

NORTH ELEVATION



EAST ELEVATION



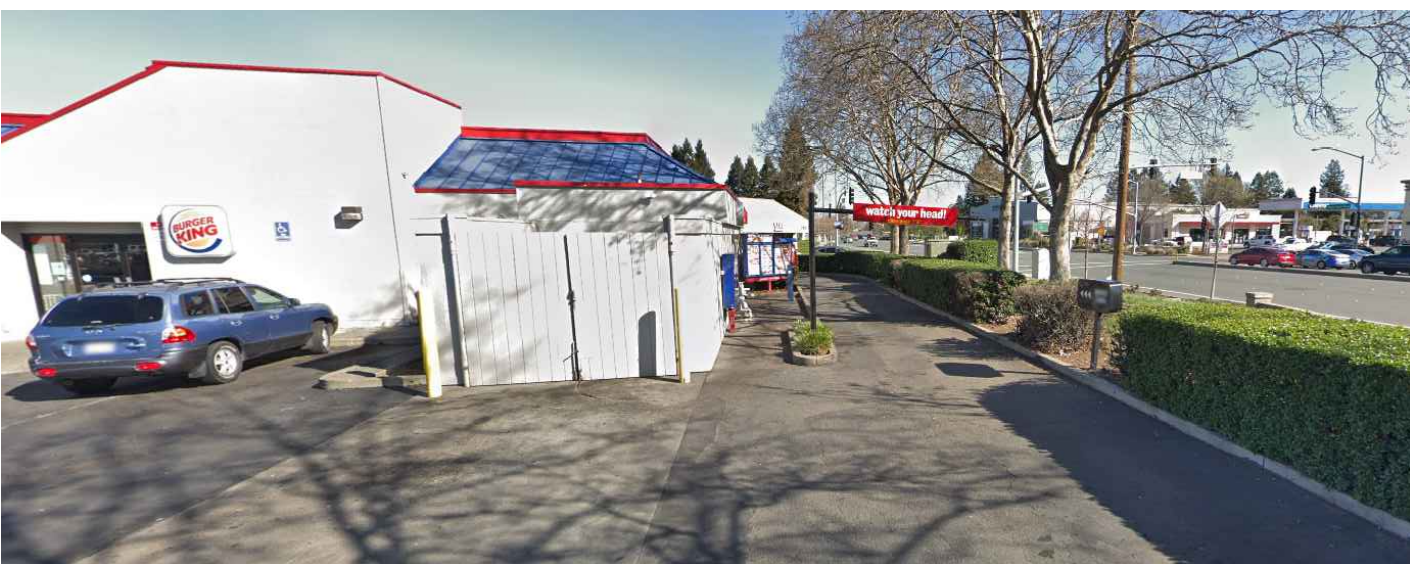
SOUTH ELEVATION



WEST ELEVATION



BURGER KING PARKING LOT



BURGER KING TRASH ENCLOSURE & DRIVE-THRU ENTRANCE



EXISTING LIGHT POLES THROUGHOUT SHOPPING CENTER



ADJACENT PROPERTY PHOTOGRAPHS:



NORTH ELEVATION



EAST ELEVATION



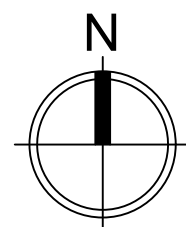
SOUTH ELEVATION



WEST ELEVATION

- Ⓟ BUS STOP
- ⓉS TRAFFIC SIGNAL
- Ⓛ BIKE LANE

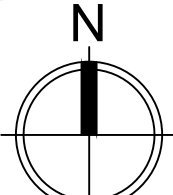
CG	GENERAL COMMERCIAL
CV	RETAIL & BUSINESS
IL	INDUSTRIAL - LIGHT
PD	PLANNED DEVELOPMENT
PI	PUBLIC/INSTITUTIONAL
R	LOW-DENSITY RESIDENTIAL
RR	RURAL RESIDENTIAL
OSR	OPEN SPACE/RECREATION
BP	BUSINESS PARK



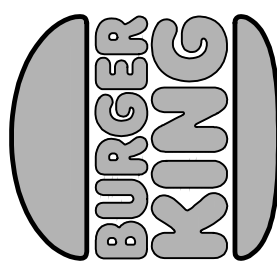
SITE ADDRESS:	741 STONY POINT ROAD SANTA ROSA, CA 95407
APN	010-410-015-000
LEGAL DESCRIPTION:	2009 FM REM 010-410-009 OPEN TO RD PER DEED.
ZONE:	PD-80-01
EXISTING USE:	BURGER KING RESTAURANT WITH DRIVE-THRU (NO CHANGE)
EXISTING OCCUPANCY:	A-2 (NO CHANGE)
ALLOWABLE AREA:	24,000 SPRINKLERED (6,000 SF NON-SPRINKLERED)
NUMBER OF STORIES:	1 (NO CHANGE)
LOT SIZE:	36,590 SF
EXISTING BUILDING SIZE:	3,265 SF
EXISTING F.A.R.:	0.09
NEW BUILDING SIZE:	2,780 SF (NET LOSS 485 SF)
NEW F.A.R.:	0.07
EXISTING BUILDING HEIGHT:	19'-2"
NEW BUILDING HEIGHT:	19'-9"
NEW LANDSCAPE:	7,708 SF (21%)
NEW IMPERVIOUS AREA:	28,882 SF
CONSTRUCTION TYPE:	V-N
SPRINKLERS:	NO
FIRE ALARM:	NO
VALUATION:	\$200,000

TENANT:	QUIKSERVE SUNNY GHAI 25 E. AIRWAY AVE. LIVERMORE, CA 94541 510.573.5905 SUNNY@GHAIMANAGEMENT.COM
PROPERTY OWNER:	JOE RUBIN 40 SANTA CLARA ST, SUITE 206 VALLEJO, CA 94590
ARCHITECT:	BRANDY J. YAMAMOTO 1228 AVENIDA AMISTAD SAN MARCOS, CA 92069 760.977.9128 BRANDY@BJYARCH.COM
LANDSCAPE ARCHITECT:	GREEN DESIGN LANDSCAPE ARCHITECTS BARBARA HATCH 1454 POPPIN JAY DRIVE RENO, NV 775-829-1364 BHATCH@CHARTER.NET

TITLE SHEETS		LANDSCAPE
T1	TITLE SHEET, SITE MAPS, PHOTOS	LC.1.1 PRELIMINARY LANDSCAPE PLAN
		LC.2.1 PRELIMINARY IRRIGATION PLAN
		LC.2.2 PRELIMINARY WATER CALCULATIONS
EXISTING ARCHITECTURAL		
D4	EXISTING INTERIOR ELEVATIONS	
D4.1	EXISTING EXTERIOR ELEVATIONS	13 SHEETS
ARCHITECTURAL		
A0	PROPOSED SITE PLAN	
A0.1	PROPOSED TRASH ENCLOSURE	
A1	PROPOSED FLOOR PLAN	
A4	PROPOSED EXTERIOR ELEVATIONS	
A4.1	PROPOSED EXTERIOR ELEVATIONS	
A4.2	PROPOSED RENDERINGS	
A5	PROPOSED BUILDING SECTIONS	



DRAWN BY:	NO.	REVISION	CHECKED BY:	DATE:
PRELIMINARY SITE PLAN				
PLOT DATE: 4.2.2023				



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PROFESSIONAL SEAL

771 F

5215

BURGER KING RESTAURANT
741 STONY POINT ROAD
SANTA ROSA, CA 95407

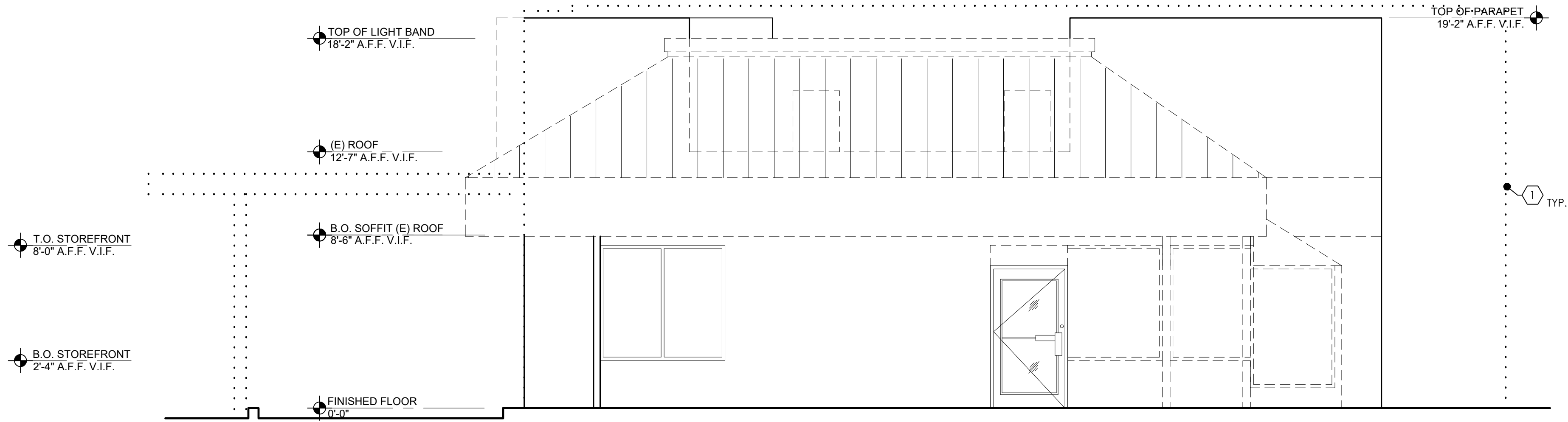
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DEMO EXT. ELEVATION KEYNOTES:

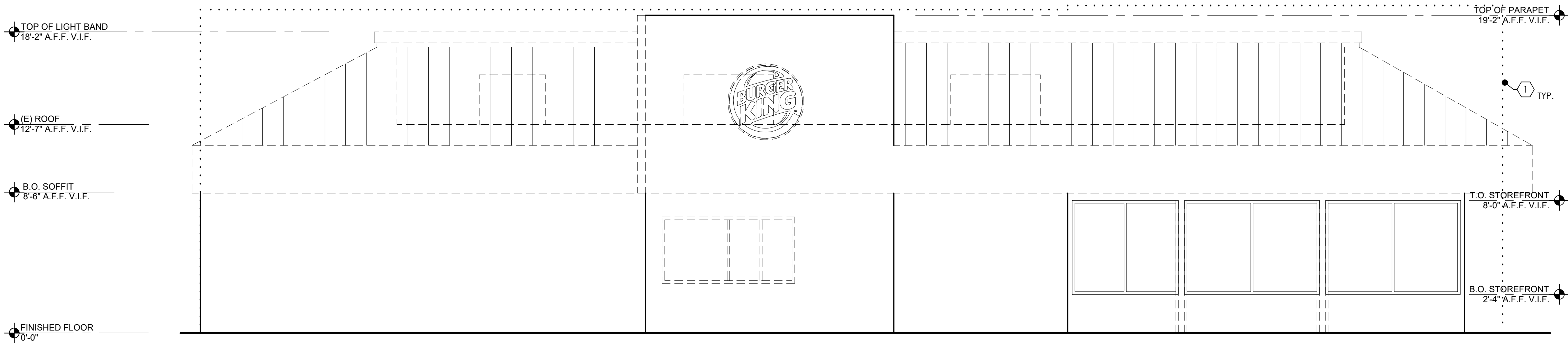
1 OUTLINE OF NEW BUILDING DESIGN.

DEMO LEGEND:

- EXISTING TO BE DEMOLISHED
----- EXISTING TO REMAIN
..... OUTLINE OF NEW BUILDING



2 LEFT SIDE ELEVATION (WEST)
SCALE: 1/4" = 1'-0"



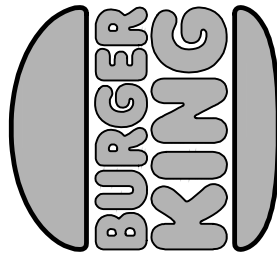
1 DRIVE-THRU ELEVATION (NORTH)
SCALE: 1/4" = 1'-0"

DEMO EXTERIOR ELEVATIONS

SCALE: 1/4" = 1'-0"

ONE-FOURTH INCH EQUALS 1'-0"
0' 1' 2' 4' 8'

DRAWN BY:	CHECKED BY:	DATE:
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1	2023.02.07	PRELIMINARY SITE PLAN



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PROFESSIONAL SEAL

PROJECT #	5215	BK TO BK SIZZLE
BURGER KING RESTAURANT		
741 STONY POINT ROAD		
SANTA ROSA, CA 95407		
DEMO EXTERIOR ELEVATIONS		

D4

1 OUTLINE OF NEW BUILDING DESIGN.

- - - - - EXISTING TO BE DEMOLISHED
 _____ EXISTING TO REMAIN
 • • • • • OUTLINE OF NEW BUILDING



SCALE: $1/4" = 1'-0"$

ONE-FOURTH INCH EQUALS 1'-0"

A horizontal line with vertical tick marks at 0', 1', 2', 4', and 8'. The segments between 0' and 1', 1' and 2', and 2' and 4' are each divided into four equal parts by smaller tick marks, representing 1/4 inch each.

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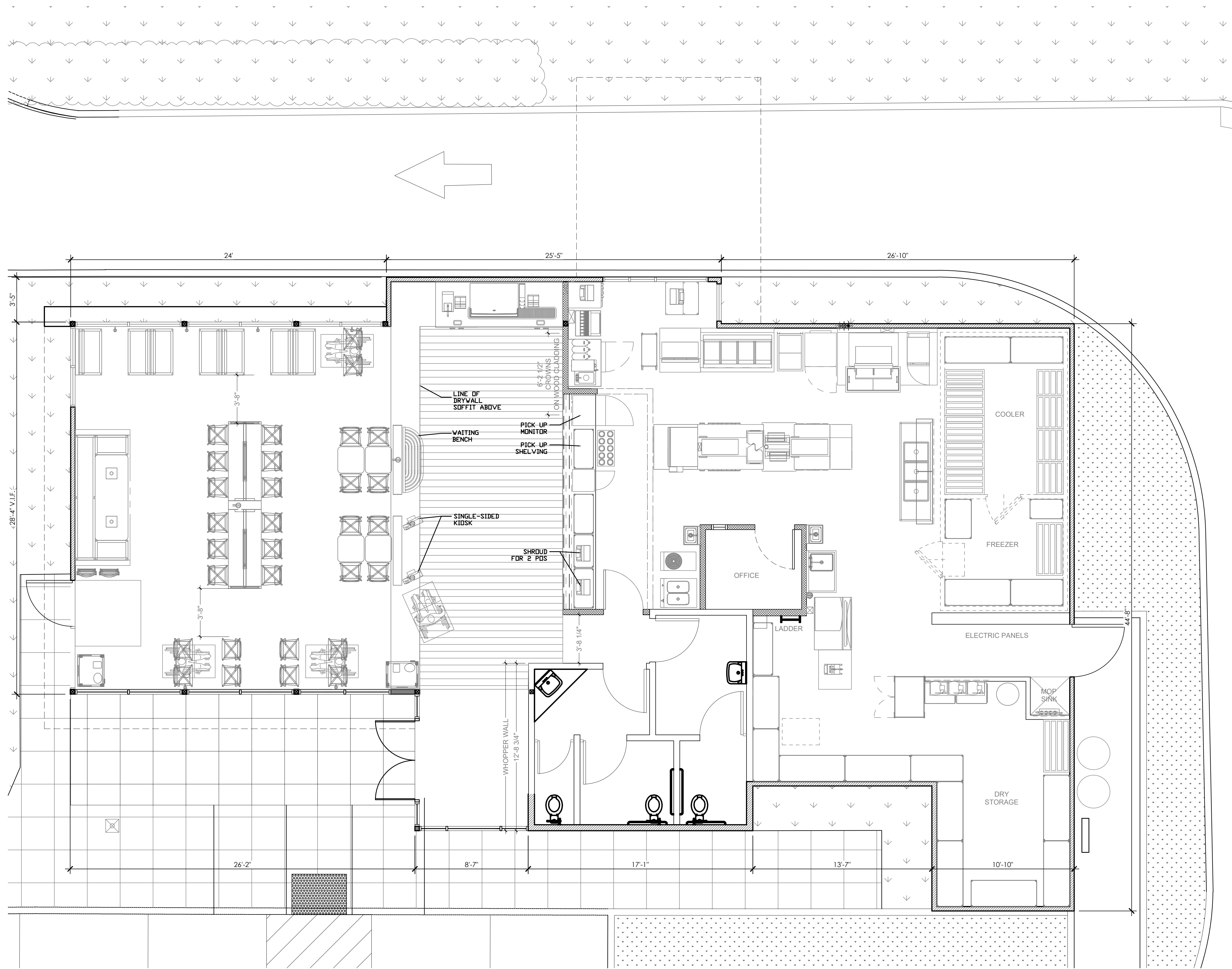
PROJECT #:	5215	BK TO BK SIZZLE
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BURGER KING RESTAURANT
741 STONY POINT ROAD
SANTA ROSA, CA 95407

DEMO EXTERIOR ELEVATIONS

P-1		PAINT	BM 2111-50 STONE HARBOR
P-2		PAINT	BM 2111-40 TAOS TAUPE

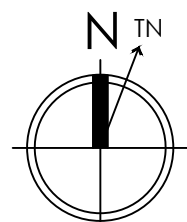




1 PROPOSED FLOOR PLAN

SCALE: 1/4" = 1'-0"

ONE-FOURTH INCH EQUALS 1'-0"



PROJECT # 5215 BK TO BK SIZZLE

BURGER KING RESTAURANT
741 STONY POINT ROAD
SANTA ROSA, CA 95407

A1

PROPOSED FLOOR PLAN

PROFESSIONAL SEAL



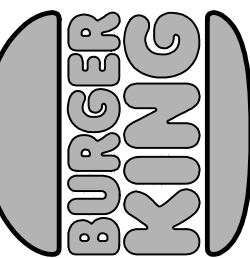
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NO DATE REVISION

2023.02.07 PRELIMINARY SITE PLAN

DATE:

PLOT DATE: 3.23.2023

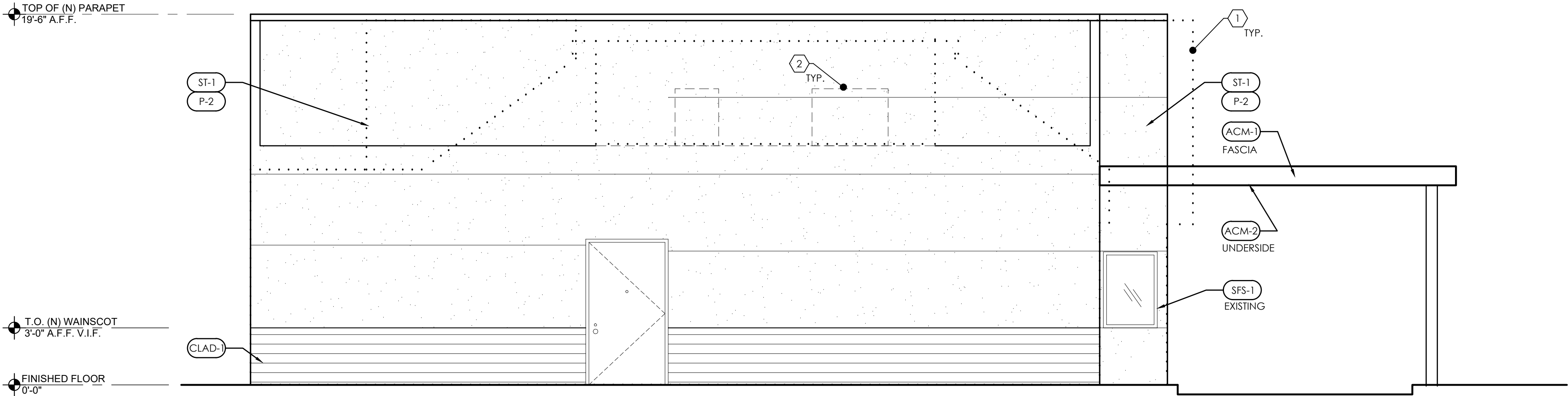
BUY PROJECT # 2303

EXT. ELEVATION KEYNOTES:

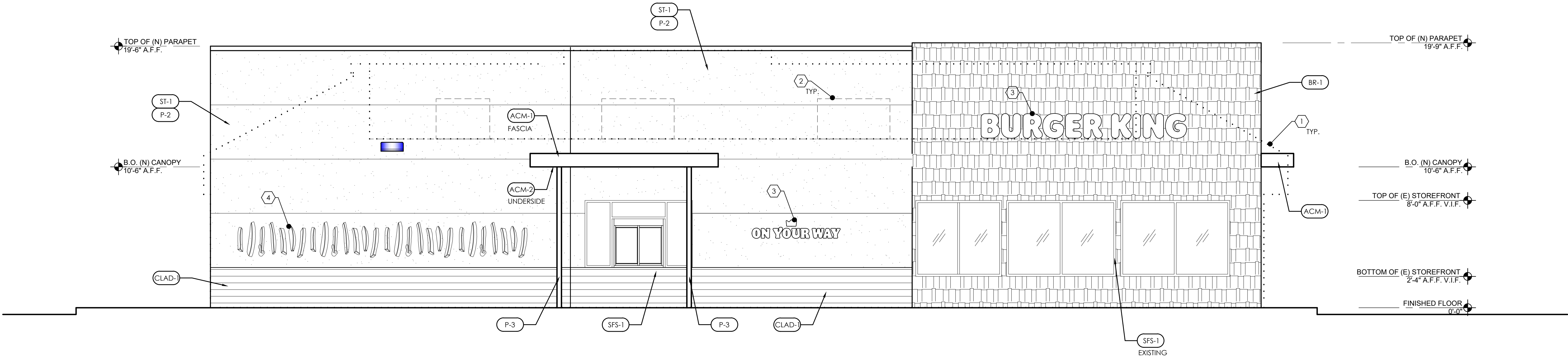
- 1 OUTLINE OF EXISTING BUILDING
- 2 EXISTING ROOF TOP UNITS BEHIND PARAPETS.
- 3 BUILDING SIGNAGE BY OTHERS.
- 4 DIPPED FRENCH FRY GRAPHIC.

EXT. ELEVATION FINISH SCHEDULE:

ACM-1		ALUMINUM COMPOSITE METAL	TO MATCH P-3
ACM-2		ALUMINUM COMPOSITE METAL	SHERWIN WILLIAMS LIGHT BROWN 6348
BR-1		BRICK	TBD
MS-1		METAL	SHERWIN WILLIAMS LIGHT BROWN 6348, BACKGROUND: SHERWIN WILLIAMS BROWN 6342
CLAD-1		CLADDING (WOOD)	TBD
TR-1		NICHIHA OPEN OUTSIDE CORNER	BLACK MATTE
CLAD-2		CLADDING (CONCRETE)	GRAY
EIFS-1		NICHIHA FIBER CEMENT	TO MATCH P-1
EIFS-2		NICHIHA FIBER CEMENT	TO MATCH P-2
ST-1		STUCCO	WHITE OR GRAY, MATCH PAINT COLOR DEPENDING ON LOCATION
P-1		PAINT	BM 2111-50 STONE HARBOR
P-2		PAINT	BM 2111-40 TAOS TAUPE
P-3		PAINT	2133-10 ONYX SEMI-GLOSS
SFS-1		STOREFRONT SYSTEM	BLACK MATTE



1 REAR ELEVATION (EAST)
SCALE: 1/4" = 1'-0"

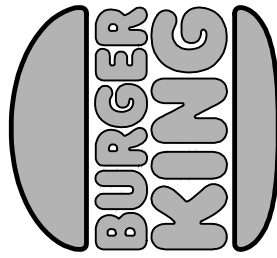


1 DRIVE-THRU ELEVATION (NORTH)
SCALE: 1/4" = 1'-0"

ONE-FOURTH INCH EQUALS 1'-0"
0' 1' 2' 4' 8'

PROPOSED EXTERIOR ELEVATIONS
SCALE: 1/4" = 1'-0"

NO.	DATE	REVISION	CHECKED BY:	DATE:
1	2023.02.07	PRELIMINARY SITE PLAN		



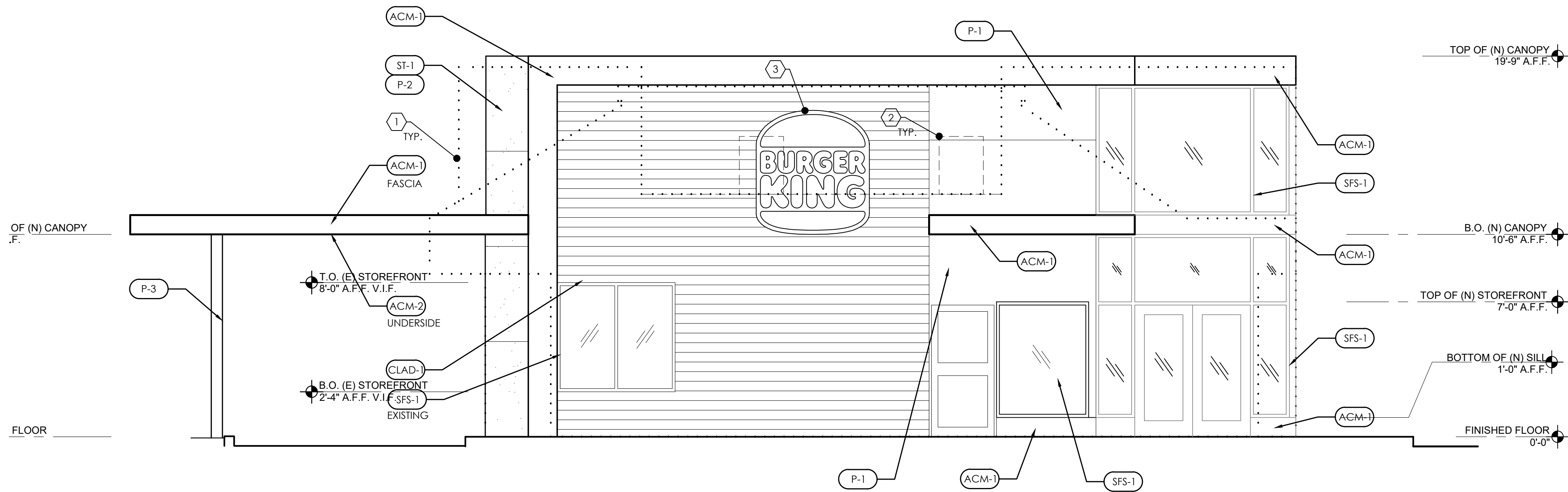
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PROFESSIONAL SEAL

PROJECT #: 5215 BK TO BK SIZZLE
BURGER KING RESTAURANT
741 STONY POINT ROAD
SANTA ROSA, CA 95407
PROPOSED EXTERIOR ELEVATIONS



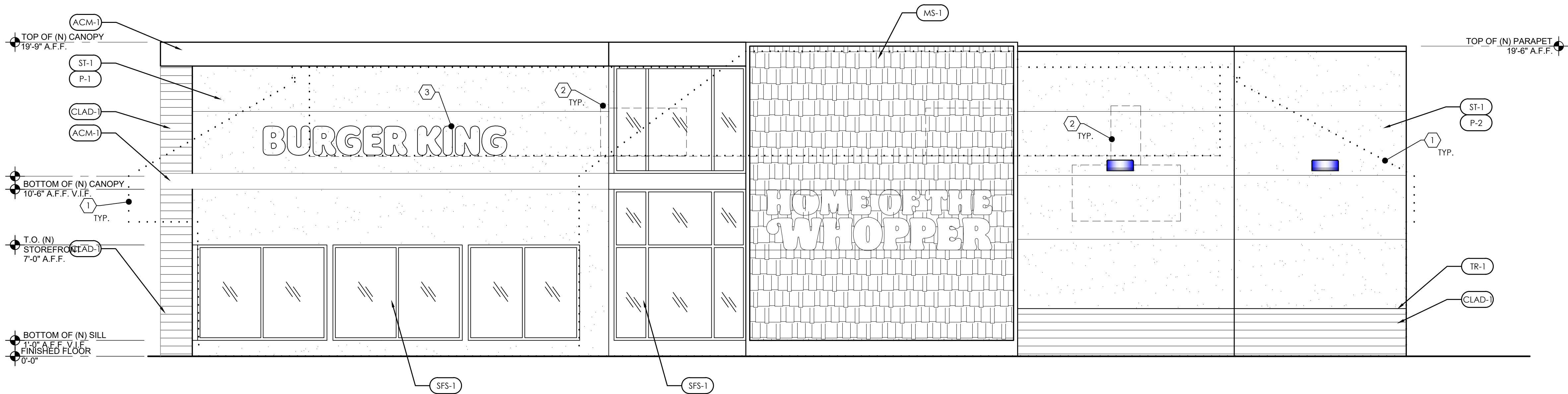
2 LEFT SIDE ELEVATION (WEST)
SCALE: 1/4" = 1'-0"

EXT. ELEVATION FINISH SCHEDULE:

ACM-1		ALUMINUM COMPOSITE METAL	TO MATCH P-3
ACM-2		ALUMINUM COMPOSITE METAL	SHERWIN WILLIAMS LIGHT BROWN 6348
BR-1		BRICK	TBD
MS-1		METAL	SHERWIN WILLIAMS LIGHT BROWN 6348. BACKGROUND: SHERWIN WILLIAMS BROWN 6342
CLAD-1		CLADDING (WOOD)	TBD
TR-1		NICHIHA OPEN OUTSIDE CORNER	BLACK MATTE
CLAD-2		CLADDING (CONCRETE)	GRAY
EIFS-1		NICHIHA FIBER CEMENT	TO MATCH P-1
EIFS-2		NICHIHA FIBER CEMENT	TO MATCH P-2
ST-1		STUCCO	WHITE OR GRAY. MATCH PAINT COLOR DEPENDING ON LOCATION
P-1		PAINT	BM 2111-50 STONE HARBOR
P-2		PAINT	BM 2111-40 TAOS TAUPE
P-3		PAINT	2133-10 ONYX SEMI-GLOSS
SFS-1		STOREFRONT SYSTEM	BLACK MATTE

EXT. ELEVATION KEYNOTES:

- 1 OUTLINE OF EXISTING BUILDING
- 2 EXISTING ROOF TOP UNITS BEHIND PARAPETS.
- 3 BUILDING SIGNAGE BY OTHERS.
- 4 DIPPED FRENCH FRY GRAPHIC.



2 FRONT ELEVATION (SOUTH)
SCALE: 1/4" = 1'-0"

PROPOSED EXTERIOR ELEVATIONS

SCALE: 1/4" = 1'-0"

ONE-FOURTH INCH EQUALS 1'-0"
0' 1' 2' 4' 8'

DRAWN BY: NO DATE: 2023.02.07
CHECKED BY: REVISION: PRELIMINARY SITE PLAN
PROJECT #: 5215
BK TO BK SIZZLE
PROJECT # 2303

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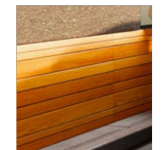
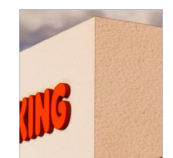
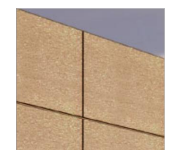
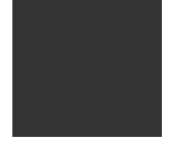
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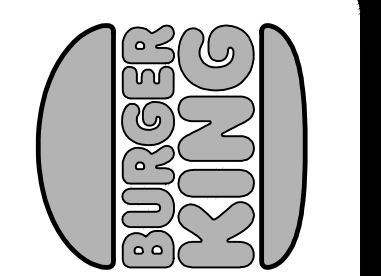
BURGER KING RESTAURANT
741 STONY POINT ROAD
SANTA ROSA, CA 95407
PROPOSED EXTERIOR ELEVATIONS
A4



EXT. ELEVATION FINISH SCHEDULE:

ACM-1		ALUMINUM COMPOSITE METAL	TO MATCH P-3
ACM-2		ALUMINUM COMPOSITE METAL	SHERWIN WILLIAMS LIGHT BROWN 6348
BR-1		BRICK	TBD
MS-1		METAL	SHERWIN WILLIAMS LIGHT BROWN 6348. BACKGROUND: SHERWIN WILLIAMS BROWN 6342
CLAD-1		CLADDING (WOOD)	TBD
TR-1		NICHIHA OPEN OUTSIDE CORNER	BLACK MATTE
CLAD-2		CLADDING (CONCRETE)	GRAY
EIFS-1		NICHIHA FIBER CEMENT	TO MATCH P-1
EIFS-2		NICHIHA FIBER CEMENT	TO MATCH P-2
ST-1		STUCCO	WHITE OR GRAY. MATCH PAINT COLOR DEPENDING ON LOCATION
P-1		PAINT	BM 2111-50 STONE HARBOR
P-2		PAINT	BM 2111-40 TAOS TAUPE
P-3		PAINT	2133-10 ONYX SEMI-GLOSS
SFS-1		STOREFRONT SYSTEM	BLACK MATTE

DRAWN BY:		CHECKED BY:		DATE:	
NO	DATE	REVISION			
	2022/02/20	PRELIMINARY SITE PLAN			
PLOT DATE: 3/23/2023			B/M PROJECT #: 23.03		



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PROFESSIONAL SEAL

PROJECT #:	5215	BK TO BK SIZZLE
BURGER KING RESTAURANT 741 STONY POINT ROAD SANTA ROSA, CA 95407		
PROPOSED EXTERIOR RENOVATIONS		

A4.2



SCALE: $1/4" = 1'-0"$

PROJECT #:	5215	BK TO BK SIZZLE
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BURGER KING RESTAURANT
741 STONY POINT ROAD
SANTA ROSA, CA 95407

PROPOSED BUILDING SECTIONS

A5

PROFESSIONAL SEAL

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NO	DATE	REVISION
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DRAWN BY:

CHECKED BY:

DATE:

PLOT DATE: 3.23.2023

BJY PROJECT #: 23.03

Please complete the hydrozone table(s) for each hydrozone. Use as many tables as necessary to provide the square footage of landscape area per hydrozone

vs	Valve	Irrigation Method**	Area (Sq. Ft.)	% of Landscape Area
LW Trees and Shrubs Med Density	1,2	Drip/Bubbler	2,464	100%
	Total		2,464 sq.ft.	100%

PRELIMINARY IRRIGATION CALCULATIONS

Maximum Applied Water Allowance Calculations for New and Rehabilitated Non-Residential Landscapes

Enter value in Pale Blue Cells		
Tan Cells Show Results		
Messages and Warnings		
Click on the blue cell on right to Pick City Name ET _a of City from Appendix A	Santa Rosa	Name of City
	42.00	ET _a (inches/year)
	0	Overhead Landscape Area (ft ²)
	2.464	Drip Landscape Area (ft ²)
	0	SLA (ft ²)
	2.464	Total Landscape Area
	Results:	
	(ET _a) x (0.62) x [(0.45 x LA) + ((1.0 - 0.45) X SLA)]	Gallons Cubic Feet HCF Acre-feet Millions of Gallons
	MAWA calculation incorporating Effective Precipitation (Optional)	
	ET _a of City from Appendix A	42 ET _a (inches/year)
Total Landscape Area Special Landscape Area	2.464	LA (ft ²)
	0	SLA (ft ²)
	30.98	Total annual precipitation (inches/year)
	7.75	Eppt (in/yr)(25% of total annual precipitation)
	Results:	
	MAWA = [(ET _a - Eppt) x (0.62)] x [(0.45 x LA) + ((1.0 - 0.45) x SLA)]	Gallons Cubic Feet HCF Acre-feet Millions of Gallons
	23.549	Gallons
	3,148.03	Cubic Feet
	31.48	HCF
	0.07	Acre-feet
	0.02	Millions of Gallons

Estimated Total Water Uses
Equation: $ETWU = ET_a \times 0.82 \times [(PP \times HA)/E] + SLA$; Considering precipitation $ETWU = (ET_a - Ep_{ppt}) \times 0.82 \times [(PP \times HA)/E] + SLA$
Enter values in Pale Blue Cells

Tan Cells Show Results

Messages and Warnings

Irrigation Efficiency Default Value for overhead 0.75 and drip 0.81

Plant Water Use Type

Plant Factor

Very Low

0 - 0.1

Low

0.2 - 0.3

Medium

0.4 - 0.6

High

0.7 - 1.0

SLA

1.0

Hydrozone	Select System From the Dropdown List click on cell below	Plant Water Use Type (a) (low, medium, high)	Plant Factor (PF)	Hydrozone Area (HA) (ft ²) Without SLA	Enter Irrigation Efficiency (E)	(PF x HA (ft ²))/E
Zone 1	drip	Medium	0.50	2.50E	0.81	1.55
Zone 2	drip	Low	0.30	-	0.81	0
Zone 3	drip	Very Low	0.10	-	0.81	0
Zone 4						
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Zone 80						

SHEET

LC2.2

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