



DRIVE THRU RESTAURANT EXPLORER LITE SMALL28

**4210 ROSEWOOD DR
PLEASANTON, CA. 94588**

- A ALL WORK SHALL CONFORM TO THE 2016 EDITION OF THE CALIFORNIA BUILDING CODE, AND ALL OTHER APPLICABLE CODES, STANDARDS, AND REGULATIONS OF THE CITY OF WHITTIER AND COUNTY OF LOS ANGELES.
- 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 THIS BUILDING HAS BEEN DESIGNED IN ACCORDANCE WITH THE RECOMMENDATIONS OF A GEOTECHNICAL INVESTIGATION DATED OCTOBER 12, 2016 BY GEO-ETKA, 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.
- E 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.
- F ALL PROPOSED SUBSTITUTIONS SHALL BE APPROVED BY THE YUM BRANDS CONSTRUCTION MANAGER, IN WRITING, PRIOR TO INSTALLATION.
- G 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.
- H 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.
- I PROVIDE EACH SUBCONTRACTOR WITH A COMPLETE AGENCY-PERMITTED DRAWING SET AT TIME OF CONSTRUCTION.
- J ALL ABBREVIATIONS INCLUDED FOLLOW INDUSTRY STANDARDS. CONTACT ARCHITECT IF ANY ABBREVIATIONS ARE NOT CLEAR.
- K GC SHALL SUPPLY AND INSTALL ALL ASPECTS OF THE PROJECT DESCRIBED IN THIS DRAWING SET UNLESS OTHERWISE NOTED. SEE SCOPE OF WORK FOR EXCEPTIONS.
- L GRAPHIC AND WRITTEN INFORMATION ON DRAWINGS SHALL BE COORDINATED WITH ALL TRADES PRIOR TO INSTALLATION.
- M 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.
- N ALL PAINTS, ADHESIVES, COATINGS AND SEALANTS USED INSIDE THE BUILDING SHALL HAVE A LOW VOC CONTENT.

PROJECT GENERAL NOTES

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

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

GENERAL DRAWING SYMBOLS

**4210 Rosewood Dr,
Pleasanton, CA 94588**

VICINITY MAP

TITLE/SITE

T1.0 TITLE SHEET

SITE

A0.0 SHOP CENTER SITE PLAN
A0.1 SITE PLAN
L1.0 CONCEPTUAL LANDSCAPE PLAN

ARCHITECTURAL

A1.0 FLOOR PLAN
A4.0 EXTERIOR ELEVATIONS

SHEET INDEX

TENANT

CONTACT JINGLE BELL LLC
ADDRESS 6500 DUBLIN BLVD SUITE 200F
DUBLIN, CA 94568
CONTACT: MR. SANDY SINGH
PHONE (925) 719-2883



ARCHITECT

MARKS ARCHITECTS INC
2643 FOURTH AVE
SAN DIEGO, CA 92103
CONTACT: DANIEL MARKS
PHONE 619 702 9448

PROJECT DIRECTORY

LEGAL JURISDICTION CITY OF PLEASANTON, COUNTY OF ALAMEDA
BUILDING CODE 2016 CALIFORNIA BUILDING CODE
2016 CALIFORNIA MECHANICAL CODE
2016 CALIFORNIA PLUMBING CODE
2016 CALIFORNIA ELECTRICAL CODE
2016 CALIFORNIA ENERGY CODE
2016 CALIFORNIA GREEN BUILDING CODE

BUILDING AREA BUILDING FOOTPRINT = 1,649 SF
LOT SIZE: 0.35 ACRES
SEATING: 28 (INDOOR)
OCCUPANCY: B
TYPE CONSTRUCTION TYPE VB NON-SPRINKLERED
APN ****-***-***
ZONING (C-G) GENERAL COMMERCIAL

PHONE LINES 25 PAIR CABLE IN 2" CONDUIT
ELECTRIC SERVICE: 600 AMPS / 3 PHASE / 120-208 VOLT
GAS: 689,900 BTUH

BUILDING AREA AND OCCUPANT LOAD			
TYPE	AREA	FACTOR	OCCUPANTS
DINING ROOM	441.00 S.F.	1.15 SF	29.4
KITCHEN	459.50 S.F.	1.200 SF	2.29
RESTROOMS	97.76 S.F.	0	0
TOTAL			31.69

PROJECT SUMMARY

SCOPE OF WORK

NEW GROUND UP TACO BELL RESTAURANT WITH DRIVE THRU. NEW EXTERIOR IMPROVEMENTS, NEW LANDSCAPE. NEW DRIVE-THRU EQUIPMENT. 21 PARKING SPACES PROVIDED. 15 STANDARD STALLS + 1 ADA STALL. NEW INTERIOR DECOR, KITCHEN EQUIPMENT, HVAC UNITS, INSTALLATION OF 4 LIGHT POLES AND CONSTRUCTION OF 6'-0" HIGH TRASH ENCLOSURE (34'-9" LINEAR FEET)

SCOPE OF WORK

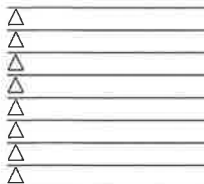


2643 fourth ave.
san diego ca 92103
619-702-9448
71905 hwy 111 #1
rancho mirage ca 92270
760-610-5264



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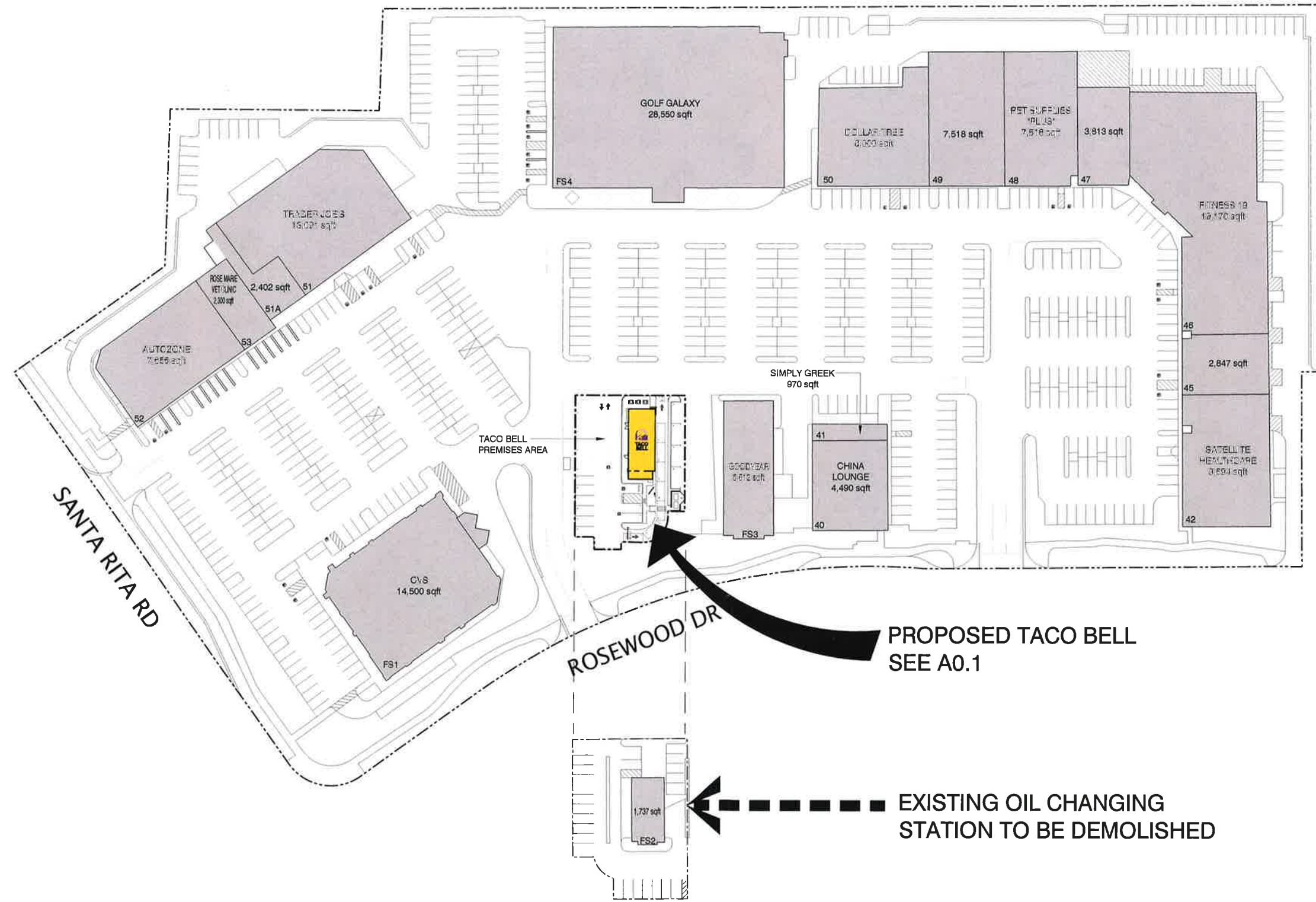


TACO BELL
4210 ROSEWOOD DR
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TITLE SHEET

T1.0




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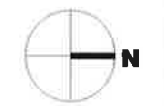
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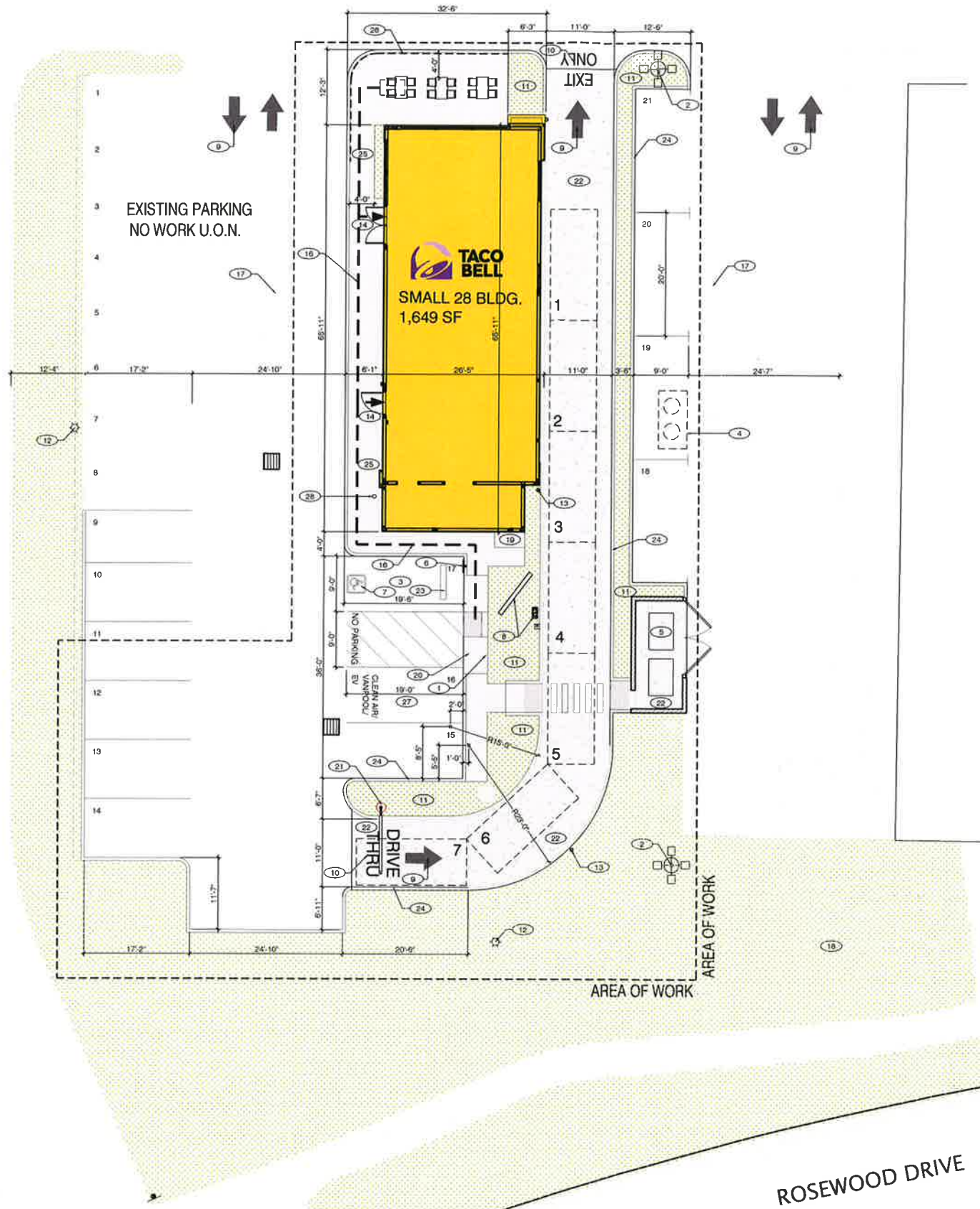
TACO BELL
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SHOPPING CENTER SITE PLAN

A0.0





- 1 NEW RAMP AND WALKWAY
 - 2 NEW YARD LIGHT FIXTURES TO BE SUPPLIED BY OWNER, AND INSTALLED BY G.C. MAX. MATCH SHOPPING CENTER FIXTURES
 - 3 HC VAN ACCESSIBLE PARKING SPACE AND STRIPING
 - 4 NEW GREASE INTERCEPTOR
 - 5 NEW TRASH ENCLOSURE
 - 6 ACCESSIBLE PARKING SIGN
 - 7 PAINT HANDICAP SYMBOL - WHITE ON BLUE BACKGROUND. SEE DETAIL 17/A0.1
 - 8 NEW MENU BOARD, SENSOR LOOP & SPEAKER PEDESTAL BY SIGN SUPPLIER. FOUNDATION AND ROUGH ELECTRICAL BY G.C. (4.0 AMPS). SEE DETAILS 2/A0.1, 18/A0.1 AND 1/A0.2
 - 9 PAINT TRAFFIC ARROWS
 - 10 PAINT 24" HIGH LETTERS - WHITE
 - 11 LANDSCAPE AREA REFER TO LANDSCAPE DRAWINGS
 - 12 EXISTING SHOPPING CENTER LIGHT TO REMAIN
 - 13 NEW SAFETY BOLLARD. SEE DETAIL 8/A0.1
 - 14 2% MAX. SLOPE OUTSIDE DOOR
 - 15 EXISTING SHOPPING CENTER LANDSCAPE. NO WORK
 - 16 ACCESSIBLE PATH OF TRAVEL
 - 17 EXISTING CONCRETE GUTTER
 - 18 EXISTING ELECTRICAL VAULT
 - 19 NEW ELECTRICAL MAIN SWITCH BOARD. SEE ELECTRICAL DRAWINGS
 - 20 TRUNCATED DOMES
 - 21 NEW CLEARANCE BAR 12" TO FRONT OF CURB
 - 22 BLACK CONCRETE AT DRIVE THRU LANE
 - 23 NEW WHEEL STOP
 - 24 6" CONCRETE CURB AT LANDSCAPE
 - 25 CONCRETE WALKWAY
 - 26 36" HIGH GUARDRAIL
 - 27 CLEAN AIR PARKING SPACE
 - 28 BICYCLE BOLLARD FOR 2 BICYCLES MFR: BELSON OUTDOORS MODEL #SOL450-S-SF-PS COLOR: BRONZE
SLURRY COAT AND RESTRIPE EXISTING PARKING LOT
- SHADED AREA DENOTES LIMITS OF GRADING (5,064 SF)

KEY NOTES N/A **B**

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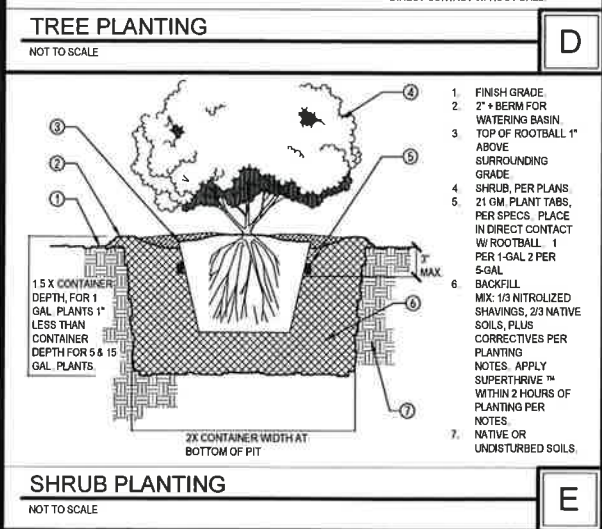
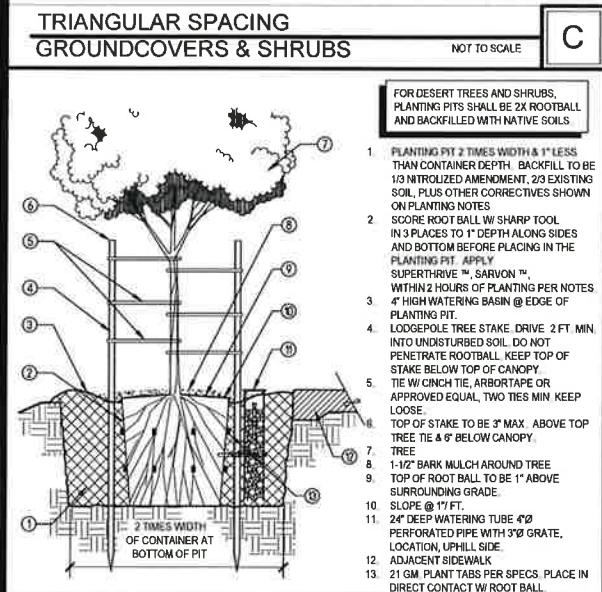
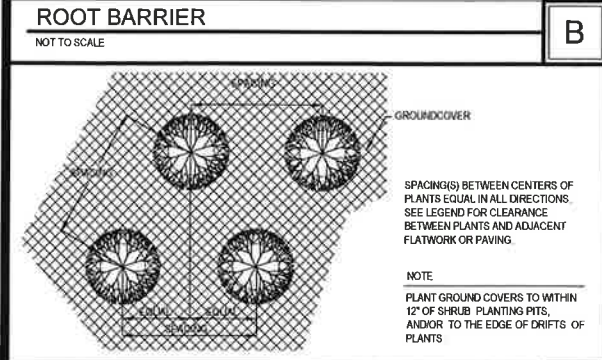
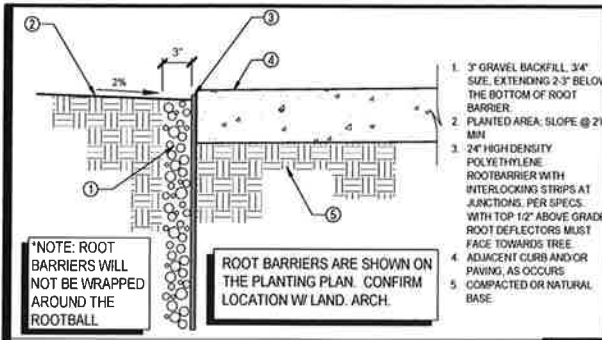
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TACO BELL
 SMALL 28
 EXPLORER
 LITE

SITE PLAN

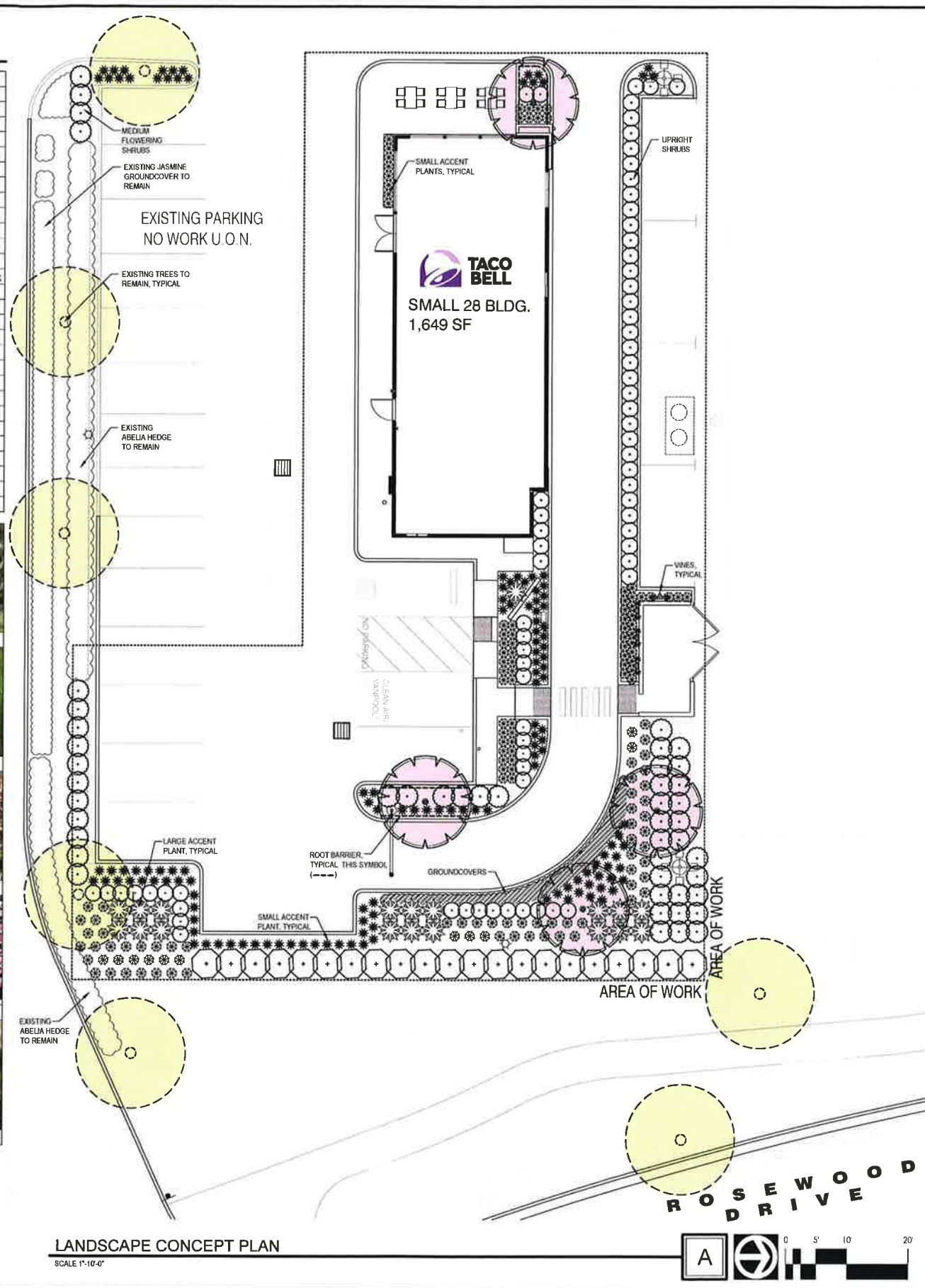
A0.1

ROSEWOOD DRIVE



PLANT LIST

ABBR.	SIZE	SCIENTIFIC NAME	COMMON NAME
TREES			
PRU. K.V.	24" BOX	PRUNUS CERASIFERA 'KRAUTER VESUVIUS'	PURPLE LEAF PLUM
UPRIGHT SHRUBS			
LIG. TEX.	5 GAL.	LIGUSTRUM JAPONICUM 'TEXANUM'	TEXAS PRIVET
PHO. FRA.	15 GAL.	PHOTINIA FRASERI 'RED ROBIN'	RED ROBIN PHOTINIA
ACCENT PLANTS			
DA. L.R.	1 GAL.	DIANELLA REVOLUTA 'LITTLE REV'	LITTLE REV FLAX LILY
DIE. BIC.	1 GAL.	DIETES BICOLOR	BICOLOR AFRICAN IRIS
FES. OVI.	1 GAL.	FESTUCA OVINA GLAUCA	BLUE FESCUE
HEM. HYB.	1 GAL.	HEMEROCALLIS HYBRID	DAYLILY HEMEROCALLIS
LOM. LON.	1 GAL.	LOMANDRA LONGIFOLIA 'BREEZE'	DWARF MAT RUSH
PHO. A.C.	5 GAL.	PHORMIUM TENAX 'ATROPURPUREUM COMPACTUM'	PURPLE NEW ZEALAND FLAX
PHO. ATR.	5 GAL.	PHORMIUM TENAX 'ATROPURPUREUM'	GIANT BRONZE NEW ZEALAND FLAX
PHO. M.C.	5 GAL.	PHORMIUM 'MAORI CHEIF'	MAORI CHEIF NEW ZEALAND FLAX
MEDIUM FLOWERING SHRUBS			
ABE. E.G.	5 GAL.	ABELIA GRANDIFLORA 'EDWARD GOUCHER'	EDWARD GOUCHER ABELIA
CAL. L.J.	5 GAL.	CALLISTEMON 'LITTLE JOHN'	DWARF BOTTLE BRUSH
ESC. N.D.	5 GAL.	ESCALLONIA NEWPORT DWARF	COMPACT RED ESCALLONIA
NAN. G.S.	5 GAL.	NANDINA 'GULF STREAM'	GULF STREAM HEAVENLY BAMBOO
RHA. PIN.	5 GAL.	RHAPHIDOLEPIS INDICA 'PINKIE'	PINKIE INDIAN HAWTHORN
WES. G.B.	5 GAL.	WESTRINGIA FRUTICOSA 'GREY BOX'	DWARF COAST ROSEMARY
WES. MUN.	5 GAL.	WESTRINGIA FRUTICOSA MUNDI	LOW COAST ROSEMARY
VINES			
PAR. QUI.	5 GAL.	PARTHENOCISSUS QUINQUEFOLIA	VIRGINIA CREEPER
GROUNDCOVERS			
BAC. PIL.	1 GAL.	BACCHARIS PILULARIS 'PYGMEAN POINT'	DWARF COYOTE BRUSH
ARC. P.S.	1 GAL.	ARCTOSTAPHYLOS 'PACIFIC MIST'	PACIFIC MIST MANZANITA
TRA. JAS.	1 GAL.	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE



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619-702-9448

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1844 fourth avenue san diego ca 92103
tel: 619 544 1977
www.sotelo.com

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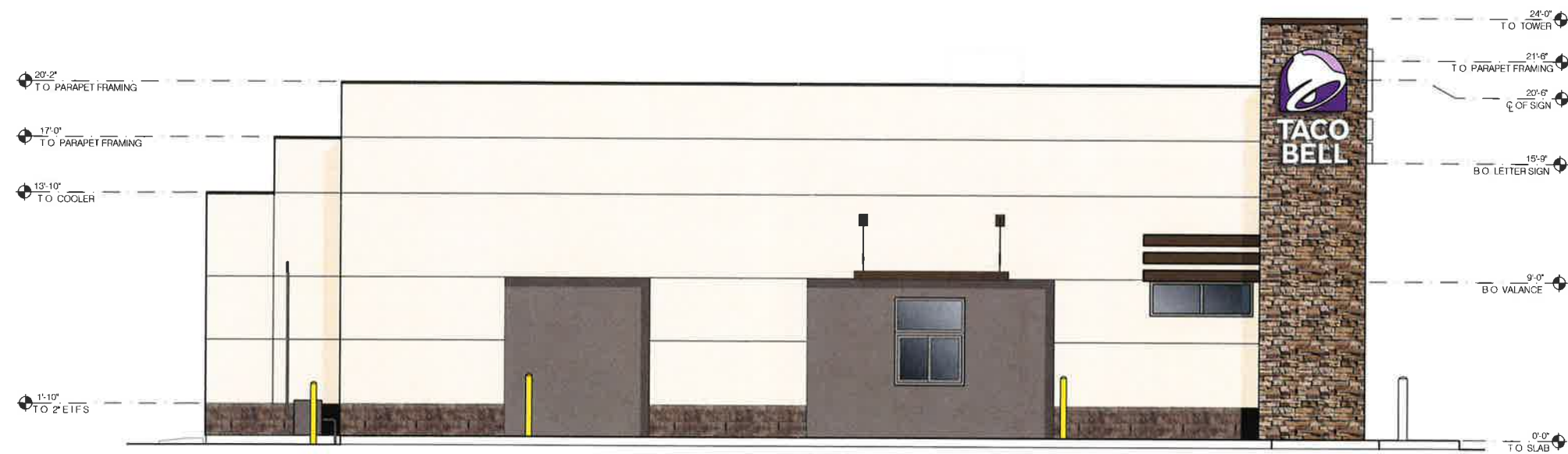
TACO BELL
SMALL 28
EXPLORER
LITE

**LANDSCAPE
CONCEPT
PLAN**

L1.0



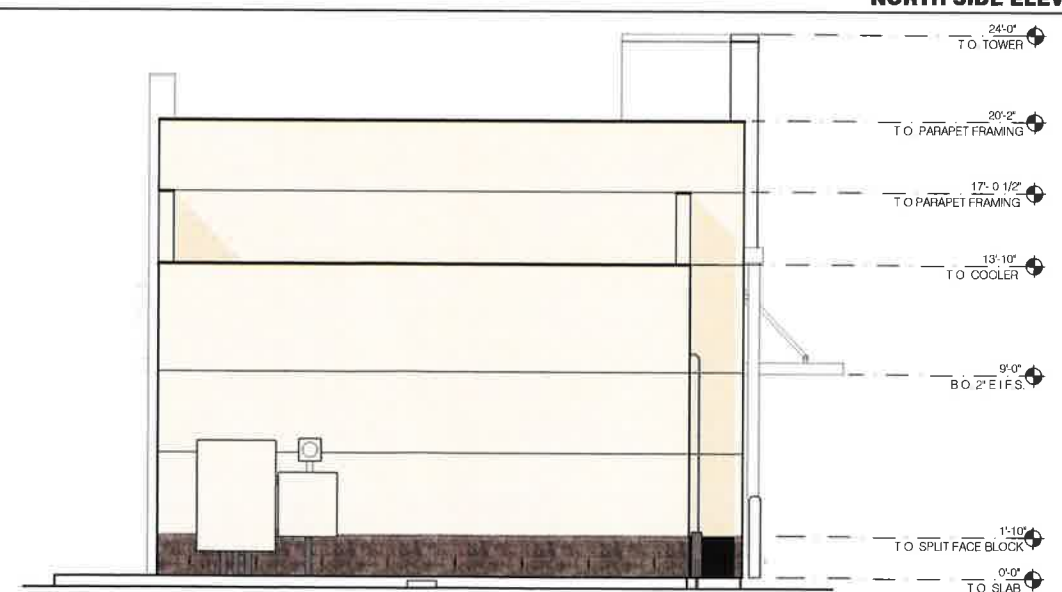
SOUTH SIDE ELEVATION 1/4"=1" **A**



NORTH SIDE ELEVATION 1/4"=1" **B**



WEST SIDE ELEVATION 1/4"=1" **D**



EAST SIDE ELEVATION 1/4"=1" **C**



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PROPOSED ELEVATIONS

A4.0