City Of Sacramento
Development Services
Department
Current Planning
Division

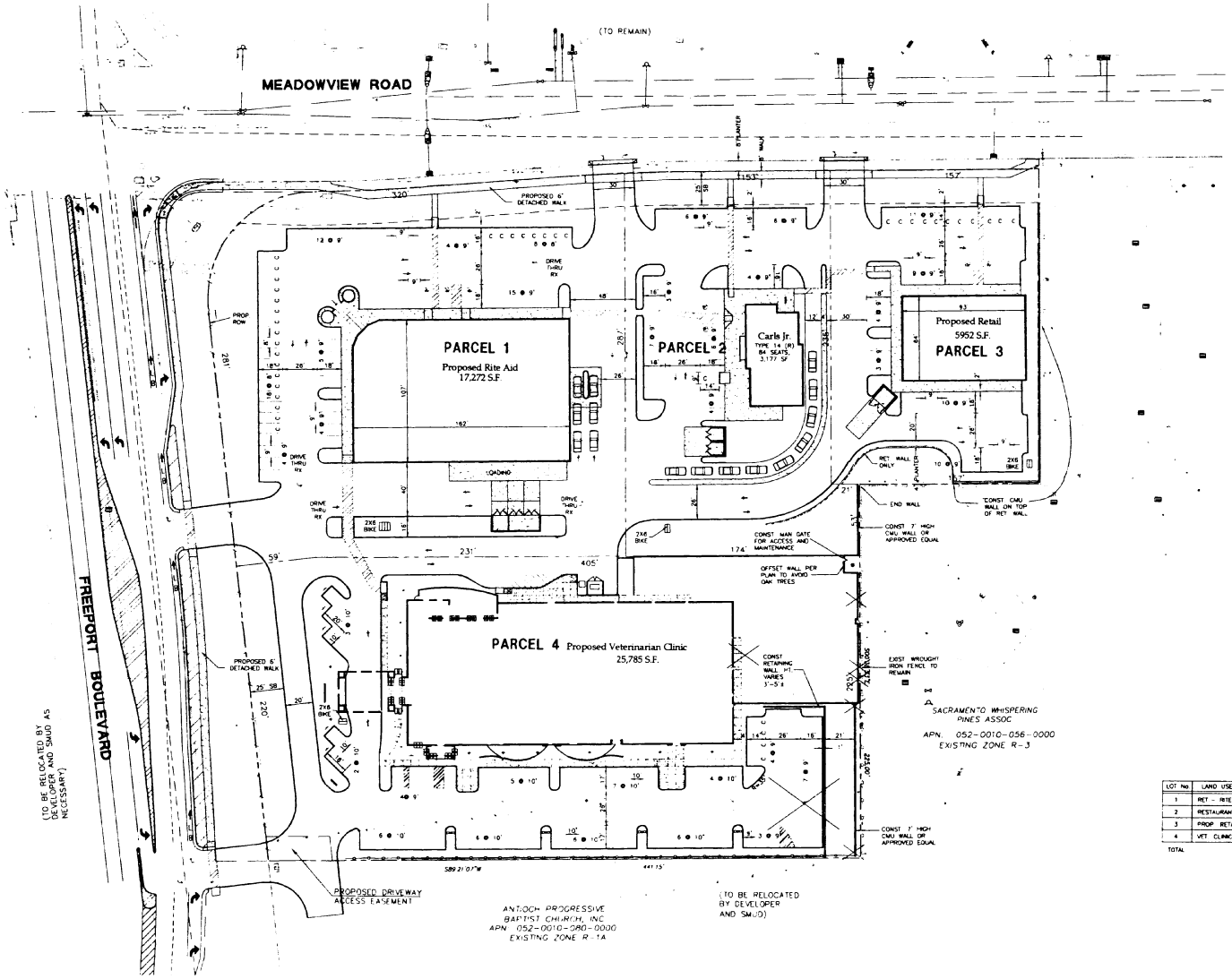
P03-018
Freeport Marketplace
SE Corner @ Freeport
and Meadowview
Planner: Kimberly
Kaufmann-Brisby

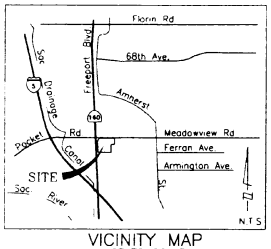
11/20/2007

Feet
100 50 0 100

Development Services
We Help Build A Great City

Aerial Photos from March 2006





VICINITY MAP
NOT TO SCALE

OWNER-APN: 052-0010-077
Stephen Ross Artz
724 Commons Drive
Sacramento, CA 95825-6644

OWNER-APN: 052-0010-079
Freeport Associates
818-19th Street, Suite 200
Sacramento, CA 95814-2122

DEVELOPER
John Sacs
77 Cadillac Drive, Suite 150
Sacramento, CA 95825
Phone: (916) 920-0400

APPLICANT
Holloway Rasmussen & Malodonof
Attn: Eric Rasmussen
2200 L Street
Sacramento, CA 95816
Phone: (916) 447-7419
Fax: (916) 447-1274

ENGINEER/SURVEYOR/PLANNER
Psomas
Attn: Alan Rozier / Gene Snyder / Roger Lehutsky
1075 Creekside Ridge Drive, Suite 200
Roseville, CA 95678
Phone: (916) 788-8122
Fax: (916) 788-0600

ASSESSOR'S PARCEL NUMBER
052-0010-077 and 079

EXISTING AREA
052-0010-077: 98,142. Sq Ft/2.25 Ac
052-0010-079: 168,666 Sq Ft/3.87 Ac
Total: 266,808 Sq Ft / 6.12 Acres

PROPOSED USE
Shopping Center:
Parcel 1: Rite Aide w/Pharmacy Drive-thru Window
Parcel 2: Carls Jr's w/Fast Food Drive-thru Window
Parcel 3: Retail
Parcel 4: Mueller Veterinary Clinic

EXISTING ZONING
R-1A

PROPOSED ZONING
SC-Shopping Center

PARKING ANALYSIS

LOT No.	LAND USE	BUILDING S.F.	PARKING REQUIRED	PARKING PROPOSED		BICYCLE PARKING
1	RET. - RITE AID	17,272 S.F.	69 SPACES (3 ADA)	44 CONV. 25 COMPACT	69 TOT.	3-4 SPACES
2	RESTAURANT	3,177 S.F.	28 SPACES (2 ADA)	35 CONV. 1 COMPACT	36 TOT.	2 SPACES
3	PROP. RETAIL	5,952 S.F.	24 SPACES (2 ADA)	31 CONV. 11 COMPACT	42 TOT.	2 SPACES
4	VET. CLINIC	25,785 S.F.		51 CONV. 4 COMPACT	55 TOT.	2 SPACES
TOTAL					202 SPACES	

FREEPORT MARKETPLACE SITE PLAN

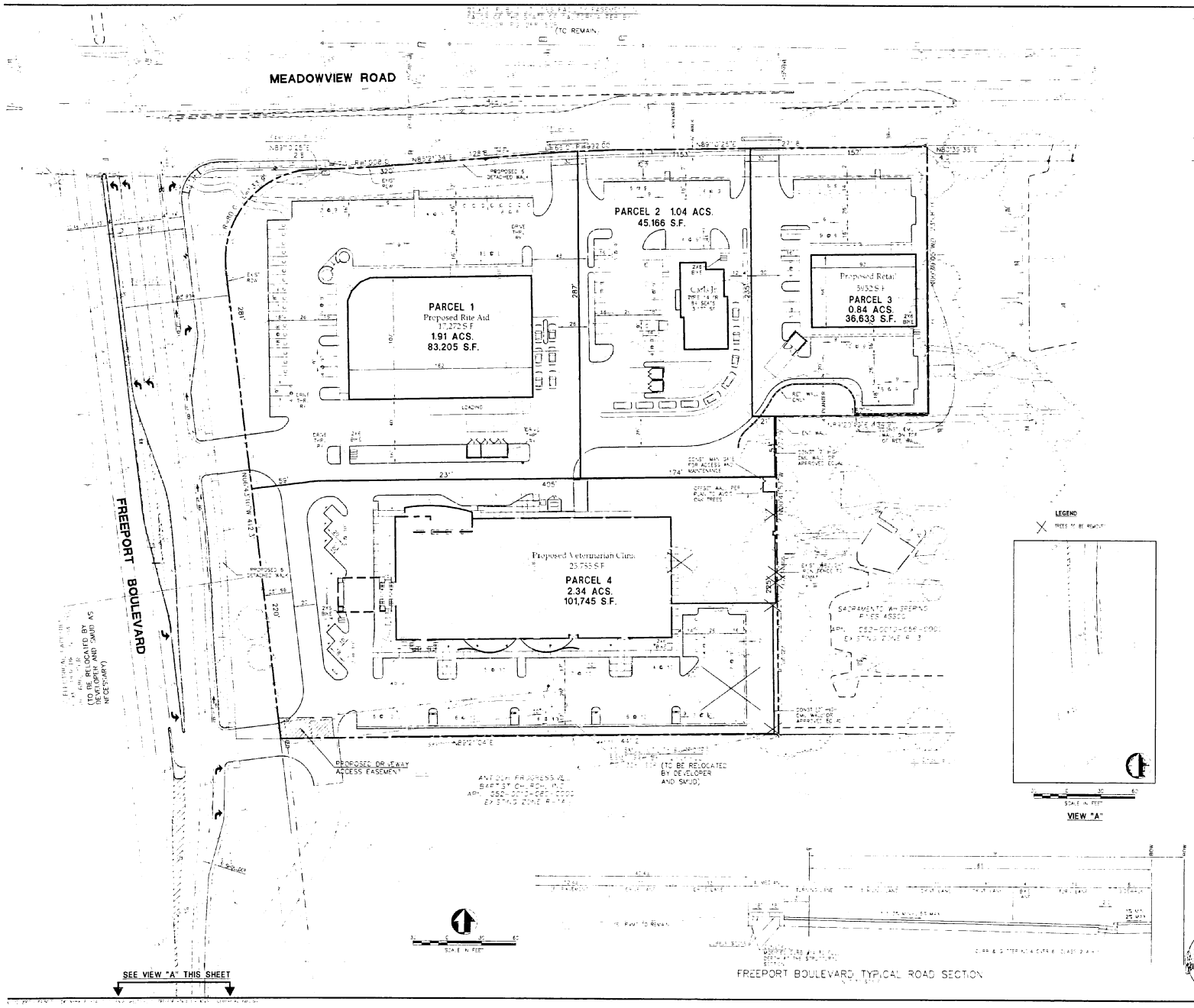
SCALE 1"=30'

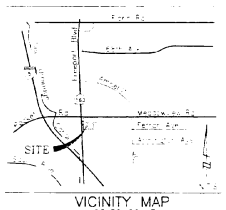
April 24, 2007
Revised July 10, 2007

30 0 30 60
SCALE IN FEET

CITY CONTROL NUMBER
P03-018

PSOMAS





VICINITY MAP
NOT TO SCALE

GENERAL NOTES

OWNER-APN: 052-0010-077
Stephen Rona Arbi
724 Commons Drive
Sacramento, CA 95815-8844

OWNER-APN: 052-0010-079
Freeport Associates
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Sacramento, CA 95814-2732

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[illegible] Drive, Suite [illegible]
Sacramento, CA 95825
Phone (916) 921-[illegible]

APPLICANT
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Sacramento, CA 95816
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Fax (916) 447-1274

ENGINEER/SURVEYOR/PLANNER
Psomas
Attn: Alan Rosner / Gene Snyder / Roger Jenkins
10775 Gerard Ridge Drive, Suite 2[illegible]
Rancho Cordova, CA 95670
Phone (916) 782-[illegible]
Fax (916) 782-5602

ASSESSOR'S PARCEL NUMBER
052-0010-077 and 079

EXISTING AREA
052-0010-077 98,142 Sq. Ft. 2.25 Ac.
052-0010-079 168,664 Sq. Ft. 3.87 Ac.
Total 266,806 Sq. Ft. 6.12 Acres

EXISTING USE
Vacant

PROPOSED USE
Shopping Center
Parcel 1 Rite Aid w/ Pharmacy, Drive-Thru Window
Parcel 2 Carl's Jr. w/ Fast Food Drive-Thru, Walk-In
Parcel 3 Retail
Parcel 4 Veterinarian Clinic

EXISTING ZONING
R-1A

PROPOSED ZONING
SC-Shopping Center

EXISTING COMMUNITY PLAN DESIGNATION
Arden Meadowview Community Plan
Residential 7-15 du/ac

PROPOSED COMMUNITY PLAN DESIGNATION
Arden Meadowview Community Plan
Shopping Center

EXISTING GENERAL PLAN DESIGNATIONS
Low Density Residential 4-15 du/ac

PROPOSED GENERAL PLAN DESIGNATIONS
Shopping Center

PROPOSED IMPROVEMENTS
Per City of Sacramento Improvement Standards

SEWAGE DISPOSAL
City of Sacramento

WATER SUPPLY
City of Sacramento

STORM DRAINAGE
City of Sacramento

GAS
Pacific Gas & Electric (PG & E)

ELECTRIC
Sacramento Municipal Utility District (SMUD)

TELEPHONE
AT&T

FIRE DISTRICT
City of Sacramento

SCHOOL DISTRICT
Sacramento City Unified School District

RECREATION & PARK DISTRICT
City of Sacramento Park District

LEGAL DESCRIPTION
A Portion of the E. 1/2 of Section [illegible] T.7N, R.4E, MDM

TOPOGRAPHY
Psomas-August 8, 2014

DATE
September 2006
Revised July 16, 2010

LEGEND
X TREES TO BE REMOVED

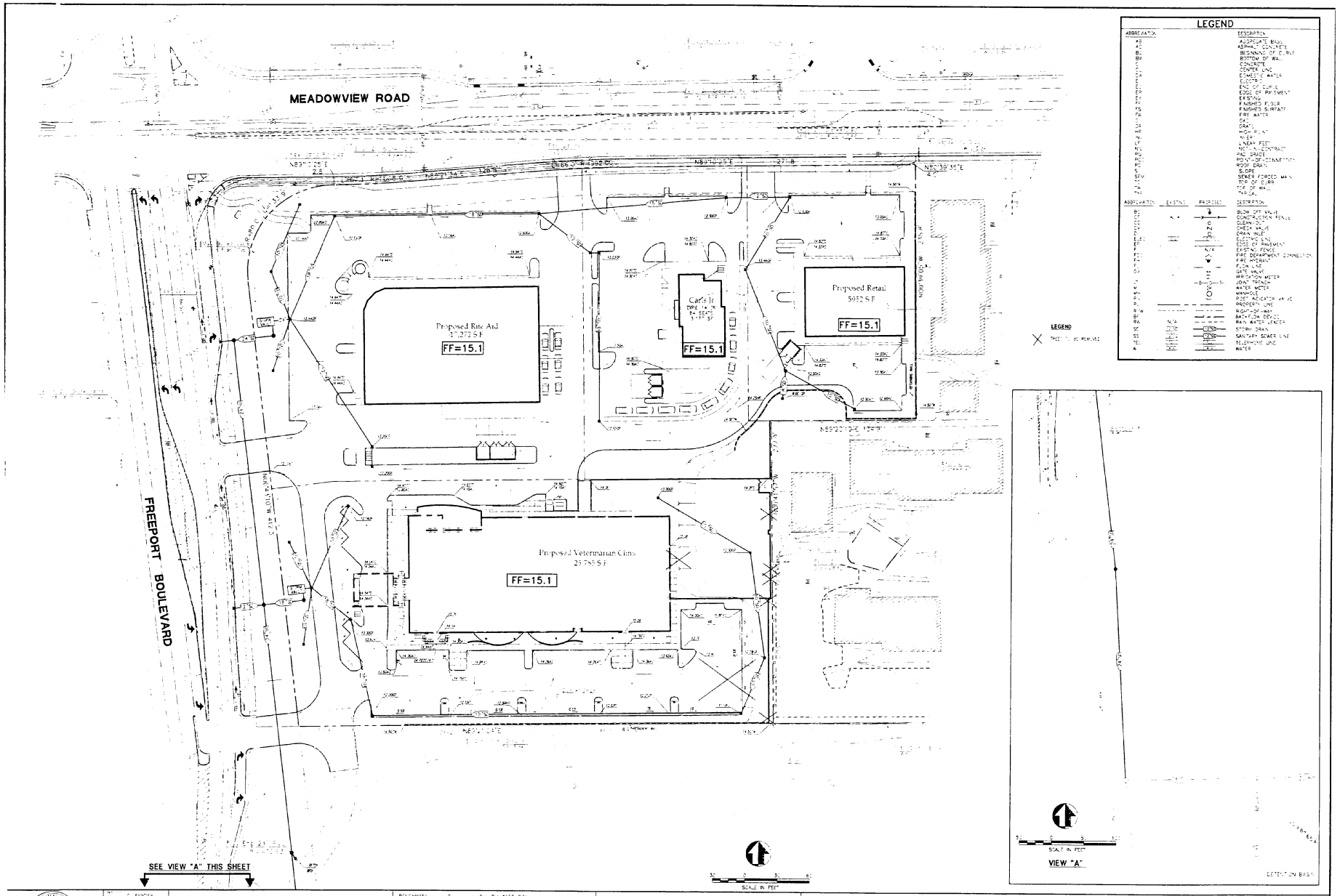
SCALE IN FEET
VIEW "A"

FREEPORT BOULEVARD TYPICAL ROAD SECTION

TENTATIVE PARCEL MAP
for
FREEPORT MARKETPLACE
City of Sacramento, California

CITY CONTROL NUMBER
P03-018

PSOMAS



ABBREVIATION	DESCRIPTION
ABC	AUGERCAST BEAM
AC	ASPHALT CONCRETE
BC	BEGINNING OF CURB
BW	BOTTOM OF WALL
C	CONCRETE
CL	CENTER LINE
CMP	CORRUGATED METAL
E	ELECTRIC
EC	END OF CURB
EP	EDGE OF PAVEMENT
EX	EXISTING
FF	FINISHED FLOOR
FS	FINISHED SURFACE
FW	FIRE WATER
G	GAS
GRAT	GRATE
HP	HIGH POINT
N	NEW
LF	LINEAR FEET
NCV	NOT IN CONTRACT
PG	PAD GRADE
POC	POINT OF CONNECTION
RD	ROOF DRAIN
S	SLOPE
SFV	SEWER FORCED MAIN
TC	TOP OF CURB
TW	TOP OF WALL
TYP	TYPICAL

ABBREVIATION	EXISTING	PROPOSED	DESCRIPTION
BV	N/A		BLOW OFF VALVE
CF			CONSTRUCTION FENCE
CO			CLEAN OUT
CV			CHECK VALVE
DI			DRAIN INLET
EL			ELECTRIC LINE
EP			EDGE OF PAVEMENT
FF		N/A	FASTENER FENCE
FDC			FIRE DEPARTMENT CONNECTION
FH			FIRE HYDRANT
FL			FLOW LINE
GV			GATE VALVE
IM			IRRIGATION METER
JT			JOINT TRENCH
WM			WATER METER
MH			MANHOLE
PIV			POST INDICATOR VALVE
PL			PROPERTY LINE
R/W			RIGHT-OF-WAY
BF	N/A		BATHROOM EDGE
RW	N/A		RAIN WATER LEADER
SD			STORM DRAIN
SS			SANITARY SEWER LINE
TEL			TELEPHONE LINE
W			WATER

LEGEND

THESE ITEMS ARE PROPOSED

BENCHMARK: Sacramento City BM #317-B13

Elev. 14.68 NGVD 29

Flat top light pole SW corner Freeport Boulevard and Meadowview Road

PSOMAS

CITY OF SACRAMENTO

FREEPORT MARKETPLACE
SCHEMATIC GRADING & DRAINAGE PLAN

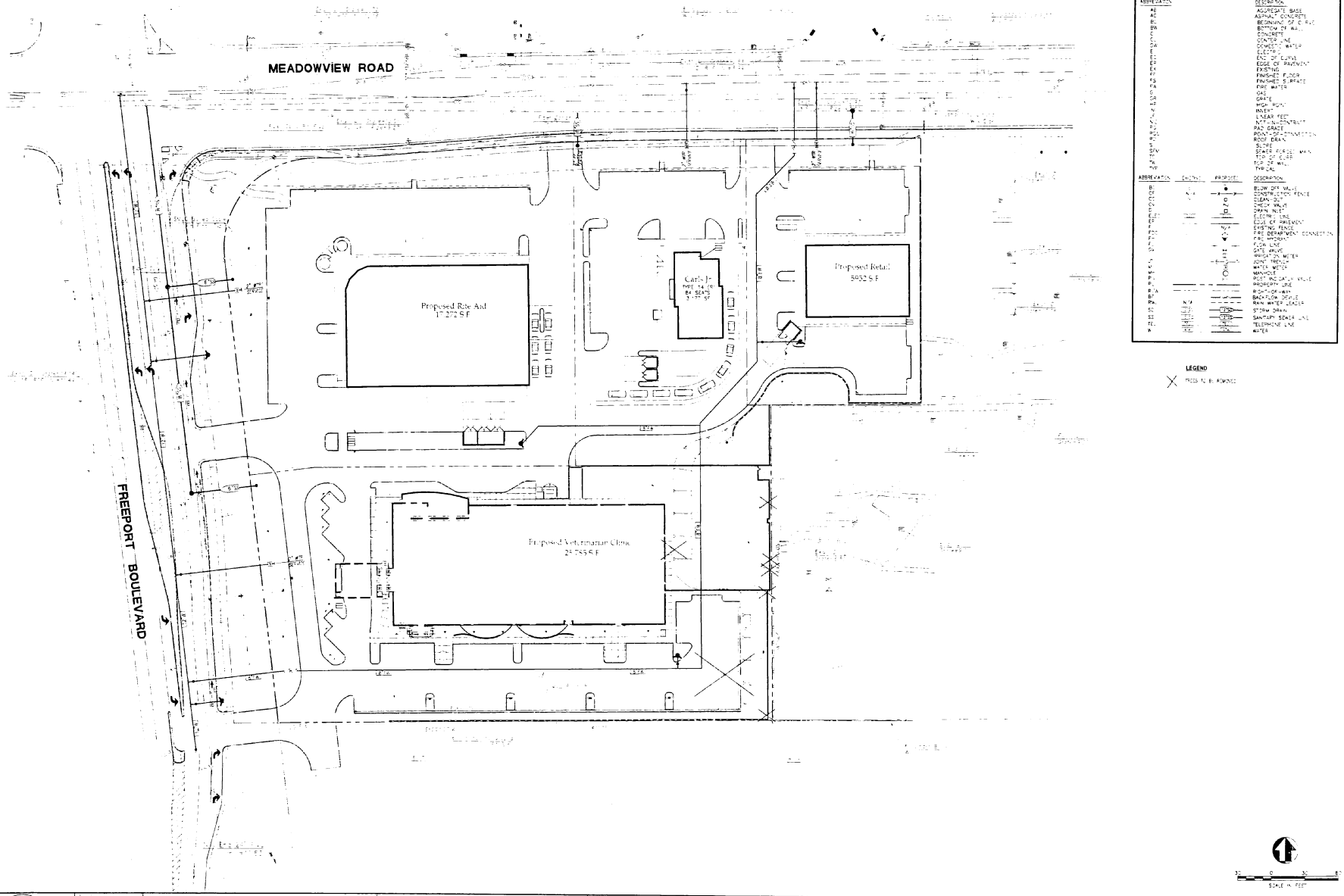
CALIFORNIA

CITY NO. P03-018

1" = 30'

1

2



G. SNYDER
S. WILLIAMS
G. BISTRITZ
A. ROZER

BENCHMARK: Sacramento City BM #337-B3X
Mid-North light base SW corner Freeport Boulevard and Meadowview Road

PSOMAS

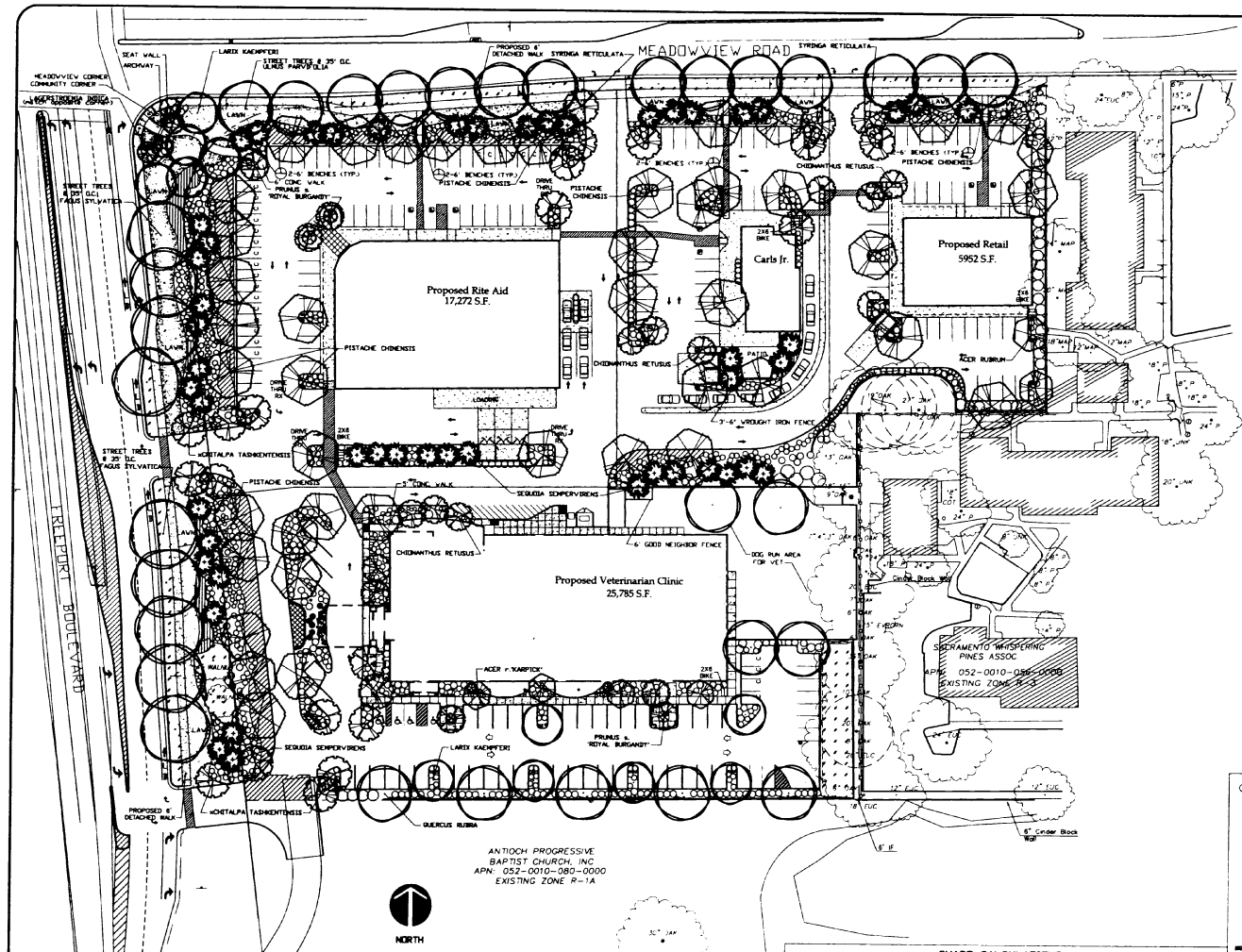
FREEPORT MARKETPLACE
SCHEMATIC UTILITY PLAN

CITY OF SACRAMENTO CALIFORNIA

CITY NO. P03-018

2

2



NOTE:
MEADOWVIEW COMMUNITY ARCHIVAY AND SEAT WALLS SHALL MATCH MEADOWVIEW URBAN DESIGN FOUND IN MEADOWVIEW URBAN DESIGN PLAN PACKET

SHADE CALCULATIONS

PARKING LOT

TOTAL PAVED PARKING AREA	63,464 SQ.FT.
TOTAL SHADE REQUIRED (50%)	31,732 SQ.FT.
TOTAL SHADE PROVIDED (50%)	32,008 SQ.FT.

TREE	QUANTITY	100% SQ.FT.	TOTAL	QUANTITY	75% SQ.FT.	TOTAL	QUANTITY	50% SQ.FT.	TOTAL
30'-35' DIAMETER									
Larix kaempferi	6	962	5772	0	721	0	0	481	0
Pistacia chinensis	4	962	3848	1	721	721	22	481	10582
Quercus rubra	0	962	0	0	721	0	2	481	962
Ulmus parvifolia	0	962	0	0	721	0	5	481	2405
Quercus (existing)	0	962	0	0	721	0	2	481	962
25'-30' DIAMETER									
Acer rubra	0	707	0	0	531	0	3	354	1062
xChitalpa tashkentensis	0	707	0	0	531	0	3	354	1062
Chionanthus retusus	0	707	0	0	531	0	7	354	2478
Prunus s. 'Royal Beauty'	0	707	0	0	531	0	1	354	354
Syringa reticulata	0	707	0	0	531	0	3	354	1062
20'-25' DIAMETER									
Acer r. 'Karpick'	0	491	0	0	369	0	3	246	738
SUBTOTAL SHADING AREA=			9620 SF			721 S.F.			21667 S.F.

TOTAL SHADING AREA= 32,008 S.F. = 50%
MEETS SACRAMENTO COUNTY SHADING REQUIREMENTS

PROPOSED PLANT LEGEND

SYMBOL	SCIENTIFIC NAME	COMMON NAME
STREET TREES 15 gal such as:		
	Fagus sylvatica	European Beech
	Larix kaempferi	Japanese Larch
	Quercus rubra	Red Oak
	Ulmus parvifolia	Chinese Elm
SHADE TREES 15 gal such as:		
	Acer r. 'Karpick'	Karpick Red Maple
	Acer rubrum	Red Maple
	Pistacia chinensis	Chinese pistache
ACCENT TREES 15 gal such as		
	Acer p. 'Ever Red'	Ever Red J. Maple
	Chionanthus retusus	Chinese Fringe Tree
	xChitalpa tashkentensis	Pink Dawn Chitalpa
	Lagerstroemia i. 'Natchez'	White Flwr. Crape Mrytle
	Prunus s. 'Royal Burgundy'	Burgundy Flwr. Cherry
	Syringa reticulata	Japanese Tree Lilac
CONIFER TREES 15 gal such as:		
	Sequoia s. 'Aptos Blue'	Aptos Blue Coastal Redwd
LARGE SHRUBS (6' Tall +) 5 gal such as:		
	Arbutus u. 'Compacta'	Dwf. Strawberry Bush
	Choisya ternata	Mexican Mock Orange
	Cotoneaster parneyi	Parney's Cotoneaster
	Feijoa sellowiana	Pineapple Guava
	Nerium o. 'Sister Agnes'	White Oleander
	Rhamnus californica	Coffeeberry
MEDIUM SHRUBS (3'-6' Tall) 5 gal such as:		
	Arctostaphylos h. McMinn'	McMinn Manzanita
	Azalea s. 'Pink Lace'	Pink Sun Azalea
	Berberis t. 'Rose Glow'	Mentor-Lf Barberry
	Camellia japonica	Japanese Camellia
	Loropetalum c. 'Razzleberry'	Chinese Pk Fringe Flwr
	Nandina d. 'Gulf Stream'	Gulf Stream Heavenly Bamboo
	Pieris 'Forest Flame'	Forest Flame Lily Shrub
	Pittosporum t. 'Variegata'	Var. Mock Orange
	Salvia leucantha	Mexican Bush Sage
	Viburnum t. 'Dwarf'	Dwf. Laurustinus
LOW SHRUBS (1'-3' Tall) 5 gal such as:		
	Callistemon v. 'Little John'	Dwf. Bottlebrush
	Coleonema p. 'Sunset Gold'	Sunset Breath of Heaven
	Lavandula a. 'Munstead'	Dwf. English Lavender
	Pieris j. 'Variegated Dwarf'	Var. Dwf. Lily-Valley-Shrub
	Raphiolepis i. 'Little Pinkie'	Dwf. Pk. Ballerina
	Rosa 'Carpet'	Pink Carpet Rose
	Viburnum davidii	David's Viburnum
ACCENT SHRUBS 1 & 5 gal such as:		
	Agapanthus a. 'Peter Pan'	Dwf. Lily-of-Nile
	Clivia miniata	Kaffir lily
	Hemerocallis hybrids	Day Lilies
	Moraea iridioides	Fortnight Lily
	Dryopteris dilatata	Spreading wood fern
	Pinus mugo mugnus	Dwf. Mugo Pine
VINES 5 gal such as:		
	Parthenocissus tricuspidata	Boston Ivy
GROUND COVERS such as:		
	Annual Color @ 6" o.c. from 4" Pots	By Season
	Lantana montevidensis @ 2' o.c. from 1 gal cans	Trailing Purple-Swim Lantana
	Trachelospermum jasminoides @ 2' o.c. from 1 gal cans	Star Jasmine
	Verbena Tapien cvs. @ 18" o.c. from 1 gal cans	Dk. Pink Tapien Verbena
	Mulch - Shredded Fir Bark @ 3" depth	Shredded Fir Bark

VICTOR STANLEY, INC.

BLACK 6' BENCH CR-138

REVISION	BY

KAREN K. CLAUSEN
Landscape Architect
Lic. # 4169
P.O. Box 8095
Auburn, CA 95604
P (530)885-8196
F (530)885-8199
kclausen@ssctv.net

CONCEPTUAL LANDSCAPE PLAN

FREEPORT MARKETPLACE

FREEPORT BLVD. & MEADOWVIEW RD. * SACRAMENTO, CA

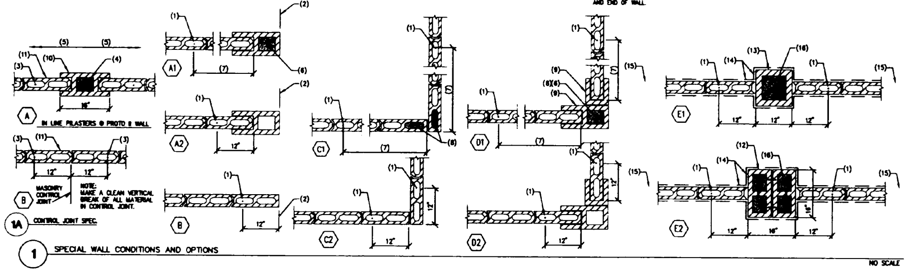
DRAWN	K. CLAUSEN
CHECKED	CHECKED
DATE:	JULY 13, 2007
SCALE:	1"=30'-0"
JOB NO.	052-0010-077 & 079

L1.0
OF SHEET

NOTES:
1. POST TENSIONED ROD.
2. END OF WALL.
3. RODS AT 12" EITHER SIDE OF A CONTROL JOINT OR END OF WALL.
4. #4 VERTICAL WITH 6" HOOK IN FOUNDATION. FOR SPACING PURPOSES, THIS DETAIL, THE REBAR SUBSTITUTES FOR P.T. ROD.
5. PER SPECIFICATIONS - DISTANCE TO NEXT POST TENSIONED ROD.
6. #4 REINFORCING WITH 6" HOOK INTO FOOTING BELOW. FILL WITH GROUT OR 8" HIGH LIFTS OF MORTAR.
7. POST TENSIONED ROD SPACING PER SCHEDULE. FOR SPACING PURPOSES, THIS DETAIL, THE REBAR SUBSTITUTES FOR P.T. ROD.
8. FILL CORNER CELL WITH MORTAR (8" HIGH LIFTS) AND LAP HORIZONTAL JOINT REINFORCING.
9. ALTERNATE BLOCK TYPE.
10. THIS PILASTER TO OCCUR BETWEEN POST TENSION RODS. POST TENSION RODS TO BE AT SPACING PER SPECIFICATIONS.
11. PROTO II WALL - TYP. U.N.O.
12. 16" MASONRY PIER WITH 4 #4 VERTICAL AND 1 #2 TIE AT TOP OF PIER.
13. 12" SQUARE MASONRY PIER WITH 1 #5 VERTICAL.
14. LINE OF FOOTING BELOW. FOOTING AT PROTO II WALL PER PLANS AND SCHEDULES. FOOTING AT PIER SHALL BE 12" THICK AND 4" WIDER ALL AROUND THE PIER.
15. RUN HORIZONTAL JOINT REINFORCING THROUGH PIER STOP AT FACE OF PIER AT CONTRACTOR'S OPTION.
16. ALL VERTICAL MASONRY PIER REINFORCING SHALL HAVE 6" HOOKS AT BOTTOM AND EXTEND A MINIMUM OF 8" INTO FOOTING.

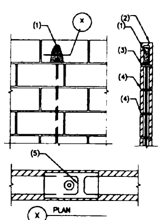
NOTE:
SEE 8" ROD VARIANCE SPEC AT NOTES NO. 5 AT BOTTOM OF WALL SCHEDULE. 8" VARIANCE APPLIES TO ALL RODS EXCEPT THOSE AT CONTROL JOINTS AND END OF WALL.

AT CONTRACTORS OPTION, THE WALL EXPANSION JOINT MAY OCCUR AT THE FACE OF THE PIERS AS SPECIFIED IN GENERAL NOTE 14.



1 SPECIAL WALL CONDITIONS AND OPTIONS

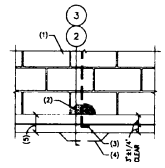
NO SCALE



NOTES:
1. FILL CAP BLOCK WITH MORTAR. IMMEDIATELY "FLIP" ONTO ROD.
2. CAP BLOCK OF SUFFICIENT SIZE TO COVER PLATE AND ROD.
3. STEEL PLATE SIZES:
   A. 4" PROTO II: 1/4" x 3" x 6"
   B. 6" PROTO II: 1/4" x 4 1/2" x 6"
   C. 6" SLUMP PROTO II: 1/4" x 4" x 6"
   D. 8" PROTO II: 1/4" x 6 1/2" x 8"
   STEEL PLATES TO BE PLACED AT THE EDGE OF THE CELL SO THAT THE PLATE BEARS FULLY ON THREE SIDES EXCEPT AT 8" PROTO II WHERE THE STEEL PLATE SHOULD BEAR ON ALL FOUR SIDES.
4. CONTINUOUS HORIZONTAL JOINT REINFORCING PER NOTE #12.
5. CENTER WEB BELOW.

5 TOP OF FENCE DETAIL

NO SCALE



NOTES:
1. PROTO II WALL.
2. 3" MORTAR COVER AROUND COUPLER AND/OR POST TENSIONED ROD FOR CORROSION PROTECTION.
3. 7/16" DIA FULL HEIGHT POST TENSIONED RODS WITH 3" HOOKS. ROLL THREADS AT TOP FOR NUT ATTACHMENT. NO VOIDS OR JUNCTION OF POST TENSION ROD AND REINF. BARS ALLOWED. PROVIDE CONSOLIDATION OF CONCRETE VIA VIBRATION, RODDING OR OTHER APPROPRIATE MEANS.
4. THICKEN FOOTING TO PROVIDE 3" MIN. COVER AS REQUIRED AROUND ANCHOR BOLT.
5. SEE SCHEDULE AND OTHER DETAILS.

6 FOOTING ELEVATION AT POST TENSIONED ROD

NO SCALE

GENERAL NOTES

1. THE PROTO-II WALL IS DESIGNED FOR WIND FORCES AS REQUIRED AND APPROVED BY THE LOCAL JURISDICTION. SEE SCHEDULES FOR EXPOSURE, WIND FORCES, POST TENSIONED ROD SPACING, FOOTING SIZES, ETC. CONTRACTOR IS RESPONSIBLE TO VERIFY REQUIREMENTS WITH BUILDING DEPARTMENT AND OWNER. ALL WORK IS TO BE PERFORMED IN ACCORDANCE WITH THE APPROVED SITE PLAN SOILS REPORT AND/OR APPLICABLE CODE REQUIREMENTS.
2. THESE DESIGNS ARE NOT TO BE USED FOR RETAINING EARTH (LEVEL BACKFILL) ABOVE 1'-4" FOR 4" PROTO-II, 2'-0" FOR 6" PROTO-II AND 2'-8" FOR 8" PROTO-II AS MEASURED FROM LOW SOIL TO HIGH SOIL. NO SURCHARGES WITHIN 5'-0" OF WALL ARE ALLOWED. SEE DETAIL 10.
3. FOOTINGS TO BE LEVEL (UNLESS OTHERWISE APPROVED BY OWNER). IF GROUND SLOPES THE FOOTING SHALL BE STEPPED. EACH STEP SHOULD PROPER HEIGHT TO FIT BLOCK TYPE USED. ALL EXCAVATIONS SHOULD BE CLEAN AND CONTAIN NO LOOSE EARTH OR FOREIGN MATTER.
4. SOIL SHALL BE COMPACTED AND HAVE A MINIMUM BEARING CAPACITY OF 1,000 POUNDS PER SQUARE FOOT AND A LATERAL CAPACITY OF 200 POUNDS PER SQUARE FOOT PER FOOT OF DEPTH. CONTRACTOR TO VERIFY SOIL CONDITIONS PER SOILS REPORT.
5. SOIL SHALL BE WELL DRAINED FOR FOOTINGS AND FOUNDATIONS. USE CONCRETE WITH A MIN STRENGTH OF 2,500 PSI - TYPE II CEMENT (TYPE V WHERE REQUIRED BY OWNER, SOILS ENGINEER OR JURISDICTION). CONCRETE SHALL BE A MINIMUM OF 48 HOURS OLD PRIOR TO FINAL TENSIONING.
6. LAP HORIZONTAL FOOTING REBAR 40 BAR DIA.; (LAP = 20" FOR #4 REBAR 25" FOR #5 REBAR).
7. CONCRETE MASONRY UNITS SHALL COMPLY WITH ASTM C-90 AND BE 2,000 PSI MIN. (F'M DESIGN CRITERIA FOR BLOCK IS BASED ON 1500 PSI). BLOCK SHALL BE A MIN OF 7 DAYS OLD PRIOR TO ROD TENSIONING.
8. MORTAR SHALL BE TYPE S, 2000 PSI MINIMUM. MORTAR MAY BE USED AS GROUT IN 8" HIGH LIFTS. MORTAR MUST BE A MINIMUM OF 4 HOURS OLD PRIOR TO INITIAL TENSIONING AND 24 HOURS OLD PRIOR TO FINAL TENSIONING.
9. FIRST MASONRY COURSE MAY BE SET IN FRESH CONCRETE FOOTING. HEAD JOINTS MAY BE OMITTED IN FIRST COURSE FOR WEEP HOLES.
10. REINFORCING REBAR SHALL CONFORM TO ASTM A615; Fy = 40,000 PSI.
11. PROTO-II HARDWARE IS DEFINED AS: TENSION RODS, BEARING PLATES, COUPLERS, NUTS, ALL THREADS, DIRECT TENSION INDICATORS (A DIRECT TENSION INDICATOR (DTI) IS A COMPRESSIBLE WASHER) AND PLASTIC SADDLES. ALL OF THIS HARDWARE SHALL BE SUPPLIED BY ONLY AN APPROVED PROTO-II LICENSEE TO THE CERTIFIED INSTALLER. POST TENSION RODS SHALL BE 7/16" DIAMETER WITH 1/2" ROLL THREADS CONFORMING TO ASTM A615 (FY = 80000 PSI) AND HAVE STEEL CHEMISTRY SO THAT BENDING AND THREADING CAN BE ACCOMPLISHED WITHOUT DAMAGE TO THE POST TENSION ROD. AREA OF POST TENSION ROD = .1503 SQUARE INCHES. BEARING PLATES ARE 1/4" THICK (ASTM A36 STEEL) SEE DETAIL 5 FOR WIDTHS. 1/2" COUPLERS PER ASTM A36 AND THE COUPLER MUST FULLY ENGAGE THE UPPER AND LOWER ROD, FULLY ENGAGED AS DEFINED AS 1/2" MIN. INTO COUPLER. 1/2" NUTS ARE TO BE GRADE 8, PER ASTM A325. 1/2" ALL THREADS PER ASTM A307, GRADE 60. DIRECT TENSION INDICATOR (DTI - COMPRESSIBLE WASHER) IS PER ASTM F929 TESTING PROCEDURES. PLASTIC REBAR SADDLES ARE NON-STRUCTURAL.
12. HORIZONTAL JOINT REINFORCING SHALL BE 9 GAGE DIAMETER WIRE AND PLACED PER DETAIL 8 AND CONFORM TO ASTM A82 LADDER TYPE, 9 GAGE DIAMETER. LAP JOINT REINFORCING ONE FULL CROSS SQUARE (6" MINIMUM LAP).
13. IN LIEU OF FULL HEIGHT RODS, CONTRACTOR MAY USE SHORTER RODS, 1/2" COUPLERS AND STRAIGHT RODS THREADED BOTH ENDS FOR ADDITIONAL LIFTS. MIN. OF 3" "L" HOOK, OR "J" HOOK AT END OF TENSION ROD.
14. VERTICAL CONTROL JOINTS TO BE PLACED AT MAX. 36' O.C. IN ALL NON-STUCCOED WALLS AND 20' ON CENTER IN STUCCOED WALLS (UNLESS SPECIFICALLY WAIVED BY OWNER/BUILDER) WITH CLEAN VERTICAL BREAK OF ALL MATERIALS. SEE DETAIL 1 FOR ROD SPACING AT CONTROL JOINTS AND WALL ENDS.
15. ALL STEEL THREADS, PLATES AND NUTS SHALL BE APPROPRIATELY LUBRICATED AND FREE OF RUST TO INSURE PROPER TENSIONING. NO COUPLERS MAY OCCUR DIRECTLY BELOW AND IN CONTACT WITH THE BEARING PLATE.
16. RODS MAY BE STABBED INTO WET CONCRETE OR TIED IN PLACE AT CONTRACTORS OPTION. SEE DETAIL 6, NOTE NO. 3.
17. A PROTO-II DTI (COMPRESSIBLE WASHER) SHALL BE INSTALLED AT EVERY TENSION ROD BETWEEN THE BEARING PLATE AND NUT WITH THE DTI "TABS" FACING UP AGAINST THE BOTTOM OF THE NUT. THE SPECIAL DEPUTY INSPECTION REQUIRED AT TIME OF FINAL TENSIONING BY A PROTO-II APPROVED INSPECTOR SHALL VERIFY FINAL TENSIONING TO 6,000 POUNDS BY ONE OF TWO METHODS; METHOD 1; VISUAL INSPECTION OF DIRECT TENSION INDICATOR (DTI). TABS FACING UP AND COLLAPSED AGAINST NUT WITH NO LIGHT LEAKAGE BETWEEN THE PROTO-II DTI AND BOTTOM OF NUT: METHOD 2: USE OF A CALIBRATED TORQUE WRENCH TORQUED TO 55FT/LBS. (DTI MUST STILL BE PLACED WITH METHOD 2. NO VISUAL INSPECTION OF DTI REQUIRED WHEN USING METHOD 2). INSPECTOR SHALL OBSERVE THE USE OF THREAD LUBRICANT, THE POSITION OF PLATE ON BLOCK, AND INTEGRITY OF MORTAR JOINTS. AND PROVIDE A SIGNED REPORT TO ALL APPROPRIATE PARTIES. MASONRY DESIGN IS BASED ON THIS SPECIAL INSPECTION .
18. DESIGNS ILLUSTRATED ON THIS PRODUCT DATA SHEET ARE FOR PROTO-II WALLS AND
* PROTO-II RETAINER WALLS UP TO A COMBINED HEIGHT OF 9'-4". ADDITIONAL SCHEDULES ARE AVAILABLE FOR PROTO-II WALLS UP TO 13'-4" HIGH AND HIGHER "HYBRID" PROTO-II WALLS.

PROTO II FENCE WALL SCHEDULE - CALIFORNIA

EXPLANATION OF WIND LOAD DESIGNATIONS:

WIND LOADS ARE CALCULATED AS FOLLOWS:
p = Ce x Cq x qs x I -
p = WIND FORCE IN POUNDS PER SQUARE FOOT (PSF)
Ce = EXPOSURE FACTOR, SEE U.B.C. TABLE 16G
Cq = PRESSURE COEFFICIENT FOR STRUCTURE - SEE U.B.C./ TABLE 16H (FOR WALL ELEMENTS PRIMARY SYSTEM METHOD 2 Cq = 1.3)
qs = WIND STAGNATION PRESSURE, SEE U.B.C. TABLE 16F
I = IMPORTANCE FACTOR PER U.B.C. TABLE 16K (FOR FENCES I = 1.0)

EXAMPLE: EXP C @ 70 MPH REFERS TO EXPOSURE C WITH qs AT 70 MPH

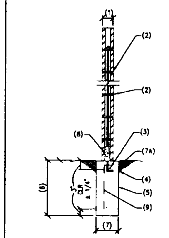
p = 1.06 x 1.3 x (.75 x 12.6) x 1.0 = 13.8 PSF
(SEE UBC SECTION 1622)
ABOVE 12'-0" p = 1.06 x 1.3 x 12.6 x 1.0 = 17.4 PSF

PER 1997 UBC

WIND FORCE	WALL HEIGHT	4" PROTO II POST TENSION ROD SPACING ON CENTER	6" PROTO II POST TENSION ROD SPACING ON CENTER	8" PROTO II POST TENSION ROD SPACING ON CENTER		CONTINUOUS TRENCH FOOTING. SEE DETAIL 3 FOR SECTION AT LEVEL GROUND OR TOE OF SLOPE.	
13.8 PSF 75 MPH EXP B	6'-0"	5'-4"	8'-0"	8'-0"		12" x 31"	
	6'-8"	4'-8"	6'-8"	8'-8"		12" x 35"	
	7'-4"	6'-0"	6'-8"	8'-0"		12" x 36"	
	8'-0"	6'-8"	4'-8"	6'-8"		12" x 37"	

NOTE: FOR 8'-0" MAX WALL HEIGHT AT TOP OF 2 TO 1 SLOPE WITH 12" SETBACK, THE CONTINUOUS TRENCH FOOTING SHALL BE 12" WIDE x48" DEEP WITH #4 VERTICALS AT 24" O.C. AND 1 #4 CONTINUOUS TOP AND BOTTOM.

SOILS DATA PER : RANEY GEOTECHNICAL, INC.
PROJECT NO. 2578-001 DATED AUGUST 20, 2004
ALLOWABLE BEARING = 2,800 PSF.
ALLOWABLE PASSIVE = 250 PCF



NOTES:
1. 4" NOMINAL (3 5/8" ACTUAL) OR 6" NOMINAL (5 5/8" ACTUAL) OR 8" NOMINAL (7 5/8" ACTUAL) MASONRY.
2. HORIZONTAL JOINT REINF - SEE NOTE #12.
3. #4 CONTINUOUS TOP AND BOTTOM.
4. CONCRETE SETTING PAD. NO VOIDS OR HONEYCOMBING OF CONCRETE AT JUNCTION OF POST TENSION ROD AND REINF. BARS ALLOWED. PROVIDE CONSOLIDATION OF CONCRETE VIA VIBRATION, RODDING OR OTHER APPROPRIATE MEANS.
5. DASHED LINE INDICATES LINE OF DIP FOOTING OR LINE OF CONT TRENCH FOOTING.
6. DEPTH OF CONTINUOUS TRENCH FOOTING.
7. 12" WIDE.
8. 3" MORTAR COVER AROUND COUPLER AND/OR POST TENSIONED ROD FOR CORROSION PROTECTION AT FIRST COURSE.
9. VERTICAL REINFORCING AT TRENCH. FOOTINGS FOR WALLS 6'-0" HIGH. USE #4 x ___ AS REQUIRED SPACE VERTS AT 24" O.C. MAX.
"J" HOOK ON

TYPICAL WALL SECTION AT TRENCH FOOTING

NO SCALE

PSOMAS, INC. NOTES:
1. PSOMAS, INC IS NOT THE DESIGN ENGINEER OF RECORD FOR THESE DETAILS FOR A PROTO-II SOUND WALL. FOR STRUCTURAL STRENGTH DESIGN AND SPECIFICATION CONTRACTOR TO CONTACT PROTO-II WALL SYSTEMS.
2. ONSITE CONTRACTOR SHALL COAT BOTH SIDES OF THE PROPOSED SOUND WALL WITH "NITRCOTE GRAFFITTI GUARD" OR EQUAL. TOLL FREE: 1-800-645-3954
3. SUPPLIER TO SUBMIT SHOP DRAWINGS FOR AGENCY APPROVAL.

CARUSO TURLEY SCOTT INC.
consulting structural engineers
2702 North 44th Street
Suite 200
Phoenix, Arizona 85008
(602) 912-9120
FAX# (602) 912-9390

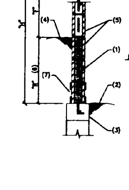
JOB NUMBER:	DRAWN:	ENGINEER:	CHECKED:	SCALE:	DATE:
01-115-199	JAC	DP		AS NOTED	2/16/01

PROTO-II TM WALL SYSTEMS
WWW.PROTO2.COM
2648 E. WORKMAN AVE, #275
WEST COVINA, CA. 91791
ATTN: GARY OTTO
PH# (626) 967-9765
FAX# (626) 967-4904
4", 6", AND 8" THICKPOST-TENSIONED MASONRY WALLS
(MAY ONLY BE INSTALLED BY APPROVED AND CERTIFIED INSTALLERS)
U.S. PATENTED 4,726,567

TRACKING NUMBERS:
01-115-072

PROTO II FENCE WALL

NOTES:
1. FOOTING DESIGN ALLOWABLES: 1000 PSF BEARING, 200 PSF/FT LATERAL.
2. POST TENSION ROD SPACING TOLERANCE IS ±8" BUT THE NUMBER OF RODS FOR A GIVEN LENGTH OF WALL MUST REMAIN THE SAME.

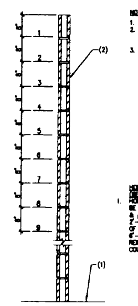


NOTES:
1. GROUT SOLID ONLY AT POST-TENSION ROD CELLS BELOW GRADE.
2. LOW SOIL.
3. CONCRETE FOOTING.
4. HIGH SOIL.
5. PROTO II FENCE WALL.
6. * 1'-4" MAX. AT 4" PROTO II.
   * 2'-0" MAX. AT 6" PROTO II.
   * 2'-8" MAX AT 8" PROTO II.
7. A MODIFIED 6" THICK PROTO II WALL MAY BEGIN WITH A SOLID 8" HIGH GROUTED COURSE OF 8" BLOCK. THE SOIL RETAINAGE MAY THEN INCREASE TO 2'-8". FOR 8" WIDE WALLS USE A 10" WIDE FLANGE, 8" DEEP AT TOP OF FOOTING.

ROD SPACING AND FOOTING SELECTION NOTES
A. FOR ALL RETAINING CONDITION EXPOSURES B AND C WITH LESS THAN 6'-0" FENCE ABOVE ASSUME A MINIMUM FENCE HEIGHT "F" OF 6'-0" (H MIN = 6'+"R"). (EXAMPLE: FOR 1'-4" RETAINING AND A 4'-0" HIGH FENCE WALL, H=6'-0"+1'-4"= 7'-4" USE 7'-4" SCHEDULE DESIGN.)
B. FOR ALL EXP C CONDITIONS WITH 6'-8" WALL OR GREATER USE SCHEDULE WALL HEIGHT "H".
C. FOR ALL EXPOSURE B CONDITIONS WITH A WALL HEIGHT 6'-8" OR GREATER USE SCHEDULE WALL HEIGHT = "H"+8". (EXAMPLE: FOR 2'-0" RETAINING (R) AND 6'-0" FENCE (F), USE SCHEDULE WALL HEIGHT = "R"+"F"+8" = 8'-8").
D. NO SURCHARGES, PARKING, STRUCTURES, ETC. WITHIN 5'-0" OF RETAINING WALLS.

DETAIL AT SOIL RETAINAGE

NO SCALE

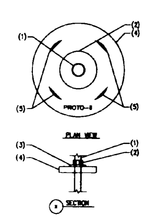


NOTES:
1. TOP OF FOOTING.
2. PROTO II WALL - VERTICAL POST TENSIONED ROD NOT SHOWN FOR CLARITY.
3. 8" HIGH COURSES ARE SHOWN IN DETAIL. OTHER BLOCK SIZES MAY BE USED AS REQUIRED BY THE FENCE WALL DESIGN.

HORIZONTAL JOINT REINFORCING (SEE GENERAL NOTE #12)
1. HORIZONTAL JOINT REINFORCING SHALL BE PLACED AT THE MORTAR JOINTS #2 & #3 BELOW THE PLATE WASHER AND 2'-0" O.C. THEREAFTER UNTIL THE TOP OF FOOTING IS REACHED. (e.g. A NOMINAL 6'-0" HIGH WALL WOULD HAVE JOINT REINFORCING IN A TOTAL OF THREE COURSES).

HORIZONTAL JOINT REINFORCING

NO SCALE



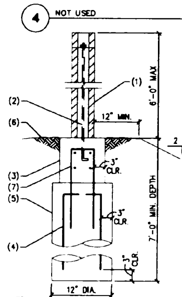
NOTES:
1. POST TENSION ROD.
2. NUT.
3. COMPRESSED DTI INDICATOR - NO LIGHT PASSES BETWEEN BOTTOM OF NUT AND DTI WHEN PROPERLY TENSIONED.
4. TOP PLATE.
5. COLLAPSIBLE TABS.
A. PROTO-II DTI TO BE USED AT EACH TENSION ROD, TABS FACING UP AGAINST BOTTOM OF 1/2" NUT AND TABS COLLAPSED TO ACHIEVE TENSION.
B. DTI IS ONE OF TWO APPROVED METHODS OF TENSIONING. OTHER OPTION OF TENSIONING IS TORQUE TO 55 FT/LBS USING A CALIBRATED TORQUE WRENCH DTI MUST STILL BE PLACED ON ROD IF USING TORQUE WRENCH METHOD. SEE GENERAL NOTE 17.
C. APPROVED SPECIAL DEPUTY INSPECTOR WILL PERFORM A VISUAL INSPECTION WHEN USING THIS METHOD TO CONFIRM THE DTI IS COLLAPSED WITH NO LIGHT LIGHT LEAKS BETWEEN THE TABS AND BOTTOM OF NUT. IF USING TORQUED WRENCH METHOD, DEPUTY INSPECTOR WILL CONFIRM WALL IS TORQUED TO 55 FT/LBS AND VISUAL INSPECTION OF DTI IS NOT REQUIRED.
D. INSTALLER MUST HAVE SPECIAL DEPUTY INSPECTION PERFORMED BY ONE OF THESE TWO METHOD, BY AN APPROVED SPECIAL DEPUTY INSPECTOR. INSPECTOR TO PROVIDE A COMPLETED REPORT TO LISTED PARTIES.

DTI INDICATOR (DIRECT TENSION INDICATOR)

NO SCALE

4 NOT USED

NO SCALE



NOTES:
1. 6'-0" MAX HEIGHT PROTO II WALL - SEE PDS FOR ADDITIONAL INFORMATION.
2. POST TENSION ROD SPACING PER PRODUCT DATA SHEET - EMBED 6" MIN. INTO GRADE BEAM.
3. 12" WIDE x14" DEEP CONCRETE GRADE BEAM WITH 2 #4 CONT. TOP AND BOTTOM.
4. 2-#5 VERTS. EACH PIER AS SHOWN WITH 6" HOOK AT TOP.
5. 12" DIA CONCRETE PIER AT 14'-0" O.C. MAX.
6. FINISHED GRADE.
7. 2-#4 HAIRPINS AT EACH PIER - EMBED 24" MIN. INTO CONCRETE PIER.

MATERIAL PROPERTIES:
F'c = 2,500 PSI MIN.
Fy = 60,000 PSI

SK1 6'-0" MAXIMUM PROTO II WALL AT TOP OF SLOPE
WIND 75 MPH EXP. B (1997 UBC) CAI-8 NO SCALE

SEAL	DESIGNED	REV	DATE	DESCRIPTION	BY	APP'D	BENCHMARK
REGISTERED PROFESSIONAL ENGINEER ALAN W. ROZIER R.C.E. 44927 EXP 3-31-08 CIVIL STATE OF CALIFORNIA	GS/RSL	△					
	DRAFTED						
	RSL						
	CHECKED						
	GS						ELEV. 23.699 ADJUSTMENT

PSOMAS
1075 Creekside Ridge Drive
Suite 200
Roseville, CA 95678
(916) 788-8122 (916) 788-0600 (FAX) www.psomas.com

WALL DETAILS FOR AREAS ADJACENT TO TREES AT PROPERTY LINE

Proto II Wall Details

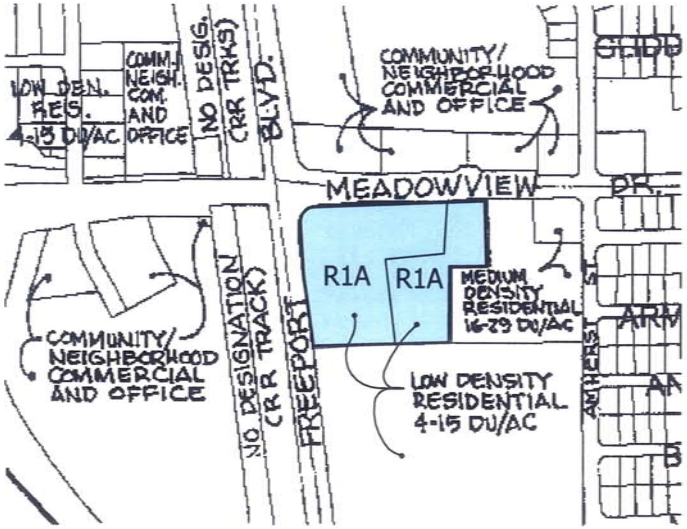
Freeport Marketplace

CITY OF SACRAMENTO CALIFORNIA

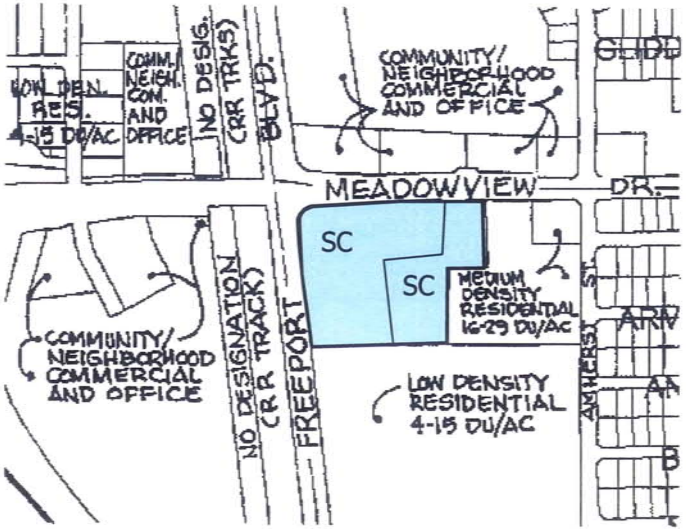
DATE	07/24/07	SHEET
SCALE	AS SHOWN	1
PROJECT NUMBER	6SAC170200	OF 1

XRef List

Jul 25, 2007 - 08:41:05 DWG Name: P:\6SAC170200\ENGR\DESIGN\Proto ii-wall.dwg - Layout1 Updated By: rkehutsky



EXISTING GENERAL PLAN DESIGNATION:
LOW DENSITY RESIDENTIAL 4-15 DU/AC



PROPOSED GENERAL PLAN DESIGNATION:
SHOPPING CENTER

No Scale

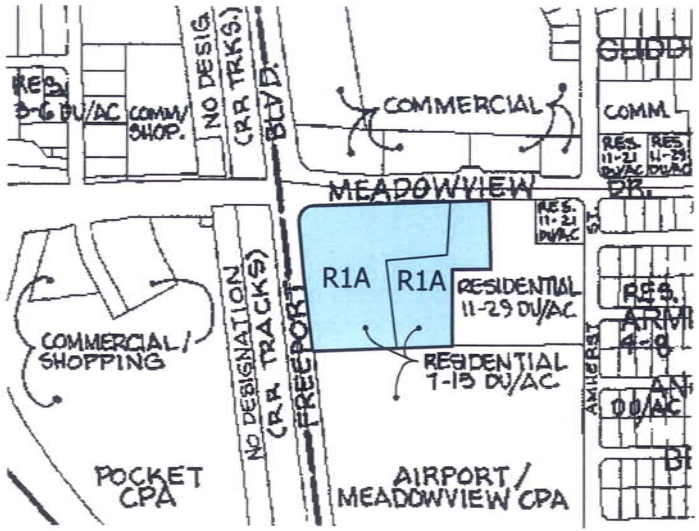
APN 052-0010-077 AND 052-0010-079

GENERAL PLAN AMENDMENT EXHIBIT

City of Sacramento, CA.

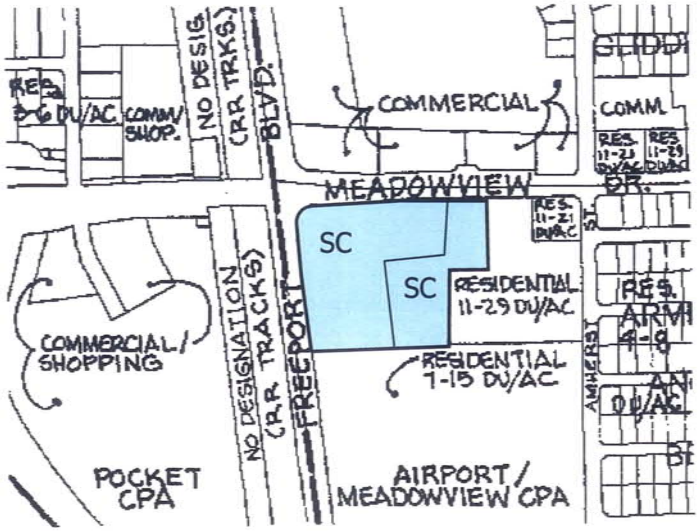
August 22, 2007

PSOMAS
1075 Creekside Ridge Drive, Suite 200, Roseville, Ca 95678
(916) 788-8122 (916) 788-0600 (Fax)



EXISTING AIRPORT/MEADOWVIEW
COMMUNITY PLAN AREA DESIGNATION:

RESIDENTIAL 7-15 DU/AC



PROPOSED AIRPORT/MEADOWVIEW
COMMUNITY PLAN AREA DESIGNATION:

SHOPPING CENTER

No Scale

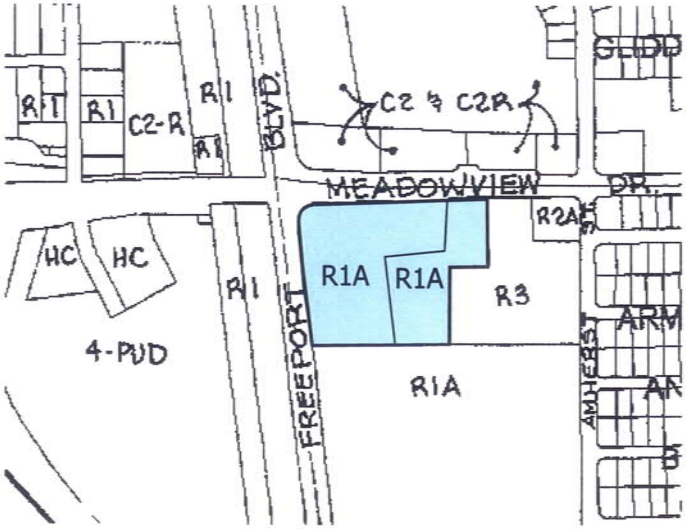
APN 052-0010-077 AND 052-0010-079

COMMUNITY PLAN AMENDMENT EXHIBIT

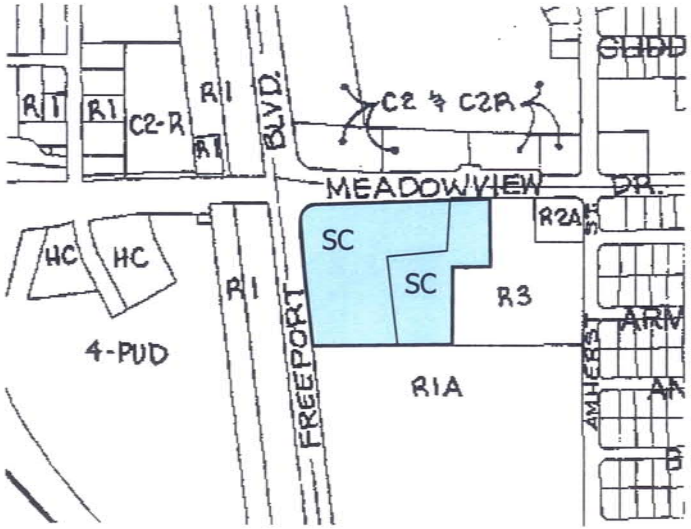
City of Sacramento, CA.

August 22, 2007

PSOMAS
1075 Creekside Ridge Drive, Suite 200, Roseville, Ca 95678
(916) 788-8122 (916) 788-0600 (Fax)



EXISTING ZONING DESIGNATION:
R1A LOW TO MEDIUM DENSITY RESIDENTIAL



PROPOSED ZONING DESIGNATION:
SC-SHOPPING CENTER

No Scale

APN 052-0010-077 AND 052-0010-079

REZONE EXHIBIT

City of Sacramento, CA.

August 22, 2007

PSOMAS
1075 Creekside Ridge Drive, Suite 200, Roseville, Ca 95678
(916) 788-8122 (916) 788-0600 (Fax)

PIZZA
RITE AID
Pharmacy

RITE AID
PIZZA

COLOR LEGEND:

SHERWIN WILLIAMS
SW2340 "BUFF"

SHERWIN WILLIAMS
SW2341 "MUSTARD FIELD"

SHERWIN WILLIAMS
SW2218 "PRICKLY PEAR"

SHERWIN WILLIAMS
SW2202 "OUTRIGGER"

TILE WAINSCOT

CLAY ROOF TILE

RITE AID (#6485)
SEC MEADOWVIEW ROAD. & FREEPORT BLVD.
SACRAMENTO, CA

RHL DESIGN GROUP INC.

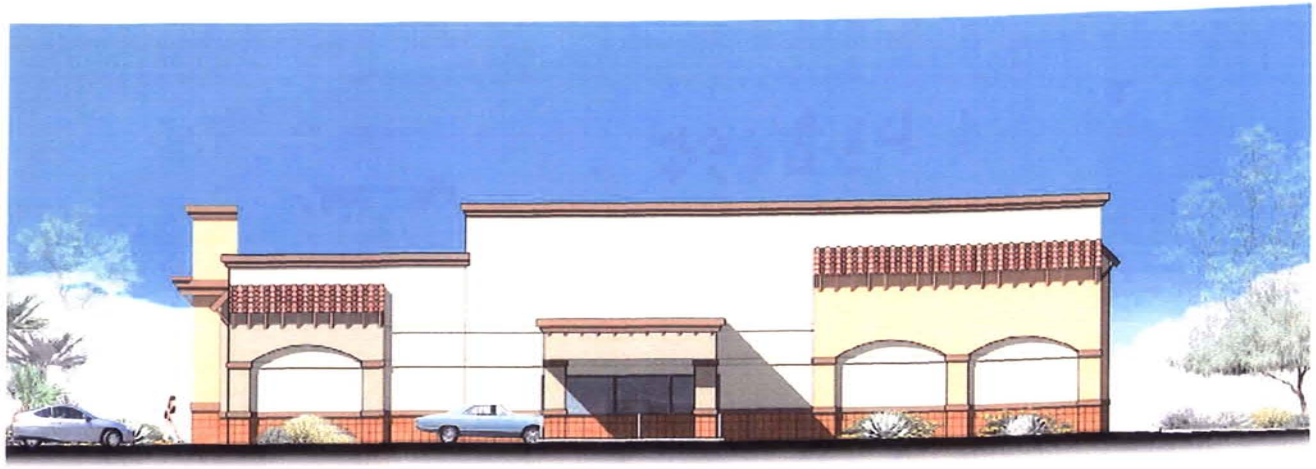
SITE ELEVATION

RITE AID (#6485)
SEC MEADOWVIEW ROAD. & FREEPORT BLVD.
SACRAMENTO, CA

RITE AID

RHL DESIGN GROUP INC
PREPARED BY CAD

NORTH ELEVATION

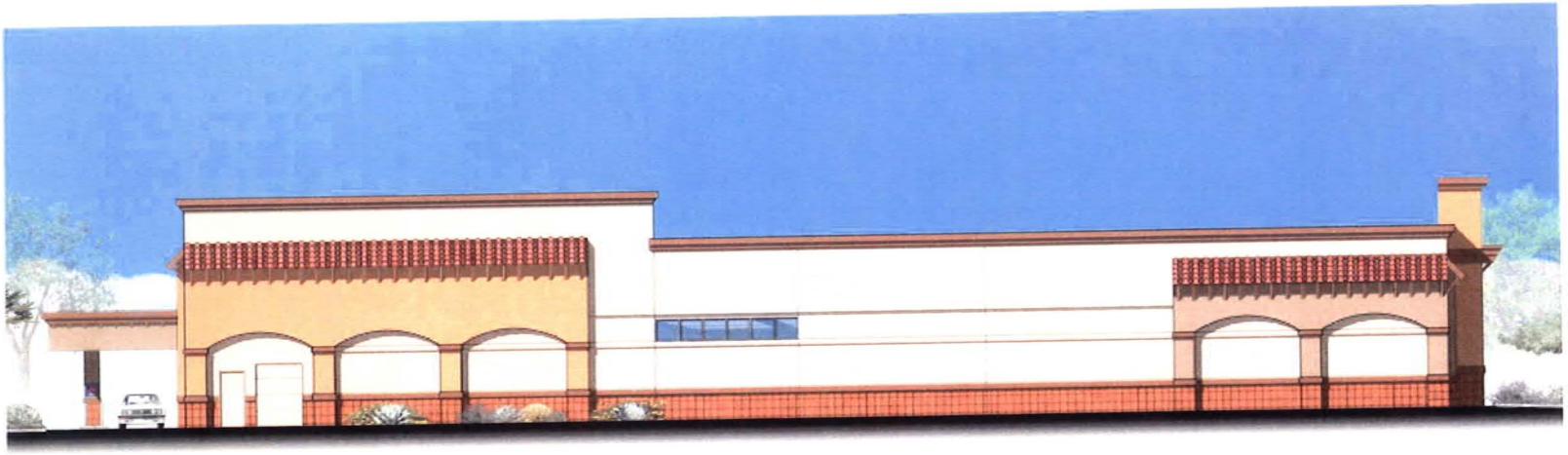


WEST ELEVATION

COLOR LEGEND:

RITE AID (#6485)
SEC MEADOWVIEW ROAD. &
FREEPORT BLVD.
SACRAMENTO, CA

RHL DESIGN GROUP INC
PREPARED BY ARD



SOUTH ELEVATION

EAST ELEVATION

COLOR LEGEND:

SHERWIN WILLIAMS SW2340 "BUFF"

SHERWIN WILLIAMS SW7541 "MUSTARD FIELD"

SHERWIN WILLIAMS SW2218 "PRICKLY PEAR"

SHERWIN WILLIAMS SW2802 "OUTRIGGER"

TILE WAINSCOT

CLAY ROOF TILE

RITE AID (#6485)

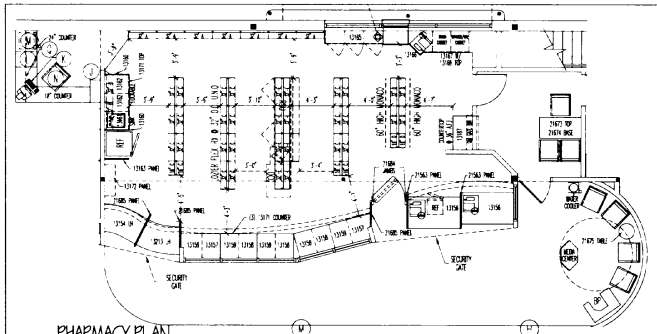
SEC MEADOWVIEW ROAD. & FREEPORT BLVD.

SACRAMENTO, CA

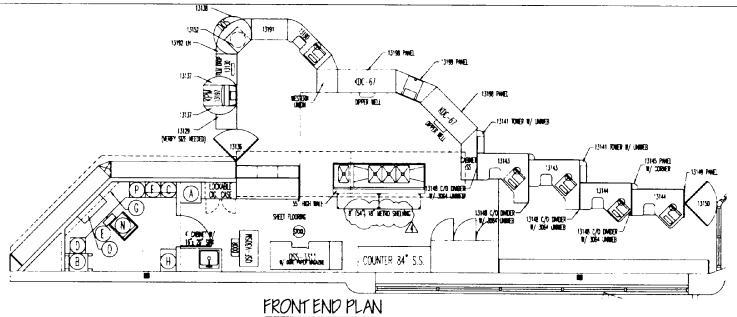
RITE AID

RHL DESIGN GROUP INC

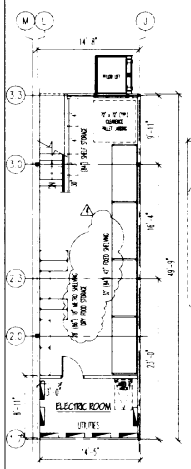
PREPARED BY ARS



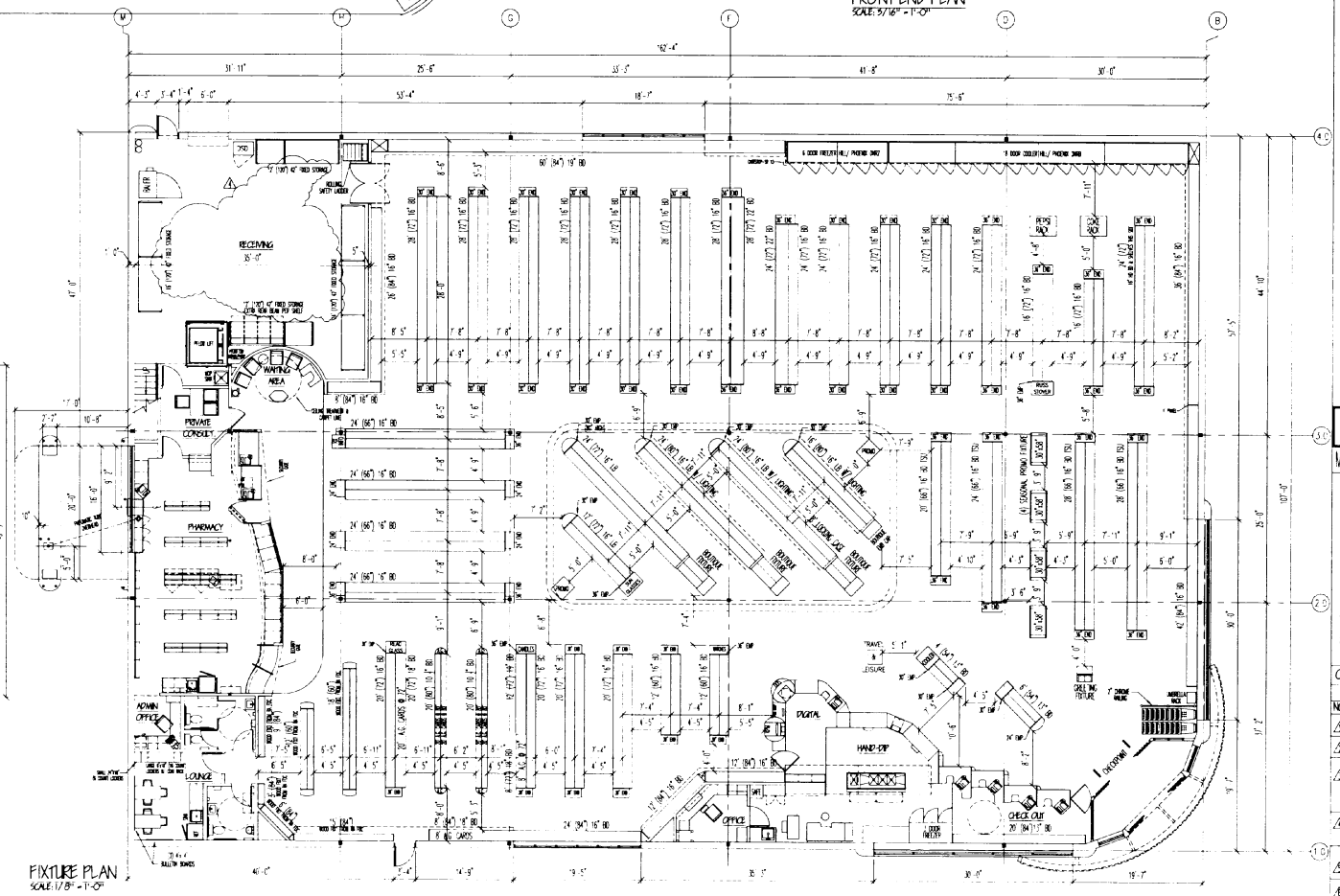
PHARMACY PLAN
SCALE: 3/16" = 1'-0"



FRONT END PLAN
SCALE: 3/16" = 1'-0"



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



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

CONSTRUCTION NOTES

APPROVED BY REEC
DATE MAY 17, 2005

MGR & RX - ADMIN. OFFICE KEY NOTES

- A) SAFE
- B) COMPUTER EQUIPMENT RACK
- C) FILING CABINET
- D) PRINTER W/ FILING CABINET BELOW
- E) KEYBOARD TRAY
- F) SHELF FROM COUNTER TO 7'-0" HIGH
- G) INSTALL 12" HIGH KICKBASE BELOW COUNTER
- H) 4 DRAWER METAL FILING CABINET
- J) 2 DRAWER RX FILE CABINET
- K) CPU/MONITOR/KEYBOARD ON COUNTER TOP UNDER COUNTER 2 DRAWER CABINET
- M) UNDER COUNTER REF 19" x 19"
- N) DESK CHAIR
- O) SECURITY SHELF
- P) LOCK BOX
- Q) RX OFFICE BOOKCASE ABOVE COUNTER

CEILING HEIGHT - 13'-6" 15'-6" (OVER COSM.)

RITE AID

STORE PLANNING DEPARTMENT
P.O. BOX 3165
HARRISBURG, PA 17105
(717) 761-2633

STORE # 6485 NEW

RITE AID PHARMACY
FREEPORT BLVD & MEADOWVIEW RD
SACRAMENTO, CA

DRAWING STATUS
- ■ DESIGN PHASE
- □ CONSTRUCTION PHASE
- □ FIELD VERIFIED
- □ REVISION

PROJECT TYPE
- ■ FREE STANDING
- □ DOWNTOWN
- □ SHOPPING CENTER
- □ MALL
- ■ NEW STORE
- □ GENERAL RESET
- □ EXPANSION
- □ MINOR REMODEL
- □ REMODEL
- □ SPEC. PROJECT
- □ RELOCATION
- □ Rx REMODEL

PROJECT ATTRIBUTES
- ■ 1-HOUR PHOTO
- ■ HAND DIP
- ■ DRIVE-THRU
- ■ LIQUOR
- □ G.N.C.

BUILDING AREA (SQ. FT.)

	EXISTING	NEW
SALES FLOOR:		14066
PHARMACY:		836
WAITING AREA:		136
RECEIVING/STORAGE:		1256
LOUNGE		149
CONSULTATION RM.		106
SPECIAL:		-0-
MEZZANINE:		663
RESTROOMS:		192
SUB TENANT:		-0-
RITE AID TOTAL:		16741
OVERALL TOTAL:		17272

FIXTURES (LINEAL FEET)

SALES FLOOR SHELVING		1965
UNIMEB		-0-
TOTAL		1965
RECEIVING/STORAGE:		-0-
TOTAL:		1965

MERCHANDISING (LINEAL FT)

QUADRANT 1:		-0-
QUADRANT 2:		-0-
QUADRANT 3:		-0-
TOTAL:		-0-

DIRECTOR OF CONSTRUCTION
GEORGE STRICKLAND

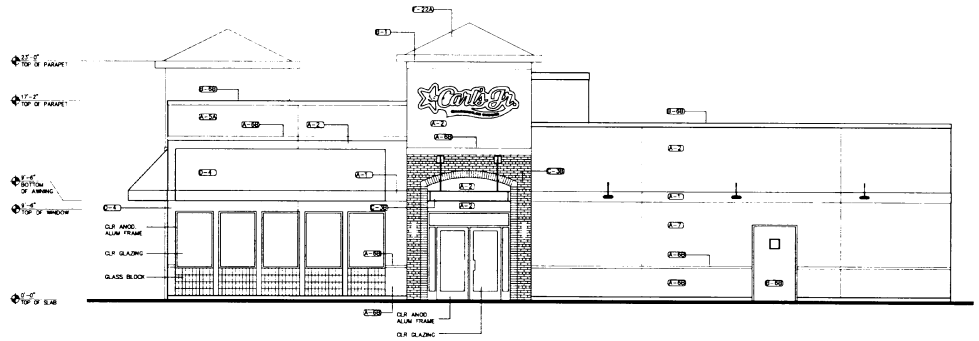
REGIONAL CONSTRUCTION MANAGER
MIKE HOGENBOOM

DRAWN BY: JSI DATE: 5/2/05
CHECKED BY: JHY SCALE: AS NOTED

STORE # 6485 NEW

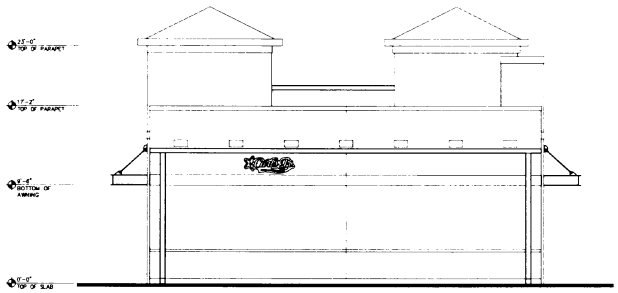
REVISIONS

NO.	DATE	BY	DESCRIPTION
1	MARCH 08, 2005	JS	PLAN UPDATED WITH CURRENT PROTOTYPE CHANGES FOR REEC APPROVAL
2	MARCH 17, 2005	JS	PLAN UPDATED WITH CURRENT PROTOTYPE CHANGES FOR REEC APPROVAL
3	MAY 02, 2005	JS	REVISED MONACO FLEX-Rx TO (2) 32" & (1) 16" SECTIONS. REMOVED (1) 48" SECTION, MIRRORED MAN & RECEIVING DOOR, INSTALLED SHEET FLOORING IN PHOTO DEPT., REPLACED WOOD SHELVING ABOVE SINK IN PHARMACY & REPLACED W/ FLEX-Rx, ENLARGED FROM 48" IN LENGTH TO 58" IN LENGTH, ADDED 30" & 24" EMP VERBAGE TO ENTRY GONDOLA & PLACED CARSTOP-SR 13 @ CORNER OF REFRIGERATION UNITS (PLANNING)
4	MAY 26, 2005	JS	FULL DISTRIBUTION PER REEC APPROVAL/ REMOVED LOCKABLE HIPPA STORAGE IN MEZZANINE, MADE Rx SINK CABINET 21" IN WIDTH & EXTENDED FLEX-Rx OVER CABINETS TOO (2) 32" SECTIONS & COMBINED LABELING FOR BACK ROOM PALLET & METRO SHELVING TO ONLY CALL OUT OVERALL LENGTH
5			
6			



SIDE ENTERANCE ELEVATION

SCALE 1/4"=1'-0"



BACK ELEVATION

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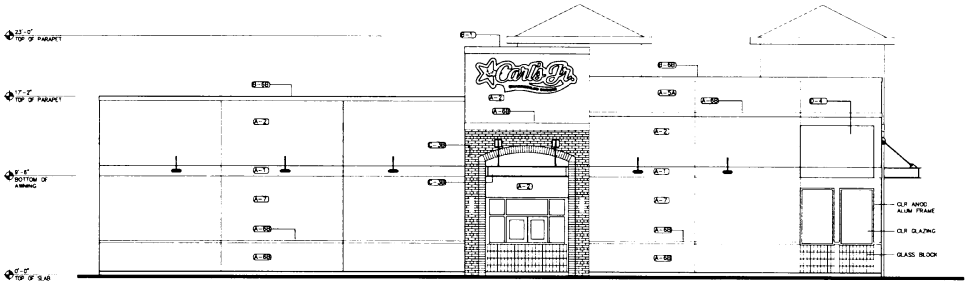
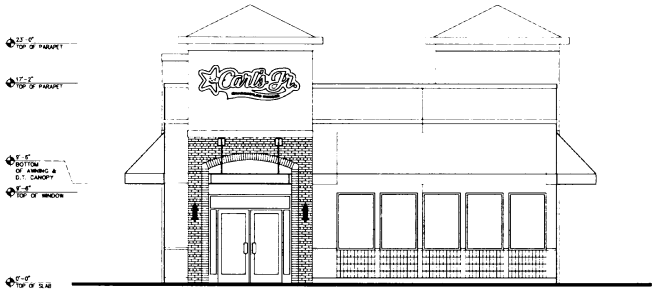


DRIVE THRU ELEVATION

SCALE 1/4"=1'-0"



FRONT ENTERANCE ELEVATION

SCALE 1/4"=1'-0"

PROPOSED MATERIALS / COLORS

- A-1 STUCCO - INTERGRAL PAINT - SW 6866 HEARTTHROB
- A-2 STUCCO - INTERGRAL PAINT - SW 6107 NOMADIC DESERT
- A-5A STUCCO - INTERGRAL PAINT - SW 6109 HOPSACK
- A-6B STUCCO - INTERGRAL PAINT - SW 7020 BLACK FOX
- A-7 STUCCO - INTERGRAL PAINT - SW 6108 LATTE
- B-1 MTL TRIM - PAINT - SW 6866 HEARTTHROB
- B-6B MTL TRIM - PAINT - SW 7020 BLACK FOX
- C-3B BRICK VENEER - ROBINSON BRICK "SMOKE STACK"
- C-4 FABRIC AWNING - SIGN MASTER "SCARLET SUPREME"
- C-6B METAL CANOPY - SW 7020 BLACK FOX
- C-22A CONC. TILE - MONIER "CALIF. MISSION BLEND"

SCHEME A

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CKE VERSION - PROTOTYPE 24 - 60

FILE NAME PROTO 60 A41 EXT FLEV

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PROTOTYPE 24-60
FREEPORT MARKETPLACE
(MEADOWVIEW), CALIFORNIA
SACRAMENTO,
UNIT #:(T.B.D.)

DRAWING TITLE

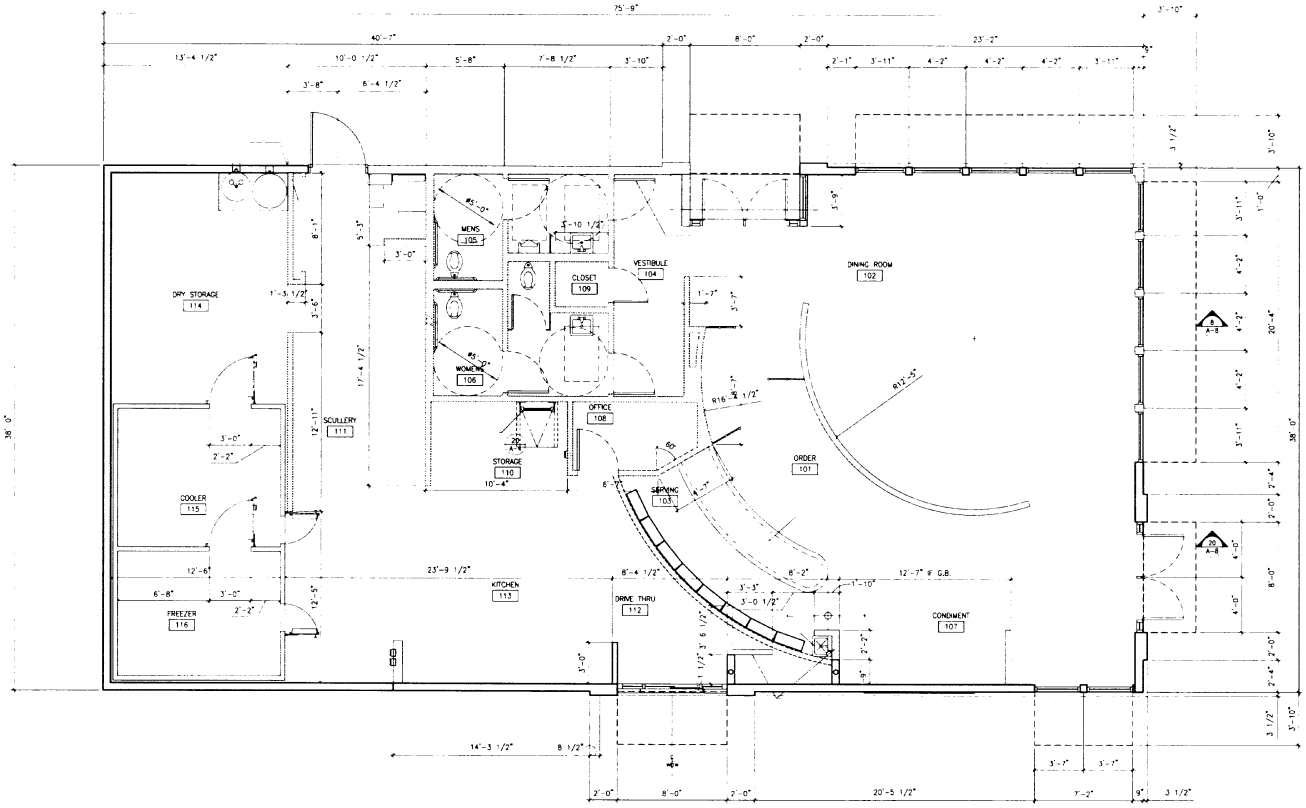
ELEVATION

REVISIONS

STAMP

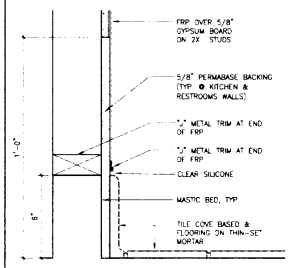
DATE MAY 7, 2007
BLDG SUBMITTAL DATE 1 2 3
BID DATE
CKE NO.
ARCH NO.
SCALE AS SHOWN
SHEET

A5



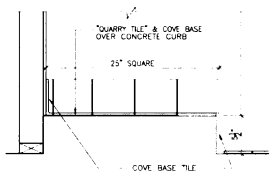
FLOOR PLAN — SCALE: 1/4"=1'-0" — 7

NOTES — SCALE: NONE — 1

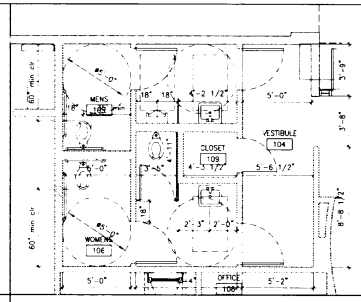


TILE BASE IN KITCHEN/RESTROOMS — SCALE: 3"=1'-0" — 2

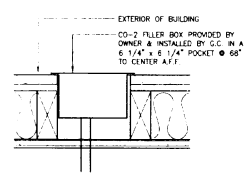
NOT USED — SCALE: 3"=1'-0" — 3



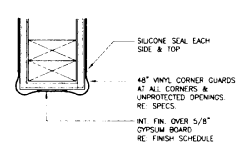
CURB DETAIL — SCALE: 1 1/2"=1'-0" — 24



H/C RESTROOMS — SCALE: 1/4"=1'-0" — 20



CO2 FILLER BOX — SCALE: 3"=1'-0" — 12



CORNER GUARD — SCALE: 3"=1'-0" — 8

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PROTOTYPE 24-60
FREEPORT MARKETPLACE
(MEADOWVIEW)
SACRAMENTO, CALIFORNIA
UNIT #:(T.B.D.)

DRAWING TITLE

FLOOR PLAN & DETAILS

REVISIONS

STAMP

DATE MAY 7, 2007

BLDG SUBMITTAL DATE

PRO DATE

CKE NO

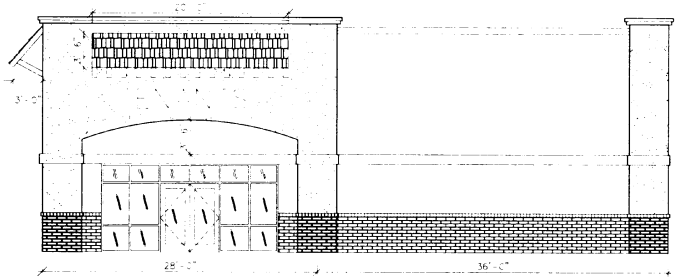
ARCH NO

SCALE AS SHOWN

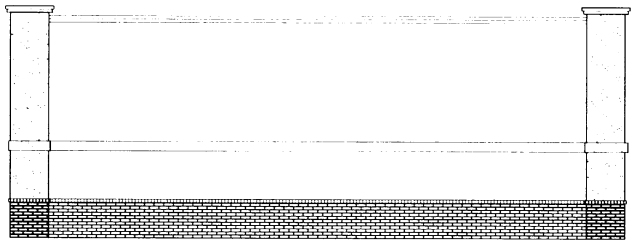
SHEET A-3

CKE VERSION - PROTOTYPE 24 - 60

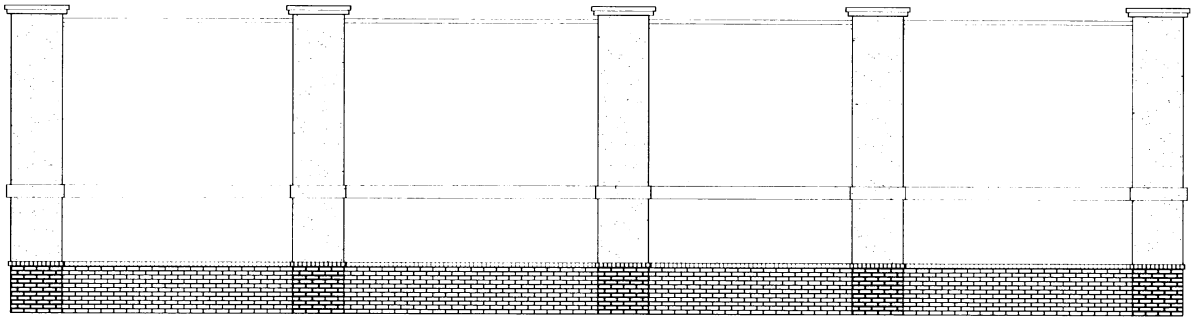
FILE NAME: XXX-03



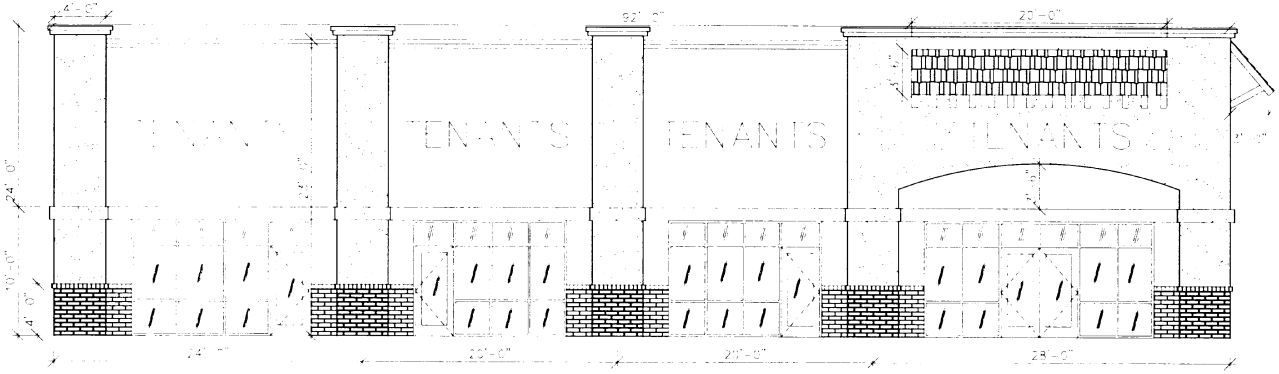
EXTERIOR ELEVATION - SHORT SIDE FRONT



EXTERIOR ELEVATION - SHORT SIDE REAR



EXTERIOR ELEVATION - LONG SIDE REAR



EXTERIOR ELEVATION - LONG SIDE FRONT

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ARCHITECTURE • ENGINEERING • ENVIRONMENTAL SERVICES
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BRIAN F. ZITA, ARCHITECT JAMES H. RAY, CIVIL ENGINEER

FREEPORT MARKETPLACE
SACRAMENTO, CA

SACA
DEVELOPEMENT

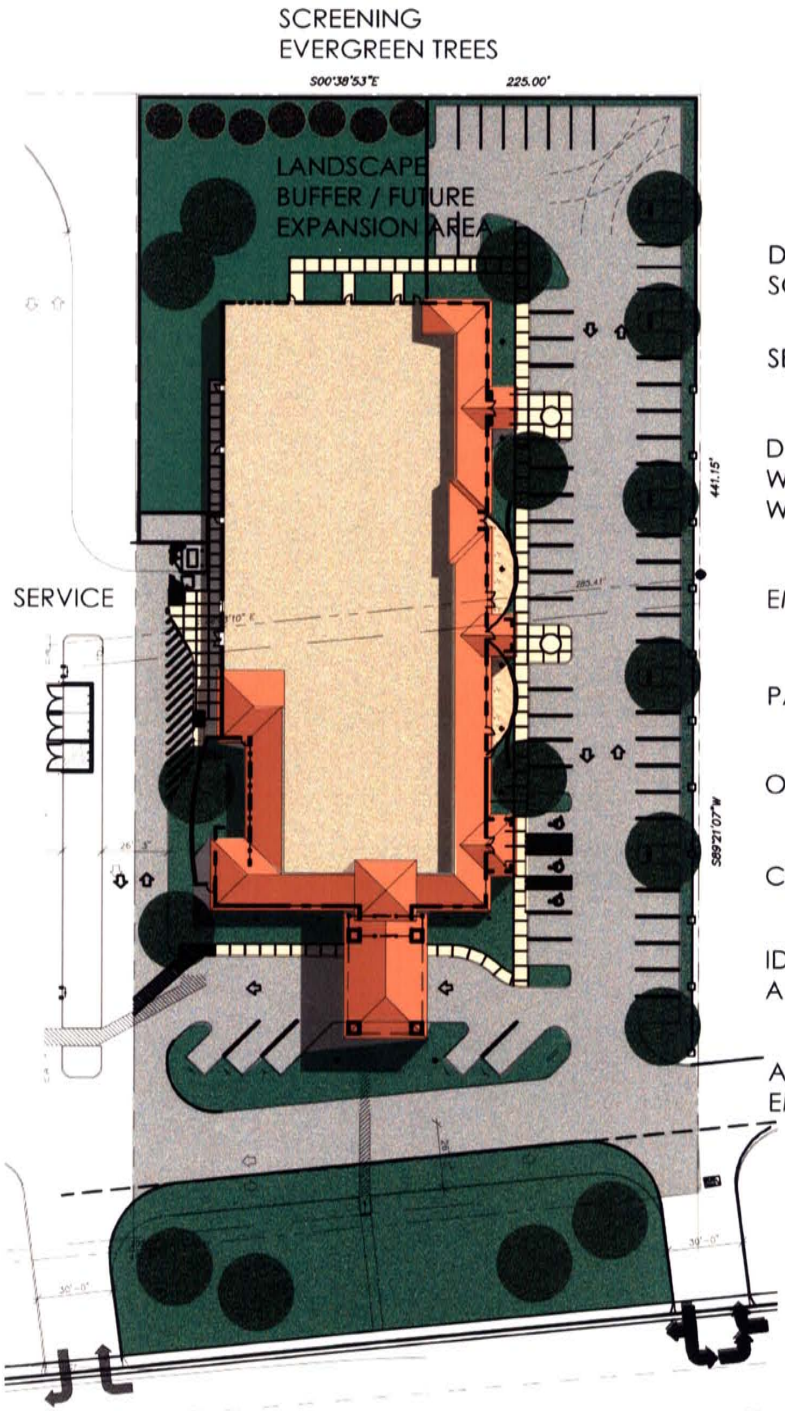
REVISIONS
No. Date Desc.

Drawn
Checked
Approved

Project No. RIT04016.0
Date:

Title
EXTERIOR ELEVATIONS

Sheet No.
A-201



MUELLER Pet MEDICAL CENTER

DECORATIVE MASONRY SOUND WALL

SECONDARY OFFICE ENTRY

DECORATIVE WROUGHT IRON FENCE WITH MASONRY BASE

EMPLOYEE ENTRY

PATIO

OVERSIZED PARKING

CLIENT ENTRY

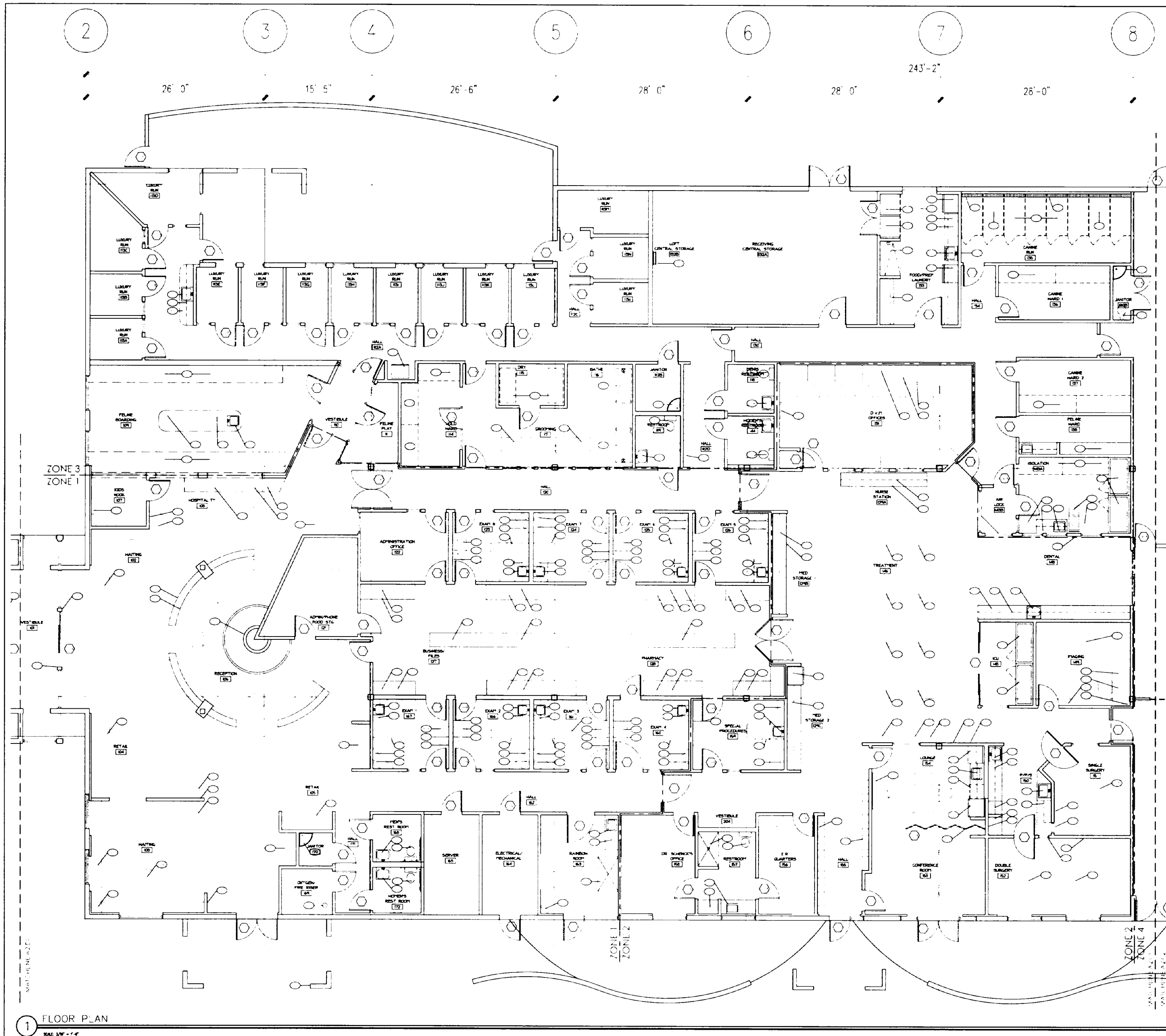
IDENTITY TOWER AND AUTO PORTICO

AFTER-HOUR EMERGENCY ENTRY

SITE PLAN

Studioloo

Architecture+Interiors



1 FLOOR PLAN

SCALE: 3/16" = 1'-0"

KEYNOTES

DIVISION 3
3.1 1/2" PER FT. SLOPE TO 4" TRENCH DRAIN
3.2 CONCRETE WALL
3.3 STAMPED CONCRETE

DIVISION 4
4.1 SPLIT FACE MASONARY WALL

DIVISION 5
5.1 NOT USED
5.2 EXTERIOR METAL GATE
5.3 METAL LADDER

DIVISION 6
6.1 SOLID SURFACE COUNTER
6.2 PLASTIC LAMINATE SHELVING
6.3 HALF WALL WITH WOOD CAP
6.4 BUILT-IN BENCH SEATING
6.5 PLASTIC LAMINATE COUNTER AND CABINET
6.6 NOT USED
6.7 BUILT-IN PLASTIC LAMINATE END TABLE
6.8 NOT USED
6.9 NOT USED
6.10 PLASTIC LAMINATE WALL CABINET
6.11 PLASTIC LAMINATE HOSPITALITY COUNTER
6.12 PLASTIC LAMINATE RETAIL UNIT
6.13 NOT USED
6.14 FILM STORAGE UNIT
6.15 LINEN CLOSET
6.16 NOT USED
6.17 MAIL SLOTS

DIVISION 8
8.1 NOT USED
8.2 INTERIOR WINDOW
8.3 STOREFRONT SYSTEM
8.4 MEDICAL PASS-THUR

DIVISION 9
9.1 GYPSUM BOARD SOFFIT ABOVE

DIVISION 10
10.1 RECESSED SCALE - O.F.C.I.
10.2 LOCKERS
10.3 HANDICAP DOOR OPENER PLATE
10.4 MIRROR

DIVISION 11
11.1 CAGES - O.F.C.I.
11.2 RUN GATES AND PARTITIONS - O.F.C.I.
11.3 STAINLESS STEEL BATHING TUB - O.F.C.I.
11.4 STACKABLE WASHER AND DRYER - O.F.C.I.
11.5 DEEP 48" STAINLESS STEEL TABLE UNIT - O.F.C.I.
11.6 FULL SIZE REFRIGERATOR
11.7 SHALLOW 60" STAINLESS STEEL TABLE UNIT - O.F.C.I.
11.8 FILE CABINETS - N.I.C.
11.9 NOT USED
11.10 DISHWASHER - O.F.C.I.
11.11 NOT USED
11.12 COMMERCIAL WASHER - N.I.C.
11.13 COMMERCIAL DRYER - N.I.C.
11.14 GROOMING TABLE - N.I.C.
11.15 DRYER CAGE - N.I.C.
11.16 NOT USED
11.17 NOT USED
11.18 COUCH LIFT TABLE - N.I.C.
11.19 STAINLESS STEEL GURNEY - N.I.C.
11.20 COUCH - N.I.C.
11.21 UNDER COUNTER REFRIGERATOR - N.I.C.
11.22 COPY MACHINE - N.I.C.
11.23 ENDOSCOPY CABINET - N.I.C.
11.24 8' WIDE SNYDER CAGE UNITS - N.I.C.
11.25 X-RAY UNIT - N.I.C.
11.26 NOT USED
11.27 STAINLESS STEEL TRISTAR UNITS - O.F.C.I.
11.28 WALL MOUNTED AE MACHINES - O.F.C.I.
11.29 MAGNA CLAVE - N.I.C.
11.30 HYDRAULIC SURGERY TABLE - N.I.C.
11.31 ELECTRIC SURGERY TABLE - N.I.C.
11.32 FOLDING PARTITION WALL
11.33 RANGE - O.F.C.I.
11.34 CHEST FREEZER - O.F.C.I.
11.35 WHITE BOARD - N.I.C.

DIVISION 13
13.1 WATERFALL

DIVISION 15
15.1 ACCESSIBLE SHOWER
15.2 FECAL SINK
15.3 SCRUB SINK
15.4 FLOOR DRAIN
15.5 HOSE STATION
15.6 WASHER BOX
15.7 8" TRENCH DRAIN
15.8 FLASHING SUMP PIT AND CONTROLS
15.9 15"X15" STAINLESS STEEL SINK
15.10 18"X17" STAINLESS STEEL SINK
15.11 JANITORS MOP SINK
15.12 20"X18" WALL HUNG LAVATORY
15.13 FLOOR MOUNTED WATER CLOSET
15.14 RANGE HOOD
15.15 FIRE RISER

DIVISION 16
16.1 RECESSED VIEW BOX ILLUMINATOR - O.F.C.I.
16.2 FLAT PANEL SCREEN - O.F.C.I.
16.3 DENTAL X-RAY MACHINE - O.F.C.I.
16.4 LARGE WALL MOUNTED FLAT PANEL SCREEN - O.F.C.I.

GENERAL NOTES

A. GROMMET LOCATIONS IN COUNTERTOPS TO BE COORDINATED WITH OWNER
B. ALL EXPOSED OUTSIDE WALL CORNERS SHALL HAVE CORNER GUARDS U.N.O.
C. ALL EXPOSED COUNTERTOP CORNERS SHALL HAVE 1" RADIUS EDGES.
D. PROVIDE ADEQUATE BRACING AT ALL CABINETS FOR A 200 POUND LOAD.
E. X

LEGEND

FEC — FIRE EXTINGUISHER CABINET. SEE 7/A9.03

WALL LEGEND

ONE HOUR RATED FULL HEIGHT WALL CBC TABLE 7B, ITEM # 16-1.1 - SEE 9/A9.01
NON-RATED FULL HEIGHT WALL — 19/A9.01
NON-RATED ABOVE CEILING WALL — 11/A9.01
NON-RATED WALL TO UNDERSIDE OF CEILING — 18/A9.01
CMU WALL. 8" CMU WALL. SEE STRUCTURAL DWGS.
CONC. TILT WALL. SEE STRUCTURAL DWGS.

KEY PLAN

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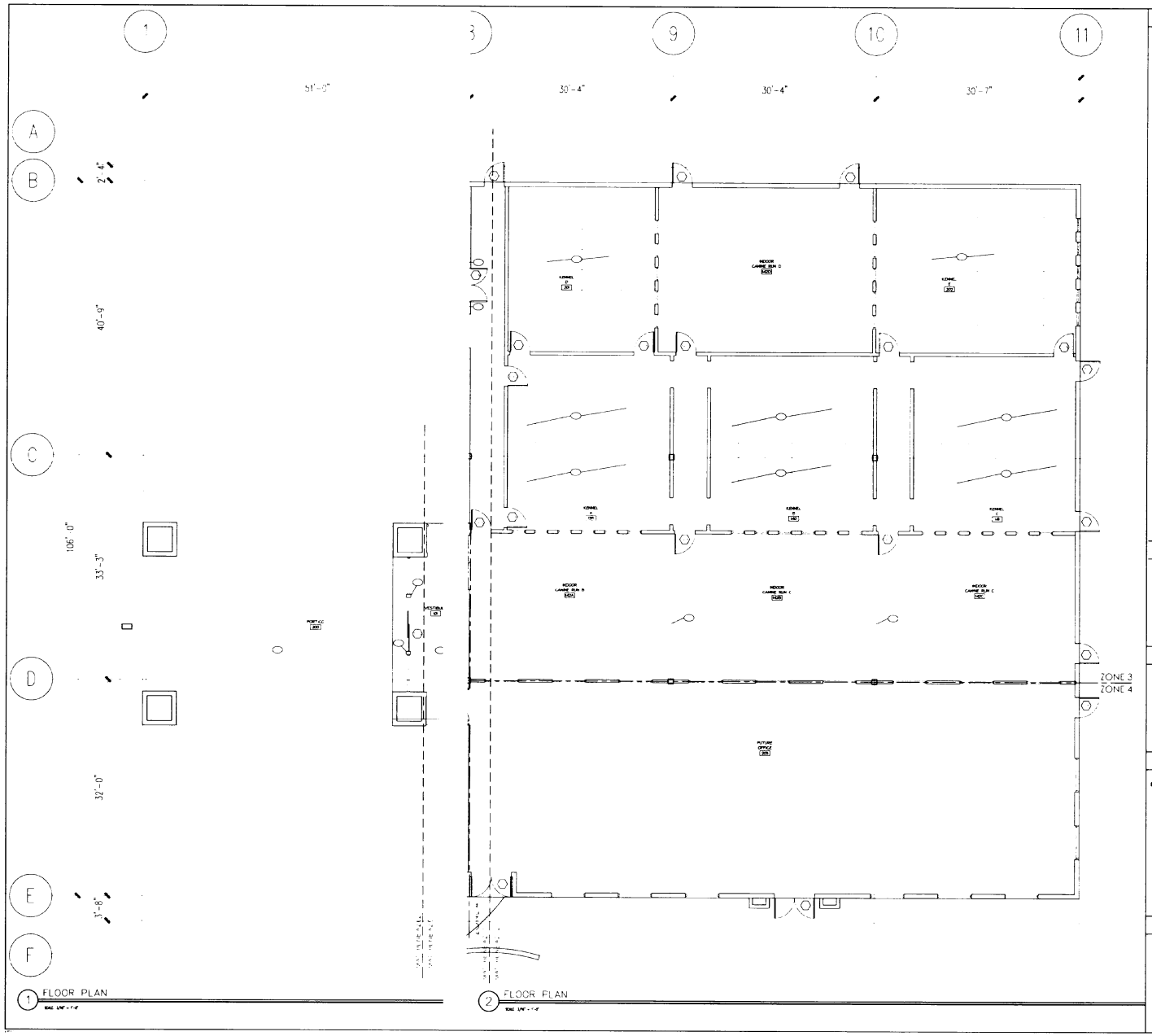
LICENSED ARCHITECT KIRBY LOO C-21290 OCT 31 200_ RENEWAL DATE STATE OF CALIFORNIA

MUELLER Pet MEDICAL CENTER

JOB NO.	2061_
SCALE	AS NOTED
DATE	JUNE 29, 2006
CHECKED BY	KL
DRAWN BY	CK

FLOOR PLAN_A

A2.01



1 FLOOR PLAN

2 FLOOR PLAN

KEYNOTES

DIVISION 3

DIVISION 4

DIVISION 5

DIVISION 6

DIVISION 8

DIVISION 9

DIVISION 10

DIVISION 11

DIVISION 13

DIVISION 15

DIVISION 16

GENERAL NOTES

LEGEND

FIRE EXTINGUISHER CABINET.
SEE 7/A8.03

WALL LEGEND

ONE HOUR RATED FULL HEIGHT WALL. CBC TABLE 1B-1 ITEM # 16-11 - SEE 9/A8.01

NON-RATED FULL HEIGHT WALL 10/A8.01

NON-RATED ABOVE CEILING WALL 11/A8.01

NON-RATED WALL TO UNDERSIDE OF CEILING 12/A8.01

CMU WALL
8" CMU WALL. SEE STRUCTURAL DWGS.

CONC. SILT WALL
SEE STRUCTURAL DWGS.

KEY PLAN

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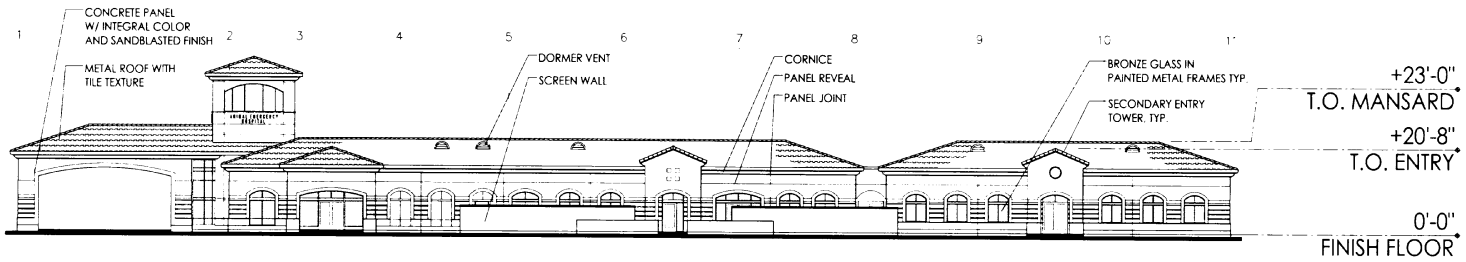
MUELLER
Pet
MEDICAL CENTER

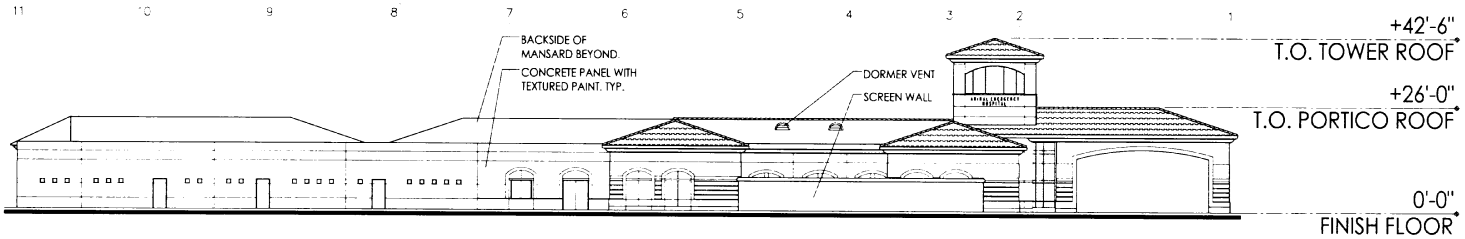
SCALE

FLOOR PLAN_B

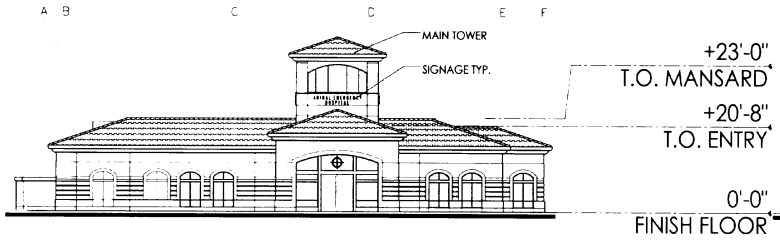
A2.02



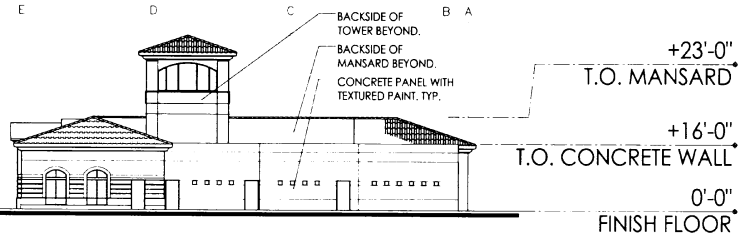
1 SOUTH ELEVATION



2 NORTH ELEVATION



3 WEST ELEVATION



4 EAST ELEVATION

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MEDICAL CENTER

PRELIMINARY EXTERIOR ELEVATIONS

A3.01

MUELLER PET MEDICAL CENTER

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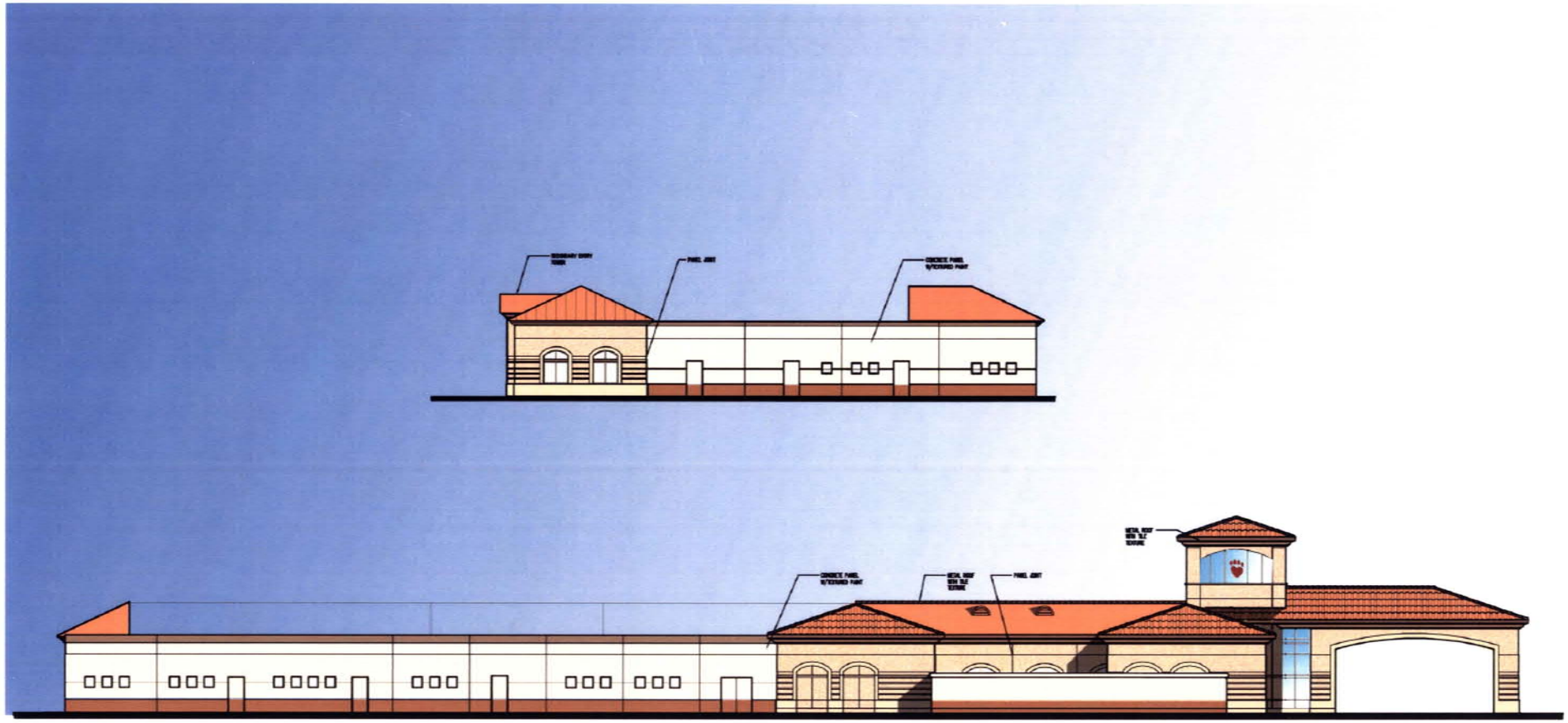

MUELLER PET MEDICAL CENTER

EXTERIOR ELEVATION

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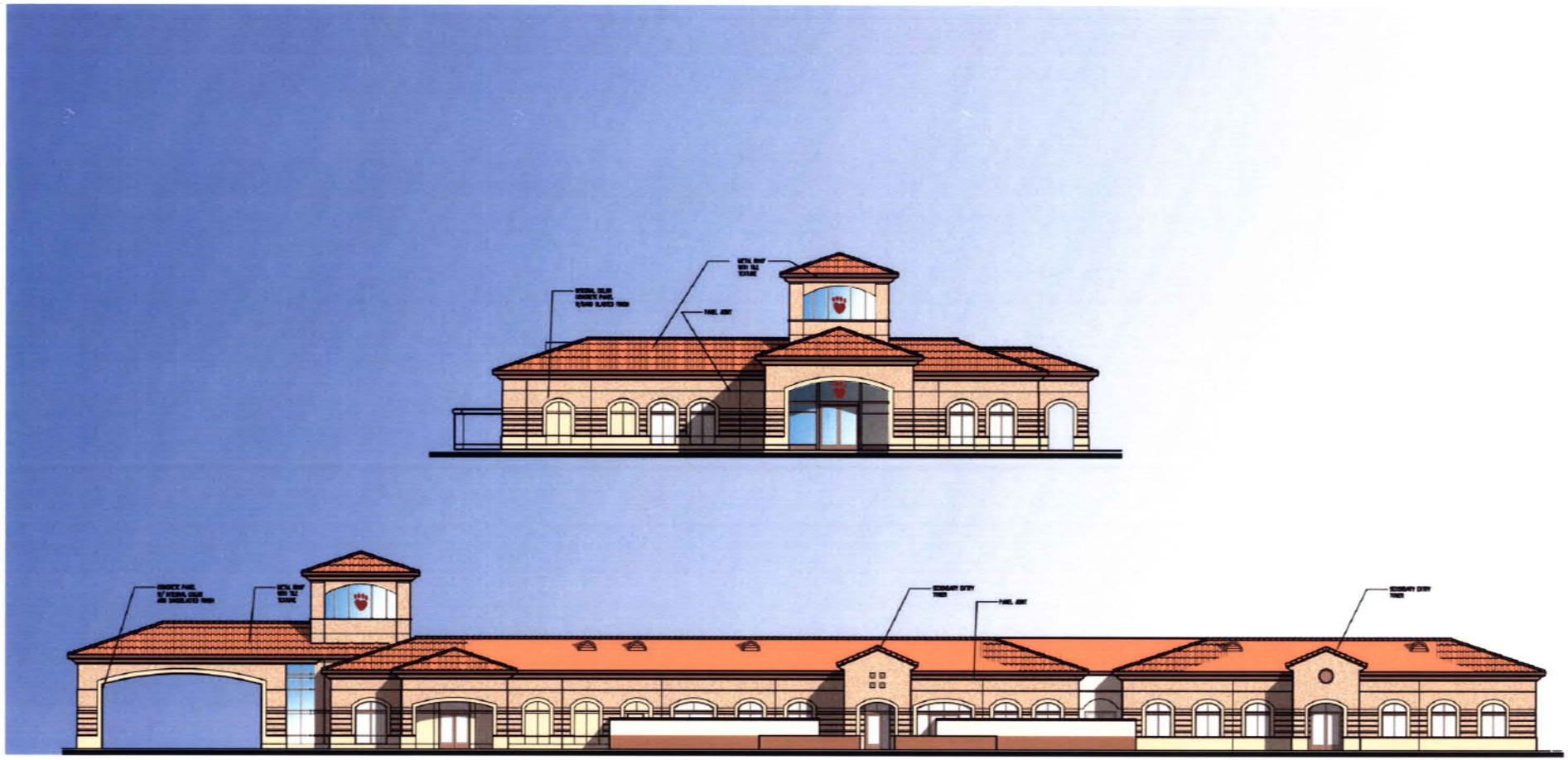

MUELLER PET MEDICAL CENTER

EXTERIOR ELEVATION

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