE ARCHITECTURAL DOCUMENTS, AND WITH THE ARCHITECTURAL DOCUMENTS MAY BE COLLECTIVELY IDENTIFIED AS BICKEL GROUP DOCUMENTS.

A-14 DETAILS MARKED "TYPICAL" OR "TYP." SHALL APPLY IN ALL CASES UNLESS SPECIFICALLY INDICATED OTHERWISE.

A-15 SUBMIT SHOP DRAWING IN ACCORDANCE WITH SPECIFICATION SECTION 01300 "SUBMITTALS" AS REQUIRED BY INDIVIDUAL SPECIFICATION SECTIONS.

A-16 NO SUBSTITUTIONS WILL BE ALLOWED WITHOUT PRIOR WRITTEN APPROVAL. REQUEST FOR SUBSTITUTIONS SHALL BE IN ACCORDANCE WITH SPECIFICATION SECTION 01631 "PRODUCT SUBSTITUTIONS".

A-17 THE SOILS ENGINEER AND THE CIVIL ENGINEER SHALL CERTIFY THE BUILDING PAD PRIOR TO ISSUANCE OF BUILDING PERMIT.

A-18 THE SOILS ENGINEER SHALL REVIEW CONTRACT DOCUMENTS AND FURNISH A REPORT INDICATING CONDITIONS WHICH ARE NOT IN COMPLIANCE WITH RECOMMENDATIONS CONTAINED IN SAID REPORT.

A-19 PROVIDE PEDESTRIAN PROTECTION AS REQUIRED BY CBC SECTION 3

A-20 GENERAL CONTRACTOR SHALL PROVIDE PUBLIC PROTECTION THRU ALL PHASES OF THE WORK AS NECESSARY AND REQUIRED BY THE LOCAL AUTHORITIES.

A-21 THE OWNER WILL PAY FOR ALL PERMIT AND PLAN-CHECK FEES UNLESS OTHERWISE INDICATED IN THE OWNER/CONTRACTOR AGREEMENT.

A-22 GENERAL CONTRACTOR TO TAKE PHOTOS OF THE EXISTING ASPHALT CONDITIONS IN ALL AREAS OF WORK OR ANTICIPATED AREAS OF WORK. G.C. TO REPAIR DAMAGED ASPHALT IN THE AREA OF WORK. ANY AREAS WHERE PHOTOS WERE NOT TAKEN AND ARE FOUND TO NEED REPAIR WILL BE AT THE GENERAL CONTRACTOR'S COST TO REPAIR.

C-9 PROVIDE BLUE REFLECTIVE HYDRANT MARKERS IN CONFORMANCE WITH FIRE DEPARTMENT STANDARDS.

C-10 FIRE LANE CURBS SHALL BE PAINTED RED WITH 2 COATS OF PAINT WITH WHITE LETTERING READING "FIRE LANE - NO PARKING" EVERY 50'. FIRE LANES WILL BE DETERMINED BY THE FIRE DEPARTMENT PRIOR TO OCCUPANCY.

C-11 FIRE ACCESS LANE SHALL BE CONTINUOUSLY PAVED TO ACCOMMODATE CITY FIRE FIGHTING EQUIPMENT.

C-12 "EXIT" SIGNS SHALL BE IN BLOCK LETTERS A MINIMUM OF SIX INCHES HIGH WITH A STROKE OF NOT LESS THAN 3/4 INCH. LUMINANCE ON FACE OF SIGN SHALL BE 50 LUX. "EXIT" SIGNS SHALL BE SPECIFIED FOR THIS PROJECT BY THE ELECTRICAL ENGINEER, AND SHALL HAVE EXHAUST BATTERY BACK UP. SIGNS SHALL BE PROVIDED IN ACCORDANCE WITH CBC CHAPTER 10 AND CFC ARTICLE 12.

C-13 NOT USED

C-14 ON-SITE FIRE HYDRANTS, POST INDICATOR VALVES AND RISERS TO FIRE DEPARTMENT CONNECTIONS SHALL BE PAINTED SAFETY RED UNLESS NOTED OTHERWISE.

C-15 COMBUSTIBLE DEBRIS SHALL BE REMOVED FROM THE PREMISES WHENEVER PRACTICAL. (I.E., AT THE END OF THE WORK DAY). COMBUSTIBLES SHALL NOT BE BURNED ON THE SITE. CFC SEC. 87.103(E).

C-16 MOTORIZED EQUIPMENT USED ON THE SITE SHALL BE USED IN ACCORDANCE WITH THE FOLLOWING:

A. EXHAUST SHALL NOT DISCHARGE AGAINST COMBUSTIBLE SURFACES. WHEN POSSIBLE, EXHAUST SHALL BE PIPED OUTSIDE OF STRUCTURES.

C. EQUIPMENT SHALL NOT BE REFUELED WHILE RUNNING.

D. FUEL MUST BE STORED IN APPROVED CONTAINERS ABOVE GROUND. FLAMMABLE OR COMBUSTIBLE TANKS ARE PROHIBITED. CFC SEC. 87.103 (F)

- E-4 THE WIDTH OF THE PERIMETER SUPPORTING CEILING SHALL BE NOT LESS THAN 2.0 IN. (50 MM), IN EACH ORTHOGONAL HORIZONTAL DIRECTION, ONE END OF THE CEILING GRID SHALL BE ATTACHED TO THE CEILING ANGLE. THE OTHER END IN EACH HORIZONTAL DIRECTION SHALL HAVE A 0.75 IN. (19 MM) CLEARANCE FROM THE WALL AND SHALL REST UPON AND BE FREE TO SLIDE ON A CEILING ANGLE.
- E-5 FOR CEILING AREAS EXCEEDING 1,000 FT² (92.9 M²) HORIZONTAL, RESTRAINT OF THE CEILING TO THE STRUCTURAL SYSTEM SHALL BE PROVIDED. THE TRIBUTARY AREAS OF THE HORIZONTAL RESTRAINTS SHALL BE APPROX. EQ. AN EXCEPTION CAN BE MADE IF RIGID BRACES ARE PERMITTED TO BE USED INSTEAD OF DIAGONAL SPRAY WIRES. BRACES AND ATTACHMENTS TO THE STRUCTURAL SYSTEM ABOVE SHALL BE ADEQUATE TO LIMIT RELATIVE LATERAL DEFLECTIONS AT POINT OF ATTACHMENT OF CEILING GRID TO LESS THAN 0.25 IN. (6 MM) FOR THE LOADS PRESCRIBED IN SECTION 13.5.1.
- E-6 FOR CEILING AREAS EXCEEDING 2,500 FT² (232 M²), A SEISMIC SEPARATION JOINT OR FULL HEIGHT PARTITION THAT BREAKS THE CEILING UP INTO AREAS NOT EXCEEDING 2,500 FT² SHALL BE PROVIDED UNLESS STRUCTURAL ANALYSES ARE PERFORMED OF THE CEILING BRACE SYSTEM FOR THE PRESCRIBED SEISMIC FORCES THAT DEMONSTRATE CEILING SYSTEM PENETRATIONS AND CEILING ANCHORS PROVIDE SUFFICIENT CLEARANCE TO ACCOMMODATE THE ANTICIPATED LATERAL DISPLACEMENT. EACH AREA SHALL BE PROVIDED WITH CEILING ANCHORS IN ACCORDANCE WITH ITEM 2 AND HORIZONTAL RESTRAINTS OR BRACING IN ACCORDANCE WITH ITEM 3.
- E-7 EXCEPT WHERE RIGID BRACES ARE USED TO LIMIT LATERAL DEFLECTIONS, SPRINKLER HEADS AND OTHER PENETRATIONS SHALL HAVE A 2 IN. (50 MM) OVERSIZE RING, SLEEVE, OR ADAPTER THROUGH THE CEILING TIE TO ALLOW FOR FREE MOVEMENT OF AT LEAST 1 IN. (25 MM) IN ALL HORIZONTAL DIRECTIONS. ALTERNATIVELY, A SWING JOINT THAT CAN ACCOMMODATE 1 IN. (25 MM) OF CEILING MOVEMENT IN ALL HORIZONTAL DIRECTIONS IS PERMITTED TO BE PROVIDED AT THE TOP OF THE SPRINKLER HEAD EXTENSION. FIRE SPRINKLER HEAD PENETRATIONS SHALL BE IN ACCORDANCE WITH NFPA 13 AND THE SPECIFIC REQUIREMENTS OF THE HEAD MANUFACTURER. SEE FIRE SPRINKLER DRAWINGS UNDER DEFERRED SUBMITTAL.
- E-8 CHANGES IN CEILING PLAN ELEVATION SHALL BE PROVIDED WITH POSITIVE BRACING.
- E-9 CABLE TRAYS AND ELECTRICAL CONDUITS SHALL BE SUPPORTED INDEPENDENTLY OF THE CEILING.

SECTION B - BUILDING

B-1 DOORS IN RATED WALLS SHALL CONSIST OF SELF-CLOSING, SELF-LATCHING ASSEMBLIES WITH SMOKE AND DRAFT SEALS AT HEAD AND JAMBS. DOOR ASSEMBLY RATINGS SHALL BE AS INDICATED ON DOOR SCHEDULE.

B-2 INSULATION TO BE PROVIDED AS OTHERWISE REQUIRED TO EFFECTIVELY SEPARATE ALL CONTIGUOUS SPACES FROM NON-CONDITIONED SPACES EXCEPT AS OTHERWISE NOTED. PROVIDE INSULATION VERTICALLY AND HORIZONTALLY, AS INDICATED ON DRAWINGS. UNLESS OTHERWISE NOTED, PROVIDE REFLECTIVE VAPOR BARRIER FACED INSULATION WHERE INSULATED SPACES WILL REMAIN EXPOSED FOR VARIATION IN COMPLETED CONSTRUCTION. INSULATION MUST BE APPROVED BY BUILDING AND FIRE DEPARTMENTS PRIOR TO INSTALLATION.

B-3 EMERGENCY LIGHTING TO BE FURNISHED AND INSTALLED AS SPECIFIED AND INDICATED BUT IN NO CASE SHALL THE LIGHT BE LESS THAN ONE FOOT CANDLE AT FLOOR LEVELS IN ALL EXIT CORRIDORS, PASSAGEWAYS OR EXIT ISLES.

B-4 ALL PLENUM SPACES SHALL BE TIGHT AND SEALED.

B-5 GLASS DOORS SHALL COMPLY WITH U.S. CONSUMER PRODUCTS SAFETY COMMISSIONS SAFETY STANDARD FOR ARCHITECTURAL GLAZING MATERIALS. (16CFR PART 1201)

B-6 CONTRACTOR SHALL VERIFY SIZES AND LOCATIONS OF ALL MECHANICAL AND ELECTRICAL EQUIPMENT, PADS ETC. AS WELL AS, POWER AND/OR WATER AND/OR DRAIN REQUIREMENTS WITH EQUIPMENT MANUFACTURERS BEFORE PROCEEDING WITH WORK. CHANGES TO ACCOMMODATE FIELD CONDITIONS OR SUBSTITUTIONS SHALL BE MADE AT NO ADDITIONAL COST TO THE OWNER.

B-7 TOILET ROOMS SHALL BE PROVIDED WITH A VERTICAL DUCT NOT LESS THAN 100 SQUARE INCHES IN AREA FOR THE FIRST WATER CLOSET, PLUS 50 ADDITIONAL SQUARE INCHES FOR EACH ADDITIONAL WATER CLOSET, OR A MECHANICALLY OPERATED EXHAUST SYSTEM CAPABLE OF PROVIDING A COMPLETE CHANGE OF AIR EVERY 15 MINUTES. SUCH MECHANICALLY OPERATED SYSTEMS SHALL BE CONNECTED DIRECTLY TO THE OUTSIDE, AND THE POINT OF DISCHARGE SHALL BE AT LEAST 3' FROM ANY OPENING THAT ALLOWS AIR ENTRY INTO OCCUPIED PORTIONS OF THE BUILDING.

B-8 UNLESS OTHERWISE NOTED, THE CONTRACTOR SHALL PROVIDE SOLID BLOCKING AS

- C-17 HEATING DEVICES SHALL BE OF A TYPE APPROVED BY THE FIRE DISTRICT AND SHALL BE LISTED BY A RECOGNIZED TESTING AGENCY. SUCH DEVICES SHALL BE KEPT CLEAR OF COMBUSTIBLES AND SHALL BE ATTENDED AND MAINTAINED BY COMPETENT INDIVIDUALS.
- C-18 SMOKING IS PROHIBITED ON THE SITE AND SHALL BE POSTED THROUGHOUT, EXCEPT IN DESIGNATED AREA APPROVED BY THE FIRE DISTRICT. CFC SEC. 87.103 (j)(i)
- C-19 WHEN CUTTING, WELDING OR USING A TORCH OR ANY OTHER OPEN FLAME DEVICES AROUND COMBUSTIBLES, A FIRE WATCH SHALL BE POSTED WITH AN APPROVED MEANS OF EXTINGUISHING AN ANTICIPATED FIRE. CFC SEC. 87.103 (j)(i)
- C-20 THE SITE ADDRESS SHALL BE POSTED IN PLAIN VIEW OF THE STREET.
- C-21 EXIT WAYS SHALL BE ILLUMINATED ANYTIME THE BUILDING IS OCCUPIED, WITH LIGHT INTENSITY OF NOT LESS THAN ONE FOOTCANDLE AT FLOOR LEVEL.
- C-22 THE BUILDING ADDRESS SHALL BE MINIMUM 6 INCH HIGH LETTERS, WHICH CONTRAST WITH THE BACKGROUND AND ARE VISIBLE AND LEGIBLE FROM THE STREET OR ROADWAY FRONTING THE PROPERTY. FONT STYLE TO BE "HELVETICA MEDIUM". CFC 10.208
- C-23 AN ACCESS DRIVEWAY TO THE PROPERTY SHALL BE INSTALLED AND PROPERLY MAINTAINED AT 25'-0" HORIZONTALLY AND 13'-6" VERTICALLY AT ALL TIMES.
- C-24 AN APPROVED, AND SIGNED, SET OF CONSTRUCTION PLANS SHALL BE KEPT ON THE PREMISES AT ALL TIMES WORK IS IN PROGRESS.
- C-25 AN OPERATIONAL PERMIT IS REQUIRED FROM THE FIRE DEPARTMENT TO OPERATE A PLACE OF ASSEMBLY.
- C-26 FURNISHINGS, DECORATIONS OR OTHER OBJECTS SHALL NOT BE PLACED SO AS TO OBSTRUCT EXITS, ACCESS THERETO, EGRESS THEREFROM, OR VISIBILITY THEREOF. HANGING AND DRAPES SHALL NOT BE PLACED OVER EXIT DOORS OR OTHERWISE BE SUCH AS TO CONCEAL OR OBSTRUCT AN EXIT. MIRRORS SHALL NOT BE PLACED ON EXIT DOORS. MIRRORS SHALL NOT BE PLACED IN OR ADJACENT TO ANY EXIT IN SUCH A MANNER AS TO CONFUSE THE DIRECTION OF EXIT.
- C-27 ALL DECORATIVE MATERIALS SHALL MEET THE REQUIREMENTS OF LOCAL AND STATE FIRE MARSHAL CODES.
- C-28 PLANS FOR THE FIRE PROTECTION EQUIPMENT SUCH AS STANDPIPES, SPRINKLER SYSTEMS AND FIRE ALARM SYSTEMS, SHALL BE SUBMITTED TO THE BUILDING DIVISION AND APPROVED BY THE FIRE DEPARTMENT BEFORE THE EQUIPMENT IS INSTALLED.
- C-29 FIRE BLOCKING MUST BE PROVIDED IN ACCORDANCE WITH CBC SECTION 717 AT THE FOLLOWING LOCATIONS:
 - A) IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES
 - B) IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT 10-FOOT INTERVALS ALONG THE LENGTH OF THE WALL;
 - C) AT ALL INTERSECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS SOFFITS, DROP CEILINGS, AND COVE CEILING.

SECTION C - FIRE

- C-1 ACCESSIBLE HYDRANTS SHALL BE PROVIDED AND LOCATED WITHIN 150' OF ALL PORTIONS OF EXTERIOR WALLS ON THE FIRST FLOOR AS MEASURED IN AN APPROVED ROUTE AROUND THE BLDG. (MINIMUM FLOW FROM ANY ONE HYDRANT SHALL BE 1500 GPM) HYDRANTS SHALL BE WITHIN 4' OF FIRE DEPARTMENT VEHICULAR ACCESS LANE. SUBMITTED FOR FIRE DEPARTMENT APPROVAL PRIOR TO INSTALLATION. COORDINATE THESE REQUIREMENTS WITH THE LOCAL FIRE AUTHORITY AND APPLY THE MOST RESTRICTIVE REQUIREMENTS.
- C-2 VEHICULAR ACCESS AND HYDRANTS SHALL BE INSTALLED, TESTED AND ACCEPTED PRIOR TO COMMENCEMENT OF COMBUSTIBLE CONSTRUCTION.
- C-3 NOT USED.
- C-4 FURNISH AND INSTALL FIRE EXTINGUISHER CABINET AND PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS 2A 10 CB WITHIN 75 FEET TRAVEL DISTANCE TO ALL PORTIONS OF THE BUILDING ON EACH FLOOR, OR AS REQUIRED BY FIRE DEPARTMENT FIELD INSPECTOR. FURNISH AND INSTALL PORTABLE FIRE EXTINGUISHER WITH A RATING NOT LESS THAN 20 BC IN ALL MECHANICAL AND ELECTRICAL ROOMS. EXTINGUISHER LOCATIONS AND RATINGS TO BE DETERMINED BY THE FIRE INSPECTOR. PROVIDE A K MINIMUM RATED FIRE EXTINGUISHER IN KITCHEN WHEN APPLICABLE. LOCATION AND QUANTITY OF EXTINGUISHERS SHALL BE IN ACCORDANCE WITH THE COR TIT. 19. A MINIMUM OF ONE 2A-10BC SHALL BE PROVIDED AND PLACEMENT IS SUBJECT TO THE APPROVAL OF THE FIRE INSPECTOR. INSTALL PER LOCATIONS NOTED ON A-1.0.
- C-5 FURNISH AND INSTALL APPROVED FIRE FLOW INDICATOR SYSTEMS AS SPECIFIED AND INDICATED ON "DESIGN-BUILD" SPRINKLER/LIFE SAFETY DOCUMENTS SUBMITTED SEPARATELY.
- C-6 ROOFING SYSTEM SHALL BEAR U.L. LISTING AS CLASS "A" SYSTEM. ALL MANUFACTURED MATERIALS USED SHALL BEAR THE APPROPRIATE LABEL.
- C-7 NOT USED.
- C-8 FURNISH AND INSTALL A KNOX BOX (KEY BOX) FOR FIRE DEPARTMENT ACCESS PER 2022 CALIFORNIA FIRE CODE. COORDINATE ACQUISITION WITH OWNER'S REPRESENTATIVE. DETERMINE LOCATION WITH FIRE DEPARTMENT AND CONFIRM WITH ARCHITECT. PROVIDE TAMPER SWITCHES IN KNOX BOX AND A TAMPER SWITCH ON THE FIRE ALARM SYSTEM PANEL.

SECTION D - WALL AND PARTITION CONSTRUCTION

D-1 ALL METAL FRAMING MEMBERS SHALL BE SO ARRANGED AND SPACED AS TO PERMIT INSTALLATION OF PIPES, CONDUITS AND DUCT WORK WITH A MINIMUM OF CUTTING. CONTRACTOR SHALL FURNISH AND INSTALL ALL STIFFENERS, BRACES, BACK-UP PLATES AND SUPPORTING BRACKETS REQUIRED FOR THE INSTALLATION OF ALL WALL MOUNTED OR SUSPENDED MECHANICAL, ELECTRICAL OR MISCELLANEOUS FIXTURES AND EQUIPMENT.

D-2 DUCTS PENETRATING STUD WALLS OR SHAFT WALLS SHALL BE PROVIDED WITH NECESSARY FRAMES, BRACING AND SEALANT AS REQUIRED TO INSURE SOUND SEPARATION BETWEEN ADJACENT SPACES.

D-3 INSTALL METAL CORNER BEADS AT ALL EXPOSED WALLBOARD EDGES. INSTALL METAL CASING BEADS WHEREVER WALLBOARD ABUTS A DISSIMILAR FINISH MATERIAL AND PROVIDE CAULKING AS REQUIRED.

D-5 GYPSUM BOARD SHALL BE 5/8" THICK, TYPE "X" WHERE INDICATED OR REQUIRED AND WATER RESISTANT WHERE SPECIFIED OR INDICATED.

D-6 ALL STUD WALLS, INCLUDING THE GYPSUM BOARD AND/OR PLYWOOD SHALL SPAN VERTICALLY FROM THE FLOOR TO THE UNDERSIDE OF STRUCTURE ABOVE UNLESS NOTED OTHERWISE IN WALL LEGEND.

SECTION E - SUSPENDED CEILING NOTES:

E-1 FOR TYPICAL DETAILS, REFER TO REFLECTED CEILING PLAN SHEET

E-2 HEAVY DUTY SUSPENDED CEILING SYSTEM (ARMSTRONG PRELUDE XL) TO COMPLY WITH ICC NO. 1308, ASCE 7 SECTION 13.5.6. AND 2010 CBC. CEILING SYSTEM SHALL BE INSTALLED PER ICC NO. 1308 SUPPLEMENT WHICH COMPLIES WITH 2010 CBC.

E-3 A HEAVY DUTY T-BAR GRID SYSTEM SHALL BE USED AND SUSPENDED CEILINGS AND LIGHTING SYSTEMS SHALL BE LIMITED TO 6 FT. BELOW THE STRUCTURAL DECK UNLESS THE LATERAL BRACING IS DESIGNED BY A LICENSED ENGINEER OR ARCHITECT.

GENERAL NOTES

1. ALL WORK SHALL BE IN COMPLIANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL BUILDING CODES, REGULATIONS, ORDINANCES AND STANDARDS INCLUDING ADA AND OR OTHER HANDICAP ACCESSIBILITY CODES.
2. GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH THE OWNER'S VENDORS REGARDING SCHEDULING ON SITE DURING CONSTRUCTION AND SEQUENCING OF THE WORK.
3. THE CONSTRUCTION NOTES AND DRAWINGS ARE SUPPLIED TO ILLUSTRATE THE DESIGN INTENT AND GENERAL TYPE OF CONSTRUCTION DESIRED AND ARE INTENDED TO IMPLY THE FINEST QUALITY OF CONSTRUCTION, MATERIAL AND WORKMANSHIP THROUGHOUT.
4. THE DRAWINGS ARE NOT TO BE SCALED. FOR INFORMATION CONCERNING EXISTING CONDITIONS, ETC., VERIFICATION MUST BE DONE IN THE FIELD. LARGE SCALE DRAWINGS HAVE PRECEDENCE OVER SMALL SCALE DRAWINGS.
5. PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION, CONTRACTOR SHALL VERIFY EXISTENCE AND LOCATION OF ALL EXISTING ABOVE AND BELOW GRADE, UTILITIES, INCLUDING SANITARY SEWER, STORM SEWER, WATER, GAS, ELECTRICAL, TELEPHONE, ETC. ANY DISCREPANCIES IN UTILITY LOCATIONS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT.
6. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL BUILDING DIMENSIONS PRIOR TO BEGINNING CONSTRUCTION AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT OF ANY VARIANCE OR DISCREPANCY AFFECTING NEW CONSTRUCTION PRIOR TO PROCEEDING WITH WORK.
7. CONTRACTOR SHALL PROVIDE ALL NECESSARY BLOCKING IN WALLS FOR SUPPORT OF ALL EQUIPMENT, SHELVING, ACCESSORIES, SIGNAGE, AND OTHER DEVICES REQUIRED.
8. ALL PENETRATIONS SHALL RECEIVE CAULKING TO SEAL ANY TYPE OF ENERGY LOSS.
9. THE CONTRACTOR SHALL VERIFY AND COORDINATE ALL APPLICABLE DIMENSIONS OF FIXTURES AND EQUIPMENT SUPPLIED AND/OR INSTALLED BY OTHERS.
10. UPON COMPLETION OF PROJECT, G.C. TO OBTAIN ALL FINAL INSPECTIONS AS REQUIRED BY LOCAL JURISDICTIONS AND FURNISH OWNER WITH EVIDENCE OF ALL SUCH INSPECTIONS AND CERTIFICATES OF OCCUPANCY.
11. SIGNS, UNLESS NOTED OTHERWISE, ARE PROVIDED BY OWNER'S SIGN CONTRACTOR. OWNER'S SIGN VENDOR WILL PROVIDE MONUMENT SIGN BASE (CONCRETE, STONE, BRICK, ETC.) IF PROJECT REQUIRES DECORATIVE BASE. SEE SHEET L-1 TO VERIFY IF REQUIRED. GENERAL CONTRACTOR TO PROVIDE ROUGH-IN & FINAL CONNECTION AND BRAILLE EXIT SIGN.
12. GENERAL CONTRACTOR TO PROVIDE FOUR (4) 30 YARD DUMPSTERS DURING McDONALD RETAIL MOVE-IN.
13. GENERAL CONTRACTOR SHALL PROVIDE ONE SKILLED LABORER FOR ONE WEEK DURING McDONALD RETAIL MOVE-IN. (40 HOURS)
14. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR SET-UP AND COORDINATION OF ALL THE UTILITY SERVICES FOR THE PROJECT.
15. ALL EXTERIOR FLOOR PLAN DIMENSIONS ARE TO EXTERIOR FACE OF MASONRY UNLESS OTHERWISE NOTED. ALL INTERIOR FLOOR PLAN DIMENSIONS ARE TO FACE OF FINISH UNLESS OTHERWISE NOTED.
16. FINAL KEYING TO BE COORDINATED WITH McDONALD FACILITY MANAGER AND PAID FOR BY McDONALD.
17. REFER TO "PROJECT MANUAL" FOR ALL OTHER INSTRUCTIONS & DIRECTIVES NOT SHOWN IN DRAWINGS.

ABBREVIATIONS

GENERAL ABBREVIATIONS

A	ANNEAL	INSUL	INSULATION
AC	AIR CONDITIONING	MAX	MAXIMUM
ACT	ACOUSTIC CEILING TILE	MECH	MECHANICAL
AFF	ABOVE FINISH FLOOR	MFR	MANUFACTURER
AHU	AIR HANDLING UNIT	MIN	MINIMUM
AL	ALUMINUM	MO	MASONRY OPENING
ASPH	ASPHALT	MR	MOISTURE RESISTANT
CJ	CONTROL JOINT	MTL	METAL
CLNG	CEILING	NA	NOT APPLICABLE
CMU	CONCRETE MASONRY UNIT	NIC	NOT IN CONTRACT
COL	COLUMN	NOM	NOMINAL
CONC	CONCRETE	NTS	NOT TO SCALE
CONT	CONTINUOUS	OC	ON CENTER
CP	CONCRETE PAD	OPP	OPPOSITE
CT	CERAMIC TILE	OPT	OPTIONAL
CL	CENTERLINE	PF	PRE-FABRICATED
DBL	DOUBLE	PSF	POUNDS PER SQUARE FOOT
DF	DRINKING FOUNTAIN	PT	PRESSURE TREATED
DIA	DIAMETER	PTD	PAINTED
DIM	DIMENSION	QT	QUARRY TILE
DN	DOWN	R	RADIUS
DS	DOWNSPOUT	REBAR	REINFORCING BAR
EA	EACH	REF	REFERENCE
EJ	EXPANSION JOINT	REQD.	REQUIRED
ELEC	ELECTRICAL	RO	ROUGH OPENING
ELEV	ELEVATION	SB	SPLASHBLOCK
EQ	EQUAL	SIM	SIMILAR
EXIST	EXISTING	SPEC	SPECIFICATION
FD	FLOOR DRAIN	SS	STAINLESS STEEL
FE	FIRE EXTINGUISHER	STL	STEEL
FEC	FIRE EXTINGUISHER CABINET	STOR	STORAGE
FF	FINISH FLOOR	SUSP	SUSPENDED
FR	FIRE RATED	T	TEMPERED
FRP	FIBERGLASS REINFORCED PLASTIC	TYP	TYPICAL
GALV	GALVANIZED	UNO	UNLESS NOTED OTHERWISE
GYP BD	GYPSUM BOARD	VCT	VINYL COMPOSITION TILE
HC	HANDICAP	VERT	VERTICAL
HDW	HARDWARE	WD	WOOD
HM	HOLLOW METAL	WWP	WATERPROOF
HT	HEIGHT	WWF	WELDED WIRE FABRIC
HVAC	HEATING, VENTILATION, AIR CONDITIONING		

McDONALD'S ABBREVIATIONS

AP	APOLIC MENTAL PANEL	LAM	LAMINATE
BM	BRAKE METAL	LE	ACCENT LIGHTING
C	ALUMINUM CANOPY	LP	LOW POINT
CG	CORNER GUARD	LL	LEVEL LANDING
CT	WALL TILE	MACHINE	
DE	DECOR ELEMENT	MANAGER	
DEVICE		MF	METAL FASCIA
DMB	DIGITAL MENU BOARD	MS	MOP SINK
DS	DROP SOFFIT	PB	PIPE BILLARD
D/T	DRIVE-THRU	PT	RMHC COIN COLLECTOR
FB	FILL BOX	RL	ROOF LADDER
F/C	FREEZER/COOLER	ROOM	
GC	GENERAL CONTRACTOR	S	McDONALD'S SIGNAGE
HP	HIGH POINT	SCH	SHULTER
KIOSK		SSBB	SELF SERVE BEVERAGE BAR
L	LIGHT FIXTURE	UN	ALUMINUM CANOPY UNDERSCORE

[illegible]



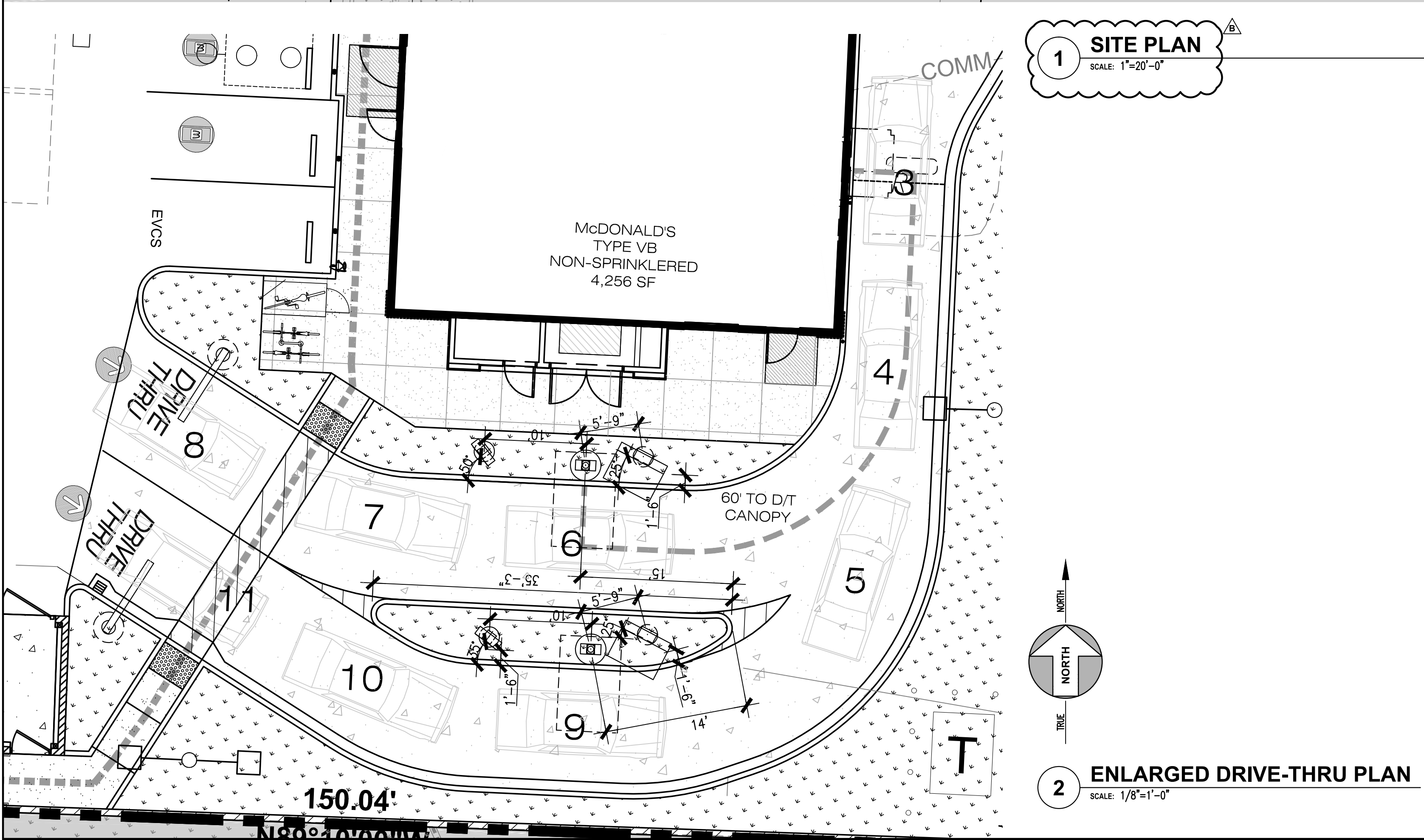
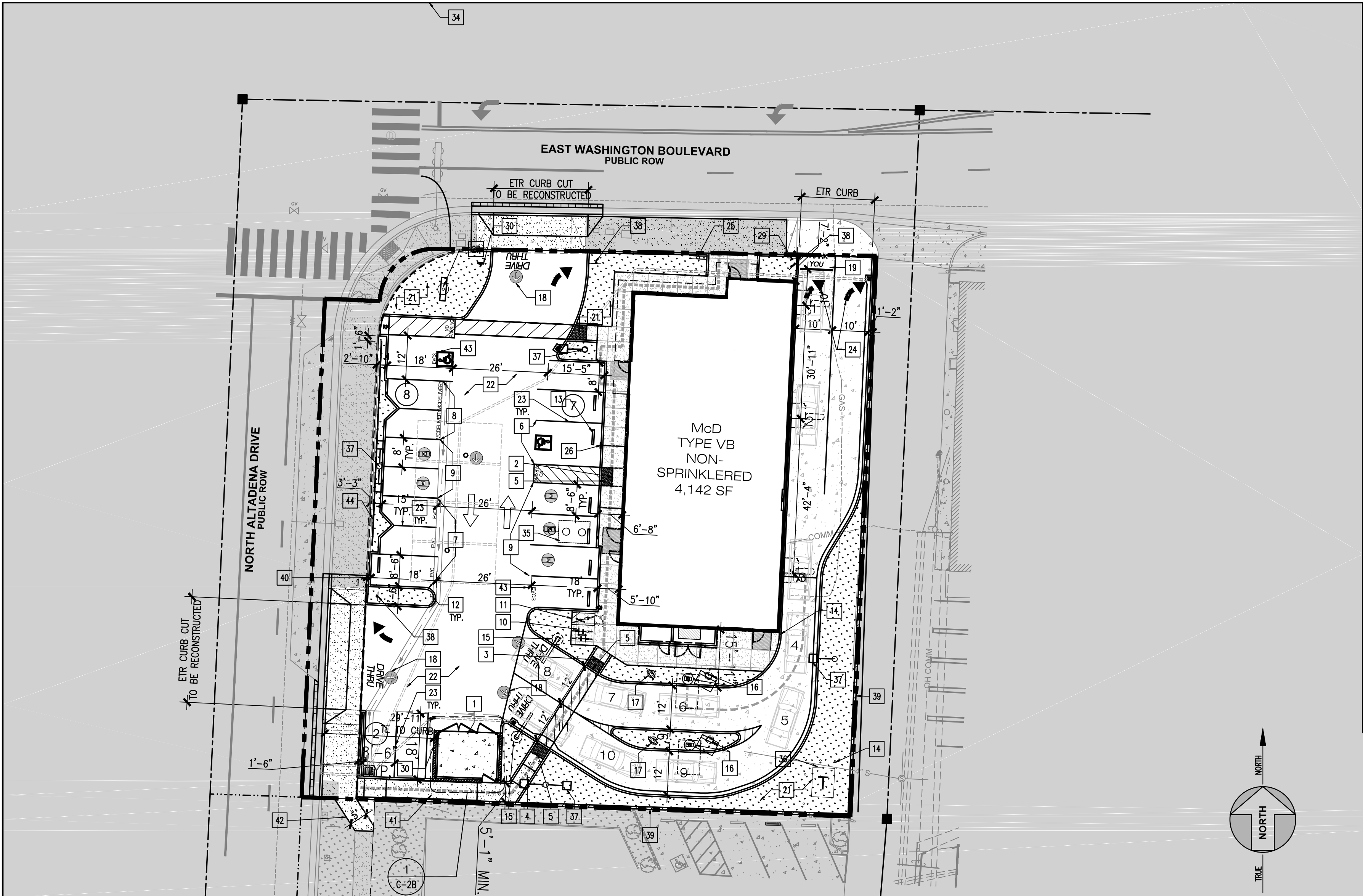
- 1 EXISTING CONCRETE PAD TO BE REMOVED
- 2 EXISTING PARKING STALLS TO BE REMOVED
- 3 EXISTING ASPHALT/CONCRETE TO BE REMOVED; SEE CIVIL FOR EXTENT OF DEMOLITION.
- 4 EXISTING LIGHT POLE TO BE REMOVED
- 5 EXISTING FLAG POLES TO BE REMOVED
- 6 EXISTING PLANTER TO BE REMOVED; RE. LANDSCAPE PLANS
- 7 EXISTING TRANSFORMER TO BE RELOCATED PER NEW UTILITY PLAN PER CIVIL
- 8 EXISTING TRASH ENCLOSURE TO BE REMOVED
- 9 EXISTING PROPERTY/RETAINING WALLS TO BE REMOVED
- 10 EXISTING BOLLARD TO BE REMOVED
- 11 EXISTING DRIVEWAYS TO BE RECONSTRUCTED PER CIVIL
- 12 EXISTING SIDEWALK TO BE RECONSTRUCTED PER CIVIL

DEMOLITION NOTES

1. NOTIFY ARCHITECT OF ANY DISCREPANCIES BETWEEN ARCHITECTURAL AND ELECTRICAL OR MECHANICAL DRAWINGS AS WELL AS ANY DISCREPANCIES BETWEEN THE ARCHITECTURAL PLANS AND ANY EXISTING CONDITIONS. OBTAIN CLARIFICATION FROM ARCHITECT IN WRITING BEFORE PROCEEDING WITH THE WORK IN THE CORRESPONDING AREA.
2. CONTRACTOR TO COORDINATE DISCONNECT OF ALL UTILITIES PRIOR TO ANY DEMOLITION.
3. CONTRACTOR TO REMOVE ALL CONSTRUCTION DEBRIS AND DISPOSE OF IT IN ACCORDANCE WITH CITY AND COUNTY REGULATIONS.
4. CONTRACTOR TO PROTECT ALL PUBLIC BUILDING AREAS ALONG THE ROUTE OF TRAVEL PRIOR TO THE COMMENCEMENT OF DEMOLITION.
5. CONTRACTOR TO CLEAN UP PUBLIC AREAS ALONG THE ROUTE OF TRAVEL EACH DAY AND WHENEVER DEBRIS, DUST, ETC. BECOMES EXCESSIVE.
6. ALL HALF TONE LINES REPRESENT EXISTING CONDITIONS TO REMAIN.
7. ALL DOORS AND WINDOWS TO BE REMOVED.
8. FIELD VERIFICATION OF EXISTING CONDITIONS AND SPECIFIC QUANTITIES OF DEMOLITION ARE THE RESPONSIBILITY OF THE CONTRACTOR.
9. ALL DIMENSIONS SHOWN TO BE EXISTING SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO DEMOLITION. VERIFY DEMOLITION WORK WITH NEW CONSTRUCTION AND INSTALLATION DRAWINGS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
10. CONTRACTOR SHALL PROVIDE ALL TEMPORARY BRACING AS REQUIRED TO MAINTAIN STRUCTURAL STABILITY OF THE EXISTING STRUCTURE DURING ALL PHASES OF CONSTRUCTION.
11. IF THE CONTRACTOR ENCOUNTERS ANY HAZARDOUS MATERIALS DURING DEMOLITION OR CONSTRUCTION, CONSTRUCTION TO BE SUSPENDED IMMEDIATELY AND MCDONALD'S PROJECT MANAGER SHALL BE NOTIFIED BEFORE PROCEEDING.
12. ALL DEMOLITION SHALL BE CARRIED OUT IN A SAFE MANNER IN ACCORDANCE WITH OSHA REGULATIONS.
13. GC TO COORDINATE WITH OWNER/OPERATOR FOR ANY EQUIPMENT/FURNISHINGS TO BE SALVAGED AND REMOVE ALL OTHER EQUIPMENT/FURNISHING/PIPING ETC. U.N.O.

SYMBOLS LEGEND

[illegible]



SYMBOLS LEGEND

PROPERTY LINE

ACCESSIBLE PATH OF TRAVEL; MIN. 48" CLEAR WIDTH, TYP.
MAXIMUM 2% CROSS SLOPE AND MAXIMUM 5% SLOPE IN THE DIRECTION OF TRAVEL MINIMUM 4'-0" WIDE. NO ABRUPT CHANGES IN ELEVATION ALONG THE PATH OF TRAVEL SHOWN.

LANDSCAPE AREA ; SEE LANDSCAPE PLANS. IRRIGATION SHALL BE DESIGNED TO PREVENT SPRAY ON STRUCTURES.

DESIGNATED ACCESSIBLE PARKING STALL PER DETAIL 5 ON C-2

NEW LOT LIGHT ON CONCRETE BASE RE: STRUCTURAL DRAWINGS FOR FOOTING DETAILS AND ELECTRICAL DRAWINGS FOR LOT LIGHT SPECIFICATION

AREA OUTSIDE SCOPE OF WORK

PARKING

VEHICLE PARKING REQUIREMENT: 1/250 SF GFA
VEHICLE STALLS REQUIRED: 4,256 SF / 250 = 17 PARKING STALLS
17 STALLS REQUIRED IN TOTAL

STALLS PROVIDED:

12 STANDARD STALLS
1 ACCESSIBLE STALL
2 EVCS STALLS (1 VAN ACCESSIBLE)
3 EV CAPABLE STALLS

TOTAL PARKING PROVIDED:

16 STALLS

BICYCLE PARKING REQUIREMENT:

ONE SHORT-TERM RACK PER 2,000 SF (2 MIN.)
LESS THAN 10 TENANT SPACES - 0 REQUIRED
PER SJMC SEC. 12.21A16(A)(2)

SHORT-TERM BICYCLE PARKING:

4,256 SF / 2,000 SF = TWO BICYCLE SPACES
(KEYNOTE 12) PROVIDED

LONG-TERM BICYCLE PARKING:

1 PROVIDED

KEYED NOTES

1

NEW TRASH ENCLOSURE WITH RECYCLING AREA PER DETAIL 1/C-2B & CIVIL DRAWINGS

2

ACCESSIBLE CURB RAMP PER DETAIL 2/C-2

3

ACCESSIBLE CURB RAMP PER DETAIL 3/C-2

4

ACCESSIBLE CURB RAMP PER DETAIL 3/C-2A

5

TRUNCATED DOMES PER DETAIL 8/C-2

6

ACCESSIBLE PARKING STALLS PER DETAIL 1/C-2; MAINTAIN MAX. 2% CROSS SLOPE IN ALL DIRECTIONS IN PARKING STALLS AND LOADING AREA

7

EV CAPABLE STALLS, GC TO STUB CONDUIT, SEE ELECTRICAL, 4 WITHIN AREA OF WORK

8

TWO MCDelivery STALLS, GC TO PROVIDE SIGNAGE ONLY, SIM. TO DET. 10/C-2A

9

SIX CURBSIDE PICKUP STALLS, GC TO INSTALL SIGN, RE: DETAILS 9&10 /C-2A

10

ONE (1) TWO BIKE CAPACITY BICYCLE RACKS (DUMOR 83-00-S3 OR EQUAL) WITH BAKED ON POWDER COAT FINISH IN DARK BRONZE; CLEAR FLOOR AREA 48" X 72"

11

ONE (1) BIKE LOCKER

12

6" CONCRETE CURB PER DETAIL 11/C-2 AND CIVIL DRAWINGS

13

CONCRETE WHEELSTOP PER DETAIL 6/C-2A

14

CONCRETE FILLED BOLLARD; 15/C-2; SEE HARDSCAPE PLAN

15

ACCESS HEIGHT BAR UNDER SEPARATE PERMIT; GC TO INSTALL FOOTING

16

OUTDOOR DIGITAL MENU BOARD COMBO W/COD & 'ORDER HERE' CANOPY UNDER SEPARATE SIGN PERMIT- GC TO INSTALL FOOTING

17

PRESELL BOARD, G.C. TO INSTALL FOOTING, RE: STRUCTURAL AND DT1.0

18

THE WORDS 'DRIVE THRU' AND CIRCLE ARROWS SHALL BE CENTERED ON THE INGRESS SIDE OF THE DRIVE AISLE AT TWO-WAY TRAFFIC AREAS PER McDONALD'S STANDARD. CONFIRM LOCATIONS WITH ACM PRIOR TO INSTALLATION. SEE DETAIL 5/C-2A

19

THE WORDS 'THANK YOU' SHALL BE CENTERED IN THE DRIVE THRU LANE. SEE DETAIL 8/C-2A

20

RIGHT HAND TURN ONLY SIGNAGE. GC TO PROVIDE, SIMILAR TO DETAIL 7/C-2A BUT WITH RIGHT ONLY TURN SIGNAGE

21

NEW LANDSCAPE AREA, SEE LANDSCAPE DRAWINGS

22

CONCRETE LOT SEE CIVIL DRAWINGS

23

PARKING LOT STRIPING PER DETAIL 12/C-2A FOR 90° PARKING

24

PAINTED WHITE DIRECTIONAL ARROWS PER 11/C-2A

25

DOUBLE ACCESSIBLE PATH OF TRAVEL SIGN PERPENDICULAR TO PUBLIC WALK PER DETAIL 1/C-2A

26

ACCESSIBLE STALL SIGNAGE PER DETAIL 4/C-2 & 6/C-2.

27

McDONALD'S SIGNAGE - UNDER SEPARATE PERMIT

28

NOT USED

29

DO NOT ENTER SIGN SIM. TO DETAIL 10/C-2A

30

UNAUTHORIZED PARKING SIGN TO BE INSTALLED AT SITE ENTRY PER DETAIL 7/C-2, AND UNAUTHORIZED PARKING SIGN TO BE ATTACHED TO TRASH ENCLOSURE

31

NOT USED

32

GUTTER PER CIVIL

33

WATER METER

34

FIRE HYDRANT, E.T.R.

35

GREASE INTERCEPTOR RE: PLUMBING & CIVIL

36

NEW TRANSFORMER, SEE ELECTRICAL AND CIVIL DRAWINGS

37

PARKING LOT LIGHT STANDARD PER ELECTRICAL & STRUCTURAL

38

RIGHT HAND TURN ONLY SIGN

39

NEW 6 FT WALL ALONG PROPERTY LINE

40

PROPERTY EASEMENT

41

RAMP PER 1/C-2C

42

NEW SIDEWALK TO JOIN EXISTING SIDEWALK

43

EVCS (EV CAPABLE SPACE PROVIDED WITH EVSE) VEHICLE STALL PER 14/C-2, TYP. FOR 2 ON SITE RE: ELECTRICAL

44

3'-0" HIGH WOOD SITE FENCE TO SCREEN HEADLIGHTS FROM STREET

KEYED NOTES

1

AT THE TIME OF ROUGH INSTALLATION, OR DURING STORAGE ON THE CONSTRUCTION SITE AND UNTIL FINAL STARTUP OF THE HEATING, COOLING AND VENTILATING EQUIPMENT, ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, SHEET METAL, OR OTHER ACCEPTABLE METHODS TO REDUCE THE AMOUNT OF DUST, WATER AND DEBRIS WHICH MAY COLLECT IN THE SYSTEM.

2

ALL FIRE HYDRANTS ALL MEASURE 6"x4"x12", BRASS OR BRONZE, CONFORMING TO AMERICAN WATER WORKS ASSOCIATION STANDARD C903, OR APPROVED EQUAL.

3

ALL REQUIRED PUBLIC FIRE HYDRANTS SHALL BE INSTALLED, TESTED AND ACCEPTED PRIOR TO BEGINNING CONSTRUCTION. FIRE CODE 501.4

4

A TYPE I HOOD SHALL BE INSTALLED AT OR ABOVE ALL COMMERCIAL COOKING APPLIANCES AND DOMESTIC COOKING APPLIANCES USED FOR THE COMMERCIAL PURPOSES THAT PRODUCE GREASE VAPORS.

5

APPROVED BUILDING ADDRESS NUMBER, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION SHALL BE PROVIDED AND MAINTAINED SO AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET FRONTING PROPERTY. THE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND, BE ARABIC NUMERALS OR ALPHABET LETTERS, AND BE A MINIMUM OF 4 INCHES HIGH WITH MINIMUM STROKE WIDTH OF 0.5 INCH. FIRE CODE 505.1

6

CONSTRUCTION IN THE PUBLIC RIGHT OF WAY AND PROJECTION BEYOND THE PROPERTY LINES OR INTO THE ALLEYS SHALL COMPLY WITH COUNTY OF LOS ANGELES BUILDING CODE CHAPTER 32.

PUBLIC FIRE FLOW REQUIREMENTS

THE REQUIRED FIRE FLOW IS BASED ON THE FOLLOWING CALCULATION:
TYPE OF CONSTRUCTION PER THE BUILDING CODE: TYPE V-B
FIRE-FLOW CALCULATION AREA: AREA 4,256 SQ. FT
FIRE FLOW BASED ON THE FIRE-FLOW CALCULATION AREA: 1,750 GPM
REDUCTION FOR FIRE SPRINKLERS (MAXIMUM 50%): 0 GPM
TOTAL FIRE FLOW REQUIRED: 1,750 GPM

FIRE HYDRANTS KEY MAP

SCALE:

ENLARGED DRIVE-THRU PLAN

SCALE: 1/8"=1'-0"

McDonald's USA, LLC

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PREPARED FOR:

2025 OPTIMIZED BUILDING — BB20

DRAWN BY:

CW

STD ISSUE DATE:

2025 08

REVIEWED BY:

EM

DATE ISSUED:

09 10 2025

TITLE:

2025 OPTIMIZED BUILDING — BB20

DESCRIPTION:

WOOD BEARING WALLS W/ HARDIE BOARD & BRICK VENEER
EXTERIOR FINISH & CI WOOD TRUSS ROOF FRAMING
BRICK VENEER/BATTEN/LAP SIDING EXTERIOR FINISH

SHEET NO.:

000-0000.00.0

SITE ADDRESS:

NSN 13092
L/C-004-2365 1306 N ALTADENA DR ALTADENA, CA 91107

PREPARED BY:

McDonald's USA, LLC

DATE:

08-27

REVIEWED BY:

EM

DATE:

08-27

STATE OF CALIFORNIA

UNLICENSED ARCHITECT

UNLICENSED ENGINEER

UNLICENSED LANDSCAPE ARCHITECT

UNLICENSED PLUMBER

UNLICENSED ELECTRICIAN

UNLICENSED MECHANICAL ENGINEER

UNLICENSED CIVIL ENGINEER

UNLICENSED GEOTECHNICAL ENGINEER

UNLICENSED ENVIRONMENTAL ENGINEER

UNLICENSED CHEMICAL ENGINEER

UNLICENSED METALLURGICAL ENGINEER

UNLICENSED AERONAUTICAL ENGINEER

UNLICENSED AGRICULTURAL ENGINEER

UNLICENSED INDUSTRIAL ENGINEER

UNLICENSED MARINE ENGINEER

UNLICENSED MINING ENGINEER

UNLICENSED PETROLEUM ENGINEER

UNLICENSED TRANSPORTATION ENGINEER

UNLICENSED WATER RESOURCES ENGINEER

UNLICENSED ENVIRONMENTAL ENGINEER

UNLICENSED CHEMICAL ENGINEER

UNLICENSED METALLURGICAL ENGINEER

UNLICENSED AERONAUTICAL ENGINEER

UNLICENSED AGRICULTURAL ENGINEER

UNLICENSED INDUSTRIAL ENGINEER

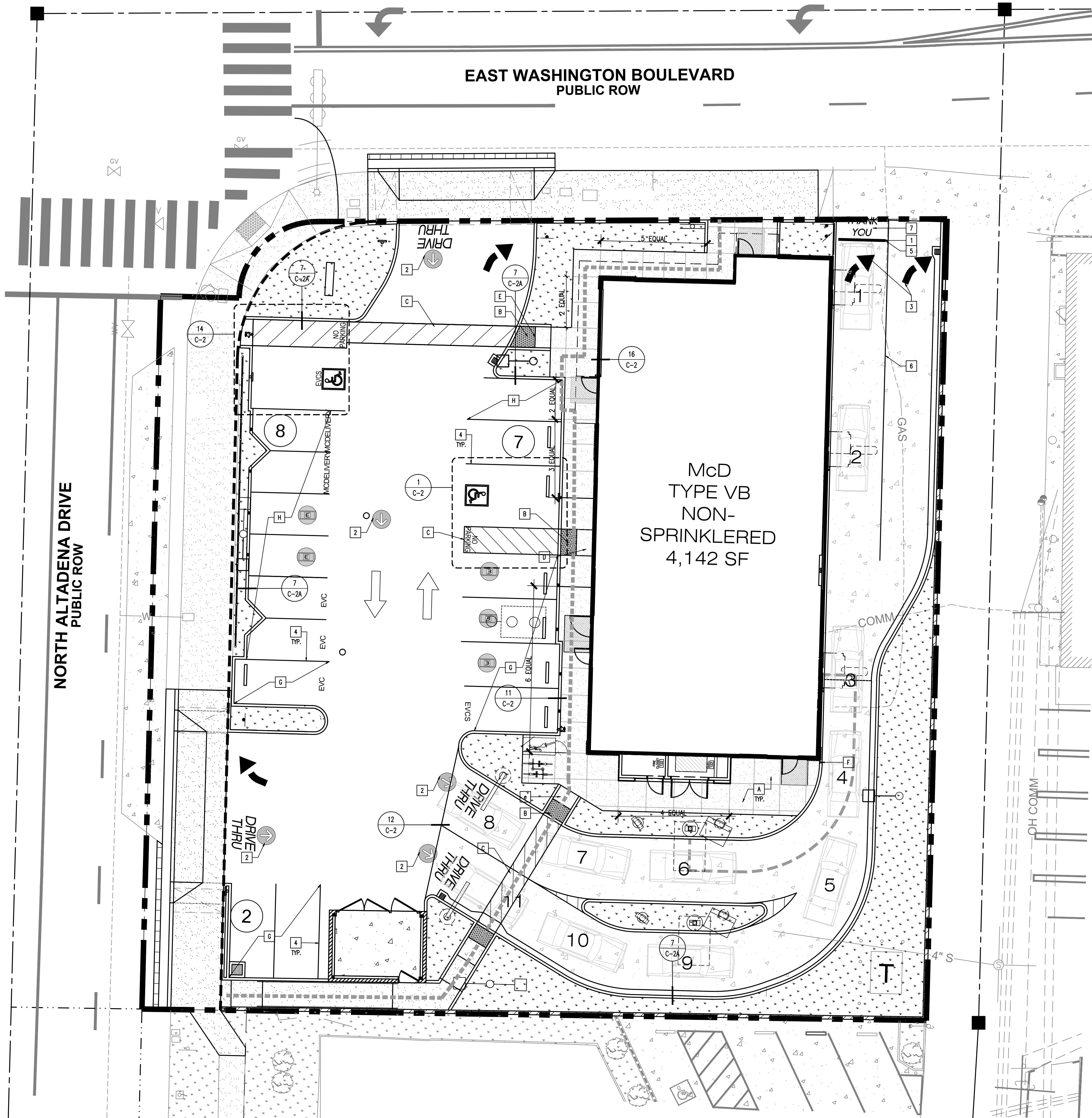
UNLICENSED MARINE ENGINEER

UNLICENSED MINING ENGINEER

UNLICENSED PETROLEUM ENGINEER

UNLICENSED TRANSPORTATION ENGINEER

UNLICENSED WATER RESOURCES ENGINEER



1 HARDSCAPE PLAN
SCALE: 1"=10'-0"

GENERAL NOTES

- CONFIRM ALL STRIPING COLORS, WORDING, SYMBOLS AND LOCATIONS WITH McDONALD'S ACM PRIOR TO INSTALLATION
- STANDARD LOT STRIPING STENCILS ARE AVAILABLE AT THE 'PAVEMENT STENCIL COMPANY' (PAUL WOODS) 1-800-250-5547

SYMBOLS LEGEND

- PROPERTY LINE
- PAINTED/STRIPED ACCESSIBLE PEDESTRIAN WALKWAY (W/ 2% MAX. SLOPE) AND LOADING ZONE
- COLORLED CONCRETE FINISHED CONCRETE SIDEWALK - 4" THK. WITH THICKENED EDGE AT LANDSCAPED AREAS & NO.4 BARS @ 24" O.C. REINFORCING, TYP. SEE DETAILS 9-13/C-2
- BLACK CONCRETE DRIVE THRU, TRASH ENCLOSURE PAD. THICKNESS OF CONCRETE PER CIVIL UNDER SEPARATE PERMIT, WITH NO. 4 BARS @ 18" O.C. REINFORCING. NOTE: NO REINFORCEMENT OR W.W.M. TO BE INSTALLED WITHIN 48" OF THE DRIVE THRU LOOP
- AREA OUTSIDE SCOPE OF WORK
- ACCESSIBLE PATH OF TRAVEL MAXIMUM 2% CROSS SLOPE AND MAXIMUM 5% SLOPE IN THE DIRECTION OF TRAVEL. NO ABRUPT CHANGES IN ELEVATION ALONG THE PATH OF TRAVEL SHOWN.

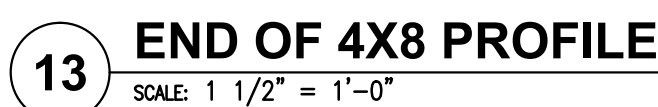
KEY NOTES

- CONTROL JOINT IN CONCRETE PER DETAIL 9 & 10/C-2; ALIGN WITH BUILDING CORNER/PIELASTER OR EVERY 5'-0" O.C. INSTALL EXPANSION JOINT EVERY 25' MAX.
- TRUNCATED DOMES PER 8/C-2
- 4" WIDE PAINTED BORDER WITH 45 DEGREE STRIPES AT 3'-0" O.C. IN BLUE TO COMPLY WITH ADA PER DETAIL 1/C-2
- ACCESSIBLE CURB RAMP PER DETAIL 2/C-2
- ACCESSIBLE CURB RAMP PER DETAIL 3/C-2
- BOLLARD PER 15/C-2
- STANDARD PARKING STALLS PER SITE PLAN 8.5x15'
- COMPACT STALLS PER SITE PLAN 8'x15'

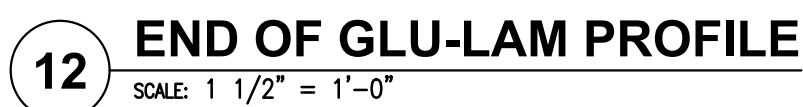
STRIPING NOTES

- YELLOW PAINT (TO MATCH PMS 123 YELLOW PER McDONALD'S STANDARD) SHALL BE USED FOR ALL DRIVE-THRU MARKINGS, TYP.
- THE WORDS 'DRIVE THRU' AND CIRCLE ARROW SHALL BE CENTERED IN THE DRIVEWAY FOR ONE-WAY TRAFFIC (ON THE INGRESS SIDE OF THE DRIVE AISLE IF THERE IS TWO WAY TRAFFIC. SEE DETAIL 5/C-2A
- WHITE INGRESS/EGRESS ARROWS PER McDONALD'S STANDARD
- ANY LOT STRIPING OTHER THAN DRIVE-THRU OR ACCESSIBLE MARKING PER THE KEY NOTES ABOVE SHALL BE WHITE; SEE DETAIL 12/C-2A
- 8" YELLOW STRIPE
- 6" LANE STRIPE
- THE WORDS 'THANK YOU' SHALL BE CENTERED IN THE DRIVE THRU LANE; SEE DETAIL 9/C-2A

BICKEL GROUPE ARCHITECTURE BICKEL GROUP INCORPORATED 3600 BIRCH STREET, SUITE 120 ALTA DENA, CA 91001 P: 949.757.0411 F: 949.757.0511 www.bickelgroup.com		REV 2/24/26 DATE		PLAN CHECK CW		DESCRIPTION BY			
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TITLE 2025 OPTIMIZED BUILDING - BB20 4590-WOOD/WOOD		DESCRIPTION WOOD BEARING WALLS W/ HARJOE BOARD & BRICK VENER EXTERIOR FINISH & CI WOOD TRUSS ROOF FRAMING BRICK VENER/BATTEN/CLAP SIDING EXTERIOR FINISH		SHEET NO. C-1A		HARDSCAPE PLAN		1306 N ALTADENA DR ALTADENA, CA 91107	



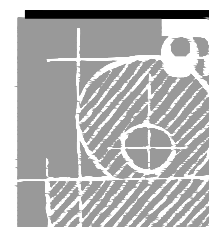
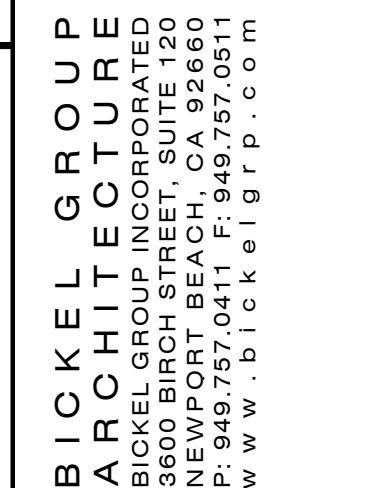
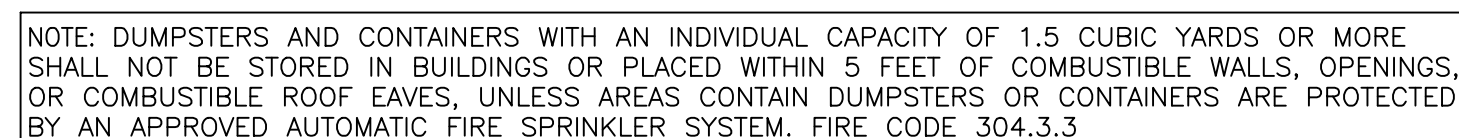
NOTE: ALL WOOD TO BE PAINTED
TO MATCH "IRON ORE" SHERWIN
WILLIAMS SW 7069



PER 705.5 & 705.8:
TOTAL AREA ON SOUTH ELEVATION: 203 SF
5 LESS THAN 10 FEET NON SPRINKLERED = 10% OF OPENING
10% OF 231 SF OF TOTAL AREA = 20.3 SF OF ALLOWED OPENINGS
TOTAL AREA OF OPENINGS: 28.7 SF
PER SECTION 716 THE TE DOOR WILL BE A 3/4 HOUR FIRE RATED DOOR



NOTE: ALL WOOD TO BE PAINTED
TO MATCH "IRON ORE" SHERWIN
WILLIAMS SW 7069



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SHEET NO.	TITLE	DRAWN BY CW	2025	2025	2025	2025	2025
			0000-0000.00.0	0000-0000.00.0	0000-0000.00.0	0000-0000.00.0	0000-0000.00.0
C-2B	2025 OPTIMIZED BUILDING - BB20 4590-WOOD/WOOD	REMOVED BY CW	DATE ISSUED 09/10/2025	DATE ISSUED 09/10/2025	DATE ISSUED 09/10/2025	DATE ISSUED 09/10/2025	DATE ISSUED 09/10/2025
			DESCRIPTION WOOD BEARING WALLS W/ HARDIE BOARD & BRICK VENEER EXTERIOR FINISH & CL. WOOD TRUSS ROOF FRAMING BRICK VENEER /BATTEN/CLAP SIDING EXTERIOR FINISH	DATE ISSUED 09/10/2025	DATE ISSUED 09/10/2025	DATE ISSUED 09/10/2025	DATE ISSUED 09/10/2025
SITE DETAILS		N/SR 13092		SITE ADDRESS		1306 N ALTADENA DR ALTADENA, CA 91107	

KEYNOTES

- 1

BULK CO2 TANK- 750 LBS MARKED "CARBON DIOXIDE" WITH NFPA 704 LABEL
- 2

NFPA 704 NOTIFICATION PLACARD ON EXTERIOR SIDE OF DOOR
- 3

CO2 DELIVERY FILL BOX
- 4

CO2 DETECTOR SENSOR MK9 (MOUNTED 12" FROM FINISHED FLOOR) PER 2/C-9.1
- 5

CO2 ALARM CENTRAL UNIT MK9 WITH CO2 ALARM EMERGENCY PROCEDURE SIGN
- 6

CO2 ALERT MK10 WARNING LAMP/HORN STROBE

CO2 DETECTION EQUIPMENT:

1. THE CO2 DETECTOR SHALL BE HARD-WIRED TO PREVENT TAMPERING AND SHALL BE INSTALLED AT 12" A.F.F. WITHIN A 5 FT. RADIUS OF THE CO2 STORAGE TANKS.

2. ONE (1) AUDIBLE AND ONE (1) VISUAL ALARM SHALL BE INSTALLED A MINIMUM OF 7 FT. A.F.F., IN PLAIN SIGHT IN THE SAME ROOM AS THE CO2 STORAGE TANKS.

3. ONE (1) AUDIBLE AND ONE (1) VISUAL ALARM SHALL BE INSTALLED A MINIMUM OF 7 FT. A.F.F., AT THE BACK OF THE KITCHEN AND IN PLAIN SIGHT FROM THE MAIN SIDE OF THE PREP LINE.

PER CFC 5307.5.2 GAS DETECTION SYSTEM- A GAS DETECTION SYSTEM COMPLYING WITH SECTION 916 SHALL BE PROVIDED TO MONITOR AREAS WHERE CARBON DIOXIDE CAN ACCUMULATE. THE SYSTEM SHALL BE DESIGNED TO INITIATE A LOCAL AUDIBLE AND VISIBLE ALARM IN THE ROOM OR AREA IN WHICH THE SENSOR IS INSTALLED WHEN THE LEVEL OF CARBON DIOXIDE EXCEEDS 5,000 PARTS PER MILLION (9,000 MG/M).

- KEYED NOTES:
- 1

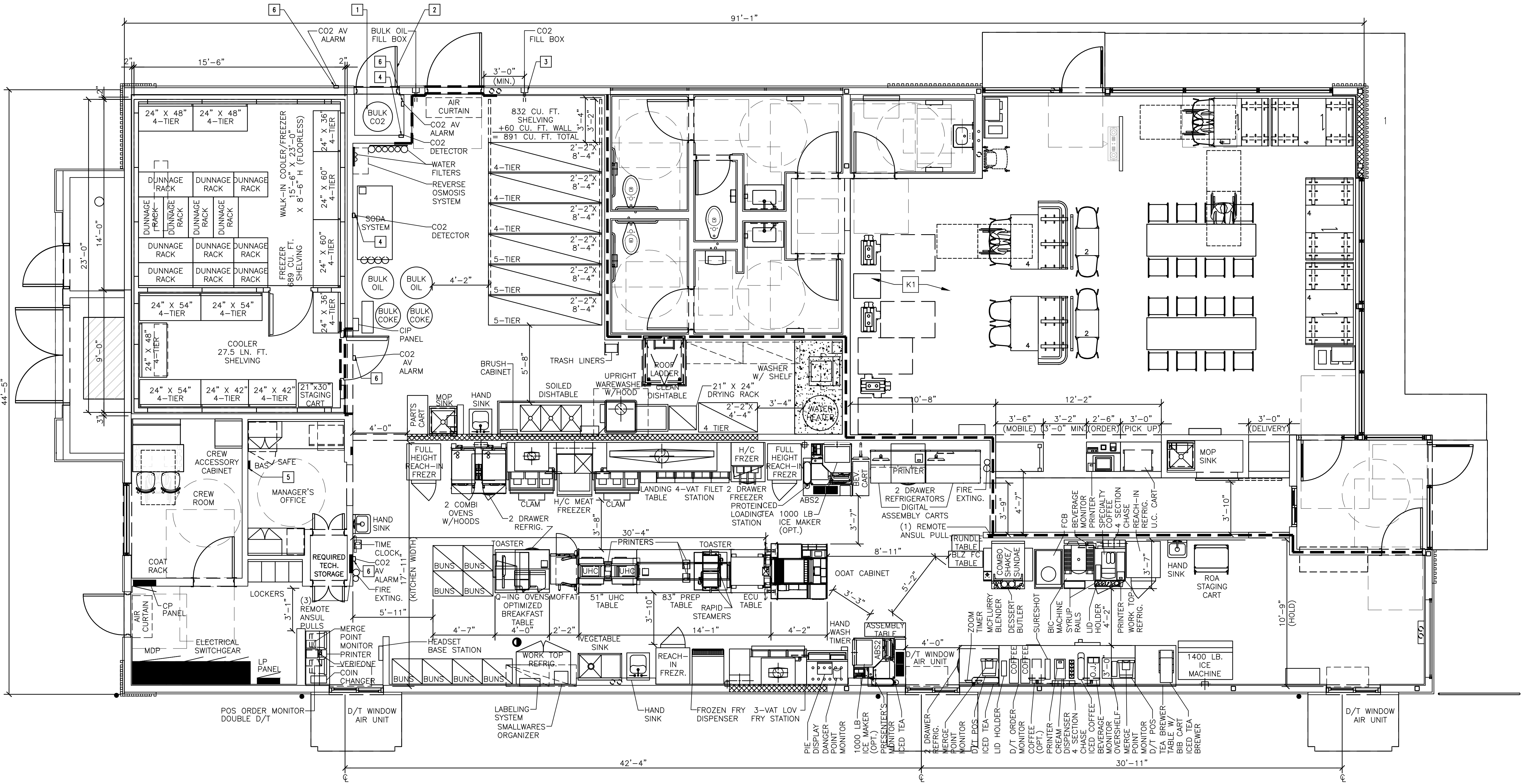
PROVIDE BATT INSULATION FOR TEMPERATURE SENSORS INSTALLED IN HOLLOW CAVITY WALLS.
- 2

2x4 ELECTRICAL BOX
- 3

SENSOR (TEMPERATURE HUMIDITY OR CO2)
- 4

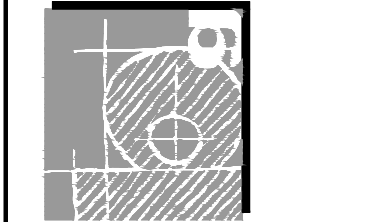
MOUNT SENSOR(S) AT 12" A.F.F.

2 TYPICAL SENSOR DETAIL
C-9.1 N.T.S.



1 KITCHEN FLOOR PLAN
C-9.1 N.T.S.

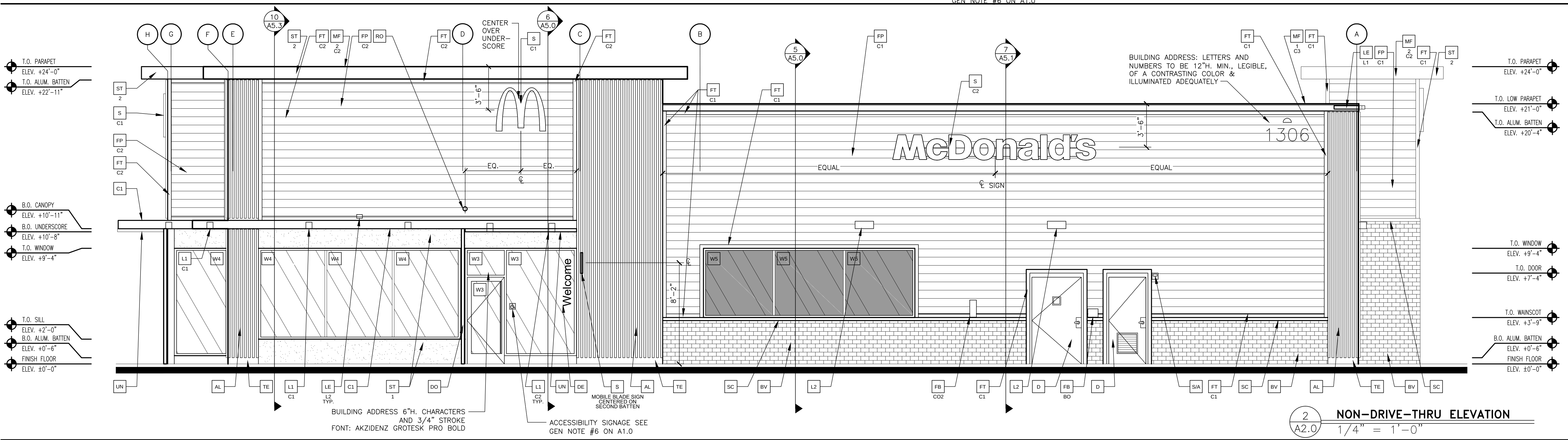
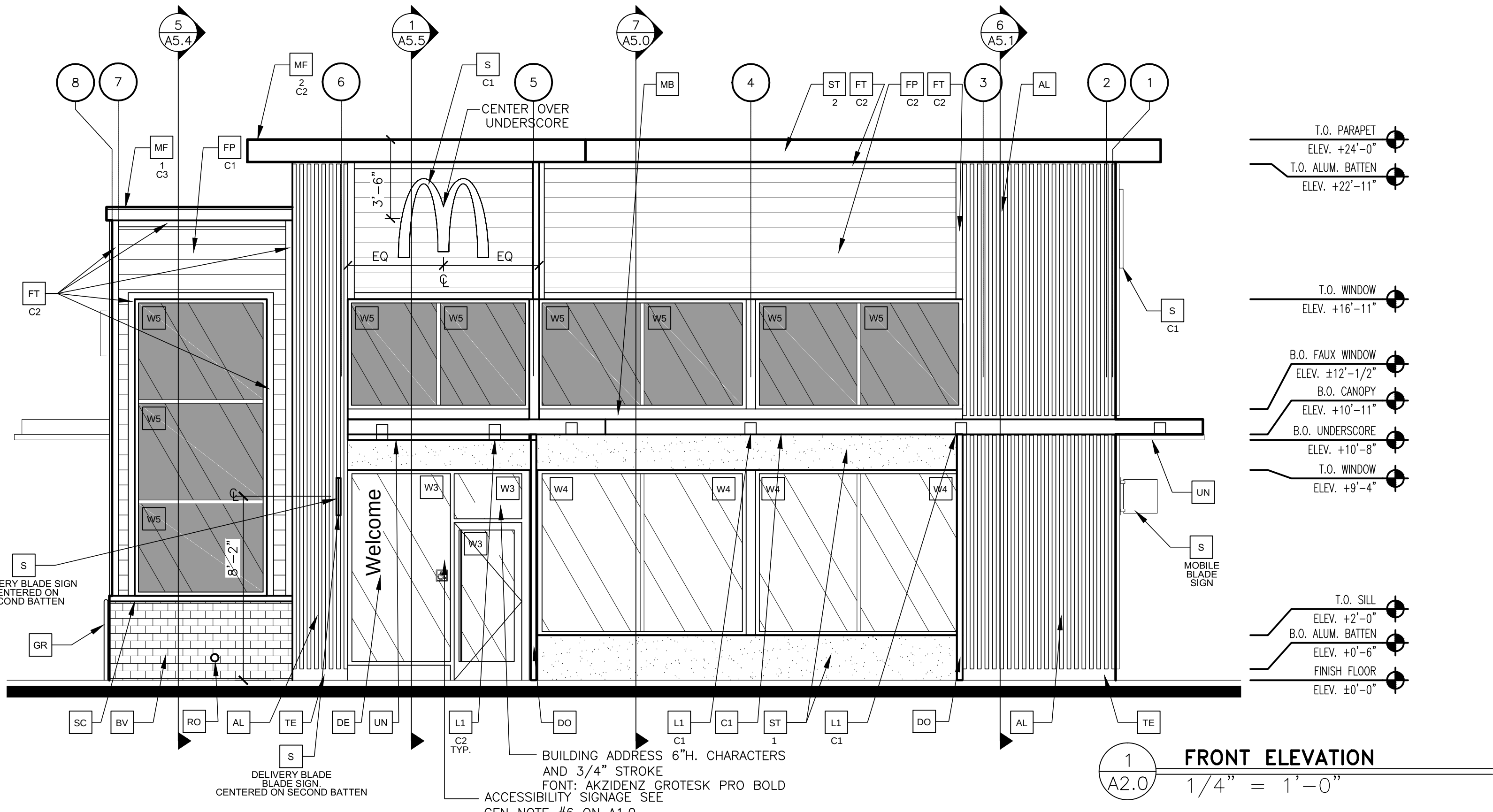
BICKEL GROUPE
ARCHITECTURE
BICKEL GROUP INCORPORATED
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NEWPORT BEACH, CA 92660
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PREPARED BY:
McDonald's USA, LLC
C-20925
08-27-2025
DATE

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TITLE	2025 OPTIMIZED BUILDING - BB20	DRAWN BY	CW
SHEET NO.	4590-WOOD/WOOD	STD ISSUE DATE	2025 08
DESCRIPTION	WOOD BEARING WALLS W/ HARDIE BOARD & BRICK VENEER	REVIEWED BY	EM
	EXTERIOR FINISH & C. WOOD TRUSS ROOF FRAMING	DATE ISSUED	09 10 2025
	BRICK VENEER/BATTEN/LAP SIDING EXTERIOR FINISH		
	NSN:13092		
	SITE ADDRESS		
	L/C: 004-2365		
	1306 N ALTADENA DR ALTADENA, CA 91107		

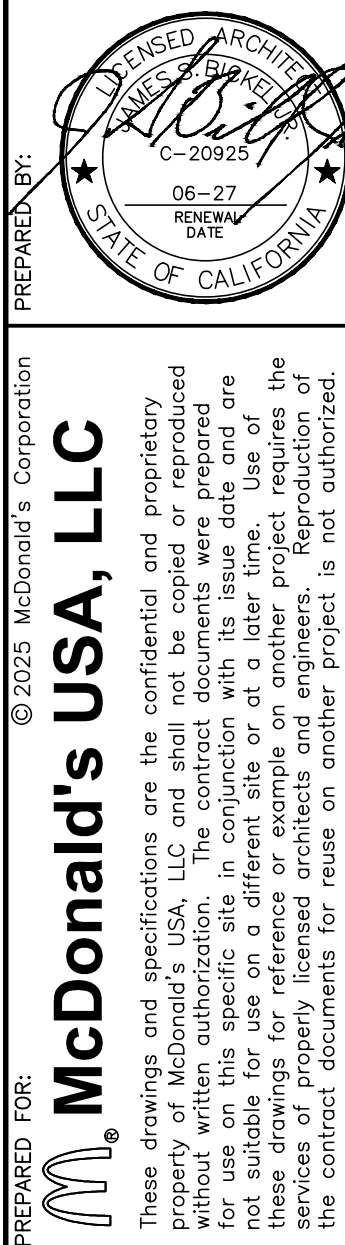
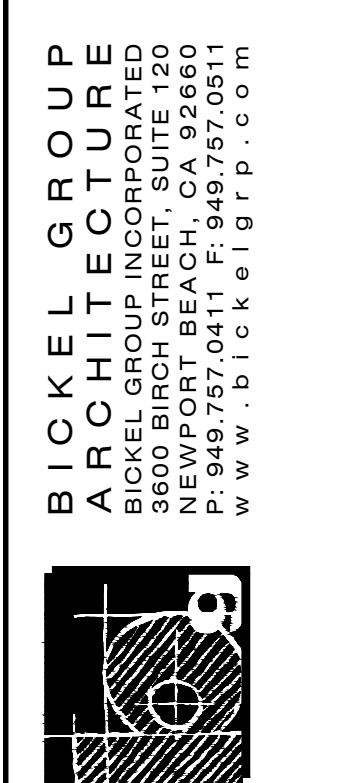


KEY NOTES:

- | | | | | | |
|---|--|--|--|--|---|
| AL ALUMINUM BATTEN SYSTEM
SIZE: 2"x2" PROFILE
COLOR: WOOD GRAIN, BACKRAIL UNFINISHED, ENDCAP PAINTED TO MATCH SUBSTRATE: 1/2" EXTERIOR HIGH DENSITY OVERLAY (HDO) PLYWOOD, BB, GROUP 1, HDO BOTH FACES, APA TRADEMARKED, COURSE GRIT SAND SURFACES PRIOR TO PRIMING. PRIME AND PAINT BOTH SIDES AND ALL EDGES PRIOR TO INSTALLATION. SUBSTRATE COLOR: "IRON ORE" SW 7069 BY SHERWIN WILLIAMS | D HOLLOW METAL DOOR
PAINT: COLOR TO MATCH ADJ. WALL | FP FIBER CEMENT LAP SIDING: SMOOTH HARDI-BEARD PLANK BY JAMES HARDIE, 8-1/4" WIDTH, 7" EXPOSURE, HZ5
COLOR:
C1 = "TIMBER BARK"
C2 = "MONTEREY TAUPE" | L2 RADIAL SCONCE LIGHT FIXTURE - SEE ELECTRICAL
COLOR: PLATINUM SILVER | PB PIPE BOLLARD - US 310-SD BASTON - PAINTED YELLOW | S/A CO2 STROBE/ALARM. SEE MECHANICAL DRAWINGS FOR SPECIFICATION. |
| AP ALPOLIC METAL PANEL
COLOR: RAL 7022 | DE DECAL BY GRAPHICS SUPPLIER
SURFACE APPLIED, FIELD INSTALLED, PRE CUT, PRE SPACED.
SUPPLIERS:
VOMELA (865) 330-7337, ann.bowen@vomela.com
GEX INTERNATIONAL (847) 543-4600, mcdonaldsdecor@gfxi.com | FT FIBER CEMENT TRIM: HARDIE TRIM BOARDS 4/4 SMOOTH, 3 1/2" WIDTH, 3/4" THICK, HZ5
COLOR:
C1 = "TIMBER BARK"
C2 = "MONTEREY TAUPE" | LE ACCENT LIGHTING - SEE ELECTRICAL
L1 - LED LIGHT:
L1 = SLIM LED (DOWN ONLY)
L2 = UP ONLY FLOOD FIXTURE | RF ROOFING PER ROOF PLAN | TE TRU EXTERIOR 1"x6" TRIM, PAINTED ON SITE
COLOR: "IRON ORE" SW 7069 BY SHERWIN WILLIAMS |
| BV BRICK VENEER
B1 - COLOR: B1 = WINTER OAK - SPECIAL USED BRICK BY CORONADO | DO DOWNSPOUT
3" DOWNSPOUT BY CANOPY SYSTEM MANUFACTURER
COLOR: RAL 7022
COORDINATE WITH CIVIL TO TIE INTO STORM DRAINAGE | GR GUARD RAIL - SEE SITE PLAN FOR EXACT LOCATION AND LENGTH
PAINT: "IRON ORE" SW 7069 BY SHERWIN WILLIAMS | MF METAL FASCIA
1 - TYPE
1 = PRE-FAB ANCHOR-TITE FASCIA
2 = FLASHING PER DETAIL 9 & 10/A-5.4
COLOR:
C1 = RAL 7022
C2 = "ARGOS" SW 7065 BY SHERWIN WILLIAMS
C3 = WEATHERED ZINC | RO ROOF DRAIN OVERFLOW PIPE PAINT TO MATCH SURROUNDING MATERIAL | UN METAL UNDERSCORE
COLOR: GOLD |
| C1 ALUMINUM CANOPY SYSTEM
COLOR: WHITE | FB FILL BOX
CO2 - CO2 = BULK CO2 FILL BOX (EQPM SCHEDULE ITEM 49.00)
BO = BULK OIL FILL BOX (EQPM SCHEDULE ITEM 700.18) | L1 RECESSED DOWN LIGHT FIXTURE - SEE ELECTRICAL
COLOR:
C1 = WHITE
C2 = GOLD | MB METAL BREAK | S McDONALD'S SIGNAGE BY OTHERS - UNDER SEPARATE PERMIT.
C1 = SABIC YELLOW LEXAN
C2 = WHITE | W1 EXTERIOR WINDOW ASSEMBLY - TEMPERED GLASS
COLOR: DARK BRONZE
SEE SHEET A6.0 |
| C2 ALUMINUM CANOPY SYSTEM W/FASCIA
COLOR: WHITE | | | | SC STONE CAP BY CORONADO
CHISELED STONE - COLOR: "CHARCOAL" | W2 DRIVE-THRU WINDOW BY READY ACCESS
MODEL: 600 SERIES, 36" SERVICE HEIGHT WITH TRANSOM, MANUAL OPEN; ELECTRONIC RELEASE
COLOR: DEEP BRONZE
SLIDE DIRECTION: RL = RIGHT TO LEFT
LR = LEFT TO RIGHT |
| | | | | ST STUCCO FINISH
1 - COLOR:
1 = "IRON ORE" SW 7069 BY SHERWIN WILLIAMS
2 = "ARGOS" SW 7065 BY SHERWIN WILLIAMS | WS EXTERIOR WINDOW ASSEMBLY - TEMPERED GLASS - SPANDREL GLAZING - SEE ASSEMBLY NOTES
COLOR: DARK BRONZE |

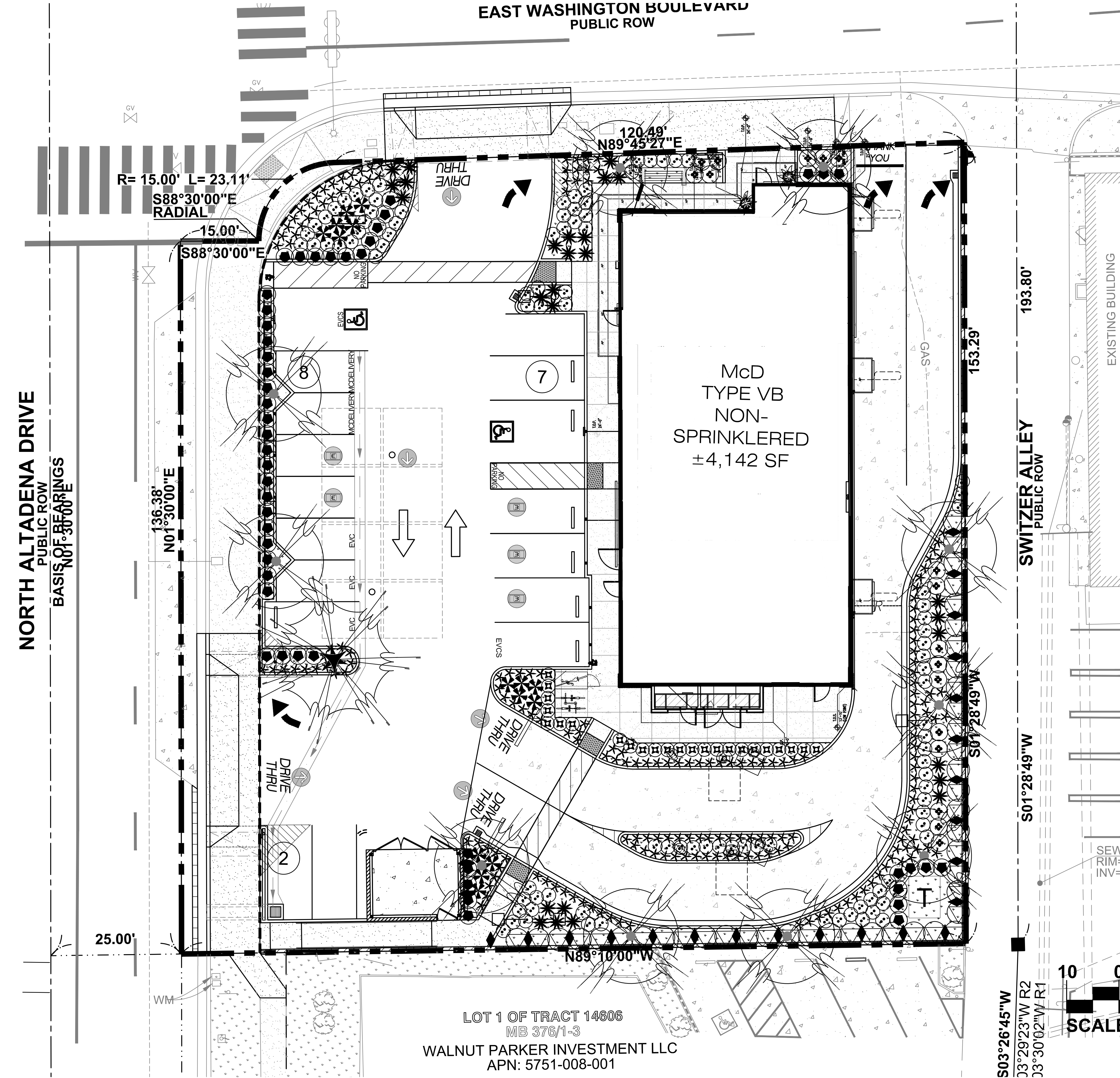
SHEET NO.

A2.0
ELEVATIONS



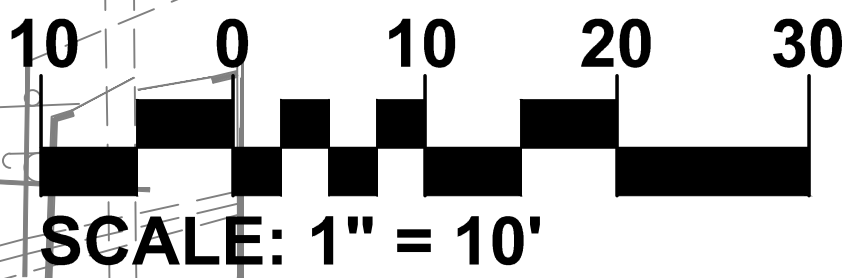
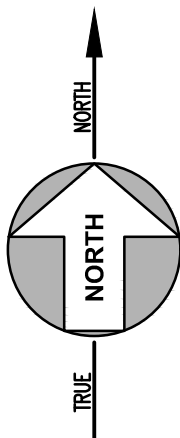
51A	C02 STROBE/ALARM. SEE MECHANICAL DRAWINGS FOR SPECIFICATION.
TE	TRU EXTERIOR "1X6" TRIM, PAINTED ON SITE COLOR: "IRON ORE" SW 7069 BY SHERWIN WILLIAMS
UN	METAL UNDERSCORE COLOR: GOLD
WF	EXTERIOR WINDOW ASSEMBLY - TEMPERED GLASS COLOR: DARK BRONZE SEE SHEET A6.0
W2	DRIVE-THRU WINDOW BY READY ACCESS MODEL: 600 SERIES, 36" SERVICE HEIGHT WITH TRANSOM, MANUAL OPEN, ELECTRONIC RELEASE
36"	COLOR: DEEP BRONZE
	SLIDE DIRECTION: RL = RIGHT TO LEFT LR = LEFT TO RIGHT
W5	EXTERIOR WINDOW ASSEMBLY - TEMPERED GLASS - SPANDREL GLAZING - SEE ASSEMBLY NOTES COLOR: DARK BRONZE

SHEET NO.	A2.1	ELEVATIONS
TITLE	000-0000.00.0 2025 OPTIMIZED BUILDING – BB20 4590—WOOD/WOOD	DRAWN BY CW
DESCRIPTION	WOOD BEARING WALLS W/ HARDIE BOARD & BRICK VENEER EXTERIOR FINISH & CI. WOOD TRUSS ROOF FRAMING BRICK VENEER/BATTEN/LAP SIDING EXTERIOR FINISH	STD ISSUE DATE 2025 08
NSN: 13092	L/C: 004-2365	REVIEWED BY EM
L/C: 004-2365	1306 N ALAMEDA DR. ALAMEDA, CA 91107	DATE ISSUED 09 10 2025
PREPARED FOR: © 2025 McDonald's Corporation 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 under the authority of the architect and are not intended to be used for any other project. No part of this drawing shall be used for any other project without the prior written consent of the architect. This drawing is not suitable for use on a different site or at a later time. Use of this drawing for any other project without the prior written consent of the architect is strictly prohibited. Reproduction of the contract documents for reuse on another project is not authorized.		
		
BICKEL GROUP ARCHITECTURE BICKEL GROUP INCORPORATED 1000 WEST OAK STREET NEWPORT BEACH, CA 92660 P: 949.757.0411 F: 949.757.0511 www.bickelgrp.com		
REV	DATE	DESCRIPTION
BY		



PLANT LEGEND

SYM.	BOTANICAL NAME	COMMON NAME	SIZE
TREES			
	LAGERSTROEMIA INDICA 'DYNAMITE'	GRAPE MYRTLE - RED	24" BOX STD
	PARKINSONIA 'DESERT MUSEUM'	PALOVERDE TREE	36" BOX STD
SHRUBS			
	DIANELLA TASMANICA 'VARIEGATA'	VARIEGATED FLAX LILY	5 GAL
	BOUGAINVILLEA 'BABY VICTORIA'	VARIEGATED BOUGAINVILLEA	5 GAL
	MYRTUS COMMUNIS 'COMPACTA'	COMPACT MYRTLE	5 GAL
	LANTANA CAMARA 'NEW GOLD'	YELLOW LANTANA	5 GAL
	ELAEAGNUS PUNGENS	SILVERBERRY	5 GAL
	AGAVE ATTENUATA	AGAVE	5 GAL
	CALLISTEMON 'LITTLE JOHN'	DWARF BOTTLEBRUSH	5 GAL
	DIANELLA REVOLUTA 'LITTLE REV'	LITTLE REV FLAX LILY	5 GAL
VINES			
	HARDENBERGIA V. 'WHITE OUT'	WHITE LILAC VINE	5 GAL
GROUND COVER			
	ACHILLEA TOMENTOSA 'YELLOW'	DWARF YARROW	1 GAL @ 18" OC
	AGUINAGA GREEN, INC.	'FOREST FLOOR' MULCH	3" THICK LAYER



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ARCHITECTURE
BICKEL GROUP INCORPORATED
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www.bickelgrp.com

McDONALD'S 004-2365
1306 N ALTADENA DRIVE
ALTADENA, CALIFORNIA

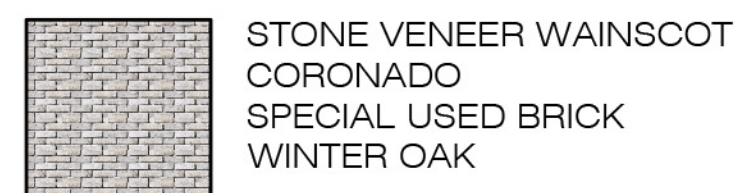
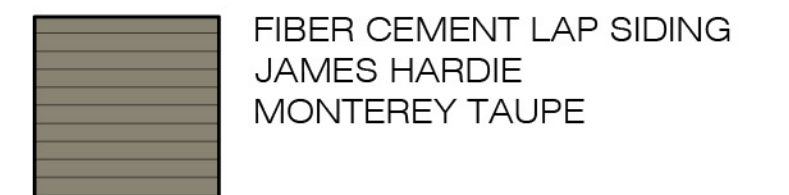
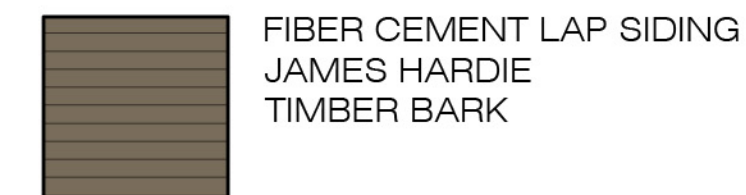
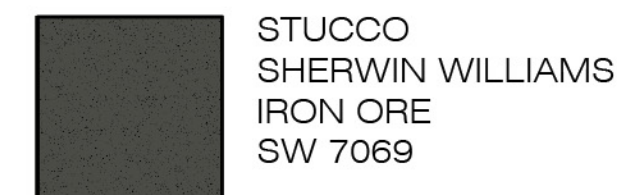
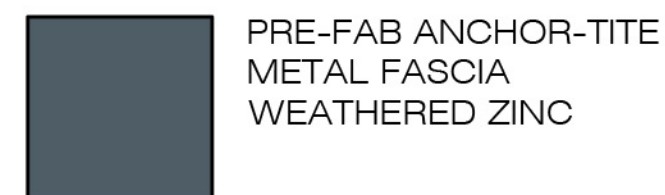
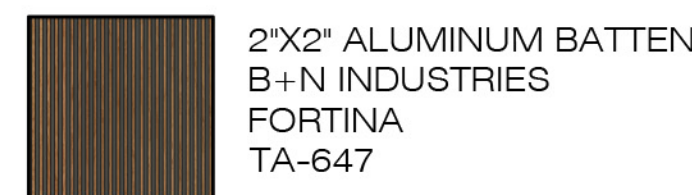
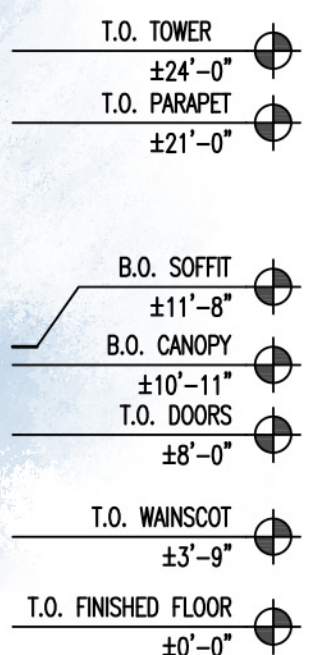
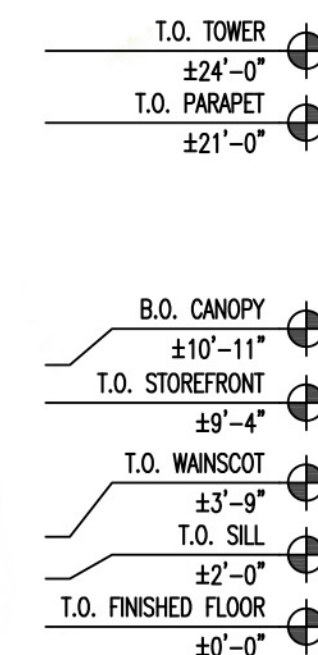
PRELIMINARY
LANDSCAPE PLAN
Scale: 1" = 10"
March 23, 2026

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TOTAL AREA OF NORTHERN ELEVATION: 1,054 SF
NEED GLAZING TO BE 40% OF ELEVATION AREA (422 SF)
TOTAL GLAZING AREA PROVIDED: 423 SF

TOTAL LENGTH OF NORTHERN ELEVATION: 44'-9"
NEED GLAZING TO BE 55% OF ELEVATION LENGTH (26'-7")
TOTAL GLAZING LENGTH PROVIDED: 32'-8" SF



McDONALD'S 004-2365

1306 N ALTADENA DRIVE
ALTADENA, CALIFORNIA

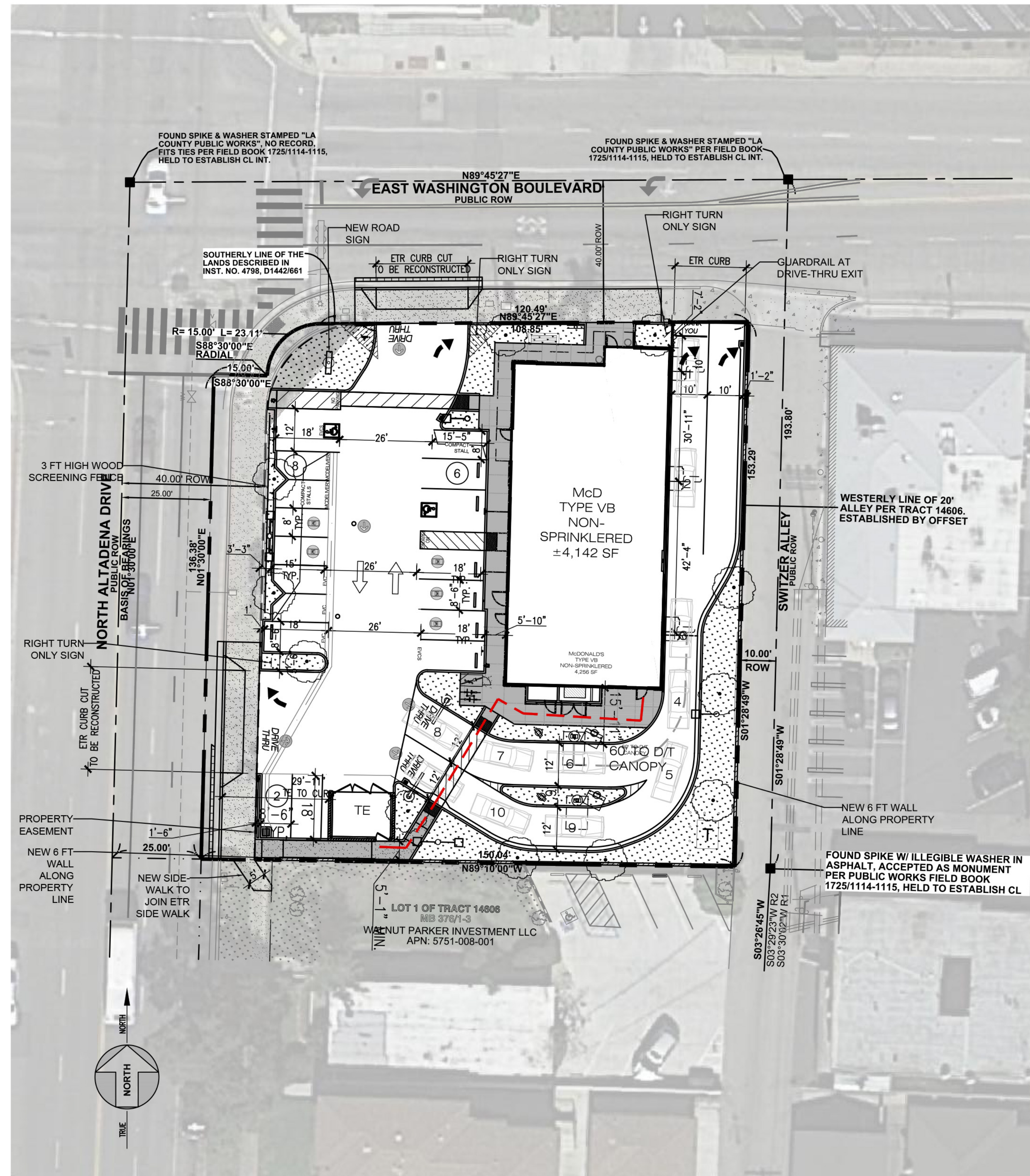
COLORED
ELEVATIONS
Scale: 1/8" = 1'-0"
September 2, 2025

P:\25\25020 - McD Altadena, N. Altadena Dr.
004-2365\Design\Elevations\25020 Elevations.dwg
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www.bickelgrp.com

SITE PLAN:

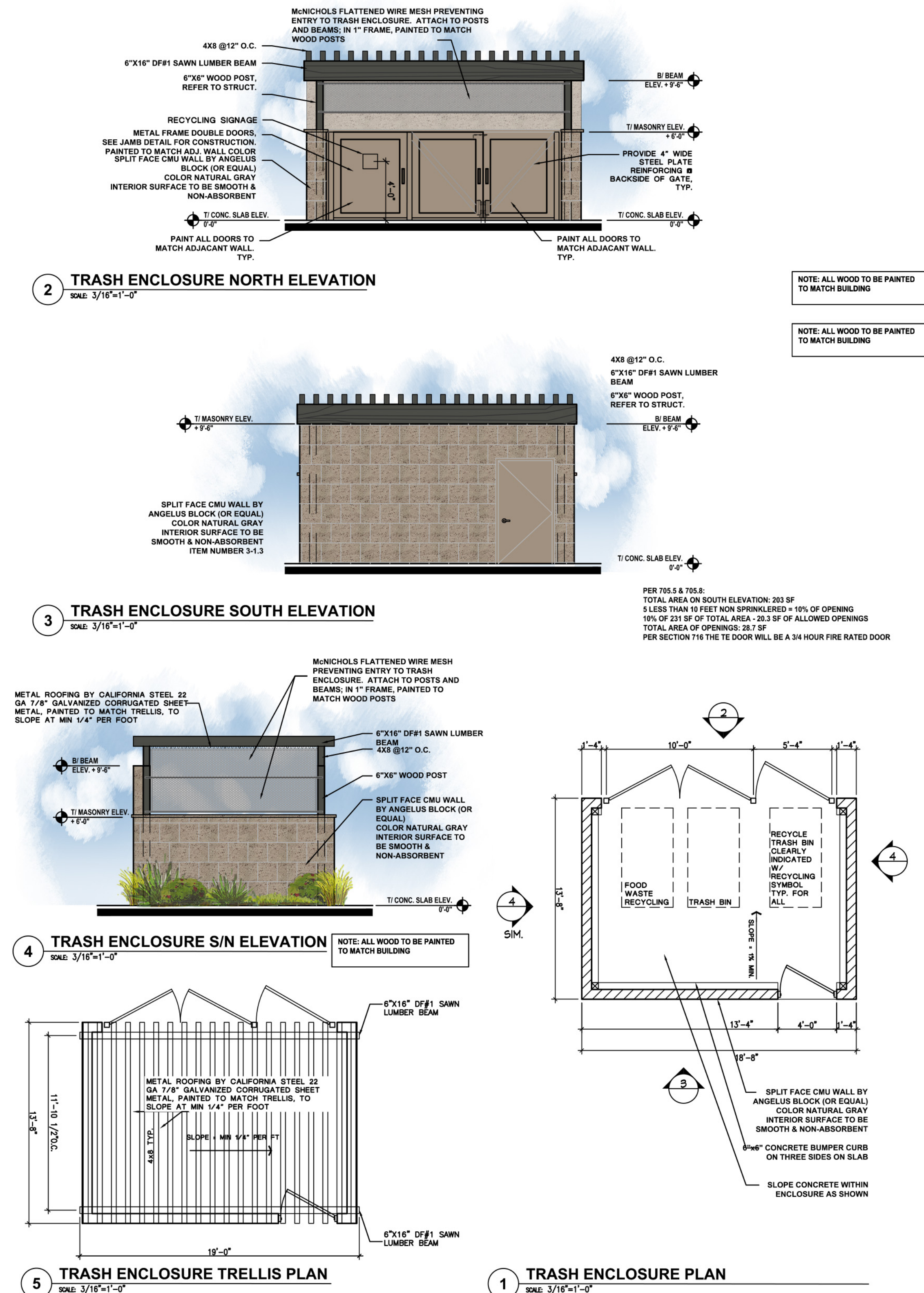


LEGEND

— — — — — ACCESSIBLE PATH OF TRAVEL, MAXIMUM 2% SLOPE
TO TRASH ENCLOSURE

Scale: 1" = 20'-0"

TRASH ENCLOSURE DETAILS:



Scale: $3/16'' = 1'-0''$



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1306 N ALTADENA DRIVE
ALTADENA, CALIFORNIA

TRASH ENCLOSURE DETAILS

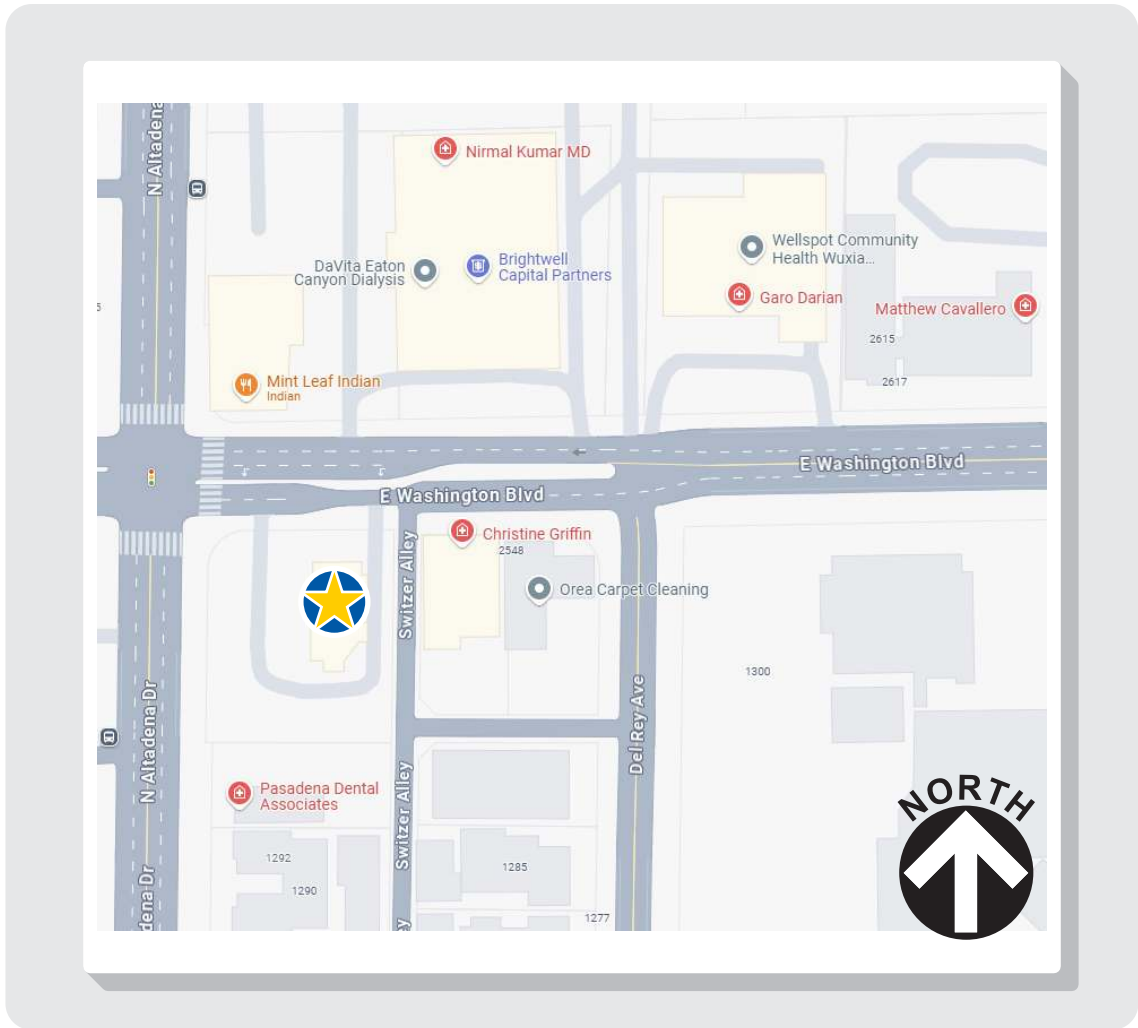
March 20, 2026

P:\25\25020 - McD Altadena, N. Altadena Dr.
004-2365\Design\Site\25020 - Site Plan.dwg

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McDonald's

• McDonald's • 1306 N Altadena Dr. • Altadena, CA



1 VICINITY MAP
SCALE: NTS



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17000 Keegan Ave.
Carson, CA 90746
Phone: 562.495.3808
Facsimile: 562.491.3099
www.superiorsigns.com

Project:
McDonald's

Address:
**1306 N Altadena Dr
Altadena, CA**

Account Manager:
Chris Janocha

Job No.: **251007-06**

Revision History:
R1 7/10/25 LR New Drawing
R2 7/23/25 LR Add 90-100 sign Z
R3 9/11/24 LR New site plan & elev.
R4 12/08/25 CV Order engineering on ground signs
R5 1/15/2026 LR New elev, site plan, change sign Z per city
R6 2/26/26 LR New site plan, reduce sign Z to 15'

Notes: The colors depicted here are a graphic representation and vary based on monitor or printer calibration. See color specifications.



ELECTRIC SIGN

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.

• CONSTRUCTION APPROVALS •
Acct. Mgr: _____ Date: _____

Design: _____ Date: _____

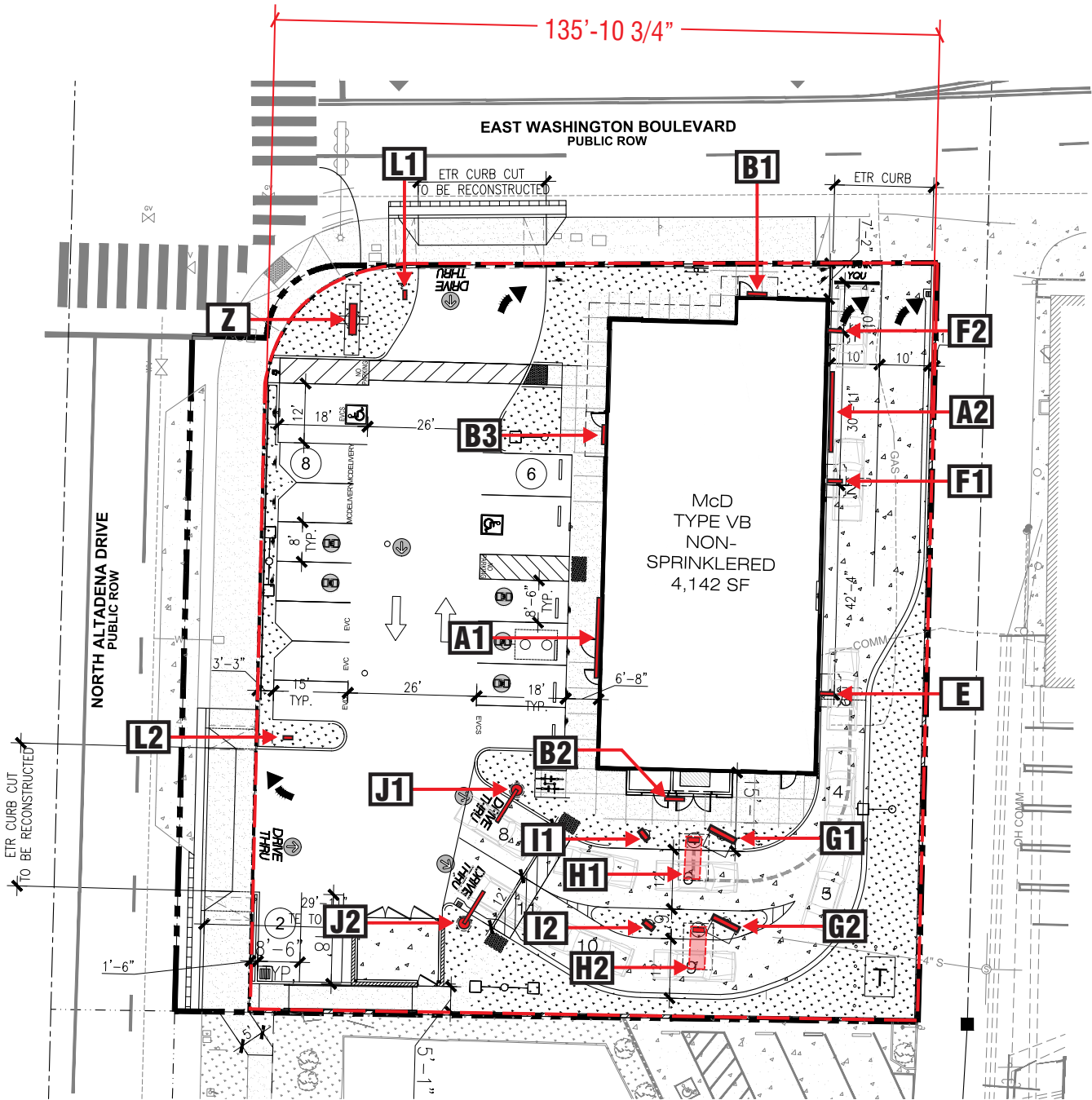
Mfg/QC: _____ Date: _____

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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	3	42.0
C					
D					
E	WINDOW BANNER	N	2.49	1	2.49
F	WINDOW BANNER	N	2.49	2	4.98
G	OUTDOOR MENUBOARD	Y	19.8	2	39.6
H	SLIM SPRINGBOARD CANOPY	Y	1.49	2	2.98
I	OUTDOOR PRESELL	Y	9.9	2	19.8
J	GATEWAY CLEARANCE	Y	5.0	2	10.0
L	DIRECTIONALS	Y	5.73	2	11.46
U					
Z	MONUMENT	Y	35.5	1	35.5
TOTAL SQ. FOOTAGE =					234.41

PROPERTY LINE = - - - - -



1 SITE PLAN
SCALE: 1/32" = 1'-0"



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Design: _____ Date: _____

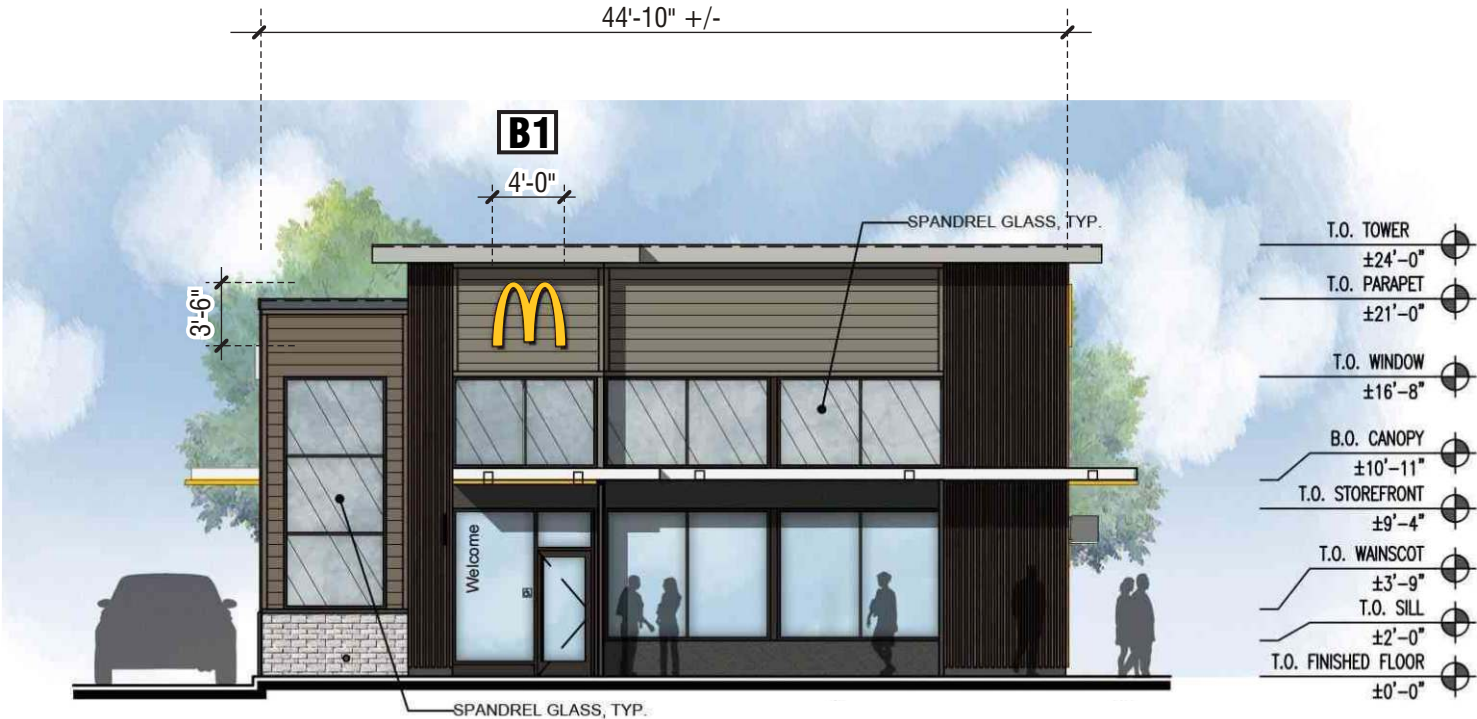
Mfg/QC: _____ Date: _____

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S-02



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



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



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Project:

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Address:

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Altadena, CA**

Account Manager:

Chris Janocha

Job No.: **251007-06**

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Notes: The colors depicted here are a graphic representation and vary based on monitor or printer calibration. See color specifications.



ELECTRIC SIGN

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.

• CONSTRUCTION APPROVALS •

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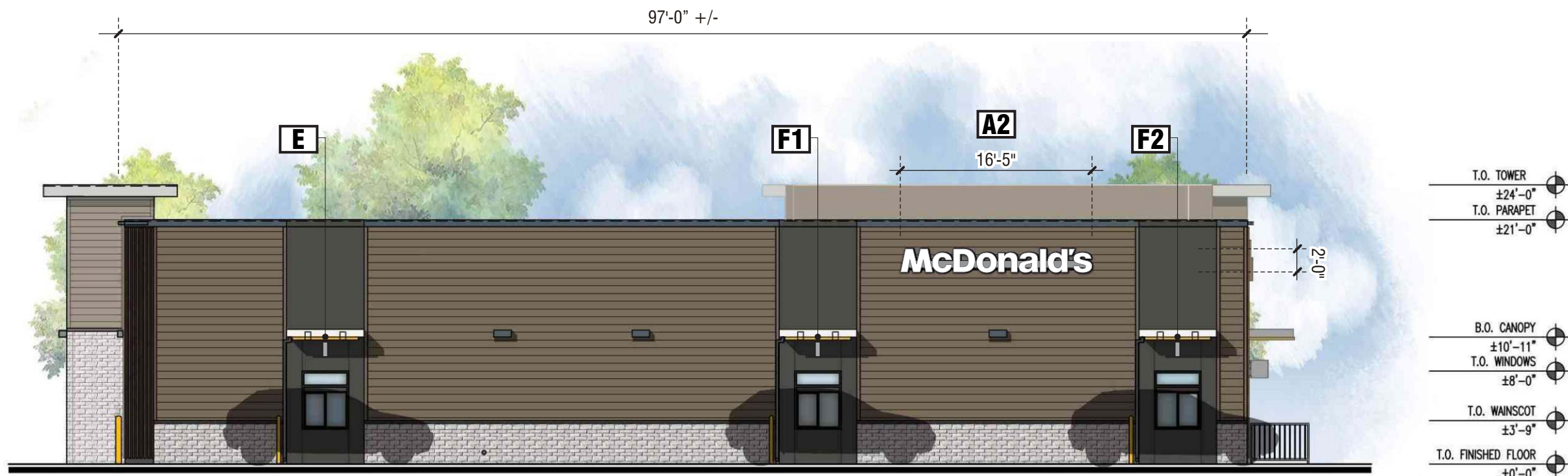
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S-03

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



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



Project:
McDonald's

Address:
**1306 N Altadena Dr
Altadena, CA**

Account Manager:
Chris Janocha

Job No.: **251007-06**

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Design: Date:

Mfg/QC: Date:

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S-04

A1

A2

LED ILLUMINATED CHANNEL LETTERS / ELECTRICAL CHANNEL SUPPORT

Quantity: Two (2) Required

16'-5"

2'-0"

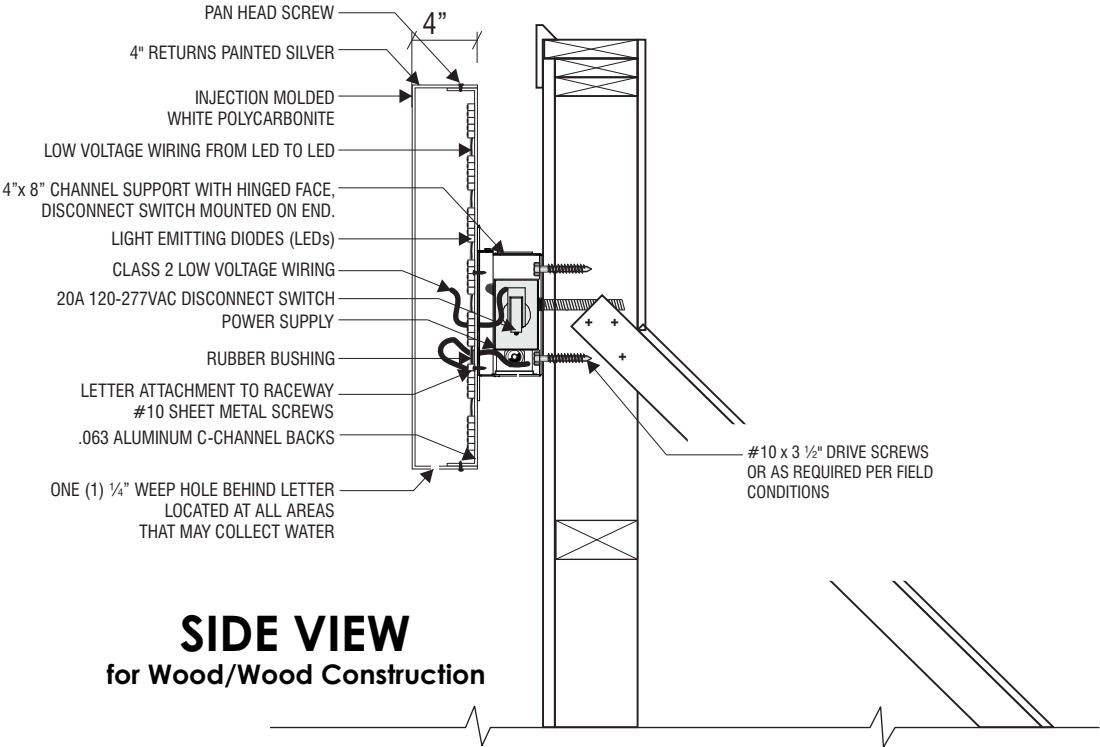
McDonald's

32.8 Sq. Ft.

Scale: 3/8" = 1'-0"

SPECIFICATIONS:

LETTERS:	INJECTION MOLDED WHITE POLYCARBONITE
RETURNS:	OPAQUE SILVER
ILLUMINATION:	WHITE LED'S
BACKS:	.063 ALUMINUM
CHANNEL SUPPORT:	4" x 8" ALUMINUM CONSTRUCTION PAINTED SILVER
POWER REQ:	1.6 AMPS
NOTE:	JOB CHECK REQUIRED BEFORE FABRICATION



1 TYPICAL SECTION DETAIL - ILLUMINATED LETTER SET ON CHANNEL SUPPORT
Scale: n.t.s

COLOR SCHEDULE		
	WHITE	
	SILVER	

CALIFORNIA TITLE 24 REQUIREMENT

NOTE: THIS SIGN TO BE CONTROLLED BY A PHOTO CELL SUPPLIED AND INSTALLED BY S.E.A.

PRIMARY ELECTRICAL COMING TO THE SIGN TO BE CONTROLLED BY AN AUTOMATIC TIME-SWITCH OR AN ASTRONOMICAL TIME-SWITCH CONTROL. THESE SWITCHES SHALL BE INSTALLED BY OTHERS BEFORE SIGN IS INSTALLED.

NOTE TO ALL CONTRACTORS: SIGN VOLTAGE 120

ALL WALL PENETRATIONS TO BE SEALED WITH UL LISTED SILICONE SEALANT. IN ACCORDANCE WITH NEC AND UL GUIDELINES, IT IS REQUIRED THAT PRIMARY CIRCUITS TO EACH SIGN MUST HAVE DEDICATED CIRCUIT WITH PROPER GROUND FROM MAIN PANEL AND MUST BE BONDED.

NOTE:ALL SIGNAGE REQUIRED DISCONNECT SWITCH TO COMPLY WITH ARTICLE 600.6(A)(1) OF THE NATIONAL ELECTRICAL CODE



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Carson, CA 90746
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Facsimile: 562.491.3099
www.superiorsigns.com

Project:
McDonald's

Address:
**1306 N Altadena Dr
Altadena, CA**

Account Manager:
Chris Janocha

Job No.: **251007-06**

Revision History:
R1 7/10/25 LR New Drawing
R2 7/23/25 LR Add 90-100 sign Z
R3 9/11/24 LR New site plan & elev.
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R5 1/15/2026 LR New elev, site plan, change sign Z per city
R6 2/26/26 LR New site plan, reduce sign Z to 15'

Notes: The colors depicted here are a graphic representation and vary based on monitor or printer calibration. See color specifications.

ELECTRIC SIGN

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.

• CONSTRUCTION APPROVALS •

Acct. Mgr: _____ Date: _____

Design: _____ Date: _____

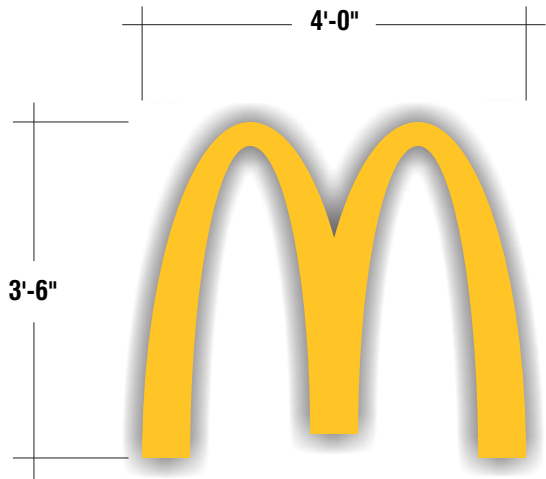
Mfg/QC: _____ Date: _____

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S-05



B1

B2

B2

LED ILLUMINATED CHANNEL LOGO

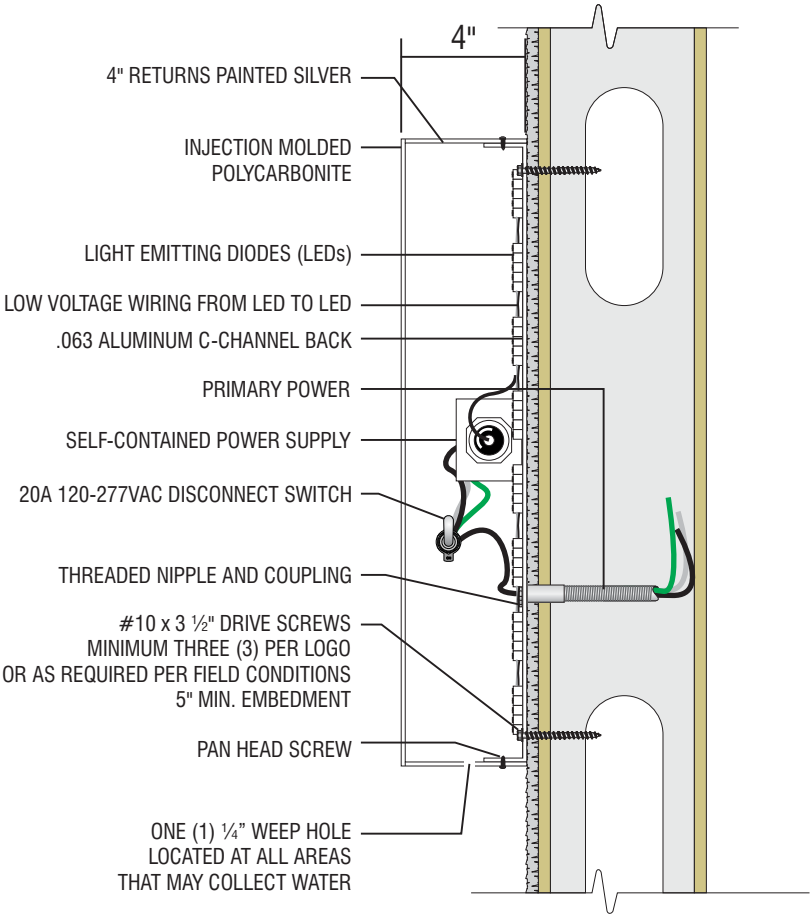
Quantity: Three (3) Required

14.0 Sq. Ft.

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

SPECIFICATIONS:

- LOGO:
- RETURNS:
- ILLUMINATION:
- BACKS:
- POWER REQ:
- NOTE:
- INJECTION MOLDED YELLOW POLYCARBONITE
- OPAQUE POLYCARBONITE PAINTED SILVER
- WHITE LED'S
- .063 ALUMINUM
- 1.3 AMPS
- JOB CHECK REQUIRED BEFORE FABRICATION



1

TYPICAL SECTION DETAIL - SELF-CONTAINED BUILDING LOGO

Scale: n.t.s

CALIFORNIA TITLE 24 REQUIREMENT

NOTE: THIS SIGN TO BE CONTROLLED BY A PHOTO CELL SUPPLIED AND INSTALLED BY S.E.A.

PRIMARY ELECTRICAL COMING TO THE SIGN TO BE CONTROLLED BY AN AUTOMATIC TIME-SWITCH OR AN ASTRONOMICAL TIME-SWITCH CONTROL. THESE SWITCHES SHALL BE INSTALLED BY OTHERS BEFORE SIGN IS INSTALLED.

NOTE TO ALL CONTRACTORS: SIGN VOLTAGE 120

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NOTE:ALL SIGNAGE REQUIRED DISCONNECT SWITCH TO COMPLY WITH ARTICLE 600.6(A)(1) OF THE NATIONAL ELECTRICAL CODE

COLOR SCHEDULE		
	SABIC YELLOW LEXAN	
	SILVER	



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Notes: The colors depicted here are a graphic representation and vary based on monitor or printer calibration. See color specifications.



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CONSTRUCTION APPROVALS

Acct. Mgr: Date:

Design: Date:

Mfg/QC: Date:

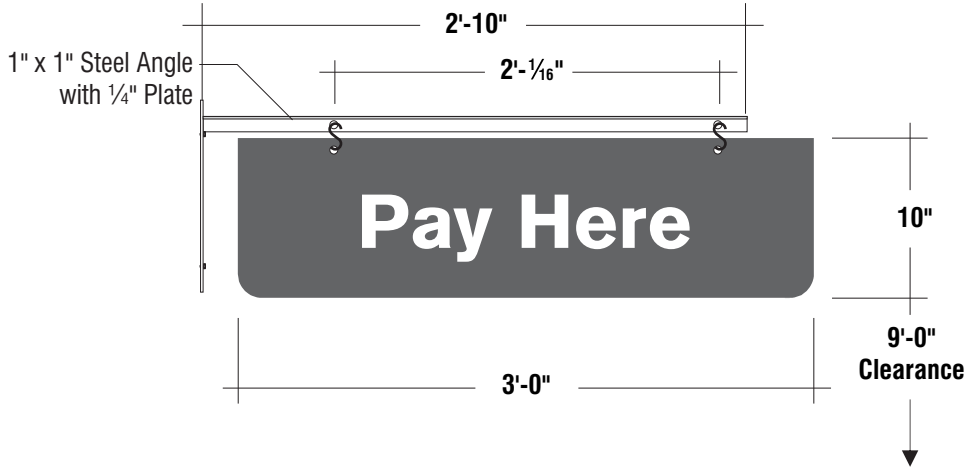
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S-06

COLOR SCHEDULE		
	SABIC YELLOW LEXAN	
	WHITE	
	SILVER (BRACKET)	
	PMS #425	



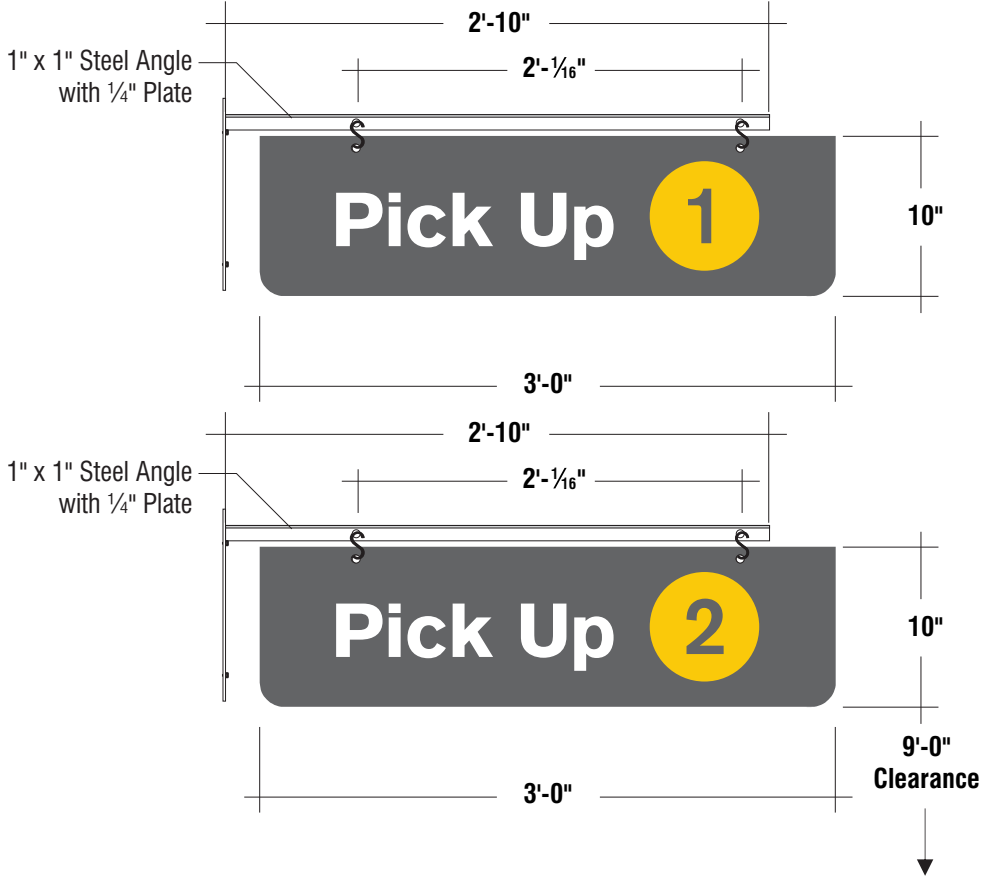
E

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 COPY**
- **TWO (2) STAINLESS STEEL S-HOOKS AT TOP SO TO CONNECT TO EYEBOLTS ABOVE**
- **PANEL:** GRAY
- **COPY:** WHITE
- **MOUNTING BRACKET:** 1" X 1" STEEL ANGLE AND PLATE PAINTED BLACK



F1 F2

SINGLE FACE NON-ILLUMINATED WINDOW POSITION PANEL W/MOUNTING BRACKET 2.49 Sq. Ft.

Quantity: One each / Two (2) Total Required Scale: 1" = 1'-0"

SPECIFICATIONS:

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



superior
electrical advertising

17000 Keegan Ave.
Carson, CA 90746
Phone: 562.495.3808
Facsimile: 562.491.3099

www.superiorsigns.com

Project:

McDonald's

Address:

**1306 N Altadena Dr
Altadena, CA**

Account Manager:

Chris Janocha

Job No.: **251007-06**

Revision History:

R1 7/10/25 LR New Drawing
R2 7/23/25 LR Add 90-100 sign Z
R3 9/11/24 LR New site plan & elev.
R4 12/08/25 CV Order engineering on ground signs
R5 1/15/2026 LR New elev, site plan, change sign Z per city
R6 2/26/26 LR New site plan, reduce sign Z to 15'

Notes: The colors depicted here are a graphic representation and vary based on monitor or printer calibration. See color specifications.



ELECTRIC SIGN

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.

• CONSTRUCTION APPROVALS •

Acct. Mgr: _____ Date: _____

Design: _____ Date: _____

Mfg/QC: _____ Date: _____

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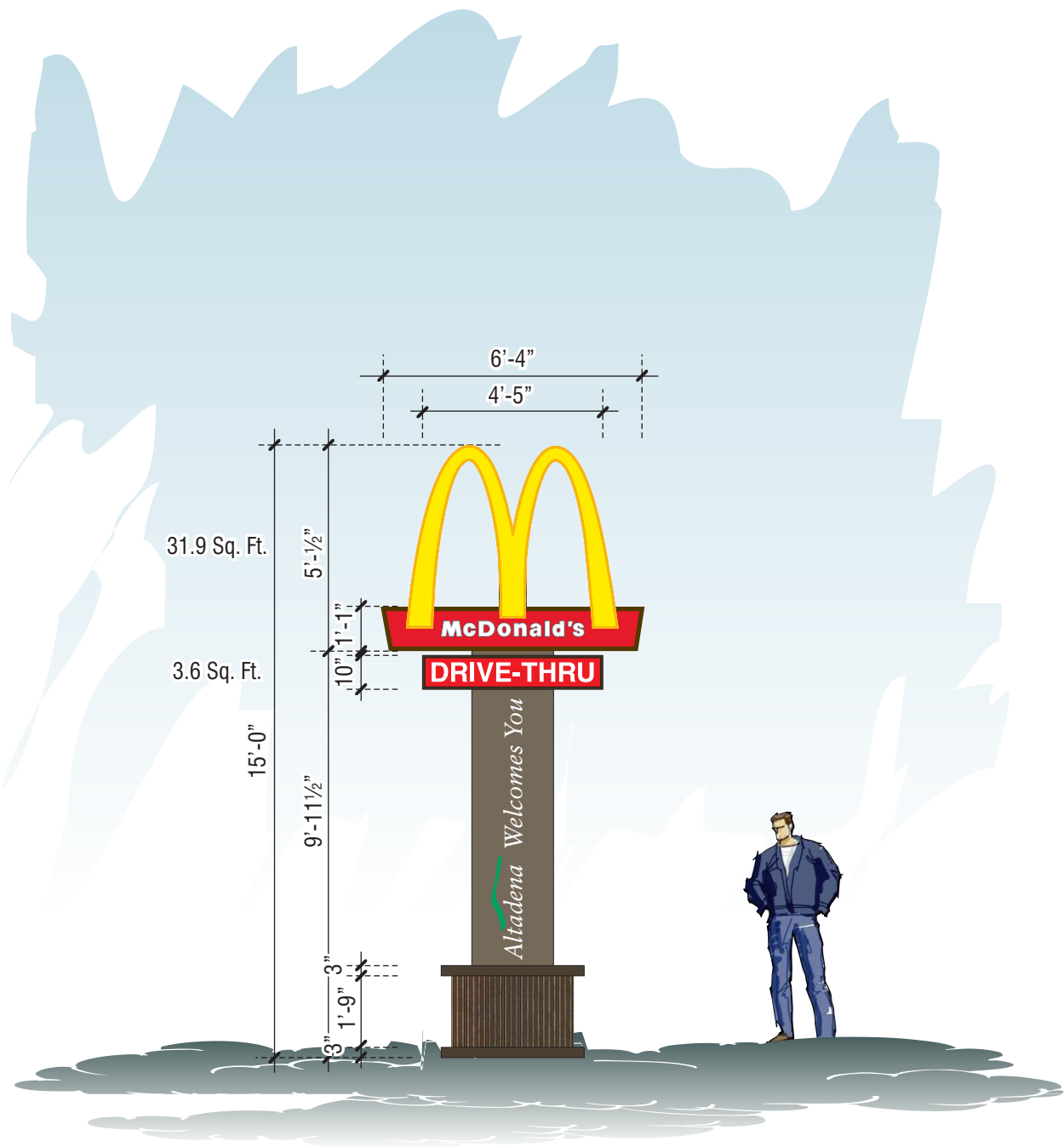
S-07

Z

NEW DOUBLE FACE ILLUMINATED 90-25 ROAD SIGN

Quantity: One (1) Set Required

SPECIFICATIONS:	
90-25CABINET:	SQ. TUBE CONSTRUCTED CABINET WITH ALUMINUM CLADDING
ARCH FACES:	SABIC YELLOW LEXAN.
ARCH RETURNS & RETAINERS:	ALUMINUM PAINTED YELLOW TO MATCH PMS 123C
ILLUMINATION:	WARM WHITE LED'S WITH SELF CONTAINED POWER SUPPLIES
KEYSTONE FACES:	RED LEXAN ROUTED OUT FOR COPY
"McDONALD'S":	WHITE TUFFGLASS WITH BLACK OUTLINE POP RIVETED TO THE FACE
KEYSTONE RETURNS & RETAINERS:	ALUMINUM PAINTED DURANODIC BRONZE
ILLUMINATION:	WHITE LED'S WITH SELF-CONTAINED POWER SUPPLIES
SUB-CABINETS:	CUSTOM FABRICATED ALUMINUM CONSTRUCTION PAINTED DURANODIC BRONZE
FACE:	RED LEXAN ROUTED OUT FOR COPY
COPY:	WHITE TUFFGLASS
ILLUMINATION:	WHITE LED'S WITH SELF-CONTAINED POWER SUPPLIES
POLE COVER:	SQ. TUBE FRAMING W/ALUMINUM CLADDING PAINTED TO MATCH BUILDING W/STUCCO FINISH
COPY ON POLE COVER:	F.CO. LETTERS PAINTED WHITE
BASE:	SQ. TUBE FRAMING W/ALUMINUM "BATTAN" TO MATCH BUILDING



Z

DOUBLE FACE ILLUMINATED FREESTANDING SIGN

Quantity: One (1) Sign Required

Sq. Ft. = 35.5

Scale: 1/4" = 1'-0"

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electrical advertising

17000 Keegan Ave.

Carson, CA 90746

Phone: 562.495.3808

Facsimile: 562.491.3099

www.superiorsigns.com

Project:
McDonald's

Address:
1306 N Altadena Dr
Altadena, CA

Account Manager:
Chris Janocha

Job No.: 251007-06

Revision History:
R1 7/10/25 LR New Drawing
R2 7/23/25 LR Add 90-100 sign Z
R3 9/11/24 LR New site plan & elev.
R4 12/08/25 CV Order engineering on ground signs
R5 1/15/2026 LR New elev, site plan, change sign Z per city
R6 2/26/26 LR New site plan, reduce sign Z to 15'

Notes: The colors depicted here are a graphic representation and vary based on monitor or printer calibration. See color specifications.



ELECTRIC SIGN

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.

CONSTRUCTION APPROVALS

Acct. Mgr: Date:

Design: Date:

Mfg/QC: Date:

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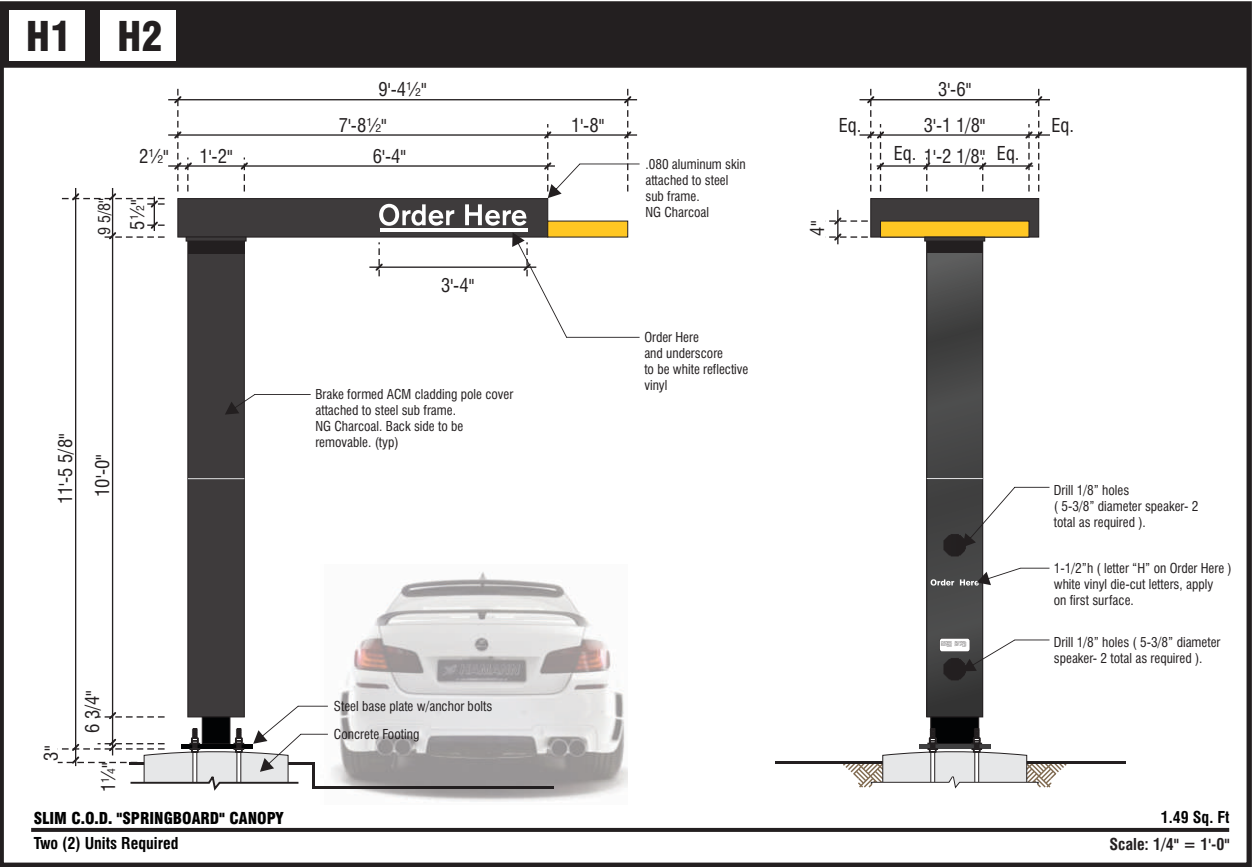
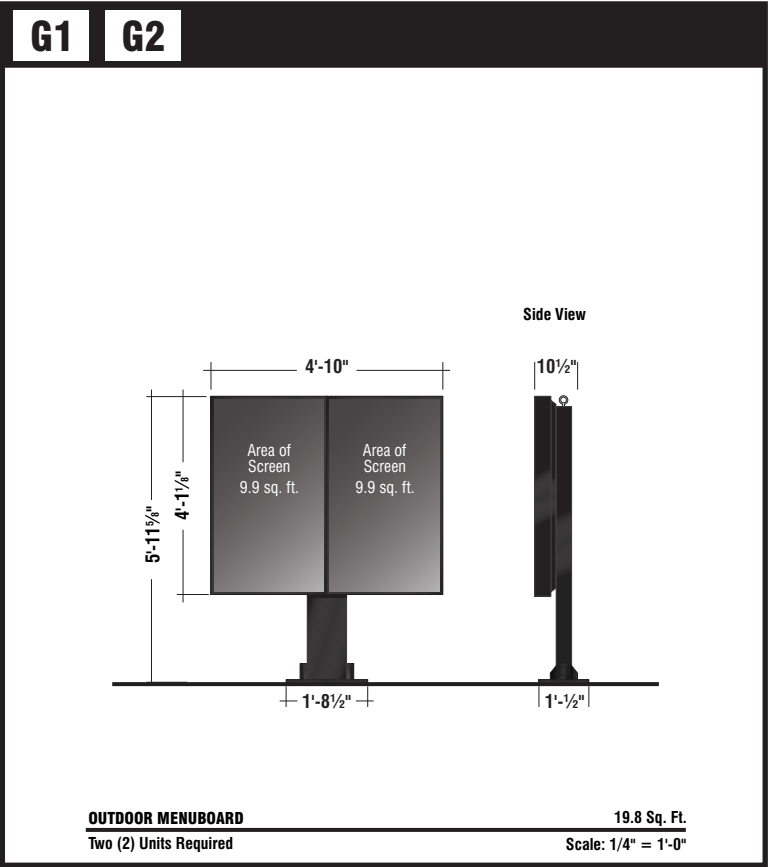
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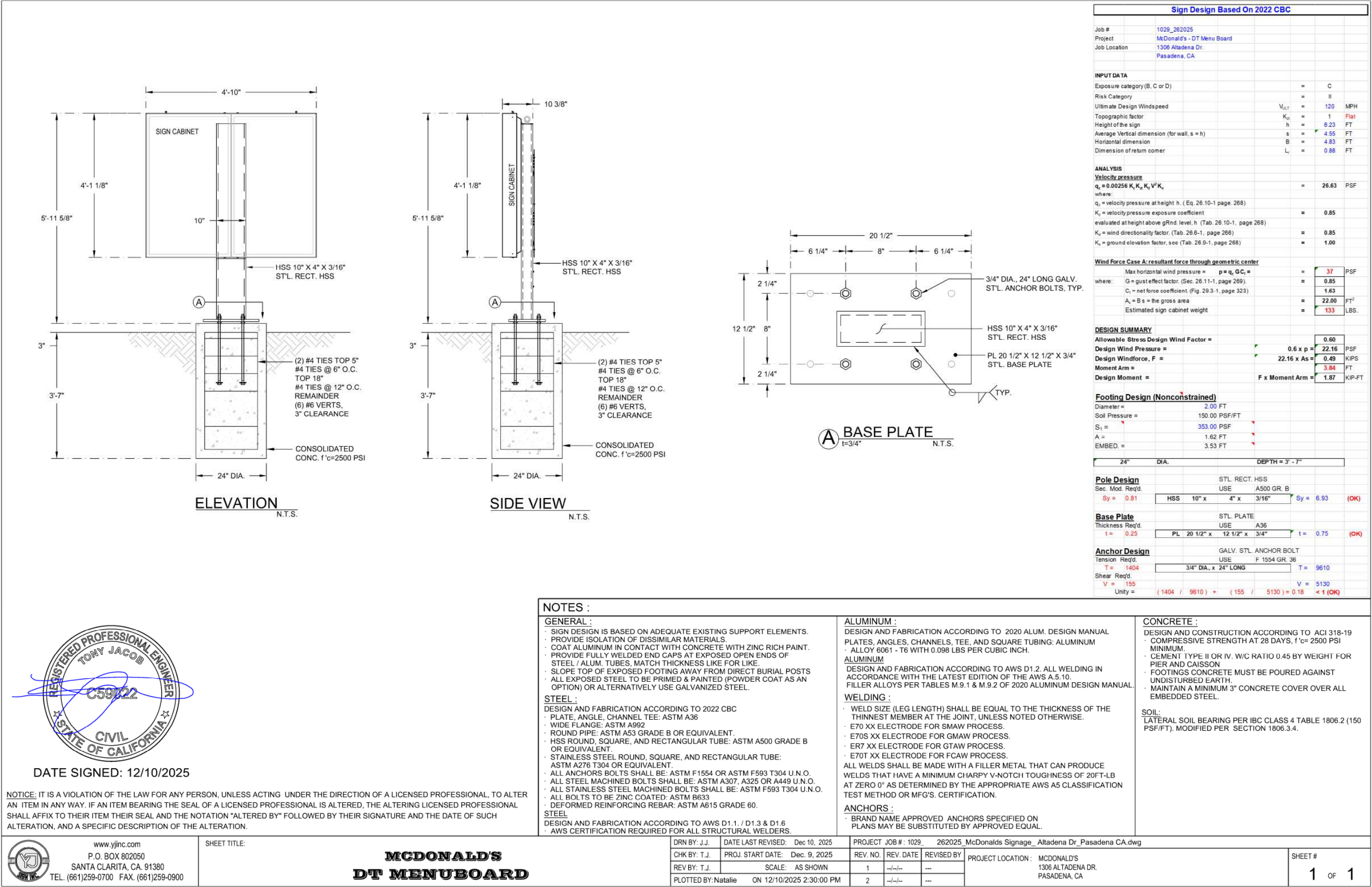
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S-08

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

COLOR SCHEDULE		
	PMS #123	
	WHITE	
	BLACK	
	CHARCOAL	





Project:
McDonald's

Address:
**1306 N Altadena Dr
Altadena, CA**

Account Manager:
Chris Janocha

Job No.: **251007-06**

Revision History:

R1 7/10/25 LR New Drawing
R2 7/23/25 LR Add 90-100 sign Z
R3 9/11/24 LR New site plan & elev.
R4 12/08/25 CV Order engineering on ground signs
R5 1/15/2026 LR New elev, site plan, change sign Z per city
R6 2/26/26 LR New site plan, reduce sign Z to 15'

Notes: The colors depicted here are a graphic representation and vary based on monitor or printer calibration. See color specifications.



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.

CONSTRUCTION APPROVALS

Acct. Mgr: _____ Date: _____

Design: _____ Date: _____

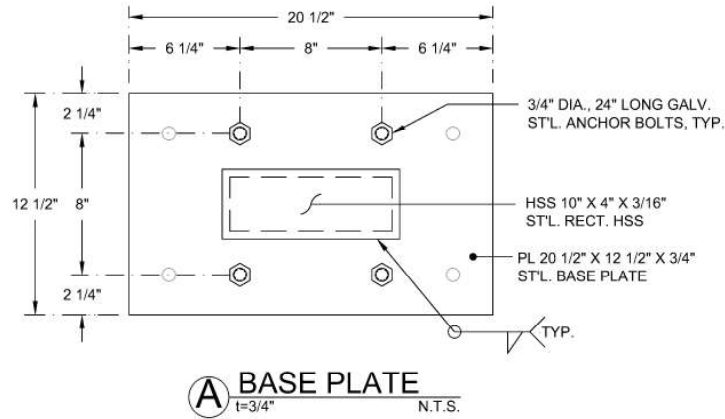
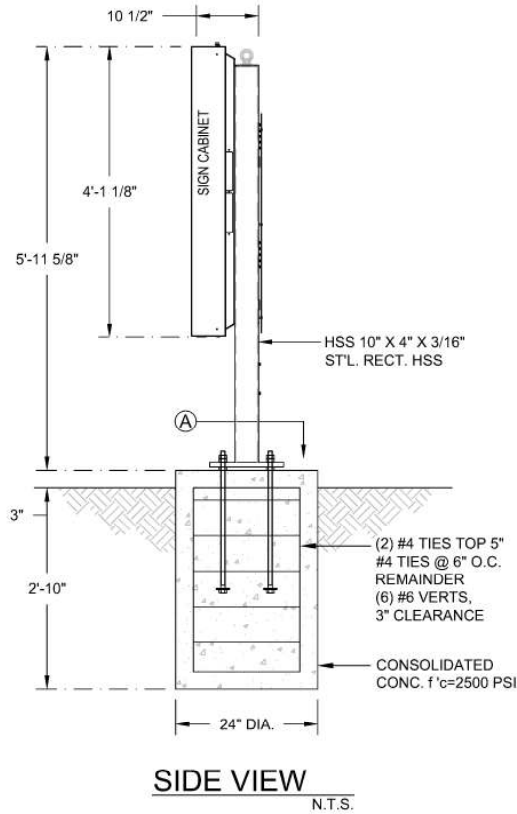
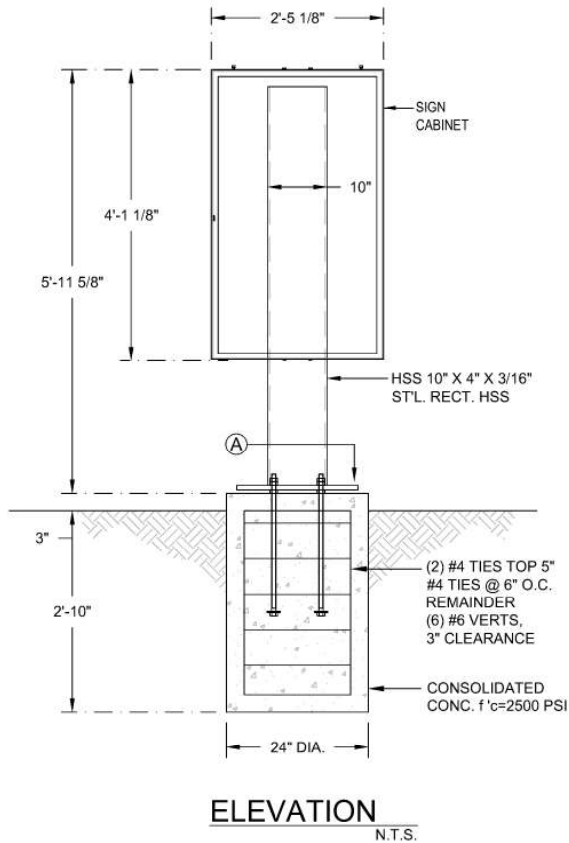
Mfg/QC: _____ Date: _____

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S-010



Sign Design Based On 2022 CBC			
Job #	1029_262025		
Project	McDonald's - DT Pre-Sell		
Job Location	1306 Altadena Dr. Pasadena, CA		
INPUT DATA			
Exposure category (B, C or D)			C
Risk Category			II
Ultimate Design Windspeed	V _{ULT}	=	120 MPH
Topographic factor	K _{TC}	=	1 Flat
Height of the sign	h	=	6.24 FT
Average Vertical dimension (for wall, s = h)	s	=	5.01 FT
Horizontal dimension	B	=	2.43 FT
Dimension of return corner	L _r	=	0.88 FT
ANALYSIS			
Velocity pressure	q _s = 0.00256 K _t K _z K _d V ² K _e	=	26.63 PSF
where:			
q _s = velocity pressure at height h, (Eq. 26.10-1, page 268)			
K _e = velocity pressure exposure coefficient			
evaluated at height above gRnd. level, h (Tab. 26.10-1, page 268)			
K _d = wind directionality factor, (Tab. 26.6-1, page 266)			
K _e = ground elevation factor, see (Tab. 26.9-1, page 268)			
Wind Force Case A: resultant force through geometric center			
Max horizontal wind pressure =	p = q _s G C _f	=	37 PSF
where:			
G = gust effect factor (Sec. 26.11-1, page 269)			
C _f = net force coefficient, (Fig. 29.3-1, page 323)			
A _s = B s = the gross area			
Estimated sign cabinet weight			
DESIGN SUMMARY			
Allowable Stress Design Wind Factor =			0.60
Design Wind Pressure =	0.6 x p =		22.44 PSF
Design Windforce, F =	22.44 x A _s =		0.27 KIPS
Moment Arm =			3.59 FT
Design Moment =	F x Moment Arm =		0.98 KIP-FT
Footing Design (Nonconstrained)			
Diameter =	2.00 FT		
Soil Pressure =	150.00 PSF/FT		
S _i =	277.00 PSF		
A =	1.15 FT		
EMBED =	2.78 FT		
Pole Design			
Sec. Mod. Req'd.	USE	A500 GR. B	
S _y =	0.43	HSS 10" x 4" x 3/16"	S _y = 6.93 (OK)
Base Plate			
Thickness Req'd.	USE	A36	
t =	0.18	PL 20 1/2" x 12 1/2" x 3/4"	t = 0.75 (OK)
Anchor Design			
Tension Req'd.	USE	F 1554 GR. 36	
T =	735	3/4" DIA. x 24" LONG	T = 9610
Shear Req'd.			
V =	87		V = 5130
Unity =	(735 / 9610) + (87 / 5130) =	0.09	< 1 (OK)

NOTES :

GENERAL :

- SIGN DESIGN IS BASED ON ADEQUATE EXISTING SUPPORT ELEMENTS.
- PROVIDE ISOLATION OF DISSIMILAR MATERIALS.
- COAT ALUMINUM IN CONTACT WITH CONCRETE WITH ZINC RICH PAINT.
- PROVIDE FULLY WELDED END CAPS AT EXPOSED OPEN ENDS OF STEEL / ALUM. TUBES. MATCH THICKNESS LIKE FOR LIKE.
- SLOPE TOP OF EXPOSED FOOTING AWAY FROM DIRECT BURIAL POSTS
- ALL EXPOSED STEEL TO BE PRIMED & PAINTED (POWDER COAT AS AN OPTION) OR ALTERNATIVELY USE GALVANIZED STEEL.

STEEL :

- DESIGN AND FABRICATION ACCORDING TO 2022 CBC
- PLATE, ANGLE, CHANNEL TEE: ASTM A36
- WIDE FLANGE: ASTM A992
- ROUND PIPE: ASTM A53 GRADE B OR EQUIVALENT.
- HSS ROUND, SQUARE, AND RECTANGULAR TUBE: ASTM A500 GRADE B OR EQUIVALENT.
- STAINLESS STEEL ROUND, SQUARE, AND RECTANGULAR TUBE: ASTM A276 T304 OR EQUIVALENT.
- ALL ANCHORS BOLTS SHALL BE: ASTM F1554 OR ASTM F593 T304 U.N.O.
- ALL STEEL MACHINED BOLTS SHALL BE: ASTM A307, A325 OR A449 U.N.O.
- ALL STAINLESS STEEL MACHINED BOLTS SHALL BE: ASTM F593 T304 U.N.O.
- ALL BOLTS TO BE ZINC COATED: ASTM B633
- DEFORMED REINFORCING REBAR: ASTM A615 GRADE 60.

STEEL

- DESIGN AND FABRICATION ACCORDING TO AWS D1.1, / D1.3 & D1.6
- AWS CERTIFICATION REQUIRED FOR ALL STRUCTURAL WELDERS.

ALUMINUM :

- DESIGN AND FABRICATION ACCORDING TO 2020 ALUM. DESIGN MANUAL
- PLATES, ANGLES, CHANNELS, TEE, AND SQUARE TUBING: ALUMINUM
- ALLOY 6061 - T6 WITH 0.098 LBS PER CUBIC INCH.

ALUMINUM

- DESIGN AND FABRICATION ACCORDING TO AWS D1.2. ALL WELDING IN ACCORDANCE WITH THE LATEST EDITION OF THE AWS A5.10.
- FILLER ALLOYS PER TABLES M.9.1 & M.9.2 OF 2020 ALUMINUM DESIGN MANUAL.

WELDING :

- WELD SIZE (LEG LENGTH) SHALL BE EQUAL TO THE THICKNESS OF THE THINNEST MEMBER AT THE JOINT, UNLESS NOTED OTHERWISE.
- E70 XX ELECTRODE FOR SMAW PROCESS.
- E70S XX ELECTRODE FOR GMAW PROCESS.
- ER7 XX ELECTRODE FOR GTAW PROCESS.
- E70T XX ELECTRODE FOR FCAW PROCESS.
- ALL WELDS SHALL BE MADE WITH A FILLER METAL THAT CAN PRODUCE WELDS THAT HAVE A MINIMUM CHARPY V-NOTCH TOUGHNESS OF 20FT-LB AT ZERO 0° AS DETERMINED BY THE APPROPRIATE AWS A5 CLASSIFICATION TEST METHOD OR MFG'S. CERTIFICATION.

ANCHORS :

- BRAND NAME APPROVED ANCHORS SPECIFIED ON PLANS MAY BE SUBSTITUTED BY APPROVED EQUAL.

CONCRETE :

- DESIGN AND CONSTRUCTION ACCORDING TO ACI 318-19
- COMPRESSIVE STRENGTH AT 28 DAYS, f'c= 2500 PSI MINIMUM.
- CEMENT TYPE II OR IV. W/C RATIO 0.45 BY WEIGHT FOR PIER AND CAISSON
- FOOTINGS CONCRETE MUST BE POURED AGAINST UNDISTURBED EARTH.
- MAINTAIN A MINIMUM 3" CONCRETE COVER OVER ALL EMBEDDED STEEL.

SOIL:

- LATERAL SOIL BEARING PER IBC CLASS 4 TABLE 1806.2 (150 PSF/FT). MODIFIED PER SECTION 1806.3.4.



DATE SIGNED: 12/10/2025

NOTICE: IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL OF A LICENSED PROFESSIONAL IS ALTERED, THE ALTERING LICENSED PROFESSIONAL SHALL AFFIX TO THEIR ITEM THEIR SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY THEIR SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.



www.yjinc.com
P.O. BOX 802050
SANTA CLARITA, CA. 91380
TEL. (661)259-0700 FAX. (661)259-0900

SHEET TITLE:

**MCDONALD'S
DT PRE-SELL**

DRN BY: J.J. DATE LAST REVISED: Dec 10, 2025

CHK BY: T.J. PROJ. START DATE: Dec. 9, 2025

REV BY: T.J. SCALE: AS SHOWN

PLOTTED BY: Natalie ON 12/10/2025 2:30:01 PM

PROJECT JOB #: 1029_262025 McDonalds Signage_Altadena Dr_Pasadena CA.dwg

REV. NO. REV. DATE REVISED BY

1 --/--/--

2 --/--/--

PROJECT LOCATION : MCDONALD'S
1306 ALTADENA DR.
PASADENA, CA

SHEET #

1 OF 1



superior
electrical advertising

17000 Keegan Ave.
Carson, CA 90746
Phone: 562.495.3808
Facsimile: 562.491.3099

www.superiorsigns.com

Project:

McDonald's

Address:

**1306 N Altadena Dr
Altadena, CA**

Account Manager:

Chris Janocha

Job No.: **251007-06**

Revision History:

R1 7/10/25 LR New Drawing

R2 7/23/25 LR Add 90-100 sign Z

**R3 9/11/24 LR New site plan &
elev.**

R4 12/08/25 CV Order

engineering on ground signs

R5 1/15/2026 LR New elev, site

plan, change sign Z per city

R6 2/26/26 LR New site plan,

reduce sign Z to 15'

Notes: The colors depicted here are a graphic representation and vary based on monitor or printer calibration. See color specifications.



ELECTRIC SIGN

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.

CONSTRUCTION APPROVALS

Acct. Mgr: Date:

Design: Date:

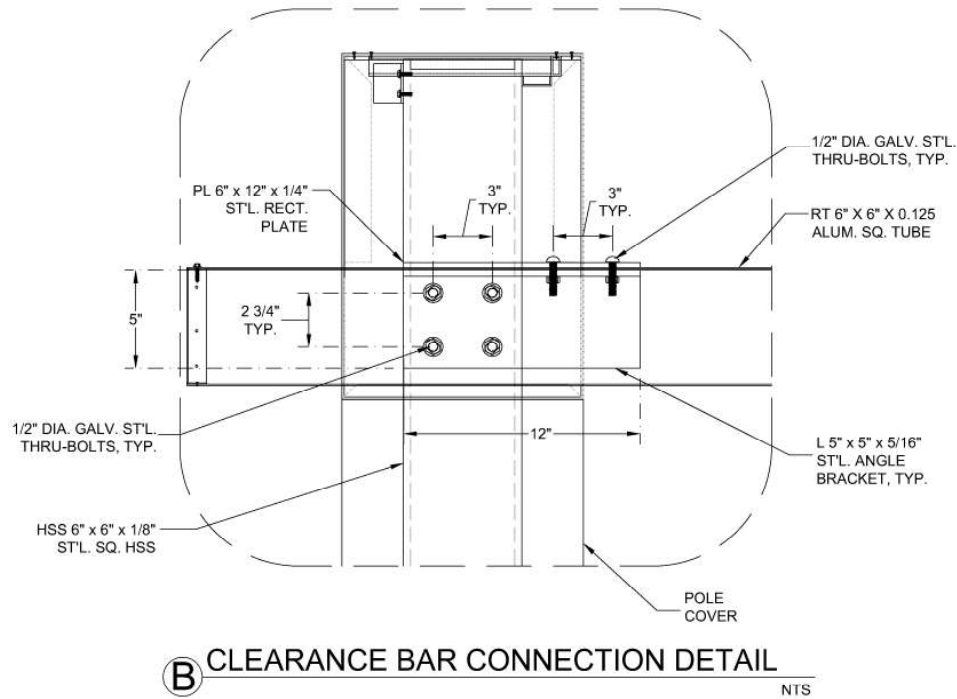
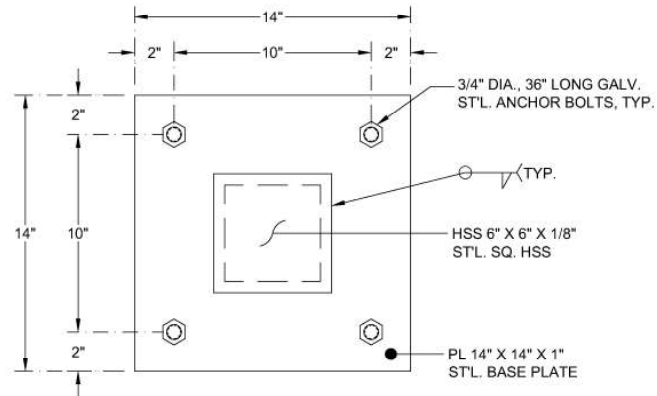
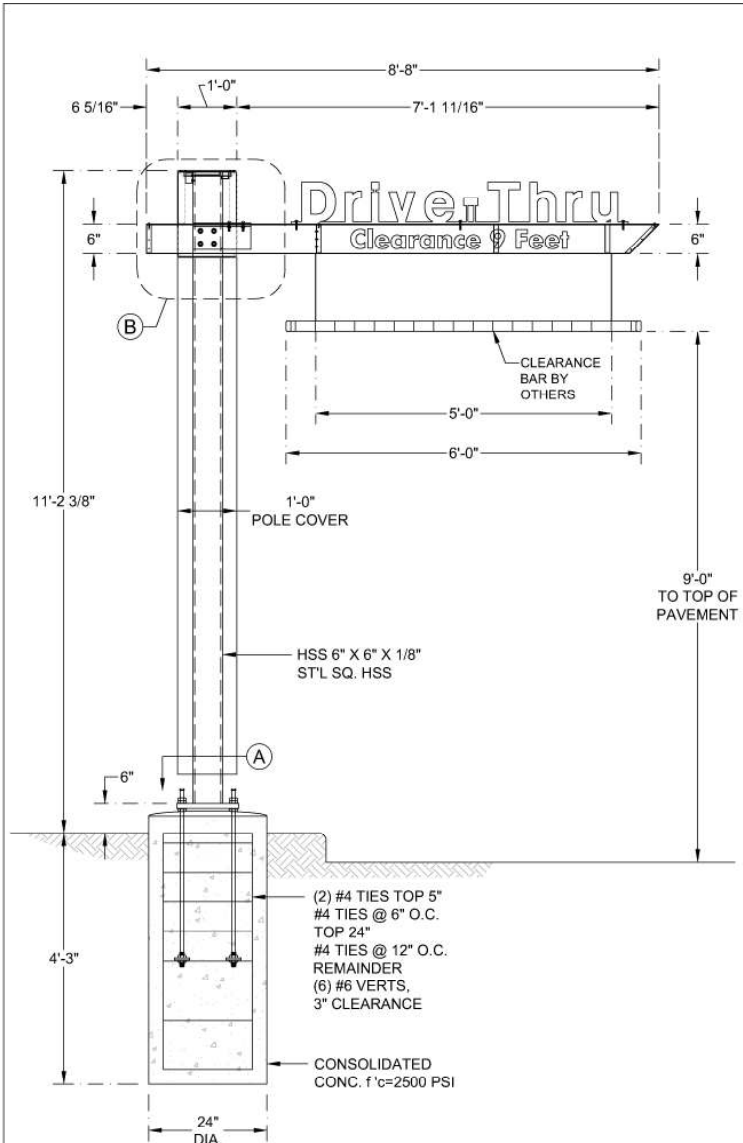
Mfg/QC: Date:

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S-011



Sign Design Based On 2022 CBC			
Job #	1029_282025		
Project	McDonald's - Clearance Bar		
Job Location	1306 Altadena Dr. Pasadena, CA		
INPUT DATA			
Exposure category (B, C or D)		=	C
Risk Category		=	II
Ultimate Design Windspeed	V _{ULT}	=	120 MPH
Topographic factor	K _z	=	1 Flat
Height of the sign	h	=	11.20 FT
Average Vertical dimension (for wall, s = h)	s	=	2.23 FT
Horizontal dimension	B	=	8.71 FT
Dimension of return corner	L _r	=	0.76 FT

ANALYSIS			
Velocity pressure	$q_z = 0.00256 K_z K_{zt} K_d V^2 K_e$	=	26.63 PSF
where:			
q_z = velocity pressure at height h. (Eq. 26.10-1, page 268)			
K_z = velocity pressure exposure coefficient		=	0.85
evaluated at height above g.Rnd. level, h (Tab. 26.10-1, page 268)			
K_{zt} = wind directionality factor. (Tab. 26.6-1, page 268)		=	0.85
K_d = ground elevation factor, see (Tab. 26.9-1, page 268)		=	1.00
Wind Force Case A: resultant force through geometric center			
Max horizontal wind pressure = $p = q_z G C_f$		=	41 PSF
where: G = gust effect factor. (Sec. 26.11-1, page 269)		=	0.85
C_f = net force coefficient. (Fig. 29.3-1, page 323)		=	1.80
A_g = B s = the gross area		=	19.42 FT ²
Estimated sign cabinet weight		=	118 LBS.

DESIGN SUMMARY			
Allowable Stress Design Wind Factor =			0.60
Design Wind Pressure =	$0.6 \times p$	=	24.48 PSF
Design Windforce, F =	$24.48 \times A_g$	=	0.48 KIPS
Moment Arm =		=	8.36 FT
Design Moment =	$F \times \text{Moment Arm}$	=	3.97 KIP-FT

Footing Design (Nonconstrained)			
Diameter =	2.00 FT		
Soil Pressure =	150.00 PSF/FT		
S_1 =	420.00 PSF		
A =	1.32 FT		
EMBED. =	4.20 FT		

Pole Design			
Sec. Mod. Req'd.	USE	STL. SQ. HSS	
$S = 1.82$	HSS 6" x 6" x 1/8"	A500 GR. B	$F_y = 46000$ PSI
Torsion Shear	Torsion = 848	LB-FT	$S = 5.15$ IN ³
$T = 901$			$t = 0.17$ IN
Shear Stress			$b = 6.00$ IN
$V = 396.0$			$A = 2.70$ IN ²
Total V Stress =	1297		allow $f_v = 18400$
Unity = $(1.82 / 5.15) + (1297 / 18400) = 0.42$			< 1 (OK)

Base Plate			
Thickness Req'd.	USE	STL. PLATE	
$t = 0.40$	PL 14" x 14" x 1"	A36	$t = 1.00$ (OK)

Anchor Design			
Tension Req'd.	USE	GALV. STL. ANCHOR BOLT	
$T = 2383$	3/4" DIA., x 36" LONG	F 1554 GR. 36	$T = 9610$
Shear Req'd.			$V = 5130$
Unity = $(2383 / 9610) + (148 / 5130) = 0.28$			< 1 (OK)

Arm Design			
Sec. Mod. Req'd.	USE	ALUM. SQ. TUBE	
$S = 0.48$	RT 6.0" x 6.0" x 0.125"	6061-T6	$S = 5.64$ (OK)

Bolt Design			
Tension Req'd.	USE	GALV. STL. THRU-BOLT	
$T = 2036$	1/2" DIA.,	A307	$T = 4410$
Shear Req'd.			$V = 2350$
Unity = $(2036 / 4410) + (60 / 2350) = 0.49$			< 1 (OK)

NOTES :

GENERAL :

- SIGN DESIGN IS BASED ON ADEQUATE EXISTING SUPPORT ELEMENTS.
- PROVIDE ISOLATION OF DISSIMILAR MATERIALS.
- COAT ALUMINUM IN CONTACT WITH CONCRETE WITH ZINC RICH PAINT.
- PROVIDE FULLY WELDED END CAPS AT EXPOSED OPEN ENDS OF STEEL / ALUM. TUBES, MATCH THICKNESS LIKE FOR LIKE.
- SLOPE TOP OF EXPOSED FOOTING AWAY FROM DIRECT BURIAL POSTS
- ALL EXPOSED STEEL TO BE PRIMED & PAINTED (POWDER COAT AS AN OPTION) OR ALTERNATIVELY USE GALVANIZED STEEL.

STEEL :

- DESIGN AND FABRICATION ACCORDING TO 2022 CBC
- PLATE, ANGLE, CHANNEL TEE: ASTM A36
- WIDE FLANGE: ASTM A992
- ROUND PIPE: ASTM A53 GRADE B OR EQUIVALENT.
- HSS ROUND, SQUARE, AND RECTANGULAR TUBE: ASTM A500 GRADE B OR EQUIVALENT.
- STAINLESS STEEL ROUND, SQUARE, AND RECTANGULAR TUBE: ASTM A276 T304 OR EQUIVALENT.
- ALL ANCHORS BOLTS SHALL BE: ASTM F1554 OR ASTM F593 T304 U.N.O.
- ALL STEEL MACHINED BOLTS SHALL BE: ASTM A307, A325 OR A449 U.N.O.
- ALL STAINLESS STEEL MACHINED BOLTS SHALL BE: ASTM F593 T304 U.N.O.
- ALL BOLTS TO BE ZINC COATED: ASTM B633
- DEFORMED REINFORCING REBAR: ASTM A615 GRADE 60.

- DESIGN AND FABRICATION ACCORDING TO AWS D1.1 / D1.3 & D1.6
- AWS CERTIFICATION REQUIRED FOR ALL STRUCTURAL WELDERS.

ALUMINUM :

- DESIGN AND FABRICATION ACCORDING TO 2020 ALUM. DESIGN MANUAL
- PLATES, ANGLES, CHANNELS, TEE, AND SQUARE TUBING: ALUMINUM
- ALLOY 6061 - T6 WITH 0.098 LBS PER CUBIC INCH.

ALUMINUM

- DESIGN AND FABRICATION ACCORDING TO AWS D1.2. ALL WELDING IN ACCORDANCE WITH THE LATEST EDITION OF THE AWS A.5.10.
- FILLER ALLOYS PER TABLES M.9.1 & M.9.2 OF 2020 ALUMINUM DESIGN MANUAL.

WELDING :

- WELD SIZE (LEG LENGTH) SHALL BE EQUAL TO THE THICKNESS OF THE THINNEST MEMBER AT THE JOINT, UNLESS NOTED OTHERWISE.
- E70 XX ELECTRODE FOR SMAW PROCESS.
- E70S XX ELECTRODE FOR GMAW PROCESS.
- ER7 XX ELECTRODE FOR GTAW PROCESS.
- E70T XX ELECTRODE FOR FCAW PROCESS.
- ALL WELDS SHALL BE MADE WITH A FILLER METAL THAT CAN PRODUCE WELDS THAT HAVE A MINIMUM CHARPY V-NOTCH TOUGHNESS OF 20FT-LB AT ZERO 0° AS DETERMINED BY THE APPROPRIATE AWS A5 CLASSIFICATION TEST METHOD OR MFG'S. CERTIFICATION.

ANCHORS :

- BRAND NAME APPROVED ANCHORS SPECIFIED ON PLANS MAY BE SUBSTITUTED BY APPROVED EQUAL.

CONCRETE :

- DESIGN AND CONSTRUCTION ACCORDING TO ACI 318-19
- COMPRESSIVE STRENGTH AT 28 DAYS, f'_c = 2500 PSI MINIMUM.
- CEMENT TYPE II OR IV. W/C RATIO 0.45 BY WEIGHT FOR PIER AND CAISSON
- FOOTINGS CONCRETE MUST BE POURED AGAINST UNDISTURBED EARTH.
- MAINTAIN A MINIMUM 3" CONCRETE COVER OVER ALL EMBEDDED STEEL.

SOIL:

- LATERAL SOIL BEARING PER IBC CLASS 4 TABLE 1806.2 (150 PSF/FT). MODIFIED PER SECTION 1806.3.4.



DATE SIGNED: 12/10/2025

NOTICE: IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL OF A LICENSED PROFESSIONAL IS ALTERED, THE ALTERING LICENSED PROFESSIONAL SHALL AFFIX TO THEIR ITEM THEIR SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY THEIR SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

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P.O. BOX 802050
SANTA CLARITA, CA. 91380
TEL. (661)259-0700 FAX. (661)259-0900

SHEET TITLE:

**MCDONALD'S
CLEARANCE BAR**

DRN BY: J.J. DATE LAST REVISED: Dec 10, 2025
CHK BY: T.J. PROJ. START DATE: Dec. 9, 2025
REV BY: T.J. SCALE: AS SHOWN
PLOTTED BY: Natalie ON 12/10/2025 2:30:03 PM

PROJECT JOB #: 1029_262025_McDonalds Signage_Altadena Dr_Pasadena CA.dwg

REV. NO. REV. DATE REVISED BY
1
2

PROJECT LOCATION: MCDONALD'S
1306 ALTADENA DR.
PASADENA, CA

SHEET #
1 OF 1



superior
electrical advertising

17000 Keegan Ave.
Carson, CA 90746
Phone: 562.495.3808
Facsimile: 562.491.3099

www.superiorsigns.com

Project:
McDonald's

Address:
**1306 N Altadena Dr
Altadena, CA**

Account Manager:
Chris Janocha

Job No.: **251007-06**

Revision History:

- R1 7/10/25 LR New Drawing
- R2 7/23/25 LR Add 90-100 sign Z
- R3 9/11/24 LR New site plan & elev.
- R4 12/08/25 CV Order engineering on ground signs
- R5 1/15/2026 LR New elev, site plan, change sign Z per city
- R6 2/26/26 LR New site plan, reduce sign Z to 15'

Notes: The colors depicted here are a graphic representation and vary based on monitor or printer calibration. See color specifications.



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.

CONSTRUCTION APPROVALS

Acct. Mgr: Date:

Design: Date:

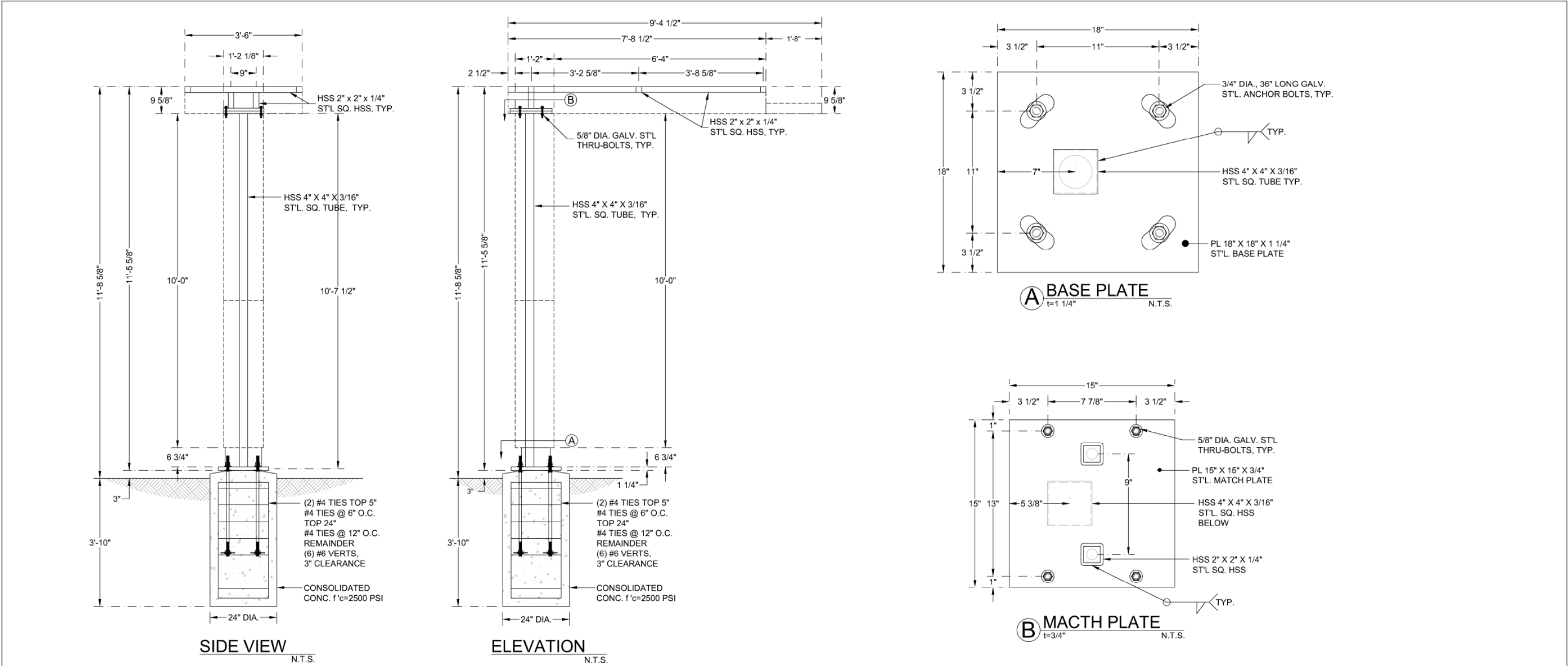
Mfg/QC: Date:

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S-012



DATE SIGNED: 12/10/2025

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www.yjinc.com
P.O. BOX 802050
SANTA CLARITA, CA. 91380
TEL. (661)259-0700 FAX. (661)259-0900

SHEET TITLE:
**MCDONALD'S
SLIM SPRINGBOARD COD CANOPY**

DRN BY: J.J.	DATE LAST REVISED: Dec 10, 2025	PROJECT JOB #: 1029_262025_McDonalds Signage_Altadena Dr_Pasadena CA.dwg	
CHK BY: T.J.	PROJ. START DATE: Dec. 9, 2025	REV. NO. REV. DATE REVISED BY	PROJECT LOCATION: MCDONALD'S 1306 ALTADENA DR. PASADENA, CA
REV BY: T.J.	SCALE: AS SHOWN	1 --/--/--	
PLOTTED BY: Natalie	ON 12/10/2025 2:30:58 PM	2 --/--/--	

SHEET #
1 OF **1**

NOTES : GENERAL : - SIGN DESIGN IS BASED ON ADEQUATE EXISTING SUPPORT ELEMENTS. - PROVIDE ISOLATION OF DISSIMILAR MATERIALS. - COAT ALUMINUM IN CONTACT WITH CONCRETE WITH ZINC RICH PAINT. - PROVIDE FULLY WELDED END CAPS AT EXPOSED OPEN ENDS OF STEEL / ALUM. TUBES, MATCH THICKNESS LIKE FOR LIKE. - SLOPE TOP OF EXPOSED FOOTING AWAY FROM DIRECT BURIAL POSTS - ALL EXPOSED STEEL TO BE PRIMED & PAINTED (POWDER COAT AS AN OPTION) OR ALTERNATIVELY USE GALVANIZED STEEL. STEEL : - DESIGN AND FABRICATION ACCORDING TO 2022 CBC - PLATE, ANGLE, CHANNEL TEE: ASTM A36 - WIDE FLANGE: ASTM A992 - ROUND PIPE: ASTM A53 GRADE B OR EQUIVALENT. - HSS ROUND, SQUARE, AND RECTANGULAR TUBE: ASTM A500 GRADE B OR EQUIVALENT. - STAINLESS STEEL ROUND, SQUARE, AND RECTANGULAR TUBE: ASTM A276 T304 OR EQUIVALENT. - ALL ANCHORS BOLTS SHALL BE: ASTM F1554 OR ASTM F593 T304 U.N.O. - ALL STEEL MACHINED BOLTS SHALL BE: ASTM A307, A325 OR A449 U.N.O. - ALL STAINLESS STEEL MACHINED BOLTS SHALL BE: ASTM F593 T304 U.N.O. - ALL BOLTS TO BE ZINC COATED: ASTM B633 - DEFORMED REINFORCING REBAR: ASTM A615 GRADE 60. STEEL - DESIGN AND FABRICATION ACCORDING TO AWS D1.1 / D1.3 & D1.6 - AWS CERTIFICATION REQUIRED FOR ALL STRUCTURAL WELDERS.			ALUMINUM : - DESIGN AND FABRICATION ACCORDING TO 2020 ALUM. DESIGN MANUAL - PLATES, ANGLES, CHANNELS, TEE, AND SQUARE TUBING: ALUMINUM - ALLOY 6061 - T6 WITH 0.098 LBS PER CUBIC INCH. ALUMINUM - DESIGN AND FABRICATION ACCORDING TO AWS D1.2. ALL WELDING IN ACCORDANCE WITH THE LATEST EDITION OF THE AWS A.5.10. - FILLER ALLOYS PER TABLES M.9.1 & M.9.2 OF 2020 ALUMINUM DESIGN MANUAL. WELDING : - WELD SIZE (LEG LENGTH) SHALL BE EQUAL TO THE THICKNESS OF THE THINNEST MEMBER AT THE JOINT, UNLESS NOTED OTHERWISE. - E70 XX ELECTRODE FOR SMAW PROCESS. - E70S XX ELECTRODE FOR GMAW PROCESS. - ER7 XX ELECTRODE FOR GTAW PROCESS. - E70T XX ELECTRODE FOR FCAW PROCESS. ALL WELDS SHALL BE MADE WITH A FILLER METAL THAT CAN PRODUCE WELDS THAT HAVE A MINIMUM CHARPY V-NOTCH TOUGHNESS OF 20FT-LB AT ZERO 0° AS DETERMINED BY THE APPROPRIATE AWS A5 CLASSIFICATION TEST METHOD OR MFG'S. CERTIFICATION. ANCHORS : - BRAND NAME APPROVED ANCHORS SPECIFIED ON PLANS MAY BE SUBSTITUTED BY APPROVED EQUAL.			
CONCRETE : - DESIGN AND CONSTRUCTION ACCORDING TO ACI 318-19 - COMPRESSIVE STRENGTH AT 28 DAYS, f'c= 2500 PSI MINIMUM. - CEMENT TYPE II OR IV. W/C RATIO 0.45 BY WEIGHT FOR PIER AND CAISSON - FOOTINGS CONCRETE MUST BE POURED AGAINST UNDISTURBED EARTH. - MAINTAIN A MINIMUM 3" CONCRETE COVER OVER ALL EMBEDDED STEEL. SOIL: - LATERAL SOIL BEARING PER IBC CLASS 4 TABLE 1806.2 (150 PSF/FT). MODIFIED PER SECTION 1806.3.4.			CONCRETE : - DESIGN AND CONSTRUCTION ACCORDING TO ACI 318-19 - COMPRESSIVE STRENGTH AT 28 DAYS, f'c= 2500 PSI MINIMUM. - CEMENT TYPE II OR IV. W/C RATIO 0.45 BY WEIGHT FOR PIER AND CAISSON - FOOTINGS CONCRETE MUST BE POURED AGAINST UNDISTURBED EARTH. - MAINTAIN A MINIMUM 3" CONCRETE COVER OVER ALL EMBEDDED STEEL. SOIL: - LATERAL SOIL BEARING PER IBC CLASS 4 TABLE 1806.2 (150 PSF/FT). MODIFIED PER SECTION 1806.3.4.			

17000 Keegan Ave.
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Phone: 562.495.3808
Facsimile: 562.491.3099
www.superiorsigns.com

Project:
McDonald's

Address:
**1306 N Altadena Dr
Altadena, CA**

Account Manager:
Chris Janocha

Job No.: **251007-06**

Revision History:
R1 7/10/25 LR New Drawing
R2 7/23/25 LR Add 90-100 sign Z
R3 9/11/24 LR New site plan & elev.
R4 12/08/25 CV Order engineering on ground signs
R5 1/15/2026 LR New elev, site plan, change sign Z per city
R6 2/26/26 LR New site plan, reduce sign Z to 15'

Notes: The colors depicted here are a graphic representation and vary based on monitor or printer calibration. See color specifications.

ELECTRIC SIGN

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.

CONSTRUCTION APPROVALS
Acct. Mgr: _____ Date: _____

Design: _____ Date: _____

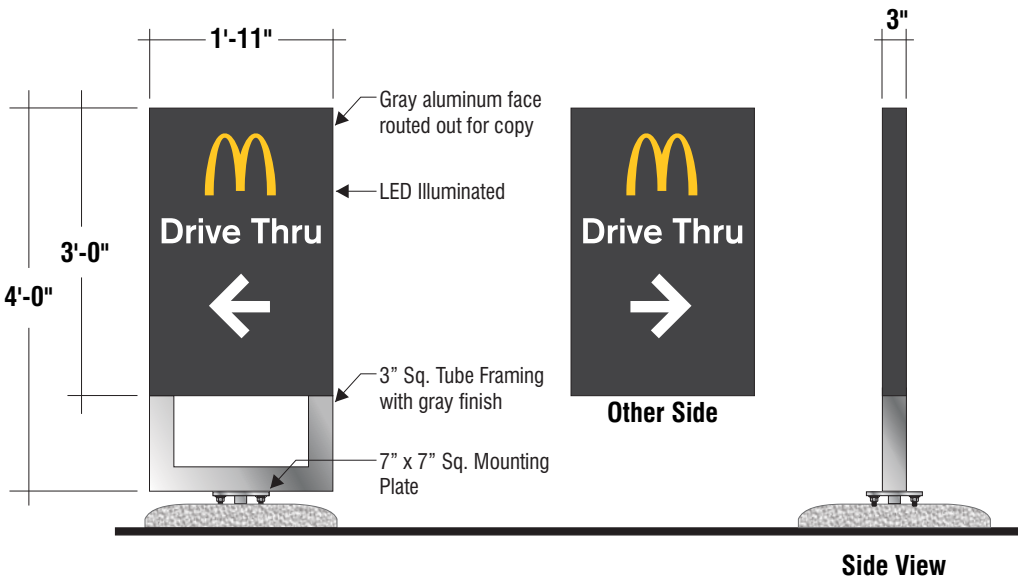
Mfg/QC: _____ Date: _____

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COLOR SCHEDULE		
	SABIC YELLOW LEXAN	
	WHITE	
	SILVER (BRACKET)	
	PMS #425	

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



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

NOTE TO ALL CONTRACTORS: SIGN VOLTAGE 120
ALL WALL PENETRATIONS TO BE SEALED WITH UL LISTED SILICONE SEALANT. IN ACCORDANCE WITH NEC AND UL GUIDELINES, IT IS REQUIRED THAT PRIMARY CIRCUITS TO EACH SIGN MUST HAVE DEDICATED CIRCUIT WITH PROPER GROUND FROM MAIN PANEL AND MUST BE BONDED.

NOTE: ALL SIGNAGE REQUIRED DISCONNECT SWITCH TO COMPLY WITH ARTICLE 600.6(A)(1) OF THE NATIONAL ELECTRICAL CODE

CALIFORNIA TITLE 24 REQUIREMENT

NOTE: THIS SIGN TO BE CONTROLLED BY A PHOTO CELL SUPPLIED AND INSTALLED BY S.E.A.

PRIMARY ELECTRICAL COMING TO THE SIGN TO BE CONTROLLED BY AN AUTOMATIC TIME-SWITCH OR AN ASTRONOMICAL TIME-SWITCH CONTROL. THESE SWITCHES SHALL BE INSTALLED BY OTHERS BEFORE SIGN IS INSTALLED.



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• CONSTRUCTION APPROVALS •

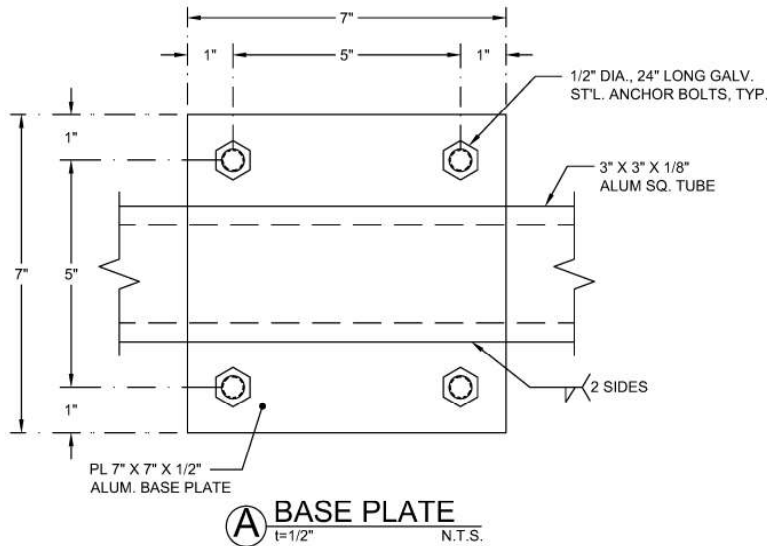
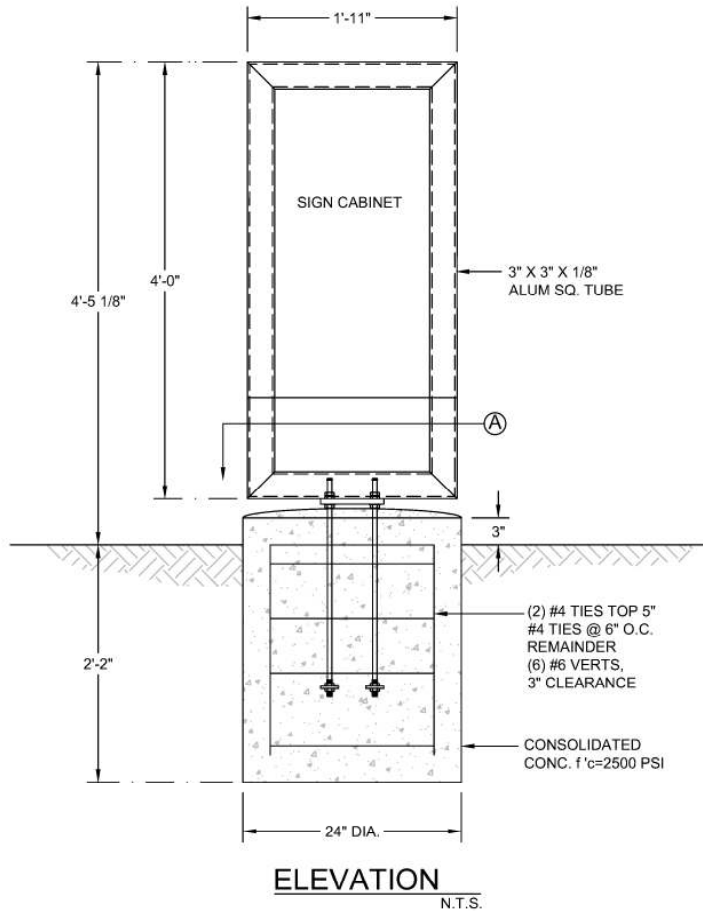
Acct. Mgr:	Date:
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Mfg/QC:	Date:

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S-014



Sign Design Based On 2022 CBC			
Job #	1029_262025		
Project	McDonald's - Directional		
Job Location	1306 Altadena Dr. Pasadena, CA		
INPUT DATA			
Exposure category (B, C or D)		=	C
Risk Category		=	II
Ultimate Design Windspeed	V _{ULT}	=	120 MPH
Topographic factor	K _{zt}	=	1 Flat
Height of the sign	h	=	4.42 FT
Average Vertical dimension (for wall, s = h)	s	=	4.35 FT
Horizontal dimension	B	=	1.92 FT
Dimension of return corner	L _r	=	0.25 FT
ANALYSIS			
Velocity pressure	q _z = 0.00256 K _e K _{zt} K _d V ² K _g	=	26.63 PSF
where:	q _z = velocity pressure at height h. (Eq. 26.10-1 page. 268)		
K _e = velocity pressure exposure coefficient		=	0.85
evaluated at height above gRnd. level, h (Tab. 26.10-1, page 268)			
K _{zt} = wind directionality factor. (Tab. 26.6-1, page 266)		=	0.85
K _d = ground elevation factor, see (Tab. 26.9-1, page 268)		=	1.00
Wind Force Case A: resultant force through geometric center			
Max horizontal wind pressure =	p = q _z G C _f	=	36 PSF
where:	G = gust effect factor. (Sec. 26.11-1, page 269).	=	0.85
C _f = net force coefficient. (Fig. 29.3-1, page 323)		=	1.58
A _s = B s = the gross area		=	8.36 FT ²
Estimated sign cabinet weight		=	51 LBS.
DESIGN SUMMARY			
Allowable Stress Design Wind Factor =		=	0.60
Design Wind Pressure =	0.6 x p =	=	21.42 PSF
Design Windforce, F =	21.42 x A _s =	=	0.18 KIPS
Moment Arm =		=	2.24 FT
Design Moment =	F x Moment Arm =	=	0.40 KIP-FT
Footing Design (Nonconstrained)			
Diameter =	2.00 FT		
Soil Pressure =	150.00 PSF/FT		
S ₁ =	212.00 PSF		
A =	0.99 FT		
EMBED. =	2.12 FT		
Base Plate			
Thickness Req'd.	ALUM. PLATE		
t = 0.27	USE 6061-T6		
	PL 7" x 7" x 1/2"	t = 0.50	(OK)
Anchor Design			
Tension Req'd.	GALV. ST.L. ANCHOR BOLT		
T = 481	USE F 1554 GR. 36	T = 4260	
Shear Req'd.			
V = 58		V = 2270	
Unity =	(481 / 4260) + (58 / 2270) = 0.14		< 1 (OK)

NOTES :

GENERAL :

- SIGN DESIGN IS BASED ON ADEQUATE EXISTING SUPPORT ELEMENTS.
- PROVIDE ISOLATION OF DISSIMILAR MATERIALS.
- COAT ALUMINUM IN CONTACT WITH CONCRETE WITH ZINC RICH PAINT.
- PROVIDE FULLY WELDED END CAPS AT EXPOSED OPEN ENDS OF STEEL / ALUM. TUBES, MATCH THICKNESS LIKE FOR LIKE.
- SLOPE TOP OF EXPOSED FOOTING AWAY FROM DIRECT BURIAL POSTS
- ALL EXPOSED STEEL TO BE PRIMED & PAINTED (POWDER COAT AS AN OPTION) OR ALTERNATIVELY USE GALVANIZED STEEL.

STEEL :

- DESIGN AND FABRICATION ACCORDING TO 2022 CBC
- PLATE, ANGLE, CHANNEL TEE: ASTM A36
- WIDE FLANGE: ASTM A992
- ROUND PIPE: ASTM A53 GRADE B OR EQUIVALENT.
- HSS ROUND, SQUARE, AND RECTANGULAR TUBE: ASTM A500 GRADE B OR EQUIVALENT.
- STAINLESS STEEL ROUND, SQUARE, AND RECTANGULAR TUBE: ASTM A276 T304 OR EQUIVALENT.
- ALL ANCHORS BOLTS SHALL BE: ASTM F1554 OR ASTM F593 T304 U.N.O.
- ALL STEEL MACHINED BOLTS SHALL BE: ASTM A307, A325 OR A449 U.N.O.
- ALL STAINLESS STEEL MACHINED BOLTS SHALL BE: ASTM F593 T304 U.N.O.
- ALL BOLTS TO BE ZINC COATED: ASTM B633
- DEFORMED REINFORCING REBAR: ASTM A615 GRADE 60.

STEEL

- DESIGN AND FABRICATION ACCORDING TO AWS D1.1 / D1.3 & D1.6
- AWS CERTIFICATION REQUIRED FOR ALL STRUCTURAL WELDERS.

ALUMINUM :

- DESIGN AND FABRICATION ACCORDING TO 2020 ALUM. DESIGN MANUAL
- PLATES, ANGLES, CHANNELS, TEE, AND SQUARE TUBING: ALUMINUM
- ALLOY 6061 - T6 WITH 0.098 LBS PER CUBIC INCH.

ALUMINUM

- DESIGN AND FABRICATION ACCORDING TO AWS D1.2. ALL WELDING IN ACCORDANCE WITH THE LATEST EDITION OF THE AWS A.5.10.
- FILLER ALLOYS PER TABLES M.9.1 & M.9.2 OF 2020 ALUMINUM DESIGN MANUAL.

WELDING :

- WELD SIZE (LEG LENGTH) SHALL BE EQUAL TO THE THICKNESS OF THE THINNEST MEMBER AT THE JOINT, UNLESS NOTED OTHERWISE.
- E70 XX ELECTRODE FOR SMAW PROCESS.
- E70S XX ELECTRODE FOR GMAW PROCESS.
- ER7 XX ELECTRODE FOR GTAW PROCESS.
- E70T XX ELECTRODE FOR FCAW PROCESS.
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ANCHORS :

- BRAND NAME APPROVED ANCHORS SPECIFIED ON PLANS MAY BE SUBSTITUTED BY APPROVED EQUAL.

CONCRETE :

- DESIGN AND CONSTRUCTION ACCORDING TO ACI 318-19
- COMPRESSIVE STRENGTH AT 28 DAYS, f'c= 2500 PSI MINIMUM.
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SOIL:

- LATERAL SOIL BEARING PER IBC CLASS 4 TABLE 1806.2 (150 PSF/FT). MODIFIED PER SECTION 1806.3.4.



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SHEET TITLE:

**MCDONALD'S
DIRECTIONAL**

DRN BY: J.J.	DATE LAST REVISED: Dec 10, 2025	PROJECT JOB #: 1029_262025_McDonalds Signage_Altadena Dr_Pasadena CA.dwg
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PROJECT LOCATION : MCDONALD'S
1306 ALTADENA DR.
PASADENA, CA

SHEET #
1 OF 1



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CONSTRUCTION APPROVALS

Acct. Mgr: _____ Date: _____

Design: _____ Date: _____

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S-015

**PROJECT NUMBER**

PRJ2023-003106-(5)

HEARING DATE

June 24, 2026

REQUESTED ENTITLEMENT(S)

Conditional Use Permit No. RPPL2023004561

Minor Parking Deviation No. RPPL2023004570

Variance No. RPPL2026001376

PROJECT SUMMARY**OWNER / APPLICANT**

McDonald's Corporation

MAP/EXHIBIT DATE

April 1, 2026

PROJECT OVERVIEW

A request to rebuild and expand a drive-through restaurant, including replacement of a 2,277-square-foot restaurant building damaged in the Eaton Fire with a 4,142-square-foot restaurant building, and expansion of the former drive-through from one lane to two lanes in the C-3 (General Commercial) Zone and Altadena Community Standards District. The Project also includes a Minor Parking Deviation to authorize a reduction of the required 24 parking spaces to 17 spaces, and a Variance to authorize a 15-foot-tall pole-mounted freestanding sign to replace the previous monument-style freestanding sign.

LOCATION

1306 North Altadena Drive, Altadena

ACCESS

North Altadena Drive, East Washington Boulevard

ASSESSORS PARCEL NUMBER(S)

5751-005-020

SITE AREA

0.46 Acres

GENERAL PLAN / LOCAL PLAN

West San Gabriel Valley Area Plan

ZONED DISTRICT

Altadena

PLANNING AREA

West San Gabriel Valley

LAND USE DESIGNATION

GC (General Commercial)

ZONE

C-3 (General Commercial)

PROPOSED UNITS

N/A

MAX DENSITY/UNITS

N/A

COMMUNITY STANDARDS DISTRICT

Altadena

ENVIRONMENTAL DETERMINATION (CEQA)

N/A – Staff recommends that the project be redesigned.

KEY ISSUES

- Consistency with the Los Angeles County General Plan and the West San Gabriel Valley Area Plan
- Satisfaction of the following portions of Title 22 of the Los Angeles County Code:
 - Section 22.20.040 (Development Standards for Commercial Zones)
 - Section 22.20.050 (Development Standards for Zones C-H, C-1, C-2, C-3, and C-M)
 - Section 22.112.070 (Required Parking Spaces)
 - Section 22.158.050 (Conditional Use Permit Findings and Decision)
 - Section 22.176.030 (Minor Parking Deviation Findings and Decision)
 - Section 22.194.050 (Variance Findings and Decision)
 - Section 22.320.060 (West San Gabriel Valley PASD Areawide Development Standards)
 - Section 22.320.070 (West San Gabriel Valley PASD Zone-Specific Development Standards)
 - Section 22.320.090 (Altadena Community Standards District)

CASE PLANNER:

Melissa Reyes

PHONE NUMBER:

(213) 974-6411

E-MAIL ADDRESS:

mreyes2@planning.lacounty.gov

VIA ELECTRONIC MAIL

August 21, 2025

Ms. Chloe Watson
Bickel Group Architecture
Via e-mail: cwatson@bickelgrp.com

Dear Ms. Watson:

COLLABORATING TO BUILD A BETTER McDONALD'S IN ALTADENA

Thank you for contributing to Altadena's recovery by proceeding with the Conditional Use Permit ("CUP") application to rebuild the McDonald's at 1306 N. Altadena Drive, which was submitted before the Eaton Fire. We have reviewed the most recent application materials and are providing the following feedback for your consideration and follow up.

Zoning Code ComplianceDrive-Through Maintenance Plan

The Altadena Community Standards District ("CSD"), County Code Section 22.320.090.D.4.b.i.(1) (which has not yet been added to our online Zoning Code and is therefore attached for reference) states "The drive-through facility shall comply with the maintenance plan submitted as part of the application" (page 45). A maintenance plan was not submitted with the application, so please submit one.

West San Gabriel Valley Planning Area Standards District ("PASD") and Altadena CSD

The CUP application was submitted on September 21, 2023, before the West San Gabriel Valley PASD, which includes updates to the Altadena CSD, took effect on April 10, 2025. [County Code Section 22.246.020 \(Applicability of Zone Changes and Ordinance Amendments\)](#) states that an applicant can choose to have an application be subject to the zoning and regulations that applied prior to the effective date of an ordinance amendment, such as the PASD, provided that the project's floor area or lot coverage do not increase. On June 14, 2025, a revised site plan was submitted that expanded the McDonald's floor area

by 1,940 square feet. Therefore, this project must now comply with the West San Gabriel Valley PASD and the updated Altadena CSD.

Please review the following West San Gabriel Valley PASD and Altadena CSD standards that apply to this project, which have not yet been added to our online Zoning Code and are therefore attached for reference:

Buffer requirements for drive-throughs (page 46). The buffer, which may include a six-foot-tall solid wall, must be provided to reduce noise trespass from the drive-through to any adjacent residential lot. Please add this buffer to the southern and eastern property lines, as there is an adjacent residential lot to the southeast. Indicate the location of this buffer on the site plans and provide elevations of the wall and/or other buffer.

Pedestrian character (pages 54 through 58). The following requirements apply to East Washington Boulevard, which is considered a Commercial Corridor:

- At least 55 percent of the total length and 40 percent of the total area of the façade of the building on the ground floor must be devoted to windows, interior views, or interior displays, visible to pedestrians. Glass must be transparent or lightly tinted. Please include calculations and material notes on the elevations.
- Pedestrian exclusive circulation areas within the boundaries of the private property must be improved with permeable paving materials, such as brick, paver tile, or pervious concrete. Please show and include material notes on the site plan.
- Buildings must incorporate at least three architectural elements or desirable uses as listed in Table 22.320.080.070-H (page 57). Please update the elevations as needed and include notes specifying which elements are incorporated.
- All parking must be provided in the rear of the commercial structure and completely screened from view from the street. Screening materials may include walls and/or landscaping. Please update the site plan as needed.
- The required trash enclosure must be enclosed by a decorative wall measuring at least five feet tall, but not more than six feet tall, and must have solid doors. Please update the site plan as needed and provide elevations of the trash enclosure. Also, note our comment under "Design Recommendations", below.

Signs (pages 48 through 52). Please provide details for all proposed business identification signs, drive-through signs, freestanding business signs, and wall business signs, so we can evaluate compliance.

Please note that the following standards can be modified. Any modification request(s) are subject to the findings in [County Code Section 22.160.050.B \(Findings and Decision for Minor CUPs\)](#) and County Code Section 22.320.090.F.4.a:

- Pedestrian character.
- Signs, but only related to the area and number of signs.

Modification request(s) can be added to the pending CUP application, and a separate Minor CUP application is not required.

The standards for buffer requirements for drive-throughs and signs, other than those related to the area and number of signs, can only be modified with a Variance (page 67) subject to the findings in [County Code Section 22.194.050.B \(Findings and Decision for Variance\)](#).

If you choose to amend the pending CUP application and/or apply for a Variance to modify development standards, the Variance application will be reviewed concurrently with the CUP, and the Regional Planning Commission ("RPC") will consider both applications during their public hearing. However, we recommend that you consult with our team before requesting any modifications so we can determine whether we can recommend approval to the RPC.

Design Recommendations

We strongly recommend the following design improvements for this important project and would like to recommend a mutually agreeable design to the RPC:

Pursuant to the pedestrian character requirements cited above, the required trash enclosure must be located to the rear of the property. Although the required trash enclosure is currently located to the rear of the property, please move it towards the southeastern corner, which is the location furthest away from Altadena Drive and Washington Boulevard.

Provide an accessible pedestrian path of travel directly from Altadena Drive to the building. Please avoid having the path of travel cross the drive-through lanes.

As currently designed, the doors along the west elevation hinder access for people with disabilities, in compliance with the Americans with Disabilities Act, when open. Please update the site plan so the doors will swing inward instead of outward.

This property is an important gateway into Altadena from the south and west. Please provide a freestanding community identification monument sign, in compliance with [County Code Section 22.114.200.A \(Community Identification Signs\)](#), on the Altadena Drive frontage

facing south so that people will see it on their way into Altadena. Two possible locations are near the corner of Altadena Drive and Washington Boulevard, adjacent to the existing freestanding sign that was damaged by the Eaton Fire, or further south on Altadena Drive.

Our most important recommendation is to improve the design of the building to reflect Altadena's unique community character and symbolize its recovery following the Eaton Fire. Although we understand that McDonald's has a strong corporate identity for its buildings, we know that this standard design has been modified to fit in with the communities that they serve. For example, we collaborated with McDonald's to customize the design of their location in Castaic when they remodeled it several years ago. The design included earth tone colors and a tile roof to better integrate with its surroundings and Castaic's community character ([see Google Street View image](#)). Given that this is a new building, and not a remodel of an existing building, we see an opportunity to create a much more unique and impactful design that will make the community proud.

Please see Attachment A for examples of three architectural styles that were commonly used for commercial buildings in Altadena before the fire:

- Art Deco
- Mediterranean Revival / Spanish
- Mid-Century Modern

We recommend that the building be redesigned to use one of these styles, or another locally used architectural style, to better reflect the architectural character and history of the area. We encourage you to submit concepts using each architectural style and/or multiple concepts using one architectural style.

The building can provide more interest on the west elevation facing Altadena Drive. We recommend a mural in collaboration with a local artist. Altadena has many murals that are valued by the community (for example, [see this Google Street View image](#) of a mural on the west elevation of the Grocery Outlet building facing Lake Avenue and [see this Google Street View image](#) of a mural on the east elevation of the Altadena Hardware building facing an adjoining alley). The mural could also wrap around to the north elevation to further highlight the main pedestrian entrance. The design of the mural could be coordinated with the design of the freestanding community identification monument sign to provide a cohesive and comprehensive design for the entire site.

If you have any questions regarding this letter, please contact Zoe Axelrod at zaxelrod@planning.lacounty.gov. After we receive your follow up items, we may have

Ms. Chloe Watson
Collaborating to Build a Better McDonald's in Altadena
August 21, 2025
Page 5

additional feedback, although we are committed to scheduling the RPC public hearing as soon as possible. Thank you for your collaboration with us.

Sincerely,

A handwritten signature in blue ink that reads "M. Glaser". The signature is fluid and cursive, with the first name "M." and the last name "Glaser" clearly distinguishable.

Mitch Glaser, AICP, Assistant Deputy Director
Current Planning Division

Attachments:

1. Examples of Architectural Styles in Altadena
2. West San Gabriel Valley PASD and Altadena CSD Provisions

Attachment 1: Examples of Architectural Styles in Altadena

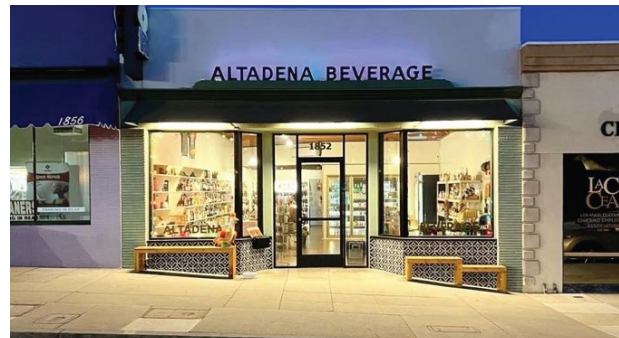
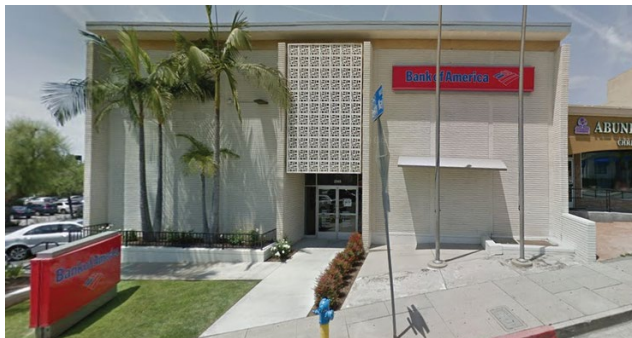
Art Deco



Mediterranean Revival / Spanish



Mid-Century Modern



iii. The applicant:

(1) Is the owner of the lot where such off-site or shared parking facility is located; or

(2) Has control and/or authority for required parking for as long as the use permit is valid.

11. Height Limit. Notwithstanding the base zone standards in Title 22, a building or structure in Zone C-3 or MXD shall not exceed a height of 50 feet above grade, excluding elevator shafts, stairwells, chimneys, rooftop antennas, rooftop mechanical equipment, structure-mounted renewable energy systems, and rooftop recreational spaces, except that the portion of any building sharing a common side or rear lot line with property located within a residential zone shall have a step-back from the common side or rear lot line so that the height of the building in Zone MXD is no greater than 25 feet at the edge of the building wall facing that common lot line, and shall be recessed back one foot for every one foot increase in building height, up to a maximum height of 50 feet.

22.320.080 Modification of PASD Development Standards.

A. Applicability. The modification of PASD standards in this Chapter, including the PASD area wide and CSD standards, unless otherwise specified by the CSD, are subject to a minor conditional use permit (Chapter 22.160, Conditional Use Permits, Minor).

(2) Automobile parking is provided in accordance with Chapter 22.112 (Parking) except as modified in Subsection D.4.c.i, below, for outdoor dining.

ii. Auto Repair Uses. Where auto repair uses are permitted as a primary or incidental use, the following development standards shall apply:

(1) Any auto repair use shall comply with Section 22.140.110 (Automobile Body and Fender Repair, Painting, and Upholstering as an Accessory Use);

(2) There shall be no more than three service bays; and

(3) Any required customer parking area shall not be used to store vehicles for repair.

b. Uses Subject to Permit.

i. Drive-through Facilities. Drive-through facilities shall be permitted, provided a Conditional Use Permit has first been obtained. In addition to Section 22.158.060 (Conditions of Approval), the Commission or Hearing Officer may modify any of the prescribed development standards, below:

(1) The drive-through facility shall comply with the maintenance plan submitted as part of the application;

(2) The location of the drive-through area, including cashier microphone, speakers and drive-through lane, shall be a minimum

20 feet from the property line of any adjacent residentially zoned lot, and speakers and lighted menus shall be oriented away from such lots;

(3) Hours of operation for the drive-through area shall be no earlier than 6:00 a.m. and no later than 12:00 a.m.; and

(4) A buffer, which may include a six-foot solid wall, as depicted on the site plan, shall be provided to reduce noise trespass from the drive-through to any adjacent residentially zoned lot.

c. Development Standards.

i. Parking. Automobile parking shall be provided in accordance with Chapter 22.112 (Parking) and comply with current requirements for accessible parking for people with disabilities, except that the following requirements shall apply:

(1) Retail, or Restaurants and Other Eating Establishments, Including Food Take-Out and Outdoor Dining. Automobile parking shall comply with Table 22.320.090-G, below, where applicable. Where such retail or restaurant and other eating establishment includes a drive-through facility or banquet facility, Chapter 22.112 (Parking) shall supersede this Subsection D.4.c.i:

of this Chapter, the total gross floor area of a lot shall not exceed 1.8 times the total area of such lot.

iv. Signage. New signage shall be provided in accordance with Chapter 22.114 (Signs), except as specified below. The sign regulations contained herein shall not affect existing signs, which were legally established according to this Title 22.

(1) Size. Maximum height of letters shall be restricted to 18 inches.

(2) Wall Business Signs. Wall Business Signs shall comply with Section 22.114.110 (Wall Business Signs), except where modified below:

(a) The wall business sign shall be mounted flush and affixed securely to a building wall and may project a maximum of 12 inches from the building wall or permanent roofed structure to which they are mounted;

(b) In addition to the standards in Section 22.114.110.C (Height Permitted), the wall business sign may not extend above the roofline and may not extend into the right-of-way beyond the building face or the soffit line of the building;

(c) Each business in a building may be permitted a maximum of one wall-mounted sign. Businesses with more than one frontage or entry may have one sign for each frontage or entry;

(d) Each ground-floor business

establishment fronting on or oriented toward one or more public street, highway, or parkway shall be permitted as follows:

(i) Where the public right-of-way has

a minimum width of 80 feet, a maximum of one square foot of wall sign area for each linear foot of building frontage; and

(ii) Where the public right-of-way has

a width of less than 80 feet, a maximum of one-half square foot of wall sign area for each linear foot of building frontage.

(e) Where a ground floor business

establishment fronts a parking lot hidden from the street, alley, open mall, landscaped open space, or other public way, the exterior building wall facing such parking lot, alley, open mall, landscaped open space, or other public way shall be considered a building frontage for purposes of computing the sign's permitted sign area.

(3) Freestanding Signs. Except as provided

below, Section 22.114.120 (Roof and Freestanding Business Signs), relating to freestanding signs, remain applicable. On lots with 100 feet or more of street frontage, freestanding business signs with a solid base that rests directly on the ground may be permitted, provided:

(a) Said sign shall not exceed five feet in

height as measured vertically from ground level to the top of the sign; and

(b) Said sign shall not exceed
40 square feet of sign area.

(4) Projecting Signs. One projecting business sign shall be permitted per building frontage for the same business. The area of the projecting sign faces shall be subtracted from the total allowable signage area.

(5) Window Signs.

(a) Window signs shall be displayed only on the interior of windows or door windows of ground-floor or second-floor businesses; and

(b) Maximum area shall not exceed 25 percent per transparent glass area of the window (total window area visible from the exterior of the building).

(6) Awning Signs. Awning signs, which are considered the same as a projecting sign for purposes of regulation, shall comply with the following:

(a) The maximum area of awning signs, which are allowed in addition to business wall signage, shall not exceed 20 percent of the exterior surface of each awning for the ground floor and the second-floor level;

(b) Awning signs shall not be permitted above the second-floor level; and

(c) Maximum letter height for awning signs shall not exceed ten inches.

(7) Building Tenant Information/Identification

Signs.

(a) Multi-tenant buildings and businesses with entrances located within building pass-through may list the names of tenants on a building directory located near each major building or pass-through entrance;

(b) Each tenant is allowed a maximum of two square feet of signage per directory, in addition to wall signage;

(c) New building identification signage applied to new construction or existing buildings shall be limited to one sign per principal entrance per frontage, not exceeding a maximum of 15 square feet each;

(d) All existing built-in signs (permanent signs that are constructed as an integral part of the building fabric which they identify) in good repair are exempt from these sign provisions. Marquees and canopies shall not be considered to be built-in signs;

(e) Metal plaques listing the building name and/or historical information permanently affixed in a flush manner to the building and in good repair are exempt from these sign provisions; and

(f) The height and placement of signs shall be similar for each business or storefront.

(8) Prohibited Signs:

(a) Flashing, animated or audible signs, except marquee signs which display time and temperature;

- (b) Signs which rotate, move, or simulate motion;
- (c) Signs with exposed bracing, guy wires, conduits, or similar devices;
- (d) Roof signs (any sign erected and maintained upon or over the roof of any building);
- (e) Outdoor advertising signs (billboards);
- and
- (f) Box signs.

v. Design Standards. Proposed improvements, renovations of existing buildings, and changes to buildings shall conform to the following design standards:

- (1) Materials, Colors, and Equipment.
 - (a) Any building elevation shall be architecturally treated in a consistent manner, including the incorporation within the side and rear building elevations of some or all of the design elements used for the primary façades;
 - (b) Neon Colors. The use of neon colors shall be limited to architectural accent features and not exceed 20 percent of a building frontage surface; and

(d) Building security grilles shall be side-storing, concealed interior grilles, which are not visible from the exterior of the building when not in use (during business hours), or grilles which can be concealed in the architectural elements of the building.

vi. Buffers. When a parking lot or commercial structure is adjacent to a side yard or rear yard of a residentially zoned lot, the following development standards shall apply:

(1) Landscaping. A five-foot landscaped buffer shall be provided. Incidental walkways are prohibited from the landscaped area.

(2) Encroachment Plane. An encroachment plane shall be defined as an inclined plane, beginning at a stated height above average grade parallel to the property line, and extending into the interior of the site at a stated upward angle to the horizontal average grade perpendicular to the property line. A 45-degree encroachment plane shall be required for new construction. The encroachment plane shall extend from a six-foot height at the edge of the required landscaped buffer pursuant to Subsection D.4.c.vi.(1), above, adjacent to the side yard or rear yard of a residentially zoned lot. Excluding landscaping, no portion of a structure shall extend beyond the encroachment plane.

vii. Pedestrian Character.

(1) Commercial Corridor. A commercial corridor shall mean a street which has a commercial focus, and which is identified below as having a special pedestrian potential near commercial zones. Designated Commercial

Corridors for the purposes of this Section are Lake Avenue, Fair Oaks Avenue, Lincoln Avenue, North Allen Drive, and New York Drive near the intersection of North Allen Drive and New York Drive, Mariposa Street between El Molino Avenue and Lake Avenue, and East Washington Boulevard.

(2) Pedestrian Entrance. Where a lot abuts a Commercial Corridor, as identified in Subsection D.4.c.vii.(1), above, a pedestrian accessible entrance to the commercial structure shall be provided at or within ten feet of the property line along, at sidewalk level, facing, and directly accessible to the Commercial Corridor. The entrance shall be oriented towards the Commercial Corridor, directly accessible to pedestrians off the street, and angled no more than 45-degrees askew of the property line delineating the edge of the Commercial Corridor, as measured along the base of the entrance.

(3) Visual Interaction. To encourage pedestrian activity and improve the quality of visual interaction offered to pedestrians, the following standards apply:

(a) At least 55 percent of the total length and 40 percent of the total area of the façade of the building on the ground floor shall be devoted to windows, interior views, or interior displays, visible to pedestrians. Entrances, mirrored or highly reflective materials, densely tinted glass, displays or materials offering no view of the interior, or false windows shall not meet the requirements of this Subsection D.4.c.vii.(3);

(b) Transparent or lightly tinted material, such as glass, shall be used at or near the street level to allow maximum visual interaction between sidewalk areas and the interior of buildings. Mirrored, highly reflective glass or densely tinted glass shall not be used except as an architectural or decorative accent totaling a maximum of 20 percent of the building façade; and

(c) All entrances or windows provided for the purposes of meeting the requirements of this Subsection D.4.c.vii.(3) shall be located at sidewalk level, defined here as being no more than three feet above or below the sidewalk, as measured vertically from the midpoint of the base of the entrance or window. Where a window exceeds 20 feet in length, the measurement shall be taken at increments of 20 feet. Where a window base is located lower than three feet from the sidewalk, only the width or area of that portion within three feet of the sidewalk shall be counted towards the requirements of this Subsection D.4.c.vii.(3).

(4) Pedestrian Flow. Walk-up facilities shall be recessed and provide adequate queuing space to avoid interruption of the pedestrian flow.

(5) Building Façade. A minimum of 50 percent of the building frontage above the first story shall be differentiated by recessed windows, balconies, offset planes, or other architectural details which provide dimensional relief. Long, unbroken building façades are to be avoided.

(6) Roof Design. New buildings or additions resulting in 100 feet or more of frontage shall incorporate varying roof designs and types.

(7) Paving Materials. Pedestrian exclusive circulation areas within the boundaries of the private property shall be improved with permeable paving materials, such as brick, paver tile, or pervious concrete.

(8) Architectural Elements. Buildings shall incorporate at least three of the following architectural elements or desirable uses, as listed in Table 22.320.080.070-H, below. Where a building frontage exceeds 50 feet in length, an additional instance of the following architectural elements shall be used for each segment of 20 feet of frontage and distributed throughout the width of the building façade.

TABLE 22.320.090-H: ARCHITECTURAL ELEMENTS	
Arcading or arched passageways	Decorative iron fences
Arche	Decorative iron grilles
Awnings	Forecourt, accessible to pedestrians
Balconies	Outdoor dining
Bay windows	Plazas, accessible to the public
Benches or seating for pedestrians	Raised planters
Colonnades	Recessed upper floor loggias or pergolas
Courtyards, accessible to pedestrians	Tile or masonry water fountains
Decorative exterior stairs	

(9) Building Setback. Buildings shall be set back a minimum of two feet from the property line adjoining a commercial corridor. The two-foot setback area shall be designed as an extension to any abutting sidewalk, if

existing, and hardscaped or landscaped with plants, seating, or other architectural features.

(10) Parking Access. Not more than 20 feet of the commercial frontage shall be devoted to parking access, such as driveways. Where additional driveway width is required for fire access or other legal requirements, no more than the minimum specified shall be provided.

(11) Parking Areas. Except fully subterranean structures or roof parking, completely screened from view from the street, all parking shall be provided in the rear of the commercial structure and completely screened from view from the street. Screening materials may include walls and/or landscaping.

(12) Landscape Plan. New commercial structures or additions to commercial structures exceeding 500 square feet in gross floor area shall provide a landscape/irrigation plan. Said plan shall depict required landscaping, including one 15-gallon tree for every 50 square feet of planter area.

(13) Trash Enclosure. The required trash bin shall be enclosed by a minimum five-foot to a maximum six-foot-high decorative wall, have solid doors, and be located in the rear of the lot.

viii. Vacant lots. Vacant lots shall be maintained free of debris, overgrown weeds, or junk or garbage.

5. Zone C-2. In addition to the uses and requirements under Subsection D.4, above, and for Zone C-2 in Chapter 22.20 (Commercial Zones), the following uses are permitted as follows:

- v. Section 22.320.090.D.2.b (Front Yards);
- vi. Section 22.320.090.D.2.c (Building Design);
- vii. Section 22.320.090.D.3.b (Interior Side Yards);
- viii. Section 22.320.090.D.3.c (Rear Yards);
- ix. Section 22.320.090.D.3.d (Building Design); and
- x. Section 22.320.090.D.3.e (Structure Height and

Setback).

b. Commercial and Industrial Zones.

- i. Section 22.320.090.D.4.c.ii (Height);
- ii. Sections 22.320.090.D.4.c.iii (Floor Area Ratio),
22.320.090.D.7.b (Floor Area Ratio), and 22.320.090.D.8.a (Floor Area Ratio);
- iii. Section 22.320.090.D.4.c.iv (Signage) related to area
and number of signs;
- iv. Section 22.320.090.D.4.c.v (Design);
- v. Section 22.320.090.D.4.c.vi (Buffers); and
- vi. Section 22.320.090.D.4.c.vii (Pedestrian Character).

c. Lake Avenue Mixed Use 'Center'.

- i. Section 22.320.090.E.1.c.i (Height Limits); and
- ii. Section 22.320.090.E.1.c.i (Floor Area Ratio).

d. Modification of all other standards in the Altadena CSD shall
be subject to a Variance (Chapter 22.194).

VIA ELECTRONIC MAIL

December 18, 2025

Ms. Chloe Watson
Bickel Group Architecture
Via e-mail: cwatson@bickelgrp.com

Dear Ms. Watson:

PROPOSED McDONALD'S DRIVE-THROUGH AT 1306 N. ALTADENA DRIVE

As you know, on August 21, 2025, we provided several corrections regarding the proposed McDonald's drive-through at 1306 N. Altadena Drive. We also provided several design recommendations to improve the project and encouraged your team to collaborate with us so we could recommend a mutually agreeable design to the Regional Planning Commission ("RPC").

We are aware that the Altadena Town Council ("Town Council") reviewed the project at its meeting on October 24, 2025, and recommended approval, provided that left turns be restricted, with accompanying signage. We value and respect the Town Council's feedback as an important advisory body that represents the community and is diligently working towards its recovery following the Eaton Fire. Although the project was proposed before the fire, we understand that it will contribute towards the community's recovery and promote its economic development. We do not have any concerns with the overall idea of the property being redeveloped with a new McDonald's. However, we are responsible for making the final recommendation to the RPC, and we cannot recommend approval of the project "as is" for the reasons explained below. To keep the process moving, we are scheduling a public hearing before the RPC on March 11, 2026.

On November 18, 2025, you provided updated materials and a comprehensive response to our corrections and design recommendations. We have reviewed the updated materials and your response letter, and these are our findings:

The following corrections related to the buffer and pedestrian character requirements in the West San Gabriel Valley Planning Area Standards District have not been addressed:

- The Altadena Community Standards District ("CSD") requires that a buffer, which may include a six-foot-tall solid wall, be provided to reduce noise trespass from the drive-through to any adjacent residential lot. A six-foot-tall buffer wall along the southern and eastern property lines is now shown on the site plan, as there is an adjacent residential lot to the southeast. However, you have not provided elevations of the wall, as requested.
- Buildings must incorporate at least three architectural elements or desirable uses as listed in [County Code Table 22.320.090-H](#). You stated that you are providing awnings, raised planters, and a bench. However, the planters and bench are not shown on the site plan or elevations.
- The required trash enclosure must be enclosed by a "decorative wall" measuring at least five feet tall, but not more than six feet tall, and must have solid doors. You provided a trash enclosure with an undecorated Concrete Masonry Unit wall and a wood trellis roof.

Modifications are required for the following Altadena CSD standards:

- At least 55% of the total length and 40% of the total area of the façade of the building on the ground floor must be devoted to windows, interior views, or interior displays, visible to pedestrians. Glass must be transparent or lightly tinted. The revised elevations meet the 55% and 40% requirements, but you are using spandrel glass for portions of the façade where the kitchen and equipment are located. The spandrel glass is opaque and does not meet the transparency requirement.
- Pedestrian exclusive circulation areas within the boundaries of the private property must be improved with permeable paving materials, such as brick, paver tile, or pervious concrete. You responded that it is not feasible to provide permeable paving next to the building foundation and suggested providing colored concrete instead.
- All parking must be provided in the rear of the commercial structure and completely screened from view from the street using walls and/or landscaping. The parking lot is adjacent to the public right-of-way and is not completely screened from view, although you provided a landscaped strip with trees between the parking lot and Altadena Drive.

These modifications require a Minor Conditional Use Permit ("Minor CUP"), subject to the findings in [County Code Section 22.160.050](#) and the following additional findings in the Altadena CSD:

- The application of the standards for which modification is sought would result in practical difficulties or unnecessary hardships if not granted.

- There are exceptional circumstances or conditions applicable to the subject property or to the intended development of the subject property that do not apply to other properties within the area governed by this CSD.
- The requested modification will not be contrary to the purpose of this CSD or the West San Gabriel Valley Area Plan.

Based on the current design, which does not incorporate many of our previous recommendations, we cannot recommend that the RPC make these findings.

The updated materials include a new 23-foot-tall pole-mounted freestanding sign at the intersection of Altadena Drive and Washington Boulevard that would replace [the previous freestanding sign](#), which was smaller and monument-style. The Altadena CSD states that freestanding signs may be permitted if they have a solid base that rests directly on the ground (i.e., monument-style), do not exceed five feet in height, and do not exceed 40 square feet of sign area (40 square feet on each face if there are two or more faces). Therefore, the new sign does not comply with the CSD. The CSD allows modifications related to the area and number of signs with a Minor CUP, but not the height or the monument-style requirement. Therefore, the sign, as proposed, requires a Variance. We cannot recommend that the RPC make the findings in [County Code Section 22.194.050](#).

The following design recommendations have not been incorporated:

- We requested that you provide an accessible pedestrian path of travel directly from Altadena Drive to the building, and that you avoid having the path of travel cross the drive-through lanes. You said this is not feasible due to the configuration of the site.
- We requested that you revise the door swings on the west side of the building, adjacent to the pedestrian path of travel, so as not to hinder access, as required by the Americans with Disabilities Act. You did not revise the door swings but said there is room for people "walking." However, it is unclear whether wheelchair users, strollers, etc. would have enough room to maneuver past the building with the doors open.
- As this property is an important gateway into Altadena from the south and west, we requested that you provide a freestanding community identification monument sign, in compliance with [County Code Section 22.114.200.A \(Community Identification Signs\)](#), on the Altadena Drive frontage facing south so that people will see it on their way into Altadena. We suggested two possible locations: near the corner of Altadena Drive and Washington Boulevard, adjacent to the previous freestanding sign that was damaged by the Eaton Fire, or further south on Altadena Drive. As noted above, you provided a branded "golden arches" pole-mounted freestanding sign at the

intersection of Altadena Drive and Washington Boulevard but did not provide a community identification sign.

- We requested that you provide a mural along the west elevation, in collaboration with a local artist. You did not respond to this request. You added windows to the restrooms using spandrel glass, which we did not require or recommend, but there is still sufficient space for a mural along the west elevation. As we noted, the mural could potentially wrap around to the north elevation. A mural could also be provided along the east elevation because it is visible to people traveling west on Washington Boulevard into Altadena.
- We recommended that the building be redesigned in an Art Deco, Mediterranean Revival/Spanish, or Mid-Century Modern style, or another locally used architectural style, to better reflect the architectural character and history of the area. You made a minimal effort to revise the standard corporate building design as a nod to Mid-Century Modern architecture, but we feel you can make a better effort to push the design much further, or you could instead make a genuine effort to use an Art Deco, Mediterranean Revival/Spanish, or another locally used architectural style.

As noted above, we are scheduling a public hearing before the RPC on March 11, 2026. Based on the project "as is," and given your inability to meaningfully address our comments – especially those related to architectural style, community signage, and a potential mural – we cannot recommend that the RPC make the findings necessary to approve the Conditional Use Permit for the overall project, the Minor CUP for the CSD modifications, and the Variance. However, we will not recommend approval or denial. Instead, we will recommend that the RPC direct you to redesign the project, with specific feedback related to the items mentioned above, and continue the public hearing to a date certain.

If you have any questions regarding this letter, please contact Zoe Axelrod at zaxelrod@planning.lacounty.gov.

Sincerely,



Mitch Glaser, AICP, Assistant Deputy Director
Current Planning Division

MG:ZA

c: Amy J. Bodek, AICP, Director of Regional Planning

MINOR CONDITIONAL USE PERMIT STATEMENT OF FINDINGS

Pursuant to County Code Section [22.160.050](#) (Findings and Decisions), the applicant shall substantiate the following:

(Do not repeat the statement or provide Yes/No responses. If necessary, attach additional pages.)

1. The proposed use will be consistent with the adopted General Plan for the area.

The proposed use is a drive-through McDonald's. A drive-through McDonald's was the previous use at the site before it was affected by the Eaton Fire. The proposed building and site layout is similar to previous building's and sites orientation. The proposed use is consistent with the adopted General Plan.

2. The requested use at the location proposed will not:

- Adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area;
- Be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site; and
- Jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare.

The proposed use of the site will not negatively impact on the health, peace, comfort, or general welfare of individuals living or working in the area. It will not harm the use, enjoyment, or value of nearby properties, nor will it pose any risk or threat to public health, safety, or overall community welfare. The proposed site building and layout will be an improvement to the previous drive-through.

3. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping, and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.

The applicant is requesting three (3) minor modifications to the CSD standards. First modification is requesting spandrel glass in lieu of transparent glazing in certain areas. The project meets the required area and length of windows along the ground floor. Due to the site's narrow constraints, the elevation provided along E Washington Drive is limited. The areas where the glazing is located will be at roof

4. The proposed site is adequately served:

- By highways or streets of sufficient width, and improved as necessary to carry the kind and quantity of traffic such use would generate; and
- By other public or private service facilities as are required.

The proposed site is along N Altadena Drive and E Washington Boulevard. The proposed site is adequately served by streets of sufficient width. The existing curb cuts will be improved to comply with current standards. The site was previously operated as a McDonald's prior to the Eaton Fire and functioned adequately as well.

March 3, 2026

LA County Planning

Attn: Zoe Axelrod

Re: McDonald's
Additional Findings for Altadena CSD

Dear to whom it may concern,

The subject project is requesting three (3) modifications. These modifications per Section 22.360.090 include:

a. Per Section 22.320.090.D.4.c.vii.(3): Pedestrian Character:

(3) Visual Interaction. To encourage pedestrian activity and improve the quality of visual interaction offered to pedestrians, the following standards apply:

(a) At least 55 percent of the total length and 40 percent of the total area of the façade of the building on the ground floor shall be devoted to windows, interior views, or interior displays, visible to pedestrians. Entrances, mirrored or highly reflective materials, densely tinted glass, displays or materials offering no view of the interior, or false windows shall not meet the requirements of this Subsection D.4.c.vii.(3);

(b) Transparent or lightly tinted material, such as glass, shall be used at or near the street level to allow maximum visual interaction between sidewalk areas and the interior of buildings. Mirrored, highly reflective glass or densely tinted glass shall not be used except as an architectural or decorative accent totaling a maximum of 20 percent of the building façade; and

(c) All entrances or windows provided for the purposes of meeting the requirements of this Subsection D.4.c.vii.(3) shall be located at sidewalk level, defined here as being no more than three feet above or below the sidewalk, as measured vertically from the midpoint of the base of the entrance or window. Where a window exceeds 20 feet in length, the measurement shall be taken at increments of 20 feet. Where a window base is located lower than three feet from the sidewalk, only the width or area of that portion within three feet of the sidewalk shall be counted towards the requirements of this Subsection D.4.c.vii.(3).

Modification request: Spandrel glass in lieu of transparent glazing at roof level and back of house areas along the north elevation

b. Per Section 22.320.090.D.4.c.vii.(7) Pedestrian Character:

(7) Paving Materials. Pedestrian exclusive circulation areas within the boundaries of the private property shall be improved with permeable paving materials, such as brick, paver tile, or pervious concrete.

Modifications request: Colored concrete for pedestrian exclusive circulation areas in lieu of permeable paving.

c. Per Section 22.320.090.D.4.c.vii.(11) Pedestrian Character:

(11) Parking Areas. Except fully subterranean structures or roof parking, completely screened from view from the street, all parking shall be provided in the rear of the commercial structure and completely screened from view from the street. Screening materials may include walls and/or landscaping.

Modification request: Parking allowed along W Altadena Drive in lieu of rear of the commercial structure.

In summary, the modifications include the incorporation of spandrel glass along the North elevation to meet the required Commercial Corridor visual interaction of 55% of the total length and 40% of the total area of the façade on the ground floor (Section 22.320.090.D.4.c.vii.(3)) in lieu of transparent glazing, adding colored concrete along pedestrian exclusive circulation areas in lieu of permeable paving (Section 22.320.090.D.4.c.vii.(7)), and parking located along W Altadena Drive in lieu of at the rear of the building (Section 22.320.090.D.4.c.vii.(11)). These modifications will allow the project to be viable and successful at this site. The North elevation complies with providing the visual interaction of 55% of the total length and 40% of the total area of façade on the ground floor. To meet the requirement the glazing will need to be located at roof areas and back of house areas. The spandrel glass will still provide the visual interaction offered to pedestrians along the Commercial Corridor. Providing transparent glazing at the dining area enhances the visual connectivity from the exterior allowing pedestrians to engage with the user inside. The pedestrian exclusive circulation areas are located directly next to the building. Providing permeable paving along the building will conflict with LA County's drainage and grading/policy and the building will run into structural integrity and durability issues. Colored concrete is a great alternative to highlight the pedestrian exclusive areas while maintaining the building's foundation. Parking spaces along W Altadena Drive will be screened by a 3FT wood fence and landscaping to ensure the parking spaces will be screened from view. The proposed modifications will ensure better site circulation, organization, and project safety. These modifications will be consistent with the goals, policies, and plans of City of Altadena and County of LA. See below for findings:

i. The application of the standards for which modification is sought would result in practical difficulties or unnecessary hardships if not granted.

The application of the standards would create practical difficulties with the site's narrow configuration, existing curb cuts, and sloped topography. Requiring total transparency glazing, permeable paving near the building, and parking to be to the rear of the building would conflict with the following:

- ADA accessibility compliance
- Required drive aisle and parking stall dimensions
- Site circulation

The requested modifications relieve these physical constraints while achieving the CSD standards.

ii. There are exceptional circumstances or conditions applicable to the subject property or to the intended development of the subject property that do not apply to other properties within the area governed by this CSD.

The subject project is uniquely constrained by the following:

- A narrow lot width
- Existing grade requiring retaining walls

Due to the narrow dimensions of the site makes the execution of building enhancements, paving areas, and parking locations not feasible for commercial use.

iii. The requested modification will not be contrary to the purpose of this CSD or the West San Gabriel Valley Area Plan.

The requested modifications will enhance the existing site. The requested modifications will still allow the project to be consistent with the intent of this CSD with the following:

February 16, 2025

BG 25020

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- Providing glazing along the Commercial Corridor along E Washington Boulevard
- Providing a decorative paving at pedestrian exclusive circulation areas.
- Enhancing site circulation, safe vehicular circulation, ADA accessibility standards, and required drive aisle widths.
- Enhances building operations

The requested modifications will not be contradictory to the purpose of this CSD or the West San Gabriel Valley Area Plan.

Sincerely,

Chloe Watson
Bickel Group Architecture

Pursuant to County Code [Section 22.194.050](#): Findings and Decision, the applicant shall substantiate the following facts:

(Do not provide one word or Yes/No responses. If necessary, attach additional pages)

B.1 Because of special circumstances or exceptional characteristics applicable to the property, the strict application of the County Code deprives such property of privileges enjoyed by other property in the vicinity and under identical zoning classification.

The applicant requests a variance for a pole sign at the northwest corner of the site. The proposed sign will be 15 feet high, featuring the McDonald's Golden arches and the message "Altadena Welcomes You". Please see submitted sign program. Due to the site's corner location, a pole sign provides site visibility compared to the previous monument sign. A pole sign also exists across the street under the same zoning classification, demonstrating compatibility with the area and consistency with the intent of the zoning regulations.

B.2 The modification authorized will not constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity and zone in which the property is situated.

This modification of a 15-foot pole sign will not constitute in a grant of special privilege. The commercial center across N Altadena Drive also provides a pole sign on their corner of N Altadena Drive and E Washington Boulevard.

B.3 Strict application of zoning regulations as they apply to such property will result in practical difficulties or unnecessary hardships inconsistent with the general purpose of such regulations and standards.

The previous monument sign substantially limited site visibility and hindered safe access. To address these practical difficulties while maintaining the intent of zoning requirements, The City of Altadena required the replacement of the monument sign with a pole sign, which provides adequate visibility and still aligns with the County's goals. Without this relief the strict application of zoning regulations will result in practical difficulties and unsafe measures for the community.

B.4 Such adjustment will not be materially detrimental to the public health, safety, or general welfare, or to the use, enjoyment, or valuation of property of other persons located in the vicinity.

The proposed 15-foot pole sign will not be detrimental to public health, safety, or general welfare, nor will it adversely impact the use, enjoyment, or valuation of nearby properties.



PHOTOS - JUNE 4, 2026

