

CITY PLANNING COMMISSION

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

APPLICANT AHMAD SHEHADEH, 2000 Mission Avenue, Carmichael, CA 95608
OWNER K-MART CORPORATION, 1184 North Citrus, Covina, CA 91722
PLANS BY Applicant
FILING DATE 9/23/87 ENVIR. DET. Cat. Ex. 15301 (a) REPORT BY DJH:vf
ASSESSOR'S-PCL. NO. 250-0010-071

APPLICATION: Special Permit to allow the sale of beer, wine and liquor for off-site consumption on a portion of 11.68+ acres in the Shopping Center Planned Unit Development (SC-PUD) zone known as the Gateway Shopping Center PUD.

LOCATION: Southwest corner Northgate Boulevard and San Juan Road

PROPOSAL: The applicant is requesting the necessary entitlements to establish a liquor store in the K-Mart Shopping Center.

PROJECT INFORMATION:

South Natomas Community Plan Designation:	Consistent with Interim Land Use Policy
Existing Zoning of Site:	SC(PUD)
Existing Land Use of Site:	K-Mart Shopping Center under construction.

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Vacant; H-PUD	Front:	50'	292'
South: Single Family; R1-C2	Side(Int):	50'	115'
East : Mini-storage, Commercial and Single Family, C-2	Side(St):	50'	35'
West : Vacant, Church; R-1A(PUD)	Rear:	60'	60'

Parking Required:	Shopping Center: 434 spaces at 1 space per 250 sq. ft.
	Liquor Store - 14 spaces
Parking Provided:	Shopping Center: 434 spaces
	Liquor store - 14 spaces
Property Dimensions:	776 ft. x 660 ft.
	Liquor Store Area - 50 ft. x 70 ft.
Property Area:	11.68+ acres
Square Footage of Building:	108,545 sq. ft.
	Liquor Store Area - 3,500 sq. ft.
Height of Building:	Two stories; 30 feet to top of parapet wall
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Exterior Building Materials:	Block, clay, tile, stucco, wood siding and trim
Roof Material:	Asphalt & Tar
Liquor Store Hours of Operation:	10:00 A.M. to 10:00 P.M. (seven days per week)
Number of Employees:	Maximum 6, 3 Per Shift
K-Mart Hours of Operation:	8:00 A.M. to 11:00 P.M. (seven days per week)

APPLC. NO. P87-420 **MEETING DATE** November 12, 1987 **ITEM NO** 17

002529

BACKGROUND INFORMATION: On November 13, 1986, the Planning Commission approved a schematic plan amendment and special permit to develop an 86,279 sq. ft., K-Mart department store and 18,900 sq. ft. of retail shops and revised future commercial building pad locations. The City Council approved the schematic plan amendment on December 2, 1986 (P86-362).

On June 1, 1987, the Planning Director approved a special permit and schematic plan modification to increase the square footage of the center from 105,179 square feet to 108,545 square feet to allow an interior second floor area inside the K-Mart building.

The applicant, K-Mart, has filed for a tentative map to divide the pads and buildings into five lots (P87-383). The tentative map is pending City Council hearing. The proposed project is to locate a liquor-video store in lease spaces L and M totaling 3,500 sq. ft.

PROJECT EVALUATION:

A. Land Use and Zoning

The subject site contains 11.68 acres currently developed with a new K-Mart shopping center and retail shop buildings totaling 108,545 square feet. None of the buildings are occupied at the writing of this report. The applicant is proposing to operate a liquor-video store which will be selling beer, wine and liquor for off-site consumption. A special permit is required from the Planning Commission to allow the use. Adjacent land uses include vacant lands to the north and west; single family, vacant and a mini-storage warehouse facility to the east across Northgate Boulevard; and a convenience market (Circle K) and single family dwellings to the south. Northgate Boulevard has recently constructed full street improvements to four lanes. San Juan Road is fully improved.

B. Project Description:

The applicant proposes to lease 3,500 sq. ft. of the 18,900 sq. ft. shopping center lease area for the sale of alcohol and video cassette rental and sales. The applicant is required under Ordinance 87-077 to have a special permit for alcohol sales. The store's hours of operation will be from 10:00 A.M. to 10:00 P.M., seven days a week. A total of 14 parking spaces are required for the 3,500 square foot lease area. The schematic plan shows 434 parking spaces for the entire center (P86-362).

C. Special Permit-Alcohol Sales

The City Ordinance regulating alcohol sales for off-site consumption states the Planning Commission is required to make specific findings stating the proposed sale of alcohol will not negatively affect the neighborhood. The applicant proposes to limit the sale of alcohol to business hours from 10:00 A.M. to 10:00 P.M. Staff has supported the sale of alcohol between the hours of 6:00 A.M. and 12:00 P.M. for similar projects. Staff has no problem with the hours of operation.

Staff conducted a field survey in the area of stores selling alcohol and notes the following facilities selling alcohol for off-site consumption:

1. Circle K at Northgate and Rio Tierra Avenue:
(Beer and Wine sales, 24 hours)
2. Liquor store Northgate and Winterhaven Avenue:
(Beer, Wine and Liquor sales)
3. New liquor store, Del Verde PUD, Truxel and San Juan Road:
(Beer, wine and liquor) (P87-395)

In reviewing the existing liquor sales facilities in the area, staff finds an adequate number of businesses selling alcohol located along Northgate Boulevard and proposed along San Juan Road. The new liquor store at 3291 Truxel Road (P87-395) will provide services to the same area as the proposed use. Staff recommends approval of the Special Permit since the hours of operation are limited to 10:00 A.M. to 10:00 P.M. and the City Police Department has no objection to this proposal. Police Department recommendations will be incorporated as conditions of approval of the special permit.

D. Signage

As a condition of approval for the K Mart Shopping Center PUD, an uniform sign program for the entire center was required. On September 30, 1987, the applicant approved a modified sign program for the entire shopping center, including all tenant lease spaces. One of the issues discussed was two signs for corner tenants, one was the proposed site of the liquor-video store. Staff discussed the requirement of one sign per tenant except for the northeast corner tenant who would be allowed two tenant identification signs, one facing San Juan Road and one facing Northgate Boulevard. The proposed liquor store requested a sign facing to the west towards the residentially zoned property. Staff informed the applicant of the sign requirements for one attached identification sign facing San Juan Road. No signs are to be placed on the west building elevation facing towards the west.

E. Agency Comments

The City Engineer, Traffic Engineer, Police, Fire and Building Inspection departments and South Natomas Community Association received copies of the proposed project. The only comments were received from the City Police Department which are attached. Staff recommends as conditions of approval compliance with the conditions of approval for liquor sales in the Central City core area as stated by the Police Department.

ENVIRONMENTAL DETERMINATION: The proposed project is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15301 (a)).

RECOMMENDATION: Staff recommends the Commission approved the special permit subject to conditions and based upon findings of fact which follow.

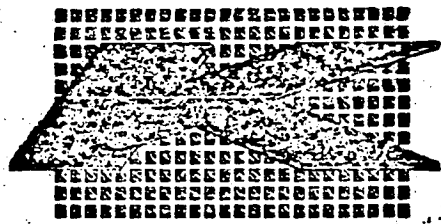
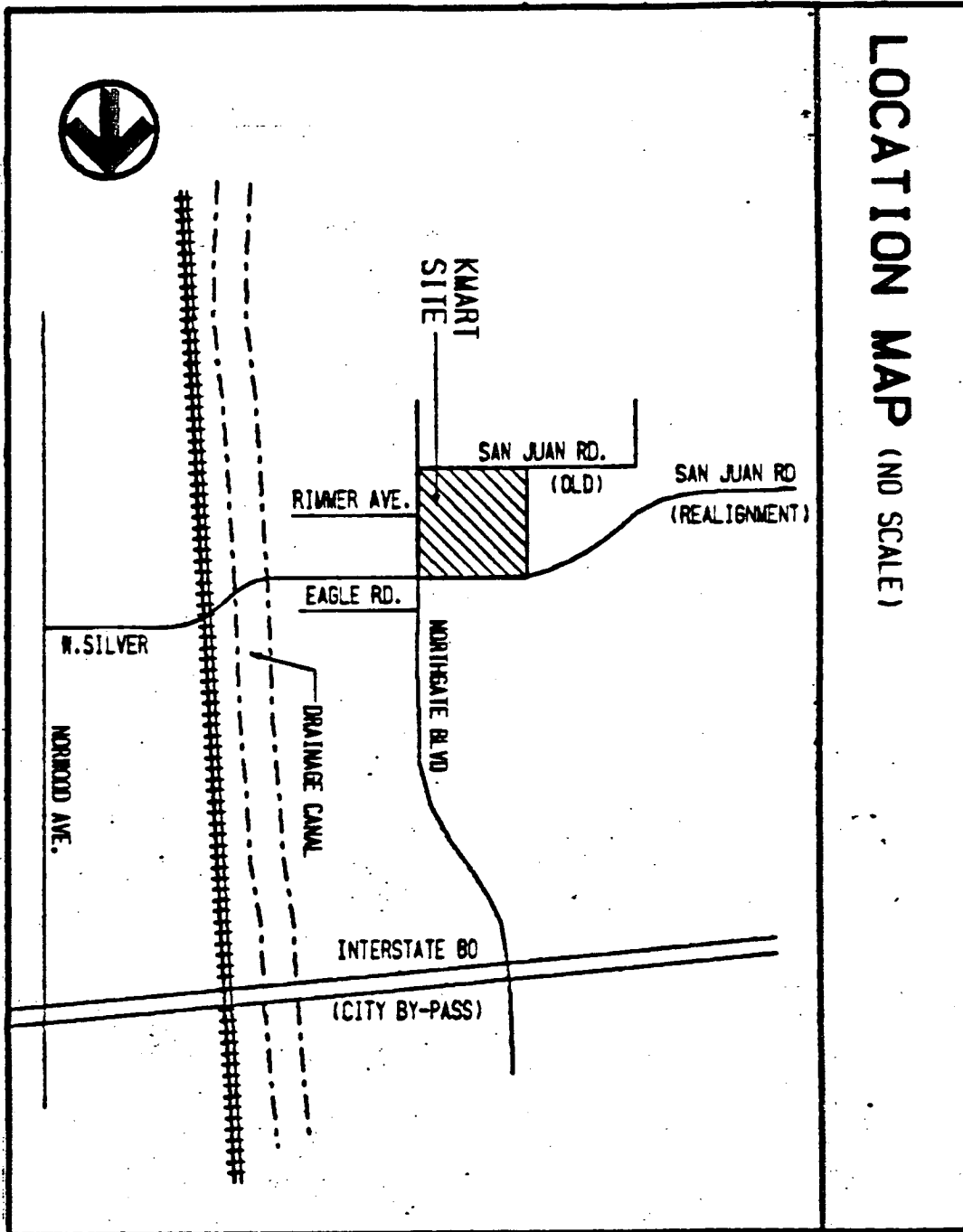
Conditions-Special Permit

1. The sale of alcohol shall be limited to the hours of 10:00 A.M. to 10:00 P.M., seven days a week.
2. No beer is to be sold in quantities less than one six-pack.
3. No distilled spirits to be sold in containers smaller than one pint.
4. No wine to be sold in containers smaller than 750 millimeters.
5. Wine coolers to be sold in factory packs of not less than four containers.
6. The applicant shall obtain sign permits in accordance with the Sign Program for the K-Mart shopping center.
7. The applicant shall comply with the following requirements to the satisfaction of the Planning Director and City Police Department:
 - a. no signs shall be located in windows which might obstruct the view of the cash register area from outside the store;
 - b. no display racks shall be inside the store which will block the view of the cash register area;
 - c. Any pay phones should be situated so that a user does not have a view of the store's interior, but still clearly visible to passing traffic;
 - d. height markers shall be at the 5'7", 5'10" and 6' locations on the primary exit door;
 - e. there shall be photographic surveillance of the cash register area with equipment and installation to be approved by the Police Department;
 - f. there shall be a time delay drop safe; and
 - g. parking area is to be clearly posted "Customer Parking Only, No Loitering or Drinking."

Findings of Fact-Special Permit for Alcohol Sales

1. The proposed use, as conditioned, will not adversely affect the peace or general welfare of the surrounding neighborhood in that store hours are limited to 10:00 A.M. to 10:00 P.M. and no loitering will be allowed near the site.
2. The proposed use, as conditioned, will not result in undue concentration of establishments dispensing alcoholic beverages in that three establishments are located within one mile of the site, two along Northgate Boulevard within 1/8 of a mile, which do not generate law enforcement problems for the area.
3. The proposed use, as conditioned, will not enlarge or encourage the development of a skid row or blighted area in that the location is part of a recently constructed 108,000+ sq. ft. shopping center with retail shops and offers video sales and rentals.
4. The proposed use, as conditioned, will not be contrary to or adversely affect any program of redevelopment or neighborhood conservation in that the subject site is outside any special planning district or redevelopment area as stated in the 1986 Interim South Natomas Community Plan.
5. The proposed project is consistent with the City's Interim Discretionary Land Use Policy in that the site is designated for Shopping Center by the Interim South Natomas Community Plan and the proposed liquor/video store conforms with the plan designation.

RETAIL BUILDING SPACE "L"
SACRAMENTO, CA.
KMARKT # 3635



Kmart
Development
Kmart Corporation

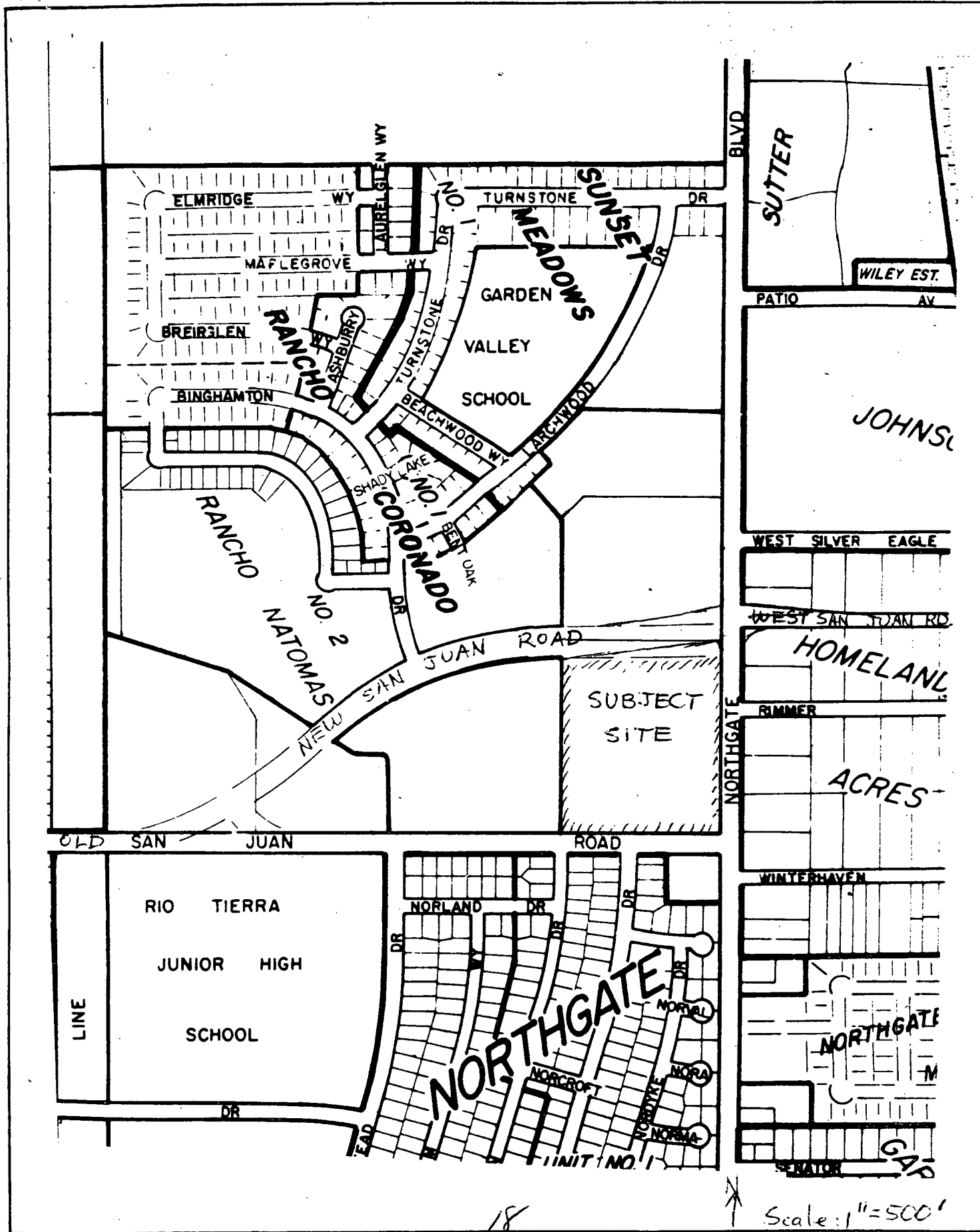
3100 WEST-BIG BEAVER RD.

TROY, MICHIGAN 48084

002534

SEP. 11, 1987

1



002535

VICINITY MAP

P-87-420

November 12 1987

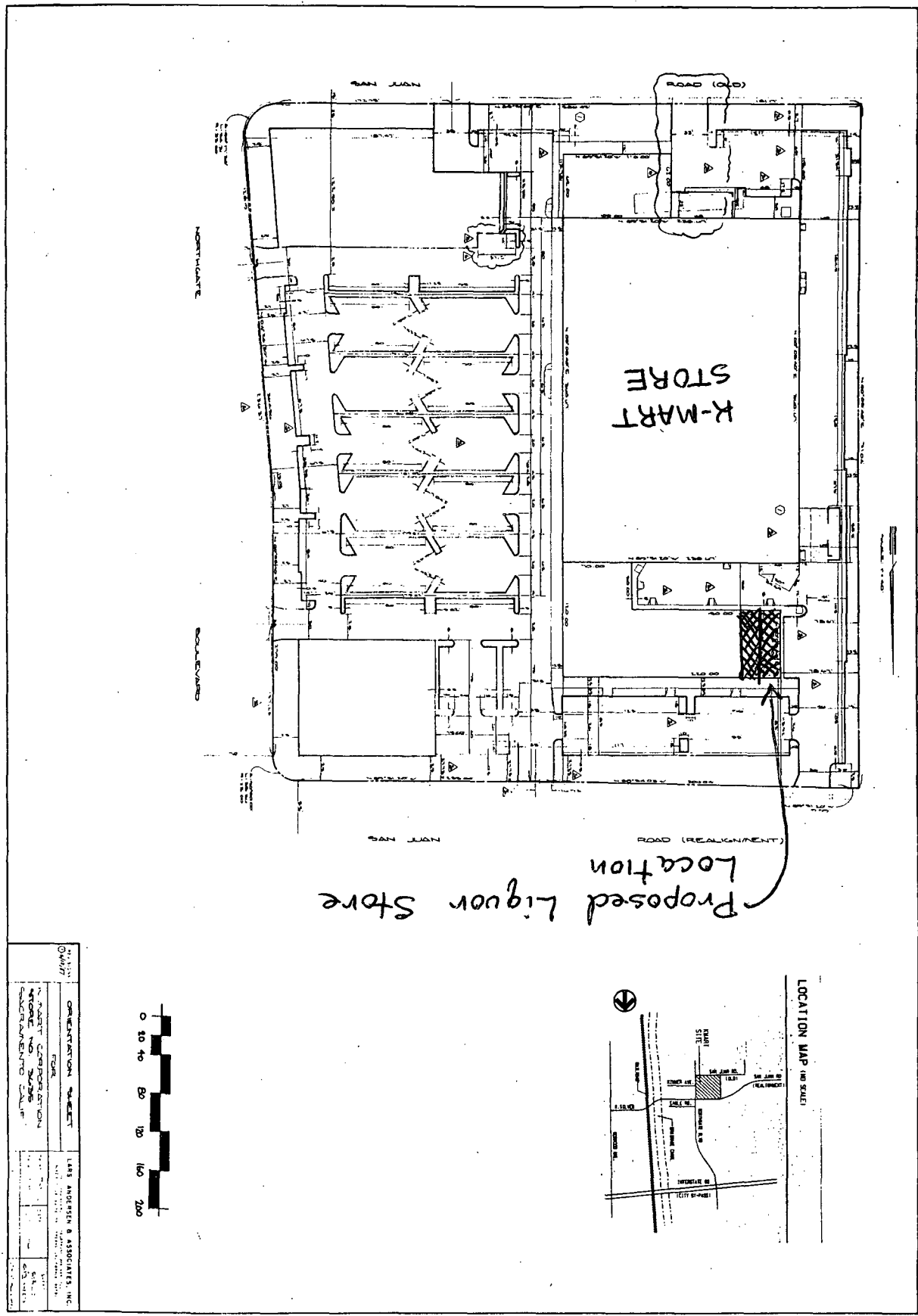
item 17

P-87-420

11-12-87

Item 17

002536



Proposed Liquor Store Location

DATE	DESCRIPTION	BY
01/11/87	ORIENTATION SHEET	LARS ANDERSEN & ASSOCIATES, INC.
	K-MART CORPORATION	
	PROJECT NO. 3635	
	SACRAMENTO, CALIF.	

K-MART SITE PLAN

G. R. HALLECK A.I.A.
ARCHITECT
TROY, MICHIGAN

ORIENTATION SHEET

KMART #3635 - SACRAMENTO, CALIFORNIA
N.W.C. NORTHGATE & SAN JUAN

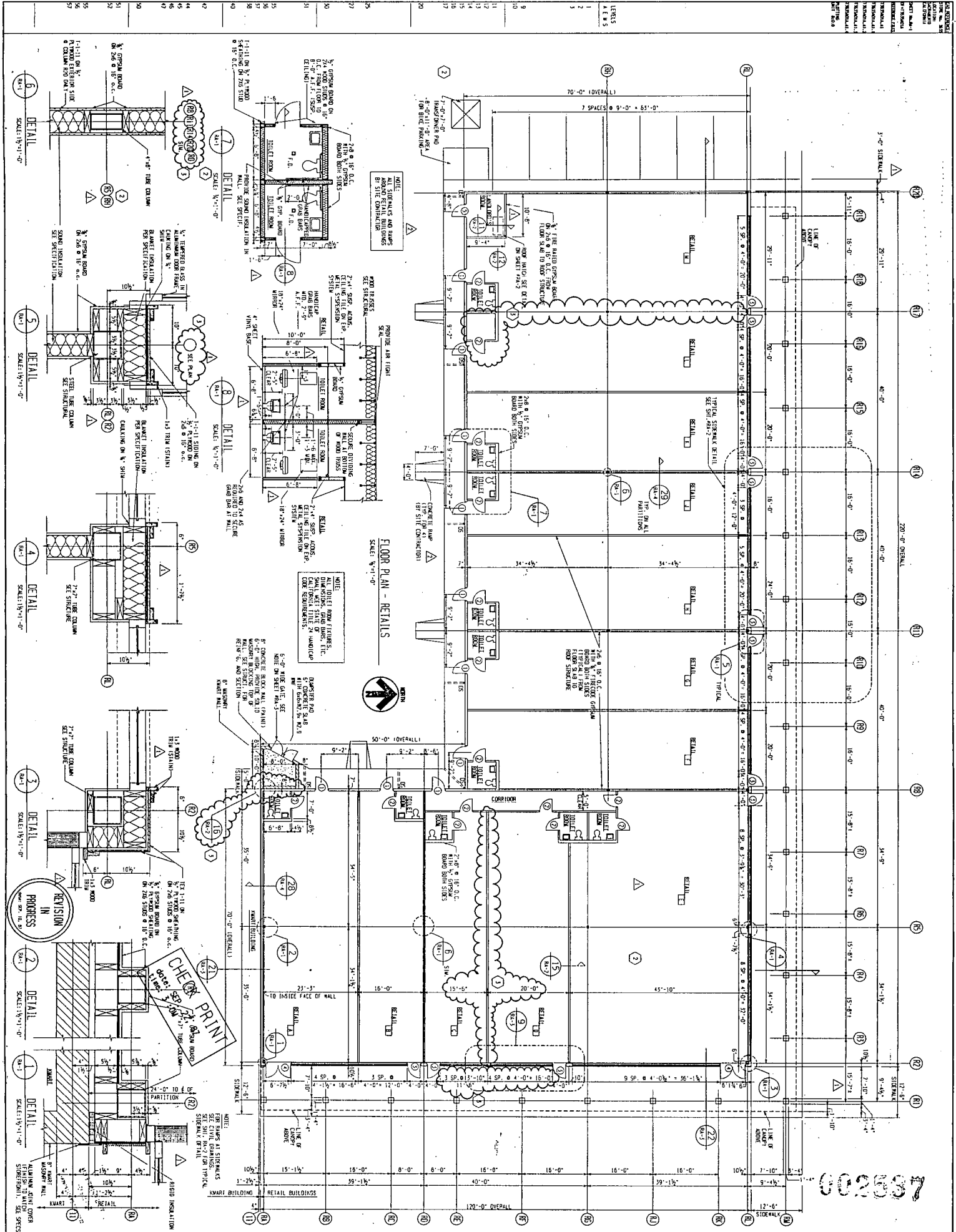
Kmart Corporation
TROY, MICHIGAN 48064

M. L. SHELLEY
VICE PRESIDENT
CORPORATE ARCHITECT

H. O. SCARLETT
VICE PRESIDENT
COMMERCIAL

C-2

SHEET NO. RA-1
 PROJECT NO. 3635
 DATE: 12/15/86



G. R. HALLECK A.I.A.
 ARCHITECT
 TROY, WICHIGAN

FLOOR PLAN, AND DETAILS
 3635 - RETAIL BUILDINGS SACRAMENTO, CA.
 N.W.C. NORTHGATE AND SAN JUAN

Kmart Corporation
 TROY, WICHIGAN 48064
 M. L. SKILES
 VICE PRESIDENT
 CORPORATE FACILITIES
 M. D. SCARLETT
 VICE PRESIDENT
 CONSTRUCTION

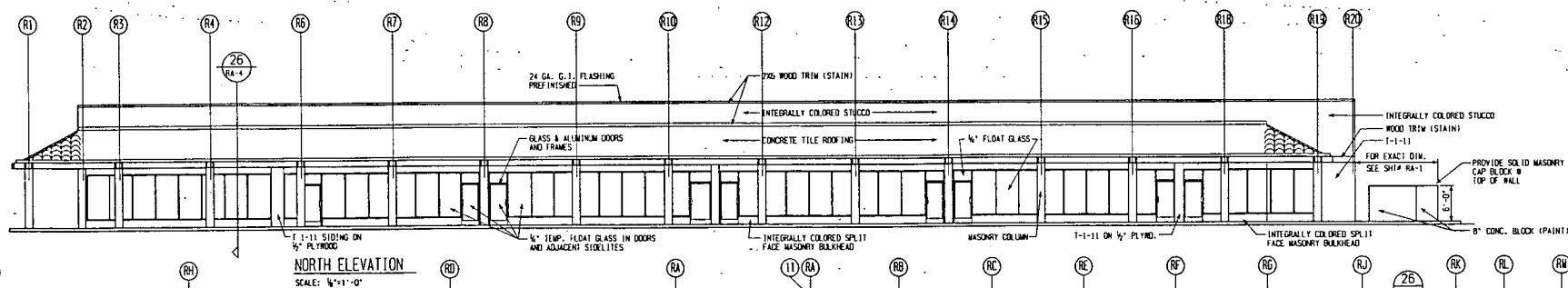
RA-1

CALIFORNIA
 STATE NO. 342
 LOCATION:
 SACRAMENTO,
 CALIFORNIA
 SHEET NO. RA-3
 OF 10 SHEETS
 CONTRACT NO. 100-100-0000
 PROJECT NO. 100-100-0000

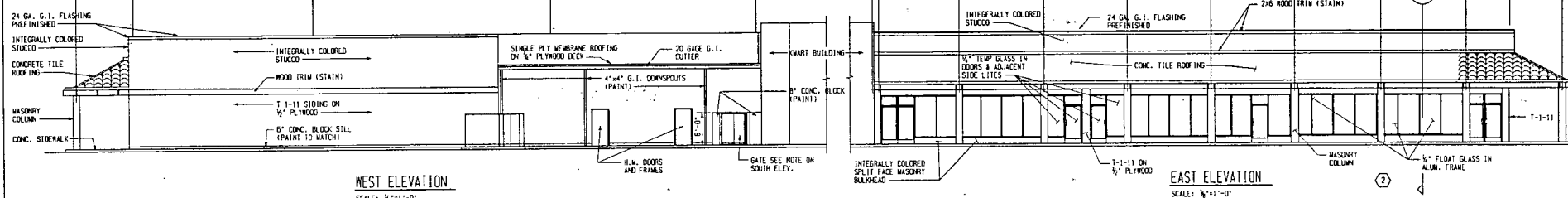
SETTING
 1/8" = 1'-0"

LEVELS
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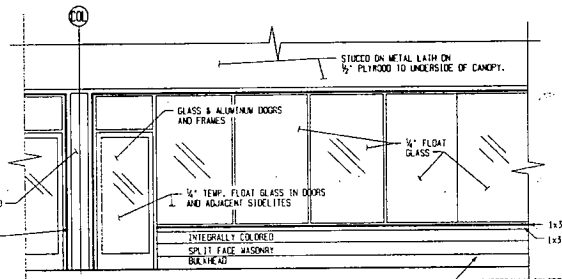


NORTH ELEVATION
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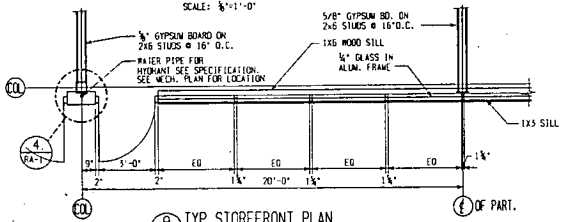


WEST ELEVATION
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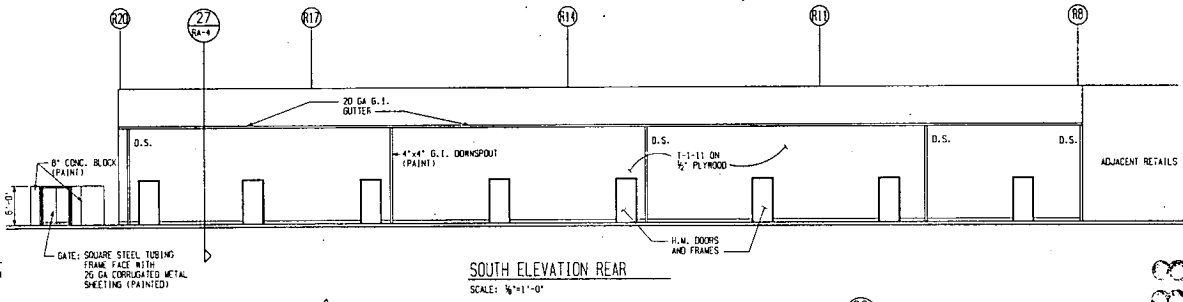
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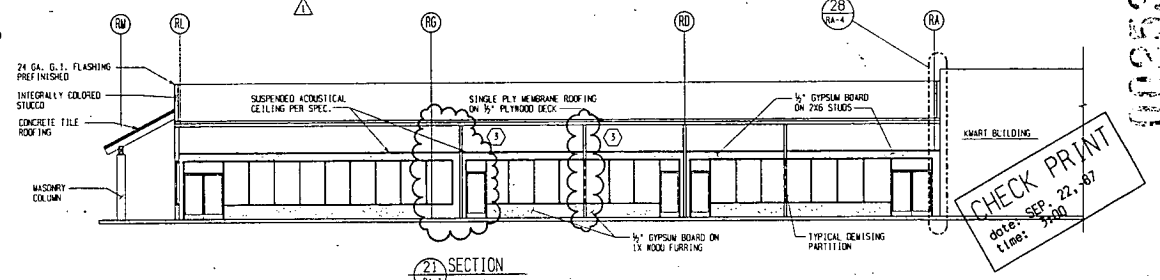
TYP. STOREFRONT ELEVATION
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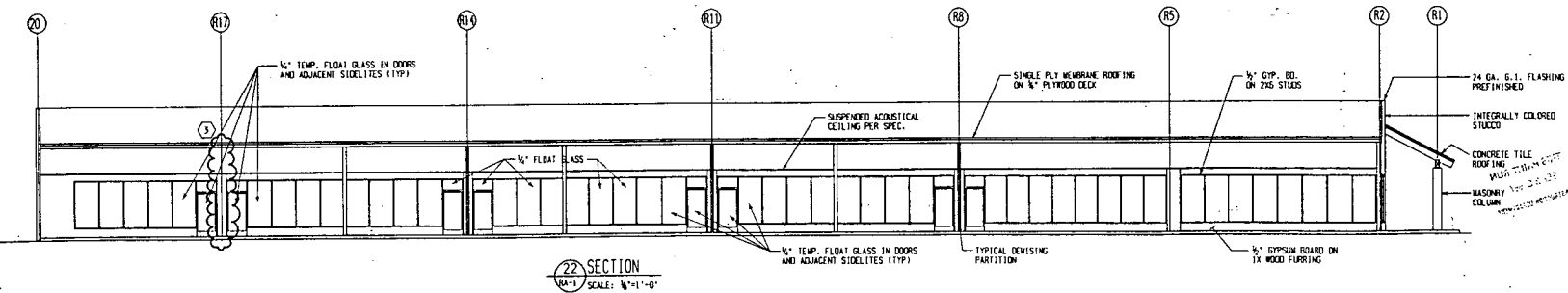
TYP. STOREFRONT PLAN
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SOUTH ELEVATION REAR
 SCALE: 1/8"=1'-0"



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



SECTION RA-2
 SCALE: 1/8"=1'-0"

CHECK PRINT
 DATE: SEP. 22, 87
 TIME: 3:00

002538

NO.	DATE	DESCRIPTION
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3	11/10/86	ISSUED FOR CONSTRUCTION
4	11/10/86	ISSUED FOR CONSTRUCTION
5	11/10/86	ISSUED FOR CONSTRUCTION
6	11/10/86	ISSUED FOR CONSTRUCTION
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8	11/10/86	ISSUED FOR CONSTRUCTION
9	11/10/86	ISSUED FOR CONSTRUCTION
10	11/10/86	ISSUED FOR CONSTRUCTION

Kmart Corporation
 1001 N. WILSON AVENUE
 SACRAMENTO, CALIFORNIA 95833
 PROJECT NO. 100-100-0000
 SHEET NO. RA-3 OF 10 SHEETS

ELEVATIONS, BUILDING SECTIONS & DETAILS
3635 - RETAIL BUILDINGS SACRAMENTO, CA.
N.W.C. NORTHGATE AND SAN JUAN

G.R. HALLECK A.I.A.
 ARCHITECT
 1001 N. WILSON AVENUE
 SACRAMENTO, CALIFORNIA 95833

DRAWN: JEFF EVANGELISTA
 CHECKED: R.E. HALL
 DATE: OCTOBER 31, 1986
 SHEET NO. **RA-3**

FOR REFERENCE
 STORE NO. 3015
 LOCATION
 SACRAMENTO, CA.

SHEET NO. RA-2

OF 12 SHEETS

DATE: 10/1/86

PROJECT NO. 3635

CLIENT: G. R. HALLECK A.I.A.

ARCHITECT: G. R. HALLECK A.I.A.

ENGINEER: G. R. HALLECK A.I.A.

DATE: 10/1/86

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

LEVELS

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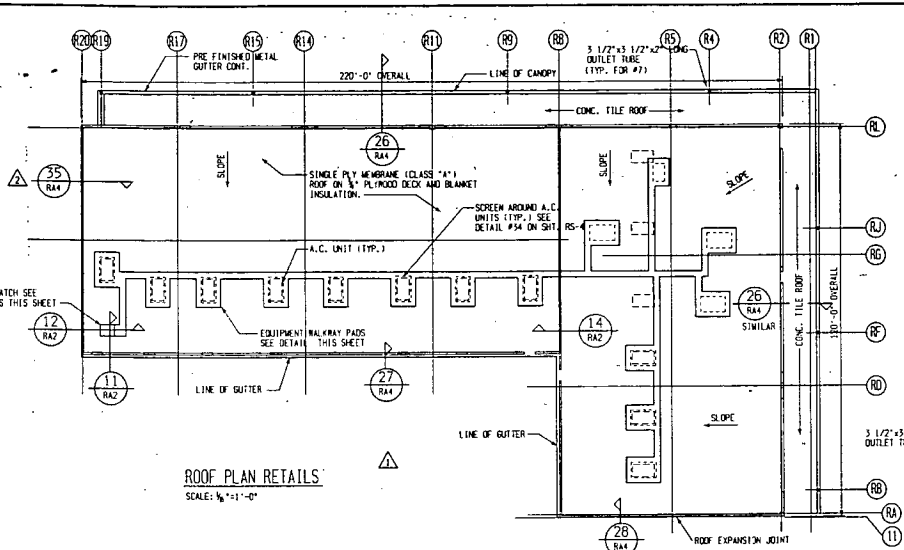
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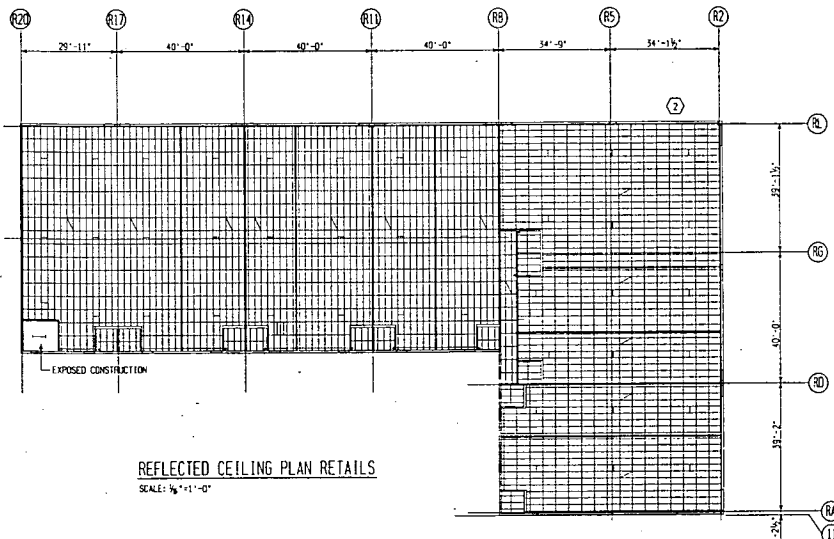
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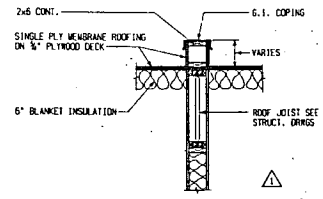
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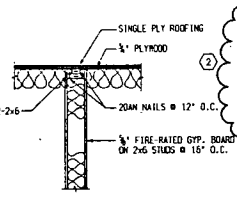
ROOF PLAN RETAILS
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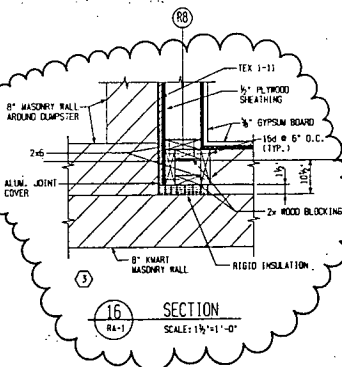
REFLECTED CEILING PLAN RETAILS
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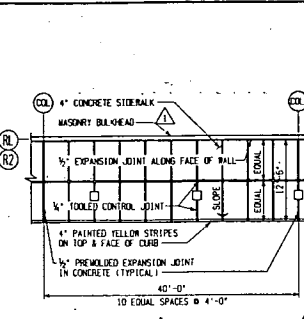
14 DETAIL
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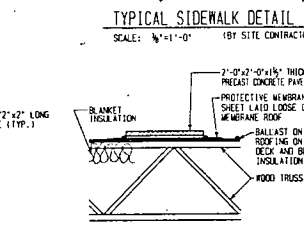
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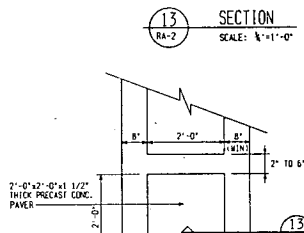
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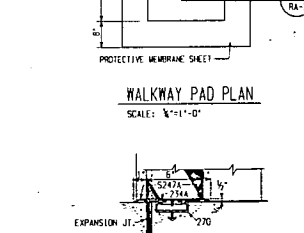
TYPICAL SIDEWALK DETAIL
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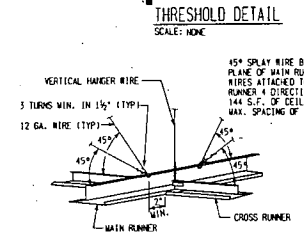
WALKWAY PAD PLAN
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THRESHOLD DETAIL
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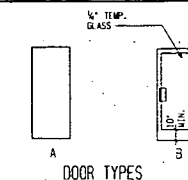


VERTICAL HANGER WIRE
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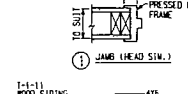


MAIN RUNNER
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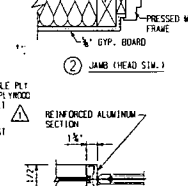
1. ALL HANGERS SHALL BE SADDLE-TIED AROUND MAIN RUNNERS.
2. CROSS-FURRING SHALL BE ATTACHED TO MAIN RUNNER BY SADDLE-TYPING WITH NOT LESS THAN ONE STRAND OF #10 OR TWO STRANDS OF #10 U.S. GAUGE TIE WIRE OR EQUAL.
3. ALL HANGERS, MAIN RUNNERS AND CROSS FURRING SHALL BE NOT LESS THAN THE SIZES SHOWN IN THE TABLE BELOW.
4. MAIN RUNNERS SHALL BE INSTALLED SO THAT THEY ARE ALL LEVEL TO WITHIN 1/8" IN 12 FT.
5. LATERAL FORCE BRACING: HORIZONTAL RESTRAINTS SHALL BE FOUR #12 GAUGE WIRES SECURED TO THE MAIN RUNNER WITHIN 2 INCHES OF THE CROSS RUNNER INTERSECTION AND SPLAYED 90 DEGREES FROM EACH OTHER AT AN ANGLE NOT EXCEEDING 45 DEGREES FROM THE PLANE OF THE CEILING. THESE HORIZONTAL RESTRAINT POINTS SHALL BE PLACED 12 FEET ON CENTER IN BOTH DIRECTIONS WITH THE FIRST POINT WITHIN 4 FEET FROM EACH WALL. RESTRAINT WIRE SHALL BE ATTACHED ROOF FLOOR FRAMING ABOVE CEILING.



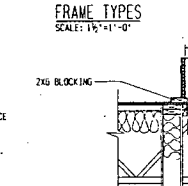
DOOR TYPES
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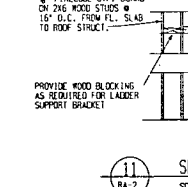
FRAME TYPES
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SECTION 11
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SECTION 12
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SECTION 13
 SCALE: 1/4"=1'-0"

ROOM FINISH SCHEDULE												
ROOM NAME	FLOOR	BASE	WALLS	CEILING	1	2	3	4	5	6	7	8
LOBBY	1	1	1	1								
LANDING ROOM	1	1	1	1								
TOILET ROOM	1	1	1	1								
RETAIL "A"	1	1	1	1								
RETAIL "B"	1	1	1	1								
RETAIL "C"	1	1	1	1								
RETAIL "D"	1	1	1	1								
RETAIL "E"	1	1	1	1								
RETAIL "F"	1	1	1	1								
RETAIL "G"	1	1	1	1								
RETAIL "H"	1	1	1	1								
RETAIL "I"	1	1	1	1								
RETAIL "J"	1	1	1	1								
RETAIL "K"	1	1	1	1								
RETAIL "L"	1	1	1	1								
RETAIL "M"	1	1	1	1								
RETAIL "N"	1	1	1	1								
RETAIL "O"	1	1	1	1								

DOOR SCHEDULE				
NO.	OPENING SIZE	TYPE	MATERIAL	REMARKS
1	8'-0" x 7'-0" x 1 1/2"	A	H.W. 2	H.W. 1
2	5'-0" x 5'-0" x 1 1/2"	A	WOOD 1	H.W. 3
3	5'-0" x 7'-0" x 1 1/2"	B	ALUM 3	ALUM 4
4	2'-5" x 7'-0" x 1 1/2"	B	ALUM 3	ALUM 5
5	5'-0" x 7'-0" x 1 1/2"	A	H.W. 2	H.W. 2

MINIMUM SIZES FOR WIRE AND RIGID HANGERS		
SIZE AND TYPE	MAXIMUM AREA SUPPORTED (IN SQUARE FEET)	SIZE
HANGERS FOR SUSPENDED CEILINGS	12.5	NO. 9 GAUGE WIRE
	16	NO. 8 GAUGE WIRE
	18	1/4" DIA. WILD STEEL ROD
	20	3/8" DIA. WILD STEEL ROD
HANGERS FOR ATTACHING RUNNERS AND FURRING DIRECTLY TO BEAMS AND JOISTS	22.5	1/4" DIA. WILD STEEL ROD
	25.0	1/2" DIA. WILD STEEL ROD
	8	NO. 12 GAUGE WIRE
	12	NO. 10 GAUGE WIRE
HANGERS FOR SUPPORTING FURRING W/OUT RUNNERS W/OUT WIRE LOOPS AT SUPPORTS	8	NO. 14 GAUGE WIRE
	12	NO. 12 GAUGE WIRE
	16	NO. 11 GAUGE WIRE
	16	NO. 14 GAUGE WIRE
TYPE OF SUPPORT	CONCRETE	NO. 16 GAUGE WIRE (2 LOOPS)
	WOOD	NO. 16 GAUGE WIRE (2 LOOPS)

CHECK PRINT
 date: SEP. 22, 87
 time: 2:30

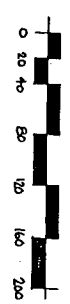
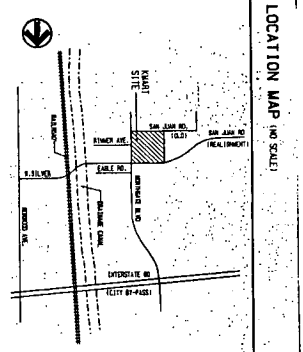
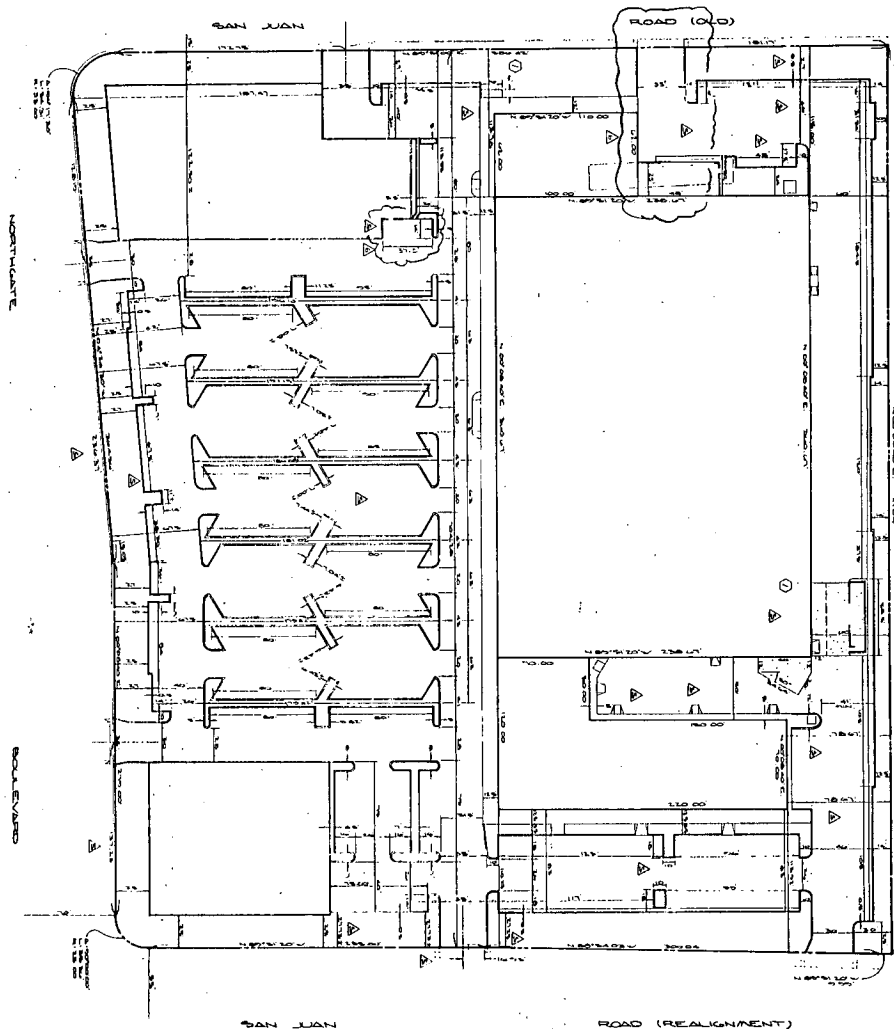
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Kmart Corporation
 1000 J STREET
 SACRAMENTO, CALIF. 95811
 W. L. SKELLES
 PROJECT ARCHITECT
 C. J. HARRIS
 PROJECT ARCHITECT

PLANS, SCHEDULES AND DETAILS
 3635 - RETAIL BUILDINGS SACRAMENTO, CA.
 N.W.C. NORTHGATE AND SAN JUAN

G. R. HALLECK A.I.A.
 ARCHITECT
 1000 J STREET
 SACRAMENTO, CALIF. 95811
 DATE: OCTOBER 31, 1986
 SHEET NO. RA-2



DATE	04/11/77
PROJECT	ORIENTATION SHEET
CLIENT	LABS ANDERSEN & ASSOCIATES, INC.
PROJECT NO.	100-1000000000
PROJECT NAME	KMART #3635 - SACRAMENTO, CALIFORNIA
PROJECT ADDRESS	N.W.C. NORTHGATE & SAN JUAN
PROJECT CITY	SACRAMENTO, CALIFORNIA
PROJECT STATE	CALIFORNIA
PROJECT ZIP	95833
PROJECT COUNTY	SUTTER
PROJECT DISTRICT	
PROJECT ZONE	
PROJECT PHASE	
PROJECT STATUS	
PROJECT COMMENTS	

002540

C-2

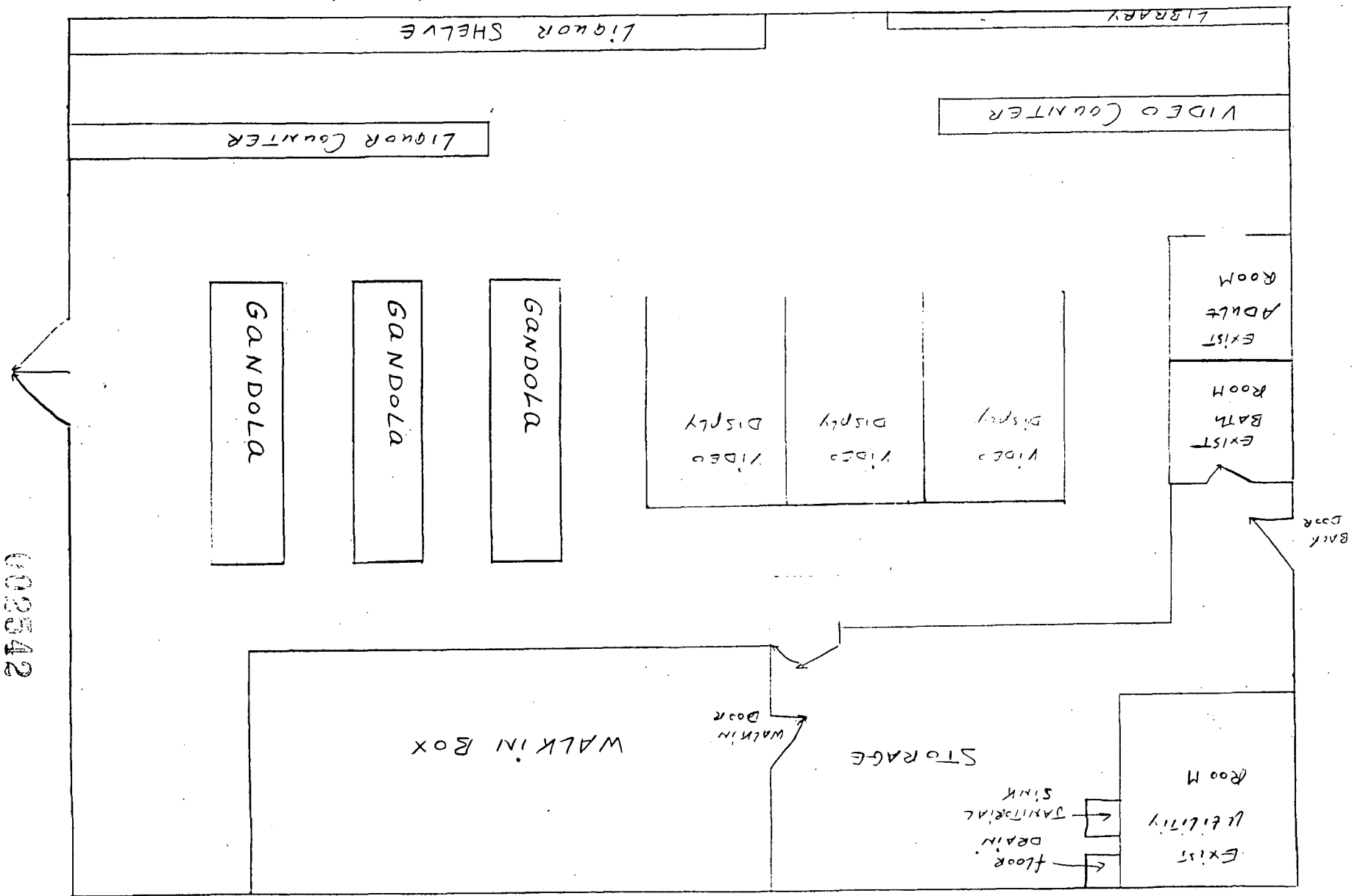
G. R. HALLECK A.I.A.
ARCHITECT
TROY, MICHIGAN

ORIENTATION SHEET
KMART #3635 - SACRAMENTO, CALIFORNIA
N.W.C. NORTHGATE & SAN JUAN

Kmart Corporation
TROY, MICHIGAN 48064
M. L. SIKES
VICE PRESIDENT
CORPORATE FACILITIES
H. O. SCARLETT
VICE PRESIDENT
CONSTRUCTION

DATE	04/11/77
PROJECT	ORIENTATION SHEET
CLIENT	LABS ANDERSEN & ASSOCIATES, INC.
PROJECT NO.	100-1000000000
PROJECT NAME	KMART #3635 - SACRAMENTO, CALIFORNIA
PROJECT ADDRESS	N.W.C. NORTHGATE & SAN JUAN
PROJECT CITY	SACRAMENTO, CALIFORNIA
PROJECT STATE	CALIFORNIA
PROJECT ZIP	95833
PROJECT COUNTY	SUTTER
PROJECT DISTRICT	
PROJECT ZONE	
PROJECT PHASE	
PROJECT STATUS	
PROJECT COMMENTS	

LIQUOR VIDEO CENTER
3315 NORTH GATE BLVD
SACRAMENTO CA. 95833



002542

4

50'-3" LEASE DIMENSION

P-87-420

CCO ON METAL
LATH ON 1/2" PLYWOOD

EXISTING WALL BEYOND

FLOAT GLASS

11-12-87

UNDERSIDE OF CANOPY
(HIGH SIDE)

GLASS & ALUMINUM
DOORS AND FRAME

1x3 TRIM

T-1-11 ON
1/2" PLYWOOD

1/4" TEMPERED FLOAT
GLASS IN DOORS AND
ADJACENT SIDELITES

STUCCO ON METAL
LATH ON 1/2" PLYWOOD

WOOD TRIM

T-1-11 ON 1/2"
PLYWOOD

1/4" FLOAT GLASS

INTEGRALLY COLORED
SPLIT FACE MASONRY
BULKHEAD

INTEGRALLY COLORED
SMOOTH FACED BLOC
BASE COURSE

1x3 SILL

1x3 TRIM

0'-6"

2'-1 1/2"

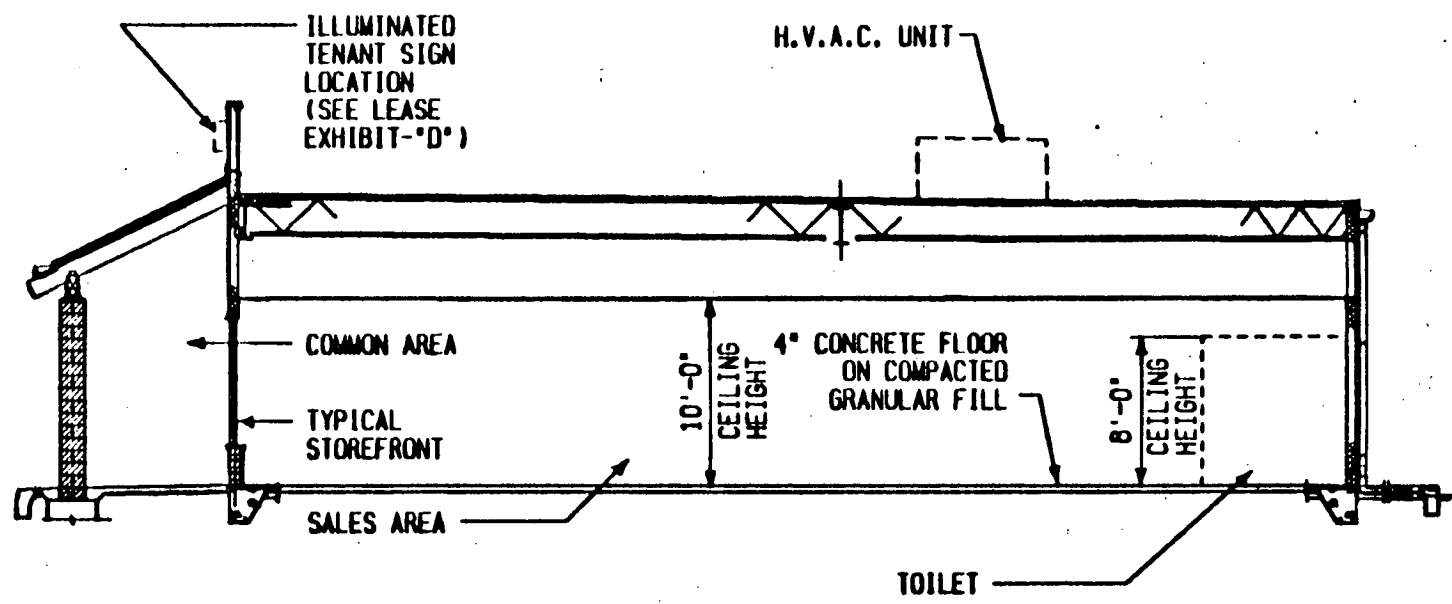
FRONT ELEVATION

Item 17

STOREFRONT ELEVATION

SCALE:

5



P-87-420

11-12-87

Item 17

SECTION A

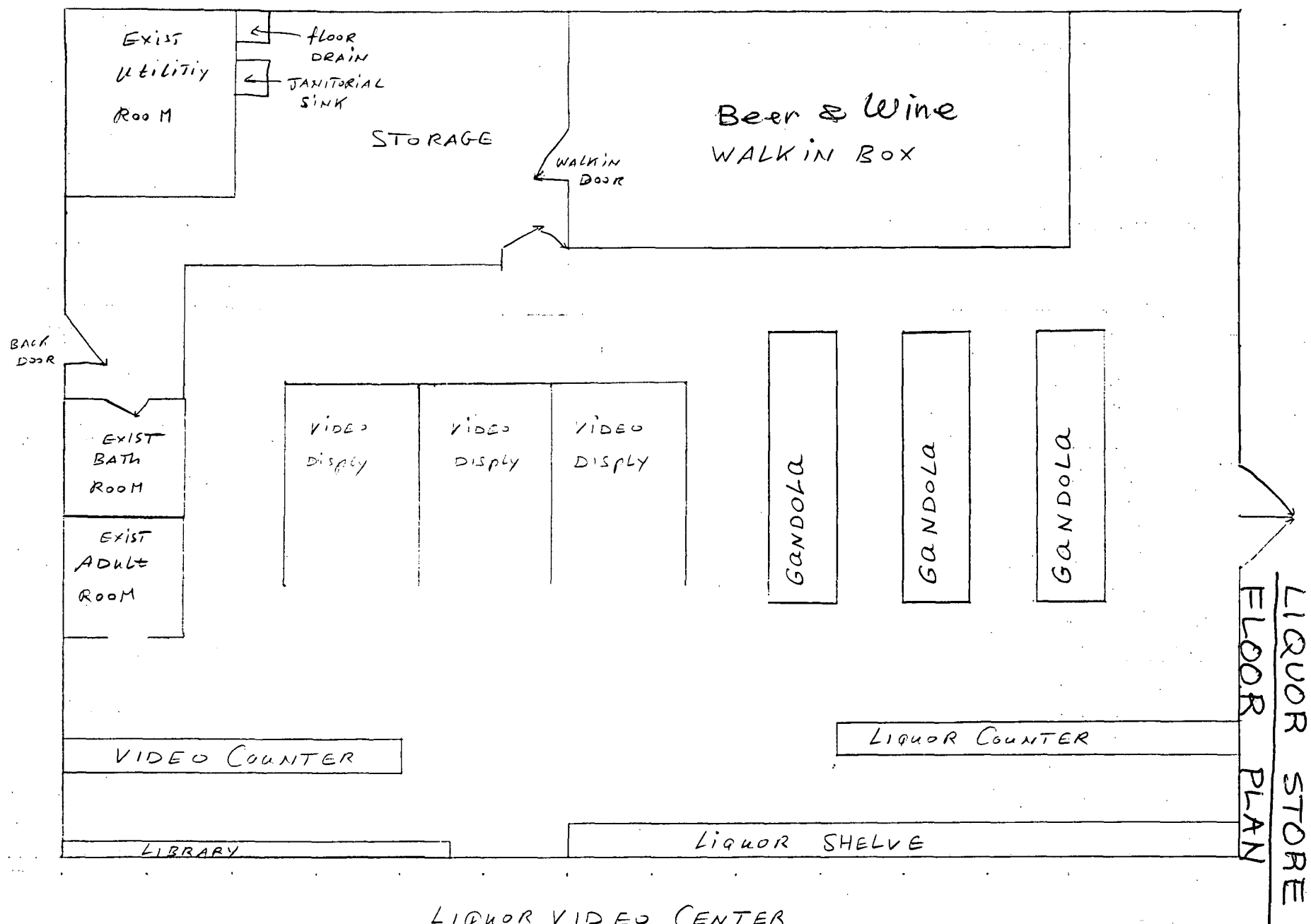
SCALE:

CROSS-SECTION

P-87-420

11-12-87

item 17



LIQUOR VIDEO CENTER

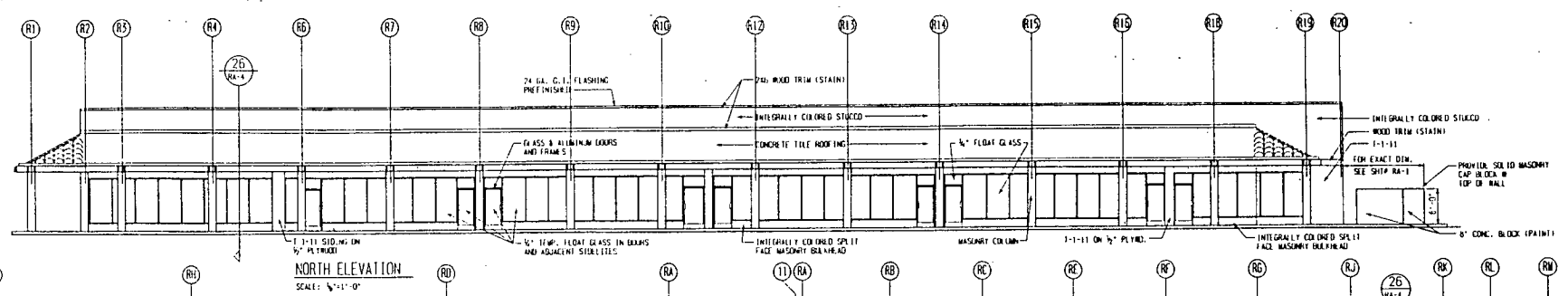
3315 NORTH GATE BLVD

SACRAMENTO CA. 95833

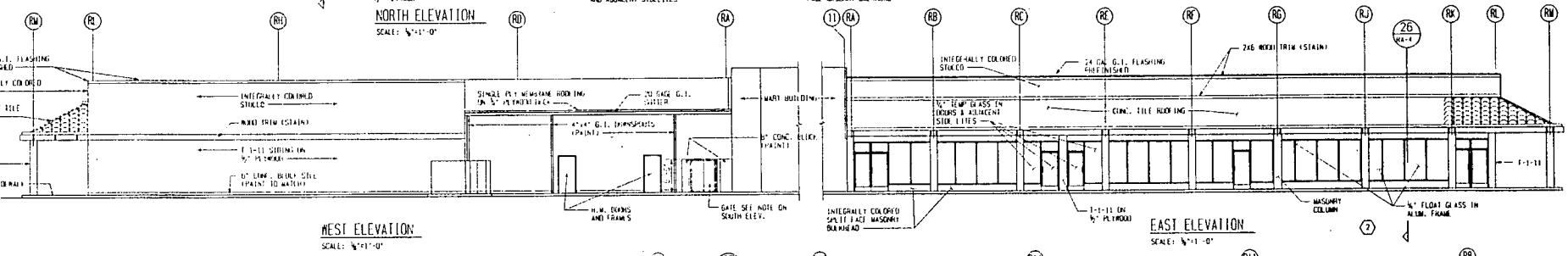
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11-12-87

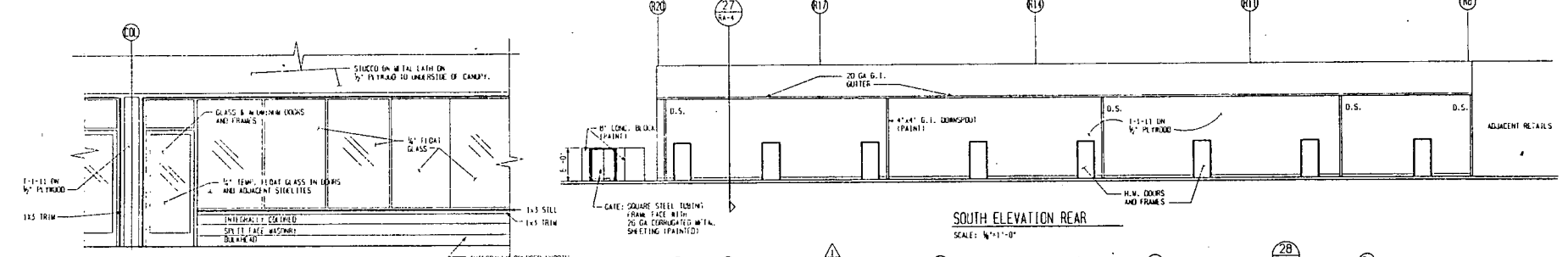
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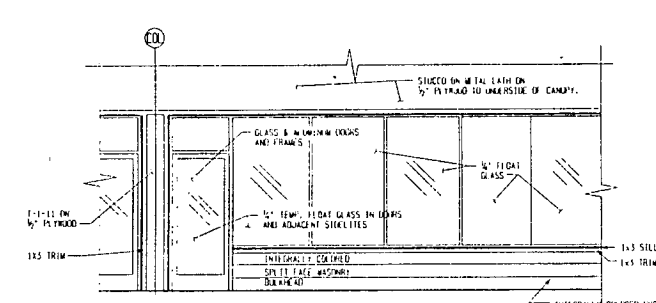
NORTH ELEVATION
SCALE: 1/4"=1'-0"



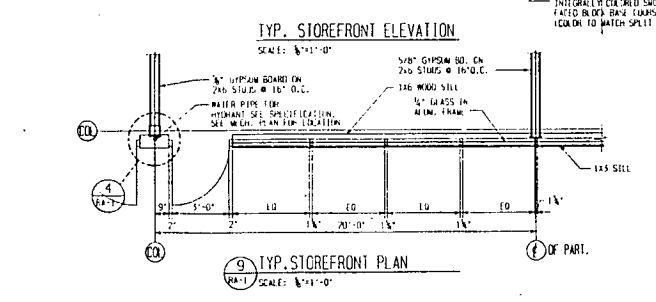
EAST ELEVATION
SCALE: 1/4"=1'-0"



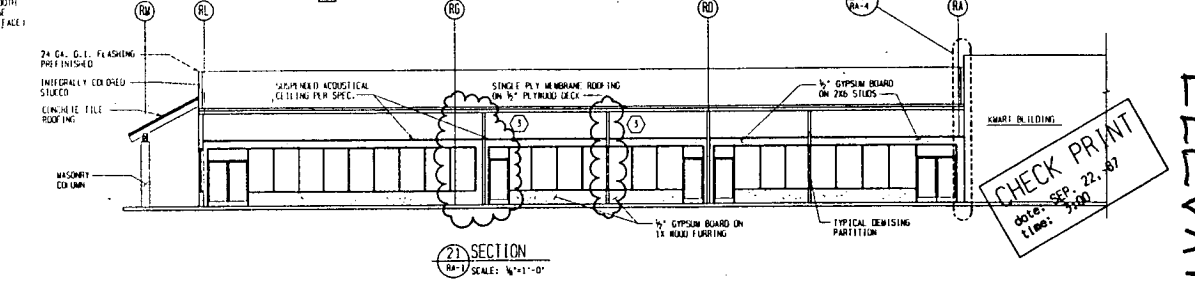
SOUTH ELEVATION REAR
SCALE: 1/4"=1'-0"



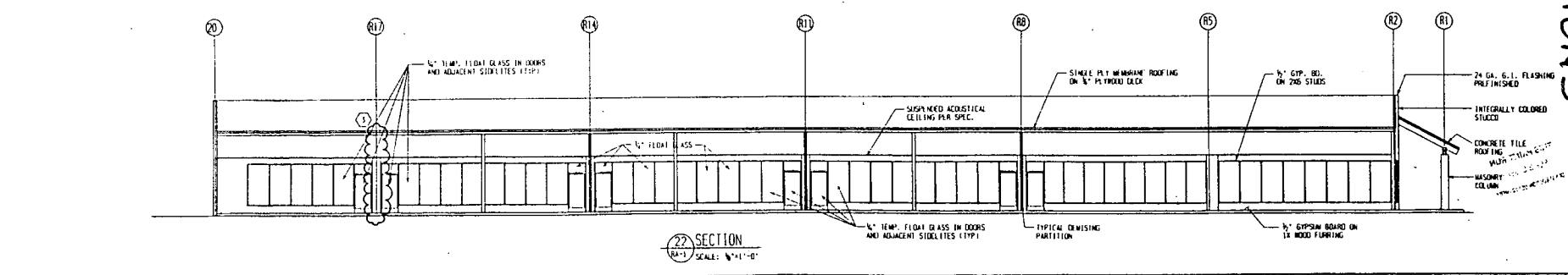
TYP. STOREFRONT ELEVATION
SCALE: 1/4"=1'-0"



TYP. STOREFRONT PLAN
SCALE: 1/4"=1'-0"



SECTION 21
SCALE: 1/4"=1'-0"



SECTION 22
SCALE: 1/4"=1'-0"

CHECK PRINT
DATE: SEP. 22, 87
TIME: 3:00

ELEVATIONS

REVISIONS

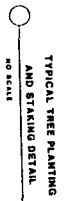
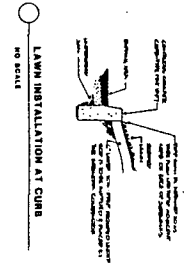
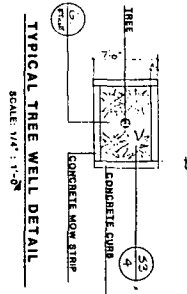
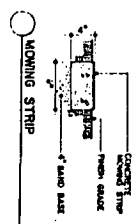
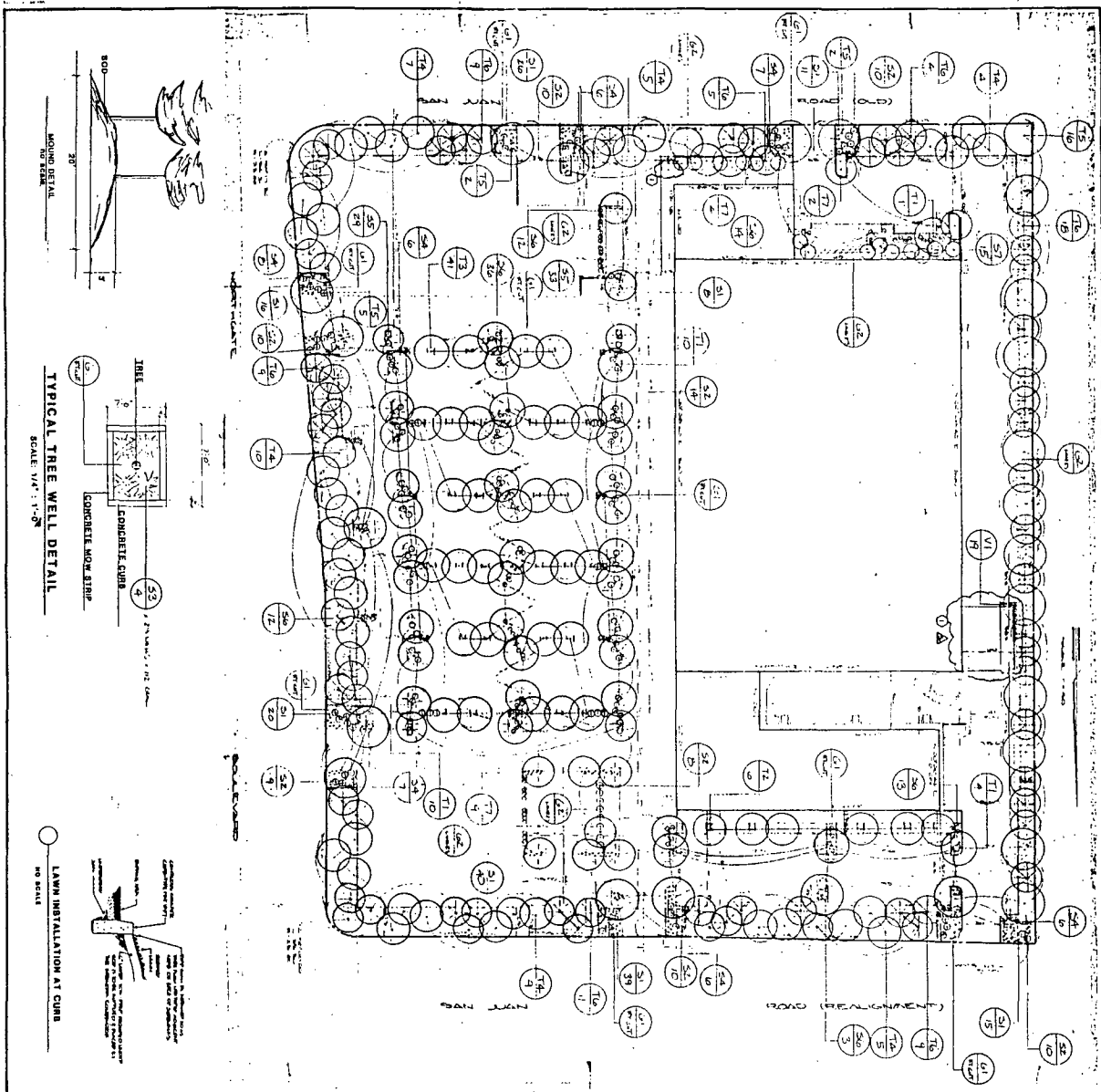
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Knart Corporation
Architects

G. R. HALLECK A.I.A.
ARCHITECT

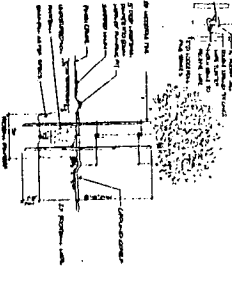
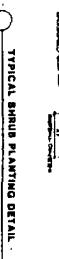
ELEVATIONS, BUILDING SECTIONS & DETAILS
3635 - RETAIL BUILDINGS SACRAMENTO, CA.

DATE: OCTOBER 15, 1987
SHEET NO. RA-3



NO.	DATE	DESCRIPTION	BY	CHECKED
1	11/12/87	PLANTING PLAN	G.R.H.	
2	11/12/87	REVISION	G.R.H.	
3	11/12/87	REVISION	G.R.H.	
4	11/12/87	REVISION	G.R.H.	
5	11/12/87	REVISION	G.R.H.	
6	11/12/87	REVISION	G.R.H.	
7	11/12/87	REVISION	G.R.H.	
8	11/12/87	REVISION	G.R.H.	
9	11/12/87	REVISION	G.R.H.	
10	11/12/87	REVISION	G.R.H.	

G. R. HALLECK A.I.A.
 ARCHITECT
 200 N. WASHINGTON STREET, SUITE 200, SACRAMENTO, CALIFORNIA 95811
 (916) 441-1111



NOTE:
 CONTRACTOR TO CONTACT
 LANDSCAPE ARCHITECT FOR INSPECTION
 OF PLANT MATERIAL PRIOR TO
 PURCHASEMENT.

NO.	QUANTITY	SIZE	REMARKS	COMMON NAME
1	12	1 1/2"	EMERALD PINNACLES	EMERALD PINNACLES
2	12	1 1/2"	EMERALD PINNACLES	EMERALD PINNACLES
3	12	1 1/2"	EMERALD PINNACLES	EMERALD PINNACLES
4	12	1 1/2"	EMERALD PINNACLES	EMERALD PINNACLES
5	12	1 1/2"	EMERALD PINNACLES	EMERALD PINNACLES
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7	12	1 1/2"	EMERALD PINNACLES	EMERALD PINNACLES
8	12	1 1/2"	EMERALD PINNACLES	EMERALD PINNACLES
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18	12	1 1/2"	EMERALD PINNACLES	EMERALD PINNACLES
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32	12	1 1/2"	EMERALD PINNACLES	EMERALD PINNACLES
33	12	1 1/2"	EMERALD PINNACLES	EMERALD PINNACLES
34	12	1 1/2"	EMERALD PINNACLES	EMERALD PINNACLES
35	12	1 1/2"	EMERALD PINNACLES	EMERALD PINNACLES
36	12	1 1/2"	EMERALD PINNACLES	EMERALD PINNACLES
37	12	1 1/2"	EMERALD PINNACLES	EMERALD PINNACLES
38	12	1 1/2"	EMERALD PINNACLES	EMERALD PINNACLES
39	12	1 1/2"	EMERALD PINNACLES	EMERALD PINNACLES
40	12	1 1/2"	EMERALD PINNACLES	EMERALD PINNACLES
41	12	1 1/2"	EMERALD PINNACLES	EMERALD PINNACLES
42	12	1 1/2"	EMERALD PINNACLES	EMERALD PINNACLES
43	12	1 1/2"	EMERALD PINNACLES	EMERALD PINNACLES
44	12	1 1/2"	EMERALD PINNACLES	EMERALD PINNACLES
45	12	1 1/2"	EMERALD PINNACLES	EMERALD PINNACLES
46	12	1 1/2"	EMERALD PINNACLES	EMERALD PINNACLES
47	12	1 1/2"	EMERALD PINNACLES	EMERALD PINNACLES
48	12	1 1/2"	EMERALD PINNACLES	EMERALD PINNACLES
49	12	1 1/2"	EMERALD PINNACLES	EMERALD PINNACLES
50	12	1 1/2"	EMERALD PINNACLES	EMERALD PINNACLES
51	12	1 1/2"	EMERALD PINNACLES	EMERALD PINNACLES
52	12	1 1/2"	EMERALD PINNACLES	EMERALD PINNACLES
53	12	1 1/2"	EMERALD PINNACLES	EMERALD PINNACLES
54	12	1 1/2"	EMERALD PINNACLES	EMERALD PINNACLES
55	12	1 1/2"	EMERALD PINNACLES	EMERALD PINNACLES
56	12	1 1/2"	EMERALD PINNACLES	EMERALD PINNACLES
57	12	1 1/2"	EMERALD PINNACLES	EMERALD PINNACLES
58	12	1 1/2"	EMERALD PINNACLES	EMERALD PINNACLES
59	12	1 1/2"	EMERALD PINNACLES	EMERALD PINNACLES
60	12	1 1/2"	EMERALD PINNACLES	EMERALD PINNACLES
61	12	1 1/2"	EMERALD PINNACLES	EMERALD PINNACLES
62	12	1 1/2"	EMERALD PINNACLES	EMERALD PINNACLES
63	12	1 1/2"	EMERALD PINNACLES	EMERALD PINNACLES
64	12	1 1/2"	EMERALD PINNACLES	EMERALD PINNACLES
65	12	1 1/2"	EMERALD PINNACLES	EMERALD PINNACLES
66	12	1 1/2"	EMERALD PINNACLES	EMERALD PINNACLES
67	12	1 1/2"	EMERALD PINNACLES	EMERALD PINNACLES
68	12	1 1/2"	EMERALD PINNACLES	EMERALD PINNACLES
69	12	1 1/2"	EMERALD PINNACLES	EMERALD PINNACLES
70	12	1 1/2"</		