



**REGULAR MEETING OF THE
CITY OF CONCORD
DESIGN REVIEW BOARD**

**Thursday, April 28, 2016
5:30 p.m., Regular Meeting
PERMIT CENTER CONFERENCE ROOM
1950 Parkside Drive, Bldg. D**

Design Review Board Members

Jack Moore, Chair

Kirk Shelby, Vice Chair

Peter Harmon

Ross Wells

Jason Laub – Planning Commission Liaison

AGENDA

PUBLIC COMMENT PERIOD

ADDITIONS/CONTINUANCES/WITHDRAWALS

CONSENT CALENDAR

A. [4/14/16 Meeting Minutes](#)

STAFF REPORTS

1. [Veranda Shopping Center \(PL16092 – DR\)](#) – Design Review to demolish an approximately 609,000 square foot office and construct an approximately 375,000 square foot shopping center on a 30-acre site located at 2001-2003 Diamond Boulevard. The General Plan designation is West Concord Mixed Use; Zoning classification is WMX (West Concord Mixed Use); APN 126-440-001. **Project Planner: Frank Abejo @ (925) 671-3128**
2. [Yanni's Greek Restaurant \(PL16153 – DR\)](#) – Application for an exterior re-model of a 1,250 square foot existing building on a 3,480 square foot lot at 1950 Concord Blvd. The applicant is seeking exterior renovations only, no modifications are proposed to the parking and access. The General Plan designation is Downtown Mixed Use; Zoning classification is DMX (Downtown Mixed Use); APN's 126-052-019. **Project Planner: Afshan Hamid @ (925) 671-3281**

HEARINGS

1. [Concord Toyota Façade Improvements \(PL16051 – DR\)](#) – Design Review to install a new façade and repaint the existing Concord Toyota building at 1090 Concord Avenue. The General Plan designation is West Concord Mixed Use; Zoning classification is WMX (West Concord Mixed Use); APN 126-324-006. **Project Planner: G. Ryan Lenhardt @ (925) 671-3162**

2. [Burger King @ 5450 Ygnacio Valley Road](#) (PL16098 – DR) – Design Review for proposed façade improvements to an existing 3,152 sq. ft. Burger King restaurant with drive-thru on a 3.33 acre property located at 5450 Ygnacio Valley Road. The General Plan designation is Neighborhood Commercial; Zoning classification is NC (Neighborhood Commercial); APN 120-270-066. **Project Planner: Joan Ryan @ (925) 671-3370**

BOARD CONSIDERATIONS/ANNOUNCEMENTS

STAFF ANNOUNCEMENTS

ADJOURNMENT

NOTICE TO PUBLIC

No item will be considered for hearing after 9 P.M. Items remaining on the agenda will be rescheduled.

At the beginning of the meeting any items to be held over will be announced. The staff may bring up following this, any items on the agenda that are of a routine and non-controversial nature, and the chairperson may call for action on these items without further discussion if there is no opposition present at the meeting. Normal hearings will then proceed for the remainder of the agenda.

Staff will not provide written summaries of the Board's discussions on preliminary review or continued agenda items. Applicants should be prepared to take all necessary notes regarding the Board's comments, suggestions, and directions on projects, or schedule an appointment to review tape recordings of the meetings. For items resulting in a final action by the Board, action letters will be prepared by staff and distributed to the applicant.

Correspondence and writings received that constitutes a public record under the Public Records Act concerning any matter on this agenda are available for inspection during normal business hours by contacting the Planning Division, located at 1950 Parkside Drive, Wing D, Concord, CA. For additional information contact (925) 671-3152.

In accordance with the Americans with Disabilities Act and California Law, it is the policy of the City of Concord to offer its public programs, services and meetings in a manner that is readily accessible to everyone, including those with disabilities. If you are disabled and require a copy of a public hearing notice, or an agenda and/or agenda packet in an appropriate alternative format; or if you require other accommodation, please contact the ADA Coordinator at (925) 671-3021, at least five (5) days in advance of the hearing. Advance notification within this guideline will enable the City to make reasonable arrangements to ensure accessibility.

NEXT DESIGN REVIEW BOARD MEETINGS:

May 12, 2016

May 26, 2016

MEMORANDUM

DATE: April 28, 2016

TO: Design Review Board

FROM: Frank Abejo, Senior Planner

SUBJECT: Staff Report Item No. 1 – Veranda Shopping Center (PL15466-DR)

On April 14th, the Design Review Board recommended Design Review approval of the Veranda Shopping Center with a condition requiring additional enhancement at select elevations to return for the Board's review as a staff report item. CenterCal is in the process of revising the requested elevations. Staff will provide the revised elevations under separate cover prior to the Board's April 28th meeting.

MEMORANDUM

DATE: April 28, 2016

TO: Design Review Board

FROM: Afshan Hamid, Associate Planner

SUBJECT: Staff Report Item No. 2 - Yanni's Greek Café at 1960 Concord Ave,
Exterior Re-model (PL160153 – DR)

Sreenevas Ramireddy of Broadmoor Properties, LLC has applied for a Design Review application for a re-model of an existing one story building at 1960 Concord Ave. The applicant is proposing a new restaurant which is a permitted use, and no other planning permits are required aside from an administrative approval of the Design Review application.

The project is proposed as follows:

- Existing site access, circulation and parking to remain as is;
- Existing building square footage to remain, no expansion or addition;
- Existing tile roof to remain;
- New front elevation re-model with removal of stone and raised stone planter;
- Painting the side elevations to match new front elevation.
- New storefront and new door

Staff supports the project and intends to approve it subject to all applicable conditions and requirements of the Development Code. Staff is sharing this project with the Board for their information.

Google Maps

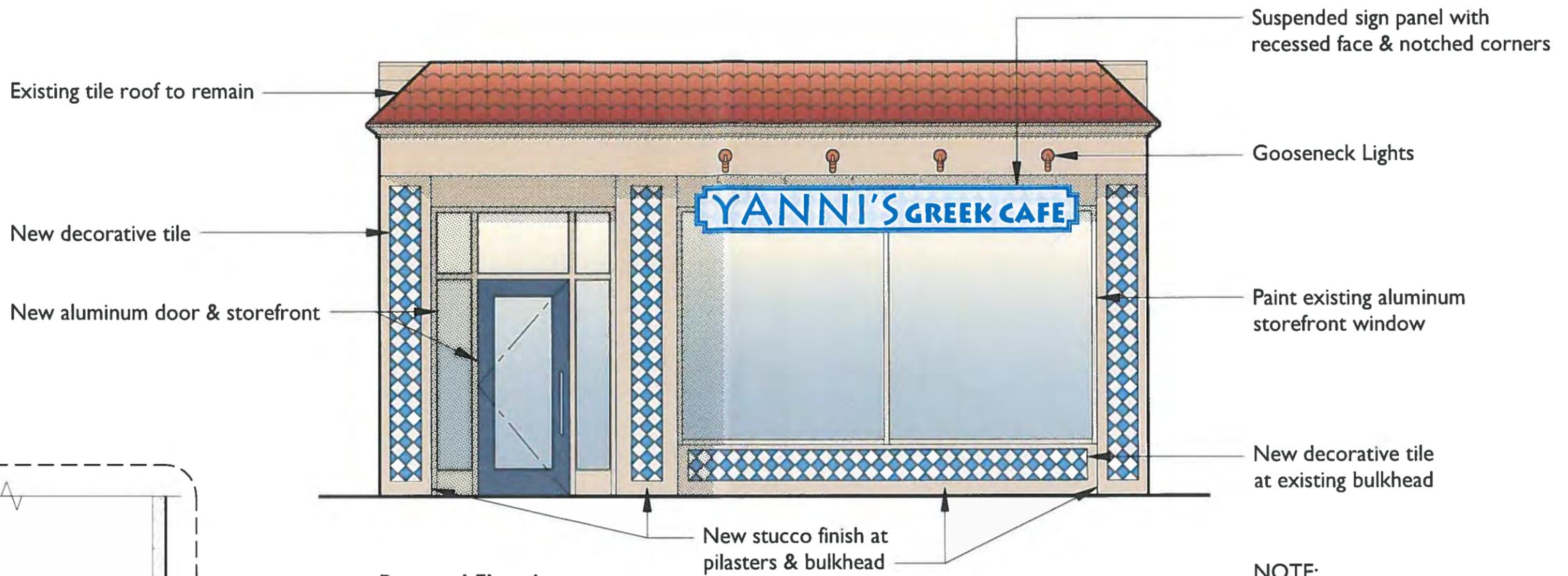
1960 Concord Ave

Yanni's Greek Restaurant

Site

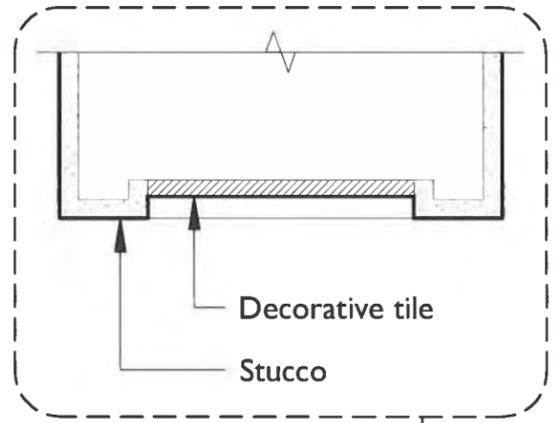


Imagery ©2016 Google, Map data ©2016 Google 20 ft

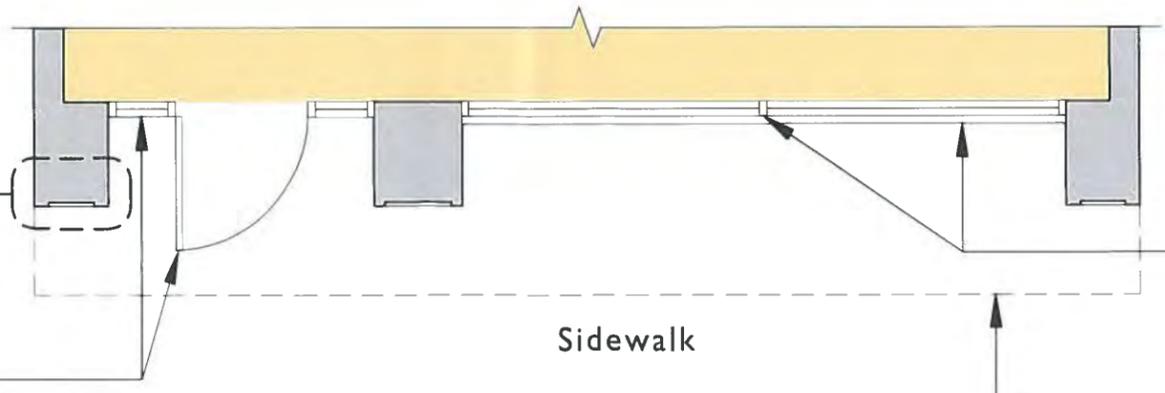


Proposed Elevation

NOTE:
 1. All 4 sides to be painted.
 2. Existing stone finish at pilasters and bulkhead to be removed.



Proposed Pilaster Detail



Proposed Storefront Plan

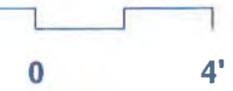
RECEIVED
 APR 12 2016
PLANNING



Proposed Facade Improvements

4/12/16

1960 CONCORD AVENUE - Concord



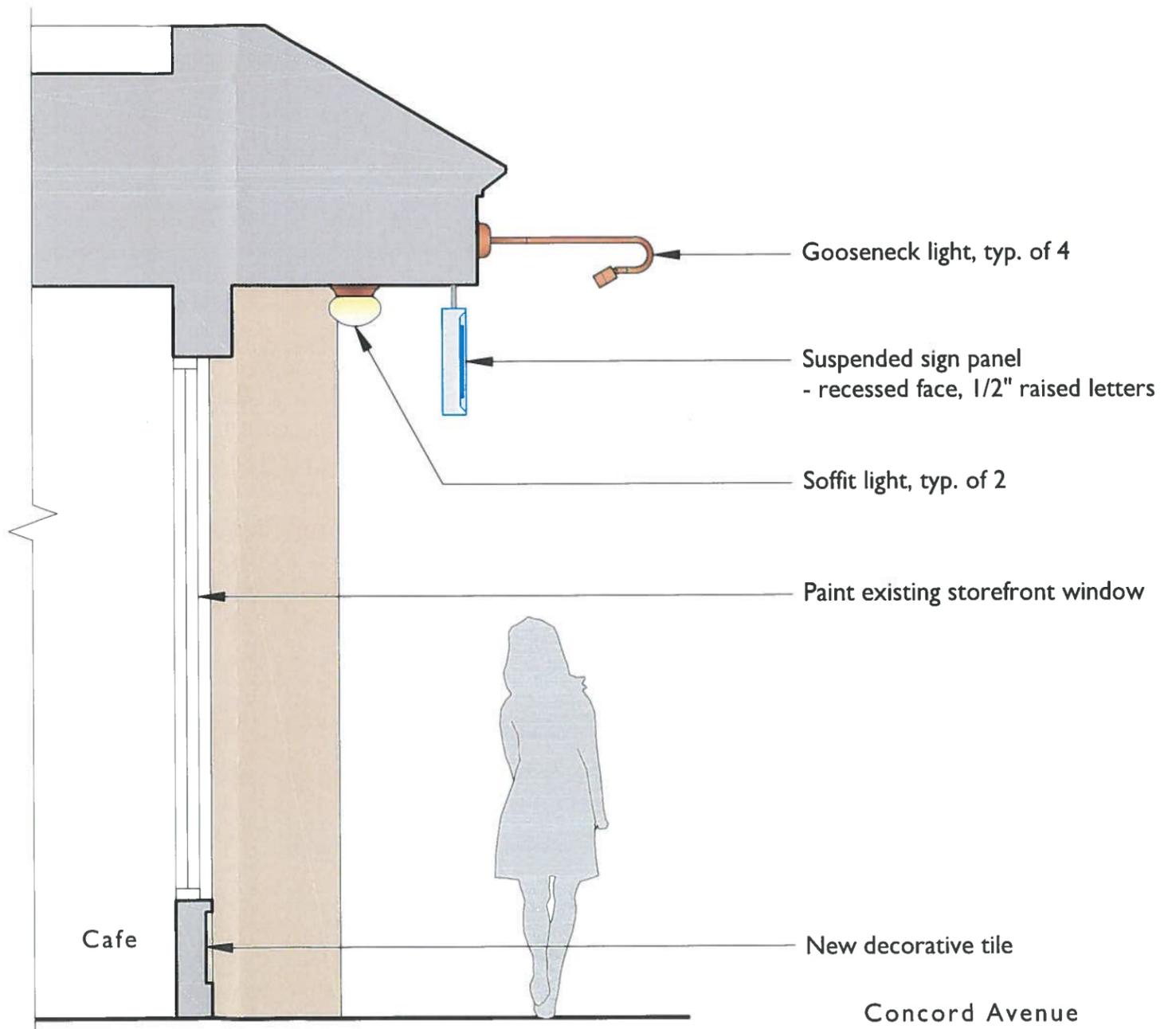


Sign panel with recessed face.



Suspended sign.

Examples of Signage



Proposed Storefront Section



Proposed Facade Improvements

1960 CONCORD AVENUE - Concord

4/12/16

0 2'



REPORT TO DESIGN REVIEW BOARD

DATE: April 28, 2016

I. GENERAL INFORMATION

Project Name: CONCORD TOYOTA FACADE ENHANCEMENT
(PL16051 – DR)

Review Status: Final Design Review

Location: 1090 Concord Avenue

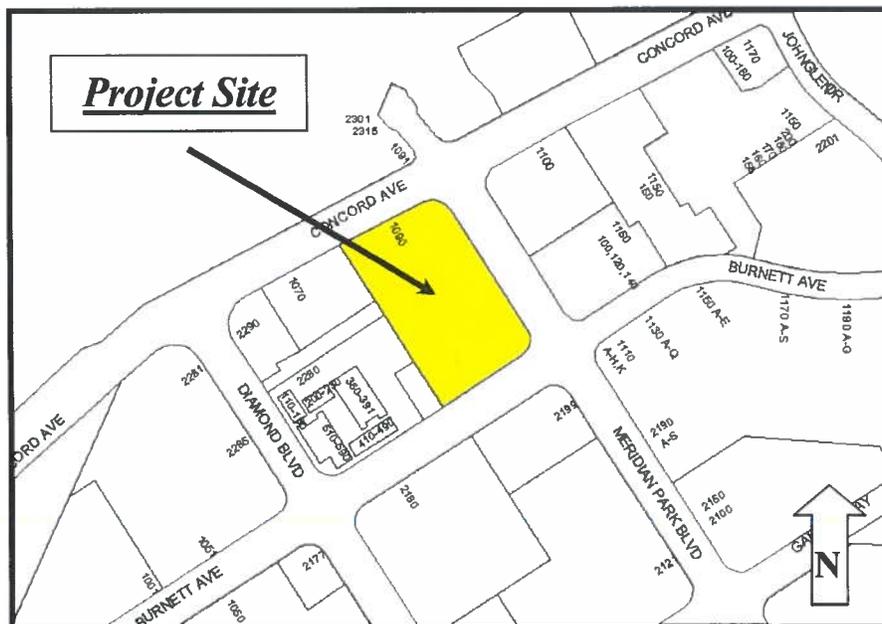
Parcel Number: APN 126-324-006

General Plan: West Concord Mixed Use

Zoning: WMX (West Concord Mixed Use)

Applicant: Murakami/Nelson
Attn: Kevin Chang
100 Filbert Street
Oakland CA 94607

Vicinity Map:



II. PROJECT BACKGROUND

On April 16, 2003, the Planning Commission approved a Use Permit Amendment and Design Review to construct a 55,440 sq. ft. Toyota dealership at 1090 Concord Avenue.

On March 29, 2016, Murakami/Nelson submitted an application for Administrative Design Review for a façade enhancement to Concord Toyota to reflect the new “Toyota Image USA II” corporate image with an internally lit entry portal and logo and interior remodeling of finishes in the showroom and first floor offices. The improvements are part of a nationwide project to give all Toyota dealerships an updated and uniform appearance.

On April 4, 2016, the application was deemed complete for processing.

The Board’s Final Design Review recommendations will be incorporated into revised plans submitted for a building permit. The Planning Division will issue an Administrative Design Review approval only after first determining that the Board’s recommendations have been incorporated and the application complies with all Development Code provisions applicable to the project.

III. DISCUSSION

The Toyota USA makeover plan is designed to “protect and strengthen the brand identity,” and “enhance capacity, maximize sales, improve market share and revenue,” according to a national company website. The scope of improvements is different for each dealership and is customized through a design process. Each dealership owner decides which recommended upgrades to incorporate once the design process is completed.

Site Plan/Circulation/Parking/Display Area

No changes to the site plan or circulation are proposed. Staff has the following recommendations:

- The applicant shall repair/replace paving surfaces and striping as necessary so circulation patterns are obvious and designated parking spaces are visible.

Architecture

The applicant proposes to remodel the building façade creating a contemporary appearance with modern building materials and “refresh” the interior showroom finishes. The existing white exterior stucco finish at the showroom fascia will be clad with a silver aluminum composite metal (ACM) panel system. All rounded corners at the showroom canopy and vehicle delivery canopy to the north will be “squared off” and clad with the silver ACM panel system with a red accent band. The rounded corner at the service drive will also be squared off but will retain the existing stucco finish. All existing stucco to remain will be painted light grey to compliment the silver ACM panel. All existing elliptical columns at the canopies will be squared off and clad with the silver ACM panel system.

In addition, a new entry portal will be constructed at the showroom entrance. The internally illuminated glass entry portal has become a universally recognizable brand signature statement and

will provide an appealing transition area for customers and provide weather protection in the front display area. The portal will consist of white mullions and translucent glass with a white diffusing veil to allow the internal illumination. The red Toyota logo and lettering will be located on the new entry portal and will be internally lit. Staff has the following recommendations:

- Provide details in the working drawings that show how materials “return” around each element and finish at the adjacent building plane.

Landscaping

No changes to the landscaping are proposed. Staff has the following recommendations:

- The applicant shall replace landscaping that is unhealthy and/or has died with drought tolerant materials appropriate for this climate zone.

Lighting

No changes to the lighting are proposed. Staff has the following recommendations:

- The applicant shall repair/replace light fixtures that are no longer operable as necessary.

Monument Signs

No changes to the monument signs are proposed. Staff has the following recommendations:

- The applicant shall repair/replace monument sign components as necessary to ensure proper function and appearance.

IV. Recommendations

Staff has the following recommendations.

- The applicant shall repair/replace paving surfaces and striping as necessary so circulation patterns are obvious and designated parking spaces are visible.
- Provide details in the working drawings that show how materials “return” around each element and finish at the adjacent building plane.
- The applicant shall replace landscaping that is unhealthy and/or has died with drought tolerant materials appropriate for this climate zone.
- The applicant shall repair/replace light fixtures that are no longer operable as necessary.
- The applicant shall repair/replace monument sign components as necessary to ensure proper function and appearance.

V. Motion

Staff has prepared the following motion for the Board’s consideration for the project.

I (Board Member _____) hereby move that the Design Review Board recommend approval of Concord Toyota Facade Enhancement (PL16051 – DR), subject to the Development Code provisions applicable to the project, the conditions of the Airport Land Use Commission, and any additional recommendations made by the Board.

Prepared by:



G. Ryan Lenhardt

Senior Planner

(925) 671-3162

ryan.lenhardt@cityofconcord.org

Exhibits:

- A - Statement of design intent date stamp received March 29, 2016
- B - Project plans date stamp received March 29, 2016

**Concord Toyota
Sonic Automotive**
1090 Concord Avenue
Concord, CA 94520

RECEIVED
MAR 29 2016
PLANNING

Statement of Design Intent

Summary:

Proposed remodel of existing Toyota automotive dealership. Exterior façade improvement to reflect the new Toyota USA corporate image with an addition of an internally lit entrance portal with logo. Interior remodel of finishes in showroom and first floor offices.

Statement of Design Intent:

The proposed remodel of the existing Concord Toyota automotive dealership will update the façade to a more contemporary look as well as refresh the interior Showroom finishes. The current white exterior stucco finish at the Showroom fascia will be clad with a silver aluminum composite metal (ACM) panel system. All rounded corners at the Showroom Canopy and Vehicle Delivery Canopy to the north will be squared off and clad with the silver ACM panel system with a red accent band. The rounded corner at the Service Drive will also be squared off but will retain the existing stucco finish. All existing stucco to remain will be painted light grey to compliment the silver ACM panels. All existing elliptical columns at the canopies will be squared off and clad with the silver ACM panel system.

In addition, a new entry portal will be erected at the Showroom entrance. This internally illuminated glass entry portal has become a universally recognizable brand signature statement and will provide an appealing transition area for customers as well as providing more protection when entering from the designated front display area. The portal will consist of white mullions and translucent glass with a white diffusing veil to allow the internal illumination. The red Toyota logo and lettering will be located on the new entry portal and will also be internally lit.

The current landscaping, parking, site lighting, display area, and monument signage will remain.

FACADE ENHANCEMENT
CONCORD TOYOTA
1090 CONCORD AVENUE

DESIGN REVIEW SET
MARCH 3, 2016

TABLE OF CONTENTS

- 11 TITLE SHEET
- 12 SITE PLAN AND ESDP PLAN
- 13 EXTERIOR ELEVATIONS
- 14 CONCORD CITY PLAN
- 15 EXISTING AND PROPOSED SITE LAYOUTS AND PHOTOGRAPHS
- 16 EXISTING AND PROPOSED SIGNAGE
- 17 EXISTING AND PROPOSED SIGNAGE
- 18 EXISTING AND PROPOSED SIGNAGE
- 19 EXISTING AND PROPOSED SIGNAGE
- 20 EXISTING AND PROPOSED SIGNAGE
- 21 EXISTING AND PROPOSED SIGNAGE
- 22 EXISTING AND PROPOSED SIGNAGE

LOCATION MAP



PROJECT TITLE: 1090 CONCORD AVENUE
CONCORD, CALIFORNIA

ARCHITECT: MURAKAMI NELSON ARCHITECTS
404 - 18th Street
CONCORD, CA 94520

ARCHITECT'S LICENSE: ARCHITECT MURAKAMI NELSON
MURAKAMI NELSON ARCHITECTS
15000 PUEBLO BLVD
SAN FRANCISCO, CA 94134

RECEIVED
MAR 29 2016
PLANNING

EXHIBIT B

T1
TITLE SHEET
MARCH 3, 2016



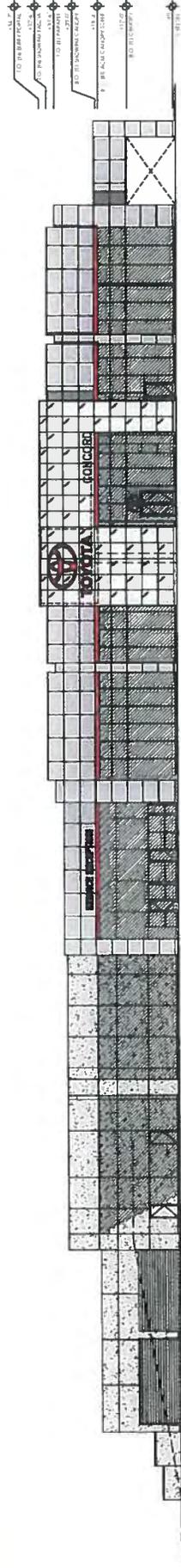
DAY TIME VIEW OF ENTRY PORTAL & SERVICE RECEPTION



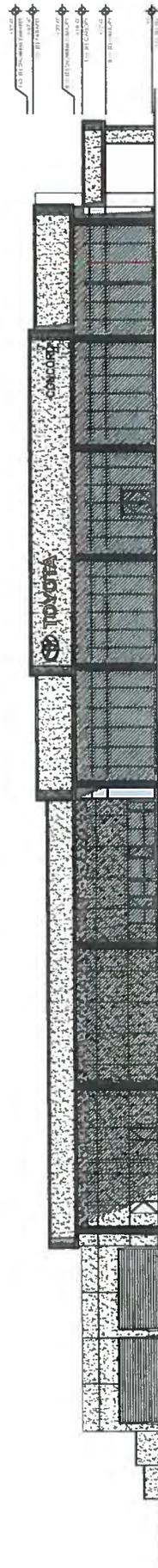
DAY TIME VIEW OF ENTRY PORTAL



EVENING VIEW OF ENTRY PORTAL & SERVICE RECEPTION



PROPOSED EAST ELEVATION



EXISTING EAST ELEVATION



ENTRY VIEW FROM MERIDIAN PARK BLVD, LOOKING SOUTH WEST

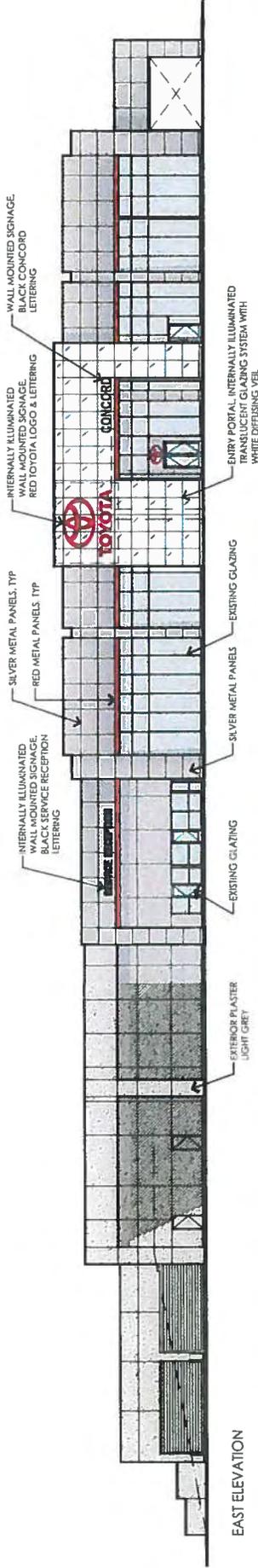


VIEW FROM MERIDIAN PARK BLVD, LOOKING NORTH WEST



VIEW FROM CONCORD AVENUE WITH EXISTING MONUMENT SIGN TO REMAIN

CONCORD TOYOTA
 1090 CONCORD AVENUE, CONCORD, CALIFORNIA



EAST ELEVATION

METAL PANEL
 WHITE

METAL PANEL
 RED



METAL PANEL
 SILVER

PAINT
 LIGHT GREY

ENTRY PORTAL SYSTEM MULLIONS
 WHITE

ENTRY PORTAL SYSTEM GLAZING
 CLEAR GLASS WITH WHITE DIFFUSING VEL

MATERIAL BOARD
 03/2014 J. J. TYLE



REPORT TO DESIGN REVIEW BOARD

DATE: April 28, 2016

I. GENERAL INFORMATION

Project Name: Burger King Restaurant (PL 16098 DR)
Review Status: Preliminary Design Review
Location: 5450 Ygnacio Valley Road
Parcel Number: APN 120-270-066
General Plan: Neighborhood Commercial
Zoning: NC (Neighborhood Commercial)
Applicant: Amir Sahebalzamany
2821 Crow Canyon Road, Suite 202
San Ramon, CA 94583
(925) 552-9377

Vicinity Map:



II. PROJECT BACKGROUND

On March 9, 2016, an application for Burger King was submitted by Amir Sahebalzamanyn to construct façade improvements at their existing 3,152 sq. ft. restaurant with drive-thru located at 5450 Ygnacio Valley Road. The façade improvements are being required by Burger King corporate, as part of an overall image update. The application was reviewed internally based on a Development Advisory Committee meeting held on April 5, 2016. As a result of the meeting, on April 6, 2016, staff informed the applicant that the project was deemed complete. However, in the letter of completeness, staff highlighted a number of project design issues, consistent with those outlined in this report, that were determined to be minor and therefore, Preliminary Design Review was scheduled with the Design Review Board.

Staff is soliciting the Board's input before the applicant responds to the DAC's comments and the applicant resubmits their application. The façade improvement project is strictly a design review application and therefore no additional entitlements are required. The Board's comments will be incorporated into revised plans that will return for Final Design Review approval.

III. DISCUSSION

Site Plan/Circulation/Parking

The project consists of façade improvements for an existing 3,152 sq. ft. Burger King restaurant with a drive-thru, and new landscaping for the restaurant. The site design will remain unchanged and the drive-thru configuration will remain as it currently operates, with entrance to the queue at the southeast corner of the building. Landscaping areas will remain along the perimeter of the site with trees proposed to remain and new shrubs proposed for the planting areas. Parking layout will remain the same to the south of the building. Staff has the following comments and recommendations:

- The Police Department recommends eliminating the outdoor seating and landscaping the outdoor patio area (due to historic issues with the area being used by non-customers for loitering), retaining any required walkways for ingress and egress purposes from the building.

Architecture

The restaurant incorporates contemporary materials and colors that integrate with the other buildings in the Clayton Valley Shopping Center. The single-story linear building is proposed with a mixture of brick veneer and stucco. The storefront window system is proposed to be removed and replaced. The roof canopy system at the front and left side elevation will be removed. Two (20-foot tall) tower roof elements are proposed at each entry on those elevations with a stucco face. New turn-buckle style metal awnings will be mounted above the windows on the two (front and side) elevations. Exterior concrete block veneer will remain on all four elevations. Brick veneer will be provided at either side of the double entry doors at the front elevation. The existing roof canopy is proposed to remain on the rear elevation (with drive-thru) and at the (right) side of the building. A corrugated metal band is proposed below the roof line at the front and left side elevations.

A deep earth-tone base color (Monterrey Cliffs-A1785) is proposed at the base of the building with a lighter color (Camel Tan – A1824) along the upper portions of the building at the front and side elevations. A silver accent color is proposed for the signage “Home of the Whopper.” Staff has the following comments and recommendations:

- Consider removal of the roof canopy on the rear elevation (with drive-thru) and (right) side elevation to promote four-sided architectural consistency. As proposed, only two elevations appear to be substantially redone, with the old roof canopy proposed to remain on the rear (drive-thru) and right side elevations.
- Consider breaking-up the horizontal mass of the building by stepping the walls to create relief.
- Consider emphasizing the architectural projections such as the entry tower on the front and side elevations by increasing its height, width and/or depth to create relief and shadow.
- Consider adding more variety and interest to the elevations by introducing other small-scale elements such as recessed landscape trellises on the rear (drive-thru) elevation.
- Consider “anchoring” the building to the ground by incorporating a ledger stone wainscot or similar heavier material on all four elevations.
- Consider ways to tie the design of the trash enclosure to the building with similar materials, and include on plans.
- Consider building lighting, in keeping with the architecture.

Landscaping

The site incorporates perimeter landscaping with trees, low shrubs, and groundcover. All existing plant material not noted as existing on the landscape plans is proposed to be removed and replanted. Canary Island Pine, London Plane Tree, Southern Magnolia, Chinese Pistache and Crepe Myrtle trees at the site are all proposed to remain. New landscape plantings include Shiny Xylosma, Contoneaster, Dwarf Plumbago, Fortnight lily, star jasmine and heavenly bamboo are proposed to be planted in the parking lot area.

The landscape plan was reviewed by staff and comments are as follows.

- Provide a plan to landscape the patio area, per the Police Department comments, eliminating the seating areas, and incorporate bike parking into the area.
- Consider installing a four-foot tall green screen with Jasmine vines along the drive-thru lane to screen views of cars, and eliminate potential conflicts with pedestrians.
- Consider landscape trellises along the rear elevation of the building to the left and right of the drive-thru window.

- The proposed landscaping for the planter island adjacent to the drive-thru (passenger side) should be more substantial to screen and extend into the vacant areas.

Master Sign Plan

The applicant has submitted a Master Sign Program to complete their re-branding. The signs include a 6 foot 6 foot circular logo wall-mounted sign at the top of each of the two tower elements and a smaller (6.25 sq. ft.) circular wall-mounted sign at the roof line of the right side of the building. Two additional signs are proposed on the front façade, as shown on sheets 2 and 3 of the sign plan. These include a 27 sq. ft. "Home of the Whopper" sign (above canopy face) and a 15 sq. ft. "Taste is King" sign with aluminum plate letters. The total signage allowance for the building is 95 sq. ft., based on the linear feet of building frontage. The total signage requested is 120.25 sq. ft. Smaller directional signs are also proposed for the drive-thru.

The Planning Division may approve a sign plan with a total of 25 percent more sign area than required by the Development Code when the Planning Division finds that the additional sign area is appropriate and results in improved design.

- Staff believes the proposed signs are appropriate and incorporated into the overall façade improvements.

IV. SUMMARY

Staff recommends the Board review the plans, consider the recommendations discussed in this report, identify any additional issues, and provide the applicant with comments for incorporation into the final project design for the Board's approval.

Prepared by:

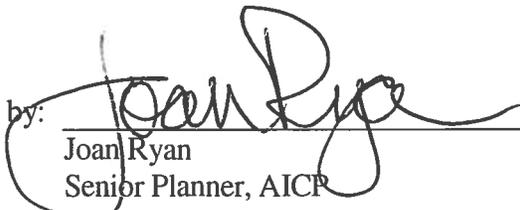

Joan Ryan
Senior Planner, AICP
(925) 671-3370
Joan.ryan@cityofconcord.org

Exhibit:

- A – Applicant's plan sheets dated March 9, 2016
- B – Applicant's Design Intent & Use description
- C – Color and Material Board
- D – Master Sign Program

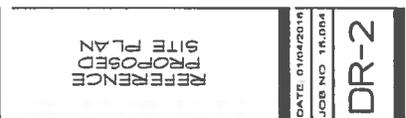


REVISIONS

NO.	DATE	DESCRIPTION



DATE: 01/14/2018
 JOB NO: 18-004
DR-2



- Site Plan Keyed Note's**
1. PATH OF ACCESSIBLE TRAVEL (PAT) SHALL BE MAINTAINED THROUGHOUT THE PROJECT AND SHALL BE MAINTAINED THROUGHOUT THE PROJECT AND SHALL BE MAINTAINED THROUGHOUT THE PROJECT.
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Project Data / Summary

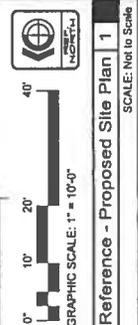
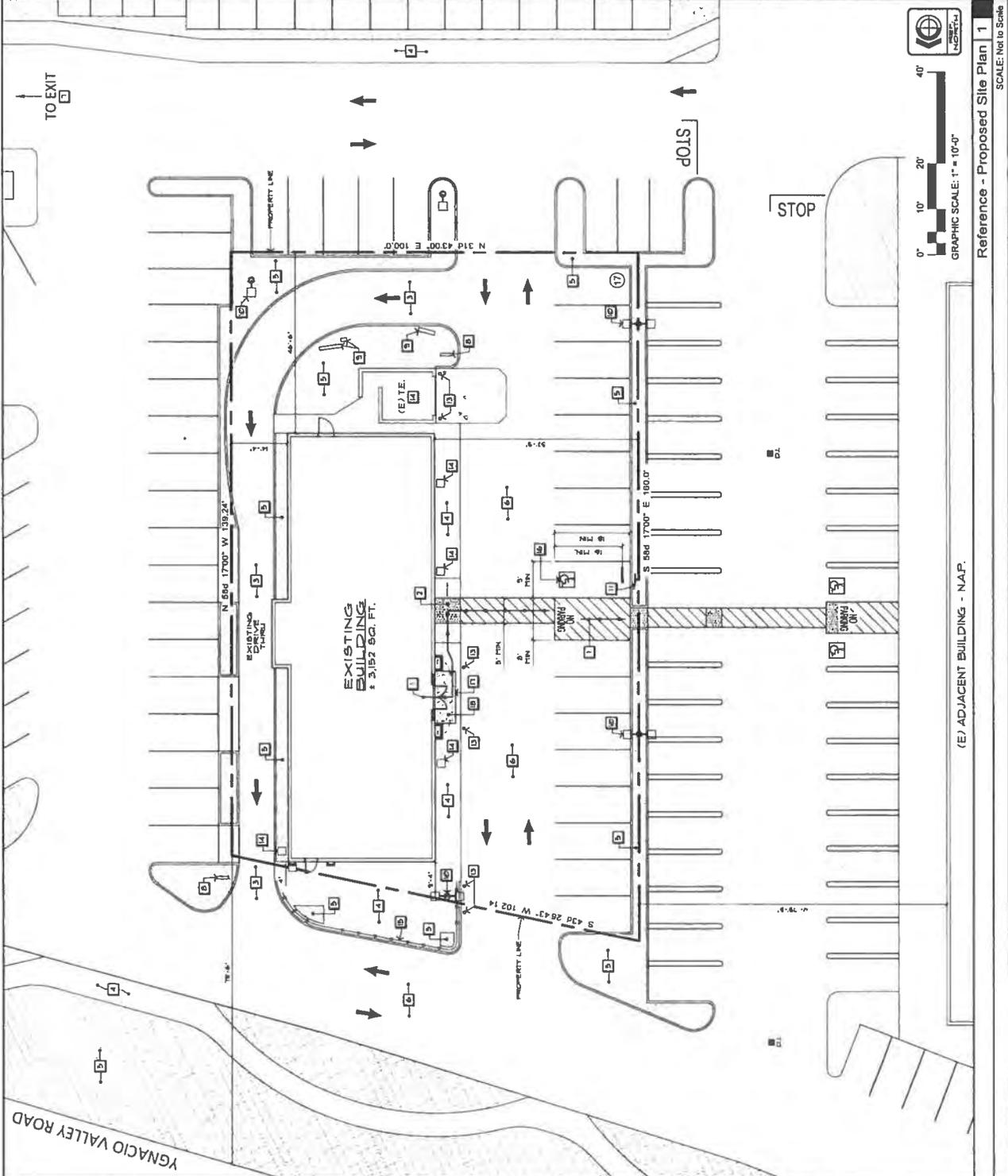
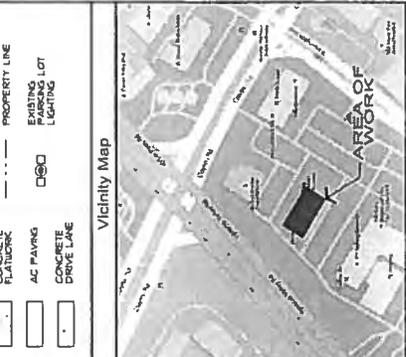
Lot: 0.34 ac 14,926 sq.ft.
 Building Area: 3,131 sq.ft.
 Building %: 21.1%
 Parking Provided: 17 Spaces (1 Accessible Space) (Reciprocal Parking)
 Parking Ratio: 5.39/1,000 sq.ft.
 EXISTING SITE AREA: 10.24 ACRES: 14,870 SF ± 100%
 EXISTING BUILDING AREA: 3,132 SF ± 21%
 EXISTING PARKING SPACES: 17 SPACES ± 100%
 EXISTING LANDSCAPE AREA: 2,008 SF ± 14%

General Note's

1. ALL ACCESSIBLE PARKING SPACES SHALL BE MAINTAINED THROUGHOUT THE PROJECT AND SHALL BE MAINTAINED THROUGHOUT THE PROJECT.
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4. ALL ACCESSIBLE PARKING SPACES SHALL BE MAINTAINED THROUGHOUT THE PROJECT AND SHALL BE MAINTAINED THROUGHOUT THE PROJECT.

Legend

Symbol	Description
---	NEW
---	EXISTING
---	DEFO
---	CONCRETE FLOORWORK
---	AC PAVING
---	CONCRETE DRIVE LANE
---	EXISTING PARKING LOT LIGHTING
---	CONCRETE DRIVE LANE LIGHTING



Reference - Proposed Site Plan 1
 SCALE: Not to Scale
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REVISIONS

NO.	DATE	BY	REVISION

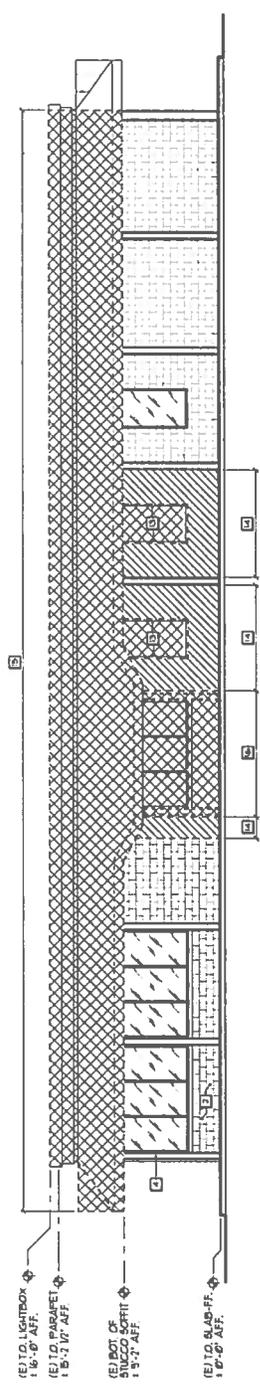


DR-3
 NORTH (RIGHT SIDE) ELEVATION | 4
 EXISTING / DEMOLITION - EXTERIOR ELEVATIONS
 SCALE: 3/16" = 1'-0"

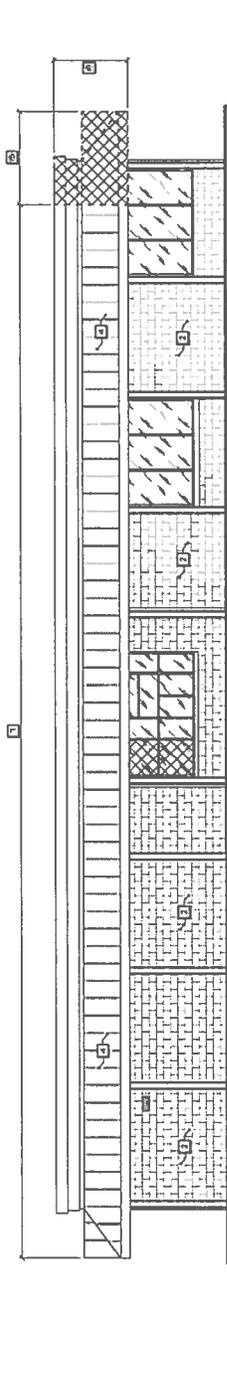
DATE: 01/04/2016
 JOB NO.: 15.004

FLOOR PLAN KEYED NOTES

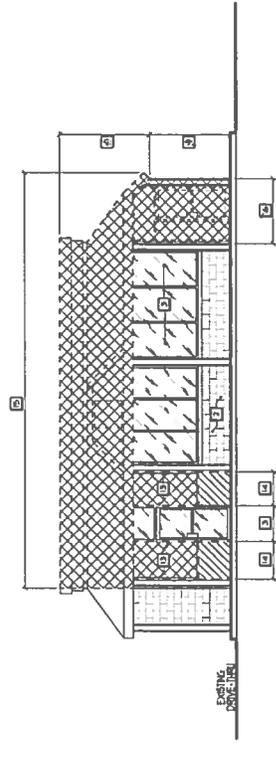
- 1. (E) EXTERIOR 2" BUILDING WALL 8
- 2. (E) EXISTING FLOOR FINISH TO REMAIN PER TYPICAL SCHEDULE, TYPICAL
- 3. (E) TO REMAIN UNFINISHED PER PLAN, TYPICAL
- 4. (E) TO REMAIN UNFINISHED PER PLAN, TYPICAL
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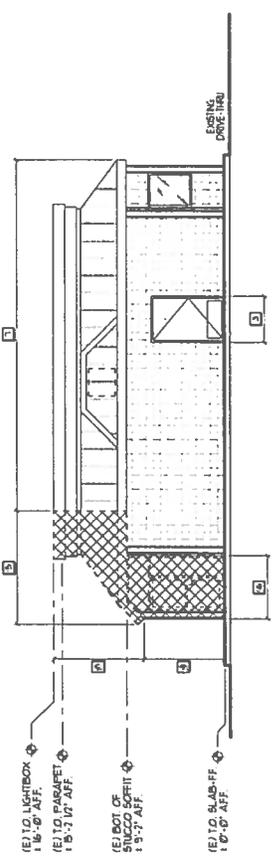
EAST (FRONT SIDE) ELEVATION 1



WEST (REAR SIDE) ELEVATION 2



SOUTH (LEFT SIDE) ELEVATION 3



NORTH (RIGHT SIDE) ELEVATION 4

EXISTING / DEMOLITION - EXTERIOR ELEVATIONS

SCALE: 3/16" = 1'-0"

ALL DIMENSIONS UNLESS OTHERWISE SPECIFIED ARE IN FEET AND INCHES. DIMENSIONS IN PARENTHESES INDICATE TYPICAL DIMENSIONS. THE ARCHITECT ASSUMES RESPONSIBILITY FOR THE ACCURACY OF THE DIMENSIONS SHOWN ON THIS DRAWING. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF THE DIMENSIONS SHOWN ON THIS DRAWING.

BURGER KING FAÇADE REMODEL

5400 YGNACIO VALLEY ROAD

EXHIBIT B



DESIGN INTENT & USE:

DESIGN INTENT:

1. The proposed exterior building remodel is part of an overall brand image update that the burger king brand is undertaking nationwide. The intent is to update the design of the store utilizing warm, yet clean and crisp colors. The colors combine earth tones with the signature red and black in order to create a new façade that will carry the brand for the next generation of stores. The interiors are also completely remodeled with curved walls, higher ceilings, and new materials for a fresh clean look as well. (Below are examples of like-kind projects)



2. LANDSCAPE DESIGN: Replace dead, declining, and missing landscaping. Save as much existing landscaping and trees as possible. Provide new plantings to emphasize screening, parking lot shading and low water use.

USE:

1. An Existing Burger King restaurant with Dine-In, Carry-Out and Drive-through food services.

DESIGN PROGRAM:

1. This project is an interior & exterior remodel of an existing Burger King restaurant. There are no changes to the size of the building or site layout. The intent is to update the facility to Burger King's brand image for what they refer to as the 20/20 Design. All designs are adapted to the specific building model and site conditions.

CONTEXT:

1. Project is set in a neighborhood shopping center along a 4 lane major arterial.

INTERGRATION:

1. PEDISTRIAN CIRCULATION: The existing site and accessible connections are in good condition.
1. OUTDOOR AREAS: Outdoor patio.
2. VISUAL SCREENING: The site is elevated and set back from the street. Building is somewhat obscured from Ygnacio Valley Rd. due to several developed trees.
3. ENHANCEMENTS: The Building will be improved and updated with new materials and paint.
4. CONSERVATION & MITIGATION: Trees and existing landscaping will be conserved and/ or enhanced- see landscape plan.

Sincerely,

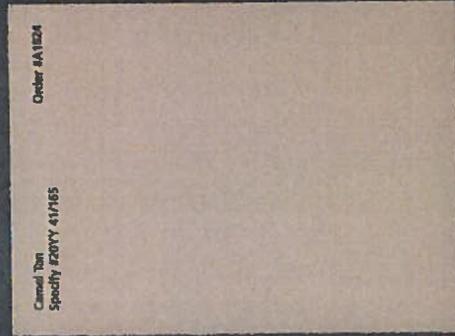
SGA ~SCOTT GIBSON ARCHITECT, Inc.

Scott Gibson, Architect
C18327



AMAZING (A0277)

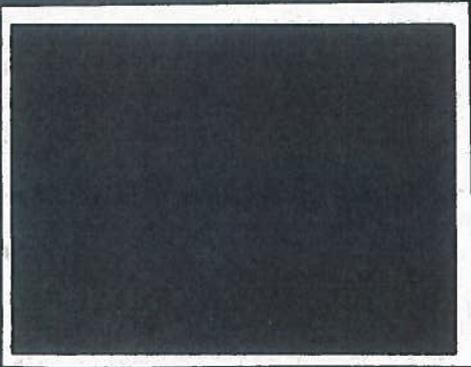
BRICK: OWENSBORO BRICK ~ OLDE HILLBORO



CAMEL TAN (A1824)



MONTERREY CLIFFS (A1785)



PERMA-SNAP PLUS - (A-30) SILVERSMITH

DEEP ONYX (A2015)



Photo of typical remodel



BURGER KING

5400 YGNACIO VALLEY RD.
CONCORD, CA

color & material board



SINGLE FACE WALL SIGN



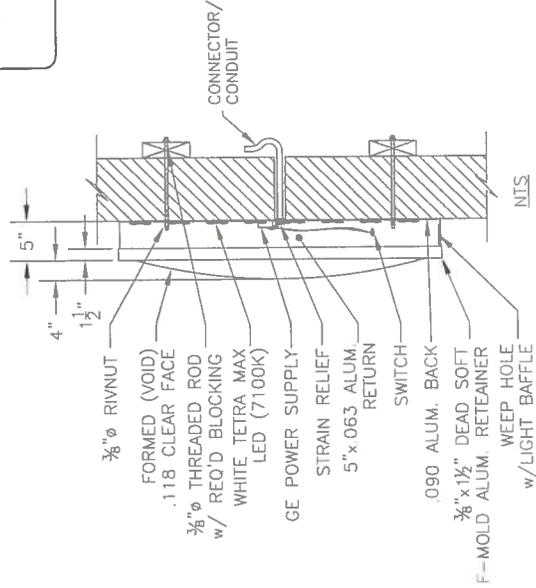
- 1 3M White Diffuser #3635-30 - Second Surface
- 2 3M Translucent Vinyl #3630-33 Red (PMS 485C) - Second Surface
- 3 3M Translucent Vinyl #3630-125 Yellow (PMS 1235C) - Second Surface
- 4 3M Translucent Vinyl #3630-8703 Blue (PMS274C) - Second Surface
- 5 Return Color - Natural Matte Aluminum Finish
- 6 Retainer - Paint to Match Matte Aluminum Finish

SPECIFICATIONS

- Clear polycarbonate faces with translucent vinyl applied second surface and dish formed.
- Fabricated aluminum cabinet painted.
- Aluminum extrusion retainer painted.
- Internally illuminated with LED's.
- Exterior wall mount.

ELECTRICAL

Total Amps: 1.70
 Total Circuits: (1) 20 amp
 Volts: 120
 36 SQ. FT.



1

PART # 116-WS-6-LED-GE

DRAWING NO:
67979E1
 DATE: 2-27-2012
 5: Hawk



DATE	BY	DATE	BY
Rev. #1		Rev. #4	
Rev. #2		Rev. #5	
Rev. #3		Rev. #6	

CUSTOMER APPROVAL: _____
 DATE: _____

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CHANNEL LETTER SET

SPECIFICATIONS

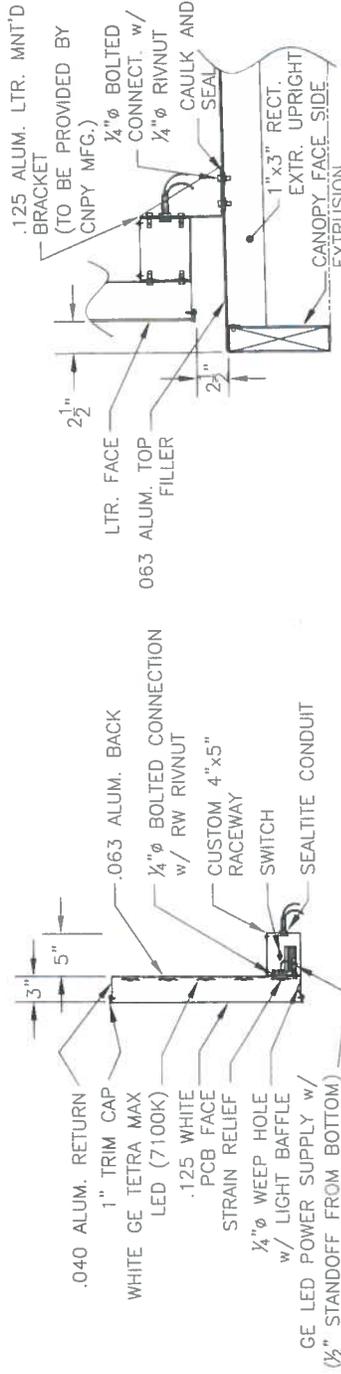
- Faces to be .125 2793 White Acrylic with Silver Day/Night vinyl 3M 3635-0453.
- Returns to be painted brushed aluminum with clear coat.
- Trim Cap: 1" Silver Jewelite to match returns.
- White LED Illumination
- Raceway to be painted brushed aluminum with clear coat.

ELECTRICAL

Total Amps: .9
Total Circuits: (1) 20 amp
Volts: 120



HOME OF THE WHOPPER



LETTER MOUNT DETAIL
SCALED: 3X

PART # 116-CL14-HOTW-SLVDN

BURGER KING

DRAWING NO: 68194B
DATE: 2-27-2012
S. Hawke

Rev. #	DATE	BY
Rev. #1		
Rev. #2		
Rev. #3		
Rev. #4		
Rev. #5		
Rev. #6		

CUSTOMER APPROVAL: _____
DATE: _____

CUMMINGS
Customer Connection through brand innovation.

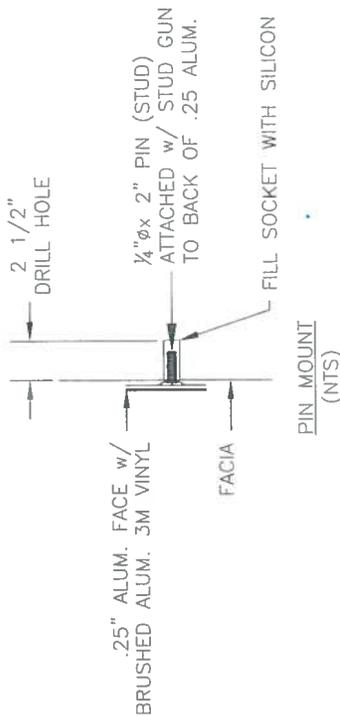
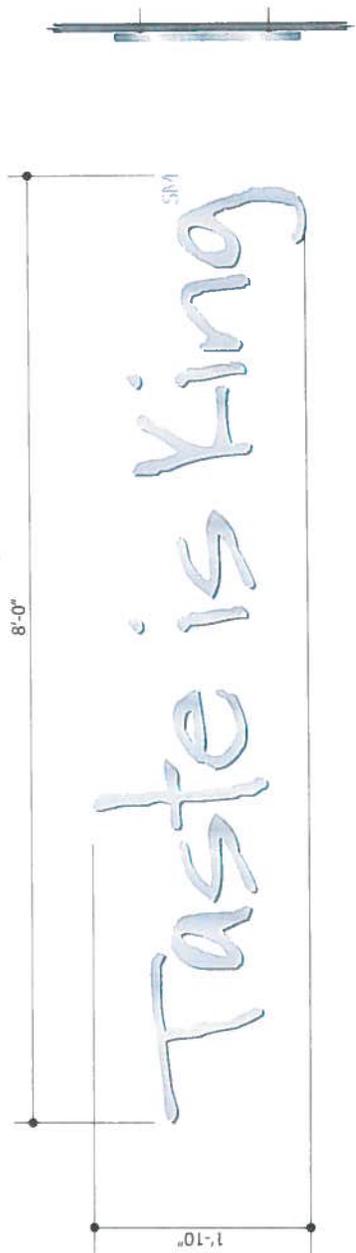
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PLATE LETTER SET

SPECIFICATIONS

- .25 Aluminum plate letters with brushed aluminum 3M vinyl
- 1080-BR120.
- Note: Grain to run horizontal.



3

PART # T.B.D.

DRAWING NO:
72747.01
DATE: 5-15-2013
S. Hawke



Rev. #4 _____ BY _____ DATE _____

Rev. #5 _____ BY _____ DATE _____

Rev. #6 _____ BY _____ DATE _____

Rev. #1 _____ BY _____ DATE _____

Rev. #2 _____ BY _____ DATE _____

Rev. #3 _____ BY _____ DATE _____

CUSTOMER APPROVAL:

DATE: _____

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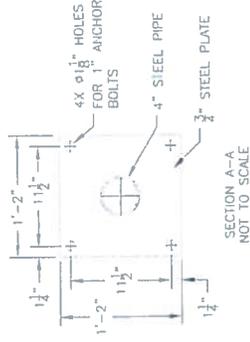
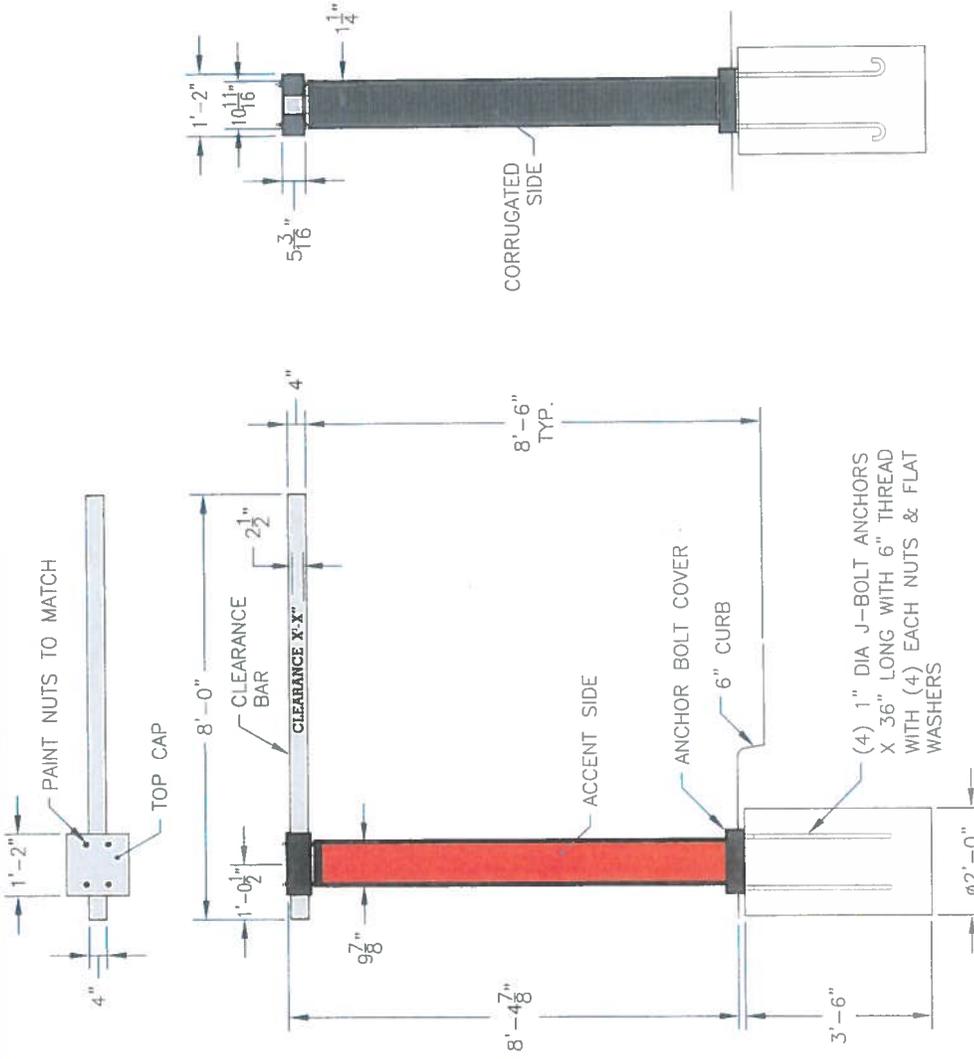
THIS BURGER KING IS A REGISTERED TRADEMARK OF BURGER KING HOLDINGS, INC. © 2013



CLEARANCE BAR

SPECIFICATIONS

- Corrugated sides - paint satin black.
 - Exposed frame - paint satin black
 - Anchor bolt cover/bar cover - paint satin black
 - Accent sides - paint to match 3M 3630-33 red
 - Clearance Bar - paint natural matte aluminum
 - Apply 3M 680CR-10 Reflective Film to sides.
 - Clearance Copy - 3M 3630-22 Black film
- Note: Clearance height to be determined at install.
Ship vinyl number set for field application of correct clearance height.



4

116-DTC-8-6-VE-113

DRAWING NO:
75250A
DATE: 1-23-2014
S. Hawke



DATE _____ BY _____
Rev #4 _____
Rev #5 _____
Rev #6 _____

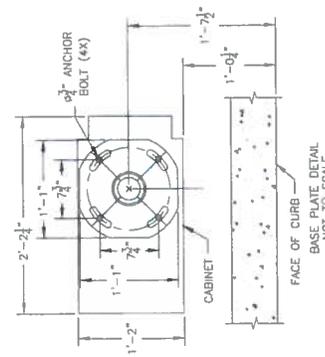
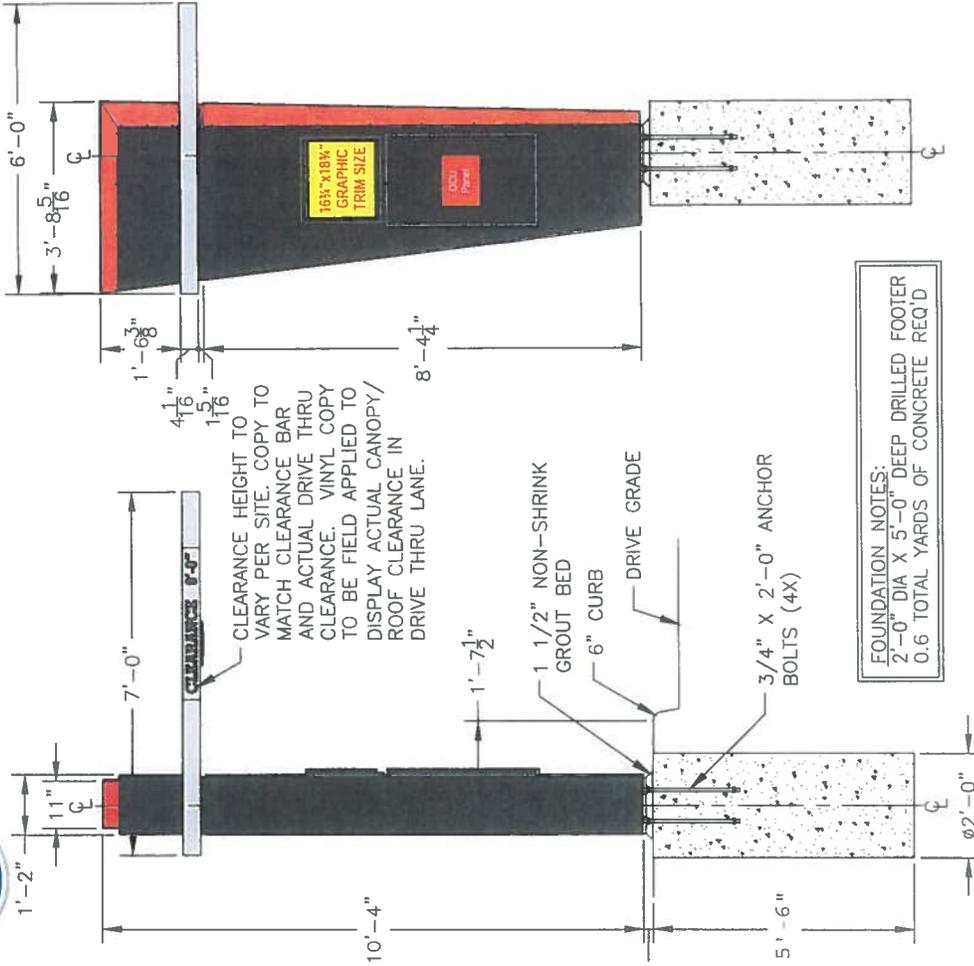
Rev #1 _____
Rev #2 _____
Rev #3 _____

CUSTOMER APPROVAL: _____
DATE _____

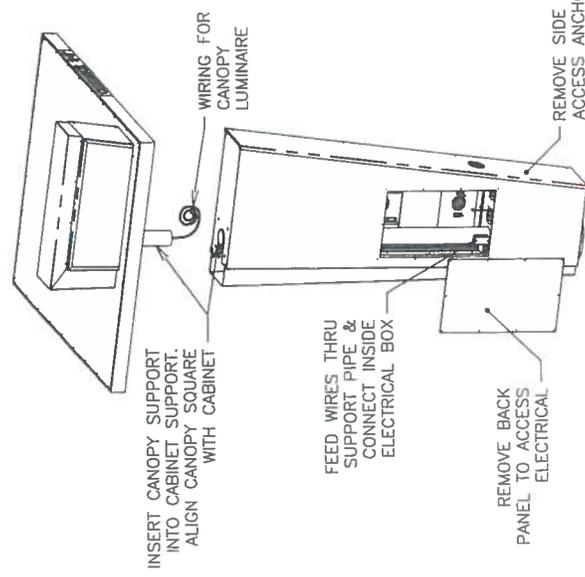
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116-DTC-8-6-VE-113-001 (REV. 11/12/13)



- SPECIFICATIONS**
- Cladding - paint Satin Black
 - Accent - Paint to match 3M 3630-33 Red
 - Canopy - Paint Natural Aluminum finish
 - Clearance Copy - 3M 3630- Black film with 3M 580CR-10 Reflective film background.
- Clearance height to be determined at install.
Ship vinyl number set for field application of correct clearance height.



5

116-OCU-NO-LOGO-AVE

DRAWING NO:
75250B
DATE: 1-24-2014
S. Hawke



Rev #4
Rev #5
Rev #6

Rev #1
Rev #2
Rev #3

CUSTOMER APPROVAL

DATE:

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DOUBLE FACE DIRECTIONAL SIGN

COPY OPTIONS



6A



6B



6C



6D



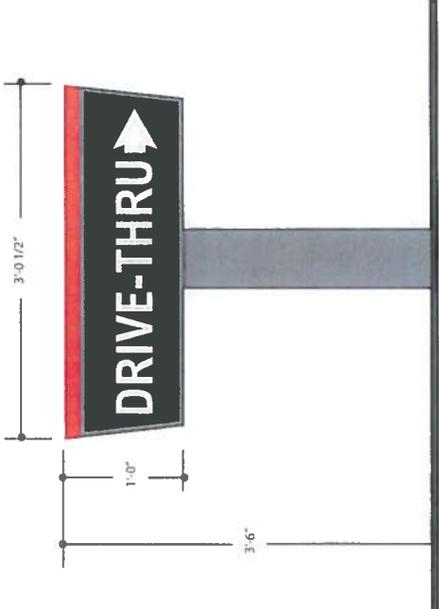
6E



6F



6G



SPECIFICATIONS

- Formed polycarbonate faces with translucent vinyl applied second surface.
- Fabricated aluminum cabinet painted brush aluminum silver.
- Black vinyl copy 3630-22 background with white vinyl directional copy.
- Red accent to match 3630-33 Red.
- Internally illuminated with LED's.
- Cladding painted brush aluminum silver.

ELECTRICAL

Total Amps: .30
 Total Circuits: (1) 20 amp
 Volts: 120

6

PART # 116-DIR-1X3-LED

DRAWING NO:
6797B G
 DATE: 2-27-2012
 S. Hanka



Rev. #1	DATE	BY
Rev. #2	DATE	BY
Rev. #3	DATE	BY
Rev. #4	DATE	BY
Rev. #5	DATE	BY
Rev. #6	DATE	BY

CUSTOMER APPROVAL
 DATE: _____

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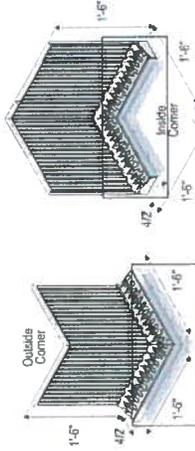
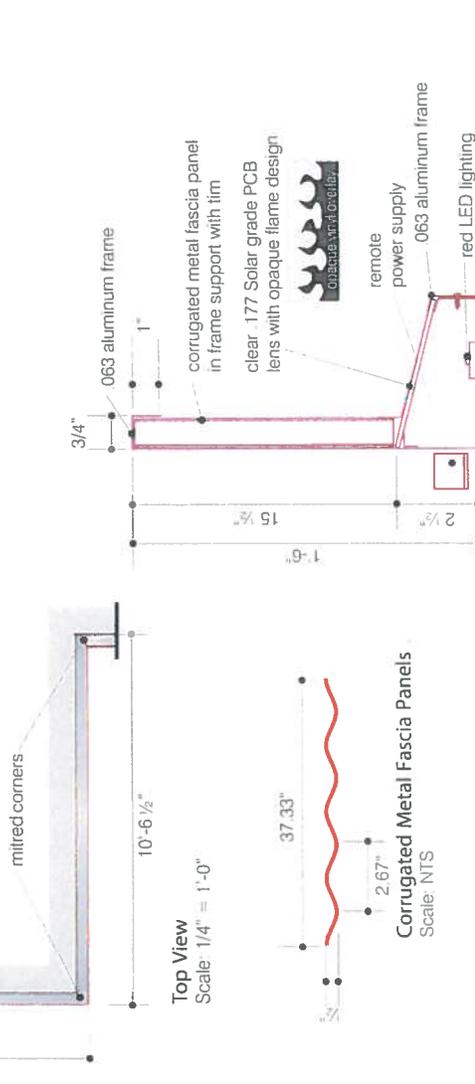
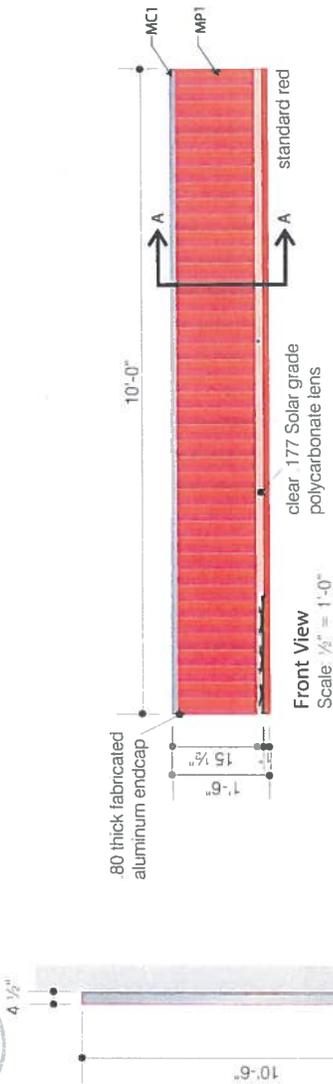
PARAPET LIGHT BAND

SPECIFICATIONS

- Corrugated LED illuminated parapet band.

MP1 LED LIGHT BAND
GLIDDEN PROFESSIONAL MASTER PALETTE
R04YR 11/537Z AMAAZING

MC1 LED LIGHT BAND CAP - CLEAR ANODIZED
GLIDDEN PROFESSIONAL PURE ALUMINUM BURGER KING SILVER
DEVGUARD PRIMER 4360-1000 WHITE
DEVGUARD PURE ALUMINUM FINISH 4308-9020



Iso View - Inside & Outside Corners
Scale: NTS

Section A-A
Scale: NTS

Note All LED light sources, power supplies and other specified lighting fixtures have been approved by Burger King and recommends purchase from Mercedes Electric Supply, Inc. Please contact Vicente LaPorta at (800) 636-5550 ext. 227 or email to lportac@mercedselectric.com for thesylvania lighting kits for each sign presented and approved in prototypes.

7

116-PLB-EXTERIOR

DRAWING NO:
6797B Q3
DATE: 4-10-2012
5, Hanko



DATE: _____ BY: _____
Rev. #4 _____
Rev. #5 _____
Rev. #6 _____

DATE: 7-10-2012 BY: 5 H
Rev. #1 _____
Rev. #2 _____
Rev. #3 _____

CUSTOMER APPROVAL: _____
DATE: _____

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CUMMINGS
Customer creation through brand association

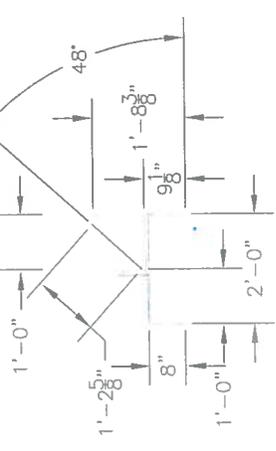
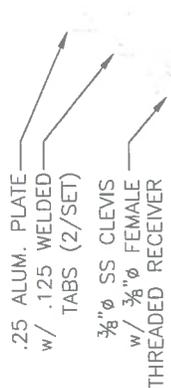
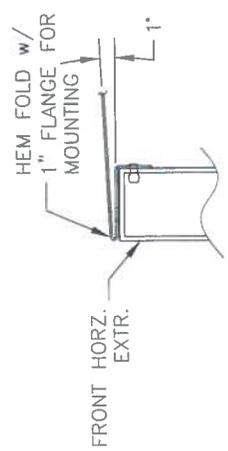
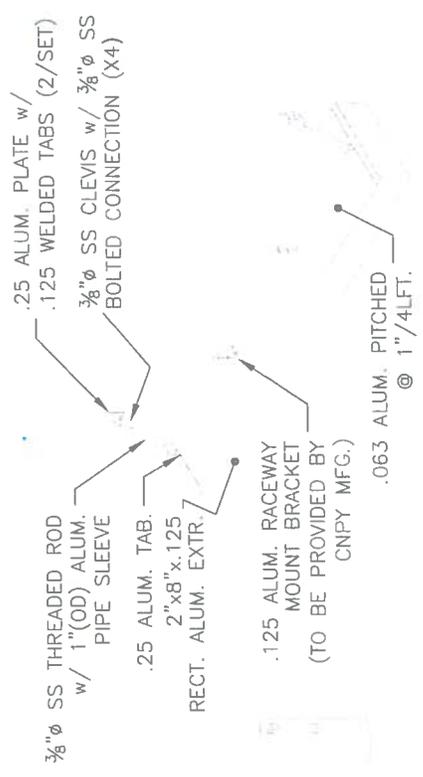
THE BURGER KING, BURGER KING, BURGER KING AND BURGER KING ARE TRADEMARKS OF BURGER KING HOLDINGS, INC.



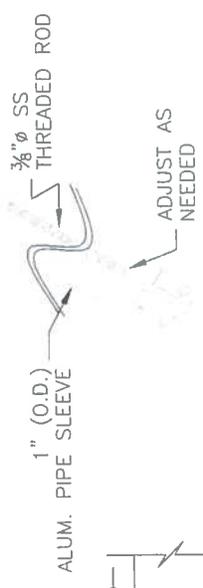
CLOSED TOP CANOPY

SPECIFICATIONS

- Closed top canopy.
- Painted brushed aluminum silver.



EXTR. WALL MOUNT HOLE PATTERN
SCALED: 2X



8

PART # T.B.D.

	DRAWING NO: 67978 R1	
	DATE: 4-10-2012	
CUSTOMER APPROVAL DATE: _____		DATE: _____ BY: _____
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	S. Hawke	



**REGULAR MEETING OF THE
CITY OF CONCORD
DESIGN REVIEW BOARD**

**Thursday, April 14, 2016
5:30 p.m., Regular Meeting
PERMIT CENTER CONFERENCE ROOM
1950 Parkside Drive, Bldg. D**

Board Members Present: J. Moore, K. Shelby, P. Harmon, J. Laub, R. Wells
Staff Present: F. Abejo, S. Brown, A. Hamid
Audience Attendance: 3 people

SUMMARY MINUTES/ANNOTATED AGENDA

PUBLIC COMMENT PERIOD – *None.*

ADDITIONS/CONTINUANCES/WITHDRAWALS – *Staff made corrections to description of Staff Report Item No. 1 and Brown Act Briefing.*

CONSENT CALENDAR

A. 3/24/16 Meeting Minutes

ACTION: *Approved, 4-0-1. (Shelby motioned, Wells seconded, Laub abstained)*

STAFF REPORTS

- 1. Model Water Efficient Landscape Ordinance Implementation** – Report on Model Water Efficient Landscape Ordinance (MWELO) adopted by City Council on February 23, 2016
Project Planner: Andrew Mogensen @ (925) 671-3332

ACTION: *No action required. Information only.*

- 2. Renaissance** – Consideration of an architectural modification to the approved plans for Renaissance Phase 2 located at 1825 Galindo Street. **Project Planner: Frank Abejo @ (925) 671-3128**

ACTION: *Minor modification to remove chimneys approved.*

- 3. Buffalo Wild Wings** – Consideration of an architectural modification to the approved plans for the rear wall and trellis at the Buffalo Wild Wings site located at 2090 Diamond Blvd. **Project Planner: Joan Ryan @ (925) 671-3370**

ACTION: *Minor modification to rear wall and trellis detail approved.*

HEARINGS

1. **Jo-Ann Fabrics & Burlington Coat Factory Façade Improvements (PL15369 – DR)** – Design Review for exterior modifications to Jo-Ann Fabrics and Burlington Coat Factory at Park N Shop at 1675 Willow Pass Road. The General Plan designation is Downtown Mixed Use; Zoning classification is DMX (Downtown Mixed Use); APN 126-281-009. **Project Planner: Afshan Hamid @ (925) 671-3281**

ACTION: *Recommended for approval 5-0 of the March 30th Revised Plan with modifications presented on April 14th and with the following conditions (Wells motioned, Shelby seconded.):*

- *Provide glass in the niche areas.*
- *Possibly add benches between the two entry features.*
- *Provide planters at the entry features.*
- *Specify 24 inch box Sycamore tree and lantana ground cover in the landscape islands.*
- *Provide detail above the lower canopy.*
- *Workout the wall treatment at the base.*
- *Johnson Lyman Architects will do the construction documents.*

Bring back as a staff report item with details prior to developing construction documents.

2. **Veranda Shopping Center (PL16092 – DR)** – Design Review to demolish an approximately 609,000 square foot office and construct an approximately 375,000 square foot shopping center on a 30-acre site located at 2001-2003 Diamond Boulevard. The General Plan designation is West Concord Mixed Use; Zoning classification is WMX (West Concord Mixed Use); APN 126-440-001. **Project Planner: Frank Abejo @ (925) 671-3128**

ACTION: *Recommended for approval 4-0-1 with the following conditions (Shelby motioned, Wells seconded, Laub abstained):*

- *Provide additional enhancements to rear of Buildings B and F, and side of Building H facing Galaxy Way, subject to approval by the Design Review Board as a staff report item.*
- *Enhance Building F, West Elevation.*
- *Enhance cornice details at parapet where appropriate.*
- *Raise parapet of tenant space F-110. In general, height differential shall be at least 12 inches wherever roof or parapet breaks are proposed.*
- *Consider how detailing transitions at the juxtaposition of H-120 and H-130 facades.*
- *Provide alternative building elevations without supergraphics.*

3. **El Primo Tires (PL16066 – DR)** – Design Review to modify an existing 1,639 square foot service building, construct a new 600 square foot service building, new landscaping and related improvements on a 0.4-acre site located at 2807 Port Chicago Highway . The General Plan designation is Neighborhood Commercial.; Zoning classificaiton is NC (Neighborhood Commercial); APN 110-071-002. **Project Planner: Frank Abejo @ (925) 671-3128**

ACTION: *Recommended for approval 4-0 (Harmon motioned, Wells seconded, Shelby recused due to conflict of interest)*

BOARD CONSIDERATIONS/ANNOUNCEMENTS – *None*

STAFF ANNOUNCEMENTS – *None*

BROWN ACT BRIEFING - Briefing on Brown Act provisions pertaining to Design Review Board meetings. **Briefing by Susanne Brown, Senior Assistant City Attorney @ (925) 671-3160**

ADJOURNMENT – 8:14 p.m. (5-0, Shelby motioned, Laub seconded)

NEXT DESIGN REVIEW BOARD MEETINGS:

April 28, 2016

May 12, 2016
