



AGENDA

REGULAR MEETING OF THE DESIGN REVIEW BOARD

October 1, 2025 at 7:00 p.m.

City Council Chambers, City Hall
10890 San Pablo Avenue, El Cerrito, CA 94530

Staff Liaison

Jeff Ballantine | (510) 215-4330
jballantine@ci.el-cerrito.ca.us

7:00 p.m. CONVENE REGULAR MEETING

1. **ROLL CALL** – Chair Andrea Lucas, Vice Chair Gyan Singh and Member Ben Chuaqui.
2. **COUNCIL/STAFF LIAISON ANNOUNCEMENTS AND REPORTS**
The City Council Liaison or City staff may report on matters of general interest to the Design Review Board, Council policies, priorities and significant actions taken by the City Council.
3. **ORAL COMMUNICATIONS FROM THE PUBLIC**
Remarks are typically limited to three minutes per person, and may be on anything within the subject matter jurisdiction of the body. Remarks on non-agenda items will be heard first, remarks on agenda items will be heard at the time the item is discussed.
4. **ADOPTION OF MINUTES**
Adoption of the September 3, 2025 meeting minutes
5. **PUBLIC HEARING – 1735 Liberty Street Design Review**
Application: PL25-0049
Applicant: Gabriela Marks, Marks Architects
Location: 11575 San Pablo Avenue
APN: 513-362-003
Zoning: TOHIMU (Transit Oriented Higher Intensity Mixed Use)
General Plan: TOHIMU (Transit Oriented Higher Intensity Mixed Use)
Request: Design Review Board consideration of a Tier III Design Review application for proposed modifications to the exterior of the existing 1,135 square foot building, a 145 square foot addition to the building, and other exterior site improvements.
CEQA: This project is categorically exempt from the provisions of CEQA pursuant to Section 15301 of the CEQA Guidelines, Class 1: Existing Facilities.
6. **STAFF COMMUNICATIONS**
Informational reports on matters of general interest, presented by City staff.

7. ADJOURNMENT

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Staff Liaison, Sean Moss at 510-215-4330. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. (28 CFR 35.102-35.104 ADA Title I).

Any writings or documents provided to a majority of the members regarding any item on this agenda will be made available for public inspection at City Hall during normal business hours.



MINUTES

REGULAR MEETING OF THE DESIGN REVIEW BOARD

September 3, 2025 at 7:00 p.m.

City Council Chambers, City Hall
10890 San Pablo Avenue, El Cerrito, CA 94530

Staff Liaison
Jeff Ballantine | (510) 215-4330
jballantine@ci.el-cerrito.ca.us

7:00 p.m. CONVENE REGULAR MEETING

1. **ROLL CALL** – Ben Chuaqui, Andrea Lucas, and Gyan Singh.
2. **COUNCIL/STAFF LIAISON ANNOUNCEMENTS AND REPORTS**
Councilmember Ktsanes provided an update on the Richmond Street Complete Streets Project.
3. **ORAL COMMUNICATIONS FROM THE PUBLIC**
No public comment was provided.
4. **ADOPTION OF MINUTES**
Moved/Second: Boardmember Lucas/Singh. **Action:** Passed a motion to adopt the May 7, 2025 meeting minutes.
Ayes: Chuaqui, Lucas, Singh,
Noes: None
Abstain: None
Absent: None
5. **ELECTION OF VICE CHAIR**
Moved/Second: Boardmember Lucas/Chuaqui. **Action:** Elect Gyan Singh as Vice Chair.
Ayes: Chuaqui, Lucas, Singh,
Noes: None
Abstain: None
Absent: None
6. **COMMUNICATION/CONFLICT OF INTEREST DISCLOSURE**
Nothing was reported.
7. **PUBLIC HEARING – 1735 LIBERTY STREET DESIGN REVIEW**
Application: PL25-0027
Applicant: Lisa Trujillo, Jarvis Architects
Location: 1735 Liberty Street
APN: 502-113-027
Zoning: Multi-Family Residential (RM)
General Plan: High Density Residential

- Request:** Design Review Board consideration of a Design Review application to construct a new two-story duplex and a new single-story primary residential unit
- CEQA:** This project is categorically exempt from the provisions of CEQA pursuant to Section 15303 of the CEQA Guidelines, Class 3: New Construction or Conversion of Small Structures.

Senior Planner Jeff Ballantine presented the staff report and answered questions from the Board.

Robin Pinnell provided additional comments on behalf of the applicant team and answered questions from the Board.

The public hearing was opened.

No public comment was provided.

The public hearing was closed.

Moved/Second: Boardmember Singh/Chuaqui. **Action:** Passed a motion approving Resolution DRB2025-02 granting Design Review approval to Planning Application No. PL25-0027 for a proposed new 1,974 square foot two-story two-unit building and a new 967 square foot single story one-unit building at 1735 Liberty Street with the following additional Condition of Approval:

Prior to issuance of a building permit, the applicant shall revise the plans to address the following items for review and approval by Planning Division staff:

- a. Match color of concrete pathways with pavers.
- b. Propose the removal of the existing cypress hedge along the western side of property, as long as it is located on the project site.
- c. Reduce the height of any fencing that is interior to the site and not on a property line to no taller than 4 feet.
- d. Incorporate glazing into front doors of Unit 1 and Unit 2
- e. Incorporate a reveal in the exterior wall surface near the vent on the second floor of the front of the two unit building to minimize for the potential of cracking in the wall surface
- f. Revise the proposed Little Ollie Dwarf Olive tree on north side of Primary Unit 1 to a smaller hedge since this species is too large for this location
- g. Revise the proposed Variegated Italian Buckthorn to a smaller hedge in all locations where this is proposed as this species is too large for these locations. Consider selecting plants that reach height of three feet tall instead.
- h. Due to the comment above regarding the Variegated Italian Buckthorn, revise the proposed Cousin Itt Acacia plants in front of the trash bin area for Primary Unit 1 to a taller plant to screen the trash bin area from the public right of way.
- i. If the City Arborist is in agreement, then incorporate additional concrete and/or pavers within the public right of way planting strip to allow ingress and egress of people accessing vehicles parked on the street.
- j. Consider doing a double wall when an interior wall separates two units for improved noise mitigation

Ayes: Chuaqui, Lucas, Singh,

Noes: None

Abstain: None

Absent: None

8. STAFF COMMUNICATIONS

Senior Planner, Jeff Ballantine, confirmed that City staff intend to hold a Design Review Board meeting on October 1, 2025, if all Design Review Board members are available.

9. ADJOURNMENT

8:25 p.m.

Andrea Lucas, Chair

This is to certify that the foregoing is a true and correct copy of the minutes of the regular Design Review Board meeting of September 3, 2025 as approved by the Design Review Board.

Jeff Ballantine, Staff Liaison

DRAFT



Community Development Department
Planning and Building Division
10890 San Pablo Avenue, El Cerrito, CA 94530
(510) 215-4330 | planning@ci.el-cerrito.ca.us

DESIGN REVIEW BOARD STAFF REPORT

October 1, 2025

11575 SAN PABLO AVENUE TIER III DESIGN REVIEW

DETAILS

Application Number: PL25-0049

Applicant: Gabriela Marks, Marks Architects

Location: 11575 San Pablo Avenue

APN: 513-362-003

Zoning: Transit-Oriented Higher-Intensity Mixed Use (TOHIMU)

General Plan: Transit-Oriented Higher-Intensity Mixed Use (TOHIMU)

Request: Design Review Board consideration of a Tier III Design Review application for proposed modifications to the exterior of the existing 1,135 square foot building, a 145 square foot addition to the building, and other exterior site improvements.

CEQA: This project is categorically exempt from the provisions of CEQA pursuant to Section 15301 of the CEQA Guidelines, Class 1: Existing Facilities.

EXECUTIVE SUMMARY

The proposed project includes major modifications to the exterior of the existing 1,135 square foot building; a 145 square foot addition to the building; new outdoor seating and other exterior site modifications to improve access, landscaping, and the waste enclosure. These improvements are proposed as part of a new fast-food restaurant that would continue to use the existing drive-thru at the site.

The Design Review Board's purview for this Tier III request includes:

- Exterior building colors, materials, and textures
- Landscaping
- Site Plan
- Building facades and articulation
- Relationship to adjacent public rights-of-way

Based on the information in this report, which supports the required findings, staff recommends approval of Tier III Design Review pursuant to and subject to the conditions in the attached resolution.

Background

Site Location and Layout

The project site is located at the southwest corner of the intersection of San Pablo Avenue and Cutting Boulevard. The site currently contains a vacant 1,135 square foot drive-thru restaurant building. Earlier this year, Church's Chicken vacated this site. The surrounding area is predominantly commercial uses. The El Cerrito del Norte BART Station is directly to the east of the project site and the Mayfair market rate and affordable residential buildings are directly to the northeast of the project site. The project site is a 16,692 square foot lot that is relatively flat.

Vicinity Map



Existing/Previous Land Use

Church's Chicken received Design Review approval to construct the existing building and Use Permit approval for a restaurant with a drive-thru window in 1977. Church's Chicken vacated the site earlier this year. The site is currently vacant.

Adjacent Designations and Land Uses

North: Transit-Oriented Higher-Intensity Mixed Use (TOHIMU) Zoning and General Plan designation. Existing use is a vacant property and a motel (Freeway Motel).

East: Transit-Oriented Higher-Intensity Mixed Use (TOHIMU) Zoning and General Plan designation. Existing use is a public transit station (the El Cerrito del Norte BART Station).

South: Transit-Oriented Higher-Intensity Mixed Use (TOHIMU) Zoning and General Plan designation. Existing use is retail (the Del Norte Marketplace shopping center).

West: Transit-Oriented Higher-Intensity Mixed Use (TOHIMU) Zoning and General Plan designation. Existing use is a fast-food restaurant (Jack in the Box).

Analysis

Project Description

The applicant is proposing to make major modifications to the exterior of the existing 1,135 square foot building and construct a 145 square foot addition to the northwest corner of the building. In addition, the project includes a new outdoor seating area, site access improvements, and a new waste enclosure. The property is in the TOHIMU zoning district. A Fast Food Restaurant land use requires an Administrative Use Permit in the TOHIMU zoning district. The Zoning Administrator will take action on the Administrative Use Permit application for this Fast Food Restaurant (application PL25-0048) subsequent to the Design Review Board acting on this Tier III Design Review application (PL25-0049). A Restaurant with drive-thru facilities also requires a Conditional Use Permit in the TOHIMU district. However, a Conditional Use Permit was approved for drive-through facilities at this site in 1968. Therefore, the proposed use of the drive-through at this site does not require a new Conditional Use Permit.

The project includes substantial new landscaping on the street frontages of the project site with new shrubs and groundcovers. To create an ADA parking stall along with ADA pathway improvements, the project includes a reduction of off-street parking from 17 spaces to 15 spaces. Pursuant to [Assembly Bill 2097](#), there are not any minimum off-street parking requirements that apply to the project.

Project Elevations



San Pablo Avenue Building Frontage (East Elevation)



Cutting Blvd. Building Frontage (North Elevation)

Design Review Process

Pursuant to San Pablo Avenue Specific Plan (SPASP) Section 2.02.06.04.02(C), the Design Review Board is authorized to review and act upon Tier III Design Review applications. As provided in that section, this includes review authority over the following:

- Exterior building colors, materials, and textures
- Landscaping
- Site Plan
- Building facades and articulation
- Relationship to adjacent public rights-of-way
- Signs
- Locations and footprints of bioretention facilities as required for stormwater management

Zoning Standards

The San Pablo Avenue Specific Plan applies standards according to Transect Zones and Street Types. The project is located within the Transit-Oriented High-Intensity Mixed Use (TOHIMU) Zone and fronts both a SPA Commercial Street (San Pablo Avenue) and a Gateway Street (Cutting Boulevard). The tables below describe the project's compliance with the TOHIMU zone and each street type.

<i>Street Type Standards</i>		
SPA Commercial Street	Required	Provided
<i>Building Form</i>		
<i>Ground Floor Transparency</i>	Non-residential 75% min	76%
<i>Allowed Frontage Types</i>	Front Yard, Forecourt Flex, Shop Front	Shop Front (100%)

<i>Street Type Standards</i>		
Gateway Street	Required	Provided
<i>Building Form</i>		
<i>Ground Floor Transparency</i>	Non-residential 50% min	Proposed: 20%* Existing: 17%
<i>Allowed Frontage Types</i>	Front Yard, Forecourt Flex, Shop Front	Shop Front (100%)
<i>Transect Zone Standards</i>		
TOHIMU Zone	Required	Provided
<i>Standards</i>		
<i>Bicycle Parking Requirement</i>	2 short-term; 2 long-term	2 short-term; Proposed: 1 long-term* Existing: 0 long-term

*Pursuant to SPASP Section 2.02.06.04.02(C)(3), an application for Tier III Design Review process is required to bring the property into closer compliance with applicable development standards.

Architectural Design

As shown on the color and materials board (see Attachment 3), the project would predominantly feature James Hardie horizontal siding panels painted Wordly Gray (SW 7043) and James Hardie reveal panels painted Cyberspace (SW 7076) and Purple (SW/TB 2603C). Black metal canopies are proposed on the eastern and southern elevations of the building. Art panel boards would also be installed on the southern and northern elevations (see Sheet A4.1 of Attachment 2).

Landscape Design

The project includes substantial new landscaping on the street frontages of the project site with new shrubs and groundcovers. All proposed plants are drought tolerant and include bicolor African iris, valentine red emu bush, golden spreading lantana, pigeon point dwarf coyote bush, and purple trailing lantana.

Public Notice and Comment

The required public notice for the project was published in the East Bay Times and mailed to owners of property within 300 feet of the project site on or before September 10, 2025. City Staff have not received written comments for this project as of the date of the publication of this staff report.

Environmental Review

This project is categorically exempt from the provisions of CEQA pursuant to Section 15301 of the CEQA Guidelines, Class 1: Existing Facilities.

Compliance with the General Plan

The proposed project is consistent with the following goals and policies of the El Cerrito General Plan:

LU1.3 Quality of Development. Ensure that all multifamily or mixed-use development in residential areas addresses compatibility and quality of life issues.

The proposed project is consistent and compatible with the surrounding commercial and multi-family residential uses in the neighborhood. The project has been reviewed thoroughly to ensure that it will not negatively impact the surrounding neighborhood.

CD1.3 High-Quality Design. Encourage higher-quality design through the use of well-crafted and maintained buildings and landscaping, use of higher-quality building materials, and attention to the design and execution of building details and amenities in both public and private projects.

The proposed project will include high-quality building materials including James Hardie panels and metal awnings. The project would also provide substantial landscaping including shrubs and groundcovers along the street frontages of the project site that will enhance the aesthetics of the site. The project will be considered by the Design Review Board as required to ensure high-quality materials and design.

CD2.1 Street Frontages. Encourage street frontages that are safe, by allowing for surveillance of the street by people inside buildings and elsewhere, and are interesting for pedestrians.

The project will include building windows as well as a new outdoor seating area that face the street which will allow for surveillance of the street.

CD3.3 Site Landscaping. Improve the appearance of the community by requiring aesthetically designed screening and landscaping on public and private sites. Ensure that public landscaping includes entry areas, street medians, parks, and schools. Require landscaping for all private sites, yard spaces, parking lots, plazas, courtyards, and recreational areas.

The project would provide substantial landscaping including shrubs and groundcovers along the street frontages of the project site that will enhance the aesthetics of the site.

CD4.2 Building Articulation. Ensure that buildings are well articulated. Avoid large unarticulated shapes in building design. Ensure that building designs include varied building facades, rooflines, and building heights to create more interesting and differentiated building forms and shapes. Encourage human scale detail in architectural design. Do not allow unarticulated blank walls or unbroken series of garage doors on the facades of buildings facing the street or the Ohlone Greenway.

The building façades are articulated with architectural projections and recesses; different building colors; different types of Hardi Plank siding; and accent metal awnings.

CD5.1 Design Review Process. Continue design review and approval process for all new development, changes, additions, and modifications of existing buildings (except for single-family homes on existing lots).

The project requires approval by the Design Review Board.

Required Findings

Pursuant to San Pablo Avenue Specific Plan Section 2.02.06.04.02(C)(3), in acting to approve or conditionally approve an application for a Tier III application, the Design Review Board shall make the following findings:

Tier III Design Review

- A. That the project brings the property into closer compliance with the applicable development standards of this Specific Plan.

Proposed changes to the existing building include changing the building materials and colors and constructing a 145 square foot addition to the building. All proposed modifications to the building either comply with or bring the property into closer compliance with applicable standards of the San Pablo Avenue Specific Plan.

- B. That the project is consistent with the El Cerrito General Plan.

As discussed in this report, the project will implement the following El Cerrito General Plan policies: Policy LU1.3 (Quality of Development), Policy CD1.3 (High-Quality Design), Policy CD2.1 (Street Frontages), CD3.3 (Site Landscaping), CD4.2 (Building Articulation) and CD5.1 (Design Review Process).

Staff Recommendation

Based on the information contained in this report, staff recommends approval of Planning Application No. PL25-0049, as conditioned by the draft resolution in Attachment 1.

Proposed Motion

1. Move adoption of Design Review Board Resolution DRB 2025-03 granting Tier III Design Review approval to Planning Application No. PL25-0049 for proposed modifications to the exterior of the existing 1,135 square foot building, a 145 square foot addition to the building, and other exterior site improvements at 11575 San Pablo Avenue.

Appeal Period

Within ten (10) calendar days after the date of the decision, the Design Review Board action may be appealed to the Planning Commission.

Attachments

1. Draft Resolution
2. Project Plans
3. Color and Materials Board

Design Review Board Resolution DRB 2025-03

APPLICATION NO. PL25-0049

A RESOLUTION OF THE CITY OF EL CERRITO DESIGN REVIEW BOARD GRANTING TIER III DESIGN REVIEW APPROVAL TO PLANNING APPLICATION NO. PL25-0049 FOR PROPOSED MODIFICATIONS TO THE EXTERIOR OF THE EXISTING 1,135 SQUARE FOOT BUILDING, A 145 SQUARE FOOT ADDITION TO THE BUILDING, AND OTHER EXTERIOR SITE IMPROVEMENTS AT 11575 SAN PABLO AVENUE

WHEREAS, the site is located at 11575 San Pablo Avenue; and

WHEREAS, the existing Assessor's Parcel Number of the site is 513-362-003; and

WHEREAS, the General Plan land use classification of the site is Transit-Oriented Higher-Intensity Mixed Use (TOHIMU); and

WHEREAS, the zoning district of the site is Transit-Oriented Higher-Intensity Mixed Use (TOHIMU); and

WHEREAS, the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15301 of the CEQA Guidelines, Class 1: Existing Facilities.; and

WHEREAS, on July 2, 2025, the applicant submitted a Tier III Design Review application for proposed modifications to the exterior of the existing 1,135 square foot building, a 145 square foot addition to the building, and other exterior site improvements at 11575 San Pablo Avenue; and

WHEREAS, on October 1, 2025, the Design Review Board, after due consideration of all evidence and reports offered for review, does find and determine the following:

Pursuant to San Pablo Avenue Specific Plan Section 2.02.06.04.02(C)(3), in acting to approve or conditionally approve a Tier III Design Review application, the Design Review Board shall make the following findings:

1. That the project brings the property into closer compliance with the applicable development standards of this Specific Plan.

Proposed changes to the existing building include changing the building materials and colors and constructing a 145 square foot addition to the building. All proposed modifications to the building either comply with or bring the property into closer compliance with applicable standards of the San Pablo Avenue Specific Plan.

2. That the project is consistent with the El Cerrito General Plan.

The project will implement the following El Cerrito General Plan policies: Policy LU1.3 (Quality of Development), Policy CD1.3 (High-Quality Design), Policy CD2.1 (Street Frontages), CD3.3 (Site Landscaping), CD4.2 (Building Articulation) and CD5.1 (Design Review Process).

NOW, THEREFORE, BE IT RESOLVED, that after careful consideration of maps, facts, exhibits, correspondence, and testimony, and other evidence submitted in this matter, and, in consideration of the findings, the El Cerrito Design Review Board hereby approves Application No. PL25-0049, subject to the following conditions:

Planning Division:

1. The project will be constructed substantially in conformance with the plans received by the City on September 11, 2025. Minor changes may be approved by the Zoning Administrator. All improvements shall be installed in accordance with these approvals. Once constructed or installed, all improvements shall be maintained as approved.
2. If the applicant constructs buildings or makes improvements in accordance with these approvals, but fails to comply with any of the Conditions of Approval or limitations set forth in these Conditions of Approval and does not cure any such failure within a reasonable time after notice from the City of El Cerrito, then such failure shall be cause for non-issuance of a certificate of occupancy, revocation or modification of these approvals or any other remedies available to the City.
3. These Conditions of Approval shall apply to any successor in interest in the property and Applicant shall be responsible for assuring that the successor in interest is informed of the terms and conditions of this approval.
4. If not exercised, this Conditional Use Permit approval will expire two years after the date of this approval pursuant to El Cerrito Municipal Code Section 19.32.100.
5. A construction staging and site security plan shall be submitted to the Zoning Administrator for review and approval prior to the issuance of a building permit. The construction staging and site security plan shall illustrate where the construction equipment will be staged, the location of parking for the construction employees, and how the site security will be provided at all times. This construction and staging plan may also require the submission of a Temporary Use Permit.
6. Prior to issuance of a building permit, the applicant shall demonstrate compliance with El Cerrito Municipal Code (ECMC) Chapter 13.50 (Art in Public Places) to the satisfaction of the Zoning Administrator. The project shall be fully compliant with ECMC Chapter 13.50 prior to issuance of a certificate of occupancy.
7. Prior to the issuance of a building permit, all exterior lighting on building permit plans shall comply with requirements in ECMC Section 19.24.040 (N).
8. Prior to issuance of a building permit, building plans shall demonstrate compliance with ECMC Section 19.21.040 pertaining to mechanical equipment screening.
9. This Tier III Design Review approval does not include approval of the signage shown on the project plans. Proposed signage will require a separate design review application since the applicant did not provide sufficient detail to verify whether proposed signage complies with applicable development standards.

Building Division:

10. All work shall comply with all applicable laws, ordinances, regulations, and standards (LORS) and the current and effective California Building Code (CBC) series to include all relevant references, standards, and industry requirements. The City of El Cerrito Municipal Code and amended code sections shall be observed as well.
11. All construction documents shall be prepared by licensed and registered California Design Professionals. All scopes will be required to have the relevant and corresponding licensed

professional(s) identified i.e.: Structural Engineer for structural design, Civil Engineer for site work, drainage, and improvements, etc. All Construction Documents shall have valid stamps and signatures.

12. Commercial structures that are not specifically exempted by CBC 11B-203 are subject to applicable Accessibility requirements set in CBC 11B. Please ensure that at time of building permit submittal, to show how the existing structure and site complies with CBC section 11B-202.4.

13. At time of building permit submittal, please verify and show the complete egress path of travel from all occupied spaces to the public way and/or safe dispersal areas. Ensure to show separation of exits if more than one is required along with common path of travel distances.

Fire Department:

Prior to issuance of building permit, applicant shall address the following:

14. Building Construction

a. Building construction shall meet current Building, California Fire Codes, and the El Cerrito Fire Code.

Public Works:

15. Applicant shall provide an Erosion and Sediment Control Plan for construction for review and approval by the Public Works Department prior to issuance of a building permit.

16. Applicant shall pay City fees in the Master Fee Schedule including, but not limited to, the City Transportation Impact Fee (TIF), and the West Contra Costa Transportation Advisory Committee fee (WCCTAC) Subregional Transportation Mitigation Program fee (STMP)

17. If drive-thru queuing impedes vehicle circulation in the public right-of-way or affects site ingress/egress, the applicant shall fund a circulation study analyzing drive-thru queues and provide recommended solutions. The applicant is responsible for implementing any required measures.

CERTIFICATION

I certify that this resolution was adopted by the El Cerrito Design Review Board at a regular meeting held on October 1, 2025, upon motion of Commissioner _____, second by Commissioner _____:

AYES:

NOES:

ABSTAIN:

ABSENT:

Jeff Ballantine, AICP
Senior Planner

TACO BELL

EXISTING DRIVE THRU RESTAURANT REMODEL

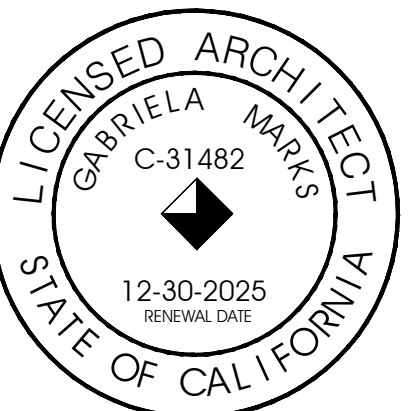


**11575 SAN PABLO AVE,
EL CERRITO, CA 94530**



architecture
interior design
retail
restaurants
space planning
master planning
leed accredited
casp

2643 fourth ave.
san diego ca 92103
619-702-9448



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ALL REPORTS, PLANS AND DOCUMENTS PREPARED BY MARKS ARCHITECTS SHALL REMAIN THE PROPERTY OF MARKS ARCHITECTS AND IS INTENDED FOR USE FOR THIS SPECIFIC PROJECT ONLY.

1st PLANNING SUBMITTAL 07.02.25
2nd PLANNING SUBMITTAL 08.08.25
3rd PLANNING SUBMITTAL 09.11.25

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CONTRACT DATE:
BUILDING TYPE:
PLAN VERSION:
BRAND DESIGNER:
SITE NUMBER:
STORE NUMBER:

TACO BELL

11575 SAN PABLO AVE,
EL CERRITO, CA 94530



TITLE SHEET

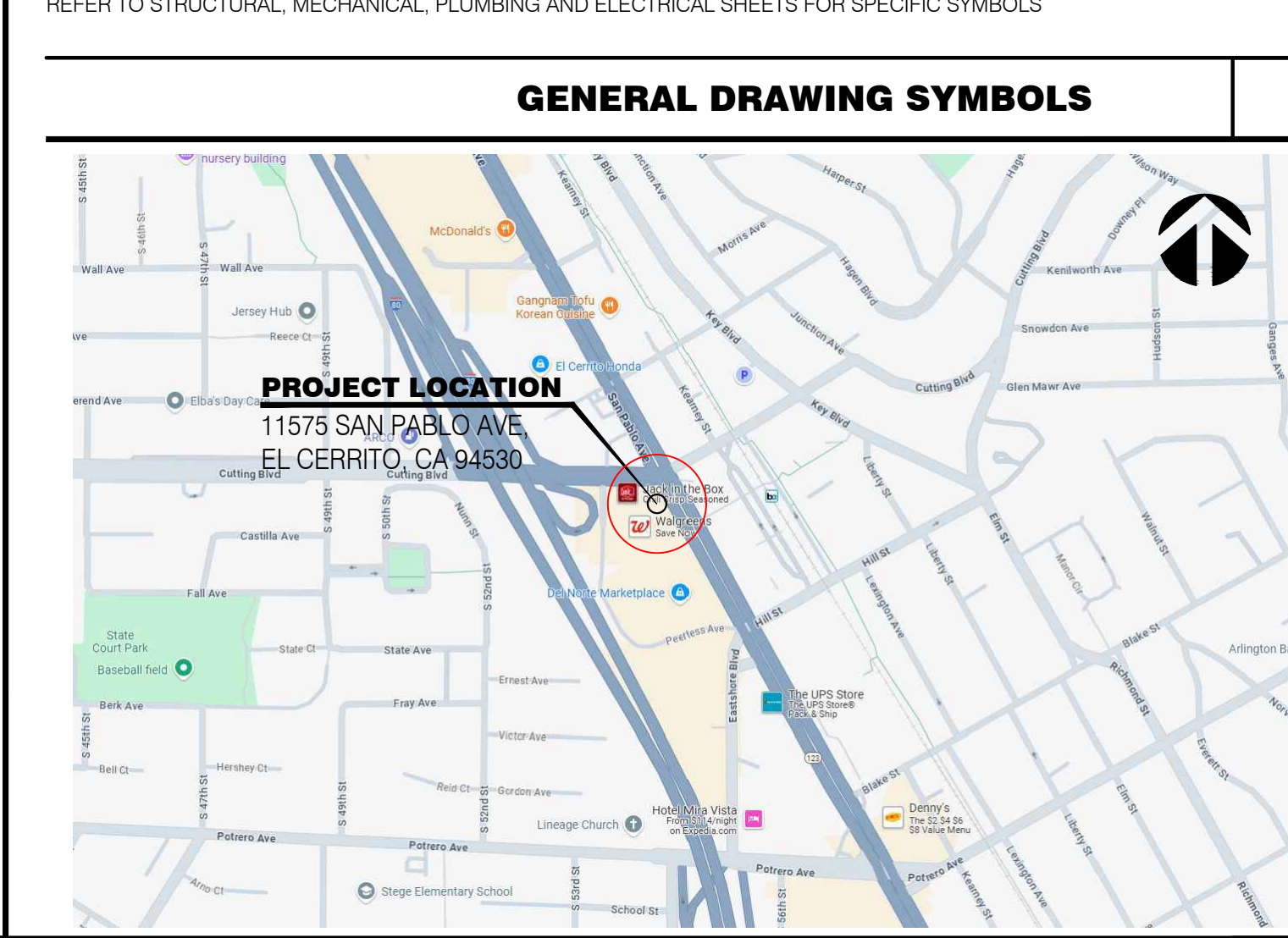
T1.0

- A. ALL WORK SHALL CONFORM TO THE 2022 EDITION OF THE INTERNATIONAL BUILDING CODE, AND ALL OTHER APPLICABLE CODES, STANDARDS, AND REGULATIONS OF THE CITY OF EL CERRITO, COSTA COSTA COUNTY, STATE OF CALIFORNIA.
- B. IT IS INTENDED THAT A COMPLETE OCCUPIABLE BUILDING PROJECT IS PROVIDED.
- C. THE GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION (A.I.A. A201 LATEST EDITION) ARE A PART OF THESE CONTRACT DOCUMENTS. A COPY IS ON FILE AT THE ARCHITECTS OFFICE.
- D. DRAWINGS ARE BASED ON A SURVEY, DATED MAY 2022 PREPARED BY TUCKER SURVEYORS AND IS NOT INCLUDED IN THESE DOCUMENTS.
- E. THIS BUILDING HAS BEEN DESIGNED IN ACCORDANCE WITH THE RECOMMENDATIONS OF A GEOTECHNICAL INVESTIGATION DATED JUNE 2022 BY AMERICAN GEOTECHNICAL & CIVIL CONSULTING, INC. THE REPORT IS PART OF THESE CONTRACT DOCUMENTS, AND THE CONTRACTOR IS RESPONSIBLE FOR CARRYING OUT ITS RECOMMENDATIONS, THOUGH SOME MAY NOT BE SPECIFICALLY DETAILED ON THE PLANS.
- F. 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.
- G. ALL PROPOSED SUBSTITUTIONS SHALL BE APPROVED BY THE YUM BRANDS CONSTRUCTION MANAGER, IN WRITING, PRIOR TO INSTALLATION.
- H. RETAIN THE PROJECT GEOTECHNICAL ENGINEER TO PROVIDE OBSERVATION AND TESTING SERVICES DURING THE GRADING (INCLUDING UTILITY TRENCHES) AND FOUNDATION PHASE OF CONSTRUCTION AS RECOMMENDED IN THE GEOTECHNICAL REPORT. ALL TESTING AND INSPECTION REPORTS, INCLUDING FINAL SUMMATION LETTER, SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT AND OWNER. G.C. SHALL CERTIFY PAD ELEVATION PRIOR TO START OF FOUNDATION WORK.
- I. SUBMIT PAY FEES AND OBTAIN ALL PERMITS ASSOCIATED WITH THE PROJECT EXCEPT GENERAL BUILDING PERMIT. THIS INCLUDES, BUT IS NOT LIMITED TO ELECTRICAL, MECHANICAL, PLUMBING, FIRE SPRINKLER, HOOD ANSUL, OR OTHER RELATED FIRE PERMITS, ENCROACHMENT PERMIT, ETC. YUM BRANDS WILL PAY FOR "CONNECTION FEES" ASSOCIATED WITH UTILITY PERMITS. PAY FOR TEMPORARY FACILITIES FEES AS REQUIRED TO COMPLETE THE WORK IN A TIMELY MANNER.
- J. PROVIDE EACH SUBCONTRACTOR WITH A COMPLETE AGENCY-PERMITTED DRAWING SET AT TIME OF CONSTRUCTION.
- K. ALL ABBREVIATIONS INCLUDED FOLLOW INDUSTRY STANDARDS. CONTACT ARCHITECT IF ANY ABBREVIATIONS ARE NOT CLEAR.
- L. GC SHALL SUPPLY AND INSTALL ALL ASPECTS OF THE PROJECT DESCRIBED IN THIS DRAWING SET UNLESS OTHERWISE NOTED. SEE SCOPE OF WORK FOR EXCEPTIONS.
- M. GRAPHIC AND WRITTEN INFORMATION ON DRAWINGS SHALL BE COORDINATED WITH ALL TRADES PRIOR TO INSTALLATION.
- N. ALL MATERIALS STAGED TO BE USED FOR CONSTRUCTION SHALL BE PROTECTED FROM EXCESSIVE MOISTURE. IF THEY ARE EXPOSED TO MOISTURE THEY SHOULD BE ADEQUATELY DRIED BEFORE ENCAPSULATED INTO THE BUILDING.
- O. ALL PAINTS, ADHESIVES, COATINGS AND SEALANTS USED INSIDE THE BUILDING SHALL HAVE A LOW VOC CONTENT.
- P. FIRE SPRINKLERS, FIRE ALARM AND ANSUL SYSTEM BY GC UNDER A SEPARATE PERMIT

GENERAL DRAWING SYMBOLS

	ROOM NAME		ELEV. LETTER
	SHEET NUMBER		ELEV. SHEET
	ELEVATION NUMBER		DOOR NUMBER
	CEILING HEIGHT		WINDOW NUMBER / DECOR ITEM NUMBER
	BLDG. SECTION LETTER		EXTERIOR WALL FINISH NUMBER
	BLDG. SECTION SHEET		KEY NOTE NUMBER
	DETAIL NUMBER		EQUIPMENT NUMBER
	DIRECTION OF DETAIL		INTERIOR FINISH
	DETAIL SHEET		INTERIOR WALL TYPE
	REVISION NUMBER		INTERIOR ELEVATION DESIGNATION
	BLDG. HEIGHT REFERENCE POINT		SHEAR WALL TYPE (STRUCTURAL)
			EQUIPMENT / FIXTURE NUMBER (M.E.P.)
			INDICATES SUSTAINABLE DESIGN

REFER TO STRUCTURAL, MECHANICAL, PLUMBING AND ELECTRICAL SHEETS FOR SPECIFIC SYMBOLS



LEGAL JURISDICTION:	CITY OF EL CERRITO, COSTA COSTA COUNTY, STATE OF CALIFORNIA		
BUILDING CODE:	2022 CBC		
ACCESSIBILITY:	2022 CBC CHAPTER 11B		
PARCEL NUMBER:	513-362-003-8		
BUILDING AREA:	(E)1,135 S.F. / ADDITION 145 S.F.	TOTAL AREA PROPOSED =	1,280 S.F.
SEATING:	12 (OUTDOORS)		
OCCUPANCY:	B		
TYPE CONSTRUCTION:	TYPE VB - NON SPRINKLERED		

AREA AND OCCUPANT LOAD TYPE	AREA	FACTOR	OCCUPANTS
COSTUMER AREA/QUEUING	186 S.F.	1.5 S.F.	37
KITCHEN	592 S.F.	1:200 S.F.	3
OFFICE	75 S.F.	1:100 S.F.	1
ACCESSORY STORAGE	204 S.F.	1:300 S.F.	1
RESTROOMS	78 S.F.	0	0
WALK IN COOLER	145 S.F.	0	0
TOTAL	1,280 S.F.		42

TITLE	T1.0 TITLE SHEET
SITE	A0.1 SITE PLAN A0.2 SITE DETAILS (FOR REFERENCE ONLY)
LANDSCAPE	L1.0 LANDSCAPE CONCEPT PLAN
ARCHITECTURAL	A1.0 FLOOR PLAN A3.0 ROOF PLAN A4.0 EXTERIOR ELEVATIONS A4.1 EXTERIOR ELEVATIONS

SHEET INDEX	
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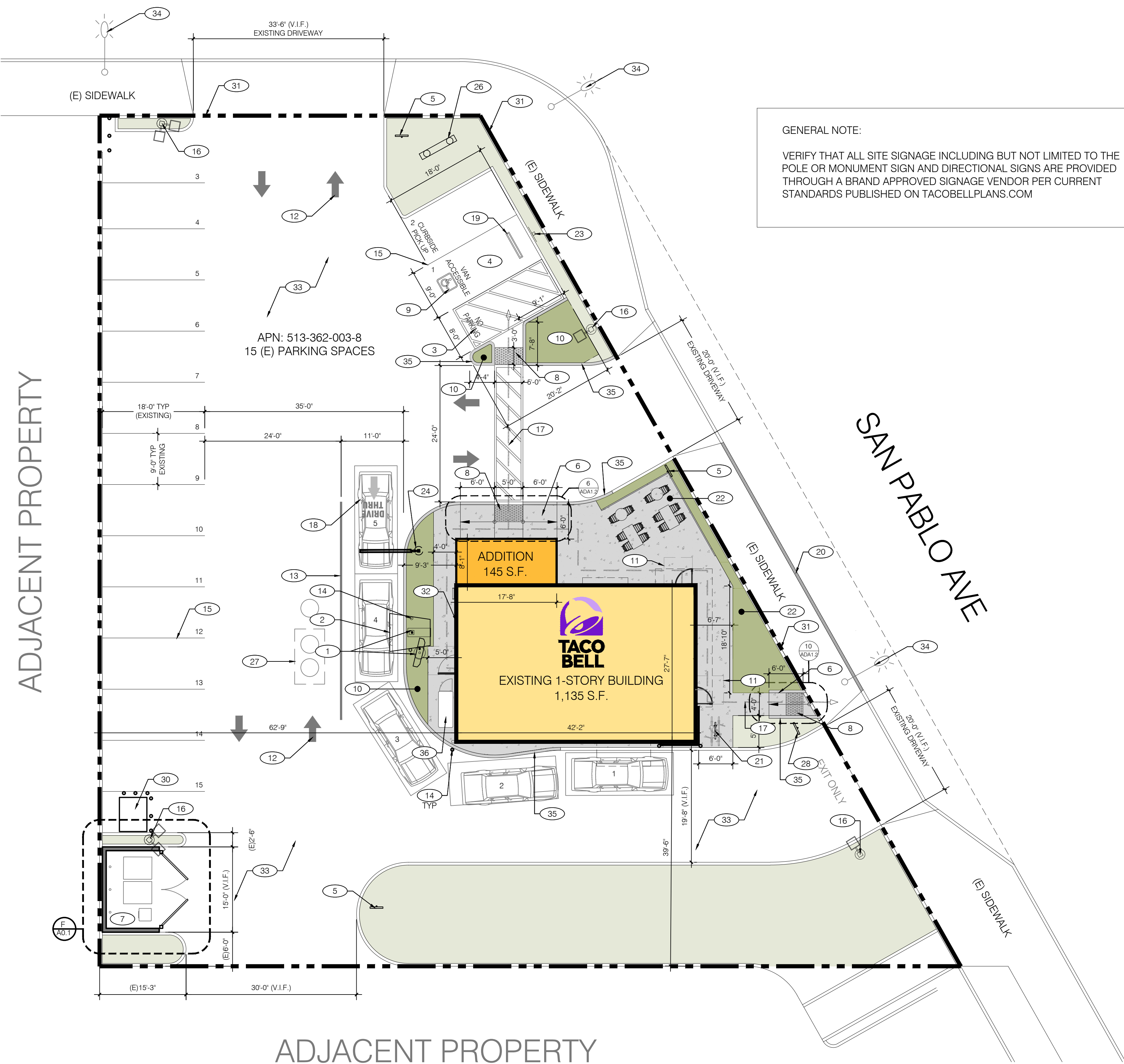
PROJECT SUMMARY	
------------------------	--

<p>PROJECT OWNER KUMAR MANAGEMENT CORP. 551 PILGRIM DR. FOSTER CITY, CA Contact: RAKESH KUMAR Phone: (650) 312-9935</p>		<p>ARCHITECT MARKS ARCHITECTS INC. 2643 FOURTH AVE. SAN DIEGO, CA, 92103 Contact: GABRIELA MARKS Phone: (619) 702-9448</p>	
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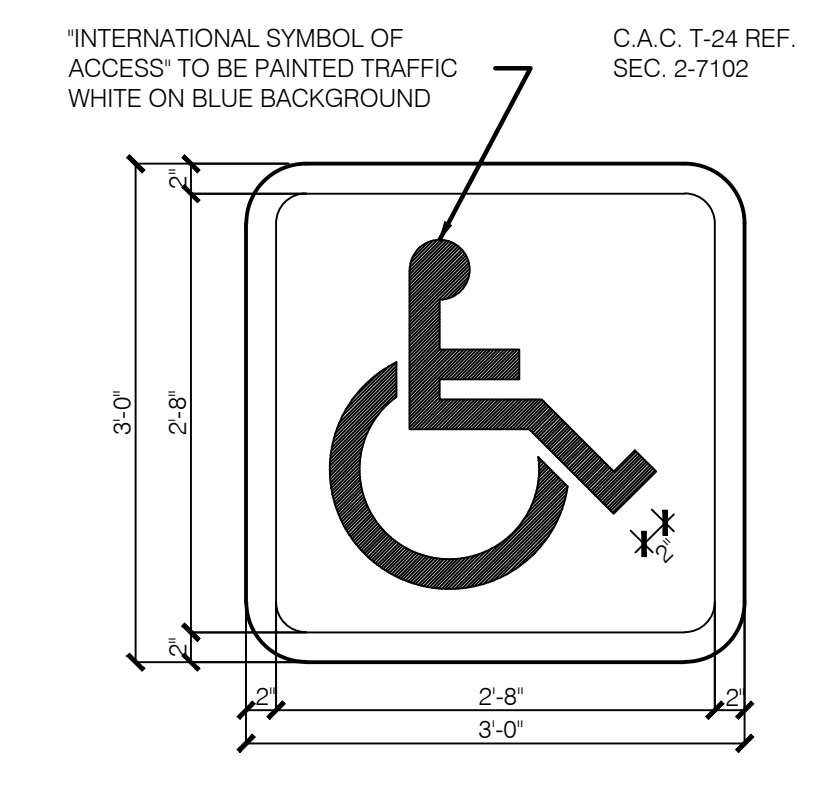
<p>LANDSCAPE SOTELO LANDSCAPE ARCHITECTS 2643 FOURTH AVENUE SAN DIEGO, CA, 92103 PHONE: (619) 544-1977 CONTACT: ANGELINA SOTELO</p>	
--	--

OWNERSHIP OF INSTRUMENTS OF SERVICE	
SIGNAGE	
CANOPIES AND AWNINGS	

CUTTING BLVD



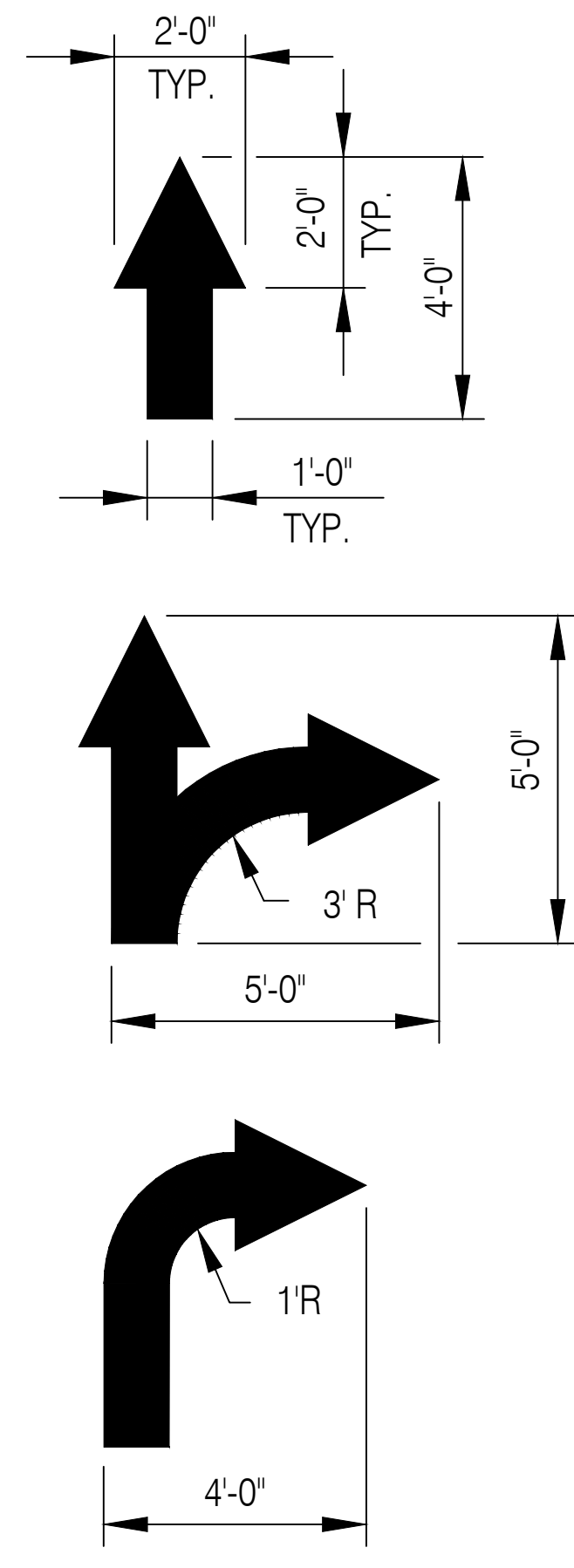
GENERAL NOTE:
 VERIFY THAT ALL SITE SIGNAGE INCLUDING BUT NOT LIMITED TO THE POLE OR MONUMENT SIGN AND DIRECTIONAL SIGNS ARE PROVIDED THROUGH A BRAND APPROVED SIGNAGE VENDOR PER CURRENT STANDARDS PUBLISHED ON TACOBELLPLANS.COM



DISABLED ACCESS SYMBOL N.T.S. **C**



TOW AWAY SIGN N.T.S. **D**

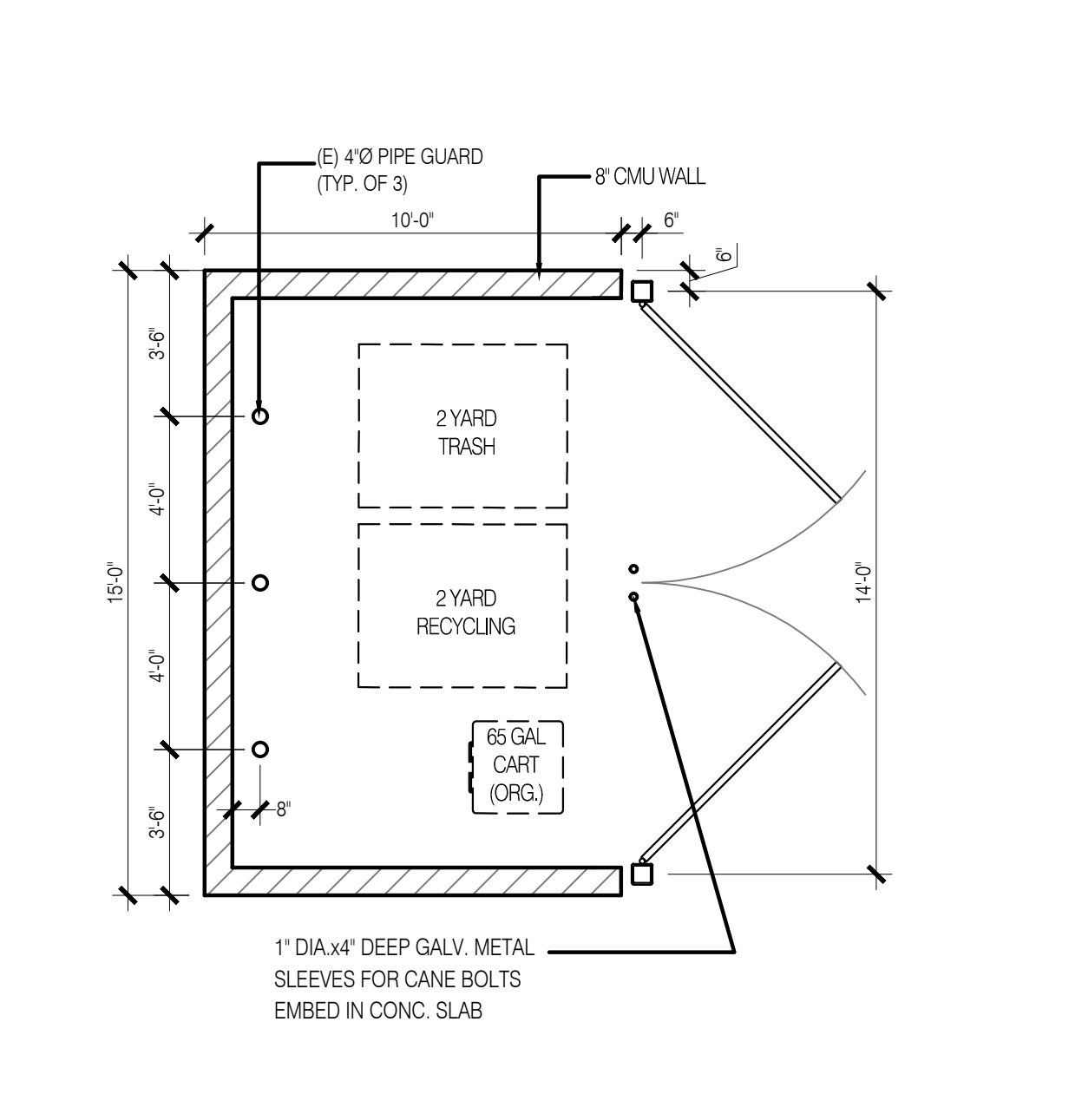


PAINTED TRAFFIC ARROWS N.T.S. **E**

- 1 NEW MENU BOARD AND SPEAKER POST, UNDER SEPARATE PERMIT BY SIGN VENDOR. SEE DETAIL 1/A0.2 FOR REFERENCE
- 2 ORDER CANOPY, UNDER SEPARATE PERMIT BY SIGN VENDOR
- 3 REPAINT NO PARKING LETTERING ON ACCESSIBLE LOADING ZONE
- 4 (E) VAN ACCESSIBLE PARKING STALL. SEE DETAIL 3/ADA1.1
- 5 (E) TOW AWAY SIGN SHALL CONTAIN ALL INFORMATION IN ACCORDANCE WITH LOCAL CODES. SEE DETAIL D/A0.1
- 6 NEW ACCESSIBLE CURB RAMP.
- 7 8' HIGH CMU TRASH ENCLOSURE WITH METAL GATES. PAINT TO MATCH BUILDING. DEMO EXISTING STRUCTURE/FENCE.
- 8 PROVIDE DETECTABLE WARNINGS COLOR AND SPECIFICATIONS PER CODE. SEE DETAILS 2 & 3/ADA1.2
- 9 PAINT DISABLED ACCESS SYMBOL, WHITE ON BLUE BACKGROUND. SEE C/A0.1
- 10 NEW LANDSCAPE. NON-INDICATED IS EXISTING TO REMAIN. SEE LANDSCAPE PLANS
- 11 PROVIDE 60" x 60" CLEAR SPACE AT ENTRANCE. SLOPE NOT TO EXCEED 2%.
- 12 TRAFFIC DIRECTION ARROWS. SEE E/A0.1
- 13 PAINT NEW 4" WIDTH STRIPE FOR DRIVE THRU LANE
- 14 PROVIDE NEW BOLLARD, COLOR DOT YELLOW
- 15 RE-STRIPE PARKING LOT AS SHOWN. LINES MUST BE PAINTED 4" WIDE, WHITE HIGHWAY GRADE PAINT, 2 COATS WITH 7 DAYS BETWEEN COATS.
- 16 (E) SITE LIGHTING TO BE UPGRADED TO LED. REFER TO ELECTRICAL PLANS.
- 17 ACCESSIBLE PATH OF TRAVEL FROM ACCESSIBLE PARKING STALLS
- 18 PAINT 12" HIGH WHITE LETTERS
- 19 NEW CONCRETE WHEELSTOP. REMOVE EXISTING.
- 20 (E) DESIGNATED BUS STOP
- 21 NEW SHORT-TERM BICYCLE RACK. SEE 7A/A0.2 FOR DETAIL.
- 22 NEW OUTDOOR DINING AREA
- 23 STANDARD ACCESSIBLE PARKING SIGN.
- 24 NEW CLEARANCE BAR BY SIGN VENDOR UNDER A SEPARATE PERMIT. SEE DETAIL 2/A0.2 FOR REFERENCE.
- 25 (E) LIGHT POST
- 26 (E) PYLON SIGN. SCRAPE AND REPAINT PYLON SIGN AND CABINET BLACK. UPGRADE LIGHTING TO LED. PROVIDE NEW FACES THROUGH BRAND APPROVED SIGNAGE VENDOR.
- 27 NEW GREASE INTERCEPTOR
- 28 THANK YOU / EXIT ONLY SIGN
- 29 DIRECTIONAL SIGN
- 30 (E) TRANSFORMER
- 31 PROPERTY LINE
- 32 (E) ELECTRIC SERVICE TO REMAIN.
- 33 (E) CONCRETE PAVEMENT. NO WORK U.O.N.
- 34 (E) STREET LIGHTS.
- 35 NEW CONCRETE CURB. SEE DETAIL 1/A0.3. NON-SHADED CURBS ARE EXISTING TO REMAIN. PROTECT DURING DEMOLITION WORK.
- 36 LONG-TERM BICYCLE PARKING (LOCKER). SPACE CONSIDERED FOR 2 BIKES.



KEY NOTES **B**

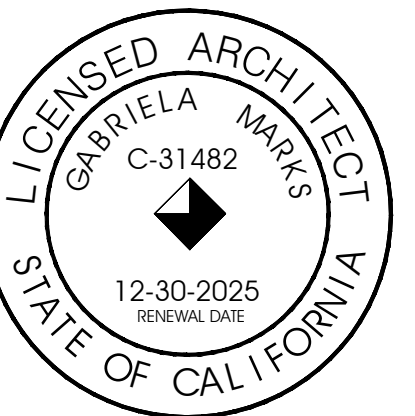


ENLARGED TRASH ENCLOSURE 1/4" = 1'-0" **F**



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2nd PLANNING SUBMITTAL	08.09.25
3rd PLANNING SUBMITTAL	09.11.25

CONTRACT DATE:
 BUILDING TYPE:
 PLAN VERSION:
 BRAND DESIGNER:
 SITE NUMBER:
 STORE NUMBER:

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 11575 SAN PABLO AVE.
 EL CERRITO, CA 94530



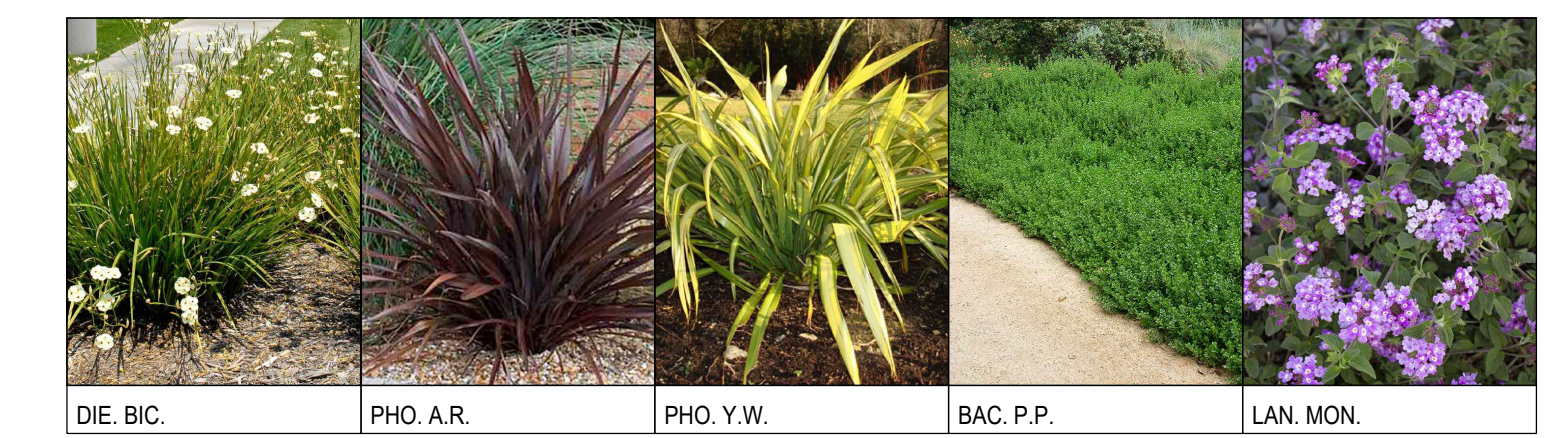
SITE PLAN

A0.1

SITE PLAN 3/32"=1'-0" **A**

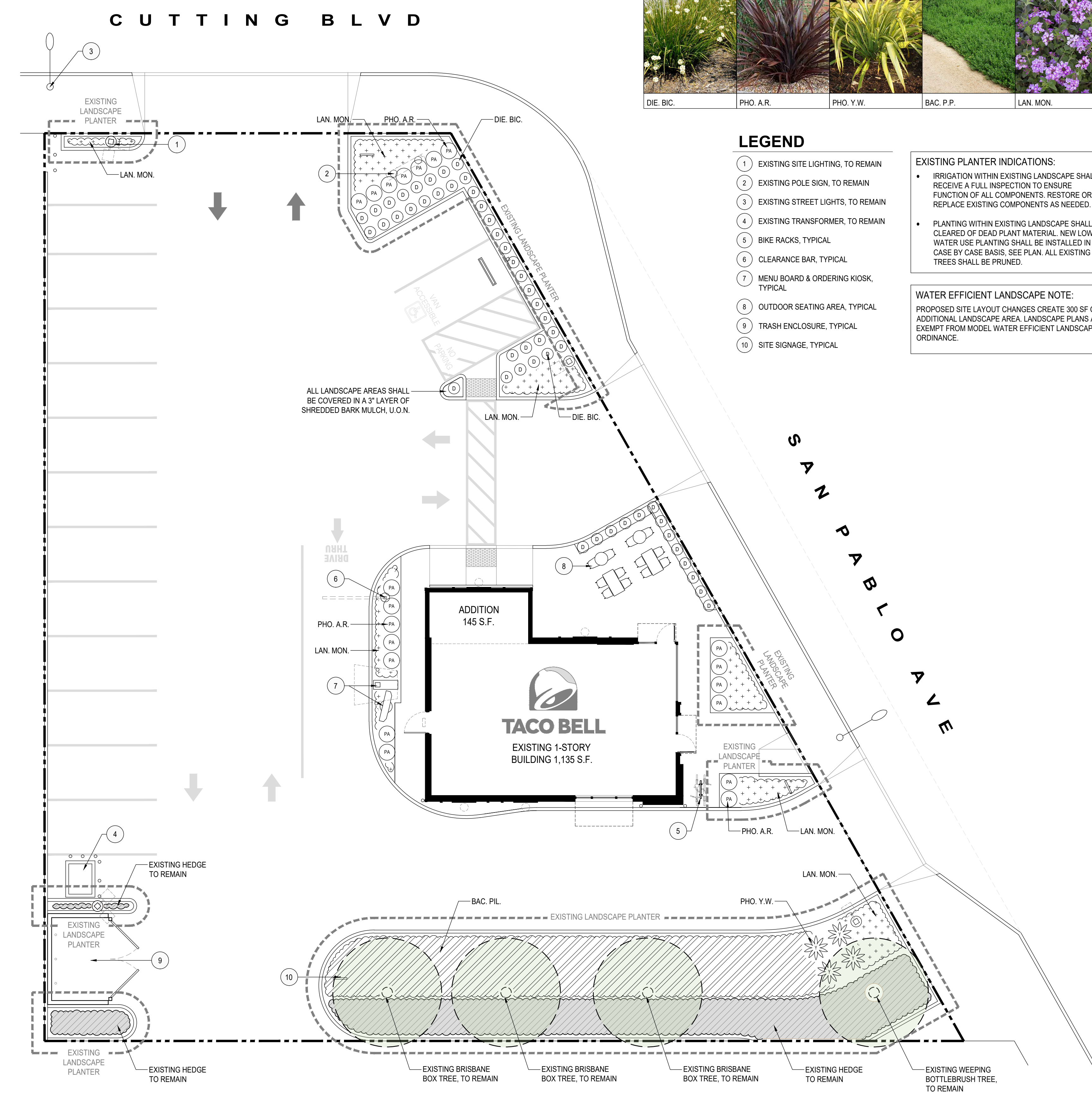
PLANT LIST

ABBR	SIZE	SCIENTIFIC NAME	COMMON NAME	WUCOLS	
SHRUBS					
DIE. BIC.	5 GAL.	DIETES BICOLOR	BICOLOR AFRICAN IRIS	L	
PHO. A.R.	5 GAL.	EREMOPHILA MACULATA 'VALENTINE'	VALENTINE RED EMU BUSH	L	
PHO. Y.W.	5 GAL.	LANTANA 'NEW GOLD'	GOLDEN SPREADING LANTANA	L	
GROUNDCOVERS					
BAC. P.P.	1 GAL.	30" O.C.	BACCHARIS PILULARIS 'PIGEON POINT'	PIGEON POINT DWARF COYOTE BUSH	L
LAN. MON.	1 GAL.	30" O.C.	LANTANA MONTEVIDENSIS	PURPLE TRAILING LANTANA	L

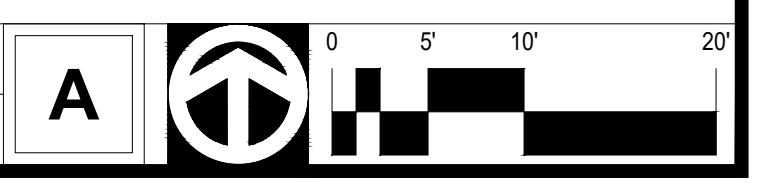


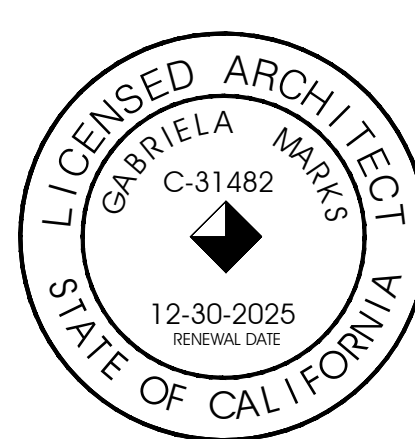
LEGEND

- 1 EXISTING SITE LIGHTING, TO REMAIN
 - 2 EXISTING POLE SIGN, TO REMAIN
 - 3 EXISTING STREET LIGHTS, TO REMAIN
 - 4 EXISTING TRANSFORMER, TO REMAIN
 - 5 BIKE RACKS, TYPICAL
 - 6 CLEARANCE BAR, TYPICAL
 - 7 MENU BOARD & ORDERING KIOSK, TYPICAL
 - 8 OUTDOOR SEATING AREA, TYPICAL
 - 9 TRASH ENCLOSURE, TYPICAL
 - 10 SITE SIGNAGE, TYPICAL
- EXISTING PLANTER INDICATIONS:**
- IRRIGATION WITHIN EXISTING LANDSCAPE SHALL RECEIVE A FULL INSPECTION TO ENSURE FUNCTION OF ALL COMPONENTS. RESTORE OR REPLACE EXISTING COMPONENTS AS NEEDED.
 - PLANTING WITHIN EXISTING LANDSCAPE SHALL BE CLEARED OF DEAD PLANT MATERIAL. NEW LOW WATER USE PLANTING SHALL BE INSTALLED IN A CASE BY CASE BASIS. SEE PLAN. ALL EXISTING TREES SHALL BE PRUNED.
- WATER EFFICIENT LANDSCAPE NOTE:**
- PROPOSED SITE LAYOUT CHANGES CREATE 300 SF OF ADDITIONAL LANDSCAPE AREA. LANDSCAPE PLANS ARE EXEMPT FROM MODEL WATER EFFICIENT LANDSCAPE ORDINANCE.



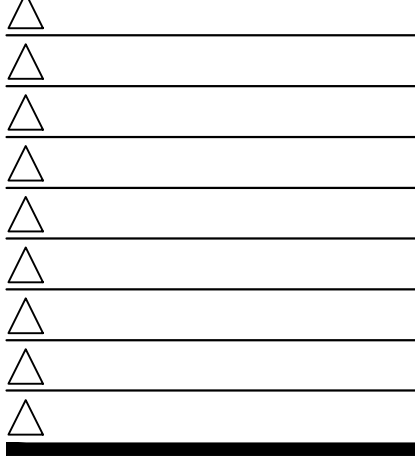
LANDSCAPE CONCEPT PLAN
SCALE 1"-10'-0"





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CONTRACT DATE:
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STORE NUMBER:

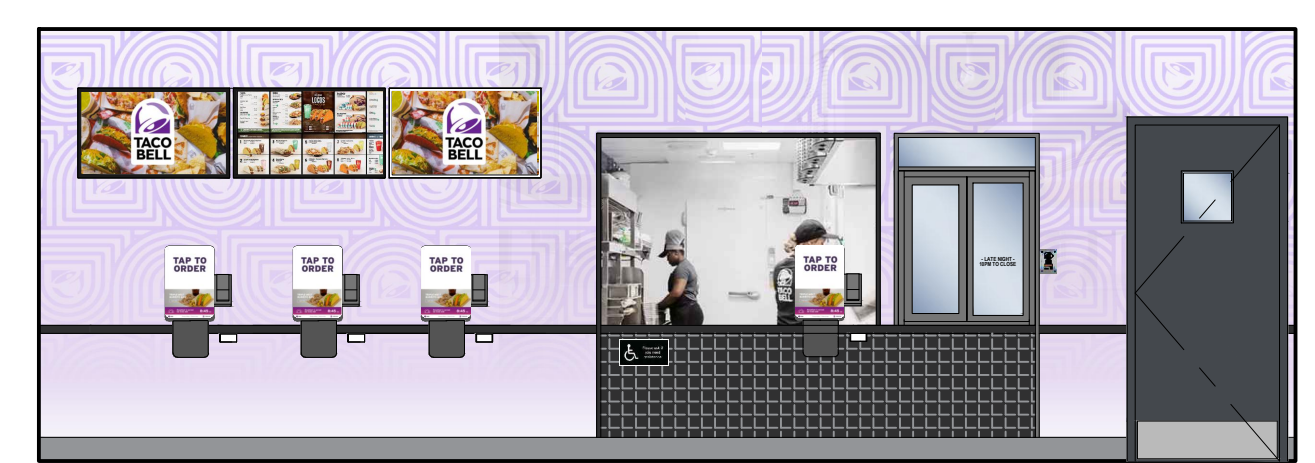
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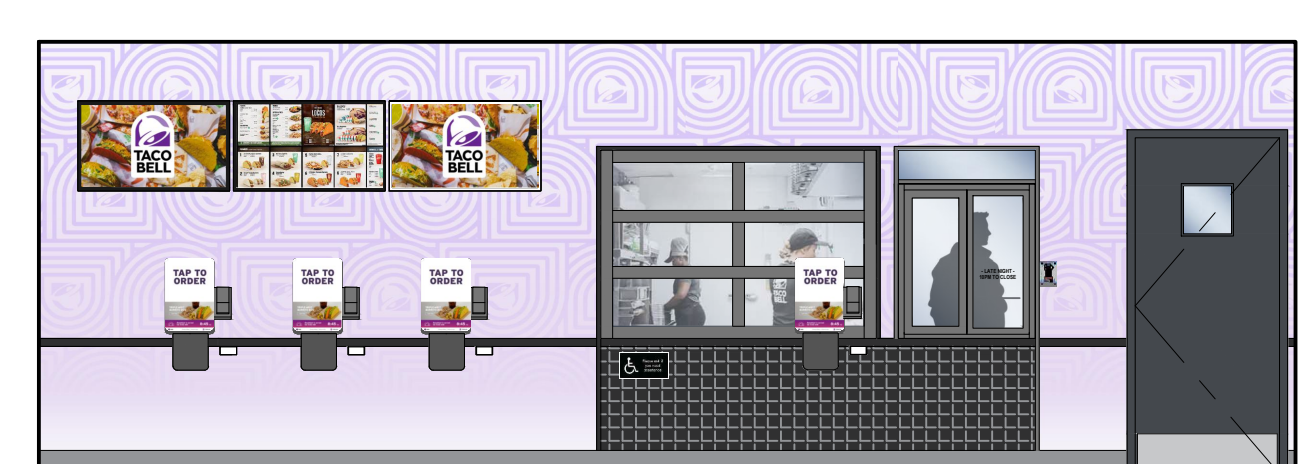


FLOOR PLAN

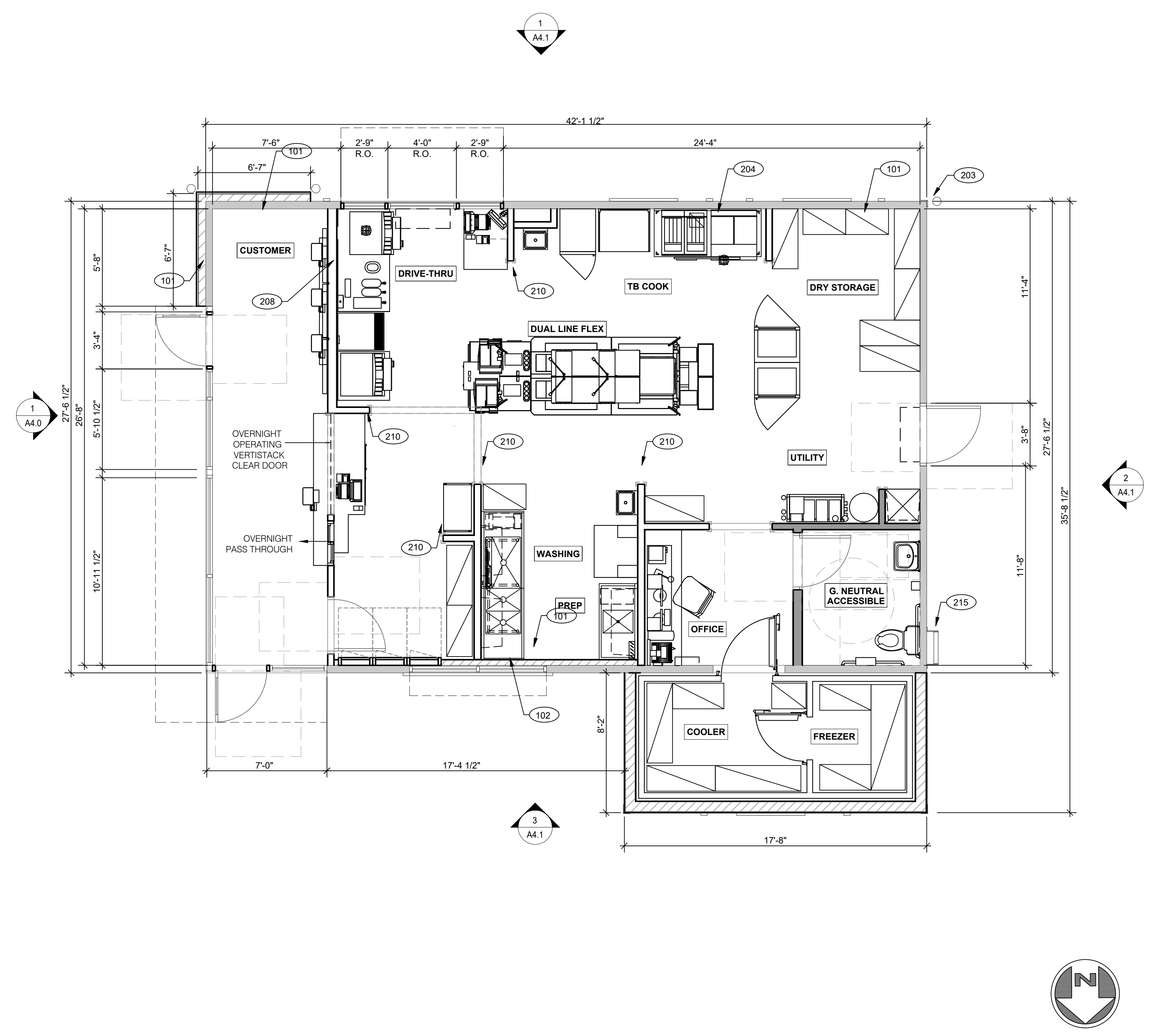
A1.0



DAY



NIGHT



COSTUMER AREA ELEVATIONS 1/4"=1'-0" 2

FLOOR PLAN 1/4"=1'-0" 1

STORAGE MATRIX	AREA / TYP.	LINEAR FOOTAGE	NOTES
	DRY STORAGE		37.79 ft
WALK IN COOLER		18.80 ft	
WALK IN FREEZER		9.16 ft	
TOTAL LINEAR FOOTAGE		65.75 ft	

STORAGE MATRIX D

DIMENSIONS:
A. ALL DIMENSIONS NOTED ARE TO FACE OF CONCRETE FOUNDATION, FACE OF SHEATHING ON EXTERIOR WALLS, AND FACE OF FINISH ON INTERIOR WALLS U.O.N.
B. DIMENSIONS NOTED AS "CLEAR" OR "HOLD" ARE MIN. REQUIRED. NET CLEARANCE FROM FACE OF WALL / WAINSCOT FINISH. VERIFY FINAL EQUIPMENT SIZES W/ VENDOR PRIOR TO INT. WALL FRAMING.

WINDOWS / DOORS:
A. SEE SHEET A1.1 FOR WINDOW TYPES AND DOOR SCHEDULE.
B. ALL DOOR AND WINDOW OPENING DIMENSIONS ARE TO ROUGH OPENING.

FINISH SUBSTRATES:
A. PROVIDE 1/2" THICK CEMENTITIOUS BD. FROM FLOOR SLAB TO 12" A.F.F. MIN. IN LIEU OF GYP. BD. AT ALL WALLS EXCEPT SHEARWALL SURFACES, U.O.N.
B. ALL JOINTS, GAPS OR SPACES LEADING TO ALL HOLLOW OR INACCESSIBLE SPACES SHALL BE SEALED WITH "NSF INTERNATIONAL" APPROVED SEALANTS.
C. ALL BACK OF HOUSE AND OFFICE WALLS SHALL HAVE 1/2" CDX PLYWOOD SUBSTRATE, U.O.N.

DECOR:
A. SEE A2.0 FOR SEATING PLAN AND DETAILS.
B. SEE A7.0 FOR FLOOR FINISHES.
C. SEE A8.0 - A8.3 FOR WALL FINISHES.
D. SEE A7.1 FOR CEILING FINISHES.

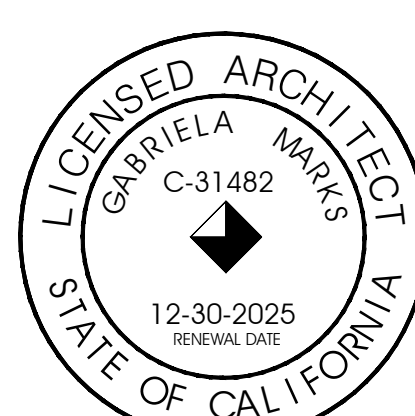
GENERAL:
A. PROVIDE THREE FIRE EXTINGUISHERS - (2) 10 lb. BC AND (1) 10 lb. ABC - TO COMPLY WITH LOCAL FIRE CODE. LOCATE PER DIRECTION OF FIRE MARSHALL OR LOCAL AUTHORIZING AGENT. FOR ADDITIONAL INFORMATION SEE SHEET A2.0
B. DRAWINGS ARE BASED UPON WOOD FRAMING. UTILIZATION OF METAL STUDS ON NON-BEARING INTERIOR PARTITIONS, BULKHEADS AND SOFFITS IS ACCEPTABLE.

FLOOR PLAN NOTES C

- 202 NO FRP BEHIND W-059 WALK-IN COOLER/FREEZER. PIPE BOLLARD. SEE DETAIL.
- 203 HOOD WALL, SEE WALL LEGEND.
- 204 KEEP CLEAR FOR UTILITIES & SYRUP LINES.
- 208 S.S. CORNER GUARD/WALL CAP (TM-2), TYP. ALL CORNERS IN BACK OF HOUSE FROM REAR WALL TO THE KITCHEN SIDE OF THE SERVICE COUNTER.
- 210 SYRUP LINE CHASE (ABOVE).
- 214 14"x14" HORIZONTAL OPENING FOR SYRUP TUBES. COORDINATE WALL PENETRATION WITH COUNTER INSTALLER. SEAL CHASE TO COUNTER.
- 215 ROOF LADDER.
- 216 ADD SECOND 2X4 WALL ON KITCHEN SIDE.
- 224 CASED OPENING, REFER TO DETAIL 5/A6.4
- 225 FUR OUT WALL AS INDICATED WITH 2X4 WOOD STUDS AT 16" O.C.
- 228 LOW WALL, BY G.C. COORDINATE WITH STRUCTURAL DRAWINGS
- 230 STAINLESS STEEL SPLASH GUARD.
- 231 CORNER GUARD TILE SCLUTER.

- (101) FUR OUT WALL AS INDICATED WITH 2X4" WOOD STUDS AT 16" O.C.
- (102) SPANDREL WINDOW SYSTEM. SEE 3/A4.1 FOR ADDITIONAL INFO.

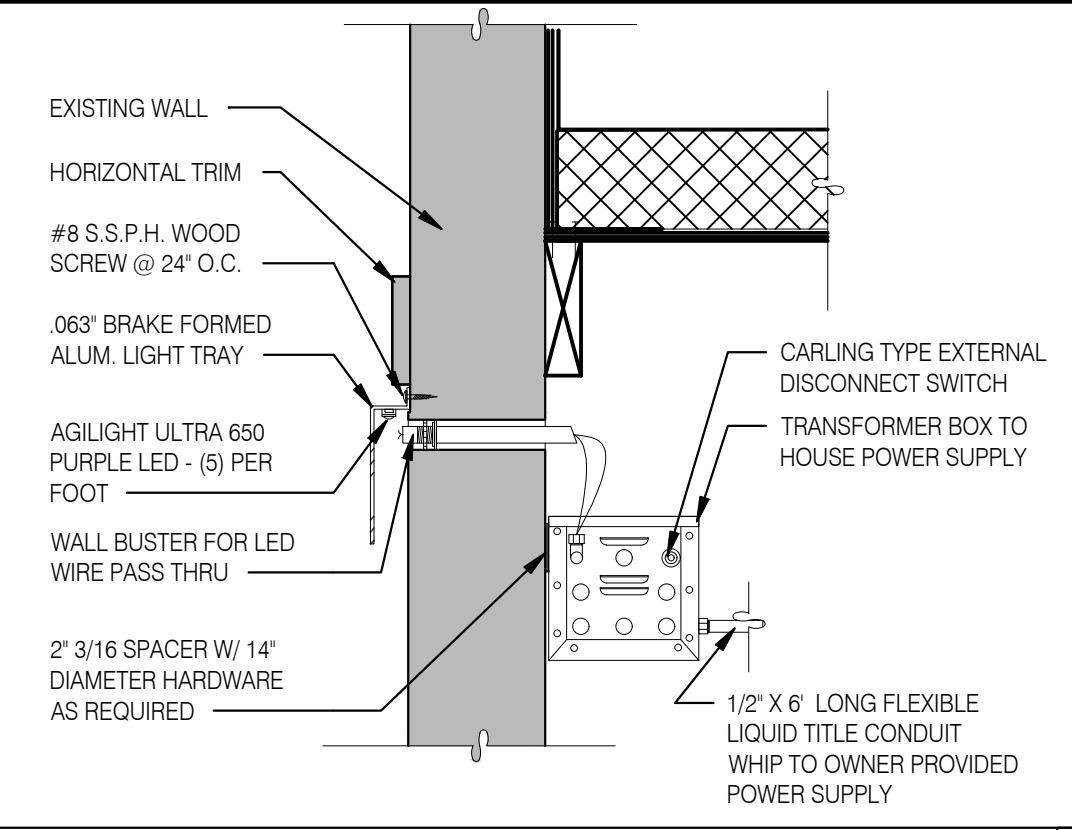
KEY NOTES B



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EAST ELEVATION 1/4" = 1'-0" **1**



LED WALL WASHER DETAIL **F**

TYPE MARK	QTY	ITEM DESCRIPTION	LOC
TOWER			
V-09.14W	2	14\"/>	

SIGNAGE **E**

MISCELLANEOUS
A. SEE SHEET A1.1 \"WINDOW TYPES\" FOR WINDOW ELEVATIONS.

SEALERS (REFER TO SPECS)
A. SEALANT AT ALL WALL AND ROOF PENETRATIONS.
B. SEALANT AT ALL WINDOW AND DOOR FRAMES AND JAMB. DO NOT SEAL SILL @ WINDOWS.
C. APPLY NEOPRENE GASKET (CONT.) BETWEEN BUILDING AND CANOPY.

CRITICAL DIMENSIONS
A. REQUIRED CLEAR OPENING WIDTH TO ENSURE COORDINATION WITH STANDARD SIGNAGE/BUILDING ELEMENTS DIMENSIONS.

NOTE: NO EXTERIOR SIGNS ARE WITHIN THE SCOPE OF WORK COVERED BY THE BUILDING PERMIT APPLICATION. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE INSTALLATION OF ALL EXTERIOR SIGNS AND INSTALLATION OF REQUIRED BLOCKING AND ELECTRICAL CONNECTIONS FOR FINAL APPROVED SIGNS.

GENERAL NOTES **C**

NAME	FAMILY	FRAME OR MURAL	SIZE	LOCATION
CUSTOM CAMO GRADIENT	N/A	M02	48x96	A4.0
CUSTOM CAMO GRADIENT	N/A	M02	48x96	A4.0
CUSTOM CAMO GRADIENT	N/A	M02	48x96	A4.1
CUSTOM CAMO GRADIENT	N/A	M02	48x96	A4.1

PAINTING
APPLICATOR MUST DO THEIR DUE DILIGENCE WITH PREPARATION.
PRIMER: 1 COAT SW A24W8300
FINISH: 2 COATS SW A82-100 SERIES, MATCH COLORS FROM MATERIAL SCHEDULE.
A-100 EXTERIOR LATEX SATIN.

PAINT NOTES **A**

- 1st PLANNING SUBMITTAL 07.02.25
- 2nd PLANNING SUBMITTAL 08.08.25
- 3rd PLANNING SUBMITTAL 09.11.25
- △
- △
- △
- △
- △
- △
- △
- △

CONTRACT DATE:
BUILDING TYPE:
PLAN VERSION:
BRAND DESIGNER:
SITE NUMBER:
STORE NUMBER:

TACO BELL

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EXTERIOR ELEVATIONS

A4.0

*MUST SELECT ONE COMPLETE OPTION FOR #1 THROUGH #4 AND INCLUDE LETTER IN SYMBOL TAG IF CHOOSING A OR B

SYMBOL	ITEM/MATERIAL	MANUFACTURER	MATERIAL SPEC	ALT. MANUFACTURER SPEC 'A'	ALT. MATERIAL SPEC 'A'	ALT. MANUFACTURER SPEC 'B'	ALT. MATERIAL SPEC 'B'	COLOR	CONTACT INFO
1	SIDING - HORIZONTAL APPLICATION	JAMES HARDIE	ARTISAN V-GROOVE 144\"/>						

ALUMINUM TRIM PROFILES [ALTERNATE SOURCE]

DESCRIPTION	ITEM ID - MANUFACTURER
SURROUND J CHANNEL TRIM	T2 - FRY REGLET JMS - TAMLYN
SURROUND VERTICAL TRIM	V2 - FRY REGLET W516RV - TAMLYN
VENT SCREEN	V338 - TAMLYN
SURROUND HORIZONTAL TRIM	W2 - TAMLYN
SURROUND DRAINAGE FLASHING	XWF - TAMLYN
SURROUND OUTSIDE CORNER TRIM	OC9 - FRY REGLET XOCR516 - TAMLYN
SURROUND INSIDE CORNER TRIM	IC1 or IC21 - FRY REGLET XIC516 - TAMLYN

- 401 BUILDING SIGN BY VENDOR.
- 407 METAL CANOPIES BY VENDOR.
- 408 CO2 FILLER VALVE & COVER.
- 416 HOSE BIB BOX AT 18\"/>

KEY NOTES **B**

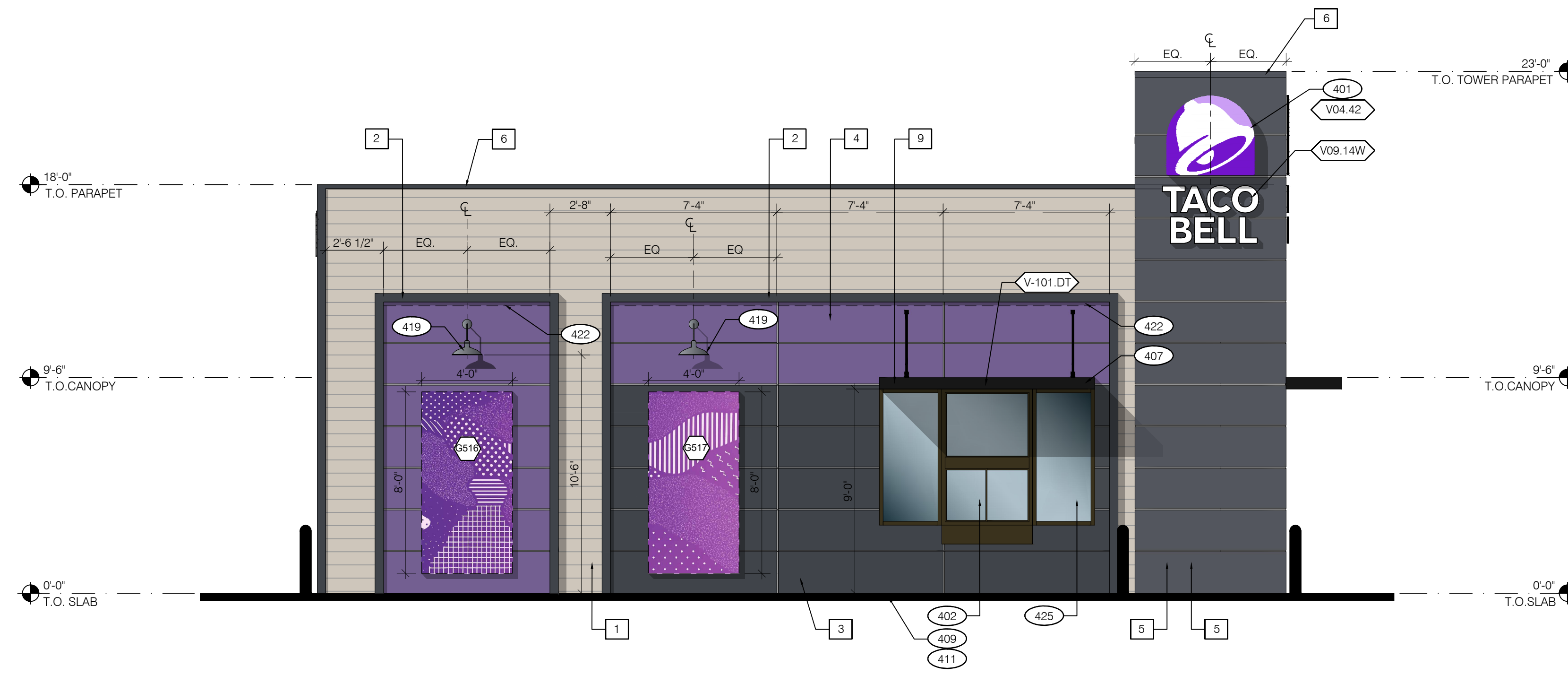
TRANSPARENT AREA CALCULATION (SAN PABLO AVE.) - EAST ELEVATION

	HEIGHT	LENGTH	AREA
OUTER WALL	9'-0"	26'-10 1/2"	234.88 Sq Ft*
STOREFRONT	9'-0"	20'-2 1/2"	180.21 Sq Ft
TRANSPARENT AREA = 76.72% > 75% Min Req.			

* NOTE
THIS CALCULATION EXCLUDES PORTION OF WALL RESERVED FOR TRUSSES AND PARAPET

EXTERIOR FINISH SCHEDULE **D**

TRANSPARENT AREA CALC. **B1**



SEE SHEET A4.0 FOR FINISH SCHEDULE

- 401 BUILDING SIGN BY VENDOR.
- 402 DRIVE THRU WINDOW (SLIDING WINDOW), SEE SHEET A1.0
- 407 METAL CANOPIES BY VENDOR.
- 409 ASSUME D/T LANE SURFACE IS 6" BELOW THE FINISH FLOOR.
- 411 CONCRETE CURB.
- 419 EXTERIOR LIGHT FIXTURE. SEE SPECS.
- 422 PURPLE LIGHT WALL WASHER, PROVIDED BY SIGNAGE VENDOR.
- 424 LINE OF ROOF BEYOND.
- 425 FIXED WINDOWS.
- 426 INSTALL SPANDEL WINDOW SYSTEM AT THIS LOCATION (HATCHED AREA)

KEY NOTES

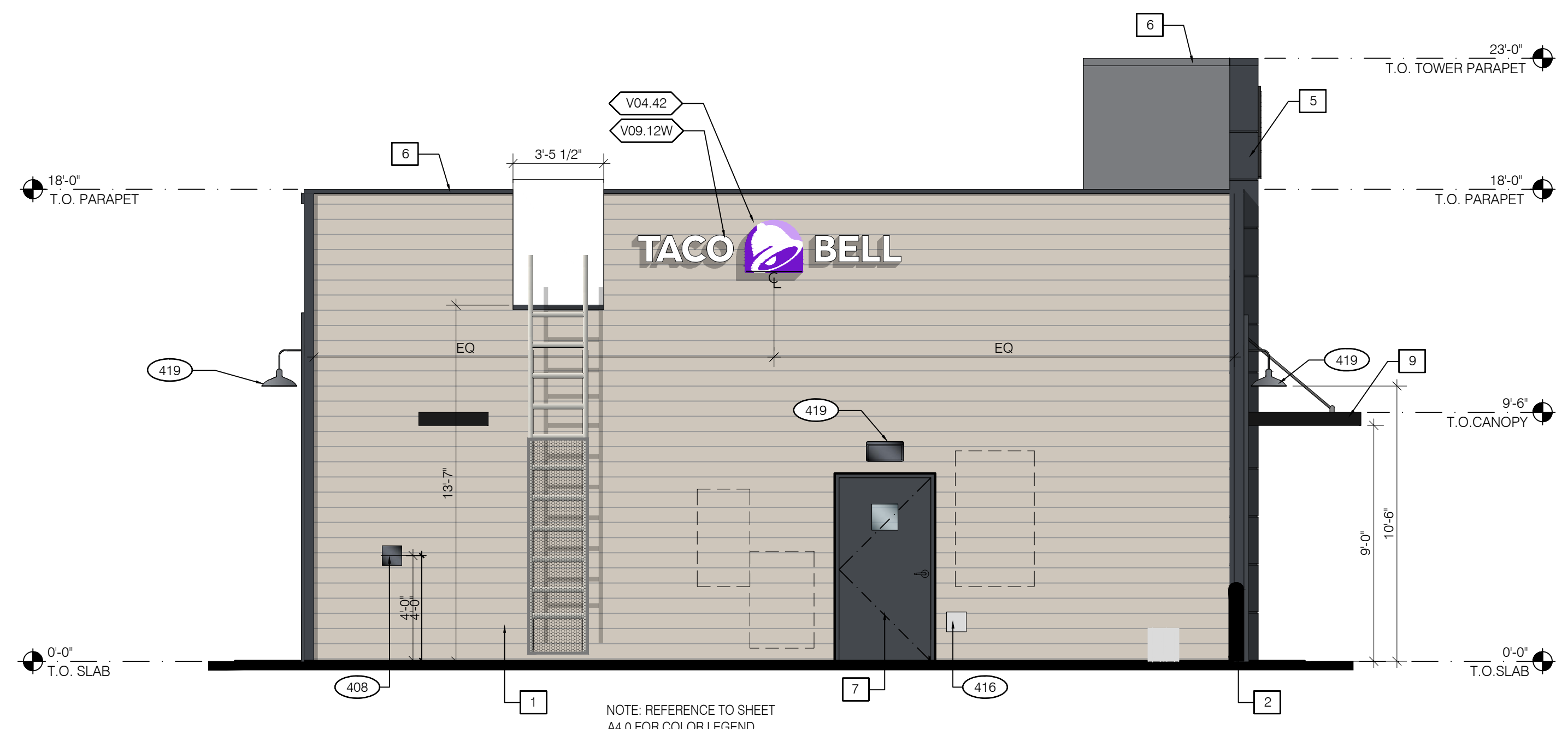
TRANSPARENT AREA CALCULATION (CUTTING BLVD.) - NORTH ELEVATION

	HEIGHT	LENGTH	AREA
EXISTING STOREFRONT	6'-10"	16'-0"	109.33 Sq Ft*
PROPOSED STOREFRONT	9'-0"	14'-7"	131.25 Sq Ft
TRANSPARENT AREA =			20% LARGER THAN EXISTING

* NOTE
THIS CALCULATION EXCLUDES PORTION OF WALL
RESERVED FOR TRUSSES AND PARAPET

SOUTH ELEVATION 1/4"=1'-0" **1**

TRANSPARENT AREA CALC. **B**



WEST ELEVATION 1/4"=1'-0" **2**

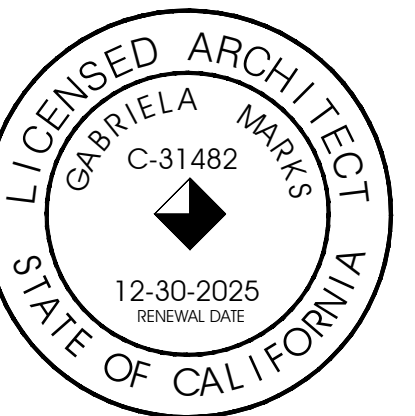


NORTH ELEVATION 1/4"=1'-0" **3**



architecture
interior design
retail
restaurants
space planning
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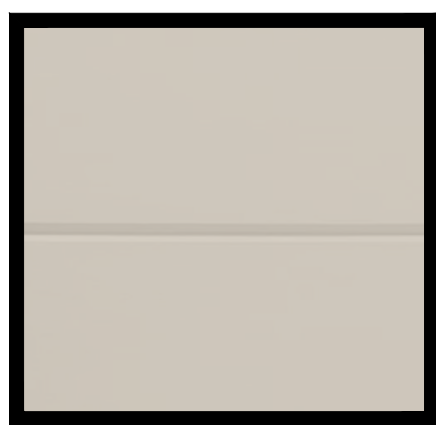
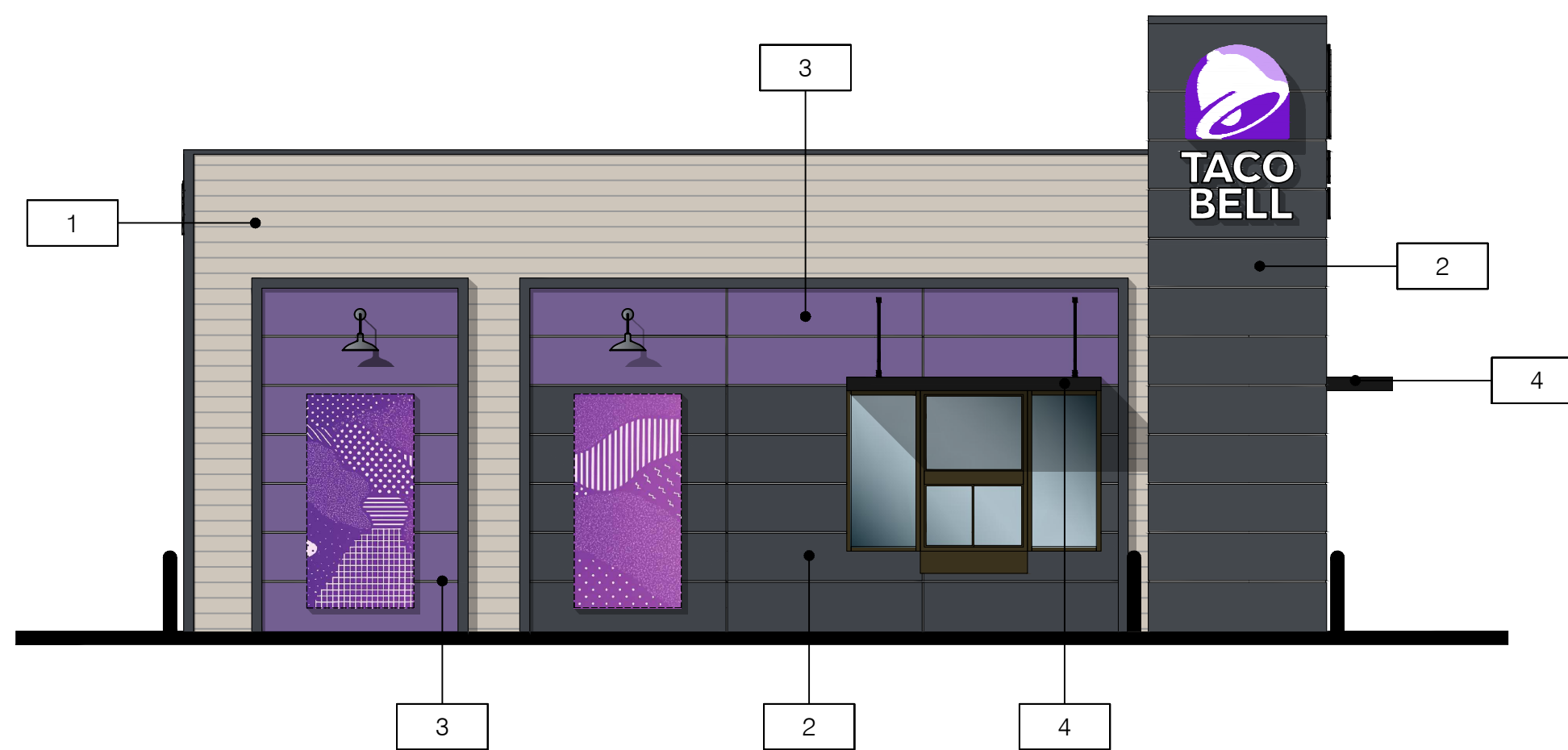
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EXTERIOR
ELEVATIONS

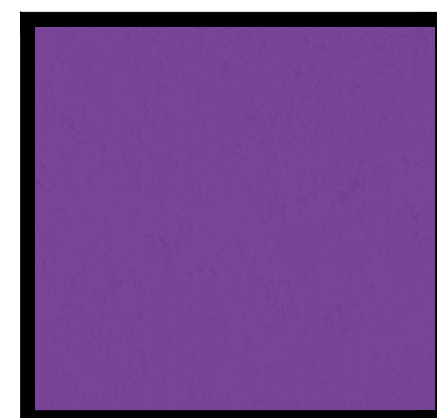
A4.1



1 JAMES HARDIE PANEL SIDING- HORIZONTAL
PAINT: SHERWIN WILLIAMS
COLOR: SW 7043 WORDLY GRAY



2 JAMES HARDIE REVEAL PANEL SIDING SYSTEM
FINISH: SEMIGLOSS
COLOR: SW 7076 CYBERSPACE



3 JAMES HARDIE REVEAL PANEL SIDING SYSTEM
COLOR: PURPLE
SW/TB2603C



4 METAL CANOPIES
MFR: BY VENDOR
COLOR BLACK (BY VENDOR)

SIGNS & CANOPIES BY VENDOR UNDER A SEPARATE PERMIT

09/11/25



TACO BELL EL CERRITO

MATERIAL BOARD

