



A G E N D A

Scotts Valley Planning Commission

REMOTE ACCESS ONLY

August 13, 2020

Time: 6:00 PM

CITY OF SCOTTS VALLEY 1 Civic Center Drive Scotts Valley, CA 95066 831-440-5630	MEETING LOCATION City Council Chambers 1 Civic Center Drive Scotts Valley, CA 95066	POSTING: The agenda was posted on August 7, 2020 at City Hall and on the Internet at www.scottsvalley.org .
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PUBLIC ADVISORY REGARDING COVID-19

Consistent with Executive Order No. N-29-20 issued by Governor Newsom on March 17, 2020, and the County of Santa Cruz Health Services Agency Shelter In Place Public Health Order dated March 31, 2020, the regular meeting of the Planning Commission for June 11, 2020 will be conducted through videoconference. Planning Commissioners and City Staff members will be participating remotely via videoconference.

Public Participation

The meeting will be available on Zoom. For those wishing to participate via Zoom, you can join from a PC, Mac, iPad, iPhone or Android device by entering or clicking on the following URL: <https://us02web.zoom.us/j/82846652236>

You will be given an opportunity to provide public comment at the appropriate times throughout the meeting via Zoom.

How to comment via Zoom:

1. At the appropriate times during the meeting for public comment on items not on the agenda and on specific agenda items, the Planning Commission Chair will announce that public comment will be accepted. Our usual time limits of three minutes per individual, or five minutes for an individual who is representing a group of three or more, will apply. Please note that per our standard practice, this is not a question and answer time, but simply a time for you to provide comments to the Planning Commission.
2. There is an option on Zoom to raise your hand. Please click on this option when the Chair announces that public comments will be taken. Zoom places people in line automatically. When it is your turn, you will be unmuted and you will be able

to make your comments based on the above time frames. Once your time is up, you will once again be muted and the next person in line will be given their opportunity to speak.

Appointed Officials	City Staff Members
Carlos Arcangeli, Chair Rosanna Herrera, Vice Chair Lori Gentile, Commissioner David Hodgin, Commissioner Chuck Maffia, Commissioner	Taylor Bateman, Community Development Director Brenda Stevens, Associate Planner

Notice regarding Planning Commission Meetings:

The Planning Commission meets regularly on the 2nd Thursday of each month (unless otherwise noticed) at 6pm in the City Hall Council Chambers located at 1 Civic Center Drive, Scotts Valley, CA 95066.

Agenda and Agenda Packet Materials:

The Planning Commission agenda is available for review the Friday before the Thursday meeting on the Internet at the City's website: www.scottsvalley.org and in the lobby of City Hall at 1 Civic Center Drive, Scotts Valley, CA. Pursuant to Government Code §54957.5, materials related to an agenda item, submitted after distribution of the agenda packet, are available for public inspection in the lobby of City Hall during normal business hours, Monday-Friday, 8am-Noon and 1-5pm. In accordance with AB 1344, such documents will be posted on the City's website at www.scottsvalley.org.

CALL TO ORDER

(The Planning Commission Chair calls the meeting to order.)

ROLL CALL

(Planning Department staff conduct roll call of the Planning Commission.)

PUBLIC COMMENT TIME

This is the opportunity for individuals to make and/or submit written or oral comments to the Commission on any items within the purview of the Commission, which are NOT part of the Agenda. No action on the item may be taken, but the Commission may request the matter be placed on a future agenda.

ALTERATIONS TO CONSENT AGENDA

(The Commission can remove or add items to the Consent Agenda.)

CONSENT AGENDA

(The Consent Agenda is comprised of items which appear to be non-controversial. Persons wishing to speak on any items may do so raising their hand to be recognized by the Chair. These items will be acted upon in one motion unless they are removed from the consent agenda for discussion by the Commission.)

Approve the Action Meeting Minutes from the June 11, 2020 meeting.

ALTERATIONS TO PUBLIC HEARING AGENDA

(Commission can remove or add items to the Regular Agenda.)

PUBLIC HEARING AGENDA

(Persons wishing to speak on any item may do so by raising their hand to be recognized by the Chair.)

None.

ALTERATIONS TO REGULAR AGENDA

(Commission can remove or add items to the Regular Agenda.)

REGULAR AGENDA

(Persons wishing to speak on any item may do so by raising their hand to be recognized by the Chair.)

1. **Title:** Burger King Restaurant Remodel
Address: 227 Mount Hermon Road
Applicant: Sunny Ghai / Ishar Investments
Property Owner: Scotts Valley Plaza, L.P.
Project Description: Consideration of a Design Review application DR20-002 and a Sign Design Review DR20-003 for an exterior remodel of an existing 2,340 square foot restaurant building (Burger King) including new parapet walls, new finishes and new signage.
Staff: Brenda Stevens, Associate Planner, bstevens@scottsvally.org

DISCUSSION ITEMS AND FUTURE AGENDA ITEMS

(The Planning Commission or Community Development Director may request to schedule items on future agendas.)

WRITTEN COMMUNICATIONS – FOR INFORMATION ONLY

DIRECTOR UPDATES

(The Community Development Director may provide any department or city updates that are available.)

ADJOURNMENT

(Adjournment shall be no later than 11pm unless extended by a four-fifths vote of all Planning Commission members or a unanimous vote of the members present per City Municipal Code Section 2.21.010.)

The City of Scotts Valley does not discriminate against persons with disabilities. The City Council Chambers is an accessible facility. If you wish to attend a Planning Commission meeting and require assistance such as sign language, a translator, or other special assistance or devices in order to attend and participate at the meeting, please call the Community Development Department at 831-440-5630 five to seven days in advance of the meeting to make arrangements for assistance. If you require the agenda of a Planning

Commission meeting be available in an alternative format consistent with a specific disability, please call the Community Development Department. The California State Relay Service (TTY/VCO/HCO to Voice: English 1-800-735-2929, Spanish 1-800-855-3000; or, Voice to TTY/VCO/HCO: English 1-800-735-2922, Spanish 1-800-855-3000), provides Telecommunications Devices for the Deaf and Disabled and will provide a link between the TDD caller and users of telephone equipment.



Minutes

Scotts Valley Planning Commission Meeting was Remote Access Only

Date: June 11, 2020

Time: 6:00 PM

CITY OF SCOTTS VALLEY 1 Civic Center Drive Scotts Valley, CA 95066 831-440-5630	MEETING LOCATION City Council Chambers 1 Civic Center Drive Scotts Valley, CA 95066	POSTING: The agenda was posted on June 5, 2020, at City Hall and on the Internet at www.scottsvally.org .
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Appointed Officials	City Staff Members
Carlos Arcangeli, Chair Rosanna Herrera, Vice Chair Lori Gentile, Commissioner David Hodgins, Commissioner Chuck Maffia, Commissioner	Taylor Bateman, Community Development Director Brenda Stevens, Associate Planner Paula Bradley, Consulting Planner

CALL TO ORDER: 6:00 pm

ROLL CALL: Present: Arcangeli, Gentile, Herrera and Maffia; Absent: Hodgins

PUBLIC COMMENT: None

ALTERATIONS TO CONSENT AGENDA: None

CONSENT AGENDA:

A. Action Meeting Minutes from May 14, 2020 meeting.

M/S: Gentile/Maffia

To approve the minutes from the May 14, 2020 meeting.

Carried: 4-0-1

Ayes: Arcangeli, Gentile, Herrera and Maffia.

Noes: None

Absent: Hodgins

ALTERATIONS TO PUBLIC HEARING AGENDA: None.

PUBLIC HEARING AGENDA: None.

ALTERATIONS TO REGULAR AGENDA: None.

REGULAR AGENDA:

1. **Title:** Bay Mountain Mixed-Use Project
Address: 4803 Scotts Valley Drive / APN 022-082-76
Property Owner: Robert C. Kim
Project Description: Consideration of a one year time extension for Use Permit U17-002 and Design Review DR17-003 to allow construction of a new 11,592 square foot, three-story, mixed-use development on a 0.41-acre site in the C-S Service Commercial Zone at 4803 Scotts Valley Drive.
M/S: Maffia / Herrera
To approve Resolution No. 1754 granting a one year extension of Use Permit U17-002 and Design Review DR17-003
Carried: 4-0-1
Ayes: Arcangeli, Gentile, Herrera and Maffia
Noes: None
Absent: Hodgkin

2. **Title:** 76 Gas Station and 7-Eleven Store
Address: 5451 Scotts Valley Drive / APN 022-022-08
Applicant: Nathan Mahoney of Kimley Horn
Property Owner: 7-Eleven, Inc.
Project Description: Consideration of a Use Permit and Design Review applications to allow the removal of the existing gas station, canopy and convenience store, and the construction of a new gas station, canopy and convenience store, and new signage on a 0.7- acre site in the C-S Service Commercial Zone located at 5154 Scotts Valley Drive.
Staff: Paula Bradley, Contract Planner
M/S: Herrera / Gentile
To continue to a date uncertain Use Permit No. U19-003, Sign Design Review DR-010 & Design Review DR19-006
Carried: 4-0-1
Ayes: Arcangeli, Gentile, Herrera and Maffia
Noes: None
Absent: Hodgkin

DISCUSSION ITEMS AND FUTURE AGENDA ITEMS: None.

WRITTEN COMMUNICATIONS – FOR INFORMATION ONLY: None.

DIRECTOR UPDATES: None.

ADJOURNMENT: 7:56pm

8-13-20 PC Meeting
Burger King Restaurant
227 Mount Hermon Road

Agenda Item No. 1
Use Permit DR20-002
Sign DR20-003

**City of Scotts Valley
PLANNING COMMISSION
STAFF REPORT**

Date: August 13, 2020

Applicant: Sunny Ghai for Ishar Investments, Inc.

Applications: Design Review #DR20-002, and Sign Design Review #DR20-003

Location / APN: 227 Mount Hermon Road / 021-021-29

General Plan / Zoning: Shopping Center-Commercial - (C-S)

Environmental Status: Qualifies for a Categorical Exemption from the California Environmental Quality Act under Section 15301, Existing Facilities, and Section 15311, Accessory Structures, (a) on premise signs.

Project Description: Consideration of a Design Review application to remodel an existing 2,340 square foot restaurant building (Burger King) and a Sign Design Review to replace the existing building signage.

Staff Planner: Brenda Stevens, Associate Planner,
bstevens@scottsvally.org

STAFF RECOMMENDATION

It is recommended that the Planning Commission review the plans for Use Permit DR20-002 and Sign Design Review # DR20-003 and approve the application, subject to the attached conditions in Exhibit A.

PROJECT DESCRIPTION

The project site is located in the Scotts Village shopping center at 227 Mount Hermon Road and is a pad tenant operating as a restaurant (Burger King). The applicant is proposing changes to the building exterior, parking lot and signage. The changes include: Remove and replace the existing mansard roof with a flat roof and parapet that would include a light band around the top of the parapet, add faux towers at the

doorway entries, re-slurry and re-strip the parking lot, update accessibility parking and path of travel at the entrance, replace a majority of existing signage with the exception of the monument sign and add new signage consisting of: walls, canopy, drive-thru menu board, drive-thru clearance bar, and directional signs. The existing landscaping is to remain with no new additional landscaping proposed. The project also includes an interior remodel which does not require Design Review.

PROJECT DISCUSSION:

Building Exterior

The applicant proposes to remodel the building's existing brick work by covering it with stucco and applying a thin brick wainscot. The existing mansard roof would be removed and a new parapet would be installed including a light band at the top of the roofline. The parapet height will be raised to screen the rooftop equipment from view of Mount Hermon Road, a condition has been added to ensure that the rooftop equipment will be screened and that if any additional screening is required it will be reviewed for approval by the Community Development Director (CDD). The applicant proposes exterior building colors that are generally in-keeping with the warm tones of the shopping center.

Staff believes two sections of the roof-top light band should be eliminated. The first section is (Sheet A-3 listed as North Elevation) along the drive-thru elevation to the left of the drive-thru window between the menu board and the pick-up window. The second section is (Sheet A-3 listed as East Elevation) the rear side of the building, from corner to corner. By eliminating these portions of the light band, staff believes it will lessen the visual light impact on the adjacent residence of the Spring Lakes Mobile Home Park and will not impact the building visibility or identification in any significant way.

Building Exterior

Building Features	Existing Building	Proposed Remodel
Roof design	Mansard 16' -7 1/8"	Flat 16' - 7 1/2"
Parapet trim	Wood trim brown	Metal light band red
Walls	Stucco, brick and board painted beige at base w/ cream	Cover existing brick with taupe colored stucco and add new thin brick wainscot
Facade treatment	Mansard wall	Flat, vertical entry w/ faux towers

Signs

For commercial developments larger than one acre in size and with more than 250 feet of street frontage, a Planned Sign Program (PSP) allows more signage and larger signs where conditions warrant, to encourage high quality signs that will enhance the character or value of the community. The Planning Commission approved a PSP for the

Scotts Village Shopping Center on January 24, 2008. Within the PSP program, the location of this restaurant is identified as a Pad Tenant.

The following are the Pad Tenant PSP requirements and staff's analysis on conformance and recommendations for revisions.

- Channel letters on the logo sign:
Channel letters on "Flame Grilling Since 1954" sign – conforms with the PSP and is consistent with nearby drive-thru Starbucks sign height.
- Number of pad signs will be subject to review and approval by the CDD:
Staff recommends reducing the quantity of logo signs from three to two and has stated this in the Conditions of Approval. By eliminating the logo sign on Sheet A-3 called out as the North Elevation near the building corner of the drive-thru exit, staff believes that this will reduce unnecessary light impact for residential neighbors of adjacent Spring Lakes Mobile Home Park. As this logo sign will be the least visible for business identification purposes for traffic along Mount Hermon Road staff believes the elimination of this sign will not significantly impact the business.
- Logo modules shall be allowed, but shall be subject to review and approval by the CDD:
As noted above, staff recommends and has included in the Condition of Approval, the elimination of one of the three logo signs for a total of two logo signs to remain on site. In addition, staff also recommends and has conditioned a one foot diameter reduction in size for the remaining two logo signs (Sheet A-3 listed as West and South elevations). Staff has conditioned that the 6 foot in diameter logo sign be reduced to 5 feet and that the 5 foot diameter logo sign be reduced to 4 feet. The recommendation, to reduce the sign diameter is to remain consistent with similar signage size along the Mount Hermon corridor. The nearby Taco Bell has smaller logo signage than what is being proposed by Burger King and by reducing the size, the smaller signage would be consistent and the same size that was approved for the newest drive-thru Starbucks located on Mount Hermon Road.
- Letter height shall not exceed 24 inches:
Letter height of the "Flame Grilling Since 1954" sign is 16 inches - conforms with the PSP as well as nearby restaurant signage
- Pad tenants shall be allowed one square foot of sign area for every linear foot of leased frontage:
Frontage is 135 feet, total proposed signage is 128.5 square feet - conforms with PSP

- Sign length shall not exceed 75% of leased frontage:
Sign length is approximately 21 feet and the street frontage is 135 feet, therefore the sign is approximately 16% - conforms with the PSP

Wall Signs

Elevation	Existing Sq. Ft.	Proposed Sq. Ft.	Total Sq. Ft.	+ or - in Sq. Ft.
West	50	29	29	-21
South Sign A Channel Ltr. Sign B - Logo	16	31.5 Channel Letter 20 Logo	51.5	+ 35.5
East	None	None	None	None
North	0	20	20	+20
	66	100.5	100.5	Difference + 34.5 Total of 201

Freestanding Signs

Freestanding	Existing Sq. Ft.	Proposed Sq. Ft.	Total Sq. Ft.	+ or - in Sq. Ft.
Directional	12	12	12	No change
Monument	16	16	16	No change
			28	No Change

Conclusion

With three alterations to the proposed plans, staff is recommending approval with the following changes: A) eliminate a portion of the rooftop light band, B) eliminate one logo sign and C) reduce the size of two logo signs as analyzed above and further detailed in the Conditions of Approval.

ATTACHMENTS

PAGE NO.

Resolution No. __ to Approve Design Review #DR20-002 and #DR20-003 (Action Item)

1. Location Map.....11
2. Project Plans - Building..... (Attached)
3. Project Plans – Signs (Attached)

RESOLUTION NO. _____

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
SCOTTS VALLEY APPROVING DESIGN REVIEW PERMIT #DR20-002 TO
REMODEL THE AND EXTERIOR OF 2,340 SQUARE FOOT RESTAURANT
(BURGER KING) BUILDING AND A SIGN DESIGN REVIEW #DR20-003
TO REPLACE THE EXISTING BUILDING SIGNAGE LOCATED AT
227 MOUNT HERMON ROAD IN THE
SCOTTS VILLAGE SHOPPING CENTER /APN 021-221-29.**

WHEREAS, the Planning Department of the City of Scotts Valley has received the applications filed by Sunny Ghai for Ishar Investments, Inc (Burger King) for Scotts Valley Plaza, L.P. (property owner of the Scotts Village Shopping Center) for Design Review to remodel the exterior of a 2,340 square foot restaurant building and a Sign Design Review to replace the existing building signage located at 227 Mount Hermon Road / APN 021-021-29.

WHEREAS, the application was reviewed for completeness and is determined to be a “project” as defined by the California Environmental Quality Act (CEQA); and,

WHEREAS, the project is exempt from environment review and qualifies for a Categorical Exemption from the California Environmental Quality Act under Section 15301, Existing Facilities, and Section 15311, Accessory Structures, (a) on premise signs; and,

WHEREAS, the project was reviewed by the Planning Commission at regularly scheduled meeting on Thursday, August 13, 2020.

NOW THEREFORE, the Planning Commission of the City of Scotts Valley hereby resolves as follows:

SECTION 1: The environmental determination represents the independent judgement of the City.

SECTION 2: The categorical exemption is hereby approved.

SECTION 3: The Planning Commission of the City of Scotts Valley does hereby specifically make the following findings, as further clarified in the staff report dated August 13, 2020.

1. ***All structures shall be in good proportion, have simplicity of mass and detail and be compatible in appearance with surrounding structures. There shall be an appropriate use of materials; colors shall be appropriate within the context of use and should blend with surrounding structures.*** The proposed project meets the requirements of this finding in that the proposed exterior remodel will update and enhance the appearance of the building, located on the City's main commercial corridor. The exterior design, materials and features will complement the building exterior. The exterior building colors will be in-keeping with the warm tones of the shopping center.
2. ***The signs serve primarily to identify the business or the activity conducted on the premises, or identifies the product or service offered thereon.*** The signs serve primarily to identify the business or the activity conducted on the premises, and identifies the product or service offered thereon. The signs serve to identify the restaurant (Burger King) and the activities conducted on the premise.
3. ***The signs are harmonious with the materials, color, texture, size, shape, height, location and design of the building, landscaping, property and environment of which it is a part.*** The project meets the requirement of this finding in that the signs use quality materials and are well-designed in and of themselves. The signs are harmonious with the materials, color, texture, size, shape, height, location and design of the building, landscaping, property and environment of which it is a part.

SECTION 4: After careful consideration of the application and related materials, plans, maps, facts, exhibits, staff reports, minutes, testimony and other evidence submitted in this matter, and incorporated herein by this reference, the Planning Commission of the City of Scotts Valley does hereby approve Design Review Permit #DR20-002 to remodel the exterior of the 2,340 restaurant building (Burger King) and a Sign Design Review #DR-003 to replace the existing building signage located at 227 Mount Hermon Road / APN 021-021-29, subject to the amended conditions set forth in the attached Exhibit A, which are incorporated herein by this reference.

SECTION 5: Design Review approval #DR20-002 and Sign Design Review #DR20-003 shall lapse and shall become void two (2) years after the date of this resolution unless prior to the expiration date a building permit is issued by the Building Division and construction is commenced and diligently pursued toward completion, or an extension of this approval is granted by the Planning Commission.

THE ABOVE AND FOREGOING RESOLUTION was duly adopted and passed by the Planning Commission of the City of Scotts Valley at a regularly scheduled meeting held on the 13th day of August 2020, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Carlos Arcangelli, Chair

Taylor Bateman, Community Development Director

EXHIBIT A

CONDITIONS OF APPROVAL (Number 1-X)

STANDARD

1. The developer has agreed to and shall defend, indemnify, and hold harmless the City of Scotts Valley, its officers, agents, and employees from any claim, action, or proceeding against the City or its officers, agents, or employees to attack, set aside, void, or annul any action of the City in connection with approvals under the California Environmental Quality Act or with respect to approval of the project, which action is brought within the time period(s) prescribed by law. The City shall promptly notify the developer of any such claim, action, or proceeding and shall fully cooperate in defense.
2. After Planning Commission approval, the property owner shall sign these Conditions of Approval agreeing to the Conditions of Approval before issuance of any building permit and/or earth-disturbing work related to the project.

PLANNING DEPARTMENT

3. The color, materials, size, location and design of the improvements shall match the approved plans. Modifications to the approved project may require approval by the Planning Commission at the discretion of the Community Development Director.
4. In the event any landscaping and or irrigation is damaged or destroyed during the construction remodel it shall be repaired and replaced prior to the building permit final.
5. All rooftop equipment shall be screened and if any additional screening is required it will be reviewed for approval by the Community Development Director.
6. The applicant shall eliminate two sections of the roof-top light band on the drive-thru elevation located to the left of the drive-thru window (when facing the window) between the menu board and the pick-up window (Sheet A-3 listed as North Elevation). The second section is (Sheet A-3 listed as East Elevation) at the rear side of the building, from corner to corner.

7. The applicant shall eliminate one of the three logo signs for a total of two logo signs. The logo sign on Sheet A-3 listed on the plans as the North elevation on the drive-thru elevation shall be eliminated.
8. The two remaining logo signs (Sheet A-3 one listed on West and listed as South elevation) shall be reduced in size by one foot in diameter. The 6 foot in diameter logo sign shall be reduced to 5 feet and that the 5 foot diameter logo sign be reduced to 4 feet.
9. The applicant shall submit revised plans showing the light band and signage changes as conditioned.

BUILDING INSPECTION DEPARTMENT

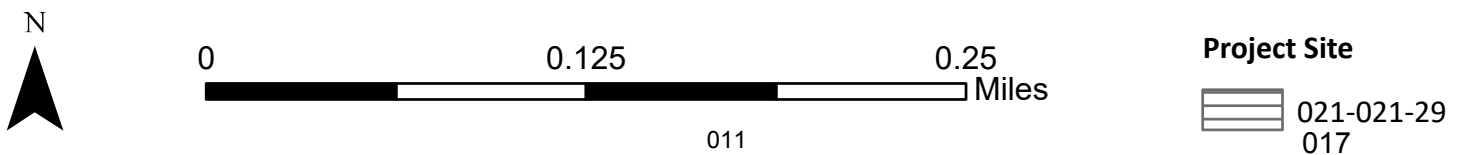
10. The applicant and the applicant's contractors shall comply with all requirements of the latest Building Code and Building Department requirements.
11. The applicant shall obtain all required building permits and pay all appropriate fees prior to starting any earth-disturbing work or any construction of the signs on the property.
12. Applicant shall submit two copies of this Exhibit A with the building permit application.

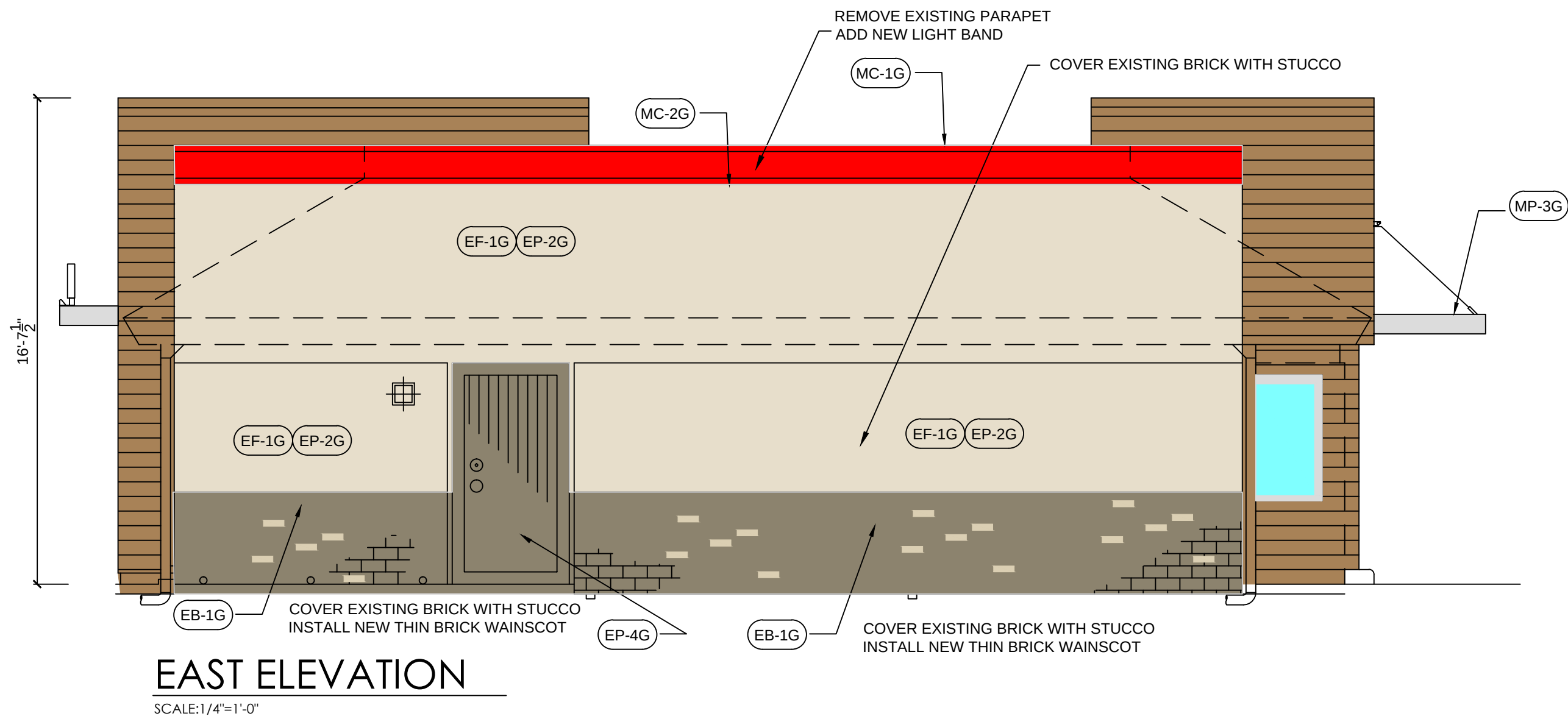
Signature of Property Owner or Owner's Agent
Scotts Valley Associates

Date

Printed Name of Property Owner or Owner's Agent

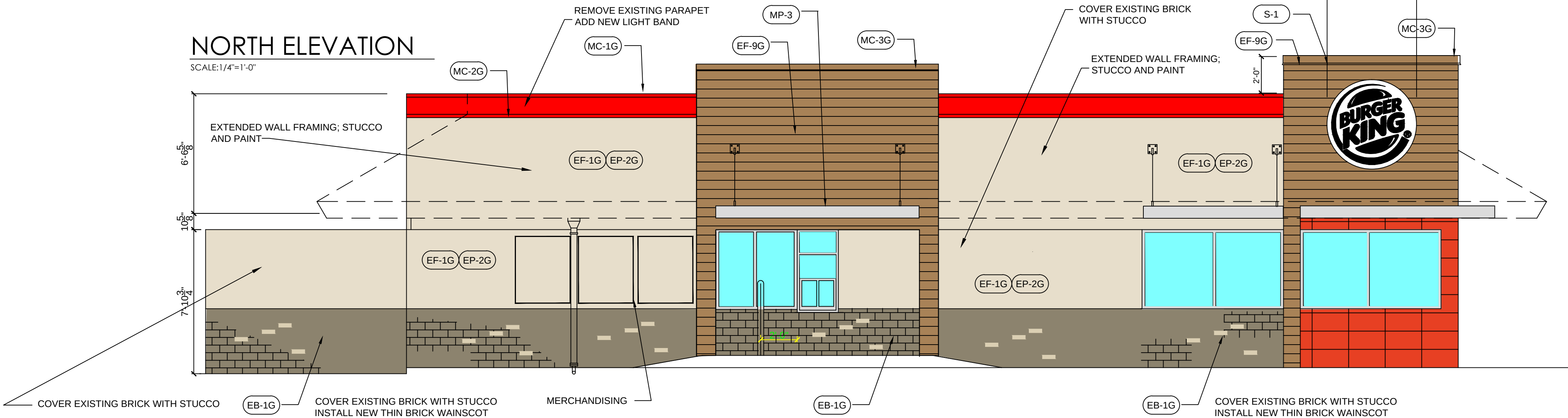
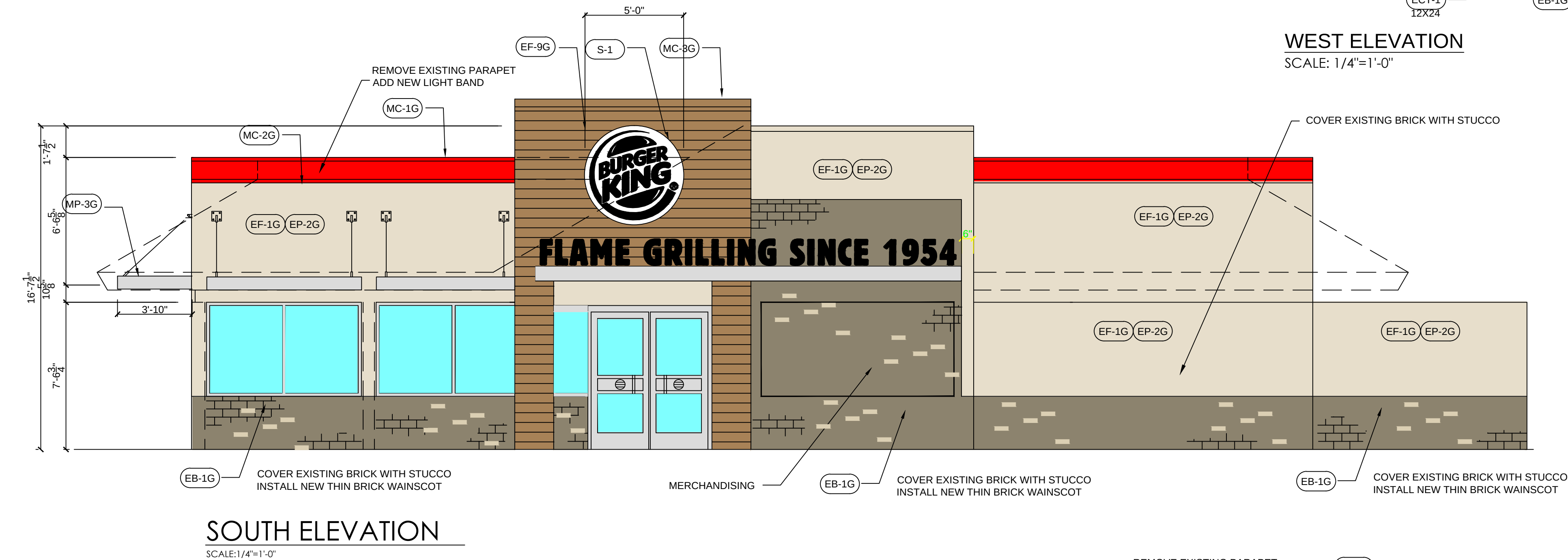
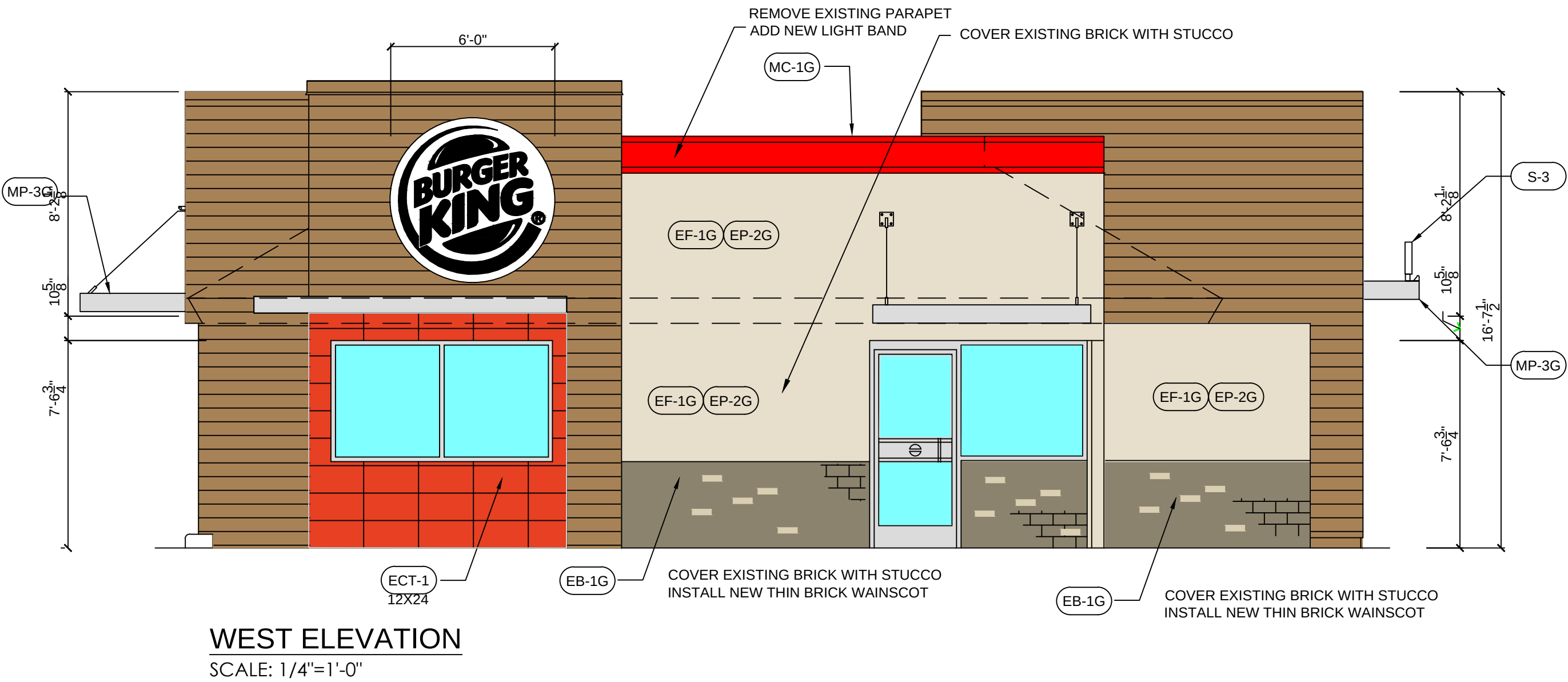
227 Mount Hermon Road / APN 021-021-29





EXTERIOR FINISH SCHEDULE

CALLOUT	MATERIAL	MANUFACTURER	PRODUCT	COLOR
EF-1G	NEW STUCCO OVER (E) BRICK			
ECT-1G	CERAMIC TILE			NATURAL RED
EP-2G	EXTERIOR PAINT	SHERWIN WILLIAMS	SW 7633 LRV 36	TANNER TAUPE
EP-4G	EXTERIOR PAINT	PPG	6-2045XI	MONTEREY CLIFFS
EF-9G	EXTERIOR FIBER CEMENT	NACHIHA FIBER CEMENT PANELS	VINTAGE WOOD EF762	CEDAR
MC-3G	CANOPY	CANOPY SUPPLIER	WP HICKMAN SYSTEMS	SILVER
MP-3G	METAL CANOPY	CANOPY SUPPLIER	CUSTOM METAL CANOPY	CLEAR ANODIZED
EB-1G	THIN BRICK	HC MUDDOX BRICK		BK WEST COAST BLEND



PO BOX 1664
ANACORTES, WA 98221
(714) 856-1105

KATRINA RIDDLE
PROJECT MNGR
KATRINA@MJCDESIGNINC.COM

LANCE BROWN, AIA

STAMP:



SUBMITTAL DATE

PLANNING DEPT: .
BUILDING DEPT: .
ENGINEERING: .
SURVEY: .

REVISIONS		
No.	Description	Date

PROPOSED EXTERIOR ELEVATIONS

BURGER KING RESTAURANT REMODEL
227 MT. HERMON
SCOTT VALLEY, CA

DATE: 12-30-19

SCALE:

JOB CAPTAIN:

JOB NUMBER:

SHEET:

A-3



CONSTRUCTION DOCUMENTS FOR:

REMODEL OF EXISTING
BURGER KING RESTAURANT

227 MT. HERMON
SCOTTS VALLEY, CA



PO BOX 1664
ANACORTES, WA 98221
(714) 856-1105

KATRINA RIDDLE
PROJECT MNGR
KATRINA@MJCDESIGNINC.COM

LANCE BROWN, AIA

STAMP:



SUBMITTAL DATE	
PLANNING DEPT:	-
BUILDING DEPT:	-
ENGINEERING:	-
SURVEY:	-

REVISIONS		
No.	Description	Date

TITLE SHEET

BURGER KING RESTAURANT REMODEL
227 MT. HERMON
SCOTTS VALLEY, CA

SCOPE OF WORK

REMODEL:

EXTERIOR:
ADD FAUX TOWER (PLANT-ONS) AT ENTRY'S
EXISTING MANSARD ROOF TO BE REMOVED
RE-SLURRY AND RE-STRIPE PARKING LOT
REPLACE SIGNAGE, UNDER SEPARATE PERMIT
UPDATE ACCESSIBILITY PARKING, PATH OF TRAVEL AND ENTRANCE
NEW PAINT AND FINISHES ON BUILDING

INTERIOR:
REPLACE SEATING WITH NEW
REPLACE FLOOR, WALL AND CEILING FINISH WITH NEW IN DINING
REPLACE RESTROOM FINISHES WITH NEW

DATE: 2-7-20

SCALE:

JOB CAPTAIN:

JOB NUMBER:

SHEET: T-1

SITE DATA:

ZONING: C-2
PARCEL AREA: 20,068 SQ. FT.

OWNER: QUICKSERVE
25 E. AIRWAY BLVD., LIVERMORE, CA
OWNER'S PHONE: 714-856-1105
OWNER'S EMAIL: MJCDESIGN1@YAHOO.COM



PO BOX 1664
ANACORTES, WA 98221
(714) 856-1105

KATRINA RIDDLE
PROJECT MNGR

KATRINA@MJCDESIGNINC.COM

LANCE BROWN, AIA

STAMP:



SUBMITTAL DATE

PLANNING DEPT:
BUILDING DEPT:
ENGINEERING:
SURVEY:

REVISIONS		
No.	Description	Date

SITE PLAN

BURGER KING RESTAURANT REMODEL
227 MT. HERMON
SCOTT VALLEY, CA

DATE: 12-30-19

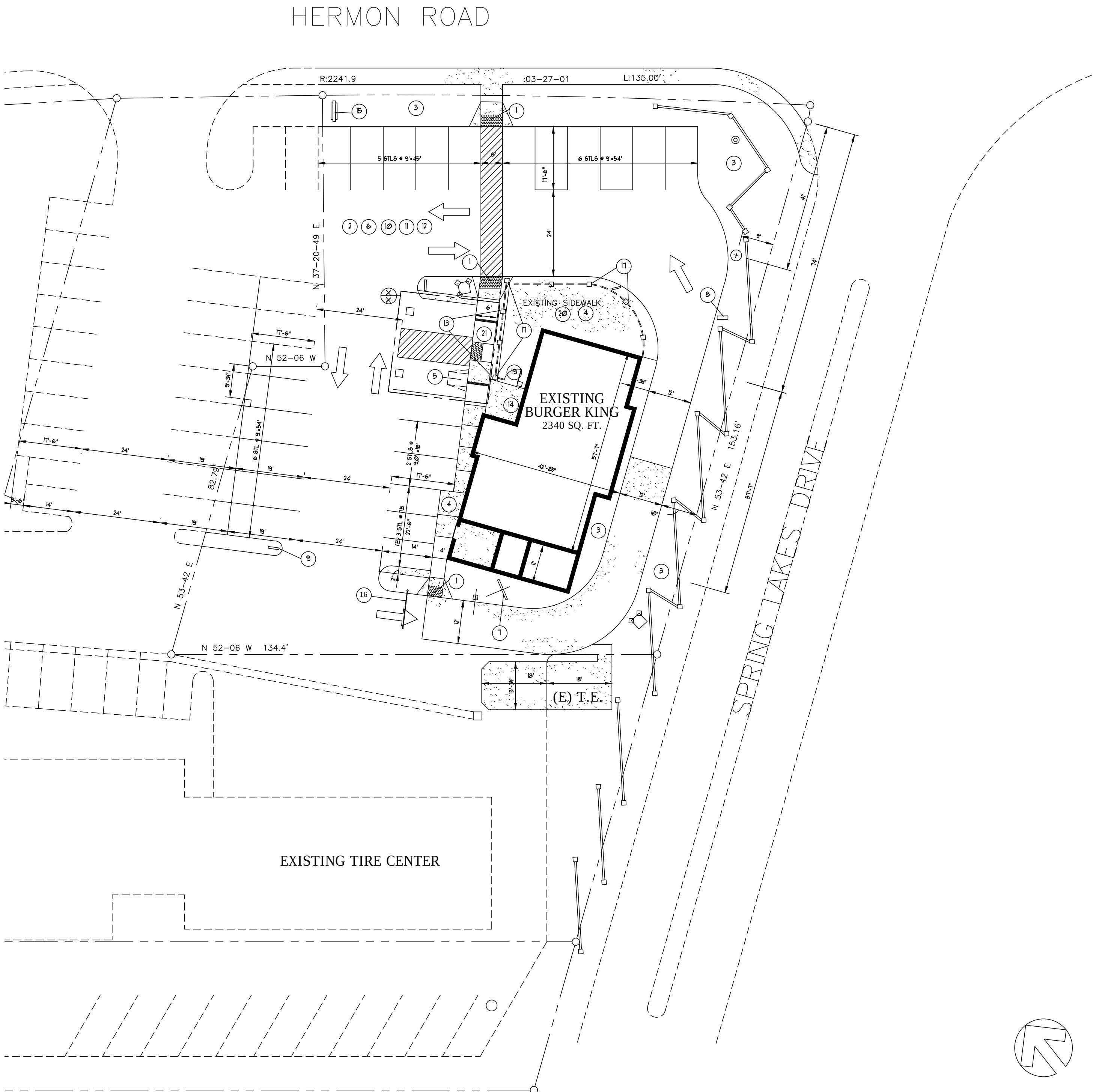
SCALE:

JOB CAPTAIN:

JOB NUMBER:

SHEET:

ST-1



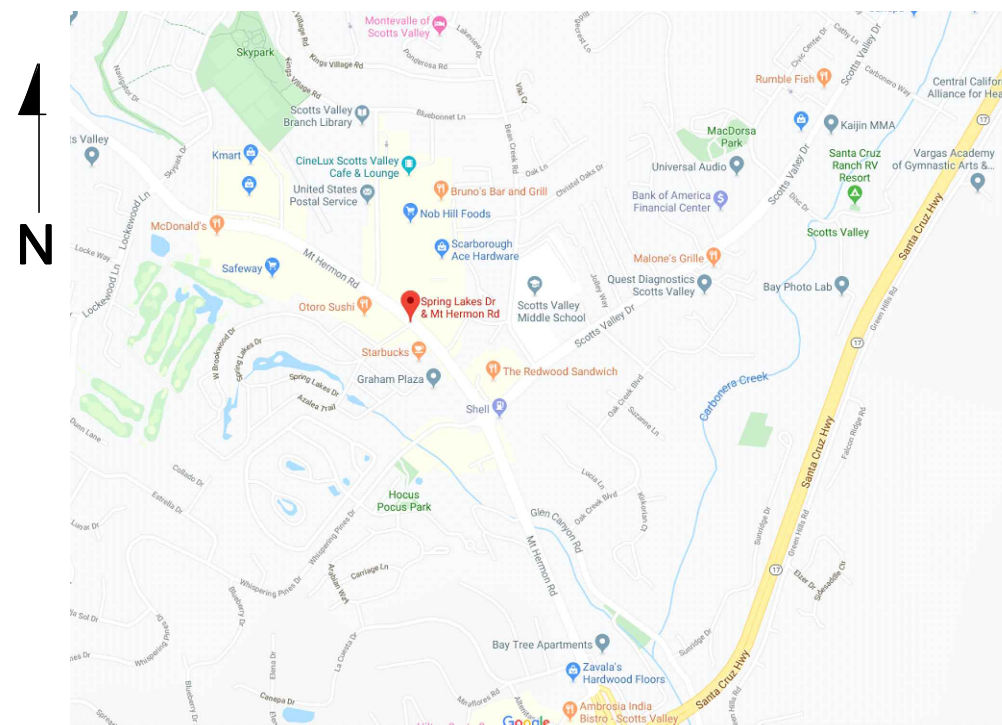
- SCOPE OF WORK - SITE:
- EXISTING ACCESSIBILITY RAMPS TO REMAIN+ MAX SLOPE 0.33%
IF DOESN'T MEET CODE, THEN DEMO AND REPOUR
INSTALL NEW TRUNCATED DOMES PER SHEET AD-1
 - RESURRY AND RESTRIPE EXISTING PARKING LOT+ PATCH AND REPAIR HOLES
 - EXISTING LANDSCAPING+ NO LANDSCAPE CHANGES
 - EXISTING SIDEWALK
 - EXISTING ACCESSIBILITY RAMP TO BE DEMOLISHED
 - REPAINT ALL SIGN POLES
SEE SIGN PLANS FOR ADDITIONAL WORK+ UNDER
 - REPLACE (E) MENU BOARD WITH NEW
 - EXIT ONLY+ DO NOT ENTER SIGN
 - UPDATE EXISTING DIRECTIONAL SIGN
 - UPGRADE PARKING LOT LIGHTS TO LED
 - REPAINT LIGHT POLES
 - RESTRIPE (E) PARKING STALLS PER 1/AD-1
 - REPLACE (E) ACCESSIBILITY SIGNS PER 2/AD-1
 - ISA SIGNAGE PER 0/AD-1
 - UPDATE EXISTING MONUMENT SIGN+ UNDER SEPARATE PERMIT
 - NEW CLEARANCE ARM WITH NEW
 - REMOVE COLUMNS AND PATCH AND REPAIR CONCRETE
 - KEEP COLUMNS AND FENCE IN THIS AREA
 - REMOVE EXISTING GATE AND CONNECTING FENCE
 - REMOVE TURF AND CLEAN CONCRETE
 - DEMO EXISTING SIDEWALK AND FOUR NEW ACCESSIBILITY RAMP

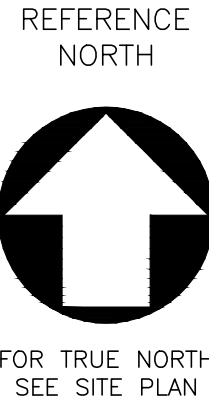
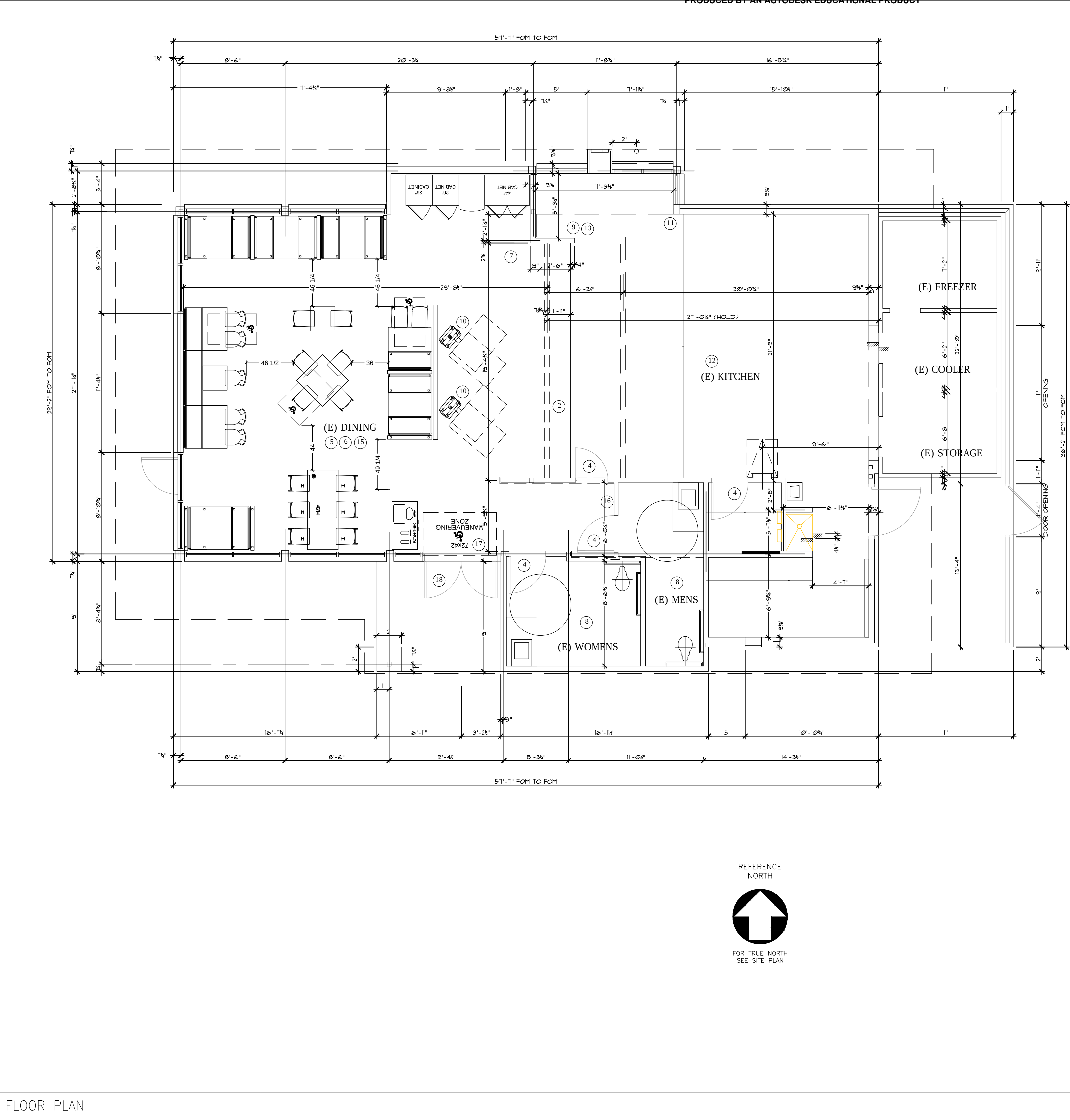
LEGEND:
..... ACCESSIBLE PATH OF TRAVEL
◊ EXISTING LIGHT POLES

PLOT PLAN

SCALE 1" = 20'-0"

VACINITY MAP





- KEYNOTES:
- 1 NOT USED
 - 2 34" HIGH SERVICE COUNTER FINISHES BY OTHER
 - 3 NOT USED
 - 4 RE-LAMINATE INTERIOR DOORS
 - 5 REPLACE EXISTING SEATING AND FINISHES WITH NEW IN DINING ROOM
 - 6 REPLACE EXISTING FLOORING, CEILING MATERIAL AND WALL FINISHES WITH NEW
 - 7 OCCUPANCY LOAD SIGN PER 2016 SFS, SECTION 1004.3. LOAD 68
 - 8 REPLACE EXISTING FIXTURES AND FINISHES WITH NEW; SEE ENLARGED RESTROOM PLAN
 - 9 PORTABLE FIRE EXTINGUISHER SHALL BE PROVIDED PER 906 OFC
 - 10 WIRE FOR "FUTURE" SELF ORDER KIOSKS THOUGH CEILING
 - 11 REPLACE OLD WALL FINISH IN KITCHEN, WITHIN VIEW OF CUSTOMERS, WITH NEW FRP
 - 12 REPLACE 2X4 CEILING TILES WITH NEW; REPLACE (E) 2X4 LIGHTS W/ LED
 - 13 A PLACARD SHALL BE PLACED NEAR THIS EXTINGUISHER THAT STATES THAT THE FIRE PROTECTION SYSTEM SHALL BE ACTIVATED PRIOR TO USING THE PORTABLE FIRE EXTINGUISHER
 - 14 NOT USED
 - 15 ALL EXIT DOORS IN RESTAURANT SHALL BE EQUIPPED WITH CITY APPROVED PANIC HARDWARE
 - 16 TACTILE RESTROOM SIGNS PER 1/ AD-4 AND 10/AD-2
 - 17 TACTILE EXIT SIGNS/EXIT ROUTE SIGN PER 5/AD-1, 8/AD-2
 - 18 ISA PLAQUE PER AD-1 SHEET

- LEGEND:
- NEW FURRED NACHIHA PANEL FINISH
 - NEW 2X WALLS
 - EXISTING WALLS

FLOOR PLAN

1/4" = 1'-0"

1



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KATRINA@MJCDESIGNINC.COM

LANCE BROWN
ARCHITECT

STAMP:



SUBMITTAL DATE

PLANNING DEPT:
BUILDING DEPT:
ENGINEERING:
SURVEY:

REVISIONS		
No.	Description	Date

FLOOR PLAN

BURGER KING RESTAURANT REMODEL
227 MT. HERMON RD.
SCOTT VALLEY, CA

DATE: 8-7-19

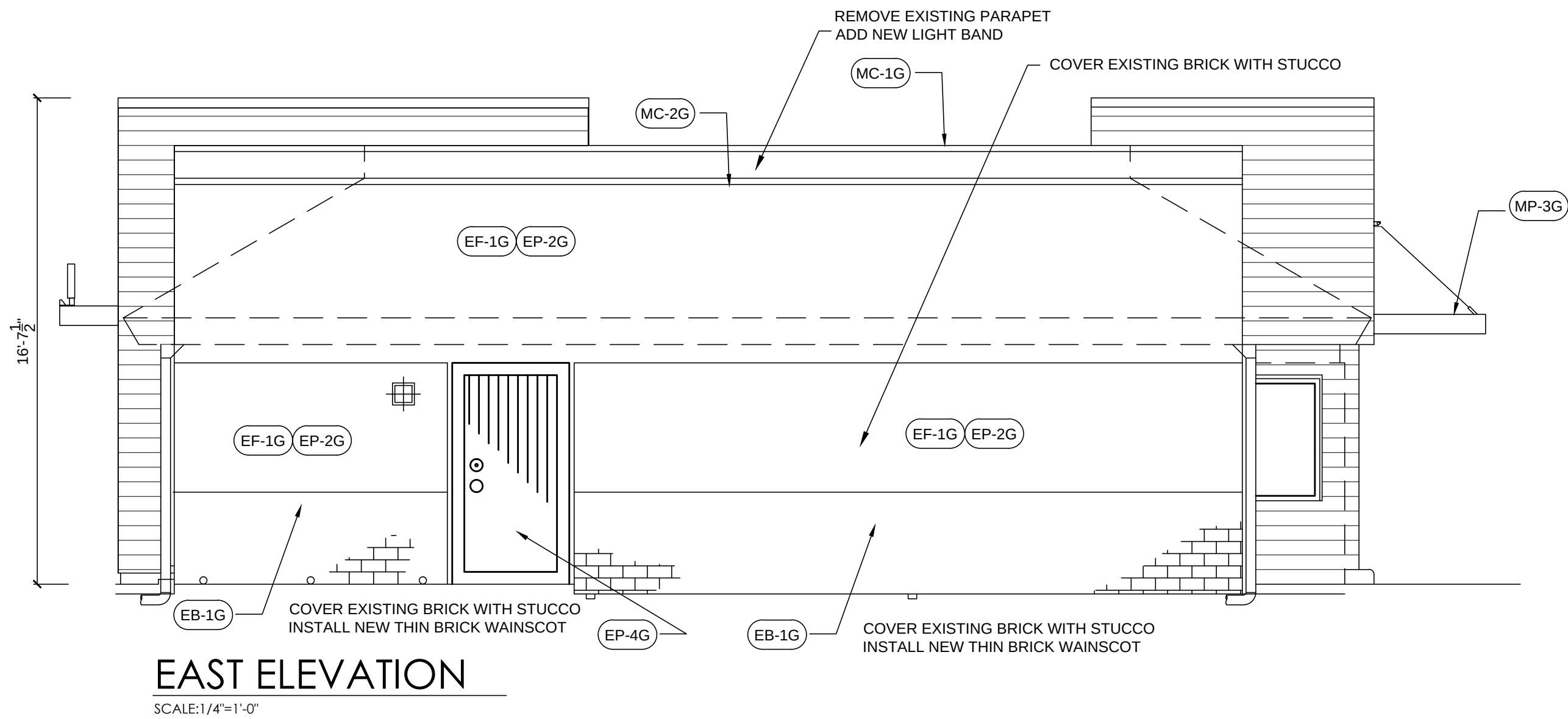
SCALE:

JOB CAPTAIN:

JOB NUMBER:

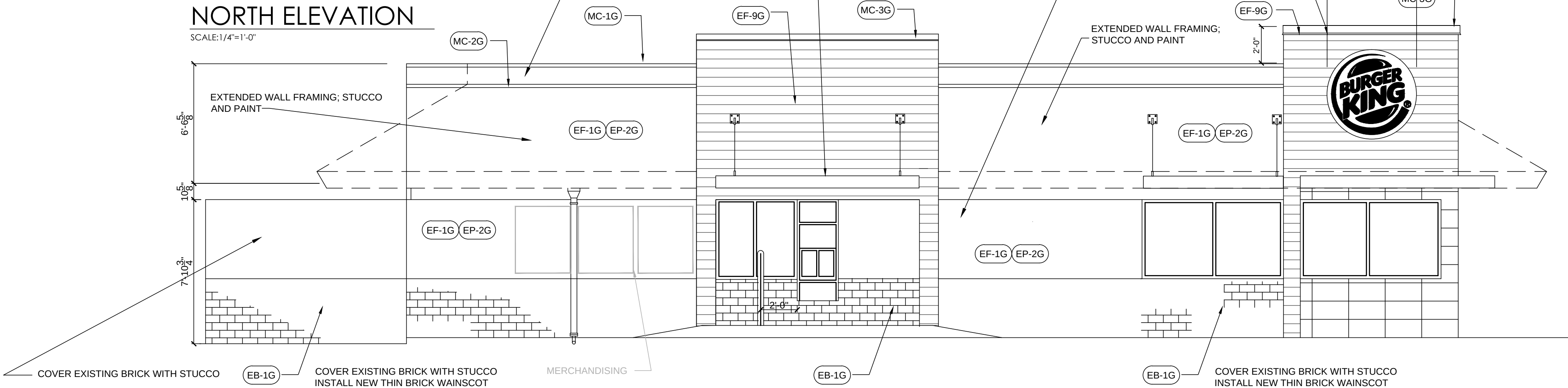
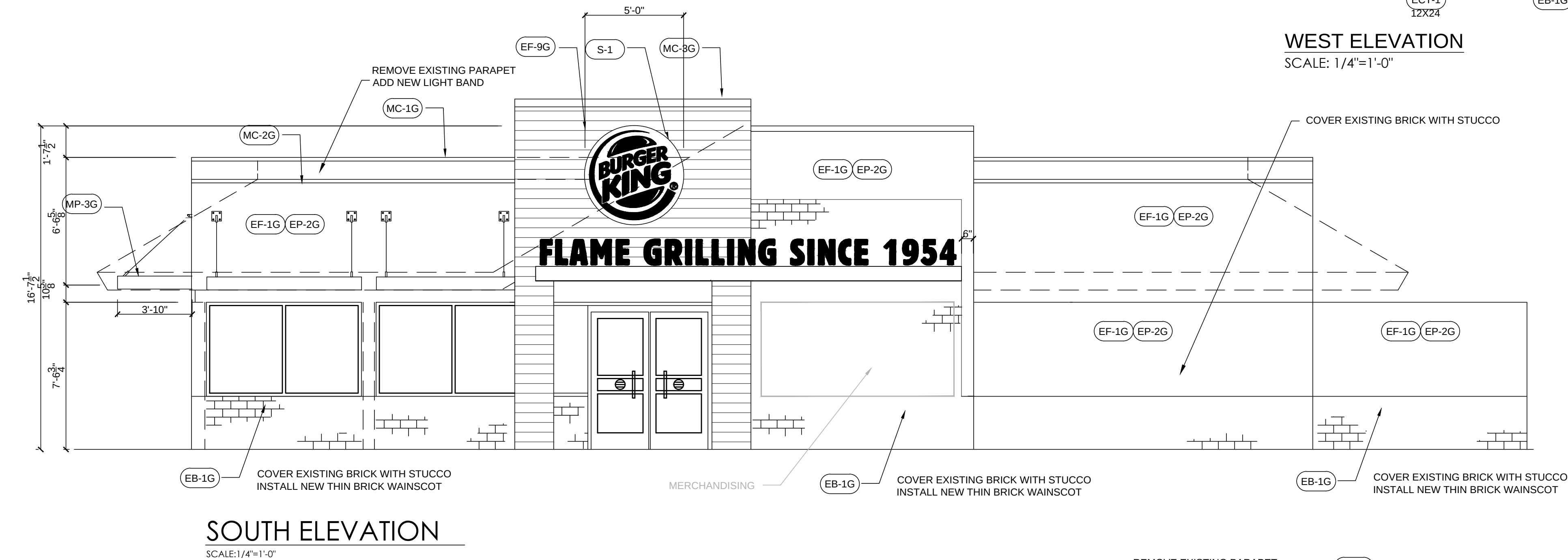
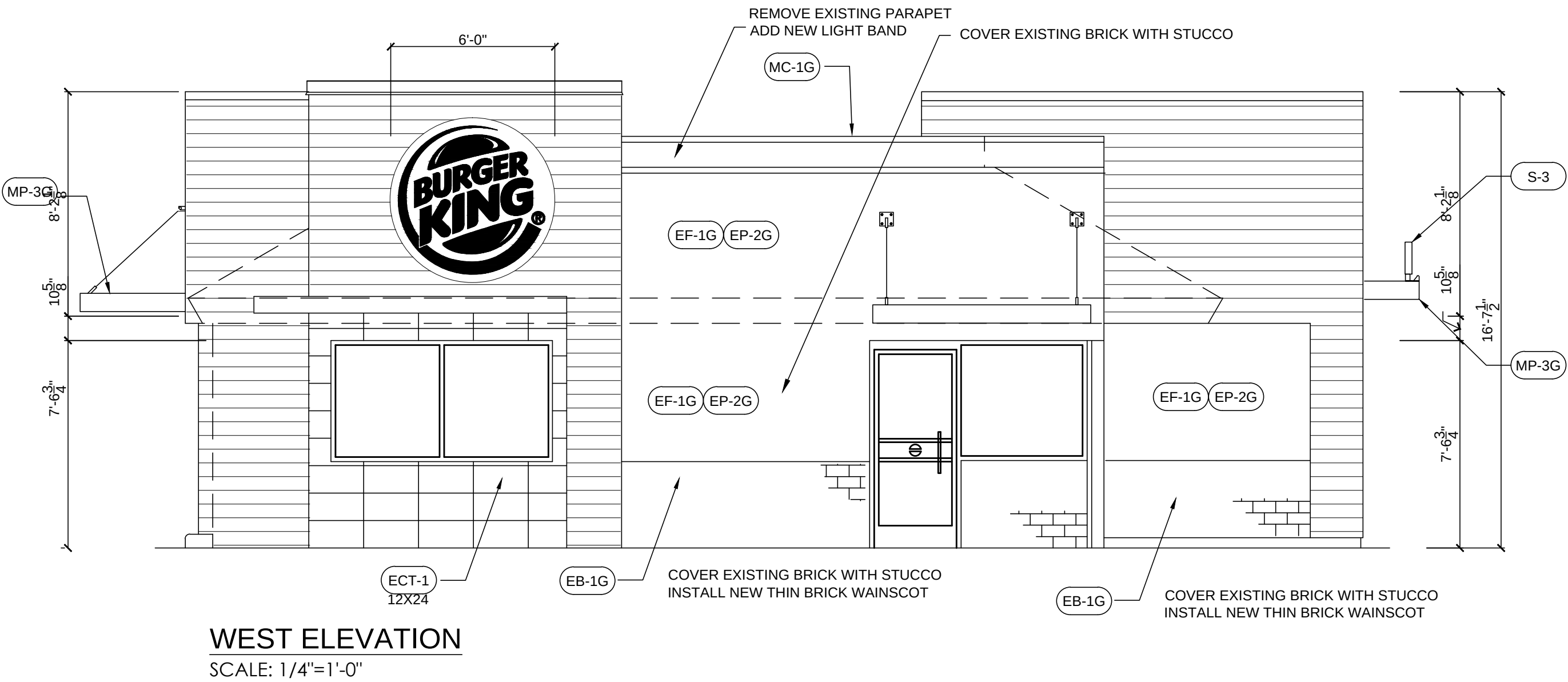
SHEET:

A-1



EXTERIOR FINISH SCHEDULE

CALLOUT	MATERIAL	MANUFACTURER	PRODUCT	COLOR
EF-1G	NEW STUCCO OVER (E) BRICK			
ECT-1G	CERAMIC TILE			NATURAL RED
EP-2G	EXTERIOR PAINT	SHERWIN WILLIAMS	SW 7633 LRV 36	TANNER TAUPE
EP-4G	EXTERIOR PAINT	PPG	6-2045XI	MONTEREY CLIFFS
EF-9G	EXTERIOR FIBER CEMENT	NACHIHA FIBER CEMENT PANELS	VINTAGE WOOD EF762	CEDAR
MC-3G	METAL CANOPY	CANOPY SUPPLIER	WP HICKMAN SYSTEMS	SILVER
MP-3G	METAL CANOPY	CANOPY SUPPLIER	CUSTOM METAL CANOPY	CLEAR ANODIZED
EB-1G	THIN BRICK	HC MUDDOX BRICK		BK WEST COAST BLEND



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LANCE BROWN, AIA

STAMP:



SUBMITTAL DATE		
PLANNING DEPT:		.
BUILDING DEPT:		.
ENGINEERING:		.
SURVEY:		.
REVISIONS		
No.	Description	Date

PROPOSED EXTERIOR ELEVATIONS

BURGER KING RESTAURANT REMODEL

227 MT. HERMON

SCOTT VALLEY, CA

DATE: 12-30-19

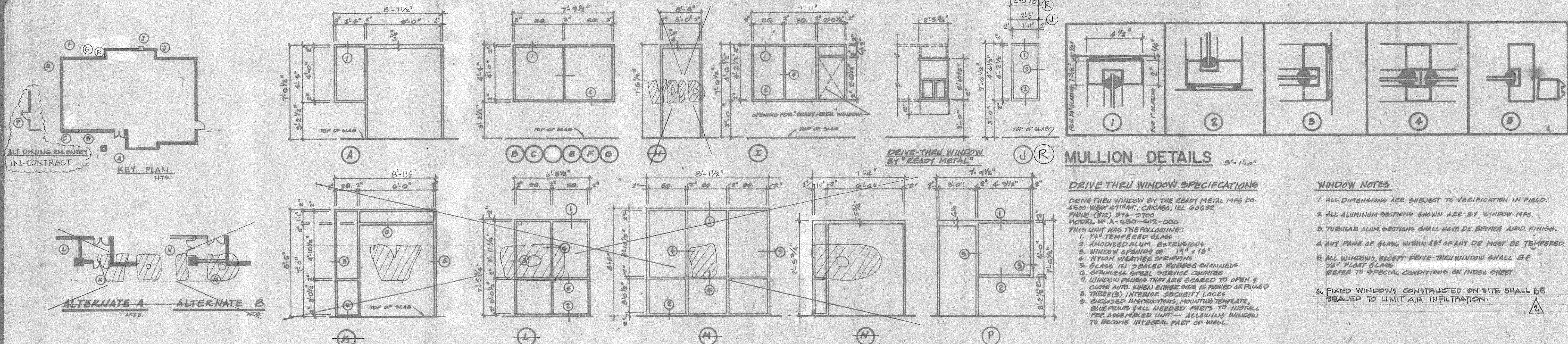
SCALE:

JOB CAPTAIN:

JOB NUMBER:

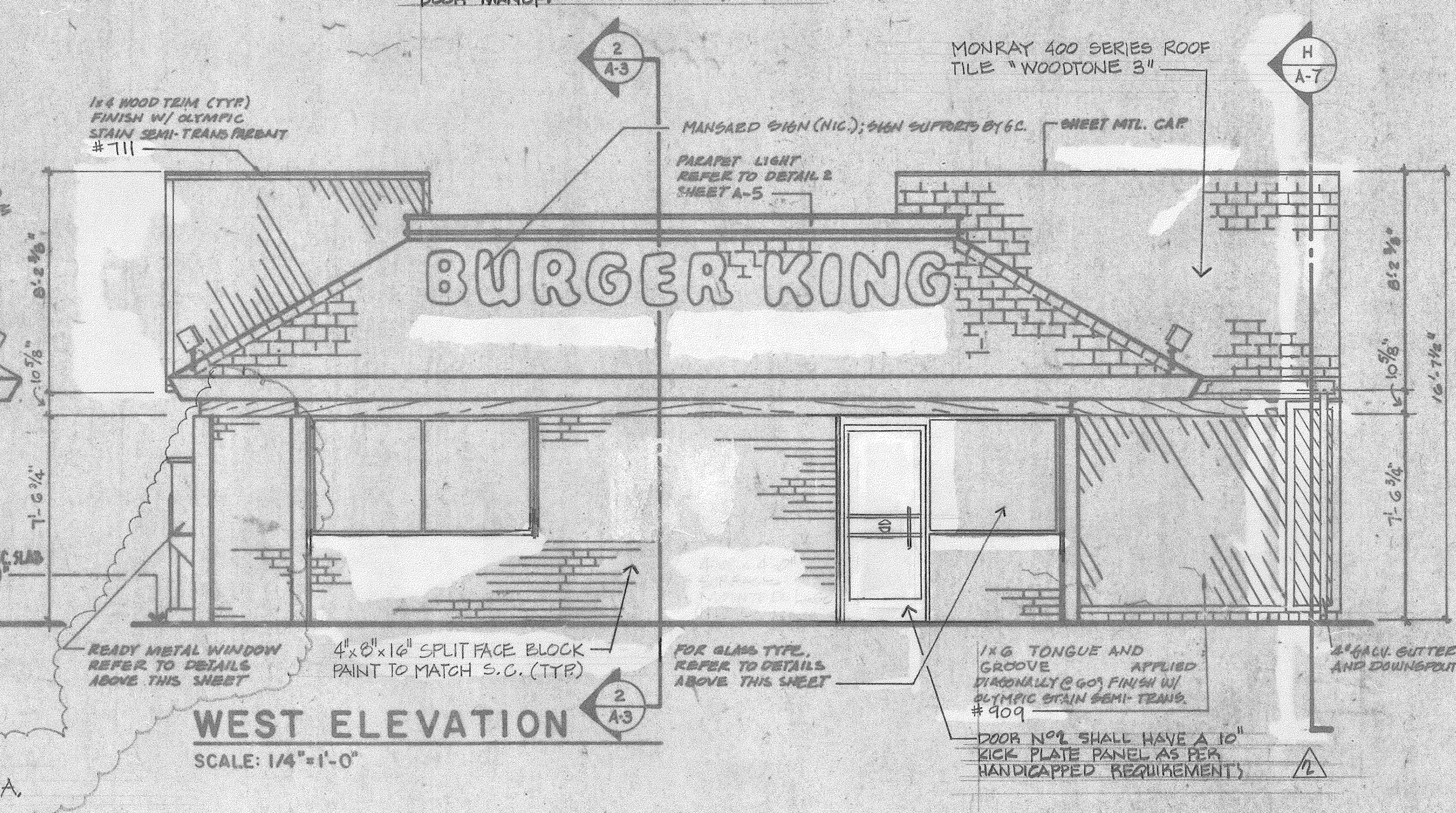
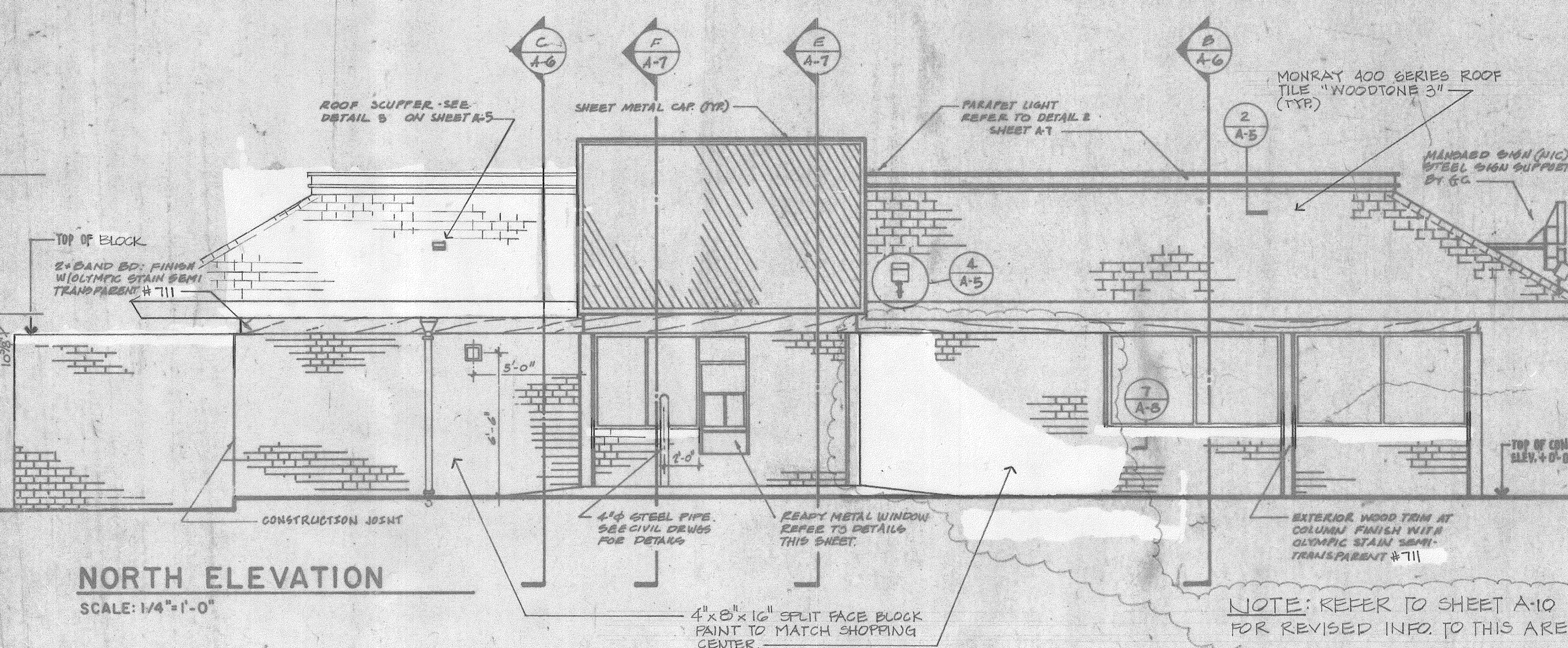
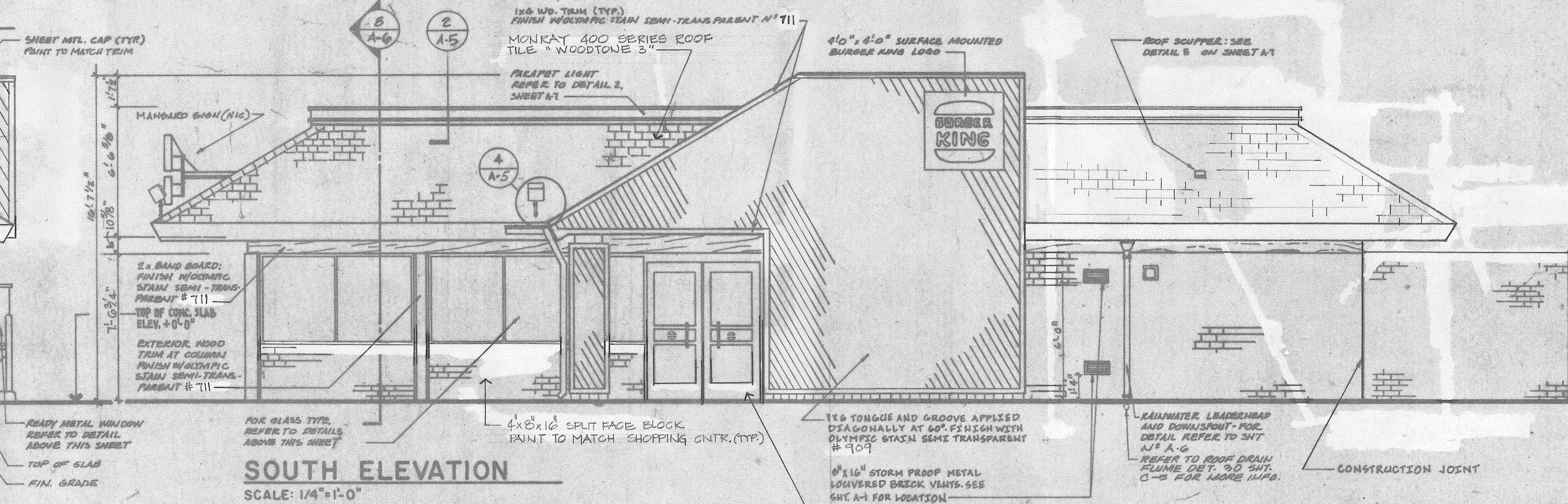
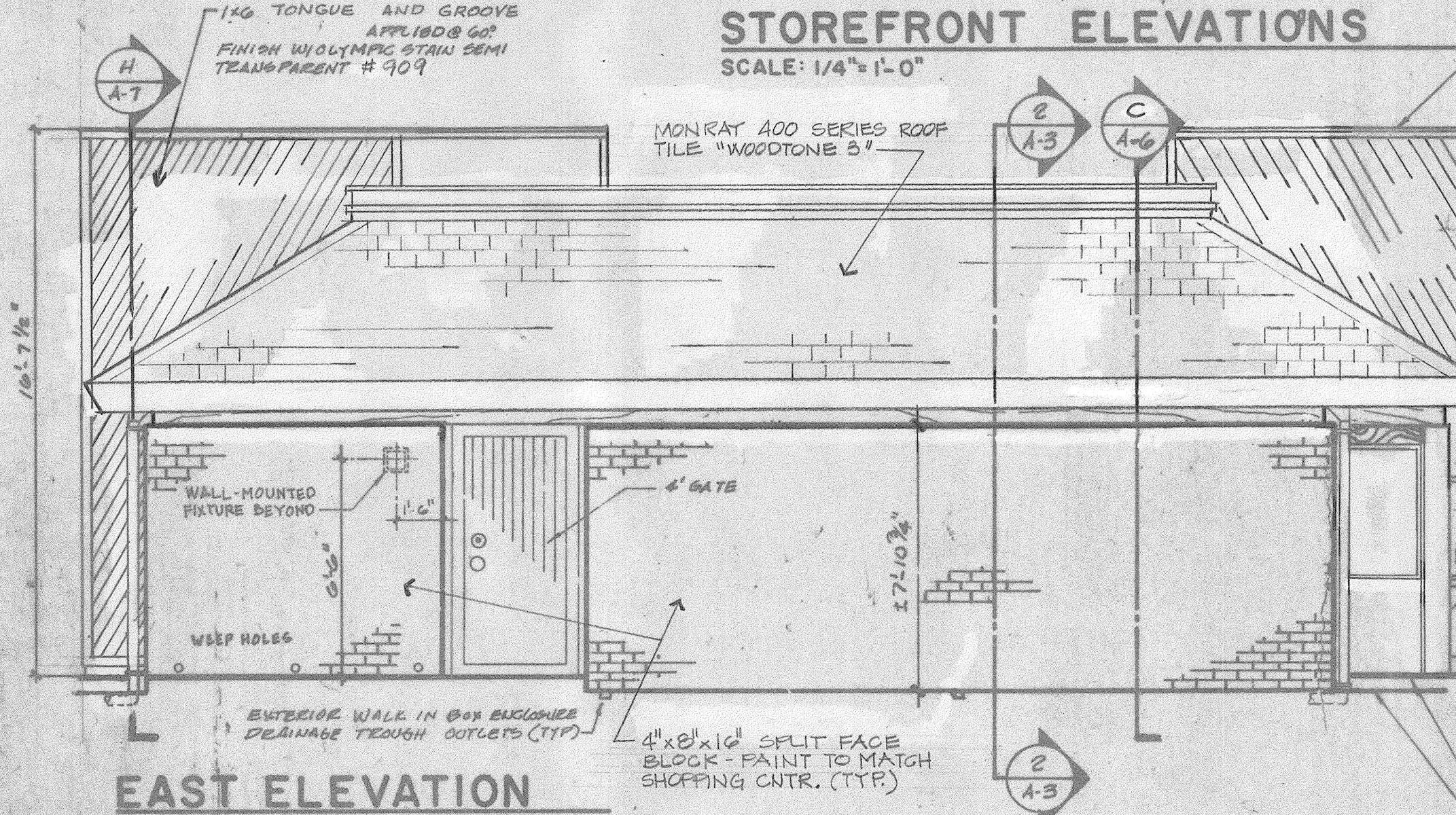
SHEET:

A-3



STOREFRONT ELEVATIONS

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



NOTE: REFER TO SHEET A-10 FOR REVISED INFO TO THIS AREA.

RESTAURANT FOR: A4866L

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PHONE 305-596-7978

STORE NO. 3866

BK-50 SEISMIC

A-2

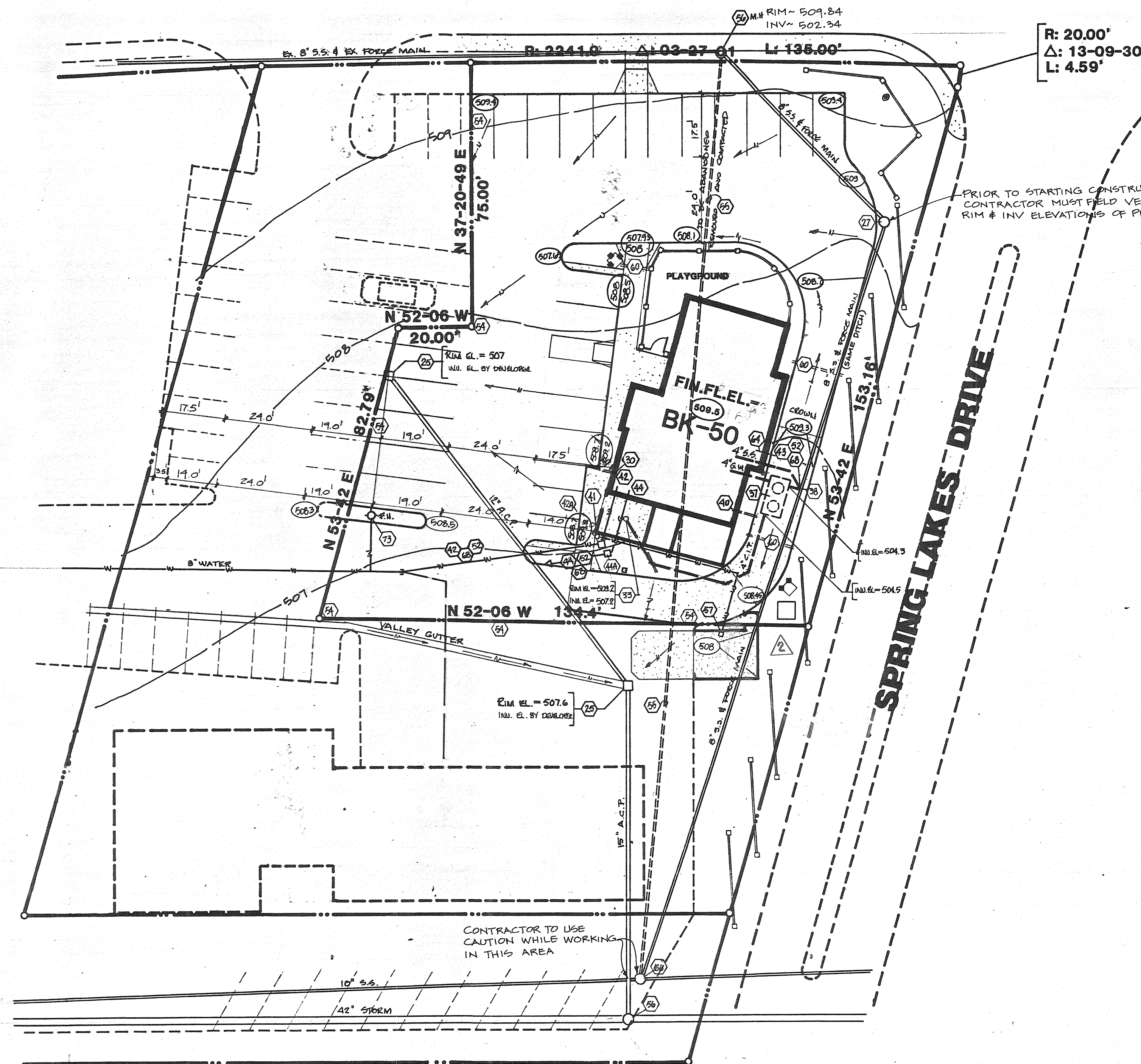
EXTERIOR ELEVATIONS & WINDOW DTLS

BURGER KING CORPORATION

1980 BURGER KING CORPORATION
BURGER KING CORPORATION
THESE PLANS ARE THE PROPERTY OF BURGER KING CORPORATION
NOTICE: BY LAW MUST BE OBTAINED THROUGH B.K. ARCH/CONTR.

DATE: _____
CHECKED BY: K.A.
REVISION: _____
NO. DATE
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HERMON ROAD



ON SITE SIGN NOTES

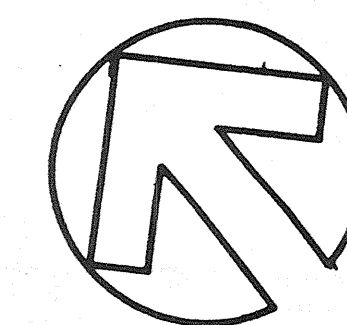
- ☐ (B) BURGER KING LOGO
- ☐ (C) CLEARANCE SIGN 8' - 6" (NON-ILLUM.)
- ☐ (D) ORDER STATION
- ☐ (E) BURGER KING LOGO
- ☐ (F) DRIVE-THRU
- ☐ (G) DIRECTIONAL ARROW
- ☐ (H) THANK YOU
- ☐ (I) ENTER ONLY
- ☐ (J) EXIT ONLY
- ☐ (K) NO EXIT
- ☐ (L) ONE WAY
- ☐ (M) RIGHT TURN ONLY
- ☐ (N) DO NOT ENTER
- ☐ (O) MESSAGE/SYMBOL BOTH SIDES

LEGEND

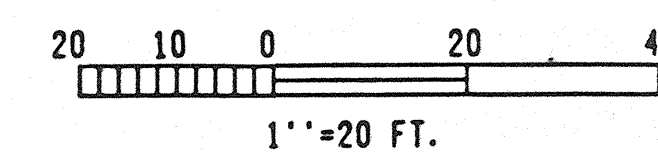
- ☐ (52) SITE REFERENCE NOTE
- ☐ (53) BUILDING TIE
- ☐ (54) PROPOSED YARD LIGHT
- ☐ (55) EXISTING CURB
- ☐ (56) PROPOSED CURB
- ☐ (57) EXISTING CURB/GUTTER
- ☐ (58) PROPOSED CURB/GUTTER
- ☐ (59) EXISTING EDGE OF PAVEMENT
- ☐ (60) PROPOSED EDGE OF PAVEMENT
- ☐ (61) EXISTING SPOT ELEVATION
- ☐ (62) EXISTING CONTOUR
- ☐ (63) PROPOSED PAVEMENT ELEVATION
- ☐ (64) PROPOSED CURB/PAVEMENT ELEVATION
- ☐ (65) EXISTING GAS LINE
- ☐ (66) PROPOSED GAS LINE
- ☐ (67) EXISTING WATER LINE
- ☐ (68) PROPOSED WATER LINE
- ☐ (69) EXISTING SANITARY LINE
- ☐ (70) PROPOSED SANITARY LINE
- ☐ (71) EXISTING STORM LINE
- ☐ (72) PROPOSED STORM LINE
- ☐ (73) EXISTING ELECTRIC LINE (OH) OR (UG)
- ☐ (74) EXISTING TELEPHONE LINE (OH) OR (UG)
- ☐ (75) PROPOSED SPRINKLER SYSTEM

SITE REFERENCE NOTES

- BOXES FILLED IN (X) ITEMS (1) - (10) AND (11) - (12) INDICATE ITEMS REQUIRED. ALL OTHERS ARE NOT IN THIS CONTRACT.
- ☐ (1) 6" CONCRETE CURB
 - ☐ (2) EXTRUDED CONCRETE CURB
 - ☐ (3) 2' CONCRETE CURB & GUTTER
 - ☐ (4) STANDARD CURB NOSING
 - ☐ (5) 9" BARRIER CURB
 - ☐ (6) 6" TO 9" CURB TRANSITION
 - ☐ (7) PRECAST CONC. WHEELSTOP
 - ☐ (8) PAVER TILE WALK
 - ☐ (9) BRICK WALK
 - ☐ (10) BRUSHED CONCRETE WALK
 - ☐ (11) EXPOSED AGGREGATE WALK
 - ☐ (12) CONCRETE RAMP-EXTERNAL
 - ☐ (13) CONCRETE RAMP-INTERNAL
 - ☐ (14) HANDICAP PARKING STALL
 - ☐ (15) TYPICAL CURBED PARKING STALL
 - ☐ (16) BRICK TRASH ENCLOSURE
 - ☐ (17) STUCCO TRASH ENCLOSURE
 - ☐ (18) SINGLE FIXTURE
 - ☐ (19) DOUBLE 90-DEGREE FIXTURES
 - ☐ (20) DOUBLE 0-DEGREE FIXTURES
 - ☐ (21) TRIPLE 90-DEGREE FIXTURES
 - ☐ (22) QUAD 90-DEGREE FIXTURES
 - ☐ (23) DOUBLE 180-DEGREE FIXTURES
 - ☐ (24) PAINTED TRAFFIC ARROW
 - ☐ (25) CURVED TRAFFIC ARROW
 - ☐ (26) RETAINING WALL (TYPE A)
 - ☐ (27) RETAINING WALL (TYPE B)
 - ☐ (28) RETAINING WALL (TYPE C)
 - ☐ (29) TYPICAL GUARD POST
 - ☐ (30) CATCH BASIN
 - ☐ (31) ALT. CATCH BASIN
 - ☐ (32) TRENCH DRAIN
 - ☐ (33) MANHOLE
 - ☐ (34) SOAKAGE PIT
 - ☐ (35) ROOF DRAIN BUBBLER
 - ☐ (36) ROOF DRAIN FLUME
 - ☐ (37) DECORATIVE MASONRY WALL
 - ☐ (38) HANDRAIL
 - ☐ (39) TRASH ENCLOSURE DRAIN
 - ☐ (40) PLANTER (TYP)
 - ☐ (41) SEPTIC TANK
 - ☐ (42) SEPTIC-DOSING TANK
 - ☐ (43) GREASE INTERCEPTOR
 - ☐ (44) SANITARY CLEANOUT (TYP)
 - ☐ (45) DRAINFIELD
 - ☐ (46) ROOF DRAIN LEADERS THRU CURB
 - ☐ (47) 1-1/2" PVC IRRIGATION VALVE & BOX
 - ☐ (48) WATER SERV. (SIZE ON SHT. FP-1)
 - ☐ (49) WATER METER
 - ☐ (50) FIRE SPRINKLER SERVICE
 - ☐ (51) FIRE SPRINKLER METER
 - ☐ (52) SANITARY SERVICE
 - ☐ (53) GAS SERVICE
 - ☐ (54) GAS METER
 - ☐ (55) 4" WIDE PAINTED STRIPES (TYP)
 - ☐ (56) 4" WIDE PAINT. STRIPES 1.5' OC @45-DEG.
 - ☐ (57) 6" WIDE PAINTED STRIPE
 - ☐ (58) FRONT VESTIBULE WITH FRONT DOOR
 - ☐ (59) FRONT VESTIBULE WITH SIDE DOOR
 - ☐ (60) SIDE VESTIBULE WITH FRONT DOOR
 - ☐ (61) SIDE VESTIBULE WITH SIDE DOOR
 - ☐ (62) TO BE CONSTR. AS PER LOCAL CODES
 - ☐ (63) REPLACE/RESTORE CURB TO MATCH EXIST.
 - ☐ (64) NEW PAVING TO BE COMPATIBLE W/ EXIST.
 - ☐ (65) EXIST. TO BE REMOVED AND/OR RELOCATED
 - ☐ (66) EXISTING TO REMAIN
 - ☐ (67) WATER CONN TO TRASH ENCL-NOTE B-SHT. C-1
 - ☐ (68) EDGE OF PAVEMENT (NO CURB)
 - ☐ (69) STD TRAFFIC STOP SIGN W/18" STOP BAR
 - ☐ (70) 4" PVC SLEEVE BENEATH PAVEMENT
 - ☐ (71) TRANSFORMER PAD
 - ☐ (72) DRIVE-THRU CANOPY
 - ☐ (73) ORDER STATION CANOPY
 - ☐ (74) CENTERLINE OF DRIVE-THRU WINDOW
 - ☐ (75) CONCRETE DRIVE-THRU LANE
 - ☐ (76) REDWOOD STOCKADE FENCE
 - ☐ (77) LANDSCAPED AREA
 - ☐ (78) CONTRACTOR TO CONN. TO EXIST. 8" SAN. GRAVITY LINE
 - ☐ (79) WALK-IN BOXES (SEE ARCHITECTURALS)
 - ☐ (80) GUARD POST AT DRIVE-THRU WINDOW
 - ☐ (81) PROPANE TANK (ABOVE GROUND)
 - ☐ (82) PROPANE TANK (UNDERGROUND)
 - ☐ (83) SOAKAGE PIT (WELL)
 - ☐ (84) PROPOSED FIRE HYDRANT LOCATION
 - ☐ (85) PAVED DITCH
 - ☐ (86) ASPHALT SWALE
 - ☐ (87) RETENTION SWALE
 - ☐ (88) CONCRETE ENDWALL
 - ☐ (89) U-ENDWALL SAND/CEMENT
 - ☐ (90) SIDEWALK UNDERDRAIN
 - ☐ (91) RETENTION BASIN
 - ☐ (92) OUTLET TRAP
 - ☐ (93) GUARD RAIL (STEEL PLATE)
 - ☐ (94) PLAYGROUND FENCING
 - ☐ (95) PLANTER @ PLAYGRND W/PEA GRAVEL
 - ☐ (96) PAVER TILE @ PLAYGRND W/PEA GRAVEL
 - ☐ (97) CONC WALK @ PLAYGRND W/PEA GRAVEL
 - ☐ (98) PLANTER @ PLAYGRND W/SYNTHETICS
 - ☐ (99) PAVER TILE @ PLAYGRND W/SYNTHETICS
 - ☐ (100) CONC WALK @ PLAYGRND W/SYNTHETICS
 - ☐ (101) BK-06 DRIVE-THRU DETAIL
 - ☐ (102) BK-50 DRIVE-THRU DETAIL



GRAPHIC SCALE



RESTAURANT FOR:

JACK LEE MEYER
PROFESSIONAL ENGINEER

BURGER KING CORPORATION

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CIVIL ENGINEERING PLANS
HERMON RD & SPRING LAKE
SCOTTS VALLEY, CA.
PLAN

C-4

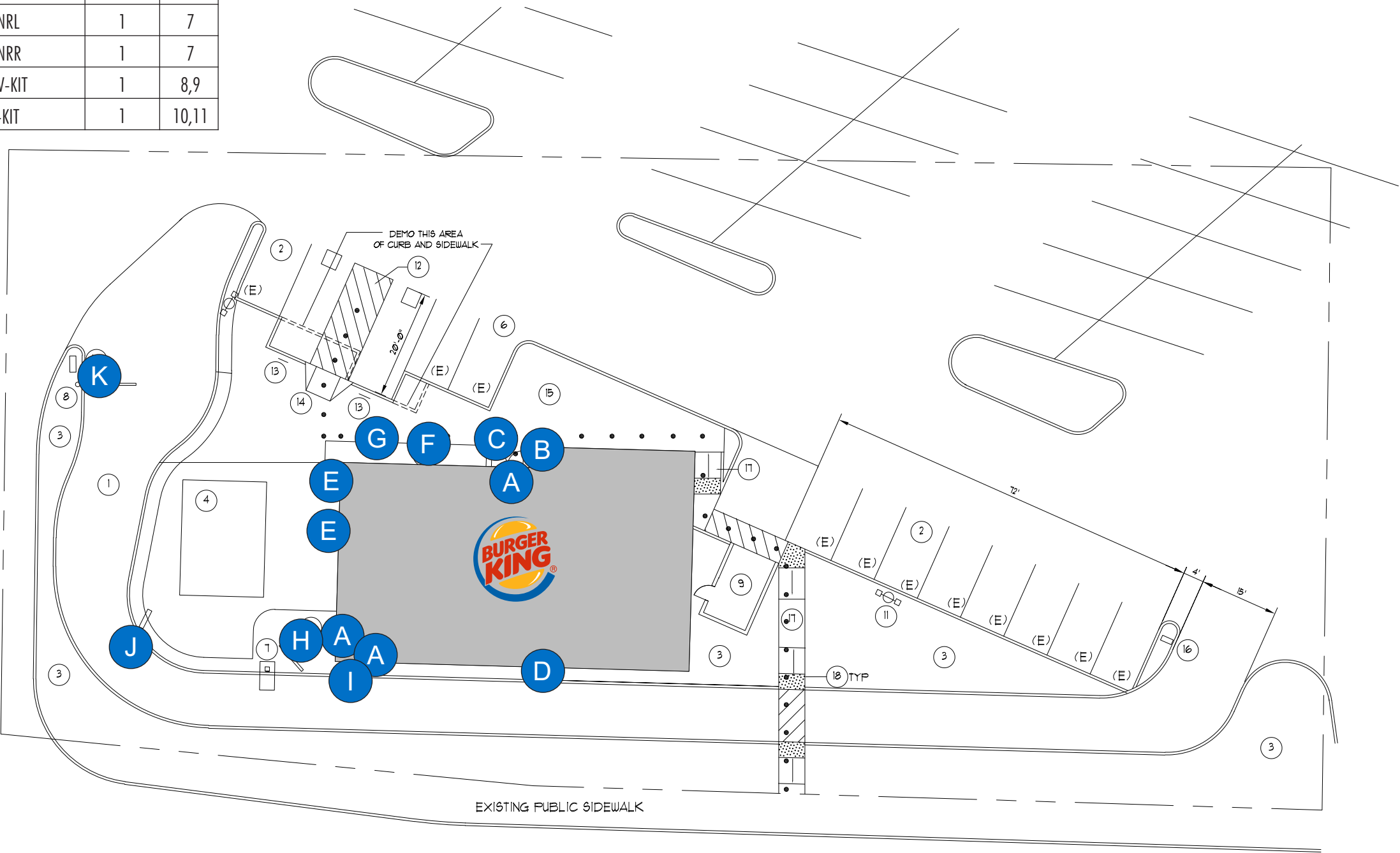


7990 WHITE LANE,
BAKERSFIELD, CA 93309
BK #7200

SCOPE OF WORK



DESCRIPTION	PART #	QUANTITY	PAGE #
A S-1.1L-60 INCH LED LOGO WALL SIGN	BKS60SFID02	3	5
B 16" FGS1954 CHANNEL LETTERS	BKS16FGS1954	1	6
C 22'-3"L x 2'D FGS CLOSED IL CANOPY (DIMS TBD)	SRSIGN	1	7
D 8'-0"L x 4'D CLOSED IL CANOPY	BKCC048	1	7
E 8'-0"L x 2'D CLOSED IL CANOPY	BKCC028	2	7
F 9'-5"L x 2'D CLOSED IL CANOPY	BKCC0295	1	7
G 9'-9"L x 2'D CLOSED IL CANOPY	BKCC0299	1	7
H 11'-3"L x 2'D CLOSED IL CORNER CANOPY - LEFT SIDE	BKCC02113CNRL	1	7
I 10'-6"L x 2'D CLOSED IL CORNER CANOPY - RIGHTSIDE	BKCC02106CNRR	1	7
J DRIVE THRU OCU UNIT	BKS98DTUNIV-KIT	1	8,9
K DRIVE THRU CLEARANCE BAR	BKSCBDINOC-KIT	1	10,11



SITE PLAN

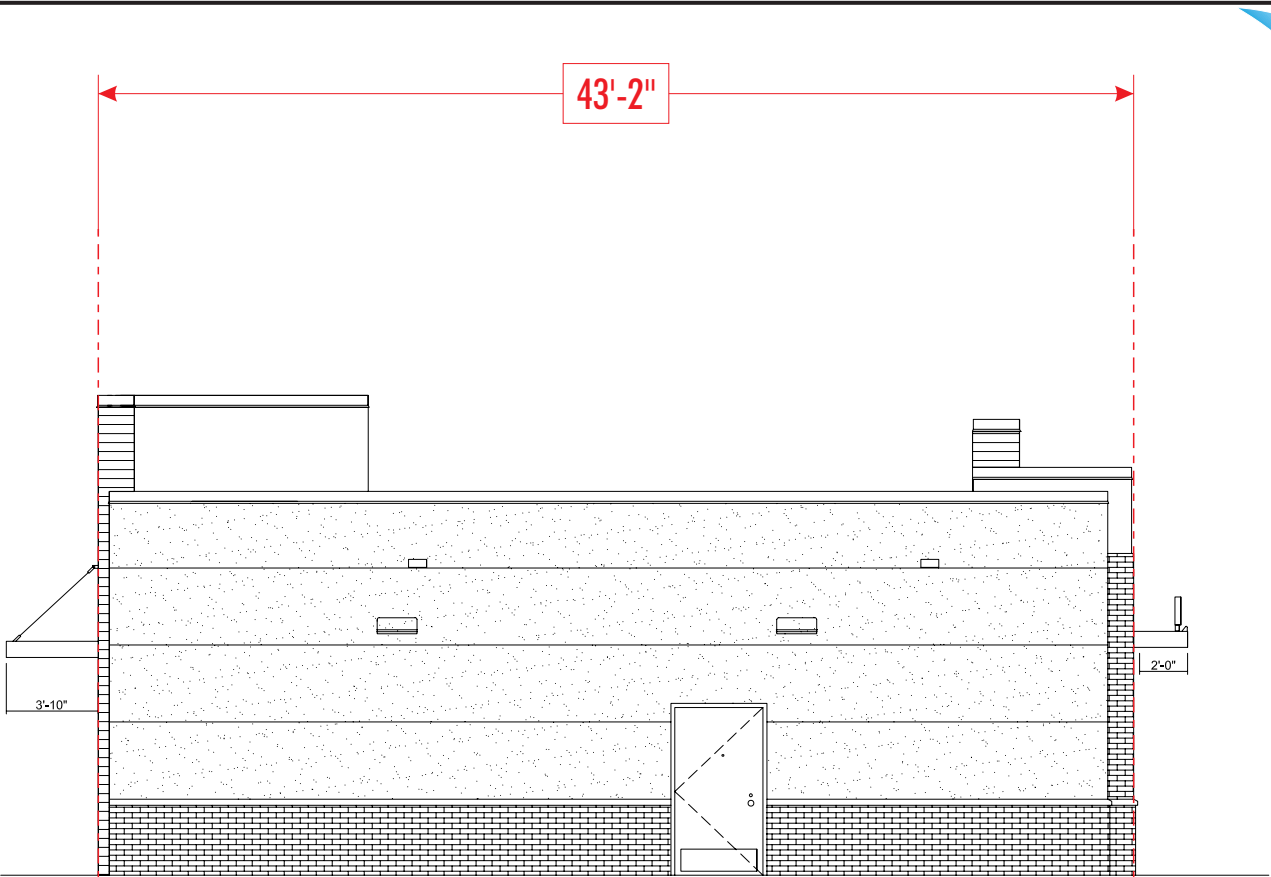
CANOPY SIZES ARE ESTIMATED AND MUST BE VERIFIED PRIOR TO RELEASING ORDER



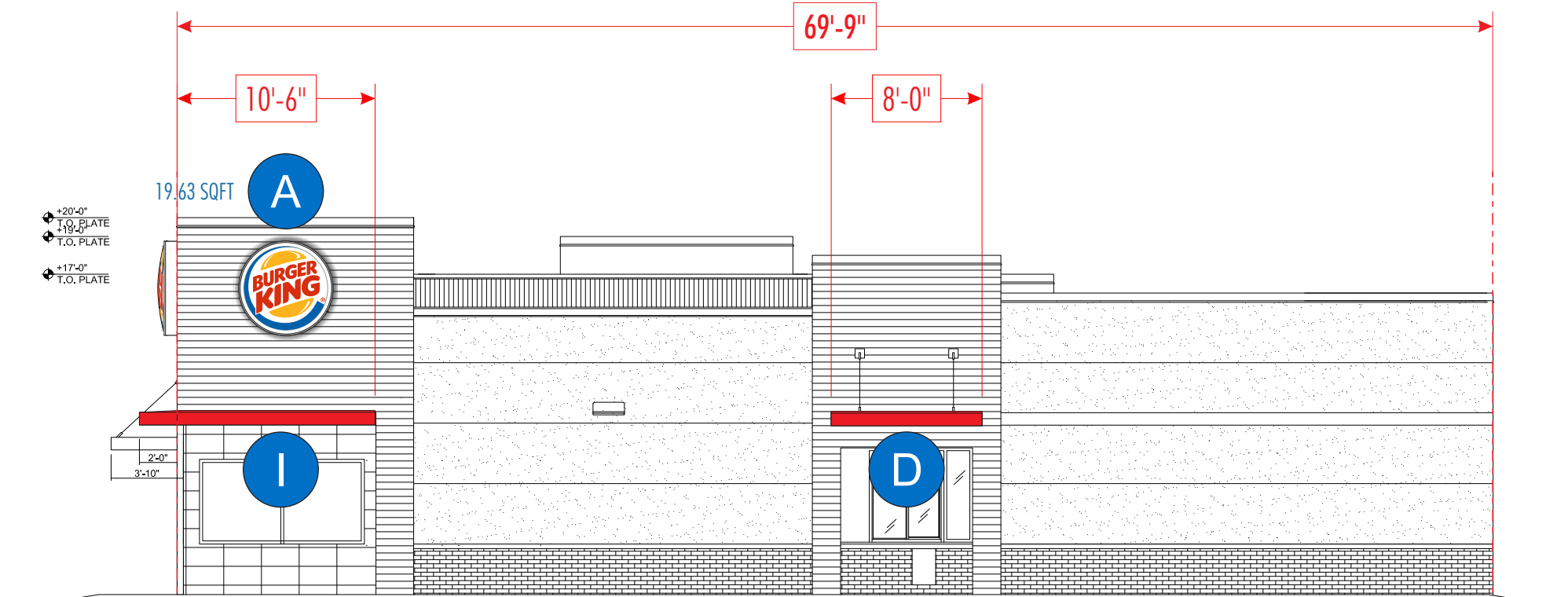
SCOPE OF WORK

	DESCRIPTION	PART #	QUANTITY	PAGE #
A	S-1.1L-60 INCH LED LOGO WALL SIGN	BKS60SFID02	3	5
B	16" FGS1954 CHANNEL LETTERS	BKS16FGS1954	1	6
C	22'-3"L x 2'D FGS CLOSED IL CANOPY (DIMS TBD)	SRSIGN	1	7
D	8'-0"L x 4'D CLOSED IL CANOPY	BKCC048	1	7
E	8'-0"L x 2'D CLOSED IL CANOPY	BKCC028	2	7
F	9'-5"L x 2'D CLOSED IL CANOPY	BKCC0295	1	7
G	9'-9"L x 2'D CLOSED IL CANOPY	BKCC0299	1	7
H	11'-3"L x 2'D CLOSED IL CORNER CANOPY - LEFT SIDE	BKCC02113CNRL	1	7
I	10'-6"L x 2'D CLOSED IL CORNER CANOPY - RIGHTSIDE	BKCC02106CNRR	1	7
J	DRIVE THRU OCU UNIT	BKS98DTUNIV-KIT	1	8,9
K	DRIVE THRU CLEARANCE BAR	BKSCBDINOC-KIT	1	10,11

CANOPY SIZES ARE ESTIMATED AND MUST BE VERIFIED PRIOR TO RELEASING ORDER



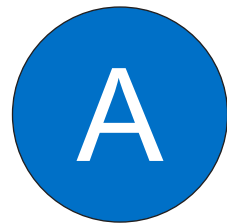
REAR ELEVATION
SCALE 1:96



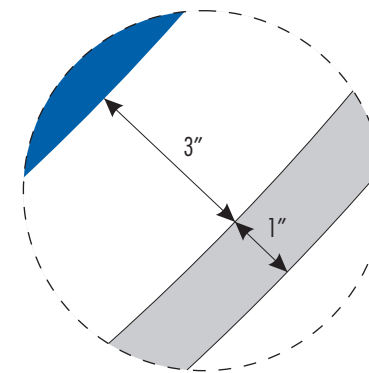
DRIVE THRU ELEVATION 19.63 TOTAL SQ.FT.
SCALE 1:96



ILLUMINATION VIEW



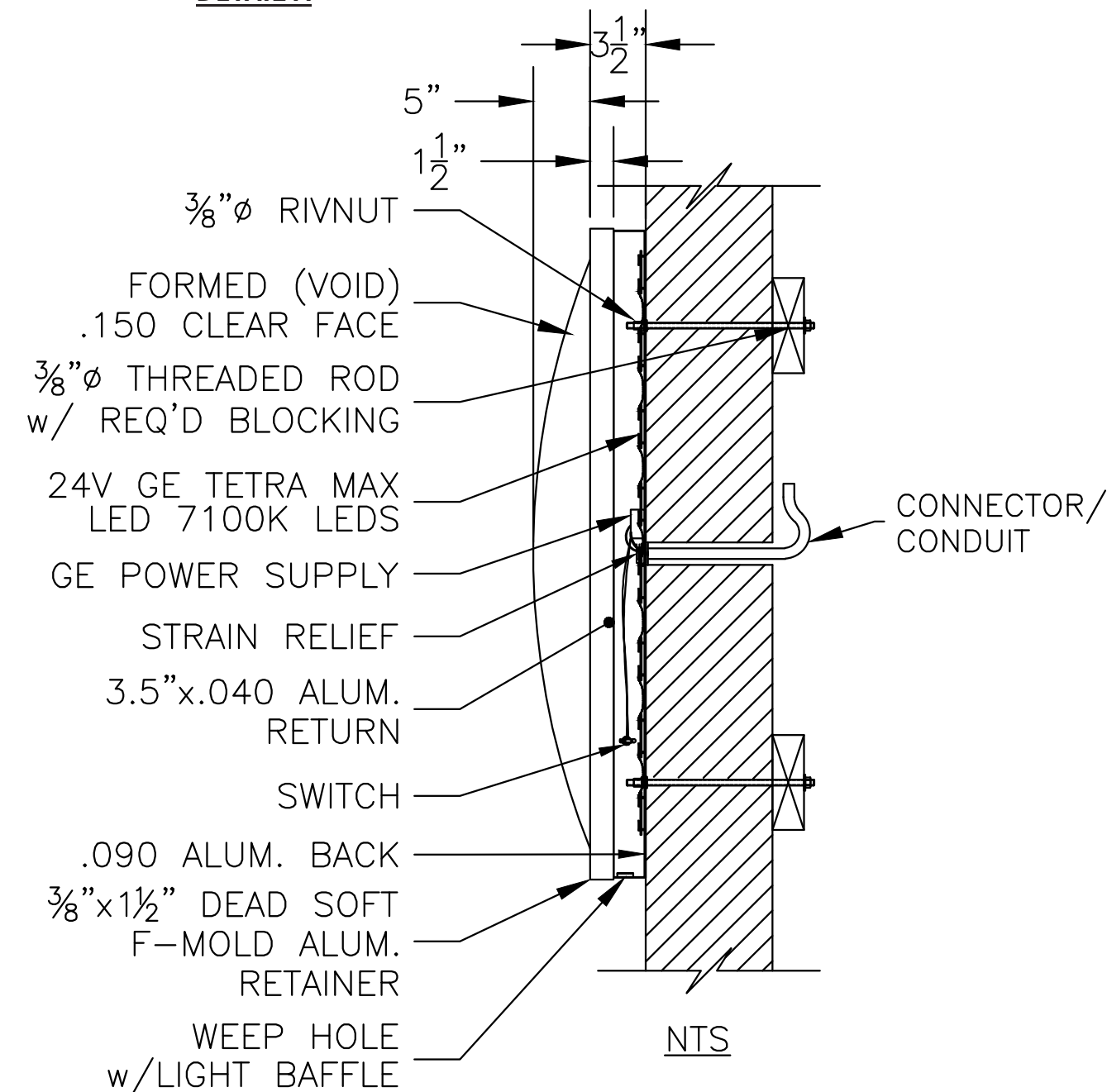
ITEM	DECORATION
A	3M TRANSLUCENT VINYL 3630-125 YELLOW
B	3M TRANSLUCENT VINYL 3630-33 RED
C	3M TRANSLUCENT VINYL 3630-8703 BLUE
D	3M WHITE DIFFUSER 3635-30
E	BRUSH SILVER



DETAIL A



FRONT VIEW



19.63 SQ. FT.

BKS60SFID02

PAGE 5 OF 11



FLAME GRILLING SINCE 1954

NIGHT VIEW ILLUMINATION

SPECIFICATION:

FACES:..... .177" #7328 WHITE PCB W/ SILVER PERFORATED DAY/NIGHT VINYL TO BE APPLIED 1ST SURFACE.

BACKS:..... .063" ALUM, PAINT BACKS BRUSHED ALUM, SILVER PAINT INSIDE LEP WHITE.

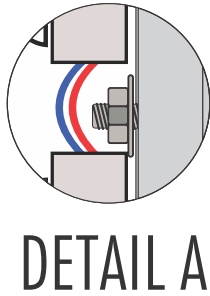
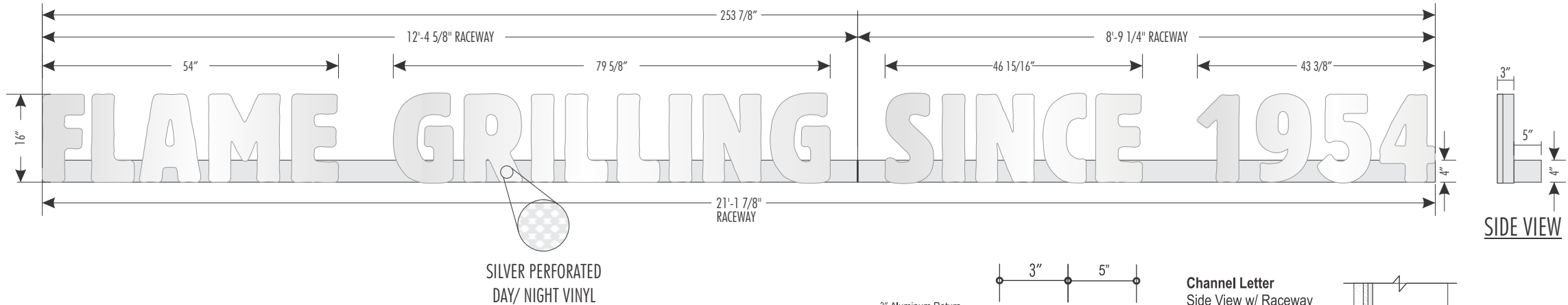
RETURNS:.. 3" X .040 PAINTED BRUSHED ALUM, SILVER/WHITE (STAPLE AND CAULK).

TRIMCAP:.. 1" SILVER JEWELITE TO MATCH RETURNS.

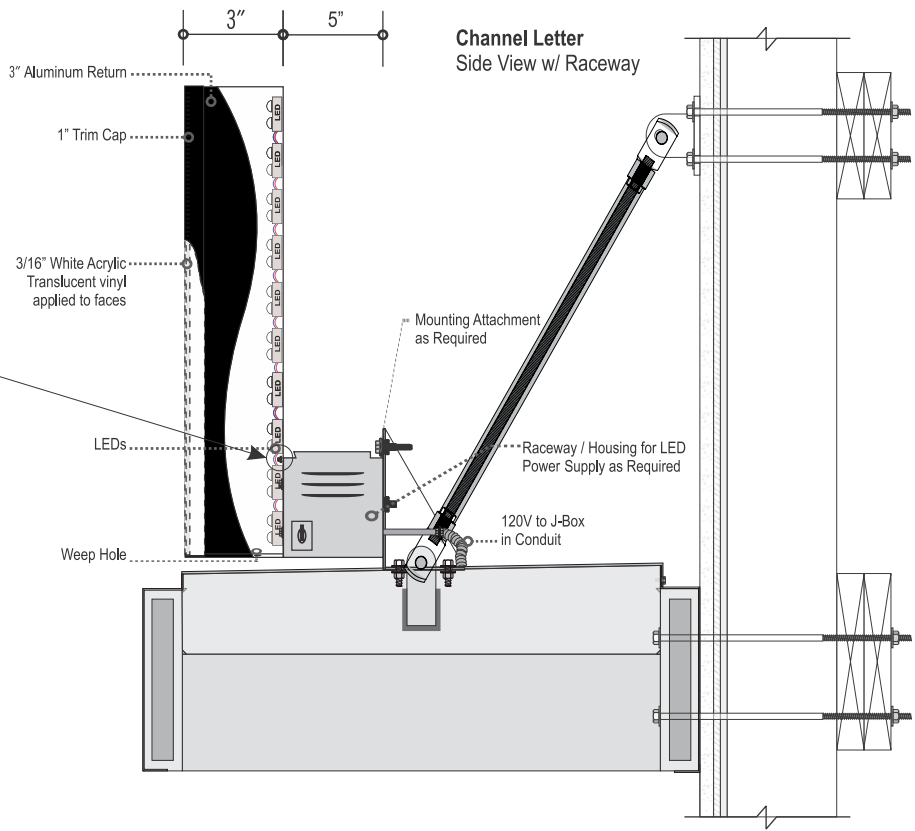
RTM:..... 1/4" ALUM, PAINTED BRUSH ALUM

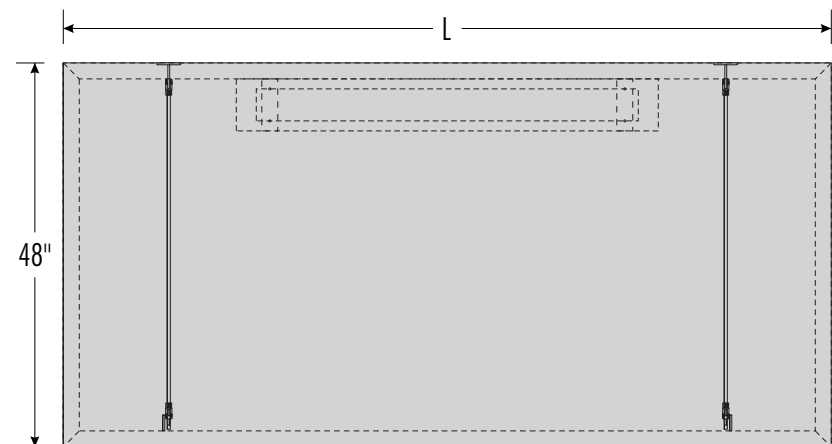
RACEWAY:.. .090" ALUM, PAINTED BRUSHED ALUM, SILVER

ILLUM:..... GE WHITE TETRA MAX LED'S (7100K)



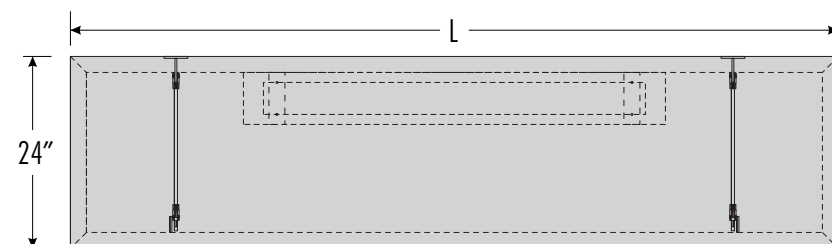
DETAIL A: 5/16" HEX SCREWS, 3/4" LONG (4-5 PER LETTER)





WINDOW/DOOR AND DRIVE THRU STANDARD CANOPY SIZES

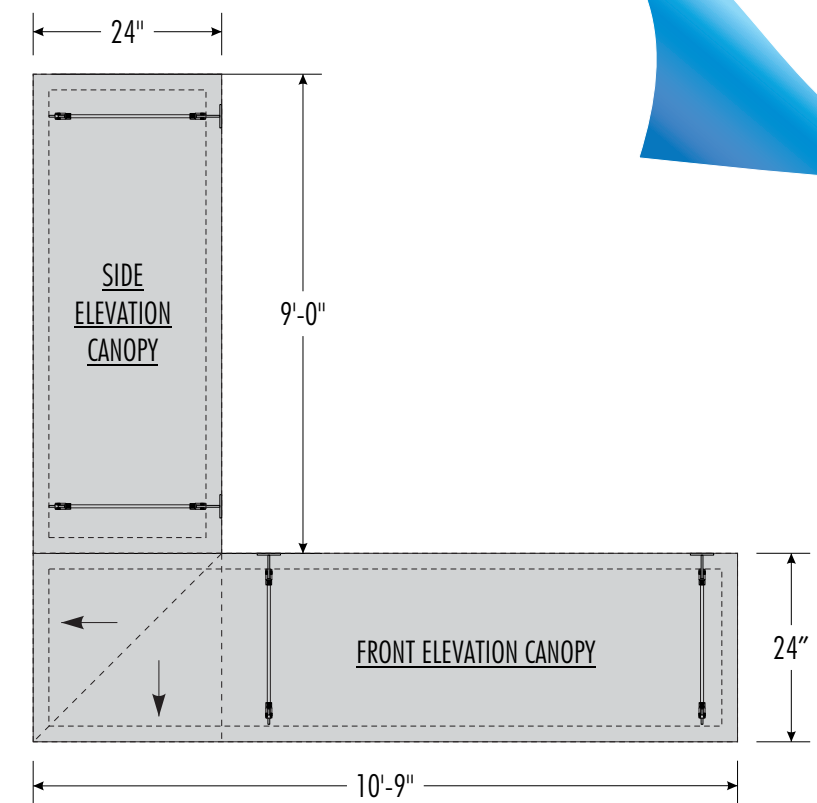
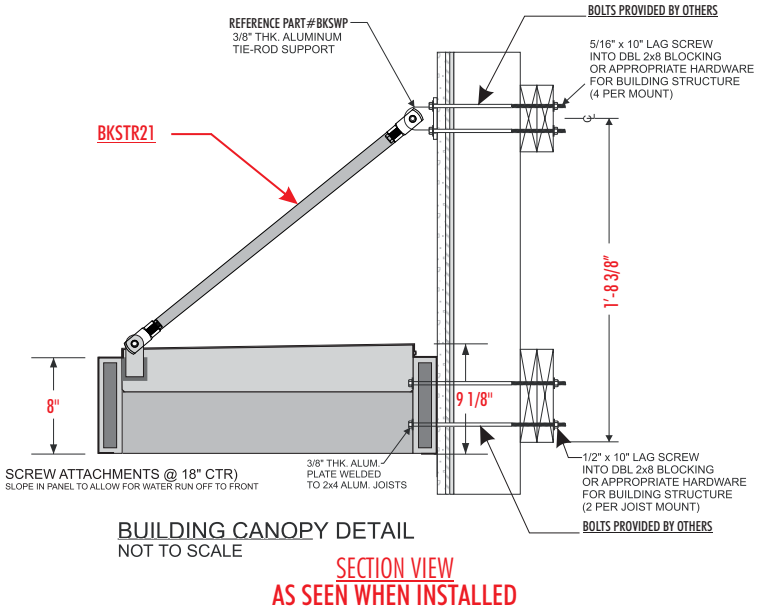
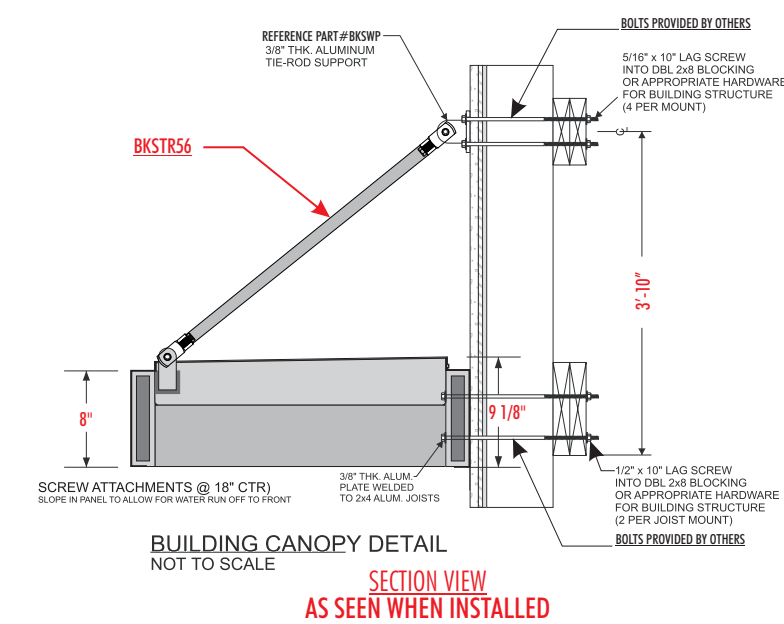
4'D CLOSED CANOPIES			
	LENGTH	PART #	LIGHTING
D	8'-0"	BKCC048	LED LIGHT FIXTURE



WINDOW/DOOR AND DRIVE THRU STANDARD CANOPY SIZES

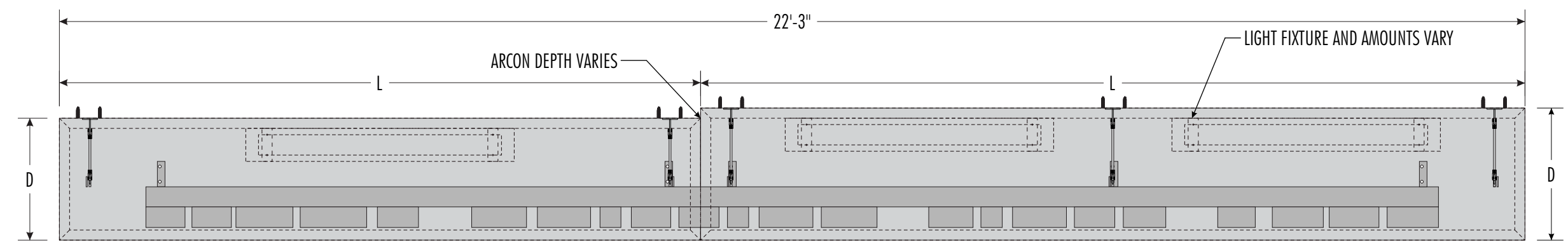
2'D CLOSED CANOPIES			
	LENGTH	PART #	LIGHTING
E	8'-0"	BKCC028	LED LIGHT FIXTURE
F	9'-5"	BKCC0295	LED LIGHT FIXTURE
G	9'-9"	BKCC0299	

"FGS1954" CANOPY		
DIM	LEFT CANOPY	RIGHT CANOPY
L	TBD	TBD
D	TBD	TBD
TOTAL L DIM	22'-3"	
LIGHTING	LED LIGHT FIXTURE	
PART #	SRSIGN	

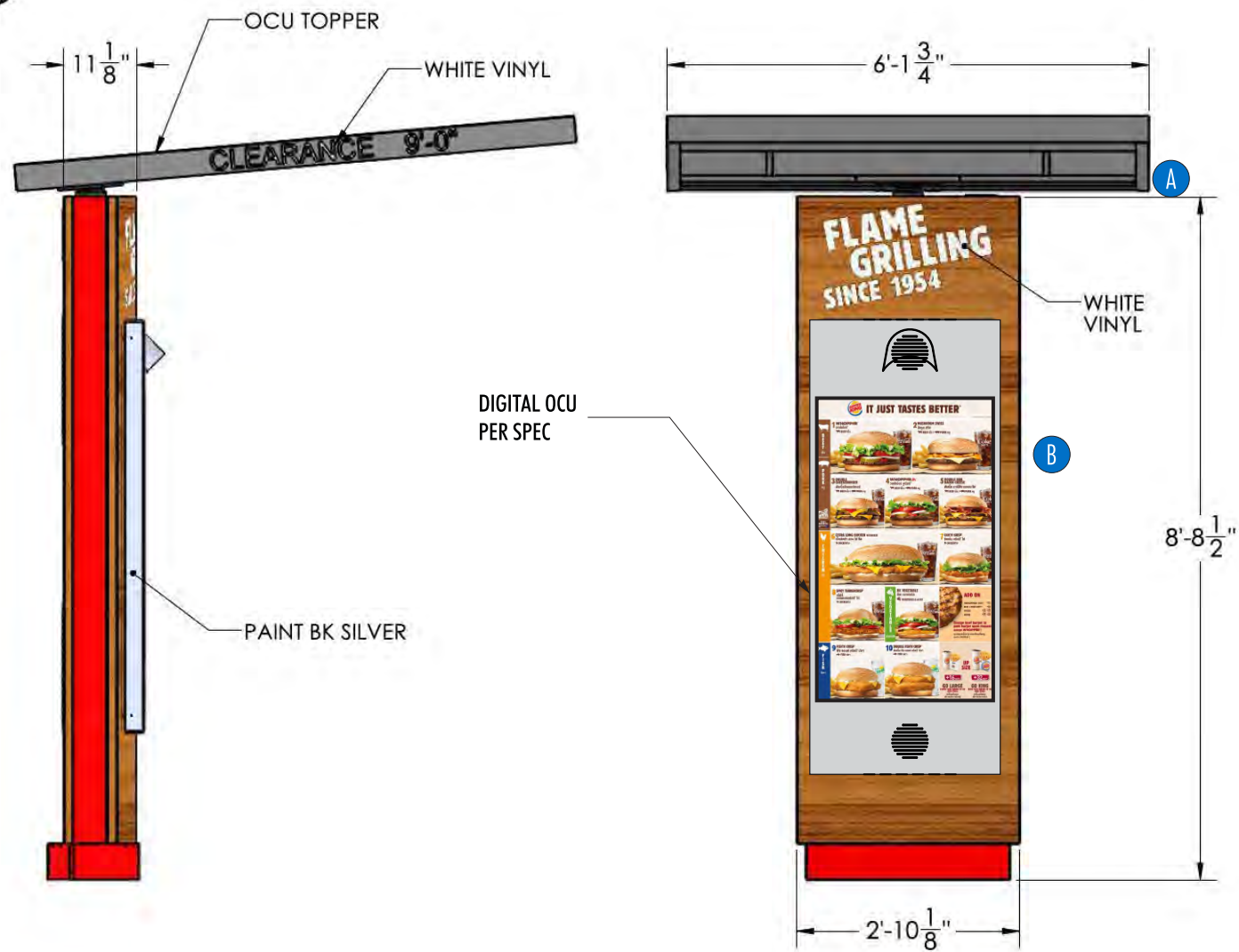


CORNER CANOPY

CORNER CANOPIES				
	LENGTH	PART #	LIGHTING	PLACEMENT
H	11'-3"	BKCC02113CNRL	LED TUBE FIXTURE	SOUTH ELEVATION
I	10'-6"	BKCC02106CNRR	LED TUBE FIXTURE	EAST ELEVATION

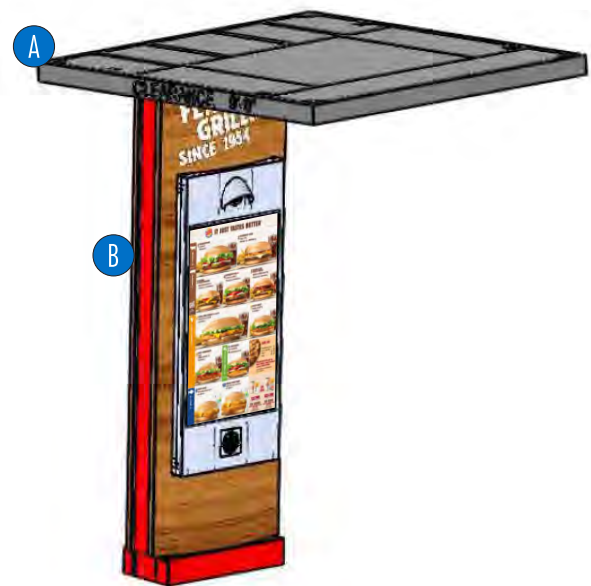


"FLAME GRILLING SINCE 1954" CANOPY



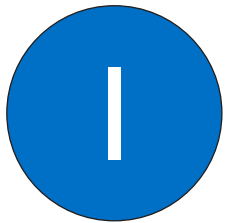
OCU BY OTHERS

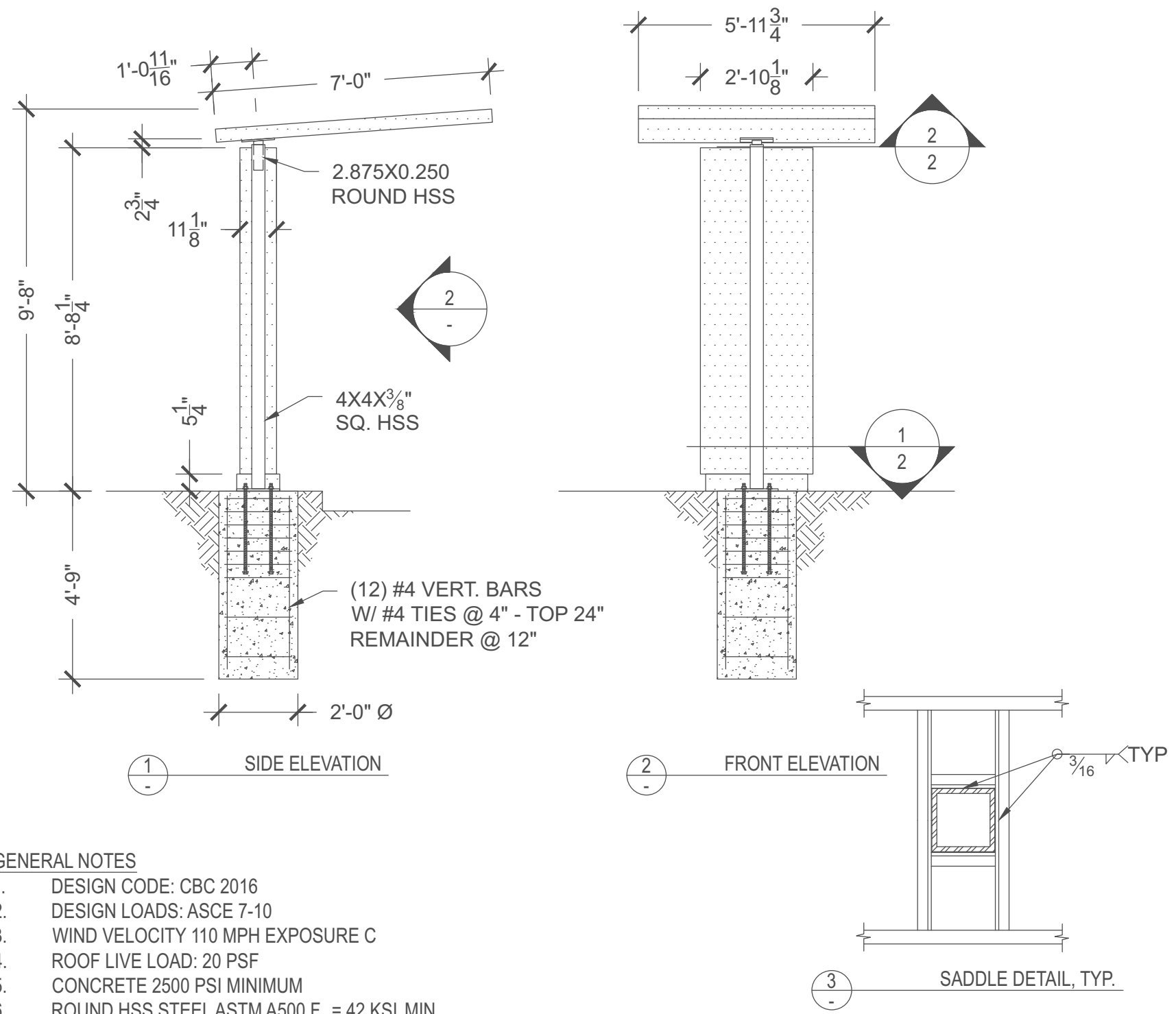
COMPONENTS			
ITEM	PART #	DESCRIPTION	QTY
A	1BKS98DTUNIV-A	OCU LED IL CANOPY	1
B	1BKS98DTUNIV-B	OCU TOWER	1



ELECTRICAL NOTE-ACTUAL # OF CIRCUITS TO BE DETERMINED BY A LICENSED ELECTRICAL CONTRACTOR.
TOTAL AMPS: 0.3
OF CKTS: 1 @ 20 AMP (RECOMMENDED)
VOLTS: 120
ELECTRICAL CONNECTION AS FOLLOWS:
GREEN TO GREEN (GROUND), WHITE TO WHITE (NEUTRAL),
BLACK TO BLACK (POWER)
THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICAL 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.
THE LOCATION OF THE DISCONNECT SWITCH AFTER INSTALLATION SHALL COMPLY WITH ARTICAL 600.6(A) (1) OF THE NATIONAL ELECTRICAL CODE.
ALL SIGNAGE WILL BE (U.L.) LISTED, (U.L.) 2161 COMPLIANT AND CARRY (U.L.) LABELS

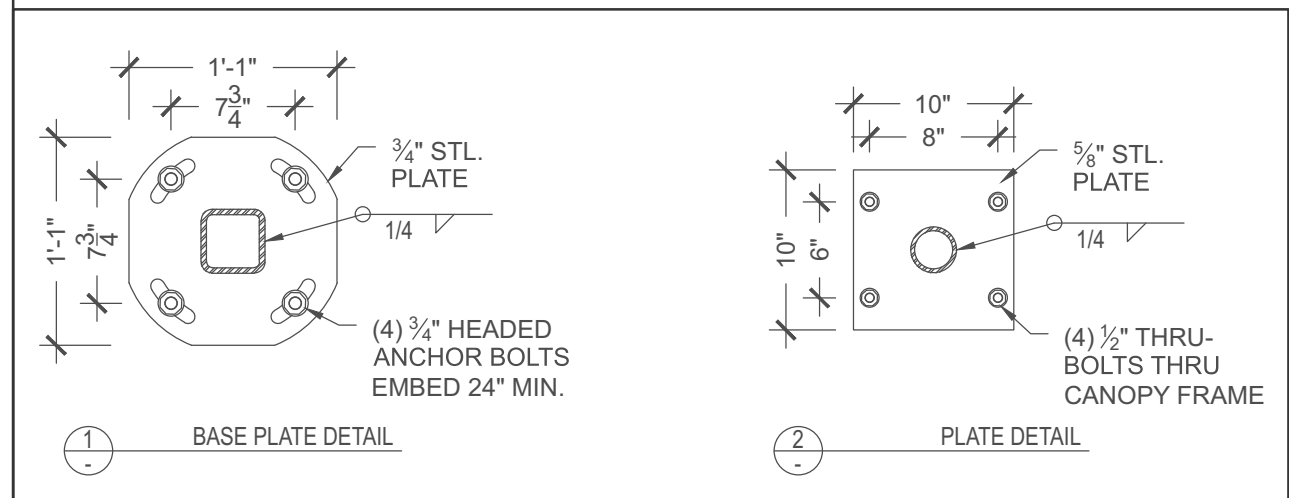
Note: BURGER KING® or BURGER KING® Buns and Crescent Logo to use "®" for all locations globally. All other marks will use "TM".
BURGER KING® In the U.S. use the ® trademark symbol. The Burger King® trademark may not be registered in all countries. See "Legal Standards" for more information. For registration updates, please contact the legal department in Miami (305) 378-3080.



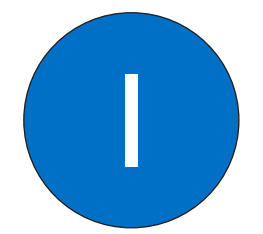


GENERAL NOTES

1. DESIGN CODE: CBC 2016
2. DESIGN LOADS: ASCE 7-10
3. WIND VELOCITY 110 MPH EXPOSURE C
4. ROOF LIVE LOAD: 20 PSF
5. CONCRETE 2500 PSI MINIMUM
6. ROUND HSS STEEL ASTM A500 $F_y = 42$ KSI MIN.
7. SQ. / RECT. HSS STEEL ASTM A500 $F_y = 46$ KSI MIN.
8. TUBE STEEL ASTM A513 $F_y = 72$ KSI MIN.
9. ANGLE STEEL ASTM A36
10. BOLT STEEL ASTM A307 HOT DIP GALVANIZE PER ASTM A153
11. PLATE STEEL ASTM A36
12. STEEL REINFORCEMENT IN CONCRETE ASTM A615 GR 60
13. ANCHOR BOLT STEEL ASTM F1554 GR. 36
14. ALUMINUM ELEMENTS 6061-T6
15. LATERAL SOIL BEARING PER CBC CLASS 5 (100 PSF/FT)
16. PROVIDE PROTECTION AGAINST DISSIMILAR METALS
17. PROVIDE MIN. 3" CLEAR COVER ON ALL STEEL EMBEDDED IN CONCRETE



For reference only, must order stamp engineering per city requirement.





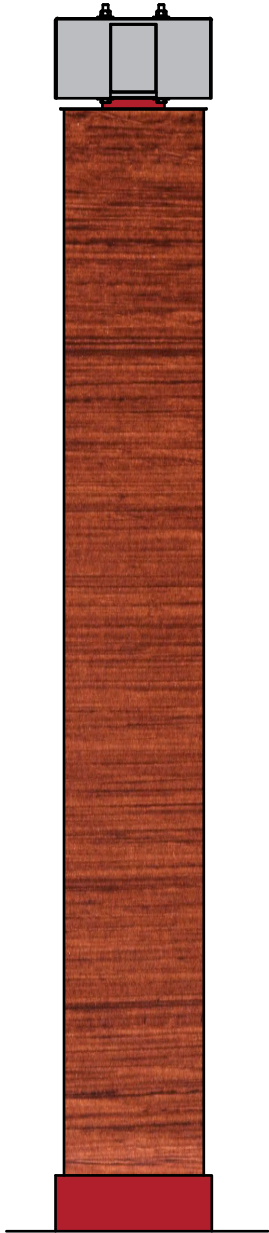
PARTS COMPONENT LIST			
ITEM	PART NUMBER	DESCRIPTION	QTY
1	1BKSCBDINOC	CLEARANCE BAR COLUMN	1
2	1BKSCBDINOC	CLEARANCE BAR ARM	1
3	BKVCBCNUM	WHITE VINYL	1
4	1BKSCBDINOCV	RED VINYL	1
5	BKV1145	PANEL	1

INSTALLER TO ASSEMBLE IN FIELD

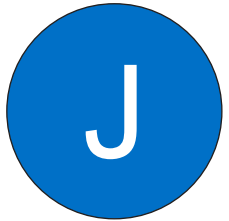
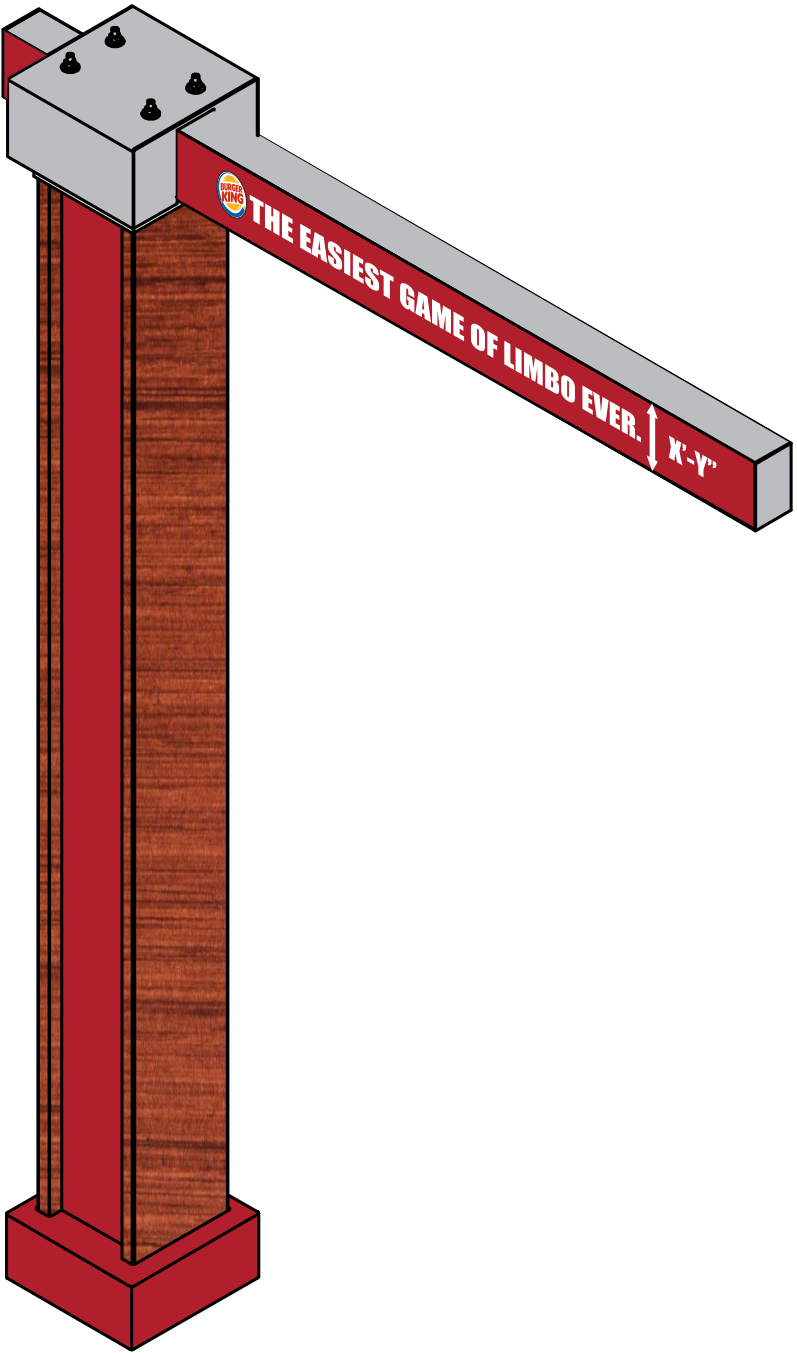


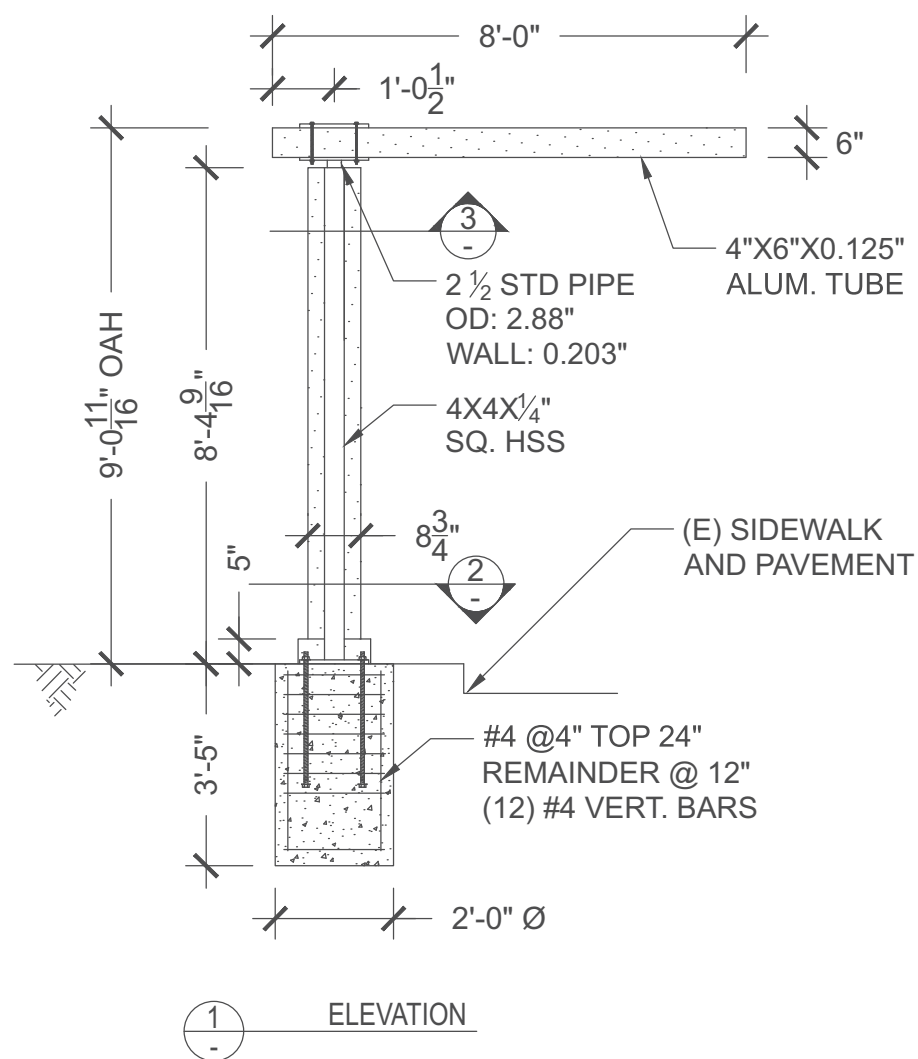
1BKSCBDINOC

FRONT VIEW



RIGHT VIEW

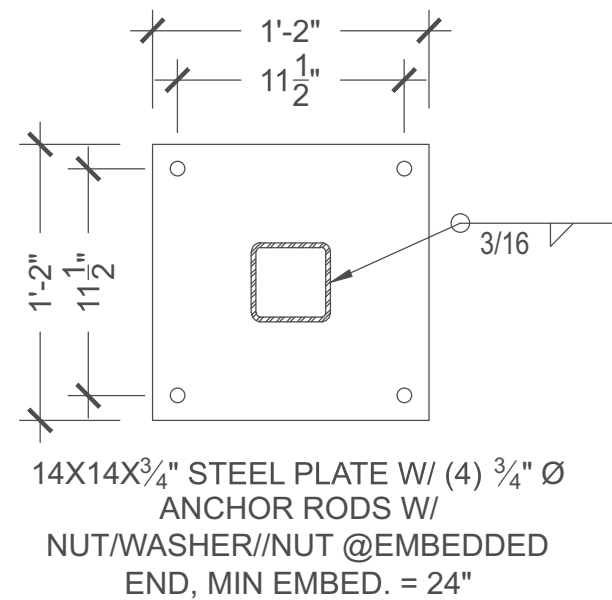




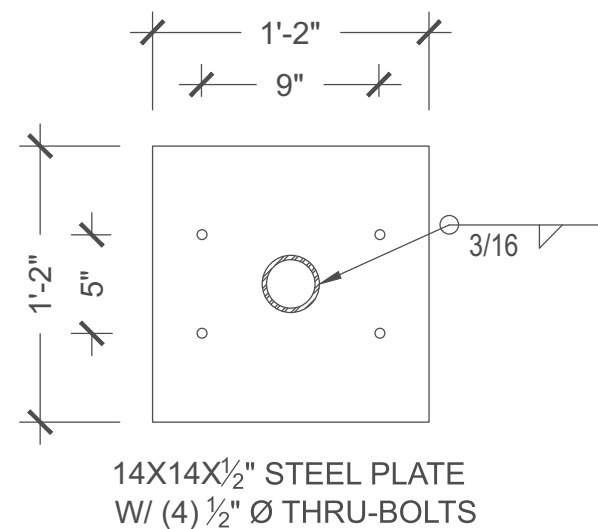
2-23-2018

GENERAL NOTES

1. DESIGN CODE: CBC 2016
2. DESIGN LOADS: ASCE 7-10
3. WIND VELOCITY 110 MPH EXPOSURE C
4. CONCRETE 2500 PSI MINIMUM
5. SQ. HSS STEEL ASTM A500, $F_y = 46$ KSI MIN.
6. PIPE STEEL ASTM A53 GR. B, $F_y = 35$ KSI MIN.
7. ALUMINUM ELEMENTS 6061-T6
8. BOLT STEEL ASTM A307
9. PLATE STEEL ASTM A36
10. THREADED ANCHOR ROD STEEL ASTM F1554 GR.36
11. STEEL REINFORCEMENT IN CONCRETE ASTM A615 GR 60
12. LATERAL SOIL BEARING PER IBC CLASS 5 (100 PSF/FT)
13. PROVIDE PROTECTION AGAINST DISSIMILAR METALS
14. PROVIDE MIN. 3" CLEAR COVER ON ALL STEEL EMBEDDED IN CONCRETE

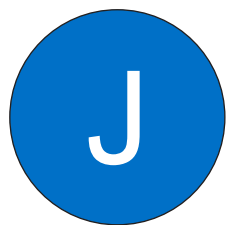


2
-
BASE PLATE DETAIL



3
-
TOP PLATE DETAIL

For reference only, must order stamp engineering per city requirement.



BKSCBDINOC-KIT

035
PAGE 11 OF 11