

PROPERTY PLAN
LOCATION: SWQ TWENTYNINE PALMS HWY & BALSAS AVE
YUCCA VALLEY, CA
CONCEPT PLAN (v3.0)
02/28/2022

SITE DATA

JURISDICTION	TOWN OF YUCCA VALLEY
ZONING DISTRICT	C-MU MIXED USE COMMERCIAL, AIRPORT SAFETY OVERLAY DISTRICT
PERMITTED USE(S)	EATING & DRINKING ESTABLISHMENTS: FAST FOOD (WITH DRIVE-THROUGH, DELIVERY) (CONDITIONAL USE PERMIT)
LOT AREA	± 43,996 SF (± 1.01 ACRES)
BUILDING AREA	2,080 SF
F.A.R.	CODE .50 PLAN .05

SETBACKS

BUILDING SETBACKS	CODE	PLAN
- FRONT YARD	15'	80'
- INTERIOR SIDE YARD	0'	56' (W), 21' (E)
- REAR YARD	0'	101'

PARKING SETBACKS

- FRONT YARD	3'	10'
- INTERIOR SIDE YARD	0'	5' (W), 5' (E)
- REAR YARD	0'	50'

SIGNAGE SETBACK

SIGNAGE SETBACK	0'	0'
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OFF STREET PARKING REQUIREMENTS

AUTO PARKS STALL COUNT WITH RATIO	11 (SEE NOTE 1)	20 (9.62 / 1000 SF)
ADA STALL COUNT	1	1
PARKING STALL SIZE	9' X 19'	9' X 19'
DRIVE AISLE WIDTH	26'	26'
DRIVE-THRU STACKING	SEE NOTE 2	12
INTERIOR LANDSCAPING	5% FOR MORE THAN 20 SPACES	N/A
BUILDING HEIGHT	40'	TBD

ADDITIONAL NOTES

1. 1 / 50 SF OF SEATING AREA, BASED ON 555 SF; 2. 5 BEFORE MENU BOARD, 5 BETWEEN MENU BOARD & DRIVE-UP SERVICE WINDOW

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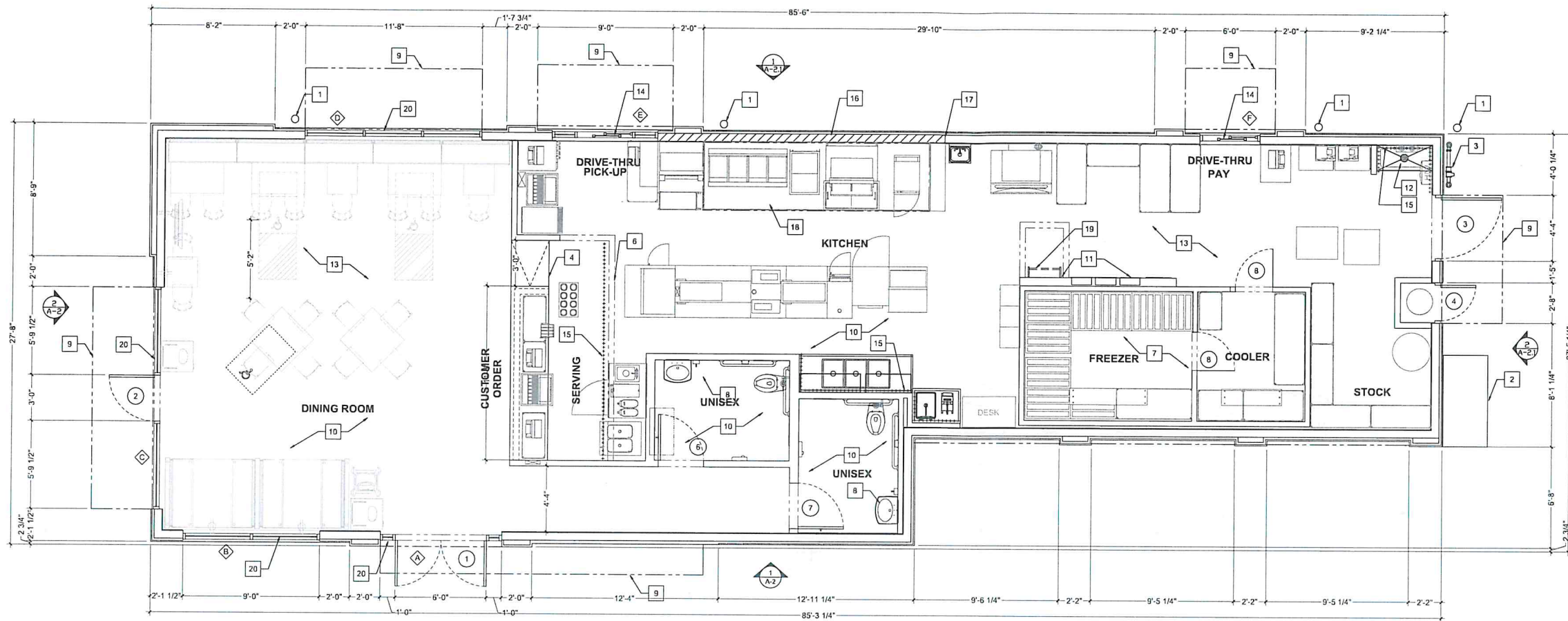
LM



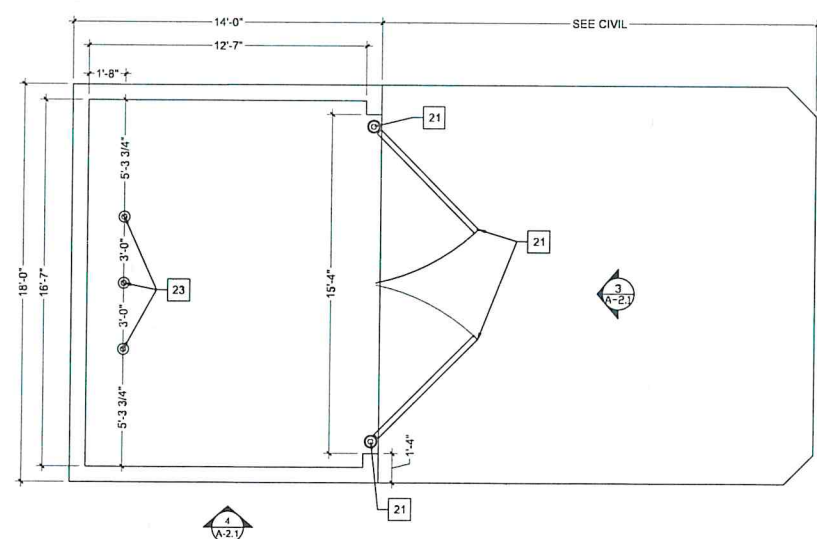
InSite

1400 16th Street, Suite 300
 Oak Brook, IL 60523-8854
 Office: 630.617.9100
 www.insiterealestate.com





1 FLOOR PLAN
SCALE: 1/4" = 1'-0"
BUILDING AREA = 2,080 SQ.FT.



2 T.E. PLAN
SCALE: 1/4" = 1'-0"

OCCUPANT LOAD CALCULATION:

CALIFORNIA BUILDING CODE 2019 TABLE 1004.5
MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT

FUNCTION OF SPACE	PER S.F.	AREA SO. FT.	OCCUPANTS
ACCESSORY AREAS, CIRCULATION, RESTROOMS, WALLS, ETC.	0 GROSS	287 S.F.	0 OCCUPANTS
CUSTOMER SERVICE: (WAITING AREA)	(1/5)	58 S.F.	12 OCCUPANTS
DINING FIXED SEATS:	FIXED, PER CBC.1004.4	555 S.F.	34 OCCUPANTS
KITCHEN:	(1/200)	768 S.F.	4 OCCUPANTS
STORAGE/ SUPPORT	(1/300)	237 S.F.	1 OCCUPANTS
TOTAL:			51 OCCUPANTS

EXIT REQUIREMENTS:

CALIFORNIA BUILDING CODE 2019 TABLE SECTION 1006

OCCUPANT LOAD <50	REQUIRED	PROVIDED
	1	3

GENERAL NOTES:

- A. EXTERIOR DIMENSIONS ARE TO FACE OF EXTERIOR WALL. INTERIOR DIMENSIONS ARE TO FINISH.
- B. FIRE EXTINGUISHER, SHALL COMPLY WITH APPLICABLE BUILDING CODES AND LOCAL RESTRICTIONS.
- C. DESIGNER NOTE: WHEN UTILIZING A DIFFERENT EXTERIOR WALL CONSTRUCTION, HOLD INTERIOR DIMENSIONS.
- D. FOR DOOR AND WINDOW TYPES, REFER TO SHEET A-7.1.

KEYED NOTES:

- 1. STEEL BOLLARD - REFER TO SHEET S-1.
- 2. NEMA ELECTRIC SERVICE CABINET. REFER TO ELECTRICAL DRAWINGS.
- 3. GAS SERVICE. REFER TO PLUMBING DRAWINGS.
- 4. SERVICE COUNTER PARTITION BY G.C. REFER TO DETAILS ON SHEET E-4 FOR ADDITIONAL INFORMATION. COORDINATE COUNTER TOP/FINISHES INSTALLATION RESPONSIBILITIES WITH THE INTERIOR DECOR SUPPLIER. MAXIMUM COUNTER HEIGHT = 32" A.F.F.
- 5. CORNER GUARDS AT ALL OUTSIDE CORNERS IN BACK OF HOUSE - REFER TO DETAIL #4, SHEET A-1.1.
- 6. MENU BOARD BULKHEAD ABOVE. REFER TO DETAIL 1, SHEET A-6.1
- 7. INTERIOR WALK-IN BOX WITH FLOOR ON CONCRETE SLAB. VERIFY SIZE WITH MANUFACTURER.
- 8. PROVIDE ADDITIONAL BLOCKING IN WALLS BEHIND PLUMBING FIXTURES FOR SUPPORT OF WATER LINES (TYPICAL).
- 9. LINE OF CANOPY. REFER TO EXTERIOR ELEVATIONS. CANOPY TO BE SUPPLIED BY SIGN VENDOR TO BE COORDINATED.
- 10. SUBSTRATE PANELS:
KITCHEN - CREW - RESTROOMS
5/8" USG "DUROCK" PANELS AT FINISH FLOOR TO 24" A.F.F.
5/8" WATER RESISTANT GYPSUM BOARD FROM 24" A.F.F. TO 6" ABOVE FINISHED CEILING.
PROVIDE ALTERNATE BID OF 5/8" USG "FIBEROCK" PANELS IN LIEU OF DUROCK.
- DINING ROOM - CORRIDOR
5/8" TYPE USG "SHEETROCK" TYPE "X" GYPSUM WALL BOARD.
FINISH: CORONADO PAINT - LIGHT ORANGE PEEL APPLIED WITH CORONADO AIR ASSIST TIP (Z-122KD) OR EQUAL.
- 11. ELECTRICAL PANELS - RECESS ELECTRICAL CONTACTOR PANEL AND PANELS "A", "B" AND "M" IN FURRED OUT WALL ADJACENT TO EXTERIOR FRAMING. G.C. TO VERIFY PANEL SIZES PRIOR TO FURR-OUT TO INSURE ADEQUATE SPACE.
- 12. CAN WASH - DUROCK SUBSTRATE ON ALL THREE SIDES, FLOOR TO CEILING. DETAILS A-1.1
- 13. TILE FLOOR (REFERENCE SPECIFICATIONS ON INTERIOR DECOR DRAWINGS).
- 14. DRIVE-THROUGH SLIDING WINDOW. REFERENCE SHEET A-7.1
- 15. ++++++ INDICATES 5/8" PLYWOOD BACKING ON WALLS FOR EQUIPMENT AS INDICATED ON PLAN OR SHELF SUPPORT FROM 48" A.F.F. TO 96" A.F.F., BEHIND 3-COMPARTMENT SINK AND PREP SINK AND ON BULKHEAD AT MENU BOARD.
- 16. USG 5/8" DUROCK ON STEEL STUD FRAMING BEHIND HOOD. DUROCK TO EXTEND 18" BEYOND EACH END OF HOOD.
- 17. STAINLESS STEEL PANELS BELOW AND 18" WIDE AT EACH SIDE OF HOOD SUPPLIED BY HOOD MANUFACTURER AND INSTALLED BY G.C.
- 18. TYPE I COOK LINE HOODS - REFER TO HOOD DRAWINGS AND MECHANICAL PLANS.
- 19. ROOF ACCESS LADDER - REFERENCE DETAIL ON SHEET A-5.
- 20. ALUMINUM AND GLASS STOREFRONT. REFERENCE DETAIL.
- 21. 6" DIA. STEEL GATE POST FILLED W/ CONCRETE
- 22. 2 GATES (SEE GATE SECT. & ELEVATION)
- 23. TYP. GUARD POST- 6" STL PIPE FILLED WITH CONC. 5'-0" ABOVE SLAB, 30" EMBEDMENT

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BURGER KING

PROJECT # INS-006
DATE: 12/2/2021

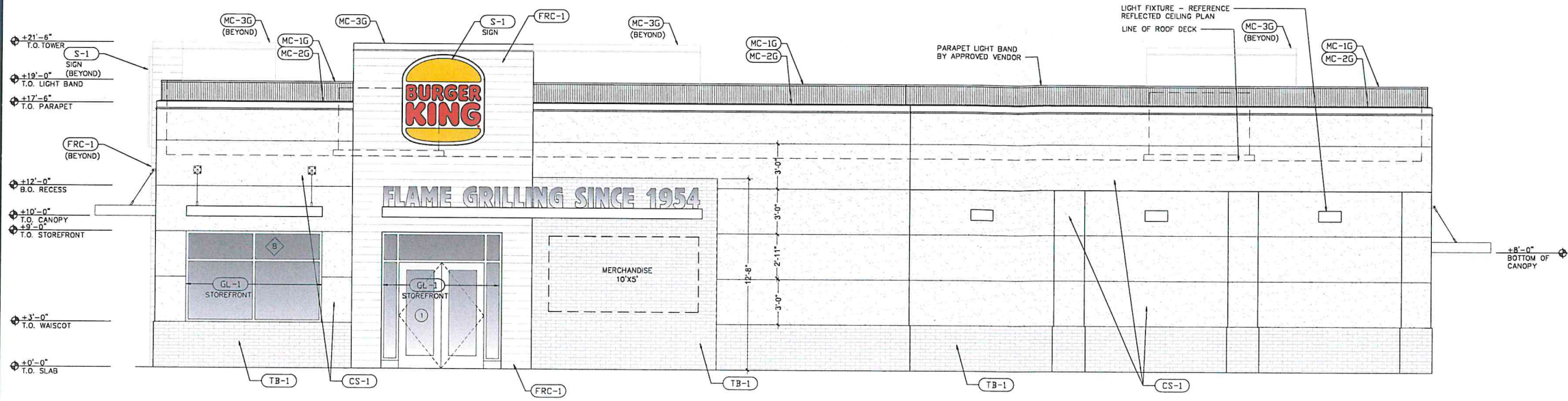
DRAWN BY: S.L.
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BURGER KING RESTAURANT
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EL CENTRO, CA 92243

FLOOR PLAN

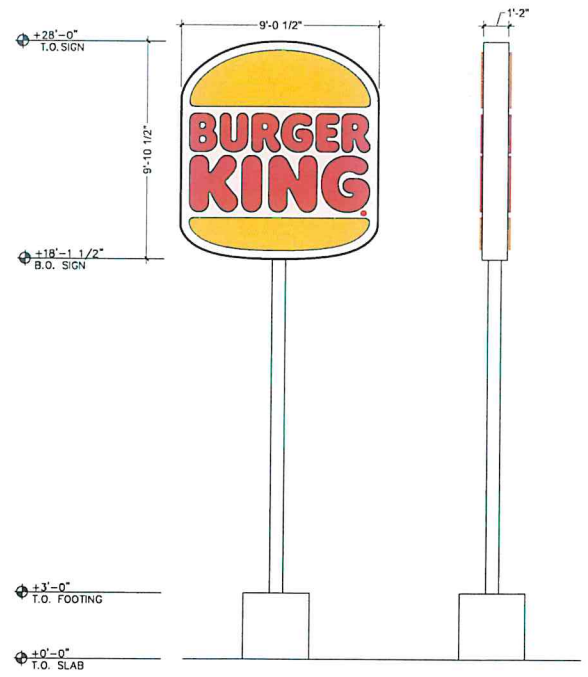
A-1



1 MAIN ENTRANCE ELEVATION
SCALE: 1/4" = 1'-0"



2 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



3 POLE SIGN ELEVATION
SCALE: 1/2" = 1'-0"

EXTERIOR CEMENT PLASTERING/PAINT	EXTERIOR FACED PANELS	EXTERIOR MASONRY	EXTERIOR GLAZING	EXTERIOR METAL	EXTERIOR MISCELLANEOUS
<p>CS-1 CEMENT STUCCO MANUFACTURER: STO OR APPROVED EQUAL CONTACT: TIM SALERNO, 407.466.5371 COLOR: PPG TANNER'S TAUPE FINISH: FINE SAND LOCATION: MAIN BASE FINISH</p> <p>CS-2 CMU WALL TO BE CEMENT STUCCOED COLOR AND FINISH TO MATCH CS-1</p> <p>EP-1 EXTERIOR PAINT MANUFACTURER: PPG CONTACT: RICK GARLIN, garlin@ppg.com 317.319.5800 COLOR: PPG MONTEREY CLIFFS LOCATION: EXTERIOR DELIVERY DOORS</p>	<p>FRC-1 FIBER REINFORCED CEMENT PANELS DESCRIPTION: HERITAGE WARM TEXTURED PANELS MANUFACTURER: NICHIIHA CONTACT: ANDREW BRIGGS, abriggs@nichiiha.com, 578.654.7002 MATERIAL: VINTAGE WOOD COLOR: CEDAR EPC762F LOCATION: TOWER ELEMENTS</p>	<p>TB-1 THIN BRICK DESCRIPTION: THIN CLAD MANUFACTURER: PINE HALL BRICK CONTACT: THERESA BEANE, tbeane@pinehallbrick.com, 800.334.8689 SIZE: OVERSIZE/QUEEN COLOR: OLD IRVING OS LOCATION: WAINSCOT</p>	<p>GL-1 ALUMINUM-FRAMED STOREFRONT DESCRIPTION: ALUMINUM WINDOW WALL SYSTEM MANUFACTURER: TRU-LITE OR EQUAL FINISH: ANODIZED ALUMINUM, CLEAR GLAZING LOCATION: DINING AREA - REFER TO ELEVATIONS FOR EXACT LOCATIONS</p> <p>GL-2 DRIVE THRU WINDOWS DESCRIPTION: SELF-CLOSING, SINGLE SLIDING WINDOW MANUFACTURER: READY ACCESS MODEL #275 OR QUIKSERV MODEL #SC4030</p>	<p>MC-1G METAL COPING DESCRIPTION: PERMA SNAP PLUS MANUFACTURER: W.P. HICKMAN SYSTEMS INC. CONTACT: 828.676.1700, WWW.WPH.COM COLOR: SILVERSMITH A-30 LOCATION: LIGHT BAND TOP</p> <p>MC-2G METAL COPING DESCRIPTION: PERMA SNAP PLUS MANUFACTURER: W.P. HICKMAN SYSTEMS INC. CONTACT: 828.676.1700, WWW.WPH.COM COLOR: FACTORY FINISH TO MATCH CS-1 LOCATION: PARAPET CAP</p> <p>MC-3G METAL COPING DESCRIPTION: PERMA SNAP PLUS MANUFACTURER: W.P. HICKMAN SYSTEMS INC. CONTACT: 828.676.1700, WWW.WPH.COM COLOR: FACTORY FINISH TO MATCH FRC-1 LOCATION: TOWER COPING</p> <p>MC-4G EXTERIOR CANOPY DESCRIPTION: OPEN METAL TRELLIS MANUFACTURER: APPROVED SIGN VENDOR COLOR/FINISH: CLEAR ANODIZED LOCATION: ABOVE DOORS / WINDOWS</p>	<p>S-1 WALL LOGO DESCRIPTION: INTERNALLY ILLUMINATED CONTACT: APPROVED SIGN VENDOR SIZE: 6'-0" HEIGHT x 5'-6" LENGTH, 33 S F AREA</p> <p>S-2 WORD ACCENT DESCRIPTION: INTERNALLY ILLUMINATED CONTACT: APPROVED SIGN VENDOR SIZE: 1'-4" H x 24'-6" L, 33 S F BOX AREA</p> <p>MF-1G PARAPET LIGHT BAND DESCRIPTION: LED LIGHT BAND (RED) MANUFACTURER: LEKTRON CONTACT: JOHN FITZWILSON, jfitz@lektron.com 800.634.4059 LOCATION: LIGHT BAND TOP</p>

NO.	DATE	DRAWN BY: S.L.	CHECKED BY: R.P.	REVISION	DATE: 12/1/2021
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
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EXTERIOR ELEVATIONS



Front Elevation

Materials Legend

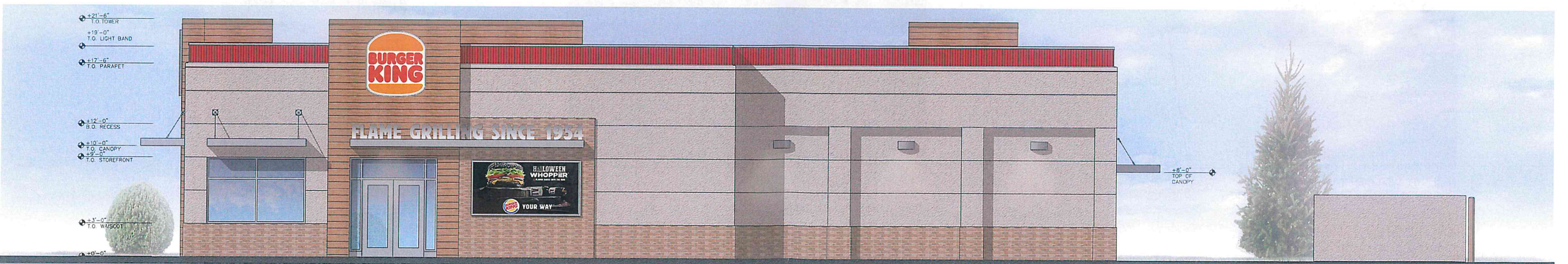
-  Thin Brick (Accent)
"Old Irving OS" by Pine Hall Brick
-  Stucco (Main)
Color "Tanner's Taupe" by PPG . MFG: STO
-  Fiber Reinforced Cement Panel (Towers)
"Cedar" by Nichiha
-  Aluminum Canopy (Prefinished Metal)
"Clear Anodized"
-  Aluminum Storefront (Prefinished Metal)
"Clear Anodized"
-  Window Glazing
"Clear"
-  Metal Coping (Tower)
Color match "Cedar" . MFG: W.P Hichman
-  Metal Coping (Parapet)
Color match "Tanner's Taupe" . MFG: W.P Hichman
-  Metal Coping (Light Band)
Color "Silversmith A-30" . MFG: W.P Hichman
-  Light Band (Parapet)
"Red" . MFG: Lektron
-  Paint (Doors / Trash Corral)
"Monterey Cliffs" by PPG



Rear Elevation



Drive-Thru Side Elevation



Non-Drive-Thru Side Elevation

VIPER L STRIKE

Cat.#	Type	Approvals
Job		



Specifications

Intended Use: The Beacon Viper luminaires is available in two sizes with a wide choice of different LED wattage configurations and optical distributions designed to replace HID lighting up to 1000W MH or HPS. Luminaires are suitable for wet locations.

Construction:

- Manufactured with die cast aluminum.
- Coated with a polyester finish that meets ASTM B117 corrosion test requirements and ASTM D322 cracking and loss of adhesion test requirements.
- External hardware is corrosion resistant.
- One piece optical carriage system consisting of an LED engine, LED lens, optics, gasket and stainless steel bezel.
- Cartridge is held together with internal brass studs/brackets to the board so that it can be held in place as a one piece optical system.
- Two piece silicon and microsilica polyurethane foam gasket ensures a weather proof seal around each individual optic.

Electrical:

- Luminaire accepts 100V through 277V, 50 Hz to 60 Hz (60W, 347W or 600W).
- Power factor is a .90 at full load.
- Dimming: Drivers are standard and dimming leads are included out of the luminaire unless control options require connection to the dimming leads. Must specify wiring leads to be greater than the 6' standard.
- Component to component wiring within the luminaire may carry more than 50% of rated load and is certified by UL for use at 600VAC at 50°C or higher.
- Plug disconnects are certified by UL for use at 600 VAC, 15A or higher, 15A rating applies to primary JKO leads only.
- Fixture electrical compartment shall contain all LED driver components.
- Optional 7 pin ANSI C136.41-2013 twist-lock photo control receptacle available. Compatible with ANSI C136.41 external wireless control devices.
- Ambient operating temperature -40°C to 40°C.
- Surge protector - 20kV.
- Residual™ Circuit - protects luminaire from excessive temperature. The device shall activate at a specific, factory preset temperature, and progressively reduce power over a finite temperature range. Operation shall be smooth and undetectable to the eye. Thermal circuit is designed to "fall out", allowing the luminaire to revert to full power in the event of an interruption of its power supply, or faulty wiring connection to the drivers. The device shall be able to co-exist with other 0-10V control devices, occupancy sensors, external dimmers, etc.
- Please consult brand or sales representative when combining control electrical options as some combinations may not operate as anticipated depending on your application.

Certifications/Approvals:

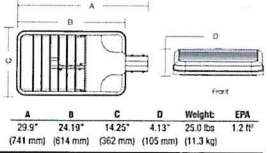
- Certified to UL 1598, UL 8750, and CSA C22.2
- ICB listed for ANSI C136.31 high-vibration applications with MAF mounting.
- DA approved.
- This product is approved by the Florida Fish and Wildlife Conservation Commission.

Warranty: Five year limited warranty for more information visit www.hubbell.com/lighting

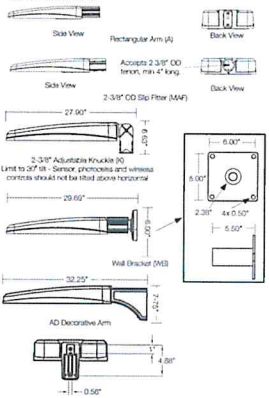
PRODUCT IMAGE(S)



DIMENSIONS



MOUNTING OPTIONS



Beacon Products • 2041 South Avenue Circle East • Bradenton, FL 34203 • Phone: 888-678-1000
Due to our continued efforts to improve our products, product specifications are subject to change without notice.
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SECURITY LIGHTING™

RWSC LED RADIUS WALL SCONCE

The RWSC LED radius wall sconce series offers a combination of light distributions that wash the building facade while the radius soft form housing accentuates building architectural design elements in all commercial and residential applications.

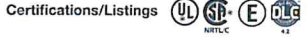
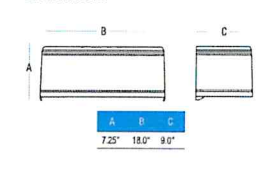
The RWSC LED provides excellent illumination with a high efficiency LED light source of 72 or 36 mid power LEDs that deliver up to 2,400 lumens and up to 169 lumens per watt.

The RWSC LED fixture has become a building standard and is stocked as a quick ship item in many colors and distributions.



- Features**
- Durable cast aluminum housing
 - Integrated design eliminates high angle brightness
 - Completely sealed, flat tempered glass lenses, UL listed for use in wet locations
 - DLC, Downlight only, full cut-off
- Operating Temperature**
- 30°C to 40°C
- Electrical:**
- Dimming is an option (consult factory)

Dimensions



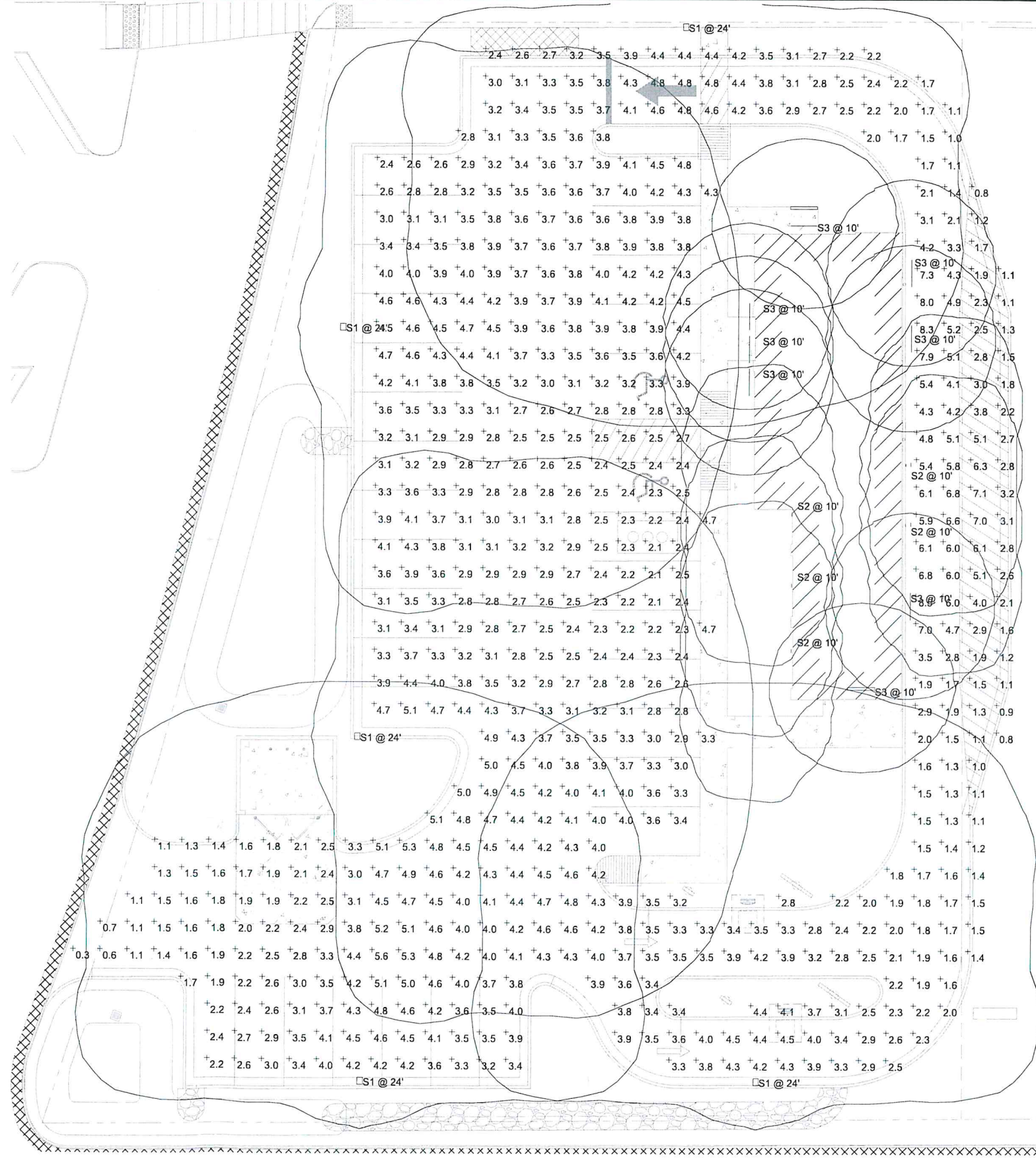
Ordering Information Ordering Example: RWSC - XXL - XK - XX - U - XX - XX

RWSC

Series	# of LED's	CCT	Distribution	Voltage	Finish	Options
RWSC Radius Wall Sconce	36/72	3K/5K	Down only/Up/Down	Universal 120/277V	DB Dark Bronze WH White BK Black PS Platinum Silver RA RAL Color CC Custom Color	FC Photocell*

- Quick Ship:**
- RWSC36L5KDBK
 - RWSC36L5KDBWH
 - RWSC36L5KDBBK
 - RWSC36L5KDBPS
 - RWSC72L5KDBWH
 - RWSC72L5KDBBK
 - RWSC72L5KDBPS
- Accessories:**
- LEDIST Remote Emergency Inverter (p/d mount only)
 - LEDIS Remote Emergency Inverter (surface mount only)

Web: www.securitylighting.com
2100 East Road, Suite 400, Bowling Green, IL 62008-4704
Phone: 1-800-LIGHT-IT, 1-800-544-6848, Fax: 847-279-6642
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Symbol	Label	QTY	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	LLF	Wattage
S1		5	VPL-82L-180-SK74-BC	LARGE VIPER	X-79-CRI	1	13888	1	181.3
S3		8	MODEL KON DVP-182-14-JY	MODEL KON DVP-182-14-JY		1	2253	1	36.07
S2		5	RWSC7/LED-LD-PS-MT	5000K, 75W, BRONZE		1	2837	1	28.1

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Automotive Handicap	+	3.3 fc	8.6 fc	0.3 fc	28.3:1	11.0:1

1 SITE PHOTOMETRICS

SCALE: 3/32"=1'-0" 0" 3" 6" 12"

CHECKED BY: R.P. HUBBELL DATE: 11/9/2021
DRAWN BY: S.L. HUBBELL

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PROJECT #: INS-008
Burger King Restaurant
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