

CITY PLANNING COMMISSION

1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT	<u>Steven W. Kanaford Architects</u>		
OWNER	<u>Peeta Pelican Restaurants, 2865 Mc Gray Ave. Irvine 92714</u>		
PLANS BY	<u>Kanaford, 16152 Beach Blvd. Ste 101, Huntington Beach</u>		
FILING DATE	<u>1/18/87</u>	ENVIR. DET.	<u>1/20/87</u> REPORT BY <u>SD</u>
ASSESSOR'S-PCL. NO.	<u>001-0181-016</u>		

9210417

APPLICATION: A. Negative Declaration

B. Special Permit to expand an existing restaurant in the M-2(PC) zone
 C. Variance to reduce the setback and height requirements of the Parkway Corridor
 D. variance to locate 21 required parking spaces off site

LOCATION: 500 Bercut Dr.

PROPOSAL: The applicant is requesting the necessary entitlements to expand and existing 269 seat restaurant by 27 seats located in the M-2(PC) zone with 27 additional seats.

PROJECT INFORMATION:

1974 General Plan Designation: Park, Recreation and Open Space Community

~~Plan Designation:~~

Existing Zoning of Site: M-2 PC

Existing Land Use of Site: 269 seat restaurant

Surrounding Land Use and Zoning:

North: American River; AR-P(F)
 South: vacant; M-2
 East: Office; M-2 (PC)
 West: Restaurant; M-2 PC

Setbacks:	Required	Provided
Front:		
Side(Int):		
Side(St):		
Rear:		

Parking Required: 101 spaces

Parking Provided: 101 spaces

Property Dimensions: Irregular

Property Area: 1.2 ± ± acres

~~Density of Development:~~ d.u. per acre

Square Footage of Building: 9300 ±

Height of Building: 48ft., 3 stories

Topography: Flat

Street Improvements: Existing

Utilities: Existing

Exterior Building Materials: Wood siding

Roof Material: Cor-tin

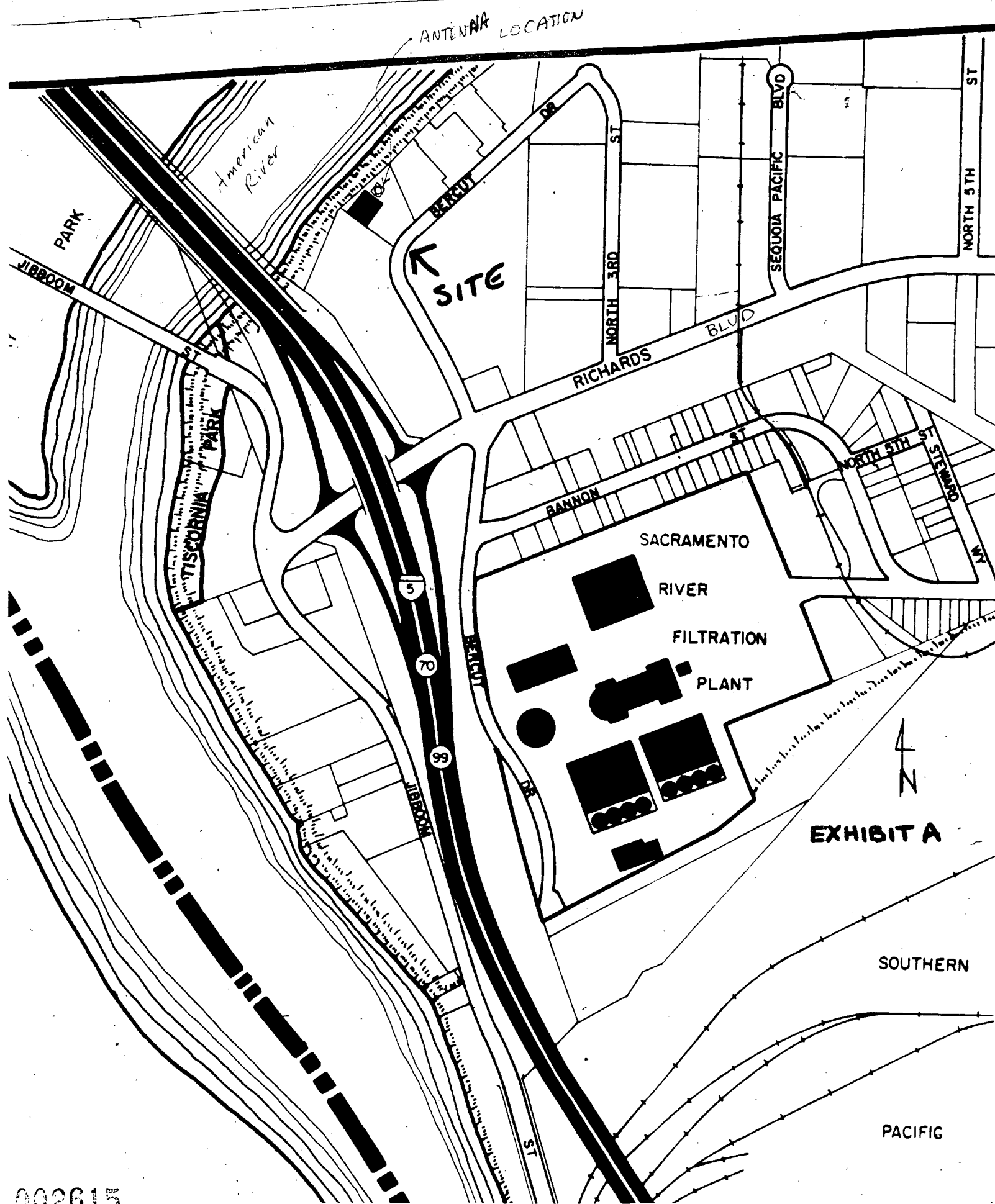
APPLC. NO. POB-043 MEETING DATE 1/28/87 ITEM NO. _____

002613

Background Information: On Nov. 21, 1979, the Planning Commission approved ~~the necessary attachments to expand~~ an off-site parking variance needed to expand the existing 225 seat Rusty Neck Restaurant by 18 seats. The required 6 parking spaces were to be located adjacent to the west of the subject site on the Ancient Moose (now D.A. Boone's) site. The Ancient Moose had a surplus of 35 ~~state~~ parking spaces.

Project Evaluation: Staff has made the following findings:

Land Use

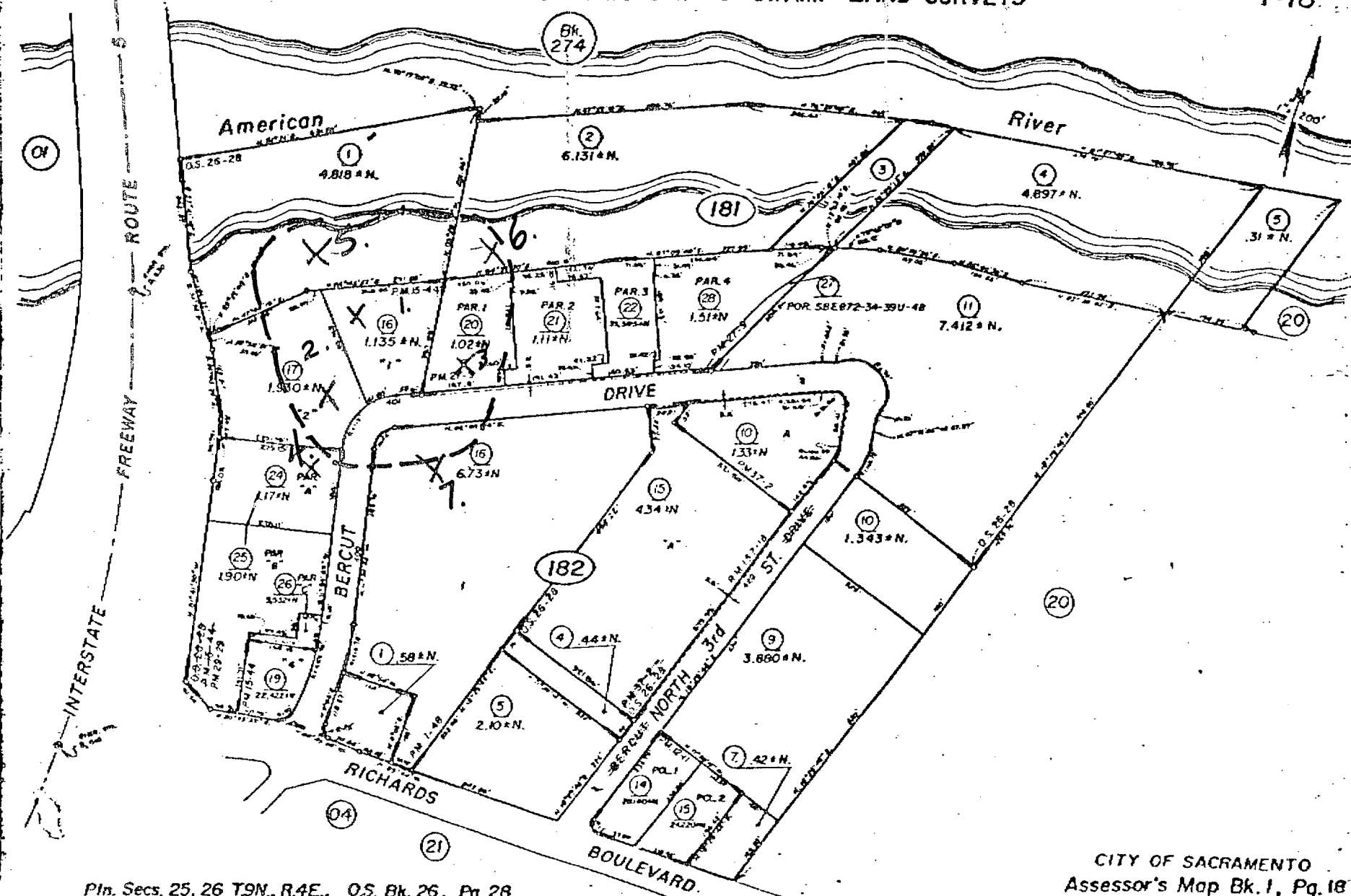


002615

DEC-17-87 THU 14:45 CLTC HOSE HOE. P.05

POR. RANCHO NEW HELVETIA & SWAMP LAND SURVEYS

1-18



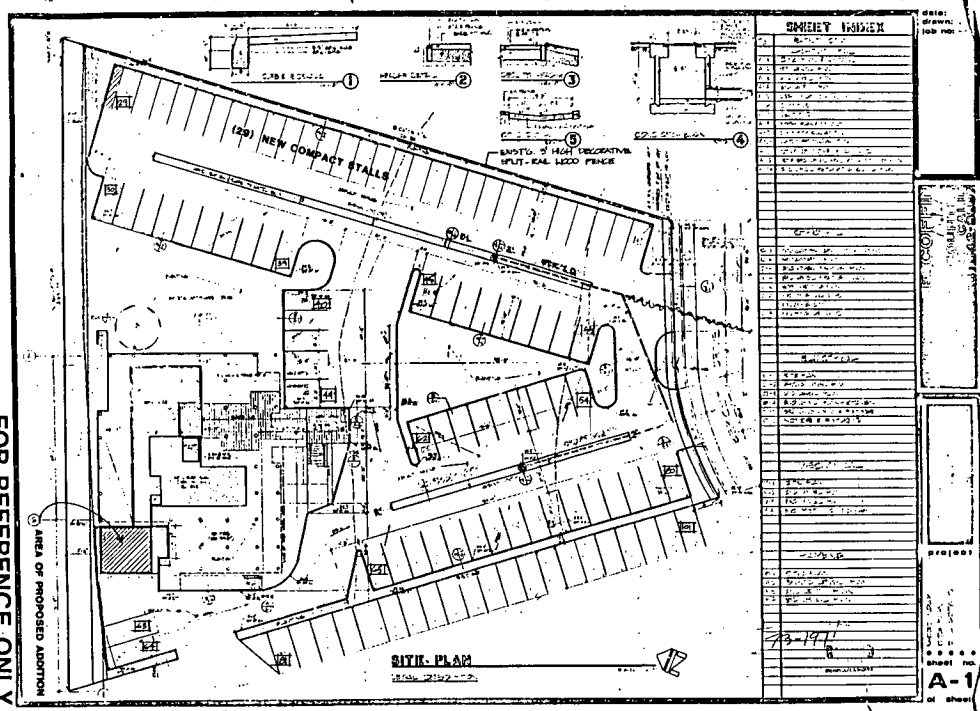
Pln. Secs. 25, 26 T9N., R.4E., O.S. Bk. 26, Pg. 28
River Park Business Center, A Condominium, R.M. Bk. 157 Pa. 11(5-9-84)

CITY OF SACRAMENTO
Assessor's Map Bk. 1, Pg. 18
County of Sacramento

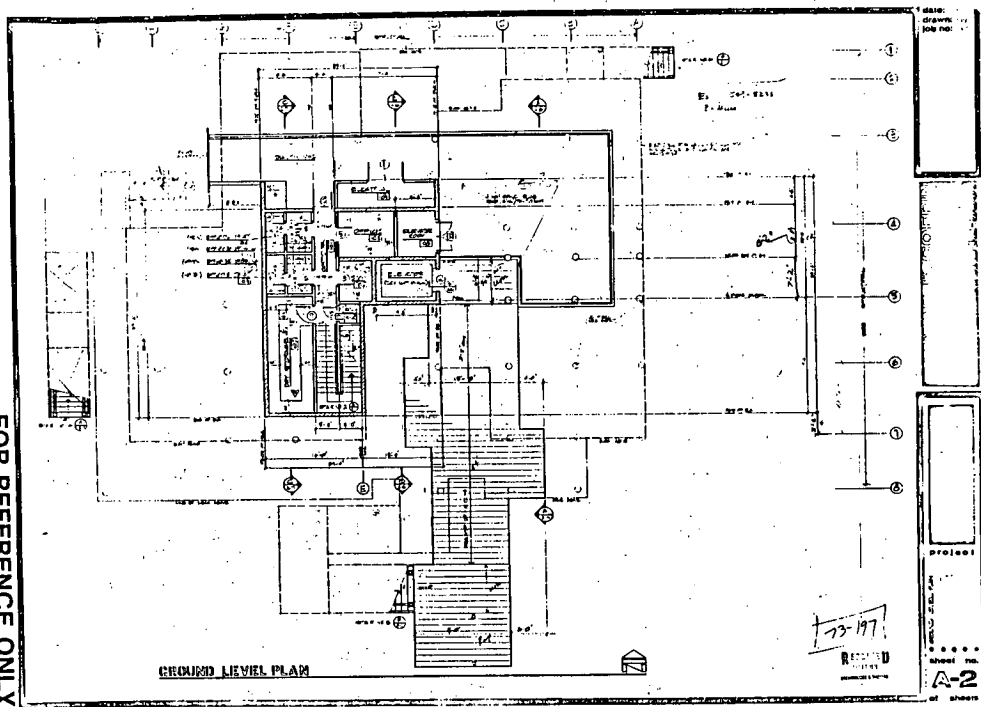
002616

002618

FOR REFERENCE ONLY
PROPOSED PARKING LOT LAYOUT



FOR REFERENCE ONLY



DATE: 7/26/11
SCALE: 1/8" = 1'-0"
DRAWN BY: JLT
CHECKED BY: JLT
PROJECT: RUSTY DUCK
SHEET NO.: A-1

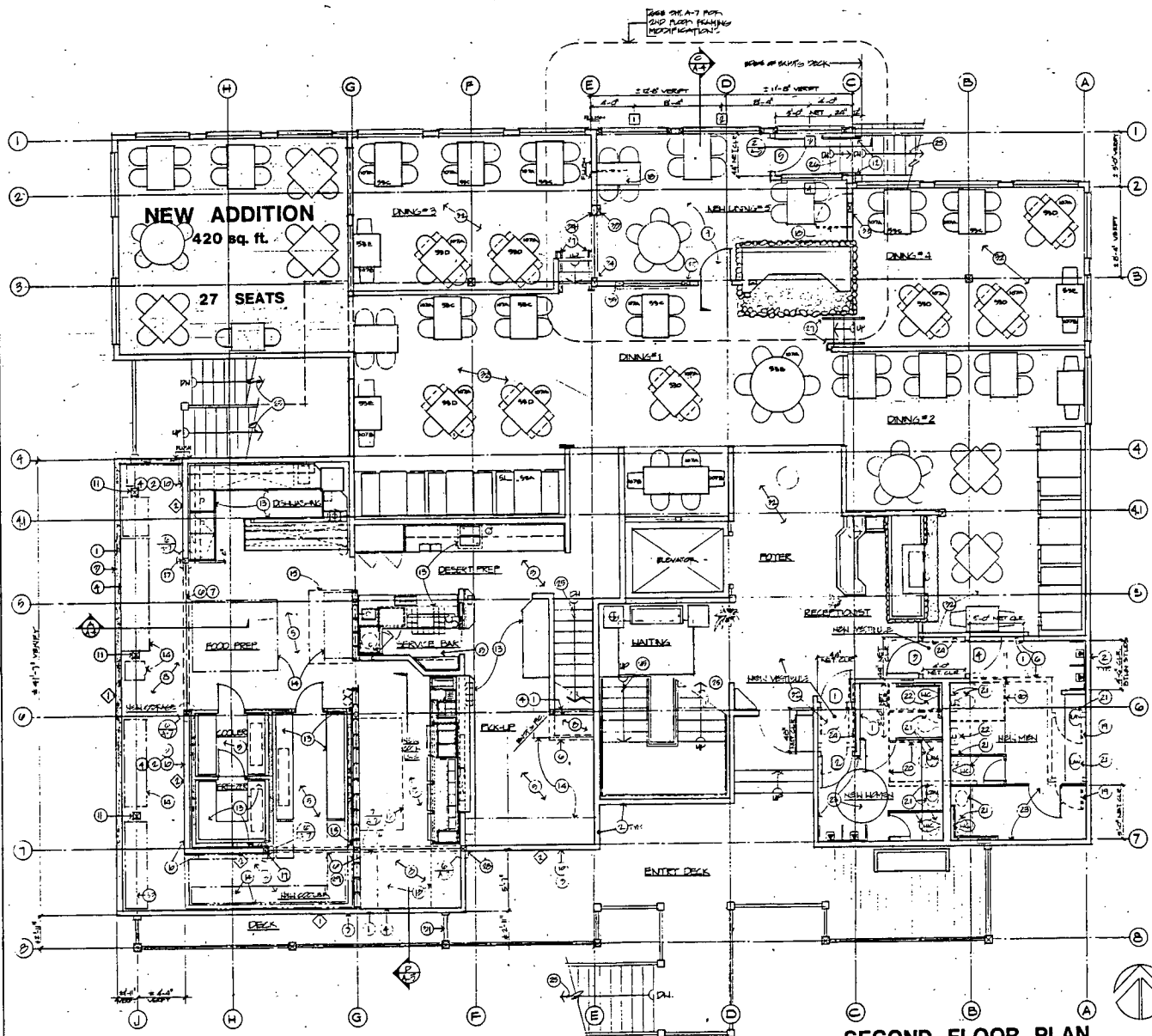
RUSTY DUCK

STEVEN LANGFORD ARCHITECTS
ARCHITECTURE INTERIOR DESIGN
16152 Beach Blvd., Suite 201
Huntington Beach, California 92647
(714) 847-1189

NO.	DATE	BY
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		

KEY NOTES:

1. 2 X 4 STUD AT 16" O.C.
2. EXISTING STUD WALL.
3. EXT. FINISH: 1X MOOD SIDING (MATCH EXISTING) OVER 1/2" TYPE "X" GYP. SHEATHING.
4. INT. FINISH: FRP BOARD OVER 5/8" TYPE "X" H.R. GYP. BOARD.
5. POURED 6" REIN. BASE & FLOORING. REMOVE EXISTING CONCRETE TILES AND PATCH LIGHT WEIGHT CONC. FILL SUBSTRATE AS REQUIRED.
6. REMOVE EXISTING MOOD SIDING WALL.
7. 4 X 14 FLUSH BEAM ANCH.
8. RAISED FLOOR TO FLUSH WITH EXISTING ADJACENT FLOOR CONSISTING OF POURED REINFORCING PLACING OVER 1/2" EXT. G.C. STRUCT. 1" FLOORING (104 AT 4" O.C. & H.R., 104 AT 12" O.C. F.R.S.) OF 1/2" F.E.L. OF 3/8" X 6" & 5/8" X 6" DECKING.
9. RAISED FLOOR FLUSH WITH EXISTING ADJACENT FLOOR CONSISTING OF HARDWOOD FLOORING (MATCH EXISTING FLOORING AT ENTRY FLOOR) OVER 1/2" STRUCT. 1" FLOORING SHEATHING (104 AT 4" O.C. & H.R., 104 AT 12" O.C. F.R.S.) OF 1/2" F.E.L. OF 3/8" X 6" & 5/8" X 6" DECKING.
10. REMOVE EXISTING FINISH MATERIAL & RE-INSTALL EXISTING GYPSUM WALL. SEE SMOKE WALL SCHEDULE THIS SHEET. RE-INSTALL FINISH MATERIALS TO MATCH EXISTING.
11. EXISTING 8 X 8 COL. WITH NEW FRP BOARD OVER NEW 5/8" TYPE "X" H.R. GYP. BOARD.
12. 1-1/2" DIAMETER GALV. STL. PIPE HANDRAILS, 1-1/2" CLEAR TO WALL AND 31" ADV. STAIR RODSING.
13. EXISTING FOOD SERVICE EQUIPMENT TO REMAIN.
14. FOOD SERVICE EQUIPMENT BY RAYGAL (S.I.C.).
15. EXISTING GREASE HOOD ABOVE.
16. GREASE HOOD ABOVE BY RAYGAL (S.I.C.). CONTRACTOR TO PATCH EXISTING CEILING AT GREASE HOOD TO MATCH EXISTING 1" HO. COST. AND PROVIDE 1" HO. SHAFT ABOVE HOOD AND AROUND GREASE EXHAUST DUCTS UP THRU ROOF AS REQUIRED BY CODE.
17. NEW 4 X 4 POST.
18. 4 X 6 POST.
19. REMOVE EXISTING DOOR, FRAME AND CASING. INFILL WITH NEW 2 X 4 STUD WALL. FINISH TO MATCH ADJACENT MATERIALS OVER 5/8" TYPE "X" GYP. BOARD.
20. REMOVE EXISTING TOILET PARTITIONS.
21. REMOVE EXISTING PLUMBING FIXTURES AND RELOCATE AS SHOWN.
22. EXISTING PLUMBING FIXTURE TO REMAIN.
23. MATCH EXISTING CERAMIC FLOOR AND SUBJECT TILE ON NEW BATHROOM WALLS AND FLOORS AND PATCH EXISTING WALLS AS REQUIRED TO MATCH EXISTING. INSTALL TILE OVER 3/4" TYPE "X" H.R. GYP. BOARD. INSTALL WALLPAPER ON WALL ABOVE BATHROOM. WALLPAPER PROVIDED BY RAYGAL.
24. INT. FINISH: MATCH EXISTING 1X MOOD SIDING OVER 5/8" TYPE "X" GYP. BOARD.
25. EXISTING STAIRWAY.
26. EXISTING EXISTING STAIRWAY (3) RISERS AT 7-1/2" AND 2 TREADS AT 12".
27. BRASS HANDRAILS BY RAYGAL (S.I.C.).
28. EXISTING 4 X 6 POST - VERIFY LOCATION.
29. 4 X 10 BEAM ANCH.
30. REMOVE EXISTING HANDRAIL AT BUILDING ADDITION.
31. RELOCATE PORTION OF EXISTING HANDRAIL TO BE REMOVED.
32. CASING BY RAYGAL (S.I.C.).
33. 4 X 8 POST.
34. EXISTING 4 X 8 POST.
35. EXISTING 4 X 8.



SECOND FLOOR PLAN

SMOKE WALL SCHEDULE

NO.	DESCRIPTION
1	REMOVE EXISTING SMOKE WALL AT 10' X 10' AREA. NEW 2 X 4 STUD WALL. FINISH TO MATCH ADJACENT MATERIALS OVER 5/8" TYPE "X" GYP. BOARD.
2	REMOVE EXISTING SMOKE WALL AT 10' X 10' AREA. NEW 2 X 4 STUD WALL. FINISH TO MATCH ADJACENT MATERIALS OVER 5/8" TYPE "X" GYP. BOARD.
3	REMOVE EXISTING SMOKE WALL AT 10' X 10' AREA. NEW 2 X 4 STUD WALL. FINISH TO MATCH ADJACENT MATERIALS OVER 5/8" TYPE "X" GYP. BOARD.

DOOR SCHEDULE

NO.	SIZE	MATERIAL	REMARKS
1	3'-0" X 7'-0"	FRP - MATCH VENEER, FIN. TO MATCH EXISTING	NEW DOOR - MATCH EXISTING DOOR. FINISH TO MATCH EXISTING.
2	3'-0" X 7'-0"	FRP - MATCH VENEER, FIN. TO MATCH EXISTING	NEW DOOR - MATCH EXISTING DOOR. FINISH TO MATCH EXISTING.
3	3'-0" X 7'-0"	FRP - MATCH VENEER, FIN. TO MATCH EXISTING	NEW DOOR - MATCH EXISTING DOOR. FINISH TO MATCH EXISTING.
4	3'-0" X 7'-0"	FRP - MATCH VENEER, FIN. TO MATCH EXISTING	NEW DOOR - MATCH EXISTING DOOR. FINISH TO MATCH EXISTING.
5	3'-0" X 7'-0"	FRP - MATCH VENEER, FIN. TO MATCH EXISTING	NEW DOOR - MATCH EXISTING DOOR. FINISH TO MATCH EXISTING.

WINDOW SCHEDULE

NO.	SIZE	MATERIAL	REMARKS
1	1'-0" X 2'-0"	FRP - MATCH VENEER, FIN. TO MATCH EXISTING	MATCH EXISTING WINDOW. FINISH TO MATCH EXISTING.
2	1'-0" X 2'-0"	FRP - MATCH VENEER, FIN. TO MATCH EXISTING	MATCH EXISTING WINDOW. FINISH TO MATCH EXISTING.
3	1'-0" X 2'-0"	FRP - MATCH VENEER, FIN. TO MATCH EXISTING	MATCH EXISTING WINDOW. FINISH TO MATCH EXISTING.

STEVEN LANGFORD ARCHITECTS
ARCHITECTURE INTERIOR DESIGN
16153 Beach Blvd., Suite 201
Hastings-on-Hudson, California 91647
(714) 847-1189

RUSTY DUCK

ARCHITECT:

CONSULTANT:

DATE:
SCALE: 1/4" = 1'-0"
DRAWN BY: JT
CHECKED BY:

SHEET TITLE:
SECOND FLOOR PLAN
JOB NO: 7-021
SHEET NO: **A-2**

002619

