

MEMORANDUM

Planning Department



Date: June 27, 2024
To: Zoning Administrator
From: Randy Baez, Associate Planner

Subject: **WALMART ADDITION – 301 Ranch Drive - P-MS24-0079** – A Minor Site Development Permit to develop a 5,093 square-foot addition along the southern elevation of an existing 144,813 square-foot one-story commercial building on a 14.56-acre lot in the C2 (General Commercial) Zoning District and RE (Recreation and Entertainment) Overlay District, located at 301 Ranch Drive. The Project scope also includes site improvements comprised of landscaping and redesigned accessible parking spaces. The Project is categorically exempt from environmental review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 (Existing Facilities), and, as a separate and independent basis, Section 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning).

Location: 301 Ranch Drive (APNs: 022-29-016)

Zoning/GP: General Commercial (C2), Recreation and Entertainment (RE) Overlay District, Milpitas Commercial Specific Plan / General Commercial (GNC)

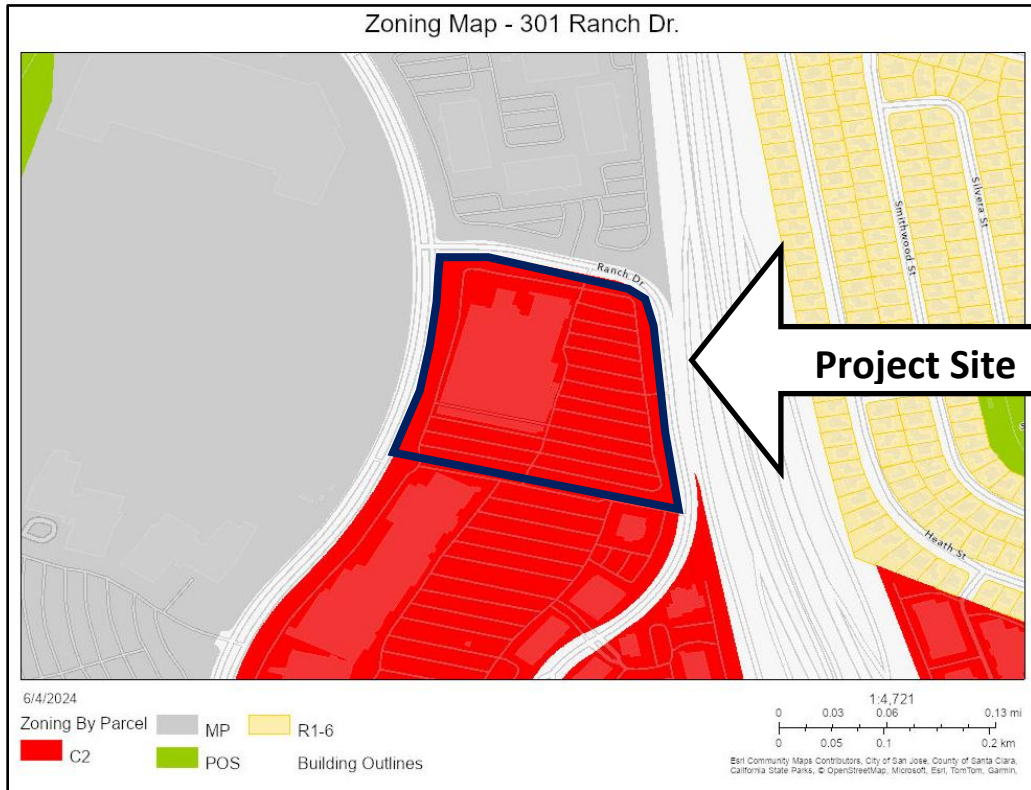
EXECUTIVE SUMMARY

On April 4, 2024, Jeramy Murphy (Applicant) submitted a Minor Site Development (MSD) Permit application on behalf of Walmart Stores, Inc. (property owner) to develop a 5,093 square-foot addition to an existing, 144,813 square-foot commercial building (Walmart), on a 14.56-acre lot located at 301 Ranch Drive (the “Project”).

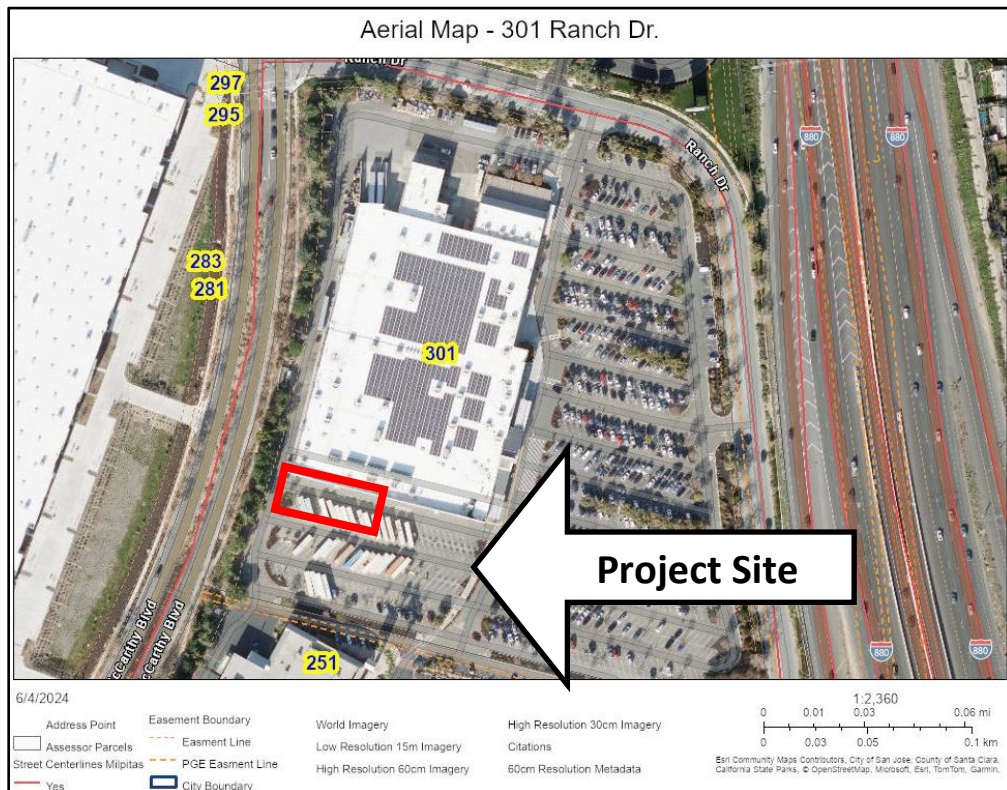
Minor Site Development Permits are required for all non-residential and mixed-use building additions of 10,000 square feet or 10 percent of the existing building gross floor area, whichever is less per Milpitas Municipal Code (“MMC”) Table XI-10-57.03-1. Maps 1 and 2 demonstrate the Project site’s location and zoning in the City.



Map 1 – Zoning Map of 301 Ranch Dr.



Map 2 – Aerial View of 301 Ranch Dr.



BACKGROUND

History

On March 24, 1993, the Planning Commission approved Conditional Use Permit No. 1163 and granted site and architectural approval for the development of a 131,725 square-foot Walmart Store with an outdoor garden center. The Conditional Use Permit covered internal uses that included automotive service and repairs, a garden center, and a fast food service area. On March 31, 1993, the project approval was appealed to the City Council. The City Council held a public hearing on April 20, 1993 and upheld the Planning Commission decision to approve Conditional Use Permit No. 1163 and the site and architectural approval.

Subsequent amendments were approved for temporary tent sales, periodic temporary RV sales within the parking lot, and minor site development permit approvals for the construction of an equipment enclosure in 2004 and storage enclosure in 2007. On January 12, 2005, the Planning Commission approved Conditional Use Permit Amendment No. UA2004-18 that allowed for the sale of refrigerated and frozen convenience food items.

On April 19, 2011, Ordinance No. 38,799 was enacted and adopted by the City Council to create the Milpitas Commercial Specific Plan Area, which includes the Walmart property.

On June 19, 2013, Planning Staff approved Site Development Permit No. SD14-0007 to create a sign program for the site, consistent with the Milpitas Commercial Specific Plan.

Existing

The Project site is currently developed with a 144,813 square-foot commercial retail store (Walmart), 746 parking spaces, and perimeter and parking area landscaping. The existing building's floor plan includes an open retail area, vision center, pharmacy, garden center, and seasonal retail space. Access to the Project site is provided by existing driveways along Ranch Drive to the north and east.

The Application

The following is a summary of the Applicant's request:

- Minor Site Development (MSD) Permit: To allow for the development of a 5,093 square-foot addition along the southern elevation of an existing 144,813 square-foot one-story commercial building on a 14.56-acre lot in the C2 (General Commercial) Zoning District located at 301 Ranch Drive. The application also includes associated site improvements and modified disabled parking access.

Process

The application must be considered for approval at a duly noticed public hearing by the Zoning Administrator and must satisfy the substantive and procedural requirements of a MSD Permit, required for all additions to nonresidential buildings provided that the size of the building addition not exceed 10,000 square feet or 10% of the existing building gross floor area, per Milpitas Municipal Code ("MMC") Table XI-10-57.03-1.

PROJECT DESCRIPTION

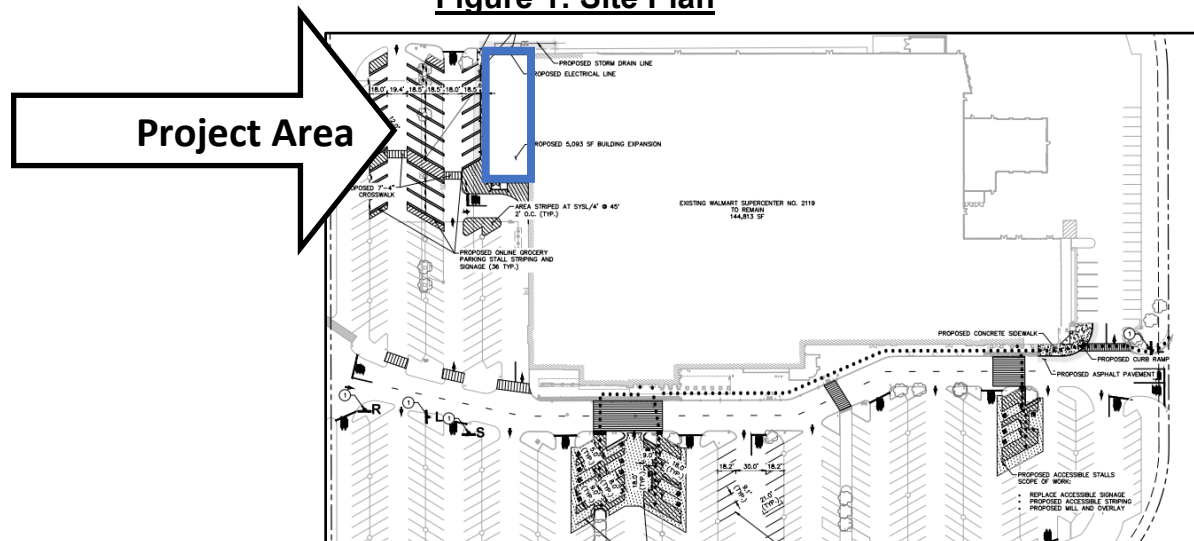
Overview

The MSD will allow the applicant to develop the proposed addition, which will be used for storing goods for online orders. The addition will be located towards the south side of the building. The addition for storage will include storage racks, a refrigerated area, and a freezer area for frozen foods. The one-story addition at the side of the existing building will be minimally intrusive and will have a maximum height of approximately 18 feet, which is below the 35-foot maximum height limit as demonstrated in Table 3 below. The Project also includes a minor alteration to the front façade facing Ranch Drive to allow for updated signage through a separate permit.

A portion of an existing landscape planter will be removed to make room for the building addition. One unprotected tree will be removed. The tree is under 37 inches in circumference and does not meet the threshold for a separate tree removal permit under the City's tree removal ordinance¹.

The existing site is developed with a 144,813 square-foot commercial building with 746 parking spaces and associated landscaping and site improvements. The new 5,093 square-foot addition will result in a 149,906 square-foot building, which requires 600 parking spaces per MMC Sec. XI-10-53 (Off-Street Parking Regulations). The Project meets this requirement by providing 36 parking spaces dedicated to online grocery pickups, 18 disabled-accessible parking spaces, 22 parking spaces occupied by cart corrals, and 660 regular parking spaces. The site will maintain its existing driveway approaches along Ranch Drive. *Figure 1: Site Plan* shows a generalized overview of the proposed addition.

Figure 1: Site Plan



¹ Per the City's Tree Removal Ordinance on developed commercial or industrial property, a protected tree is designated as one that has a thirty-seven-inch (37"), or greater, circumference of its trunk measured 4 1/2 feet from the ground. (MMC § X-2-7.01-1(b).).

Location and Context

The Project site is in the western portion of the City near an industrial and commercial shopping center known as McCarthy Ranch. The site is surrounded by similar commercial uses such as offices to the north and a shopping center to the south. The subject property and property to the south are similarly zoned as General Commercial (C2) and surrounding properties to the north and west are similarly zoned as Industrial Park (MP). The I-880 Interstate Freeway is located to the east of the site. *Table 1* demonstrates the surrounding zoning and land uses.

Table 1: Surrounding Zoning and Land Uses

	General Plan	Zoning	Existing Uses
Subject Site(s)	General Commercial (GNC)	General Commercial (C2)	Retail (Walmart)
North	Industrial Park (INP)	Industrial Park (MP)	Multi-Tenant Office
South	General Commercial (GNC)	General Commercial (C2)	Multi-Tenant Commercial
West	Industrial Park (INP)	Industrial Park (MP)	Warehouse/ Distribution
East	N/A	N/A	I-880 Interstate Freeway

Architectural Design

The proposed addition incorporates a mixture of high-quality CMU block painted to match the existing building and earth tone materials. The CMU will have a smooth texture and will be painted “Cool Grey”.

The façade of the new addition will feature a cantilevered canopy over the sliding door entrance to the grocery pickup area. A new ramp with handrails is also proposed to provide disabled access to the addition. The grocery pickup area will be closed to customers and will only be accessible to employees to efficiently deliver online order to customer’s vehicles. New roof-top mounted equipment is also proposed on the addition, but a two-foot parapet will sufficiently screen the equipment from public view. The parapet will feature a stucco finish while the remaining rooftop screening features a wood siding that is similar and complements the front façade.

Figure 2 shows a rendering of the proposed addition elevation. *Figure 3* shows the materials board for the proposed exterior materials.

Figure 2: Side Elevation

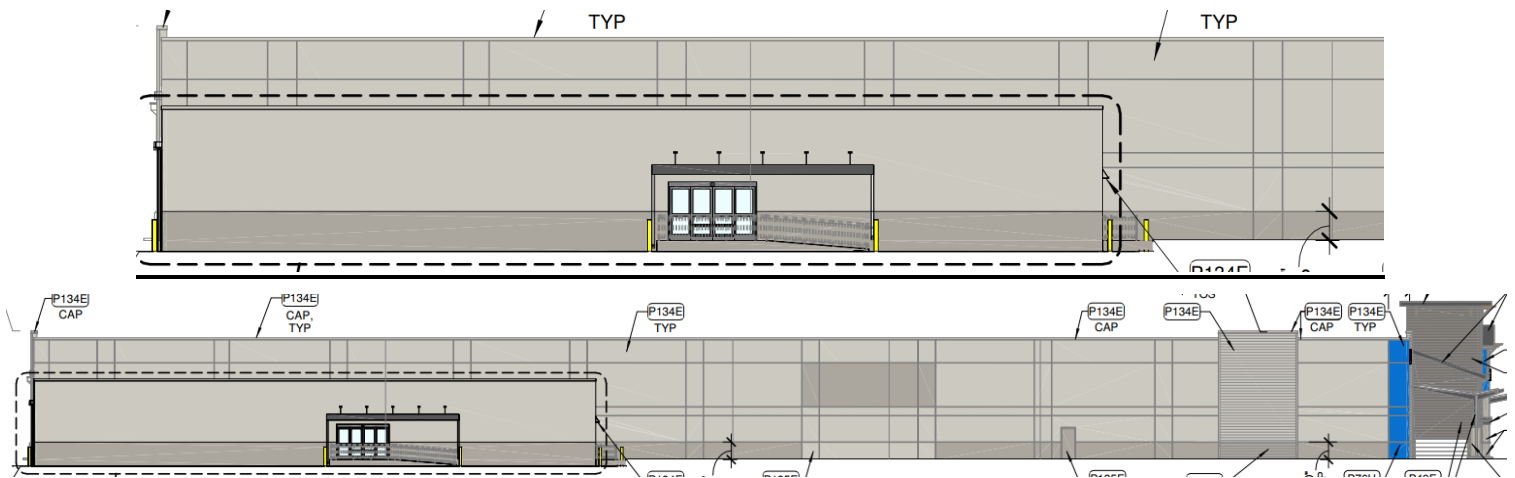
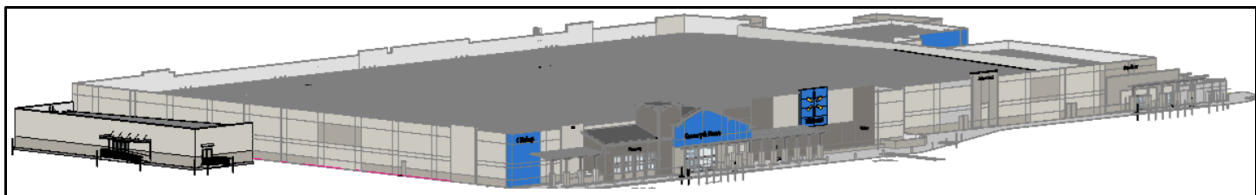


Figure 3: 3D Rendering



PROJECT ANALYSIS

Zoning Conformance

The Project site is in the C2 General Commercial Zoning District. The purpose and intent of the C2 zone is to provide for the wide range of retail sales and personal and business services primarily oriented to the automobile customer to provide for general commercial needs of the City and to promote stable, attractive commercial development which will afford a pleasant shopping environment.

The Project site is currently developed with an existing single-tenant retail commercial building (Walmart). The proposed addition will allow Walmart to provide improved convenience to include easier pick-up service for customers. The Project applicant worked with staff to ensure conformance with the development standards of Milpitas Municipal Code Section XI-10-5.03. Table 2 demonstrates the Project's consistency with the development standards of the C2 zone.

Table 2: C2 Zoning District Development Standards

Standards	Required	Proposed	Complies
Lot Area, Min.	10,000 square feet	14.56 acres (No Change from Existing)	Yes
Lot Width, Min.	100 feet	~800 feet (No Change from Existing)	Yes
Front Yard Setback, Min.	0 ft.	265 feet	Yes
Side Yard Setback, Min.	0 ft.	~155 feet	Yes
Rear Yard Setback, Min.	0 ft.	78 feet	Yes
Parking, Min.	Gross Floor Area (149,906) / 200 = 600 Spaces	714 Spaces	Yes
Building Height, Max.	35 feet or 3 stories	17' - 3"	Yes
Lot Coverage	None	26%	Yes
Floor Area Ratio	0.50	0.26	Yes
Landscaping	25% of front yard setback (50' x 100' x 0.25 = 1,250 SF)	1,255 SF	Yes

Specific Plan Conformance

The Project site is in the Milpitas Commercial Specific Plan (MCSP). Per MMC Sec. XI-10-11.07, the purpose and intent of the MCSP is to assist in the development of the site in a manner that will benefit local shoppers, the general public, and the City of Milpitas. The Specific Plan accomplishes these purposes by providing for the efficient use of land, ensuring compatibility between existing and proposed land uses, and establishing environmental and development standards and procedures to be met in development of the Specific Plan area. *Table 3* demonstrates the Project's consistency with the MCSP.

Table 3: MCSP Development Standards

Standards	Required	Proposed	Complies
Lot Area, Min.	10,000 square feet	14.56 acres (No Change from Existing)	Yes
Lot Width, Min.	100 ft.	~800 ft. (No Change from Existing)	Yes
Floor Area Ratio (FAR), Max.	0.50	0.236	Yes

Front Yard Setback, Min.	0 ft.	265 feet	Yes
Side Yard Setback, Min.	0 ft.	~155 feet	Yes
Street Side Yard, Min.	0 ft.	~78 feet	Yes
Rear Yard Setback, Min.	0 ft.	~78 feet	Yes
Parking, Min.	Gross Floor Area (149,906) / 200 = 600 Spaces	714 Spaces	Yes
Building Height, Max.	None	17' - 3"	Yes
Building Square Footage, Max.	150,725 square feet	149,906 square feet	Yes

Findings for Approval:

Findings shall identify the rationale behind the decision to take a certain action. Each required finding within the Milpitas Municipal Code Section XI-10-57.03 (G) have been analyzed below:

1. The development recognizes and respects the nature of the neighborhood and site, development patterns, materials used, and the expectations of those who will see and use the building;

The Project includes the addition to an existing commercial retail building within the C2 (General Commercial) Zoning District. The proposed architectural designs integrate well with the surrounding area in terms of color and building materials such as earth-tone stucco. The proposed addition will respect the existing development in the area by maintaining ample setbacks as well as limiting the addition to a single-story to soften and reduce the visual prominence, scale, and bulk of the Project. The flat roof design mimics those of other commercial buildings in the immediate area, and the size and scale of the proposed Project are consistent with other buildings along Ranch Road.

2. The development assures that modifications satisfy functional requirements, and are screened with appropriate compatible materials; and

The proposed addition satisfies functional requirements as it is necessary to support the business's increased service of online grocery pickups without being impactful to the surrounding area. The proposed addition is consistent with the development standards required for the zoning district and Specific Plan as demonstrated in Tables 2 and 3 and will feature compatible design and materials. Additionally, the addition will be constructed in compliance with the most recent California Building Code, California Fire Code, and other required applicable development codes to improve functional aspects including but not limited to seismic safety, electrical, and energy efficiency considerations such as Title 24 compliance, and enhanced noise insulation.

3. The development assures that the modifications will not interfere with the privacy, quiet enjoyment, or view of the surrounding properties.

The proposed single-story addition features smooth-faced CMU walls painted "light grey" to match the existing building. The Project site does not have any perimeter fences along property lines nor is proposing new fences. The lots immediately to the south of the subject lot are single-story customer-serving commercial buildings, while the lot to the north is developed with multiple two-story office buildings. There is also an industrial development immediately across North McCarthy Boulevard to the west.

The Project includes an addition to the south elevation of the existing commercial building but will be setback at least 78 feet from any property line, providing significant separation and reducing the bulk of the structure from public view. The proposed addition will also be setback approximately 265 feet from the front/eastern property line. The addition will also allow for greater facilitation of retail sales by allowing additional checkout options without compromising the enjoyment of nearby commercial properties. Therefore, potential privacy concerns will be minimized as there are significant setbacks between existing and proposed structures.

Additionally, the property and nearby lots are on the valley floor and do not have significant or protected views. The proposed Project complies with the setback and height requirements for the C2 Zoning District, thereby maintaining solar access and privacy for the subject site and neighboring properties. Furthermore, the existing retail use is permitted by right in the C2 zoning district and does not propose a change in land use that could interfere with the quiet enjoyment of the surrounding area.

California Environmental Quality Act (CEQA):

The Project is categorically exempt from environmental review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 (Existing Facilities) and, as a separate and independent basis, Section 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning). The proposed addition underneath 10,000 square feet is considered exempt per CEQA Section 15301.

Recommendation:

Staff recommends that the Zoning Administrator approve P-MS24-0079 to develop a 5,093 square-foot addition along the southern elevation of an existing 144,813 square-foot one-story commercial building on a 14.56-acre lot in the C2 (General Commercial) Zoning District and RE (Recreation and Entertainment) Overlay District, located at 301 Ranch Drive, subject to the findings outlined in this report and the attached Conditions of Approval.

Attachments:

- A. Conditions of Approval
- B. Project Plans

ATTACHMENT A

**MINOR SITE DEVELOPMENT PERMIT NO. P-MS24-0079
301 RANCH ROAD (APN 022-29-016)**

The City of Milpitas Zoning Administrator approves Minor Site Development Permit No. MS24-0079 in accordance with Section XI-10-57.03 of the Milpitas Municipal Code, subject to and conditioned upon all applicable State and local laws and regulations and the Conditions of Approval outlined below. This Minor Site Development Permit entitlement is to allow the issuance of building permits for the proposed development of a 5,093 square-foot addition along the southern elevation of an existing 144,813 square-foot one-story commercial building on a 14.56-acre lot in the C2 (General Commercial) Zoning District and RE (Recreation and Entertainment) Overlay District, located at 301 Ranch Drive (022-29-016), subject to all necessary reviews, approvals, studies, and inspections for the issuance of such building permits.

APPROVED SUBJECT TO THE FOLLOWING CONDITIONS OF APPROVAL:

General Conditions

1. **General Compliance.** The applicant, including all successors in interest (collectively "Permittee") shall comply with each and every condition set forth in this Permit. This Site Development Permit No. MS24-0079 ("Permit") shall have no force or effect and no building permit shall be issued unless and until all things required by the below-enumerated precedent conditions have been performed or caused to be performed. **(P)**
2. **Effective Date.** Unless there is a timely appeal filed in accordance with the Milpitas Zoning Code, the date of approval of this Permit is the date on which the decision-making body approved this Permit. **(P)**
3. **Acceptance of Permit.** Should Permittee fail to file a timely appeal within twelve (12) calendar days of the date of approval of this Permit, inaction by Permittee shall be deemed to constitute each of the following: **(P)**
 - i. Acceptance of this Permit by Permittee; and
 - ii. Agreement by the Permittee to be bound by, comply with, and to do all things required of or by Permittee pursuant to all the terms, obligations, and conditions of this Permit.
4. **Permit Expiration.** Pursuant to Section XI-10-64-06 of the Milpitas Zoning Code, this Permit shall become null and void if the activity permitted by this Permit is not commenced within two (2) years from the date of approval, or for a project submitted with a tentative map, within the time limits of the approved tentative map. Pursuant to Section XI-10-64.06(B) of the Milpitas Zoning Code, an activity permitted by this Permit shall be deemed to have commenced when the Project: **(P)**
 - i. Completes a foundation associated with the Project; or
 - ii. Dedicates any land or easement as required from the zoning action; or

- iii. Complies with all legal requirements necessary to commence the use, or obtains an occupancy permit, whichever is sooner.
5. Time Extension. Pursuant to Section XI-10-64.07 of the Milpitas Zoning Code, unless otherwise provided by State law, Permittee shall have the right to request a one-time extension of the Permit if the request is made in writing to the Planning Division prior to the expiration date of the approval. **(P)**
6. Notice. Pursuant to California Government Code Section 66020, any protest filed in court relating to the imposition of fees, dedication, reservations, or other exactions to be imposed on the development Project shall be filed within ninety (90) days after the date of the approval of this Permit. This provision serves as notice from the local agency to the Permittee that the ninety (90) day period in which the applicant may file a protest has begun under California Government Code Section 66020(d)(1). **(CA)**
7. Cost and Approval. Permittee shall fully complete and satisfy each and every condition set forth in this Permit and any other condition applicable to the Project to the sole satisfaction of the City. Additionally, Permittee shall be solely responsible and liable for the cost to satisfy each and every condition. Permittee shall pay all required fees and charges to the City at the rate in effect at time of building permit issuance, or, the rate in effect when the fees and charges are due and paid in full to the City. There is no vesting of any fees or charges with the approval of this Permit. **(P)**
8. Conditions. Each and every condition set forth in this Permit shall apply to the Project and continue to apply to the Project so long as the Permittee is operating the Project under the permits and approvals in this Permit. **(P)**
9. Compliance with Laws. The construction, use, and all related activity authorized under this Permit shall comply with all applicable local, state, and federal laws, rules, regulations, guidelines, requirements, and policies. **(CA/P)**
10. Previous Approvals. Permittee shall abide and continue to comply with all previous City approvals, permits, or requirements relating to the subject property, unless explicitly superseded or revised by this Permit. **(P)**
11. Indemnification. To the fullest extent permitted by law, Permittee shall indemnify, defend with counsel of the City's choosing, and hold harmless City, its City Council, its boards and commissions, officials, officers, employees, and agents from and against any and all claims, demands, obligations, damages, actions, causes of action, suits, losses, judgments, fines, penalties, liabilities, costs and expenses (including without limitation, attorney's fees, disbursements and court costs) of every kind and nature whatsoever which may arise from or in any manner relate (directly or indirectly) to (i) City's approval of the Project, including but not limited to, the approval of the discretionary permits, maps under the Subdivision Map Act, and/or the City's related determinations or actions under the California Environmental Quality Act, and (ii) Permittee's construction, operation, use, or related activity under this Permit. This indemnification shall include, but not be limited to, damages awarded against the City, if any, costs of suit, attorneys' fees, and other expenses incurred in connection with

such claim, action, causes of action, suit or proceeding whether incurred by applicant, City, and/or the parties initiating or bringing such proceeding. Permittee shall indemnify the City for all of City's costs, attorneys' fees, and damages which City incurs in enforcing the indemnification provisions set forth in this condition. Permittee shall pay to the City upon demand or, as applicable, to counsel of City's choosing, any amount owed pursuant to the indemnification requirements prescribed in this condition. **(CA)**

12. Written Response to Conditions. The Permittee shall provide a written response to the Conditions of Approval indicating how each condition has been addressed with the building permit application submittal. **(ALL)**
13. Revocation, Suspension, Modification. This Permit may be suspended, revoked, or modified in accordance with Section XI-10-63.06 of the Milpitas Zoning Code. **(P)**
14. Severability. If any term, provision, or condition of this Permit is held to be illegal or unenforceable by the Court, such term, provision, or condition shall be severed and shall be inoperative, and the remainder of this Permit shall remain operative, binding, and fully enforceable. **(CA)**
15. Permittee shall develop the approved Project in conformance with the approved plans (date stamped 5/6/24), approved by the Zoning Administrator on the date of the public hearing for the Project on June 27, 2024 in accordance with these Conditions of Approval. **(P)**

Any deviation from the approved site plan, elevations, materials, colors, landscape plan, or other approved submittal shall require that, prior to the issuance of building permits, the Permittee shall submit modified plans and any other applicable materials as required by the City for review and obtain the approval of the Planning Director or Designee. If the Planning Director or designee determines that the deviation is significant, the owner or designee shall be required to apply for review and obtain approval of the Zoning Administrator or City Council, as applicable, in accordance with the Milpitas Zoning Code. **(P)**

FIRE DEPARTMENT CONDITIONS

*Building plans **must** be submitted for review and approval to the Building and Fire Departments prior to any construction, or occupancy is to commence. The following notes are a general list of the applicable Fire Code requirements (2022) and are provided to assist with the building permit process and/or Occupancy permit process. Please note that these are not all inclusive. All applicable Building, Fire and Municipal Code requirements must be met in advance of any building construction, or occupancy permit approvals.*

16. Technical Assistance. To determine the acceptability of technologies, processes, products, facilities, materials, and uses attending the design, operation or use of a building or premises subject to inspection by the Fire Code Official, the Fire Code Official is authorized to require the owner or agent to provide, without charge to the

jurisdiction, a technical opinion(s), plan review(s) and/or report(s). California Fire Code (CFC), Section 104.7.2.

17. Change in Occupancy: No change shall be made in the use or occupancy of any structure that would place the structure in a different division of the same group or occupancy or in a different group of occupancies, unless such structure is made to comply with the requirements of the current code(s). CFC Section 102.3
18. Occupancy and Building Analysis: As part of the construction permit process (Building Permit application), the "Use and Occupancy Classification" shall be provided for all areas of the building in conformance with Chapter 3 of the California Building Code (CBC) and a complete "General Building Area, Height and Construction Type" analysis shall be done for the whole building in conformance to the CBC Chapter 5. Changes and or modifications required in order to be in conformance with the California Building Codes shall be incorporated into the construction documents. CFC Section 102.3
19. Electronic documents: The Fire Code Official may require electronic base documents for all construction documents and operational permits. The Fire Code Official shall designate the software base format for the electronic documents. CFC Section 105.4.2.2, added by MMC Section V-300-2.11, and CFC Section 102.9
20. Fire Department Access: Fire Department apparatus and staff access shall be provided to all buildings and site. Detailed review will be done during construction permit process. CFC Section 503.
 - 20.1. Obstruction of Fire Access: Ground structures (including landscape) and building projections shall not encroach or impede the fire apparatus access requirements. CFC Section 503.4
 - 20.2. Building and facilities. Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of 2022 CFC 503.1.1 and shall extend to within 150 feet of all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.
 - 20.3. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096 mm), except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of 13 feet 6 inches (4115 mm).
 - 20.4. Marking of Fire Access Roads: The required access road shall be designated and clearly marked as a fire lane. The designated fire lane shall be identified as set forth in Section 22500.1 of the Vehicle Code. The designation shall be indicated (1) by a sign posted immediately adjacent to, and visible from, the designated place clearly stating in letters not less than one inch in height that the place is a fire lane, (2) by outlining or painting the place in red and, in contrasting color, marking the place with the words "FIRE LANE", which are clearly visible from a vehicle, or (3) by a red curb or red paint on the edge of the roadway upon which is clearly marked the words "FIRE LANE". CFC Section 503.3. Minimum marking

shall be pole signage and red curb with "FIRE LANE" stencil. Signage and red curbs shall be done throughout and as needed to clearly identify the no parking zones.

21. FIRE DEPARTMENT APPROVAL AND ADDITIONAL REQUIREMENTS. The Milpitas Fire Department shall approve new installation and/or modifications to existing fire protection, alarm or monitoring system(s). A separate submittal is required to the Milpitas Fire Department, for review and approval, prior to the commencement of any work. CFC Section 901.2

21.1. AUTOMATIC FIRE SPRINKLERS

21.2. FIRE ALARM SYSTEM

22. Automatic Fire Sprinkler System for Structures:

22.1. Automatic Fire Sprinkler. The new and existing space shall be provided with an automatic fire sprinkler system in conformance with the NFPA 13 Standards. California Fire Code Section 903.3

23. Building/Structure Other Requirements:

23.1. Access Control Devices: When access control devices including bars, grates, gates, electric or magnetic locks or similar devices, which would inhibit rapid fire department emergency access to the building, are installed, such devices shall be approved by the Fire Code Official. All access control devices shall be provided with an approved means for deactivation or unlocking by the fire department. Access control devices shall also comply with Chapter 10 Egress. CFC Section 504.6, added by MMC Section V-300-2.54

23.2. Premises Identification: New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabet letters and shall be consistent with Milpitas standardized addressing guidelines. CFC Section 505. The Fire Dept. may require the installation of address numbers at multiple building locations. CFC Section 102.9

23.3. Fire Department Emergency Key Box (aka: Knox Box, Knox Locks, Knox Electric Switches, etc.): The Fire Code Official is authorized to require a key box(es) to be installed in an approved location(s) if necessary for lifesaving or fire-fighting purposes. Quantity and location shall be as directed by the Fire Code Official. CFC Section 506

23.4. Fire Equipment ID signs: Fire protection equipment shall be identified in an approved manner. Rooms containing controls for air-conditioning, systems, sprinkler risers and valves, or other fire detection, suppression or control elements shall be identified for the use of the fire department. CA Fire Code Section 509

23.5. Fire Protection Equipment maintenance: Fire protection systems shall be inspected, tested and maintained in accordance with the referenced standards

listed in CA Fire Code, Table 901.6.1 and the California Code of Regulations, Title 19, Division 1, Chapters 3 and 5. CFC Section 901.6

- 23.6. Fire Protection Equipment: All fire alarm systems, fire detection systems, automatic sprinkler or extinguishing systems, communication systems, and all other equipment, material or systems required by these regulations shall be maintained in an operable condition at all times in accordance with this code and California Code of Regulations, Title 19, Division 1. Upon disruption or diminishment of the fire protective qualities of such equipment, material or systems, immediate action shall be instituted to effect a reestablishment of such equipment, material or systems to their original normal and operational condition. California Code of Regulations, Title 19, Division 1, §1.14
 - 23.7. Means of Egress. Means of egress shall conform to the requirements of the California Building Code and Fire Code Chapter 10.
 - 23.8. High-piled combustible storage shall be in accordance with 2022 CFC Chapter 3201.
24. Fire Safety: Fire safety during construction, alteration or demolition of the building shall meet the requirements of Chapter 33 of the California Fire Code and the Standards for Construction Site Fire Safety (un-024) by “unidocs” organization (<http://www.unidocs.org>). A Construction Site Fire Safety plan shall be submitted to the Milpitas Fire Prevention Division for review and approval prior to the start of combustible construction. CFC Chapter 33
25. Landscape Sheets: Landscaping may be impacted by the comments above and the requirements for fire access, fire systems and devices (such as apparatus access, hydrants, fire service lines, fire department connections valves, etc.). The Fire Dept. reserves the right to relocate, delete or change the proposed landscaping when in conflict with fire systems and devices. CFC 507.5.4.
26. Plan Submittal: Complete plans and specifications for all aspects of fire protection systems shall be submitted to the Fire Department for review and approval prior to system installation. CFC Section 901.2

BUILDING DEPARTMENT CONDITIONS

27. Compliance with California Code of Regulations. The Project shall comply with the requirements of the Building Safety and Housing Department and the California Code of Regulations Title 24 and the Milpitas Municipal Code as adopted by the City. Building permits shall be submitted to and approved by the Building Safety and Housing Department prior to start of construction. All California Code of Regulations Title 24 and Milpitas Municipal Code requirements applicable at the time of building permit application must be met in advance of any building permit approvals or related construction. Changes to the site plan and/or building plan require review and approval by the Building Safety Department.

POLICE DEPARTMENT CONDITIONS

Parking:

28. Although some parking stalls and signage are being removed for site improvements, overall parking is not affected by the proposed permit and the current parking lot is of sufficient capacity to accommodate parked vehicles. No changes are recommended for the parking lot.
29. The parking lot should continue allowing accessible circulation for police patrols (vehicles, foot, and bicycles) to prevent and reduce the likelihood of criminal activity occurring in the area.

Visibility:

30. Lighting shall be of sufficient wattage to adequately illuminate and make visible the presence of any person in or about the outside premises during hours of darkness.
31. Line of sight obstructions, including business signs, advertisements, or other markings, should be avoided on the exterior windows to maximize natural surveillance during the business's closed hours.

Security:

32. Video/security cameras shall be required for the site, including the area around the building expansion, with coverage at all access points into the business. The video/security cameras shall record in high definition and cover the parking lot area to have the clarity necessary to identify an individual, vehicle, etc., and have a field of view to maximize the area of coverage. The security camera system shall have the capacity to save/store footage for a minimum of thirty (30) days and have the capability to be downloaded. A copy of video/security footage shall be made available to law enforcement upon request for investigative purposes. The employees of the business should be appropriately trained on how to use the security surveillance camera system so that footage can be reviewed and collected in a timely fashion by the Police department if needed.

Accessibility:

33. An up-to-date map of the interior floor plan should be provided to the Police Department. The map should minimally identify the locations of each room, entry/exit points, storage areas, entry/exit points, locations of security cameras, etc.

Miscellaneous:

34. Applicant shall file an emergency notification form with the Police Department so law enforcement can contact the applicant in case of any significant accident, emergency, or unforeseen circumstance.
35. Applicant shall have fire extinguishers on site during normal business hours.

- (P) = Planning
- (F) = Fire Prevention
- (B) = Building
- (LD) = Land Development
- (CA) = City Attorney

PASSED AND ADOPTED at a regular meeting of the Zoning Administrator of the City of Milpitas on June 27, 2024.

 Jay Lee, AICP
 Planning Director

Date: _____

NOTICE OF RIGHT TO PROTEST

The Conditions of Project Approval set forth herein include certain fees, dedication requirements, reservation requirements, and other exactions. Pursuant to Government Code Section 66020(d)(1), these Conditions constitute written notice of a statement of the amount of such fees, and a description of the dedications, reservations, and other exactions. You are hereby further notified that the 90-day approval period in which you may protest these fees, dedications, reservations, and other exactions, pursuant to Government Code Section 66020(a), began on date of adoption of this resolution. If you fail to file a protest within this 90-day period complying with all of the requirements of Section 66020, you will be legally barred from later challenging such exactions.

AGREEMENT

Permittee/Property Owner

The undersigned agrees to each and every condition of approval and acknowledges the NOTICE OF RIGHT TO PROTEST and hereby agrees to use the subject property on the terms and conditions set forth in this Permit.

Dated: _____

Signature of Permittee

STIPULATION FOR REUSE
THIS DRAWING WAS PREPARED FOR THE PROJECT AND SITE SPECIFIC CONDITIONS. IT IS NOT TO BE REUSED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. ANY REUSE OF THIS DRAWING FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT IS PROHIBITED. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY DAMAGE OR INJURY TO PERSONS OR PROPERTY ARISING FROM THE USE OF THIS DRAWING.

CONSULTANTS

Walmart
MILPITAS, CALIFORNIA
3011 RANCH DR., MILPITAS, CALIFORNIA 95035
STORE NO. 02119-284
JOB NUMBER: WALM0107 PHOTO: 150E

ISSUE BLOCK

CHECKED BY: SME
DRAWN BY: UN/BR/SH
PHOTO CYCLE: 12/15/23
DOCUMENT DATE: 03/21/24

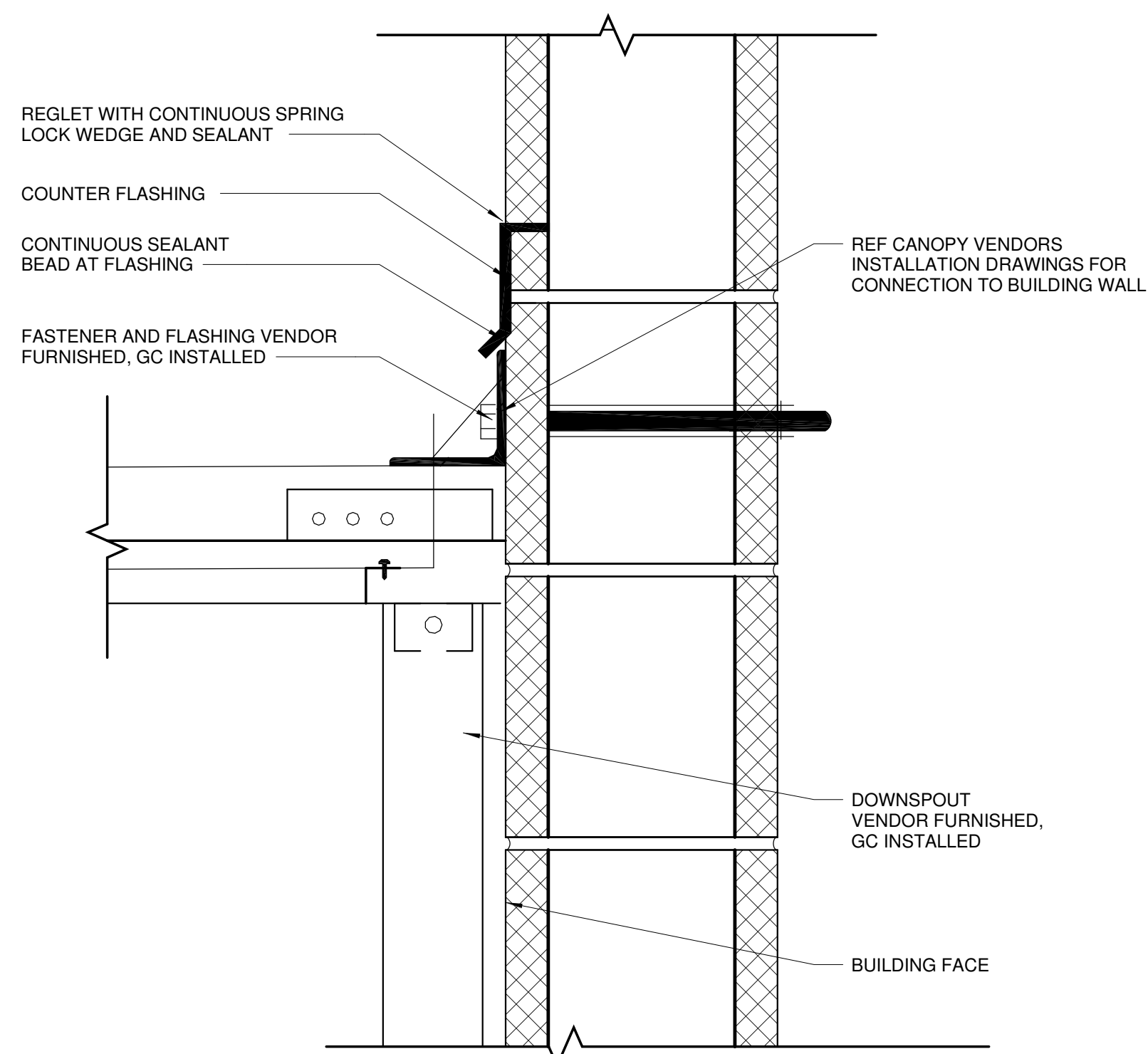
LICENSED ARCHITECT
CHRISTOPHER K. DOERSCHLAG
No. C 23209
REN 03/31/2025
STATE OF CALIFORNIA

03/21/2024

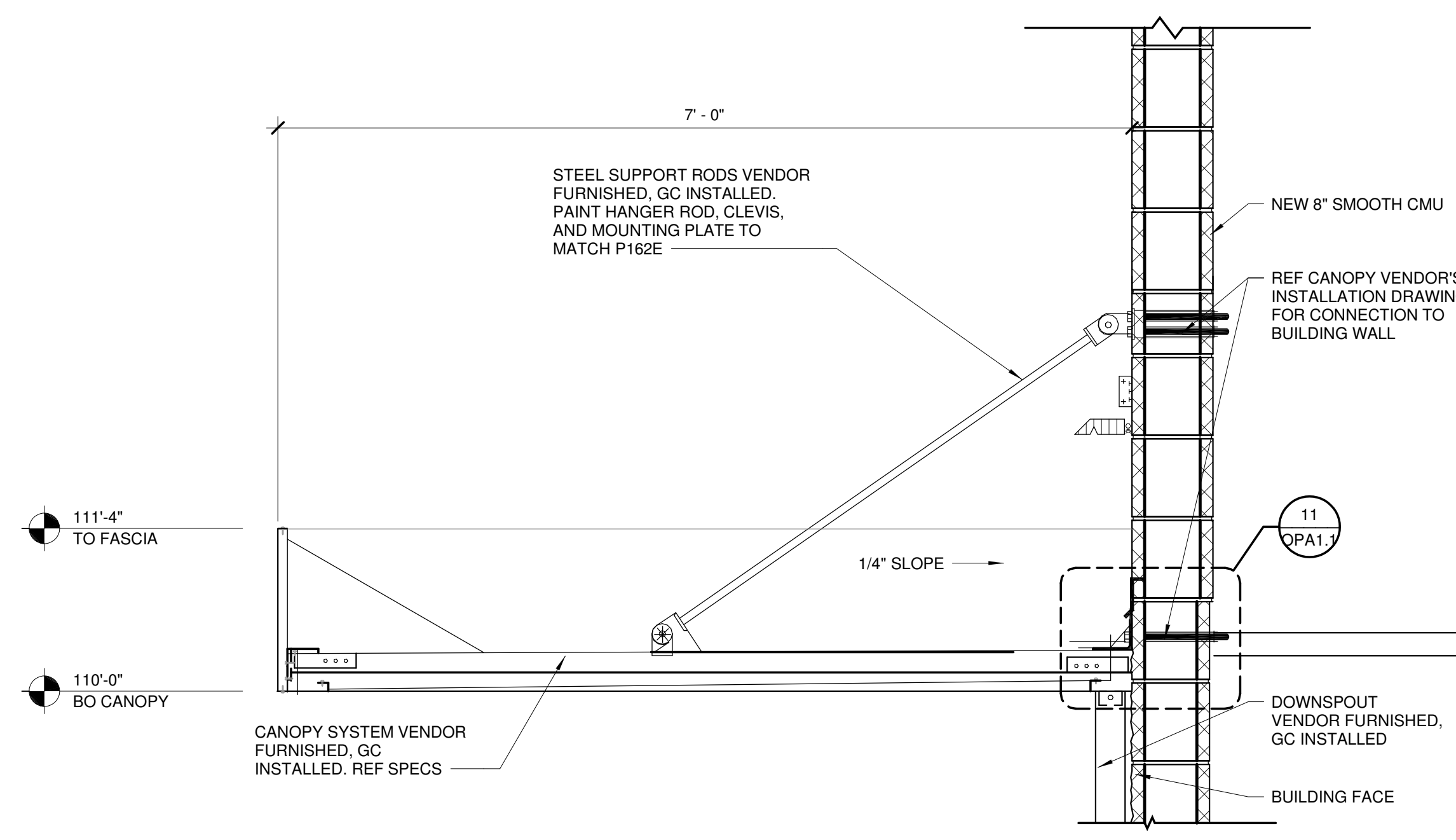
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PICKUP 2.0 DETAILS

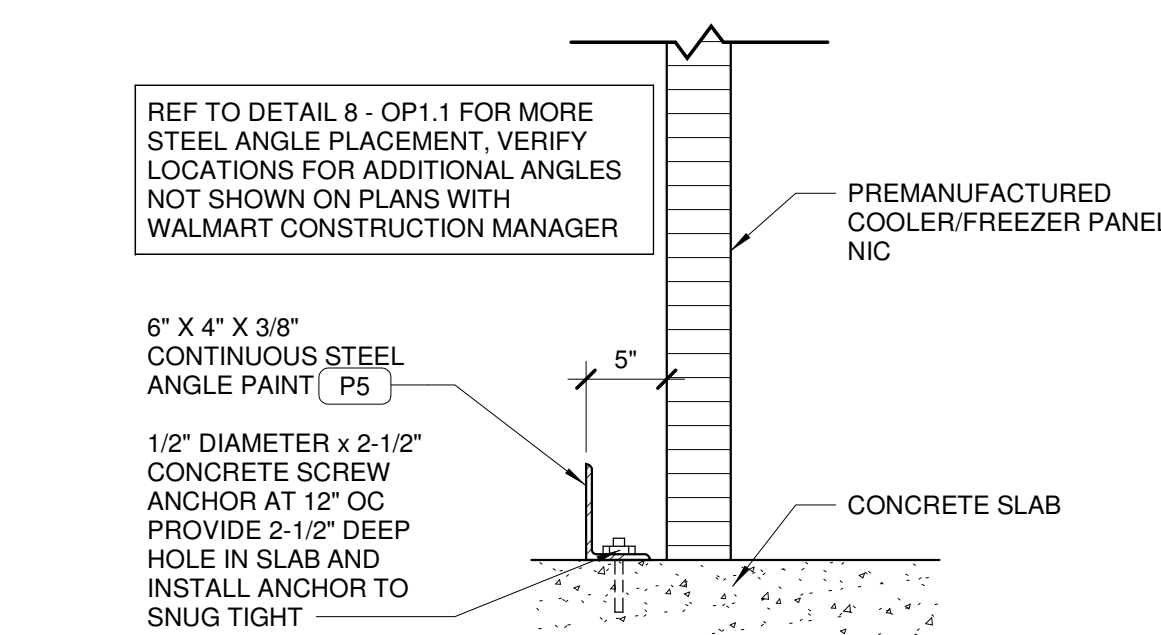
SHEET:
OPA1.1



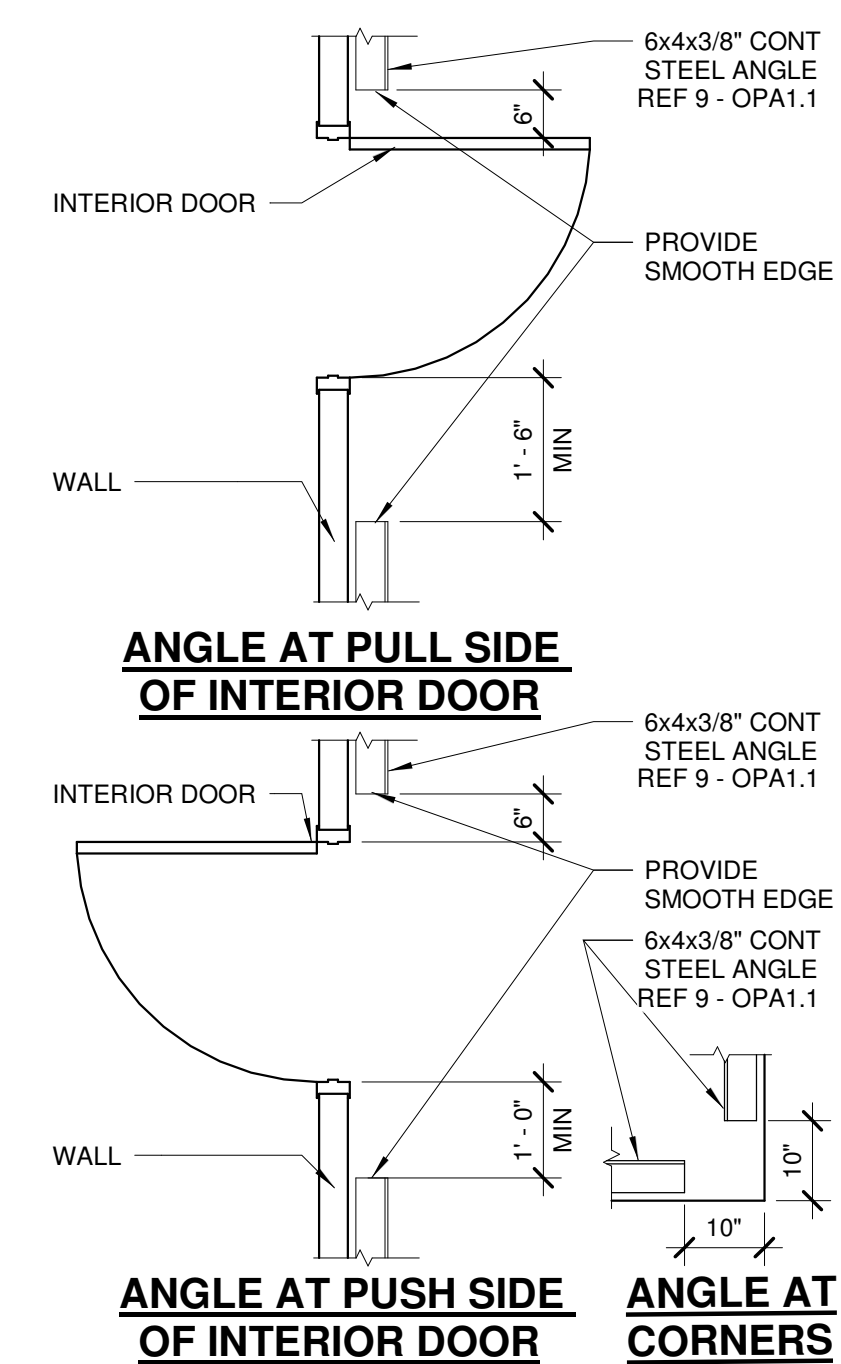
11 FLASHING DETAIL
3" = 1'-0"



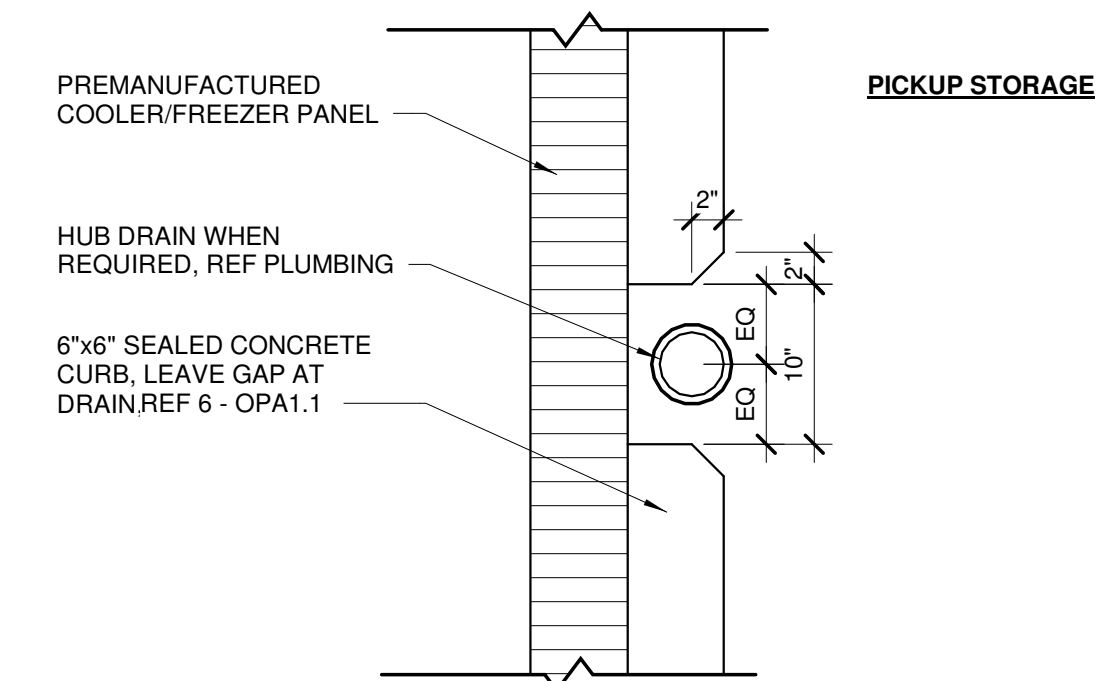
10 WALL SECTION
1" = 1'-0"



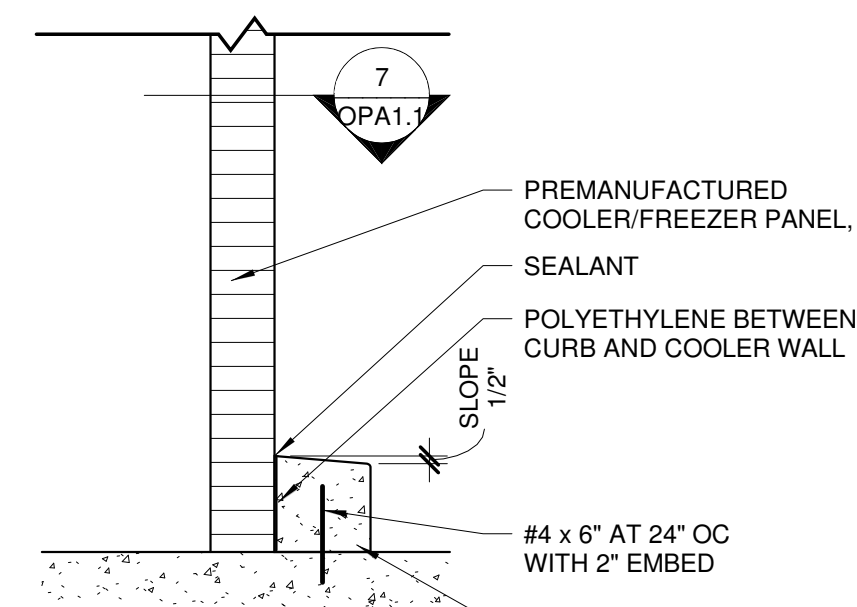
9 PROTECTOR ANGLE
1" = 1'-0"



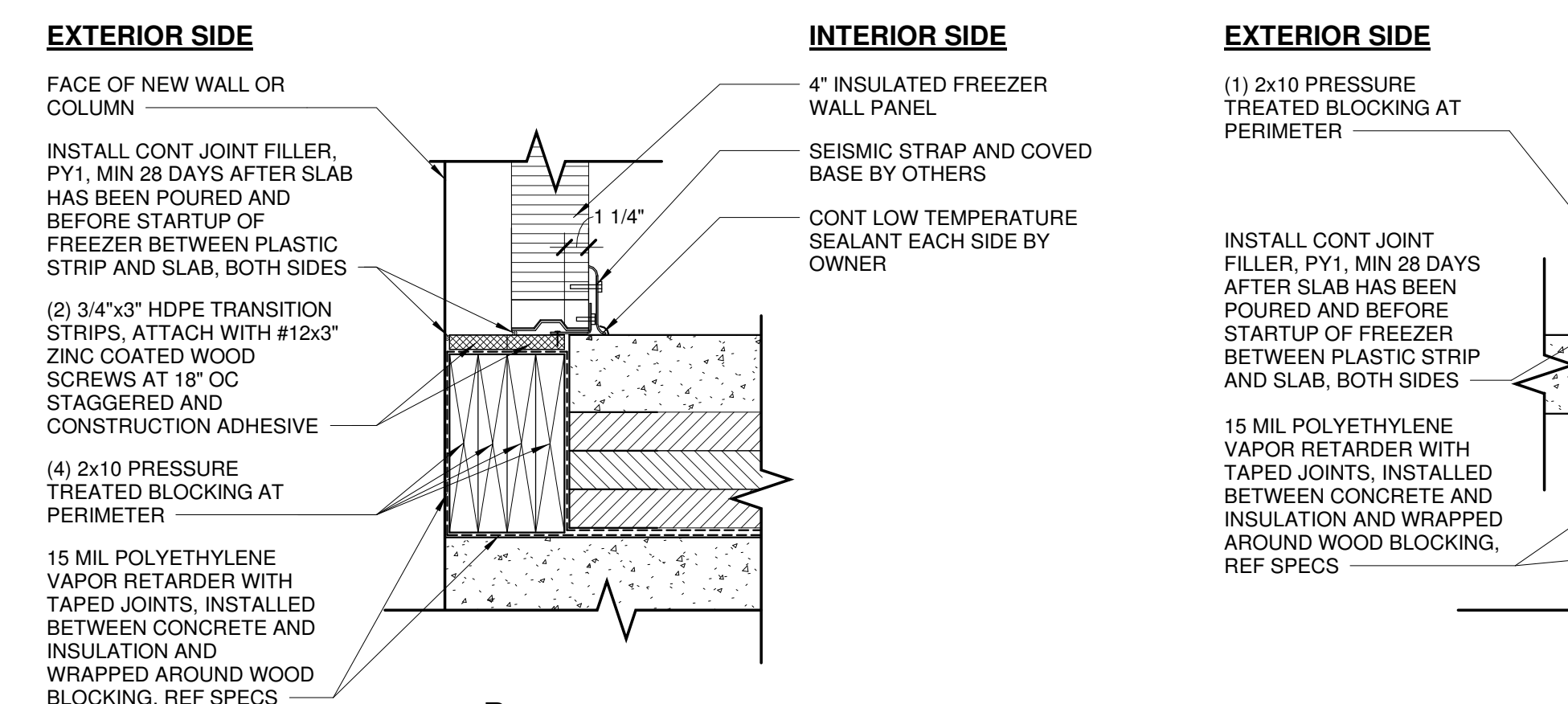
8 PROTECTOR ANGLE
1/2" = 1'-0"



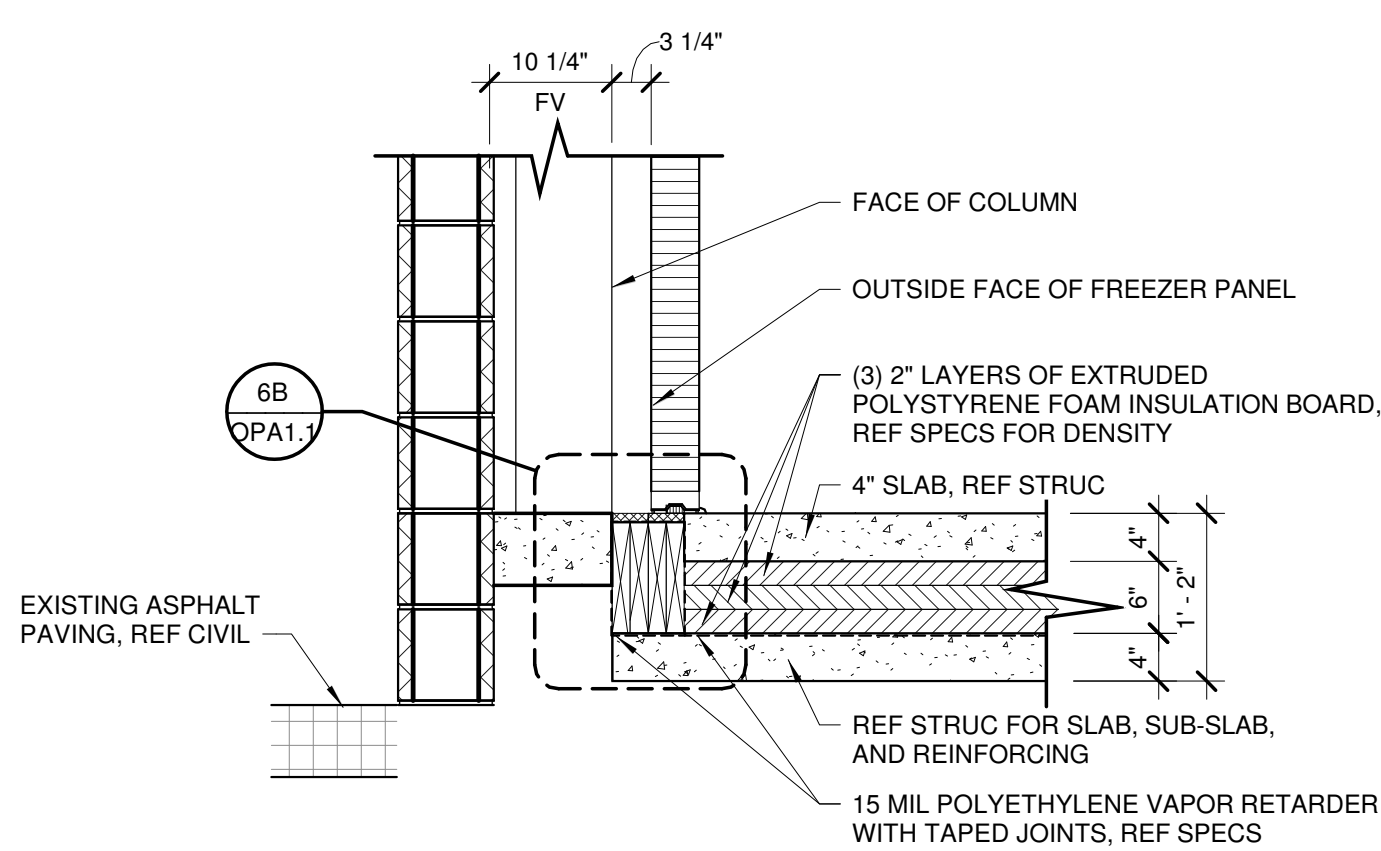
7 CONCRETE CURB/FUNNEL DRAIN
1" = 1'-0"



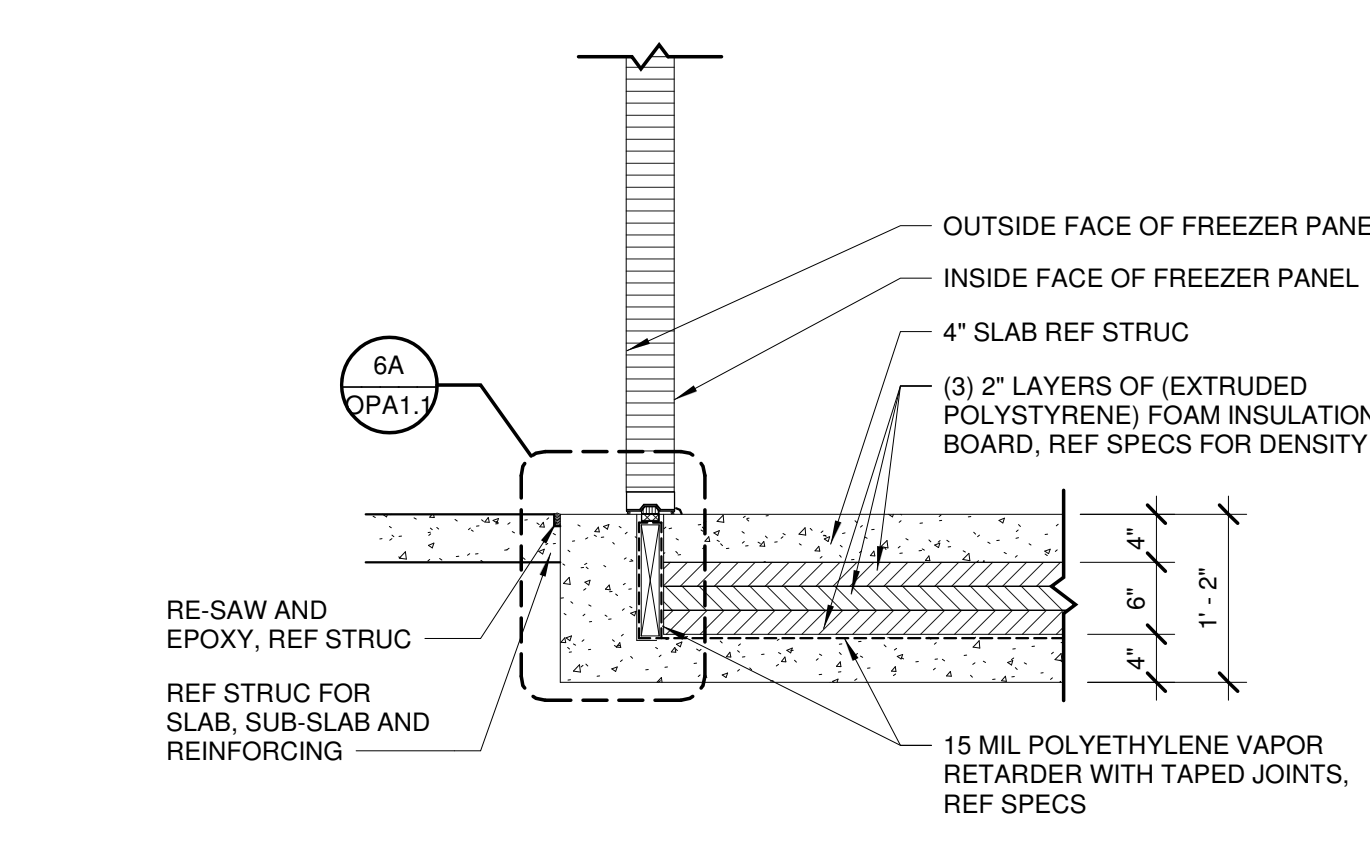
6 CONCRETE CURB DETAIL
1" = 1'-0"



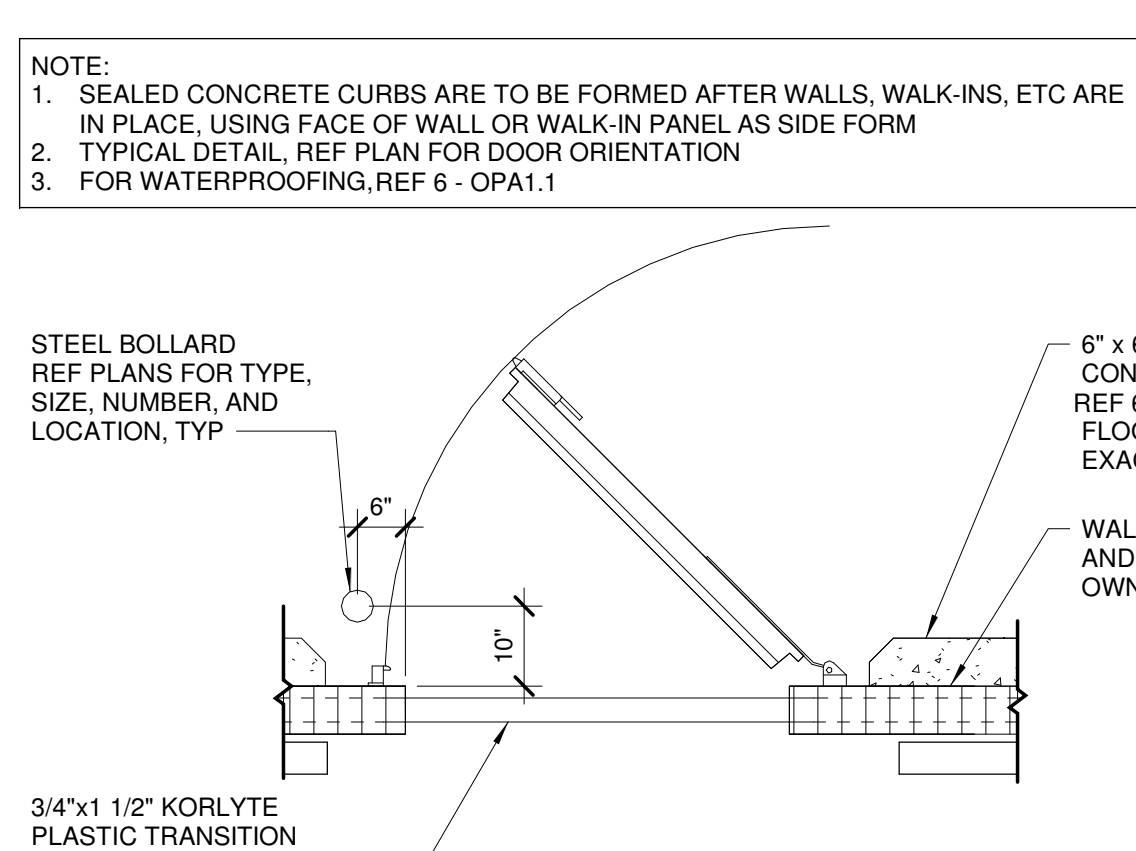
5 SEISMIC ENLARGED DETAIL AT PLASTIC TRANSITION STRIP
1 1/2" = 1'-0"



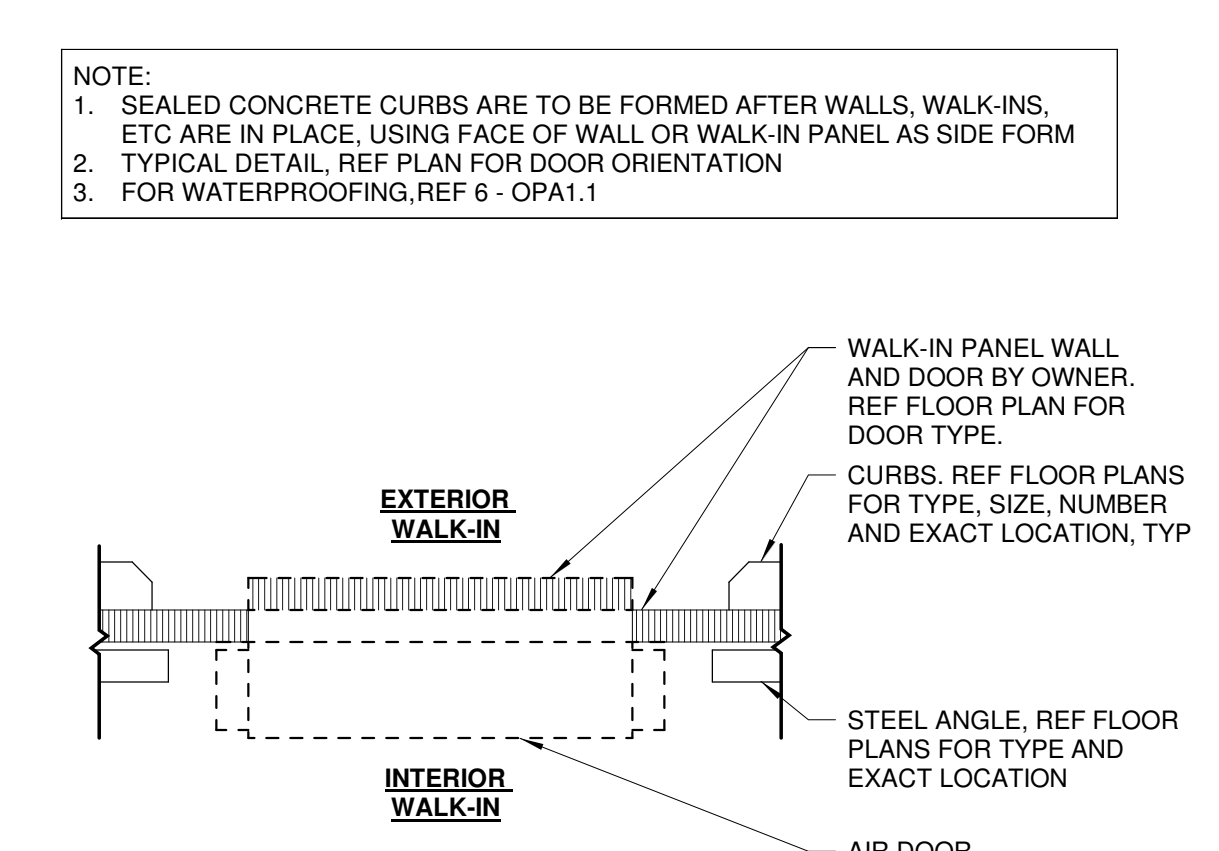
4 INSULATED FREEZER SLAB AT EXTERIOR WALL/COLUMN
3/4" = 1'-0"



3 INSULATED FREEZER SLAB
3/4" = 1'-0"



2 SINGLE ACTING DOOR AT WALK-IN
1/2" = 1'-0"



1 PUSH THROUGH VESTIBULE (HCR) DOOR AT WALK-IN
1/2" = 1'-0"

SHEET NOTES

- ENSURE ALL EXISTING WALL STANDARDS AND HALF GONDOLAS TO REMAIN ARE SECURE TO WALL.
- RELOCATE AND/OR INSTALL PREFABRICATED CASH WRAP(S) FOR CHECKOUTS AND SERVICE COUNTERS.
- CAULK BASE TO FLOOR WHEN LOCATION IS FINALIZED. RELOCATION AND SETUP OF GONDOLAS AND/OR FRACKING AS INDICATED ON FXS SHEETS WILL BE PERFORMED BY OTHERS.
- ANCHORING OF UPRIGHTS TO BE PERFORMED BY GC. IF PRICE READERS, FIRE EXTINGUISHERS, PAPER TOWEL DISPENSERS, ETC ARE STRAPPED TO COLUMNS ON SALES FLOOR, REMOVE AND REINSTALL USING SCREWS. REF SHEET SA1 FOR BID ALLOWANCE.

COLOUR LEGEND

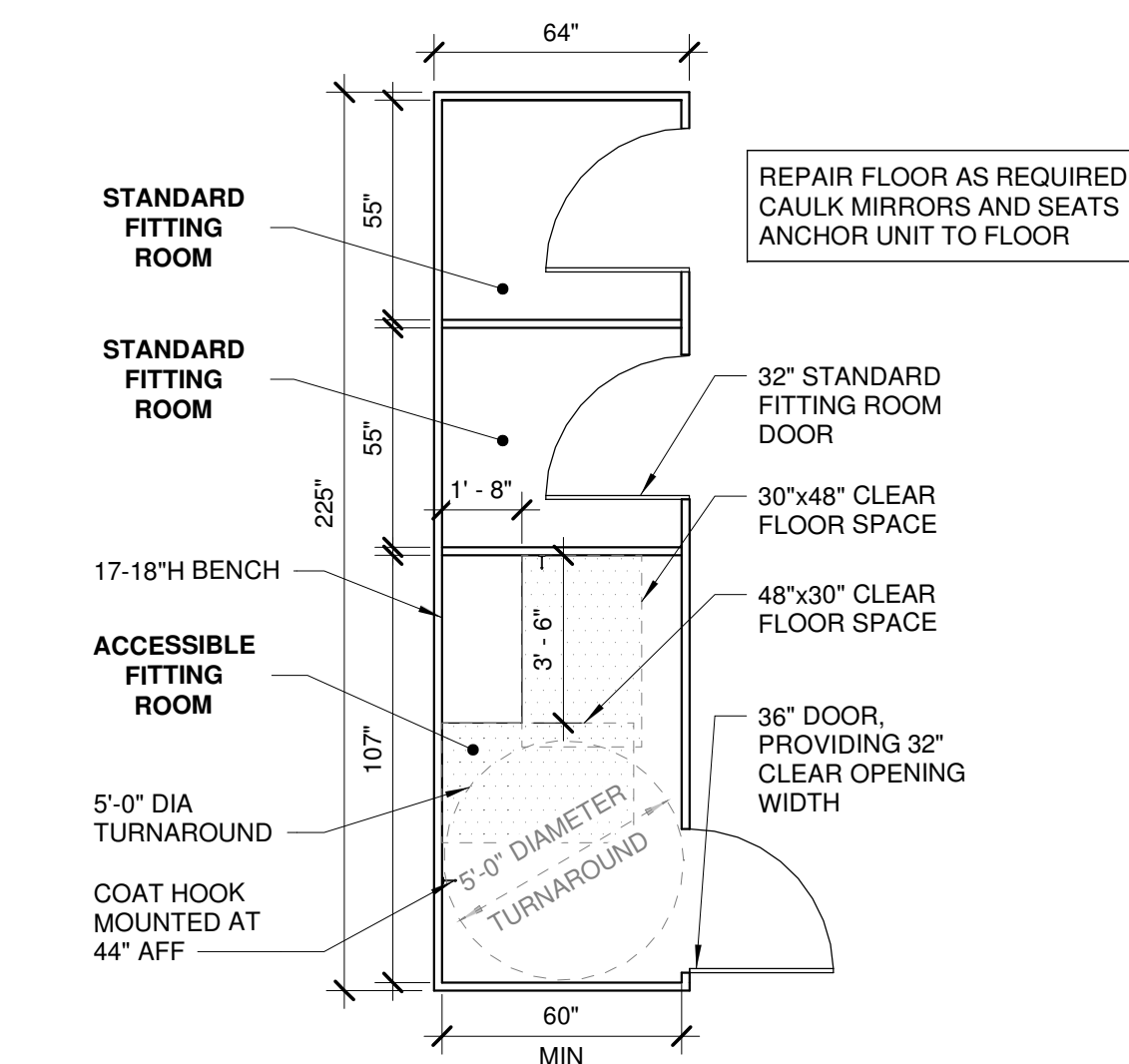
DP1	ALUMINUM DIAMOND (TREAD) PLATE
P131	WHITE FLOOR SW#7102
P162	PERFERCON SW#7574
P209	PASSIVE GRAY #7064
PS7	GRAY PATTERN

KEYNOTES

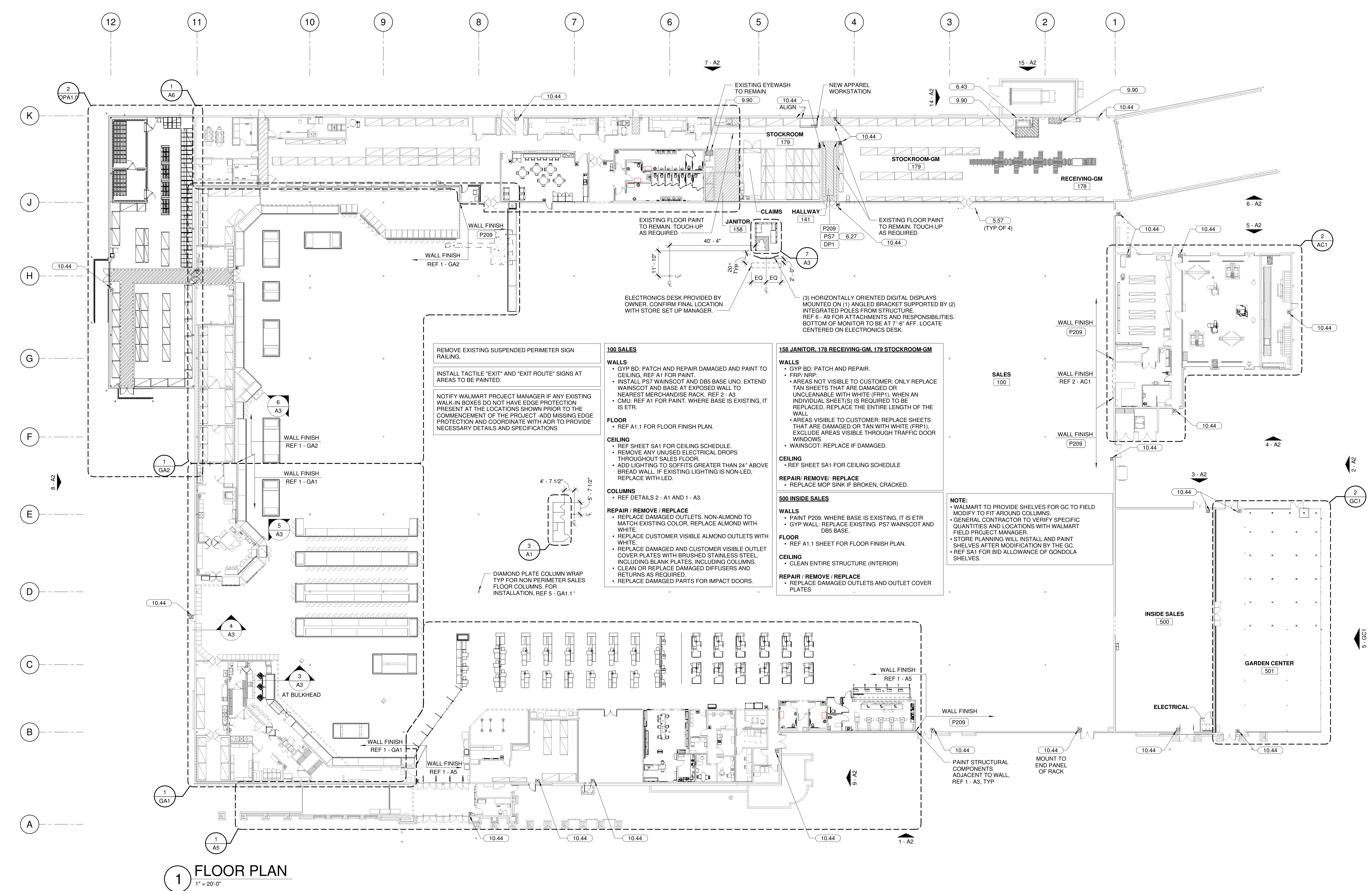
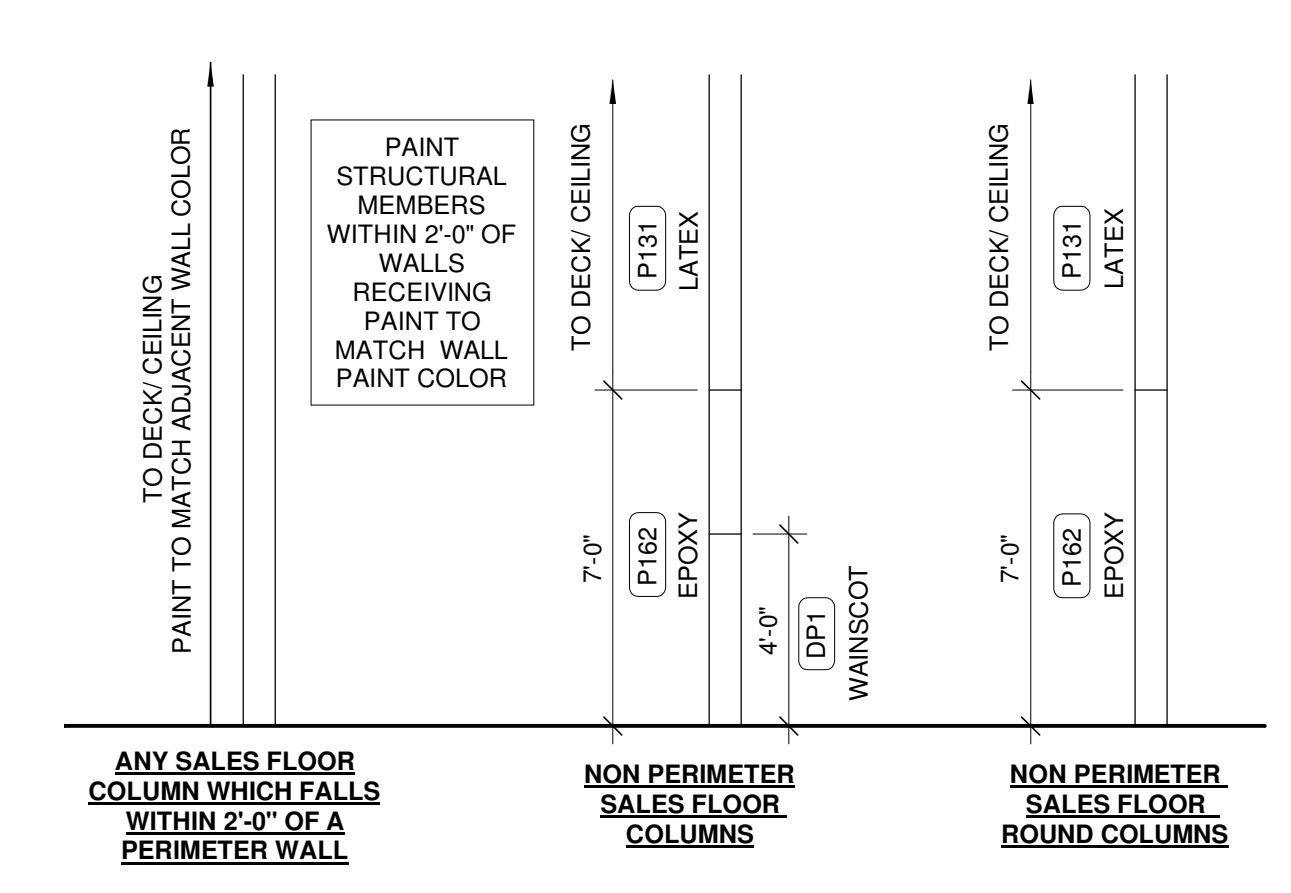
- 32" STAINLESS STEEL BOLLARD, 4" OD FURNISHED BY OWNER, INSTALLED BY GC
- 48" HIGH WAINSCOT WITH OUTSIDE CORNER TRIM
- INSTALL 3/4" PLYWOOD BEHIND BALER TO 6'-0" AFF, 8'-0" WIDE
- FLOOR STRIPES, REF N1 FOR STRIPING CONDITIONS.
- PROVIDE TACTILE "EXIT" AND "EXIT ROUTE" SIGN, REF N1.

STIPULATION FOR REUSE
THIS DRAWING HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PROJECT AND IS NOT TO BE REPRODUCED 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 ARCHITECT. THE ARCHITECT'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED AND DOES NOT INCLUDE THE DESIGN OF STRUCTURAL OR MECHANICAL SYSTEMS OR THE DESIGN OF ANY SPECIALTY TRADES WORK. THE USER OF THIS DRAWING SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE DESIGN OF ANY SPECIALTY TRADES WORK. THE ARCHITECT'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED AND DOES NOT INCLUDE THE DESIGN OF STRUCTURAL OR MECHANICAL SYSTEMS OR THE DESIGN OF ANY SPECIALTY TRADES WORK.

3 FITTING ROOM PLAN
1/4" = 1'-0"



2 COLUMN COLORS
1/4" = 1'-0"



1 FLOOR PLAN
1" = 20'-0"

- REMOVE EXISTING SUSPENDED PERIMETER SIGN RAILING.**
- INSTALL TACTILE "EXIT" AND "EXIT ROUTE" SIGNS AT AREAS TO BE PAINTED.**
- NOTIFY WALMART PROJECT MANAGER IF ANY EXISTING WALK-IN BOXES DO NOT HAVE EDGE PROTECTION PRESENT AT THE LOCATIONS SHOWN PRIOR TO THE COMMENCEMENT OF THE PROJECT - ADD MISSING EDGE PROTECTION AND COORDINATE WITH AGR TO PROVIDE NECESSARY DETAILS AND SPECIFICATIONS**
- 100 SALES**
- WALLS**
- GYP BD: PATCH AND REPAIR DAMAGED AND PAINT TO CEILING, REF A1 FOR PAINT.
 - INSTALL PST WAINSCOT AND DBS BASE LNO. EXTEND WAINSCOT AND BASE AT EXPOSED WALL TO NEAREST MERCHANDISE RACK, REF 2 - A3
 - CMU, REF A1 FOR PAINT, WHERE BASE IS EXISTING, IT IS ETR.
- FLOOR**
- REF A1.1 FOR FLOOR FINISH PLAN.
- CEILING**
- REF SHEET SA1 FOR CEILING SCHEDULE.
 - REMOVE ANY UNUSED ELECTRICAL DROPS THROUGHOUT SALES FLOOR.
 - ADD LIGHTING TO SOFFITS GREATER THAN 24" ABOVE BREAD WALL IF EXISTING LIGHTING IS NON-LED, REPLACE WITH LED.
- COLUMNS**
- REF DETAILS 2 - A1 AND 1 - A3.
- REPAIR / REMOVE / REPLACE**
- REPLACE DAMAGED OUTLETS, NON-ALMOND TO MATCH EXISTING COLOR, REPLACE ALMOND WITH WHITE.
 - REPLACE CUSTOMER VISIBLE ALMOND OUTLETS WITH WHITE.
 - REPLACE DAMAGED AND CUSTOMER VISIBLE OUTLET COVER PLATES WITH BRUSHED STAINLESS STEEL, INCLUDING BLANK PLATES, INCLUDING COLUMNS.
 - CLEAN OR REPLACE DAMAGED DIFFUSERS AND RETURNS AS REQUIRED.
 - REPLACE DAMAGED PARTS FOR IMPACT DOORS.
- 158 JANITOR, 178 RECEIVING-GM, 179 STOCKROOM-GM**
- WALLS**
- GYP BD: PATCH AND REPAIR.
 - FRP/NRP.
 - AREAS NOT VISIBLE TO CUSTOMER, ONLY REPLACE TAN SHEETS THAT ARE DAMAGED OR UNCLEANABLE WITH WHITE (FRP1). WHEN AN INDIVIDUAL SHEET(S) IS REQUIRED TO BE REPLACED, REPLACE THE ENTIRE LENGTH OF THE WALL.
 - AREAS VISIBLE TO CUSTOMER: REPLACE SHEETS THAT ARE DAMAGED OR TAN WITH WHITE (FRP1), EXCLUDE AREAS VISIBLE THROUGH TRAFFIC DOOR WINDOWS.
 - WAINSCOT: REPLACE IF DAMAGED.
- CEILING**
- REF SHEET SA1 FOR CEILING SCHEDULE
- REPAIR / REMOVE / REPLACE**
- REPLACE MOP SINK IF BROKEN, CRACKED.
- 500 INSIDE SALES**
- WALLS**
- PAINT P209, WHERE BASE IS EXISTING, IT IS ETR.
 - GYP WALL: REPLACE EXISTING PST WAINSCOT AND DBS BASE.
- FLOOR**
- REF A1.1 SHEET FOR FLOOR FINISH PLAN.
- CEILING**
- CLEAN ENTIRE STRUCTURE (INTERIOR)
- REPAIR / REMOVE / REPLACE**
- REPLACE DAMAGED OUTLETS AND OUTLET COVER PLATES
- NOTE:**
- WALMART TO PROVIDE SHELVES FOR GC TO FIELD MODIFY TO FIT AROUND COLUMNS.
 - GENERAL CONTRACTOR TO VERIFY SPECIFIC QUANTITIES AND LOCATIONS WITH WALMART FIELD PROJECT MANAGER.
 - STORE PLANNING WILL INSTALL AND PAINT SHELVES AFTER MODIFICATION BY THE GC.
 - REF SA1 FOR BID ALLOWANCE OF GONDOLA SHELVES.

CONSULTANTS

Walmart
MILPITAS, CALIFORNIA
301 RANCH DR., MILPITAS, CALIFORNIA 95035
JOB NUMBER: WALW0107 | PHOTO: 159E

ISSUE BLOCK

NO.	DESCRIPTION	DATE

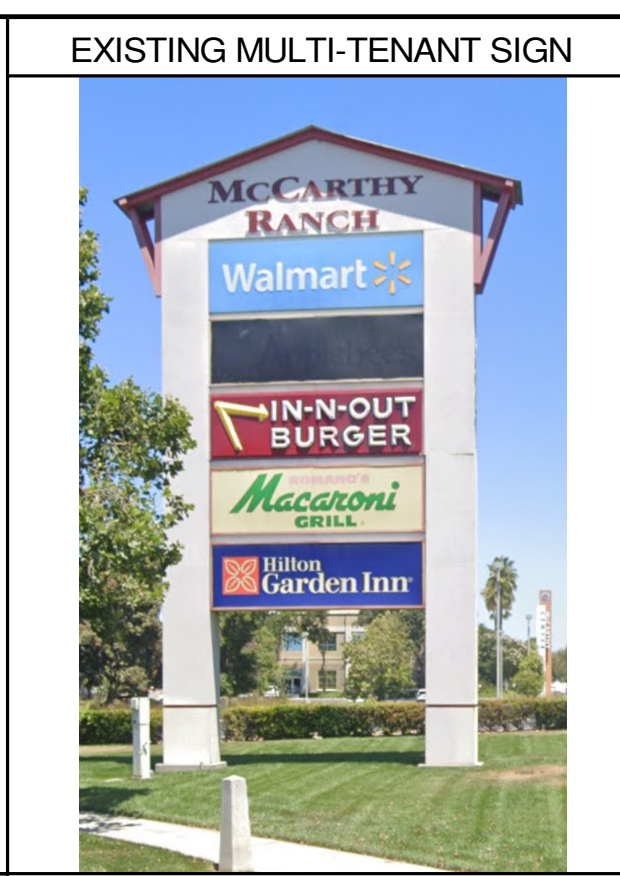
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DRAWN BY: AV/BR/SH
PROTO CYCLE: 12/15/23
DOCUMENT DATE: 03/21/24

LICENSED ARCHITECT
CHRISTOPHER DOERSCHLAG
No. C 23209
REN 03/19/2015
STATE OF CALIFORNIA
03/21/2024

DOCUMENTS THAT DO NOT HAVE THE ARCHITECT OR ENGINEER OF RECORD SEAL AND SIGNATURE SHALL BE CONSIDERED NOT FOR CONSTRUCTION

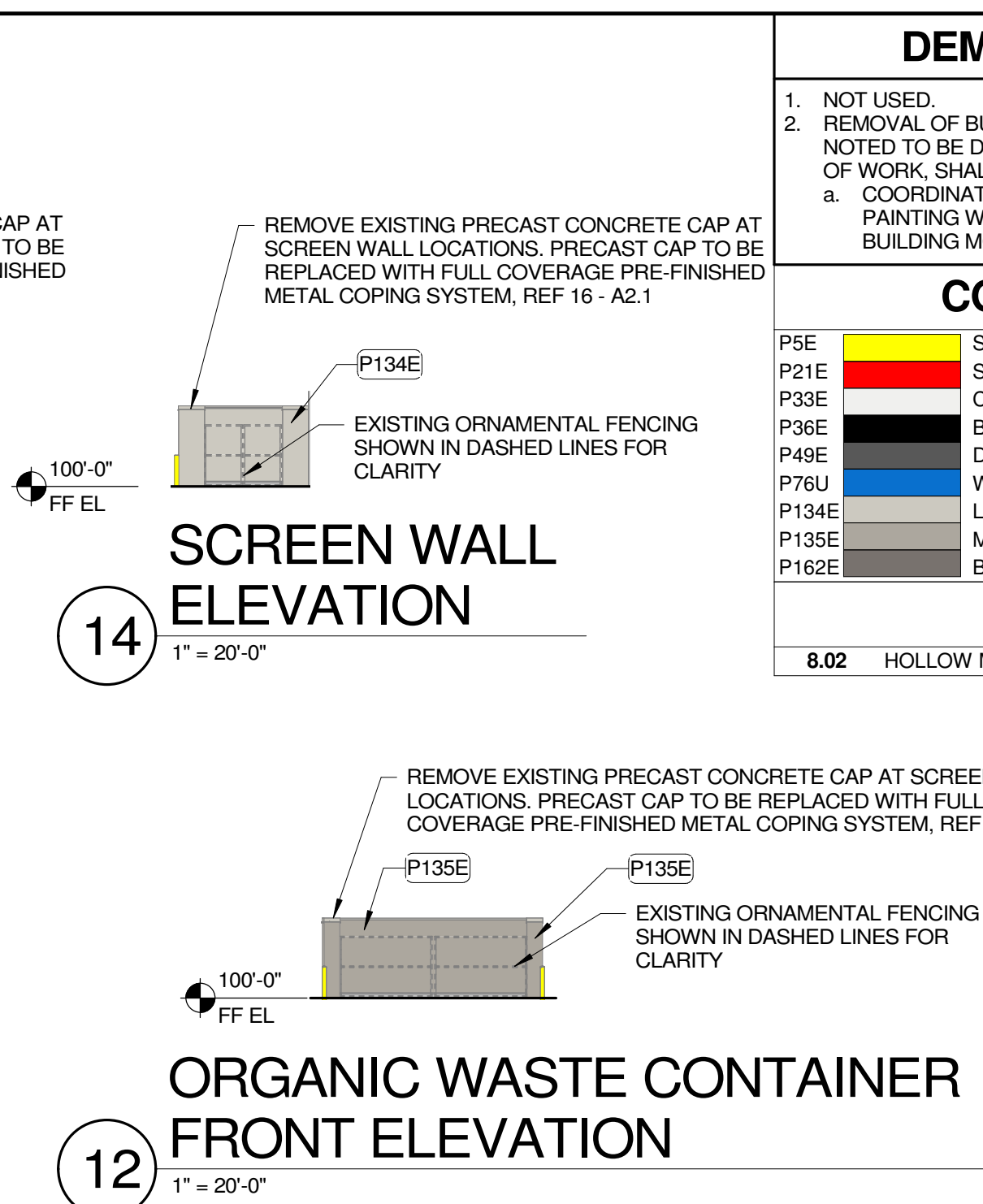
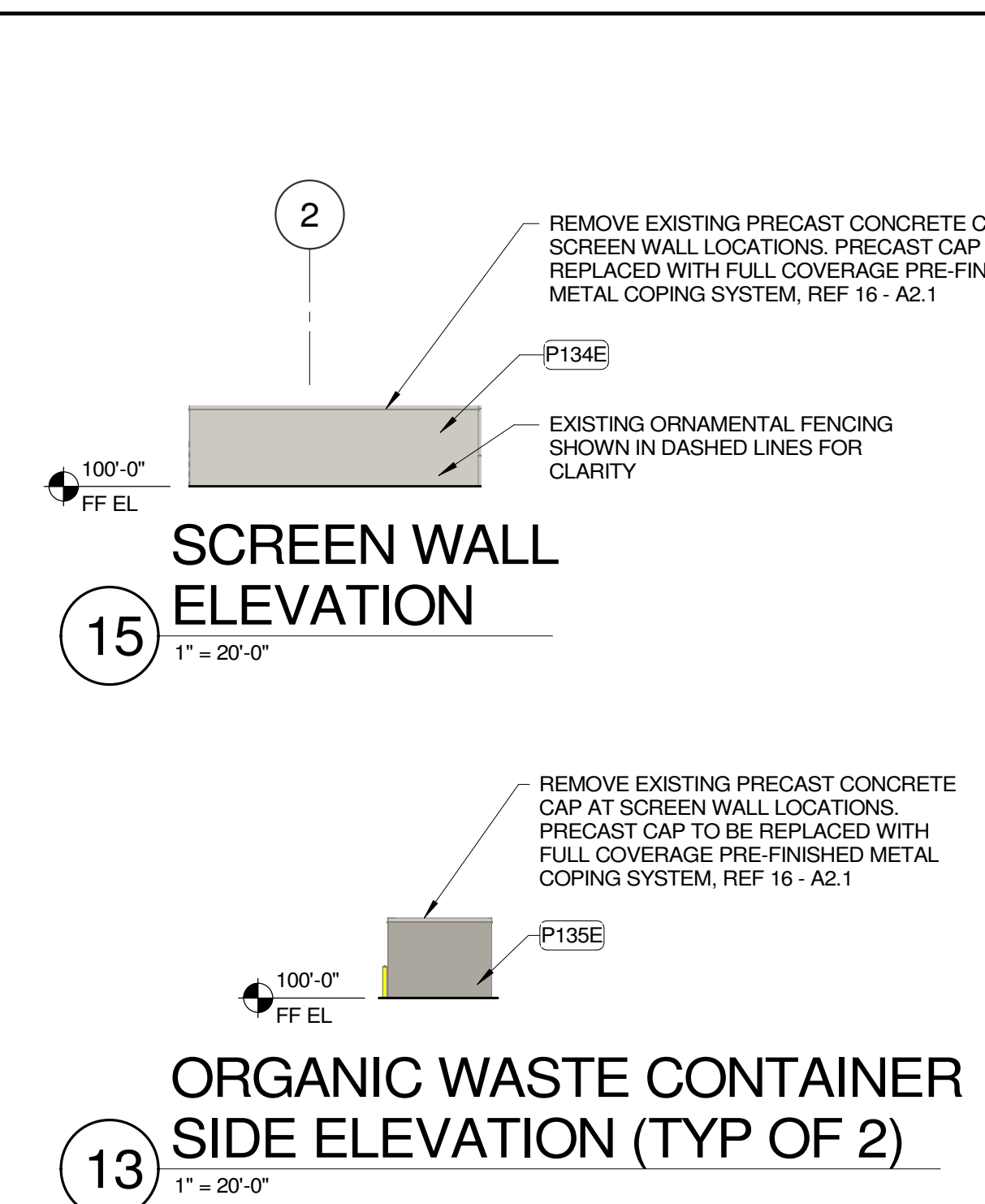
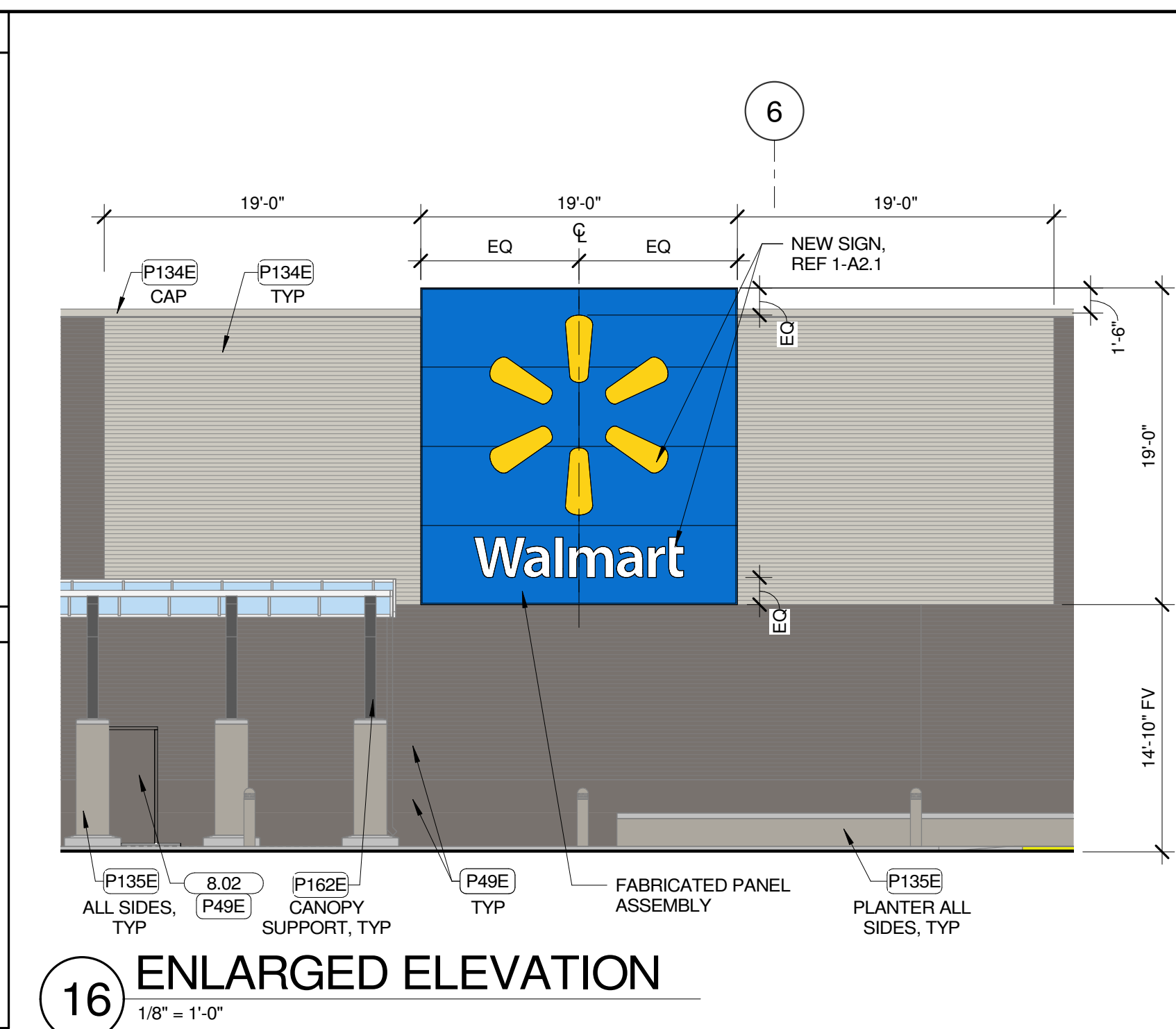
FLOOR PLAN AND DETAILS

SHEET: **A1**



DISCLOSURES

- PAINT RESTRICTIONS: THE PAINT ON THE BUILDING WAS APPLIED AT AN UNKNOWN YEAR. WE RECOMMEND FULL PAINT IN BLUE/GRAY COLOR SCHEME.
- ALLOWED SIGNAGE SF: THE TOTAL AGGREGATE AREA OF ALL SIGNS PERMITTED ON ANY BUILDING SITE OR PROPERTY SHALL NOT EXCEED ONE (1) SQ. FT. OF SIGN FOR EACH TWO (2) LINEAL FT. OF BUILDING PERIMETER OR NOT EXCEED TWO (2) SQ. FT. OF SIGN FOR EACH ONE (1) LINEAL FOOT OF PUBLIC STREET FRONTAGE.
- EXISTING SIGNAGE SF: 574.84 SQFT.
- PROPOSED SIGNAGE SF: 397.97 SQFT.
- VARIANCE / PROCESS: SITE DEVELOPMENT PERMIT IS REQUIRED FOR MODIFICATIONS TO ALL EXISTING SIGNS. THE ZONING ADMINISTRATOR WILL REVIEW ALL EXTERIOR MODIFICATIONS PROPOSED FOR THE PROJECT UNDER ONE APPLICATION.



DEMOLITION NOTES

- NOT USED.
- REMOVAL OF BUILDING MOUNTED ITEMS, SHOWN OR NOTED TO BE DEMOLISHED OR AS REQUIRED BY SCOPE OF WORK, SHALL OCCUR PRIOR TO PAINTING BUILDING MOUNTED SIGNS.
- COORDINATE DEMOLITION WORK SO EXTERIOR PAINTING WILL OCCUR PRIOR TO INSTALLATION OF BUILDING MOUNTED ITEMS.

COLOR LEGEND

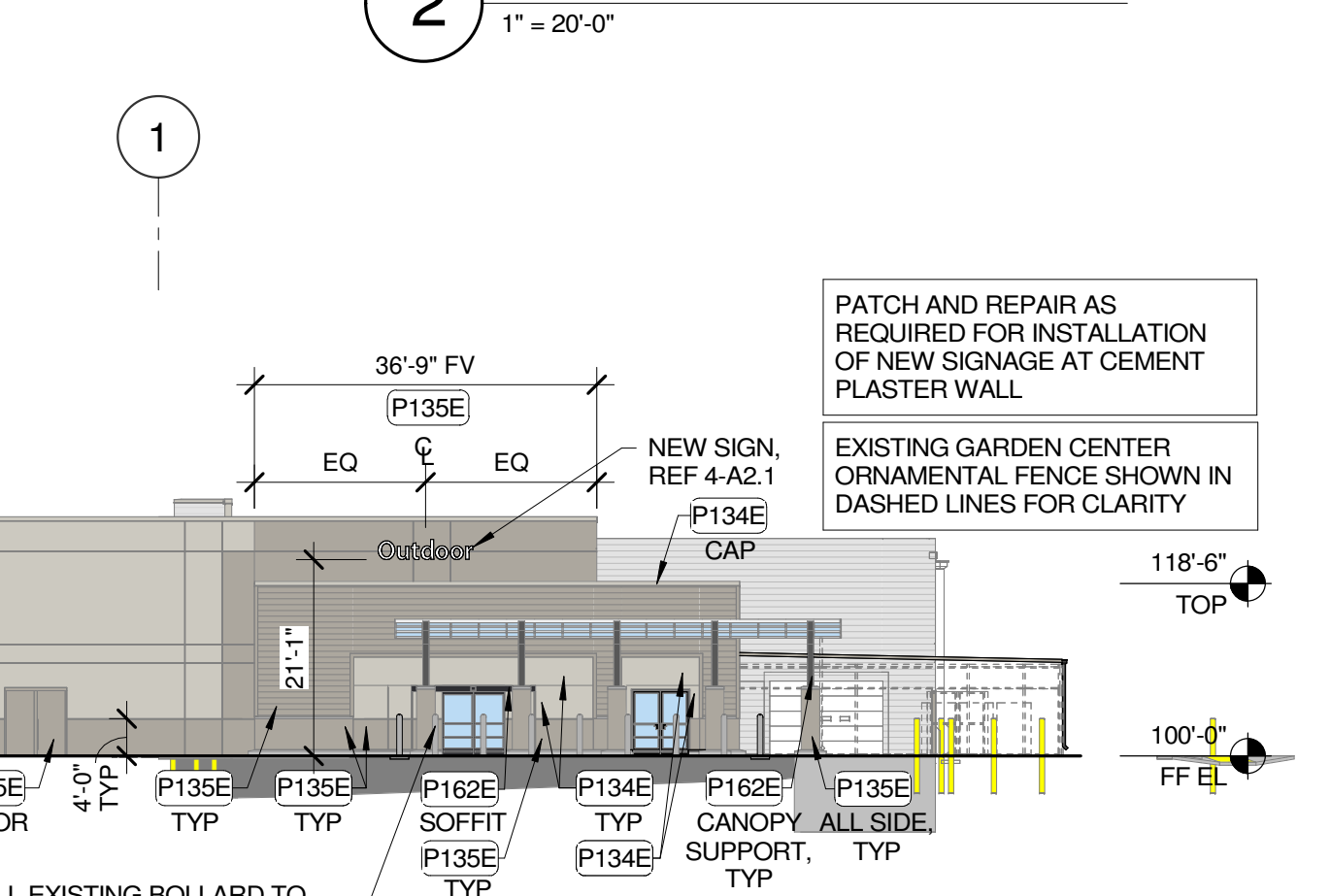
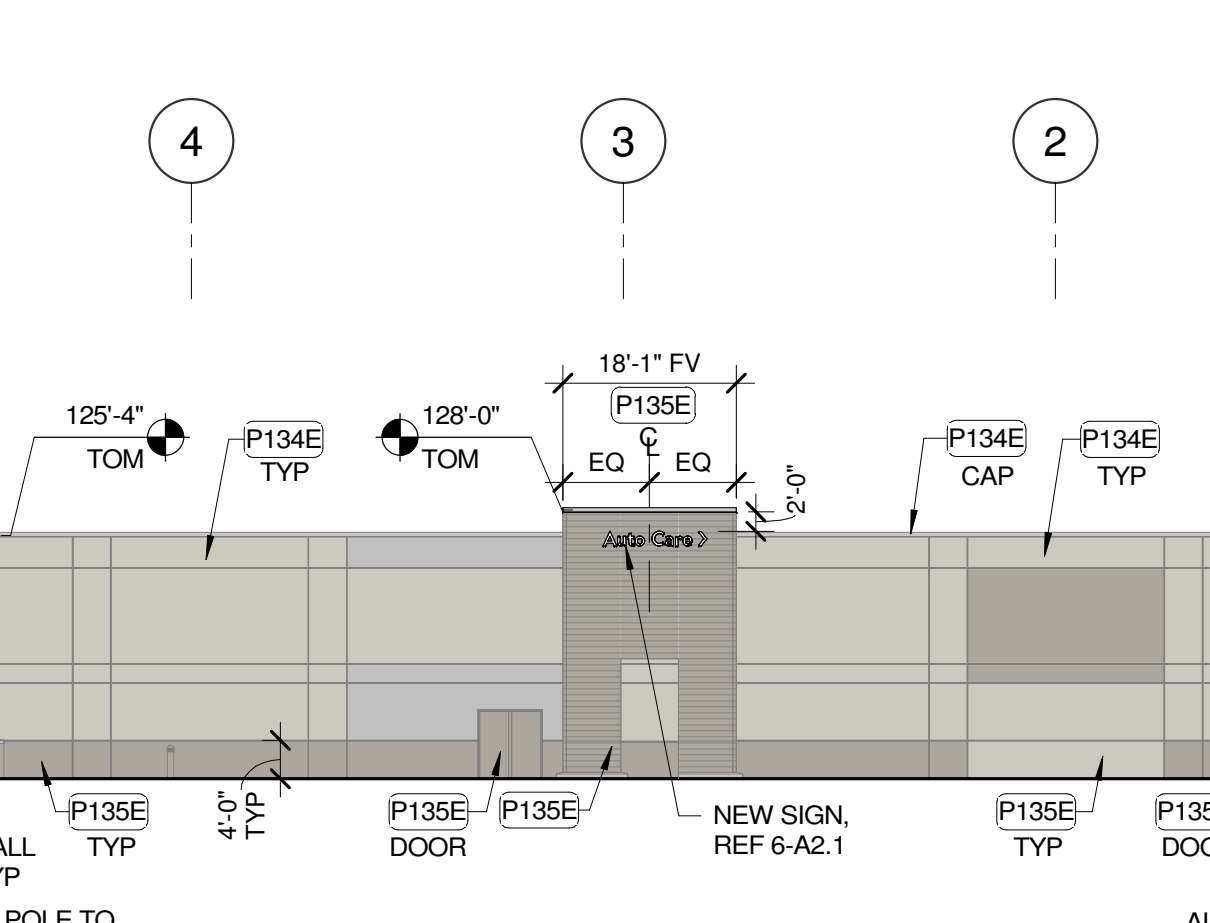
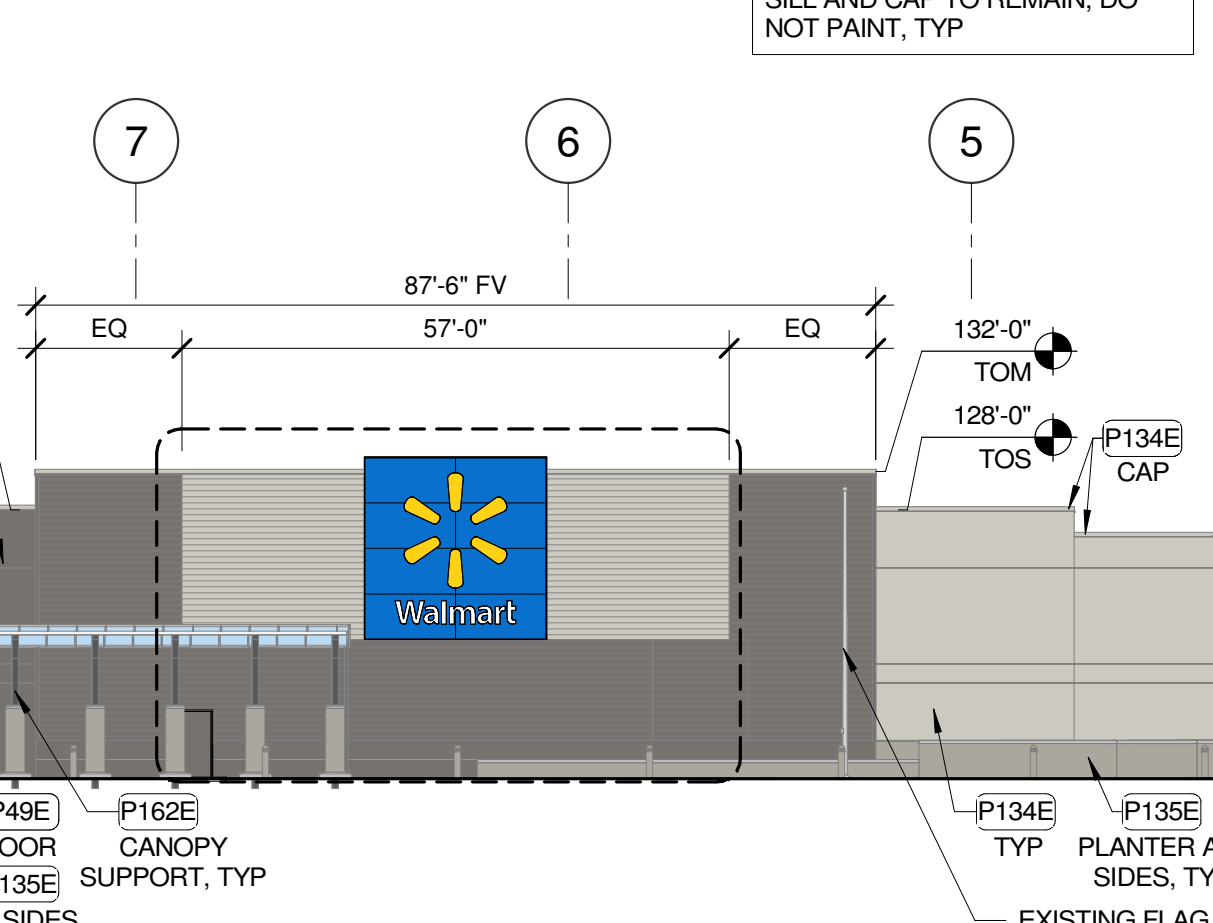
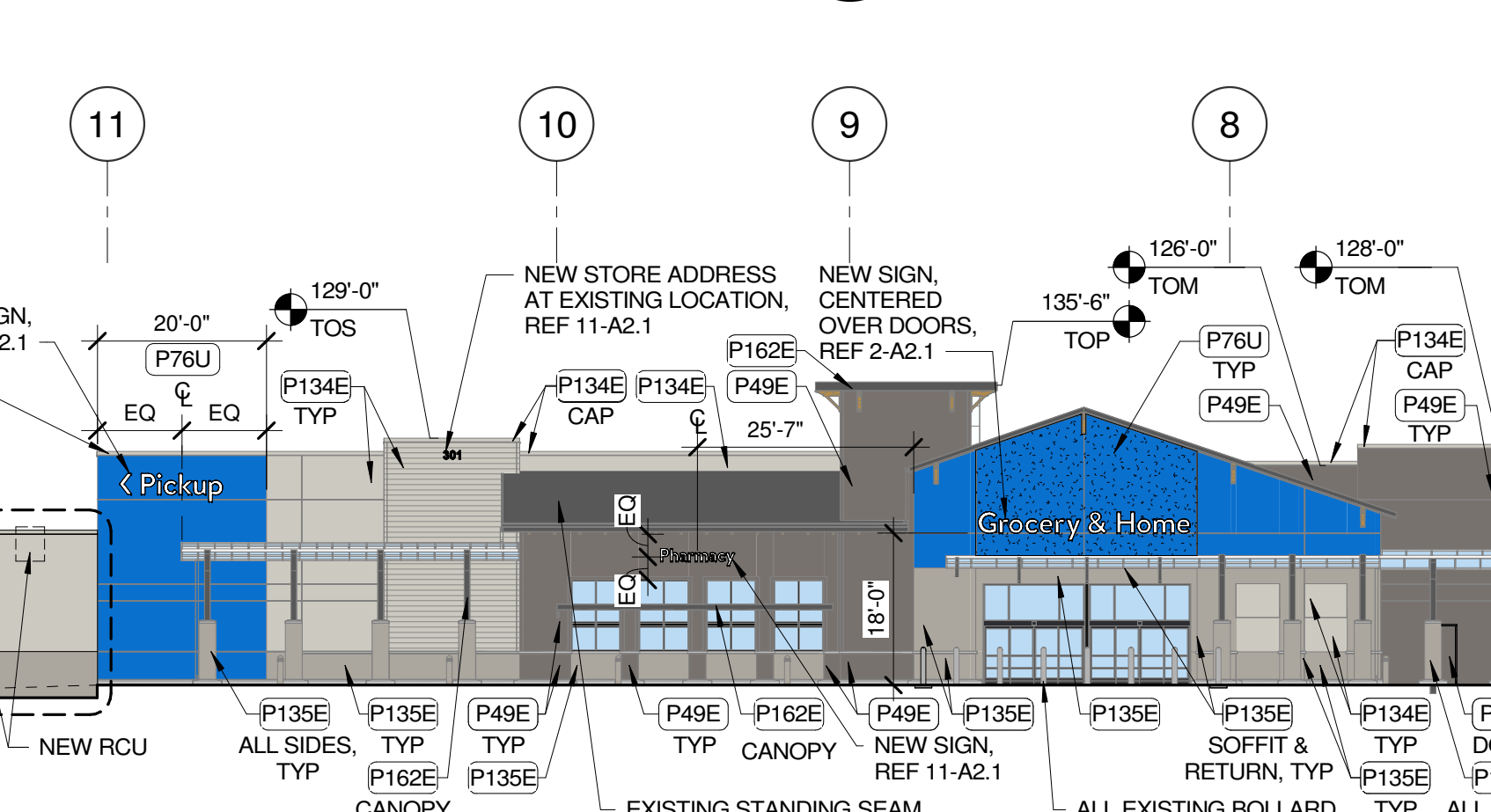
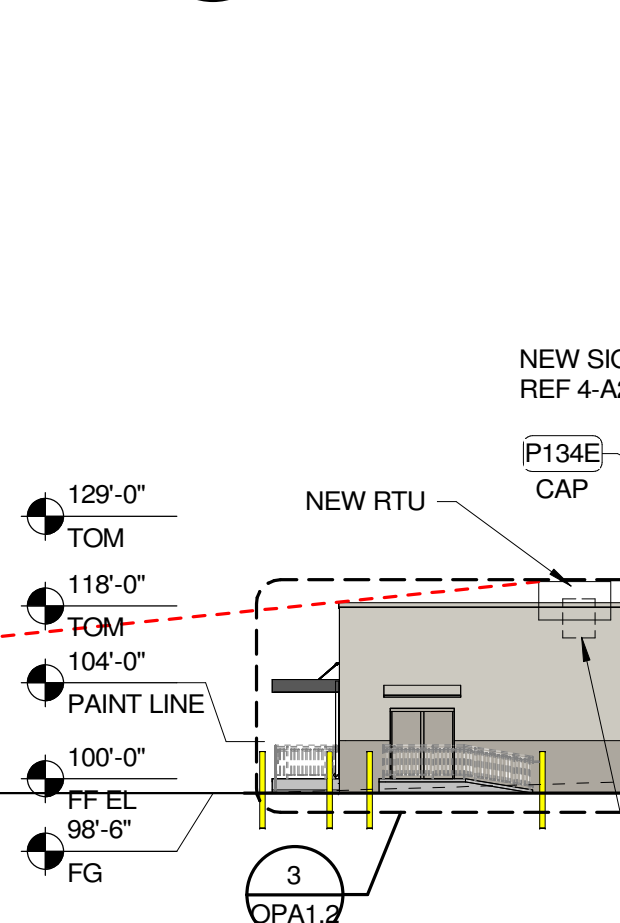
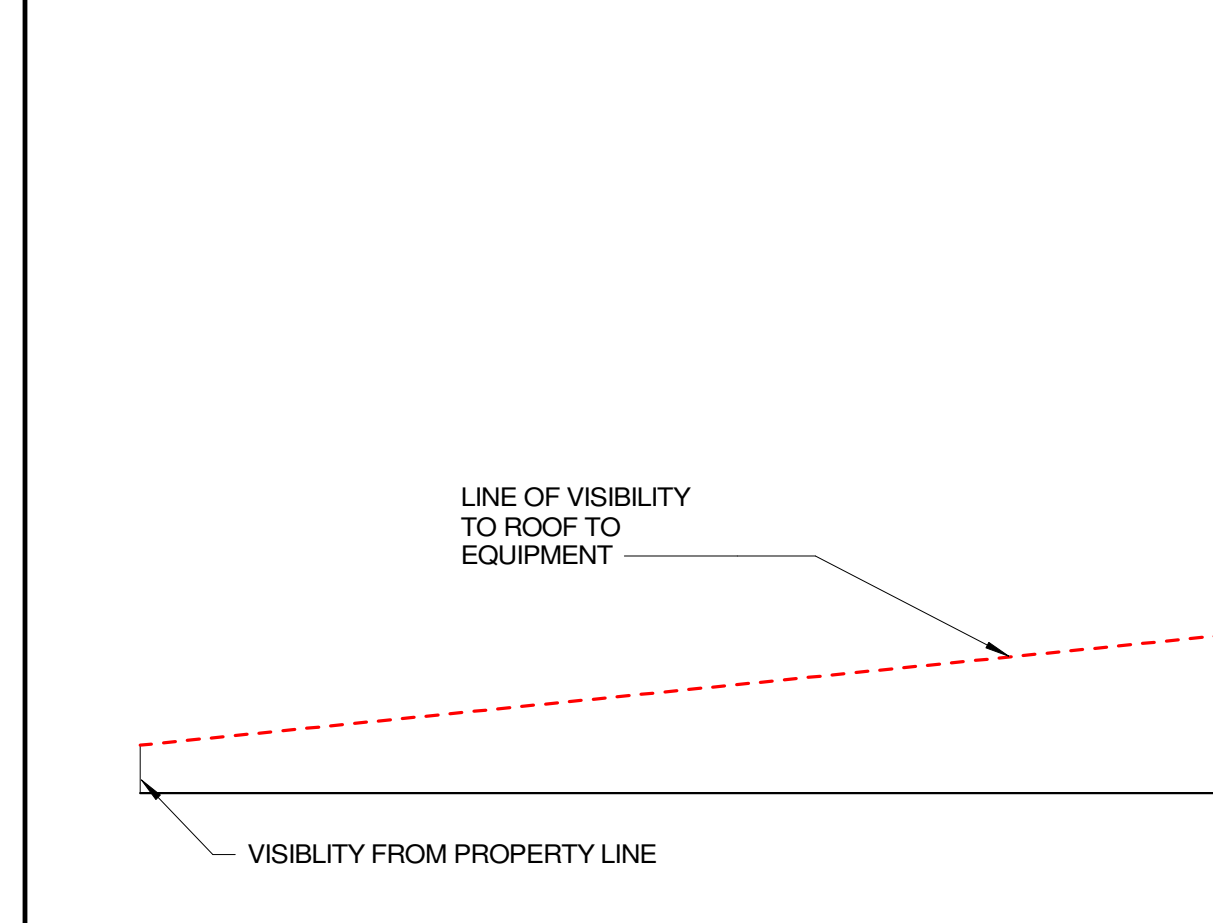
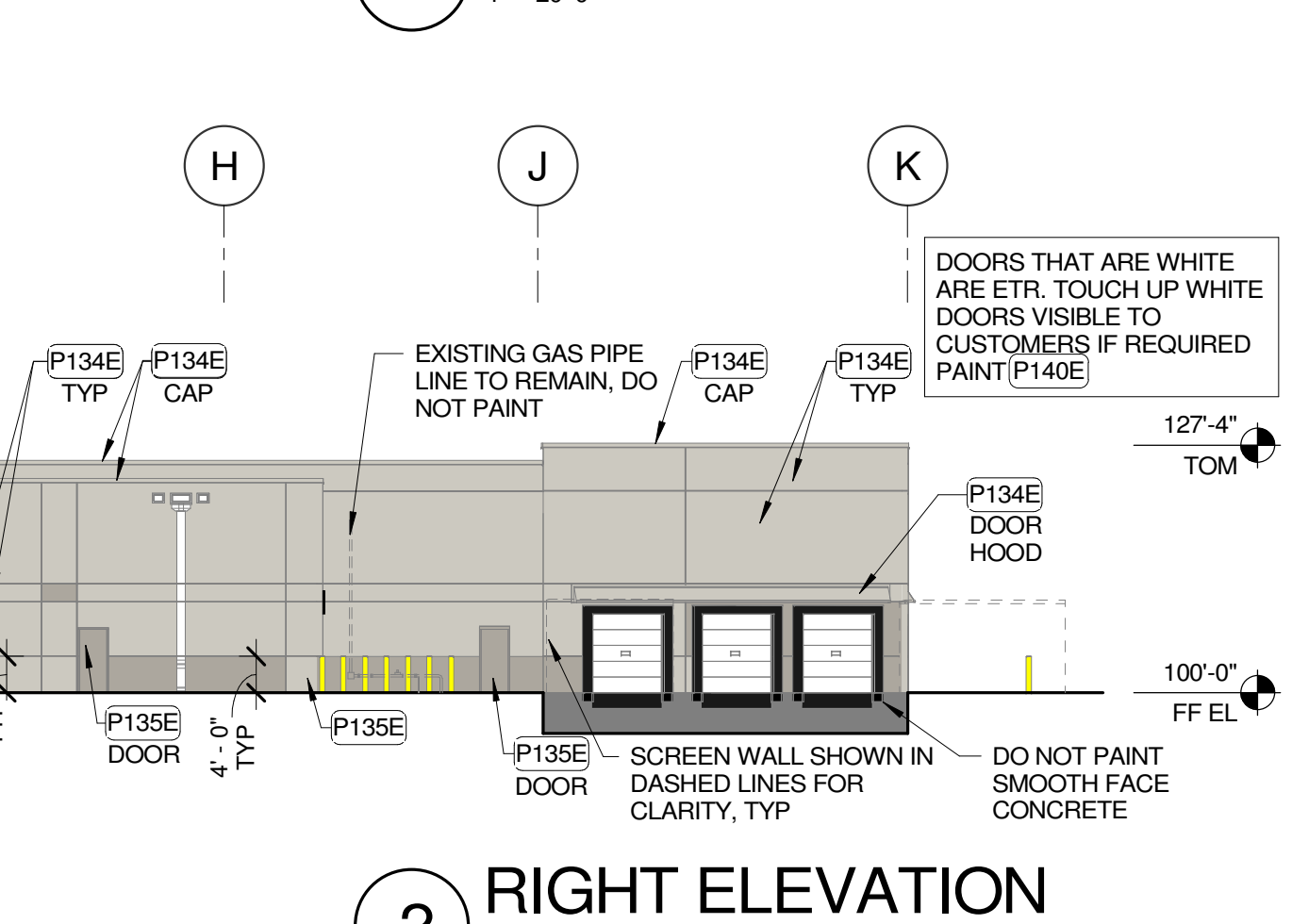
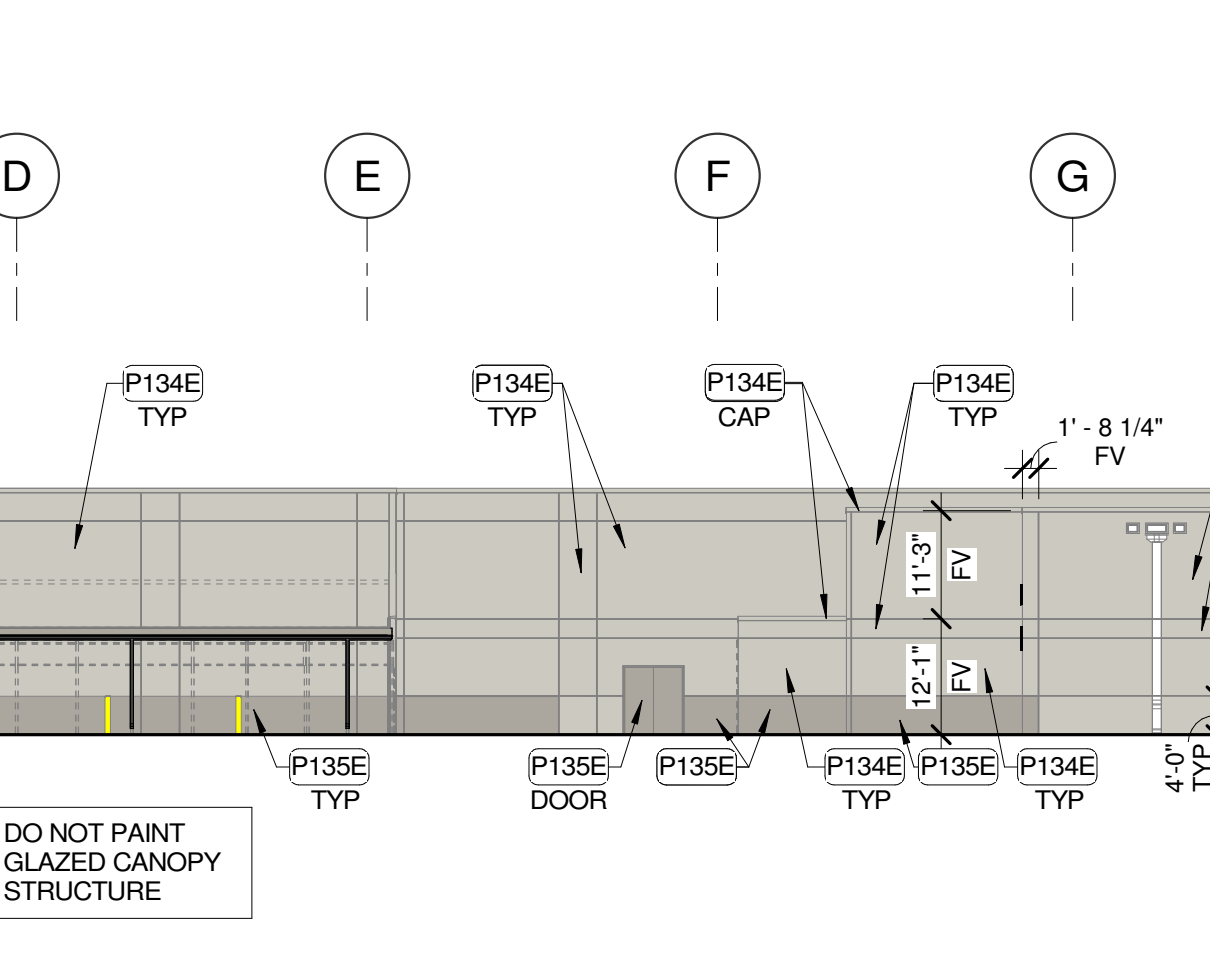
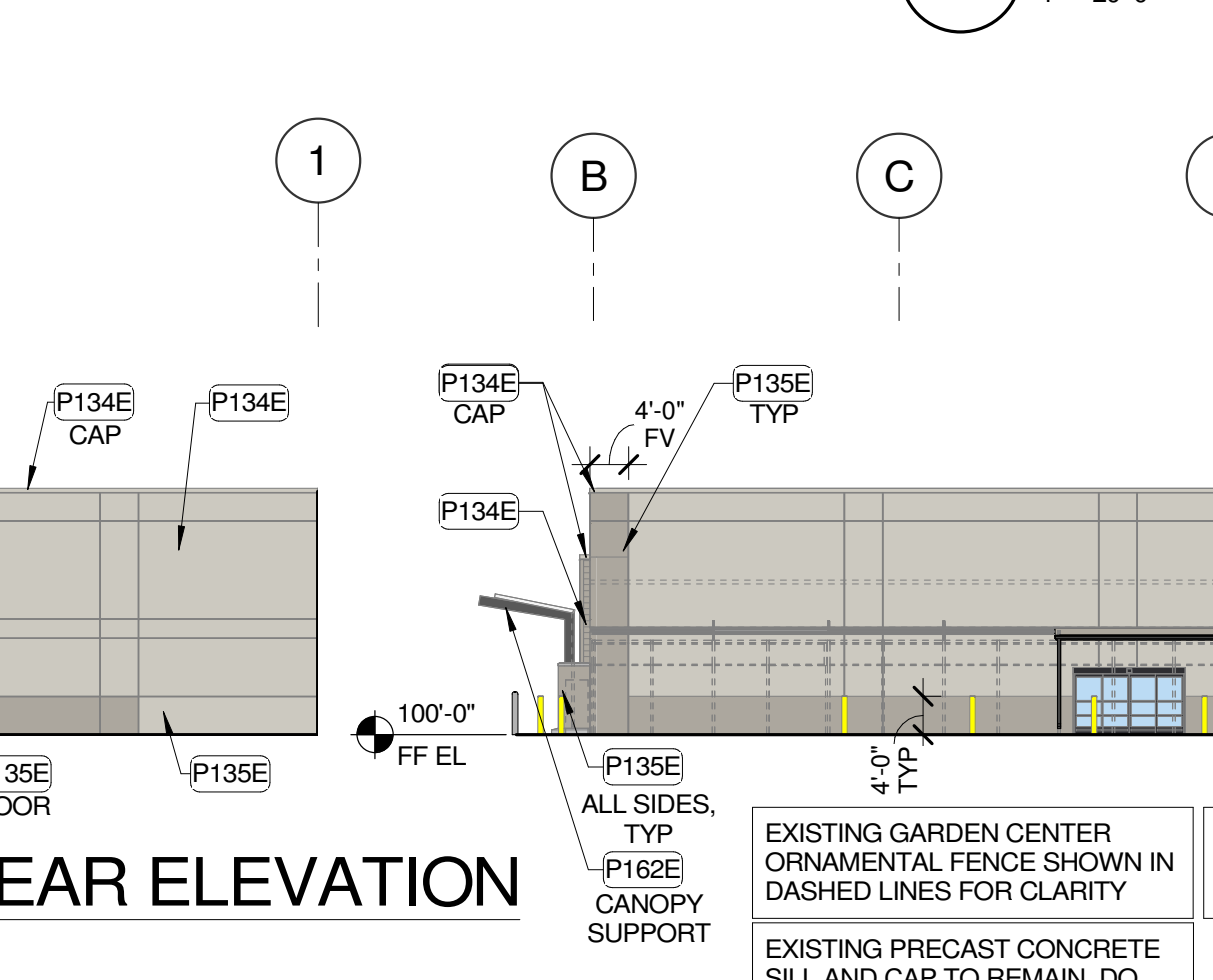
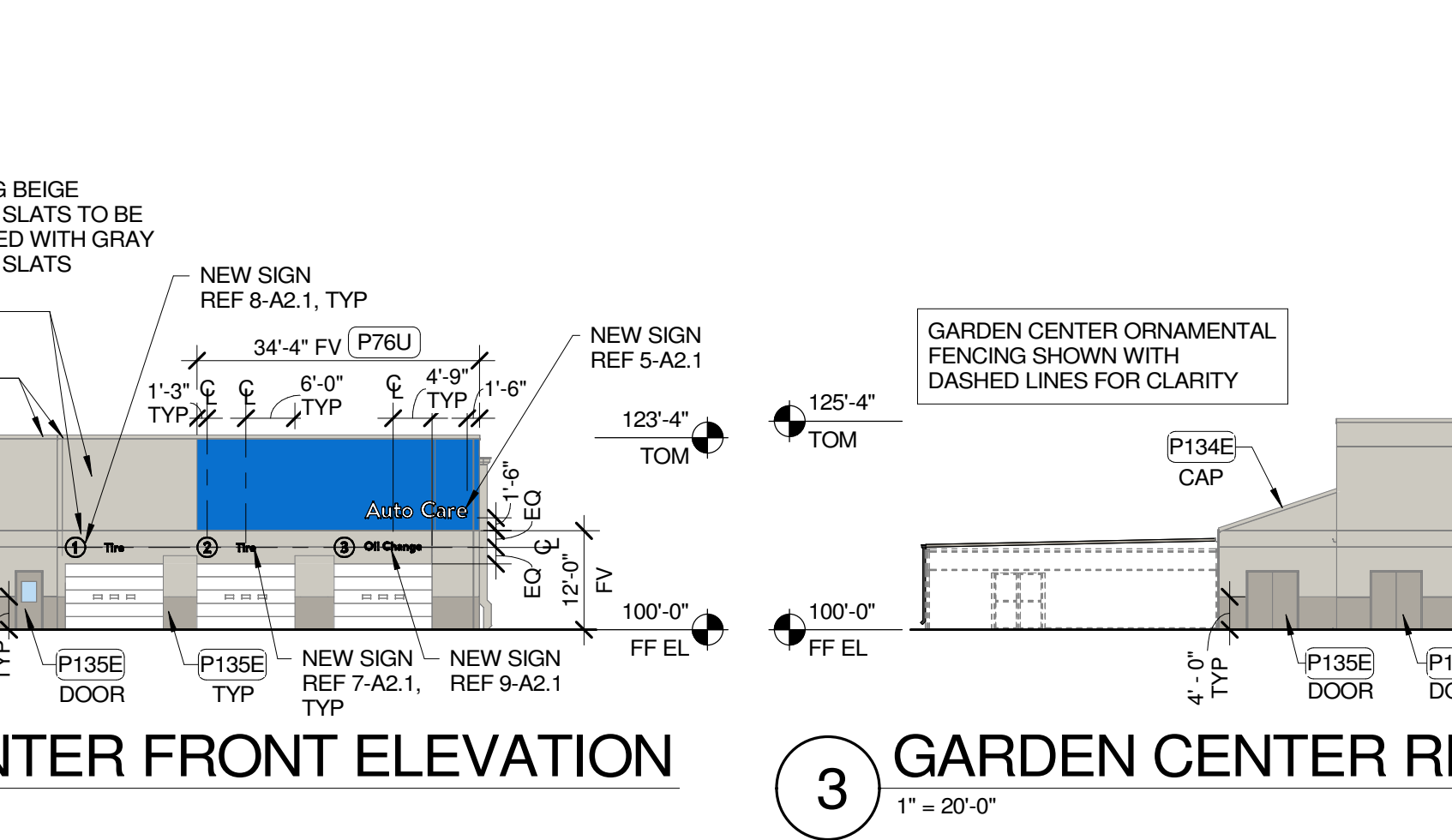
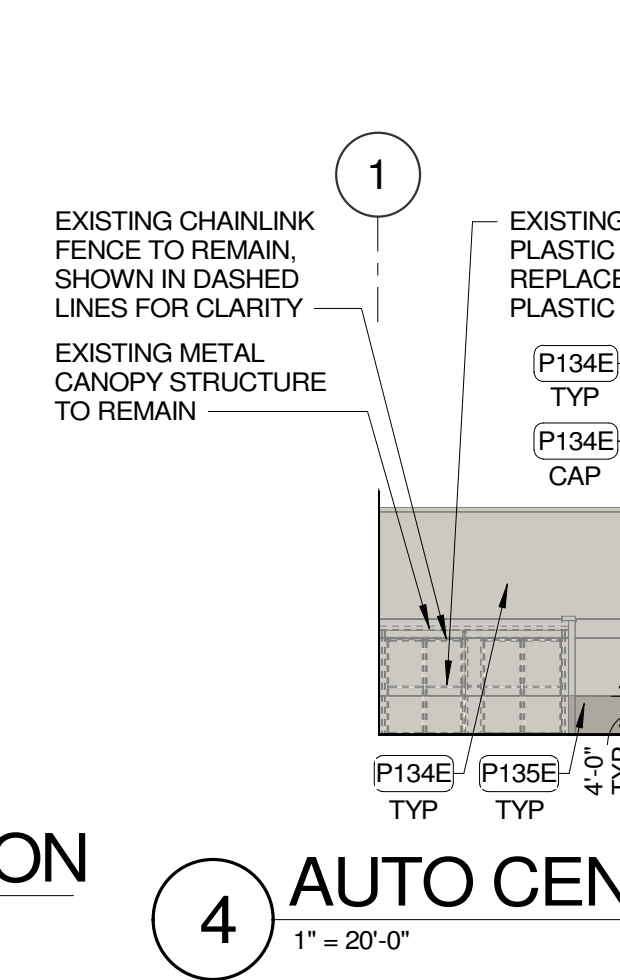
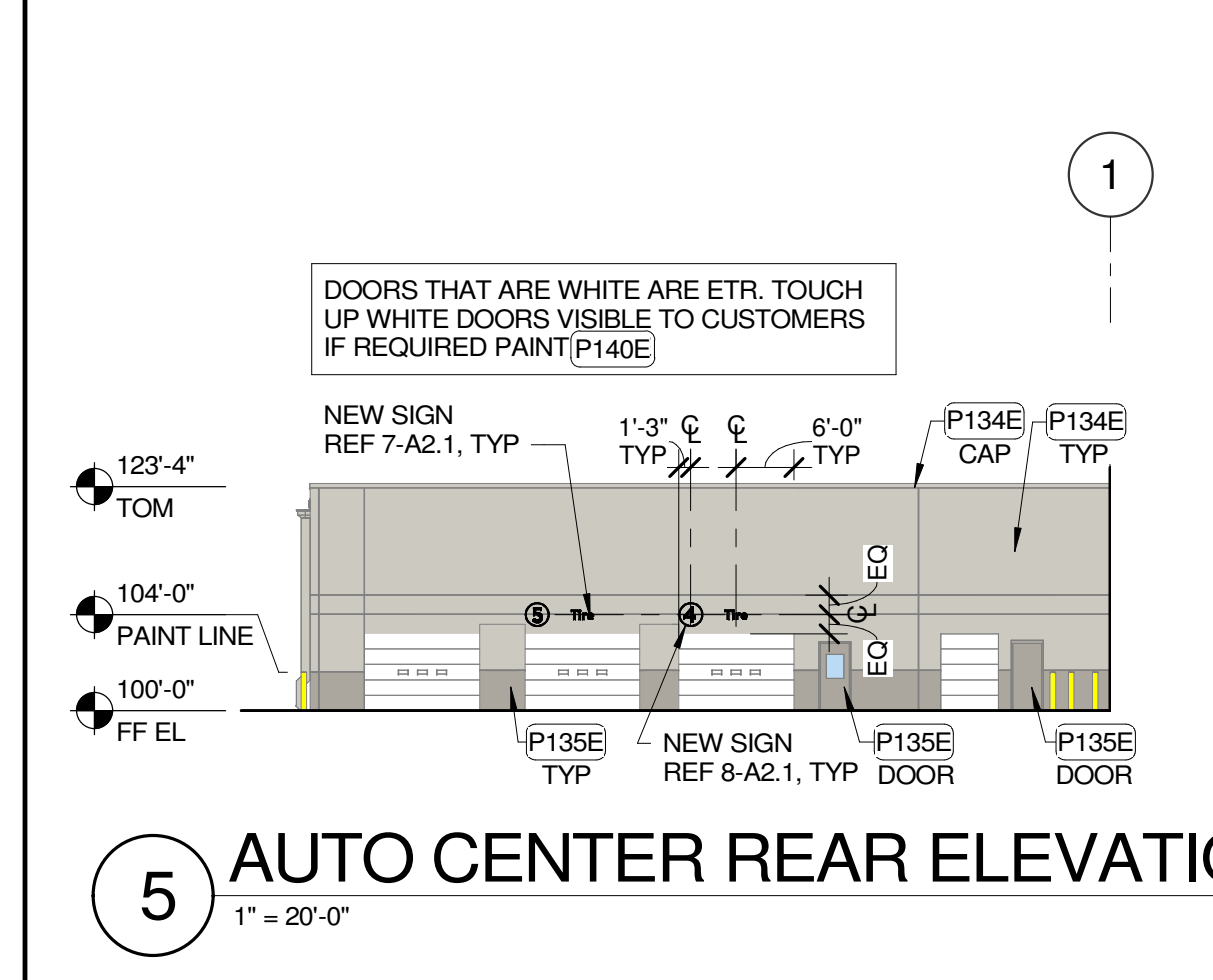
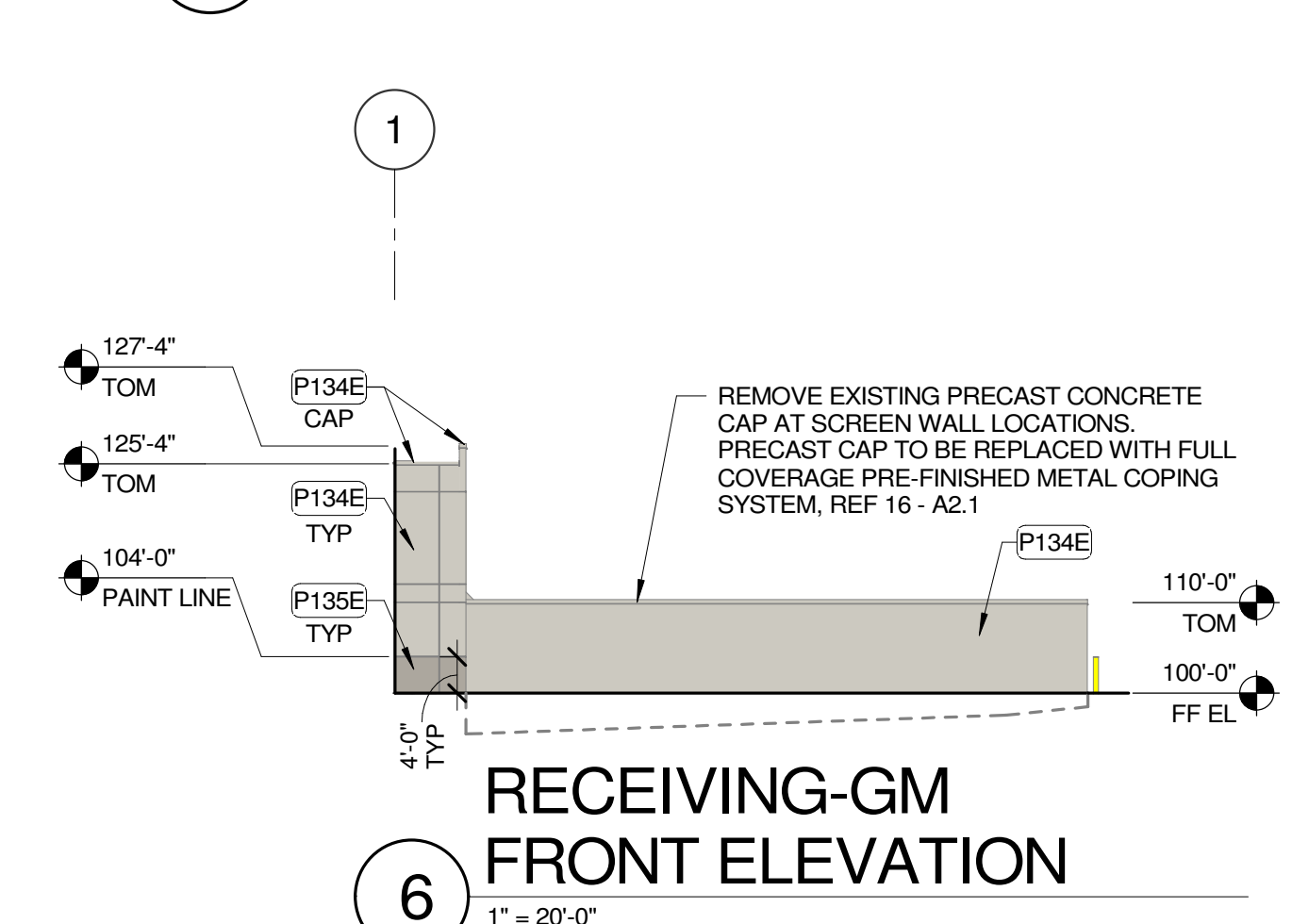
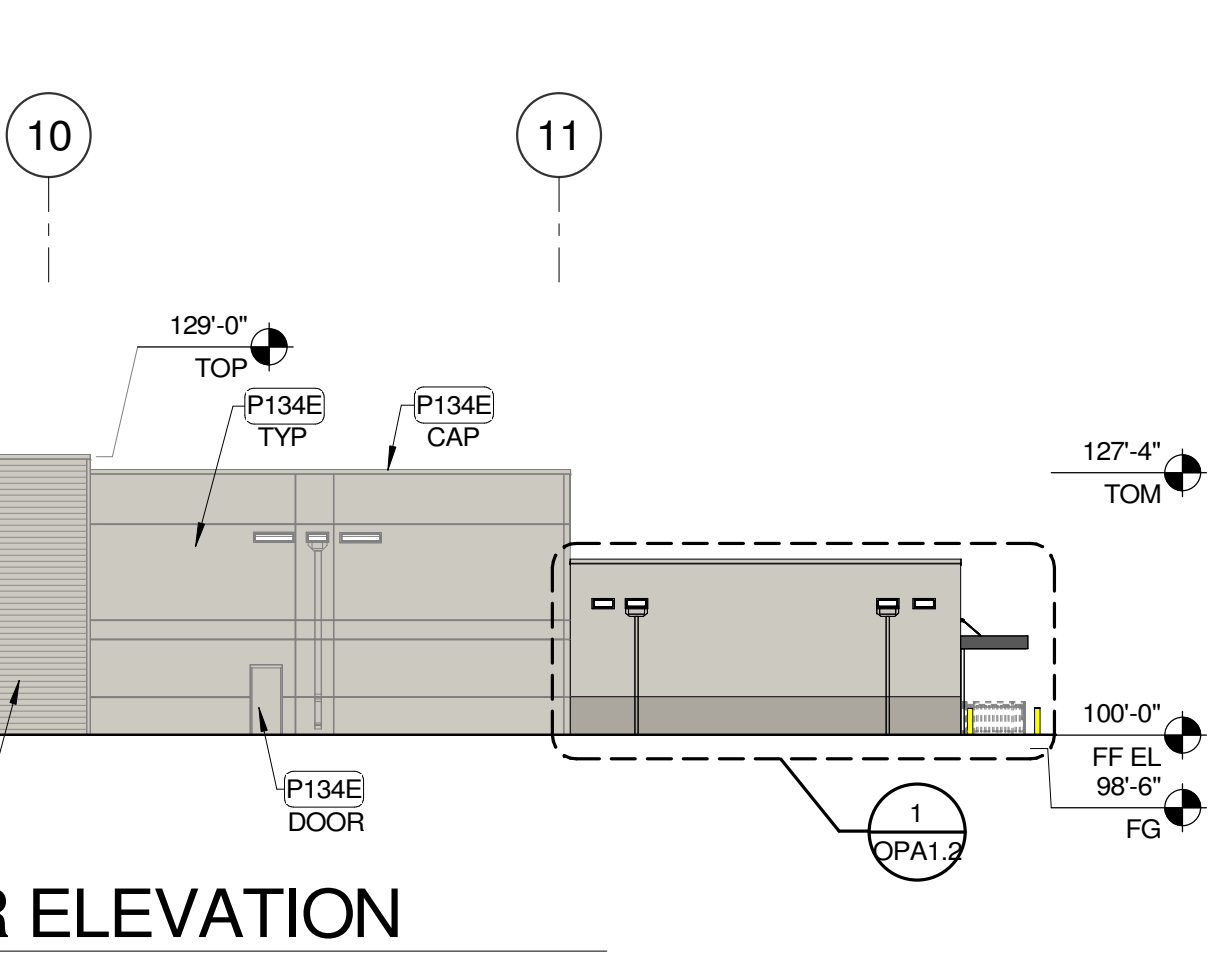
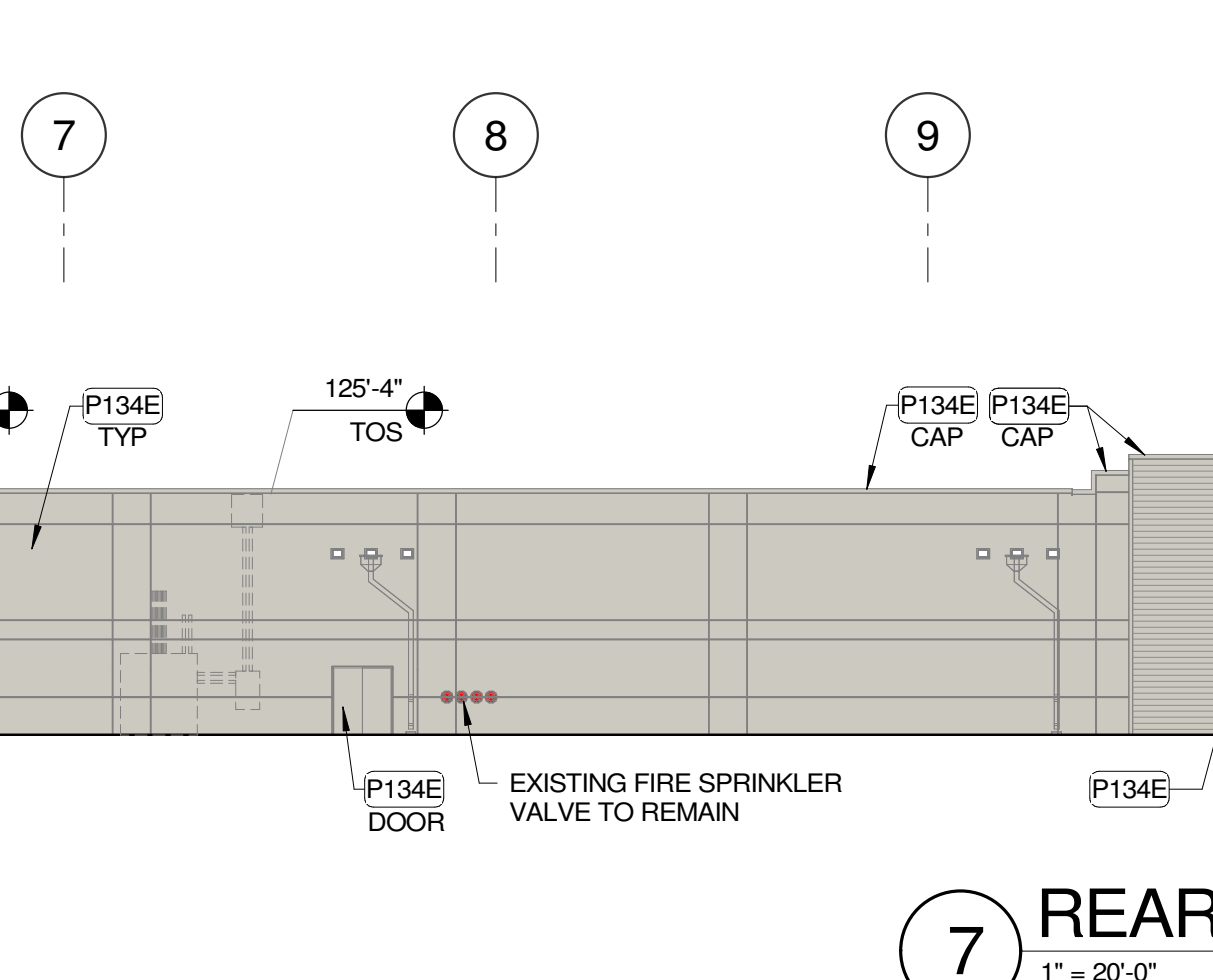
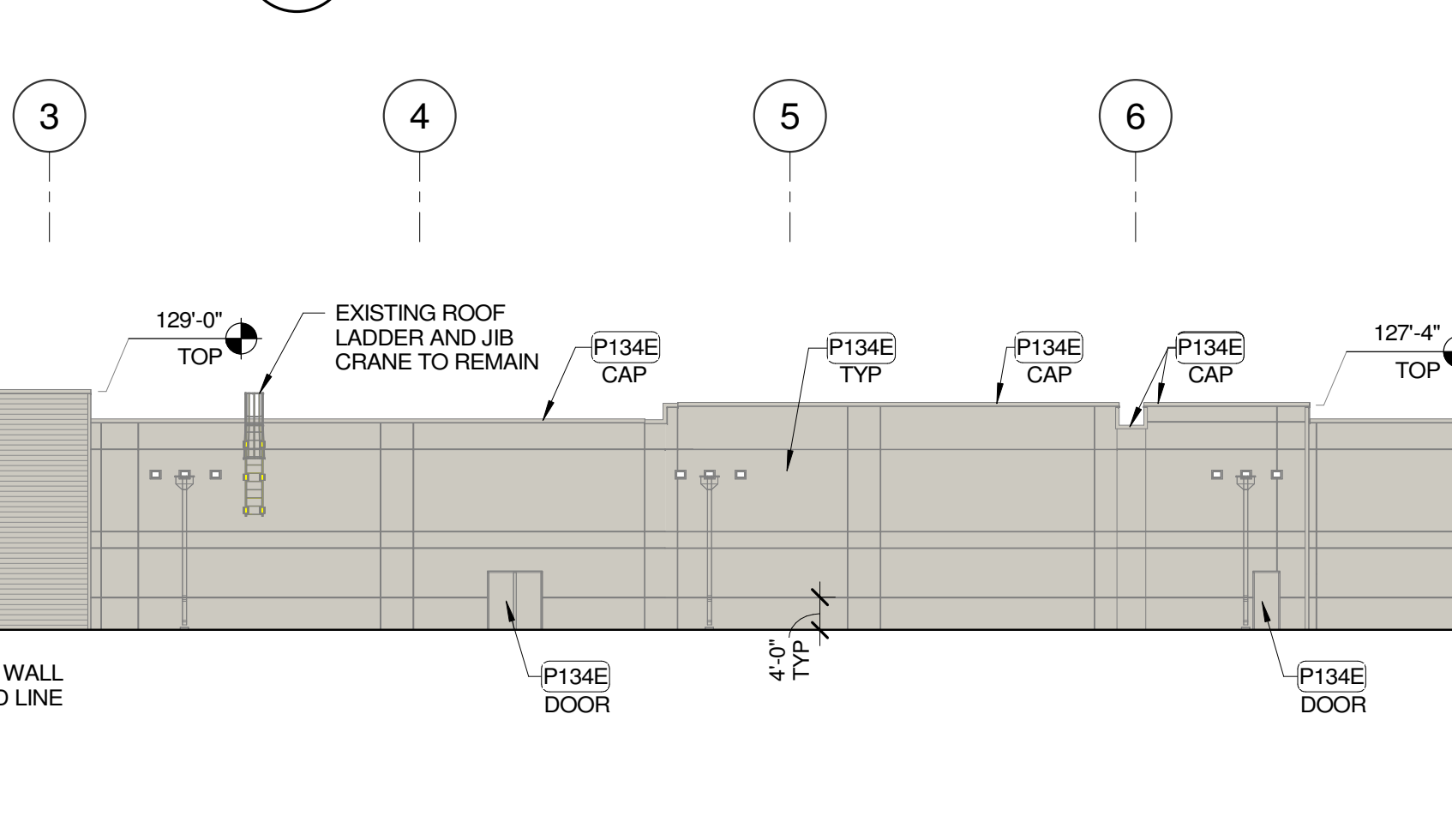
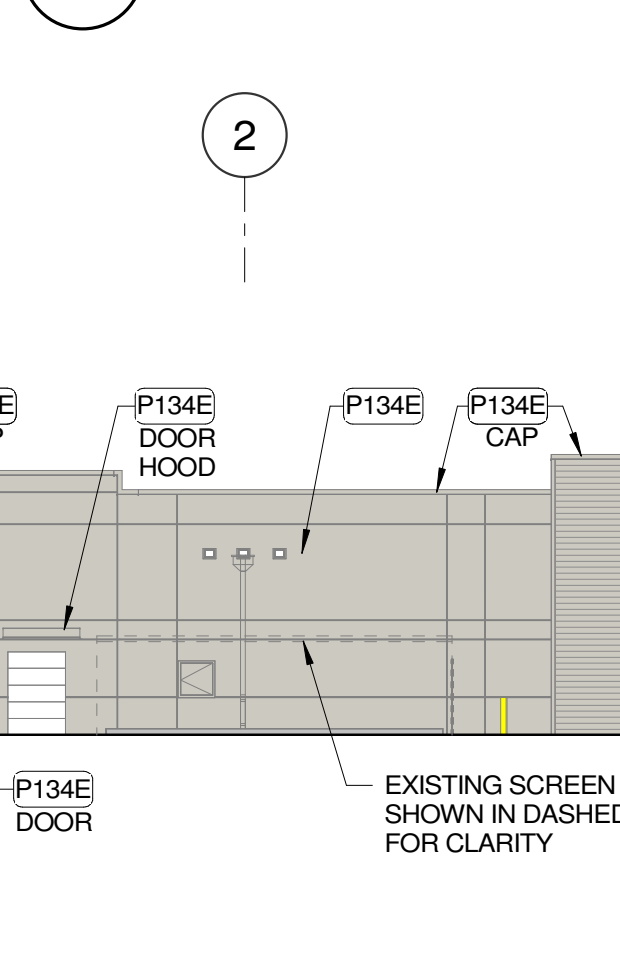
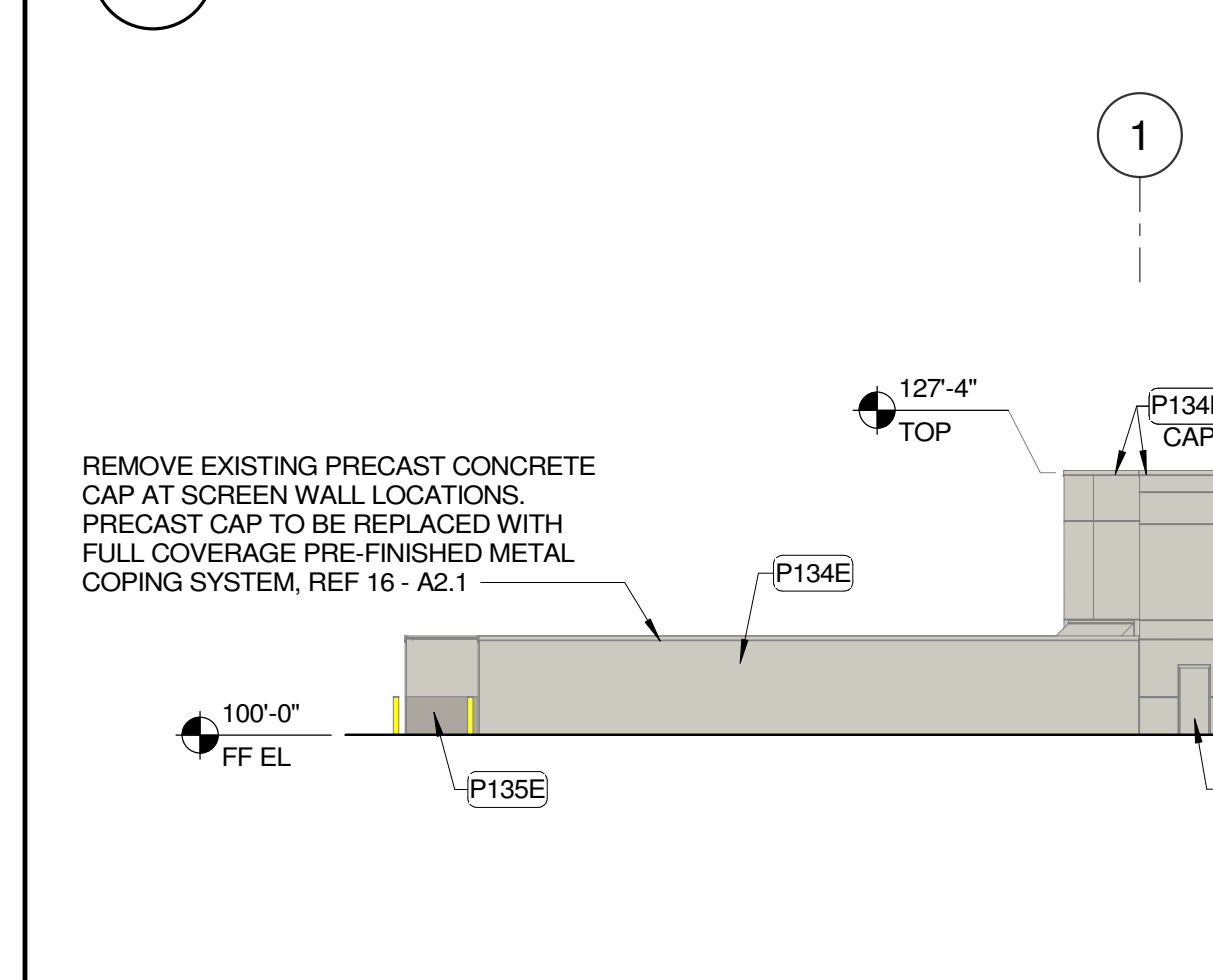
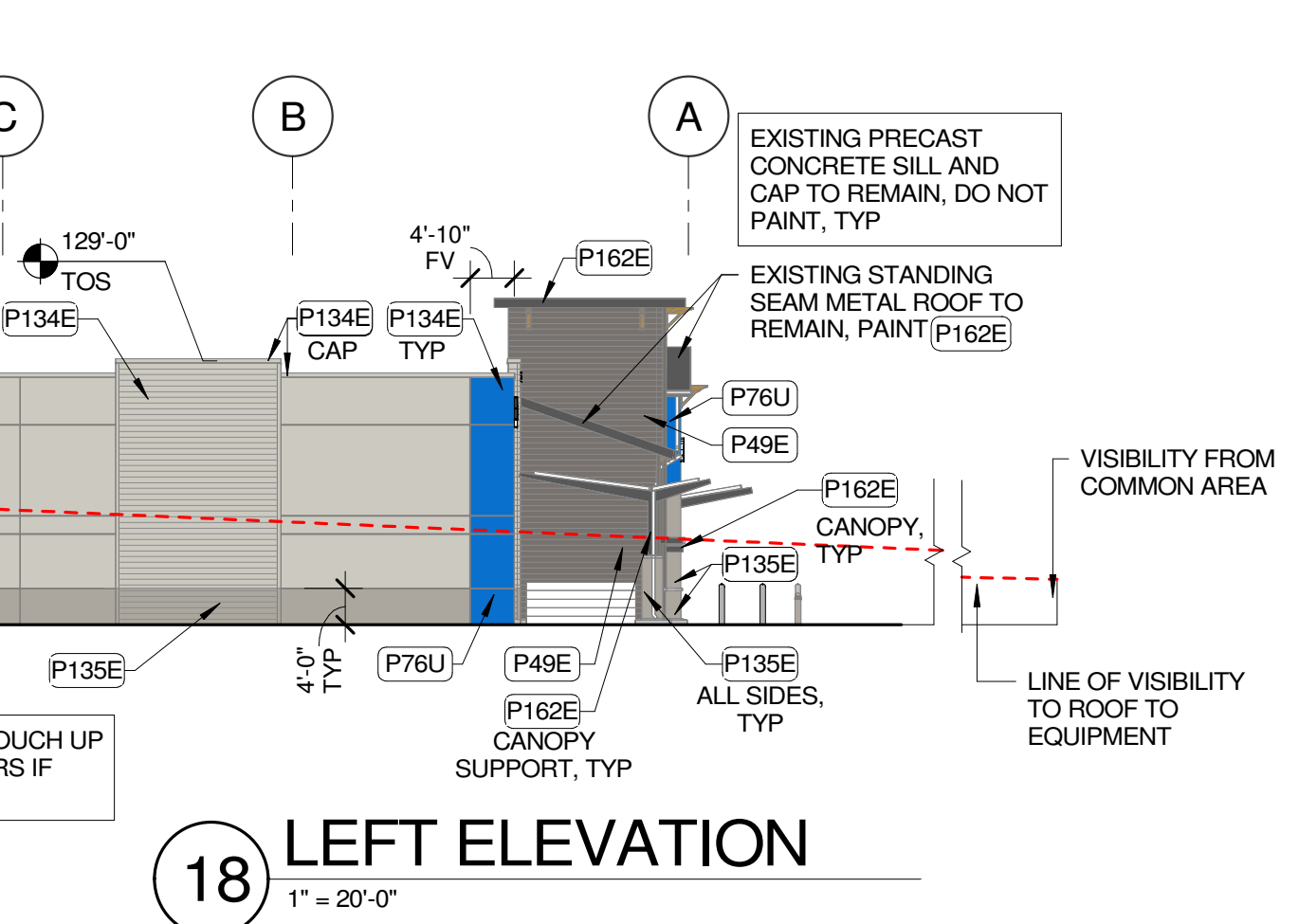
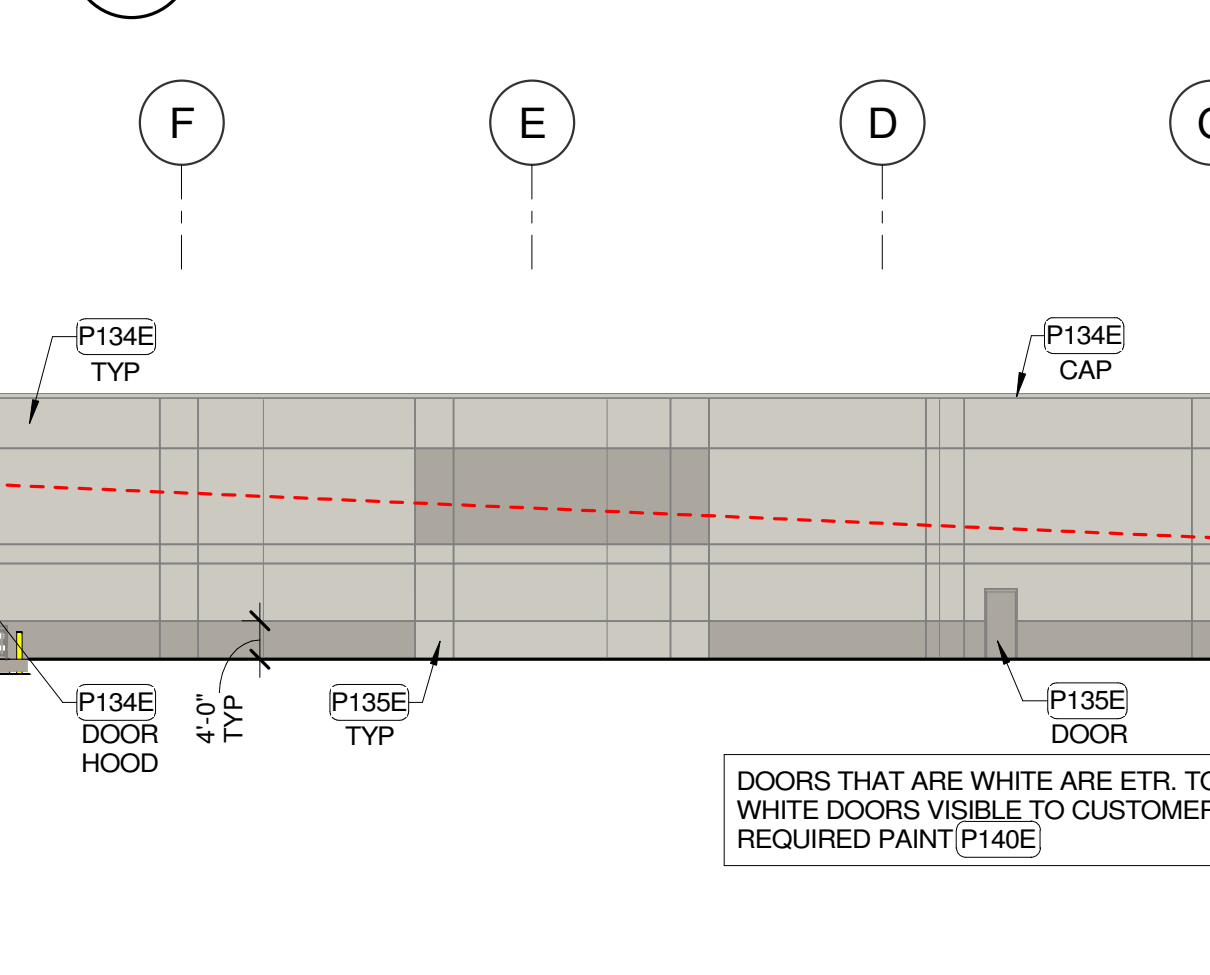
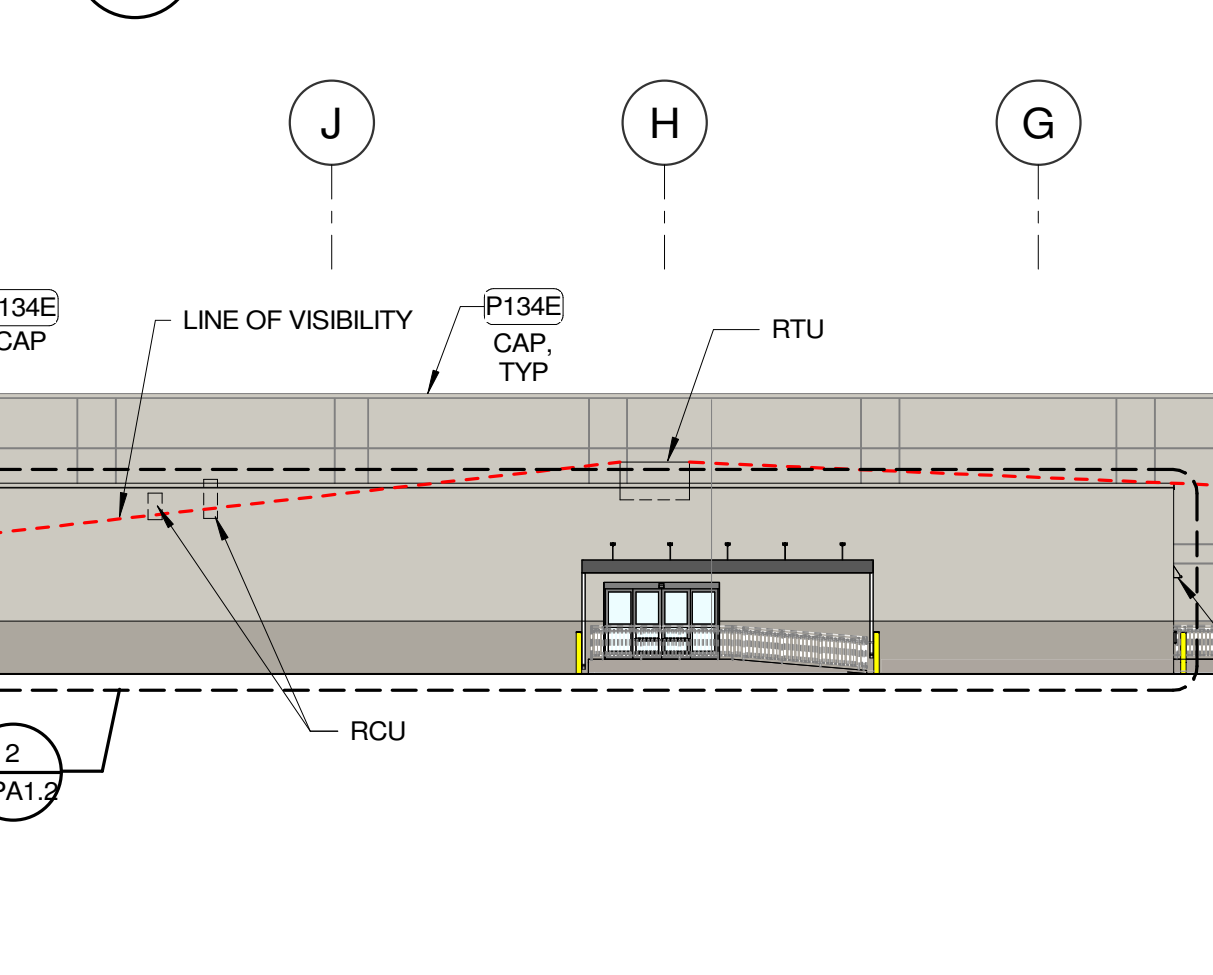
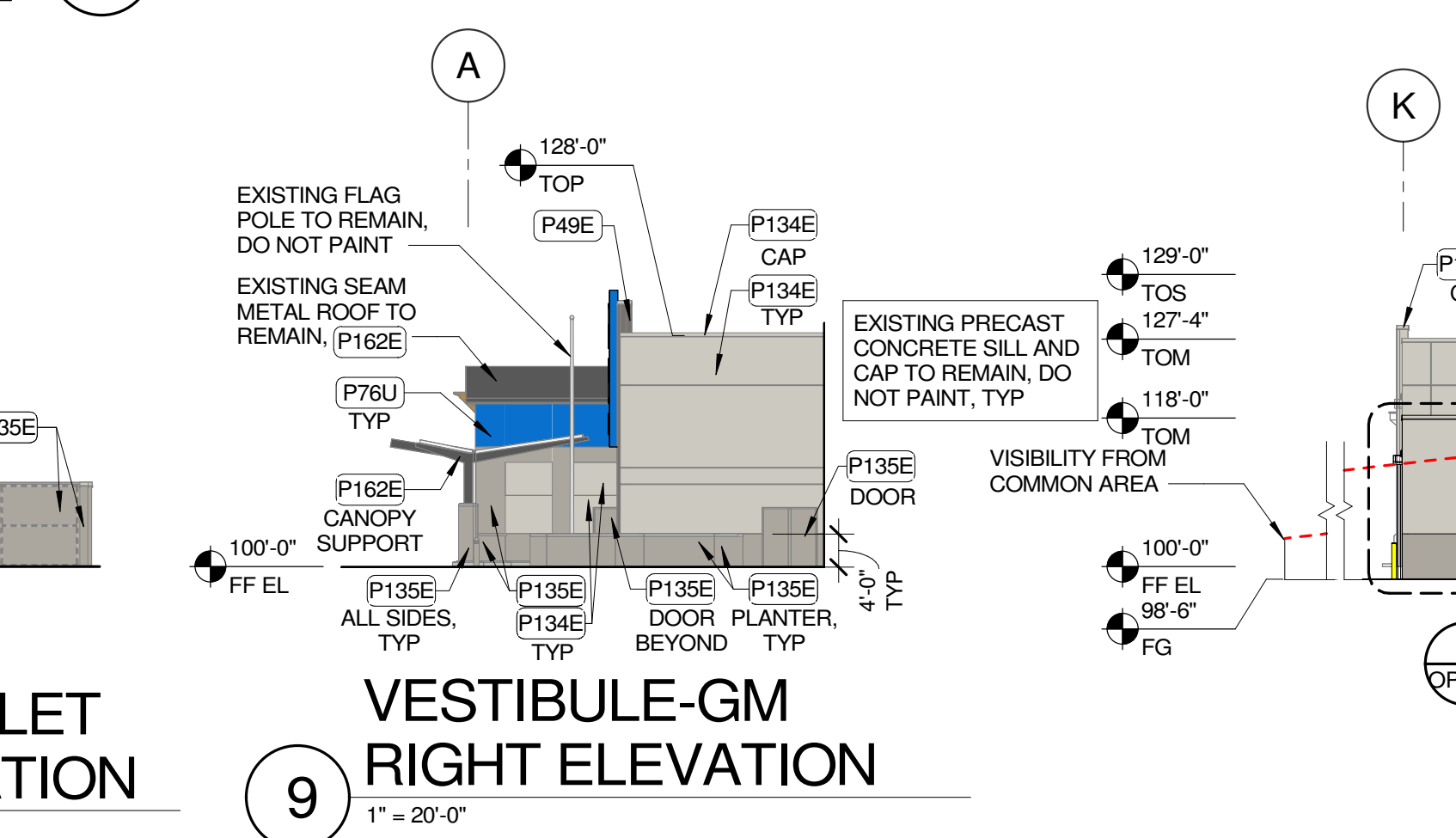
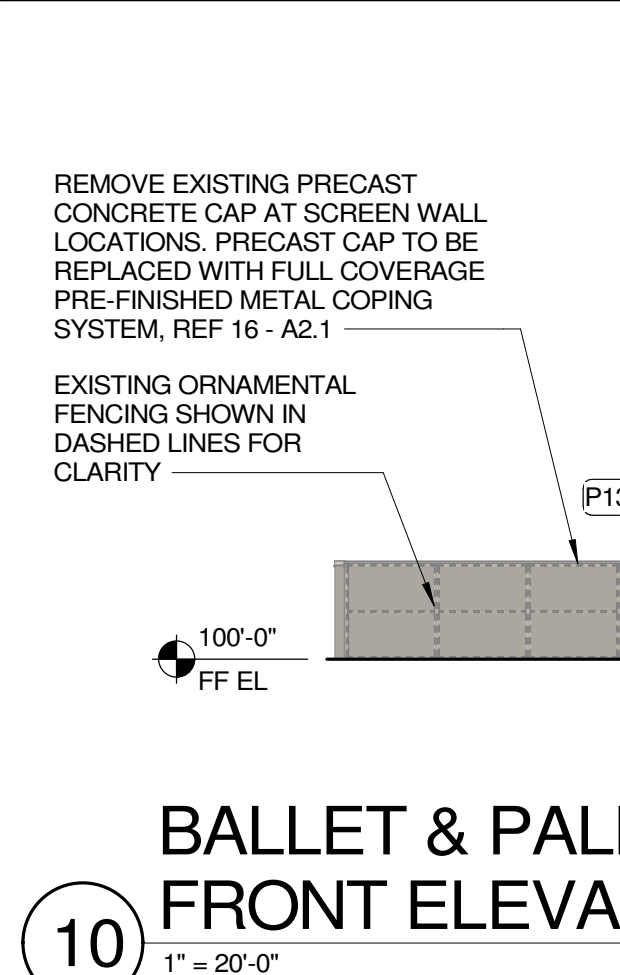
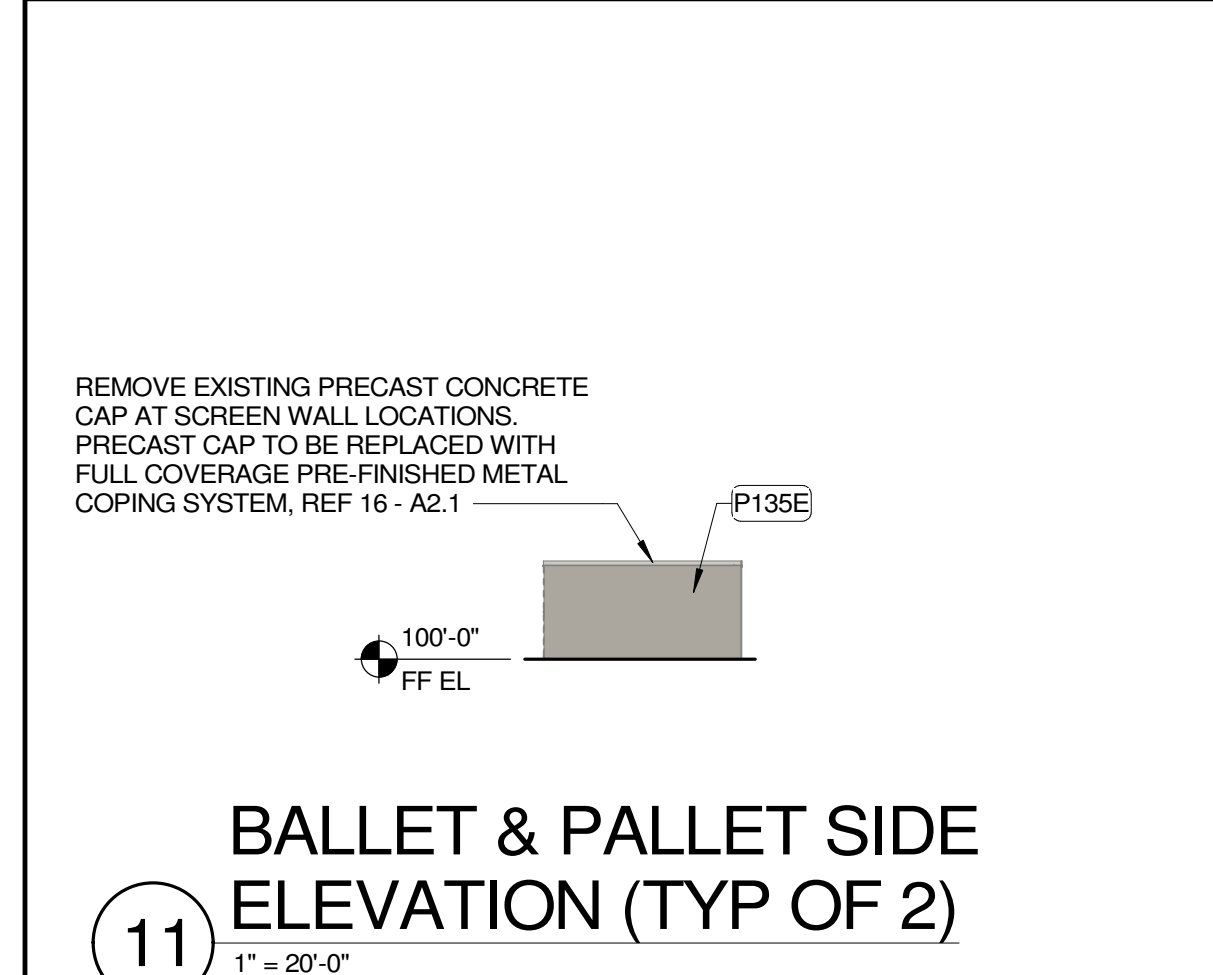
P5E	SAFETY YELLOW
P21E	SAFETY RED
P35E	CREAM
P36E	BLACK
P49E	DARK GRAY
P79U	WALMART BLUE
P134E	LIGHT GRAY
P135E	MEDIUM GRAY
P162E	BLACK GRAY

KEYNOTES

8.02 HOLLOW METAL DOOR AND FRAME

SHEET NOTES

- PATCH AND REPAIR EXTERIOR WALL SURFACES, DAMAGED OR EXPOSED DUE TO REMOVAL OF BUILDING MOUNTED ITEMS. TO MATCH ADJACENT AS REQUIRED.
- REFER TO DETAILS ON SHEET A2.1 FOR SUBSTRATE AND FINISH REQUIREMENTS AT LOCATIONS OF BUILDING MOUNTED SIGNS.
- RESURFACE EXISTING EIFS WHERE SHOWN (HATCHED AREA).
- NOT USED.
- PRIOR TO PAINTING WALL AT LOCATION(S) OF LIT ID LOGO SIGN(S), COORDINATE SCOPE OF WORK WITH WALMART CM.
- IF PAINTING ADJACENT WALLS PAINT HOLLOW METAL STEEL DOORS, FRAMES, AND DOWNSPOUTS, EXPOSED METAL FLASHING, HANDRAILS, AND EXPOSED MISCELLANEOUS STEEL TO MATCH PRIMARY ADJACENT BUILDING COLOR UNLESS NOTED TO RECEIVE PLASTIC EXTERIOR SLAVEE.
- PAINT ANY ROOFTOP GAS PIPING [P5E]
 - WHERE EXTERIOR WALL IS BEING PAINTED, GAS PIPE ALONG SIDE WALL TO GRADE SHALL MATCH ADJACENT BUILDING.
 - DO NOT PAINT METER OR VALVES.
- IF PAINTING ADJACENT WALLS PAINT CANOPY STRUCTURAL STEEL AND FLASHING TO MATCH ADJACENT WALL.
- WHERE CANOPIES ARE VISIBLE TO AND ACCESSED BY CUSTOMERS, PAINT UNDERSIDE OF CANOPY DECK [P35E] DO NOT PAINT CANOPY DECK IF NOT PREVIOUSLY PAINTED.
- PAINT ALL EXTERIOR ENTRY BOLLARDS TO MATCH EXISTING COLOR UNLESS NOTED TO RECEIVE PLASTIC EXTERIOR SLAVEE.
- DO NOT PAINT LED WALL PACK HOUSINGS.
- PAINT GARDEN CENTER STEEL DOORS AND FRAMES [P36E].
- NOT USED.
- DO NOT PAINT QUIK-BRIK, STONE VENEER, FACE BRICK, UNPAINTED TILT WALL OR PRECAST PANELS.
- NOT USED.
- PAINT JIB CRANE [P36E] ON JIB BOOM [P5E] ON HANDRAILS.
- PAINT SPRINKLER VALVES [P21E]
 - DO NOT PAINT OVER SIGHT GLASS OR FIRE ALARM BELL.



DOORS THAT ARE WHITE ARE ETR. TOUCH UP WHITE DOORS VISIBLE TO CUSTOMERS IF REQUIRED PAINT [P140E].

EXISTING CHAINLINK FENCE TO REMAIN, SHOW IN DASHED LINES FOR CLARITY.

EXISTING BEIGE PLASTIC SLATS TO BE REPLACED WITH GRAY PLASTIC SLATS.

GARDEN CENTER ORNAMENTAL FENCING SHOWN WITH DASHED LINES FOR CLARITY.

EXISTING GARDEN CENTER ORNAMENTAL FENCE SHOWN IN DASHED LINES FOR CLARITY.

EXISTING PRECAST CONCRETE SILL AND CAP TO REMAIN, DO NOT PAINT, TYP.

DOORS THAT ARE WHITE ARE ETR. TOUCH UP WHITE DOORS VISIBLE TO CUSTOMERS IF REQUIRED PAINT [P140E].

REMOVE EXISTING PRECAST CONCRETE CAP AT SCREEN WALL LOCATIONS. PRECAST CAP TO BE REPLACED WITH FULL COVERAGE PRE-FINISHED METAL COPING SYSTEM, REF 16 - A2.1.

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Walmart
MALPITAS, CA
301 RANCH DRIVE, MALPITAS, CA 95035
STORE NO. 02119-264
WALW00717 PHOTO: 155E

ISSUE BLOCK

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EXTERIOR ELEVATIONS

SHEET: **A2**

