CONDITIONAL USE PERMIT APPLICATION FOR

BURGER KING

26820 McCALL BLVD.
MENIFEE, CA 92586

LEGEND & ABBREVIATIONS

INDICATES ... LOCATIONS ... OR ... TOP PLATE ... [illegible]

- BATT INSULATION
- RIGID INSULATION
- GYPSUM BOARD
- CERAMIC AND QUARRY TILE
- PLYWOOD
- CONCRETE
- MASONRY
- ASPHALTIC CONCRETE PAVING
- EARTH GRADE
- SAND BASE
- KITCHEN 110 — ROOM NAME / ROOM NUMBER
- FINISHES & EQUIPMENT SEE ID DRAWINGS
- EQUIPMENT SEE KITCHEN DRAWING
- EXTERIOR MATERIAL / FINISH / EXTERIOR COLOR
- INTERIOR ELEVATION
- DOOR SYMBOL
- KEY NOTES
- SHEARWALL / ANCHOR BOLT SYMBOL
- FOOTING SYMBOL
- DETAIL NUMBER / SHEET NUMBER
- WALL SECTION NUMBER / ELEV NUMBER SHEET NUMBER
- BUILDING SECTION NUMBER / SHEET NUMBER
- REVISION SYMBOL
- ELEVATION DATUM MARK
- DIMENSION TO EDGE / FACE OF OBJECT
- DIMENSION TO CENTER LINE OF OBJECT

[illegible abbreviation list]

CITY INFORMATION

CITY OF MENIFEE	
APPLICABLE CODES	
BUILDING CODE	2022 CALIFORNIA BUILDING CODE
PLUMBING CODE	2022 CALIFORNIA PLUMBING CODE
MECHANICAL CODE	2022 CALIFORNIA MECHANICAL CODE
ELECTRICAL CODE	2022 CALIFORNIA ELECTRICAL CODE
ENERGY CODE	2022 CALIFORNIA ENERGY CONSERVATION CODE
FIRE CODE	[illegible]
TITLE [illegible] AND APPLICABLE RIVERSIDE COUNTY ORDINANCES	

BUILDING DATA

OWNER	SD BURGERS LLC
BUILDING ADDRESS	[illegible]
LEGAL JURISDICTION	CITY OF MENIFEE COUNTY OF RIVERSIDE STATE OF CALIFORNIA
APN	335-[illegible]
PARCEL AREA	[illegible] ACRES
PROPOSED BUILDING AREA	[illegible] S.F.
PROPOSED BUILDING HEIGHT	[illegible] + [illegible] TOWER
PROPOSED SEATING	[illegible] INDOOR SEATING
OCCUPANCY	[illegible]
TYPE OF CONSTRUCTION	VN
PARKING PROVIDED	[illegible] PARKING SPACES

SCOPE OF WORK

[illegible]

SHEET INDEX

(TOTAL OF 11 SHEETS)

	TITLE
TS1.0	TITLE SHEET
	SITE
SD1.0	SITE PLAN
SD2.0	DETAILS
	CIVIL
C1.0	CONCEPTUAL GRADING PLAN
C2.0	TRASH TRUCK TURNING TEMPLATE
	LANDSCAPE
L1.0	CONCEPTUAL LANDSCAPE PLAN
L1.1	PLANT LIST
	ARCHITECTURAL
A1.0	FLOOR PLAN
A2.0	ROOF PLAN
A3.0	EXTERIOR ELEVATIONS
A4.0	EXTERIOR ELEVATIONS

GENERAL NOTES

A. ALL WORK SHALL CONFORM TO THE 2022 EDITION OF THE CALIFORNIA BUILDING CODE AND ALL OTHER APPLICABLE CODES, STANDARDS AND REGULATIONS
B. [illegible]
C. [illegible]
D. DO NOT SCALE THESE DRAWINGS. VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD. ANY DISCREPANCIES IN THESE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO STARTING WORK.
E. [illegible] INSTALLATION
F. PROVIDE EACH SUBCONTRACTOR WITH A COMPLETE AGENCY-PERMITTED DRAWING SET AT TIME OF CONSTRUCTION
G. ALL ABBREVIATIONS INCLUDED FOLLOW INDUSTRY STANDARDS. CONTACT ARCHITECT IF ANY ABBREVIATIONS ARE NOT CLEAR
H. GC SHALL SUPPLY AND INSTALL ALL ASPECTS OF THE PROJECT DESCRIBED IN THIS DRAWING SET UNLESS OTHERWISE NOTED
I. [illegible]
J. "SUBMITTAL DOCUMENTS FOR DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED TO THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE, 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 ITEMS SHALL NOT BE INSTALLED UNTIL THEIR DESIGN AND SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL."
K. GENERAL CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS PRIOR TO STARTING CONSTRUCTION. NOTIFY ARCHITECT OF ANY DISCREPANCIES

DEFERRED SUBMITTALS

- SIGNAGE AND CANOPIES
- DRIVE THRU EQUIPMENT
- BUILDING TRUSSES
- ANSUL SYSTEM

PROJECT DIRECTORY

ARCHITECT

MARKS ARCHITECTS INC [illegible]

LANDSCAPE ARCHITECT

sotelo LANDSCAPE ARCHITECTS

SOTELO LANDSCAPE ARCHITECTS
[illegible] FOURTH AVE
SAN DIEGO CA [illegible]
CONTACT ANGELINA SOTELO
PHONE [illegible]

CIVIL ENGINEER

[illegible]

OWNERSHIP OF INSTRUMENTS OF SERVICE

ALL REPORTS, PLANS, SPECIFICATIONS, COMPUTER FILES, FIELD DATA, NOTES AND OTHER DOCUMENTS AND INSTRUMENTS INCLUDING ALL DOCUMENTS ON ELECTRONIC MEDIA, PREPARED BY MARKS ARCHITECTS INC AS INSTRUMENTS OF SERVICES SHALL REMAIN THE PROPERTY OF MARKS ARCHITECTS INC. MARKS ARCHITECTS INC SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING COPYRIGHT THERETO ©
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architecture · interior design · retail · restaurants · space planning · master planning · brand ... · [illegible]

[illegible] san diego ca 92103 [illegible]

LICENSED ARCHITECT · C-26482 · 12-30-2[illegible] · STATE OF CALIFORNIA

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PLANNING SUBMITTAL	08.30.23
2ND PLANNING SUBMITTAL	11.15.23

ADDRESS: MCCALL BLVD & BRADLEY RD MENIFEE CA 92586

BURGER KING

AS NOTED

TITLE SHEET

TS1.0

LANDSCAPE CALCULATIONS

TOTAL LANDSCAPE AREA INCLUDING ROW	102,248 SF	
TOTAL LANDSCAPE AREA WITHIN NEW PROPERTY LINE	5,115 SF	29.58%
LANDSCAPE WITHIN 20' SETBACK	2,156 SF	11.56%

DEVELOPMENT SUMMARY

EXISTING SITE AREA	24,828 SF
SITE AREA AFTER DEDICATIONS	19,734 SF
SETBACKS	8' LANDSCAPE SETBACK
BUILDING AREAS	BUILDING 2,156 SF

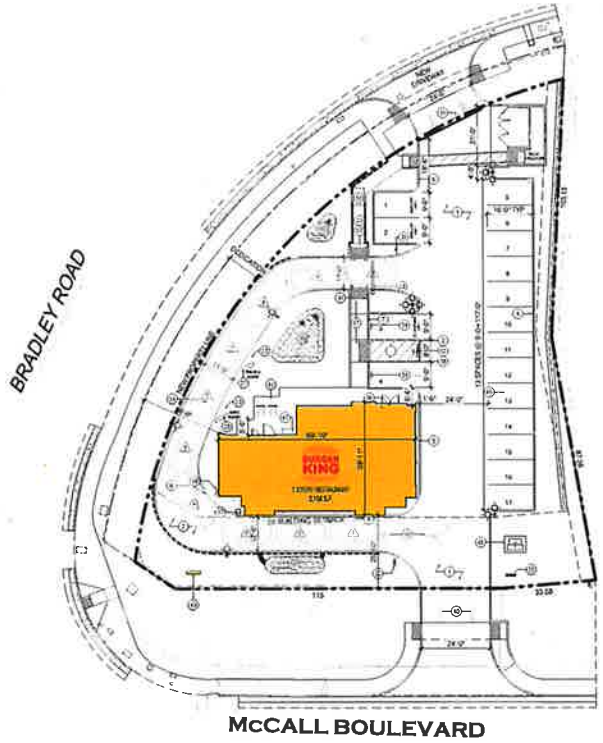
PARKING ANALYSIS

USE	RATIO	SF	PARKING REQ
RESTAURANT	9/1000 SF	2,156 SF	17.24
	1 PER EMPLOYEES		2
TOTAL REQUIRED			20

PARKING PROVIDED 11 + 4 REDUCE RACKS

PARKING CALCULATION

ACCESSIBLE PARKING PROVIDED	20 SPACES
FUTURE EV PARKING	20 SPACES
STANDARD PARKING PROVIDED	115 SPACES
	PARKING PROVIDED 67 TOTAL



1 SITE PLAN
A10 SCALE 1"=20'

KEY NOTES

1. INSTALL ASPHALT PAVING REFER TO THE PAVING SECTION THICKNESS TABLE THIS SHEET AND GEOTECHNICAL RECOMMENDATIONS UNDER SEPARATE COVER.
2. INSTALL CONCRETE PAVING REFER TO THE PAVING SECTION THICKNESS TABLE THIS SHEET AND GEOTECHNICAL RECOMMENDATIONS UNDER SEPARATE COVER
3. PROVIDE THICKENED CONCRETE EDGE AT PARKING PERIMETER, SEE DETAIL 8/C0.0
4. CONSTRUCT CONCRETE CURB AND GUTTER, SEE DETAIL 5/C0.0
5. CONSTRUCT CONCRETE CURB AT ASPHALT PAVING, SEE DETAIL 6/C0.0
6. CONSTRUCT CONCRETE CURB AT CONCRETE PAVING, SEE DETAIL 7/C0.0
7. CONSTRUCT MONOLITHIC CONCRETE CURB AND SIDEWALK, SEE DETAIL 9/C0.0
8. CONSTRUCT MONOLITHIC CONCRETE CURB AND PAVING, SEE DETAIL 10/C0.0
9. CONSTRUCT CONCRETE CURB AT BUILDING SIDE OF DRIVE-THRU LANE, SEE DETAIL 8/C0.0
10. NOT USED
11. SAWCUT AND REMOVE EXISTING PAVING AND/OR SIDEWALK. REMOVE A MINIMUM 8 FEET ASPHALT PAVING TO ENSURE PROPER INSTALLATION OF PATCH BACK. ASPHALT PATCH BACK TO MUNICIPALITY STANDARDS
12. PAINT 4-INCH SOLID WHITE STRIPE TO MUNICIPALITY STANDARDS
13. PAINT 18-INCH SOLID WHITE STRIPE
14. PROPOSED PARKING SIGN SPACE #2 & 4 SEE DETAIL 6/C0.1
15. STEEL PIPE BOLLARD SEE DET. 4/C0.1
16. FUTURE OPTIONAL SECOND DRIVE THRU LANE AND EQUIPMENT
17. CONSTRUCT IN-LINE CURB RAMP SEE DETAIL 1/C0.0
18. PROVIDE RAMP AND LANDINGS AT HANDICAP ACCESSIBLE PARKING SPACES SEE DETAIL 15/C0.0
19. PROPOSED PROMAX DRIVE THRU LANE
20. PROVIDE PUBLIC RIGHT OF WAY ACCESS RAMPS PER THE MUNICIPALITY STANDARDS
21. PROPOSED DRIVE UP WASTE CHUTE
22. NOT USED
23. INSTALL BARRIER POSTS AT PROMAX SIGNS, MENU BOARD, AND PERIPHERAL TO BUILDING EXPANSION. SEE DETAIL 1/C0.1. CONTRACTOR TO PROVIDE SLEEVES THROUGH CURB AND GUTTER WHERE APPROPRIATE. SEE ALSO SHEETS SD1.1 AND A1.0 FOR DIMENSIONS CONTROL
24. INSTALL DETECTOR LOOP FOR ORDER BOARD, SEE DETAIL 16/SD1.1
25. INSTALL DETECTOR LOOP AT PICK UP WINDOW, SEE DETAIL 16/SD1.1
26. PROVIDE ROOF DRAIN DISCHARGE SWALE, SEE DETAIL 11/SD1.1
27. INSTALL PREVIEW BOARD, SEE DETAIL 20/SD1.1
28. INSTALL ORDER BOARD AND WEATHER PROTECTION CANOPY SEE DETAIL 16/SD1.1
29. CONSTRUCT MASONRY BLOCK TRASH ENCLOSURE, SEE DETAIL 5/C0.1
30. SITE ENTRY SIGN UNDER SEPARATE COVER. GENERAL CONTRACTOR REFER TO SHEET E3.1.0 FOR CONDUIT AND WIRING REQUIREMENTS.
31. SITE DRIVE-THRU SIGN UNDER SEPARATE COVER. GENERAL CONTRACTOR REFER TO SHEET E3.1.0 FOR CONDUIT AND WIRING REQUIREMENTS.
32. SITE "THANK YOU/DO NOT ENTER" SIGN UNDER SEPARATE COVER. GENERAL CONTRACTOR REFER TO SHEET E3.1.0 FOR CONDUIT AND WIRING REQUIREMENTS
33. INSTALL HEIGHT CLEARANCE BAR AND WARNING POLE SIGN SEE DETAIL 8/SD1.1
34. INSTALL ACCESSIBLE PARKING SIGN WITH VAN PLACARD SEE DETAIL 6/SD1.1
35. PROJECT MONUMENT SIGN GENERAL CONTRACTOR TO PROVIDE CONDUIT AND WIRING PER SHEET E3.1.0 INSTALLATION BY SIGN CONTRACTOR
36. APPLY INTERNATIONAL SYMBOL OF ACCESSIBILITY DECAL ON DOOR
37. PROVIDE TRASH RECEPTACLE LOCATE AS REQUIRED PER SITE CONDITIONS
38. PAINT ACCESSIBLE PARKING SYMBOLS, TEXT, AND CHEVRONS, SEE DETAIL 5/SD1.1
39. PAINT 4-INCH SOLID WHITE STRIPES AT 6 INCHES O.C. AND 45-DEGREES TO TRAFFIC DIRECTION, BORDER WITH 4-INCH SOLID WHITE STRIPE. TYPICAL LOADING SPACES AS SHOWN.
40. PAINT TRAFFIC DIRECTIONAL ARROWS, SOLID WHITE AND TYPICAL AS SHOWN
41. PAINT 18-INCH WIDE SOLID WHITE CROSS WALK STRIPES AT 6 FEET (MAX) O.C.
42. INSTALL U-BAR BIKE RACK(S) SEE DETAIL 5/SD1.1
43. PROPOSED WATER METER. CONTRACTOR TO COORDINATE WITH THE APPROPRIATE UTILITY PROVIDER. REFER TO SHEET P3.1.0
44. PROVIDE SCHEDULE 40 PVC SLEEVES AT 2X DIAMETER OF PROPOSED IRRIGATION PIPING. TYPICAL OF ALL LANDSCAPE AREAS. REFER TO SHEET IT.1
45. PROPOSED GREASE INTERCEPTOR. CONTRACTOR TO COORDINATE WITH THE APPROPRIATE UTILITY PROVIDER. REFER TO SHEET P3.1.0
46. PROPOSED TRANSFORMER LOCATION. CONTRACTOR TO COORDINATE WITH THE APPROPRIATE UTILITY PROVIDER. BOLLARDS INSTALLED PER PROVIDER STANDARDS REFER TO SHEETS P3.1.0 AND E3.1.0
47. PROPOSED ELECTRIC METER AND C/T CABINET MOUNTING. CONTRACTOR TO COORDINATE WITH THE APPROPRIATE UTILITY PROVIDER. REFER TO SHEET P3.1.0
48. PROPOSED GAS METER LOCATION. CONTRACTOR TO COORDINATE WITH THE APPROPRIATE UTILITY PROVIDER. BOLLARDS INSTALLED PER PROVIDER STANDARDS REFER TO SHEETS P3.1.0 AND P3.0
49. MONUMENT SIGN 8' HIGH, 32 SF
50. BIOSWALE/RETENTION BASIN WITH LANDSCAPING. REFER TO CIVIL DRAWINGS
51. RAMP WITH HANDRAIL FOR PUBLIC RIGHT WAY ACCESS

marks architects

LICENSED ARCHITECT
CHARLES MARKS
C-14882
06-30-2023
STATE OF CALIFORNIA

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PLANNING SUBMITTAL	08 30 22
2ND PLANNING SUBMITTAL	11 18 22
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△	
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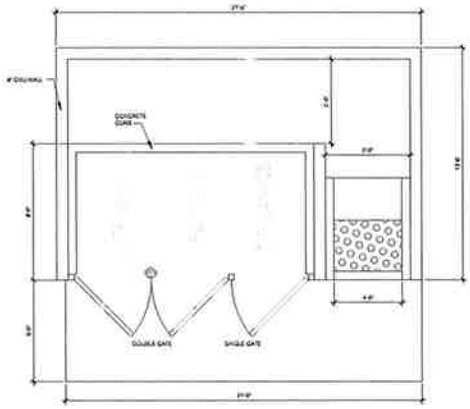
ADDRESS: MCCALL BLVD & BRADLEY RD
MENTEE CA 92585

BURGER KING

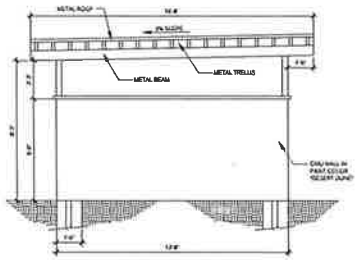
AS NOTED

SITE PLAN

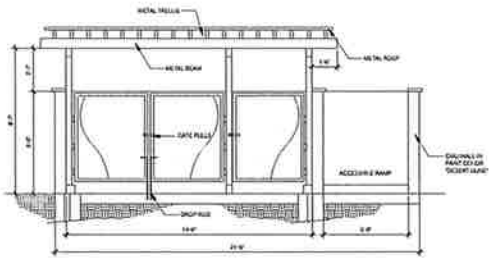
SD1.0



1 DUMPSTER ENCLOSURE



2 DUMPSTER SIDE VIEW 3/8" = 1'-0"



3 DUMPSTER FRONT VIEW 3/8" = 1'-0"

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architecture
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restaurants
space planning
master planning
leed accredited
ccap

2642 fourth ave.
san diego ca 92103
619.703.9448

LICENSED ARCHITECT
DANIELA GOMEZ
C-31492
12-30-24
STATE OF CALIFORNIA

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PLANNING SUBMITTAL	08 30 23
2ND PLANNING SUBMITTAL	11 10 23
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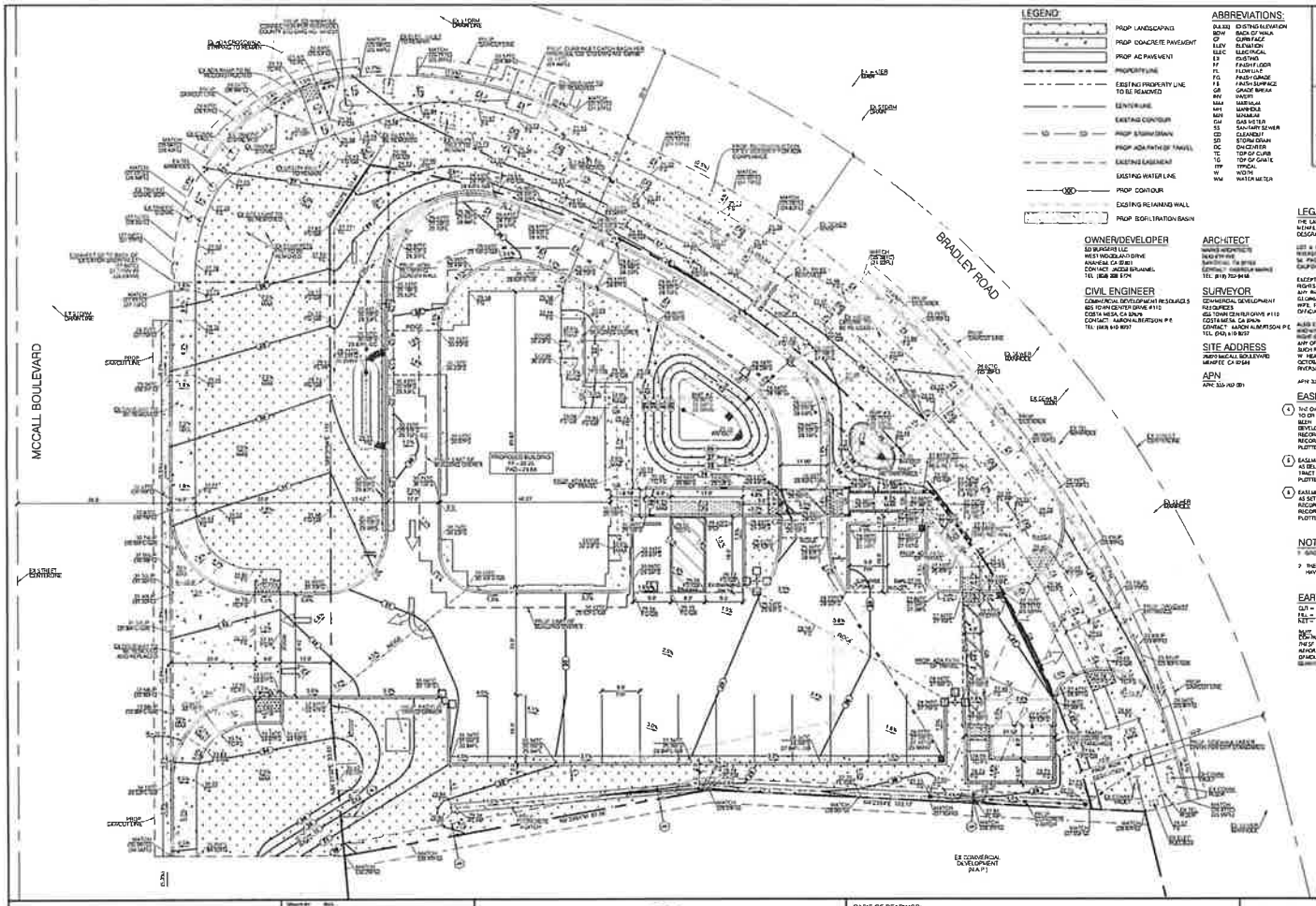
ADDRESS: MCCALL BLVD & BRADLEY RD
MENIFEE CA 92584

BURGER KING

AS NOTED

DETAILS

SD2.0

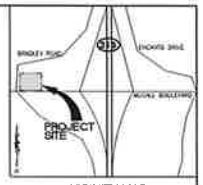


LEGEND:

- PROP LANDSCAPING
- PROP CONCRETE PAVEMENT
- PROP AC PAVEMENT
- PROPERTY LINE
- EXISTING PROPERTY LINE TO BE REMOVED
- CENTERLINE
- EXISTING CONTOUR
- PROP STORM DRAIN
- PROP ADA PATH OF TRAVEL
- EXISTING EASEMENT
- EXISTING WATER LINE
- PROP CONTOUR
- EXISTING RETAINING WALL
- PROP BIOFILTRATION BASIN

ABBREVIATIONS:

(0.33)	EXISTING ELEVATION
BOW	BACK OF WALK
CF	CURB FACE
ELEV	ELEVATION
ELEC	ELECTRICAL
EX	EXISTING
FF	FINISH FLOOR
FL	FLOWLINE
FG	FINISH GRADE
FS	FINISH SURFACE
GB	GRADE BREAK
INV	INVERT
MAX	MAXIMUM
MIN	MINIMUM
PL	PROPERTY LINE
SM	SANITARY SEWER METER
SS	SANITARY SEWER
CO	CLEANOUT
SD	STORM DRAIN
OC	ON CENTER
TC	TOP OF CURB
TG	TOP OF GRATE
TYP	TYPICAL
W	WIDTH
WM	WATER METER



VICINITY MAP

NOT TO SCALE

OWNER/DEVELOPER

BD BURGERS LLC
WEST MOZELAND DRIVE
ANAHEIM, CA 92801
CONTACT: JACOB BRAUNEL
TEL: (858) 288 5704

CIVIL ENGINEER

COMMERCIAL DEVELOPMENT RESOURCES
655 TOWN CENTER DRIVE #110
COSTA MESA, CA 92626
CONTACT: AARON ALBERTSON P.E.
TEL: (949) 610 8097

ARCHITECT

[illegible]
TEL: (818) 753-9458

SURVEYOR

COMMERCIAL DEVELOPMENT RESOURCES
655 TOWN CENTER DRIVE #110
COSTA MESA, CA 92626
CONTACT: AARON ALBERTSON P.E.
TEL: (949) 610 8097

SITE ADDRESS

26820 McCALL BOULEVARD
MENIFEE, CA 92586

APN

APN: 335-202-001

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF MENIFEE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

LOT 4 OF TRACT NO. 3614 IN THE CITY OF MENIFEE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP TWENTY (20) IN BOOK 56, PAGES 80 AND 81 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

EXCEPTING THEREFROM 50% OF THE 100% OF ALL OIL AND MINERAL RIGHTS IN ON AND UNDER THE HEREIN DESCRIBED PROPERTY WITHOUT SURFACE USE OF INGRESS AND EGRESS, AS RESERVED IN DEED FROM ELIZABETH D. NEWPORT AND DEMETHEA M. NEWPORT, HUSBAND AND WIFE, RECORDED NOVEMBER 29, 1951 IN BOOK 2185, PAGE 180 OF OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM AN UNDIVIDED 1/64 OF THE TOTAL OIL AND MINERAL RIGHTS IN ON AND UNDER SAID PROPERTY WITHOUT ANY RIGHT OF INGRESS AND EGRESS, OR TO ENTER UPON THE SURFACE OF ANY OF SAID PROPERTY FOR THE PURPOSE OF TAKING OR MAKING ANY SUCH RESERVED OIL OR MINERALS, AS RESERVED IN DEED FROM DAVID W. HEARST AND HOPE C. HEARST, HUSBAND AND WIFE, RECORDED OCTOBER 23, 1981 AS INSTRUMENT NO. 190419 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

APN: 335-202-001

EASEMENT NOTES:

(4) THE OWNERSHIP OF SAID LAND DOES NOT INCLUDE RIGHTS OF ACCESS TO OR FROM HIGHWAY 395 ABUTTING SAID LAND, SUCH RIGHTS HAVING BEEN RELINQUISHED BY THE DOCUMENT FROM SUN CITY DEVELOPMENT CORPORATION TO THE STATE OF CALIFORNIA RECORDED SEPTEMBER 29, 1966, RECORDING NO. 110853 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.

(5) EASEMENT(S) FOR PUBLIC UTILITIES AND RIGHTS INCIDENTAL THERETO AS DELINEATED OR AS OFFERED FOR DEDICATION, ON THE MAP OF SAID TRACT NO. 3614. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.

(6) EASEMENT(S) FOR SEWER PIPELINE AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT IN FAVOR OF THE COUNTY OF RIVERSIDE RECORDED JUNE 24, 1971, RECORDING NO. 68341 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.

NOTES

1. GROSS PROPERTY AREA = 5.53 ACRES (241,000 SQUARE FEET)
2. THE LOCATION OF THE UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN ESTABLISHED BASED ON AS-BUILT PLANS.

EARTHWORK QUANTITIES:

CUT = 1,191 CY
FILL = 202 CY
NET = 989 CY CUT

NOTE: THESE ARE ENGINEERING ESTIMATES ONLY. GENERAL CONTRACTOR TO PERFORM THEIR OWN CUTS FOR BIDDING PURPOSES. THESE ARE BASED ON GRADING RECOMMENDATIONS IN THE SOILS REPORT AND DO NOT INCLUDE THE QUANTITIES ASSOCIATED WITH OPERATIONS OF EXISTING PARKING AND BUILDING SLABS OR SECTIONAL QUANTITIES FOR THE BUILDING AND PARKING.

UTILITY PURVEYOR

SEWER	
EMWD	2270 TRUMBLE ROAD PERRIS, CA 92570 951-928-3777
WATER	
EMWD	2270 TRUMBLE ROAD PERRIS, CA 92570 951-928-3777
TRASH	
WM	13700 INDIAN STREET MORENO VALLEY, CA 92553 800-423-9180

10 0 10 20

GRAPHIC SCALE
SCALE 1" = 10'

REVISIONS			
MARK #	DATE		APPROVED

BENCHMARK: THE BENCHMARK FOR THIS SURVEY IS A COUNTY OF RIVERSIDE BRASS CAP BELOW BRASS CAP IN 12" CONCRETE COLLAR AT 264 NORTH SUN STREET AND MONTEREY AVENUE
ELEVATION = 1428.26 (NAVD 88)

PLANS PREPARED BY

AARON M. ALBERTSON
R.C.E. 56813, EXP. 9/30/15

SIGNATURE DATE

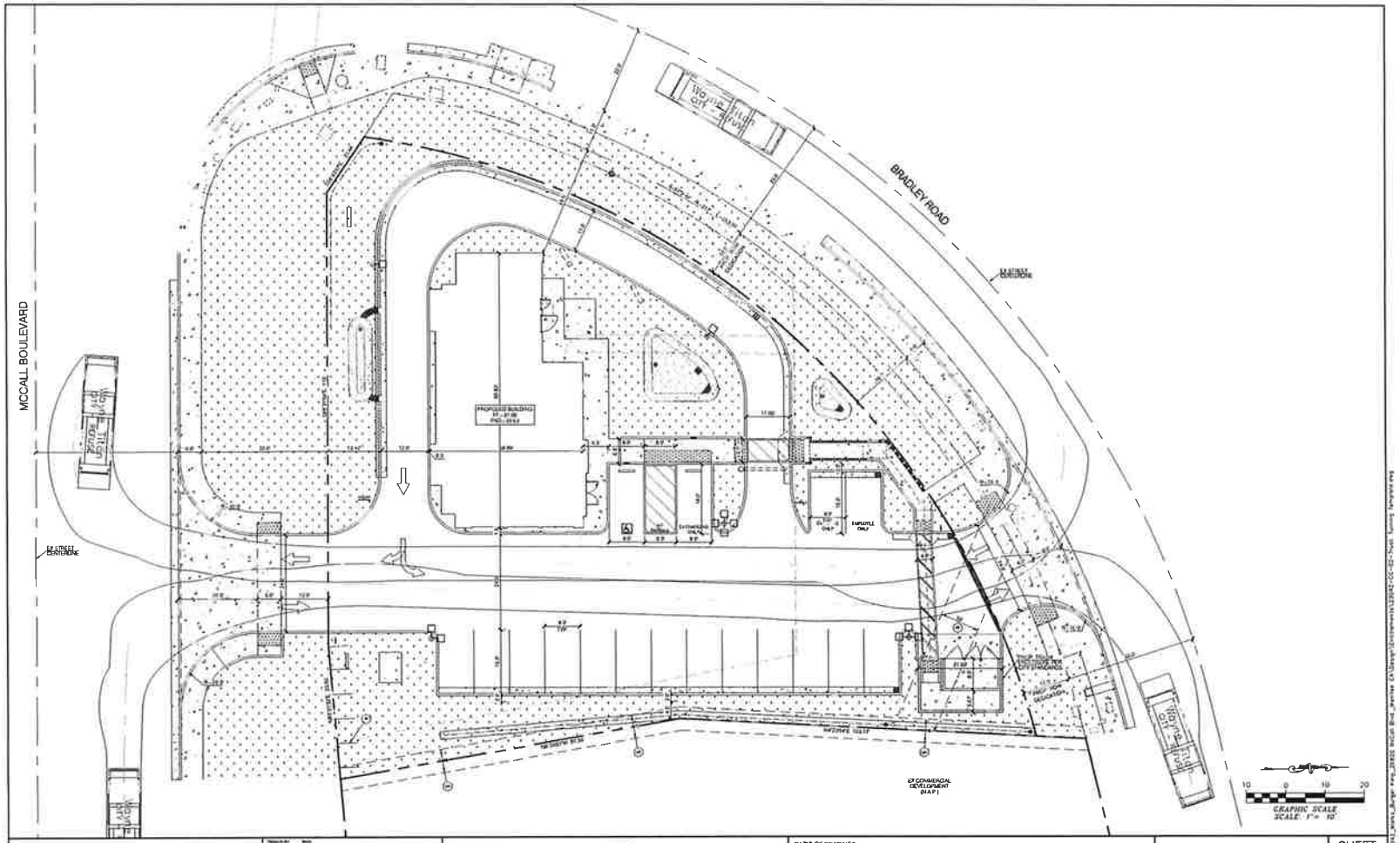
Commercial Development Resources

BASIS OF BEARINGS:
THE BASIS OF BEARINGS FOR THIS SURVEY IS SOUTH 11°20'58" WEST ALONG THE CENTERLINE OF BRADLEY ROAD AS SHOWN ON TRACT 3614 FILED IN BOOK 56, PAGES 80 AND 81 OF MAPS, IN THE OFFICE OF RIVERSIDE COUNTY RECORDER, STATE OF CALIFORNIA.

CONCEPTUAL GRADING PLAN

BURGER KING
26820 McCALL BOULEVARD
MENIFEE, CA 92586
APN 335-202-001

SHEET
CG-1
01 OF 03



REVISIONS			

BENCHMARK:
THE BENCHMARK FOR THIS SURVEY IS A COUNTY OF RIVERSIDE BM# RC 68038 BRASS DISK IN 12" CONCRETE COLLAR AT 264 NORTH MURRIETA ROAD & LANCASTER DRIVE
ELEVATION = 1428.38 (NAVD 88)

PLANS PREPARED BY

MARCH 04, 2025
DATE

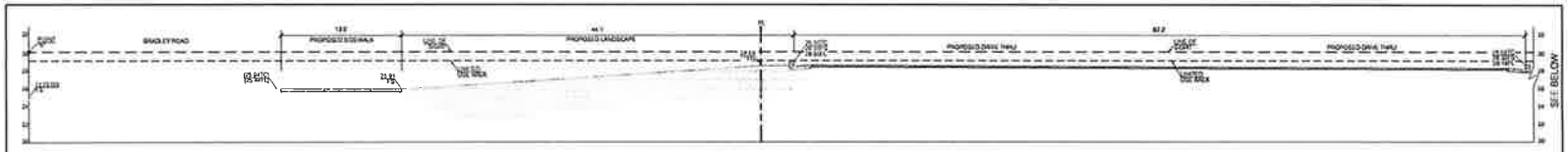
Commercial Development Resources

BASIS OF BEARINGS:
THE BASIS OF BEARINGS FOR THIS SURVEY IS SOUTH 11°38'46" WEST ALONG THE CENTERLINE OF BRADLEY ROAD AS SHOWN ON TRACT 3614 FILED IN BOOK 56, PAGES 80 AND 81 OF MAPS, IN THE OFFICE OF RIVERSIDE COUNTY RECORDER, STATE OF CALIFORNIA

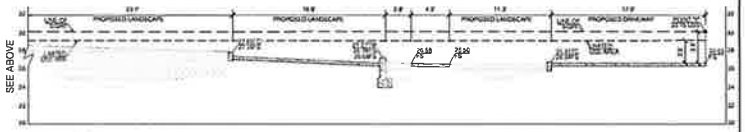
TRASH TRUCK TURNING TEMPLATE

BURGER KING
26820 McCALL BOULEVARD
MENIFEE, CA 92586
APN 335-202-001

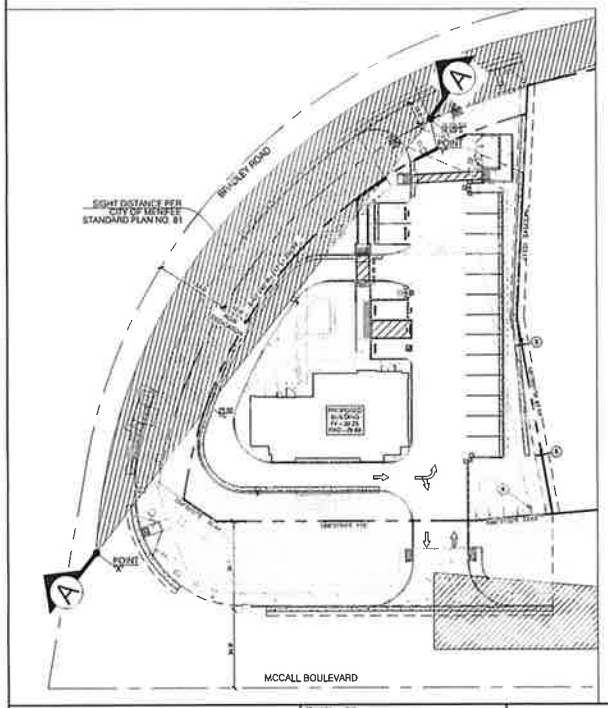
SHEET
CG-02
02 OF 03



SECTION "A-A"
SCALE 1"=2'



SECTION "A-A"
SCALE 1"=2'



KEY MAP
SCALE: 1"=20'

EASEMENT NOTES:

(4) THE OWNERSHIP OF SAID LAND DOES NOT INCLUDE RIGHTS OF ACCESS TO OR FROM HIGHWAY 215 AND THE SAID LAND SUCH RIGHTS HAVING BEEN RELINQUISHED IN THE DOCUMENT FROM SUN CITY DEVELOPMENT CORPORATION, TO THE STATE OF CALIFORNIA RECORDED SEPTEMBER 26, 1966 RECORDING NO. 116882 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON

(5) EASEMENT(S) FOR PUBLIC UTILITIES AND RIGHTS INCIDENTAL THERETO AS DELINEATED ON AS OFFERED FOR DEDICATION, ON THE MAP OF SAID TRACT NO. 3614. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON

(6) EASEMENT(S) FOR SEWER PIPELINE AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT IN FAVOR OF THE COUNTY OF RIVERSIDE RECORDED JUNE 24, 1971, RECORDING NO. 66541 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON

ABBREVIATIONS:

255.00	EXISTING ELEVATION
BOW	BACK OF WALK
CF	CURB FACE
ELEV	ELEVATION
ELEC	ELECTRICAL
EX	EXISTING
FF	FINISH FLOOR
FL	FLOW LINE
FG	FINISH GRADE
FS	FINISH SURFACE
GB	GRADE BREAK
INV	INVERT
MAX	MAXIMUM
MH	MANHOLE
MIN	MINIMUM
GM	GAS METER
SS	SANITARY SEWER
CO	CLEANOUT
SD	STORM DRAIN
OC	ON CENTER
TC	TOP OF CURB
TG	TOP OF GRATE
TYP	TYPICAL
W	WIDTH
WM	WATER METER
LOS	LINE OF SIGHT

LEGEND

- PROP. LANDSCAPING
- PROP. CONCRETE PAVEMENT
- PROP. AC PAVEMENT
- PROPERTY LINE
- EXISTING PROPERTY LINE TO BE REMOVED
- CENTER LINE
- EXISTING CONTOUR
- EXISTING EASEMENT
- EXISTING RETAINING WALL
- PROP. BIOFILTRATION BASIN
- LIMITED USE AREA
- LINE OF SIGHT
- LIMITED USE AREA

REVISIONS

MARK #	DATE		APPROV

BENCHMARK
THE BENCHMARK FOR THIS SURVEY IS A COUNTY OF RIVERSIDE BM# RC 58139 BRASS DISK IN 12" CONCRETE COLLAR AT JCT. NORTH MURRIETTA ROAD & LANDSTER DRIVE
ELEVATION = 1428.26 (NAVD 88)

PLANS PREPARED BY

ANDREW ALBERTSON
R.C.E. 58813, 6/30/2026

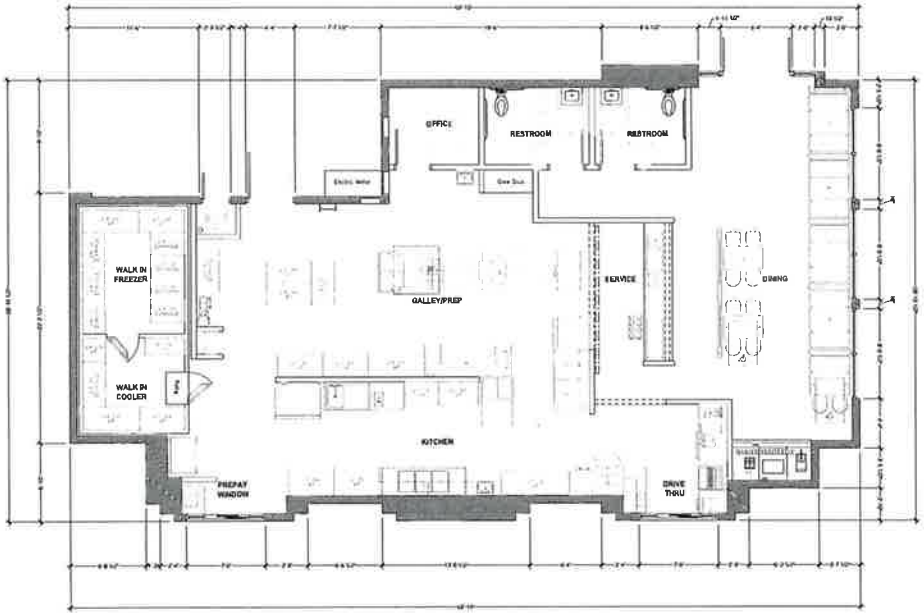
Commercial Development Resources

BASIS OF BEARINGS
THE BASIS OF BEARINGS FOR THIS SURVEY IS SOUTH 11°29'50" WEST ALONG THE CENTERLINE OF BRADLEY ROAD AS SHOWN ON TRACT 3614 FILED IN BOOK 58, PAGES 80 AND 81 OF MAPS, IN THE OFFICE OF RIVERSIDE COUNTY RECORDER, STATE OF CALIFORNIA

LINE OF SIGHT EXHIBIT

BURGER KING
26820 McCALL BOULEVARD
MENIFEE, CA 92586
APN: 335-202-001

SHEET
CG-03
03 OF 03



GENERAL NOTES:

1. DIT LAOR DIMENSIONS ARE TO FACE OF MASONRY. INTERIOR DIMENSIONS ARE TO FINISH
2. OVERALL DIMENSIONS TO EXTERIOR WALLS ARE THE SAME AS TO THE OUTSIDE FACE OF FOUNDATION WALL BELOW
3. ALL ANGLED WALLS ARE AT 90° UNLESS NOTED OTHERWISE
4. FIRE EXTINGUISHER, SHALL COMPLY WITH APPLICABLE BUILDING CODES AND LOCAL REGULATIONS
5. ELEVATION OF DRAIN THROUGH LINE 2' (MAXIMUM) BELOW FINISH FLOOR ELEVATION. DRAIN THROUGH LINE AT SAME ELEVATION AS FINISH FLOOR
6. DIMENSIONS : WHEN UTILIZING A 60 FOOT EXTERIOR WALL CONSTRUCTION HOLD FOR FINISH DIMENSIONS
7. FOR DOOR AND WINDOW TYPES, REFER TO SHEET A-10

KEYED NOTES:

1. SELF SERVE DRINKS AND CONDIMENT STAND. REFER TO SHEET EQ-1
2. STEEL BOLLARD - REFER TO SHEET S-1
3. IN FLOOR SERVICE. REFER TO ELECTRICAL DRAWINGS
4. SERVICE COUNTER PARTITION BY G.C. REFER TO DETAILS ON SHEET E-4 FOR ADDITIONAL INFORMATION. COORDINATE COUNTER TOP HEIGHT AND INSTALLATION RESPONSIBILITIES WITH THE DECOR SUPPLIER. MINIMUM COUNTER HEIGHT = 30" A.F.F.
5. CORNER GUARDS - REFER TO DETAIL #4, SHEET A-1.1
6. MENU BOARD BLANKOUT ABOVE. REFER TO SHEET A-4.1
7. INTERIOR WALL IN SIGN WITH FLOOR ON CONCRETE SLAB. VERIFY SIZE WITH MANUFACTURER
8. PROVIDE ADDITIONAL BLOCKING IN WALLS BEHIND URINAL SCREEN AND BEHIND PLUMBING FIXTURES FOR SUPPORT OF WATER LINES (TYPICAL)
9. ALL WALLS AT EXPOSED TRUSSES TO BE FRAMED AND FINISHED TO THE ROOF DECK
10. LINE OF CANOPY ABOVE
11. SUBSTRATE PANELS
    KITCHEN - CHEM - RESISTANCE
    5/8" USG SUPERCRETE PANELS AT FINISH FLOOR TO 20' A.F.F.
    5/8" WATER RESISTANT GYPSUM BOARD FROM 20' A.F.F. TO 8' ABOVE FINISHED CEILING
    PROVIDE ALTERNATE SCD OF 5/8" USG "FIBERROCK" PANELS IN LIEU OF SHEETROCK
    DINING ROOM - CORRIDOR
    5/8" TYPE USG SHEETROCK" TYPE "X" GYPSUM WALL BOARD
    FINISH: CORONADO PAINT - LIGHT ORANGE PERL APPLIED WITH CORONADO AIR ASSIST TIP (2 COATS DRY EQUIV.)
12. ELECTRICAL PANELS
    OPTION #1:
    RECESS ELECTRICAL CONTRACTOR PANEL AND PANELS W, "B" AND "W" IN FURRED OUT WALL ADJACENT TO EXTERIOR FRAMING. S.C. TO VERIFY PANEL SIZES PRIOR TO FURR-OUT TO INSURE ADEQUATE SPACE
    OPTION #2:
    WELL PAD OVER INTEGRATED WALL UNIT INCLUDES PANELS "W", "B", "M" AND MASTER CONTRACTOR PANEL IN ONE CABINET. UNIT TO BE SUPPLIED MOUNTED ON A 4" HIGH CONCRETE CURB. REFERENCE SHEET E-3 FOR ADDITIONAL INFORMATION
13. PROVIDE 10"x10" FINISHED OPENING THROUGH WALL CONTRACTOR AT 12' A.F.F. FOR ROUTING OF 1/2" PIPES
14. CAN WASH - TUNDRA SUBSTRATE ON ALL THREE SIDES, FLOOR TO CEILING
15. OFFICE WINDOW - REFERENCE SHEET A-10
16. 4" DEEP FURR-OUT ELEMENT, 18" FINISH WIDTH MINIMUM (U.N.O.) REFER TO WALL SECTIONS. PROVIDE 12" TOUT CONCRETE CURB (REF. FOUNDATION PLAN) AND FRAMING AS REQUIRED FOR FINISH DIMENSION REQUIREMENTS
17. TILE FLOOR (REFERENCE SPECIFICATIONS ON SHEETS)
18. DRIVE THROUGH SLIDING WINDOW
19. + + + + + + + + INDICATES 5/8" PLYWOOD BACKING ON WALLS FOR EQUIPMENT AS INDICATED ON PLAN OR SHELF SUPPORT FROM 48" A.F.F. TO 84" A.F.F., BEHIND 3 COMPARTMENT SINK AND PREP SINK AND ON BULKHEAD AT MENU BOARD WALL FROM 8' A.F.F. TO BOTTOM OF ROOF TRUSSES
20. COUNTER TOP - REFERENCE DETAIL #6, A-1.1
21. USG 5/8" SHEETROCK (BOTH SIDES) ON 3-5/8" 18 GAUGE CEE STUD FRAMING AT 16" O.C. BEHIND HOOD. WALL TO EXTEND 18" BEYOND EACH END OF HOOD
22. STAINLESS STEEL PANELS BELOW AND 18" WIDE AT EACH SIDE OF HOOD SUPPLIED BY HOOD MANUFACTURER AND INSTALLED BY G.C.
23. 4" CONCRETE WALK BETWEEN DRIVE THROUGH BUMP OUTS. CONCRETE WALKS NOT REQUIRED IF EXISTING SIDING ARE NOT USED
24. INDICATES 24x24 SLIMRAY TILE. REFER TO SHEET D-1.0-1.1
    REMAINING BACK OF HOUSE WALLS TO BE FINISHED IN FIBERGLASS REINFORCED PANELS. FINISH REFER TO APPLICABLE INTERIOR FINISH SCHEDULES
25. 8" STUD WALL. REFER TO INTERIOR FINISH SCHEDULE
26. 8' - HIGH SCREEN WALL AND FOUNDATION BY SIGN SUPPLIER. PROVIDE 6" CLEAR FROM BUILDING

FLOOR PLAN

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

NORTH

marks architects

architecture
interior design
retail
restaurants
space planning
master planning
brand repositioning
CMM

[redacted]

LICENSED ARCHITECT
DANIELA MARKS
C-12482
01-20-2023
REGISTRATION EXPIRES
STATE OF CALIFORNIA

© MARK ARCHITECTS 2023
ALL REPORTS, PLANS AND DESIGNS AS PREPARED BY MARKS ARCHITECTS SHALL REMAIN THE PROPERTY OF MARKS ARCHITECTS AND IS INTENDED FOR USE FOR THIS SPECIFIC PROJECT ONLY

PLANNING SUBMITTAL	08 30 23
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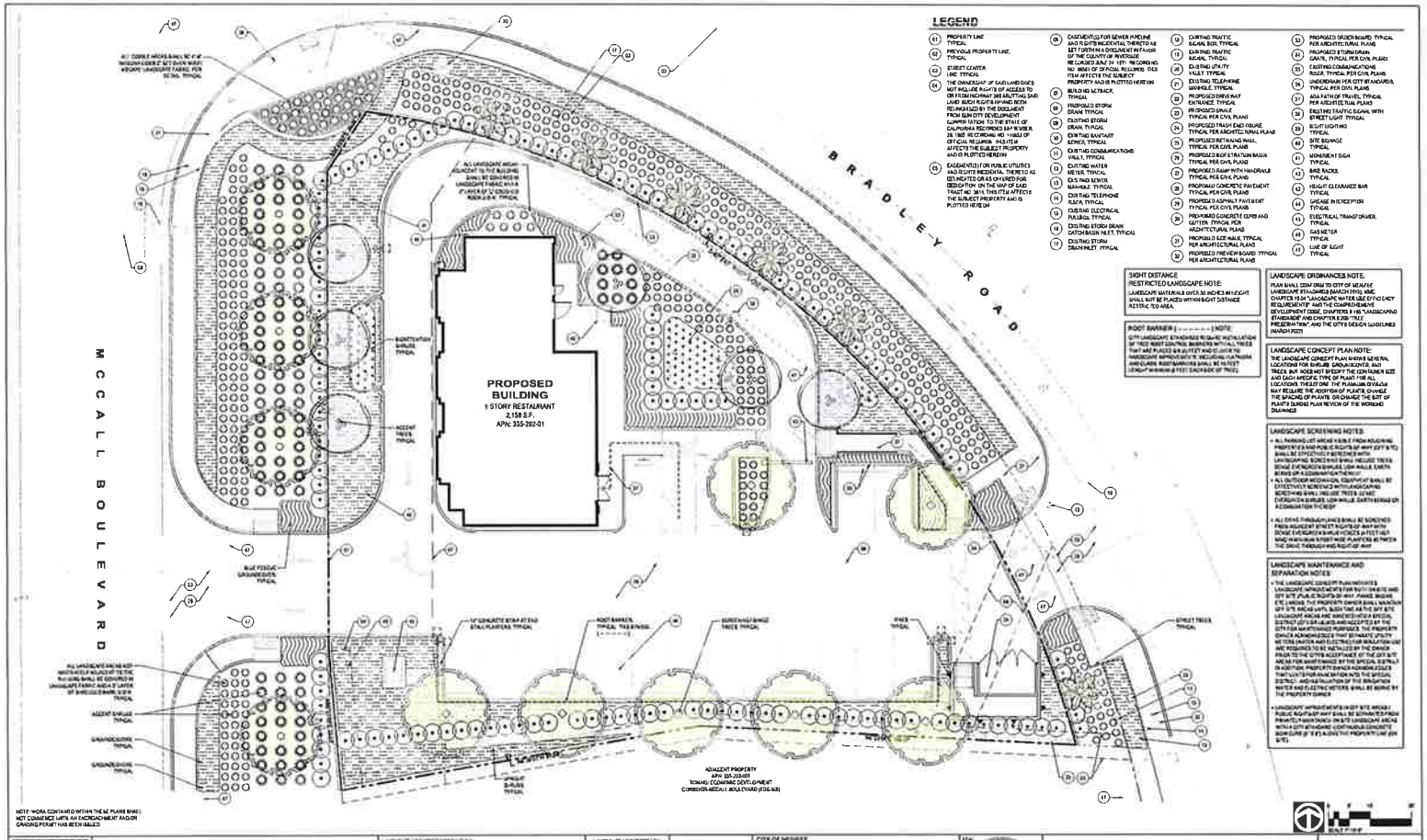
ADDRESS: MCCALL BLVD & BRADLEY RD
MENIFEE CA 92586

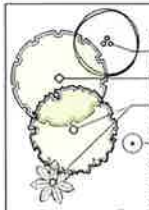
BURGER KING

AS NOTED

FLOOR PLAN

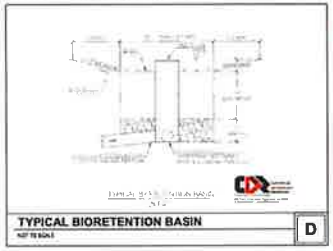
A1.0


MCCALL BOULEVARD
BRADLEY ROAD
PROPOSED BUILDING
1 STORY RESTAURANT
2,158 S.F.
APN: 335-202-01
ADJACENT PROPERTY
APN: 335-202-05
ZONING: COMMERCIAL DEVELOPMENT
CORNERSTONE MCCALL BOULEVARD (DGS 68)
LEGEND
01 PROPERTY LINE TYPICAL
02 PREVIOUS PROPERTY LINE TYPICAL
03 STREET CENTER LINE TYPICAL
04 THE OWNERSHIP OF SAID LAND DOES NOT INCLUDE RIGHTS OF ACCESS TO OR FROM INCIDENT 300 ABUTTING SAID LAND SUCH RIGHTS HAVING BEEN RELINQUISHED BY THE DOCUMENT FROM SUN CITY DEVELOPMENT CORPORATION TO THE STATE OF CALIFORNIA RECORDED 24 NOVEMBER 28, 1962 RECORDING NO. 118653 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON
05 EASEMENT(S) FOR PUBLIC UTILITIES AND RIGHTS INCIDENTAL THERETO AS DEDICATED OR AS OFFERED FOR DEDICATION ON THE MAP OF SAID TRACT NO. 3614. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON
06 EASEMENT(S) FOR SEWER PIPELINE AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT IN FAVOR OF THE COUNTY OF RIVERSIDE RECORDED JUNE 24, 1971 RECORDING NO. 80841 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON
07 BUILDING SETBACK TYPICAL
08 PROPOSED STORM DRAIN TYPICAL
09 EXISTING STORM DRAIN TYPICAL
10 EXISTING SANITARY SEWER, TYPICAL
11 EXISTING COMMUNICATIONS VAULT, TYPICAL
12 EXISTING WATER METER, TYPICAL
13 GAS AND MOTOR MANHOLE, TYPICAL
14 EXISTING TELEPHONE RISER, TYPICAL
15 EXISTING ELECTRICAL PULLBOX, TYPICAL
16 EXISTING STORM DRAIN CATCH BASIN INLET, TYPICAL
17 EXISTING STORM DRAIN INLET, TYPICAL
18 EXISTING TRAFFIC SIGNAL BOX, TYPICAL
19 EXISTING TRAFFIC SIGNAL, TYPICAL
20 EXISTING UTILITY VAULT, TYPICAL
21 EXISTING TELEPHONE MANHOLE, TYPICAL
22 PROPOSED DRIVEWAY ENTRANCE, TYPICAL
23 PROPOSED SINGLE TYPICAL PER CIVIL PLANS
24 PROPOSED TRASH ENCLOSURE TYPICAL PER ARCHITECTURAL PLANS
25 PROPOSED RETAINING WALL TYPICAL PER CIVIL PLANS
26 PROPOSED ROOF STRUCTURE MASK TYPICAL PER CIVIL PLANS
27 PROPOSED RAMP WITH HANDRAILS TYPICAL PER CIVIL PLANS
28 PROPOSED CONCRETE PAVEMENT TYPICAL PER CIVIL PLANS
29 PROPOSED ASPHALT PAVEMENT TYPICAL PER CIVIL PLANS
30 PROPOSED CONCRETE CURB AND GUTTER TYPICAL PER ARCHITECTURAL PLANS
31 PROPOSED BUS WALK TYPICAL PER ARCHITECTURAL PLANS
32 PROPOSED PREVIEW BOARD TYPICAL PER ARCHITECTURAL PLANS
33 PROPOSED ORDER BOARD TYPICAL PER ARCHITECTURAL PLANS
34 PROPOSED STORM DRAIN GRATE, TYPICAL PER CIVIL PLANS
35 EXISTING COMMUNICATIONS RISER, TYPICAL PER CIVIL PLANS
36 UNDERDRAIN PER CITY STANDARDS, TYPICAL PER CIVIL PLANS
37 ADA PATH OF TRAVEL, TYPICAL PER ARCHITECTURAL PLANS
38 EXISTING TRAFFIC SIGNAL WITH STREET LIGHT, TYPICAL
39 SOLAR LIGHTING TYPICAL
40 SITE SIGNAGE TYPICAL
41 MONUMENT SIGN TYPICAL
42 BIKE RACKS TYPICAL
43 HEIGHT CLEARANCE BAR TYPICAL
44 GREASE INTERCEPTOR TYPICAL
45 ELECTRICAL TRANSFORMER, TYPICAL
46 GAS METER TYPICAL
47 LINE OF LIGHT TYPICAL
SIGHT DISTANCE RESTRICTED LANDSCAPE NOTE:
LANDSCAPE MATERIALS OVER 30 INCHES IN HEIGHT SHALL NOT BE PLACED WITHIN SIGHT DISTANCE RESTRICTED AREA.
ROOT BARRIER NOTE:
CITY LANDSCAPE STANDARDS REQUIRE INSTALLATION OF TREE ROOT CONTROL BARRIERS WITH ALL TREES THAT ARE PLACED WITHIN 5 FEET WHEN CLOSER TO HARDSCAPE IMPROVEMENTS. INCLUDING CURBS/GUTTERS AND SIDEWALKS. BARRIERS SHALL BE 10 FEET LENGTH MINIMUM (5 FEET EACH SIDE OF TREE).
LANDSCAPE ORDINANCES NOTE:
PLAN SHALL CONFORM TO CITY OF MENIFEE LANDSCAPE STANDARDS (MARCH 2020), MMC CHAPTER 15.04 "LANDSCAPE WATER USE EFFICIENCY REQUIREMENTS" AND THE COMPREHENSIVE DEVELOPMENT CODE, CHAPTERS 9.180 "LANDSCAPING STANDARDS" AND CHAPTER 9.200 "TREE PRESERVATION" AND THE CITY'S DESIGN GUIDELINES (MARCH 2022)
LANDSCAPE CONCEPT PLAN NOTE:
THE LANDSCAPE CONCEPT PLAN SHOWS GENERAL LOCATIONS FOR SHRUBS, GROUNDCOVER, AND TREES, BUT DOES NOT SPECIFY THE CONTAINER SIZE AND EACH SPECIFIC TYPE OF PLANT FOR ALL LOCATIONS. THE CITY ONE THE PLANNING DIVISION MAY REQUIRE THE ADDITION OF PLANTS, CHANGE THE SPACING OF PLANTS, OR CHANGE THE SIZE OF PLANTS DURING PLAN REVIEW OF THE WORKING DRAWINGS
LANDSCAPE SCREENING NOTES:
• ALL PARKING LOT AREAS VISIBLE FROM ADJACENT PROPERTIES AND PUBLIC RIGHTS OF WAY (CITY & TC) SHALL BE EFFECTIVELY SCREENED WITH LANDSCAPING. SCREENING SHALL INCLUDE TREES, DENSE EVERGREEN SHRUBS, LOW WALLS, EARTH BERMS OR A COMBINATION THEREOF.
• ALL OUTDOOR MECHANICAL EQUIPMENT SHALL BE EFFECTIVELY SCREENED WITH LANDSCAPING. SCREENING SHALL INCLUDE TREES, DENSE EVERGREEN SHRUBS, LOW WALLS, EARTH BERMS OR A COMBINATION THEREOF.
• ALL DRIVE THROUGH LANES SHALL BE SCREENED FROM ADJACENT STREET RIGHTS OF WAY WITH DENSE EVERGREEN SHRUBS (HEDGES 6 FEET HIGH MINIMUM) AND STREET WIDE PLANTERS BETWEEN THE DRIVE THROUGH AND RIGHT OF WAY
LANDSCAPE MAINTENANCE AND SEPARATION NOTES:
• THE LANDSCAPE CONCEPT PLAN PROVIDES LANDSCAPE IMPROVEMENTS FOR BOTH ON-SITE AND OFF SITE (PUBLIC RIGHTS OF WAY, PARKS, BIKING ETC.) AREAS. THE PROPERTY OWNER SHALL MAINTAIN OFF SITE AREAS UNTIL SUCH TIME AS THE OFF SITE LANDSCAPE AREAS ARE ACCEPTED INTO A SPECIAL DISTRICT (CFD OR LLMD) AND ACCEPTED BY THE CITY FOR MAINTENANCE PURPOSES. THE PROPERTY OWNER ACKNOWLEDGES THAT SEPARATE UTILITY METERS (WATER AND ELECTRIC) FOR IRRIGATION USE ARE REQUIRED TO BE INSTALLED BY THE OWNER PRIOR TO THE CITY'S ACCEPTANCE OF THE OFF SITE AREAS FOR MAINTENANCE BY THE SPECIAL DISTRICT. IN ADDITION, PROPERTY OWNER ACKNOWLEDGES THAT UNTIL PER INCLUSION INTO THE SPECIAL DISTRICT, AND INSTALLATION OF THE IRRIGATION WATER AND ELECTRIC METERS, SHALL BE BORNE BY THE PROPERTY OWNER
• LANDSCAPE IMPROVEMENTS IN OFF SITE AREAS (PUBLIC RIGHTS OF WAY) SHALL BE SEPARATED FROM PRIVATE PLANTING AREAS ON SITE LANDSCAPE AREAS WITH A CITY STANDARD CONTINUOUS CONCRETE BOW CURB (2' X 6") ALONG THE PROPERTY LINE (ON SITE)
NOTE: WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN ENCROACHMENT AND/OR GRADING PERMIT HAS BEEN ISSUED
Call before you Dig
Call
1-800-227-2600
REVISIONS
NO. DATE DESCRIPTION BY APPD
1 LANDSCAPE CONCEPT PLAN
2 LANDSCAPE CONCEPT PLAN COMMENTS REVISION
3 LANDSCAPE CONCEPT PLAN COMMENTS REVISION
LANDSCAPE ARCHITECT INFORMATION
sotelo LANDSCAPE ARCHITECTURE
LANDSCAPE ARCHITECT SEAL
CITY OF MENIFEE ENGINEERING DEPARTMENT
JONATHAN SMITH
DIRECTOR OF PUBLIC WORKS/ CITY ENGINEER
DATE
RECOMMENDED BY
DATE
SEAL
CITY OF MENIFEE
CITY OF MENIFEE
ENGINEERING DEPARTMENT
LANDSCAPE CONCEPT PLANS FOR:
26820 MCCALL BLVD MENIFEE, CA, 92586 APN: 335-202-01
LANDSCAPE CONCEPT PLAN
SHEET NO
01
01 of 02
PROJECT NO PL1023-0126



PLANT LIST

CODE	SIZE	QTY	BOTANICAL NAME	COMMON NAME	H2O
ACCENT TREES					
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	M
SHADE / SCREENING TREES					
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	L
STREET TREES					
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	M
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	M
SCREENING SHRUBS					
[illegible]	5 GAL		[illegible]	[illegible]	L
[illegible]	5 GAL		[illegible]	[illegible]	L
[illegible]	5 GAL		[illegible]	[illegible]	M
[illegible]	15 GAL		[illegible]	[illegible]	L
[illegible]	5 GAL		[illegible]	[illegible]	L
ACCENT SHRUBS					
[illegible]	5 GAL		[illegible]	[illegible]	L
[illegible]	1 GAL		[illegible]	[illegible]	L
[illegible]	5 GAL		[illegible]	[illegible]	M
[illegible]	5 GAL		[illegible]	[illegible]	L
[illegible]	5 GAL		[illegible]	[illegible]	L
[illegible]	5 GAL		[illegible]	[illegible]	M
[illegible]	5 GAL		[illegible]	[illegible]	L
[illegible]	5 GAL		[illegible]	[illegible]	L
[illegible]	5 GAL		[illegible]	[illegible]	L
BIORETENTION SHRUBS					
[illegible]	1 GAL		[illegible]	[illegible]	L
[illegible]	1 GAL		[illegible]	[illegible]	M
VINES					
[illegible]	5 GAL		[illegible]	[illegible]	M
[illegible]	5 GAL		[illegible]	[illegible]	L
GROUNDCOVERS					
[illegible]	5 GAL	[illegible]	[illegible]	[illegible]	L
[illegible]	1 GAL	[illegible]	[illegible]	[illegible]	L
[illegible]	1 GAL	[illegible]	[illegible]	[illegible]	L
[illegible]	1 GAL	[illegible]	[illegible]	[illegible]	L
COBBLE					
[illegible]					



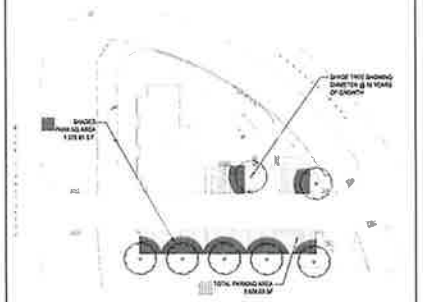
TYPICAL BIORETENTION BASIN
NTS

TYPICAL BIORETENTION BASIN
NOT TO SCALE

D

TREE SHADING CALCULATIONS

TOTAL PARKING AREA:	2,020 S.F	SHADING REQUIREMENT:	50%
PARKING SPOTS:	17	SHADING PROVIDED:	1,275.41 S.F (63.51%)



SHADING CALCULATIONS
SCALE 1"=30'-0"

C

LANDSCAPE CALCULATIONS

A	TOTAL PROJECT SITE AREA (GROSS)	72,463 S.F
B	TOTAL UNDISTURBED AREA	12,864.16 S.F
C	NET LANDSCAPED AREA (B - A)	0.5.0%
D	TOTAL LOT - MINIMUM LANDSCAPED AREA (C x 0.15)	7,870.57 S.F
E	TOTAL PROVIDED - MINIMUM LANDSCAPED AREA (C x 0.15)	8,150.23 S.F
F	TOTAL PARKING LOT AREA	2,020.00 S.F
G	TOTAL LANDSCAPED AREA IN PARKING LOT	4,152.0 S.F
H	NET PARKING LANDSCAPE AREA PERCENTAGE (G ÷ F)	13.6%
I	TOTAL PARKING LOT TREES REQUIRED (1 TREE / 4 SPACES)	4.25
J	TOTAL PARKING LOT TREES PROVIDED	5
K	TOTAL WITHIN 50 FT PERIMETER TREES REQUIRED (1 TREE / 50 L.F.)	2
L	TOTAL WITHIN 50 FT PERIMETER TREES PROVIDED	5
M	TOTAL STREET TREES REQUIRED (1 TREE / 30 L.F.)	16
N	TOTAL STREET TREES PROVIDED	11
O	TOTAL LANDSCAPED AREA SAVED SLOPES	NA
P	TOTAL SLOPE TREES REQUIRED (1 TREE / 50 L.F.)	NA
Q	TOTAL SLOPE TREES PROVIDED	NA

PROJECT CONTACTS:

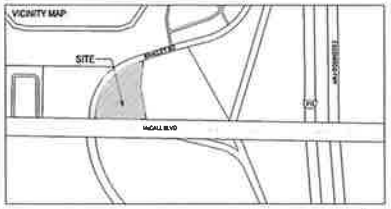
OWNER INFORMATION
[illegible]
ADDRESS: [illegible] WOODLAND DR.
ANAHEIM, CA 92804
PHONE NUMBER: (800) 288-8724

PLAN PREPARED BY:
SOTELO LANDSCAPE ARCHITECTS
3642 4TH AVE., SAN DIEGO, CA 92103
619.544.1977

PROJECT CONSULTANTS:
CIVIL ENGINEERING
[illegible]
2642 4TH AVE, SAN DIEGO, CA 92103
619.923.3444

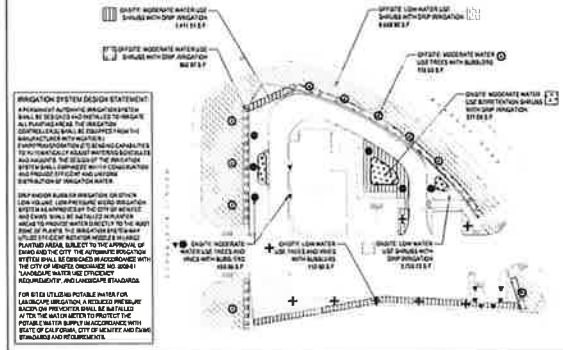
MAINTENANCE NOTE:
ALL IMPROVEMENTS ON SITE AND CITY SITE ARE TO BE MAINTAINED BY THE PROPERTY OWNER.

VICINITY MAP



VICINITY MAP & PROJECT INFORMATION

A



IRRIGATION SYSTEM DESIGN STATEMENT

A PROGRAMMAT AUTOMATIC IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED TO IRRIGATE ALL PLANTING AREAS. THE IRRIGATION CONTROLLER(S) SHALL BE EQUIPPED FROM THE MANUFACTURER WITH MULTIPLE, INDEPENDENT PROGRAMS TO ENHANCE CAPABILITIES TO HYDRATICALLY ADJUST WATERING SCHEDULES AND MAXIMIZE THE DESIGN OF THE IRRIGATION SYSTEM SHALL BE EQUIPPED WITH CONSERVATION AND PROVIDE EFFICIENT AND UNIFORM DISTRIBUTION OF IRRIGATION WATER.

DRIP AND/OR BUBBLER IRRIGATION OR OTHER LOW VOLUME, LOW PRESSURE MICRO IRRIGATION SYSTEM AS APPROVED BY THE CITY OF MENIFEE AND EWMD SHALL BE INSTALLED IN PLANTER AREAS TO PROVIDE WATER DIRECTLY TO THE ROOT ZONE OF PLANTS. THE IRRIGATION SYSTEM MAY UTILIZE EFFICIENT ROTATOR NOZZLES IN LARGE PLANTING AREAS, SUBJECT TO THE APPROVAL OF EWMD AND THE CITY. THE AUTOMATIC IRRIGATION SYSTEM SHALL BE DESIGNED IN ACCORDANCE WITH THE CITY OF MENIFEE ORDINANCE NO. 859941 "LANDSCAPE WATER USE EFFICIENCY REQUIREMENTS", AND LANDSCAPE STANDARDS.

FOR SITES UTILIZING POTABLE WATER FOR LANDSCAPE IRRIGATION, A REDUCED PRESSURE BACKFLOW PREVENTER SHALL BE INSTALLED AT THE WATER METER TO PROTECT THE POTABLE WATER SUPPLY IN ACCORDANCE WITH STATE OF CALIFORNIA, CITY OF MENIFEE AND EVMWD STANDARDS AND REQUIREMENTS.

MAWA (MAXIMUM ALLOWABLE WATER ALLOWANCE):

(ETo) x (0.62) x [(0.45) x (LA) + (1-LA) x (0.55)] =

223,228.80

ETWU (ESTIMATED TOTAL WATER USE):

HYDROZONE 1: OFFSITE LOW WATER USE SHRUBS WITH DRIP IRRIGATION (57.33) x (0.62) x [(0.2 x 6,868.96) / 0.81] =	57,878.31
HYDROZONE 2: OFFSITE MODERATE WATER USE SHRUBS WITH DRIP IRRIGATION (57.33) x (0.62) x [(0.5 x 966.87) / 0.81] =	18,976.37
HYDROZONE 3: OFFSITE MODERATE WATER USE TREES WITH BUBBLER IRRIGATION (57.33) x (0.62) x [(0.5 x 176) / 0.81] =	3,878.81
HYDROZONE 4: ONSITE LOW WATER USE SHRUBS WITH DRIP IRRIGATION (57.33) x (0.62) x [(0.2 x 3,753.72) / 0.81] =	28,843.58
HYDROZONE 5: ONSITE MODERATE WATER USE SHRUBS WITH DRIP IRRIGATION (57.33) x (0.62) x [(0.5 x 1,111.54) / 0.81] =	37,203.08
HYDROZONE 6: ONSITE MODERATE WATER USE BIORETENTION SHRUBS WITH DRIP IRRIGATION (57.33) x (0.62) x [(0.5 x 317.88) / 0.81] =	7,114.40
HYDROZONE 7: ONSITE LOW WATER USE TREES WITH BUBBLER IRRIGATION (57.33) x (0.62) x [(0.2 x 112.00) / 0.81] =	934.70
HYDROZONE 8: ONSITE MODERATE WATER USE TREES & VINES WITH BUBBLERS (57.33) x (0.62) x [(0.5 x 231.00) / 0.81] =	4,843.53

ETWU = 145,920.30 < MAWA = 223,228.80

WATER USE CALCULATIONS
SCALE 1"=30'-0"

B

NOTE: WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN ENCROACHMENT AND/OR GRADING PERMIT HAS BEEN ISSUED

Call before you Dig
Call
1-800-227-2600

REVISIONS				
NO.	REF	DESCRIPTION	DATE	BY	APVD
1		LANDSCAPE CONCEPT PLAN	04/13/21		
2		LANDSCAPE CONCEPT PLAN COMMENTS REVISION	11/04/21		
3		LANDSCAPE CONCEPT PLAN COMMENTS REVISION	03/08/22		

LANDSCAPE ARCHITECT INFORMATION
sotelo LANDSCAPE ARCHITECTS
3642 4th Avenue
San Diego CA 92103
phone 619.544.1977
engineering@sotelo.com
www.sotelo.com

LANDSCAPE ARCHITECT SEAL

CITY OF MENIFEE
ENGINEERING DEPARTMENT
JONATHAN SMITH, RCE 81584
DIRECTOR OF PUBLIC WORKS/CITY ENGINEER
DATE
RECOMMENDED BY
DATE

SEAL

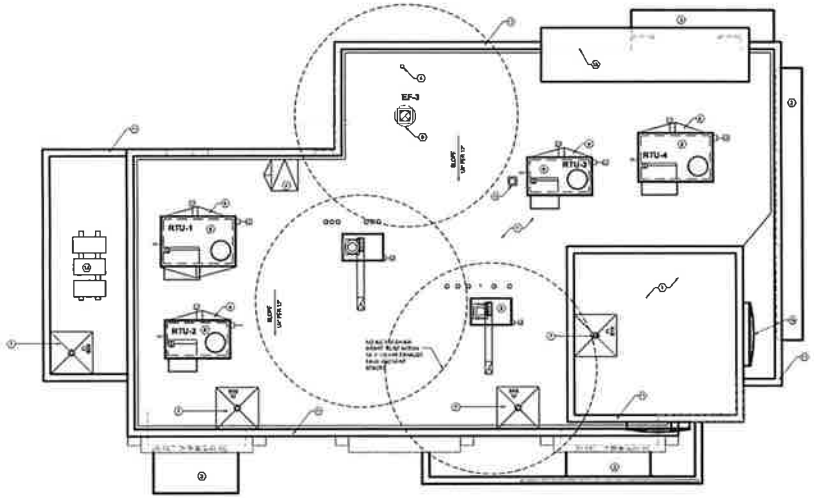
CITY OF MENIFEE
ENGINEERING DEPARTMENT

LANDSCAPE CONCEPT PLANS FOR:
26820 MCCALL BLVD MENIFEE, CA, 92586; APN: 335-202-01

PLANT LIST, SHADING & WATER USE CALCS

SHEET NO
02
02 of 02

PROJECT NO PLN23-0128



KEYED NOTES:

1. TWO-PLY MODIFIED BITUMEN MEMBRANE WITH ASTM FIBER REINFORCEMENT. BOTTOM PLY SHALL BE UNSURFACED. TOP PLY SHALL HAVE WHITE MINERAL SURFACE
2. ROOF ACCESS SCUTTLE. REFERENCE DETAIL, THIS SHEET
3. PREFABRICATED METAL CANOPY. REFERENCE SHEET A-7.1 & A-7.2
4. VENT THROUGH ROOF. PROVIDE PREFABRICATED DURO-LAST VENT FLASHINGS FOR ALL VENTS AND PIPE PENETRATIONS. REFERENCE DETAIL #5, THIS SHEET
5. METAL CANOPY SUPPORT. PROVIDE PREFABRICATED DURO-LAST VENT FLASHINGS FOR ALL VENTS AND PIPE PENETRATIONS. REFERENCE DETAIL #5, THIS SHEET
6. KITCHEN EXHAUST. REFER TO MECHANICAL PLANS
7. ROOF DRAIN AND SCUPPER. REFER TO DETAILS #4 AND #7 THIS SHEET
8. ROOFTOP AIR CONDITIONING UNIT. REFER TO MECHANICAL PLANS
9. TRANSFER FAN. REFER TO MECHANICAL PLANS
10. ILLUMINATED PARAPET LIGHT BAND
11. METAL COPING
12. PVC CONDENSATE DRAIN (SEE AS SHOWN) WITH PIPE SUPPORTS EVERY 5'-0". TERMINATE CONDENSATE DRAIN AT PRIMARY SCUPPER. REFER TO DETAIL #8, THIS SHEET FOR ADDITIONAL INFORMATION
13. PROVIDE PITCH PAN WITH CONDUIT UNDERNEATH FOR BASELITE DEHUMITIMA
14. EQUIPMENT STAND FOR WALK IN BOX COOLER/FREEZER CONDENSER AND ICE MACHINE CONDENSER. REFER TO EQUIPMENT STAND DETAIL, THIS SHEET
15. WALL BELOW
16. BUILDING SIGN

GENERAL NOTES:

A. THE ROOF STRUCTURE SHALL NOT BE USED FOR STOCKPILING OF EQUIPMENT OR MATERIALS UNLESS APPROVED BY THE ARCHITECT, STRUCTURAL ENGINEER AND THE JOINT MANUFACTURER.

B. THE ROOFING SYSTEM SHALL BE AS PER DRAWINGS AND PER MANUFACTURERS SPECIFICATIONS

C. COORDINATE ROOF FLASHINGS WITH STRUCTURAL DRAWINGS. REFER TO SPECIFICATION SHEETS FOR ROOF INSULATION, FLASHING, GUARANTEES, CURBS, FLASHING ETC.

GENERAL ROOFING NOTES:

1. ROOFING SUBCONTRACTOR TO COORDINATE LOCATIONS OF H.V.A.C. UNITS AND ROOF TOP ACCESSORIES WITH STRUCTURAL, MECHANICAL AND ELECTRICAL DRAWINGS FOR PLACEMENT AND TAPERED ROOF INSULATION NOTED LAY-OUT AND SUBSEQUENT INSTALLATION IN ORDER TO AVOID POOLING WATER CONDITIONS ATTRIBUTABLE TO BOARD LAY-OUT ISSUES
2. ROOF SYSTEM SPECIFIED SHALL BE APPLIED ONLY BY MANUFACTURER APPROVED APPLICATOR IN ORDER TO MEET GUARANTEE REQUIREMENTS
3. COORDINATE LOCATION OF MECHANICAL UNITS WITH STRUCTURAL AND MECHANICAL DRAWINGS
4. HVAC CONDENSATE LINES TO TERMINATE AT ROOF DRAIN OR AS REQUIRED BY LOCAL CODES
5. REFER TO STRUCTURAL AND M.E.P. DRAWINGS FOR ADDITIONAL INFORMATION
6. ALL CURBS AND PIPE PENETRATIONS SHALL HAVE A MINIMUM OF 18" OF CLEAR FROM EACH OTHER FOR ROOF FLASHING PURPOSES. ALL EQUIPMENT SHALL HAVE A MINIMUM OF 18" CLEAR FROM ALL ADJACENT PARAPETS. ALL HVAC MOUNTED EQUIPMENT (MECHANICAL BASES, GFCI, PIPE SUPPORTS) SHALL NOT BE CLOSER THAN 18" FROM EACH OTHER OR CURB. NO UNISTRUT PIPE SUPPORTS SHALL BE USED AS VERTICAL MEMBERS FOR MOUNTING EQUIPMENT TO ROOF SURFACE
7. PONDING WATER IS DEFINED AS WATER THAT DOES NOT DRAIN OR DISSIPATE FROM THE ROOF WITHIN 48 HOURS AFTER PRECIPITATION
8. CONTRACTOR SHALL REGRAVEL ALL ASPHALT BLEED-OUT ON PLIES WITH ADDITIONAL GRAVEL TO MINIMIZE PRETTING COLLISIONS OF THE MINERAL SURFACE CAP SHEET
9. ROOFING MATERIALS, ROOF PLIES, THE ROOF MANUFACTURER'S BRAND ALL ASPHALTS SHALL BE AMERICAN MANUFACTURED PRODUCTS

ROOF PLAN

SCALE 1/4"=1'-0"

NORTH

marks architects

architecture
interior design
retail
restaurants
space planning
master planning
food consultant
misc

2443 South ave.
san diego ca 92105
619-702-9448

LICENSED ARCHITECT
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ADDRESS: MOCKAL BLVD & BRAGLER RD
MIRAMAR CA 92126

BURGER KING

ROOF PLAN

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5945 South Ave.
San Diego CA 92120
619-795-9449

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MENDOTA CA 93640

BURGER KING

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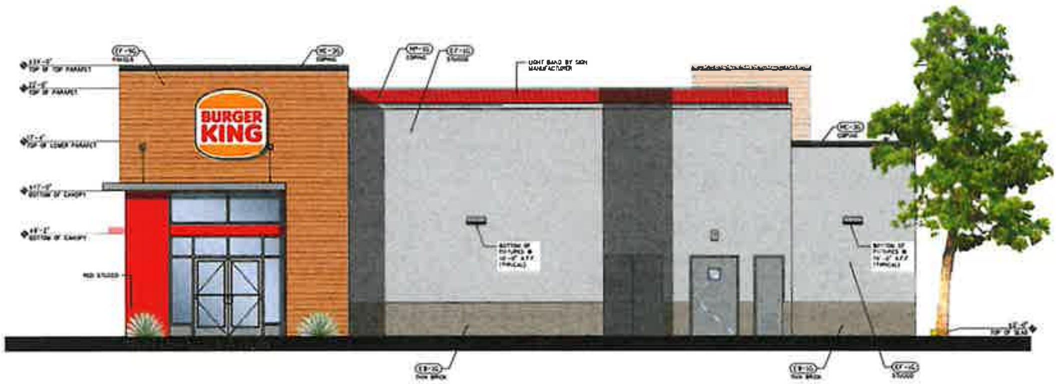

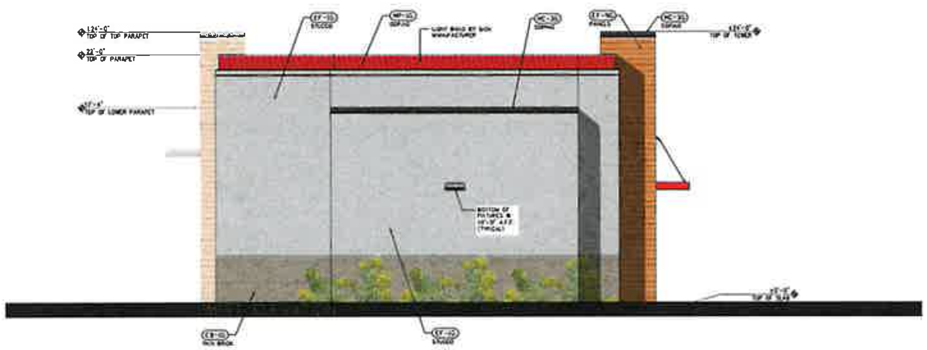

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ADDRESS: [redacted]

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