Staff Report
Planning Division

333 - 90th Street  Daly City  California 94015  650-991-8033

Daly City Planning Commission  Meeting Date: April 3, 2012

Application: Use Permit UPR-1-12-4998, Design Review DR-1-12-4999

Proposal: Establishment of a new Taco Bell restaurant with a Drive-Thru

Staff Recommendation: To recommend approval of the Use Permit and Design Review

Location: 7255 Mission Street, Daly City

Assessor's Parcel #: 006-232-100, 010 & 020

Existing Use of Site: Vacant Parking Lot (Previous Car Sales Lot)

Size: 19,271 square feet (0.44 acre)

Zoning: Light Commercial (C-1)

General Plan Designation: Commercial Retail and Office

Applicant: Robert Huntsberry, VMI Architecture
367 Fifth Avenue
San Rafael, CA 94901

Property Owner: Frederick C & Marilyn M Trust
Daniel & Arnaldine Trust
59 Greenwood Drive
South San Francisco, CA 94080

Applicable Regulations: Daly City Municipal Code Sections:
Chapter 17.44 (Use Permits)
Chapter 17.18 (C-1 Light Commercial)
Chapter 17.45 (Design Review)

Environmental Assessment: Categorically Exempt per Section 15303(c) New Construction or Conversion of Small Structures

Prepared By: Steve Engfer, Assistant Planner
INTRODUCTION

The applicant, Robert Huntsberry of VMI Architecture representing Taco Bell, is proposing a new drive-thru Taco Bell restaurant at 7255 Mission Street. The proposal includes a new 1,974 square foot restaurant building with drive-thru, and associated parking lot and frontage improvements. Staff is recommending approval of Use Permit UPR-1-12-4998 and Design Review DR-1-12-4999, subject to the attached conditions.

BACKGROUND

The project site is vacant and the previous use of the site was the City Toyota auto sales lot. The site has been vacant for a few years since City Toyota relocated to its current location on San Pedro Road. The project site is comprised of three parcels that will need to be merged to construct the project.

PROJECT DESCRIPTION

The applicant proposes to construct a new Taco Bell drive-thru restaurant of approximately 1,974 square feet in area, with a seating capacity of thirty-eight (38), a drive-thru queuing lane that can accommodate six to seven cars, a 20 space parking lot, landscaping, frontage improvements, and signage on the existing vacant lot.

The subject property is located on the east side of Mission Street between Price and Castle Streets. The site is zoned C-1 (Light Commercial) and has a General Plan Land Use Designation of Retail and Office. Restaurant uses with a drive-thru are conditionally permitted in the C-1 zoning district. The proposed use conforms to the General Plan Land Use designation. The Mission Street Urban Design Plan identifies the site as a potential development site situated at the southern end of the "Middle of the Hill" area. The area is a mixed-use residential, commercial and retail district serving the neighboring area, with a wide variety of uses, including small and large markets, auto repair services, professional services, bars, and restaurants. Most of the buildings are one or two-story structures with various frontage sizes with retail and general commercial at street level and office or residential uses above. The Schoolhouse Station housing development is located across Mission Street from the project site. (Attachment A- Location Map)

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Zoning</th>
</tr>
</thead>
<tbody>
<tr>
<td>North: Commercial</td>
<td>C-1: Light Commercial District</td>
</tr>
<tr>
<td>South: Commercial and Residential</td>
<td>R-3 &amp; C-1: Light Commercial District</td>
</tr>
<tr>
<td>West: Mixed Use, Commercial &amp; Residential</td>
<td>C-1: Light Commercial District</td>
</tr>
<tr>
<td>East: Residential, Single Family and Multi Family Dwellings</td>
<td>R-3: Multifamily Residential</td>
</tr>
</tbody>
</table>
PROJECT EVALUATION

Use Permit

While the restaurant is allowed in the C-1 Light Commercial, the drive-thru requires use permit approval. The purpose of the use permit is to ensure that the proposed use will not have an adverse effect on surrounding properties.

The proposed use conforms to the goals, objectives and policies adopted in the Commercial Retail and Office land use designation. Specifically, the intent of the Commercial Retail and Office land use designation is to “encourage commercial retail and office development that can support the intensive uses that are compatible with the surrounding land uses…” The proposed restaurant use on the existing commercial corridor of Mission Street will provide service to the nearby residential uses and other commercial uses consistent with the land use designation and Land Use Objectives and Policies of the General Plan.

Parcel Configuration and Site Design

The project site is 19,271 square feet and is bounded by Mission Street to the west, Price Street to the north, First Avenue to the east and multifamily residential use as well as the O’Reilly’s (Kragen) uses to the south. The irregular shape of the lot creates design challenges; however, the applicant worked with staff to evaluate various alternative layouts to propose a configuration that best meets both the applicant needs and the City requirements.

The northern portion of the lot is the most suitable for development and the layout includes the building, drive-thru and some parking on the north half of the parcel where the lot dimensions better accommodate the improvements. The southerly portion of the parcel is proposed for access, parking and some landscaping improvements. (Attachment B- Plans)

The proposed layout and design also takes advantage of existing grade differentials and results in a building pad and drive-thru lane that is approximately six to eight (6-8) feet below the grade of the sidewalk along First Avenue and Price Street. The result is that the drive-thru lane queuing vehicles, menu board, and speaker will be less visible and audible from the residential units to the south of the project site on First Avenue. (Attachment C- Preliminary Grading Plan)

Frontage improvements for the project site include landscaping, new street trees and a new sidewalk with decorative brick banding along Mission Street.

Parking

Section 17.34.020(Q) of the Zoning Ordinance requires that one parking space be provided for each 125 square feet of the building area for restaurant uses. Based on this ratio, Taco Bell would be required to provide sixteen (16) parking stalls and they are proposing to provide a total of twenty (20) spaces, exceeding the minimum required. The proposed parking layout also includes permeable pavers along the southern portion of the parking area that will both visually enhance the site and provide adequate area for storm water infiltration. (Attachment B- Project Plans)
Drive-Thru & Circulation Plan

There are three driveways proposed to serve the project. The two primary driveways provide ingress/egress along Mission Street. There is also an exit-only driveway encroachment onto First Avenue. The proposed driveway locations meet City requirements and are designed in such a way as to provide adequate access and also minimize potential traffic impacts to City streets. The City Engineering Division required that the First Street drive aisle be one way exit to minimize any traffic congestion that could occur at the drive-thru lane entrance. The queuing lane for the drive-thru accommodates approximately six to seven vehicles and is sufficient for the proposed use. The applicant located the speaker as far as practicable from the nearest residences to minimize noise impacts. Noise generated from the proposed 24 hour-a-day drive-thru has to comply with the Daly City General Plan Noise Element for nearby multifamily residential homes at no greater than 65 dB for the applicable acceptable Community Noise Exposure Level.

Architectural Design

The proposed building incorporates an architectural design with features unique to the Taco Bell branding scheme. Included in the design are plaster/stucco surface walls, stone wainscoting and column trim, enhanced arched entrance and drive-thru wall features, metal canopies, a porte cochere structure over a portion of the drive-thru lane and parapet wall with paint trim band.

The applicant worked with staff to modify the original proposal in order to provide a building entrance layout with a more prominent Mission Street presence and to meet the intent of the Mission Street Urban Design Plan to serve both vehicular and pedestrian traffic. There are two main restaurant entrances, one along the Mission Street frontage and one at the southern elevation. The Mission Street frontage entrance has a brick pedestrian pathway that will match the required sidewalk improvements along the Mission Street frontage. The northern elevation along Price Street includes a porte cochere structure with a lattice feature that is designed to enhance the building and reduce the visibility of queuing vehicles from the right-of-way.

The proposed building design is compatible with the neighborhood by incorporating stucco/plaster finishes, stone treatments, decorative steel canopies, decorative lighting and a paint scheme that complements the Mission Street Urban Design Plan color palette. (Attachment D-Plan Elevations)

The proposed lighting enhances the building design and improves safety. All lighting is required to minimize off-site light pollution and glare on nearby residences and as well meet minimum safety requirements for the site.

Retaining Walls and Fences

The retaining walls along the First Avenue and Price Street property lines and replacement along the eastern and southern property lines are proposed to be plaster surface walls that include pilasters with cap blocks and trim materials such as stone veneer. The proposed retaining walls along First and Price Street are minimally visible from the right-of-way, but the walls are more visible within the site. The proposed retaining walls include a decorative steel railing on top with
pilasters proposed every eight feet thereby providing articulation for a functional design feature. (Attachment D-Plan Elevations)

Landscaping

Approximately 3,000 square feet of new landscaping that includes a variety of plants, shrubs and shade trees are proposed. The project exceeds the 1,000 square feet of landscaped area and is therefore subject to specific requirements for outdoor water use efficiency and Tier 1 landscape requirements of the Daly City Landscaping Ordinance.

Litter Control and Site Maintenance

An approved litter control and site maintenance plan is required prior to building permit issuance. The plan must include a schedule of maintenance for the site and adjacent sidewalks and a graffiti abatement program.

Signage

There are three signage categories proposed for the site: business identification; way finding; and informational/menu board signage. Menu board and way finding signs are not included in the square footage calculations for the overall sign area. However, all illuminated menu boards and way finding signage will be required to be shielded to reduce glare for the surrounding neighborhood.

DCMC Chapter 17.32.200 regulates allowable sign area. Lots containing primary frontages of 100 feet or greater are permitted a maximum 125 square feet of signage, plus an additional 62.5 square feet of signage for secondary frontages. Therefore, a maximum of 187.5 square feet is allowed for the site.

Approximately 120 square feet of signage is proposed and it includes the installation of a new pylon sign near the southernmost driveway entrance on the Mission street frontage with approximately 45 square feet of signage.

<table>
<thead>
<tr>
<th></th>
<th>North</th>
<th>South</th>
<th>East</th>
<th>West</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Proposed Building Signage</td>
<td>~25 s.f.</td>
<td>~25 s.f.</td>
<td>0</td>
<td>~25 s.f.</td>
<td>~75 s.f.</td>
</tr>
<tr>
<td>Pylon Sign</td>
<td>~45 s.f.</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

All building and canopy mounted signage will be illuminated, individual channel letters which meets the DCMC Chapter 17.32.200 regulations for sign area and also meets the intent of the Mission Street Urban Design Plan.

Staff does not support the proposed pylon sign and recommends it be replaced with a monument sign at the same location or at the corner of Price and Mission Streets. Due to its unique branding, the Taco Bell site will be easily visible to both pedestrian and vehicle traffic. The City policy has been to approve monument signs along the Mission Street corridor rather than pole or
pylon signs and is consistent with the most recent Council approvals for Auto Zone, Walgreens and the Mission Plaza shopping center. Staff has included a condition that the pylon sign be replaced with a monument sign. (Attachment E- Signage)

Fiscal Analysis

The proposed project consists of a new commercial building and site improvements. Prior to project completion, the applicant will be required to pay building permit, plan check and AB1600 fees to the City. Additionally, the value of the new commercial uses will be added to the current assessed value of the subject property, which will result in additional property tax collection by the County, a portion of which would be distributed to the City. Ongoing retail sales tax will also result in additional tax revenue distributions to the City.

Stormwater Requirements

The proposed project must meet storm water management requirements. The applicant has submitted required NPDES Project Application Checklist, C.3 and C.6 Development Review Checklist forms for the project and has included some preliminary designs and treatments for storm water management. Additional information and updated forms may be required during the building permit review stage when more construction details are known.

ENVIRONMENTAL ASSESSMENT

| CEQA Determination                  | Categorical Exemption – Section 15303(c), New Construction or Conversion of Small Structures |

Staff has reviewed the proposal under the requirement of the California Environmental Quality Act (CEQA) and has determined that the project is exempt as a new structure of less than 2,500 square feet in an urban area.

FINDINGS

Staff finds that, as conditioned, the proposed project is in compliance with Title 17 (Zoning) of the Daly City Municipal Code. Approval of the proposed project would not be detrimental to the health, safety, morals, comfort and general welfare of persons residing in or working in the neighborhood, or be injurious or detrimental to the property and improvements in the neighborhood or the general welfare of the city. Approval of the proposed Use Permit UPR-1-12-4998 and Design Review DR-1-12-4999, as conditioned herein, is in the best interest of the public health, safety, and general welfare of the community, and that the general site, architecture, and landscape considerations have been incorporated to ensure compatibility with adjacent buildings and to provide an attractive environment. These findings are based on the following facts:

1. In accordance with Title 17 of the Daly City Municipal Code, as well as applicable State zoning enabling legislation, the Planning Commission will conduct a public hearing on April 3, 2012; notice of said hearing was by newspaper publication on March 23, 2012 posting and first class mailing to property owners within 300 feet;
2. Staff has reviewed the proposal under the requirements of the California Environmental Quality Act (CEQA) and has determined the project is Categorically Exempt per Section 15303(c), New Construction or Conversion of Small Structures;

3. The subject property is zoned C-1 (Light Commercial) which requires a Use Permit for the establishment of a drive-thru restaurant;

4. The subject use is consistent with the General Plan and the C-1 standards and, together with the provisions for its design and operation, would not be detrimental to the health, safety, morals, comfort and general welfare of the neighborhood;

5. The project complies with applicable provisions of Design Review Section 17.45 of the Zoning Ordinance;

6. General architectural considerations including consistent building materials have been incorporated into the design and façade treatments will be applied, to ensure the compatibility of the development to the surrounding neighborhood.

CONDITIONS OF APPROVAL:

Staff recommends approval of Use Permit UPR-1-12-4998, Design Review DR-1-12-4999 based on the following conditions as specified by each Department and Division. These conditions need to be complied with prior to, or as part of, any building permit for the proposed improvements.

A. DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT

General

1. Within ten (10) days of City Council approval, the applicant shall file with the Planning Division a Declaration of Acceptance of all conditions. Until said Declaration is filed, the use shall not be valid and no permits may be issued for this business.

2. The Use Permit shall be valid for a period of one year from the date of City Council approval. The approval shall terminate if a building permit has not been obtained and construction commenced within one-year of City Council approval of the project or if the applicant fails to obtain a valid business license.

3. An approved litter control and site maintenance plan is required prior to building permit issuance. The plan must include a schedule of maintenance for the site and adjacent sidewalks and a graffiti abatement program.

4. The lighting fixtures proposed shall minimize glare for the surrounding neighborhood.

5. The use permit and design review shall be valid only in conjunction with plans submitted and approved by the City Council. Any significant modifications and changes to the plans shall be
treated as an amendment and shall be subject to review by a Council Committee appointed by the Mayor.

6. The proposed pylon sign shall be omitted from the sign package and a monument sign may be proposed. Any plans for a monument sign shall be submitted and approved by the Planning Division prior to sign permit issuance. A separate sign permit shall be required for all proposed signage.

7. The project landscaping exceeds the 1,000 square feet of landscaped area is subject to the Daly City Landscaping Ordinance. The landscaping plans shall be required to meet all applicable requirements including water efficient irrigation and will incorporate Bay Area Friendly species that are drought tolerant. Irrigation systems will incorporate water efficiency measures and shall show the details on the building permit plans. No building permit may be issued until this condition is met.

8. All conditions from various Departments that may be required prior to obtaining building permits shall apply.

9. All buildings, retailing walls, fences and trash enclosure materials and colors must match those as approved. High quality materials shall be utilized and final finishes shall be approved by the Director of Economic and Community Development.

10. Additional Stormwater information and updated forms may be required during the building permit review stage when more details of the construction drawings are known. Information and/or designs that may be required if there are any changes that impact the forms submitted for the subdivision application. No building permit may be issued until acceptable storm water requirements are met.

11. A Parcel Merger is required for merger of the parcels that comprise the project site and shall be completed prior to issuance of a Certificate of Occupancy.

B. ENGINEERING DIVISION

12. An Encroachment permit shall be required for the project.

13. The applicant shall comply with the applicable requirements of the City of Daly City General Conditions of Approval: Use Permits, Variances, Design Reviews, Planned Developments, and Subdivisions, edition current at the time of building permit application.

14. All utility services shall be installed through underground service laterals. There shall be no aerial service drops.

15. The applicant shall provide specific measures and work plans to prevent pollutants from entering the public storm drain system in compliance with the NPDES regulations. Drainage to the public storm drain system shall be through pipes under the sidewalk, drainage over the
sidewalk is not permitted. The rate of flow to the City’s Storm Drain System shall not exceed the predevelopment rate. Provide infiltration or detention for increment of drainage flow for a 10-year/2 hour-frequency storm event. Provide fail-safe emergency drainage conditions for worst-case events that may occur during the life of the project in excess of 100 years.

16. The applicant shall submit grading plans, soil investigation report and storm water pollution prevention plan.

17. The retaining walls adjacent to the right-of-way, supporting the First Avenue and Pierce Street, must be designed for a minimum of a 100-year life. They must be located entirely on private property without ties, nails or other supports extending into the public right of way. The walls must be accessible for maintenance by the owner. Wall design shall include barriers, rails and/or other supports to prevent vehicles or pedestrians from going over the walls. The aesthetic barrier design is subject to Planning Division approval, must be esthetically acceptable.

C. DEPARTMENT OF WATER AND WASTEWATER RESOURCES

18. Based on the City’s current water maps, there is an existing 12-inch water main on the same side of the street. Pipe size shall be verified by the applicant prior to construction. A fire flow may be required to determine if this main is adequate to supply water for this project. All costs for verification of pipe size and fire flow shall be borne by the applicant.

19. Water meters shall be located in landscaped areas only. Water meters shall be located in landscaped areas only. No water meters shall be located in sidewalks or driveways.

20. Sewer System Improvements: All costs associated with any sewer system improvements required as a result of the proposed construction shall be borne by the applicant.

21. Plans shall include water conservation devices. Outdoor landscaping shall be drought tolerant, native vegetation or hardscapes. Irrigation in non-turf areas shall be drip, micro-spray or micro-jet. No water features shall be permitted.

22. A set of utility plans is required for DWWR’s next review at the time of building permit application. The plans need to include the domestic, fire and irrigation service connections and the sizes of each these services.

23. Backflow Devices: Per City of Daly City Standard Drawing SS-12, due to the sewer lateral having a desired slope of less than 2%, a backflow device (swing check) shall be installed in an appropriate location within the private property. The backflow device shall be contained in a vault that shall remain accessible at all times.

24. Sewer Lateral Inspection: Applicant needs to verify the intent to abandon or reuse the existing sewer lateral. If the intent is to reuse, applicant must video inspect and perform a watertight test that is subject to review by DWWR. A DWWR representative shall be on site
during the testing and televising. If the lateral is not to be used, the lateral shall be abandoned per Section 02720, 3.08 of the City of Daly City Standard Specifications and Drawings. The abandonment shall be completed prior to any demolition of the previous building or construction of the new building. All costs associated with the testing, video inspection and abandonment shall be borne by the applicant.

25. Water System Improvements: All costs associated with any water system improvements required as a result of the proposed construction shall be borne by the applicant.

26. Water Service Inspection: Applicant needs to verify the intent to abandon or reuse the existing water service. Only copper or ductile iron services shall be reused. If the intent is to reuse, applicant must provide evidence of the material type to DWWR/Engineering. If the service is not to be used, the service shall be abandoned per Section 02710, 3.15 of the City of Daly City Standard Specifications and Drawings. The abandonment shall be completed prior to any demolition of the previous building or construction of the new building. All costs associated with the abandonment shall be borne by the applicant.

27. Plans shall include water conservation devices. Indoor-All domestic fixtures shall be low flow with toilets 1.28 gpf or less and "HE" urinals 0.5 gpf or less are required.

28. A certified Distribution System Operator must be present for all hydrostatic testing, chlorination, flushing, bacteria testing and connections to the existing system, per California Department of Public Health, Operator Certification Regulations, Section 63770. The City of Daly City Engineer must receive the request for the certified Operator to be present for these operations in writing no less than six (6) working days prior to the anticipated date of work. Include in plan notes.

29. The grease interceptors required for the project must be sized per the current plumbing codes. The interceptor location and sizing calculations must be shown on the next set of drawings for review.

30. The trash enclosure will also require a sanitary drain to be installed and it must be plumbed to the grease interceptor. The floor for the enclosure must be sloped to prevent runoff and out of the enclosure. Currently sheet DD1.1 shows a 1% slope allowing runoff etc. to flow out towards the parking lot.

C. NORTH COUNTY FIRE AUTHORITY

31. Fire sprinklers that meet NFPA standards are required and shall be included on the building permit plan submittal.
STAFF RECOMMENDATION

Staff recommends that the Planning Commission forward to the City Council the following:

1. Adopt the Findings as outlined herein;
2. Affirm the project as Categorically Exempt per Section 15303 © of the California Environmental Quality Act;
3. Approve Use Permit UPR-1-12-4998, Design Review DR-1-12-4999 subject to the Findings and Conditions outlined herein.

Respectfully submitted,

[Signature]

Steve Engfer
Assistant Planner

Attachments
Attachment A – Location Map
Attachment B – Project Plans
Attachment C – Preliminary Grading Plan
Attachment D – Plan elevations
Attachment E – Signage Plan
Attachment F – Site photos
**SIGN SPECIFICATIONS**

- **Materials**
  - Return: 8" Deep .187 Formed Polycarbonate
  - Face: Formed And Dabossed .118 White Polycarbonate

- **Decoration**
  - Return: Painted Violet Spraylat L8-7917
  - Face: 2nd Surface Graphics

- **Accessories**
  - Removable Face
  - Area: Squared 21.73 sqft
  - Weight (EsL): 125 lbs.
  - Wind Load: Windload Designed For 110 mph Wind Zone

**ELECTRICAL SPECIFICATIONS**

- **Illumination**
  - Ballast: EESB-832-16L
  - Lamps: (3) F38 T12 Dsgn 50/HO
  - (2) P48 T12 Dsgn 50/HO

- **Electronic**
  - Ballast: EESB-832-16L
  - Line Load
    - Amps: 1.7
    - Circuits: (1) 20 amp
    - Volts: 120

**COLOR SPECIFICATIONS**

- **Graphic & Color Specifications**
  - Color: Other
  - White: Spraylat White 801 3M
  - Violet: Spraylat L8-7937 3630-9126
  - Yellow: Spraylat L8-7837 3630-915
  - Magenta: Spraylat L8-7836 3630-1412

**PART # 823-FA-BELL**
TACO BELL

6.81 SQ. FT.

SIGN SPECIFICATIONS
Materials
- Returns: Formed Polycarbonate
- Faces: Formed White Polycarbonate

Decoration
- Returns: Painted Violet Spraypaint L8-7917
- Faces: 1st Surface Vinyl
- Letter Stand Offs: Standard Coupling Painted Violet

Accessories
- Removable Faces

Area
- Squared 6.81 sqft

Weight (Est.)
- 68 lbs.

Wind Load
- Wind Load is Designed For 110 mph Wind Zone

ELECTRICAL SPECIFICATIONS
Illumination
- LED's

Line Load
- Amps: 1.7
- Circuits: (1) 20 amp
- Volts: 120

COLOR SPECIFICATIONS
Graphic & Color Specifications
Color
- Other
- Violet
Spraypaint L8-7937 3M 3830-9126

PART # 823-9LTRS-CPY-LED

D-ORDER # 88950.00

CUSTOMER APPROVAL: REV91  DATE: REV1  DATE: REV14  DATE: REV16  DATE: REV3
PROJECT: TACO BELL  ADDRESS: 7790 Mission Street, Daly City, CA 94014
DESIGNER: AAAA  SCALE: AS NOTED  DATE: 12-053 R SHEET 5 OF 17

DRAWING NO. 12-053 R
SIGN SPECIFICATIONS
- Canopy: Fabricated Aluminum
- Frame: Constructed Of Channel And Angle
- Decoration: Painted Tiger Drylac Bronze Metallic #403-66230
- Accessories: Service Doors Located Bottom Side Of Canopy
- Area: T.B.D.
- Weight (Est.): T.B.D.
- Wind Load: Wind Load Designed For 110 mph Wind Zone

ELECTRICAL SPECIFICATIONS
- DOWNLIGHTS
  - Illumination: Incandescent Lamp & Fixture (2)
  - Line Load: Amps: 3.7
  - Circuits: (1) 20 amp
  - Volts: 120
- CHANNEL LETTERS
  - Illumination: LED'S
  - Line Load: Amps: 1.7
  - Circuits: (1) 20 amp
  - Volts: 120

COLOR SPECIFICATIONS
- Graphic & Color Specifications
- Color: Tiger Drylac Bronze Metallic

PART #: 823-ENT-CNPy-W/LTRS-BZA
**9'-2" CANOPY**

**SIGN SPECIFICATIONS**
- **Materials**
  - Canopy: Fabricated Aluminum
  - Frame: Constructed Of Channel And Angle
  - Decoration: Canopy: Painted Tiger Drylac Bronze Metallic #49-86230
- **Accessories**
  - Service Doors Located Bottom Side Of Canopy Area
  - T.B.D.
  - Weight (Est.): T.B.D.
- **Wind Load**
  - Wind Load Designed For 110 mph Wind Zone

**ELECTRICAL SPECIFICATIONS**
- **Illumination**
  - Incandescent Lamp & Fixture (2)
- **Line Load**
  - Amps: 3.7
  - Circuits: (1) 20 amp
  - Volts: 120

**COLOR SPECIFICATIONS**
- **Graphic & Color Specifications**
  - Tiger Drylac Bronze Metallic

**PART # 823-DTCNPY-NQTRTS-BZA**
SIGN SPECIFICATIONS

Materials
- Formed Polycarbonate Backs
- Faces: Formed Polycarbonate

Decorations
- Formed Back: Painted Violet Spraylat L8-7917
- Formed Faces: Faces: 1st Surface Vinyl
- Letter Stand Off: Standard Coupling Painted Violet

Accessories
- Removable Faces

Area
- Squared: 6.81 sq ft

Weight (Est.)
- 88 lbs.

Wind Load
- Wind Load is Designed For 110 mph Wind Zone

ELECTRICAL SPECIFICATIONS

Illumination
- LED's

Line Load
- Amps: 1.7
- Circuits: (1) 20 amp
- Volts: 120

COLOR SPECIFICATIONS

Graphic & Color Specifications
- Color: Other
- Violet: Spraylat L8-7937
- VQ4153 VINYL

PART # 823-9LTRS-WALL-LED
16' 5" FLYING ARCH

SIGN SPECIFICATIONS
Materials
- .063 Sheet Aluminum Tube
- 4" x 4" x 1/4" Aluminum Tube
- 10" x 10" x 1/2" Aluminum Plate
Decoration
- Flying Arches: Painted #2146-70 Benjamin Moore Bavarian Creme White Moor Craft
Accessories
- N/A
Area
- Squared: 48 sqft
Weight (Est.)
- 800 lbs
Wind Load
- Wind Load is Designed for 110 mph Wind Zone

ELECTRICAL SPECIFICATIONS
Illumination
- N/A
Transformers
- N/A
Line Load
- N/A

COLOR SPECIFICATIONS
Graphic & Color Specifications
Color
- Benjamin Moore Bavarian Creme #2146-70

PART # 823-ARCH-ADJUSTMOUNT.
2'-3" x 6'-6 9/16" CURVED TRELLIS

SIGN SPECIFICATIONS
Materials
☐ Aluminum Tube Construction
Decorative
☐ Trellic Painted Tiger Drylac Bronze Metallic #49-68230
Accessories
☐ N/A
Area
☐ Squared: 14.5 sqft
Weight (Est.)
☐ 175 lbs
Wind Load
☐ Wind Load Designed For 110 mph Wind Zone

ELECTRICAL SPECIFICATIONS
Illumination
☐ N/A
Transformers
☐ N/A
Line Load
☐ N/A

COLOR SPECIFICATIONS
Graphic & Color Specifications
Color
Tiger Drylac Bronze Metallic

PART # 567-16101578-BRZ
SIGN SPECIFICATIONS

Materials
- Trellis: Aluminum Tube Construction
- Decoration: Trellis Painted Tiger Drylac Bronze Metallic #49-66230

Accessories
- N/A

Wind Load
- Wind Load Designed For 110 mph Wind Zone

COLOR SPECIFICATIONS

Graphic & Color Specifications
- Color: Tiger Drylac Bronze Metallic

D-ORDER# 60350.00

PART # 823-2X5TREL-BRZ
2'-0" X 10'-0" TRELLIS

SIGN SPECIFICATIONS
Materials
• Trellis: Aluminum Tube Construction
Decoration
• Trellis: Painted Tiger Drylac Bronze Metallic #49-66230
Accesses
• N/A
Wind Load
• Wind Load Designed For 110 mph Wind Zone

ELECTRICAL SPECIFICATIONS
Illumination
• N/A
Transformers
• N/A
Line Load
N/A

COLOR SPECIFICATIONS
Graphic & Color Specifications
Color
Tiger Drylac Bronze Metallic

BLOCKING AS PER TO
(≥ X 8 MINIMUM VERTICAL)
3/8" x 8" LAG BOLT -Typ.
(WIN. 3' LENGTH)
1" DIA. THREADED ROD

ALUM. TUBE

3'-3 5/8" WALL LINE

2'-0"

BLOCKING BY G.C.

PART # 823-2X10-TRELBRZ

D-ORDER# 62306.00

CUSTOMER APPROVAL:

DATE: 

REV#1

REV#4

REV#7

REV#10

REV#13

REV#16

REV#19

REV#22

REV#25

REV#28

REV#31

REV#34

REV#37

REV#40

REV#43

REV#46

REV#49

REV#52

REV#55

REV#58

REV#61

REV#64

REV#67

REV#70

REV#73

REV#76

REV#79

REV#82

REV#85

REV#88

REV#91

REV#94

REV#97

REV#100

PROJECT: TACO BELL
ADDRESS: 7255 Mission Street, Daly City, CA 94014
PHONE: * ACCT. MGR. PATIENCE CHANG

DIMENSION: SCALE: AS SHOWN DATE: 3/6/12

DRAWING NO.

12-053 R

SHEET 13 OF 17
ORDER POINT CANOPY

SIGN SPECIFICATIONS

Materials
- Polycarbonate face with screened decorations - 2nd surface.
- Aluminum canopy with steel wire.
- Formed aluminum bell.
- Removable screen.

ELECTRICAL SPECIFICATIONS

(2) 10 Watt metal halide lamps.
Other electrical specs: TBD.

COLOR SPECIFICATIONS

Polycarbonate Cladding:
- K3 Screened second surface: Arbor Wave SW2057
- Bell Graphics: Screen second surface
- Light Bell: PMD 131U
- Dark Bell: PMD 139U

Canopy post and framing member:
- TB Bronze Tig Weld: 45-6020-036
- Model Rail: Paint to match PMD 2385
- Canopy: White SW2123 eggshell finish

Part #823-TB-ORDCPY-VE-KIT
Part #823-TB-EVO-CANOPY
ELEVATION VIEW

3" CLEAR TYP

24" CONCRETE

57" Depth Concrete

823-OM-EVMBMC (magnetic)
823-OM-EVMBLOC (mechanical)
Site Photos

View from the corner of Price Street and First Avenue looking southwest towards Mission Street.

View from Price Street looking south.