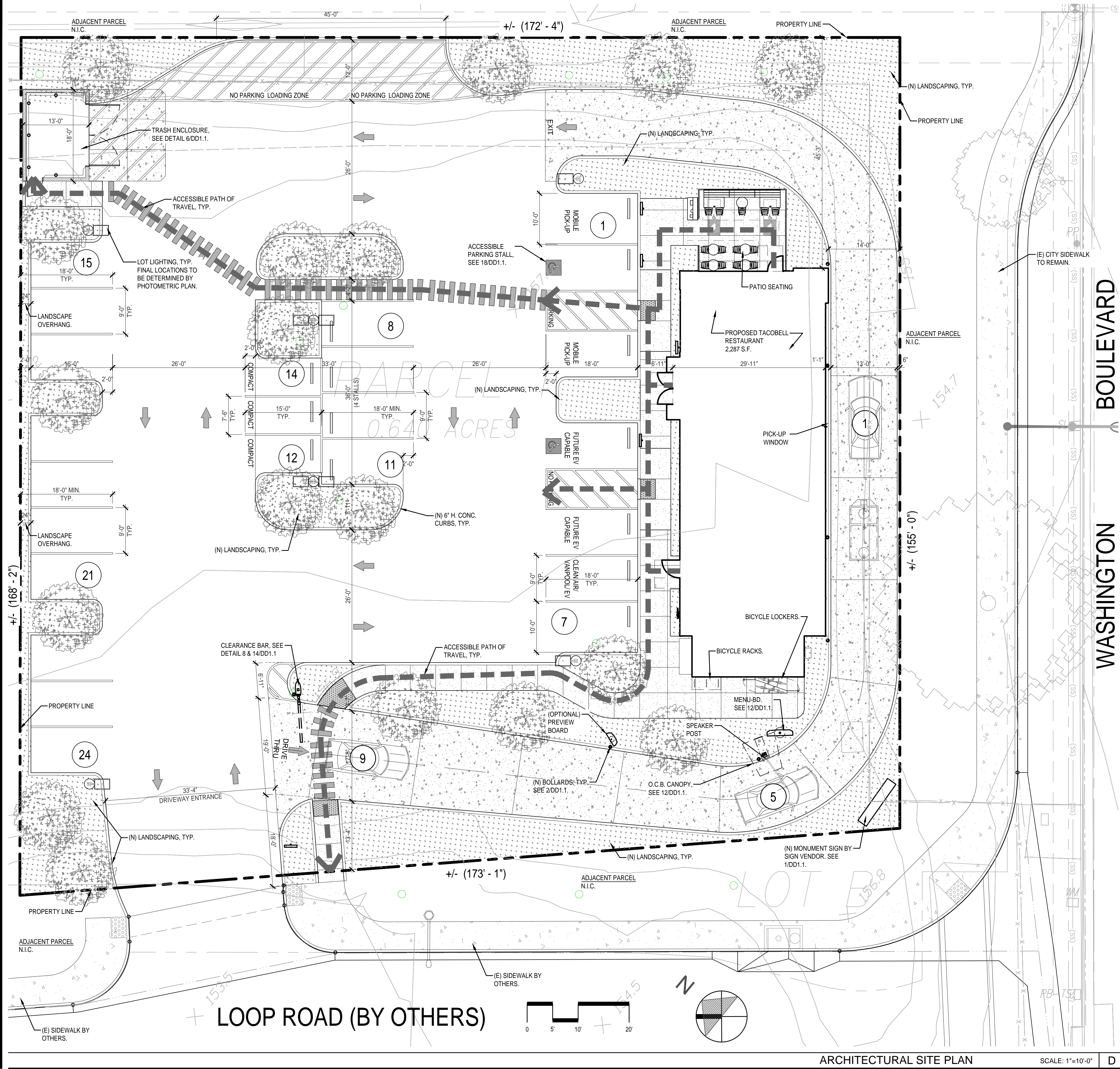


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 ALL DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE SHALL NOT BE RESPONSIBLE FOR ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN IN THESE DRAWINGS. SHOP DETAILS OF ASSOCIATE SCALE MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION ON ITEMS SO NOTED.



ARCHITECTURAL SITE PLAN SCALE: 1"=10'-0" D

BUSINESS OWNER
 T&T TACO, LLC.
 1422 EDINGER AVENUE, #150, TUSTIN, CA 92780
 CONTACT: DRU FANTICOLA PHONE: (949) 241-1812

ARCHITECT
 VMI ARCHITECTURE
 2058 NORTH MILLS AVE. #751, CLAREMONT, CA 91711
 CONTACT: ELDRICK ALEXANDER, ARCHITECT
 PHONE: (415) 451-2500 EX. 115 EMAIL: EALEXANDER@VMIArchITECTURE.COM

PARKING DATA
 TACO BELL RESTAURANT 2,287 SQ. FT. GROSS
 1 SPACE/ 200 SQ. FT. =11.4 --> 12 SPACES REQUIRED
 PROVIDED PARKING: =24 TOTAL SPACES
 1 ACCESSIBLE STALL
 1 ACCESSIBLE EV CAPABLE SPACE
 1 STANDARD EV CAPABLE SPACE
 1 CLEAN AIR / VANPOOL /EV SPACE
 17 STANDARD SPACES
 3 COMPACT SPACES

DRIVE THRU STACKING: ENTRANCE TO ORDER: 80' REQ'D
 ENTRANCE TO PICK UP: 150' REQ'D
PROPOSED STACKING: ENTRANCE TO ORDER: 100'-1"
 ENTRANCE TO PICK UP: 178'-4"

TRASH ENCLOSURE REQUIRED:
 10' / 1000 S.F. (NET) = 2,006 S.F./10 =200.6 --> 201 S.F.
TRASH ENCLOSURE PROPOSED: = 234 S.F.

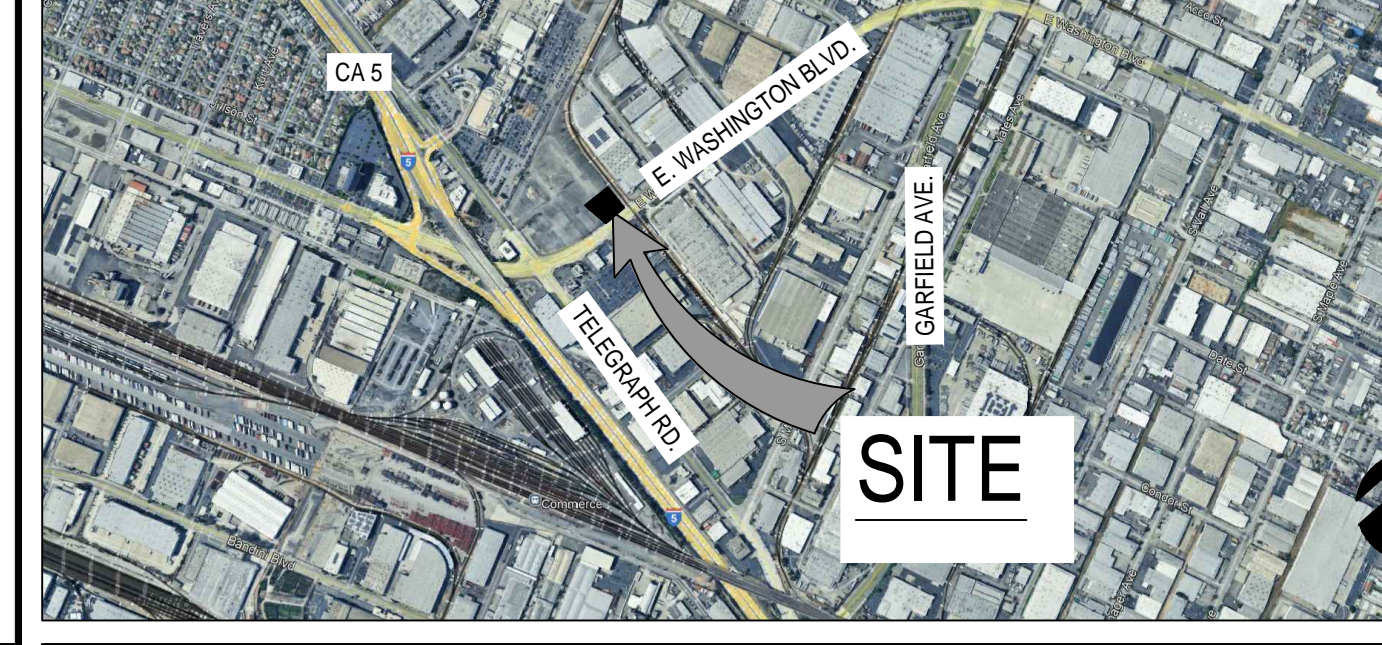
LOT DATA
 A.P.N.: T.B.D.
 PARCEL: 1
 ZONING: C2 (UNLIMITED COMMERCIAL)
 MIN. LOT SIZE: 15,000 S.F.
 MAX. BLD'G HEIGHT: 50'
 MAX STORIES: 2 STORIES
 FRONT SETBACK: 5'
 SIDE SETBACK: 10' (AJOINING STREET) / 0' ELSEWHERE
 REAR SETBACK: 0'

DEVELOPMENT AREA: REDEVELOPMENT PROJECT AREA 4
GENERAL PLAN: COMMERCIAL
CURRENT USE: VACANT LOT
SITE AREA: 27,879 SF (0.64 AC) - TOTAL SITE
BUILDING: 2,287 GROSS S.F. (2,006 NET) RESTAURANT
CONSTRUCTION: VB NON-SPRINKLERED
OCCUPANCY: A2
FLOOR AREA RATIO: 2287/27879 = 0.09 (0.5:1 MAXIMUM ALLOWED)
LOT COVERAGE: 2,287 + 234/ 27,879 * 100 = 9.04% (50% MAX ALLOWED)
LANDSCAPING: 5,908.3 SQ. FT. (21.2%)
BICYCLE PARKING: STANDARD: 5% CAR PARKING = 1.2 / 6 PROVIDED
 LOCKERS: 5% CAR PARKING = 1.2 / 2 PROVIDED

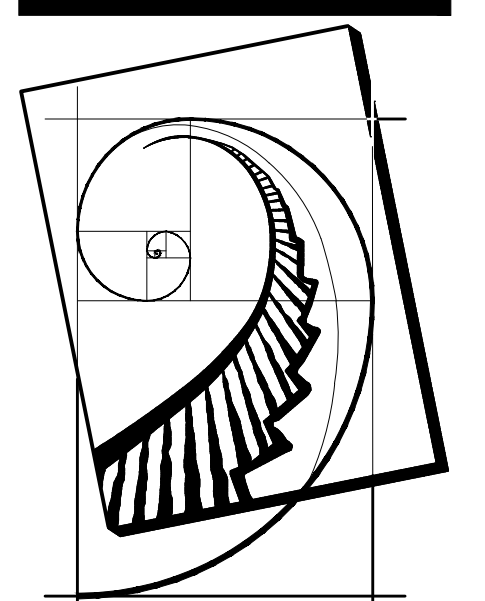
LIST OF DRAWINGS

DD1.0	SITE PLAN / PROJECT DATA / VICINITY MAP
L1.0	IRRIGATION PLAN
L2.0	IRRIGATION DETAILS
L3.0	IRRIGATION SPECIFICATIONS
L4.0	PLANTING PLAN
L5.0	PLANTING DETAILS
L6.0	PLANTING SPECIFICATIONS
DD1.1	SITE DETAILS
DD2.0	FLOOR PLAN
DD2.2	REFLECTED CEILING PLAN
DD3.0	ROOF PLAN
DD4.0	EXTERIOR ELEVATIONS
DD4.1	EXTERIOR ELEVATIONS

PARKING & OWNER DATA B



VICINITY MAP A



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CONTRACT SET	

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NO.	DATE	DESCRIPTION

CLIENT
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 TUSTIN, CA 92780
 PHONE (949) 241-1812
 STORE #031976

PROJECT
 TACO BELL NEW BUILD
 - E. WASHINGTON BLVD.
 COMMERCE, CA 90040
 PARCEL 1

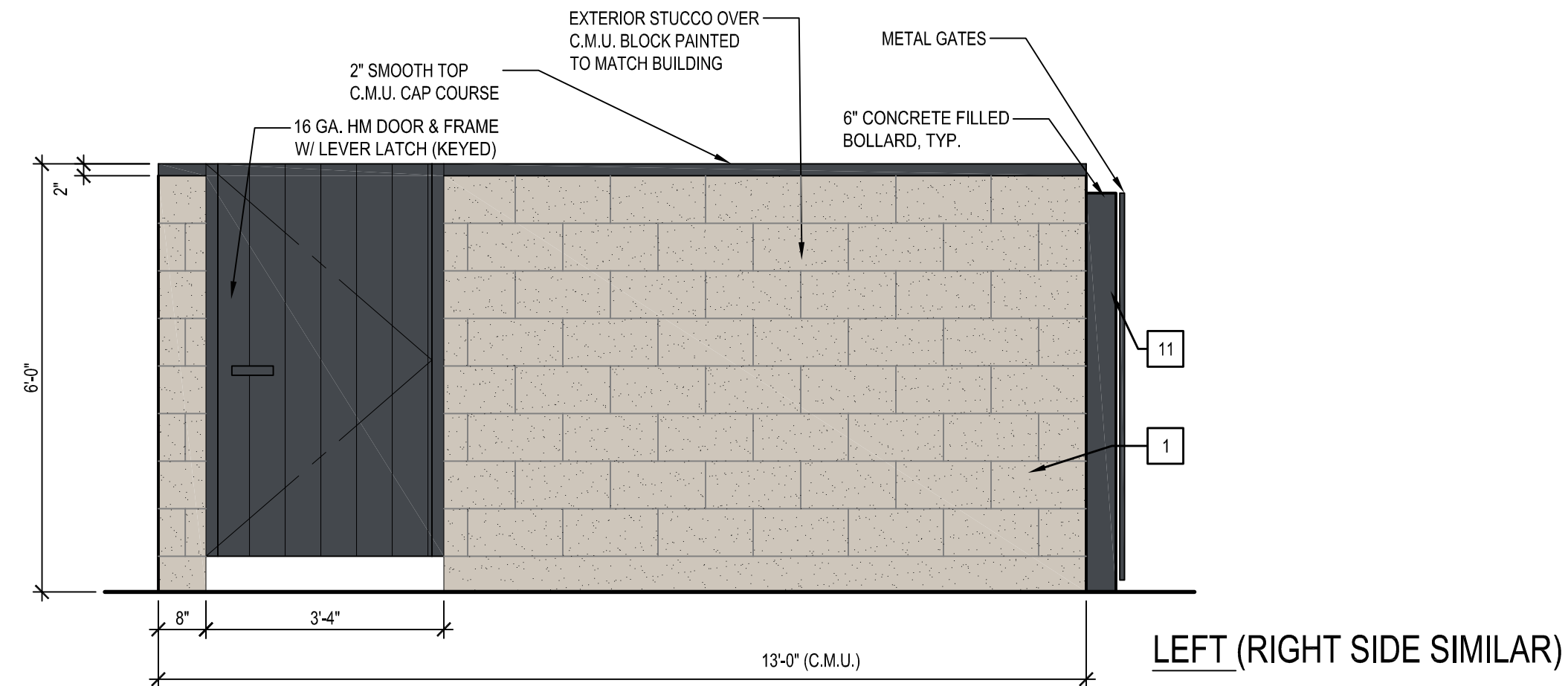


SITE PLAN
DD1.0

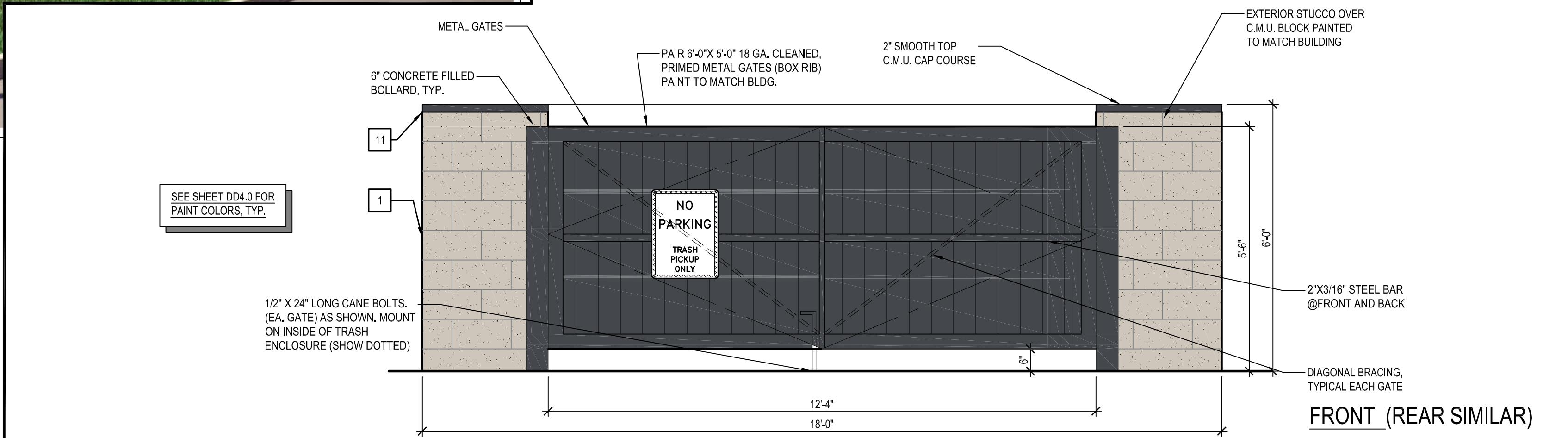
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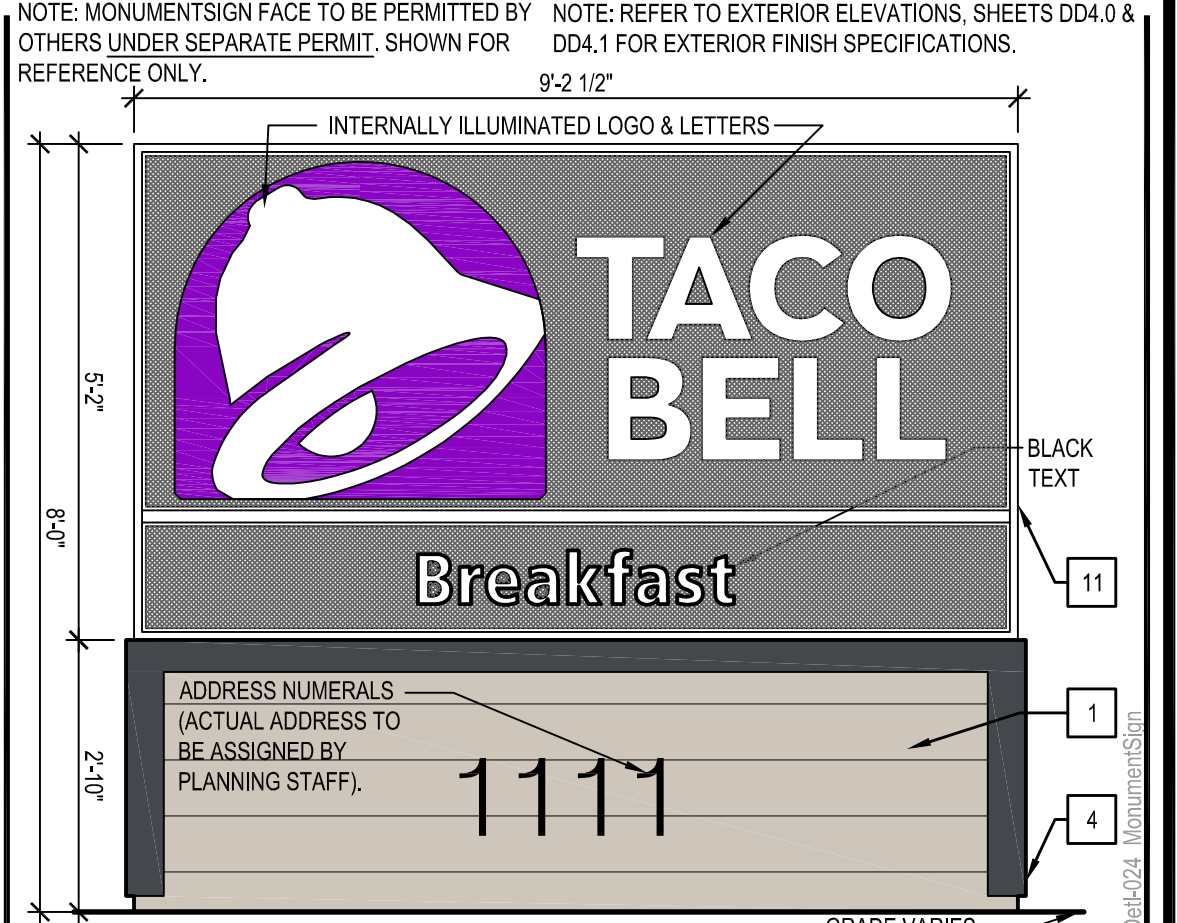
ENTRY PORTAL N.T.S. 14



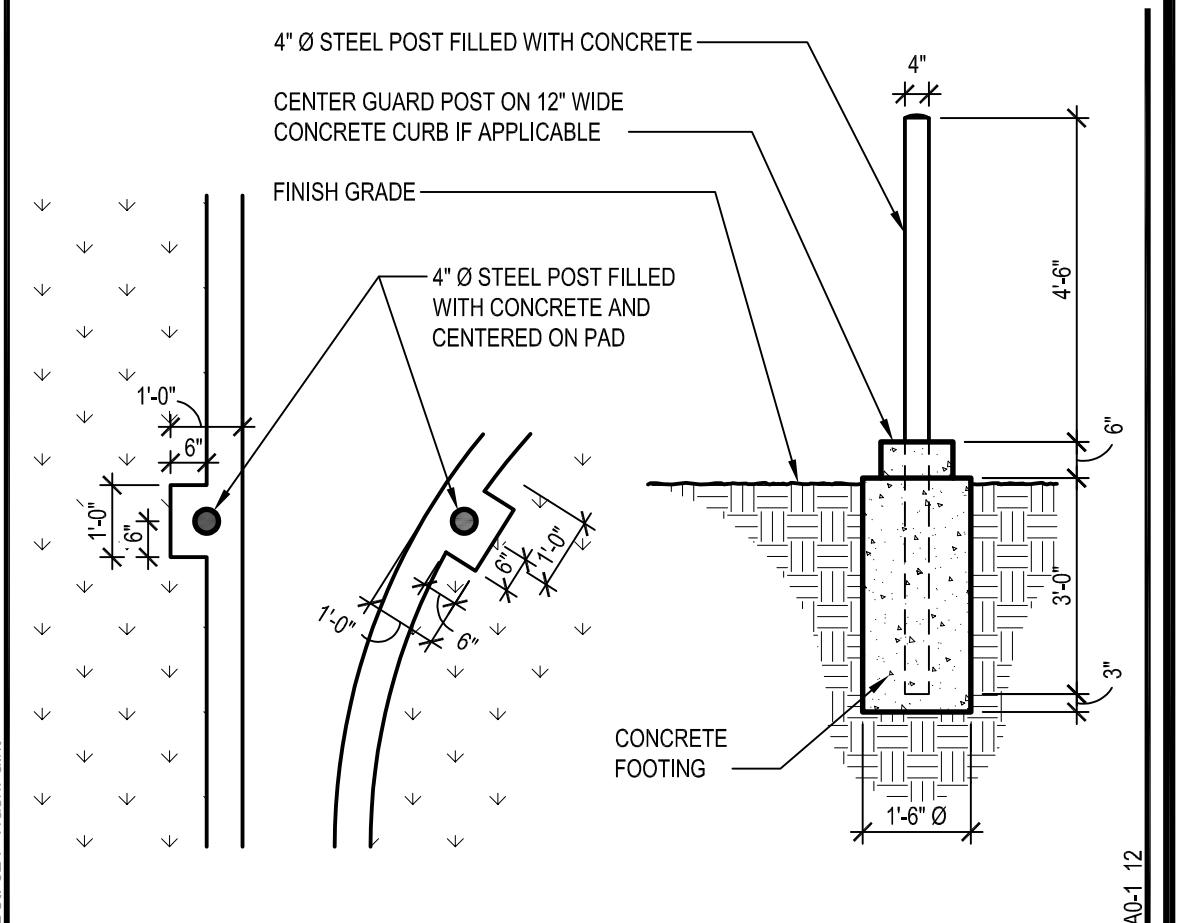
LEFT (RIGHT SIDE SIMILAR)



FRONT (REAR SIMILAR) 1/2" = 1'-0" 6



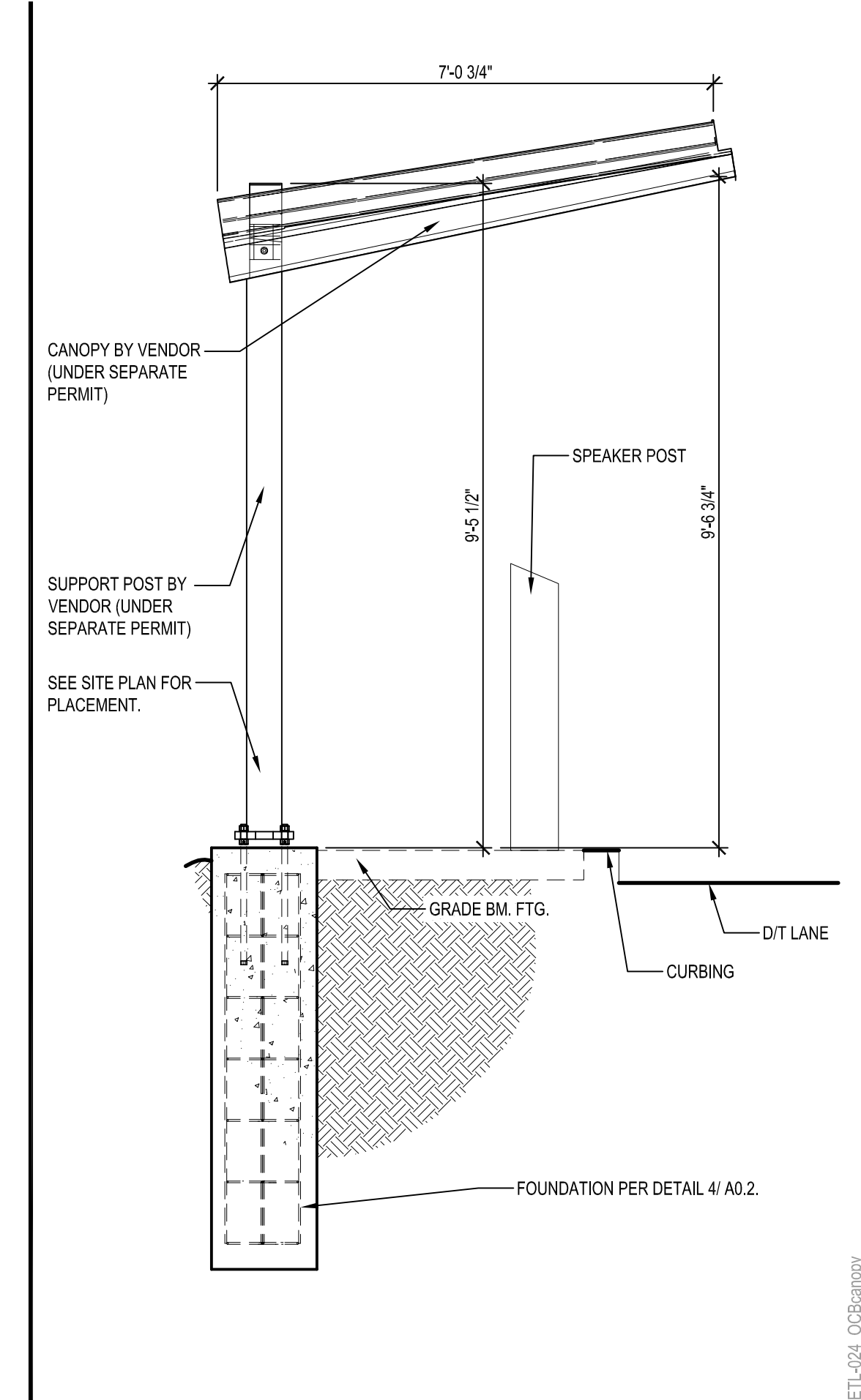
MONUMENT SIGN 1/2" = 1'-0" 1



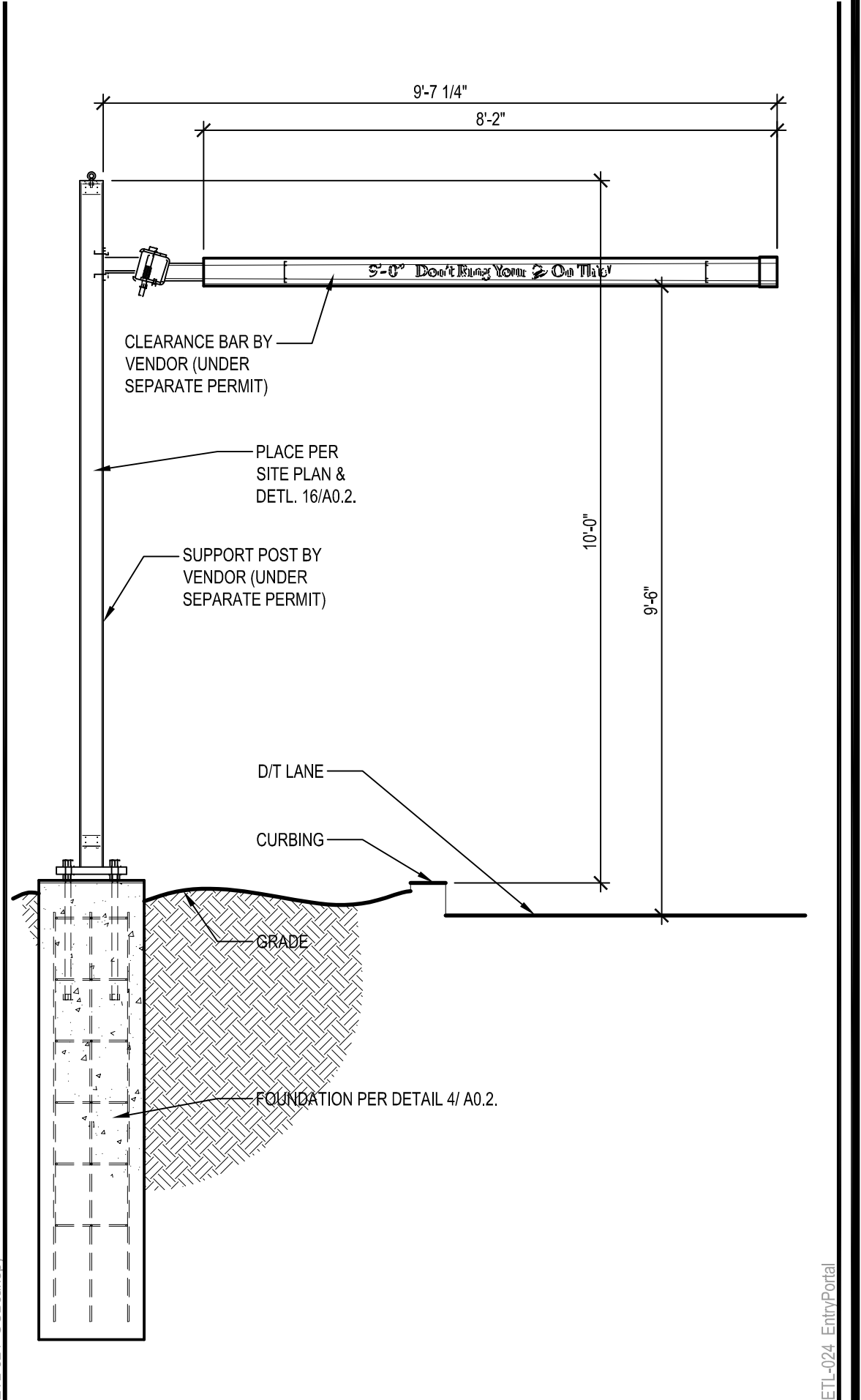
BOLLARD 3/8" = 1'-0" 2



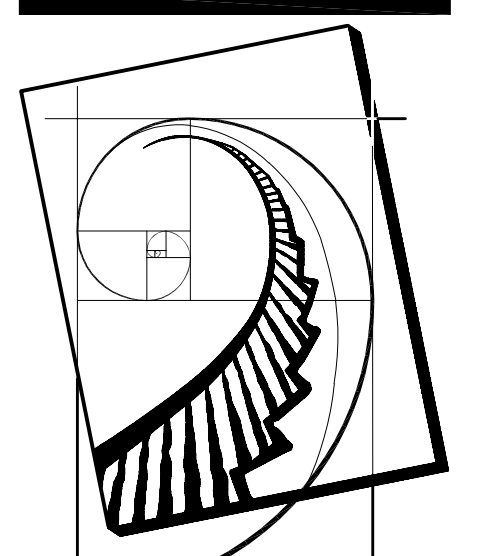
ORDER CONFIRMATION BOARD AND CANOPY N.T.S. 12



OCB CANOPY 1/2" = 1'-0" 12



ENTRY PORTAL 1/2" = 1'-0" 8



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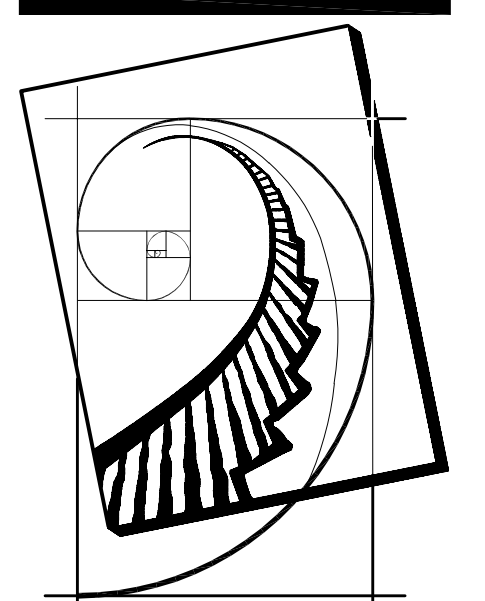
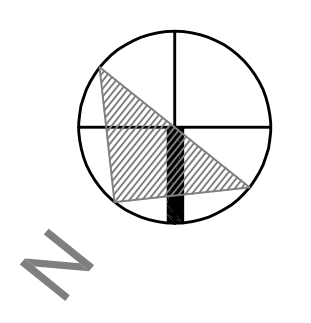
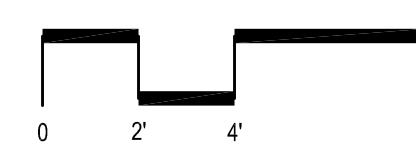
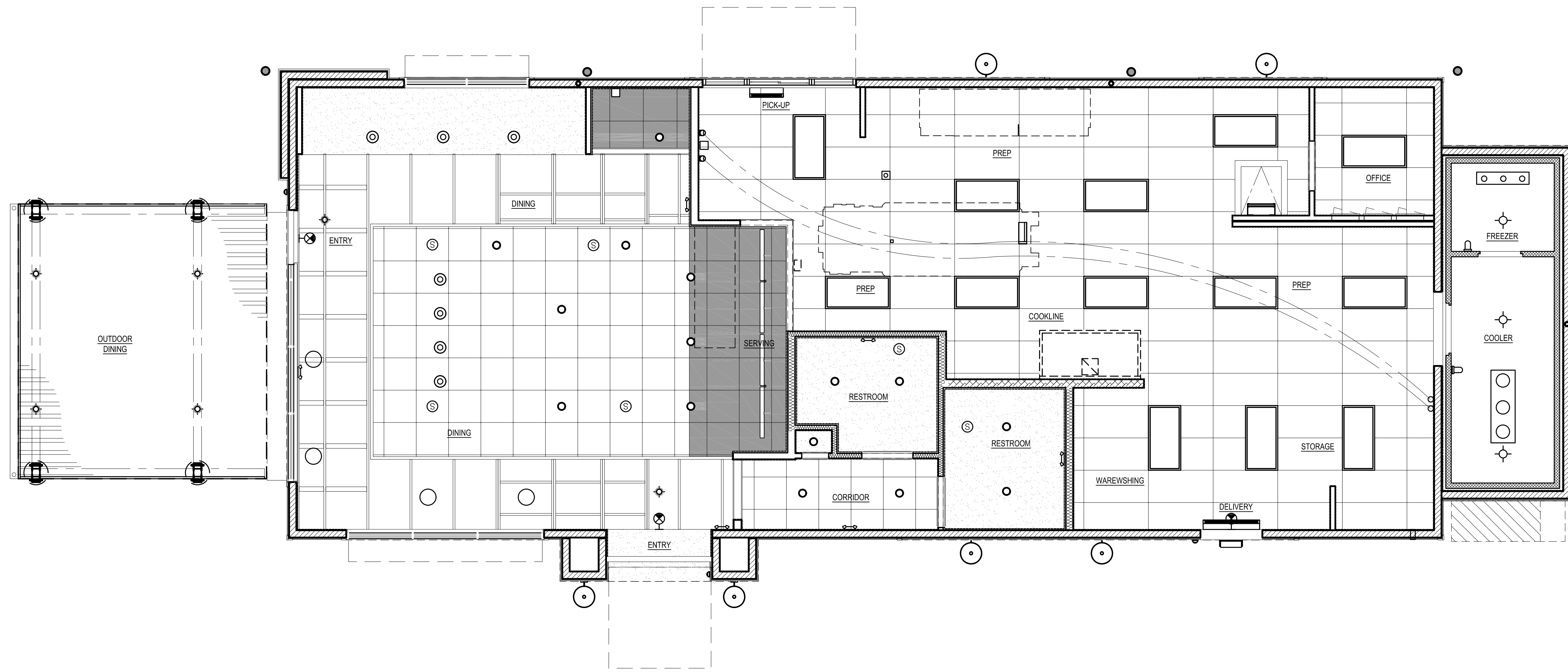
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T&T TACO, LLC.
 1422 EDINGER AVENUE, SUITE #150
 TUSTIN, CA 92780
 PHONE (949) 241-1812
 STORE #031976

PROJECT
TACO BELL NEW BUILD
 - E. WASHINGTON BLVD.
 COMMERCE, CA 90040
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SITE DETAILS
DD1.1

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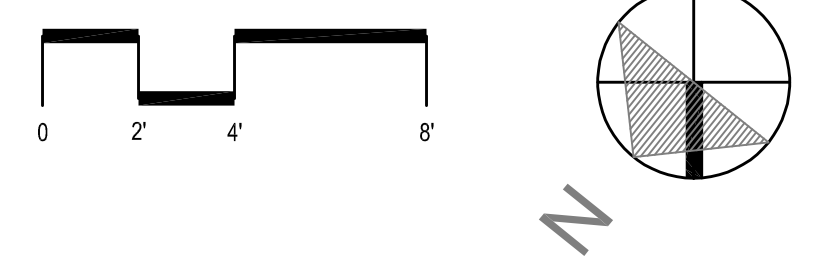
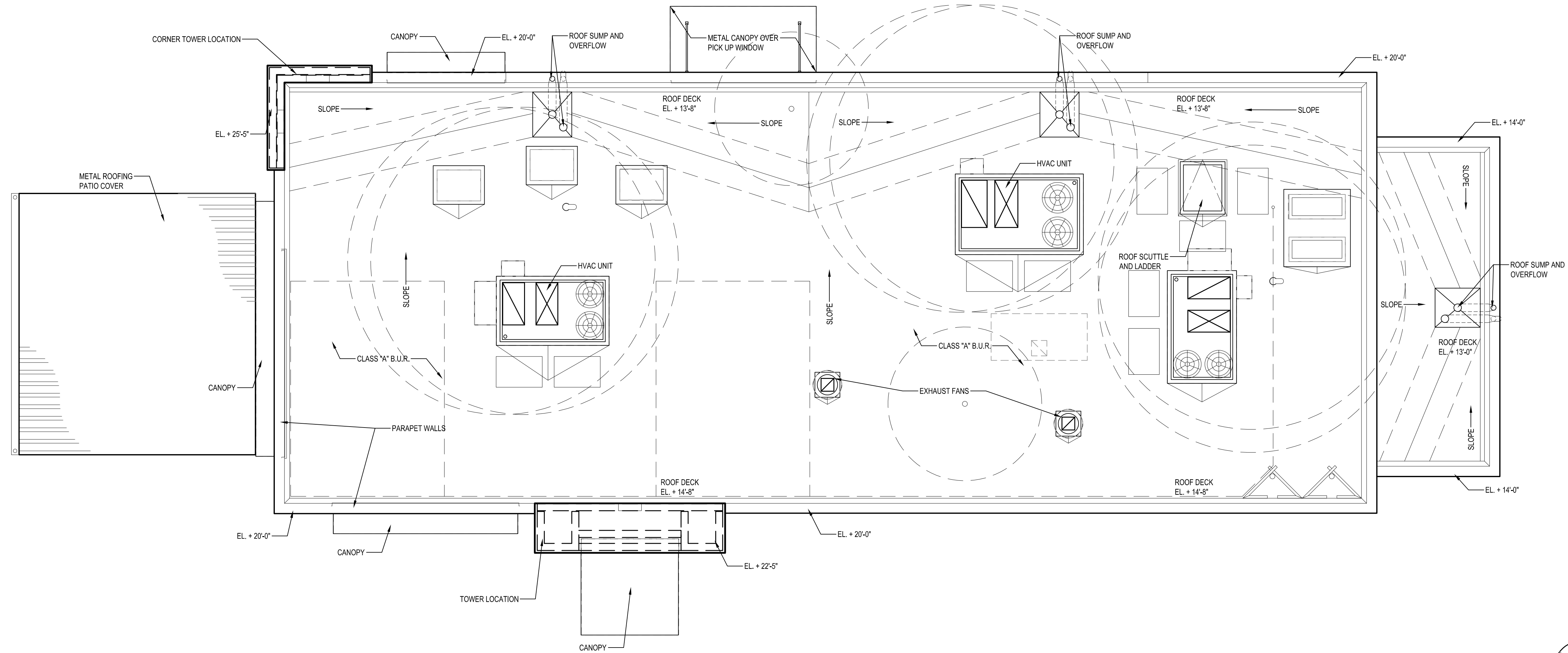
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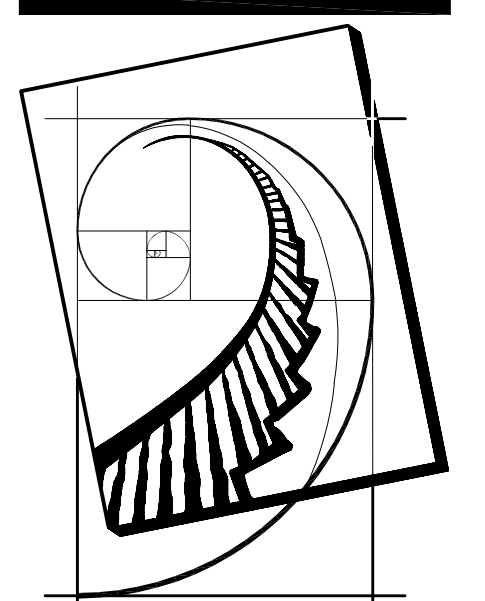
PROPOSED
 REFLECTED CEILING PLAN

DD2.2

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PRELIMINARY ROOF PLAN 1/4" = 1'-0" B



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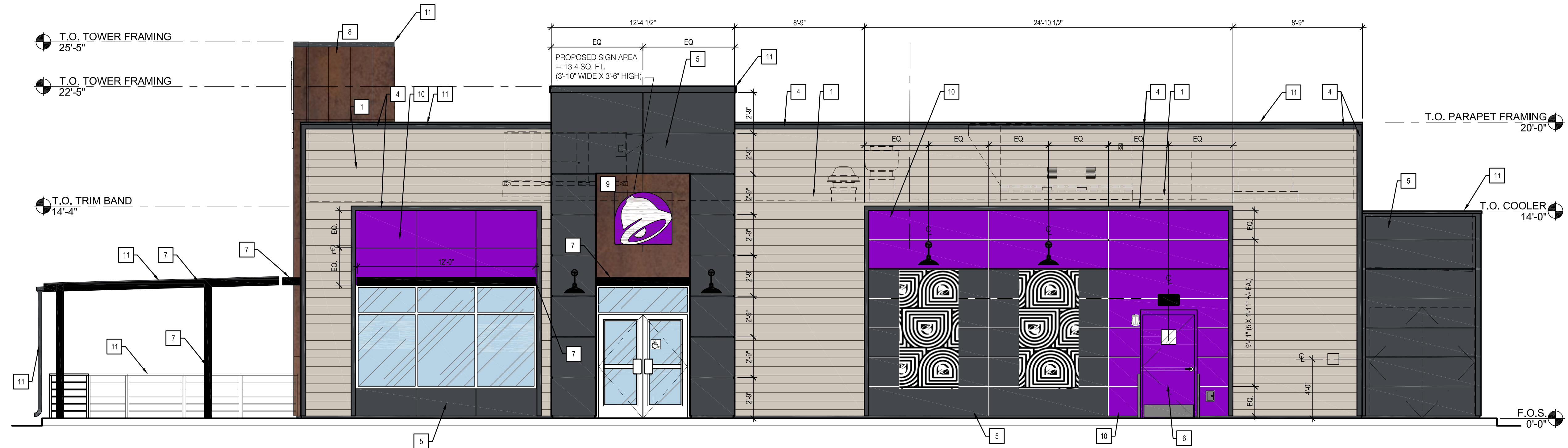
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 COMMERCE, CA 90040
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PROPOSED
 ROOF PLAN
DD3.0

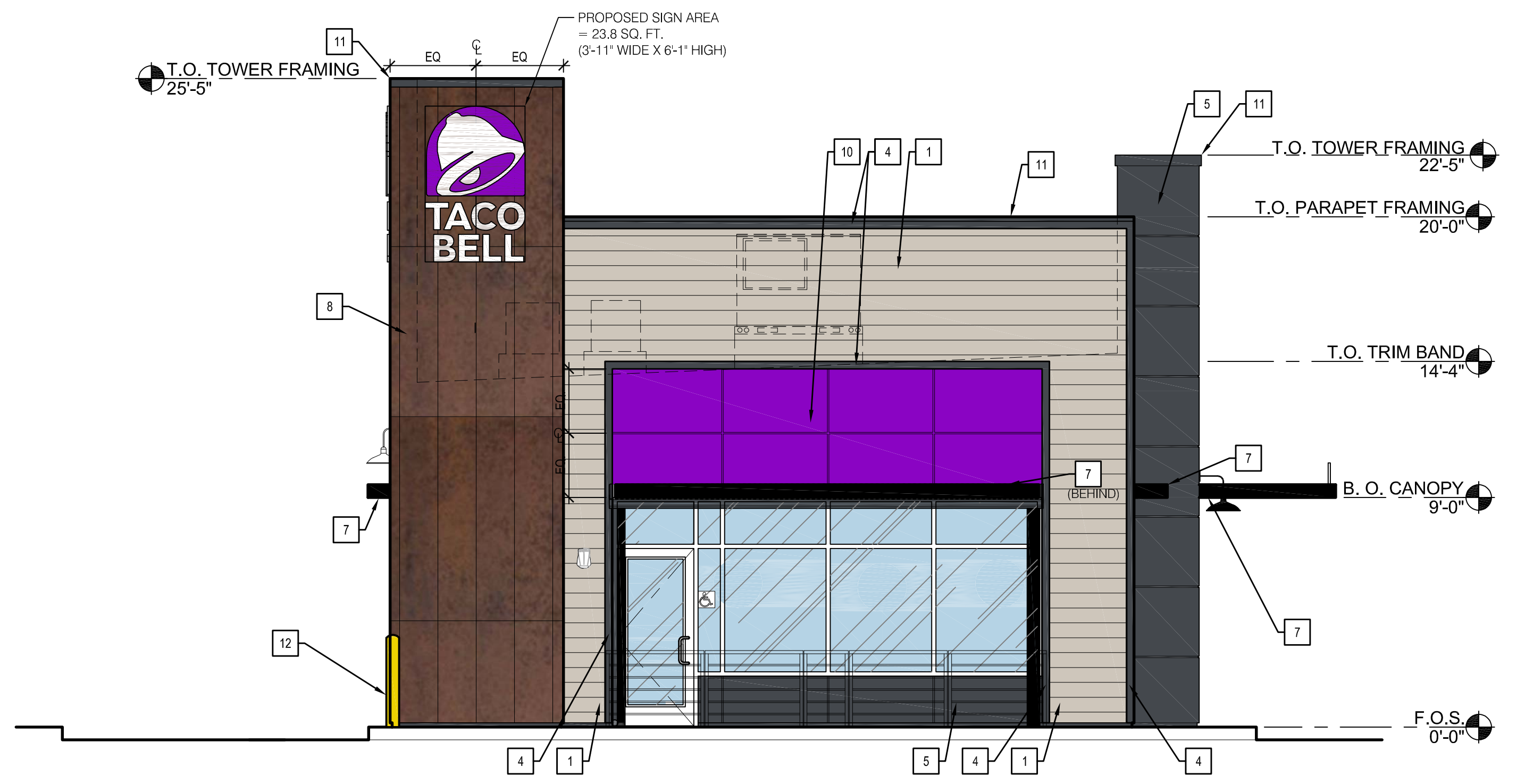
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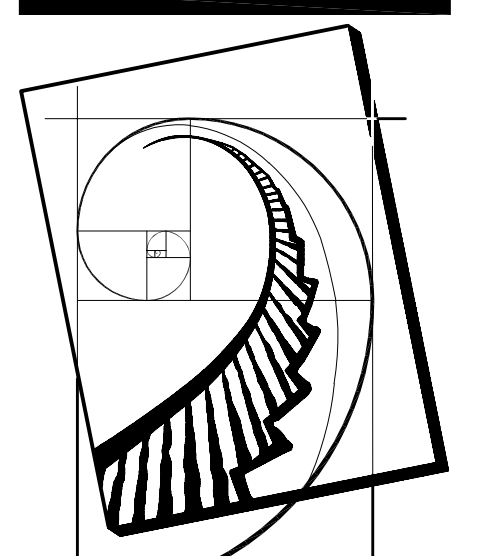
PROPOSED NORTH ELEVATION 1/4" = 1'-0" A

SYMBOL	ITEM/MATERIAL	MANUFACTURER	MATERIAL SPEC	COLOR
1	SIDING	JAMES HARDIE	ARTISAN V-GROOVE RUSTIC 144"L X 8.25"W: 7" EXPOSURE COMES PRIMED FOR PAINT	WORLDLY GRAY (SW7043), SEMI-GLOSS
2	OVERFLOW DISCHARGE / TRASH ENCLOSURE WALLS (EXT.)	-	-	WORLDLY GRAY (SW7043), SEMI-GLOSS
3	DOWN SPOUT DISCHARGE	-	-	WORLDLY GRAY (SW7043), SEMI-GLOSS
4	HARDIE TRIM	JAMES HARDIE	HARDIE TRIM 5/4 SMOOTH 1"x5.5"	CYBERSPACE (SW7076), SEMI-GLOSS
5	HARDIE REVEAL PANEL	JAMES HARDIE	REVEAL PANEL SYSTEM	CYBERSPACE (SW7076), SEMI-GLOSS
6	HOLLOW METAL DOOR	-	-	PURPLE (SW/1B2603C)
7	METAL CANOPIES, PATIO COVER	SIGNAGE VENDOR	-	BLACK (PRE-FINISHED BY SIGN VENDOR)
8	CORNER TOWER	WESTERN STATE	T-GROOVE, 24GA, 18" PAINTED	WEATHERED RUSTIC
9	RECESS OF SIDE ENTRY PORTAL	WESTERN STATE	T-GROOVE, 24GA, 18" PAINTED	WEATHERED RUSTIC
10	HARDIE REVEAL PANEL	JAMES HARDIE	REVEAL PANEL SYSTEM	PURPLE (SW/1B2603C)
11	METAL PARAPET CAP, PATIO COVER/ RAILINGS	-	24GA, GALV.	CYBERSPACE (SW7076) - KYNAR 500 COATING
12	BOLLARD	STREET SMART	1/4" THICK PLASTIC COVER	YELLOW (US.POSTMAN.COM) OR EQUAL
13	TRASH ENCLOSURE GATES	-	-	ENDURING BRONZE (SW7055), SEMI GLOSS

PRELIMINARY PAINT SCHEDULE 1/4" = 1'-0" C



PROPOSED EAST ELEVATION 1/4" = 1'-0" B



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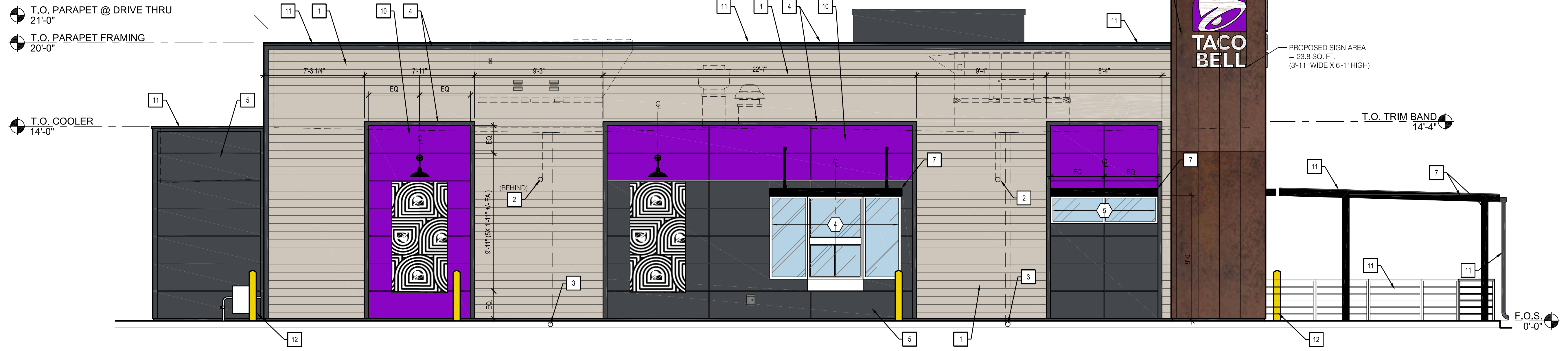
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 PARCEL 1



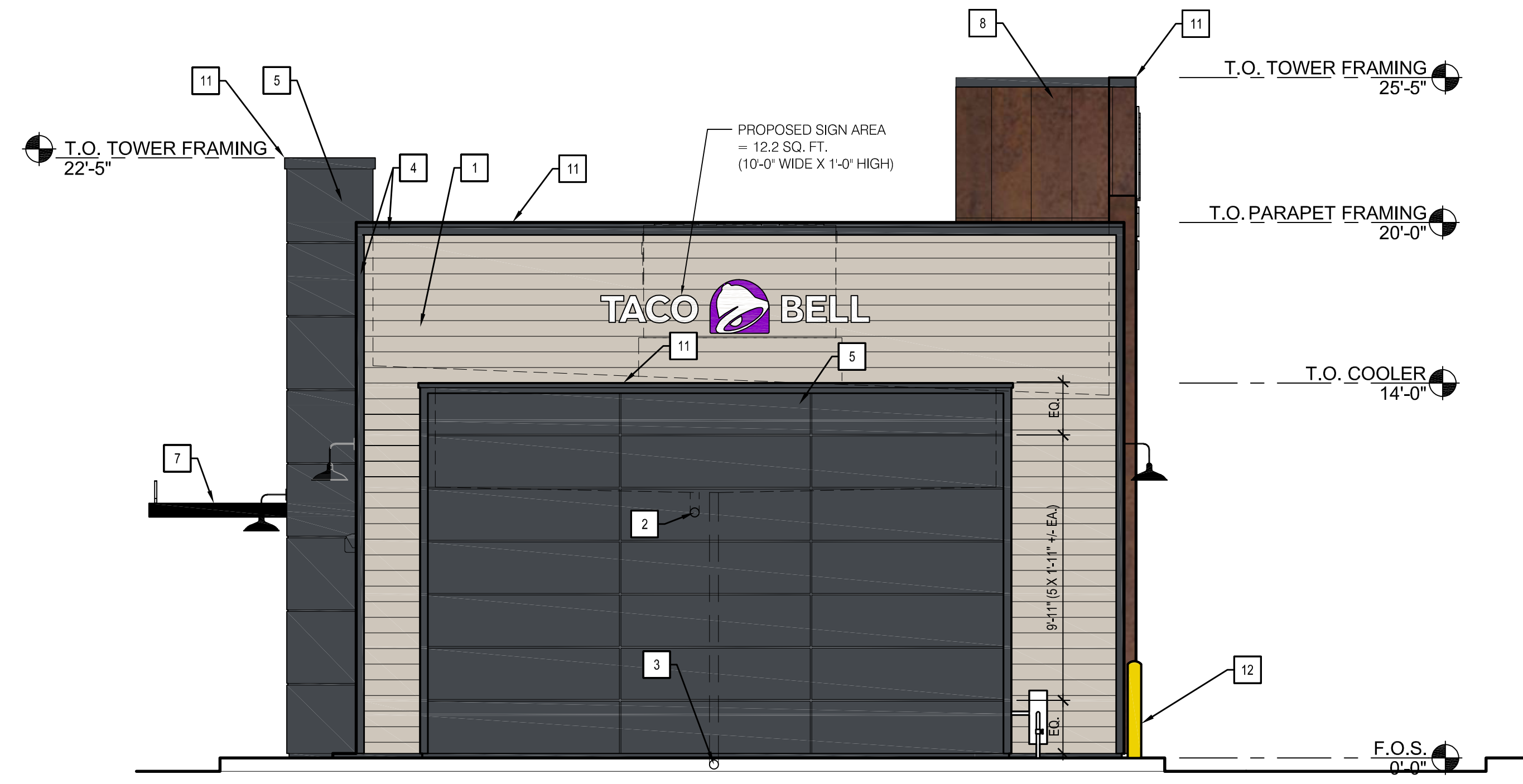
PROPOSED
 EXTERIOR ELEVATIONS

DD4.0

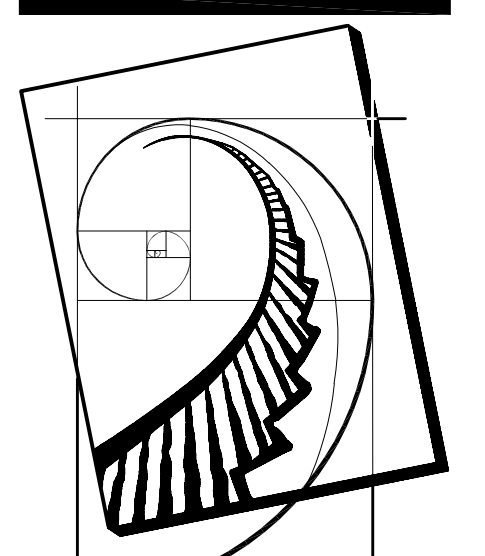
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PROPOSED SOUTH (DRIVE-THRU) ELEVATION 1/4" = 1'-0" A



PROPOSED WEST ELEVATION 1/4" = 1'-0" B



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 PARCEL 1



PROPOSED
 EXTERIOR ELEVATIONS

DD4.1