

P98-038 - Raley's Phase IV and V Expansion

- REQUEST:
- A. **Environmental Determination:** Addendum to a Negative Declaration
 - B. **Special Permit Modification** to allow the expansion of 38,867 square feet (Phase IV) to the existing Raley's warehouse.
 - C. **Special Permit Modification** to allow the expansion of 32,225 square feet (Phase V) to the existing Raley's warehouse.

LOCATION: 4061 Gateway Park Boulevard
APN: 225-0160-069 and 071
North Natomas
Natomas Unified School District
Council District 1

APPLICANT:	Robert Perry, Ozark Construction Management, (916) 989-8695 6216 Main Av, Ste B4, Orangevale, CA 95662
OWNER:	Raley's (916) 373-3333 PO Box 15618, Sacramento, CA 95852
PLANS BY:	Jeffrey Voss, Voss Civil Engineering (916) 681-4845 8798 Frosses Ct, Sacramento, CA 95828
APPLICATION FILED:	April 15, 1998
STAFF CONTACT:	Carol Shearly, (916) 264-5893

SUMMARY: Raley's is proposing to expand its existing 376,308 square foot warehouse in two additional phases - Phase IV is 38,867 square feet and Phase V is 32,225 square feet. The warehouse at build-out will be 447,400 square feet.

RECOMMENDATION: Staff recommends approving the two expansions to the Raley's warehouse in that the resulting warehouse is consistent with the Coral Business Center PUD Schematic Plan.

PROJECT INFORMATION:

General Plan Designation:	Heavy Commercial or Warehouse
1994 North Natomas	
Community Plan Designation:	Light Industrial
Existing Zoning of Site:	Manufacturing-Industrial Park- PUD
Existing Land Use of Site:	Raley's Distribution Center

Surrounding Land Use and Zoning:

North: Coca-Cola Bottling Facility, MIP-PUD
 South: Vacant, EC-50-PUD
 East: Vacant, MP (County)
 West: Vacant, East Drain, EC-65-PUD

Total Property Area:	28.6± acres
Property Dimensions:	Irregular
Existing Square Footage of Building:	Phase I - 278,230± sq. ft. Phase II - 55,078± sq. ft. Phase III- 43,000+ sq. ft. Total- 376,308± sq. ft.
Proposed Square Footage of Building:	Phase IV- 38,867± sq. ft. Phase V- 32,225+ sq. ft. Total - 447,400± sq. ft.
Proposed Sq Ft of Bldg at Build-out:	Total - 447,400± sq. ft.
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

OTHER APPROVALS REQUIRED: In addition to the entitlements requested, the applicant will also need to obtain the following permits or approvals, including, but not limited to:

<u>Permit</u>	<u>Agency</u>
Building Permit	Building Division
Sign Permit	Building Division

BACKGROUND INFORMATION: In 1990, the Coral Business Center PUD was established, PUD Guidelines and Schematic Plan were adopted and a Special Permit was approved for the Raley's warehouse and distribution center (P90-157). The Special Permit approved a 297,750 square foot building as Phase I. (The warehouse actually built was 278,230 square feet in size, including several "out buildings"). In the staff report prepared for the Special Permit and other entitlements, a second phase was anticipated. Phase II (at that time) was a 149,650 square foot addition to the warehouse [for which a subsequent Special Permit Modification would be required]. The Coral Business Center PUD Schematic Plan anticipated a 447,400 square foot warehouse for Raley's at full build-out.

On April 11, 1996, the Planning Commission approved a Special Permit Modification for Phase II (55,240 square feet) and a Special Permit Modification for Phase III (43,000 square feet). Phase II has been constructed and Phase III will be commenced prior to the stated expiration date, April 11, 1999.

Now, Raley's is proposing to add on to the existing warehouse with Phases IV and V (see Exhibit 1A). Phase IV includes 2,755 square feet of additional banana room space, 30,232 square feet of baling room, staff break room, and print shop space, and 5,880 square feet for a transportation building. Phase IV also includes a truck parking area to accommodate 77 truck cabs and 23 car stalls. Phase V includes 32,225 square feet at the northwest corner of the existing building - no specific use is proposed for this area.

The adopted PUD Schematic Plan indicates a 447,400 square foot warehouse at buildout, therefore no amendment to the PUD Schematic Plan is required with the current proposal. The applicant is requesting the necessary Special Permit Modifications to allow the proposed expansion of the existing warehouse.

If a future expansion of the warehouse is proposed that results in warehouse building(s) totaling greater than 447,400 square feet, as approved in the PUD Schematic Plan, a PUD Schematic Plan Amendment will be required prior to construction of the expansion.

STAFF EVALUATION: Staff has the following comments:

- A. **Policy Considerations:** The proposed project is consistent with the General Plan, 1994 North Natomas Community Plan, the Coral Business Center PUD Schematic Plan and Guidelines, and the Manufacturing- Industrial Park-PUD zone. This expansion of the warehouse was anticipated in the original project review conducted in 1990.
- B. **Site Design**
 1. **Size of the Existing Warehouse and Proposed Additions:** The existing Raley's warehouse is 333,308 square feet, including Phase I (278,230 square feet) and Phase II (55,078 square feet). Phase III (43,000 square feet) was approved on April 11, 1996. Construction of Phase III is anticipated prior to the expiration date of April 11, 1999. Now Raley's is seeking approval for Phases IV (38,867 square feet) and Phase V (32,225 square feet) for a total square footage of 447,400.
 2. **Circulation and Parking:** Ingress/egress will continue to be provided at a driveway along Gateway Park Boulevard (East Loop Road). The driveway and parking lot layout is similar to those approved on the PUD Schematic Plan. The original 297,750 square foot Raley's warehouse was estimated to have 97 employees. In 1990, the number of employees was estimated to be 187 at build-out. Now, the total number of employees projected for the site is 300, approximately 115 employees per shift. Currently, 185 auto parking stalls are provided on-site, 181 standard stalls and 4 handicap stalls. During construction of the proposed additions, 39 parking stalls (35 standard stalls and 4 handicap

e

stalls) will be added for a total of 224 parking stalls (216 standard stalls and 8 handicap stalls) at build-out. At build-out, 224 parking stalls results in a ratio of one stall per 1,997 square feet of warehouse. Approving the parking ratio at less than the 1:1,000 standard in the PUD Guidelines was appropriate due to a combination of new warehousing technologies, operating multiple work shifts, the required participation of Raley's in an approved Transportation Management Plan (TMP), and the proximity of the project to future light rail service. 77 truck cab stalls are also proposed to be added during this proposed addition.

Adequate parking is provided for the proposed addition. The proposed addition must comply with the approved TMP.

- C. Building Design: The height of the existing Raley's warehouse is 55 feet 4 inches. The heights of the proposed additions are 34 feet for the warehouse area and 27 feet for the transportation building which is consistent with the PUD Guidelines maximum height of 56 feet for the existing warehouse. The current Raley's warehouse is constructed of tilt-up concrete stucco with a single ply roof. The proposed building materials for the addition are consistent with the existing building materials. The color of the building is off-white and red. The color of the proposed addition will match the current building color.
- D. Sign Program: No additional signage is proposed with the warehouse expansions, other than directional signage. If in the future additional signs are requested, a Sign Permit is required prior to construction of the sign(s) and the proposed sign(s) must be consistent with the Coral Business Center PUD Guidelines. If the proposed sign(s) are not consistent with the guidelines, the guidelines must be amended prior to issuance of a sign permit.
- E. Landscaping: The Coral Business Center PUD does not stipulate a minimum landscaping percentage, so adding square footage does not require additional landscaping as a percent of the lot area. Formal landscaping is provided throughout the site and will be retained. Construction of the additional parking stalls will require compliance with the Parking Lot Tree Shading Ordinance which requires that trees provide 50 percent shading within fifteen years.

PROJECT REVIEW PROCESS:

A. Environmental Determination

Previous Negative Declarations were prepared for the Raley's Distribution Center projects (P90-157 and P96-014). The analyses and mitigation measures for those Negative Declarations are reaffirmed. The Environmental Services Manager has determined the project, as proposed, will not have a significant impact to the environment; therefore, an Addendum to the previous Negative Declarations has been prepared. The Addendum defines the revised project description and justifies the use of an Addendum instead of conducting additional environmental review pursuant to Section 15162 and 15164 of the California Environmental Quality Act (CEQA) Guidelines.

2

B. Neighborhood Associations

The proposed project was circulated to the Natomas Community Association (NCA), Valley View Acres Neighborhood Association (VVA), and the North Natomas Community Association (NNCA). **NCA** indicated in a return postcard that they reviewed the proposed plans and have no objections. They expressed their desire to see the tree shading ordinance met and asked if any additional signage is proposed (no additional signage is proposed). **NNCA** stated in a return postcard that they support the project. They encouraged the applicant to place employee commutè and picnic facilities along the drainage canal and congratulated Raley's on the condition of their existing landscaping. They also asked for construction of a bikeway segment. Any additional comments will be forwarded to the Commission.

C. Summary of Agency Comments

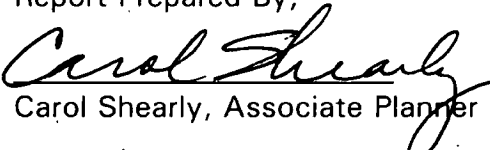
The attached Notice of Decision and Findings of Fact proposing to approve the Special Permit Modifications identifies the conditions requested by various City department staff and other agencies.

PROJECT APPROVAL PROCESS: Planning Commission has the authority to approve or deny the Special Permit Modification. The Planning Commission action may be appealed to the City Council. The appeal must occur within 10 days of the Planning Commission action.

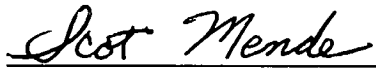
RECOMMENDATION: Staff recommends that the Commission take the following actions:

- A. Ratify the Addendum to a Negative Declaration;
- B. Adopt the attached Notice of Decision and Findings of Fact (Attachment 1) approving the Special Permit Modification for Phase IV (38,867 square feet); and
- C. Adopt the attached Notice of Decision and Findings of Fact (Attachment 1) approving the Special Permit Modification for Phase V (32,225 square feet).

Report Prepared By,


Carol Shearly, Associate Planner

Report Reviewed By,


Scot Mende, Senior Planner

Attachments

- Attachment 1 Notice of Decision & Findings of Fact
 - Exhibit 1A Phasing Plan
 - Exhibit 1B Quantity Summary
 - Exhibit 1C Warehouse Elevations
 - Exhibit 1D Warehouse and Transportation Building Elevations
 - Exhibit 1E Warehouse Composite Floor Plan
 - Exhibit 1F Transportation Building Floor Plan
- Attachment 2 Vicinity Map
- Attachment 3 Land Use & Zoning Map

Attachment 1
**NOTICE OF DECISION AND FINDINGS OF FACT FOR
Raley's Phase IV and V Expansion, LOCATED AT 4061 Gateway Park Boulevard
SACRAMENTO, CALIFORNIA IN THE Manufacturing- Industrial Park- PUD ZONE.
(P98-038)**

At the regular meeting of May 14, 1998, the City Planning Commission heard and considered evidence in the above entitled matter. Based on verbal and documentary evidence at said hearing, the Planning Commission took the following actions for the location listed above:

- A. Ratified the Addendum to a Negative Declaration;
- B. Approved the Special Permit Modification for Phase IV to allow a 38,867 square foot addition to the Raley's warehouse; and
- C. Approved the Special Permit Modification for Phase V to allow a 32,225 square foot addition to the Raley's warehouse.

These actions were made based upon the following findings of fact and subject to the following conditions:

FINDINGS OF FACT

- A. Addendum to a Negative Declaration: The Addendum to a Negative Declaration is approved based upon the following findings:
 - 1. The Addendum was prepared for the above-identified project pursuant to the requirements of CEQA;
 - 2. The proposed Addendum and comments received during the public review process were considered prior to action being taken on the project; and
 - 3. Based upon the Initial Study and the comments received during the public review process, there is no substantial evidence that the project will have a significant effect on the environment.
- B. Special Permit Modification for Phase IV: The Special Permit Modification to allow a 38,867± square foot addition to the existing warehouse is approved based upon the following findings of fact:

1. The project, as conditioned, is based upon sound principles of land use in that the expansion of an approved warehouse use in the Coral Business Center PUD is an allowed use in the Manufacturing-Industrial Park- PUD (MIP-PUD) zone subject to the approval of a Special Permit Modification.
2. The project, as conditioned, will not be detrimental to the public safety or welfare in that adequate parking, setbacks, landscaping, and driveways are provided.
3. The project is consistent with the General Plan land use designation of Heavy Commercial or Warehouse and the 1994 North Natomas Community Plan land use designation of Light Industrial.

C. Special Permit Modification for Phase V: The Special Permit Modification to allow a 32,225± square foot addition to the existing warehouse is approved based upon the following findings of fact:

1. The project, as conditioned, is based upon sound principles of land use in that the expansion of an approved warehouse use in the Coral Business Center PUD is an allowed use in the Manufacturing-Industrial Park- PUD (MIP-PUD) zone subject to the approval of a Special Permit Modification.
2. The project, as conditioned, will not be detrimental to the public safety or welfare in that adequate parking, setbacks, landscaping, and driveways are provided.
3. The project is consistent with the General Plan land use designation of Heavy Commercial or Warehouse and the 1994 North Natomas Community Plan land use designation of Light Industrial.

CONDITIONS OF APPROVAL:

B/C. The Special Permit Modifications for the proposed addition to the existing Raley's warehouse (Exhibits 1A through 1F) are hereby approved subject to the following conditions:

Planning and Development:

1. The expansion of the existing Raley's warehouse is approved as follows: **Phase III**, the 43,000 square foot expansion, was approved by the Planning Commission on April 11, 1996 and the Special Permit Modification for Phase III expires on April 11, 1999. **Phase IV**, the 38,867± square foot expansion, is approved for a two year term beginning from date of approval. **Phase V**, the 32,225 ± square foot expansion, is approved for a three year term beginning from date of approval. If a building permit is not issued and construction of each phase begun within its stated term, a Special Permit Modification Extension is

- required before construction can begin. Any further expansion requires a Special Permit Modification and if the total square footage exceeds 447,400 square feet, a PUD Schematic Plan Amendment is required.
2. The site plan indicates the development of Phases IV and V of the existing Raley's Distribution Center in the Coral Business Center PUD.
 - a. The additions shall be built as indicated on the site plan, floor plans, and elevations;
 - b. 224 total auto parking stalls shall be provided on the site when Phase IV is completed;
 - c. Twelve Class I bicycle lockers shall be provided on-site when Phase IV is completed; and
 - d. The building materials and colors of the two additions shall be identical to the building materials and colors of the existing warehouse.
 3. The applicant shall comply with all mitigation measures contained in the Mitigation Monitoring Plan for Raley's Phases II and III (P96-014) on file at the City Neighborhoods, Planning and Development Services Department.
 4. The applicant shall comply with the City's Tree Shading Ordinance that requires fifty percent of the parking lot and circulation lanes shall be shaded within fifteen years.
 5. Adequate recycling and trash enclosure space shall be provided on-site pursuant to Section 34 of the Zoning Ordinance. The recycling and trash enclosure design, materials, height, and setbacks shall comply with Section 34 of the Zoning Ordinance and the Coral Business Center PUD Guidelines.
 6. No signs other than directional signs are proposed with the warehouse expansions (Phases IV and V). A sign permit shall be required prior to construction of any attached or detached sign(s). All signs shall comply with the sign regulations in the Coral Business Center PUD Guidelines. If a sign is requested in excess of the PUD Guidelines, a PUD Guideline Amendment is required prior to construction of the sign.
 7. The applicant shall comply with the City's Housing Trust Fund Ordinance, Section 33 of the Zoning Ordinance.
 8. The applicant shall obtain all necessary building permits prior to construction.

Public Works:

1. All parking spaces shall meet City standards and handicap spaces shall comply with the Americans with Disabilities Act (ADA) requirements;
2. The applicant shall comply with the approved Transportation Management Plan for the existing Raley's Distribution Center.
3. In the truck cab parking area (Phase 4C), 18 feet of maneuvering area shall be provided on the south end of the parking lot, adjacent to the center row of stalls, to provide adequate turning area for the trucks.
4. An application for a Lot Line Adjustment to merge two parcels into one parcel shall be submitted prior to issuance of a building permit and the Lot Line Adjustment must be approved prior to issuance of a Certificate of Occupancy for the warehouse expansion.

Utilities:

1. The applicant is required to provide a pro-rata share of the Completion Cost Estimate identified in the City Agreement No. 95-089 prior to issuance of the occupancy permit for the warehouse expansion.
2. A grading plan showing existing and proposed elevations is required. Adjacent off-site topography shall also be shown to the extent necessary to determine impacts to existing surface drainage paths. No grading shall occur until the grading plan has been reviewed and approved by the Department of Utilities.
3. The proposed development is located within Sacramento Sanitation District No. 1. Contact the Regional Sanitation District for sanitary sewer conditions.
4. A drainage study and shed map as described in Section 11.7 of the City Design and Procedures Manual is required. This study and shed map shall be approved by the Department of Utilities. The 10-year and 100-year HGL's shall be shown on the improvement plans. The 10-year HGL shall be at or below the lowest DI. Finished lot pad elevations shall be a minimum of 1.00 feet above the 100-year HGL and approved by the Department of Utilities.
5. An on-site surface drainage system is required and shall be connected to the street drainage system by means of a storm drain service tap. All on-site systems shall be designed to the standard for private storm drainage systems (per Section 11.12 of the Design and Procedures Manual).

6. Post construction, stormwater quality control measures shall be incorporated into the development to minimize the increase of urban runoff pollution caused by development of the area. Since the project is in an area served by a regional water quality control facility only source control measures are required. Refer to the draft "Manual of Standards for Design of New Development On-Site Stormwater Quality Control Measures" dated January 23, 1995, for appropriate source control measures.
7. Advisory Note: Prior to design of the subject project, the Department of Utilities suggests that the applicant request a water supply test to determine what pressure and flows the surrounding public water distribution system can provide to the site. This information can then be used to assist the engineers in the design of the on-site domestic, irrigation, and fire suppression systems.
8. Advisory Note: The applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This ordinance will require the applicant to prepare erosion and sediment control plans for both during and after construction of the proposed project, prepare preliminary and final grading plans, and prepare plans to control urban runoff pollution from the project site during construction.

Police:

1. Lighting levels shall be as follows: 1.5 foot-candles of minimum maintained illumination per square foot of parking space between the hours of dusk and one hour after sunrise. A minimum of 0.25 foot-candles of illumination shall be provided at the surface of any walkway, alcove, or passageway related to the building project during the same hours. The west facing delivery doors shall be maintained at 1.0 foot-candles of illumination.
2. All landscaping shall be maintained at a minimum plant and/or shrub height of 30 inches and trees maintained at a minimum distance of 6 feet from lowest branch to the ground.
3. Decorative planting shall be maintained so as not to obstruct or diminish lighting level throughout the project.

Fire:

1. Fire flows must be provided to the satisfaction of the Utilities Department (contact Joyce Pilgrim at 433-6614).

2. Advisory Note: Project shall comply with Article 46 of the Uniform Fire Code related to fruit ripening processing.

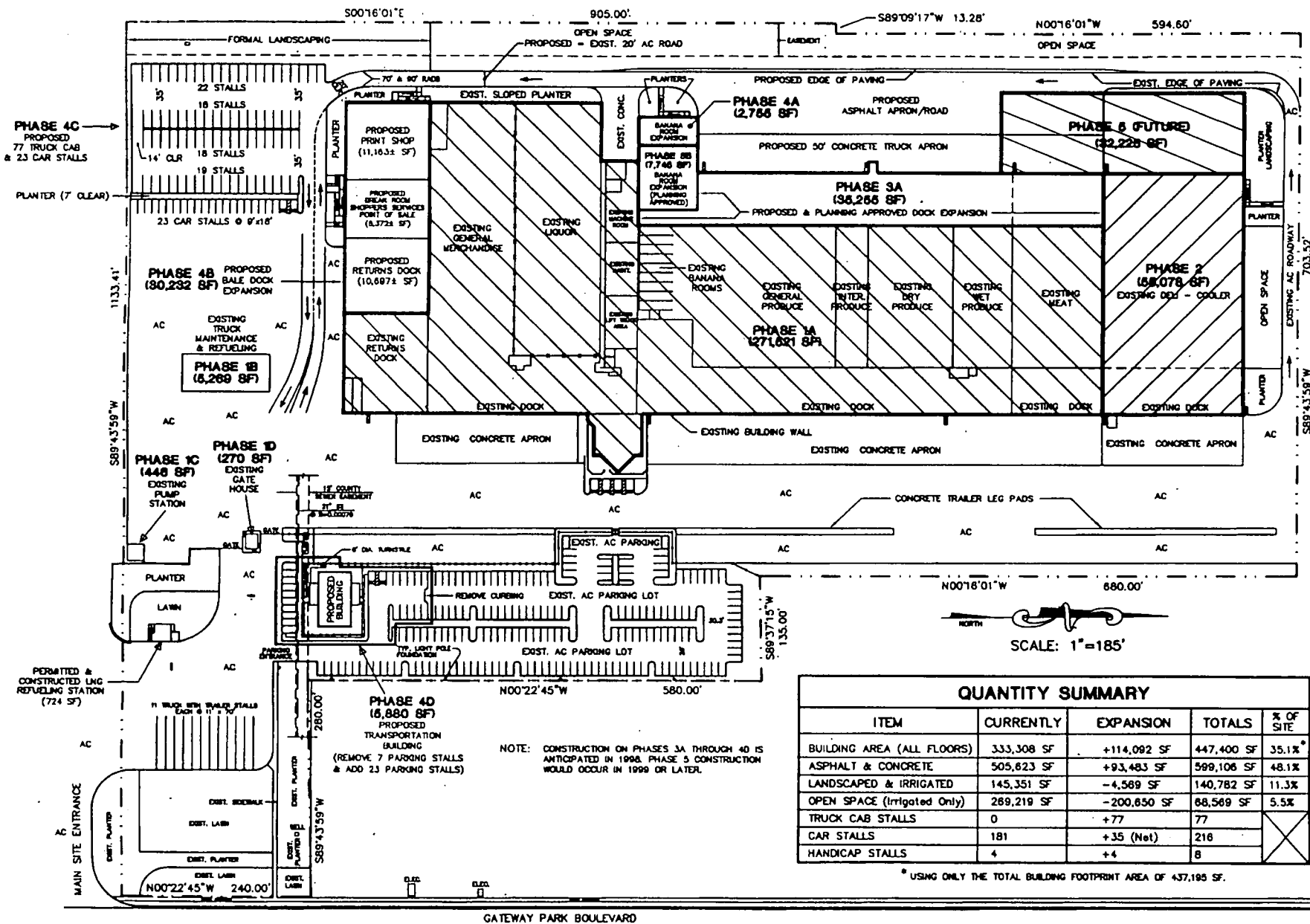
ATTEST:

CHAIRPERSON

SECRETARY TO CITY PLANNING COMMISSION

DATE (P98-038)

- Exhibit 1A Phasing Plan
- Exhibit 1B Quantity Summary
- Exhibit 1C Warehouse Elevations
- Exhibit 1D Warehouse and Transportation Building Elevations
- Exhibit 1E Warehouse Composite Floor Plan
- Exhibit 1F Transportation Building Floor Plan



NOTE: CONSTRUCTION ON PHASES 3A THROUGH 4D IS ANTICIPATED IN 1998. PHASE 5 CONSTRUCTION WOULD OCCUR IN 1999 OR LATER.

QUANTITY SUMMARY				
ITEM	CURRENTLY	EXPANSION	TOTALS	% OF SITE
BUILDING AREA (ALL FLOORS)	333,308 SF	+114,092 SF	447,400 SF	35.1%
ASPHALT & CONCRETE	505,623 SF	+93,483 SF	599,106 SF	48.1%
LANDSCAPED & IRRIGATED	145,351 SF	-4,569 SF	140,782 SF	11.3%
OPEN SPACE (Irrigated Only)	289,219 SF	-200,850 SF	88,369 SF	5.5%
TRUCK CAB STALLS	0	+77	77	
CAR STALLS	181	+35 (Net)	216	
HANDICAP STALLS	4	+4	8	

* USING ONLY THE TOTAL BUILDING FOOTPRINT AREA OF 437,195 SF.

P98-038

Exhibit 1A Phasing Plan

Item # 12
pg. 12

REVISION	
NO. DATE	DESCRIPTION
VOSS CIVIL ENGINEERS	
8798 PROSPECT COURT SACRAMENTO, CA 95828	
THE (916) 481-1044	FAX (916) 481-1041
RALEY'S DISTRIBUTION CENTER 4001 WATERWAY PARK MALLWAY PROPOSED FACILITY EXPANSION PLANNING LAYOUT	
SACRAMENTO	CALIFORNIA
SHEET NUMBER PL1	SHEET NUMBER OF 1
DRAWING NUMBER C-98-011	DRAWING NUMBER C-98-011

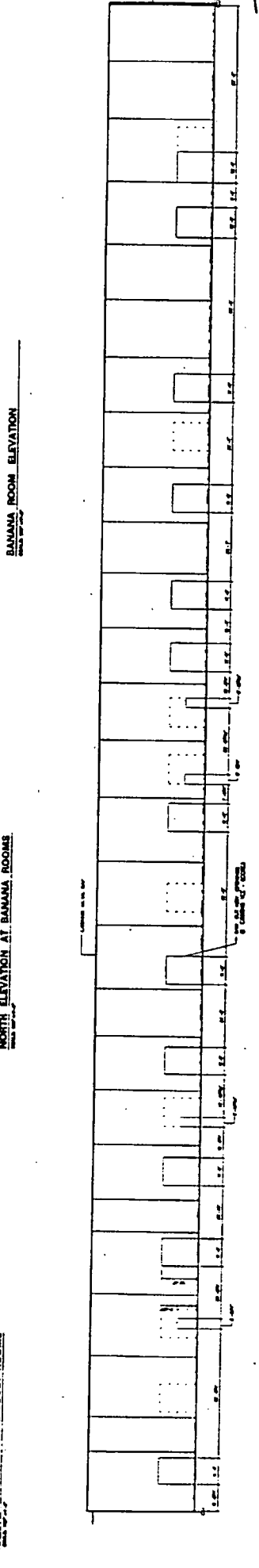
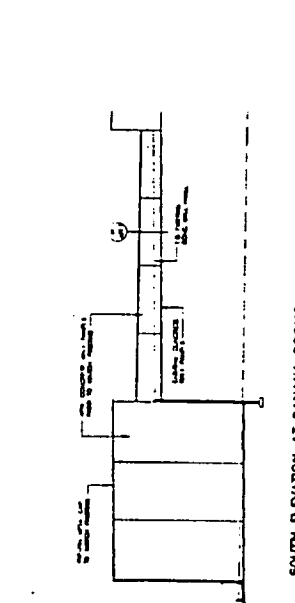
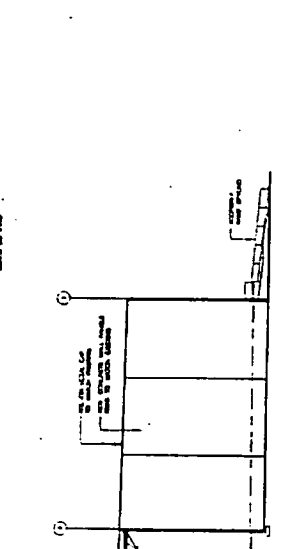
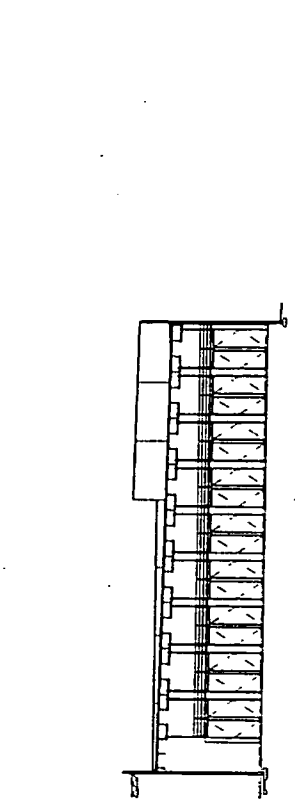
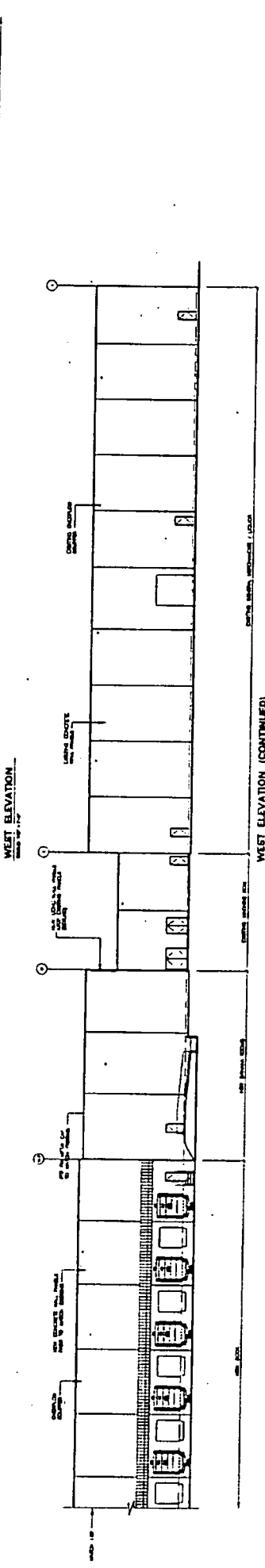
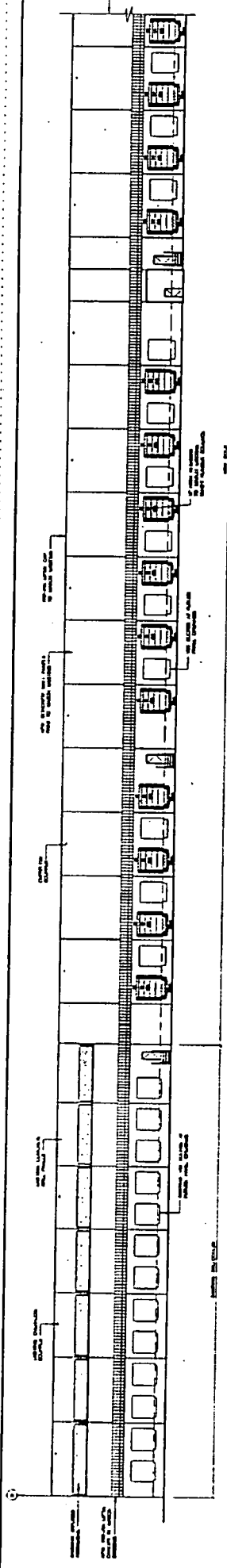
QUANTITY SUMMARY

ITEM	CURRENTLY	EXPANSION	TOTALS	% OF SITE
BUILDING AREA (ALL FLOORS)	333,308 SF	+114,092 SF	447,400 SF	35.1%*
ASPHALT & CONCRETE	505,623 SF	+93,483 SF	599,106 SF	48.1%
LANDSCAPED & IRRIGATED	145,351 SF	-4,569 SF	140,782 SF	11.3%
OPEN SPACE (Irrigated Only)	269,219 SF	-200,650 SF	68,569 SF	5.5%
TRUCK CAB STALLS	0	+77	77	X
CAR STALLS	181	+35 (Net)	216	
HANDICAP STALLS	4	+4	8	

* USING ONLY THE TOTAL BUILDING FOOTPRINT AREA OF 437,195 SF.

P 98 038

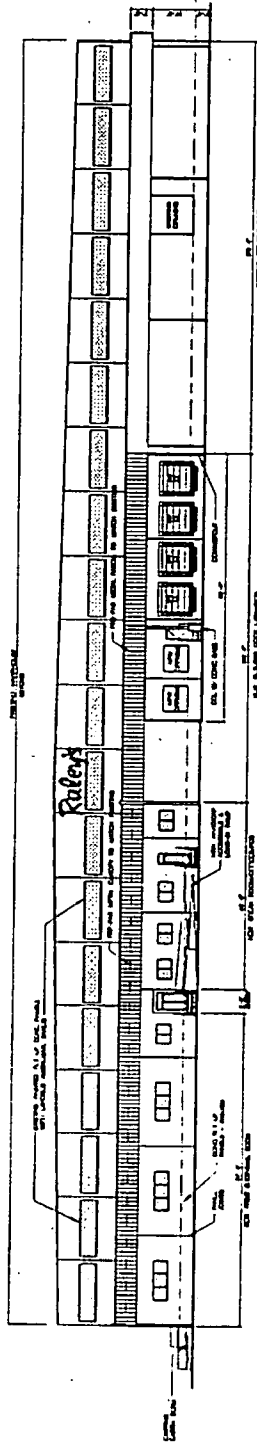
1 km # 6
pg. 13



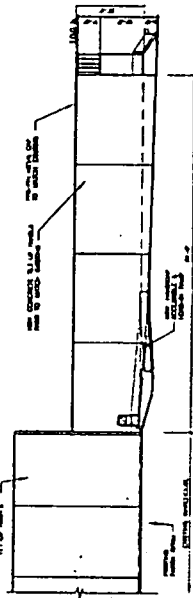
GENERAL NOTES		REVISIONS	
<p>1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.</p> <p>2. ALL MATERIALS ARE TO BE OF THE BEST QUALITY AVAILABLE.</p> <p>3. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.</p> <p>4. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ELECTRICAL CODE AND THE NATIONAL MECHANICAL CODE.</p> <p>5. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL PLUMBING CODE AND THE NATIONAL GAS CODE.</p> <p>6. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL FIRE PROTECTION ASSOCIATION'S (NFPA) CODES.</p> <p>7. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL BUILDING ORGANIZATION'S (NBO) CODES.</p> <p>8. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ASSOCIATION OF ARCHITECTS' (NAA) CODES.</p> <p>9. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ASSOCIATION OF ENGINEERS' (NAE) CODES.</p> <p>10. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ASSOCIATION OF CONTRACTORS' (NAC) CODES.</p>		NO.	DATE
		1	10/1/50
<p>APPROVED FOR CONSTRUCTION BY OWNER:</p> <p>_____ TITLE</p>		<p>DESIGNED BY:</p> <p>_____ TITLE</p>	
<p>PREPARED BY:</p> <p>_____ TITLE</p>		<p>DATE:</p> <p>_____ YEAR</p>	

REGISTERED PROFESSIONAL ENGINEER
Ridley
 Food Plant Engineers, Inc.
 1000 ...
 ...
 ...

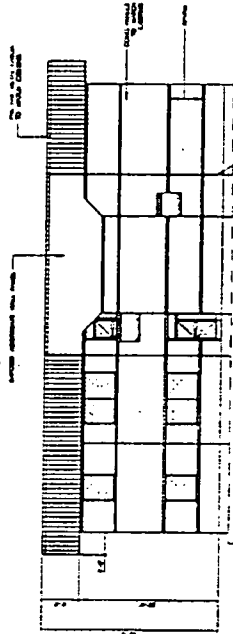
Item # 6
Pg 15



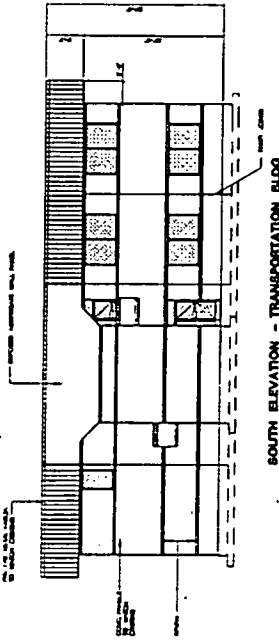
SOUTH ELEVATION - WAREHOUSE



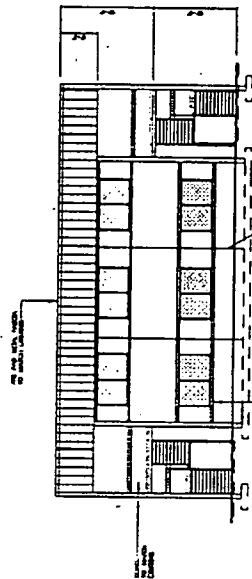
WEST ELEVATION - WAREHOUSE



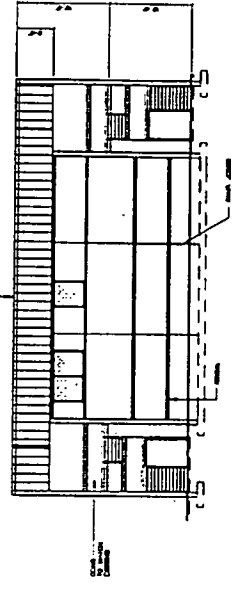
NORTH ELEVATION - TRANSPORTATION BLDG



SOUTH ELEVATION - TRANSPORTATION BLDG



EAST ELEVATION - TRANSPORTATION BLDG



WEST ELEVATION - TRANSPORTATION BLDG

GENERAL NOTES

GENERAL NOTES
 1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 2. FINISHES TO BE AS SHOWN ON THE DRAWINGS.
 3. MATERIALS TO BE AS SHOWN ON THE DRAWINGS.
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
 5. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
 6. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES.
 7. THE CONTRACTOR SHALL MAINTAIN A SAFE WORKING ENVIRONMENT AT ALL TIMES.
 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES.
 9. THE CONTRACTOR SHALL MAINTAIN A CLEAN WORKING ENVIRONMENT AT ALL TIMES.
 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES.

DATE	NOV 19 1957
BY	Raley's
FOR	Food Plant Engineering, Inc.
PROJECT NO.	100-1000
SCALE	AS SHOWN
APP'D.	
CHECKED	
DESIGNED	
PLANNED	
COLLECTED	
CONTRACT NO.	

P98-038

Exhibit 1E Warehouse Composite Floor Plan

Item #6
pg 16

COMPOSITE FLOOR PLAN

Food Plant Engineering, Inc.

Rafelys

ADDRESS: 1000 W. 10TH AVENUE, SUITE 100, DENVER, CO 80202

PHONE: (303) 733-1111

FAX: (303) 733-1112

WWW: WWW.RAFELYS.COM

© 2000 Food Plant Engineering, Inc.

GENERAL NOTES:

1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

2. ALL WALLS ARE 12" THICK CONCRETE UNLESS OTHERWISE NOTED.

3. ALL FLOORS ARE 4" THICK CONCRETE ON 12" SPACING STEEL DECK UNLESS OTHERWISE NOTED.

4. ALL ROOFS ARE 6" THICK CONCRETE ON 12" SPACING STEEL DECK UNLESS OTHERWISE NOTED.

5. ALL DOORS ARE 36" WIDE BY 80" HIGH UNLESS OTHERWISE NOTED.

6. ALL WINDOWS ARE 36" WIDE BY 48" HIGH UNLESS OTHERWISE NOTED.

7. ALL CEILING ARE 10' HIGH UNLESS OTHERWISE NOTED.

8. ALL ELEVATIONS ARE TO FINISH UNLESS OTHERWISE NOTED.

9. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

10. ALL WALLS ARE 12" THICK CONCRETE UNLESS OTHERWISE NOTED.

11. ALL FLOORS ARE 4" THICK CONCRETE ON 12" SPACING STEEL DECK UNLESS OTHERWISE NOTED.

12. ALL ROOFS ARE 6" THICK CONCRETE ON 12" SPACING STEEL DECK UNLESS OTHERWISE NOTED.

13. ALL DOORS ARE 36" WIDE BY 80" HIGH UNLESS OTHERWISE NOTED.

14. ALL WINDOWS ARE 36" WIDE BY 48" HIGH UNLESS OTHERWISE NOTED.

15. ALL CEILING ARE 10' HIGH UNLESS OTHERWISE NOTED.

16. ALL ELEVATIONS ARE TO FINISH UNLESS OTHERWISE NOTED.

17. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

18. ALL WALLS ARE 12" THICK CONCRETE UNLESS OTHERWISE NOTED.

19. ALL FLOORS ARE 4" THICK CONCRETE ON 12" SPACING STEEL DECK UNLESS OTHERWISE NOTED.

20. ALL ROOFS ARE 6" THICK CONCRETE ON 12" SPACING STEEL DECK UNLESS OTHERWISE NOTED.

21. ALL DOORS ARE 36" WIDE BY 80" HIGH UNLESS OTHERWISE NOTED.

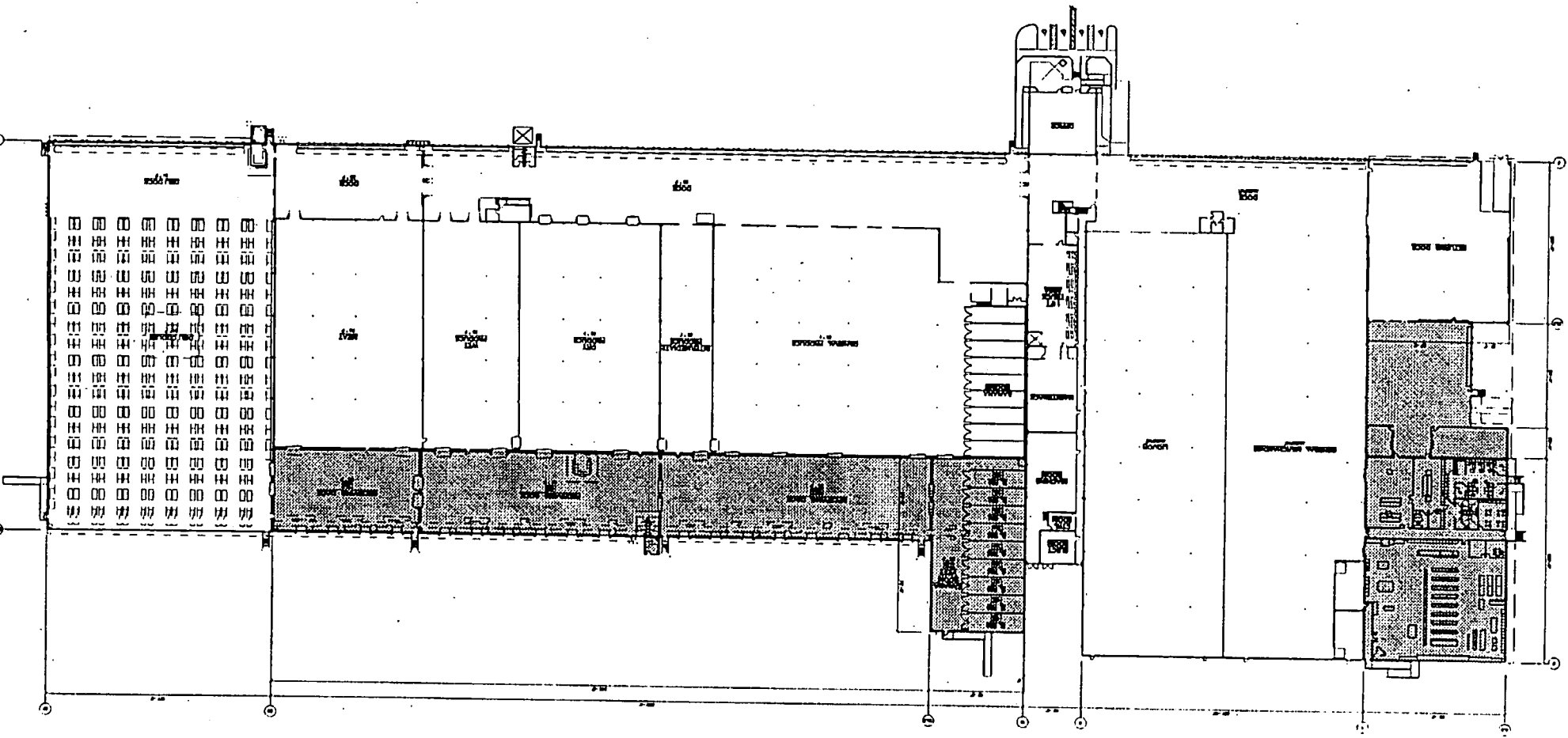
22. ALL WINDOWS ARE 36" WIDE BY 48" HIGH UNLESS OTHERWISE NOTED.

23. ALL CEILING ARE 10' HIGH UNLESS OTHERWISE NOTED.

24. ALL ELEVATIONS ARE TO FINISH UNLESS OTHERWISE NOTED.

25. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

COMPOSITE FLOOR PLAN

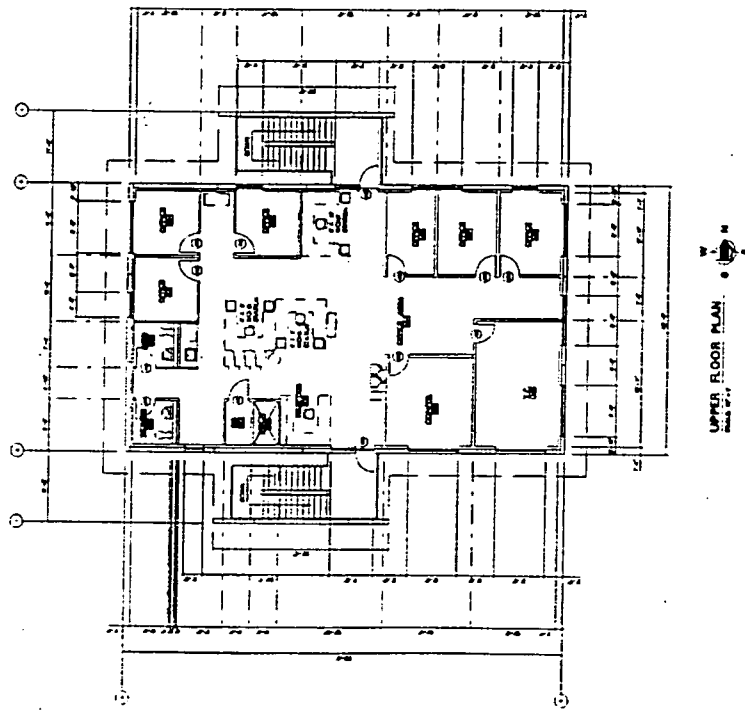
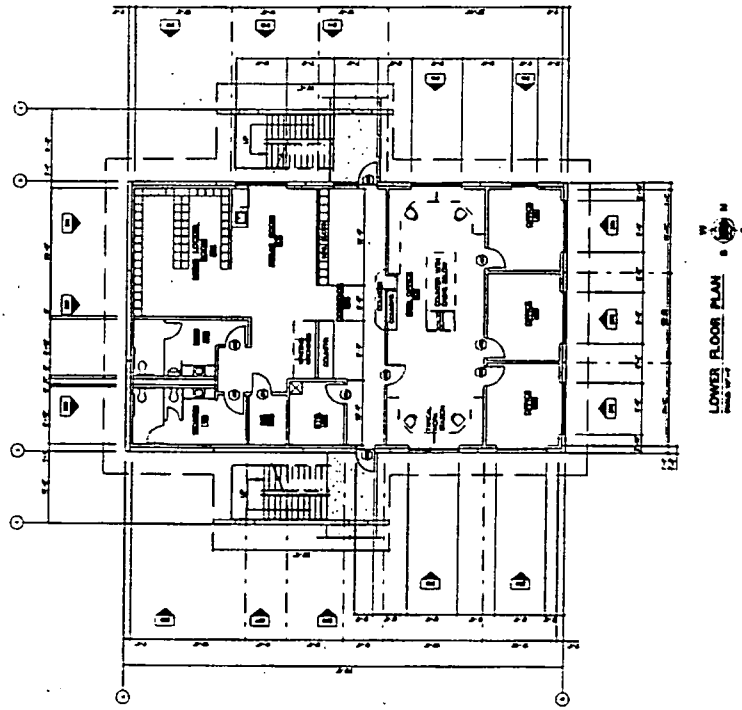


GENERAL NOTES

P98 038

Exhibit 1 F Transportation Building Floor Plan

Item # 6
Pg 17



GENERAL NOTES 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS. 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. 3. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT. 4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES. 5. ALL UTILITIES SHALL BE PROTECTED AND MARKED PRIOR TO CONSTRUCTION. 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES. 7. ALL DIMENSIONS SHALL BE AS SHOWN UNLESS OTHERWISE NOTED. 8. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME. 9. THE CONTRACTOR SHALL MAINTAIN A NEAT AND ORDERLY WORK SITE AT ALL TIMES. 10. ALL MATERIALS SHALL BE STORED PROPERLY AND PROTECTED FROM THE ELEMENTS. 11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES. 12. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME. 13. THE CONTRACTOR SHALL MAINTAIN A NEAT AND ORDERLY WORK SITE AT ALL TIMES. 14. ALL MATERIALS SHALL BE STORED PROPERLY AND PROTECTED FROM THE ELEMENTS. 15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES.	PROJECT NO. 98-038 DRAWING NO. 17 DATE: 11/15/98 SCALE: AS SHOWN SHEET NO. 17 OF 17 PROJECT: TRANSPORTATION BUILDING FLOOR PLAN
PREPARED BY: Radeys CHECKED BY: Food Plant Engineering, Inc. DATE: 11/15/98	PROJECT NO. 98-038 DRAWING NO. 17 DATE: 11/15/98 SCALE: AS SHOWN SHEET NO. 17 OF 17 PROJECT: TRANSPORTATION BUILDING FLOOR PLAN
PROJECT NO. 98-038 DRAWING NO. 17 DATE: 11/15/98 SCALE: AS SHOWN SHEET NO. 17 OF 17 PROJECT: TRANSPORTATION BUILDING FLOOR PLAN	PROJECT NO. 98-038 DRAWING NO. 17 DATE: 11/15/98 SCALE: AS SHOWN SHEET NO. 17 OF 17 PROJECT: TRANSPORTATION BUILDING FLOOR PLAN
PROJECT NO. 98-038 DRAWING NO. 17 DATE: 11/15/98 SCALE: AS SHOWN SHEET NO. 17 OF 17 PROJECT: TRANSPORTATION BUILDING FLOOR PLAN	PROJECT NO. 98-038 DRAWING NO. 17 DATE: 11/15/98 SCALE: AS SHOWN SHEET NO. 17 OF 17 PROJECT: TRANSPORTATION BUILDING FLOOR PLAN
PROJECT NO. 98-038 DRAWING NO. 17 DATE: 11/15/98 SCALE: AS SHOWN SHEET NO. 17 OF 17 PROJECT: TRANSPORTATION BUILDING FLOOR PLAN	PROJECT NO. 98-038 DRAWING NO. 17 DATE: 11/15/98 SCALE: AS SHOWN SHEET NO. 17 OF 17 PROJECT: TRANSPORTATION BUILDING FLOOR PLAN
PROJECT NO. 98-038 DRAWING NO. 17 DATE: 11/15/98 SCALE: AS SHOWN SHEET NO. 17 OF 17 PROJECT: TRANSPORTATION BUILDING FLOOR PLAN	PROJECT NO. 98-038 DRAWING NO. 17 DATE: 11/15/98 SCALE: AS SHOWN SHEET NO. 17 OF 17 PROJECT: TRANSPORTATION BUILDING FLOOR PLAN
PROJECT NO. 98-038 DRAWING NO. 17 DATE: 11/15/98 SCALE: AS SHOWN SHEET NO. 17 OF 17 PROJECT: TRANSPORTATION BUILDING FLOOR PLAN	PROJECT NO. 98-038 DRAWING NO. 17 DATE: 11/15/98 SCALE: AS SHOWN SHEET NO. 17 OF 17 PROJECT: TRANSPORTATION BUILDING FLOOR PLAN

Vicinity Map

ATTACHMENT 2

