

City Planning Commission  
Sacramento, California

Member in Session:

Subject: Appeal of Design Review Conditions of Approval For A Parking  
Lot On The North Side of K Street, between 20th & 21st Streets  
(DR90-333)

BACKGROUND: See attached staff report.

STAFF COMMENTS:

1. The driveway, as proposed by the applicant, will eliminate an existing street tree.
2. The project, as proposed by the applicant, will place three driveways across the sidewalk and onto the street in the first 190 feet from 21st Street.
3. Cars entering the a new parking lot from K Street and finding the lot full, will need to exit onto the alley, drive south on 21st Street, turn east on K Street and then enter the existing parking lot to secure a vacant parking space.
4. Cars entering the new parking lot from the alley and finding the lot full, will need to exit onto K Street, cross the east lane of traffic, turn west and then attempt to turn left again to enter the existing parking lot to secure a vacant parking space.
5. Staffs conditions to remove the K Street driveway to the new parking lot and to place a connector drive between the new lot and the existing lot will:
  - A. Save a street tree.
  - B. Reduce curb breaks and cross sidewalk auto traffic.
  - C. Eliminate the need to use the city streets or alley for access between the new and existing parking lots.
  - D. Reduce confusion in finding a parking space to clients of the bank.

STAFF RECOMMENDATION: Staff recommends the Commission deny the appeal. Denial of the appeal is based on the following findings of fact:

Staff conditions of approval will:

- A. Save a street tree;
- B. Reduce curb breaks;
- C. Reduce cross sidewalk auto traffic;
- D. Reduce city street and alley use for access to parking lots;
- E. Eliminate potential traffic hazard when autos attempt to cross from new lot to existing lots and
- F. Reduce maneuvering confusion between lots.

Respectfully submitted,

*Richard B. Hastings*

Richard Hastings  
Principal Planner

DESIGN REVIEW/PRESERVATION BOARD VOTING RECORD

MEETING DATE: 2/20/91

#8 DR/PB NO.: DR 90-333

MOTION TO: APPROVED WITH <sup>STAFF</sup> CONDITIONS

MEMBERS	MOTION BY	2nd	YES	NO	ABSTAIN	ABSENT
ANDERSON					<del>/</del>	
BALESTRERI	<del>/</del>		<del>/</del>			
FITZPATRICK		<del>/</del>	<del>/</del>			
KERSS			<del>/</del>			
LES						<del>/</del>
MILLER			<del>/</del>			
RAKELA			<del>/</del>			
RUSCONI			<del>/</del>			
TSUBOI			<del>/</del>			
MOTION CARRIED:			✓			
MOTION FAILED:						

COMMENTS: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

NOTICE OF APPEAL OF THE DECISION OF THE  
DESIGN REVIEW/PRESERVATION BOARD

DATE: FEBRUARY 28, 1991

TO THE PLANNING DIRECTOR:

I do hereby make application to appeal the decision of the City DESIGN REVIEW/PRESERVATION BOARD of FEBRUARY 20, 1991 when:  
(Date) (DR 90-333)

<u>          </u> Structure Review	<u>          </u> Building Move
<u>          </u> Sign Review	<u>xx</u> Other <u>        </u> Parking Lot
	<u>          </u> Expansion

was: \* Granted xx            Denied by the Board.

GROUNDS FOR APPEAL: Denial of property owner's right of direct access between the proposed new parking lot and 'k' Street

\* STAFF NOTATION: CONDITIONS OF BOARD APPROVAL REQUIRED ACCESS BETWEEN PROPOSED NEW PARKING AND K ST TO BE VIA EXIST'G LOT & DRIVE

PROPERTY LOCATION: NORTH SIDE K ST. MIDBLOCK 20<sup>TH</sup> - 21<sup>ST</sup> *R. Linn*  
ASSESSOR'S PARCEL NO.: 007-0085-009, 010 *2/28/91*

PROPERTY OWNER: FIRST INTERSTATE BANK  
ADDRESS: 11201 Gold Express Drive, Ste. 202, Gold River, CA 95670

APPLICANT: REYNOLDS.WEBBER ARCHITECTS, Inc.  
ADDRESS: 777 Campus Commons Road, Ste. 165, Sacramento, CA 95825

APPELLANT: *[Signature]*  
(Signature)  
ADDRESS: 777 Campus Commons Road, Ste. 165, Sacramento, CA 95825

PHONE NUMBER: (916) 920-2232

FILING FEES: xx By Applicant - Paid \$ 125.00  
(check one)            By 3rd Party - Paid \$            Receipt No.           

FORWARDED TO PLANNING DIRECTOR ON DATE OF:           

DR/PB # DR 90-333  
11/84

CITY OF SACRAMENTO  
CITY PLANNING DIVISION  
FEB 28 1991

(5 COPIES REQUIRED)  
Distribute To: MVD  
AG  
RH  
SG(orig.)

RECEIVED

Approved by Board on 2/20/91. RL:hp

Continued to 1/30/91. Applicant was not present on 1/8/91. RBH:hp  
Design Review/Preservation Board  
Sacramento, California

Members in Session:

SUBJECT: Parking Expansion for First Interstate Bank  
21st & K Branch Office  
(APN: 007-0085-009,010) (DR90-333)

**BACKGROUND INFORMATION:** There have been two previous approvals of parking expansion plans for the bank (see attached plans). In the most recent, on May 17, 1989, the Board approved plans for additional parking on the 3 adjacent parcels to the west of the bank (DR89-146). Neither approval was utilized and the parking expansion project is being scaled down. Excluded from the current proposal is the abutting parcel that is under other ownership. It has existing parking that will continue to be leased by the bank. The next two parcels (009 and 010) are owned by the bank and were approved by the Planning Commission for merger on September 27, 1990 (P90-131). The current proposal is for development this vacant site for 36 parking spaces. There will be no interconnecting access between the bank's existing onsite parking, the parking on the leased property, and the proposed new lot.

**PROJECT EVALUATION:** Staff has the following comments and concerns regarding the proposed project:

1. Instead of providing cross access with the existing parking, the proposed project is designed with both alley access and direct street access, by way of a repositioned driveway location on the K Street frontage. That repositioning will result in the loss of a street tree. It appears from staff observation that an onsite tree near the alley will also be lost. The lack of cross access between the three parking lots may result in instances of customers exiting onto K Street to simply enter the adjacent lot in search of an available parking space.

An alternative would be to retain the present position of the driveway in order to save the street tree. Or, by eliminating driveway access to K Street from the new lot, not only would the street tree be save, but also the exiting and reentering of vehicles between the two adjacent lots via K Street would be precluded. For those reasons, the latter is the preference of staff.

2. The landscaping proposed for the planter along the K Street frontage will include plantings that have maximum heights of only 12"-15" for the foliage clumps of the agapanthus and not much more than two feet for the raphiolepis, for the varieties chosen, according to Western Garden Book. Staff would prefer alternative plantings with higher and denser growth that will provided a greater screening effect.

The double loading of parking on a straight drive from K Street back to the alley will expose two uninterrupted rows of parking spaces to view from K Street. Unless the driveway is eliminated, the line of sight needs to be foreshortened by a finger planter located halfway down each row of 18 spaces.

3. The previous approval included a low masonry wall between the existing off-site parking lot and the drive-thru lane that would have directed pedestrians to the street sidewalk or to a marked crosswalk that was to be located at alley. An existing six-foot chainlink fence along the property line between the proposed new parking lot and the existing off-site parking lot could function similarly, if retained as part of the current proposal. The plans, however, make no reference to the presence of the existing fence, the intent to retain or remove that fence, or the possibility of new fencing. Although a planter is proposed, it can be assumed that some customers will not be deterred from walking over the planting.

Staff considers fencing desirable for directing customer between the proposed parking and the bank entrances. However, the fact remains that there is no existing physical separation between the existing off-site parking and the drive-thru lanes. Thus, the customers coming from the new lot by way of the alley will be able to reach the entrances by crossing the existing parking and by any point along the drive-thru lanes. The Board may wish to further examine this situation.


**STAFF RECOMMENDATION:** Staff recommends that the Board approve the proposed project subject to the following conditions:

1. There shall be no direct access between the new parking lot and K Street. Cross access between parking lots is encouraged. Redesign is subject to staff review and approval.
2. No trees, on the site or off, may be eliminated without consent of the City Arborist. Any realignment of ingress/egress points shall be subject to staff review and approval.
3. If driveway access on K Street is permitted, a finger planter shall be located halfway back along each row of parking to effectively foreshorten the view of the parking from the K Street driveway opening.
4. Fencing, existing or new, shall be maintained along the east property line of the new parking lot, except as may be necessary for possible cross vehicle access to the existing adjacent parking lot. Any new fencing shall be an upgrade to the existing chainlink fence and shall be subject to review and approval by staff.
5. The landscaping in the planter fronting the K Street right-of-way shall be revised to provide somewhat higher and somewhat denser screening of the parking lot. A walkway shall be provided between the new parking and the public sidewalk. Final landscape and irrigation plans shall be submitted for the review and approval of both the Board landscape architect member and staff.
6. Any driveways that are abandoned shall be replaced with the standard curb, gutter, and sidewalk.
7. The approval shall be deemed automatically revoked unless required permits have been issued and construction begun within two years of the date of the approval. Prior to expiration, an extension of time may be granted by the Board upon written request of the applicant.

Approval is based on the following findings of fact:

1. The project, as conditioned, will blend into the surrounding area.
2. The project, as conditioned, conforms with the Board's design criteria.

Respectfully submitted,



Richard B. Hastings  
Design Review/Preservation Director

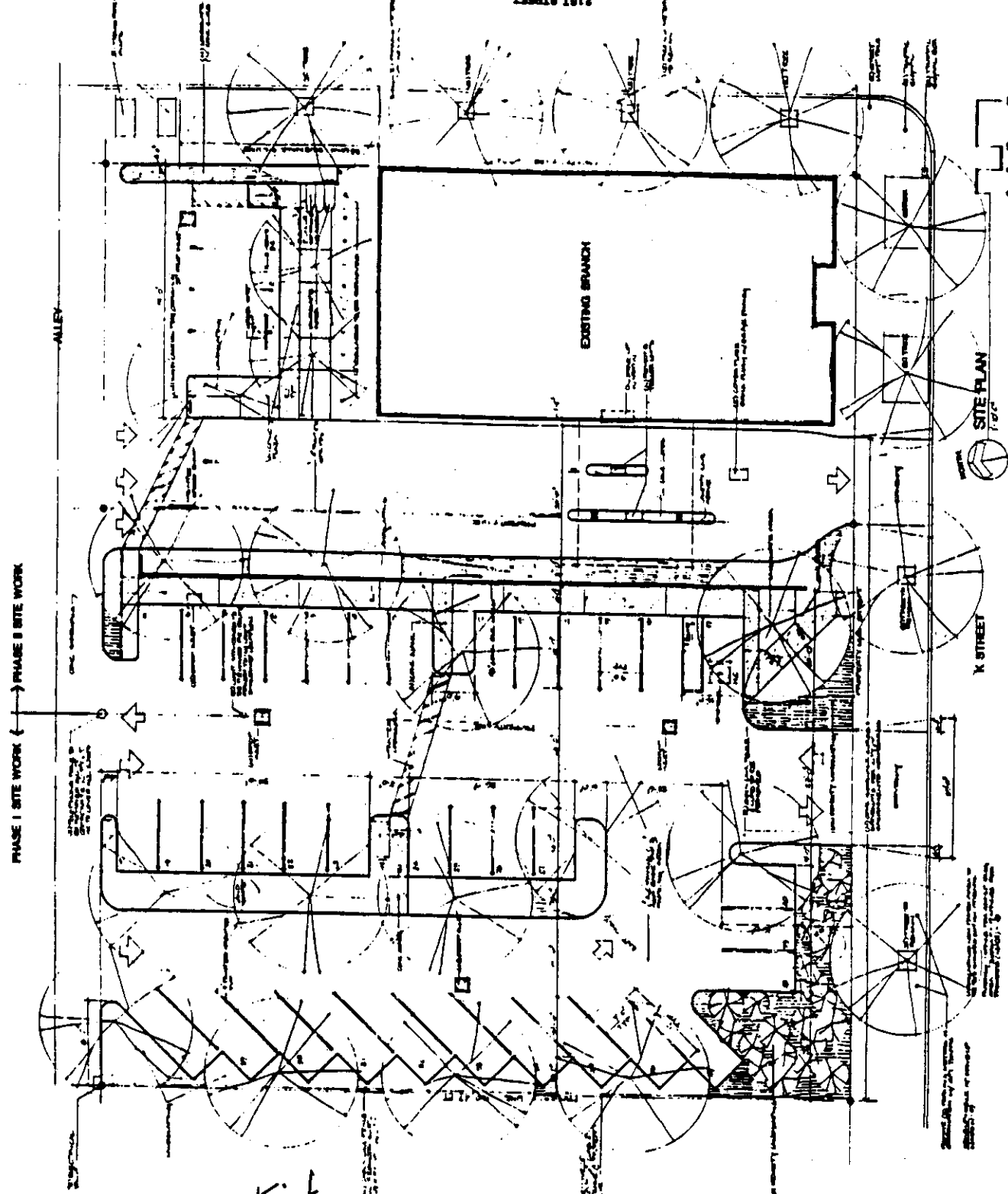
RBH:RL:rl

APPROVAL BY THE DESIGN REVIEW/PRESERVATION BOARD DOES NOT RELIEVE THE APPLICANT OF THE RESPONSIBILITY TO MEET REQUIREMENTS OF ALL ZONING ORDINANCES AND BUILDING CODES.

FINAL PLANS SUBMITTED TO THE CITY FOR A BUILDING PERMIT WILL INCLUDE ALL CHANGES REQUIRED AS CONDITIONS OF APPROVAL BY THE BOARD. THE CHANGES WILL BE SHOWN BY DRAWING REVISIONS AND/OR BY NOTATION, WHICHEVER IS MORE APPLICABLE. PLANS WHICH HAVE OMISSIONS WILL BE RETURNED TO THE APPLICANT FOR CORRECTION AND WILL NOT BE PROCESSED. THE APPLICANT IS RESPONSIBLE FOR ANY TIME LOST DUE TO INCOMPLETE PLANS. NO EXCEPTIONS WILL BE MADE.

THE APPLICANT IS RESPONSIBLE FOR ANY DELAYS RESULTING FROM NONCOMPLIANCE WITH CONDITIONS OF APPROVAL.

REVISED FOR NOV. 6, 1985



First  
 Previously Approved Site Plan  
 Nov 6, 1985

DR 89-146  
 DR90-333

~~2-20-91~~ 3-14-91 CPC  
 1-8-91 5-17-89  
 11-28-90

24  
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 ITEM 14  
 Item No. 12 TO





GENERAL NOTES

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# FIRST INTERSTATE BANK

## SITE IMPROVEMENTS

### 21st & Kst. OFFICE

2031 K STREET  
SACRAMENTO, CA.

PROJECT LOCATION



PROJECT DATA

CODE: INTERMEDIATE LOW  
OCCUPANCY GROUP: B-2  
SCHEDULE: 1995 IBC  
ALLOWABLE HEIGHT: 40 FT  
ALLOWABLE AREA: 100,000 SQ FT  
ACTUAL BUILDING AREA: 100,000 SQ FT  
OCCUPANT LOAD: 100  
A.P.R.:  
ENGINEER/ARCHITECTS:  
PARTIALS REQUIRED:  
PARTIALS PROVIDED:

CONSULTANTS

ARCHITECT:  
1000 J STREET  
SACRAMENTO, CA 95811  
PHONE: 916-442-1111  
FACILITY:  
1000 J STREET  
SACRAMENTO, CA 95811  
PHONE: 916-442-1111  
ELECTRICAL:  
1000 J STREET  
SACRAMENTO, CA 95811  
PHONE: 916-442-1111

INDEX TO DRAWINGS

- 1.00 GENERAL NOTES
- 1.01 GENERAL AND EXISTING PLAN
- 1.02 EXISTING AND PROPOSED SITE PLAN
- 1.03 ELECTRICAL SITE PLAN & DETAILS
- 1.04 ELECTRICAL SCHEDULE
- 1.05 ELECTRICAL SYMBOLS

SYMBOLS

	EXISTING BUILDING FOOTPRINT
	PROPOSED BUILDING FOOTPRINT
	EXISTING SITE LINES
	PROPOSED SITE LINES
	EXISTING PARKING SPACES
	PROPOSED PARKING SPACES
	EXISTING LANDSCAPING
	PROPOSED LANDSCAPING
	EXISTING UTILITY LINES
	PROPOSED UTILITY LINES
	EXISTING STREET
	PROPOSED STREET
	EXISTING SIDEWALK
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	EXISTING FENCE
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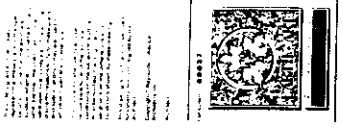
ABBREVIATIONS

AC	As Constructed	AS	As Shown
AD	As Drawn	AT	As Taken
AE	As Erected	AV	As Valued
AF	As Fabricated	AW	As Worked
AG	As Graded	AX	As X-rayed
AH	As Hatched	AY	As Yielded
AI	As Installed	AZ	As Zoned
AJ	As Jointed	BA	By Area
AK	As Keened	BB	By Block
AL	As Laid	BC	By Code
AM	As Made	BD	By Dimension
AN	As Named	BE	By Elevation
AO	As Noted	BF	By Footing
AP	As Proposed	BG	By Grade
AQ	As Proposed	BH	By Height
AR	As Ruled	BI	By Inset
AS	As Shown	BJ	By Joint
AT	As Taken	BK	By Key
AU	As Used	BL	By Label
AV	As Valued	BM	By Material
AW	As Worked	BN	By Name
AX	As X-rayed	BO	By Note
AY	As Yielded	BP	By Part
AZ	As Zoned	BQ	By Plan
BA	By Area	BR	By Reference
BB	By Block	BS	By Section
BC	By Code	BT	By Title
BD	By Dimension	BU	By Unit
BE	By Elevation	BV	By View
BF	By Footing	BW	By Weight
BG	By Grade	BX	By Width
BH	By Height	BY	By Year
BI	By Inset	CA	California
BJ	By Joint	CB	California Building
BK	By Key	CC	California Code
BL	By Label	CD	California Department
BM	By Material	CE	California Engineering
BN	By Name	CF	California Fire
BO	By Note	CG	California General
BP	By Part	CH	California Health
BQ	By Plan	CI	California Insurance
BR	By Reference	CJ	California Job
BS	By Section	CK	California Kitchen
BT	By Title	CL	California Labor
BU	By Unit	CM	California Mechanical
BV	By View	CN	California National
BW	By Weight	CO	California Office
BX	By Width	CP	California Plumbing
BY	By Year	CQ	California Professional
CA	California	CR	California Real Estate
CB	California Building	CS	California State
CC	California Code	CT	California Technical
CD	California Department	CU	California University
CE	California Engineering	CV	California Vehicle
CF	California Fire	CW	California Water
CG	California General	CX	California Work
CH	California Health	CY	California Year
CI	California Insurance	DA	Day
CJ	California Job	DB	Day Book
CK	California Kitchen	DC	Day Care
CL	California Labor	DD	Day Date
CM	California Mechanical	DE	Day Detail
CN	California National	DF	Day Diagram
CO	California Office	DG	Day Drawing
CP	California Plumbing	DH	Day Diagram
CQ	California Professional	DI	Day Diagram
CR	California Real Estate	DJ	Day Diagram
CS	California State	DK	Day Diagram
CT	California Technical	DL	Day Diagram
CU	California University	DM	Day Diagram
CV	California Vehicle	DN	Day Diagram
CW	California Water	DO	Day Diagram
CX	California Work	DP	Day Diagram
CY	California Year	DQ	Day Diagram
DA	Day	DR	Day Diagram
DB	Day Book	DS	Day Diagram
DC	Day Care	DT	Day Diagram
DD	Day Date	DU	Day Diagram
DE	Day Detail	DV	Day Diagram
DF	Day Diagram	DW	Day Diagram
DG	Day Drawing	DX	Day Diagram
DH	Day Diagram	DY	Day Diagram
DI	Day Diagram	EA	East
DJ	Day Diagram	EB	East Bay
DK	Day Diagram	EC	East Coast
DL	Day Diagram	ED	East End
DM	Day Diagram	EE	East Eye
DN	Day Diagram	EF	East Face
DO	Day Diagram	EG	East Gate
DP	Day Diagram	EH	East Hill
DQ	Day Diagram	EI	East House
DR	Day Diagram	EJ	East Inlet
DS	Day Diagram	EK	East Island
DT	Day Diagram	EL	East Lake
DU	Day Diagram	EM	East Line
DV	Day Diagram	EN	East Loop
DW	Day Diagram	EO	East Loop
DX	Day Diagram	EP	East Loop
DY	Day Diagram	EQ	East Loop
EA	East	ER	East Loop
EB	East Bay	ES	East Loop
EC	East Coast	ET	East Loop
ED	East End	EU	East Loop
EE	East Eye	EV	East Loop
EF	East Face	EW	East Loop
EG	East Gate	EX	East Loop
EH	East Hill	EY	East Loop
EI	East House	EZ	East Loop
EJ	East Inlet	FA	Face
EK	East Island	FB	Face Book
EL	East Lake	FC	Face Code
EM	East Line	FD	Face Diagram
EN	East Loop	FE	Face Drawing
EO	East Loop	FF	Face Diagram
EP	East Loop	FG	Face Diagram
EQ	East Loop	FH	Face Diagram
ER	East Loop	FI	Face Diagram
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EV	East Loop	FM	Face Diagram
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EX	East Loop	FO	Face Diagram
EY	East Loop	FP	Face Diagram
EZ	East Loop	FQ	Face Diagram
FA	Face	FR	Face Diagram
FB	Face Book	FS	Face Diagram
FC	Face Code	FT	Face Diagram
FD	Face Diagram	FU	Face Diagram
FE	Face Drawing	FV	Face Diagram
FF	Face Diagram	FW	Face Diagram
FG	Face Diagram	FX	Face Diagram
FH	Face Diagram	FY	Face Diagram
FI	Face Diagram	FZ	Face Diagram
FJ	Face Diagram	GA	Georgia
FK	Face Diagram	GB	Georgia Building
FL	Face Diagram	GC	Georgia Code
FM	Face Diagram	GD	Georgia Department
FN	Face Diagram	GE	Georgia Engineering
FO	Face Diagram	GF	Georgia Fire
FP	Face Diagram	GG	Georgia General
FQ	Face Diagram	GH	Georgia Health
FR	Face Diagram	GI	Georgia Insurance
FS	Face Diagram	GJ	Georgia Job
FT	Face Diagram	GK	Georgia Kitchen
FU	Face Diagram	GL	Georgia Labor
FV	Face Diagram	GM	Georgia Mechanical
FW	Face Diagram	GN	Georgia National
FX	Face Diagram	GO	Georgia Office
FY	Face Diagram	GP	Georgia Plumbing
FZ	Face Diagram	GQ	Georgia Professional
GA	Georgia	GR	Georgia Real Estate
GB	Georgia Building	GS	Georgia State
GC	Georgia Code	GT	Georgia Technical
GD	Georgia Department	GU	Georgia University
GE	Georgia Engineering	GV	Georgia Vehicle
GF	Georgia Fire	GW	Georgia Water
GG	Georgia General	GX	Georgia Work
GH	Georgia Health	GY	Georgia Year
GI	Georgia Insurance	HA	Half
GJ	Georgia Job	HB	Half Book
GK	Georgia Kitchen	HC	Half Code
GL	Georgia Labor	HD	Half Diagram
GM	Georgia Mechanical	HE	Half Drawing
GN	Georgia National	HF	Half Diagram
GO	Georgia Office	HG	Half Diagram
GP	Georgia Plumbing	HH	Half Diagram
GQ	Georgia Professional	HI	Half Diagram
GR			

**IRRIGATION LEGEND:**

1. IRRIGATION SYSTEM	2. IRRIGATION MAIN	3. IRRIGATION SUBMAIN	4. IRRIGATION LATERAL
5. IRRIGATION VALVE	6. IRRIGATION CONTROL VALVE	7. IRRIGATION CONTROL VALVE	8. IRRIGATION CONTROL VALVE
9. IRRIGATION CONTROL VALVE	10. IRRIGATION CONTROL VALVE	11. IRRIGATION CONTROL VALVE	12. IRRIGATION CONTROL VALVE

**P.O.C.**  
 PROJECT OFFICE  
 11111 11111 11111  
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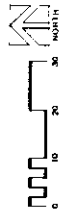
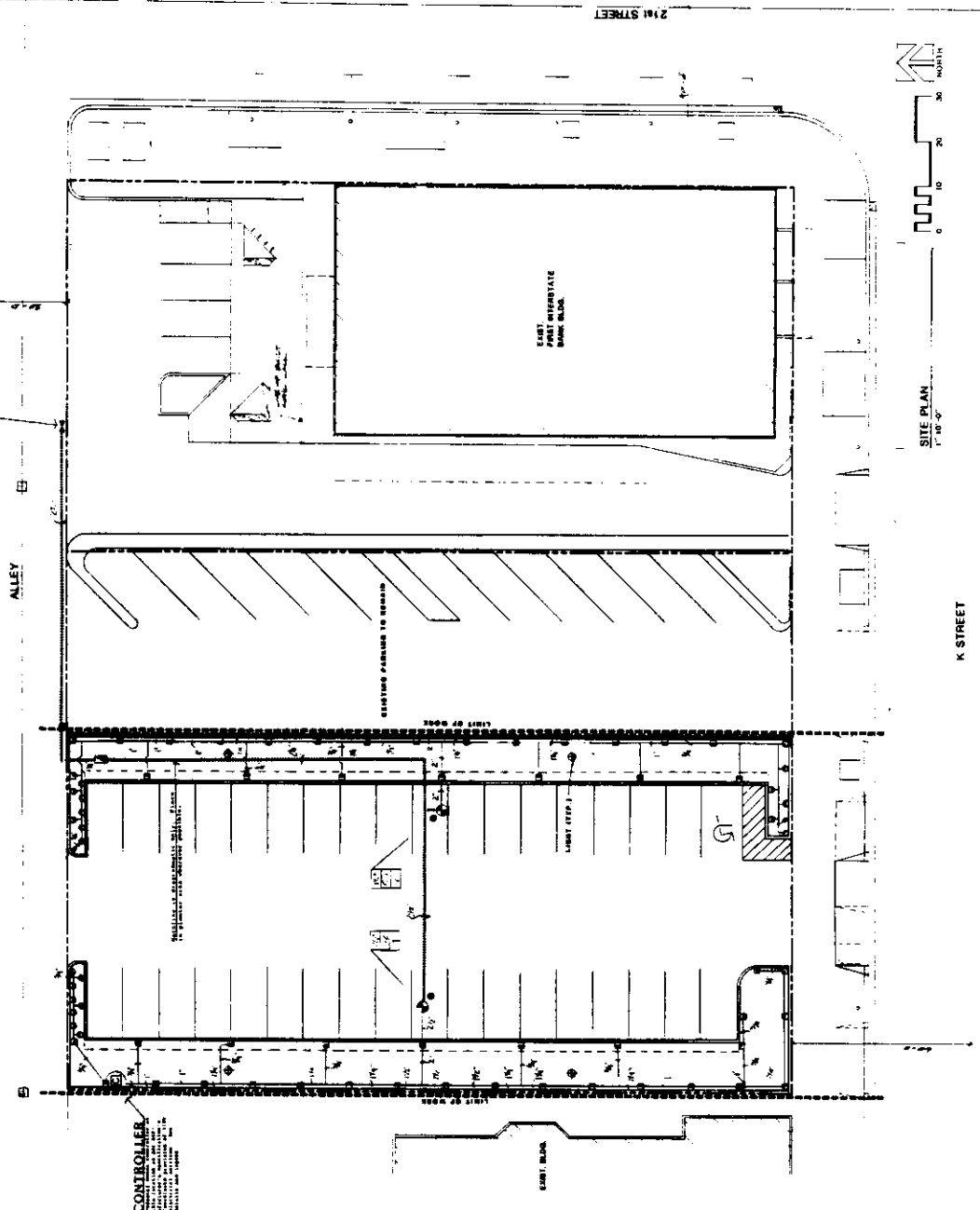


**IRRIGATION PLAN**

**FIRST INTERSTATE BANK**  
 11111 11111 11111  
 11111 11111 11111  
 11111 11111 11111

**SITE IMPROVEMENTS**  
 11111 11111 11111  
 11111 11111 11111  
 11111 11111 11111

**IRRIGATION NOTES:**  
 1. ALL IRRIGATION SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE IRRIGATION SYSTEMS MANUAL, 1988 EDITION, PUBLISHED BY THE IRRIGATION SOCIETY OF AMERICA.  
 2. ALL IRRIGATION SYSTEMS SHALL BE DESIGNED TO OPERATE AT A PRESSURE OF 100 PSI.  
 3. ALL IRRIGATION SYSTEMS SHALL BE DESIGNED TO OPERATE AT A FLOW RATE OF 10 GPM PER ACRE.  
 4. ALL IRRIGATION SYSTEMS SHALL BE DESIGNED TO OPERATE AT A SCHEDULING RATE OF 1.0 INCH PER WEEK.  
 5. ALL IRRIGATION SYSTEMS SHALL BE DESIGNED TO OPERATE AT A SCHEDULING RATE OF 1.0 INCH PER WEEK.  
 6. ALL IRRIGATION SYSTEMS SHALL BE DESIGNED TO OPERATE AT A SCHEDULING RATE OF 1.0 INCH PER WEEK.  
 7. ALL IRRIGATION SYSTEMS SHALL BE DESIGNED TO OPERATE AT A SCHEDULING RATE OF 1.0 INCH PER WEEK.  
 8. ALL IRRIGATION SYSTEMS SHALL BE DESIGNED TO OPERATE AT A SCHEDULING RATE OF 1.0 INCH PER WEEK.  
 9. ALL IRRIGATION SYSTEMS SHALL BE DESIGNED TO OPERATE AT A SCHEDULING RATE OF 1.0 INCH PER WEEK.  
 10. ALL IRRIGATION SYSTEMS SHALL BE DESIGNED TO OPERATE AT A SCHEDULING RATE OF 1.0 INCH PER WEEK.



**SITE PLAN**  
 1 OF 2

**K STREET**

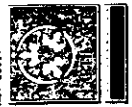
**2161 STREET**

**PLANT LIST AND LEGEND**

PLANT SYMBOL	PLANT NAME	PLANT SIZE	PLANT QUANTITY	PLANT TO	PLANT DATE
(Symbol)	PAVLO ARIA	4465 S.F.	1	PAVLO ARIA	10-12-89
(Symbol)	SHADE PROVIDER	5' x 5' S.F.	1	SHADE PROVIDER	10-12-89
(Symbol)	SHADE PROVIDER	5' x 5' S.F.	1	SHADE PROVIDER	10-12-89
(Symbol)	SHADE PROVIDER	5' x 5' S.F.	1	SHADE PROVIDER	10-12-89
(Symbol)	SHADE PROVIDER	5' x 5' S.F.	1	SHADE PROVIDER	10-12-89
(Symbol)	SHADE PROVIDER	5' x 5' S.F.	1	SHADE PROVIDER	10-12-89
(Symbol)	SHADE PROVIDER	5' x 5' S.F.	1	SHADE PROVIDER	10-12-89
(Symbol)	SHADE PROVIDER	5' x 5' S.F.	1	SHADE PROVIDER	10-12-89
(Symbol)	SHADE PROVIDER	5' x 5' S.F.	1	SHADE PROVIDER	10-12-89
(Symbol)	SHADE PROVIDER	5' x 5' S.F.	1	SHADE PROVIDER	10-12-89

**PLANTING NOTES**

1. ALL PLANTING SHALL BE IN ACCORDANCE WITH THE CITY OF PASADENA PLANTING SPECIFICATIONS.
2. ALL PLANTING SHALL BE IN ACCORDANCE WITH THE CITY OF PASADENA PLANTING SPECIFICATIONS.
3. ALL PLANTING SHALL BE IN ACCORDANCE WITH THE CITY OF PASADENA PLANTING SPECIFICATIONS.

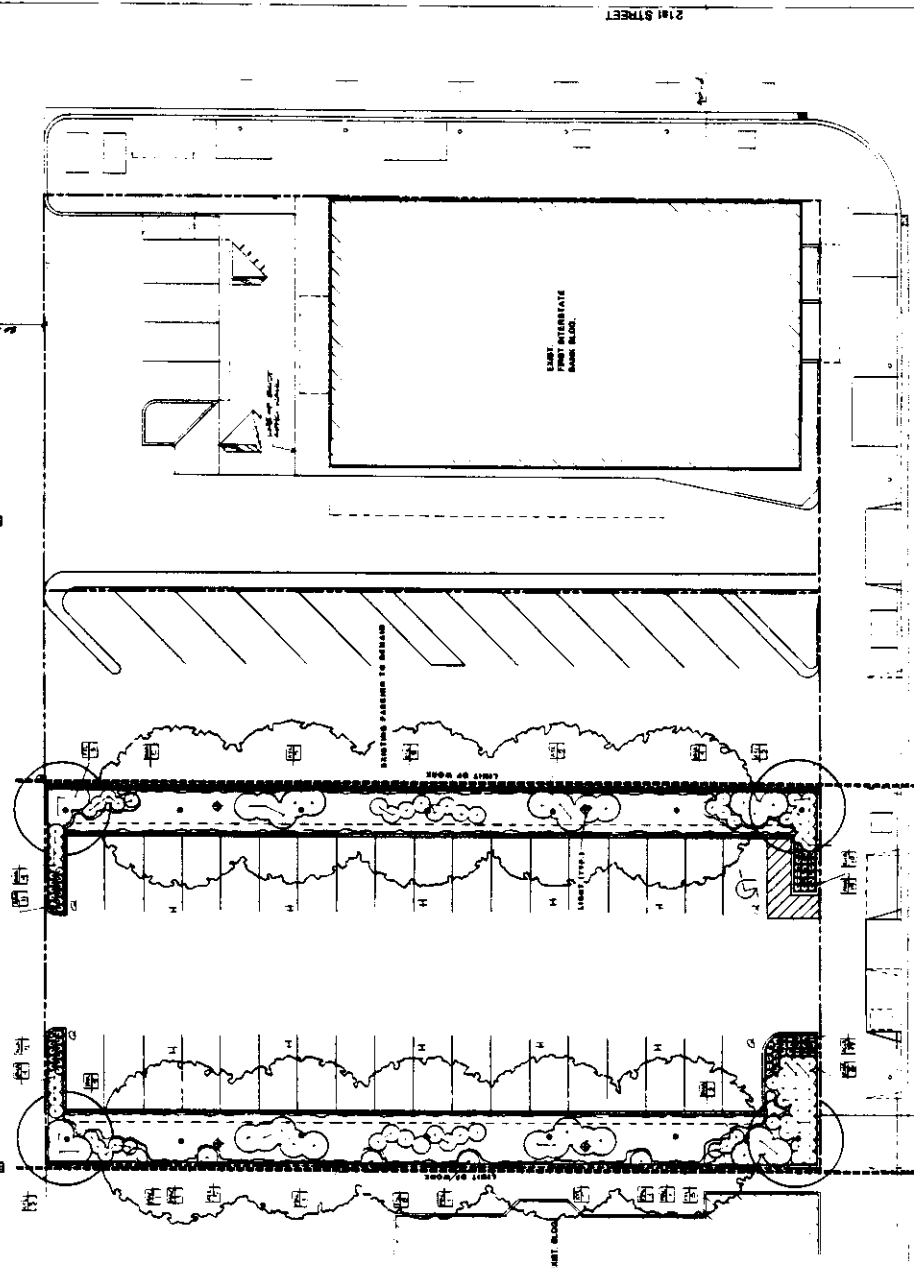


**PLANTING PLAN**

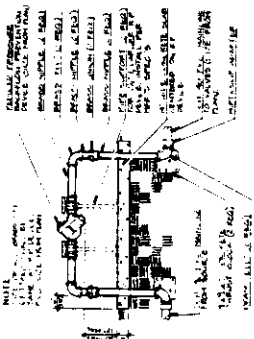
**FIRST INTERSTATE BANK OFFICE**  
 2181 & K St  
 Pasadena, CA 91107

**SITE IMPROVEMENTS**

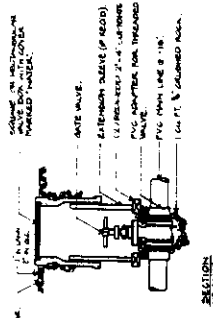
**SHADE STUDY CALCULATIONS**  
 PAVLO ARIA 4465 S.F. 1-1-89  
 SHADE PROVIDER 5' x 5' S.F. 1-1-89  
 SHADE PROVIDER 5' x 5' S.F. 1-1-89  
 SHADE PROVIDER 5' x 5' S.F. 1-1-89



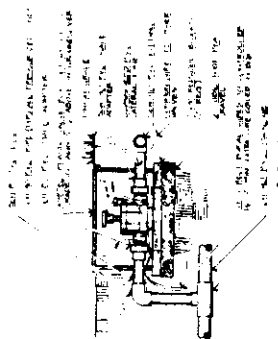
K STREET



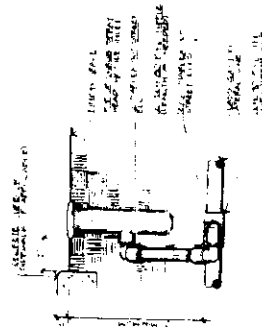
**A) B.P. BACKFLOW DEVICE**  
NOT TO SCALE



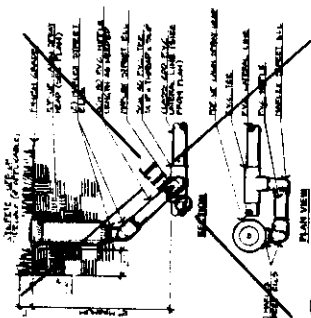
**B) GATE VALVE**  
NOT TO SCALE



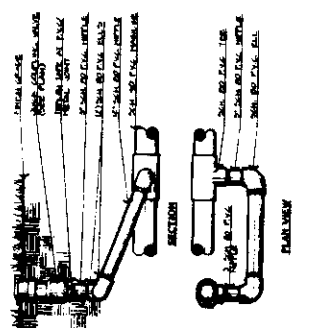
**C) REMOTE CONTROL VALVE**  
NOT TO SCALE



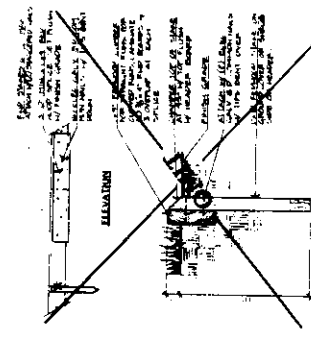
**D) 12" POP-UP SPRAY HEAD**  
NOT TO SCALE



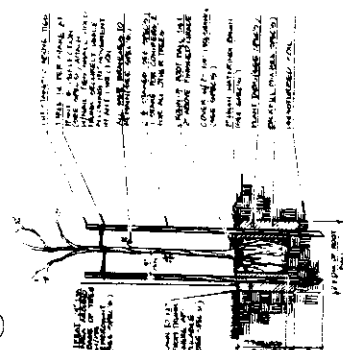
**E) SPRAY HEAD**  
NOT TO SCALE



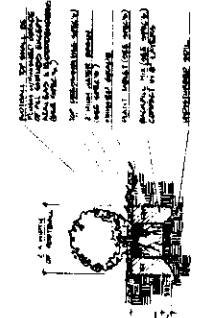
**F) QUICK COUPLER**  
NOT TO SCALE



**G) REDWOOD HEADERBOARD**  
NOT TO SCALE



**H) TREE STAKING**  
NOT TO SCALE



**I) SHRUB PLANTING**  
NOT TO SCALE

1. Title Block  
2. General Notes  
3. Schedule of Materials  
4. Specifications  
5. Details  
6. Site Improvements

1. Title Block  
2. General Notes  
3. Schedule of Materials  
4. Specifications  
5. Details  
6. Site Improvements



**LANDSCAPE DETAILS**

FIRST INTERSTATE BANK  
2134 & N 34th  
OFFICE # 700

**SITE IMPROVEMENTS**

1. Title Block  
2. General Notes  
3. Schedule of Materials  
4. Specifications  
5. Details  
6. Site Improvements

DATE	DESCRIPTION
10/12/77	REVISED
10/12/77	REVISED
10/12/77	REVISED

Project Name

**SYMBOL LIST**

Symbol	Description
○	NEW LIGHT FIXTURE
○	EXISTING LIGHT FIXTURE
○	NEW LIGHT FIXTURE IDENTIFICATION TAG
○	EXISTING LIGHT FIXTURE IDENTIFICATION TAG
○	NEW LIGHT FIXTURE IDENTIFICATION TAG
○	EXISTING LIGHT FIXTURE IDENTIFICATION TAG

**FIXTURE SCHEDULE**

Type	Description	Quantity	Notes
A	NEW MOUNTED LIGHT FIXTURE	2,000 H.W.	2,000 H.W.
B	NEW MOUNTED LIGHT FIXTURE	1,000 H.W.	1,000 H.W.

REVISIONS

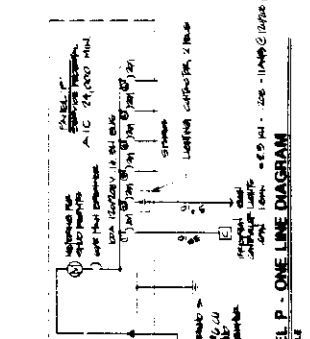
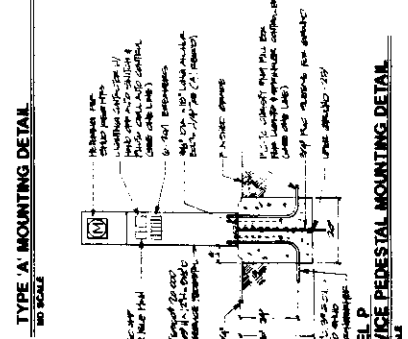
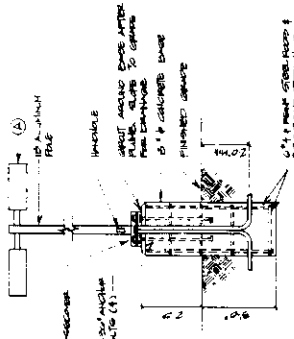
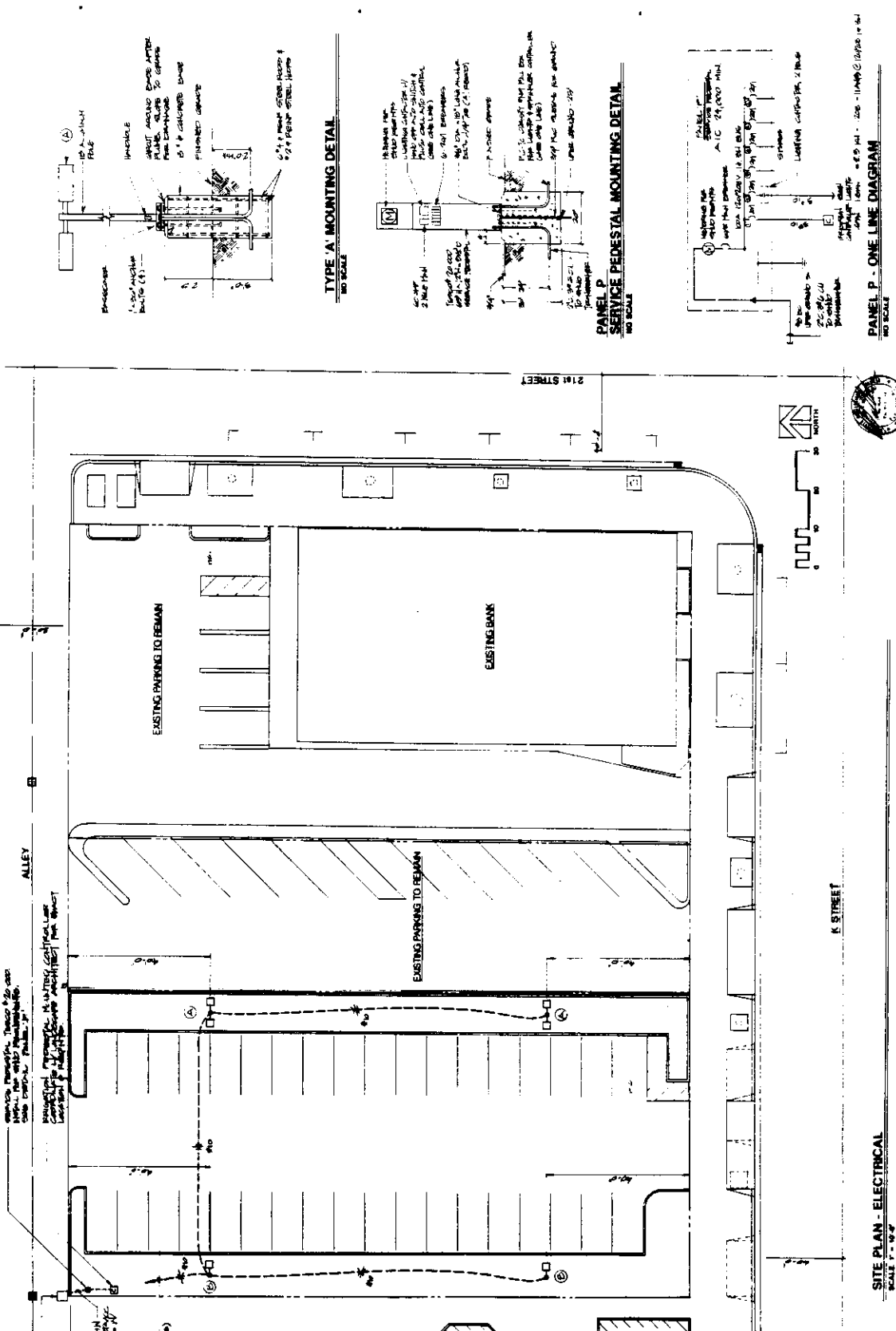
No.	Date	Description
1	10/16/60	ISSUED FOR PERMIT

DATE: 10/16/60

BY: [Signature]

**ELECTRICAL SITE PLAN**

Scale: 1" = 10'



FIRST INTERSTATE BANK OFFICE # 706

SITE IMPROVEMENTS

DATE: OCTOBER 16, 1960

SITE PLAN - ELECTRICAL  
SCALE: 1" = 10'

E 1

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO ORDINANCES AND THE ILLINOIS CONSTRUCTION CODE.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHICAGO AND THE ILLINOIS DEPARTMENT OF TRANSPORTATION.

**SITE PLAN**

**FIRST INTERSTATE BANK**  
 2148 S. KAL  
 OFFICE # 708

**SITE IMPROVEMENTS**

- CONSTRUCTION #1
- IMP #41
- PLUS CIRCLES #1
- SIGNAGE #1
- SIGNAGE #2

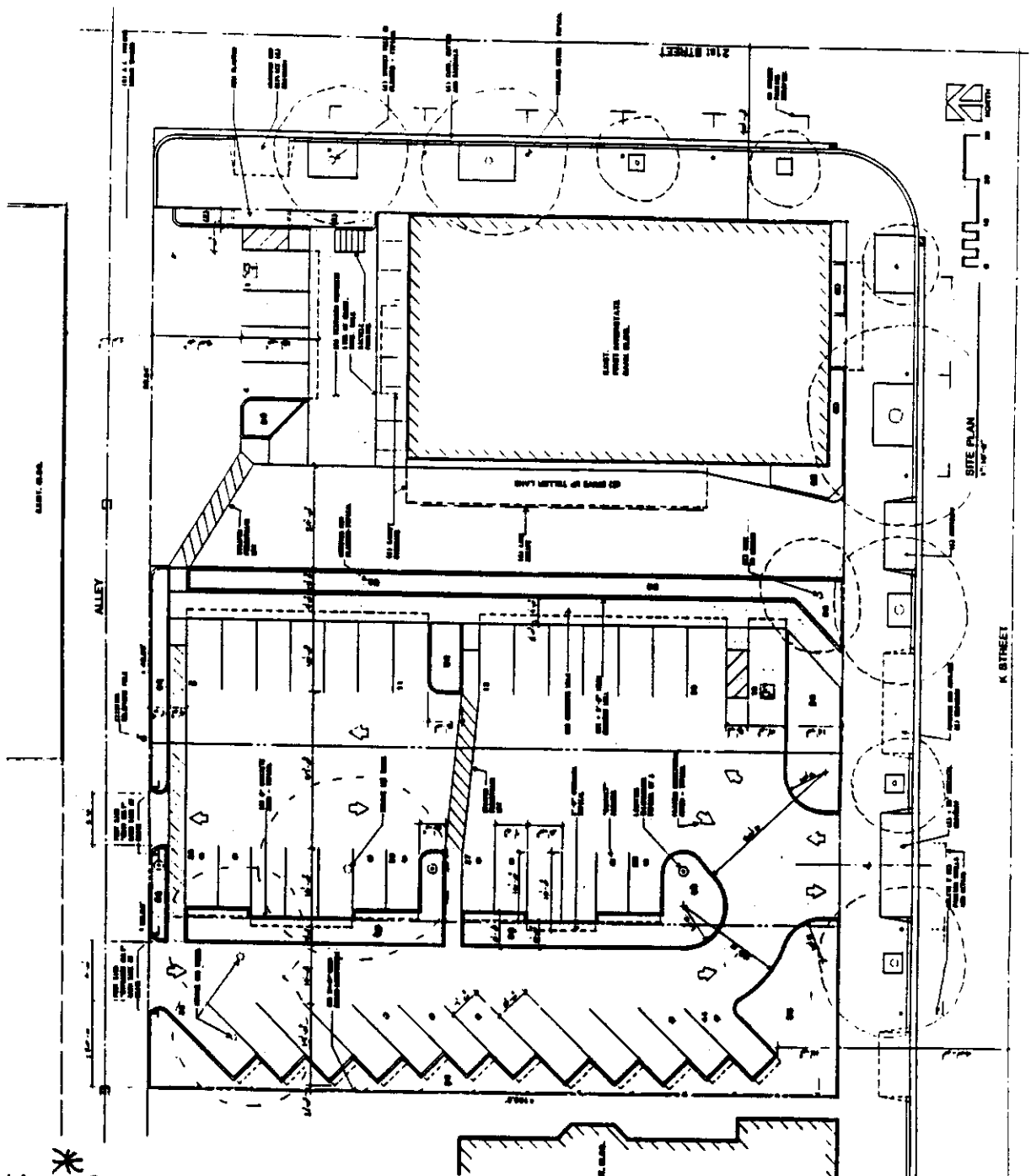
DATE	10/15/88
BY	J. J. [unclear]
CHECKED BY	[unclear]
SCALE	AS SHOWN

**PROJECT INFORMATION**

OWNER: FIRST INTERSTATE BANK  
 PROJECT: OFFICE # 708  
 ADDRESS: 2148 S. KAL  
 CITY: CHICAGO, ILL.  
 COUNTY: COOK, ILL.  
 ZONING: [unclear]  
 PERMIT NO.: [unclear]

**DESIGNER INFORMATION**

DESIGNER: [unclear]  
 ADDRESS: [unclear]  
 CITY: [unclear]



DD 6A-146 \*