




PLANNING AND BUILDING  
DEPARTMENT

**CITY OF SACRAMENTO**  
CALIFORNIA

PLANNING DIVISION  
1231 I STREET, RM 200  
SACRAMENTO, CA 95814  
(916) 808-5381 Phone  
(916) 808-5543 Fax

**MINOR MODIFICATION TO PREVIOUS APPROVAL**

FILE NUMBER: <b>Z04-079</b>						
PREVIOUS FILE NUMBERS: Multiple						
SPECIAL PERMIT		PLAN REVIEW	<b>XX</b>			
PROJECT ADDRESS: <b>3661 Truxel Road</b>						
APN: <b>225-1040-005</b>						
APPLICANT'S NAME & ADDRESS:						
<table border="1"><tr><td>Beth Mullaly, Harold J. Havens, Architect</td></tr><tr><td>6900 Antioch Plaza, Suite 300</td></tr><tr><td>Merriam KS, 66204</td></tr></table>				Beth Mullaly, Harold J. Havens, Architect	6900 Antioch Plaza, Suite 300	Merriam KS, 66204
Beth Mullaly, Harold J. Havens, Architect						
6900 Antioch Plaza, Suite 300						
Merriam KS, 66204						
PROPOSED PROJECT: The applicant is requesting a minor modification to the previously approved Special Permit for an exterior addition to an existing large retail store (Wal-Mart). The proposed addition is a condensing unit for a new interior refrigerated display case. The condensing unit would be in the rear of the building.						
ANALYSIS & CONDITIONS: The project site is on a parcel within the within the Shopping Center, Natomas Marketplace Planned Unit Developments (SC-PUD) zone located at 3661 Truxel Road. The site is currently developed with a 129,567 square foot Wal-Mart retail store. The site is part of a Large Shopping Center (Natomas Marketplace) which is consists of (mostly) individual parcels for each tenant. The project site required a Plan Review for initial development; therefore any additional exterior changes proposed require modification approval. The project complies with previous entitlements.						
<b>Conditions:</b>						
1) The addition shall be built to the size and location as shown on the submitted plans.						
2) The addition must conform to existing designs and all previous conditions of approval.						
3) The proposed project may cover a maximum of four parking spaces in the rear of the building.						
4) Any other changes or modifications to the site shall be reviewed and approved by the Planning Division						
5) The applicant shall obtain all necessary building permits prior to commencing construction.						
APPROVED BY: <b>Robert W. Williams, Assistant Planner</b>						
		FOR: JOY D. PATTERSON, ZONING ADMINISTRATOR				
DATE: <b>5 April 2004</b>						

cc. Log Book Applicant File (Original)

# WAL\*MART CONVENIENCE ADDITION

SACRAMENTO (W), CA  
STORE NO.: 2598

EXISTING SQ FT: 129,567  
DATE: 2/3/04

## GENERAL

- C1 COVER SHEET
- SP1 EXISTING SITE PLAN

## ARCHITECTURAL

- RA1 FIXTURE PLANS AND DETAILS
- EA1 EXISTING CONDITIONS

## STRUCTURAL

- S1 FOUNDATION PLAN, DETAILS, AND GENERAL NOTES

## MECHANICAL

- RP1 PLUMBING WASTE AND VENT PLAN

## REFRIGERATION

- R1 REFRIGERATION PLANS AND DETAILS
- R2 REFRIGERATION LEGEND
- R3 REFRIGERATION UNITIZED CONDENSOR/RACK DETAILS
- R4 REFRIGERATION UNITIZED CONDENSOR/RACK DETAILS

## ELECTRICAL

- RE1 ELECTRICAL PLANS
- RE2 ELECTRICAL ONE LINE DIAGRAM, SCHEDULES & DETAILS
- REM1 ENERGY MANAGEMENT PLAN

### BUILDING CODE SUMMARY

NAME OF PROJECT: SACRAMENTO, CA  
STREET ADDRESS: 3641 TRUXEL ROAD  
PROPOSED USE: RETAIL

CODES: BUILDING CODE: 2001 CA MECH. CODE: 2001 CA  
ELEC. CODE: 2001 CA FIRE CODE: 2001 CA  
PLUMBING CODE: 2001 CA

OCCUPANCY: M & S3

CONSTRUCTION TYPE: TYPE 5A

STORE ADDRESS:	BUILDING OFFICIAL:
WAL-MART STORE NO. 2598 3641 TRUXEL ROAD SACRAMENTO, CA 95833 (916) 928-8868	CITY OF SACRAMENTO- BLDG. DEPARTMENT 1231 J STREET, SUITE 200 SACRAMENTO, CA 95814 (916) 908-8981

ARCHITECTS:	MECHANICAL ENGINEERS:
HAROLD J. HAVENS 6700 ANTOCH PLAZA, SUITE #300 MERRIAM, KS 66204	DUANE S. HENDERSON 8325 LEXENA DRIVE #400 LENEXA, KS 66214

STRUCTURAL ENGINEERS:	ELECTRICAL ENGINEERS:
JOHNSTON BURKHOLDER 930 CENTRAL KANSAS CITY, MO 64105	DUANE S. HENDERSON 8325 LEXENA DRIVE #400 LENEXA, KS 66214

## DEMOLITION REQUIREMENTS

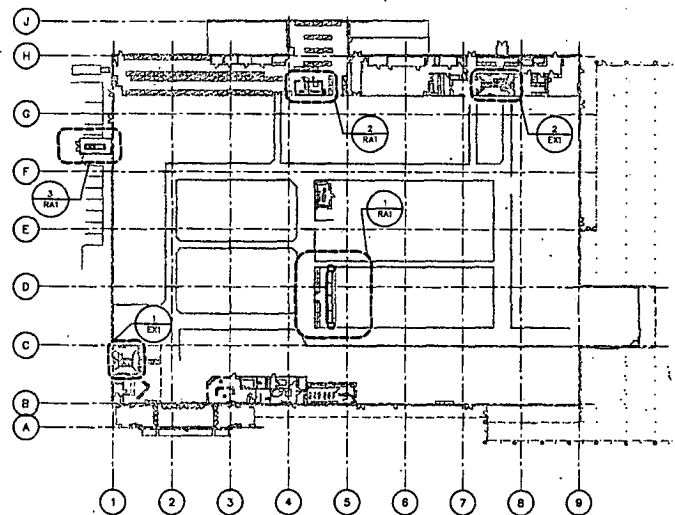
1. ALL DEMOLITION SHALL BE CARRIED OUT IN A SAFE MANNER AND IN STRICT ACCORDANCE WITH OSHA REGULATIONS.
2. THE CONTRACTOR SHALL FIELD VERIFY THE EXTENT OF DEMOLITION. THE WORK INCLUDES, BUT IS NOT LIMITED TO, THE DEMOLITION AND REMOVAL OF WALLS, DOORS, FLOORS AND ELECTRICAL ITEMS INCLUDING CONDUITS AS SHOWN ON DRAWING OR AS REQUIRED FOR THE INSTALLATION OF NEW WORK FOR A COMPLETE JOB.
3. WHEN UTILITIES ARE REMOVED, CAP AND SEAL A MINIMUM OF 8" BELOW FINISH FLOOR OR A MINIMUM OF 8" ABOVE FINISH CEILING. SHOW ALL ABANDONED AND CAPPED UTILITIES ON AS-BUILT DRAWINGS, AND RECORDED DOCUMENTS.
4. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE ADEQUATE SHORING, BRACING, AND SUPPORT SYSTEMS AND TO KEEP THE EXISTING STRUCTURE INTACT AND IN A SAFE CONDITION DURING THE REMOVAL OF STRUCTURAL ITEMS AND NEW CONSTRUCTION. THE CONTRACTOR SHALL REMAIN A REGISTERED PROFESSIONAL ENGINEER TO DESIGN THE SHORING AND SPECIFY DEMOLITION PROCEDURES.
5. IT IS THE CONTRACTOR'S RESPONSIBILITY FOR MEANS AND METHODS OF DEMOLITION AND NEW CONSTRUCTION, PRIOR TO THE EXCAVATION OF FOUNDATIONS ADJACENT TO THE EXISTING STRUCTURE. PROVIDE ADEQUATE SUPPORT FOR THE SUB-BASE TO PREVENT UNDERMINING.
6. DURING DEMOLITION AND RECONSTRUCTION, THE CONTRACTOR SHALL COORDINATE WITH THE WAL-MART CONSTRUCTION MANAGER ANY REQUIRED SAFETY BARRIERS OR BARRICADES. REFER TO THE WAL-MART CONSTRUCTION MANAGER FOR PHASING AND SCHEDULING DEMOLITION AND NEW CONSTRUCTION.
7. REMOVE ANY EXISTING ITEMS, SERVICES, FINISHES/SURFACES AS REQUIRED FOR THE INSTALLATION OF NEW CONSTRUCTION.

### ABBREVIATIONS

- GC - GENERAL CONTRACTOR
- RE - REFRIGERATION, ELEM. & HVAC CONTRACTOR
- EC - ELECTRICAL CONTRACTOR
- REC - REFRIGERATION ELECTRICAL CONTRACTOR

## GENERAL REQUIREMENTS

1. EXISTING CONDITIONS SHOWN IN THESE PLANS ARE FROM ORIGINAL DESIGN DRAWINGS AND HAVE NOT BEEN FIELD VERIFIED BY THE ARCHITECT. ALL EXISTING MATERIAL, DIMENSIONS, ELEVATION, AND GENERAL CONDITIONS OF THE BUILDING SHALL BE VERIFIED BEFORE PURCHASE OF MATERIAL AND CONSTRUCTION. NOTIFY WAL-MART CONSTRUCTION MANAGER OF ANY DISCREPANCIES BETWEEN PLANS AND FIELD CONDITIONS IMMEDIATELY.
2. ALL SUBCONTRACTORS ARE TO INSPECT THE STORE PRIOR TO COMMENCING WITH ANY WORK AND NOTIFY THE WAL-MART CONSTRUCTION MANAGER OF ANY DISCREPANCIES BETWEEN THESE PLANS AND THE EXISTING CONDITIONS.
3. ALL WORK SHALL BE DONE IN A SAFE AND WORKMANLIKE MANNER AND IN STRICT ACCORDANCE WITH THE LOCAL GOVERNING BUILDING CODES, NATIONAL ELECTRIC CODE, ADA-AMENDS, OSHA, AND ALL APPLICABLE CODES, REGULATIONS, ORDINANCES, AND AUTHORITIES HAVING JURISDICTION.
4. EACH SUBCONTRACTOR IS RESPONSIBLE FOR HAVING A THOROUGH KNOWLEDGE OF ALL DRAWINGS AND SPECIFICATIONS IN THEIR RELATED FIELD. THE FAILURE TO ACCOUNT HIMSELF WITH THIS KNOWLEDGE DOES NOT RELIEVE HIM OF ANY RESPONSIBILITY FOR PERFORMING HIS WORK PROPERLY. NO ADDITIONAL COMPENSATION SHALL BE ALLOWED BECAUSE OF CONDITIONS THAT OCCUR DUE TO FAILURE TO FAMILIARIZE WORKERS WITH THIS KNOWLEDGE.
5. THE EXISTING BUILDING SHALL BE PROTECTED FROM MOISTURE, RUST AND DEBRIS. INSTALL DUST PARTITIONS OR DRAPES AS SHOWN OR AS REQUIRED TO KEEP DUST AND MOISTURE FROM THE OPERATING AREAS OF THE STORE.
6. ANY DAMAGE TO WAL-MART PROPERTY WHICH OCCURS DURING THE PROCESS OF CONSTRUCTION SHALL BE REPAIRED/REPLACED AT HIS ADDITIONAL COST TO WAL-MART. THIS INCLUDES ALL MERCHANDISE. CONTRACTOR SHALL PAY WAL-MART THE COST FOR ALL DAMAGED MERCHANDISE.
7. THE CONTRACTOR SHALL MAINTAIN THE INTEGRITY OF THE EXISTING BUILDING SECURITY AT ALL TIMES. THIS INCLUDES KEEPING THE BUILDING SECURE FROM PERSONS, ENVIRONMENTAL ELEMENTS OR HAZARDS.
8. THE CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN THE INTEGRITY OF ALL EXISTING SECURITY SYSTEMS. THE CONTRACTOR SHALL OBTAIN PERMISSION FROM THE WAL-MART STORE MANAGER PRIOR TO THE MODIFICATION OF ANY EXISTING SECURITY SYSTEM FOR THE OPENING (DEMOLITION) OF ANY EXTERIOR WALL.
9. THE CONTRACTOR SHALL KEEP THE WORK AREA CLEAN AND FREE OF DEBRIS AND REMOVE ALL TRASH AND DEBRIS FROM THE CONSTRUCTION AREA DAILY. NO FLAMMABLE MATERIALS OR LOADS MAY BE STORED IN THE EXISTING BUILDING.
10. PROVIDE FURRING FOR CONDUITS AND PIPING, SHOWN OR NOT, AND FINISH OUT FURRING TO MATCH ADJACENT EXISTING FINISHES.
11. REPAIR, REROUT, AND EXTEND ALL SERVICES, PIPING, CONDUIT OF EXISTING ITEMS AND EQUIPMENT AS REQUIRED DURING THE CONSTRUCTION PROCESS FOR THE COMPLETE INSTALLATION AND OPERATION OF NEW EQUIPMENT. THIS INCLUDES ALL ITEMS SHOWN OR NOT SHOWN ON THE DRAWINGS.
12. RESET EXISTING EQUIPMENT OR RELATED ITEMS AS REQUIRED FOR PROPER OPERATION. WHERE EXISTING FINISHES ARE TO REMAIN, CLEAN, REPAIR, PATCH, AND/OR REPAINT AS NECESSARY TO BLEND WITH ADJACENT SURFACES. COORDINATE WITH WAL-MART CONSTRUCTION MANAGER.
13. CONSULT WAL-MART CONSTRUCTION MANAGER FOR COMPLETE APPLICABLE SCOPE OF WORK. THE CONTRACTOR SHALL MAINTAIN THE REQUIRED NUMBER OF LIFTS WITHIN THE STORE. MAINTAIN EXIT SIGNS AND EMERGENCY EXITING AT ALL TIMES, AS REQUIRED BY THE LOCAL BUILDING OFFICIAL.
14. COORDINATE TEMPORARY EXITING DURING CONSTRUCTION. WAL-MART SHALL OCCUPY THE BUILDING DURING CONSTRUCTION. THE CONTRACTOR SHALL COORDINATE WITH WAL-MART AND THE WAL-MART CONSTRUCTION MANAGER ALL CONSTRUCTION PROCEDURES WHICH WILL INTERFERE WITH THE NORMAL DAILY OPERATIONS OF THE STORE.
15. THE CONTRACTOR SHALL OBTAIN PERMISSION FROM WAL-MART FOR ALL INTERRUPTIONS OF UTILITY SERVICES TO THE EXISTING BUILDING PRIOR TO THE INTERRUPTION. ACCIDENTAL INTERRUPTIONS SHALL BE REMEDIATED IMMEDIATELY WITH APPROPRIATE FORCES.
16. PROVIDE FURRING FOR CONDUITS AND PIPING, SHOWN OR NOT, AND FINISH OUT FURRING TO MATCH ADJACENT EXISTING SURFACES.
17. SCHEDULE ALL WORK TO KEEP DISRUPTIONS TO THE STORE OPERATIONS AT A MINIMUM. COORDINATE UTILITY DISRUPTIONS WITH THE WAL-MART STORE MANAGER.
18. IF MODIFICATION TO SPRINKLER SYSTEM IS REQUIRED WAL-MART SHALL HAVE A LICENSED SPRINKLER CONTRACTOR. CONTRACTOR TO SUBMIT SIGNED AND SEALED DRAWINGS FOR APPROVAL PRIOR TO ANY ALTERATION OF THE AUTOMATIC SPRINKLER SYSTEM. WORK TO BE DONE UNDER SEPARATE PERMIT.



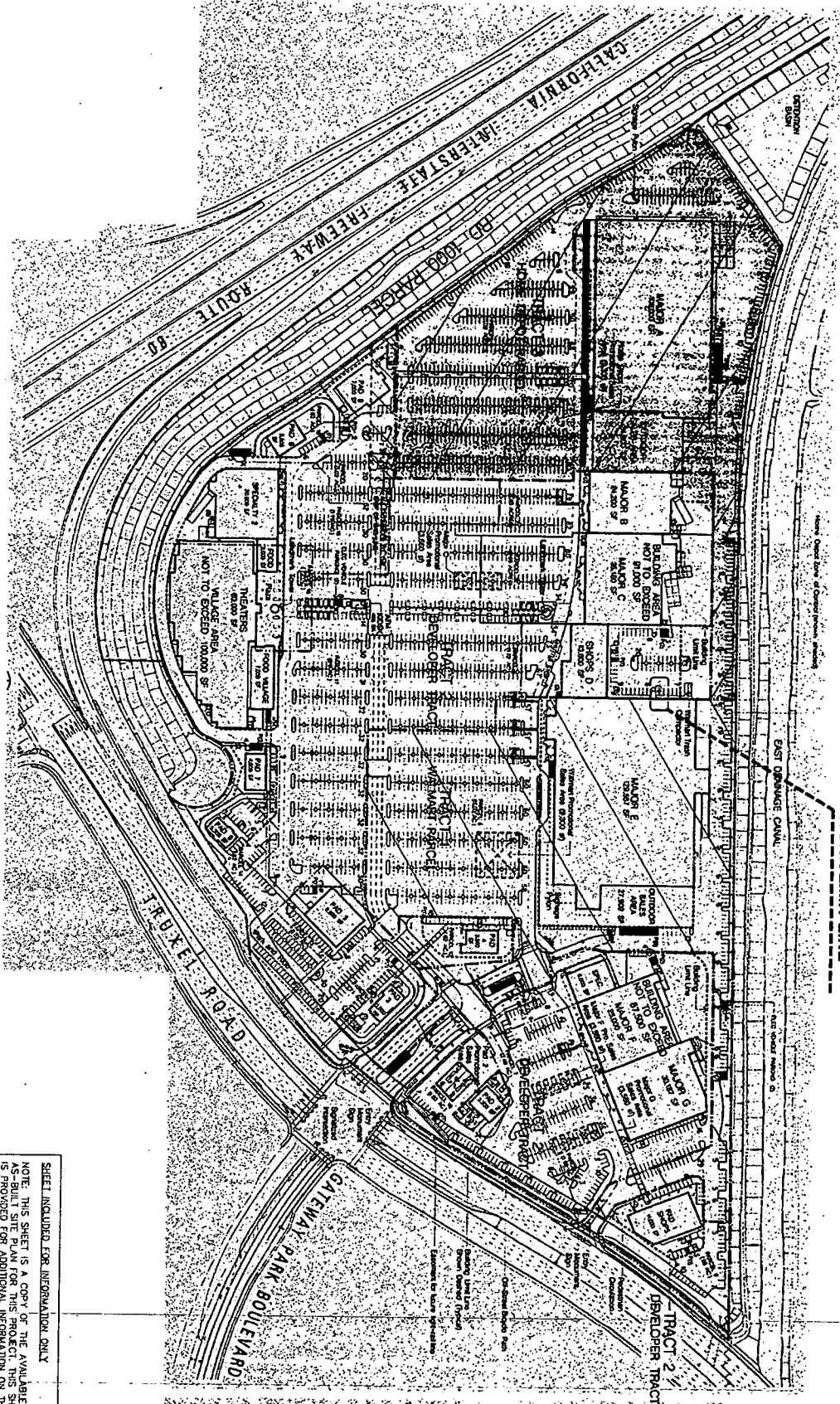
1 KEY PLAN

Z04-079

Rec'd Mar. 18, 2004

Always  
**WAL\*MART**  
 SPECIAL PROJECT  
 Low Prices

INFORMATION FOR BIDDERS  
 THE BIDDING PROCESS FOR THIS PROJECT IS AS FOLLOWS:  
 1. BIDDING WILL BE OPEN FROM 8:00 AM TO 4:00 PM, MONDAY THROUGH FRIDAY.  
 2. BIDDERS MUST BE PRESENT AT THE STORE TO RECEIVE BIDDING INFORMATION.  
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SCOPE OF EXTERIOR  
WORK LIMIT LINE

704-079  
Rec'd Mar. 18, 2004

NOTE: THIS SHEET IS A COPY OF THE AVAILABLE AS-BUILT SITE PLAN FOR THIS PROJECT. THIS SHEET IS PROVIDED FOR ADDITIONAL INFORMATION ON THE ASSUMED EXISTING CONDITIONS AT THE PROJECT SITE. MODIFICATIONS TO THIS SHEET FOR THE INFORMATION CONTAINED WITHIN THEM AND CANNOT BE HELD RESPONSIBLE FOR THE ACCURACY OF THE CONDITIONS ILLUSTRATED.

EXISTING  
SITE PLAN  
SHEET  
SP1

FOR INFORMATION ONLY

DATE	BY	REVISION

**WALMART**  
CONVENIENCE ADDITION  
SACRAMENTO (W), CA  
STORE NO. 2598  
JOB NUMBER: 96501839

STIPULATION FOR REUSE  
THIS DRAWING WAS PREPARED FOR THE PROJECT AND IS THE PROPERTY OF THE ENGINEER. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER. THE ENGINEER'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED AND DOES NOT EXTEND TO ANY OTHER SERVICES OR TO THE ACCURACY OF THE DATA PROVIDED BY OTHERS. THE USER OF THIS DRAWING SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DATA PROVIDED BY OTHERS AND FOR THE PROTECTION OF THE DRAWING FROM UNAUTHORIZED REPRODUCTION OR USE.



DESIGN LOADS	
1. CODE	2001 CALIFORNIA BUILDING CODE
2. LIVE LOAD	20 PSF MCH OR SNOW LOAD
3. SNOW LOAD	0 PSF
4. WIND SPEED	75 MPH EXPOSURE C
5. SEISMIC ZONE	3

GENERAL NOTES	
1.0 GENERAL	1.1 THE CONTRACTOR SHALL COORDINATE THE SIZE AND LOCATION OF EQUIPMENT PADS AND PENETRATIONS THROUGH THE STRUCTURE FOR MECHANICAL, ELECTRICAL AND PLUMBING WORK.
2.0 FOUNDATIONS AND SLAB-ON-GRADE	2.1 FOOTINGS DEPTHS ARE BASED ON MAXIMUM NET ALLOWABLE SOIL BEARING PRESSURES OF 3000 PSF FOR CONTINUOUS FOOTINGS AS DETERMINED BY A QUALIFIED GEOTECHNICAL ENGINEER. IF SUITABLE BEARING MATERIAL IS NOT ENCOUNTERED AT THE ELEVATION INDICATED ON THE DRAWING, THE CONTRACTOR SHALL OVEREXCAVATE UNTIL SUITABLE BEARING MATERIAL IS ENCOUNTERED. OVEREXCAVATIONS MAY BE BACKFILLED WITH LEAN CONCRETE.
	2.2 EXTERIOR FOOTINGS SHALL BEAR AT OR BELOW MINIMUM BEARING DEPTH. MINIMUM BEARING DEPTH IS 1'-0" BELOW ADJACENT FINISHED GRADE.
	2.3 PROVIDE SAW CUT JOINTS AT 15'-0" OC MAXIMUM UNLESS NOTED OTHERWISE.
	2.4 PROVIDE (1) #4 BAR, 3'-0" LONG DIAGONALLY AT MID SLAB AT REESTRUCT CORNERS.
	2.5 "CJ" INDICATES SAW CUT CONTROL JOINT IN SLAB-ON-GRADE. "CONST JT" INDICATES DOWELED CONSTRUCTION JOINT IN SLAB-ON-GRADE. REF. SPECIFICATION SECTION 03300.
	2.6 HORIZ BARS IN FOOTINGS SHALL BE CONTINUOUS. PROVIDE CORNER BARS AT ALL CORNERS AND INTERSECTIONS UNL.
	2.7 FOUNDATION WALLS SHALL HAVE TEMPORARY BRACING BEFORE BACKFILL IS PLACED AGAINST THEM. TEMPORARY BRACING SHALL NOT BE REMOVED UNTIL WALL IS PERMANENTLY BRACED.
3.0 CONCRETE AND REINFORCING STEEL	3.1 MINIMUM COMPRESSIVE STRENGTH (F' <sub>c</sub> ) AT THE END OF 28 DAYS SHALL BE 3000 PSI. FOR ALL OTHER CONCRETE PROPERTIES REFER TO SPECIFICATION SECTION 03300.
	3.2 REINFORCING STEEL SHALL MEET ASTM SPECIFICATION A 615. BARS SHALL BE GRADE 60.
	3.3 REFER TO ACI 318 FOR CONCRETE COVER, ACI 315 FOR DETAILING PRACTICES AND FABRICATION, AND ACI 301 FOR STANDARD PRACTICE FOR MIXING AND PLACING CONCRETE.
4.0 STRUCTURAL STEEL	4.1 STRUCTURAL STEEL SHALL MEET THE FOLLOWING MINIMUM YIELD STRENGTH AND SPECIFICATIONS:
	YIELD     ASTM SPECIFICATION
	A. STRUCTURAL STEEL TUBING:     48 KSI     A 500 GRADE B
	B. BARS, PLATES, CHANNELS, ANGLES, AND ANCHOR BOLTS:     36 KSI     A 36
	4.2 WELDING SHALL MEET AWS/A5S D1.1 STRUCTURAL WELDING CODE. ELECTRODES SHALL BE 70 KSI LOW HYDROGEN.
	4.3 THE FABRICATOR SHALL BE RESPONSIBLE FOR THE DESIGN AND ADEQUACY OF CONNECTIONS THAT ARE NOT DESIGNED OR FULLY DETAILED ON THE CONTRACT DOCUMENTS.



WALMART STORE NO. 2598  
SACRAMENTO, CA  
JOB NUMBER: 080109P

**WALMART**  
CONVENIENCE ADDITION  
SACRAMENTO, CA  
STORE NO. 2598  
JOB NUMBER: 080109P

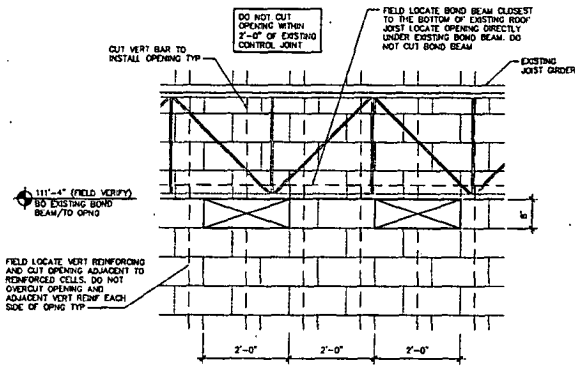
ISSUE BLOCK	

CHECKED BY: PAJ  
DRAWN BY: JSH  
DOCUMENT DATE: 2/03/04

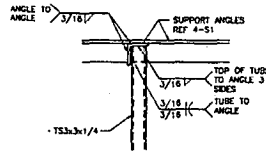


FOUNDATION PLAN, DETAILS AND GENERAL NOTES

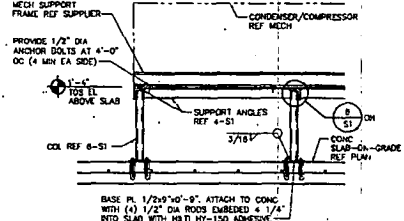
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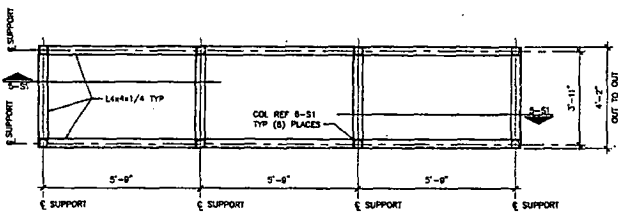
7 NEW OPENINGS IN SIDE WALL  
3/4"x1'-0"



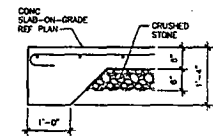
6 ENLARGED CONNECTION DETAIL  
NTS



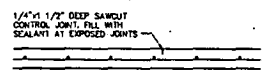
5 SUPPORT FRAME - SECTION  
NTS



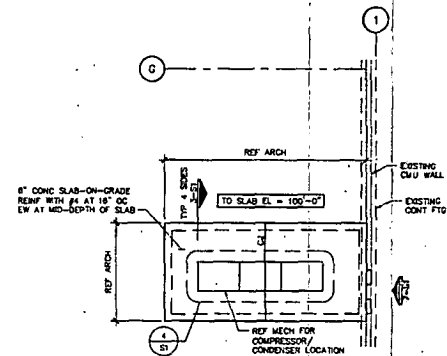
4 MECHANICAL UNIT SUPPORT FRAME - PLAN  
NTS



3 SLAB AT EDGE  
3/4"x1'-0"



2 CONTROL JOINT DETAIL  
3/4"x1'-0"



1 FOUNDATION PLAN  
1/8"x1'-0"

**Z04-079**  
Rec'd Mar. 18, 2004