

SACRAMENTO CITY PLANNING DIVISION

Application taken by/date: Monica on 6/29/98

File Number: IR98-045

PRELIMINARY APPLICATION.

To: Engineering Development: Theresa Arnold
Engineering Transportation
Utilities: Dave Brent
Police Department: Lynne Ohlson
Building Inspections: Bryon Nakashima
Fire Department: Greg Hoeger
City Council Member: Heather Fargo
Landscape Architect: David Spease
Citywide Planning: Lucinda Wilcox
Gary Stonehouse: Planning Director
Scot Mende: Sr. Planner - N. Team
Natomas Community Association: Tim Sandoval

From: Taiwo Jaiyeoba, Planning-North Team

IR98-045 Entitlements to develop a 1-story, 7,000 sqft. retail building on a .52 vacant acre lot in the Shopping Center Planned Unit Development (SC-PUD) zone within the Natomas Garden PUD in the South Natomas Community Plan Area. (D1) APN: 250-0010-087.

Negative Declaration

Mitigation Monitoring Plan

Special Permit to construct a 7,000 sqft. freestanding retail building on a .52 vacant acre lot in the SC-PUD zone.

NOTE: Comments should be written here or in the form of a memo, pre TRC of July 9, 1998. Thank you.

1. fire flow
2. sprinklers
3. KNOX BOX
4. No parking (20' wide) on west side of building
5. wayway from west side of building (employees)

Reviewed By: Lisa Berger

Date: 7/8/98

File #: IR98-045

City of Sacramento
Planning Division

Project Location : South-West Corner of Northgate Blvd & San Juan Road.

Assessor's Parcel#: 250-0010-087

Property Owner : K Mart Corporation.

Applicant : Kragen Auto Parts; c/o CSK Auto, Inc.

Address : 8864 Madison Avenue, Fair Oaks, CA. 95628
Contact: Roger A. Armstrong, (916) 536-3788.

REQUESTED ENTITLEMENT(S)

IR98-045 Entitlements to develop a 1-story, 7,000 sqft. retail building on a .52 vacant acre lot in the Shopping Center Planned Unit Development (SC-PUD) zone within the Natomas Garden PUD in the South Natomas Community Plan Area. (D1) APN: 250-0010-087.

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EXPIRATION

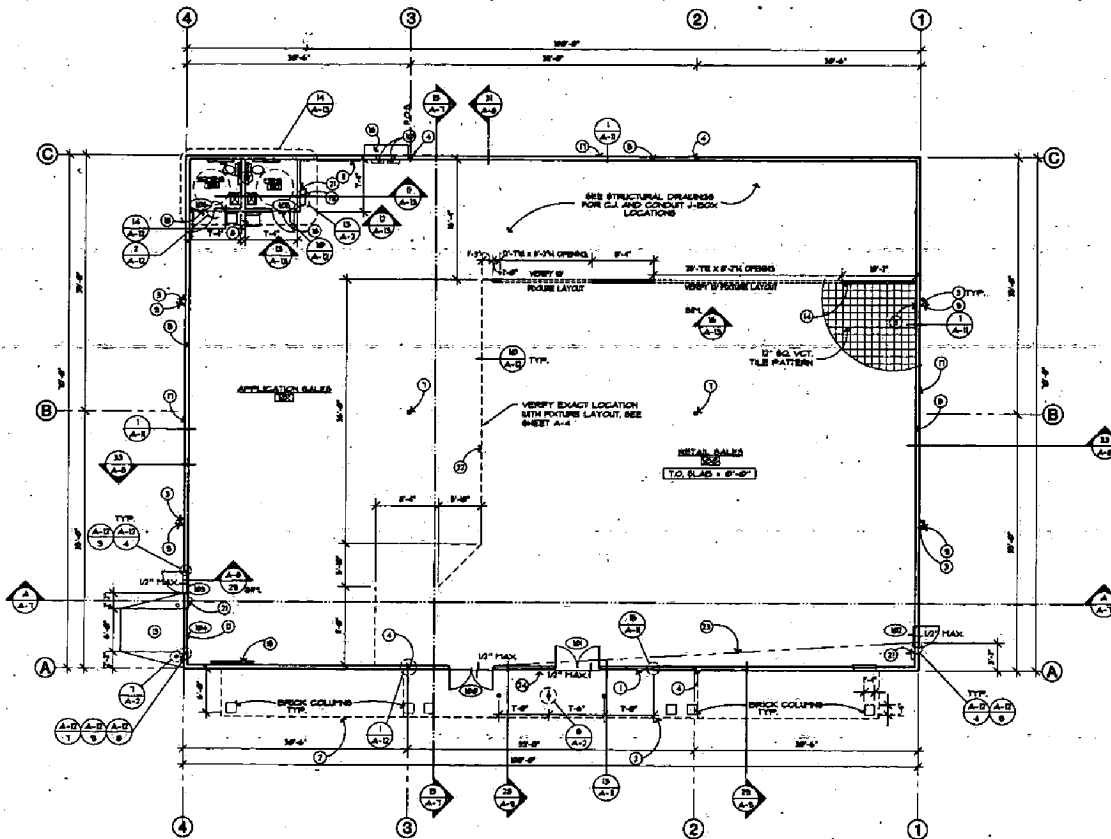
SPECIAL PERMIT: A use for which a Special Permit is granted must be established within two years after such permit is issued. If such use is not so established, the Special Permit shall be deemed to have expired provided that an extension has not been granted.

NOTE: Violation of any of the foregoing conditions will constitute grounds for revocation of this permit. Building permits are required in the event any building construction is planned. The County Assessor is notified of actions taken on rezonings, special permits and variance.

Taiwo Jaiyeoba

District 1

IR98-045.



FLOOR PLAN

SCALE: 1/8" = 1'-0"

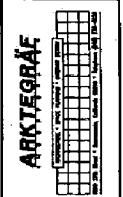


GENERAL NOTES

1. EXIT DOORS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR SKILL. KEY-OPERATED HARDWARE MAY BE USED ON THE MAIN EXIT DOOR, IF THERE IS A READILY VISIBLE, DETAILED SIGN ON OR ADJACENT TO THE DOOR STATING THIS DOOR TO REMAIN UNLOCKED DURING BUSINESS HOURS.
2. MANUALLY OPERATED EDGE OR SURFACE MOUNTED FLUSH BOLTS & SURFACE BOLTS ARE PROHIBITED.
3. THE UNLATCHING OF ANY LEAF OF ANY DOOR SHALL NOT REQUIRE MORE THAN ONE OPERATION.
4. HANDLES, PULLS, LATCHES & LOCKS SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND & DOES NOT REQUIRE TIGHT GRIPPING, TIGHT PINCHING OR TURNING OF THE WRIST TO OPERATE.
5. DIMENSIONS OF EDGE FRAMES ARE SHOWN TO FACE OF STUD, F.G.C.
6. SEE SHEET A-10 FOR COLOR LEGEND AND A-11 FOR ROOM FINISH SCHEDULE.
7. PROVIDE BATTERY OPERATED MOTION DETECTOR, OPEN WIRELESS SENSOR/ANNUNCIATOR SYSTEM, PROVIDE PD-2 RECEIVER AND T-2 TRANSMITTER, INITIAL RECEIVER BY APPLICATION SALES AND TRANSMITTER NEAR ENTRANCE DOOR PER MANAGERS INSTRUCTIONS.

KEY NOTES

- KEY NOTES:**
1. CLEAR ANCHORED ALUMINUM STOVEFRONT - 18" x 18" HIGH BY 1/4" CLEAR SPIGOT GLAZING FOR LOCATION OF TYPED GLAZING.
 2. LINE OF ROOF CANOPY ABOVE.
 3. SHEET METAL DOWNPIPE.
 4. 1/2" ROOF, SEE STRUCTURAL.
 5. 8" x 8" GYP. ISO. OF 2" IS BATT INSUL.
 6. 1/4" DRINKING FOUNTAIN, SEE DETAIL 14-A-10.
 7. PAINTED STEEL COLUMN, SEE LEGEND - SHEET A-10.
 8. SERVICE SINK BY LEGS, PER PUMPING PLAN.
 9. CONC. SPLASH BLOCK, SEE DTL. 14-A-1.
 10. SURFACE MOUNTED ELECTRIC PANELS.
 11. 8" x 8" PLYWOOD TELEPHONE TERMINAL SECURITY SYSTEM & PERSONAL EMERGENCY POSITIONING BOARD, SEE DETAIL A-10. PAINTED TO MATCH WALL.
 12. 4" CONC. INSULATED STEEL, FULL-LEAF DOOR.
 13. 4" CONC. SLAB WITH 4" x 4" ISG. OVER.
 14. 4" ABC. EXTEND 18" FROM BLOC.
 15. 2 X 4 BLOC. STUD OR 3-8" x 25 GA. PTL. STUD PARTITION BY 8" x 8" GYP. ISO. EACH SIDE.
 16. 8" x 8" PLYWD. SCREWED TO WALL FLOOR TO UNDERSIDE RELIEF MOOD.
 17. ELECTRICAL SERVICE ENTRANCE SECTION.
 18. 1/2" PNL THICKNESS FIBERGLASS REINFORCED STUCCO OVER LATH & PLASTER (L) DAMPENED FRINGE.
 19. PROVIDE SIGN VISIBLE FROM THE RETAIL AREA INDICATING LOCATION OF PUBLIC & HC ACCESSIBLE RESTROOMS.
 20. SERVICE LADDER FOR ROOF ACCESS, 18" WIDE.
 21. NOT USED.
 22. WALL MOUNTED FIRE EXTINGUISHER | OF 3 FINAL LOCATIONS TO BE DETERMINED BY FIRE INSPECTOR.
 23. V.C.T. TILE SHALL ALIGN W/ FRONT OF PICTURE, SEE PICTURE PLAN FOR DIMENSIONS.
 24. THE 2 REQUIRED EXIT DOORS ARE SEPARATED GREATER THAN 1/2 THE LONGEST DIAGONAL DIMENSION OF THE RETAIL SPACE.
 25. 8" x 8" INTERNATIONAL SYMBOL OF ACCESSIBILITY AT MAIN ENTRANCE DOORS.



KRAGEN AUTO PARTS
NORTHGATE / SAN JUAN
SACRAMENTO, CA
ADDRESS 8 7000 S.F.

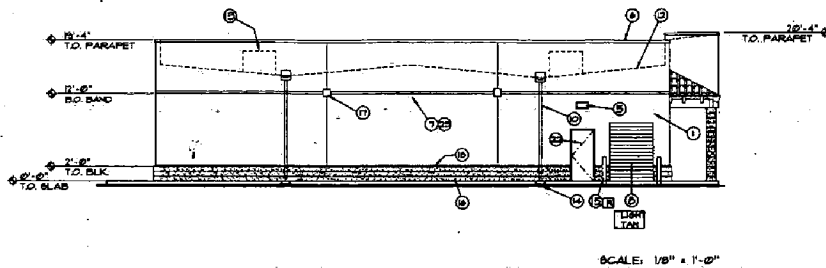


REV. NO.	REVISION
PROJECT NO.	
DRAWN BY	
CHECKED BY	
DATE	

DATE SUBMITTED TO CITY	
DATE RECEIVED BY CITY	
DATE RECEIVED BY COUNTY	
DATE RECEIVED BY STATE	

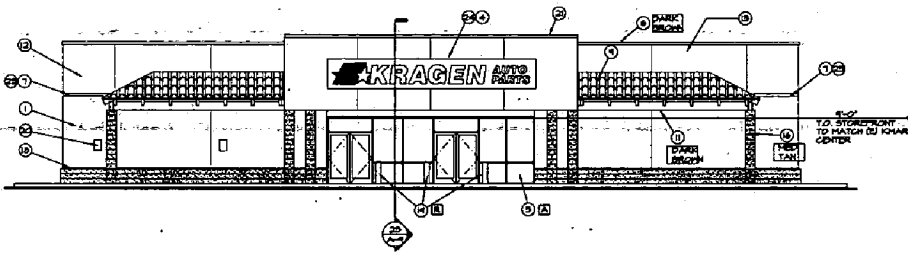
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A-3
OF 84



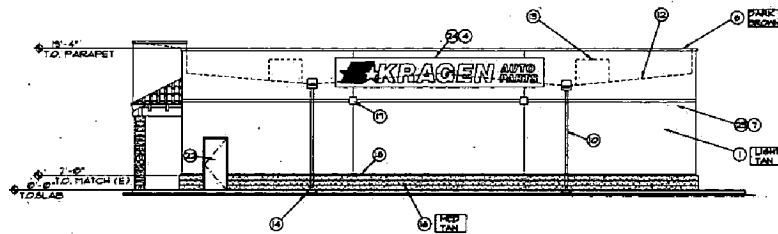
SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



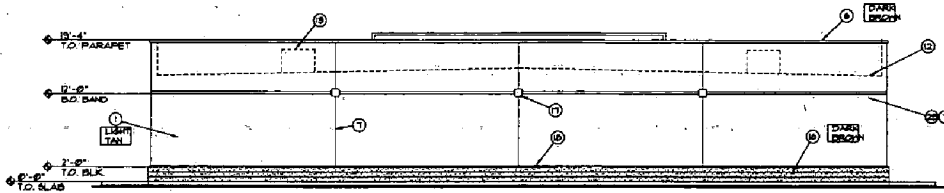
EAST ELEVATION

SCALE: 1/8" = 1'-0"



NORTH ELEVATION

SCALE: 1/8" = 1'-0"



WEST ELEVATION

SCALE: 1/8" = 1'-0"

1. ALL ROOF SCREENING WILL BE DONE BY THE PARAPET. MAINTAIN A MINIMUM OF 30" OF PARAPET HEIGHT AT FIRE RATED WALLS.
2. THE SATELLITE ON THE ROOF IS NOT REQUIRED TO BE SCREENED PER SECTION 28.04 OF THE FEDERAL COMMUNICATIONS COMMISSION ACT OF 1934, IF THE SATELLITE IS LESS THAN 2 FEET IN DIAMETER.
3. ALL SIGNAGE INDOOR SEPARATE PERMIT.
4. CONTRACTOR IS TO COORDINATE THE LOCATION OR ALL EXTERIOR SIGNAGE WITH SIGNAGE VENDOR. J-SIGNS ARE TO BE LOCATED AS REQUIRED.
5. T - INDICATES TYPED GLASS.

GENERAL NOTES

BUILDING MATERIALS / COLORS

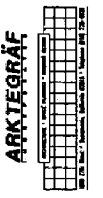
EXTERIOR / INTERIOR FINISH COLOR SCHEDULE				
COLOR CODE	LOCATION	COLOR	FINISH	REMARKS
LIGHT TAN	EXTERIOR WALLS MTL. DOORS & DOWNPOUTS	TO MATCH (B) CENTER	*****	APPLIES ALSO TO TRAIN ENCLOSURE & GATES
MEDIUM TAN	EXTERIOR WALLS MTL. DOORS & DOWNPOUTS	MONUMENTAL SILVER	*****	CONTINUE 2'-0" DASH ON TRAIN ENCLOSURE
DARK BROWN	OUT RIGGERS, BEAMS, SCAFF. EXTERIOR	TO MATCH (B) CENTER	*****	
R	ACCENT COLOR	SAFETY RED	ASH	
A	ALUMINUM STOREFRONT	TO MATCH (B) CENTER	N/A	

NOTE: ALL STUCCO SYSTEM COLORS ARE INTEGRAL & SHOULD MATCH SELECTIONS INDICATED. PROVIDE SAMPLES FOR GC/CONSTRUCTION MANAGER APPROVAL PRIOR TO INSTALLATION.

FINISH NOTES

1. 1/2" COAT CEMENT PLASTER SYSTEM OVER PLYWOOD SHEATHING. FINISH TO MATCH EXISTING KSMART CENTER.
2. NOT USED.
3. PREFINISHED ALUMINUM STOREFRONT WITH SINGLE 1/4" GLASS.
4. 1/2" BOX WITH (2) - 20 AMP CIRCUITS FOR BUILDING SIGNAGE, SEE ELECTRICAL PLANS - TO BE MOUNTED BELOW ROOF LINE.
5. METAL WALLS SHALL PACK LIGHT, POINT AT 45-90° APX, SEE ELECTRICAL PLANS.
6. 8" GALVANIZED METAL CAP FLASHING, PAINT.
7. PLASTER EXPANSION JOINT.
8. METAL ROLL-UP DOOR.
9. ROOFING TILE TO MATCH EXISTING "SPANISH TILE" ON KSMART CENTER.
10. GALVANIZED METAL ROOF SCUPPER AND DOWNPOUTS, PAINT TO MATCH EXTERIOR CEMENT PLASTER.
11. WOOD OUTRIGGERS AND BEAM TO MATCH EXISTING KSMART CENTER.
12. LINE OF ROOF BRYTONG.
13. MECHANICAL EQUIPMENT BEYOND.
14. PRECAST CONCRETE INFLASH BLOCK.
15. CONCRETE FILLED STEEL TUBE DOLLARD, ONE ON EACH SIDE OF ROLL-UP DOOR.
16. 4"X8"X8" SPLIT FACE CONC. BLK. TO MATCH EXISTING KSMART CENTER.
17. OREGONITE MEDALLION, SEE DETAIL SVA-1.
18. MASONRY CAP.
19. 8" DIA. PIPE BOLLARDS AT STOREFRONT, PAINTED.
20. ACCESSIBLE PARKING STALL MARK SIGN AT STOREFRONT, SEE 2/A-14.
21. GALV. SHT. MTL. FLASHING, PAINT.
22. HOLLOW METAL DOOR, PAINT.
23. OREGONITE BAND, SEE DETAIL SVA-1.
24. RED OREGONITE PANEL BACKGROUND FOR CHANNEL LETTER SIGNAGE.

KEY NOTES



KRAGEN AUTO PARTS
NORTHGATE / SAN JUAN
SACRAMENTO, CA
APPEND. 3 7,000 B.F.



NO. IN: 10004
PROJECT NO: JC
DATE OF: JC
DESIGN BY: JC

NO.	DATE	BY

NO.	DATE	BY

SHD WILL
EXTERIOR
ELEVATIONS

NOT FOR
KRA-C-ASB/MS