

EXISTING BUILDING PHOTOGRAPHS:



NORTH ELEVATION



EAST ELEVATION



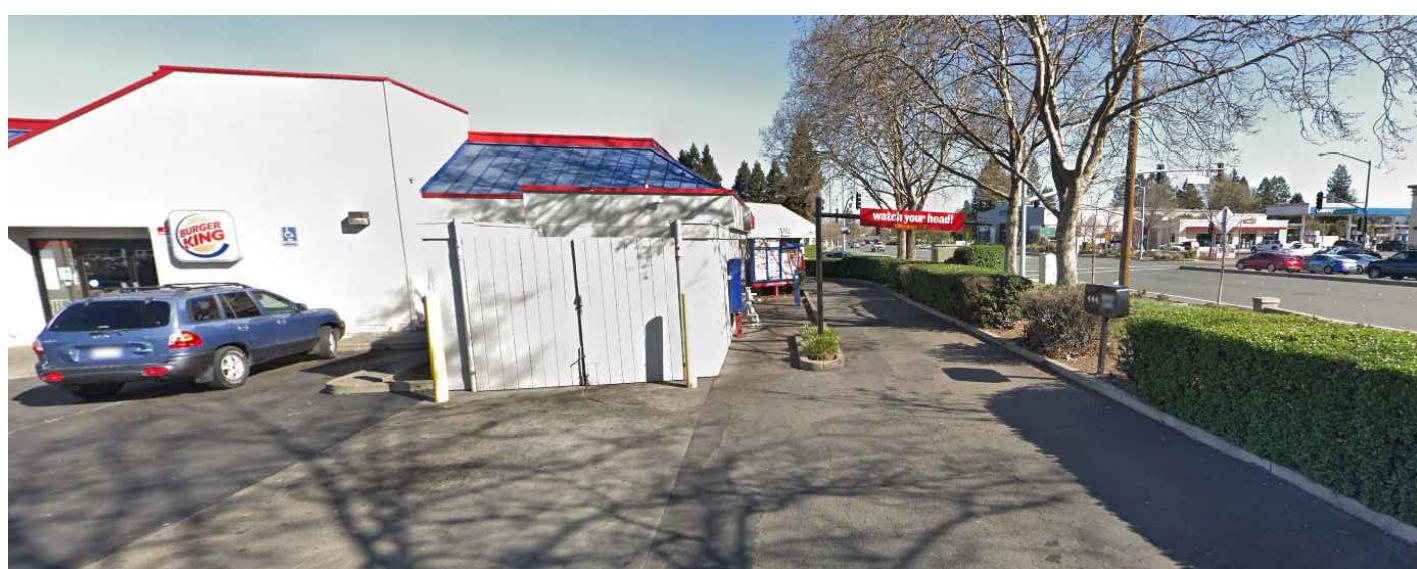
SOUTH ELEVATION



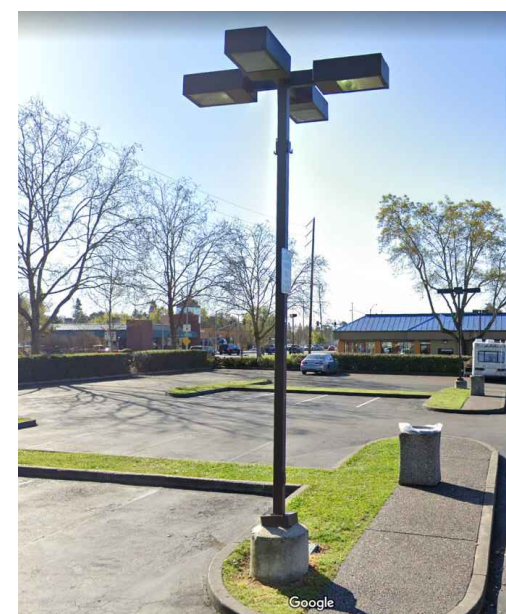
WEST ELEVATION



BURGER KING PARKING LOT



BURGER KING TRASH ENCLOSURE & DRIVE-THRU ENTRANCE



EXISTING LIGHT POLES THROUGHOUT SHOPPING CENTER



DESIGN REVIEW FOR:
REMODEL OF EXISTING
BURGER KING RESTAURANT
741 STONY POINT ROAD
SANTA ROSA, CA 95407

ADJACENT PROPERTY PHOTOGRAPHS:



NORTH ELEVATION



EAST ELEVATION

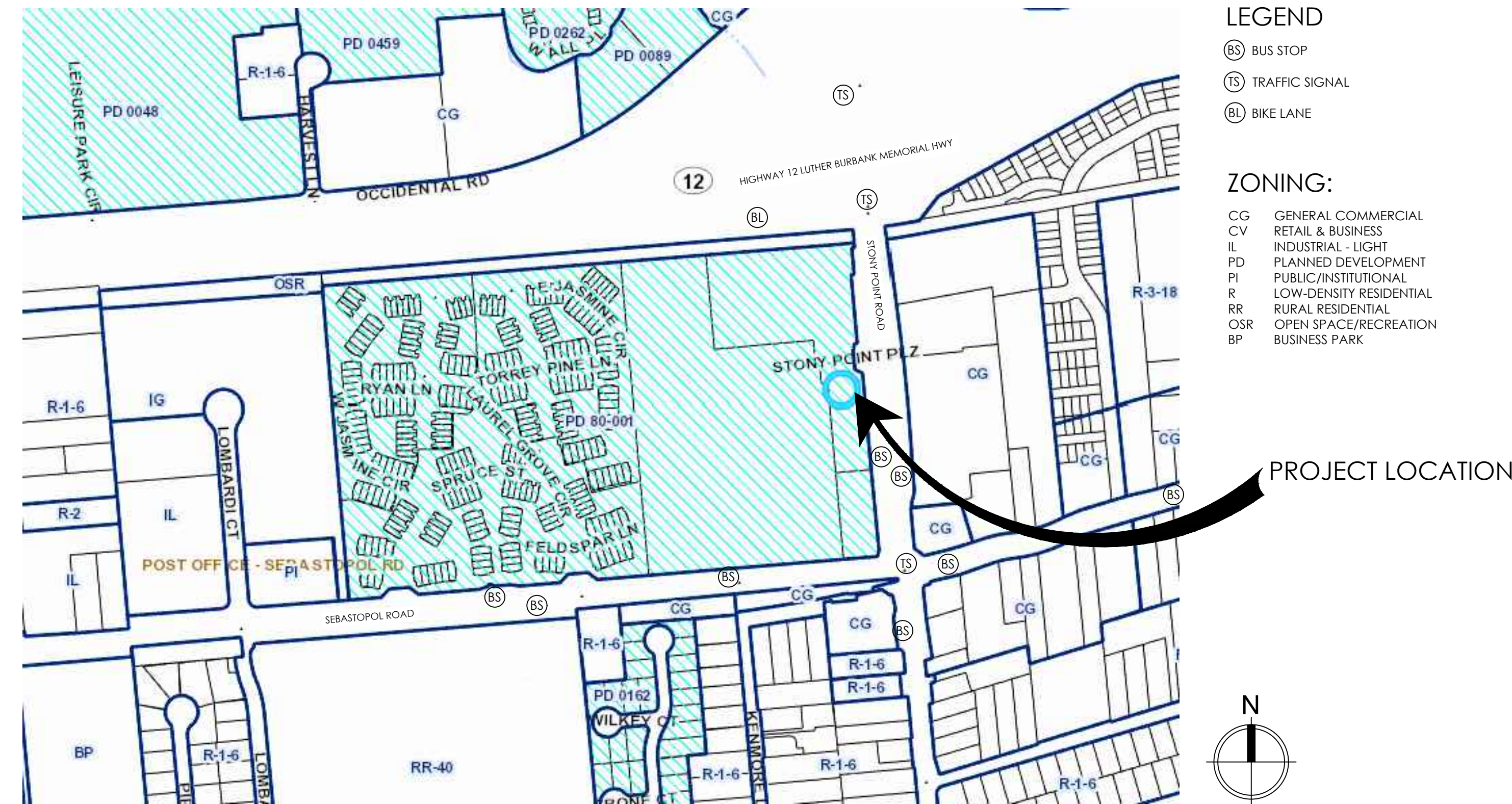


SOUTH ELEVATION



WEST ELEVATION

SITE ANALYSIS MAP/NEIGHBORHOOD CONTEXT MAP:



PROJECT INFORMATION:

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

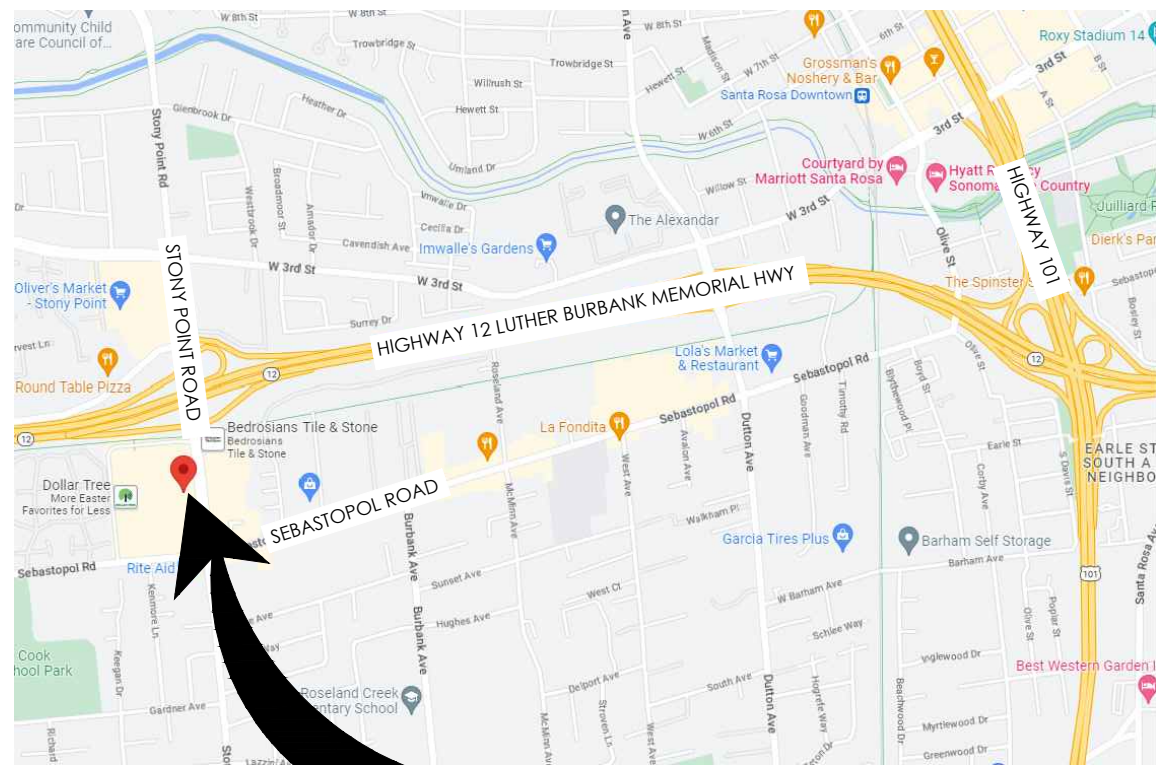
PROJECT CONTACTS:

TENANT:	QUIKSERVE SUNNY GHAI 25 E. AIRWAY AVE. LIVERMORE, CA 94441 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, INC. BARBARA HATCH 1464 POPPIN JAY DRIVE RENO, NV 775-829-1364 BHATCH@CHARTER.NET

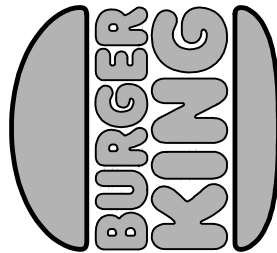
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LOCATION MAP:



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

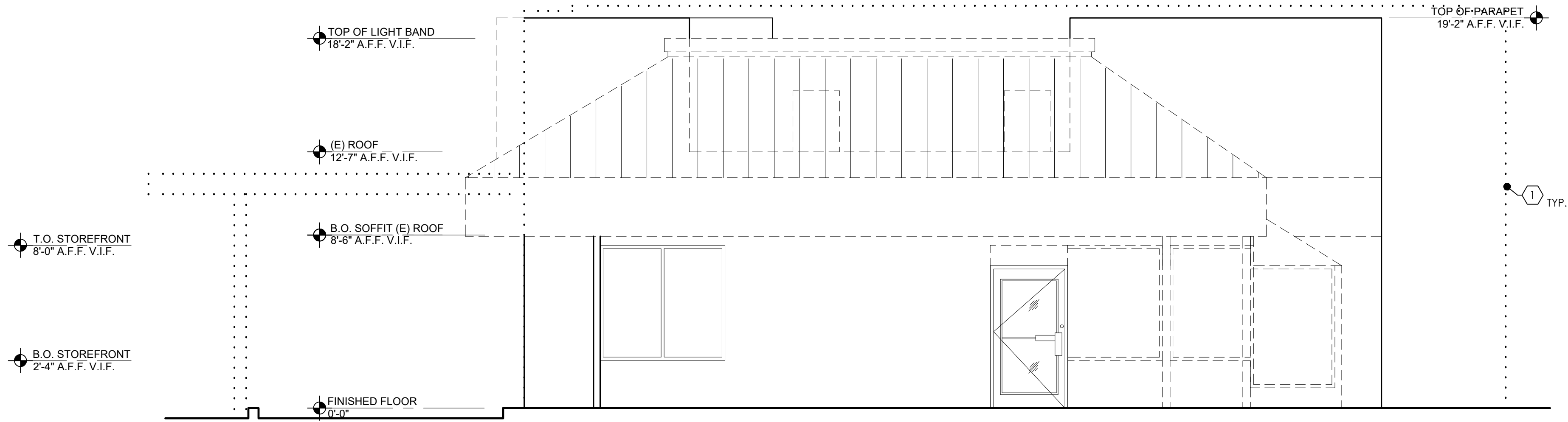
PROJECT # 5215 BK TO BK SIZZLE
BURGER KING RESTAURANT
741 STONY POINT ROAD
SANTA ROSA, CA 95407
TITLE SHEET

DEMO EXT. ELEVATION KEYNOTES:

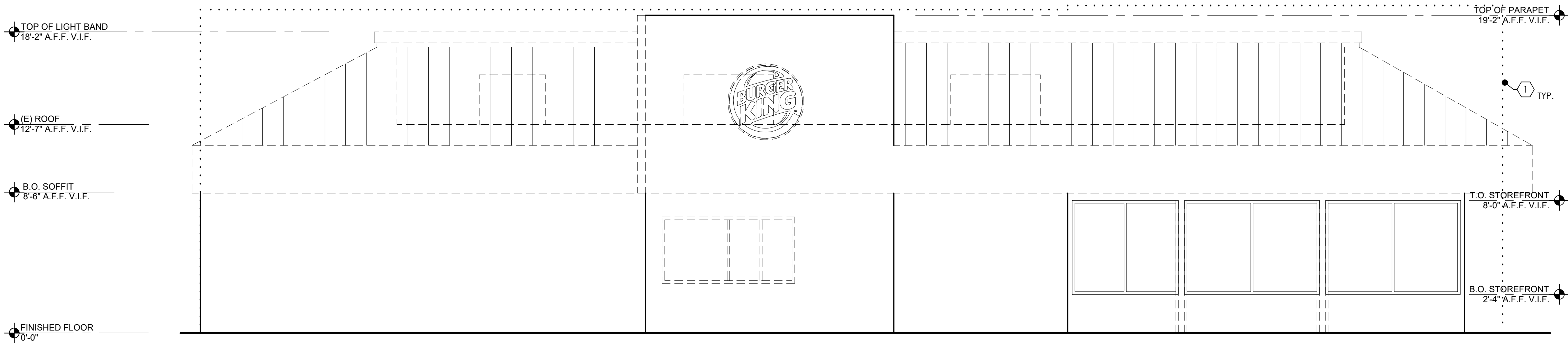
1 OUTLINE OF NEW BUILDING DESIGN.

DEMO LEGEND:

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



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



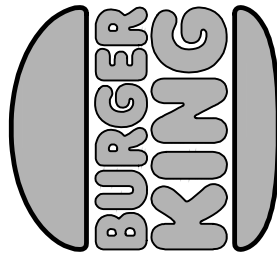
1 DRIVE-THRU ELEVATION (NORTH)
SCALE: 1/4" = 1'-0"

DEMO EXTERIOR ELEVATIONS

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

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

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



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PROJECT # 5215 BK TO BK SIZZLE
BURGER KING RESTAURANT
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DEMO EXTERIOR ELEVATIONS

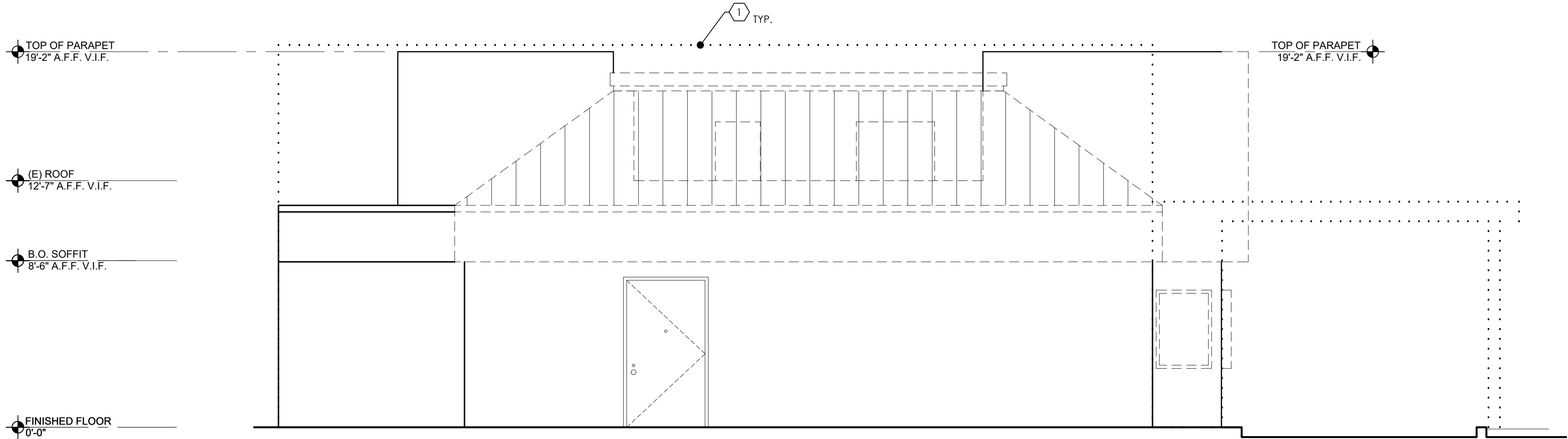
D4

DEMO EXT. ELEVATION KEYNOTES:

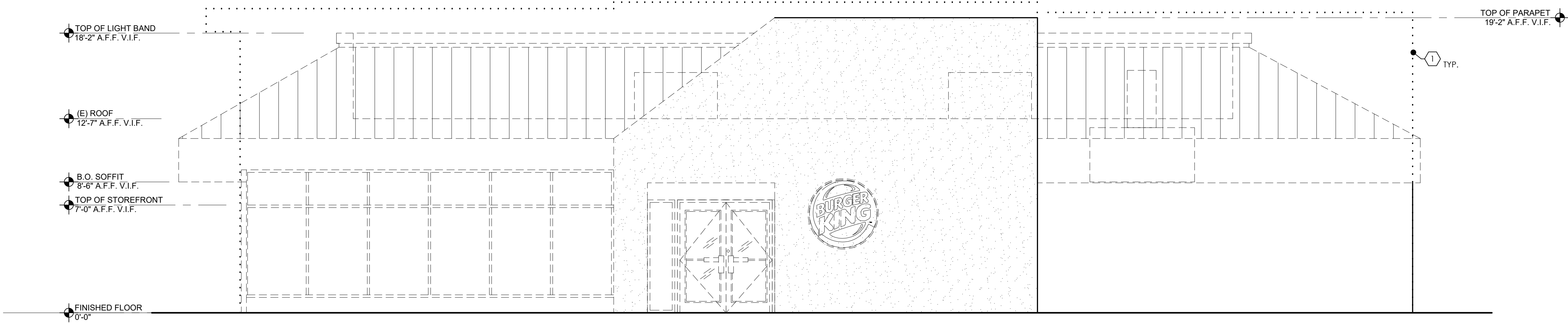
1 OUTLINE OF NEW BUILDING DESIGN.

DEMO LEGEND:

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



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



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

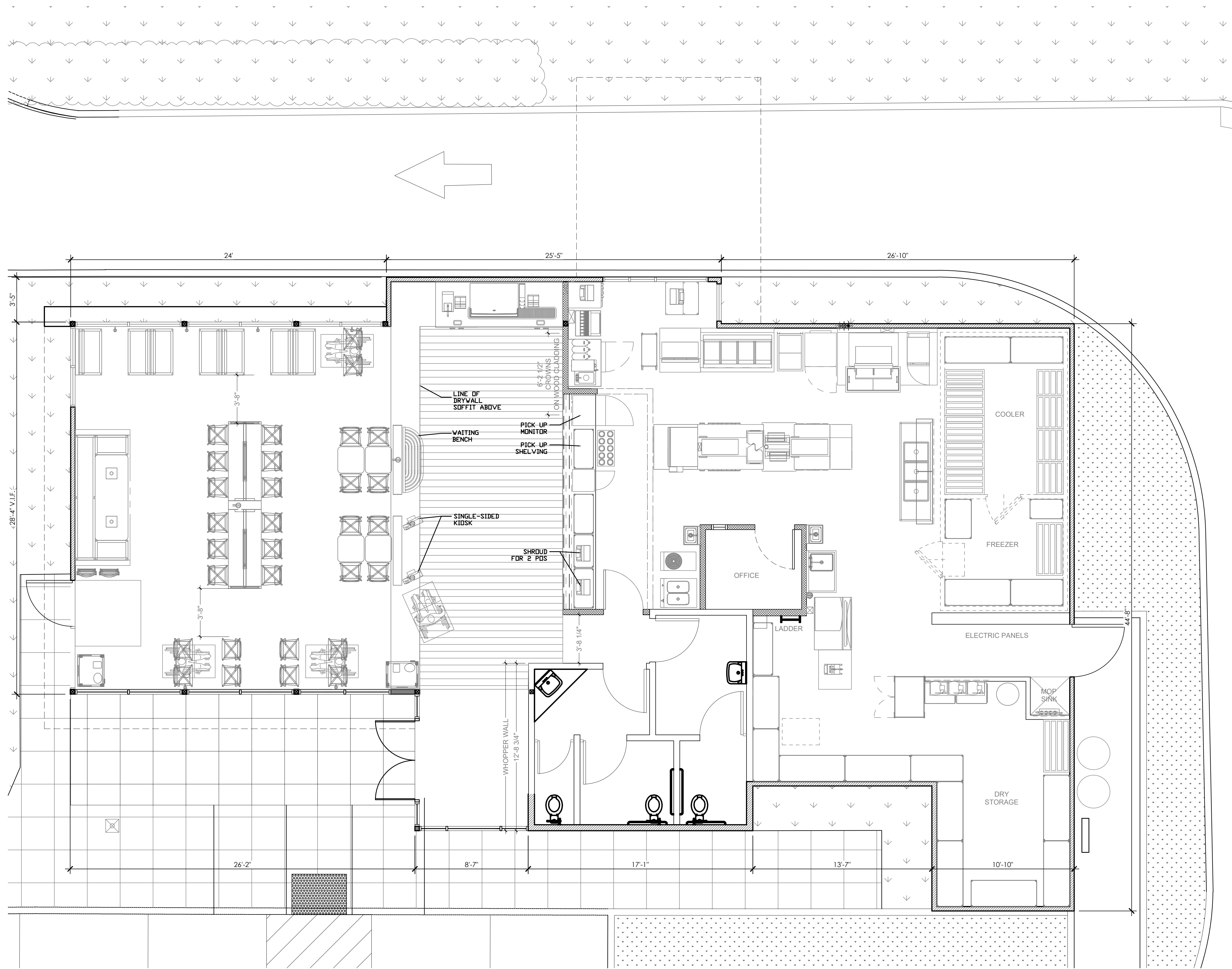
DEMO EXTERIOR ELEVATIONS
SCALE: 1/4" = 1'-0"

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

DRAWN BY:		CHECKED BY:	DATE:
NO.	DATE	REVISION	
	3/22/2023	PRELIMINARY SITE PLAN	

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

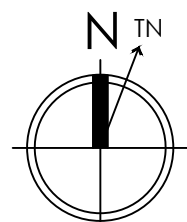




1 PROPOSED FLOOR PLAN

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

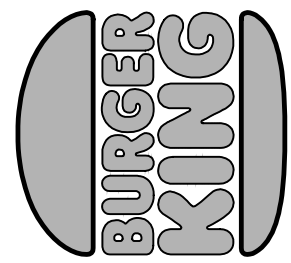
PROPOSED FLOOR PLAN

PROFESSIONAL SEAL

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DRAWN BY: CHECKED BY:
NO DATE REVISION
2023.02.07 PRELIMINARY SITE PLAN

DATE:

PLOT DATE: 3.23.2023

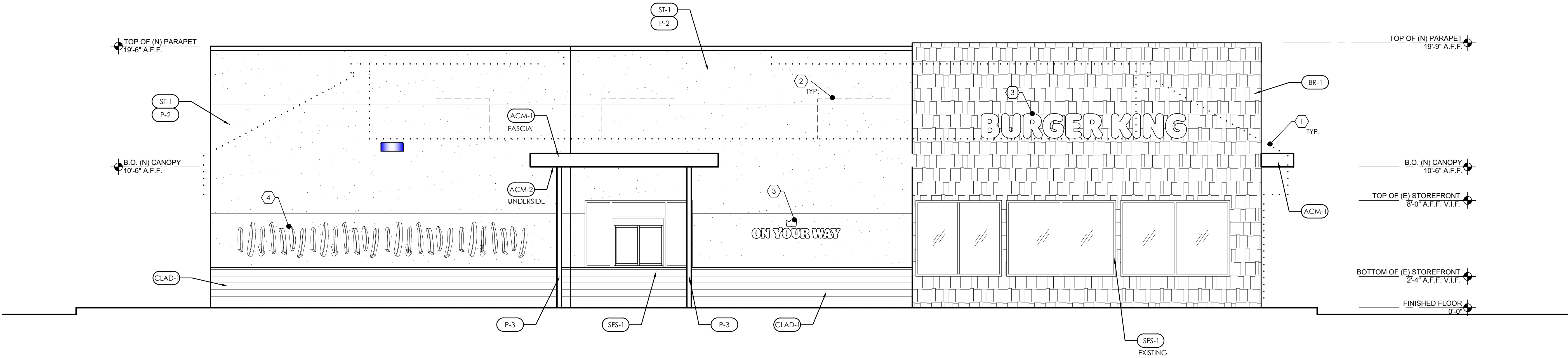
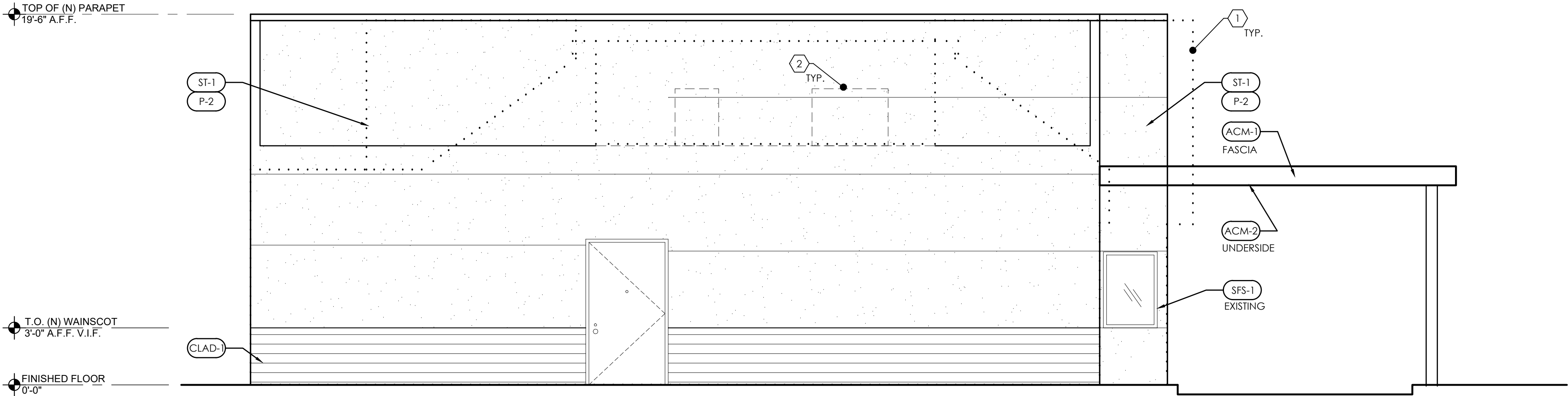
BUY PROJECT # 2303

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



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

PROPOSED EXTERIOR ELEVATIONS

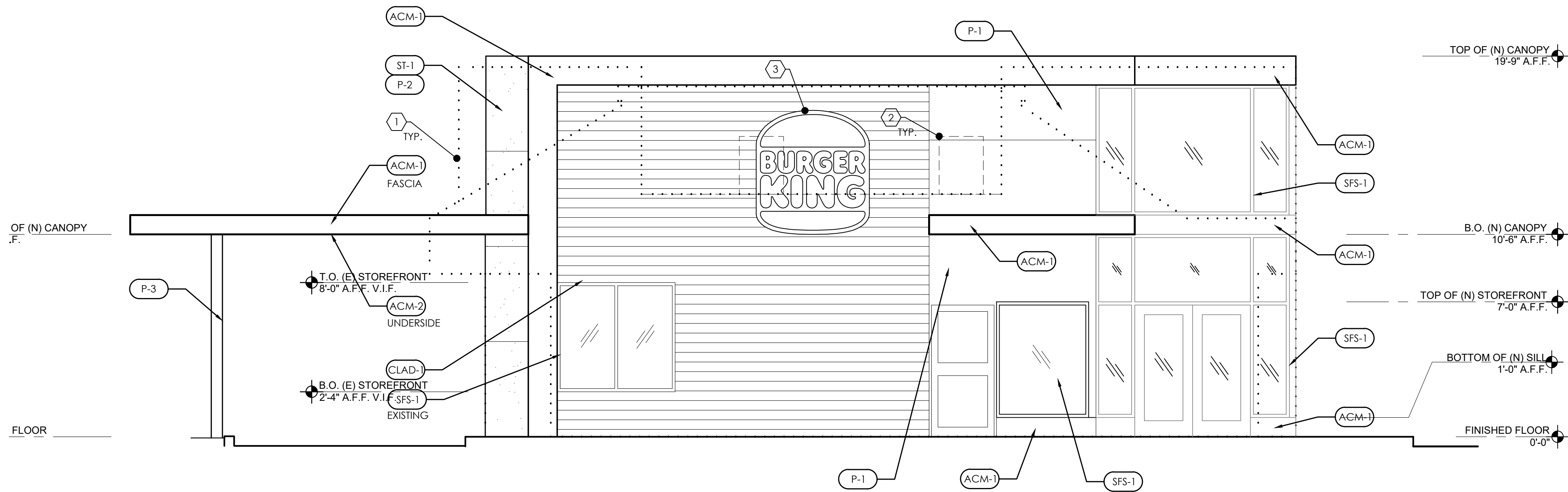
SCALE: 1/4" = 1'-0"

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

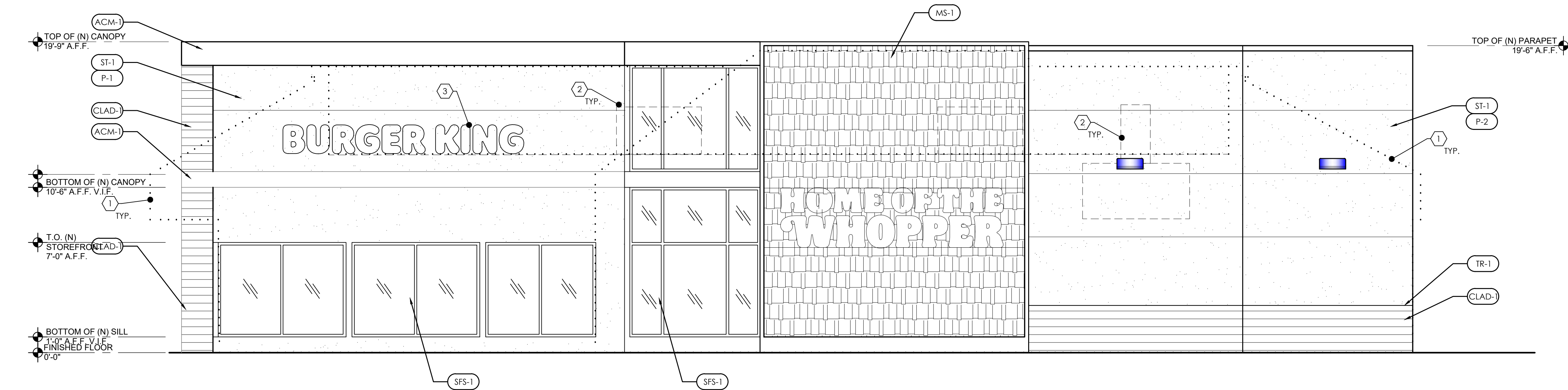
DATE: 4.2.2023
DRAWN BY: GHAI MANAGEMENT
CHECKED BY: GHAI MANAGEMENT
NO. 1023.02.07
REVISION: PRELIMINARY SITE PLAN
PLOT DATE: 4.2.2023

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



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

EXT. ELEVATION FINISH SCHEDULE:

ACM-1		ALUMINUM COMPOSITE METAL	TO MATCH P-3
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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:

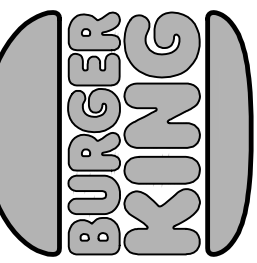
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- 4 DIPPED FRENCH FRY GRAPHIC.

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

PROPOSED EXTERIOR ELEVATIONS

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

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PROJECT # 5215 BK TO BK SIZZLE

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

PROPOSED EXTERIOR ELEVATIONS

A4



NORTH-WEST PRELIMINARY RENDERING



NORTH-EAST PRELIMINARY RENDERING



SOUTH PRELIMINARY RENDERING

EXT. ELEVATION FINISH SCHEDULE:

ACM-1		ALUMINUM COMPOSITE METAL	TO MATCH P-3
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MS-1		METAL	SHERWIN WILLIAMS LIGHT BROWN 6348. BACKGROUND: SHERWIN WILLIAMS BROWN 6342
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TR-1		NICHIA OPEN OUTSIDE CORNER	BLACK MATTE
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EIFS-2		NICHIA FIBER CEMENT	TO MATCH P-2
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P-3		PAINT	2133-10 ONYX SEMI-GLOSS
SFS-1		STOREFRONT SYSTEM	BLACK MATTE

PROPOSED EXTERIOR RENDERINGS

SCALE:

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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

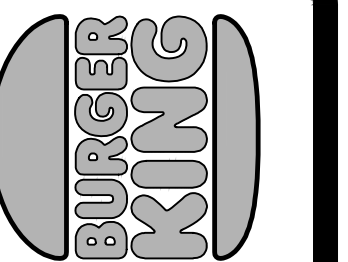
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PROFESSIONAL SEAL

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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

