

**City Planning Commission Meeting**  
**Tuesday, March 24, 2015**

**CPC Deadline:** None  
**CC Deadline:** 45 days from  
date of receipt  
**Council District:** D-Brossett

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**PRELIMINARY STAFF REPORT**

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**To:** City Planning Commission  
**Design Review:** 021-15

**Prepared by:** Valerie McMillan  
**Date:** March 10, 2015

**Applicant:** J.M. Smucker

**Request:** This is an appeal of the Eastern New Orleans Urban Corridor (UC) District Regulations, **Article 10, Section 10.1B.12.1 Landscape Buffer** of the Comprehensive Zoning Ordinance, to allow the new construction of an administrative building on an existing coffee plant site, without a landscape buffer along Chef Menteur Highway.

**Zoning:** HI - Heavy Industrial District

**Location:** The petitioned site is located in the Third Municipal District, on Square F, Lot 1, bounded by Chef Menteur Highway to the North, the Interstate 10 (I-10) to the South, Jourdan Rd. to the East and the Industrial Canal to the West. The municipal address is 5500 Chef Menteur Hwy. (PD 9)

**Proposal:** The site is currently developed with four (4) buildings that are all a part of the Folgers Coffee complex. The applicant proposes to construct a new administration building on the site within the complex. The proposed administration building has a width of approximately 120' along the Chef Menteur Hwy. side, a width of approximately 123' along the I-10 side, a depth of approximately 165' along Jourdan Road and a depth of approximately 57' along the Industrial Canal side for a total site area of approximately 22,167 sq. ft. The design and construction of the new building, as well as the layout of the property, was previously approved in Design Review 051-14. However, the applicant has chosen not to install trees along the applicable street frontage of the site as required by **Article 10, Section 10.1B.12.1** of the Comprehensive Zoning Ordinance.

**Why is City Planning Commission Action required?**

**Article 10, Section 10.1B.14 Appeals** of the Comprehensive Zoning Ordinance requires that all variances of the Urban Corridor regulations be reviewed for recommendation by the City Planning Commission and forwarded to the City Council for final action.

## I. EVALUATION

The purpose of the Eastern New Orleans (UC) Urban Corridor District is to provide for a superior environment along major suburban transportation corridors through application of an overlay district. The overlay district regulations are intended to supplement the regulations of the underlying (base) zoning districts and to provide for harmony and compatibility of development over the length of the corridor. These special regulations include provisions relative to the development of certain land uses as conditional uses, and unique provisions pertaining to accessory signs and design requirements intended to support and complement land use development and establish a positive design image.

### *Site Design*

The petitioned site is the Folgers' coffee plant. The plant occupies the entirety of Square F. The applicant proposes to construct a new administration building on the site within the complex. The proposed administration building has a width of approximately 120' along the Chef Menteur Hwy. side, a width of approximately 123' along the I-10 Service Road side, a depth of approximately 165' along Jourdan Road and a depth of approximately 57' along the Industrial Canal for a total site area of approximately 22,167 sq. ft. As stated previously, the design and construction of the new building, as well as the layout of the property, was previously approved in Design Review 051-14. The only deviation from the previously approved plans is that the applicant requests a waiver of the landscape buffer requirement.

### *Landscape Buffer*

According to Section **10.1B.12.1** (Special Site Design Conditions), ***Landscape Buffer***, "all sites within the Eastern New Orleans (UC) Urban Corridor District shall provide a landscape buffer within the property line abutting the Corridor frontage. The landscape buffer shall have a depth of not less than twenty (20) feet. No parking or pavement shall be allowed in the landscape buffer except for approved accessways, pedestrian walks, and permitted detached signs. The landscape buffer shall contain trees, shrubs, and other landscape elements. Trees shall be planted at the rate of one (1) per twenty-five (25) lineal feet of street frontage, and may be spaced evenly or planted in groups or clusters. Acceptable trees shall be limited to those with ratings of 1 Excellent or 2 Good in the most current revision of the Louisiana Cooperative Extension Service bulletin, "Tree Rating for the New Orleans Area supplement to Trees for Louisiana Landscapes", subject to the review and approval of the staff of the City Planning Commission. All such trees shall have minimum trunk sizes of two-inch caliper, and have a height of twelve (12) feet, with the exception of wax myrtle and crape myrtle, which shall be a minimum of eight (8) feet. Other species may be included in the landscape buffer but they may not be counted toward fulfilling the requirements of this section. Whenever a development is intended to be phased, the required landscape buffer shall be implemented as a part of the first phase undergoing construction."

The applicant proposes to install St. Augustine sod around the entrance of the administration building, and does not propose to comply with the regulations for

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providing a landscape buffer along Chef Menteur Hwy. This northern side of the site abuts an existing service road and the elevated Chef Menteur Hwy, the latter obstructs the view of any landscaping on this side due to its elevation. The site already contains foliage on the public right-of-way of the site fronting along the Jourdan Rd. side. This eastern side of the site abuts an existing service road and train tracks which substantially limit the amount of open space available to add an additional landscape buffer. This is also the most visible side of the site; however no landscaped buffer is required since Jourdan is not a major road. The southern side of the site abuts the I-10 elevated expressway and the western side of the site abuts the Industrial Canal. The location of the site is unique as it is not near a residential area and is surrounded by other industrial uses and elevated roadways, which buffer the site from view of the general public. Additionally, the frontage of the proposed site along Chef Menteur Hwy. will only be visible to Folgers' staff and visitors of the site.

## II. SUMMARY

Design Review 021/15 is an appeal of the Eastern New Orleans (UC) Urban Corridor District Regulations' requirement to provide a landscape buffer within the property line abutting the Corridor frontage as required by **Article 10, Section 10.1B.12.1** of the Comprehensive Zoning Ordinance. The applicant proposes to install St. Augustine sod only, around the entrance of the new administration building. This northern side of the site abuts an existing service road and the elevated Chef Menteur Hwy. The southern side of the site abuts the I-10 elevated expressway and the western side of the site abuts the Industrial Canal. Foliage screening already exists along the public right-of-way of the site fronting Jourdan Rd. This eastern side of the site also abuts an existing service road and train tracks which substantially limits the open space available to add an additional landscape buffer. The location of the site is unique as it is not near a residential area and is surrounded by other industrial uses, which buffer the site from view of the general public. Additionally, the frontage of the proposed site along Chef Menteur Hwy. will only be visible to Folgers' staff and visitors of the site. Therefore, the staff recommends approval the appeal of the Eastern New Orleans (UC) Urban Corridor District Regulations.

## III. PRELIMINARY STAFF RECOMMENDATION<sup>1</sup>

The staff recommends **APPROVAL** of Design Review 021-15 subject to one waiver.

### *Waiver*

1. The applicant shall be granted a waiver of the requirements of **Article 10, Section 10.1B.12.1 Landscape Buffer** of the Comprehensive Zoning Ordinance.

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<sup>1</sup> Subject to modification by the City Planning Commission.

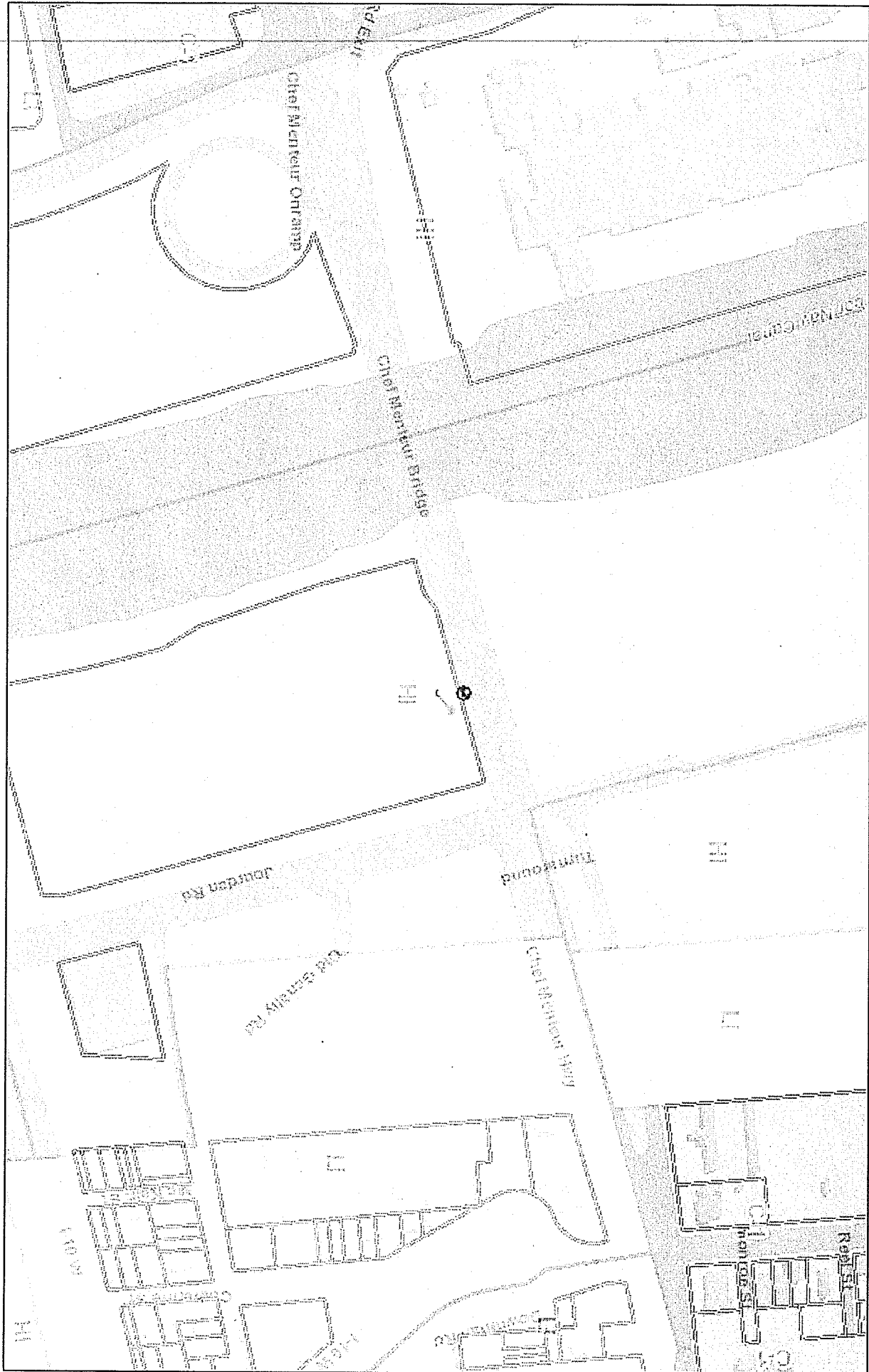
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#### **IV. REASONS FOR RECOMMENDATION**

1. The frontage of the proposed site along Chef Menteur Hwy. will only be visible to Folgers' staff and visitors of the site.
2. The site already contains foliage along the public right-of-way of the site fronting along Jourdan Rd. This eastern side of the site also abuts an existing service road and train tracks which substantially limits the open space required to add an additional landscape buffer.
3. The location of the site is unique as it is not near a residential area and is surrounded by other industrial uses, which buffer the site from view of the general public.

- V. Should the applicant desire changes to any recommended waivers or provisos, the applicant is encouraged to bring any proposed alternative language for discussion at the meeting.

# City of New Orleans Property Viewer



March 11, 2015

Override 1

DR 021-15



# THE FOLGER COFFEE COMPANY ADMINISTRATION BUILDING 5500 CHEF MENTEUR HWY NEW ORLEANS, LA 70126

### LEGEND

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### GENERAL NOTES

1. THE ARCHITECT'S DESIGN IS BASED UPON THE INFORMATION PROVIDED BY THE CLIENT AND THE INFORMATION OBTAINED BY THE ARCHITECT'S VISUAL SURVEY OF THE SITE AND THE INFORMATION OBTAINED FROM THE CITY RECORDS AND THE FIELD SURVEY. THE ARCHITECT'S DESIGN IS SUBJECT TO CHANGE WITHOUT NOTICE AS THE PROJECT DEVELOPS.

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### PROJECT DESCRIPTION

1. THE PROJECT IS THE CONSTRUCTION OF THE ADMINISTRATION BUILDING FOR THE FOLGER COFFEE COMPANY, 5500 CHEF MENTEUR HWY, NEW ORLEANS, LA 70126. THE BUILDING IS TO BE A THREE-STORY BUILDING WITH A TOTAL AREA OF APPROXIMATELY 100,000 SQ FT. THE BUILDING IS TO BE USED FOR OFFICE SPACE, STORAGE, AND OTHER ADMINISTRATIVE FUNCTIONS.

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REGULATORY UNIT AND OCCUPANCY CLASSIFICATION  
 PRIMARY USE CATEGORY (PER SECTION 111)

AREA	INTERIUM	EXTERIUM	TOTAL	NEW

REGULATORY UNIT AND OCCUPANCY CLASSIFICATION  
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FUNCTION	ADULTS	CHILDREN	ADULTS	ADULTS	ADULTS	ADULTS
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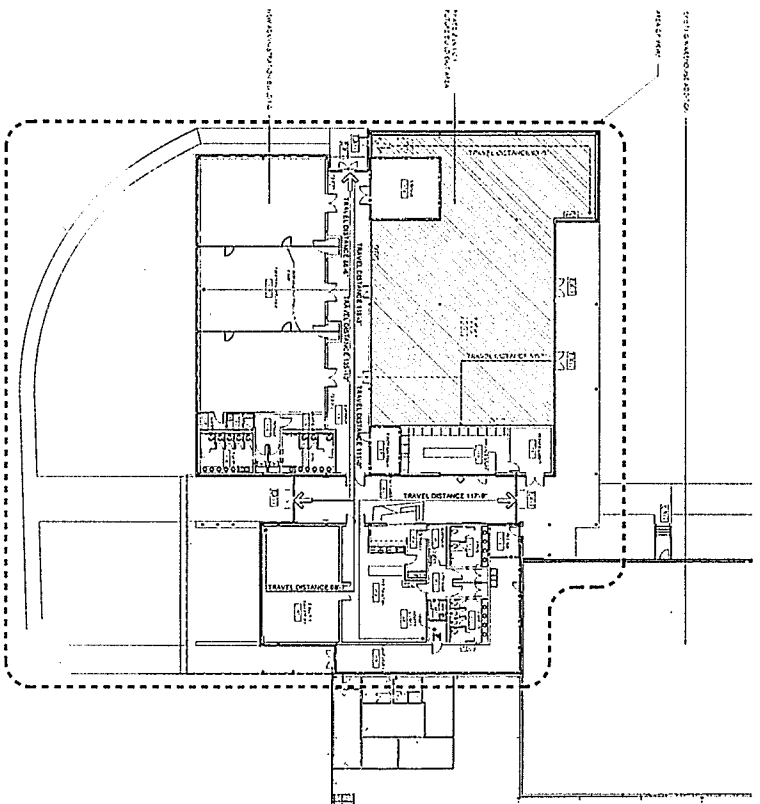
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REGULATORY UNIT AND OCCUPANCY CLASSIFICATION  
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AREA	INTERIUM	EXTERIUM	TOTAL	NEW



**2 HOUR**  
**FIRE BARRIER**  
 PROTECT ALL OPENINGS

SEE ARCHITECTURAL PLAN FOR  
 HEAVY STRUCTURE  
 AND  
 CONSTRUCTION REQUIREMENTS  
 FOR THE HEAVY STRUCTURE  
 AND  
 CONSTRUCTION REQUIREMENTS  
 FOR THE HEAVY STRUCTURE

NOTE: ALL OPENINGS IN THIS WALL REQUIRE A MINIMUM OF 2 HOUR FIRE RESISTANCE.

STRUCTURAL WALL

SEE ARCHITECTURAL PLAN



WOB ARCHITECTURE ENGINEERS  
 1000 WEST 10TH AVENUE, SUITE 100  
 DENVER, CO 80202

NO.	DATE	DESCRIPTION
1	10-10-10	ISSUED FOR PERMIT
2	10-10-10	ISSUED FOR PERMIT
3	10-10-10	ISSUED FOR PERMIT
4	10-10-10	ISSUED FOR PERMIT

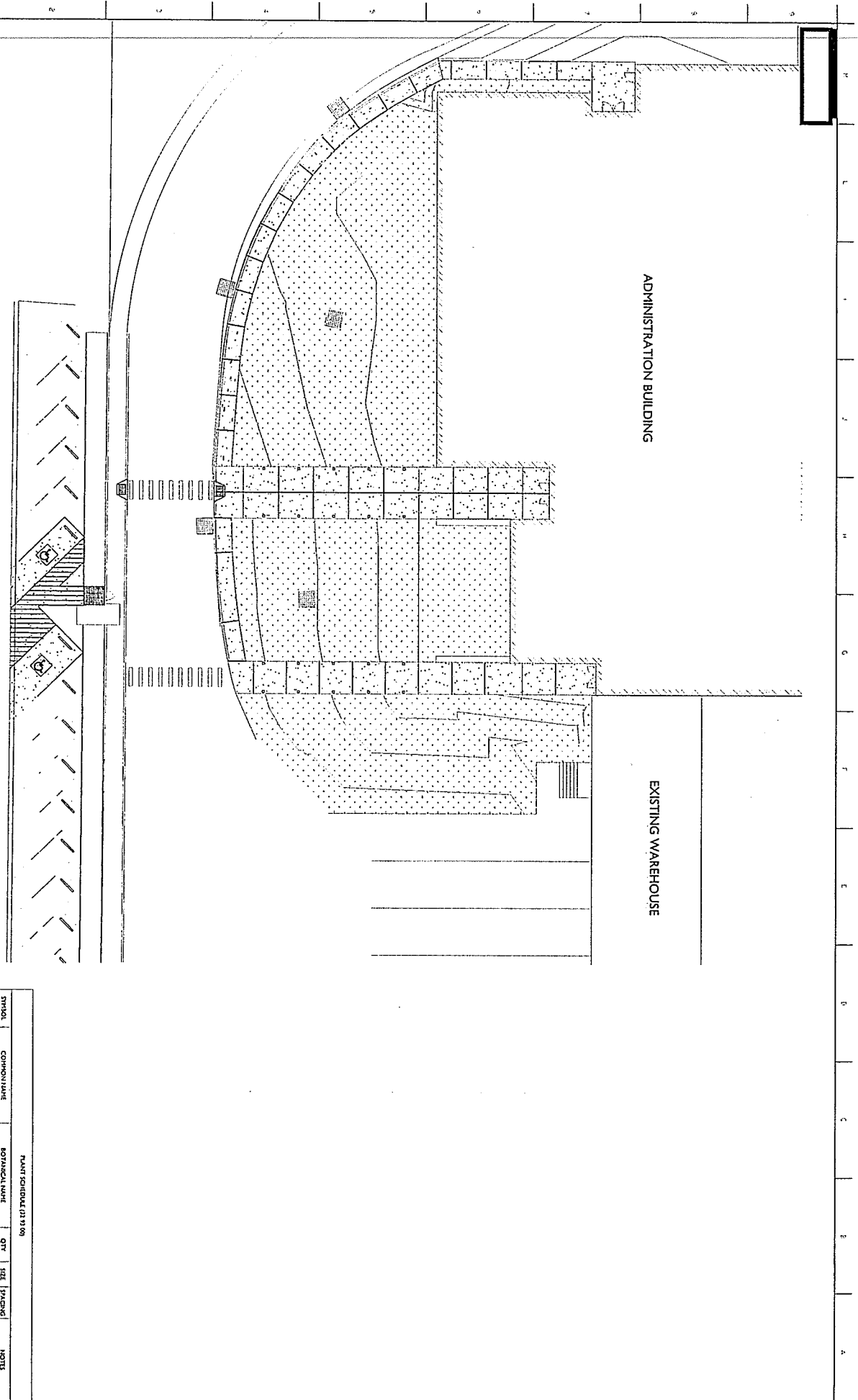
ADMINISTRATION BUILDING  
 LIFE SAFETY PLANS  
 THE FOLGER COFFEE COMPANY





- 12.00
- 1. PROFESSIONAL SEAL AND SIGNATURE OF ARCHITECT
- 2. PROFESSIONAL SEAL AND SIGNATURE OF LANDSCAPE ARCHITECT
- 3. PROFESSIONAL SEAL AND SIGNATURE OF CIVIL ENGINEER
- 4. PROFESSIONAL SEAL AND SIGNATURE OF ELECTRICAL ENGINEER
- 5. PROFESSIONAL SEAL AND SIGNATURE OF MECHANICAL ENGINEER
- 6. PROFESSIONAL SEAL AND SIGNATURE OF PLUMBING ENGINEER
- 7. PROFESSIONAL SEAL AND SIGNATURE OF STRUCTURAL ENGINEER
- 8. PROFESSIONAL SEAL AND SIGNATURE OF CHEMICAL ENGINEER
- 9. PROFESSIONAL SEAL AND SIGNATURE OF METALLURGICAL ENGINEER
- 10. PROFESSIONAL SEAL AND SIGNATURE OF AERONAUTICAL ENGINEER
- 11. PROFESSIONAL SEAL AND SIGNATURE OF AGRICULTURAL ENGINEER
- 12. PROFESSIONAL SEAL AND SIGNATURE OF MARINE ENGINEER
- 13. PROFESSIONAL SEAL AND SIGNATURE OF MINING ENGINEER
- 14. PROFESSIONAL SEAL AND SIGNATURE OF METAL ENGINEER
- 15. PROFESSIONAL SEAL AND SIGNATURE OF CHEMIST
- 16. PROFESSIONAL SEAL AND SIGNATURE OF BIOLOGICAL ENGINEER
- 17. PROFESSIONAL SEAL AND SIGNATURE OF INDUSTRIAL ENGINEER
- 18. PROFESSIONAL SEAL AND SIGNATURE OF AEROSPACE ENGINEER
- 19. PROFESSIONAL SEAL AND SIGNATURE OF NUCLEAR ENGINEER
- 20. PROFESSIONAL SEAL AND SIGNATURE OF AERONAUTICAL ENGINEER

LANDSCAPE PLANTING PLAN  
1/8" = 1'-0"



SPACKMAN MOSSOP + MICHAELS

CHER PLANT  
ADMINISTRATIVE BUILDING  
Landscape Planting Plan  
Project 1101  
THE FOIJER COFFEE COMPANY

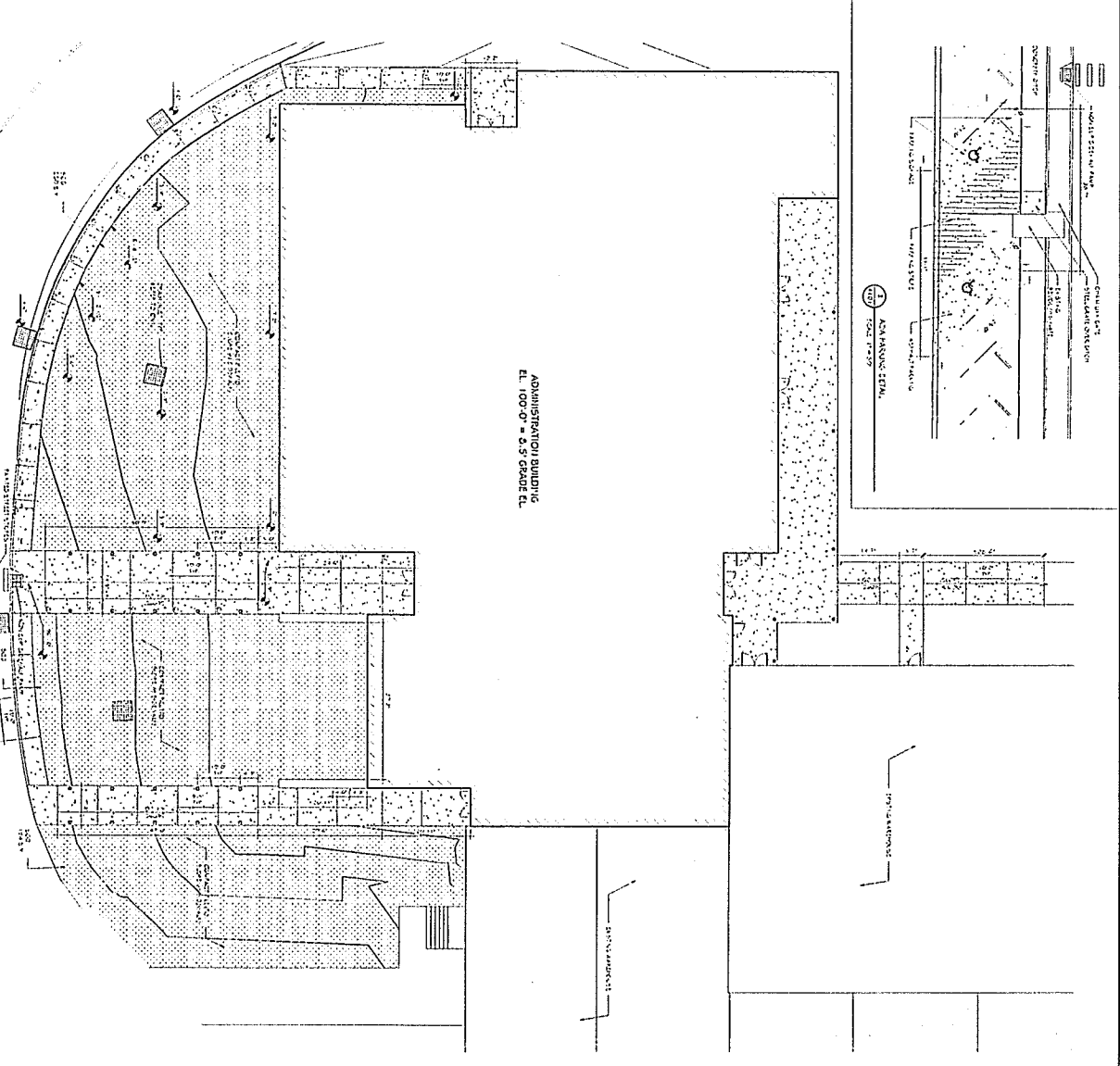
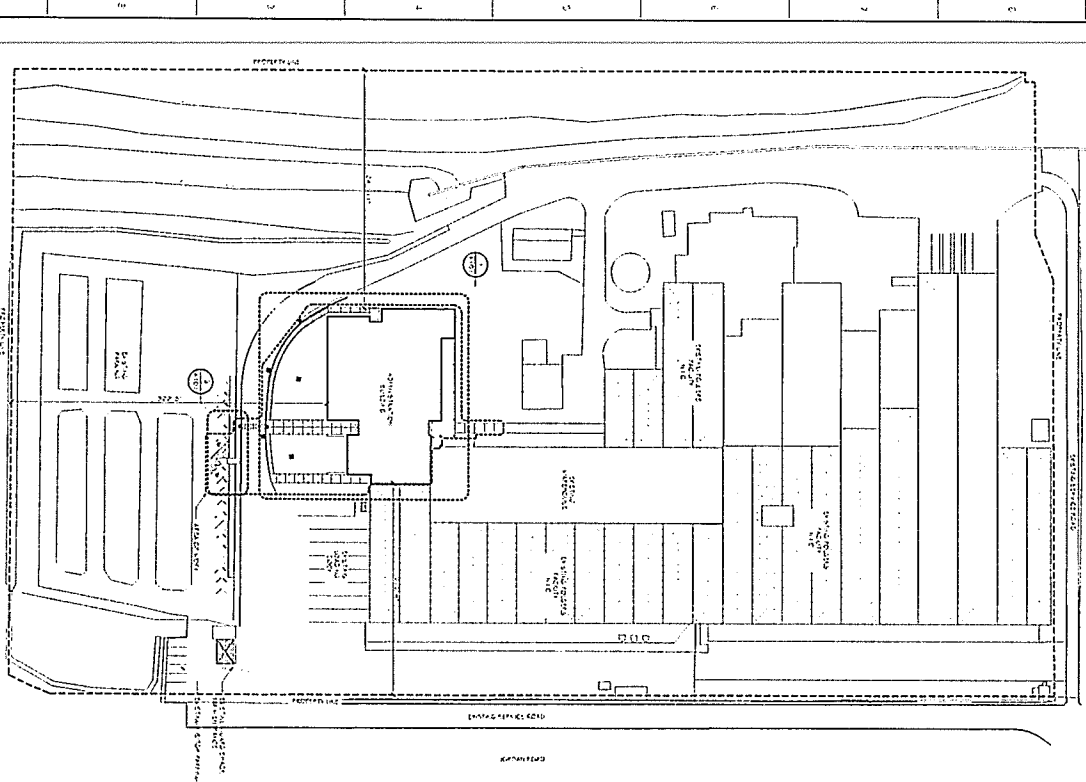
SYMBOL	COMMON NAME	BOTANICAL NAME	QTY	SIZE	SPACING	NOTES
[Symbol]	1st AUGUSTINE GRASS	Brachiaria distachya				


PLANT SCHEDULE (3/11/09)

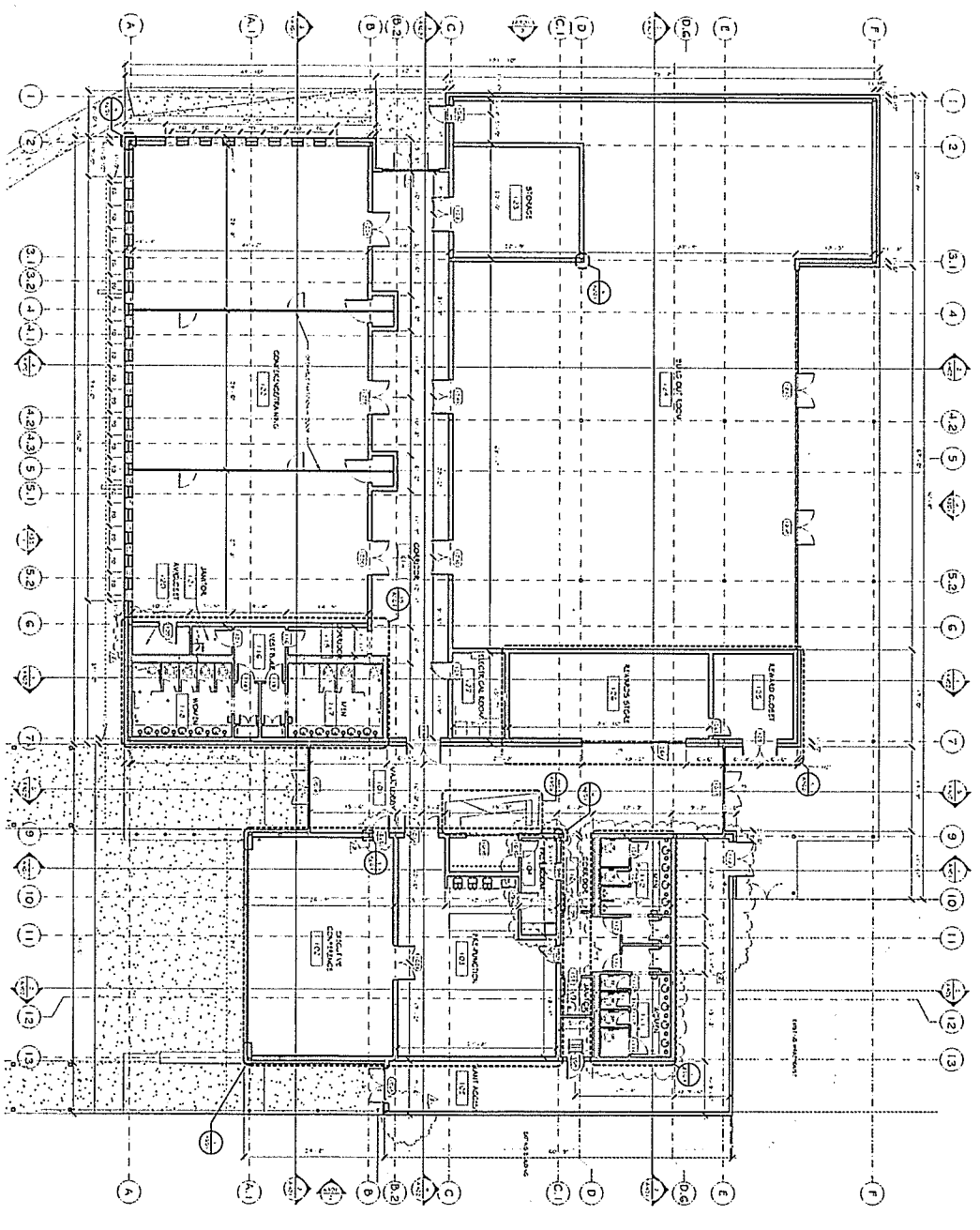
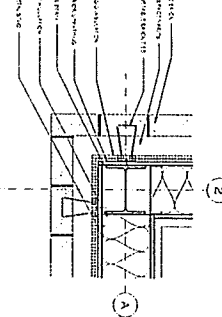
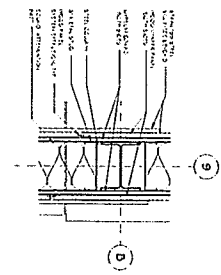
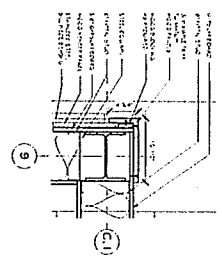
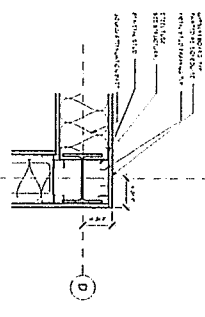
PROJECT: THE FOIJER COFFEE COMPANY, 10000 N. 10TH AVENUE, DENVER, CO 80231  
 ARCHITECT: SPACKMAN MOSSOP + MICHAELS, 1000 N. 10TH AVENUE, DENVER, CO 80231  
 LANDSCAPE ARCHITECT: CHER PLANT, 1000 N. 10TH AVENUE, DENVER, CO 80231  
 DATE: 03/11/09

DESCRIPTION 1	REVISION 2
DRAWN BY	DATE
FOUNDATION FOR CONSTRUCTION	
DATE	18 15 2013
PAUSE FOR CONSTRUCTION	
DATE	18 15 2013
VALUE ENGINEERING	
DATE	21 03 2014

SCALE	1:200
DATE	
PROJECT	
NO.	
DATE	



 WOOD ARCHITECTS ENGINEERS	
PROJECT NO. 021-15 SHEET NO. A101 DATE 10/2013	PROJECT NO. 021-15 SHEET NO. A101 DATE 10/2013
<b>THE FOJGER COFFEE COMPANY</b>	



GENERAL NOTES

1. REFER TO GENERAL NOTES ON SHEET A201-14 FOR CONSTRUCTION DETAILS.
2. REFER TO GENERAL NOTES ON SHEET A201-15 FOR CONSTRUCTION DETAILS.
3. REFER TO GENERAL NOTES ON SHEET A201-16 FOR CONSTRUCTION DETAILS.
4. REFER TO GENERAL NOTES ON SHEET A201-17 FOR CONSTRUCTION DETAILS.

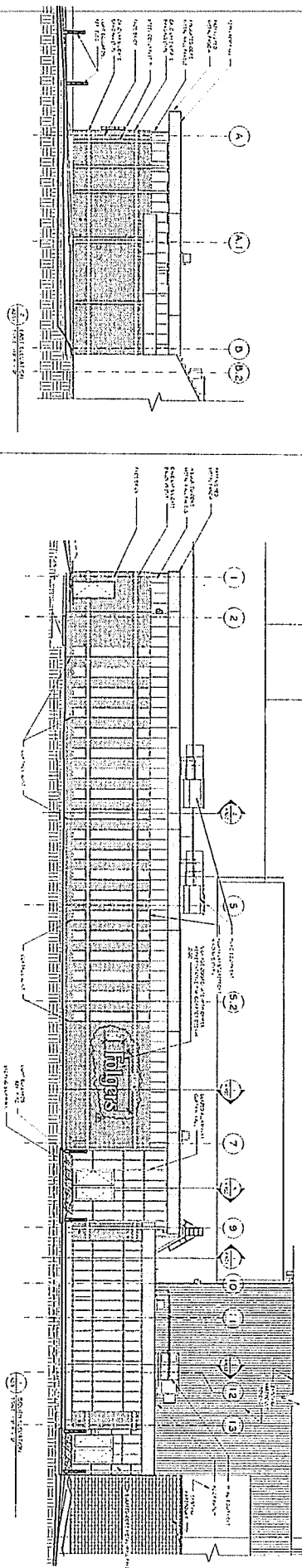
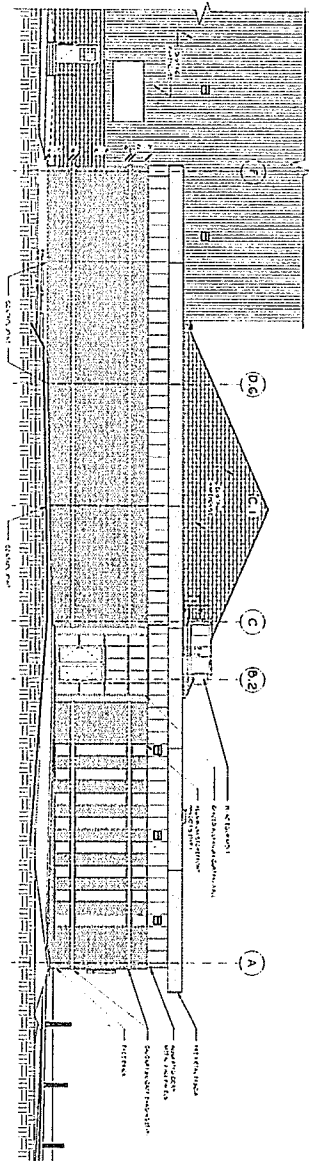
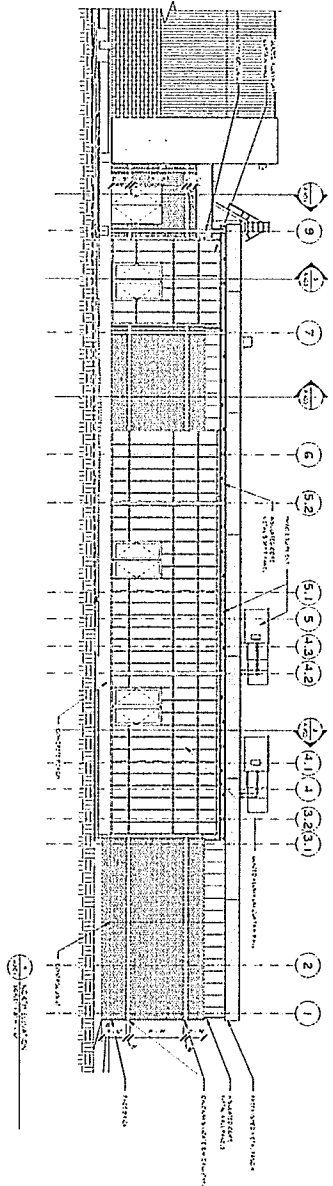
NOTES

1. REFER TO GENERAL NOTES ON SHEET A201-14 FOR CONSTRUCTION DETAILS.
2. REFER TO GENERAL NOTES ON SHEET A201-15 FOR CONSTRUCTION DETAILS.
3. REFER TO GENERAL NOTES ON SHEET A201-16 FOR CONSTRUCTION DETAILS.
4. REFER TO GENERAL NOTES ON SHEET A201-17 FOR CONSTRUCTION DETAILS.

DR 021-15

PROJECT INFORMATION		DATE	
PROJECT NAME	CHIEF PLANT ADMINISTRATION BUILDING	DATE	10-15-2013
CLIENT	THE FOLGER COFFEE COMPANY	DATE	10-15-2013
PROJECT NUMBER	A201	DATE	10-15-2013
PROJECT ADDRESS		DATE	10-15-2013
PROJECT CITY		DATE	10-15-2013
PROJECT STATE		DATE	10-15-2013
PROJECT ZIP		DATE	10-15-2013
PROJECT COUNTY		DATE	10-15-2013
PROJECT FLOOR		DATE	10-15-2013
PROJECT SHEET		DATE	10-15-2013
PROJECT DRAWING		DATE	10-15-2013
PROJECT SCALE		DATE	10-15-2013
PROJECT UNIT		DATE	10-15-2013
PROJECT SHEET		DATE	10-15-2013
PROJECT DRAWING		DATE	10-15-2013
PROJECT SCALE		DATE	10-15-2013
PROJECT UNIT		DATE	10-15-2013

DR 021-15



ISSUE	NO. 1	DATE	DESCRIPTION
SCAFFOLDING	1	10-15-2013	SCAFFOLDING FOR CONSTRUCTION
NO. 2	10-15-2013	NO. 2	NO. 2
NO. 3	10-21-2014	NO. 3	NO. 3

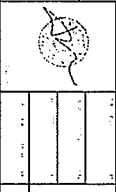
  

PROJECT	ADMINISTRATION BUILDING
CLIENT	THE FOLGER COFFEE COMPANY
ARCHITECT	DMR INCORPORATED
DATE	10-15-2013
SCALE	AS SHOWN
PROJECT NO.	10-15-2013
DRAWN BY	DMR
CHECKED BY	DMR
DATE	10-15-2013
PROJECT NO.	10-15-2013
DRAWING NO.	01

DR 021-15

DR 021-15

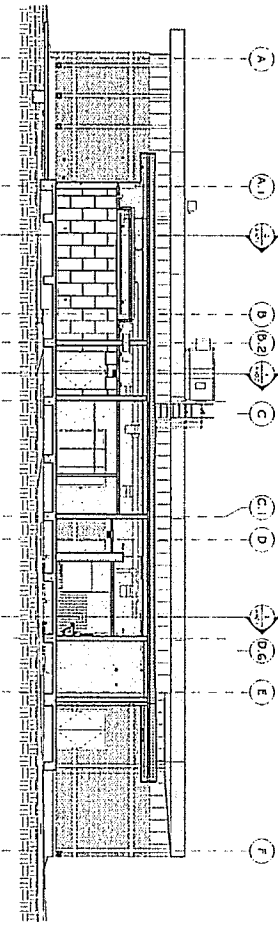
ISSUE	DESCRIPTION OF REVISIONS MADE BY DATE	APPROVED BY DATE
1	PROVISION FOR CONSTRUCTION BY 10/19/2013	
2	FIELD FOR CONSTRUCTION BY 10/19/2013	
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4		
5		
6		
7		
8		
9		



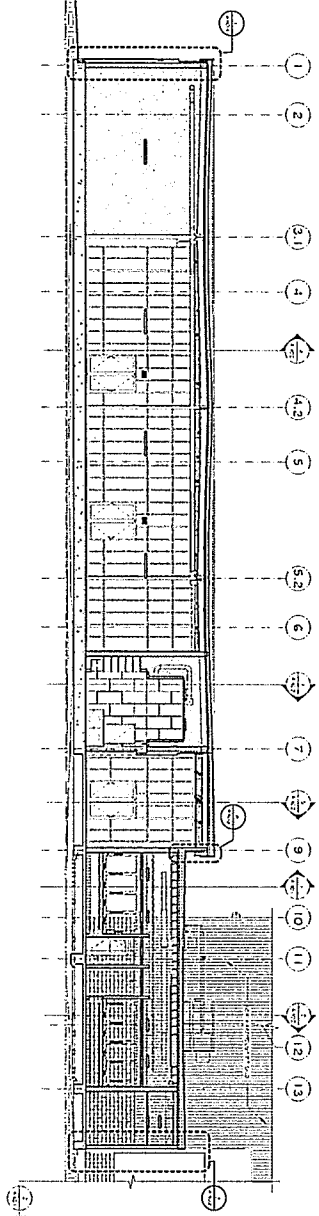
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10/19/2013	10/19/2013	10/19/2013

ARCHITECT	10/19/2013	10/19/2013
DATE	10/19/2013	10/19/2013
PROJECT	ADMINISTRATION BUILDING	ADMINISTRATION BUILDING
CLIENT	THE FOLGER COFFEE COMPANY	THE FOLGER COFFEE COMPANY

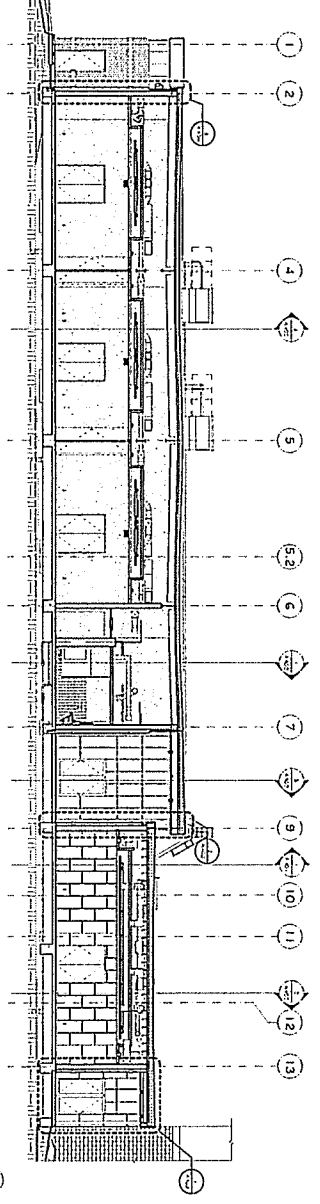
PROJECT	ADMINISTRATION BUILDING
CLIENT	THE FOLGER COFFEE COMPANY
DATE	10/19/2013
PROJECT	ADMINISTRATION BUILDING
CLIENT	THE FOLGER COFFEE COMPANY
DATE	10/19/2013



SECTION 1



SECTION 2



SECTION 3



ISSUE	DESCRIPTION	DATE
1	FOUNDATION FOR CONSTRUCTION	08 15 2013
2	FOUNDATION FOR CONSTRUCTION	08 15 2013

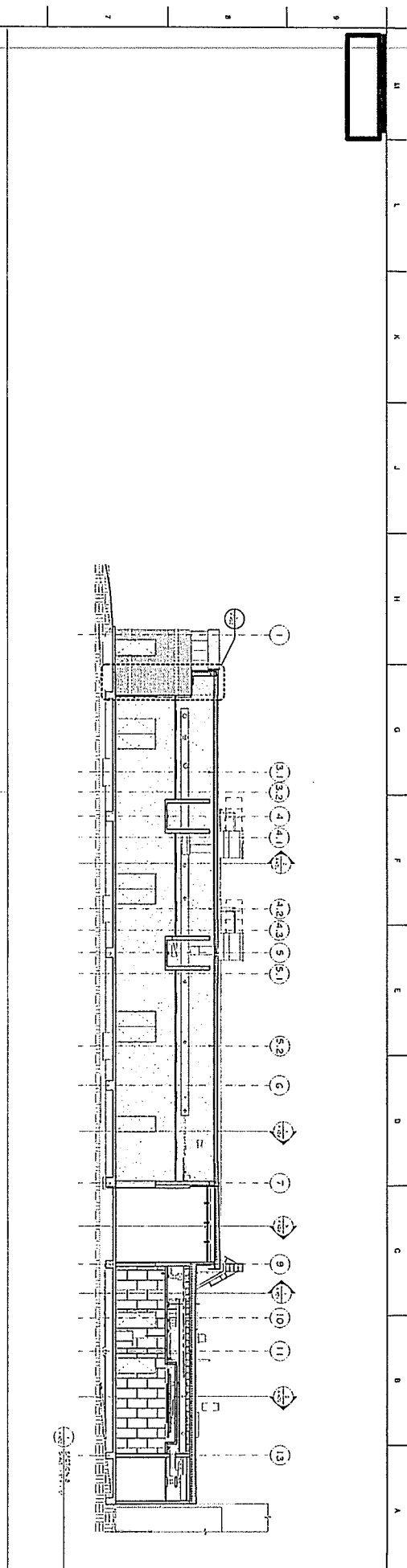
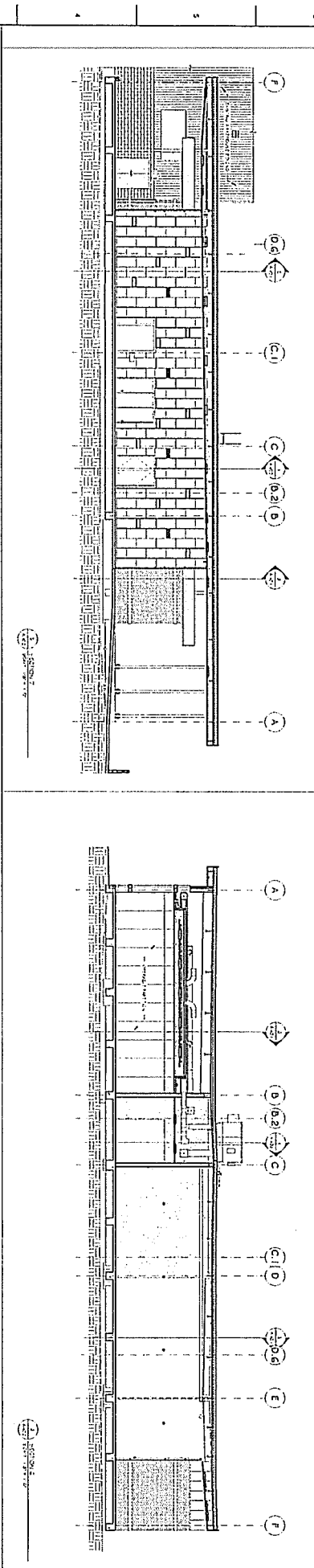
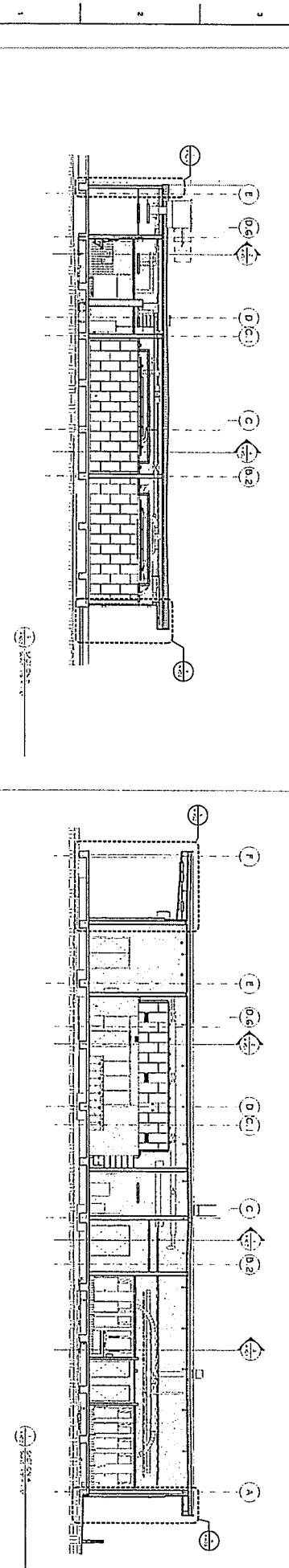


AA	10-15-2013	FINAL
AB	12-15-2013	FINAL

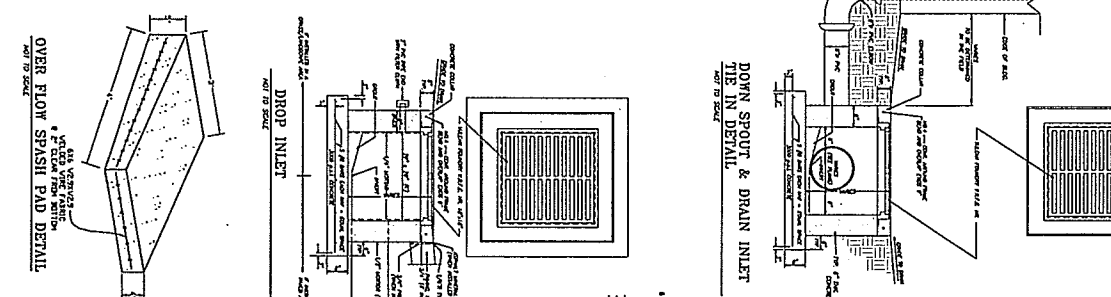
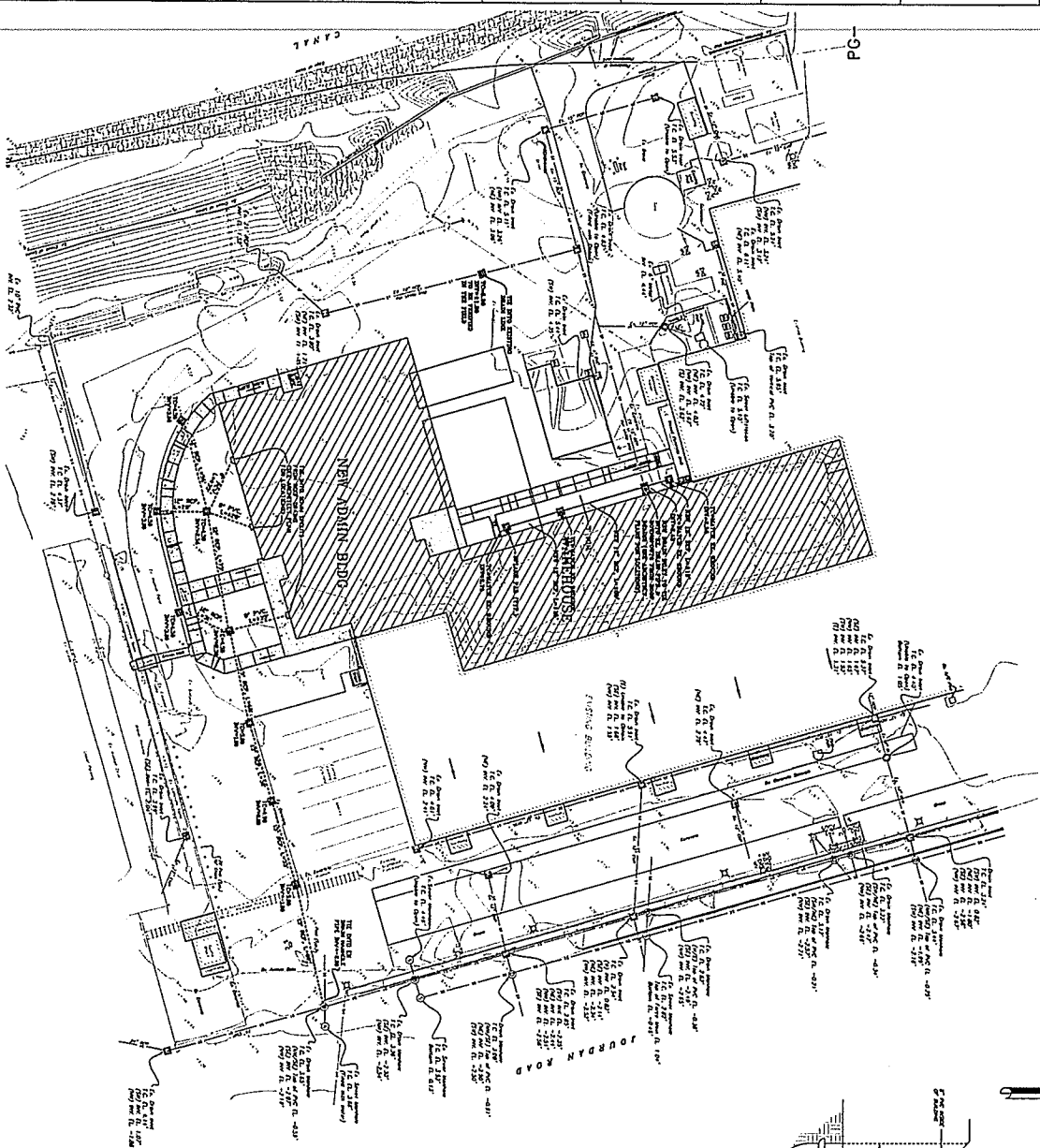
10100 STATE STREET, SUITE 100, BIRMINGHAM, AL 35204  
12204

NO.	DATE	REVISION
1	10-15-2013	FINAL

ADMINISTRATION BUILDING  
BUILDING SECTIONS  
THE FOLGER COFFEE COMPANY



ISSUE	DATE	BY	DESCRIPTION
1	11/11/2013	SCALFANO	ISSUED FOR CONSTRUCTION
2	11/11/2013	SCALFANO	ISSUED FOR CONSTRUCTION
3	11/11/2013	SCALFANO	ISSUED FOR CONSTRUCTION
4	11/11/2013	SCALFANO	ISSUED FOR CONSTRUCTION
5	11/11/2013	SCALFANO	ISSUED FOR CONSTRUCTION
6	11/11/2013	SCALFANO	ISSUED FOR CONSTRUCTION
7	11/11/2013	SCALFANO	ISSUED FOR CONSTRUCTION
8	11/11/2013	SCALFANO	ISSUED FOR CONSTRUCTION
9	11/11/2013	SCALFANO	ISSUED FOR CONSTRUCTION



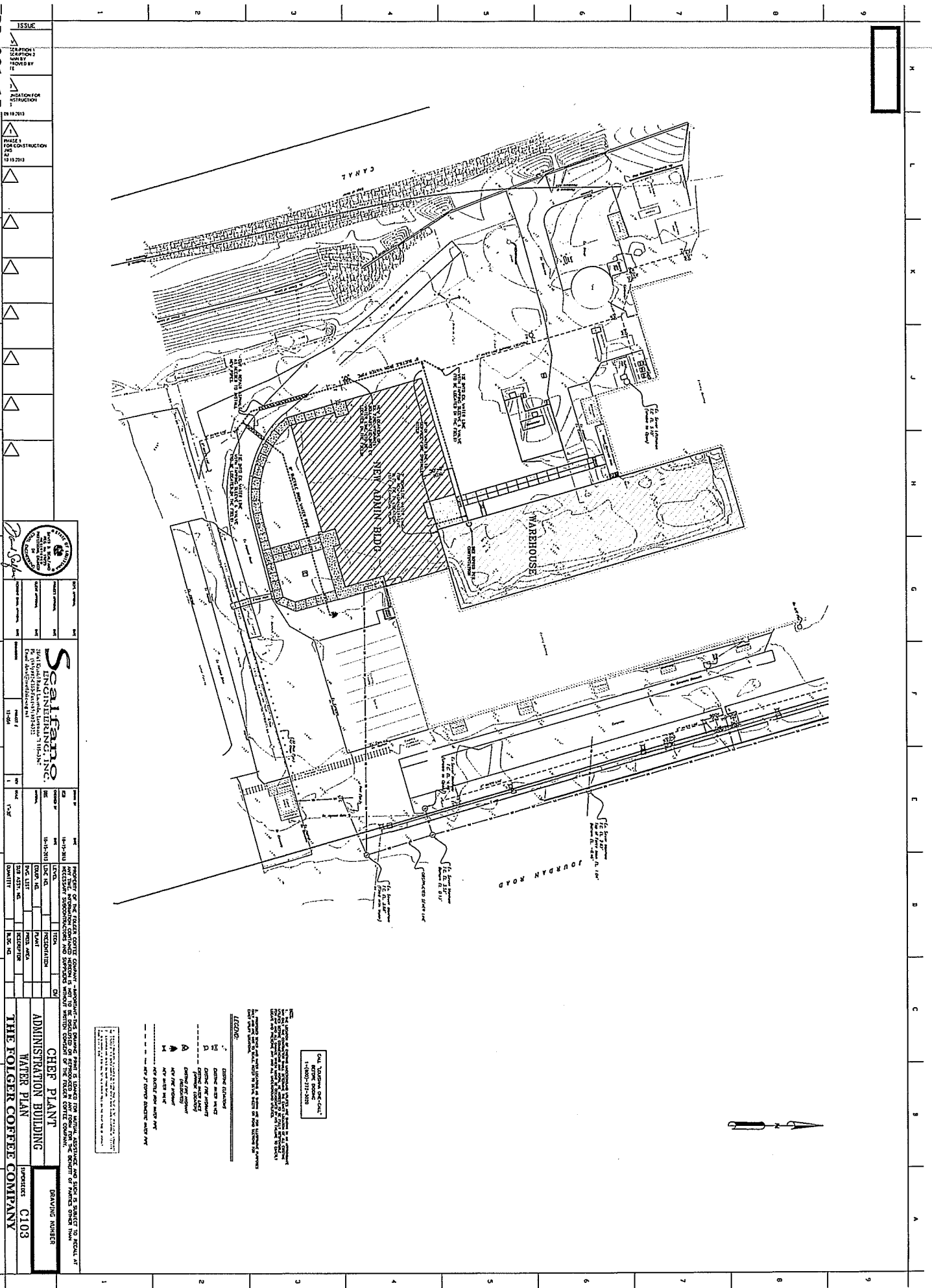
<p><b>GENERAL NOTES:</b></p> <ol style="list-style-type: none"> <li>1. VERIFY DATE INCHES FOR CONCRETE SILL PER 11/11/2013</li> <li>2. THE CONTRACTOR SHALL VERIFY ALL WORK WITHIN CONCRETE, FINISH, PAINT, AND FLOORING SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT PRIOR TO PROCEEDING WITH THE WORK.</li> <li>3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMIT FEES, INSURANCE, AND BONDING REQUIREMENTS FROM STATE, CITY, AND COUNTY AGENCIES FOR THE PROJECT.</li> <li>4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY AND COUNTY AGENCIES FOR THE PROJECT.</li> <li>5. THE CONTRACTOR SHALL VERIFY THE EXISTING CONDITIONS AND SHALL BE RESPONSIBLE FOR ANY CORRECTIONS OR REPAIRS TO THE EXISTING CONDITIONS.</li> <li>6. THE CONTRACTOR SHALL VERIFY THE EXISTING CONDITIONS AND SHALL BE RESPONSIBLE FOR ANY CORRECTIONS OR REPAIRS TO THE EXISTING CONDITIONS.</li> <li>7. THE CONTRACTOR SHALL VERIFY THE EXISTING CONDITIONS AND SHALL BE RESPONSIBLE FOR ANY CORRECTIONS OR REPAIRS TO THE EXISTING CONDITIONS.</li> <li>8. THE CONTRACTOR SHALL VERIFY THE EXISTING CONDITIONS AND SHALL BE RESPONSIBLE FOR ANY CORRECTIONS OR REPAIRS TO THE EXISTING CONDITIONS.</li> <li>9. THE CONTRACTOR SHALL VERIFY THE EXISTING CONDITIONS AND SHALL BE RESPONSIBLE FOR ANY CORRECTIONS OR REPAIRS TO THE EXISTING CONDITIONS.</li> <li>10. THE CONTRACTOR SHALL VERIFY THE EXISTING CONDITIONS AND SHALL BE RESPONSIBLE FOR ANY CORRECTIONS OR REPAIRS TO THE EXISTING CONDITIONS.</li> <li>11. THE CONTRACTOR SHALL VERIFY THE EXISTING CONDITIONS AND SHALL BE RESPONSIBLE FOR ANY CORRECTIONS OR REPAIRS TO THE EXISTING CONDITIONS.</li> <li>12. THE CONTRACTOR SHALL VERIFY THE EXISTING CONDITIONS AND SHALL BE RESPONSIBLE FOR ANY CORRECTIONS OR REPAIRS TO THE EXISTING CONDITIONS.</li> <li>13. THE CONTRACTOR SHALL VERIFY THE EXISTING CONDITIONS AND SHALL BE RESPONSIBLE FOR ANY CORRECTIONS OR REPAIRS TO THE EXISTING CONDITIONS.</li> <li>14. THE CONTRACTOR SHALL VERIFY THE EXISTING CONDITIONS AND SHALL BE RESPONSIBLE FOR ANY CORRECTIONS OR REPAIRS TO THE EXISTING CONDITIONS.</li> <li>15. THE CONTRACTOR SHALL VERIFY THE EXISTING CONDITIONS AND SHALL BE RESPONSIBLE FOR ANY CORRECTIONS OR REPAIRS TO THE EXISTING CONDITIONS.</li> <li>16. THE CONTRACTOR SHALL VERIFY THE EXISTING CONDITIONS AND SHALL BE RESPONSIBLE FOR ANY CORRECTIONS OR REPAIRS TO THE EXISTING CONDITIONS.</li> <li>17. THE CONTRACTOR SHALL VERIFY THE EXISTING CONDITIONS AND SHALL BE RESPONSIBLE FOR ANY CORRECTIONS OR REPAIRS TO THE EXISTING CONDITIONS.</li> <li>18. THE CONTRACTOR SHALL VERIFY THE EXISTING CONDITIONS AND SHALL BE RESPONSIBLE FOR ANY CORRECTIONS OR REPAIRS TO THE EXISTING CONDITIONS.</li> </ol>		<p><b>LEGEND:</b></p> <ul style="list-style-type: none"> <li>1. CONCRETE</li> <li>2. FINISH</li> <li>3. PAINT</li> <li>4. FLOORING</li> <li>5. ROOFING</li> <li>6. MECHANICAL</li> <li>7. ELECTRICAL</li> <li>8. PLUMBING</li> <li>9. HVAC</li> <li>10. STRUCTURAL</li> <li>11. EXTERIOR</li> <li>12. INTERIOR</li> <li>13. LANDSCAPE</li> <li>14. UTILITIES</li> <li>15. OTHER</li> </ul>
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**Sealfano**  
ENGINEERING, INC.

3441 Highland Park Lane, Lombard, IL 60148  
Phone: 708.261.8800  
Fax: 708.261.8801  
www.sealfano.com

PROJECT: NEW ADMIN BLDG	DATE: 11/11/2013	DRAWING NUMBER: C101	SHEET: 1 OF 1
CLIENT: THE FOLGER COFFEE COMPANY	ARCHITECT: SCALFANO ENGINEERING, INC.	DESIGNER: SCALFANO ENGINEERING, INC.	CHECKER: SCALFANO ENGINEERING, INC.
<p><b>ADMINISTRATION BUILDING</b> DRAINAGE &amp; PAVING PLANS POSTER: C101</p>			





NO.	DESCRIPTION	DATE	BY	CHECKED	APP. DATE
1	ISSUE				
2	FOR APPROVAL				
3	FOR APPROVAL				
4	FOR APPROVAL				
5	FOR APPROVAL				
6	FOR APPROVAL				
7	FOR APPROVAL				
8	FOR APPROVAL				
9	FOR APPROVAL				

**Scalfano**  
ENGINEERING, INC.  
1101 DUBLIN AVENUE, SUITE 100  
DUBLIN, OHIO 43017  
PHONE: 614-885-8888  
FAX: 614-885-8889

PROJECT: CHEP PLANT  
ADMINISTRATION BUILDING  
WATER PLAN  
DRAWING NUMBER: C103

THE FOLGER COFFEE COMPANY

DR 021-15

**ISSUE**

REGISTRATION EXEMPTED BY STATE OF TEXAS

EXPIRES ON 10/28/2015

EXPIRES ON 10/28/2015

EXPIRES ON 10/28/2015

EXPIRES ON 10/28/2015

EXPIRES ON 10/28/2015

EXPIRES ON 10/28/2015

**PERMITS**

PERMIT NO. 101463

ISSUE DATE 04/28/2015

ISSUE DATE 04/28/2015

ISSUE DATE 04/28/2015

ISSUE DATE 04/28/2015

**PROJECT INFORMATION**

PROJECT NO. 101463

ISSUE DATE 04/28/2015

ISSUE DATE 04/28/2015

ISSUE DATE 04/28/2015

**SEALS**

Professional Engineer Seal

Professional Engineer Seal

Professional Engineer Seal

Professional Engineer Seal

**PROJECT INFORMATION**

PROJECT NO. 101463

ISSUE DATE 04/28/2015

ISSUE DATE 04/28/2015

ISSUE DATE 04/28/2015

**PROJECT INFORMATION**

PROJECT NO. 101463

ISSUE DATE 04/28/2015

ISSUE DATE 04/28/2015

ISSUE DATE 04/28/2015

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ISSUE DATE 04/28/2015

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PROJECT NO. 101463

ISSUE DATE 04/28/2015

ISSUE DATE 04/28/2015

ISSUE DATE 04/28/2015

**PROJECT INFORMATION**

PROJECT NO. 101463

ISSUE DATE 04/28/2015

ISSUE DATE 04/28/2015

ISSUE DATE 04/28/2015

NO.	DESCRIPTION	REVISION	DATE	BY	CHKD.	APP.	DATE	BY	CHKD.	APP.
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2	...	...	...	...	...	...	...	...	...	...
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4	...	...	...	...	...	...	...	...	...	...
5	...	...	...	...	...	...	...	...	...	...
6	...	...	...	...	...	...	...	...	...	...
7	...	...	...	...	...	...	...	...	...	...
8	...	...	...	...	...	...	...	...	...	...
9	...	...	...	...	...	...	...	...	...	...

**CHIEF PLANT**

**ADMINISTRATION BUILDING**

**SYNTHOLS**

**THE FOLGER COFFEE COMPANY**

PROJECT NO. 101463

ISSUE DATE 04/28/2015

ISSUE DATE 04/28/2015

ISSUE DATE 04/28/2015

**PROJECT INFORMATION**

PROJECT NO. 101463

ISSUE DATE 04/28/2015

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PROJECT NO. 101463

ISSUE DATE 04/28/2015

ISSUE DATE 04/28/2015

ISSUE DATE 04/28/2015

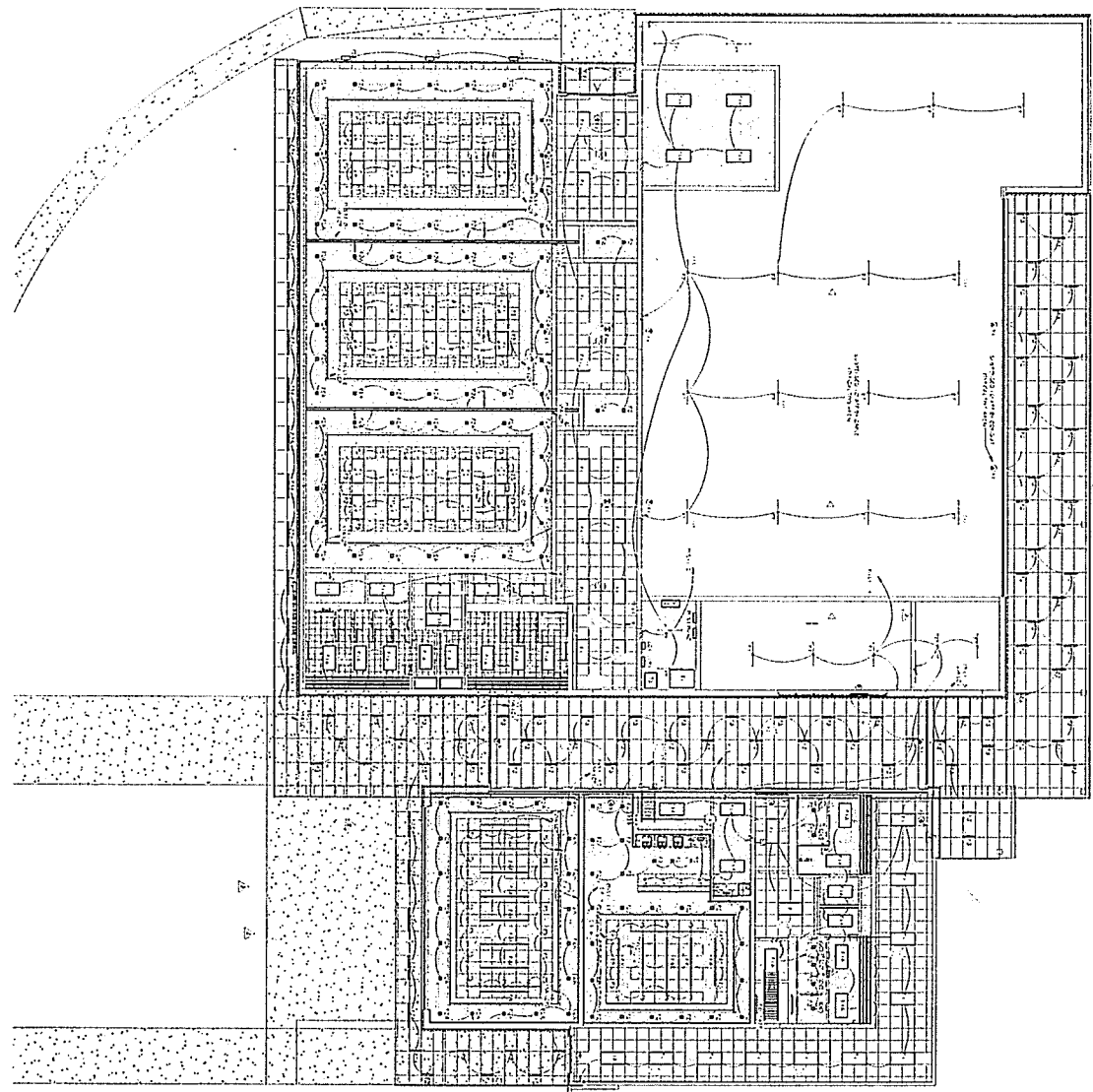


**GENERAL NOTES**

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL CODES AND STANDARDS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES.
4. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT AND LOCAL AUTHORITIES.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES TO REMAIN.
6. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
7. THE CONTRACTOR SHALL MAINTAIN A NEAT AND SAFE WORK SITE AT ALL TIMES.
8. ALL MATERIALS SHALL BE STORED PROPERLY AND PROTECTED FROM THE ELEMENTS.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSING OF ALL WASTE AND DEBRIS IN ACCORDANCE WITH LOCAL REGULATIONS.

**SPECIFIC NOTES**

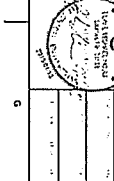
1. SEE ARCHITECT'S GENERAL NOTES FOR DETAILED INFORMATION ON MATERIALS AND FINISHES.
2. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC).
3. ALL PLUMBING WORK SHALL BE IN ACCORDANCE WITH THE INTERNATIONAL PLUMBING CODE (IPC).
4. ALL MECHANICAL WORK SHALL BE IN ACCORDANCE WITH THE INTERNATIONAL MECHANICAL CODE (IMC).
5. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.



DR 021-15

- ISSUE
- 1. REVISIONS TO ELECTRICAL SYMBOLS AND NOTATION APPROVED BY ARCHITECT DATE 08/12/2013
- 2. REVISIONS TO ELECTRICAL SYMBOLS AND NOTATION APPROVED BY ARCHITECT DATE 08/12/2013
- 3. REVISIONS TO ELECTRICAL SYMBOLS AND NOTATION APPROVED BY ARCHITECT DATE 08/12/2013
- 4. REVISIONS TO ELECTRICAL SYMBOLS AND NOTATION APPROVED BY ARCHITECT DATE 08/12/2013
- 5. REVISIONS TO ELECTRICAL SYMBOLS AND NOTATION APPROVED BY ARCHITECT DATE 08/12/2013
- 6. REVISIONS TO ELECTRICAL SYMBOLS AND NOTATION APPROVED BY ARCHITECT DATE 08/12/2013
- 7. REVISIONS TO ELECTRICAL SYMBOLS AND NOTATION APPROVED BY ARCHITECT DATE 08/12/2013
- 8. REVISIONS TO ELECTRICAL SYMBOLS AND NOTATION APPROVED BY ARCHITECT DATE 08/12/2013
- 9. REVISIONS TO ELECTRICAL SYMBOLS AND NOTATION APPROVED BY ARCHITECT DATE 08/12/2013

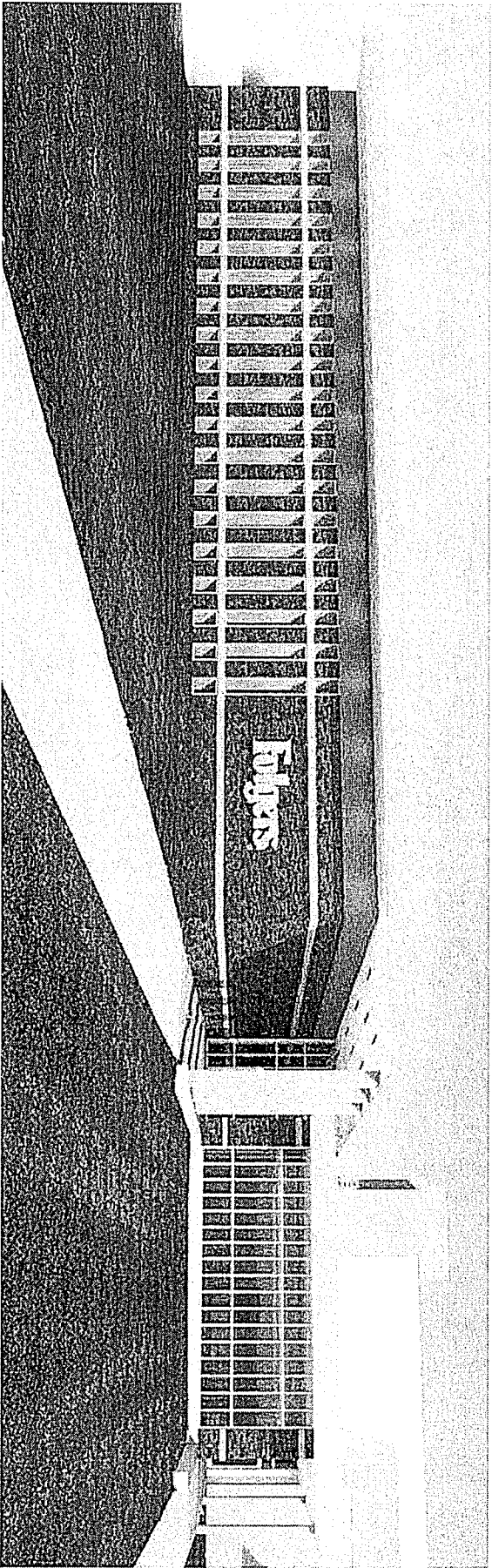
PROFESSIONAL ENGINEER  
 STATE OF CALIFORNIA  
 LICENSE NO. 12345  
 DATE 08/12/2013



2024 BUREAU OF STANDARDS  
 12345  
 12345

BL	06/20/2014	DATE	06/20/2014
CL	06/20/2014	DATE	06/20/2014
DL	06/20/2014	DATE	06/20/2014
EL	06/20/2014	DATE	06/20/2014
FL	06/20/2014	DATE	06/20/2014
GL	06/20/2014	DATE	06/20/2014
HL	06/20/2014	DATE	06/20/2014
IL	06/20/2014	DATE	06/20/2014
KL	06/20/2014	DATE	06/20/2014
LL	06/20/2014	DATE	06/20/2014
ML	06/20/2014	DATE	06/20/2014
NL	06/20/2014	DATE	06/20/2014
OL	06/20/2014	DATE	06/20/2014
PL	06/20/2014	DATE	06/20/2014
QL	06/20/2014	DATE	06/20/2014
RL	06/20/2014	DATE	06/20/2014
SL	06/20/2014	DATE	06/20/2014
TL	06/20/2014	DATE	06/20/2014
UL	06/20/2014	DATE	06/20/2014
VL	06/20/2014	DATE	06/20/2014
WL	06/20/2014	DATE	06/20/2014
XL	06/20/2014	DATE	06/20/2014
YL	06/20/2014	DATE	06/20/2014
ZL	06/20/2014	DATE	06/20/2014

CHIEF PLANT  
 ADMINISTRATION BUILDING  
 LIGHTING  
 THE FOLGER COFFEE COMPANY  
 DRAWING NUMBER  
 F201



WDG ARCHITECTS ENGINEERS