

**K-1 K-2 FRONT ELEVATION "PARKING STRUCTURE WAYFINDING" SIGN**  
 QUANTITY: TWO (2) REQUIRED. SCALE: 3/8"=1'-0



**SIGN COMPANY**  
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 (813) 855-4415 (800) 284-3284 Fax (813) 854-3037

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Building Quality Signage For American Business

Revisions:

- R-1 ADDED PYLON & MONUMENT SIGN 4/29/08 JW
- R-2 NEW REVISIONS PER BOYD 5/29/08 JW
- R-3 DELETE SIGN "F" JCR 6-5-08
- R-4 MOVED PHARMACY LOCATION & CHANGED ELEV. DRAWING 6/12/08 JW

Colors Depicted In This Rendering May Not Match Actual Finished Materials. Refer To Product Samples For Exact Color Match

Client Approval/Date:

Landlord Approval/Date:

Account Rep: Boyd Hippenstiel

Project Manager: Sandra Ramirez

Drawn By: Dennis Radtke



ELECTRICAL TO USE U.L. LISTED COMPONENTS AND SHALL MEET ALL N.E.C. STANDARDS.

Project / Location:

**TARGET**  
 HWY 50 & 65TH ST.  
 EAST SACRAMENTO  
 SACRAMENTO, CA 94203

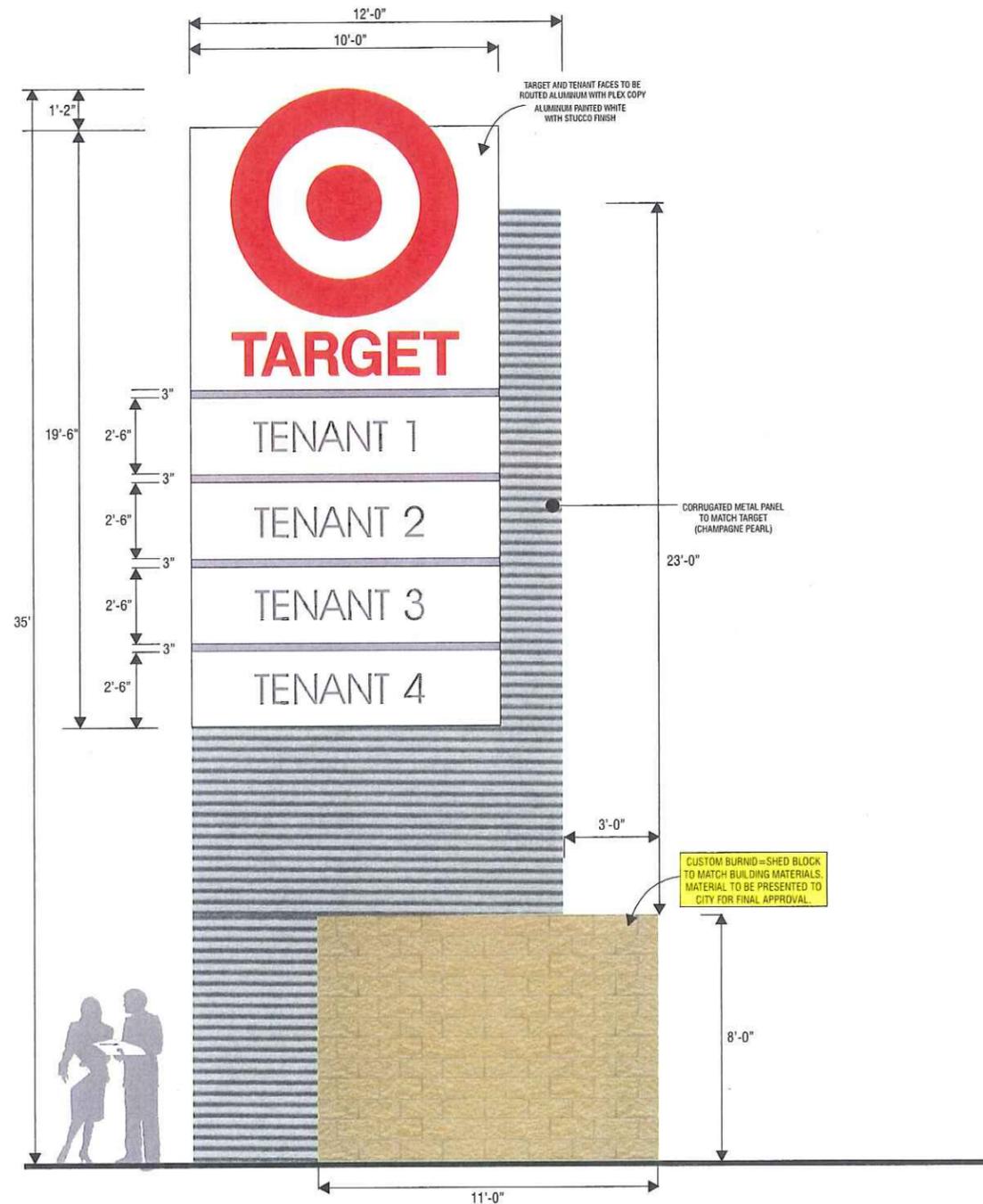
Job Number: 23-84337-00

Date: 4-23-2008

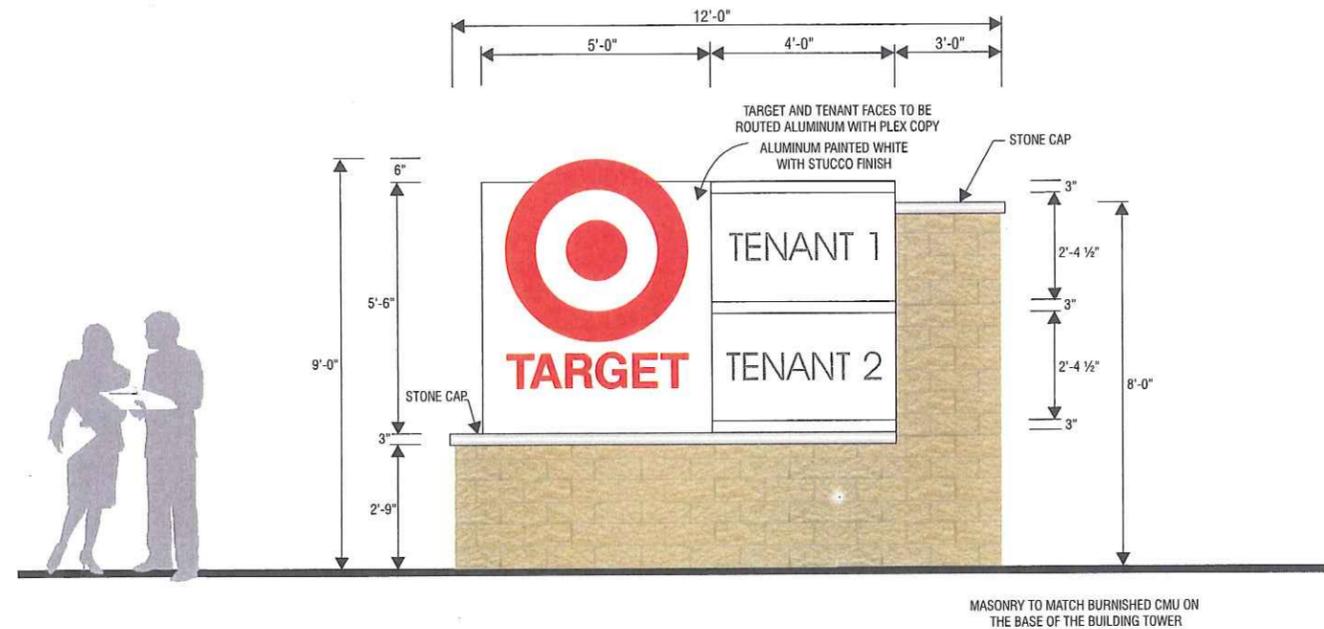
Sheet Number: 5 of 10

Design Number: 23-84337-00R4

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**P-1 ILLUMINATED D/F PYLON SIGN FRONT ELEVATION**  
 QUANTITY: ONE ( 1 ) REQUIRED. SCALE: 3/16" = 1'-0"



**M-1 ILLUMINATED D/F MONUMENT SIGN FRONT ELEVATION**  
 QUANTITY: ONE ( 1 ) REQUIRED. SCALE: 1/4" = 1'-0"



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Job Number: 23-84337-00

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Sheet Number: 6 Of 10

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**Summary**

Land	±10.55 AC	459,394 SF
Target		168,050 SF
Retail		32,920 SF
Office		40,000 SF
<b>Total Bldg Area</b>		<b>240,970 SF</b>
<b>FAR:</b>		<b>0.52</b>

Vehicle Parking (Transit Overlay standards)	Totals	Transit Overlay Code Section
Maximum spaces allowed:		
Non-Residential maximum allowed: (1 space/375 sf)		17.178(F)(2)
Office: (40,000 sf/375)	107 stalls	17.178(F)(2)
Retail maximum allowed: (1 space/250sf)		17.178(F)(3)
Target: (165,142 sf/250)	660 stalls	17.178(F)(3)
Retail: (33,655 sf/250)	134 stalls	17.178(F)(3)
<b>Total maximum allowed:</b>	<b>901 stalls</b>	
Minimum spaces required:		
Non-Residential minimum required: (1 space/500 sf)		17.178(F)(2)
Office: (40,000 sf/500)	80 stalls	17.178(F)(2)
Transit Overlay does not require a minimum # of spaces for retail uses:		17.178(F)(3)
Target: no minimum	--	17.178(F)(3)
Retail: no minimum	--	17.178(F)(3)
<b>Total minimum required:</b>	<b>80 stalls</b>	
<b>Total stalls provided:</b>	<b>695 stalls</b>	

Bicycle Parking (Transit Overlay standards)	Total Required	Total Provided
Minimum facilities required for office (1 facility/6,000sf)	Total facilities=6.66 (4,000/6,000)	4 Class I (lockers) 4 Class III (racks)
50% of the required bicycle parking facilities shall be Class I. The remaining facilities may be Class I, Class II or Class III.	Class I Facilities=3.33 (4,000/6,000) x 50%	
Minimum facilities required for retail (1 facility/12,500sf)	Total facilities=16.14 (201,705/12,500)	8 Class I (lockers) 20 Class III (racks)
50% of the required bicycle parking facilities shall be Class I. The remaining facilities may be Class I, Class II or Class III.	Class I Facilities=4.03 (201,705/12,500) x 50%	
	<b>23</b>	<b>36</b>



**STREET LEVEL PLAN**



ALL BUILDINGS, IMPROVEMENTS, THEIR OCCUPANTS AND THE USES AS SHOWN ON THIS PLAN ARE PRELIMINARY AND SUBJECT TO MODIFICATION AT THE OWNER'S DISCRETION WITHOUT NOTICE.  
THIS PRELIMINARY SITE PLAN IS BASED ON INFORMATION FURNISHED TO NADEL RETAIL ARCHITECTS LLP AND IS SUBJECT TO VERIFICATION BY LEGALS, SURVEYS AND GOVERNING AGENCIES ETC. THIS EXHIBIT IS NOT NECESSARILY A REPRESENTATION AS TO IDENTITY, TYPE, SIZE, LOCATION, TIMING OR OCCUPANCY OF ANY BUILDING WITHIN THIS CENTER.

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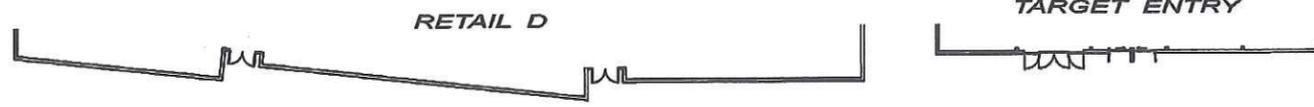
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Account Rep: **Boyd Hippenstiel**  
Project Manager: **Sandra Ramirez**  
Drawn By: **Dennis Radtke**  
Underwriters Laboratories Inc. **ELECTRIC SIGN**  
ELECTRICAL TO USE U.L. LISTED COMPONENTS AND SHALL MEET ALL N.E.C. STANDARDS.

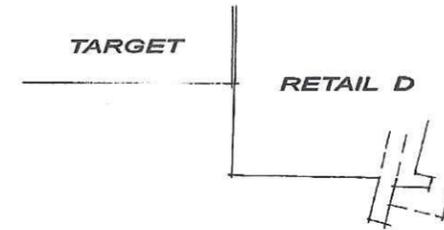
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Date: **4-23-2008**  
Sheet Number: **7** of **10**  
Design Number: **23-84337-00R4**

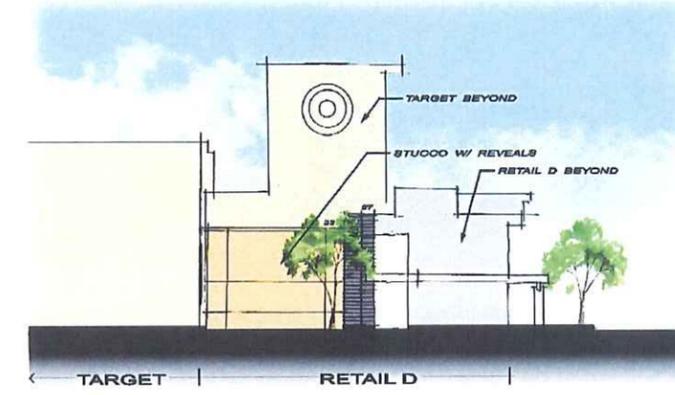
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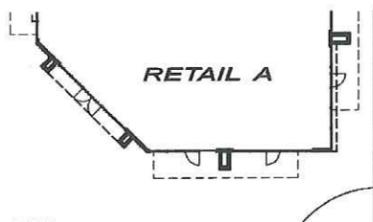
PLAN



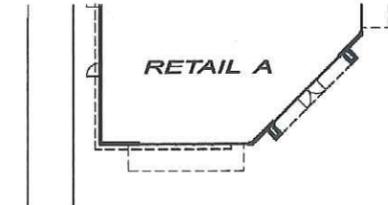
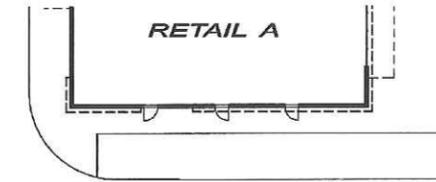
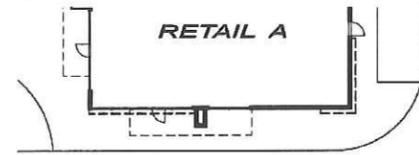
WEST ELEVATION (FROM 65th STREET)



NORTH ELEVATION



PLAN



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



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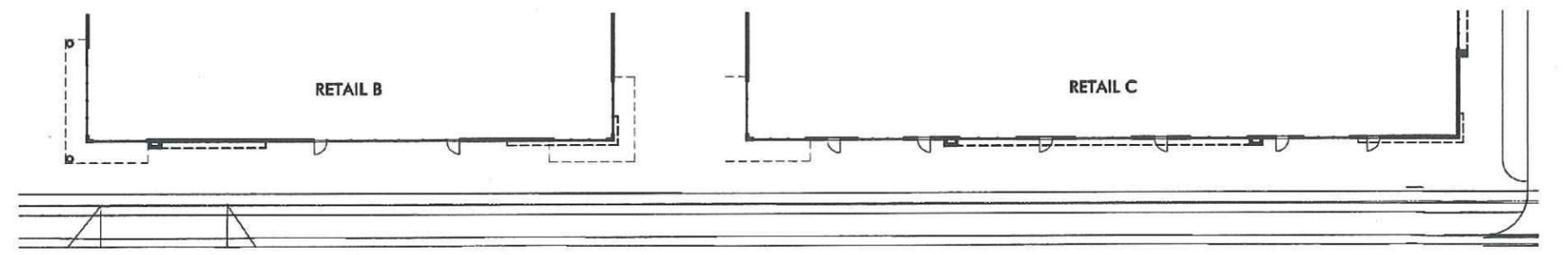
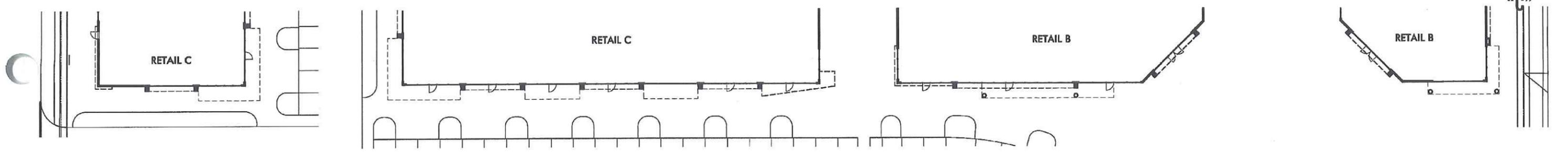
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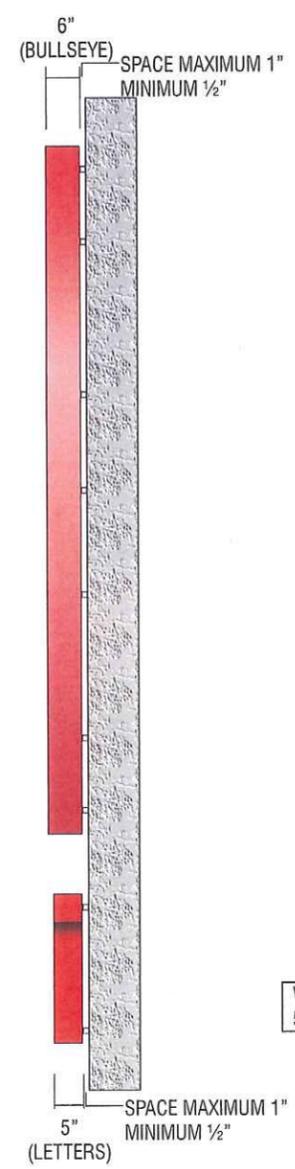
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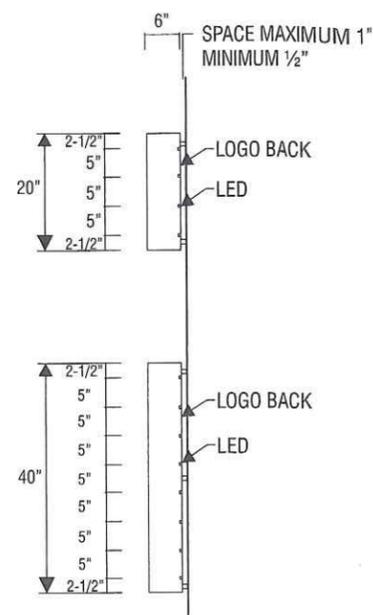
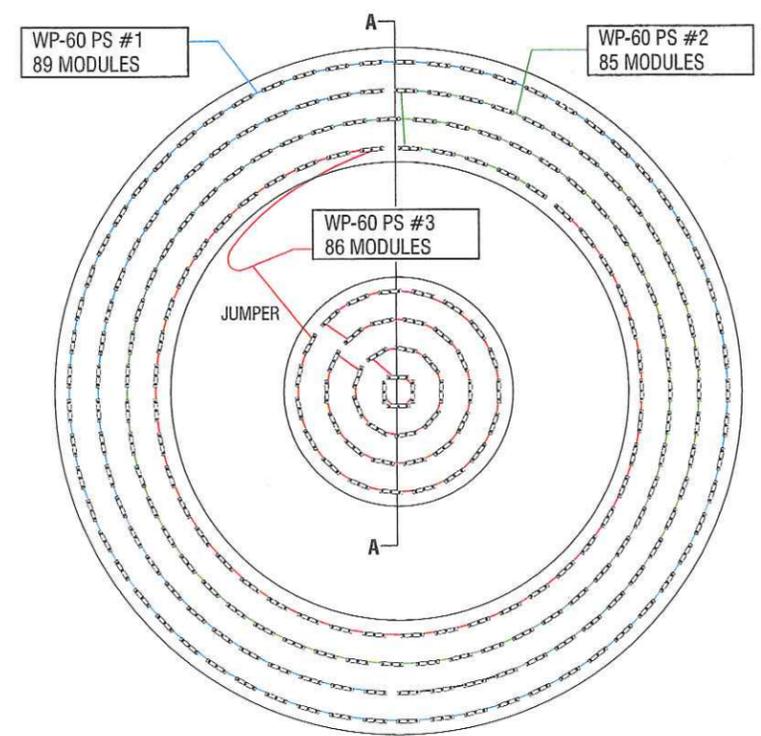
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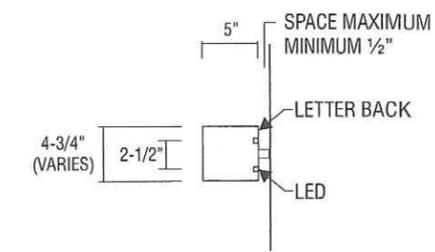
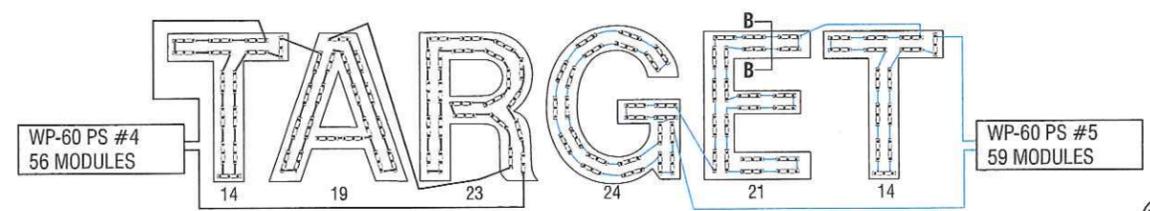
**TYPICAL ILLUMINATION**



**MANUFACTURING NOTE:**  
THE BREAK SHOWN IN THE LED WIRE-WAY IS SHOWN FOR GRAPHICAL PURPOSES ONLY. THE EXACT LOCATIONS ARE TO BE DETERMINED AT TIME OF MANUFACTURE. ELECTRICAL HOLES TO BE POSITIONED ON CENTER HORIZONTAL LINE.



**A-A TYPICAL LED SPACING LAYOUT**  
SCALE: 3/8"=1'-0"



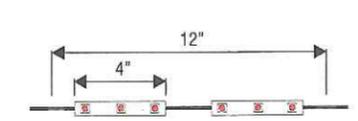
**B-B TYPICAL LED SPACING LAYOUT**  
SCALE: 3/4"=1'-0"

**SCOPE OF WORK OF BULLSEYE:**  
MANUFACTURE ONE (1) SET OF CHANNEL LED ILLUMINATED GRAPHICS.  
**BULLSEYE:**  
TO BE MANUFACTURED OF .063 ALUMINUM FILLERS W/ .080 ALUMINUM BACK. FACE RETAINER TO BE 1/2" X 1" ALUMINUM RETAINER.  
**PAINT:**  
ALL EXTERIORS TO BE PRE-COAT TO MATCH MP03909 RED FULL GLOSS.  
ALL INTERIORS TO BE WHITE FULL GLOSS.  
**ILLUMINATION:**  
ALL TO BE ILLUMINATED USING Sloan ChannelLED 4 RED LONG 701269-RL-MB LED.  
**CHANNEL BULLSEYE**  
LOGO = 100.0 SQ. FT.

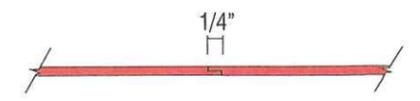
**SCOPE OF WORK OF TARGET LETTERS:**  
MANUFACTURE ONE (1) SET OF CHANNEL LED ILLUMINATED GRAPHICS. TO BE MANUFACTURED OF .040 ALUMINUM FILLERS W/ .063 ALUMINUM BACK. FACE RETAINER TO BE 1" RED JEWELITE.  
**PAINT:**  
ALL EXTERIORS TO BE PRE-COAT TO MATCH MP03909 RED FULL GLOSS.  
ALL INTERIORS TO BE WHITE FULL GLOSS.  
**ILLUMINATION:**  
ALL TO BE ILLUMINATED USING Sloan ChannelLED 4 RED LONG 701269-RL-MB LED.  
**CHANNEL LETTERS**  
TARGET = 24.42 SQ. FT.



ALL ELECTRICAL COMPONENTS TO BE U.L. LISTED, APPROVED AND MARKED PER N.E.C. 600-4. ALL TO BE ELECTRICALLY GROUNDED PER N.E.C. 250. ALL POWER SUPPLIES TO BE FUSED PER U. L. 48, 28.2.1 GROUNDING AND BONDING PER N.E.C. 250-90, -92, -94, -96.  
SIGN TO MEET N.E.C., U. L. 48 AND U. L. 1570 STANDARDS FOR ELECTRICAL SIGNS AND FIXTURES. GROUNDING & BONDING AS PER N.E.C. 250-90 & NEC 600-7  
PRIMARIES AND FINAL CONNECTION TO SIGN BY: CERTIFIED ELECTRICIAN



**LED LAYOUT**  
SCALE: 1-1/2"=1'-0"  
LINEAR DENSITY 2 MODULES PER FOOT (TYPICAL)



**FACE SEAM DETAIL**  
SCALE: 3"=1'-0"  
FACE SEAMS TO BE A 1/4" LAP JOINT

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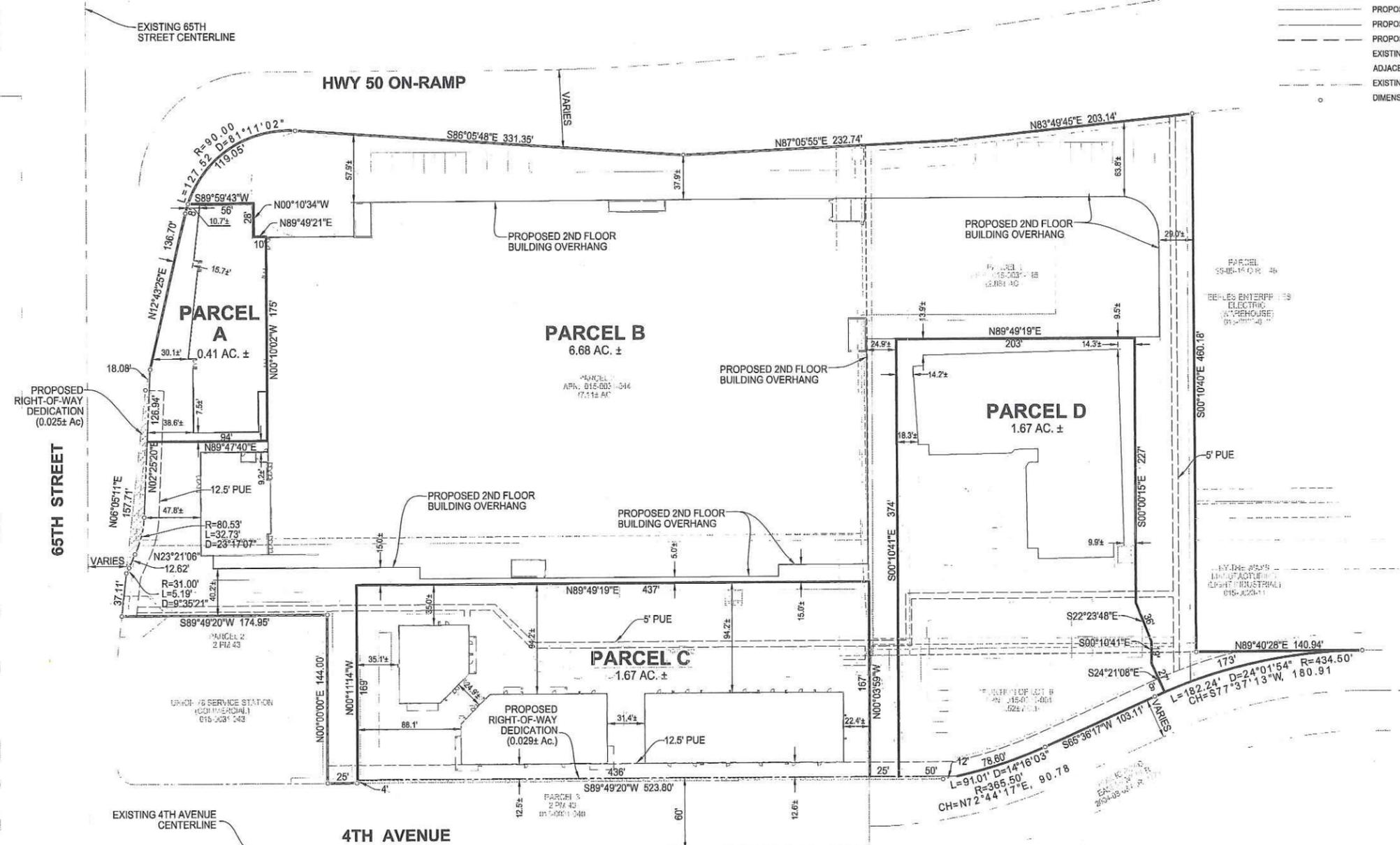
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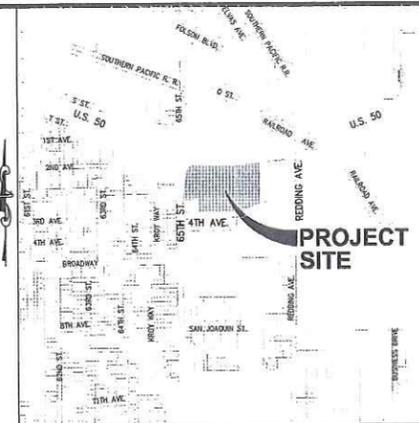
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**LEGEND**

- SUBDIVISION BOUNDARY
- NEW PARCEL LINE
- EXISTING PARCEL LINE
- NEW RIGHT-OF-WAY LINE
- EXISTING RIGHT-OF-WAY LINE
- ▨ PROPOSED RAW DEDICATION AREA
- PROPOSED SITE IMPROVEMENTS
- PROPOSED BUILDING WALL
- PROPOSED 2ND FLOOR BUILDING OVERHANG
- EXISTING EASEMENT LINE
- ADJACENT PROPERTY LINE
- EXISTING STREET CENTERLINE
- DIMENSION POINT



**SHEET INDEX**

C1	EXISTING & PROPOSED LOT LINES AND GENERAL INFORMATION
C2	TOPOGRAPHIC AND BOUNDARY SURVEY (PREPARED BY WRG DESIGN INC.)
C3	SECTIONS
C4	SURFACE IMPROVEMENTS, GRADING AND STORM DRAIN PLAN
C5	UTILITY PLAN
L1	TREE DEMOLITION PLAN

**OWNER :**  
 TARGET CORPORATION  
 C/O: PROPERTY ADMINISTRATION  
 1000 NICOLLET MALL  
 MINNEAPOLIS, MN 55403  
 (612) 761-1545

**DEVELOPER:**  
 TARGET CORPORATION  
 PROPERTY DEVELOPMENT  
 1000 NICOLLET MALL, TPN-12  
 MINNEAPOLIS, MN 55403  
 (612) 761-1558

**ARCHITECT:**  
 NADEL RETAIL ARCHITECTS, LLP  
 2485 NATOMAS PARK DR., SUITE 100  
 SACRAMENTO, CA 95833  
 (916) 568-3500

**CIVIL ENGINEER:**  
 CUNNINGHAM ENGINEERING  
 2120 20th STREET, SUITE 3  
 SACRAMENTO, CALIFORNIA 95818  
 (916) 455-2026

**ASSESSORS PARCEL NUMBER:**  
 015-0031-044, 015-0031-045, PTN 015-0031-001

**PROJECT ADDRESS:**  
 6507 4TH AVENUE / 6701 4TH AVENUE

**AREA:**  
 EXISTING: 10.49± AC. NET  
 PROPOSED: 4 PARCELS - 10.43± AC. NET

**APN / EXISTING ZONING:**  
 015-0031-044 C2-TO  
 015-0031-045 C2-TO  
 PTN 015-0031-001 R-3

**PARCEL / PROPOSED ZONING:**  
 PARCEL A C2-TO  
 PARCEL B C2-TO  
 PARCEL C C2-TO  
 PARCEL D C2-TO

**EXISTING GENERAL PLAN LAND USE:**  
 COMMERCIAL MIXED-USE (PARCELS 1 & 2)  
 MEDIUM DENSITY RESIDENTIAL (PTN LOT 6)

**PROPOSED GENERAL PLAN LAND USE:**  
 COMMERCIAL MIXED-USE

**FLOOD ZONE:**  
 ZONE X

**BENCHMARK:**  
 ELEVATION DATUM: NGVD 29  
 BENCHMARK: NGS DESIGNATION: F 846, PID: JS0999  
 LOCATION: SEE NGS DATA SHEET  
 ELEVATION: 50.15 FEET (NGVD 29)

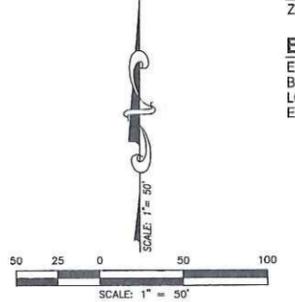
DATE SIGNED:  
 THESE DRAWINGS ARE NOT  
 CONSIDERED FINAL UNTIL THE  
 ENGINEER'S SEAL BELOW HAS BEEN  
 SIGNED AND DATED.



- NOTES:**
- THIS MAP WAS PREPARED UNDER THE DIRECTION OF CHARLES W. CUNNINGHAM, RCE 30339.
  - ALL INFORMATION ON THIS MAP IS DEEMED TO BE OF A PRELIMINARY NATURE, AND IS NOT TO BE RELIED ON FOR SURVEY OR PROPERTY LINE INFORMATION.
  - THE EXISTING BOUNDARY AND TOPOGRAPHY INFORMATION IS BASED ON A FIELD SURVEY PERFORMED BY WRG DESIGN, INC., DATED 12/31/2006 AND PRELIMINARY DESCRIPTION BY MORTON & PITLAQ, INC.
  - THIS SUBDIVISION IS A MERGER AND RESUBDIVISION OF PARCELS 1 AND 2 AS SHOWN ON THAT CERTAIN CERTIFICATE OF COMPLIANCE FILED FOR RECORD IN THE OFFICE OF THE SACRAMENTO COUNTY RECORDER, ON MAY 5, 1996, INSTRUMENT NO. 199605050893 AND A PORTION OF LOT 6, AS SAID LOT IS SHOWN AND SO DESIGNATED ON THE PLAT ENTITLED "A.B. DAVIS HOMESTEAD FARMS" FILED IN BOOK 2 OF MAPS, MAP NO. 2 IN THE OFFICE OF SACRAMENTO COUNTY. PRIOR TO APPROVAL OF A FINAL MAP FOR THIS SUBDIVISION, A LOT LINE ADJUSTMENT WILL BE RECORDED SO THAT PARCEL 1 & THE PORTION OF LOT 6 WILL BE A SINGLE PARCEL.
  - THE PROPOSED SITE IMPROVEMENTS ARE BASED ON A SITE PLAN PREPARED BY NADEL RETAIL ARCHITECTS, LLP, DATED 1/29/2008.
  - OWNER RESERVES THE RIGHT TO FILE FINAL MAPS IN PHASES.

**SERVICE PROVIDERS:**

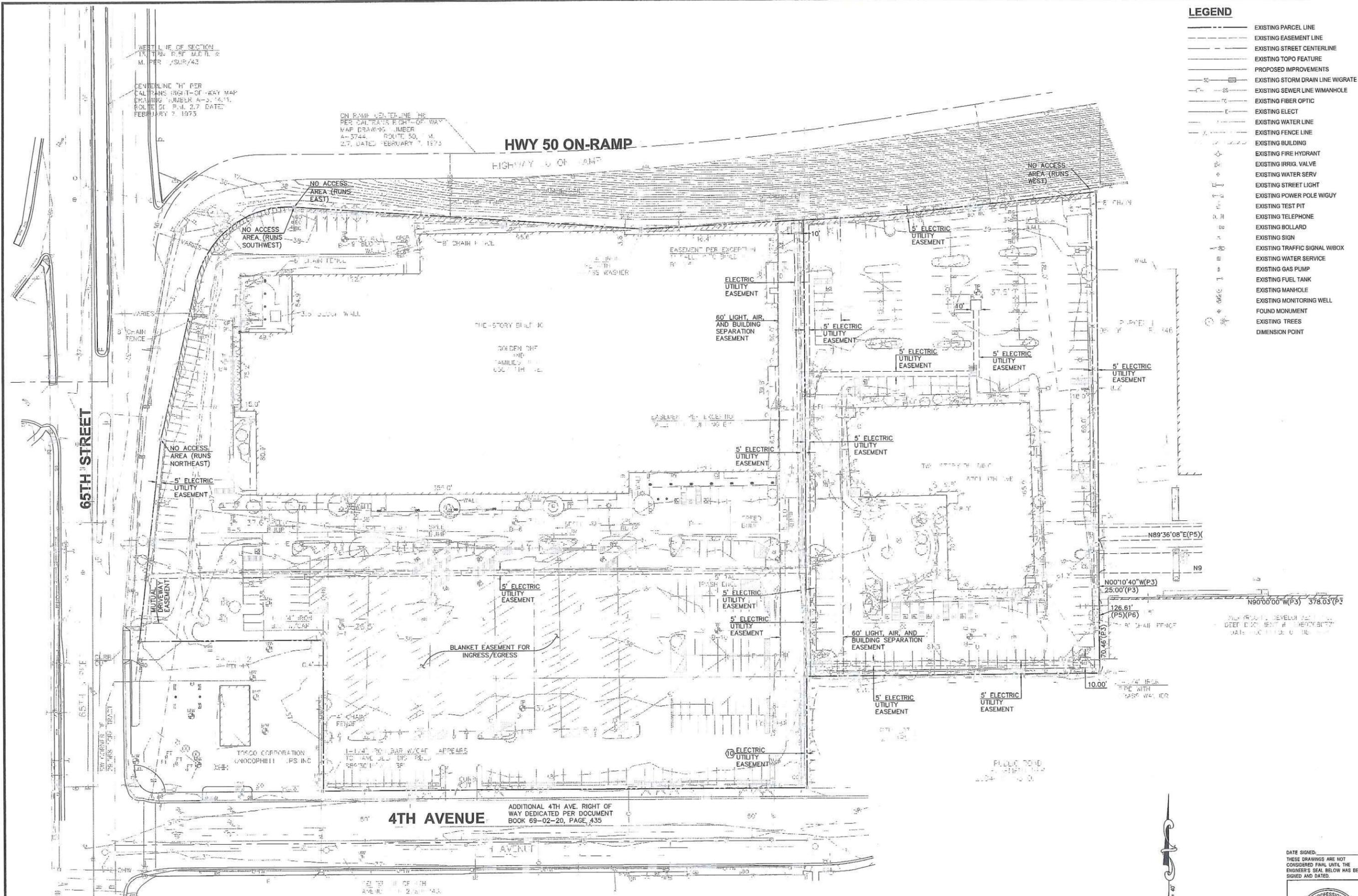
WATER:	CITY OF SACRAMENTO
SEWER:	CITY OF SACRAMENTO
DRAINAGE:	CITY OF SACRAMENTO
SCHOOL DISTRICT:	CITY OF SACRAMENTO
PARK & RECREATION:	CITY OF SACRAMENTO
FIRE PROTECTION:	CITY OF SACRAMENTO
POLICE PROTECTION:	CITY OF SACRAMENTO
ELECTRIC:	SMUD
GAS:	PG&E



**TENTATIVE PARCEL MAP for  
 65TH STREET CENTER**  
**EXISTING & PROPOSED LOT LINES AND GENERAL INFORMATION**  
 CITY OF SACRAMENTO  
 CALIFORNIA

DESIGNED BY:	CK
DRAWN BY:	LE
CHECKED BY:	CWC
SCALE:	1" = 50'
NO.	
DATE	
REVISIONS	
BY	
APPD.	

SHEET  
**C1**  
 OF  
**6**  
 DATE: 6/3/08  
 JOB NO: 929.01



- LEGEND**
- EXISTING PARCEL LINE
  - EXISTING EASEMENT LINE
  - EXISTING STREET CENTERLINE
  - EXISTING TOPO FEATURE
  - PROPOSED IMPROVEMENTS
  - EXISTING STORM DRAIN LINE W/GRATE
  - EXISTING SEWER LINE W/MANHOLE
  - EXISTING FIBER OPTIC
  - EXISTING ELECT
  - EXISTING WATER LINE
  - EXISTING FENCE LINE
  - EXISTING BUILDING
  - EXISTING FIRE HYDRANT
  - EXISTING IRRIG. VALVE
  - EXISTING WATER SERV
  - EXISTING STREET LIGHT
  - EXISTING POWER POLE W/IGUY
  - EXISTING TEST PIT
  - EXISTING TELEPHONE
  - EXISTING BOLLARD
  - EXISTING SIGN
  - EXISTING TRAFFIC SIGNAL W/BOX
  - EXISTING WATER SERVICE
  - EXISTING GAS PUMP
  - EXISTING FUEL TANK
  - EXISTING MANHOLE
  - EXISTING MONITORING WELL
  - FOUND MONUMENT
  - EXISTING TREES
  - DIMENSION POINT

WEST LINE OF SECTION  
15.1 TR. R/W OF R.D. R. 3  
M. PER 1/2 SUR/42

CENTERLINE 74' PER  
CALTRANS RIGHT-OF-WAY MAP  
DRAWING NUMBER A-3, 14.11,  
ROUTE 50 P.M. 2.7 DATED  
FEBRUARY 7, 1973

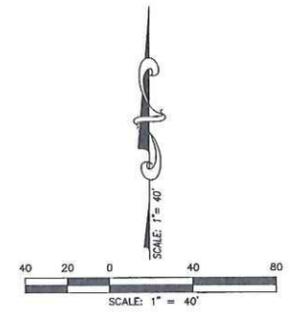
ON RAMP CENTERLINE HP  
PER CALTRANS RIGHT-OF-WAY  
MAP DRAWING NUMBER  
A-3744, ROUTE 50, P.M.  
2.7, DATED FEBRUARY 7, 1973

**HWY 50 ON-RAMP**

**65TH STREET**

**4TH AVENUE**

**NOTES:**  
1. THE EXISTING BOUNDARY AND TOPOGRAPHY INFORMATION IS BASED ON A FIELD SURVEY PERFORMED BY WRG DESIGN, INC., DATED 12/31/2006.



DESIGNED BY: CK	REVISIONS BY: APPD.	NO.	DATE
DRAWN BY: LE			
CHECKED BY: CWC			
SCALE: 1" = 40'			

CEWEST.COM  
Project Planning - Civil Engineering - Landscape Architecture  
General Office: 2940 Sandbar Street, Suite 200 • Davis, CA 95618 • (530) 752-7026  
Sacramento Office: 1707 20th Street, Suite 100 • Sacramento, CA 95811 • (916) 452-7026

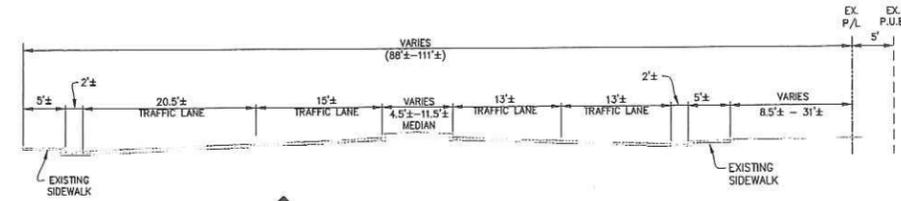
**TENTATIVE PARCEL MAP for  
65TH STREET CENTER  
TOPOGRAPHIC AND BOUNDARY SURVEY**

CITY OF SACRAMENTO CALIFORNIA

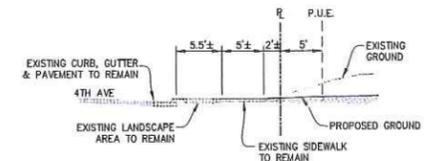
REGISTERED PROFESSIONAL ENGINEER  
CHARLES W. CUMMINGS  
No. C30339  
Exp. 3/31/10  
CIVIL  
STATE OF CALIFORNIA

DATE SIGNED: THESE DRAWINGS ARE NOT CONSIDERED FINAL UNTIL THE ENGINEER'S SEAL BELOW HAS BEEN SIGNED AND DATED.

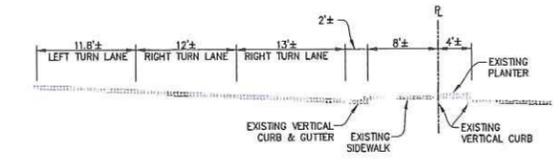
SHEET **C2** OF **6**  
DATE: 6/3/08  
JOB NO: 929.01



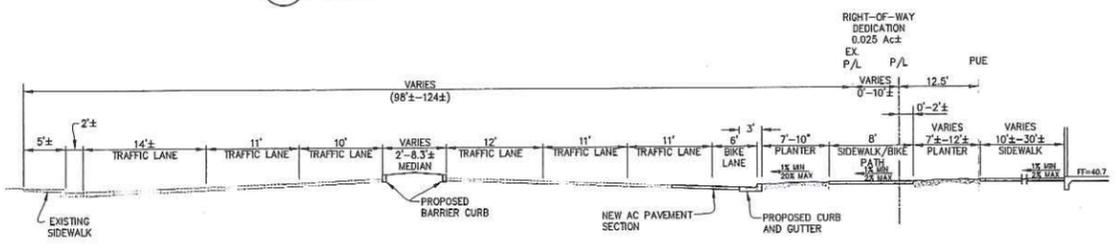
**A**  
SECTION A '65TH STREET'  
EXISTING CONDITION NTS



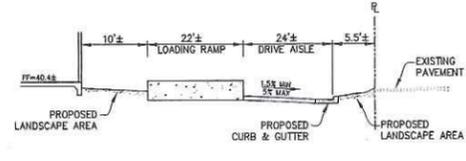
**D**  
SECTION D '4TH AVENUE'  
NTS



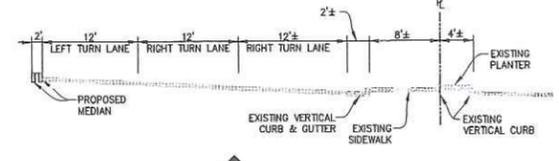
**I**  
SECTION I '4TH AVENUE'  
EXISTING CONDITION NTS



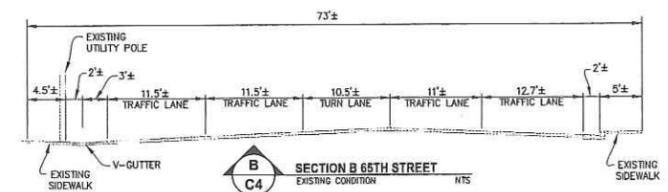
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SECTION A '65TH STREET'  
PROPOSED CONDITION NTS



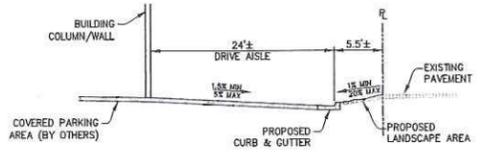
**E**  
SECTION E  
NTS



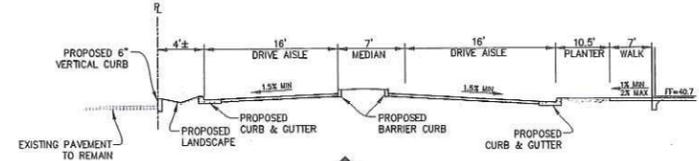
**I**  
SECTION I '4TH AVENUE'  
PROPOSED CONDITION NTS



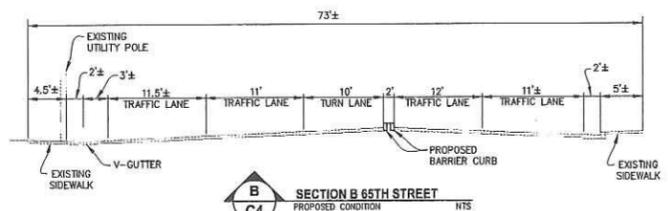
**B**  
SECTION B '65TH STREET'  
EXISTING CONDITION NTS



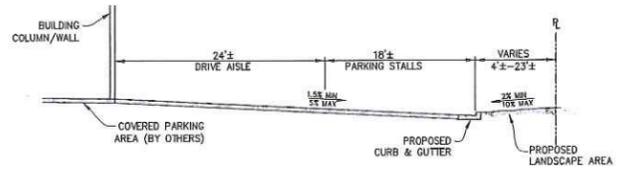
**F**  
SECTION F  
NTS



**K**  
SECTION K  
NTS

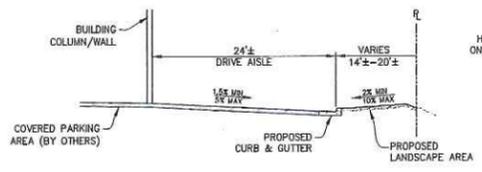


**B**  
SECTION B '65TH STREET'  
PROPOSED CONDITION NTS



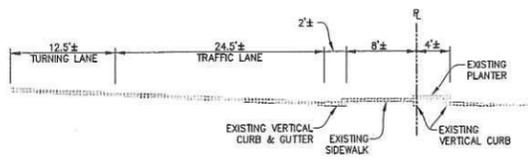
**G**  
SECTION G  
NTS

HWY 50 ON RAMP

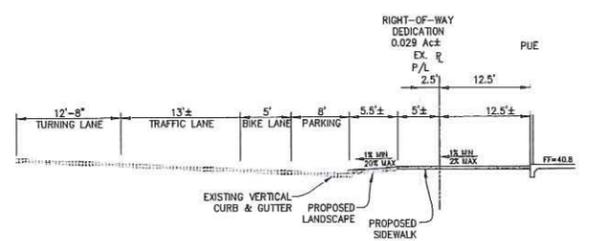


**H**  
SECTION H  
NTS

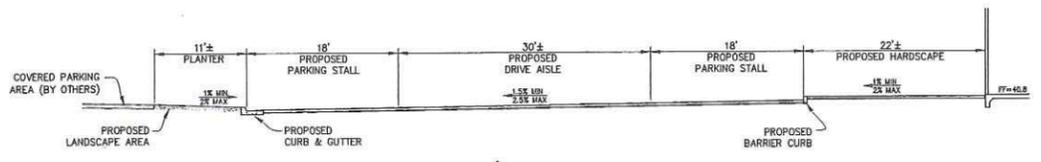
HWY 50 ON RAMP



**C**  
SECTION C '4TH AVENUE'  
EXISTING CONDITION NTS



**C**  
SECTION C '4TH AVENUE'  
PROPOSED CONDITION NTS



**L**  
SECTION L  
NTS

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ENGINEER'S SEAL BELOW HAS BEEN  
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DESIGNED BY: CK  
DRAWN BY: LE  
CHECKED BY: CWC  
SCALE: NTS

NO.	DATE	REVISIONS	BY	APPD.

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**TENTATIVE PARCEL MAP for  
65TH STREET CENTER**  
SECTIONS  
CITY OF SACRAMENTO  
CALIFORNIA

SHEET  
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OF  
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