

CITY PLANNING COMMISSION

927 - 10th Street, Suite 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Burger King Corp., 1333 Lawrence Expressway, Ste. 115, Santa Clara, CA 95051		
OWNER	KMP Partners, 2020 Union Street, San Francisco, CA 94123		
PLANS BY	_____		
FILING DATE	2-3-84	50 DAY CPC ACTION DATE	REPORT BY: GM:bw
NEGATIVE DEC	2-16-84	EIR	ASSESSOR'S PCL. NO. 022-280-09

- APPLICATION:
1. Environmental Determination
 2. Special Permit to develop a drive-thru facility for a fast food restaurant on 0.5± acres in the C-2 zone
 3. Variance to exceed maximum sign area for C-2 zone (WITHDRAWN)

LOCATION: 5200 Stockton Boulevard

PROPOSAL: The applicant is requesting the necessary entitlements to develop a Burger King restaurant in an existing shopping center.

PROJECT INFORMATION:

1974 General Plan Designation:	Commercial and Offices
1965 Fruitridge Community Plan Designation:	Shopping or Commercial
Existing Zoning of Site:	C-2
Existing Land Use of Site:	Shopping Center
Surrounding Land Use and Zoning:	
North:	Commercial; C-2
South:	Commercial; C-2
East:	Commercial; C-4
West:	Residential; R-1
Parking Required:	33 spaces
Parking Provided:	51 spaces
Property Dimensions:	148' x 167'
Property Area:	0.56 acres
Square Footage of Building:	2,467
Height of Structure:	16 ft.-7 in.
Topography:	Flat
Street Improvements/Utilities:	Existing
Exterior Building Colors:	Natural wood tones with red brick
Exterior Building Materials:	Wood and brick

BACKGROUND: The subject site is a portion of an existing shopping center located at 5200 Stockton Boulevard. The applicant is proposing to construct a free-standing 2,467 square foot Burger King restaurant containing 99 seats on a 0.5 acre site within the shopping center. The subject site is currently developed with a vacant commercial building which will be removed to allow development of the restaurant structure.

STAFF EVALUATION: Staff has the following comments concerning this project:

1. Drive-thru element 003612
- The applicant proposes a drive-up window on the south elevation of the building with the drive-thru lane extending along the south and west sides of the structure.

The City Traffic Engineer has reviewed the site plan and has no objection to the proposed drive-thru element. The site plan proposes adequate auto stacking distance and the circulation system does not conflict with the overall circulation and parking plan of the existing shopping center.

2. Covered patio and trellis

The applicant proposes to construct a trellis structure over the open patio in front of the restaurant facing Stockton Boulevard. Staff notes that a 50-foot building setback requirement exists along Stockton Boulevard and that the trellis work extends into the required setback area. In order to construct the trellis structure, a variance application to reduce the 50-foot setback is necessary.

STAFF RECOMMENDATION: Staff recommends approval of the special permit, subject to conditions and based on the Findings of Fact which follow.

Conditions

1. The applicant shall submit detailed landscape, irrigation and shading plans for the review and approval of the Planning Director prior to issuance of building permit.
2. The trash enclosure facility shall be designed as follows:
 - a. The walls of the trash enclosure structure shall be constructed of solid masonry material and the exterior surface finished in a manner compatible with the main residential structures;
 - b. The trash enclosure structure shall have heavy gauge metal gates and designed with cane bolts on the doors to secure the gates when in the open position;
 - c. The trash enclosure facility shall be designed to allow walk-in access by tenants without having to open the main enclosure gates;
 - d. The walls shall be a minimum six feet in height, more if necessary for adequate screening;
 - e. The perimeter of the trash enclosure structure shall be screened with landscaping, including a combination of shrubs and/or climbing evergreen vines.

Findings of Fact

- a. The project, as conditioned, is based upon sound principles of land use in that 1) the drive-up window is a logical auxilliary use to the existing restaurant; 2) adequate auto stacking distance is provided;
- b. The project, as conditioned, will not be injurious to surrounding property in that:
 - 1) adequate parking is provided;
 - 2) additional landscaping will be provided.
- c. The project complies with the 1974 General Plan and the 1965 Fruitridge Community Plan which designate the site for commercial purposes.

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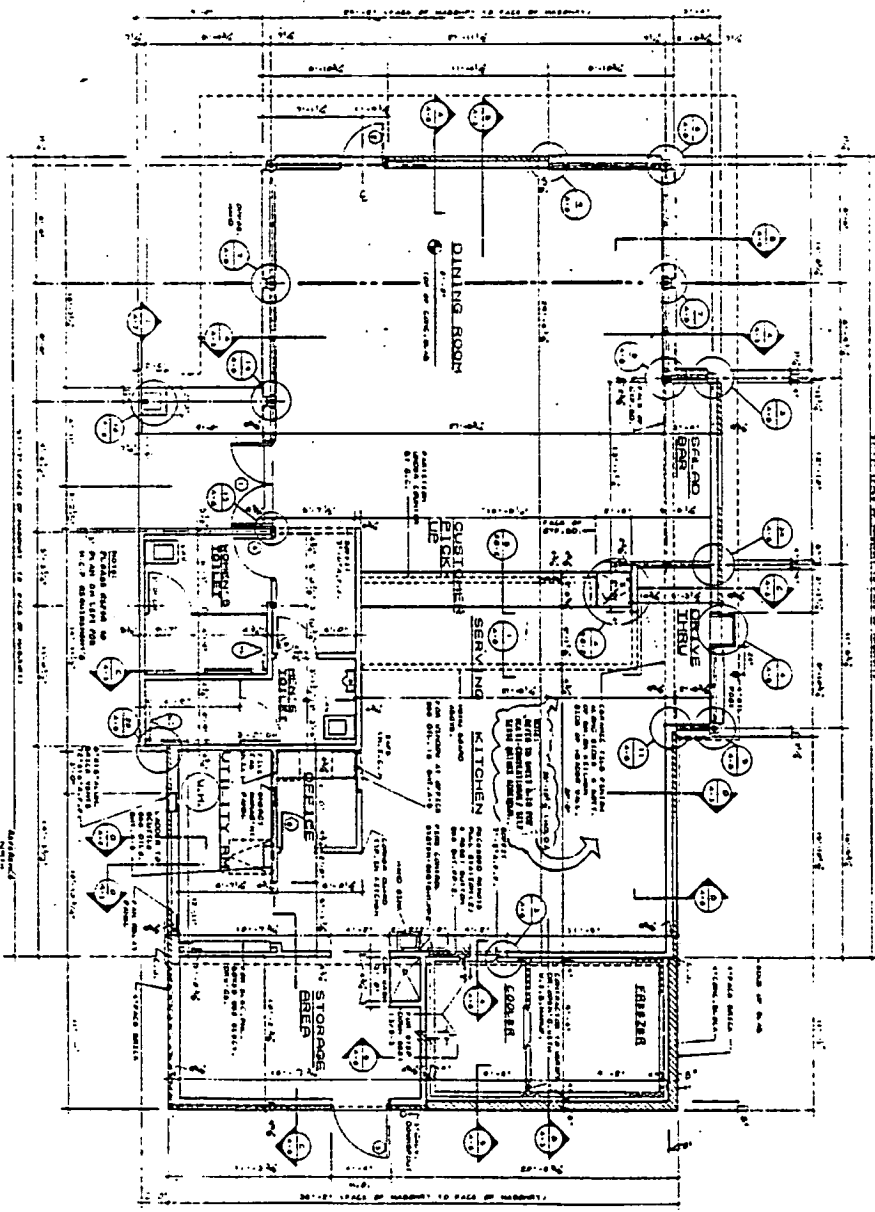
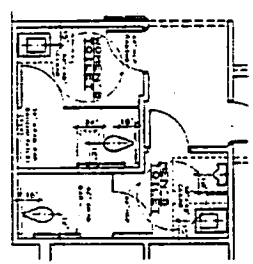
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GENERAL NOTES

1. SEE GENERAL CONTRACT AND SPECIFICATIONS FOR ALL TRADES.
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
3. ALL WORK IS TO BE ACCORDING TO THE LATEST EDITIONS OF THE NATIONAL ELECTRICAL CODE, NATIONAL PLUMBING CODE, NATIONAL MECHANICAL CODE, AND NATIONAL FIRE ALARMS CODE.
4. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE APPROVED BY THE ARCHITECT.
5. ALL WORK SHALL BE ACCORDING TO THE LATEST EDITIONS OF THE NATIONAL ELECTRICAL CODE, NATIONAL PLUMBING CODE, NATIONAL MECHANICAL CODE, AND NATIONAL FIRE ALARMS CODE.

H.C.P. REQUIREMENTS

SEE H.C.P. REQUIREMENTS AND SPECIFICATIONS FOR ALL TRADES.

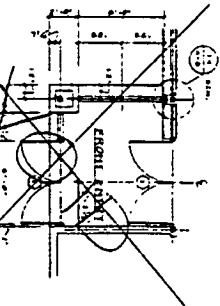
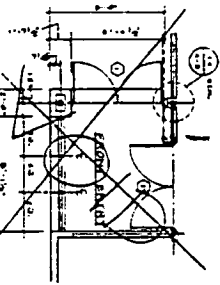


FLOOR PLAN

MATCH LINE
SEE DRAWING 003618 FOR CONTINUATION

FRONT ENTRY
ALT. 'B'

FRONT ENTRY
ALT. 'A'



D-1
BK-50 WOOD
FLOOR PLAN

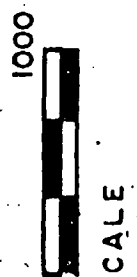
JACK LEE MEYER
PROFESSIONAL ENGINEER

RESTAURANT FOR: 15189 A

P.O. BOX 820783
GENERAL MAIL FACILITY
MIAMI, FL. 33183
PHONE 305-596-7978

BURGER KING CORPORATION

NO.	REVISION	DATE



OFFICIAL ZONING

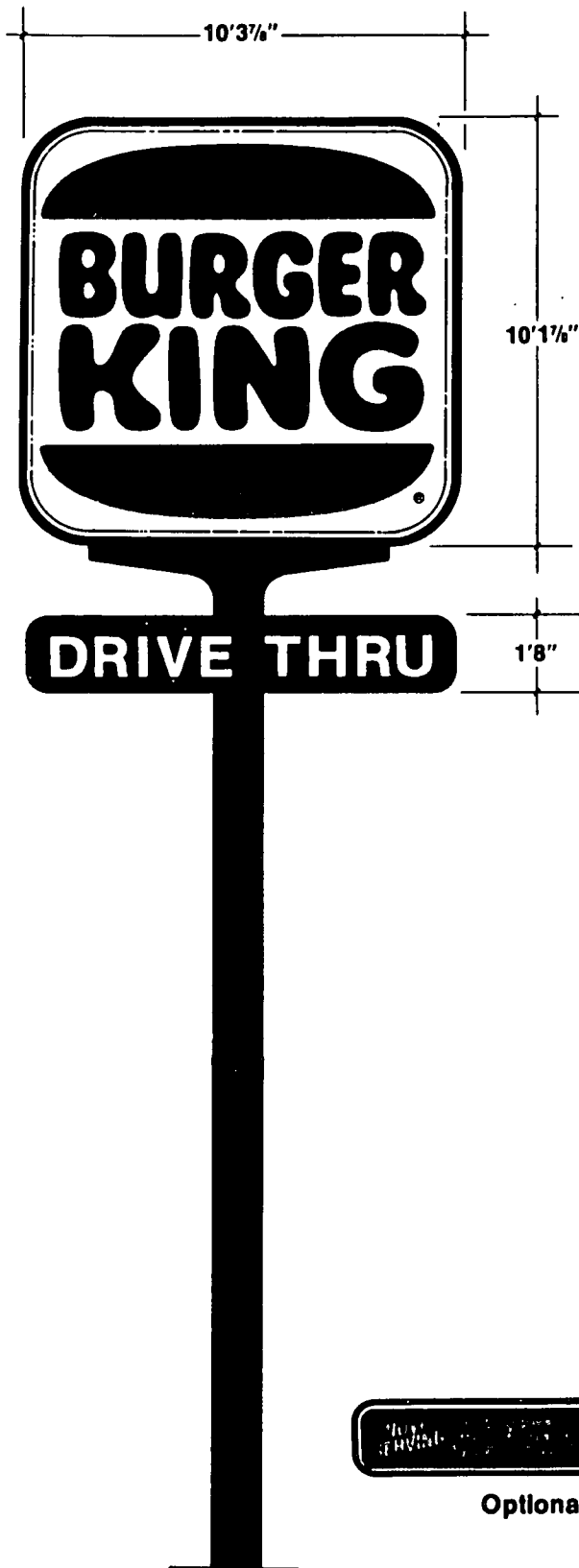
VICINITY MAP

P84-062

3-22-5

71

10'x10' LOGO SIGN



BURGER KING®

10'17/8" x 10'3/8" DF C-P Sign

Double-face sign with two piece, prescreened faces of polycarbonate. Faces are pan embossed to a depth of 2½" with **BURGER KING** and the bun embossed and additional 1½". Sign box is of 14¼" extruded aluminum and constructed to meet either 35 or 50 PSF wind load. Electrical meets standards of National Electrical Code and Underwriters Laboratories, Inc. Sign bears U.L. Label. Support columns are of 12" x 12" square steel tube.

Optional 1'8" x 10'2" single face, secondary signs available for mounting back-to-back on column below primary sign. Choice of embossed faces in two standard copy selections, or flat pan faces with optional copy.

Electrical Specifications:

10' x 10' Sign

13.6 AMP

(1) 20 AMP Circuit

(2) 1'8" x 10'2" Sign

5.8 AMP

(1) 15 AMP Circuit

Standard Column Height:

25', 30' and 35'

"Other heights upon request"

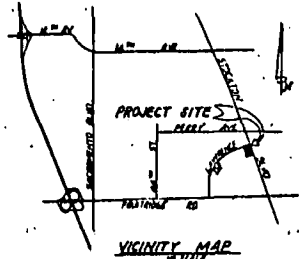
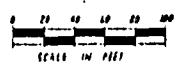
003625



Optional Copy

P 84067

P 84067



TENTATIVE PARCEL MAP
CITY OF SACRAMENTO, SACRAMENTO COUNTY, CALIFORNIA
SCALE: 1" = 40'
DATE: FEBRUARY 7, 1984

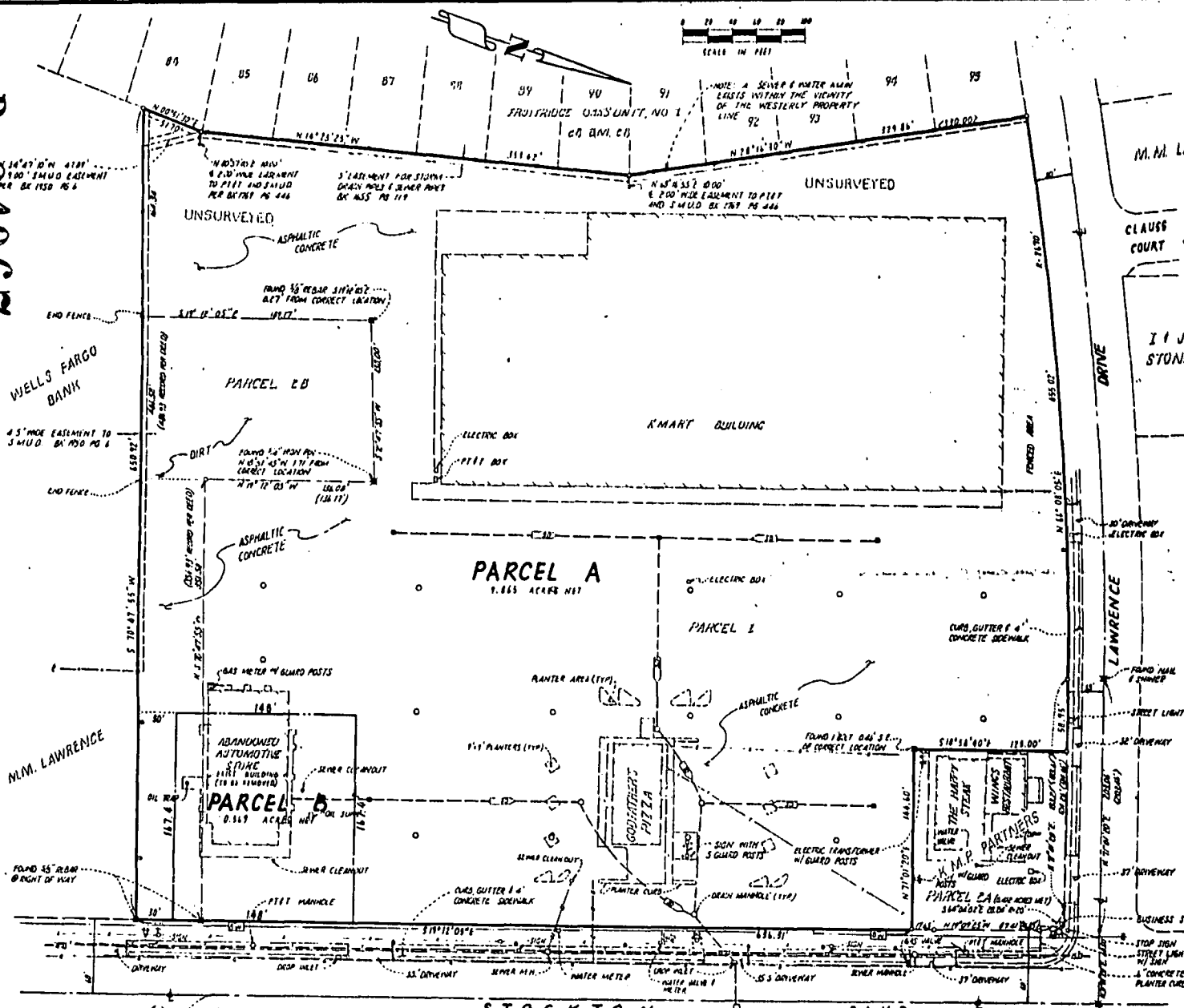
OWNER ---
K.M.P. PHARMAS
1870 UNION STREET
SAN FRANCISCO, CA. 94133

DEVELOPER ---
JIM LAL
CAPITAL CITY FOOD CORPORATION
7820 BALEMAYEN BL., SUITE 7
SACRAMENTO, CA. 95818
PH: 527-8155

ENGINEER ---
GLENN R WILLIAMS CIVIL ENGINEERING & SURVEYING
1820 OUTLAND DRIVE, SUITE 19
SACRAMENTO, CA. 95833
PH: 481-6326

GENERAL INFORMATION ---
PRESENT ZONING: C-3 (GENERAL COMMERCIAL)
PRESENT USE: COMMERCIAL
PROPOSED ZONING: SAME AS EXISTING
PROPOSED USE: PARCEL A - SAME AS EXISTING
PARCEL B - DRIVE THRU RESTAURANT
SOURCE OF WATER: PUBLIC - CITY OF SACRAMENTO (EXISTING)
SCHOOLS: SACRAMENTO CITY UNIFIED SCHOOL DIST.
PUBLIC SEWER, STORM DRAIN AND OTHER UTILITIES ARE EXISTING
TOTAL AREA: 10.660 ACRES NET
SOURCE OF TOPOGRAPHY: FIELD SURVEY - MAY, 1983

- LEGEND**
- DRAINAGE PIPE
 - WATER LINE
 - SEWER PIPE
 - GAS MAIN W/ SERVICE
 - TELEPHONE CONDUIT
 - FIRE HYDRANT
 - JOINT POLE
 - ELECTROLIER
 - LIGHT FIX MOUNTING LOT
 - DRIP HEEL
 - CONCRETE SIDEWALK
 - DIMENSION POINT
 - FOUND MONUMENT AS NOTED
 - FENCE LINE
 - 6" CONC. W/ WATER CURB
 - METAL CABLES
 - RECORD PER DEED
 - RECORD PER DD 8/28



003618

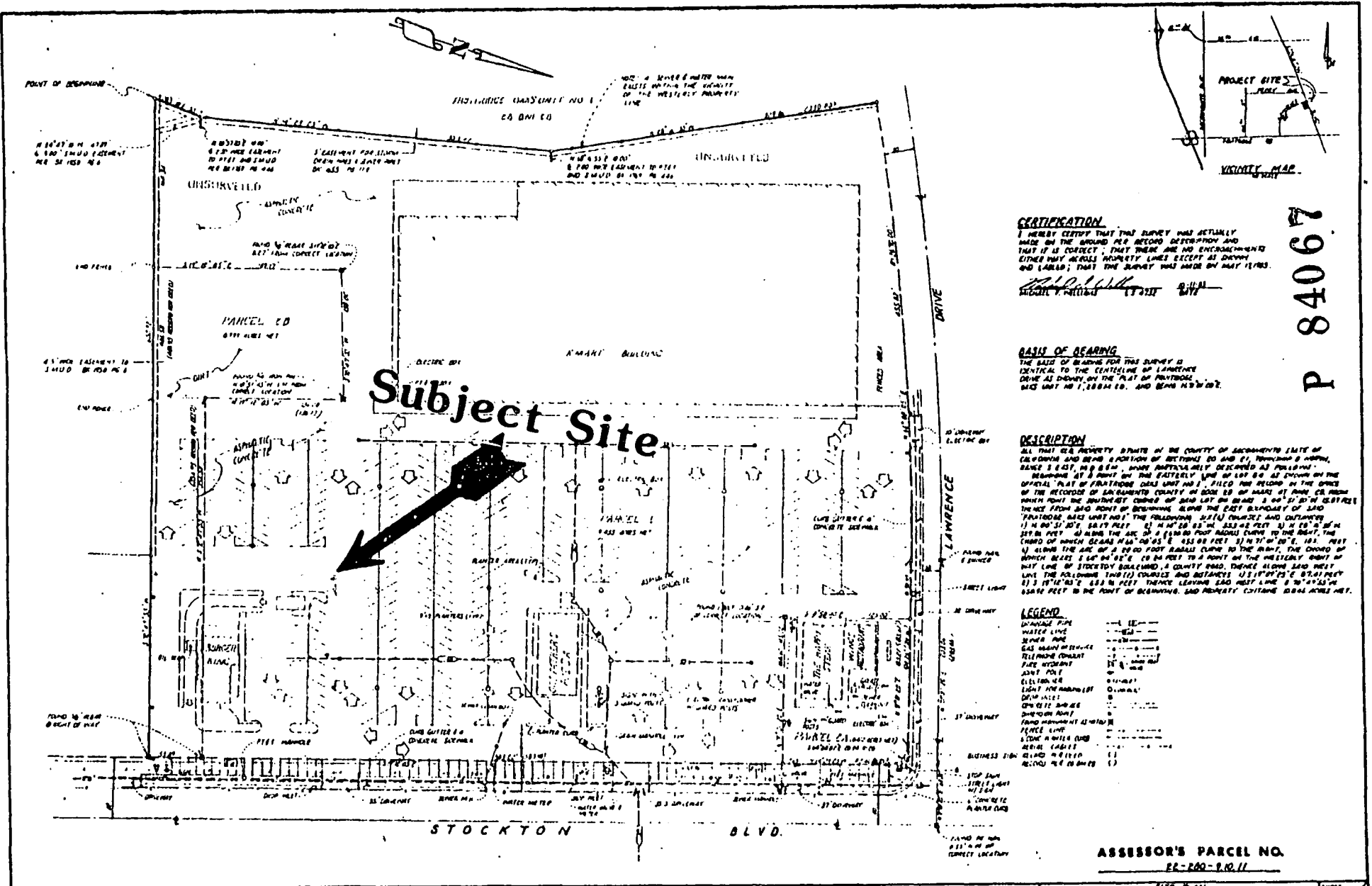
ASSESSOR'S PARCEL NO.
22-880-9.10

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SHEET: 101	DATE: 01-05-87																																		
DATE:	field book:																																		

P 84-067

3-22-84

No. 4



CERTIFICATION
 I HEREBY CERTIFY THAT THIS SURVEY WAS ACTUALLY MADE ON THE GROUND PER RECORD DESCRIPTION AND THAT IT IS CORRECT, THAT THERE ARE NO ENCUMBRANCES EITHER NATURAL OR ARTIFICIAL, EXCEPT AS SHOWN AND LABELED; THAT THE SURVEY WAS MADE ON MAY 15, 1984.

Glenn F. Williams
 SURVEYOR

BASIS OF BEARING
 THE BASIS OF BEARING FOR THIS SURVEY IS IDENTICAL TO THE CENTERLINE OF LAWRENCE DRIVE AS SHOWN ON THE 'PLAN OF PORTLAND' MAP SHEET NO. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.

DESCRIPTION
 ALL THAT 1/4 AC. PROPERTY BEING IN THE COUNTY OF SACRAMENTO STATE OF CALIFORNIA AND BEING A PORTION OF SECTION 20 AND 21, TOWNSHIP 8 NORTH, RANGE 3 EAST, 10 & 8 S.W. QUARTER PARTS, BEING DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EASTLY CORNER OF LOT 20 AS SHOWN ON THE OFFICIAL 'PLAN OF PORTLAND' MAP SHEET NO. 1, FILED THE RECORD IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY ON BOOK 28 OF MAPS AT PAGE 28 FROM WHICH POINT THE SOUTHWEST CORNER OF SAID LOT 20 BEARS S 40° 21' 20" W 252.00 FEET TO THE POINT OF BEGINNING; ALONG THE EAST BOUNDARY OF SAID 'PORTLAND' MAP SHEET NO. 1 THE FOLLOWING (1) COURSE AND DISTANCE S 11° 00' 30" E 347.00 FEET; (2) N 89° 58' 30" W 252.00 FEET; (3) N 89° 58' 30" W 252.00 FEET; (4) ALONG THE ARC OF A (150.00 FOOT) RADIUS CURVE TO THE RIGHT, THE CHORD OF WHICH BEARS N 89° 58' 30" E 455.00 FEET; (5) N 71° 00' 00" E, 100.00 FEET; (6) ALONG THE ARC OF A (200.00 FOOT) RADIUS CURVE TO THE RIGHT, THE CHORD OF WHICH BEARS S 89° 58' 30" W 252.00 FEET TO A POINT ON THE WESTLY BOUNDARY OF SAID LOT 20 OF 'STOCKTON' BEARING A COUNTY ROAD, THENCE ALONG SAID WESTLY LINE THE FOLLOWING (1) COURSE AND DISTANCE S 11° 00' 30" E 347.00 FEET; (2) S 11° 00' 30" E 455.00 FEET THENCE LEAVING SAID WESTLY LINE S 70° 45' 30" E 347.00 FEET TO THE POINT OF BEGINNING. SAID PROPERTY CONTAINS 10.00 ACRES, MORE OR LESS.

LEGEND

- 12" --- UTILITY PIPE
- 18" --- WATER LINE
- 24" --- SEWER PIPE
- 30" --- GAS MAIN OR SERVICE
- 36" --- TELEPHONE (CONDUIT)
- 42" --- FIRE SERVICE
- 48" --- JOINT POLE
- 54" --- ELECTRIC LINE
- 60" --- LIGHT AND SIGNALING
- 66" --- DRIVEWAY
- 72" --- DRIVEWAY
- 78" --- DRIVEWAY
- 84" --- DRIVEWAY
- 90" --- DRIVEWAY
- 96" --- DRIVEWAY
- 102" --- DRIVEWAY
- 108" --- DRIVEWAY
- 114" --- DRIVEWAY
- 120" --- DRIVEWAY
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- 246" --- DRIVEWAY
- 252" --- DRIVEWAY
- 258" --- DRIVEWAY
- 264" --- DRIVEWAY
- 270" --- DRIVEWAY
- 276" --- DRIVEWAY
- 282" --- DRIVEWAY
- 288" --- DRIVEWAY
- 294" --- DRIVEWAY
- 300" --- DRIVEWAY

ASSESSOR'S PARCEL NO.
 22-220-2-10-11

P 84067

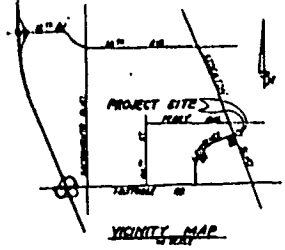
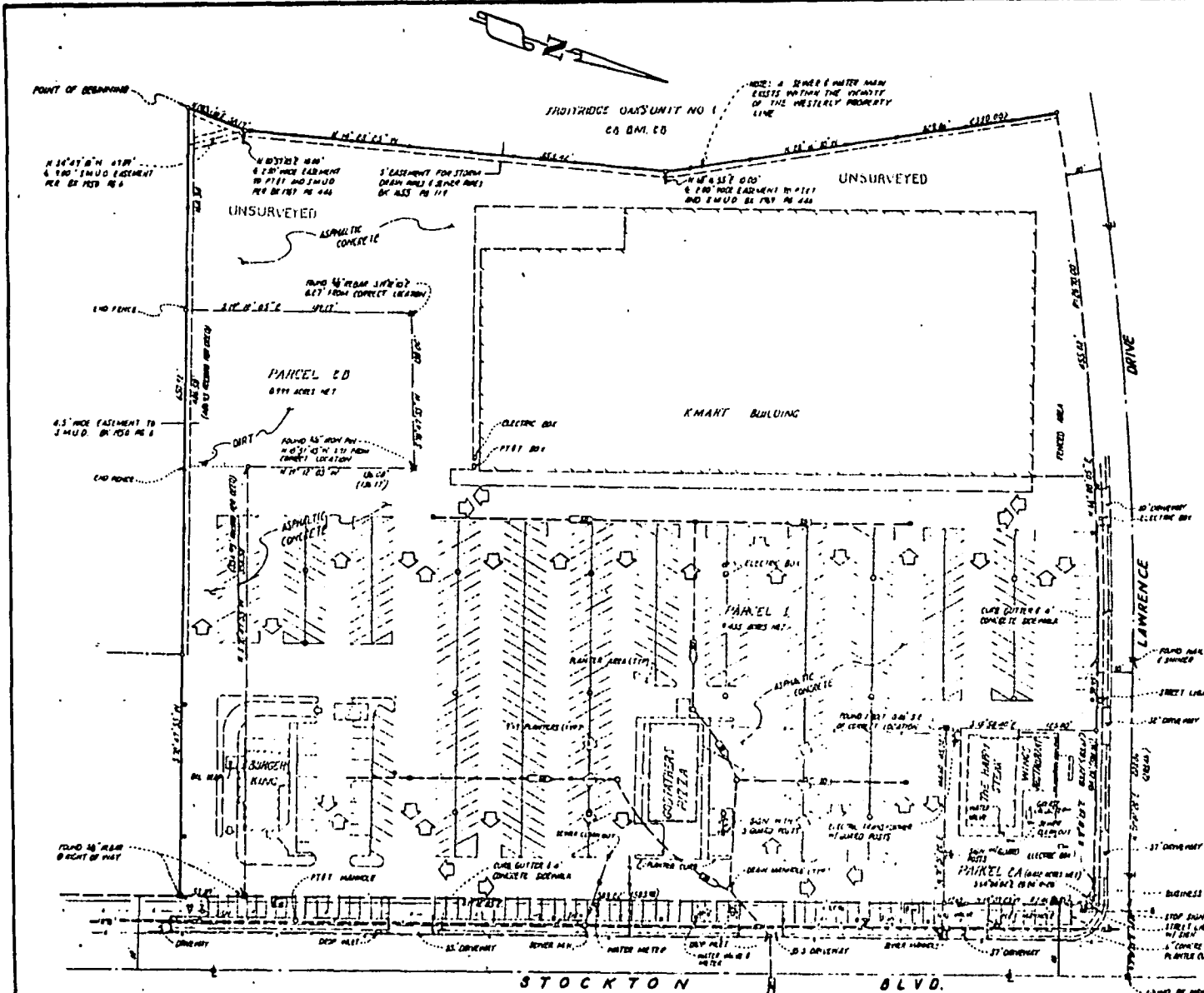
Block	Lot	Area	Description	By	Map

SCALE: 1" = 40' (AS SHOWN)
 DESIGNED BY: [Signature]
 CHECKED BY: [Signature]
 DATE: [Date]

Glenn F. Williams & Associates
 ENGINEERING - PLANNING - SURVEYING
 2400 OAKLAND BLVD. SUITE 200
 SACRAMENTO, CA 95828
 (916) 441-1111

5200 STOCKTON BLVD.
 COUNTY OF SACRAMENTO CALIFORNIA

003617



CERTIFICATION
I HEREBY CERTIFY THAT THIS SURVEY WAS ACTUALLY MADE ON THE GROUND PER RECORD DESCRIPTION AND THAT IT IS CORRECT; THAT THERE ARE NO ENCROACHMENTS EITHER PAST OR PRESENT; THAT THE SURVEY WAS MADE ON MAY 11, 1983.

Michael F. Williams
MICHAEL F. WILLIAMS 11-2182 5-11-83

BASIS OF BEARING
THE BASIS OF BEARING FOR THIS SURVEY IS IDENTICAL TO THE CENTERLINE OF LAWRENCE DRIVE AS SHOWN ON THE PLAN OF FRUITRIDGE OAKS UNIT NO 1, 1980 M.C. 2ND BEAR. N 70° 02' 00"

DESCRIPTION
ALL THAT REAL PROPERTY SITUATE IN THE COUNTY OF SACRAMENTO, STATE OF CALIFORNIA AND BEING A PORTION OF SECTION 20 AND 21, TOWNSHIP 6 NORTH, RANGE 3 EAST, M 2 S 1 E, SHOWN PARTICULARLY DESCRIBED AS FOLLOWS:
Beginning at a point on the easterly line of lot 8-0 as shown on the official plat of Fruitridge Oaks Unit No. 1, filed for record in the office of the recorder of Sacramento County in Book 10 of Maps at page 22, from which point the southeasterly corner of said lot 8-0 is 25.00 feet distant thence from said point of beginning along the east boundary of said Fruitridge Oaks Unit No. 1, the following:
1) N 89° 51' 30" E, 247.19 FEET
2) N 89° 52' 03" E, 253.42 FEET
3) N 89° 51' 30" E, 199.26 FEET
4) Along the arc of a 199.26 foot radius curve to the right, the chord of which bears N 89° 52' 03" E, 358.92 FEET
5) N 70° 02' 00" E, 104.18 FEET
6) Along the arc of a 250.00 foot radius curve to the right, the chord of which bears S 69° 04' 28" E, 29.84 FEET to a point on the westerly right of way line of Stockton Boulevard, a county road, thence along said right of way line the following:
(1) COURSE AND DISTANCE 111.10 FEET
(2) BEARING S 17° 12' 00" E, 653.76 FEET
THENCE LEAVING SAID WEST LINE S 70° 02' 00" E, 653.76 FEET TO THE POINT OF BEGINNING. SAID PROPERTY CONTAINS 0.846 ACRES NET.

LEGEND

- 12 --- DRAINAGE PIPE
- 18 --- WATER LINE
- 24 --- SEWER PIPE
- 30 --- GAS MAIN IN SERVICE
- 36 --- TELEPHONE CONDUIT
- 42 --- FIRE HYDRANT
- 48 --- JOINT POLE
- 54 --- ELECTRICIAN
- 60 --- LIGHT FIXTURE (ST)
- 66 --- DIM. UNITS
- 72 --- DIM. UNITS
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- 558 --- DIM. UNITS
- 564 --- DIM. UNITS
- 570 --- DIM. UNITS
- 576 --- DIM. UNITS
- 582 --- DIM. UNITS
- 588 --- DIM. UNITS
- 594 --- DIM. UNITS
- 600 --- DIM. UNITS

003624

ASSESSOR'S PARCEL NO.
22-290-1-02-11

SCALE: 1" = 20'

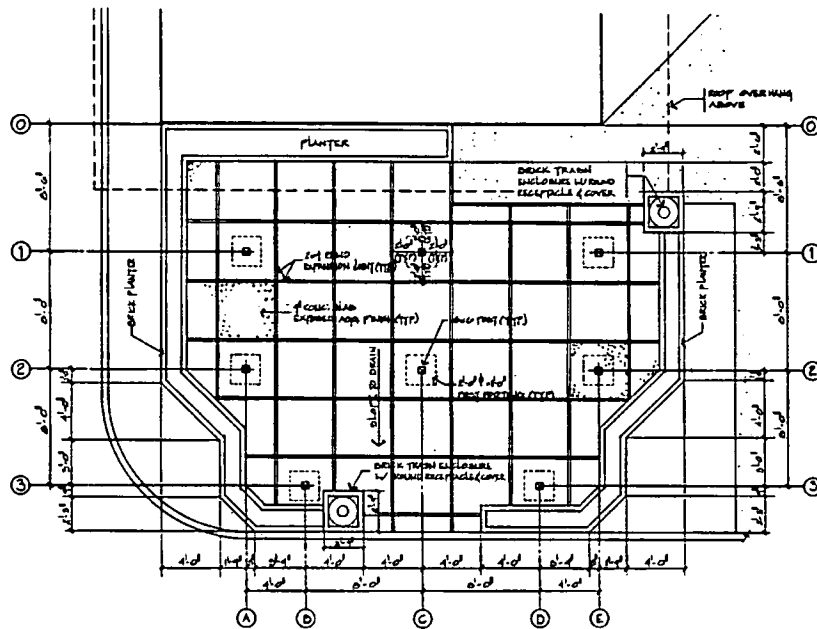
drawn by: M.F.W.
designed by: M.F.W.
checked by: M.F.W.

Glenn F. Williams & Associates
ENGINEERING, PLANNING, SURVEYING
6050 BULLARD BOULEVARD SUITE 100
CARMICHAEL, CA 95608
PHONE 831-4330

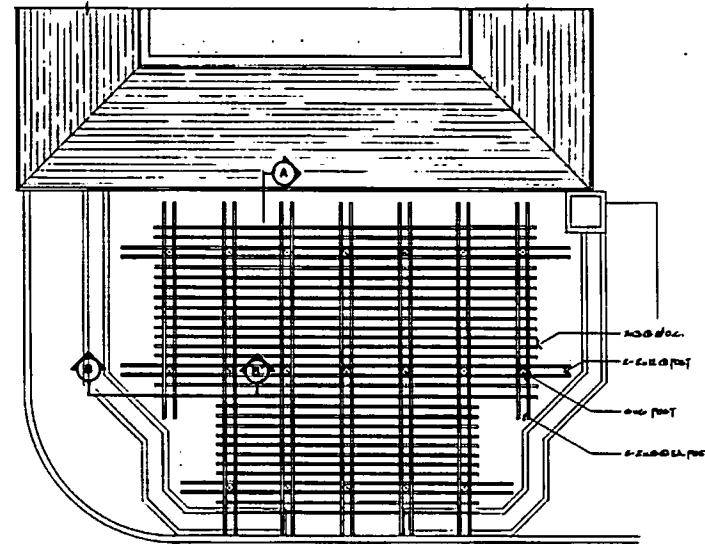
JITE PLAN
5200 STOCKTON BLVD.
COUNTY OF SACRAMENTO CALIFORNIA

SHEET 1 OF 1

P 84067

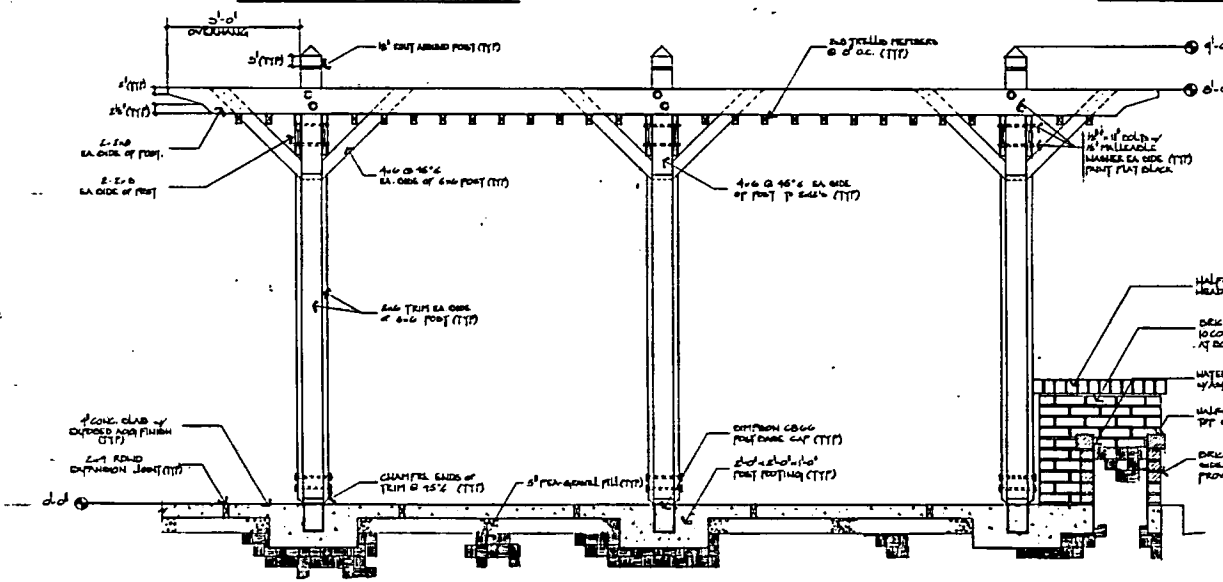


PATIO PLAN 1/4" = 1'-0"

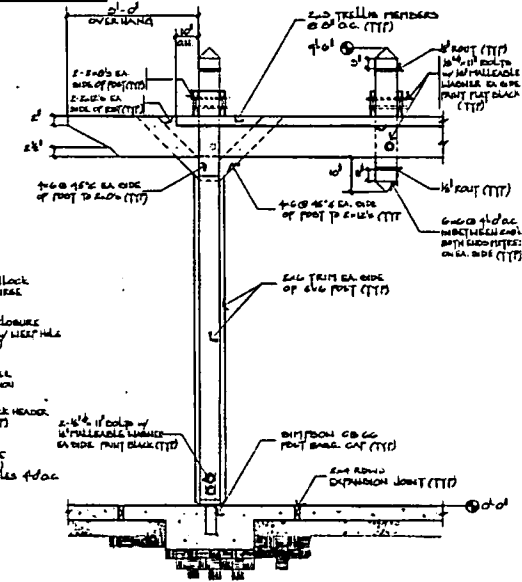


NOTE: ALL LUMBER TO BE CONSTRUCTION HEAVY GRADE ROUND DRYN
 * * * * *
 * * * * *

TRELLIS PLAN 1/4" = 1'-0"



SECTION A - A' 1/4" = 1'-0"



SECTION B - B' 1/4" = 1'-0"

003620

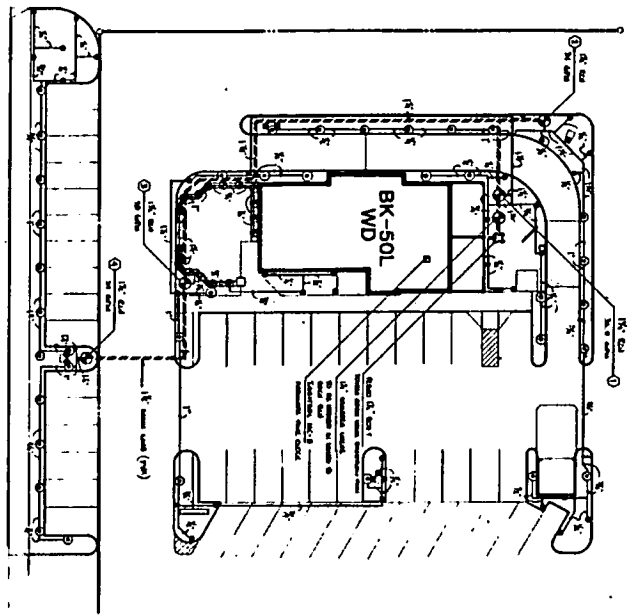
REVISIONS	BY

Mark D. Backhaus
 environmental design
 528 1/2 30th Avenue
 Santa Cruz, Ca. 95062
 408-482-1670



STOCKTON BLVD. SACRAMENTO, Ca.
PATIO & TRELLIS DESIGN

DESIGN
✓
ISSUED
DATE
1 21 81
BY
MDH
JOB NO.
SHEET
L-4
OF 4 SHEETS



0188023

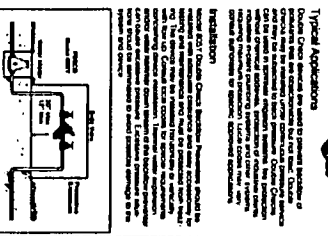
IRRIGATION KEY

- 1200 1/2" Poly-10 Spray Head w/ 7/16" - 28mm Poly Pipe w/ 1/2" - 63.0" Rise Above Joint
- PVC Class 200 Pipe 1"
- PVC 1.250 Class 400 Spray Head w/ 1/2" - 28mm Center Valve
- 1200 Series 225 1/2" - 28mm Center Valve
- 250 Series 1/4" - 1/4" 1/2" - 28mm Center Valve
- 1/4" - 1/4" 1/2" - 28mm Center Valve
- 1200 Series 225 1/2" - 28mm Center Valve w/ 7/16" - 28mm Poly Pipe w/ 1/2" - 63.0" Rise Above Joint
- 1200 Series 225 1/2" - 28mm Center Valve w/ 7/16" - 28mm Poly Pipe w/ 1/2" - 63.0" Rise Above Joint

NOTE TO GENERAL CONTRACTOR:
The General Contractor is responsible for installing all irrigation lines for both water distribution and electrical.



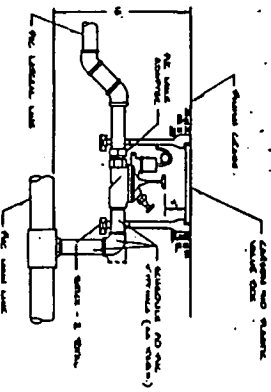
Model 805Y (1/4" through 2") Double Check Backflow Preventer For Low Hazard Service



Typical Application

DESCRIPTION: The Double Check Backflow Preventer Model 805Y is designed for use in low hazard service...
INSTALLATION: The Double Check Backflow Preventer Model 805Y shall be installed in accordance with the manufacturer's instructions...
OPERATION: The Double Check Backflow Preventer Model 805Y shall operate in accordance with the manufacturer's instructions...
TESTING: The Double Check Backflow Preventer Model 805Y shall be tested in accordance with the manufacturer's instructions...
MAINTENANCE: The Double Check Backflow Preventer Model 805Y shall be maintained in accordance with the manufacturer's instructions...
WARRANTY: The Double Check Backflow Preventer Model 805Y shall be warranted by the manufacturer for a period of one year...
OTHER INFORMATION: The Double Check Backflow Preventer Model 805Y shall be subject to the manufacturer's terms and conditions...
REFERENCES: The Double Check Backflow Preventer Model 805Y shall conform to the following standards: ASME A112.19.1, ASME A112.19.2, and ASME A112.19.3.

REMOTE CONTROL VALVE



INDICATION SPECIFICATIONS

1. **NOTE:** The Irrigation lines are a subsurface system. For the protection of all contractors and users of the system, the manufacturer shall provide full coverage and adequate water to all planting areas. The Contractor shall provide a minimum of 21" (530mm) depth and additional cover as deemed necessary.
2. **ELECTRICAL POINTS:** The Contractor shall provide the necessary wiring to the controller panel. The Landscape Contractor shall locate and install the control panel in the specified location. The Landscape Contractor shall install piping, electrical, control valves, and all related materials as indicated on the plans and as specified.
3. **VACUUM BREAKER:** The Landscape Contractor shall install the specified backflow preventer.
4. **PRESSURE MAIN SPLITTING:** Pressure supply lines shall be P.V.C. 120" (3048mm) diameter, Type 1, Grade II, NSF approved as per ASTM-D1555. The Landscape Contractor shall provide the necessary fittings, valves, and pipe. The Landscape Contractor shall provide the necessary backflow preventer as specified.
5. **NON-RETURNING LATERAL PIPE:** All non-returning lateral lines to plants shall be constructed of P.V.C. 120" (3048mm) diameter, Type 1, Grade II, NSF approved as per ASTM-D1555. The Landscape Contractor shall provide the necessary fittings, valves, and pipe. The Landscape Contractor shall provide the necessary backflow preventer as specified.
6. **CONTROL VALVE:** Control valve shall be direct burial type and shall be in accordance with the valve manufacturer's specifications. The Landscape Contractor shall provide the necessary fittings, valves, and pipe. The Landscape Contractor shall provide the necessary backflow preventer as specified.
7. **ADJUSTABLE FITTINGS:** All fittings shall be in accordance with the manufacturer's specifications. The Landscape Contractor shall provide the necessary fittings, valves, and pipe. The Landscape Contractor shall provide the necessary backflow preventer as specified.
8. **PIPE TO SPRINKLER HEADS:** Heads shall be schedule 40 X 1/2" (12.7mm) diameter. The Landscape Contractor shall provide the necessary fittings, valves, and pipe. The Landscape Contractor shall provide the necessary backflow preventer as specified.
9. **TESTING:** Test all pressure lines under a hydrostatic pressure of 150 PSI (10.34 bar) for 2 hours. The Landscape Contractor shall provide the necessary fittings, valves, and pipe. The Landscape Contractor shall provide the necessary backflow preventer as specified.
10. **WARRANTY:** The Landscape Contractor shall warrant the installed irrigation system for a period of one year. The Landscape Contractor shall provide the necessary fittings, valves, and pipe. The Landscape Contractor shall provide the necessary backflow preventer as specified.

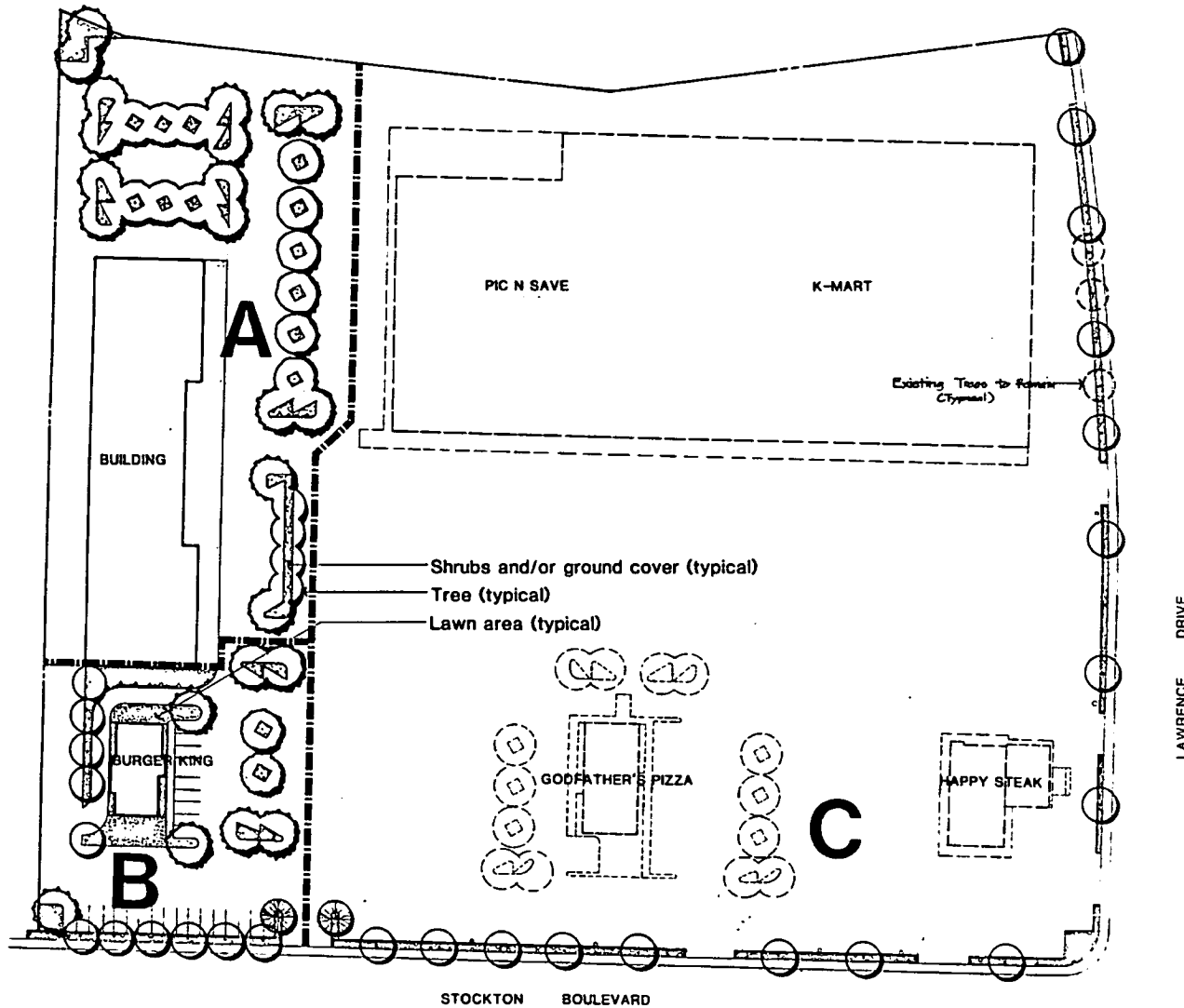
STOCKTON BLVD.
SACRAMENTO, Ca.
IRRIGATION PLAN



MARK D. BACKHAUS
LANDSCAPE ARCHITECT
225 E 30th Avenue
Santa Cruz, California
14081-682-1070

RESTAURANT FOR:
BURGER KING CORPORATION

DATE	CHECKED BY	DATE



003621

PRELIMINARY LANDSCAPE PLAN
DECEMBER 30, 1983



**Fitzpatrick
Karen
Associates**
Architects·AIA

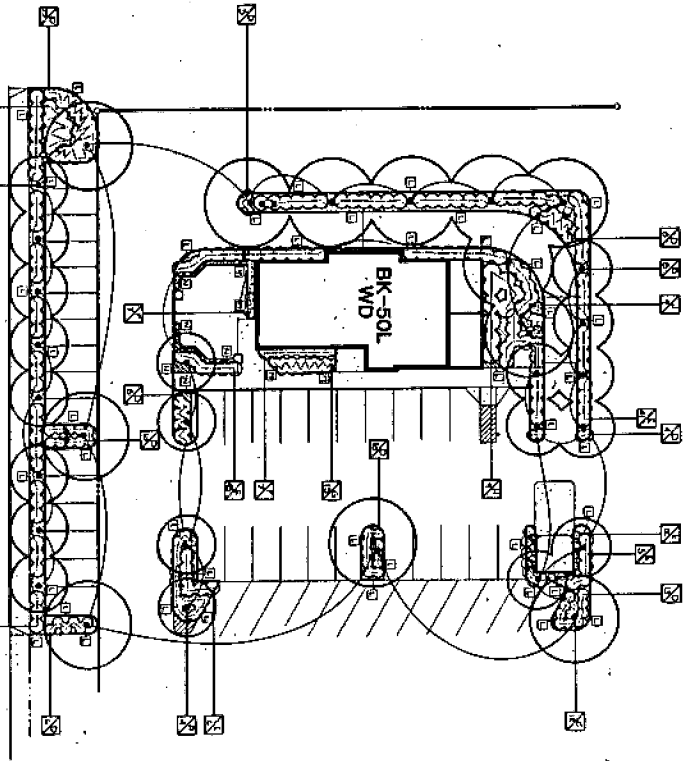
1433 Metcalf Street
Oakland, California 94612
415/839-3970

447 Sutter Street
San Francisco, California 94108
415/391-6787

DESIGN FROM A CONCEPT
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL PLANNING
1215 FORTY-NINTH AVENUE
SAN FRANCISCO, CALIFORNIA 94114
TELEPHONE (415) 441-2300

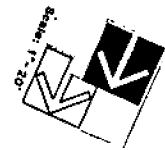
K-MART SOUTH

003622

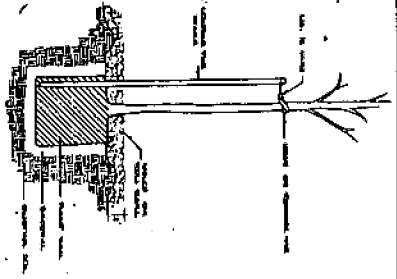


PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	REMARKS
1	Ulmus parviflorus	English Elm	10' x 12'	20	Planting in driveway
2	Prunus laurocerasus	Laurel Yew	10' x 12'	15	
3	Abutilon hybridum	Flowering Tobacco	10' x 12'	15	
4	Hydrangea paniculata	Panicle Hydrangea	10' x 12'	15	
5	Scabellaria	Scabellaria	10' x 12'	15	
6	Ulmus parviflorus	English Elm	10' x 12'	15	
7	Prunus laurocerasus	Laurel Yew	10' x 12'	15	
8	Abutilon hybridum	Flowering Tobacco	10' x 12'	15	
9	Hydrangea paniculata	Panicle Hydrangea	10' x 12'	15	
10	Scabellaria	Scabellaria	10' x 12'	15	
11	Ulmus parviflorus	English Elm	10' x 12'	15	
12	Prunus laurocerasus	Laurel Yew	10' x 12'	15	
13	Abutilon hybridum	Flowering Tobacco	10' x 12'	15	
14	Hydrangea paniculata	Panicle Hydrangea	10' x 12'	15	
15	Scabellaria	Scabellaria	10' x 12'	15	
16	Ulmus parviflorus	English Elm	10' x 12'	15	
17	Prunus laurocerasus	Laurel Yew	10' x 12'	15	
18	Abutilon hybridum	Flowering Tobacco	10' x 12'	15	
19	Hydrangea paniculata	Panicle Hydrangea	10' x 12'	15	
20	Scabellaria	Scabellaria	10' x 12'	15	



- NOTES**
1. All plants to be installed within 14 days of completion of site preparation.
 2. All plants shall be installed in accordance with the specifications.
 3. All plants shall be installed in accordance with the specifications.
- NOTE: All cutting to be powered in place.**



TREE STAKING
9 GAL. TO 15 GAL. TREE

LANDSCAPE SPECIFICATIONS

1. **REMOVAL OF MATERIAL:** The Landscape Contractor shall remove all existing plants, trees, shrubs, and other vegetation on the site. All items removed shall be removed from the site by one of trucks or other means.
2. **PLANTING:** All plants to be installed shall be installed in accordance with the specifications. All plants shall be installed in accordance with the specifications. All plants shall be installed in accordance with the specifications.
3. **SOIL PREPARATION:** All soil to be installed shall be installed in accordance with the specifications. All soil shall be installed in accordance with the specifications. All soil shall be installed in accordance with the specifications.
4. **PLANTING:** All plants to be installed shall be installed in accordance with the specifications. All plants shall be installed in accordance with the specifications. All plants shall be installed in accordance with the specifications.
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MARK D. BACKHAUS
LANDSCAPE ARCHITECT

826 B 20th Avenue
Santa Cruz California
4081-482 - 1970

RESTAURANT FOR:
BURGER KING CORPORATION

STOCKTON BLVD.
SACRAMENTO, Ca.
LANDSCAPE PLAN



DATE	10/1/70
SCALE	AS SHOWN
PROJECT	BURGER KING CORPORATION
LOCATION	STOCKTON BLVD. SACRAMENTO, CALIF.
DESIGNED BY	MARK D. BACKHAUS
CHECKED BY	
APPROVED BY	