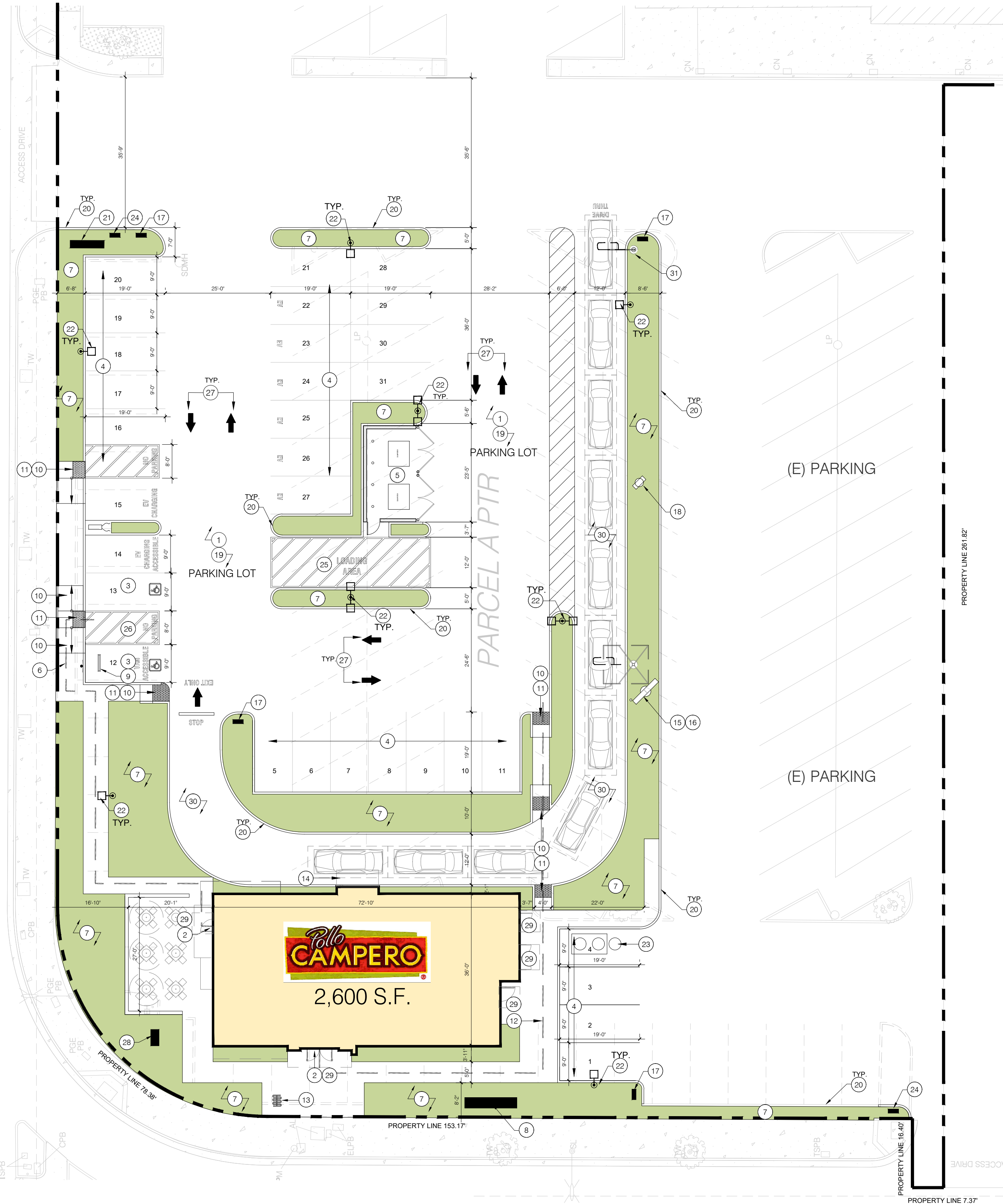


SAN PABLO DAM ROAD
(90' WIDE PUBLIC RIGHT OF WAY)

(E) DRIVEWAY



(E) PARKING

(E) PARKING

SAN PABLO AVENUE
(VARIABLE WIDTH PUBLIC RIGHT OF WAY)

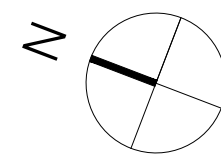
VICINITY MAP



PROJECT SITE
13220 SAN PABLO AVE.
SAN PABLO, CA 94806

SITE PLAN

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



13220 SAN PABLO AVE.
SAN PABLO, CA 94806

DRIVE-THRU RESTAURANT
PRELIMINARY REVIEW

PROJECT DATA

LEGAL JURISDICTION: CITY OF SAN PABLO, CA
COUNTY OF CONTRA COSTA

BUILDING CODE: 2022 CALIFORNIA BUILDING CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA FIRE CODE

BUILDING AREA: 2,600 S.F.

EXISTING PARKING SPACES: 31 PARKING SPACES

PLANNING ZONE: SP-SAN PABLO SPECIFIC PLAN

OCCUPANCY: A2

TYPE CONSTRUCTION: VB

SEATING: 60 SEATS INDOOR & 24 SEATS OUTDOOR

SPRINKLER: NO

FIRE ZONE: N/A

ELECTRIC SERVICE: 600 AMPS / 3 - PHASE / 120/280 VOLT

CLIENT: POLLO CAMPERO OF CALIFORNIA LLC
12404 PARK CENTRAL DR., SUITE 250 N
CONTACT: ALLYN TAYLOR, DIRECTOR OF DEVELOPMENT | PHONE: 972-770-2800

ARCHITECT: MARKS ARCHITECTS, INC
2643 FOURTH AVENUE,
SAN DIEGO, CA 92103
CONTACT: GABRIELA MARKS
PHONE: (619) 702-9448

SITE INFORMATION SUMMARY

TOTAL SITE AREA: 108,630 S.F. / 2.494 ACRES
BUILDING AREA: 2,600 S.F.
EXISTING ZONING: PC (18)

PARKING BREAKDOWN

TOTAL PROVIDED	31 SPACES
STANDARD SPACES	21 SPACES
ACCESSIBLE SPACES	2 SPACES
EV PARKING SPACES	8 SPACES

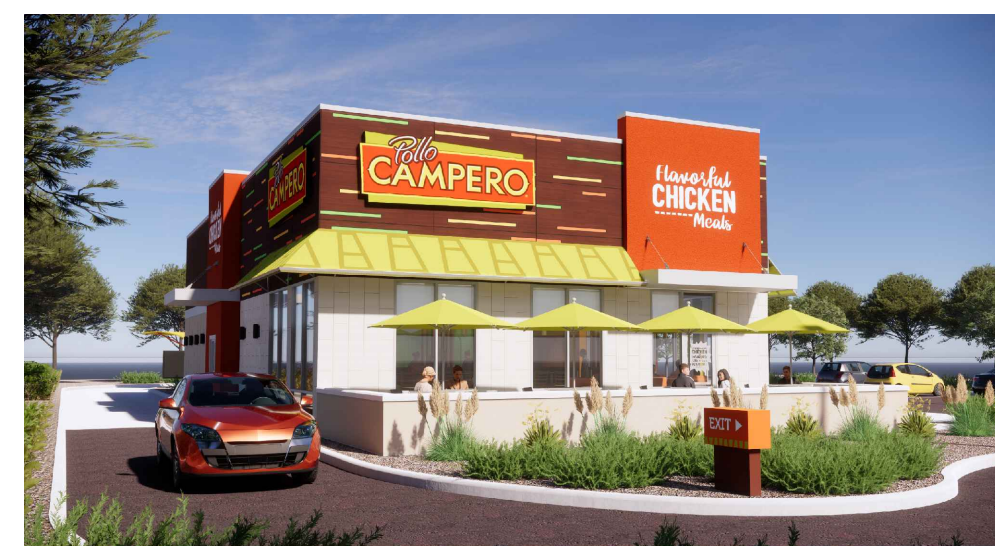
DEVELOPMENT SUMMARY

USE	AREA	%
SITE	108,630 SF	100%
BUILDING	2,600 SF	0.024%
LANDSCAPE	6,130 SF	0.056%

KEY NOTES

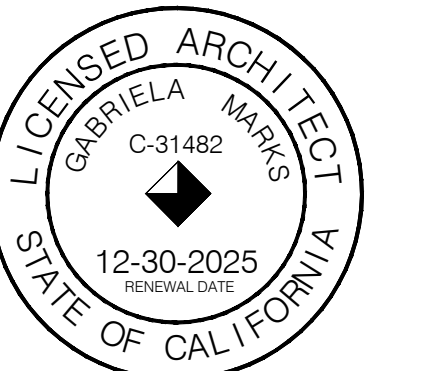
- NEW ASPHALT PARKING LOT
- ACCESSIBLE ENTRY SIGNAGE.
- ACCESSIBLE PARKING STALL WITH SIGNAGE.
- PAINTED PARKING STRIPING PER CITY STANDARDS. 2
- TRASH ENCLOSURE. PAINT TO MATCH BUILDING. PROVIDE ROOF OVER ENCLOSURE.
- ACCESSIBLE PATH OF TRAVEL. 5% MAX. RUNNING SLOPE. 2% MAX. CROSS SLOPE.
- LANDSCAPE AREA. REFER TO LANDSCAPE DRAWINGS.
- MONUMENT SIGN.
- PRECAST CONCRETE WHEEL STOP.
- ACCESSIBLE CURB RAMP.
- DETECTABLE WARNINGS.
- ACCESSIBLE PATH OF TRAVEL FROM PUBLIC WALKWAY.
- BIKE RACK.
- CANOPY.
- SPEAKER POST.
- MENU BOARD.
- DIRECTIONAL SIGNAGE.
- PREVIEW BOARD.
- A.C. PAVING AND BASE. SEE CIVIL DRAWINGS AND SOILS REPORT.
- 6" CONCRETE CURB, TYP.
- EXISTING MONUMENT SIGN.
- PARKING LOT LIGHT WITH CONCRETE BASE.
- GREASE INTERCEPTOR.
- TOW AWAY SIGN.
- ACCESSIBLE LOADING AISLE.
- PAINT "NO PARKING" LETTERING ON ACCESSIBLE LOADING ZONE. PAINT 12" HIGH WHITE LETTERS.
- PAINT DIRECTIONAL ARROW.
- EXISTING PYLON SIGN.
- PROVIDE 60' x 60' CLEAR SPACE AT ENTRANCE.
- NEW BLACK CONCRETE DRIVE THRU LANE
- CLEARANCE BAR.

RENDERING



architecture
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2643 fourth ave.
san diego ca 92103
619-702-9448



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PROJECT:
POLLO CAMPERO
APN: 417-211-007-6 & 417-211-012-6
ADDRESS:
13220 SAN PABLO AVE.
SAN PABLO, CA 94806



SITE
PLAN

SD1.0