

PLANNING DIRECTOR'S SPECIAL PERMIT
1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT Comstock-Johnson Architects, Inc., 10304 Placer Lane #A, Sacramento, CA 95827
OWNER Jackson Properties, Inc., 5665 Power Inn Road #140, Sacramento, CA 95824
PLANS BY Comstock-Johnson Architects, Inc., 10304 Placer Lane #A, Sacramento, CA 95827
FILING DATE 10-5-90 ENVIR. DET. Negative Declaration REPORT BY JC
ASSESSOR'S PCL. NO. 015-0312-008

APPLICATION: A. Negative Declaration
B. Planning Director's Special Permit to exceed the 25 percent office use allowed in the M-1 zone by allowing 10,000+ square feet of office in a proposed 24,395+ square foot warehouse building on 2.18+ vacant acres in the Light Industrial (M-1) zone.

LOCATION: 3800 Business Drive (Building A)

PROPOSAL: The applicant is requesting the necessary entitlements to construct 6,138+ square feet of office (41%) in a proposed 24,395+ square foot warehouse building.

PROJECT INFORMATION:

General Plan Designation: Heavy Commercial/Warehouse
Existing Zoning of Site: M-1
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:

North: Vacant, Office/Warehouse; M-1
South: Vacant, M-1
East: Office/Warehouse & Vacant; M-1
West: Single Family and Two Family Residential; R-2

Parking Required: 39
Parking Provided: 105
Property Dimensions: 475' X 200'
Property Area: 2.18+ acres
Square Footage of Building: 24,395+ square feet
Height of Building: 17'10" to top of wall; 20'6" to top of parapet
Topography: Flat
Street Improvements: Existing
Utilities: Existing
Exterior Building Materials: Pre-cast tilt-up concrete panels
Roof Materials: Built-up Composition Roof

Background: On January 8, 1987 the Planning Commission recommended approval of a tentative map to subdivide 25+ vacant acres into 15 lots for future industrial development (P87-010). On February 10, 1987 the City Council approved the tentative map with several conditions to protect the residential uses to the west. On August 23, 1990, the Planning Commission approved a lot line adjustment (P90-300) to relocate the common property lines between three vacant lots totaling 4.7+ acres in the M-1 zone. The Assessor's Parcel maps do not reflect a certificate of compliance has been recorded. The applicant has applied for Planning Director's Special Permits to exceed the 25% office use on these three lots (P90-427, P90-428 and P90-429). The subject site is the southern most lot of these three lots (Exhibit A).

APPLC. NO. P90-429

000270

Project Evaluation: Staff has the following comments:

A. Land Use and Zoning

The subject site is a vacant lot totaling 2.18+ vacant acres in the Light Industrial (M-1) zone. The General Plan designates the site for Heavy Commercial or Warehouse. Surrounding land uses and zones are vacant and warehouse/office, M-1 to the north and east; residential, R-1 and R-2 to the west and south.

B. Applicant's Proposal

The applicant is proposing to construct a warehouse/office building on the site. The building will have 10,000+ square feet of office and 14,395+ square feet of warehouse. The office will exceed the 25 percent maximum office allowed by 16 percent for a total of 41 percent office.

C. Policy Consideration

The General Plan proposes to provide adequate land for expansion of existing facilities and opportunities for new warehousing/distribution activities as well as allowing industrial development in those areas where potential impacts can be expected to be minimized. Staff has no objections to the increase of office to 50 percent on this site. The site is adjacent to residential use on the west and staff supports a less intense industrial use on this site. Staff supports allowing more office/warehouse use on the west side of Business Drive and more warehousing and industrial use on the east side of Business Drive.

D. Site and Building Plan

The subject site is a portion of lots seven and eight of the previously approved tentative map (P87-010). The tentative map required the following conditions for lots three through eight:

1. a 25 foot non-buildable setback easement along the western boundary of lots three through eight.
2. A five foot landscaped planter shall be installed along the west property line adjacent to residential uses and planted with 15 gallon trees, shrubs and ground cover.
3. No outside loud speakers shall be located at the rear of structures on lots three through eight.
4. Any roll up doors on the west wall of structures on lots three through eight shall be placed no closer than 35 feet from the property line and not exceed 10' X 10' in size.
5. Record a 25 foot landscaped setback along the 14th Avenue frontage of lots eight and nine. Landscaping and irrigation plans shall be approved by the City Landscape Architect prior to issuance of building permits.

The north, south and east elevations will consist of storefronts of four inch colored, narrow style aluminum sections with solar bronze glazing. The corner entries will be recessed and on an angle. The west elevation consist of storefronts and three sets of loading doors for a total of six loading doors. Two sets of loading doors will be located in a recess area of the building 75+ feet from the west property line. The third set of loading doors will be located on north west portion of the building 37+ feet from the west property line, which conforms to the map condition. Staff has some concerns with the loading area adjacent to residential. Staff suggested to the applicant that the building be flipped in order to protect the residential uses on the west. Staff felt that since this was a warehouse park that the property to the east

would not be harmed by locating the doors on the east elevation. The applicant opposed this recommendation since the owner is proposing to locate his main office east of the site on Lot 9 which is directly across the Business Drive. The applicant suggested recessing the loading doors two feet on the northwest portion of Building A and providing a finger planter between the pairs of loading doors in the recessed area of Building A (Exhibit B). The planters would reduce the size of the trucks that would be able to use the doors as well as provide additional landscaping to break up the expanse of the building. Staff supported these suggestions. A screen wall will be constructed on the west elevation to shield the loading area from the view of 14th Avenue. The building materials will be of pre-cast concrete tilt-up panels with reveal lines. The roofing materials will be a built-up composition roof. Staff recommends the colors should be compatible with the existing buildings located in the area.

Adequate parking is provided on site. Thirty nine parking spaces are required for this project. The applicant proposes 105 parking spaces, of the 105 spaces eight are proposed to be compact. Eight compact spaces are allowed under the interim Parking Ordinance as adopted by the City Council. The site must meet the 50 percent shading requirement.

The plans do indicate a driveway located on the northeast portion of the site. This driveway is bisected by the north property line. City Code requires a driveway to be ten feet from a property line. The driveway and parking layout will need to be redesigned or the property line will need to be adjusted in order to meet the City Code requirement. An additional driveway is located on the southwest portion of the site eight feet from the west property line. Staff recommends relocating this driveway 20 feet from the property line since it is adjacent to a single family house which is located 3 feet from the property line. This area will be required to be landscaped.

The plans do not indicate any bicycle parking. The Zoning Ordinance requires one bicycle parking space for every 15 off street parking space required for office space and one bicycle parking space for every 25 off street parking space required for warehouse. A minimum of two bicycle spaces are required for this development. One space must meet Class I requirements.

The City Arborist has noted several almond trees the subject site and adjacent lots (Lots 6, 7 and 8). However, the Arborist has no objections to the removal of the almond trees. The Arborist recommends that the almond trees, if removed, be replaced on a one for one basis with a 15 gallon tree to be planted on the site. The trees to be planted as a replacement for the almond trees should be additional trees over and above those required for the parking lot shade requirement. All other trees on the site may be saved or removed at developer's discretion.

The submitted plans indicate a dumpster to be located behind the screen wall on the west side of the site. A trash enclosure is required when a dumpster is used. The trash enclosure must meet the requirements of the Zoning Ordinance. Staff recommends that the trash enclosure not be located within the 25 feet building setback along the west property line.

G. Agency Comments

The plans were submitted to Traffic Engineering, Engineering Division, Development Section, Building Inspections and Water and Sewer Division. The following comments were received:

Traffic Engineer - The driveway shall comply with all sections of the City's driveway ordinances to include but not limited to the requirement that driveways shall be located ten feet from a property line.

Relocate proposed driveway on 14th Avenue out of the flared section and minimum 10 feet from property line.

The three applications (P90-427, P90-428 and P90-429) for a Planning Director's Special Permit to increase the percent of office allowed in the M-1 zone for the three buildings (3670, 3700 and 3800 Business Dr.) constitute a development proposal which is expected to be the primary place of business of over 100 employees. The applicant shall comply with the TSM Ordinance as a major project for the three buildings.

H. Adjacent Property Owner Notification

The adjacent property owners were notified of the proposed increase in office space. The property owner on 14th Avenue adjacent to the site objected to the location of the driveway. He wished to see the driveway relocated to reduce noise generated by large trucks using the driveway.

Environmental Determination: The Environmental Services Manager has determined that the project, as proposed, will not have a significant impact to the environment; therefore, a Negative Declaration has been prepared. In compliance with Section 15070(B)1 of the California Environmental Quality Act Guidelines, the applicant has incorporated the following mandatory mitigation measures into the project plans to avoid identified effects or to mitigate such effects to a point where clearly no significant effects will occur:

1. Require construction contractors to implement a dust abatement program that will reduce the effect of construction on local PM 10 levels in the vicinity of construction zones. Elements of this program shall include the following:
 - a. Sprinkle all unpaved construction areas with water at least twice per day during demolition and excavation to reduce dust emissions. Additional watering should be carried out on hot or windy days. Watering could reduce particulate emissions by about 50 percent.
 - b. Cover stockpiles of sand, soil, and similar materials with a tarp.
 - c. Cover trucks hauling dirt and debris to reduce spillage onto paved surfaces.
 - d. Sweep up dirt or debris spilled onto paved surfaces immediately to reduce resuspension of PM 10 through vehicle movements over these surfaces.
 - e. Increase the frequency of city street cleaning along streets in the vicinity of construction site.
 - f. Require construction contractors to designate a person or persons to oversee the dust abatement program and to order increased watering, as necessary.
2. One 15-gallon replacement tree shall be required for every almond tree removed. The replacement trees are additional trees and are not to be used as part of the required shading or landscaping for the proposed project. If the site cannot support the replacement trees, then the trees will be donated to the City Arborist (#916-449-5304). Notification of the donation must be submitted to the Manager of the Environmental Services Division, 1231 I Street, Suite 301, Sacramento, CA 95814. All other trees on the site can be removed at the developer's discretion.
3. Participate in the Transportation Systems Management (TSM) program as referenced in Section 6-4-E of the City Zoning Ordinance. This participation may include, but is not limited to, reduction measures and funds for monitoring and enforcement.
4. A draft of the Transportation Management Plan (TMP) (in accordance with the guidelines set forth in the City's TSM Ordinance) shall be submitted to the

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000282

City's Transportation and Planning Divisions 60 days prior to issuance of a building permit for tenant improvements. A building permit for tenant improvements shall not be issued until the TMP has been reviewed and approved by the City's Transportation and Planning Divisions.

5. Incorporate the final approved TMP in the Covenants, Conditions, and Restrictions (C.C.R's.) for the project and bind all subsequent owners of the site to all previously agreed upon TSM provisions.

Recommendation: Staff recommends the Planning Director take the following actions:

- A. Ratify the Negative Declaration; and
- B. Approve the Planning Director's Special Permit to exceed the maximum 25 percent office, subject to conditions and based upon findings of fact which follow.

Conditions

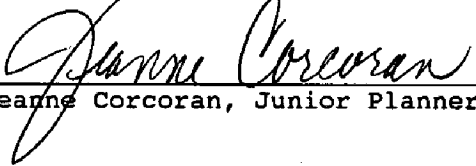
1. Any roll up doors on the west wall of the structure shall be placed no closer than 35 feet from the property line and not exceed 10' X 10' in size.
2. The driveway on Business Drive shall be redesigned to the satisfaction of the Traffic Engineer and comply with the City Code which requires driveways to be located a minimum of 10 feet from a property line.
3. The driveway on 14th Avenue shall be relocated 20 feet from the west property line.
4. A 25 foot landscaped setback along the 14th Avenue frontage shall be provided. Landscaping and irrigation plans shall be approved by the City Landscape Architect prior to issuance of building permits.
5. A trash enclosure which meets the requirements of the Zoning Ordinance must be provided. This trash enclosure shall not be located within the 25 foot non-buildable setback easement along the west property line.
6. The minimum bicycle parking shall be provided in accordance with the Zoning Ordinance additional bicycle parking may be required as a TMP measure.
7. No outside loud speakers shall be located at the rear of the structure.
8. The applicant shall comply with the mandatory mitigation measures as required in staff report P90-429.
9. A certificate of compliance shall be recorded for lot line adjustment (P90-300) prior to issuance of building permits.
10. The loading doors located on the northwest portion of the building shall be recessed a minimum of two feet per Exhibit B, subject to review and approval of the Design Review staff.
11. Two finger planters shall be constructed between the two sets of loading doors on the west elevations per Exhibit B, subject to review and approval of the Design Review staff.
12. *See added condition next page.*

Findings of Fact

1. The project is based upon sound principles of land use in that:
 - a. adequate parking is provided on site; and

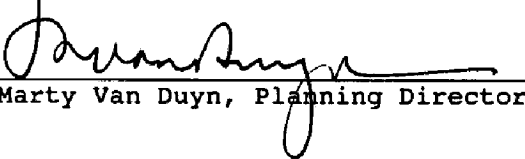
- b. a Transportation Management Program will be provided.
- 2. The project will not be detrimental to the public safety or welfare, nor result in the creation of a public nuisance in that:
 - a. adequate on-site parking and landscaping will be provided; and
 - b. the increase if office use is compatible with the surrounding land uses consisting of residential and office/warehouse.
- 3. The project is consistent with the General Plan which designates the site Heavy Commercial or Warehouse and the office/warehouse use conforms to this designation.

REPORT PREPARED BY:


Jeanne Corcoran, Junior Planner

4-30-91
Date

RECOMMENDATION APPROVED BY:


Marty Van Duyn, Planning Director

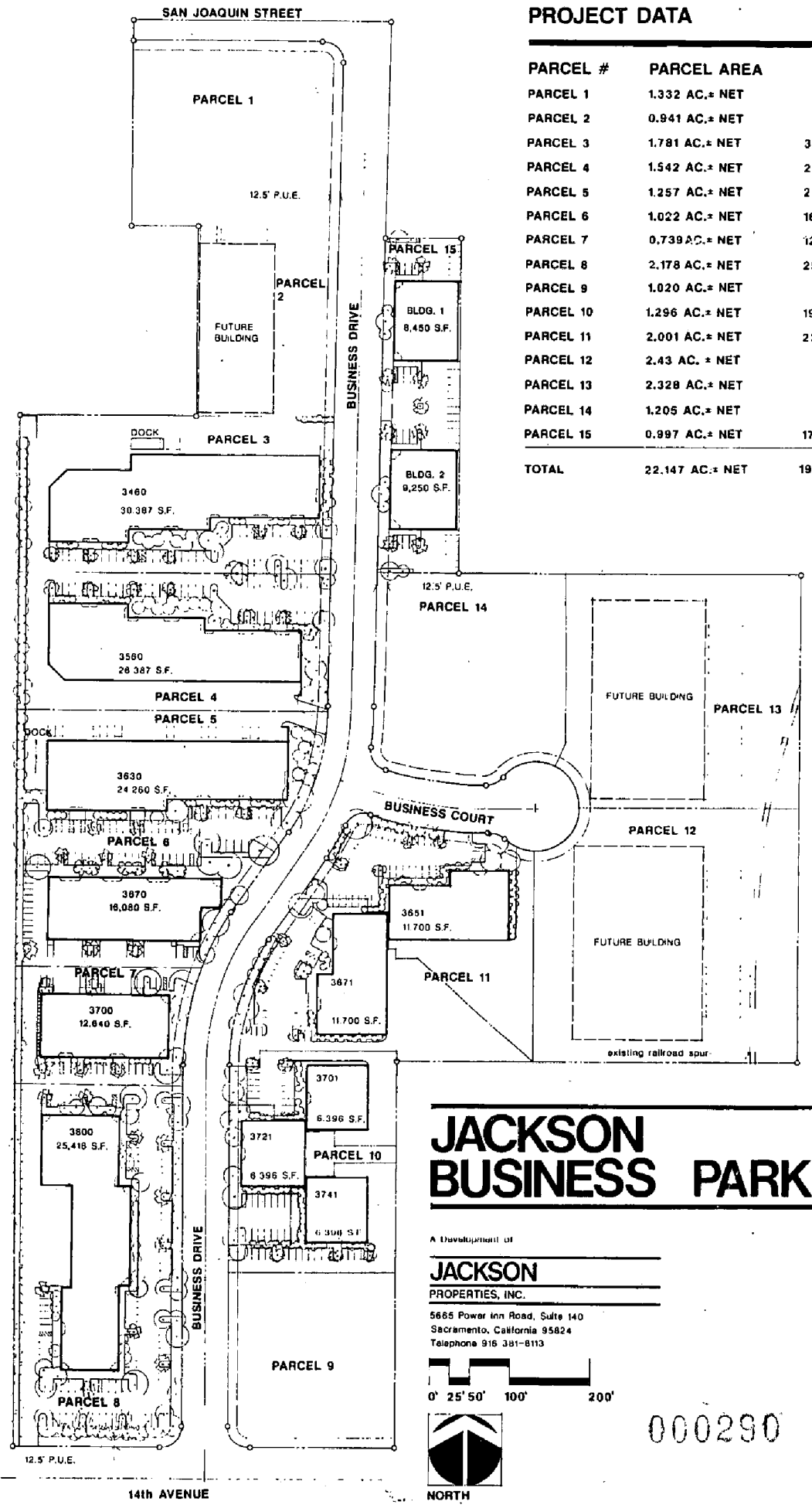
4-30-91
Date

- 12. The applicant shall provide a night security guard to patrol at two hour intervals. If problems occur with transients or unauthorized traffic, substantiated by the Police Department, the patrol will be increased to one hour intervals. In the case that the patrols are ineffective a restraint, such as a chain or gate, shall be installed to preclude movement of traffic behind the building during non-business hours. (Added by staff)

EXHIBIT E

PROJECT DATA

PARCEL #	PARCEL AREA	
PARCEL 1	1.332 AC.± NET	
PARCEL 2	0.941 AC.± NET	
PARCEL 3	1.781 AC.± NET	30,387 S.F.
PARCEL 4	1.542 AC.± NET	26,387 S.F.
PARCEL 5	1.257 AC.± NET	24,260 S.F.
PARCEL 6	1.022 AC.± NET	16,080 S.F.
PARCEL 7	0.739 AC.± NET	12,640 S.F.
PARCEL 8	2.178 AC.± NET	25,416 S.F.
PARCEL 9	1.020 AC.± NET	
PARCEL 10	1.296 AC.± NET	19,188 S.F.
PARCEL 11	2.001 AC.± NET	23,400 S.F.
PARCEL 12	2.43 AC.± NET	
PARCEL 13	2.328 AC.± NET	
PARCEL 14	1.205 AC.± NET	
PARCEL 15	0.997 AC.± NET	17,700 S.F.
TOTAL	22.147 AC.± NET	195,458 S.F.



JACKSON BUSINESS PARK

A Development of
JACKSON
 PROPERTIES, INC.

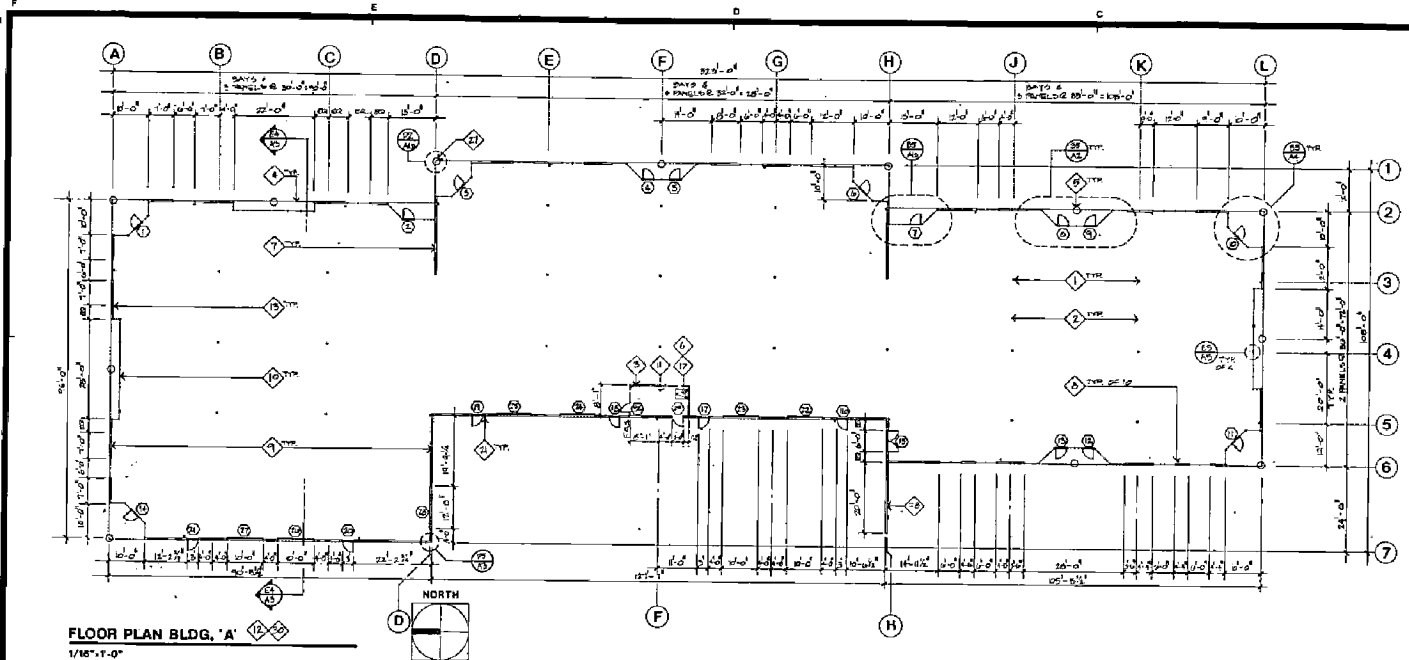
5665 Power Inn Road, Suite 140
 Sacramento, California 95824
 Telephone 916 381-8113



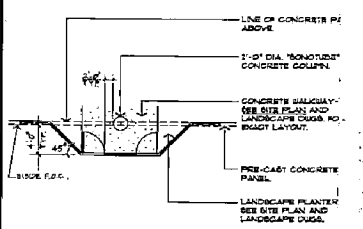
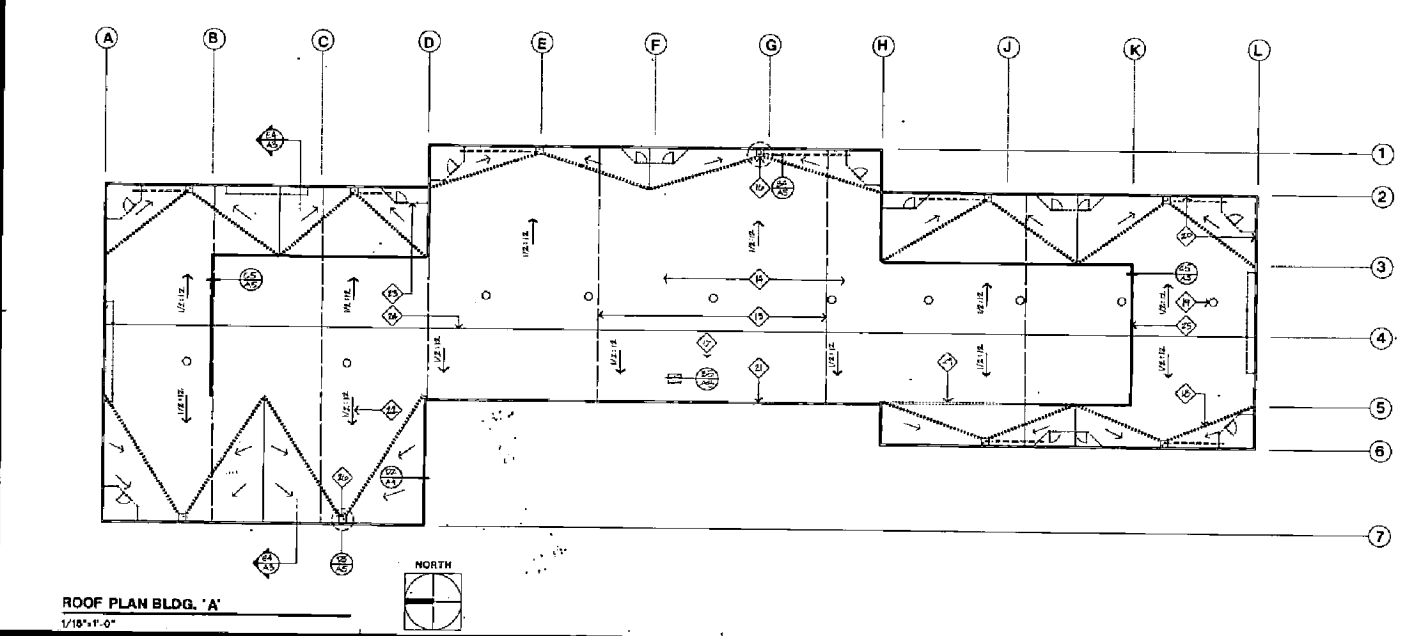
000290

P90-429

790-429
627-068



- KEYNOTES**
- 1 STEEL COLUMNS - SEE STRUCTURAL ENGINEERING DRAWINGS.
 - 2 CONC. GLASS ON GRADE - SEE CIVIL ENGINEERING DWGS. FOR FINISH FLOOR ELEVATION - SEE STRUCTURAL ENGINEERING DRAWINGS FOR SLAB DESIGN AND SUB-SLAB PREPARATION.
 - 3 2 X 6 WOOD STUDS @ 1'-4" O.C. TO ROOF STRUCTURE ABOVE W/ 5/8" G.W.B. BOTH SIDES TO ROOF STRUCTURE ABOVE. LINE OF GORTT ABOVE.
 - 4 2'-0" DIA. "SONOTUBE" CONC. COLUMN - TYP. OF 12
 - 5 ROOF ACCESS LADDER PER GAC T-24, PART 6, ARTICLE 4.5 SEE DETAIL AS INDICATED. COORDINATE LOCATION W/ROOF PLAN AND ELECTRICAL/ELEVATOR EQUIPMENT ROOM.
 - 6 INTERIOR SHEAR WALL - SEE STRUCTURAL ENG. DRAWINGS.
 - 7 TYP. INTERIOR C.I. DRUM - SEE ROOF PLAN, RIM TIGHT TO HALL PER DETAIL A 144 5/16" PIP
 - 8 TYP. PRE-CAST, TILT-UP CONC. PANELS - SEE FLOOR PLAN & STRUCTURAL ENGINEERING DRAWING.
 - 9 TYP. STOREFRONTS TO BE 4" COLORED, NARROW STYLE ALUMINUM SECTIONS. DOORS PER DOOR SCHEDULE. GLAZING TO BE "SOLAR-BAGEN 2" USE PLATE GLASS TYPICAL. USE TEMPERED GLASS WHERE SHOWN ON EXTERIOR ELEVATIONS. GLASS THICKNESS PER U.S.C. TABLE 9A-1985 EDITION (1/4" MIN.).
 - 10 EQUIPMENT ROOM - COORD. PLACEMENT OF INT. DOOR, EQUIP. L2 ELECTRICAL DRAWINGS.
 - 11 INSULATION: AS REQUIRED, SHALL BE PROVIDED DURING TENANT IMPROVEMENT PHASE.
 - 12 PANEL JOINTS - SEE EXT. ELEV. AND FLOOR PLAN.
 - 13 BUILT-UP ROOF TO BE "MAXWELL BUILDING PRODUCTS" 28 G.G.C. "CONGLAS" NO 24-C OR "OWENS-CORNING" #31 N.C. OR ANY OTHER APPROVED CLASS A OR B MINERAL CAP SHEET S.U.R. APPLIED AS SPECIFIED IN SECTION 3203 (0) 2, OF U.S.C.
 - 14 ATTIC DRAFTSTOPS N.I.C. - TYP. WHERE SHOWN - TO BE DONE DURING TENANT IMPROVEMENT PHASE. ACTUAL PLACEMENT DEPENDS UPON PORTIONS OF OCCUPANCY THAT REQUIRES A FINISHED CEILING. CO-ORD. W/1A FOR ACTUAL LOCATIONS. ATTIC AREAS NOT TO EXCEED 4,000 S.F. BETWEEN DRAFTSTOPS AND MAX. HORIZ. DIMENSIONS NOT TO EXCEED 100'-0".
 - 15 ROOF DRAIN & OVERFLOW PIPE - SEE DETAIL AS INDICATED, TYP. OF 10
 - 16 ROOF HATCH - COORDINATE LOCATION W/ROOF PLAN AND SEE DETAIL AS INDICATED; SEE ELECTRICAL DRAWINGS.
 - 17 INDICATES ROOF WARP - SEE STRUCTURAL DRAWINGS.
 - 18 2'-0" DIA. ROTARY VENT. (TYP. OF 10) OR H.V.A.C. SYSTEM TO BE INSTALLED PRIOR TO BLDG. OCCUPANCY TO COMPLY WITH U.S.C. SECTION 705 (VENTILATION).
 - 19 SLOPED LEDGERS - SEE STRUCTURAL DRAWINGS.
 - 20 TYPICAL GUTTER & DOWNSPOUTS - SEE EXT. ELEVATIONS.
 - 21 INDICATES DIRECTION OF ROOF SLOPE - TYP. WHERE SHOWN - MAIN ROOF SLOPE 1/2" PER FT. MIN.
 - 22 RECESSED ENTRY BELOW - SEE FLOOR PLAN.
 - 23 EDGE LINE.
 - 24 MECHANICAL SCREEN - SEE DETAIL AS INDICATED.
 - 25 ROOF DRAIN AND OVERFLOW SPLITTER - SEE DETAIL AS INDICATED; TYPICAL OF 2
 - 26 INTERIOR OPENINGS TO OCCUR AT ALL RECESSED CORNER ENTRIES - SEE DETAIL AS INDICATED.
 - 27 BUILT-UP CONC. WALKWAY - SEE DETAIL AS INDICATED.
 - 28 MECHANICAL SCREEN EXTEND TO ALL DIMENSIONS ARE TO FACE OF OPENING OR CENTERLINE U.N.D.



BS	
JOB NO.	89108.05
D	A2
A	A2

JCA

COMSTOCK JOHNSON ARCHITECTS INC.

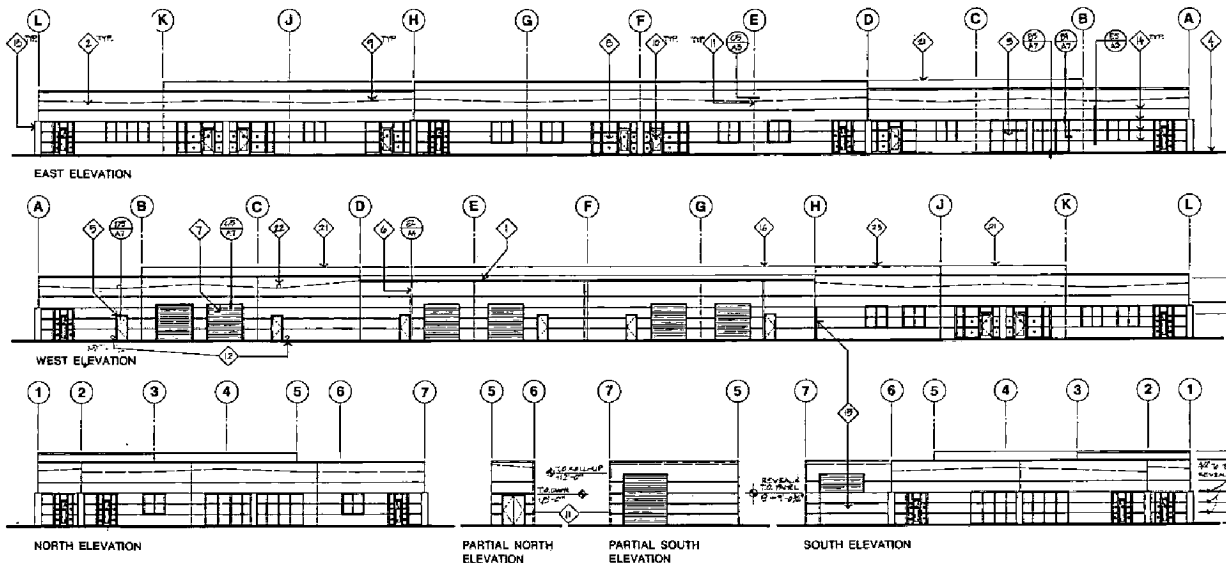
Principal:
DONALD M. COMSTOCK
DUIRE M. JOHNSON
KEITH F. BRYANT

Associate:
RICHARD A. SCHWARZ
10301 Plover Lane, Suite 4
Scottsdale, Arizona 85257
(919) 362-5343

ARCHITECT: REG. #

EXHIBIT D
FLOOR PLANS

P90-429



EAST ELEVATION

WEST ELEVATION

NORTH ELEVATION

PARTIAL NORTH ELEVATION

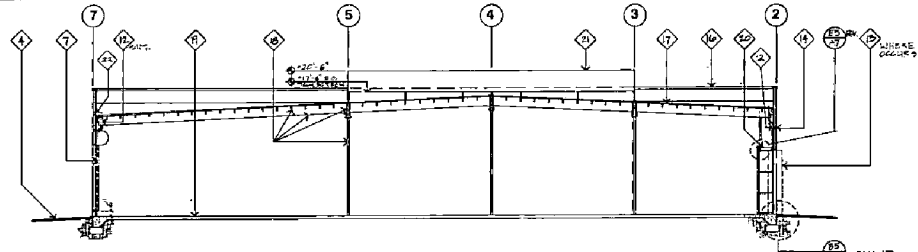
PARTIAL SOUTH ELEVATION

SOUTH ELEVATION

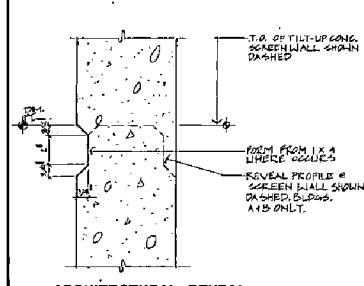
F3 EXTERIOR ELEVATIONS-BLDG. 'A'
1/8"=1'-0"

KEYNOTES

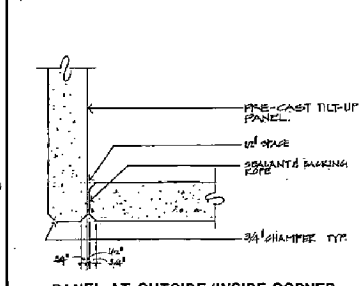
- 1 TYP. 22 GA., G.I. GUTTER - EXPANSION JOINTS @ 60' MAX. PER S.M.A.C.N.A. (1987) PLATE 6
- 2 TYP. PRECAST, TILT-UP CONG. PANELS - SEE STRUCTURAL ENG. DRAWINGS, SMOOTH FINISH - VERIFY OWNER'S PAINTING REQUIREMENTS.
- 3 TYP. STOREFRONT - SEE FLOOR PLAN AND DETAIL AS INDICATED.
- 4 LINE OF FINISH GRADE OR A.C. PAVING - SEE CIVIL ENGINEERING DRAWINGS.
- 5 TYP. MAN DOOR - SEE FLOOR PLAN AND DETAIL AS INDICATED.
- 6 TYP. 3" X 5" 24 GA., G.I. DOWNSPOUTS PROVIDE 3 STRAPS MIN. 1" SPACED TO GRADE.
- 7 TYP. OVERHEAD DOOR - SEE FLOOR PLAN AND DETAIL AS INDICATED.
- 8 RECESSED ENTRY - SEE FLOOR PLAN.
- 9 LINE OF ROOF BEYOND.
- 10 [] INDICATES TEMPERED GLASS.
- 11 TYP. PANEL JOINT - SEE DETAIL AS INDICATED.
- 12 TYP. INTERIOR C.I. CHAIN - NO HUB RAINWATER PIPING. DAYLIGHT THRU FACE OF CURB - SEE SITE PLAN FOR LOCATION. (DAYLIGHT THRU FACE OF PANEL S.I.S.)
- 13 2'-0" DIA. "SOLIDUS" CONCRETE COLUMN - SEE FLOOR PLAN.
- 14 1 X REVEAL - VERIFY OWNER'S PAINTING REQUIREMENTS - SEE DETAIL AS INDICATED.
- 15 1 X REVEAL - VERIFY OWNER'S PAINTING REQUIREMENTS - SEE DETAIL AS INDICATED.
- 16 TILT-UP CONCRETE OVERBEAM WALL - SEE 1/8" S.F. REVEAL.
- 17 PARAPET BEYOND.
- 18 BUILT-UP COMPOSITION ROOF OVER PLYWOOD ROOF DIAPHRAGM - SEE ROOF PLAN.
- 19 ROOF FINISHING 2X RAFTER JOIST, 4X PURLINS, GUESS LAMINATED BEAMS AND STEEL CO. LAINS. SEE STRUCTURAL.
- 20 CONCRETE SLAB ON GRADE - SEE STRUCTURAL ENG. DRAWINGS FOR SLAB DESIGN AND SUB-SLAB PREPARATION.
- 21 TYP. SOFFIT FINISH & 2X RSN TRIM
- 22 FINISHING DOOR - SEE FLOOR PLAN.
- 23 OVERLAP - SEE FLOOR PLAN.
- 24 OPTIONAL SCREEN



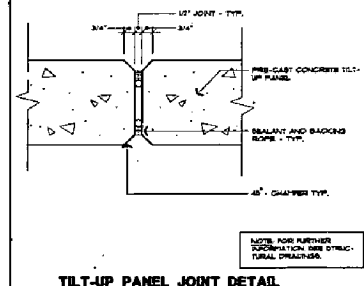
E4 SECTION-BLDG. 'A'
1/8"=1'-0"



E5 ARCHITECTURAL REVEAL
1/2"=1'-0"



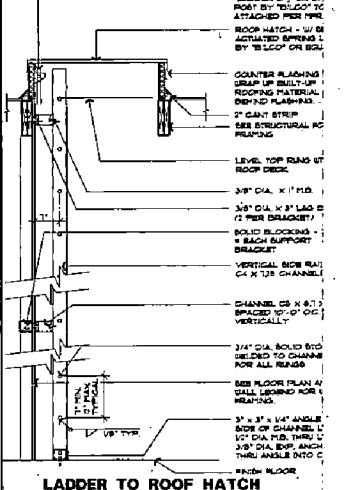
D5 PANEL AT OUTSIDE/INSIDE CORNER
1/2"=1'-0"



C5 TILT-UP PANEL JOINT DETAIL
3/4"=1'-0"

GENERAL NOTES

1. INDICATOR TO VERIFY ROOM FLOOR TO FINISH ROOF HEIGHT.
2. COORDINATE FINISHES WITH TENANT SPECIFICATIONS.
3. INDICATOR TO VERIFY COMPLIANCE W/ TITLE 8, GENERAL NEIGHBORHOOD SAFETY ORDINANCE SECTION 3111, CALIFORNIA ADMINISTRATIVE CODE COORDINATE BY CONTRACTOR.
4. PROVIDE "LADDER UP" SAFETY POST - NO EXCEPTIONS.



B5 LADDER TO ROOF HATCH
3/4"=1'-0"

JCA

COMSTOCK JOHNSON ARCHITECTS INC.

Partners
DONALD M. COMSTOCK
DUANE M. JOHNSON
KENNETH F. BRYANT

Associate
RICHARD A. SCHWARZ

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San Diego, California
92121 (619) 552-6503

ARCHITECT: REG. #

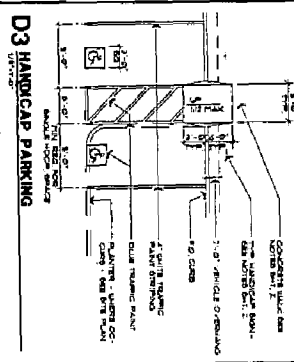
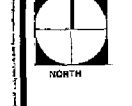
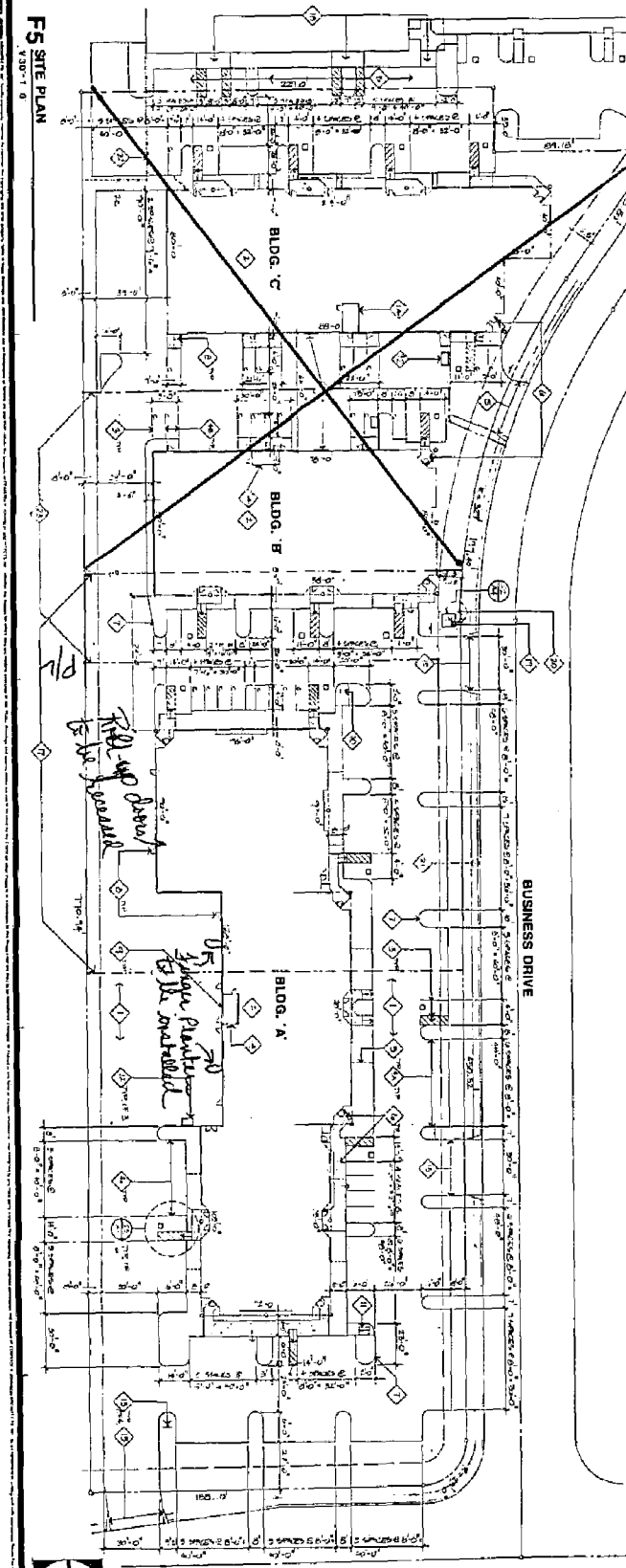
JOB TITLE:

EXHIBIT C
ELEVATIONS

BS	
JOB NO.	07900005
DATE	
BY	
APP'D	

1	2	3	4	5	6	7	8	9	10

000287



SITE DATA

PARKING, BLDG. AREA

231 WHEEL -	18,276 S.F. -	118 CARS
231 OFFICE -	6,098 S.F. -	118 CARS
TOTAL	24,375 S.F. -	236 CARS

BLDG. AREA

231 WHEEL -	18,276 S.F. -	118 CARS
231 OFFICE -	6,098 S.F. -	118 CARS
TOTAL	24,375 S.F. -	236 CARS

PARKING - CONT.

231 OFFICE -	10,028 S.F. -	118 CARS
231 WHEEL -	11,277 S.F. -	118 CARS
TOTAL	21,305 S.F. -	236 CARS

PARKING - CONT.

231 OFFICE -	10,028 S.F. -	118 CARS
231 WHEEL -	11,277 S.F. -	118 CARS
TOTAL	21,305 S.F. -	236 CARS

STAIRS AND ELEVATORS

STAIRS: 118

ELEVATORS: 15

CONDUCTOR SPACE: 15

TOTAL TOTALS

STAIRS: 118

ELEVATORS: 15

CONDUCTOR SPACE: 15

TOTAL TOTALS

STAIRS: 118

ELEVATORS: 15

CONDUCTOR SPACE: 15

- KEYNOTES**
1. ALL PARKING LOT SPACES ARE ASPH. CONC. SEE CIV. ENGINEERING DRAWINGS FOR CONCRETE PAVING AND/OR SITE FINISHING AND ADA COMPLIANCE FLOOR ELEVATION AND CIV. ENGINEERING DRAWINGS.
 2. ALL TRAFFIC SIGNING - "V" SIGN, TRAFFIC SIGNALING, AND ALL TRAFFIC SIGNING SHALL BE AS SHOWN ON THE DRAWINGS.
 3. ALL TRAFFIC SIGNING - "V" SIGN, TRAFFIC SIGNALING, AND ALL TRAFFIC SIGNING SHALL BE AS SHOWN ON THE DRAWINGS.
 4. ALL TRAFFIC SIGNING - "V" SIGN, TRAFFIC SIGNALING, AND ALL TRAFFIC SIGNING SHALL BE AS SHOWN ON THE DRAWINGS.
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 21. ALL TRAFFIC SIGNING - "V" SIGN, TRAFFIC SIGNALING, AND ALL TRAFFIC SIGNING SHALL BE AS SHOWN ON THE DRAWINGS.
 22. ALL TRAFFIC SIGNING - "V" SIGN, TRAFFIC SIGNALING, AND ALL TRAFFIC SIGNING SHALL BE AS SHOWN ON THE DRAWINGS.
 23. ALL TRAFFIC SIGNING - "V" SIGN, TRAFFIC SIGNALING, AND ALL TRAFFIC SIGNING SHALL BE AS SHOWN ON THE DRAWINGS.

EXHIBIT B

CONSTRUCTION DOCUMENTS FOR:
**JACKSON BUSINESS PARK
 LOT 6,7,8**
 CITY OF SACRAMENTO, CALIFORNIA
 OWNER: JACKSON PROPERTIES, INC.

DATE: 1/23/01
 DRAWN BY: []
 JOB NUMBER: 99
 SHEET: []

COMSTOCK JOHNSON ARCHITECTS INC.

ARCHITECT: REG. # []

OWNER: JACKSON PROPERTIES, INC.

DATE: 1/23/01

DRAWN BY: []

JOB NUMBER: 99

SHEET: []

