

<p>CARNEGIE FORUM 305 WEST PINE STREET LODI, CALIFORNIA</p>	<p>SPECIAL AGENDA LODI SITE PLAN & ARCHITECTURAL REVIEW COMMITTEE</p>	<p><u>SPECIAL SESSION</u> THURSDAY, FEBRUARY 12, 2009 @ 5:15 PM</p>
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For information regarding this agenda please contact:
Kari Chadwick @ (209) 333-6711
Community Development Secretary

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1. ROLL CALL
2. MINUTES – None
3. REVIEW ITEMS
 - a. Request that the Site Plan and Architectural Review Committee review and approve an application to construct a new Taco Bell restaurant at 608 West Lodi Avenue. (Applicant, Dan Lewis; File # 09-SP-01).
4. COMMENTS BY THE PUBLIC
5. COMMENTS BY COMMITTEE MEMBERS
6. ADJOURNMENT



MEMORANDUM, City of Lodi, Community Development Department

To: Site Plan and Architectural Review Committee
From: Immanuel Bereket, Assistant Planner, Community Development Department
Date: February 11, 2009
Subject: Request that the Site Plan and Architectural Review Committee review and approve an application to construct a new Taco Bell restaurant at 608 West Lodi Avenue. (Applicant, Dan Lewis; File # 09-SP-01).

RECOMMENDATION

Staff recommends that the Site Plan and Architecture Review Committee approve the request of Mr. Dan Lewis to demolish an existing Taco Bell restaurant and replace it with a new Taco Bell building at 608 West Lodi Avenue, subject to the SPARC Common Design Requirements and Supplemental Conditions.

SUMMARY

The applicant, Mr. Dan Lewis, is requesting an approval of the site plan and architectural elevations of a proposed Taco Bell building with drive through-services. The proposed building will replace the existing building located at 608 West Lodi Avenue and will be built on the same foot- print. The project site is accessed from Lodi Avenue and shares driveways and parking areas with other tenants in the shopping center. The proposed Taco Bell restaurant is a one-story building, 2,755 square feet in size and 23 feet and 9 inches in height. The restaurant will have a total of 49 dining room seats as well as a drive-thru window. The parking lot, the landscape plan, and lot configuration will remain largely the same.

BACKGROUND

In response to Taco Bell Corporation's decision to slowly remodel all older style Taco Bell restaurants, the applicant, Mr. Dan Lewis, is requesting an approval of site plan and architecture review of a new Taco Bell building with drive through-services. The proposed building will replace the existing building located at 608 West Lodi Avenue. The subject property is zoned C-1 (Neighborhood Commercial) and is located within a commercial center anchored by a grocery store, drug store, and other smaller tenants. Although the subject parcel is part of the shopping center, it is separately owned by the applicant.

ANALYSIS

The subject property is 17,947 sq. ft. in size and is zoned C-1, neighborhood commercial. The plans show the replacement of the existing Taco Bell restaurant with a new 2,755 square feet restaurant and drive-through. The location of the parking area, trash enclosure and landscaping will remain largely unchanged although they may need to be reconstructed after the building is constructed. The proposed building's main entrance faces west where the parking lot for the restaurant is located. The floor plan shows that the dining area will be within the northern portion of the building and the food preparation area and kitchen will be within the southern portion. The dining area will be restricted to interior of the building and no outdoor dining area is being proposed. The existing drive-through aisle will remain in the same location. The drive-thru is accessed at the southwestern corner of the site with the menu/ordering board and stacking area located along the eastern and southern sides of the building and the prepay and pickup windows are located on the eastern side of the building. Drive-thru vehicles exit onto Lodi Ave. The existing trash enclosure will remain intact, but will be painted to match the color of the new

building. Although the proposed building will be slightly larger than the existing structure, the parking lay out and the number of parking spaces will remain the same. Based on the number of seats being proposed (49), 13 parking stalls are required (1 for every 4 seats) but 21 parking stalls are provided.

As shown on the plans, the architecture for the new Taco Bell restaurant will include veneer stone, wainscoting, stucco exterior and feature the same exterior finishes and colors that are franchise mandated. Additionally, the new restaurant is approximately 27 feet in height, and has articulations created by columns, recessed windows, awnings and building pop-outs. Specifically, the architecture for the proposed restaurant consists of a rectangular building with a tripartite composition. The base of the building consists of cultured stone in a color described as "Carmel Mountain," with the same color capstone. Exterior Insulating Finishing System (EIFS) in "Camel Back" color is used for the midsection; and a band with a painted pattern in several colors described as "Golden Rule," "Avocado," "Rookwood Terra Cotta," and "Plummy" is employed along the parapet of the building. The building entrances and windows are emphasized with a projected entry and a canopy above. The applicant proposes to use rectangular decorative "Expression" panels with trellis along the south and north elevations. The "Expression" panels consist of the same color palette (red, yellow, green and purple) used on the painted pattern around the top portion of building.

The proposed architectural elevations show two building-mounted signs for the Taco Bell restaurant. No dimensions have been provided but staff would note that a separate sign permit is required for administrative review and approval. The proposed wall mounted signs appear to be of steel channel lettering in purple and magenta. In addition, three bell shaped logos are proposed, two on walls and one on a window. These logos are internally illuminated and made of polycarbonate material. Pursuant to City of Lodi Municipal Code, all business identification signs are subject to building permit.

The plans show landscaping consistent with the remainder of the center and with the existing landscape. The plant palette includes, but is not limited to Red Yucca, Blue Fescue, and Creeping Juniper. Staff has reviewed the proposed landscape plan and determined that it complies with the requirements of the City's landscape requirements. However, the overall design of the site will be subject to the City's *Stormwater Development Standards* requirement that was adopted by the City on August 6, 2008. Finally, in addition to the existing onsite lighting, plans show low level building mounted lighting plans. Although the building mounted lightening plans appear acceptable, staff recommends that the SPARC evaluate the style of the proposed lighting fixtures and provide the applicant and staff with comments for incorporation into the building permit submittal.

The applicant's request has been reviewed by various City departments. All departments recommend approval of the project. The proposed use and design meet all applicable City rules and regulations. Based upon City evaluation and analysis, staff recommends that the Site Plan and Architectural Review Committee adopt the findings of this report and approve the proposed Taco Bell restaurant to be located at 608 West Lodi Avenue, subject to SPARC Common Conditions and Supplemental Conditions.

SPARC COMMON CONDITIONS

1. Submit landscape and automated sprinkler system plans to the City for its approval (in accordance with the adopted Landscaping-Sprinkler System Guidelines).
2. The parking and driveway design shall conform to City of Lodi parking lot design standards.

3. Directional signs or arrows shall be provided where necessary.
4. The applicant shall provide a bicycle rack next to the building, near an exit/entrance.
5. The completed project must conform to site plan and building elevations approved by SPARC, including colors and building materials as attached in the Exhibit.
6. All on and off-site improvements shall be installed as per Public Works, Utility and Fire Department requirements.

The above requirements constitute a list of conditions most often required by the Site Plan and Architectural Review Committee (SPARC) in its review of plans. Staff's recommendations unique to the proposed office building are listed below in Supplemental Conditions.

SUPPLEMENTAL CONDITIONS

In addition to the Committee's Common Design Requirements, staff recommends approval of the site plan and architectural request of Mr. Dan Lewis to construct a new Taco Bell building at 608 West Lodi Avenue, subject to the SPARC Common Design Requirements and Supplemental Conditions.

Community Development Department, Planning Division:

1. The developer will defend, indemnify, and hold the City, its agents, officers, and employees harmless of any claim, action, or proceeding to attack, set aside, void, or annul this permit, so long as the City promptly notifies the developer of any claim, action, or proceedings, and the City cooperates fully in defense of the action or proceedings.
2. The applicant shall submit appropriate plans to the Community Development Department for plan check and building permit. The plans shall include architectural features such as the colors, elevation including all other elements approved by the Site Plan and Architectural Committee. Any significant alteration to the site plan as approved by the Site Plan and Architectural Committee shall require an action by the Site Plan and Architectural Committee. Minor changes, however, may be approved subject to review and approval of the Community Development Director.
3. All rooftop mechanical equipment such as HVAC units shall be screened from public view.
4. Exterior building mounted light fixtures shall ensure that light does not spill onto adjacent properties.
5. Landscaping materials indicated on the conceptual landscape and irrigation plan may be changed per the review of the Community Development Director but shall not be reduced in amount.
6. Final exterior materials and colors shall be consistent with what is shown on the SPARC plans and be approved by the Community Development Director prior to issuance of building permit.
7. All signs shall comply with the City of Lodi's Zoning Ordinances. All signage shall be subject to review and approval of the Community Development Director. All signage shall be individual channel letters or the equivalent. All identification signs shall require a building permit.
8. Prior to reliance on this conditional approval, the applicant shall sign an affidavit, stating that the applicant has read, understands and will comply with the above conditions. This affidavit shall be returned to the City of Lodi Planning Division prior to issuance of a building permit.

Public Works Department:

9. Provide a dimensioned site plan showing the existing site layout, proposed site layout, and existing and proposed utilities. Also, show a larger area around the subject parcel for both existing improvements and proposed improvements.
10. The underground utility site plan received by the architect and the underground utility site plan received by the engineer are not consistent. The plans must show the correct storm drain configuration within and around the project area.
11. Provide more details regarding the best management practice used for this project. Be sure to show all calculations with the submitted plans.
12. All project design and construction shall be in compliance with the Americans with Disabilities Act (ADA). Project compliance with ADA standards is the developer's responsibility.
13. A structural encroachment permit and hold harmless agreement will be required for any encroachment into an existing public utility easement.
14. Payment of the following prior to building permit issuance unless noted otherwise:
 - a. Filing and processing fees and charges for services performed by City forces per the Public Works Fee and Service Charge Schedule.
 - b. Wastewater Capacity Impact Fee, if appropriate.
 - c. County Facilities Fees, if appropriate.
 - d. Regional Transportation Impact Fee (RTIF), if appropriate.
 - e. Storm water compliance inspection fee prior to building permit issuance or commencement of construction operations, whichever occurs first.
15. Additional comments and conditions will be provided in conjunction with the approval of a building permit for this project.

Respectfully Submitted,

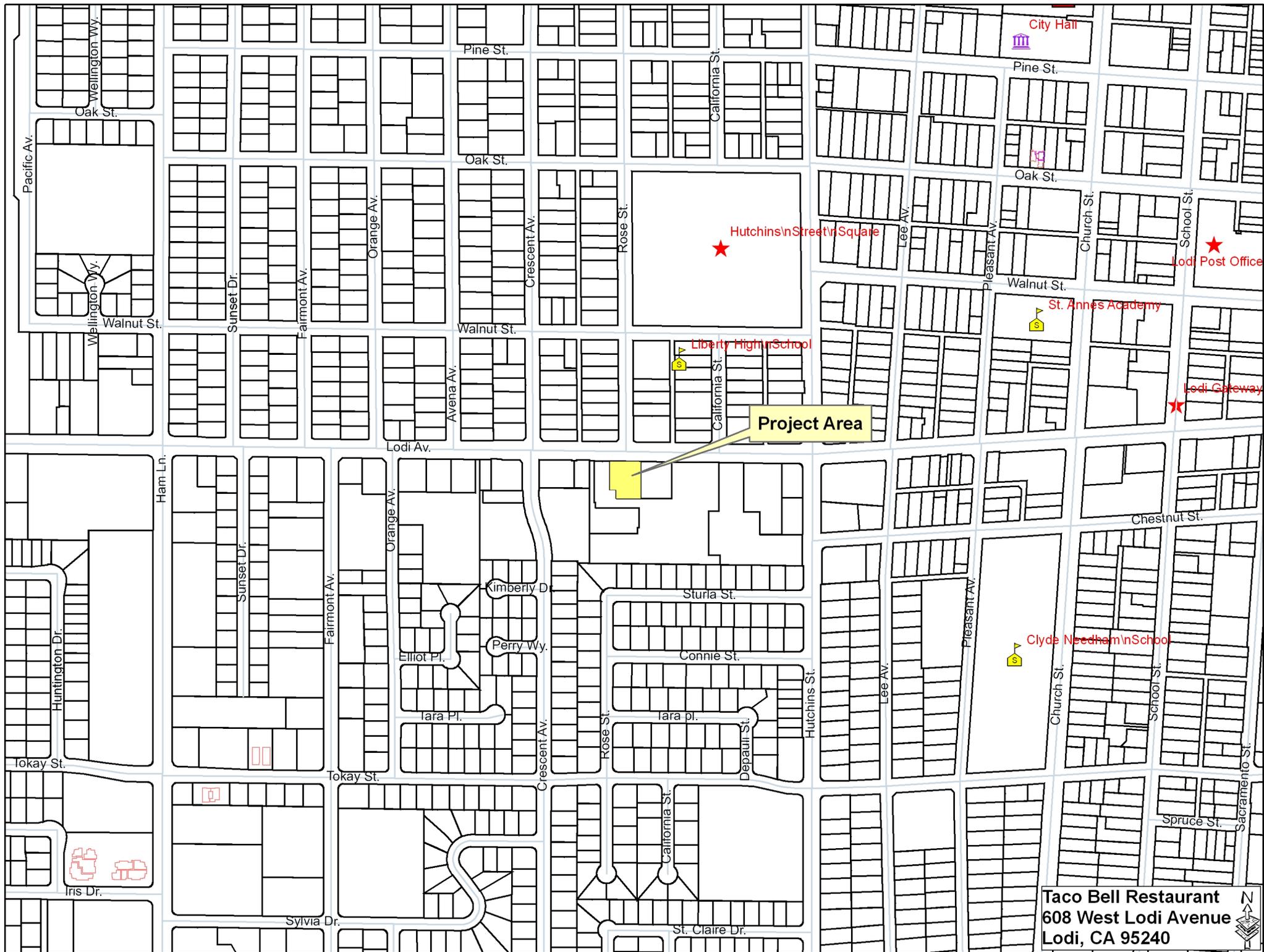
Concur,

Immanuel Bereket
Assistant Planner

Konradt Bartlam
Interim Community Development Director

EXHIBITS:

- A. Vicinity Map
- B. Aerial Map
- C. Color Rendering
- D. Site Plan
- E. Floor Plan
- F. Preliminary Site Improvement Plan



Hutchins'n Street'n Square

Liberty High'n School

Project Area

St. Ann's Academy

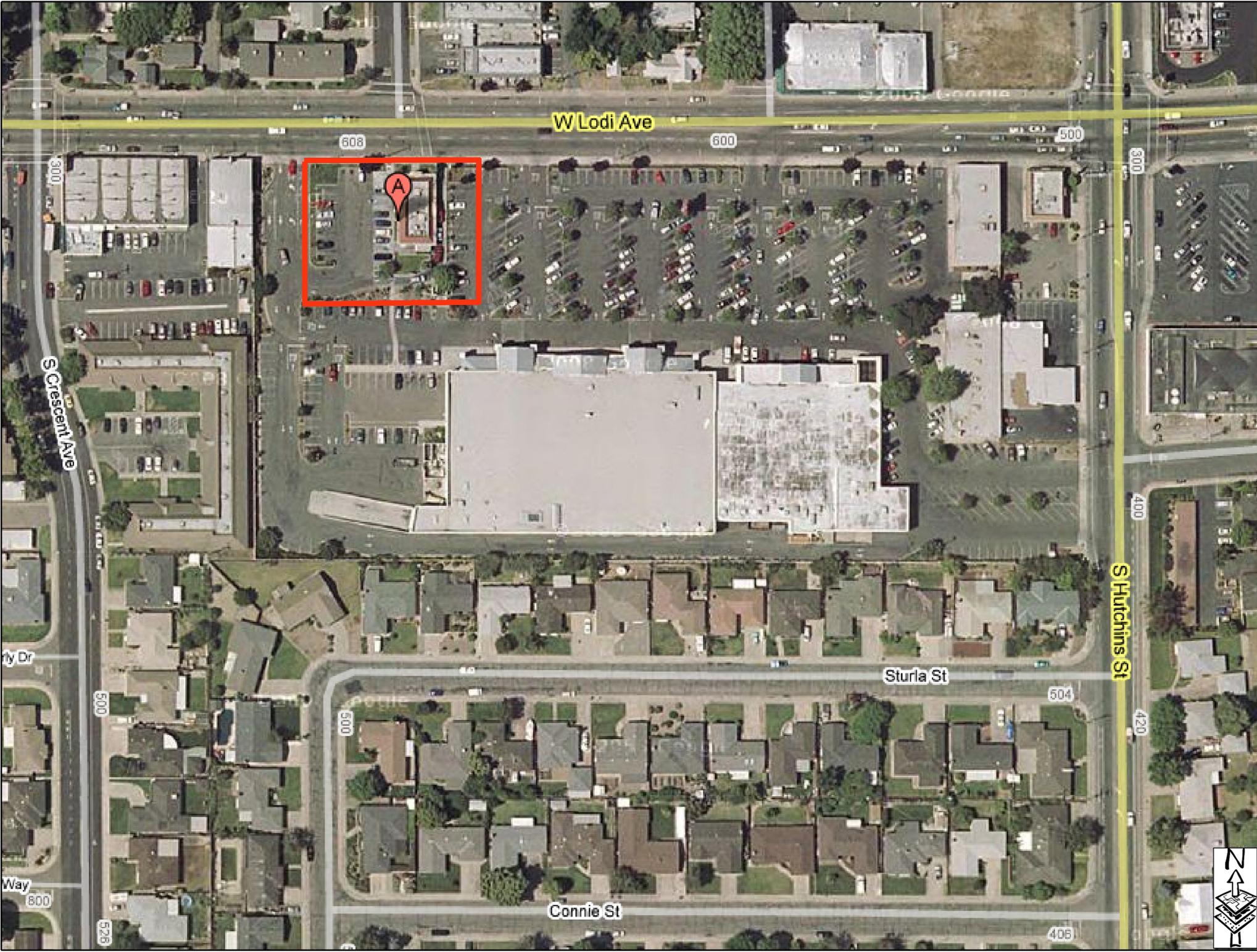
Lodi Post Office

Lodi Gateway

Clyde Needham'n School

Taco Bell Restaurant
608 West Lodi Avenue
Lodi, CA 95240





W Lodi Ave

608

600

500

300

300

S Crescent Ave

S Hutchins St

400

Sturlia St

504

Connie St

500

420

500

ly Dr

Way

800

526

406



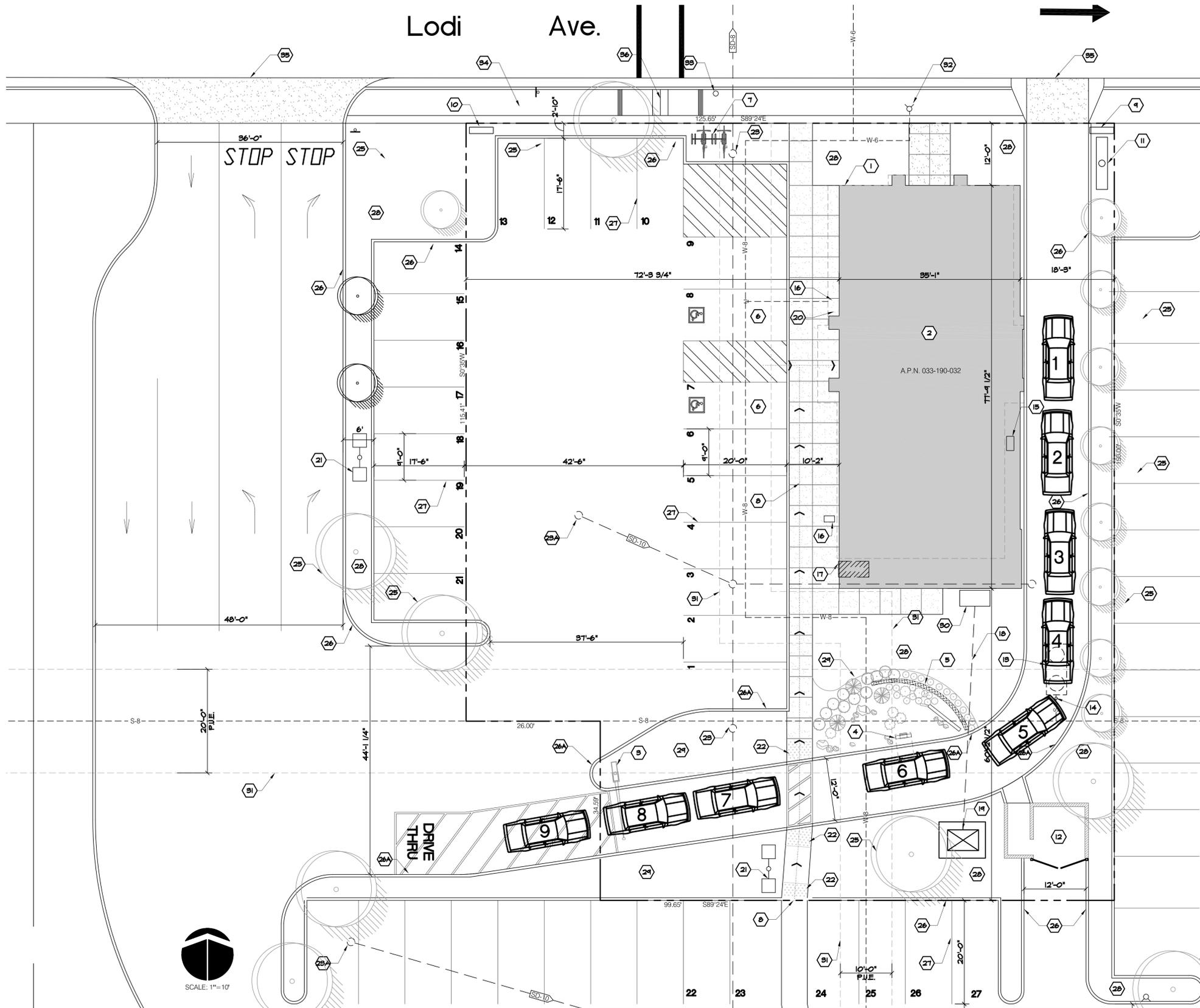


Proposed



Existing





SITE AREA BREAKDOWN	
DESCRIPTION	AREA
SITE	17,947 S.F.
PAVING, SIDEWALKS, TRASH	11,592 S.F. or 65%
LANDSCAPE	3,600 S.F. or 20%
BUILDING	2,755 S.F. or 15%
TOTAL REQUIRED PARKING: 49 SEATS x .33 SPACES/SEATS = 17 SPACES	
TOTAL PROVIDED PARKING: 22 (INCLUDING 2 ACCESSIBLE PARKING STALLS)	

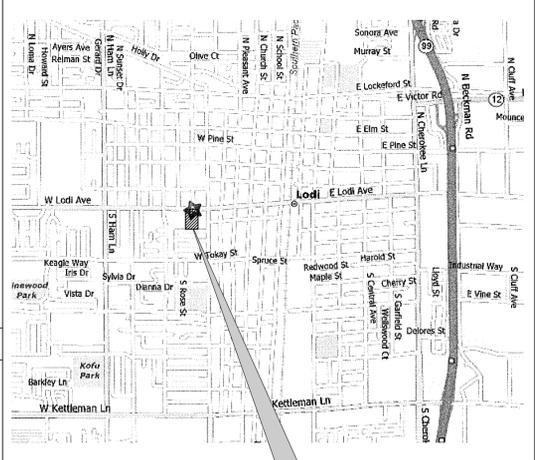
- SITE PLAN NOTES**
- PRIOR TO STARTING CONSTRUCTION THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
 - ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS, SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AUTHORITY.
 - SITE GRADING: ALL EXISTING GRADES AND ELEVATIONS SHALL BE KEPT AND MAINTAINED. ANY DAMAGED OR CRACKED CONCRETE WALK, CURB, OR PAVING IN NEED OF REPAIR OR REMOVAL AND REPLACEMENT SHALL BE PLACED TO MEET AND/OR MATCH EXISTING GRADES AND ELEVATIONS.
 - THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON FIELD SURVEYS AND LOCAL UTILITY COMPANY RECORDS. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO CONTACT THE APPROPRIATE UTILITY COMPANY. NO COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE.
 - ALL DIMENSIONS AND GRADES SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE CONSTRUCTION MANAGER IF ANY DISCREPANCIES EXIST, PRIOR TO PROCEEDING WITH CONSTRUCTION, FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
 - ALL EXTERNAL ELECTRICAL WIRING TO BE LOCATED UNDERGROUND.

- KEY NOTES**
- LINE OF EXISTING BUILDING TO BE REMOVED
 - NEW 2,755 S.F. BUILDING.
 - NEW CLEARANCE BAR
 - NEW MENU BOARD, SPEAKER PEDESTAL & SENSOR LOOP TO REPLACE EXISTING.
 - NEW 36" HIGH CMU SCREEN WALL w/ 1" E.I.F.S. FINISH. PAINT SHERWIN WILLIAMS ROCKWOOD TERRA COTTA.
 - NEW H/C PARKING STALL EMBLEM, STIPING, AND SIGNAGE.
 - NEW WAVE STYLE BIKE RACK.
 - EXISTING ADA PATH OF TRAVEL.
 - EXISTING "DO NOT ENTER" SIGN TO REMAIN.
 - EXISTING "DRIVE THRU" SIGN TO REMAIN.
 - EXISTING MONUMENT SIGN TO REMAIN.
 - EXISTING TRASH ENCLOSURE TO REMAIN. (PAINT TO MATCH BLDG).
 - EXISTING GREASE INTERCEPTOR TO REMAIN.
 - EXISTING SEWER CLEAN OUT TO REMAIN.
 - EXISTING GAS METER TO BE RELOCATED. (PAINT TO MATCH BLDG).
 - EXISTING WATER METER TO REMAIN.
 - EXISTING ELECTRICAL METER CENTER TO BE RELOCATED.
 - EXISTING UNDERGROUND ELECTRICAL SERVICE LINE. (VERIFY LOCATION)
 - EXISTING ELECTRICAL PAD MOUNTED TRANSFORMER
 - EXISTING BACKFLOW PREVENTER TO BE REMOVED AND REPLACED.
 - EXISTING PARKING LOT LIGHT TO REMAIN.
 - EXISTING ADA PEDESTRIAN DETECTABLE WARNING (TRUNCATED DOME) APPROACH TO BE REMOVED AND REPLACED.
 - EXISTING STORM DRAIN MANHOLE TO REMAIN.
 - EXISTING STORM DRAIN INLET TO REMAIN.
 - EXISTING SANITARY SEWER MANHOLE TO REMAIN.
 - EXISTING SITE TREE TO REMAIN.
 - EXISTING CONCRETE CURB AND/OR SIDEWALK TO REMAIN
 - NEW CONCRETE CURB.
 - EXISTING PARKING STALL STRIPING (REPAINT AS NECESSARY).
 - EXISTING LANDSCAPE AREAS.
 - NEW LANDSCAPE AREAS.
 - LOCATION OF RELOCATED ELECTRICAL METER CENTER.
 - EXISTING P.U.E. (VERIFY LOCATIONS).
 - EXISTING FIRE HYDRANT TO REMAIN.
 - EXISTING UTILITY POLE TO REMAIN.
 - EXISTING SIDEWALK, CURB & GUTTER TO REMAIN.
 - EXISTING DRIVEWAY APPROACH TO REMAIN.
 - EXISTING PEDESTRIAN RAMP AND CROSSWALK TO REMAIN.

SIGNAGE NOTES

NOTE: SIGNAGE DEPICTED ON THESE PLANS ARE PRELIMINARY ONLY. A SEPARATE SIGN PERMIT & BUILDING PERMIT IS REQUIRED FOR ALL SIGNS. SIGN WORK APPROVED AS PART OF THIS APPLICATION SHALL BE LIMITED TO THE STONE VENEER ON THE EXISTING MONUMENT SIGN.

VICINITY MAP



PROJECT LOCATION

JEFF CAZALY ARCHITECT
 759 W. ALLOWAY SUITE 101
 FRESNO, CA 93711
 Tel: (559) 291-1889
 Fax: (559) 291-1882
 COMMERCIAL AND INDUSTRIAL DESIGN



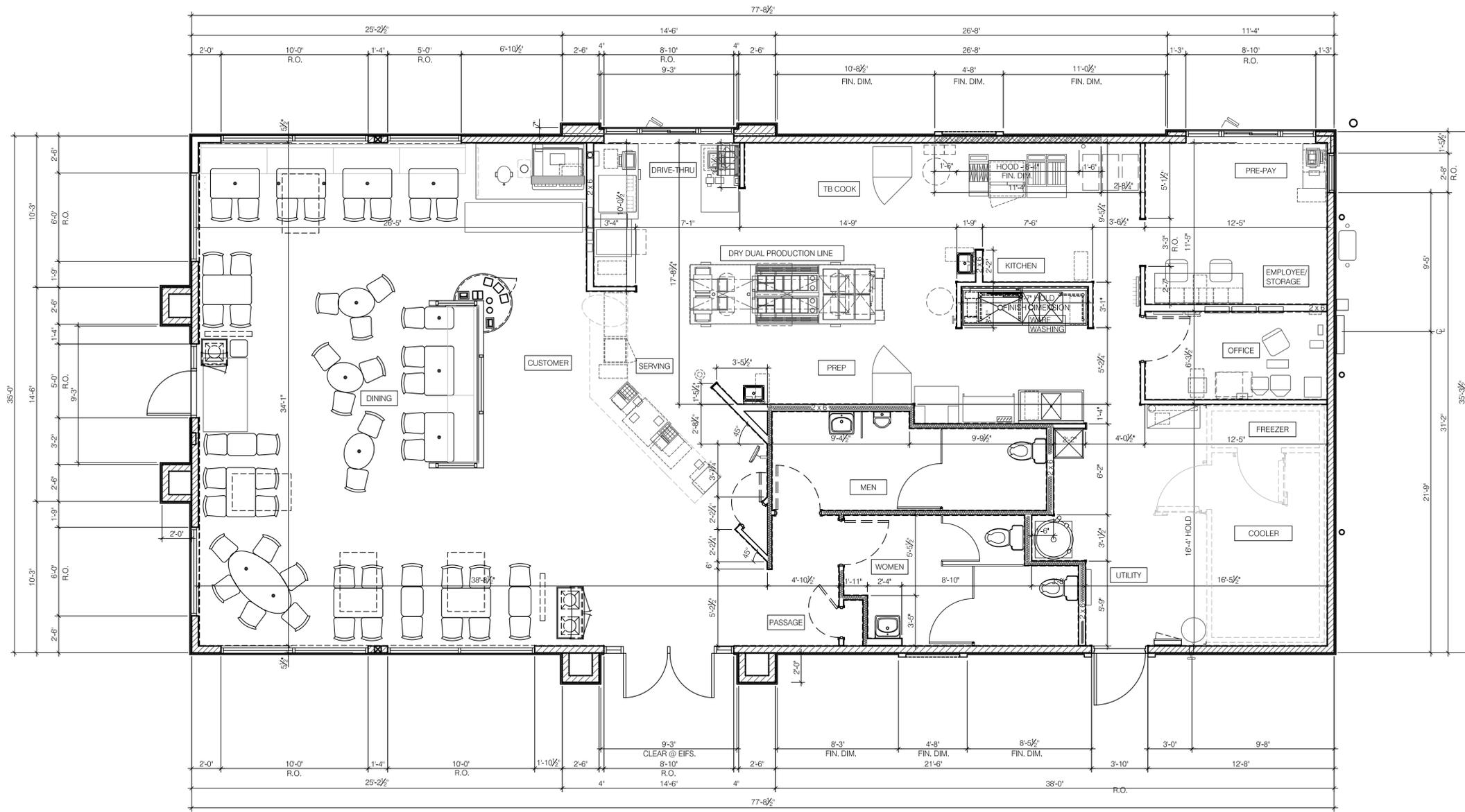
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CONTRACT DATE: 12/10/08
 BUILDING TYPE: T-Y07
 PLAN VERSION: JUL08
 SITE NUMBER:
 STORE NUMBER:

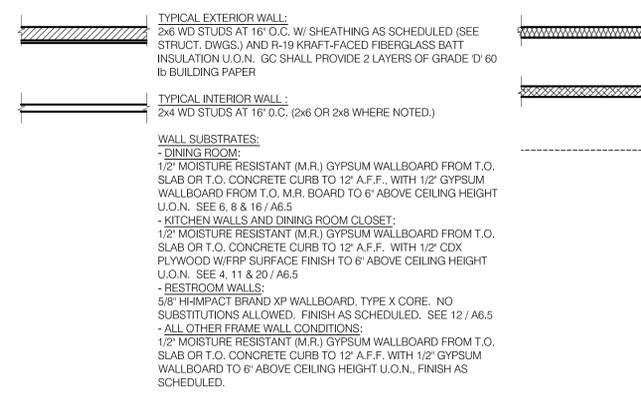
TACO BELL
 608 W. Lodi Ave.
 Lodi, Ca. 95240

TACO BELL
 T-Y07
SITE PLAN

A0.1



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



WALL LEGEND **F**

NOT USED N.T.S. **E**

DIMENSIONS:
A. ALL DIMENSIONS ARE TO FACE OF STUD U.O.N. REFER TO FOUNDATION PLAN FOR FACE OF CONC. DIMENSIONS.
B. DIMENSIONS NOTED AS "CLEAR" OR "HOLD" ARE MIN. REQ'D. NET CLEARANCE FROM FACE OF WALL FINISH. VERIFY FINAL EQUIPMENT SIZES W/ VENDOR PRIOR TO INT. WALL FRAMING.

WINDOWS / DOORS:
A. SEE SHT. 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 MOISTURE RESISTANT GYP. BD. FROM FLOOR SLAB TO 12" A.F.F. MIN. IN LIEU OF GYP. BD. 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.
D. PROVIDE SOLID BLOCKING FOR WALL SUPPORTED ITEMS.

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.
B. DRAWINGS ARE BASED UPON WOOD FRAMING. UTILIZATION OF METAL STUDS ON NON-BEARING INTERIOR PARTITIONS, BULKHEADS AND SOFFITS IS ACCEPTABLE.
C. ALL ATTACHMENTS MADE THROUGH E.I.F.S. SHALL BE BUSHED TO PREVENT DAMAGE TO THE FINISH. PER 17/A6.3.
D. ALL PENETRATIONS THROUGH E.I.F.S. SHALL BE SEALED USING MFRS. APPROVED METHOD.

FLOOR PLAN NOTES **D**

- 1 xsm0.8 STARTING POINT. ALL SUB-TRADES SHALL USE THIS POINT AS A BEGINNING LAY-OUT (INSIDE FACE OF EXT. WALL STUDS).
- 2 6" STUD INTERIOR WALL, FINISHED PER WALL LEGEND E / THIS SHEET.
- 3 PIPE BOLLARD. REFER TO SITE DWGS. COORDINATE WITH LOCATION OF GAS METER.
- 4 HOOD WALL. SEE WALL LEGEND.
- 5 ELECTRICAL MAIN SWITCH BOARD. REFER TO ELECT. DWGS.
- 6 CO2 FILL BOX LOCATION.
- 7 METAL THRESHOLD WITH TILE EDGE ON INTERIOR SIDE.
- 8 OPEN LATE SIGN IS SUPPLIED BY THE OWNER THROUGH THE DISTRIBUTOR, AND IS NOT PART OF THE SIGNS AND AWNINGS PACKAGE. SEE DETAIL 4 / A6.3.
- 9 SCUPPER AND DOWNSPOUT.
- 10 S.S. CORNER GUARD / WALL CAP. TYP. ALL CORNERS IN BACK-OF-HOUSE FROM REAR WALL TO THE KITCHEN SIDE OF THE SERVICE COUNTER. SEE DETAIL 19 / A6.5.
- 11 ELECT. PANELS IN STUD WALL. REFER TO ELECTRICAL DRAWINGS.
- 12 4" DIA. PVC CHASE IN WALL. SEE DETAIL 19 / A6.4.
- 13 8"x8" HORIZONTAL OPENING FOR SYRUP TUBES. COORDINATE WALL PENETRATION WITH COUNTER INSTALLER. SEAL CHASE TO COUNTER. SEE 19/A6.4.
- 14 V-GROOVE IN E.I.F.S. TRIM. SEE DETAIL 3 / A6.2.
- 15 LIGHTING CONTROL PANEL.
- 16 PROVIDE HORIZONTAL DOOR SWEEPS AT ALL EXTERIOR DOORS. SEE SHEET A1.1.
- 17 REMOVABLE ASTRAGAL.

KEY NOTES **B**

CONTRACT DATE: 12/10/08
BUILDING TYPE: T-Y07
PLAN VERSION: JUL08
SITE NUMBER:
STORE NUMBER:

TACO BELL
608 W. Lodi Ave.
Lodi, Ca. 95240

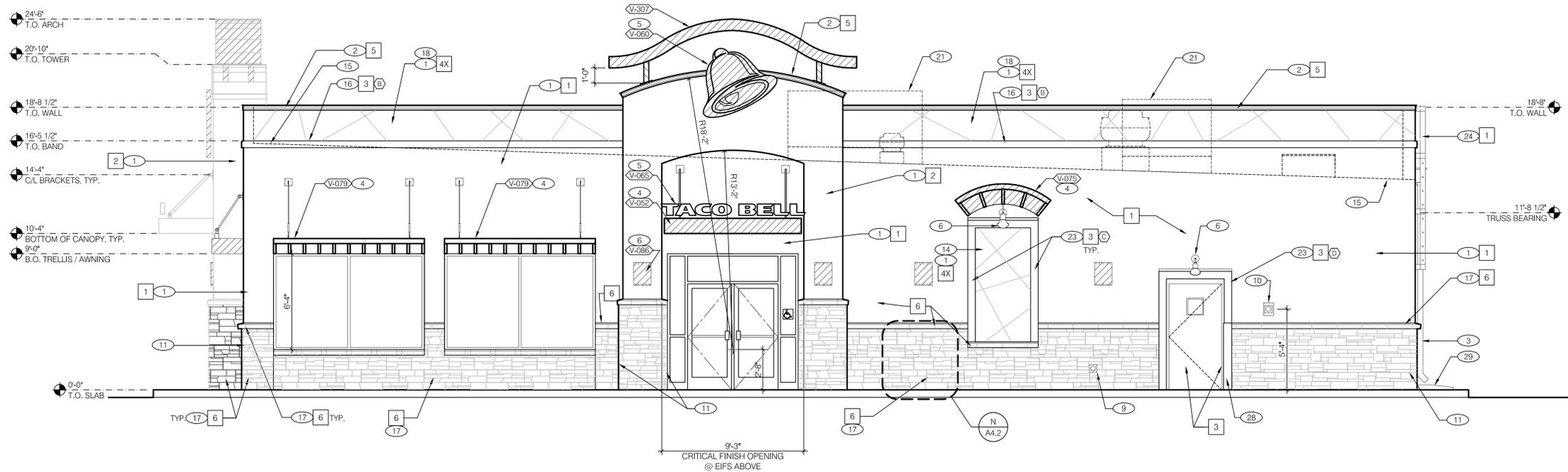


FLOOR PLAN

A1.0

PLOT DATE: 1-09-09





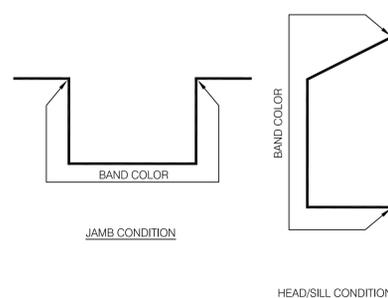
RIGHT SIDE ELEVATION 1/4"=1'-0" **A**

NOT USED 1/4"=1'-0" **I**

NOT USED N.T.S. **G**

SYMBOL	AREA	MANUFACTURER	COLOR	ALTERNATE MFR.	ALTERNATE COLOR
1	TACO BELL MAIN WALL COLOR	SHERWIN WILLIAMS	6122 'CAMELBACK'		
2	TACO BELL ACCENT COLOR	SHERWIN WILLIAMS	6657 'AMBER WAVE'		
3	TACO BELL ACCENT BAND COLOR	SHERWIN WILLIAMS	2823 'ROOKWOOD CLAY'		
4A	TACO BELL PARAPET BAND COLOR	SHERWIN WILLIAMS	6383 'GOLDEN RULE'		
4B	TACO BELL PARAPET BAND COLOR	SHERWIN WILLIAMS	2861 'AVOCADO'		
4C	TACO BELL PARAPET BAND COLOR	SHERWIN WILLIAMS	2803 'ROOKWOOD TERRA COTTA'		
4D	TACO BELL PARAPET BAND COLOR	SHERWIN WILLIAMS	6558 'PLUMMY'		
5	TACO BELL PARAPET CAP COLOR	SHERWIN WILLIAMS	7069 'IRON ORE'		
6	BUILDING STONE	CORONADO	IDAHO DRYSTACK - CARMEL MOUNTAIN, CULTURED STONE VENEER	OWENS CORNING JEFF BYERS 949-347-6904	CULTURED STONE 'BROWN STONE LEDGERROCK'
	STONE SILL / CAPSTONE	CORONADO	CHABLIS, CHISELED CULTURED STONE SILL		
	STONE MORTAR	DAVIS COLORS	TRUE-TONE - MC58 LIGHTEST OR EQUAL		
7	PIPE BOLLARDS		DOT YELLOW		
8	WALK-IN COOLER	FACTORY FINISH	SAND		

EXTERIOR FINISH SCHEDULE **H**



ACCENT BAND COLOR TRANSITION N.T.S. **E**

MISCELLANEOUS
 A. SEE SHT A1.1 'WINDOW TYPES' FOR WINDOW ELEVATIONS.
 B. SEE SCOPE OF WORK FOR RESPONSIBILITIES.
 C. 'HIGH IMPACT' MESH SHALL BE USED AT ALL RAISED TRIM BANDS @ ENTRIES, WINDOWS & EXPRESSION PANELS U.O.N. SEE SPECIFICATIONS.
 D. THE PAINT COLORS SHOWN ARE COLOR REFERENCES FOR THE E.I.F.S. SUPPLIER.

SEALERS (REFER TO SPECS):
 A. SEALANT AT ALL WALL AND ROOF PENETRATIONS.
 B. SEALANT AT ALL WINDOW AND DOOR FRAMES AT HEAD AND JAMB. DO NOT SEAL SILL @ WINDOWS.

LEGEND:
 A. VENDOR SCOPE INCLUDES SUPPLY AND INSTALLATION OF AWNINGS, CANOPIES, AND SIGNAGE.

CRITICAL FINISH OPENINGS:
 A. BUILDING FINISH OPENINGS THAT ARE DESIGNATED AS 'CRITICAL' SHALL BE MAINTAINED TO PROVIDE FOR THE STANDARD INSTALLATION OF STANDARD SIGNAGE / BUILDING ELEMENTS. VERIFY DIMENSIONS WITH SIGN VENDOR.

GENERAL NOTES **F**

V-XXX	QTY	ITEM DESCRIPTION	ELEC
V-060	3	TACO BELL 'SMILING BELL' SIGN 4'-10 1/2"W x 4'-6 1/4"H	X
V-062	1	TACO BELL METAL CUT OUT BELL SIGN (SEE NOTE 27, THIS SHEET)	
V-065	3	TACO BELL SIGN 9'-2"W x 9' 1/8"H	X

SIGN SCHEDULE N.T.S.

V-XXX	QTY	ITEM DESCRIPTION	ELEC
V-052	3	TACO BELL CANOPY 9'-2"W x 4'-6"D x 1'-0"H W/ LETTERS	X
V-091	1	TACO BELL CANOPY 9'-2"W x 4'-6"D x 1'-0"H	X
V-307	3	TB STEP2BOLD FLYING ARCH 16'-5"W x 3'-3" + 1'-3"H x 3'-0"D	
V-092	1	TACO BELL TRELIS CANOPY 5'-0"W x 1'-0"H x 2'-0"D	
V-071	2	TACO BELL TRELIS CANOPY 6'-0"W x 1'-0"H x 2'-0"D	
V-075	2	TACO BELL ARCHED TRELIS CANOPY	
V-079	3	TACO BELL TRELIS CANOPY 10'-0"W x 1'-0"H x 2'-0"D	
V-086	10	TACO BELL LIGHT FIXTURE	X

* REQUIRES LIGHT FIXTURE(S). SEE ELECTRICAL.
 NOTE: ADDITIONAL INFORMATION IS AVAILABLE ON THE PLANS.YUM.COM WEBSITE. SEE 'SIGNAGE AND AWNING INFO.'

APPURTENANCES SCHEDULE N.T.S. **D**

- 1 1" DRAINABLE E.I.F.S. SEE E.I.F.S. LEGEND, THIS SHEET.
- 2 DURO-LAST DRIP EDGE FLASHING; PRIME AND PAINT IN FIELD. SEE DETAILS 1, 2 / A6.0.
- 3 SCUPPER AND DOWNSPOUT, SEE DETAIL 4/A6.4
- 4 CANOPY AND TRELIS. SEE SCOPE OF WORK.
- 5 BUILDING SIGN, SEE SCOPE OF WORK.
- 6 WALL LIGHTING, CENTER OVER EXPRESSION PANEL OR AS SHOWN. HT. AS INDICATED. SEE SHEET E4.0
- 7 NOT USED.
- 8 LINE OF TRANSITION FROM TYPICAL E.I.F.S. -TO- HIGH IMPACT E.I.F.S.
- 9 HOSE BIB - REFER TO DETAIL 19/A6.3. ALIGN W/ ADJACENT PERPENDICULAR INTERIOR WALL.
- 10 CO2 FILLER VALVE & COVER.
- 11 STONE CORNER PER DETAIL 8/A6.2.
- 12 STEEL BOLLARD. SEE SITE DETAILS.
- 13 ELECTRICAL SWITCHGEAR EQUIPMENT. REFER TO ELECTRICAL DRAWINGS.
- 14 REFER TO M/A4.2 FOR PAINTED 'EXPRESSION PANEL' PAINTING DIRECTIONS. SEE DETAIL 9 / A6.2.
- 15 INDICATES ROOF BEYOND.
- 16 HORIZONTAL TRIM BAND. SEE DETAILS 12/A6.2 & E/A4.0. BAND PAINT COLOR SHALL BE APPLIED TO TOP, BOTTOM & FACE OF BAND.

- 17 1" HIGH IMPACT DRAINABLE E.I.F.S. TYPICAL AT ALL E.I.F.S. -to- GRADE / SIDEWALK LOCATIONS; CARRY TO 6'-0" A.F.F. (U.N.O.).
- 18 HORIZONTAL TRIM BAND - 1 1/2" THICK E.I.F.S., WITH 5/8" VERTICAL DIMENSION. SEE DETAIL 12 / A6.2.
- 19 EXPRESSION PANEL BANDS - 2" THICK E.I.F.S. x 6' WIDE. SEE 13, 15 & 16 / A6.2.
- 20 SERVICE DOOR BANDS - 2" THICK E.I.F.S. x 6' WIDE WITH HIGH IMPACT MESH. SEE DETAILS 5 & 14 / A6.2.
- 21 NOT USED.

NOTE:
 REFER TO WALL LEGEND E / A1.0 FOR EXTERIOR WALL FINISH ASSEMBLIES.

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E.I.F.S. THICKNESS N.T.S. **B**

- 17 CULTURED STONE WAINSCOT AND CAPSTONE. SEE N / A4.2 AND 7, 8, 17, 18, 19 / A6.2. SOLID GROUT, ALL STONES, TO SCRATCH PLASTER SUBSTRATE WITH NATURAL COLORED MORTAR; DEEP RAKED TO 3/8" FROM SURFACE.
- 18 REFER TO SHEET A4.2 FOR PARAPET PAINTING DIRECTIONS
- 19 GAS METER, DO NOT PAINT METER.
- 20 NOT USED.
- 21 RTU LOCATION BEYOND.
- 22 PRICE CONFIRMATION BOARD. SEE EQUIPMENT PLAN A2.0.
- 23 SEE DETAILS 13, 14, 15 & 16/A6.2 FOR ACCENT TRIM; REFER TO E.I.F.S. LEGEND, THIS SHEET.
- 24 ROOF ACCESS LADDER. SEE 15/A6.3.
- 25 OPEN LATE SIGN IS SUPPLIED BY THE OWNER THROUGH THE DISTRIBUTOR, AND IS NOT PART OF THE SIGNS AND AWNINGS PACKAGE. SEE DETAIL 4 / A6.3.
- 26 NOT USED.
- 27 METAL CUT OUT BELL IS SUPPLIED BY THE OWNER THROUGH THE DISTRIBUTOR, AND IS NOT PART OF THE SIGNS AND AWNINGS PACKAGE.
- 28 18 GA. PAINTED STEEL U-CHANNEL TO EXTEND TO TOP OF WAINSCOT. PAINT TO MATCH ACCENT BAND AROUND DOOR.
- 29 SPLASH BLOCK.
- 30 V-GROOVE IN E.I.F.S. SEE DETAIL 3 / A6.2.
- 31 SCUPPER OVERFLOW, HOLD 2" OFF OF FINISH ROOF. SEE DETAIL 12 / A6.4.
- 32 INTERNATIONAL SYMBOL OF ACCESSIBILITY (IF REQUIRED BY LOCAL CODE).
- 33 CONTROL JOINT (AT CHANGE IN SUBSTRATE) PER MANUF. RECOMMENDATIONS. SEE SECTIONS.

KEY NOTES **C**



CONTRACT DATE: 12/10/08
 BUILDING TYPE: T-Y07
 PLAN VERSION: JUL08
 SITE NUMBER:
 STORE NUMBER:

TACO BELL
 608 W. Lodi Ave.
 Lodi, Ca. 95240



EXTERIOR ELEVATIONS

A4.0

