



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

ACTION DATE: March 21, 2013

TO: Planning Commission

APPLICANT: Steven R. Mongeau
1301 W. Glenoaks Boulevard
Glendale, CA 91201

CASE NOS.: 12-SPR-008 and 12-SP-062

LOCATION: 29136 Roadside Drive
(A.P.N. 2061-006-039)

REQUEST: Request for approval of a Site Plan/Architectural Review to remodel the exterior of an existing Burger King Restaurant; and a Sign Permit to amend the sign program.

ENVIRONMENTAL DETERMINATION: Exempt from CEQA per Sections 15301 and 15311 of the CEQA Guidelines.

RECOMMENDATION: Staff recommends the Planning Commission adopt a motion to approve Site Plan/Architectural Review Case No. 12-SPR-008 and Sign Permit Case No. 12-SP-062, subject to conditions, based on the findings of the attached draft Resolutions.

ZONING DESIGNATION: CRS-FC (Commercial Retail Service – Freeway Corridor Overlay District)

GENERAL PLAN DESIGNATION: CRS (Commercial Retail /Service)

I. BACKGROUND AND PROJECT DESCRIPTION

The applicant is requesting approval of a Site Plan/Architectural Review to remodel the exterior of an existing 2,655 square foot Burger King restaurant building located at 29136 Roadside Drive, within the CRS-FC (Commercial Retail Service – Freeway Corridor)

zone. The applicant is also requesting approval of a Sign Permit to amend the sign program for the project site.

The project site consists of a relatively flat, 0.67 acre rectangular shaped lot that is located on the south side of Roadside Drive, south of the 101 Freeway, and east of Kanan Road. The existing Burger King restaurant was built in 1978, prior to the City's incorporation. An existing outdoor patio eating area is located on the property at the west side of the building, adjacent to the parking lot. Landscaping is located around the restaurant and throughout the parking lot. The site is accessed from Roadside Drive and is served by an existing two-way, on-site access driveway connecting to a one-way drive-through aisle that exits back onto Roadside Drive. The building is located between both driveways and near the front property line. The parcel is bordered by a shopping center to the east, vacant land to the south, Party House Liquor and Jiffy Lube Service Center to the west, and Roadside Drive to the north.

In 2000, an interior remodel was administratively approved. In 2004, the Planning Commission approved Sign Modification Case No. 04-SM-001 to increase the size of one menu board and add an Order Confirmation Unit.

The proposed exterior improvements to the restaurant and change in the existing sign program are subject to review and approval by the Planning Commission.

II. STAFF ANALYSIS

The existing Burger King is single story in height and consists of off-white stucco exterior walls, with light brown wood trim, brick wainscot, and a tile mansard roof wrapping around the building. The new proposed architectural style is a more contemporary design than currently exists. The proposal includes two new tower elements, canopies and changes in materials, finishes and colors. The building footprint would remain the same and no changes are proposed to the existing number and location of parking spaces and landscaping.

The new exterior design includes a new entry tower, and hardie plank surface at the western building entrance area and at the front (north) elevation along Roadside Drive side; removing the existing mansard roof at the front portion of the building and replacing it with metal canopies above the windows; removing existing brick veneer wainscot and replacing it with Coronado stone veneer and new tan colored hardie plank siding above the wainscot; a red, non-illuminated, corrugated metal parapet band around the upper roofline parapet of the structure; a new gray standing seam metal roof; painting the existing stucco tan; adding red ceramic wall tile on the parapet and around the doors and windows at the front portion of the building; adding columns on the west elevation, toward the rear of the building, which along with the tower elements, is intended to break the linear mass of the west and north elevations of the building; and new stone veneer and stone cap on all planter walls.

The new tower elements will be 20 feet in height. The existing parapet wall will not change from its current height of 16 feet.

The City Architectural Review Panel (ARP) has reviewed the application and supports the development proposal, finding it to be consistent with the City's Architectural Design Guidelines and Standards and compatible with adjacent development. The Panel's suggested changes to the building, which the applicant made, included partially removing the mansard roof, the use of earth tone colors, and the use of stone. The existing building meets the required development standards relative to building coverage, height, and parking.

The applicant also is seeking to amend the restaurant's sign program to replace the existing 23 square foot, illuminated "Burger King" sign mounted on the mansard roof, on the front (north) building elevation with a new 28 square foot internally illuminated circular Burger King logo wall sign. The Sign Ordinance allows a maximum of 50 square feet on this elevation. The applicant is also requesting to add a 9.5 square foot internally illuminated Burger King logo wall sign on the west building elevation, above the entrance, where there is currently no signage. The Sign Ordinance allows a maximum of 10 square feet on this side elevation. Lastly, the applicant is requesting to renew the face of the existing low mounted (63" high) vehicular directional sign at the exit driveway with a new black background with white lettering on one side and the Burger King logo on the other side, and paint the pylon pole and cabinet black. Other ground mounted signs that exist on the site that are not proposed for renovation include two menu-boards (internally illuminated) and an order confirmation unit. Staff finds the proposed sign material and colors will match the building it serves, and will not detract from the surrounding neighborhood.

The Site Plan Architectural Review and sign program requests have been reviewed for potential environmental impacts pursuant to the California Environmental Quality Act (CEQA) Guidelines and the City's Local CEQA guidelines. The project consists of a proposed building remodel and sign program amendment to allow the installation of an accessory sign structure, and these are exempt from CEQA, pursuant to Sections 15301 and 15311 of the Guidelines.

Staff finds the proposal will continue to meet the development requirements of the CRS-FC zone, relative to building height, lot coverage and the use of the property. The proposed building remodel and materials are architecturally compatible with the existing restaurant and surrounding properties and would improve the appearance of the restaurant. The proposed sign program amendment complies with the standards of the Sign Ordinance through the number of signs proposed, the colors and materials and design, which preserve and enhance the character and visual appearance of the City. Staff, therefore, recommends approval of the applications.

III. RECOMMENDATION

Based on the foregoing analysis, it is recommended that the Planning Commission approve Site Plan/Architectural Review Case Nos. 12-SPR-008 and Sign Permit Case No. 12-SP-062, subject to conditions, by adopting a motion to approve the Draft Resolutions.

IV. ATTACHMENTS

Exhibit A: Site Plan/Architectural Review Draft Resolution and Conditions of Approval

Exhibit B: Sign Permit Draft Resolution and Conditions of Approval

Exhibit C: Color Elevations

Exhibit D: Reduced Photocopies of Project Plans

Exhibit E: Vicinity Map

Exhibit F: Photographs of the Site and Surroundings

Case Planner: Renee Madrigal, Associate Planner

EXHIBIT A

DRAFT RESOLUTION NO. _____

A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF AGOURA HILLS APPROVING SITE
PLAN/ARCHITECTURAL REVIEW CASE NO. 12-SPR-008
FOR PROPERTY LOCATED AT 29136 ROADSIDE DRIVE

THE PLANNING COMMISSION OF THE CITY OF AGOURA HILLS HEREBY
FINDS, RESOLVES AND ORDERS AS FOLLOWS:

Section 1. An application was duly filed by Steven R. Mongeau for Burger King Restaurant with respect to the real property located at 29136 Roadside Drive, Assessor's Parcel Number 2061-006-039, requesting approval of a Site Plan/Architectural Review Case No. 12-SPR-008 to remodel the exterior of an existing Burger King Restaurant. A Public Meeting was duly held on March 21, 2013, in the Council Chambers, City Hall at 30001 Ladyface Court, Agoura Hills, CA 91301. Notice of the time, date, place, and purpose of the aforesaid meeting was duly given and published as required by state law.

Section 2. Evidence, both written and oral, including the staff report and supporting documentation, was duly presented to and considered by the Planning Commission of the aforesaid public meeting.

Section 3. Based on the evidence presented at the public hearing, including the staff report and oral and written testimony, the Planning Commission finds, pursuant to Section 9677.5 (Site Plan/Architectural Review) of the Agoura Hills Municipal Code, that:

A. The proposed development, as conditioned, is consistent with the objectives and provisions of the Zoning Ordinance and the purposes of the land use district in which the use is located. The proposed remodel will provide the continued operation of an existing permitted restaurant that can serve the surrounding community. This restaurant is a permitted use within the Commercial Retail/Service (CRS) and Freeway Corridor Overlay (FC) zone. In addition, the project meets the height, lot coverage, and parking requirements of the CRS zone as specified in the City's Zoning Ordinance.

B. The proposed use, as conditioned, and the manner in which it will be operated or maintained, will not be detrimental to the public health and safety, or general welfare in that the property will be improved and maintained according to the City standards and Conditions of Approval. Access to the property will be via a driveway on Roadside Drive to the north of the site. The project, which consists of exterior changes to the building, but no increase to the building size, will preserve the light, air, privacy and open space to the neighboring parcels. The building lot coverage is below the maximum coverage established for the Commercial Retail Service zone and the Freeway Corridor Overlay District.

C. The proposed use, as conditioned, will not conflict with the character and design of the buildings and open space in the surrounding area in that the proposed building colors and materials, which consist of tan colored stucco, brown trim, tan and brown siding, brown stone wainscot, red ceramic tile and standing seam metal roof, are compatible with the building it serves and the architectural style of the surrounding area.

D. The proposed use, as conditioned, will comply with each of the applicable provisions of the Zoning Ordinance. The 20-foot building height will not exceed the 35-foot building height limitation for structures within the zone. Building lot coverage is below the maximum allowed for the zone.

E. The proposed use, as conditioned, is consistent with the City's General Plan. The proposed remodel of the restaurant enhances the visual character of the restaurant in that the new building design incorporates the appropriate amount of detail and articulation necessary to be considered a quality building that will enhance the appearance of the site and the surrounding area, as called for in Policy LU-13.2 of the General Plan.

F. The proposed use, as conditioned, preserves and enhances the particular character and assets of the surrounding area and its harmonious development. The proposed placement of additional articulation on the building through the use of stone, a new decorative roofline, and canopies are compatible with the architecture of the building and the surrounding area.

Section 4. The Planning Commission finds, pursuant to Agoura Hills Zoning Municipal Code Section 9677.7(G) (Architectural Review), that:

A. The proposed use, as conditioned, is consistent with the General Plan, and design standards adopted by the City Council. The proposed remodel of the restaurant enhances the visual character of the restaurant in that the new building design incorporates the appropriate amount of detail and articulation necessary to be considered a quality building that will enhance the appearance of the site and the surrounding area, as called for in Policy LU-13.2 of the General Plan.

B. As conditioned, the design and location of the proposed development and its relationship to existing developments and traffic in the vicinity thereof is such that it will increase the desirability of investment or occupation in the neighborhood. The proposed project will not unreasonably interfere with the use and enjoyment of existing or proposed commercial developments in the vicinity, and will not create traffic hazards or congestion. Access to the property will continue to be via Roadside Drive. Investment in the new design and materials of the building will increase the desirability of investment in the area. In addition, the square footage of the building will not change and therefore, the proposed project will not create traffic hazards or congestion.

C. The proposed use, as conditioned, is in keeping with the character of the surrounding neighborhood, and is not detrimental to the harmonious, orderly, and attractive development contemplated by the Zoning Ordinance and the General Plan of the City. The remodel of the building will be compatible with the surrounding neighborhood, and enhance the appearance of the area.

D. The design of the proposed development, as conditioned, provides a desirable environment for its occupants, as well as for the project's neighbors, and is aesthetically of good composition, materials, textures, and colors. The proposed exterior building materials and colors are compatible with the variety of colors and architectural styles in the neighborhood and with the City Architectural Design Standards and Guidelines.

E. The proposed use, as conditioned, complies with all applicable requirements of the district in which it is located and all other applicable requirements. Restaurant use is permitted in the CRS zone.

F. The overall development of the subject property is designed to ensure the protection of the public health, safety, and general welfare. The improvements to the existing building will be constructed to comply with the most recent Building Code requirements.

Section 5. The project has been determined to be Categorically Exempt from the California Environmental Quality Act (CEQA), per Section 15301 of the CEQA Guidelines (Existing Facilities). The exemption includes the remodel of an existing building. No negative declaration or environmental impact report is required.

Section 6. Based on the aforementioned findings, the Planning Commission hereby approves Site Plan/Architectural Review Case No. 12-SPR-008, subject to the attached conditions, with respect to the property described in Section 1 hereof.

Section 7. The Secretary of the Planning Commission shall certify to the passage, approval and adoption of this resolution, and shall cause this resolution and his certification to be entered in the Book of Resolutions of the Planning Commission of the City.

Draft Resolution No. _____

Page 4

PASSED, APPROVED and ADOPTED this 21st day of March, 2013, by the following vote to wit:

AYES: (0)

NOES: (0)

ABSENT: (0)

ABSTAIN: (0)

Michael Justice, Chairperson

ATTEST:

Mike Kamino, Secretary

CONDITIONS OF APPROVAL (Case No. 12-SPR-008)

STANDARD CONDITIONS

1. This decision, or any aspect of this decision, can be appealed to the City Council within fifteen (15) days from the date of Planning Commission action, subject to filing the appropriate forms and related fees.
2. This action shall not be effective for any purpose until the applicant has agreed in writing that the applicant is aware of, and accepts all Conditions of Approval of this Permit with the Department of Planning and Community Development.
3. Except as modified herein, the approval of this action is limited to and requires complete conformation to the labeled exhibits approved by the Planning Commission on March 21, 2013: Site Plan, Building Elevation Plans, Floor Plans, and Roof Plan.
4. All exterior colors and materials used in this project shall be in conformance with the colors and materials samples submitted as a part of this application.
5. It is hereby declared to be the intent that if any provision of this Permit is held or declared to be invalid, the Permit shall be void and the privileges granted hereunder shall lapse.
6. It is further declared and made a Condition of this action that if any Condition herein is violated, the Permit shall be suspended and the privileges granted hereunder shall lapse; provided that the applicant has been given written notice to cease such violation and has failed to do so for a period of thirty (30) days.
7. All requirements of the Zoning Ordinance and of the specific zoning designation of the subject property must be complied with unless set forth in the Permit or on the approved Site Plan.
8. All structures shall conform with the requirements of the Division of Building and Safety of the City of Agoura Hills.
9. Unless this permit is used within two (2) years from the date of City approval, this permit will expire. A written request for a one-year extension may be considered prior to the expiration date.
10. All outstanding fees owed to the City, if any, shall be paid by the applicant within thirty (30) days from the date of this approval.
11. It is the responsibility of the applicant and/or his or her representatives to report to the City any changes related to any aspects of the construction prior to undertaking the changes.

SOLID WASTE MANAGEMENT STANDARD CONDITIONS

12. To ensure that solid waste generated by the project is diverted from the landfill and reduced, reused, or recycled, the applicant shall submit a "Waste Reduction & Recycling Plan" to the City for review and approval. The plan shall provide for at least 50% of the waste generated on the project to be diverted from the landfill. Plans shall include the entire project area, even if tenants are pursuing or will pursue independent programs. The plan shall be submitted to and approved by the Department of Planning and Community Development prior to issuance of a building permit. The plan shall include the following information: material type to be recycled, reused, salvaged, or disposed; estimated quantities to be processed, management method used, and destination of material including the hauler name and facility.
13. The project shall comply with the plan and provide for the collection, recycling, and/or reuse of materials (i.e. concrete, wood, metal, cardboard, green waste, etc.) and document results during demolition and/or construction of the proposed project. After completion of demolition and/or construction, the applicant shall complete a Waste Reduction & Recycling Summary Report and provide legible copies of weight tickets, receipts, invoices or letters of verification for materials sent to disposal or reuse/recycling facilities. For other discarded or salvaged materials, the applicant shall provide documentation, on the disposal facility's letterhead, identifying where the materials were taken, type of materials, and tons or cubic yards disposed, recycled or reused and the project generating the discarded materials. The Waste Reduction & Recycling Summary Report shall be submitted and approved prior to issuance of a certificate of occupancy, or final inspection if issuance of a certificate of occupancy is not applicable.
14. The applicant shall arrange for materials collection during construction, demolition, and occupancy with a City permitted hauling company, or shall arrange for self-hauling to an authorized facility.

BUILDING AND SAFETY CONDITIONS

15. All new exterior materials used for eaves, sidings, porch, patio, carport and other similar structures need to meet the Very High Fire Hazard Severity Zone (VHFHSZ) as outlined in Chapter 2 of Article VIII in the Agoura Hills Municipal Code (AHMC). 2X nominal trim required by this code or "Hardi" style trim.
16. As part of the permitting process and prior to permit issuance, two (2) complete sets of construction plans including, Site Plan, Floor Plan, Elevation Plan, Roof Plan, Framing Plan, Mechanical Plan, Electrical Plan, Plumbing Plan, Detail Sheets, Title 24 Energy and Green Building Code Requirements, Engineering Calculations and any other necessary documents and construction notes need to be submitted to the Building and Safety Department for review and approval. Please be advised that

this is a preliminary review and does not constitute a final Building and Safety approval.

SPECIAL CONDITIONS

17. Any re-striping of the parking lot shall comply with City Standards, including the double-striping of each parking space.

END

EXHIBIT B

DRAFT RESOLUTION NO. _____

A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF AGOURA HILLS APPROVING SIGN PERMIT CASE
NO. 12-SP-062 FOR THE PROPERTY LOCATED AT
29136 ROADSIDE DRIVE

THE PLANNING COMMISSION OF THE CITY OF AGOURA HILLS HEREBY
FINDS, RESOLVES AND ORDERS AS FOLLOWS:

Section 1. An application was duly filed by Steven R. Mongeau for Burger King Restaurant with respect to the real property located at 29136 Roadside Drive, Assessor's Parcel Number 2061-006-039, requesting approval of Sign Permit Case No. 12-SP-062 for a Sign Program Amendment to modify building signage at Burger King Restaurant. A Public Meeting was duly held in conjunction with Site Plan/Architectural Review Case No. 12-SPR-008 on March 21, 2013, in the Council Chambers of City Hall at 30001 Ladyface Court, Agoura Hills, CA 91301. Notice of the time, date, place and purpose of the aforesaid meeting was duly given and published as required by state law.

Section 2. Evidence, both written and oral, including the staff report and supporting documentation, was duly presented to and considered by the Planning Commission of the aforesaid public meeting.

Section 3. Based on the evidence presented at the public hearing, including the staff report and oral and written testimony, the Planning Commission finds, pursuant to Sections 9655.5.D (Sign Permit) and 9655.6.E (Sign Program) of the Agoura Hills Municipal Code, that:

A. The proposed sign program amendment, as conditioned, is consistent with the General Plan and the provisions of the Zoning Ordinance, including the Sign Ordinance. The sign program amendment enhances the visual character of the restaurant and provides meaningful identification, as called for in Policy LU-13.2 of the General Plan.

B. The location of the proposed signs and the design of their visual elements (lettering, words, figures, colors, decorative motifs, spacing, and proportions), as conditioned, are legible under normal viewing conditions prevailing where the sign is to be installed. Each sign will be legible to pedestrians and motorists visiting the site and will adequately identify the restaurant.

C. The location and design of the proposed signs, their sizes, shapes, illumination, and colors, as conditioned, are compatible with the visual characteristics of the surrounding area so as not to cause significant depreciation of the value or quality of adjacent properties. The signs are appropriate given the size of the property and the proposed sign colors and materials are compatible with the building served by the signs.

D. The proposed sign program amendment, as conditioned, is consistent with the sign standards of the Sign Ordinance in that the number of colors, the proposed materials, and the illumination of the signs are consistent with the standards specified in the Sign Ordinance.

E. The proposed sign program amendment, as conditioned, is consistent with the City's adopted sign design guidelines. The proposed sign colors and letter styles are compatible with the architectural design of the building that is served and the restaurant's existing sign program.

F. The sign program amendment, as conditioned, complies with the purpose and overall intent of the Sign Ordinance through the number of signs proposed, the colors and materials, and design, which preserve and enhance the unique character and visual appearance of the City.

G. The sign program amendment, as conditioned, accommodates future revisions that may be required because of changes in the use or tenants in that the restaurant signs can be replaced with the name of a future owner.

H. The sign program amendment, as conditioned, complies with the standards of the Sign Ordinance in that the design of the signs are compatible with the character and environment of the community, are not distracting to motorists, are visually attractive, and provide adequate identification for the building on the property.

Section 4. The project has been environmentally reviewed pursuant to the California Environmental Quality Act (CEQA), the State CEQA Guidelines (California Code of Regulations, Title 14, Section 15000 et seq.), and the City's Local CEQA guidelines. The project consists of a proposed sign program amendment to allow the installation of wall signs and replacement of copy of existing vehicular direction sign and this is exempt from CEQA pursuant to Section 15311 of the State CEQA Guidelines (Accessory Structures including On-Premise Signs).

Section 5. Based on the aforementioned findings, the Planning Commission hereby approves Sign Permit Case No. 12-SP-062, subject to the attached conditions, with respect to the property described in Section 1 hereof.

Section 6. The Secretary of the Planning Commission shall certify to the passage, approval and adoption of this resolution, and shall cause this resolution and his certification to be entered in the Book of Resolutions of the Planning Commission of the City.

PASSED, APPROVED and ADOPTED this 21st day of March, 2013, by the following vote to wit:

AYES: (0)

NOES: (0)

ABSTAIN: (0)

ABSENT: (0)

Michael Justice, Chairperson

ATTEST:

Mike Kamino, Secretary

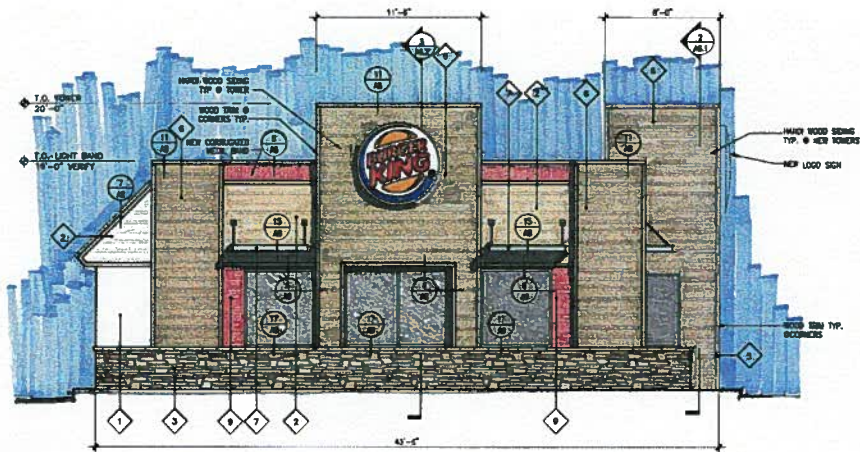
CONDITIONS OF APPROVAL
(Case No. 12-SP-062)

STANDARD CONDITIONS

1. This decision for approval of the Sign Permit application, or any aspect of this decision, can be appealed to the City Council within fifteen (15) days from the date of Planning Commission action, subject to filing the required forms and related fees with the City.
2. Except as modified herein, the approval of this action is limited to and requires complete conformation to the Sign Plans of the restaurant (Burger King) approved by the Planning Commission on March 21, 2013.
3. The approval of this permit shall not be effective for any purpose until the applicant and property owner have agreed in writing that they are aware of, and accept all Conditions of this permit with the Department of Planning and Community Development.
4. It is hereby declared to be the intent that if any provision of this Permit is held or declared to be invalid, the Permit shall be void and the privileges granted hereunder shall lapse.
5. It is further declared and made a Condition of this action that if any Condition herein is violated, the Permit shall be suspended and the privileges granted hereunder shall lapse; provided that the applicant has been given written notice to cease such violation and has failed to do so for a period of thirty (30) days.
6. Unless the approval is used within two (2) years from the date of City approval, Sign Permit Amendment Case No. 12-SP-062 will expire. A written request for a one (1) year extension may be considered prior to the expiration date.
7. The applicant shall obtain a building permit from the Department of Building and Safety for the approved signage.
8. This permit is only valid if used in conjunction with Site Plan/Architectural Review Case No. 12-SPR-008.

END

EXHIBIT C



ROADSIDE ELEVATION

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

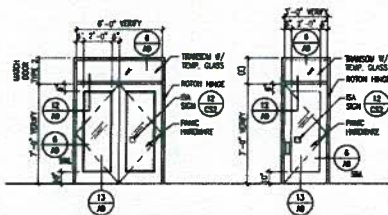


FRONT ELEVATION

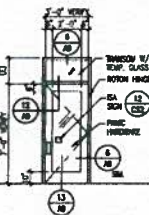
SCALE: 1/4" = 1'-0"

STORE #2359

DOOR TYPES



1 NEW STONEFRONT DOOR METAL STYLE CLEAR ANODIZED 1/4" TEMP. GLASS



2 NEW STONEFRONT DOOR METAL STYLE CLEAR ANODIZED 1/4" TEMP. GLASS

NOTES

1. ALL STORE FRONT TO BE REPLACED WITH CLEAR ANODIZED STORE FRONT.

LEGEND

- 1 EXISTING PLASTER / GYM WALL - FINISH AND REPAIR AS NOTED AND PAINT - GLOUCESTER, CHALK, 146, (200V) #1/237 - EP-2
- 2 HARDWOOD SIDING, COLOR ABOARD UN
- 3 STONE VENEER - CORNWALL STONE, BLACK STICK, CANAL MOUNTAIN
- 4 DR. SANDING SEAM METAL ROOFING, SANDING SEAM METAL ROOF, ZINC COAT
- 5 WOOD TRIM AND TRIM, STAIN, STAIN COLOR TO MATCH - GLOUCESTER, MONTEREY CLIFFS, (100V) 1/200
- 6 HARDWOOD SIDING, COLOR TABLER BARK
- 7 METAL CHERRY - CLEAR ANODIZED
- 8 METAL DOORS AND TRIM, AND COLUMNS TO BE FINISH - GLOUCESTER, MONTEREY CLIFFS, (100V) 1/200 - EP-4
- 9 TILE - RED CERAMIC TILE
- 10 NOT USED



ARDET DAVIS NEWLOVE & ASSOCIATES, AIA ARCHITECTS

1000 SHERBORN DRIVE
SHERBORN, CALIFORNIA 95964
PH: 916/424-1000 FAX: 916/424-1001

REV. SHEET DESCRIPTION

ALL OF THE INFORMATION CONTAINED HEREIN IS THE PROPERTY OF ARDET DAVIS NEWLOVE & ASSOCIATES, AIA ARCHITECTS. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE OR MODIFICATION OF THIS INFORMATION WITHOUT THE WRITTEN CONSENT OF ARDET DAVIS NEWLOVE & ASSOCIATES, AIA ARCHITECTS, IS STRICTLY PROHIBITED. THE USER OF THIS INFORMATION AGREES TO HOLD ARDET DAVIS NEWLOVE & ASSOCIATES, AIA ARCHITECTS, HARMLESS FROM ANY AND ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING OUT OF OR RESULTING FROM SUCH REUSE OR MODIFICATION.

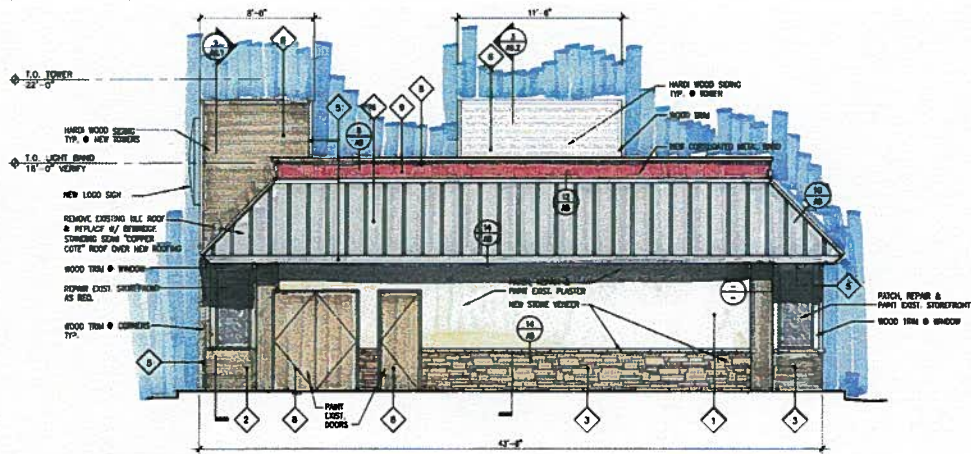


STORE #2359
29136 ROADSIDE DRIVE
ACQUORA HILLS, CA 91301

DATE: 02/04/13
JOB NO.: XX-XX-XXX
DESIGNED BY: [Signature]
CHECKED BY: [Signature]
SCALE: AS SHOWN

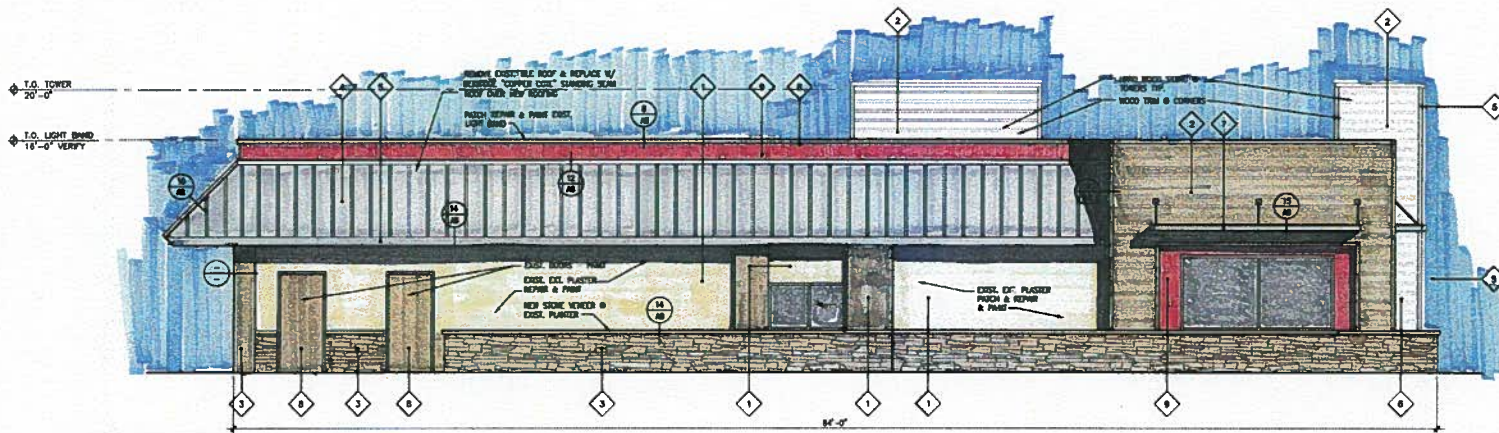
ELEVATIONS

A4



REAR ELEVATION

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



DRIVE-THRU ELEVATION

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

STORE #2359

NOTES

1. ALL STORE FRONT TO BE REPLACED WITH CLEAR ANODIZED STONE FRONT.

LEGEND

- 1. EXISTING PLASTER / GIPS WALL - PATCH AND REPAIR AS REQ'D AND PAINT - GLEDDEN, CORAL, SW, (2017) 41/2337 - EP-2
- 2. HARDIE PLANK SIDING, COLOR ALUMINUM TAIL
- 3. STONE VENEER - CORONA'S STONE, DUCK STACK, CHARGE, HONOLULU
- 4. (0) STANDING SEAM METAL ROOFING BERNECO RECEIVING, STANDING SEAM METAL ROOF, ZINC COAT
- 5. WOOD PARCH AND TRIM, STAIN STAIN COLOR TO MATCH - GLEDDEN, MONTEREY CLIFFS, (2017) 1/300
- 6. HARDIE PLANK SIDING, COLOR TAMBOUR BARK
- 7. METAL CHIMNEY - CLEAR ANODIZED
- 8. METAL SIDING AND TRIM, AND COLUMNS TO BE PAINTED - GLEDDEN, MONTEREY CLIFFS, (2017) 1/300 - DP 4
- 9. TILE - RED CERAMIC TILE
- 10. NOT USED



ARMET DAVIS NEWLOVE & ASSOCIATES, AIA ARCHITECTS

1000 OLIVE ST. SUITE 200
SAN FRANCISCO, CALIFORNIA 94102
PH: 415.774.4400 FAX: 415.774.4401

NO. DATE DESCRIPTION

NO. 027718
REV. 09/11



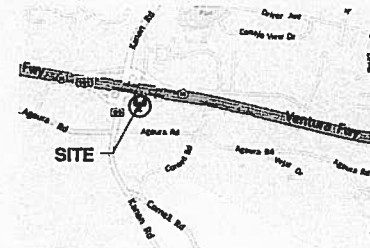
STORE #2359
291 38 ROADSIDE DRIVE
ACQUORA HILLS, CA 91301

DATE: 02/24/13
JOB NO.: 102-XXX-XXX
DESIGNED BY: JN
CHECKED BY: JN
TILE SHEET: 44/840 Elevations

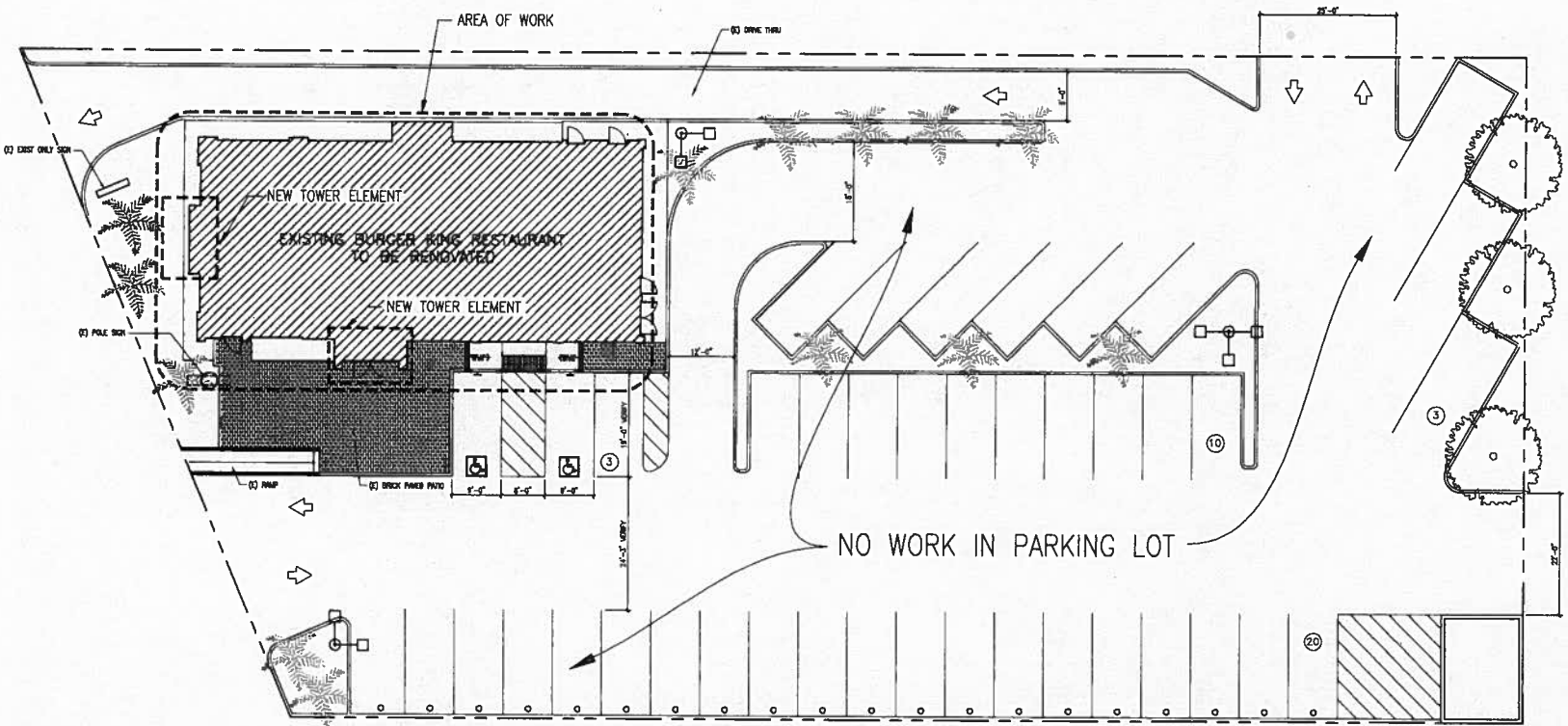
ELEVATIONS

A5

EXHIBIT D



VICINITY MAP
NOT TO SCALE



SITE PLAN
SCALE 1" = 4' = 16'
NORTH

STORE #2359

adn
ARNET DAVID NEILOWS &
ASSOCIATES, AN ARCHITECTS
ARCHITECTS
3000 AVENUE 26, SUITE 100
ROCKLAND, MASSACHUSETTS 01968
REV. DATE DESCRIPTION

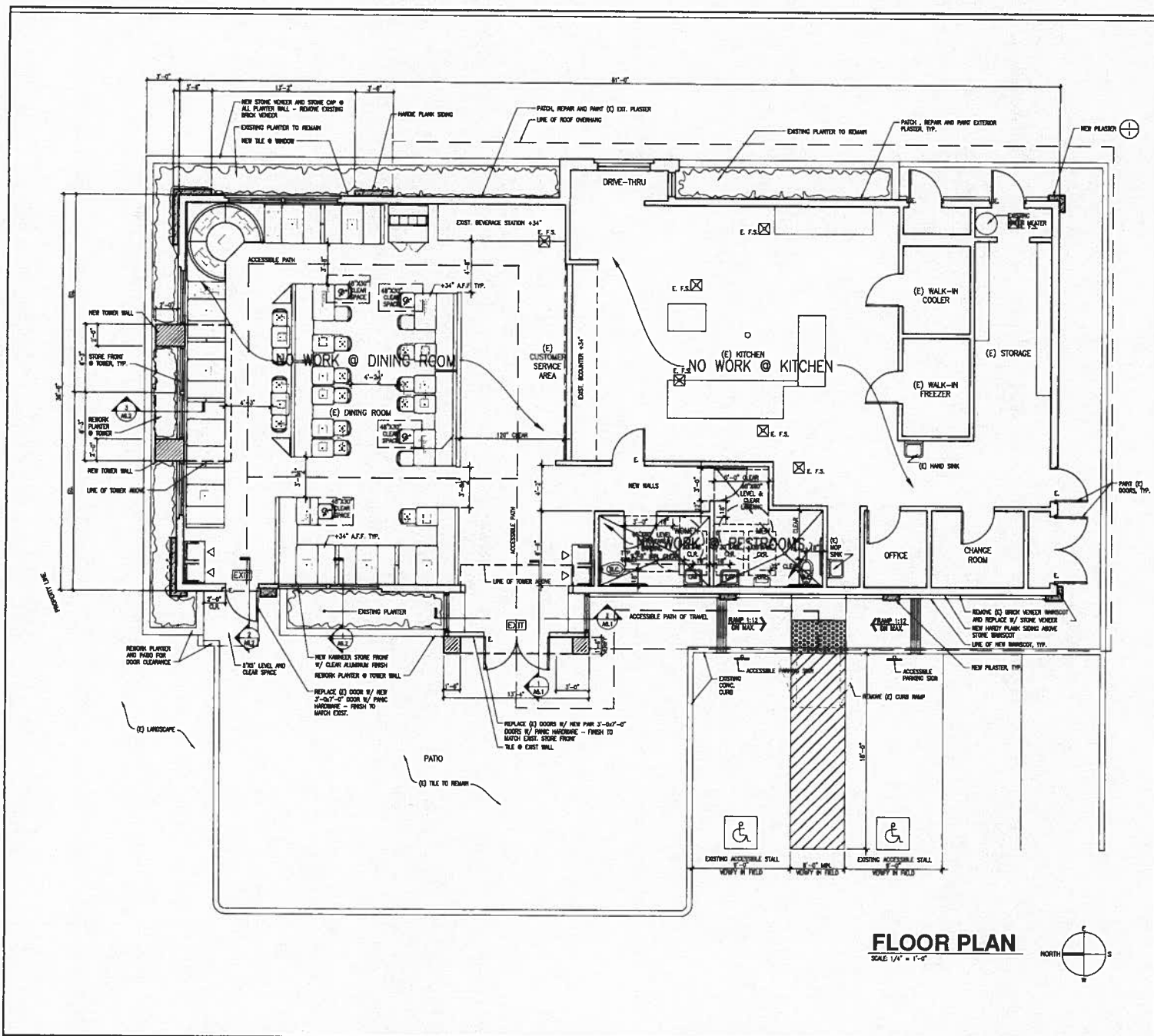
THE USE OF THIS PLAN AND SPECIFICATIONS SHALL BE LIMITED TO THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE OF THIS PLAN OR SPECIFICATIONS FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT IS STRICTLY PROHIBITED. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY DAMAGE OR INJURY TO PERSONS OR PROPERTY ARISING FROM THE USE OF THIS PLAN OR SPECIFICATIONS.



LOCATION **STORE #2359**
29136 ROADSIDE DRIVE
AGOURA HILLS, CA 91301
DATE 02/04/13
JOB NO. 235-100-XXX
DRAWN BY JX
CHECKED BY JX
FILE NAME C1 Site Plan.dwg

SITE PLAN

C1



LEGEND

EXIT LIGHT EXIT SIGN W/ 90 MPR. BATTERY BACK UP.

NOTES

1. PATCH AND REPAIR EXISTING CONCRETE FLY WORK AS REQUIRED.
2. ALL EXISTING STONE FRONT TO BE REPAIRED AND PAINTED.
3. ALL EXTERIOR WALLS TO BE PAINTED.

ADAM ARCHITECTS
 ARCHITECTS
 201136 ROADSIDE DRIVE
 ACADURA HILLS, GA 31301
 PHONE: 404-252-2222

REV.	DATE	DESCRIPTION

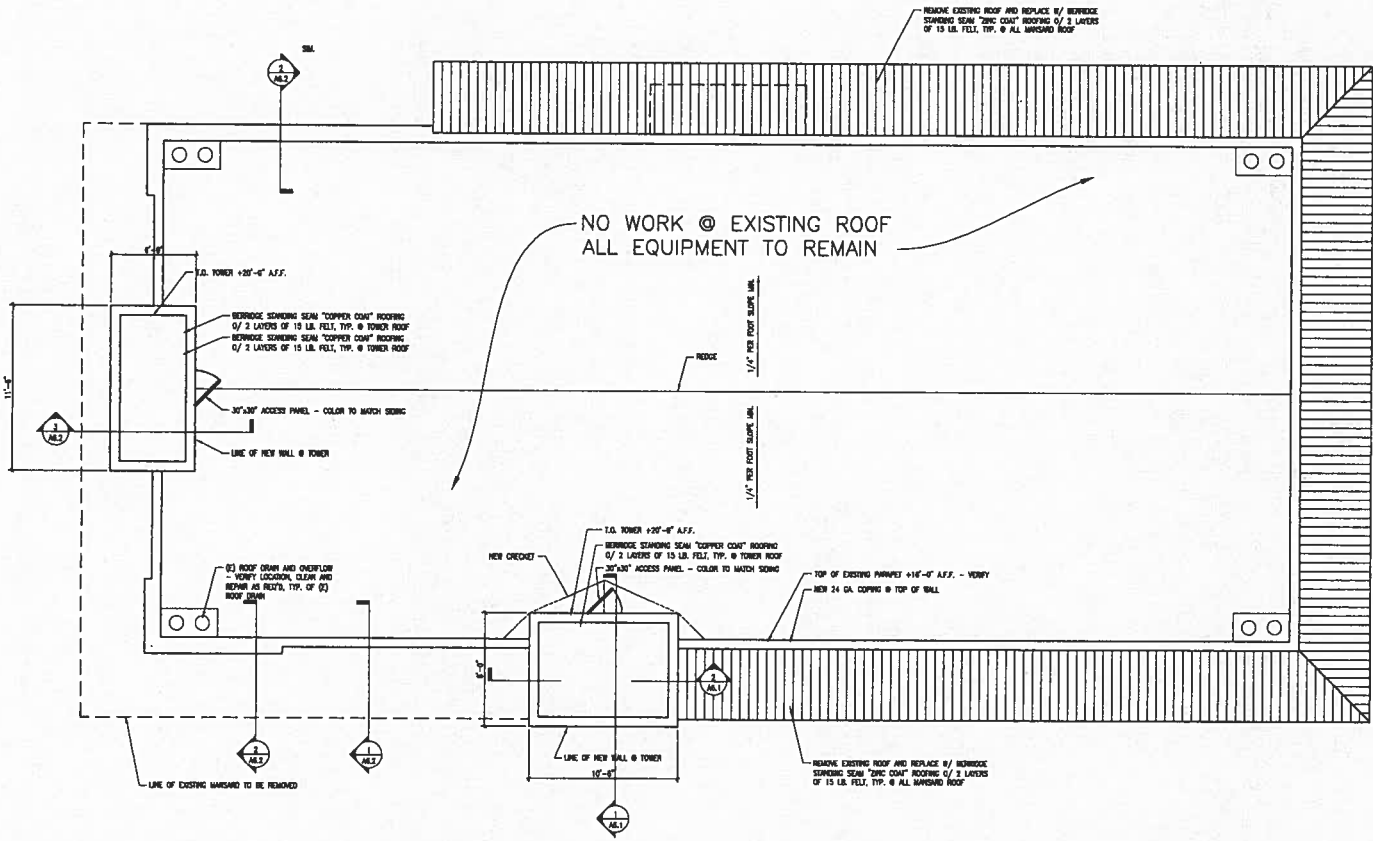
THE USE OF THIS PLAN, SPECIFICATIONS, AND CONTRACT DOCUMENTS IS LIMITED TO THE PROJECT AND SITE SPECIFICALLY IDENTIFIED IN THE TITLE BLOCK. ANY REUSE OF THESE DOCUMENTS FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF ADAM ARCHITECTS IS STRICTLY PROHIBITED. ADAM ARCHITECTS SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION ON THIS CONTRACT DOCUMENTS AND SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF ANY INFORMATION OBTAINED FROM ANY OTHER SOURCE.



STORE #2359
 29136 ROADSIDE DRIVE
 ACADURA HILLS, GA 31301

DATE: 02/04/13
 JOB NO.: 13-00-000
 DRAWING NO.: 101
 FILE NAME: A1 Floor Plan.dwg

FLOOR PLAN
 SCALE: 1/4" = 1'-0"
 NORTH



LEGEND

EXIT LIGHT ONE SIDE W/ 90 MIN. BATTERY BACK UP.

NOTES

- G.C. TO VERIFY LOCATION OF EXISTING ROOF DRIVES AND CLEAR AND REPAIR DRIVES AS REQUIRED.
- CORRECT SEAMS TO EXISTING CRUISE.
- REMOVE EXISTING ROOFING OVER ALL HANGERS ROOF AND REPLACE WITH NEW STANDING SEAM ROOF PER FINISH SCHEDULE OVER 2 LAYERS OF 15 LB. FELT, TYP.



REV.	DATE	DESCRIPTION

THE USE OF THESE PLANS AND INFORMATION SHALL BE LIMITED TO THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. ANY OTHER USE, REPRODUCTION, OR TRANSMISSION OF THESE PLANS OR INFORMATION WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT IS STRICTLY PROHIBITED. OWNER AND USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR SUCH PERMITS AND APPROVALS. THE ARCHITECT'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES RENDERED BY THE ARCHITECT AND DOES NOT INCLUDE THE DESIGN OF STRUCTURAL OR MECHANICAL SYSTEMS OR THE CONSTRUCTION OF SUCH SYSTEMS.



LOCATION
STORE #2359
 29136 ROADSIDE DRIVE
 AGOURA HILLS, CA 91301

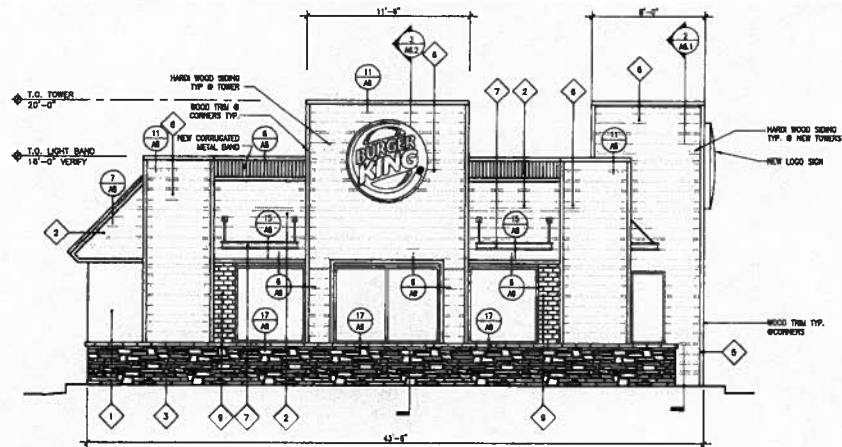
DATE: 03/24/13
 JOB NO.:
 XX-XX-XXXX
 DRAWN BY: JJK
 CHECKED BY: JJK
 FILE NAME: A1 Roof Plan.dwg

ROOF PLAN

ROOF PLAN
 SCALE: 1/4" = 1'-0"
 NORTH

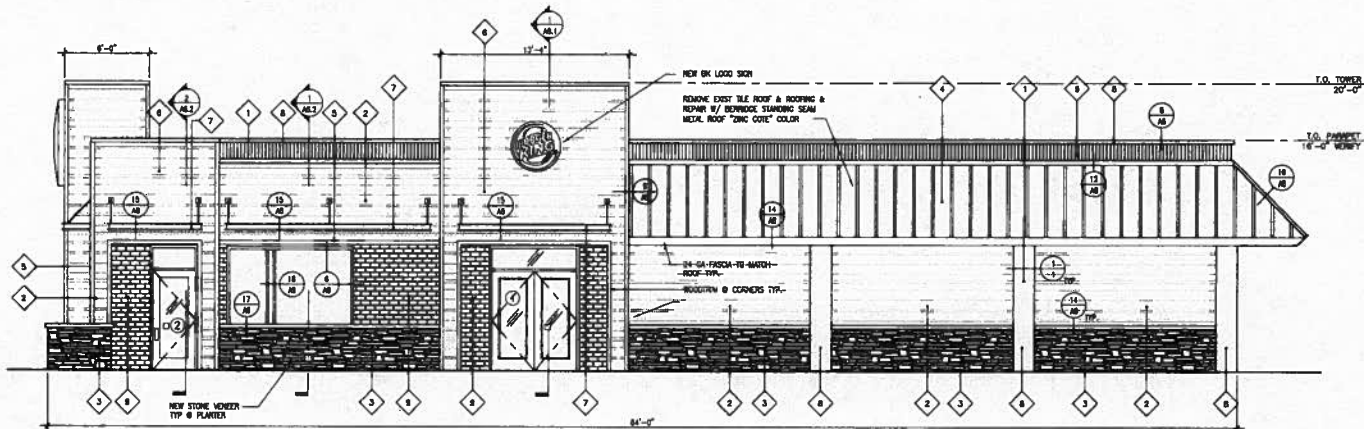
STORE #2359

A2



ROADSIDE ELEVATION

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

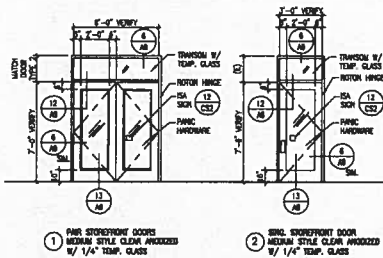


FRONT ELEVATION

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

STORE #2359

DOOR TYPES



NOTES

1. ALL STORE FRONT TO BE REPLACED WITH CLEAR ANODIZED STORE FRONT.

LEGEND

- ◇ EXISTING PLASTER / CMU WALL - PATCH AND REPAIR AS FIELD AND PART
- GLAZED, CARREL DR. #2071 41/537 - EP-2
- ◇ WIDE PLANK SIDING, COLOR AUTUMN TON
- ◇ STONE VENEER - CORNWALL STONE, QUACK STACK, CARREL MOUNTAIN
- ◇ (1) STANDING SEAM METAL ROOFING
BEHWOOD ROOFING, STANDING SEAM METAL ROOF, ZINC COAT
- ◇ WOOD FIRM AND TRIM, STAIN
STAIN COLOR TO MATCH - GLAZED, MONTEREY CLIFFS, #1071 1/090
- ◇ WIDE PLANK SIDING, COLOR TUDOR BARK
- ◇ METAL CANOPY - CLEAR ANODIZED
- ◇ METAL DOORS AND TRIM, AND COLUMNS TO BE PAINTED - GLAZED, MONTEREY CLIFFS, #1071 1/090 - EP 4
- ◇ TILE - RED CERAMIC TILE
- ◇ NOT USED



ARMET DAVID NEWLOVE &
ASSOCIATES, AIA ARCHITECTS
INTERNATIONAL
REGISTERED PROFESSIONAL ARCHITECTS
REGISTERED INTERIORS

REV. DATE DESCRIPTION

THE FIRM OF ARMET DAVID NEWLOVE & ASSOCIATES, AIA ARCHITECTS, HAS PREPARED THESE ARCHITECTURAL DRAWINGS FOR THE PROJECT DESCRIBED HEREIN. IT IS THE POLICY OF THE FIRM TO MAINTAIN THE INTEGRITY OF THE ORIGINAL DESIGN AND TO PROVIDE THE CLIENT WITH THE MOST ACCURATE AND COMPLETE SET OF DRAWINGS. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AUTHORITIES. THE FIRM DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT OR THE RESULTS OF THE DESIGN PROCESS. THESE DRAWINGS ARE THE PROPERTY OF THE ARCHITECT.



LOCATION

STORE #2359
23136 ROADSIDE DRIVE
AGOURA HILLS, CA 91301

DATE
02/04/13
JOB NO.
23-23-XXXX
DRAWN BY
JJC
CHECKED BY
XX
FILE NO.
A4&A3 Elevations

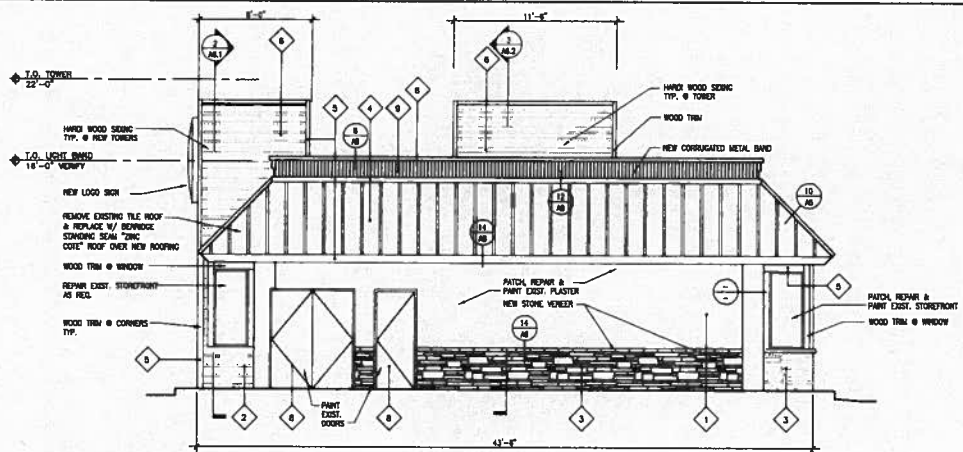
ELEVATIONS

A4

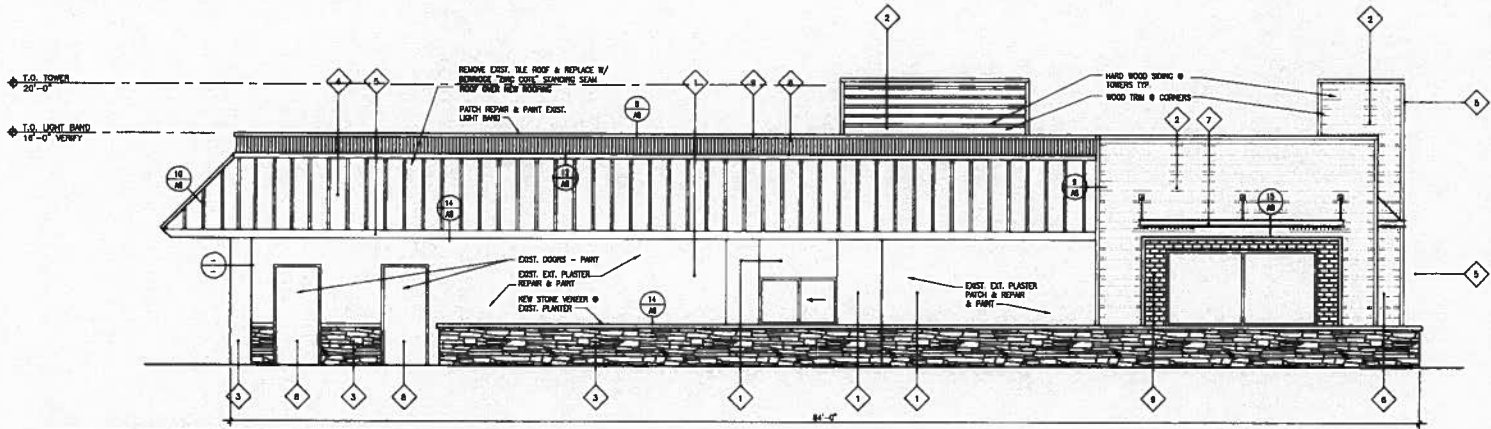


ARDEY DAVIS HENLOWE & ASSOCIATES, AN ARCHITECTS
 10000 WILSON AVENUE
 SUITE 100
 FORT WORTH, TEXAS 76132
 PHONE: 817-335-8800 FAX: 817-335-8801

REV. DATE DESCRIPTION



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



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

STORE #2359

NOTES

1. ALL STORE FRONT TO BE REPLACED WITH CLEAR ANODIZED STORE FRONT.

LEGEND

- 1 EXISTING PLASTER / CHAU BELL - PATCH AND REPAIR AS REQ'D AND PAINT
- 2 GLIDDEN, CAMEL TAN, #209Y 41/517 - EP-2
- 3 HARDIE PLANK SIDING, COLOR ALUMINUM TAN
- 4 STONE VENEER - CORNBARD STONE, QUICK STACK, ORNATE MOUNTAIN
- 5 BURNDISC STANDING SEAM METAL ROOFING BURNDISC ROOFING, STANDING SEAM METAL ROOF, ZINC COAT
- 6 WOOD FINCH AND TRIM, STAIN SMOKE COLOR TO MATCH - GLIDDEN, MONTEREY CLIFFS, #107Y 1/ABO
- 7 HARDIE PLANK SIDING, COLOR TIMBER BARK
- 8 METAL CHIMNEY - CLEAR ANODIZED
- 9 METAL DOORS AND TRIM, AND COLUMNS TO BE PAINTED - GLIDDEN, MONTEREY CLIFFS, #107Y 1/ABO - EP 4
- 10 TILE - RED CERAMIC TILE
- 11 NOT USED

THIS SET OF PLANS SHALL BE CONSIDERED VALID ONLY IF THE ARCHITECT'S SEAL AND SIGNATURE ARE PRESENT ON ALL SHEETS. ANY CHANGES TO THESE PLANS SHALL BE MADE BY THE ARCHITECT OR HIS AUTHORIZED REPRESENTATIVE. ANY OTHER CHANGES SHALL BE AT THE USER'S RISK AND WITHOUT LIABILITY TO THE ARCHITECT.



LOCATION
STORE #2359
 29136 ROADSIDE DRIVE
 AGOURA HILLS, CA 91301

DATE
 02/04/13
 JOB NO.
 13-001-0001
 DRAWN BY
 JCK
 CHECKED BY
 JCK
 TITLE
 ARCHITECT

ELEVATIONS

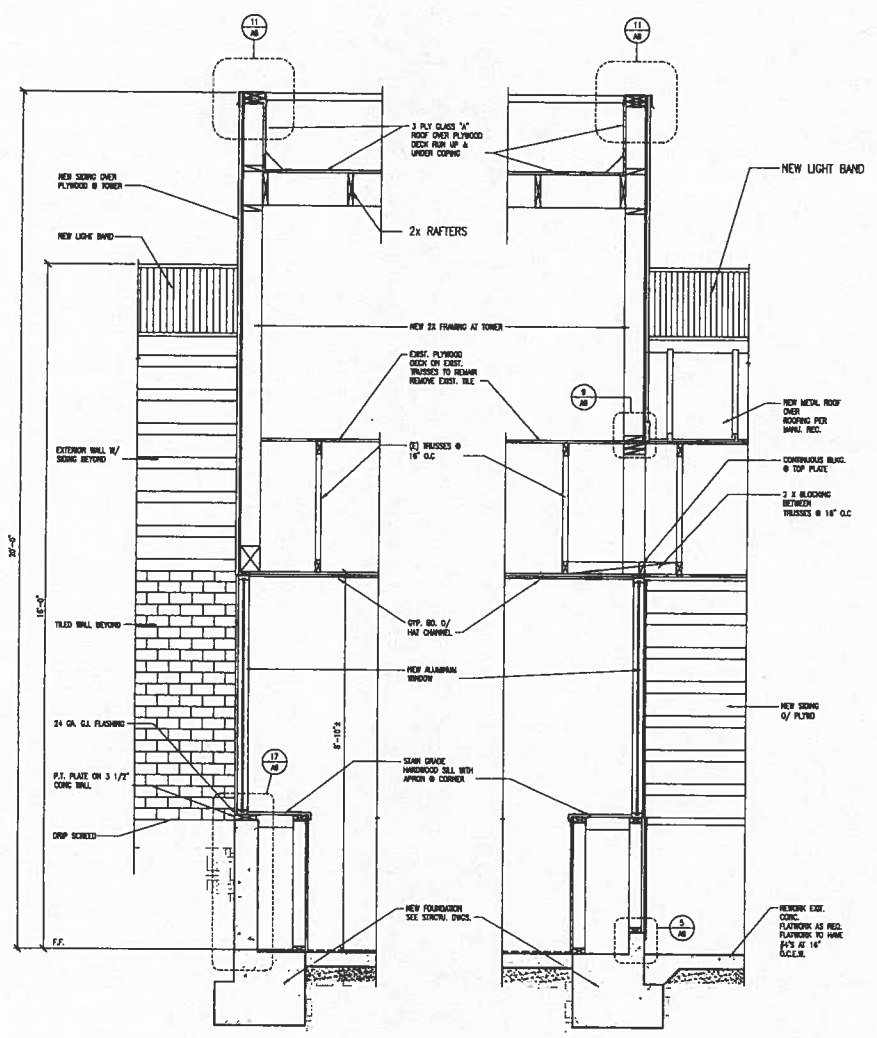
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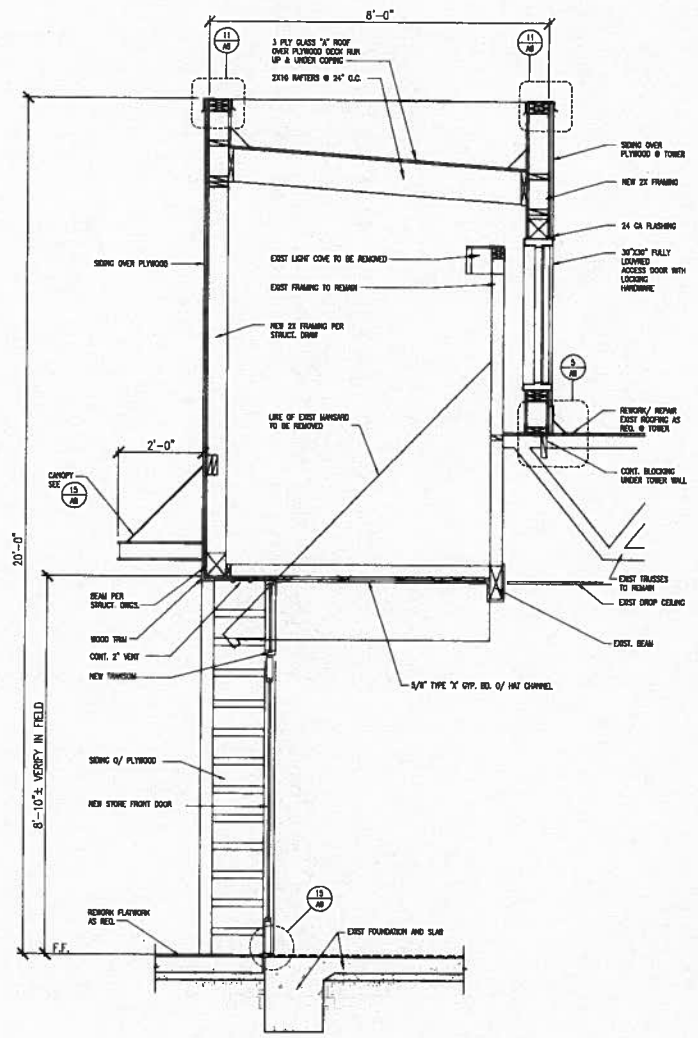
ARNEY DAVID NEHLONE & ASSOCIATES, AN ARCHITECTS

ARCHITECTS
10000 BAYVIEW BLVD., SUITE 200
DUBLIN, CA 94568-1000
PH: 925-835-0300

REV. DATE DESCRIPTION



2 TOWER SECTION
SCALE: 3/4" = 1'-0"



1 TOWER SECTION
SCALE: 3/4" = 1'-0"

NOT TO SCALE
SECTION 1 AND 2 ARE IDENTICAL EXCEPT FOR THE TOWER WALL AND ROOF. THE TOWER WALL IS BRICK WITH A TILED UPPER SECTION. THE ROOF IS 3 PLY GLASS 1/2\"/>



LOCATION
STORE #2359
29135 ROADSIDE DRIVE
ACQUORA HILLS, CA 91301

DATE: 02/04/13
JOB NO.:
XX-XX-XXXX
SHEET #:
XX OF XX
DRAWN BY:
XX
TITLE: A6.1 - Sections.dwg

SECTIONS

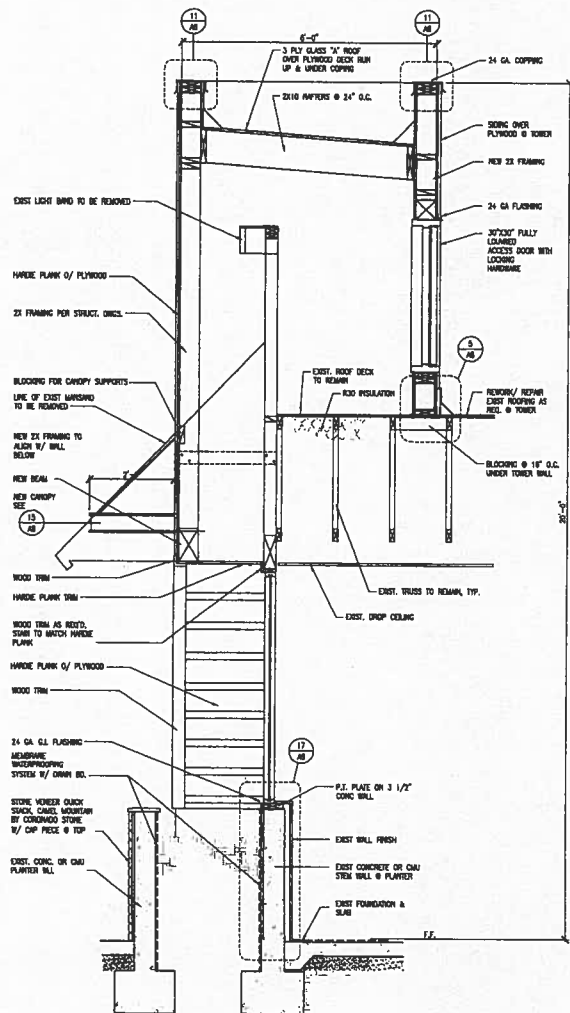
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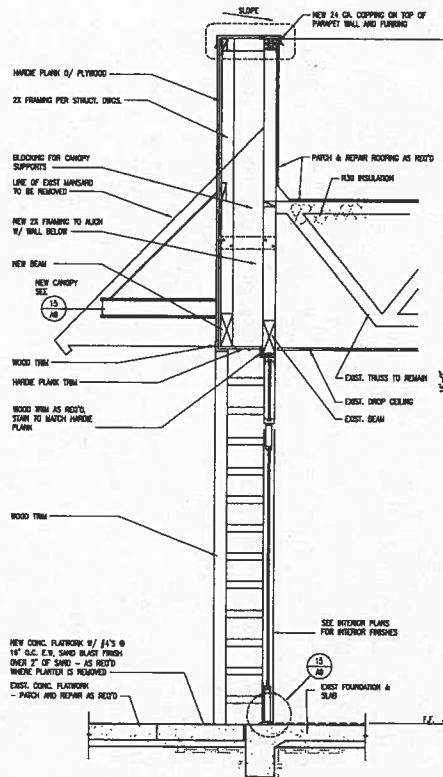
ARNET DANIEL HEDGECOCK & ASSOCIATES, AN ARCHITECTS

REGISTERED PROFESSIONAL ARCHITECTS
STATE OF CALIFORNIA

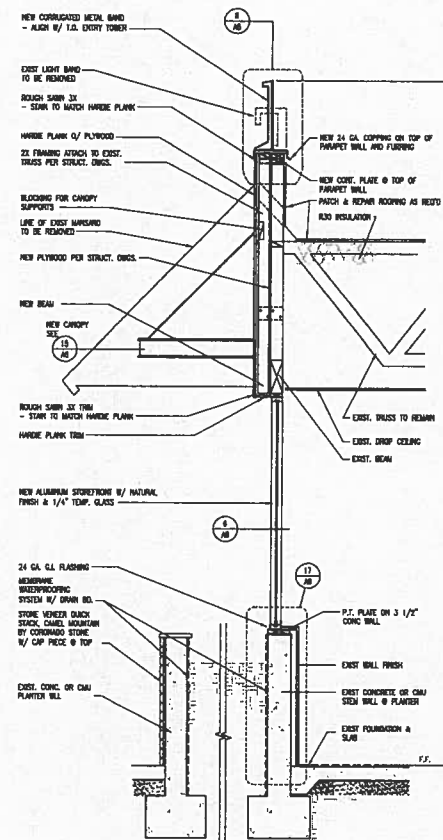
REV. DATE DESCRIPTION



3 ROADSIDE TOWER SECTION
SCALE: 3/4" = 1'-0"



2 SMALL ENTRY SECTION
SCALE: 3/4" = 1'-0"



1 WALL SECTION
SCALE: 3/4" = 1'-0"

NO. OF REVISIONS AND DESCRIPTIONS
REVISIONS TO THIS DRAWING SHALL BE SHOWN BY THIS METHOD. THE NUMBER OF REVISIONS SHALL BE SHOWN IN THE CIRCLES TO THE LEFT OF THE DRAWING. THE DESCRIPTION OF THE REVISIONS SHALL BE SHOWN IN THE CIRCLES TO THE RIGHT OF THE DRAWING.

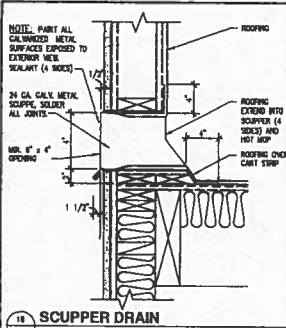


STORE #2359
23138 ROADSIDE DRIVE
AGOURA HILLS, CA 91301

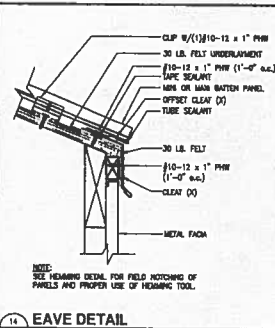
DATE: 02/04/13
JOB NO.: 2359-2359-0001
DRAWN BY: JH
CHECKED BY: JH
FILE NAME: A6.2 Sections.dwg

SECTIONS

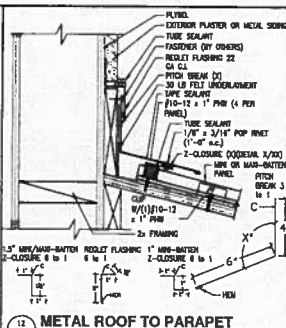
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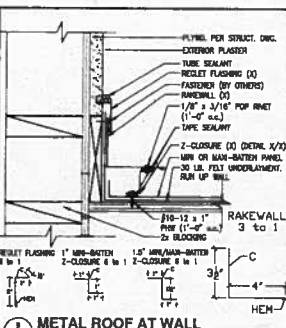
10 SCUPPER DRAIN
SCALE: 1/2" = 1'-0"



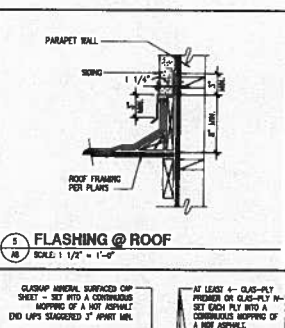
14 EAVE DETAIL
SCALE: 3/4" = 1'-0"



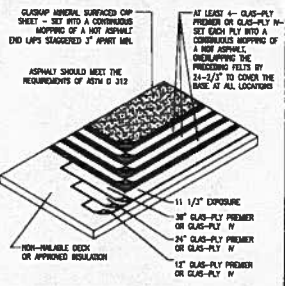
12 METAL ROOF TO PARAPET
SCALE: 3/4" = 1'-0"



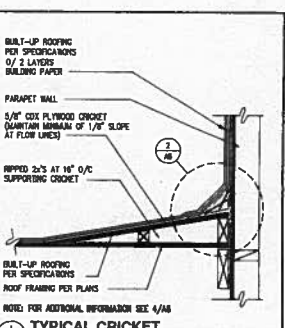
16 METAL ROOF AT WALL
SCALE: 3/4" = 1'-0"



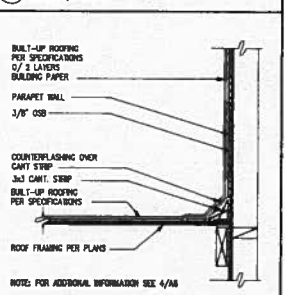
5 FLASHING @ ROOF
SCALE: 1/2" = 1'-0"



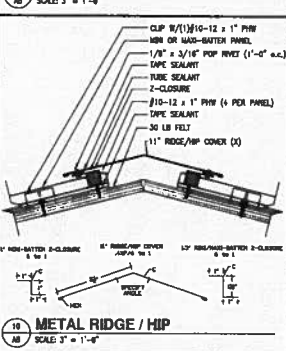
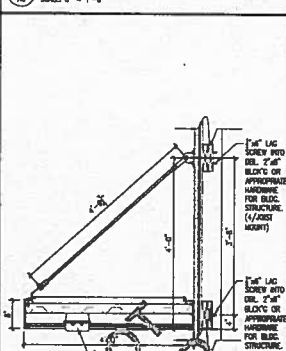
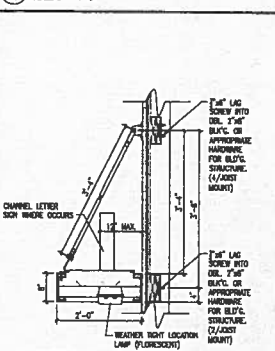
6 BUILT-UP ROOFING
SCALE: 3/16" = 1'-0"



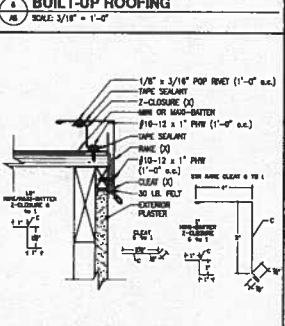
1 TYPICAL CRICKET
SCALE: 1/2" = 1'-0"



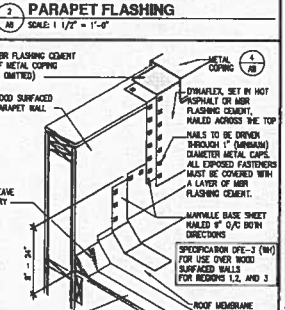
2 PARAPET FLASHING
SCALE: 1/2" = 1'-0"



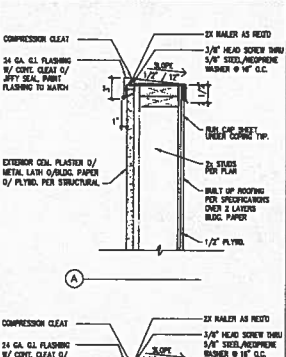
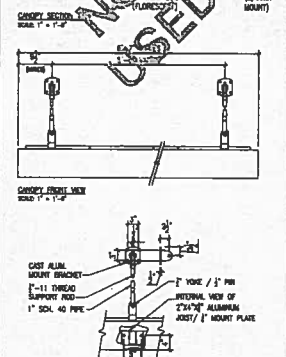
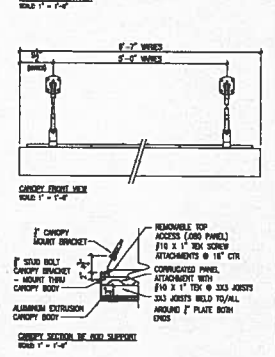
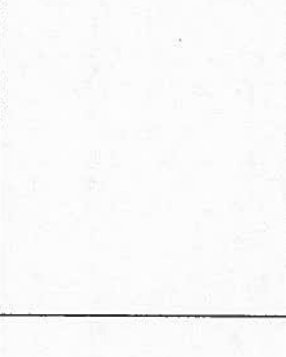
18 METAL RIDGE / HIP
SCALE: 3/4" = 1'-0"



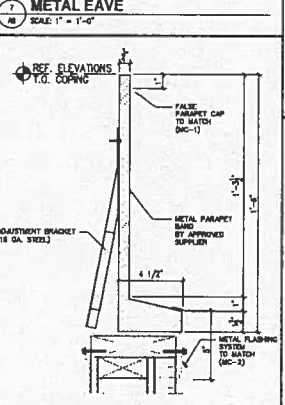
7 METAL EAVE
SCALE: 1" = 1'-0"



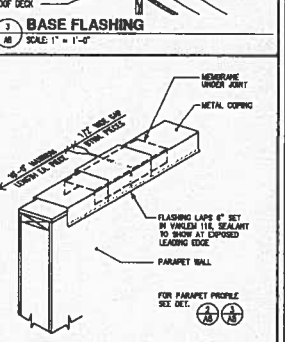
3 BASE FLASHING
SCALE: 1" = 1'-0"



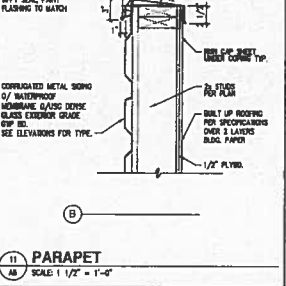
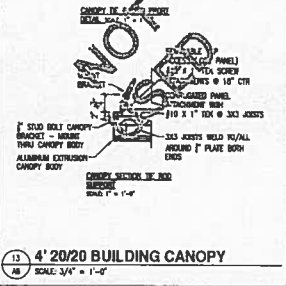
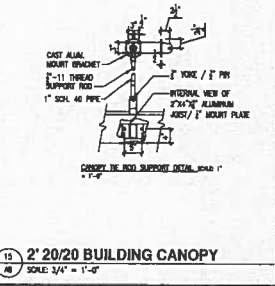
11 PARAPET
SCALE: 1/2" = 1'-0"



8 BAND @ PARAPET
SCALE: 3/4" = 1'-0"



4 JOINT COVER @ PARAPET
SCALE: NOT TO SCALE



adn
ARIST DAVIS HEDLOWE & ASSOCIATES, AN ARCHITECTS
REGISTERED PROFESSIONAL ARCHITECTS
REV. DATE DESCRIPTION

WEST VALLEY
NO. 02774
MIL. BLDG.
STATE OF CALIFORNIA

BURGER KING

LOCATION: STORE #2359
29136 ROADSIDE DRIVE
AGOURA HILLS, CA 91301
DATE: 02/04/13
JOB NO.: 20-20-200K
DRAWN BY: JJK
CHECKED BY: JJK
TEXT FILE: AB D:\dwg\20-20-200K.dwg
DETAILS
A8



BURGER KING #2359
29136 ROADSIDE DRIVE
AGOURA HILLS, CA 91301

SITE PLAN

SCOPE OF WORK

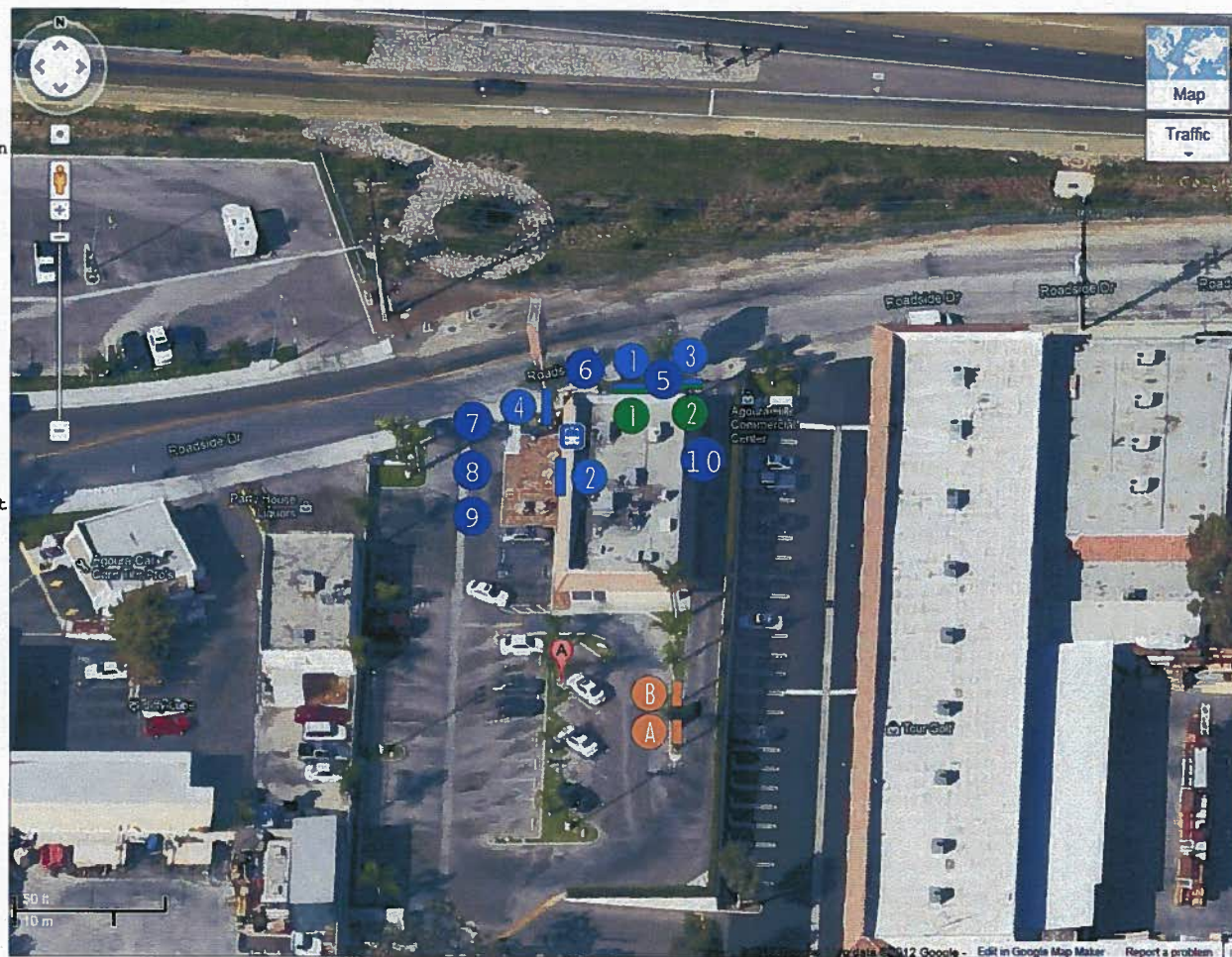
- 1 New 6' Illuminated Burger King Wall Sign
- 2 New 42" Illuminated Burger King Wall Sign
- 3 New Burger King Directional Faces
- 4 Paint Pylon Pole / Cabinets Black
- 5 New BK Canopy
- 6 New BK Canopy
- 7 New BK Canopy
- 8 New BK Canopy
- 9 New BK Canopy
- 10 New BK Canopy

REMOVALS

- 1 Burger King Illuminated Raceway Letterset
- 2 Burger King Directional Faces

REMAINING UNCHANGED

- A Menuboard
- B Order Confirmation Pedestal



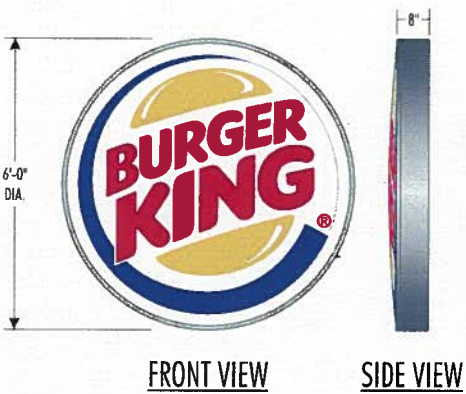


1 1 5 6

ROADSIDE (NORTH) ELEVATION
EXISTING VIEW



ROADSIDE (NORTH) ELEVATION
PROPOSED VIEW



FRONT VIEW

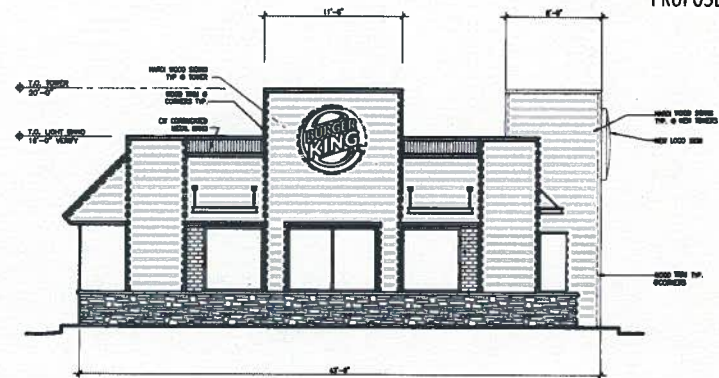
SIDE VIEW

INSTALLATION TO BUILDING WALL FLAT SURFACE

- 3/8" BOLTS, 6" LONG HOLLOW ANCHOR WITH BUTTERFLY CLIP
- 4 EACH
- BOLT DRILL THROUGH MINIMUM 3/4" PLYWOOD

ELECTRICAL CONNECTION

- 1/2" SEALITE, 120V, 20 AMP PRIMARY ELECTRICAL
- CONNECTIONS TO BE MADE BY LICENSED ELECTRICAL CONTRACTOR



ROADSIDE (NORTH) ELEVATION

NEW BK SILVER CANOPY'S



2 7 8 9

**FRONT (WEST) ELEVATION
EXISTING VIEW**



**FRONT (WEST) ELEVATION
PROPOSED VIEW**



FRONT VIEW



SIDE VIEW

INSTALLATION TO BUILDING WALL FLAT SURFACE

- 3/8" BOLTS, 6" LONG HOLLOW ANCHOR WITH BUTTERFLY CLIP
- 4 EACH
- BOLT DRILL THROUGH MINIMUM 3/4" PLYWOOD

ELECTRICAL CONNECTION

- 1/2" SEALITE, 120V, 20 AMP PRIMARY ELECTRICAL
- CONNECTIONS TO BE MADE BY LICENSED ELECTRICAL CONTRACTOR



FRONT (WEST) ELEVATION

NEW BK SILVER CANOPY'S

REVISION HISTORY:

REV	DATE	REVISIONS BY	UPDATED BY
A	02/04/13	R.O.	D.D.

REVISION DESCRIPTION:
INITIAL DRAWING RELEASE

PARTS LIST:

ITEM	DESCRIPTION
1	3/4" TRANSPARENT VINYL 3630-125 YELLOW
2	3/4" TRANSPARENT VINYL 3630-33 RED
3	3/4" TRANSPARENT VINYL 3630-8703 BLUE
4	BRUSH SILVER
5	3/4" WHITE DIFFUSER 3635-30

MATERIAL LIST

DESCRIPTION	PLASTIC
1	
2	
3	
4	
5	

FLUORESCENT ILLUMINATION
FIRST SURFACE DECORATION

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 608 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

GENERAL NOTES

1. TOLERANCE (UNLESS NOTED)
• GRAPHICS +1/16" ± FACE SIZE + 1/16" - 1/8"
• CABINET +1/16" ± VINYL OVERLAP + 1/8" ± 1/16"
• ALL COPY LEVEL UNLESS NOTED OTHERWISE
2. VIEWING DISTANCE 25' TO 50' UNLESS NOTED OTHERWISE
3. PMS COLOR CALLOUT INDICATES USE OF SPRAYPAINT MIX SYSTEM
4. PD DEVIATION OR MATERIAL SUBSTITUTION WITHOUT ECH
5. ALL ELECTRICAL SIGNS TO COMPLY WITH UL 48

BURGER KING 42" IL WALL SIGN

PACKAGE: CABINET, CURBSTONE, DESIGN LOAD:
DRAWN BY: D. DAWSON
CHECKED BY:
CLIENT: BURGER KING
LOCATION: AGOURA HILLS, CA

QUOTE: BK2539 DATE: 02/04/13
DESIGN/PROJECT # BKS42SFID01 REV: A SAFETY # 4 OF 10

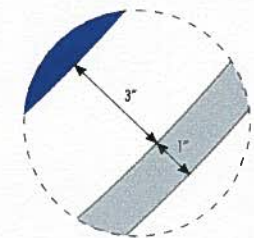
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FRONT VIEW



SIDE VIEW



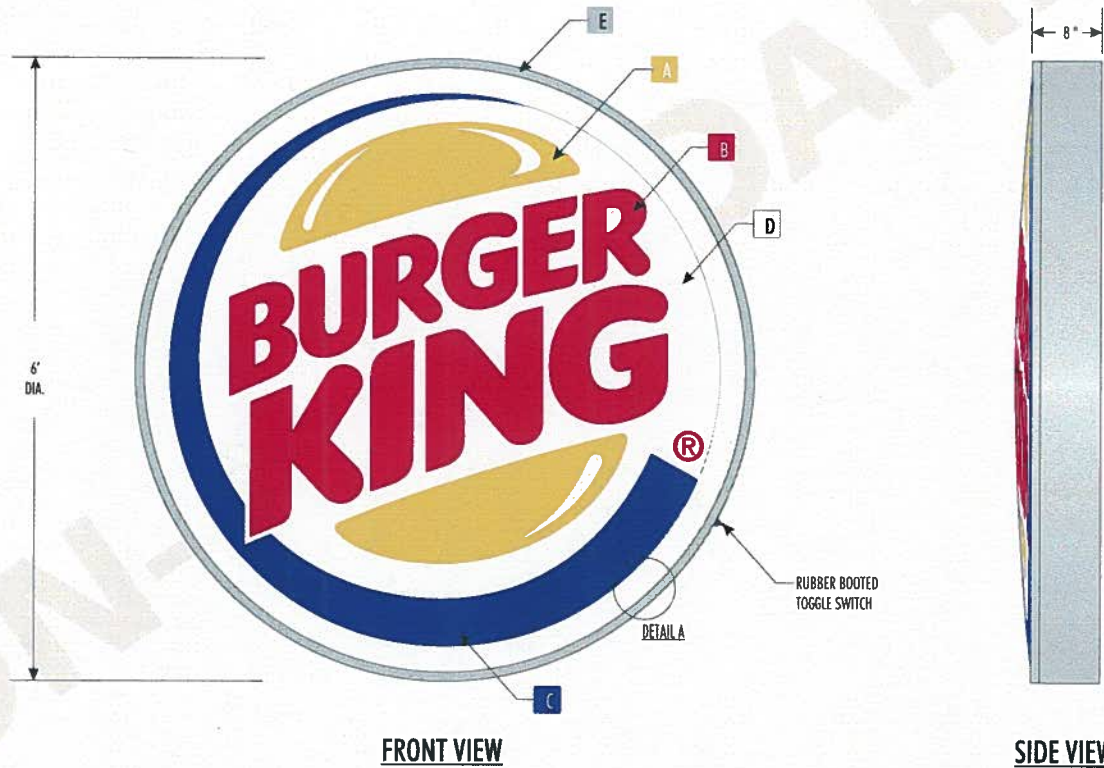
DETAIL A

APPROVAL SIGNATURE _____ DATE _____

By signing, you are validating the dimensions and graphic provided to SignResource and/or you are handling your own installation.

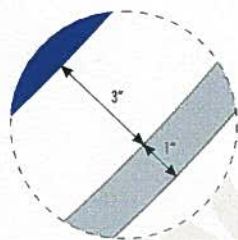


ILLUMINATION VIEW



FRONT VIEW

SIDE VIEW



DETAIL A

SignResource
IDENTITY GROUP
6135 District Blvd • Maywood, CA 90270
800-423-4883 • Fax: 323-560-7143
Website: www.signresource.com

REVISION HISTORY:

REV	DATE	REVISIONS BY	UPDATED BY
A	02/04/13	R.O.	D.D.

INITIAL DRAWING RELEASE

PARTS LIST:

ITEM	DESCRIPTION
1	3/8" TRANSLUCENT VINYL 3630-125 YELLOW
2	3/8" TRANSLUCENT VINYL 3630-33 RED
3	3/8" TRANSLUCENT VINYL 3630-8703 BLUE
4	BRUSH SILVER
5	3/4" WHITE DIFFUSER 3455-30

MATERIAL LIST

MATERIAL
PLASTIC

FLUORESCENT ILLUMINATION
FIRST SURFACE DECORATION

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 608 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

GENERAL NOTES

- TOLERANCE (UNLESS NOTED)
- GRAPHICS ± 1/16" • FACE SIZE ± 1/16" X
- CABINET ± 1/8" • VINYL OVERLAP = 1/8" + 1/16"
- ALL COPY LEVEL UNLESS NOTED OTHERWISE
- VIEWING DISTANCE 25' TO 50' UNLESS NOTED OTHERWISE
- PMS COLOR CALLOUT INDICATES USE OF SPRAYPAINT AND SYSTEM
- NO DEVIATION OR MATERIAL SUBSTITUTION WITHOUT ECR
- ALL ELECTRICAL SIGNS TO COMPLY WITH UL 88

BURGER KING 72" IL
WALL SIGN

POLYAGE	CIRCUIT	FURZENE	DESIGN LOAD
DESIGN BY	D. DAWSON		
CHECKED BY			
CLIENT	BURGER KING		
LOCATION	AGOURA HILLS, CA		
ORDER	DATE		

REVISION/DATE OF
BKS72SFID01 REV A 5 OF 10

APPROVAL SIGNATURE _____ DATE _____

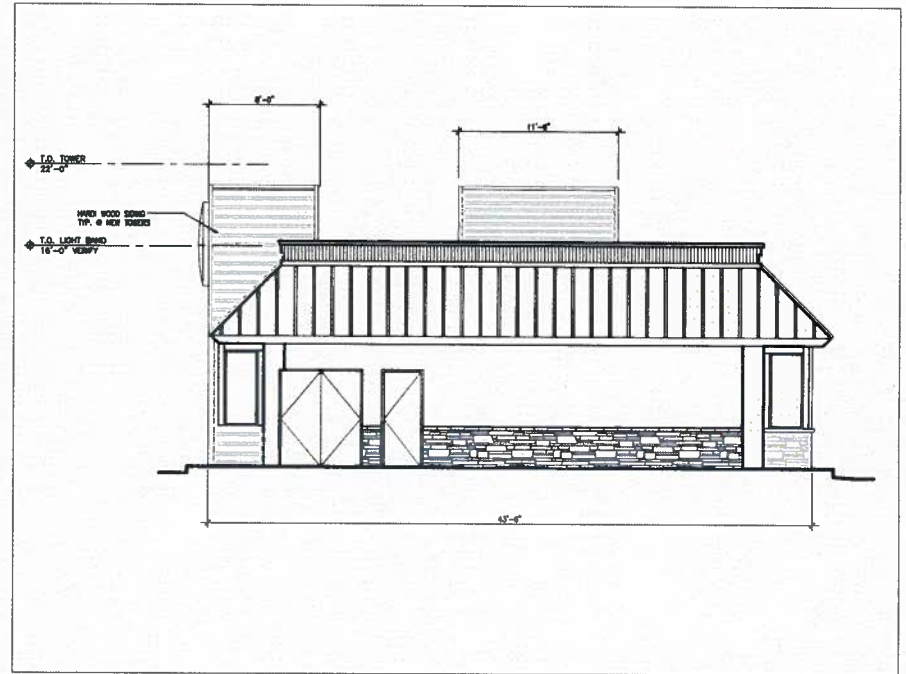
By signing, you are validating the dimensions and graphic provided to SignResource and/or you are handling your own installation.

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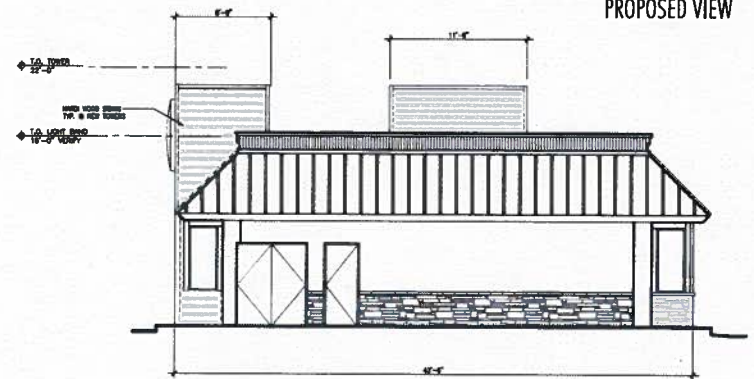


REAR (SOUTH) ELEVATION
EXISTING VIEW

NO CHANGE



REAR (SOUTH) ELEVATION
PROPOSED VIEW

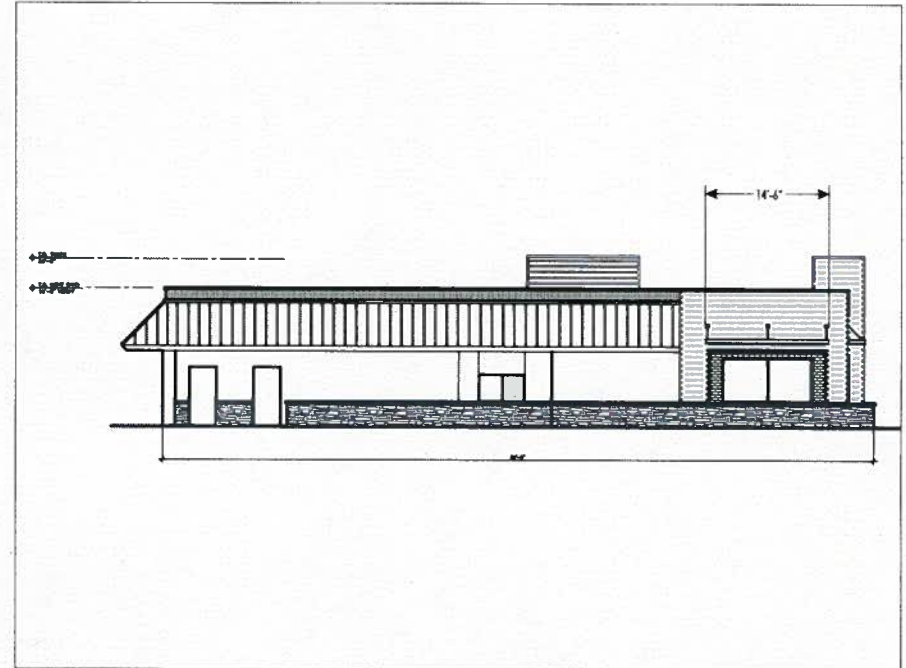


REAR (SOUTH) ELEVATION



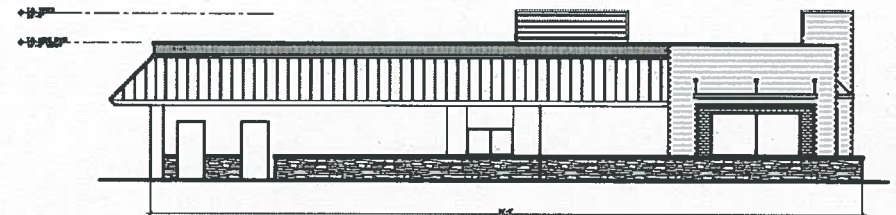
10

DRIVE-THRU (EAST) ELEVATION
EXISTING VIEW



DRIVE-THRU (EAST) ELEVATION
PROPOSED VIEW

NEW BK SILVER CANOPY



DRIVE-THRU (EAST) ELEVATION

3 2



DIRECTIONAL
EXISTING VIEW - SIDE A



DIRECTIONAL
PROPOSED VIEW - SIDE A



DIRECTIONAL
EXISTING VIEW - SIDE B



DIRECTIONAL
PROPOSED VIEW - SIDE B



PYLON
EXISTING VIEW - SIDE A



PYLON
PROPOSED VIEW - SIDE A



PYLON
EXISTING VIEW - SIDE B



PYLON
PROPOSED VIEW - SIDE B



A B

DRIVE-THRU ELEMENTS
EXISTING VIEW

DRIVE-THRU ELEMENTS
PROPOSED VIEW

NO CHANGE

EXHIBIT E

SITE PLAN/ARCHITECTURAL REVIEW CASE NO. 12-SPR-008
AND SIGN PERMIT CASE NO. 12-SP-062

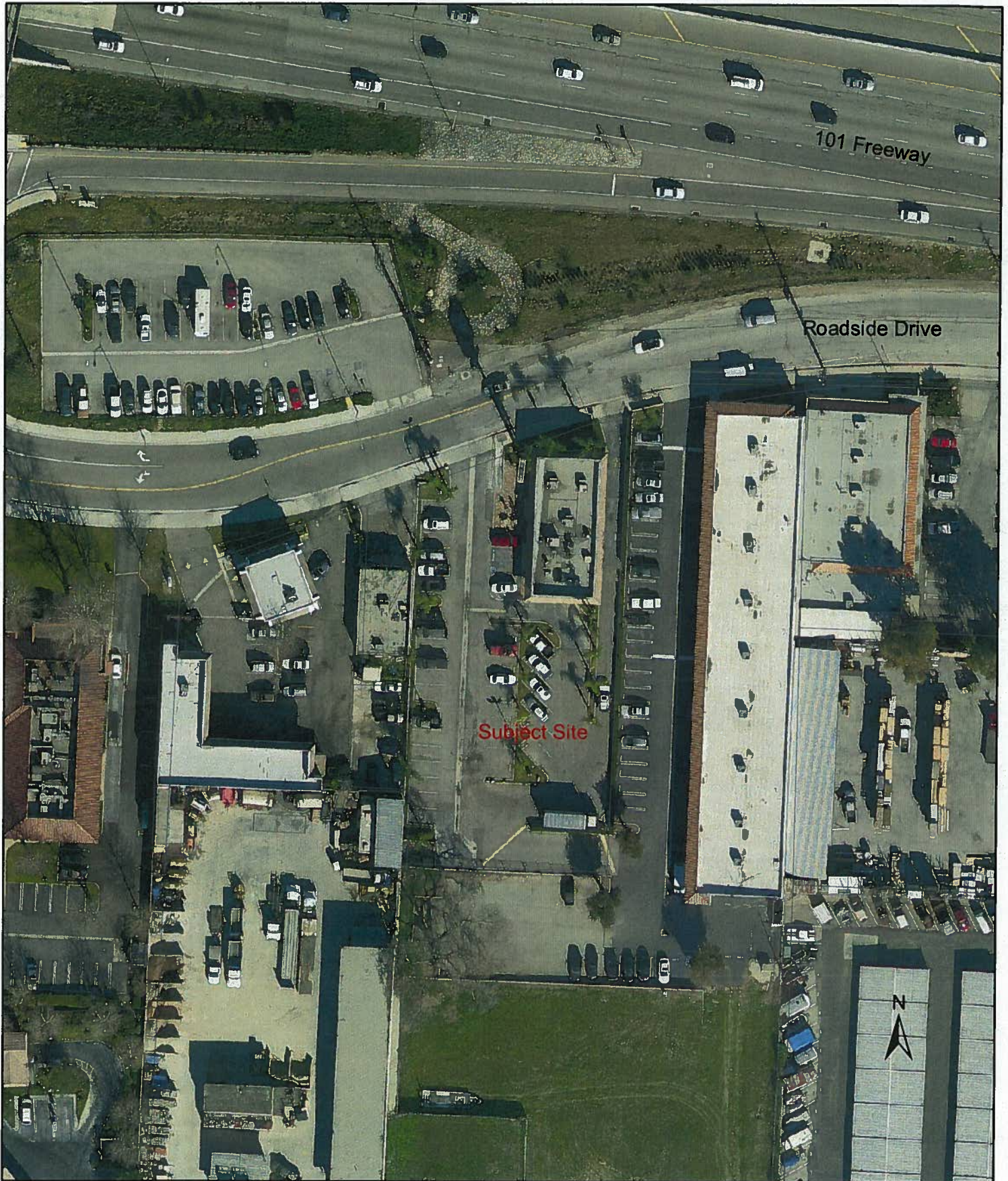


EXHIBIT F

















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