

**LEGEND:**

- EXISTING ASPHALT
- PROPOSED ASPHALT
- PROPOSED LANDSCAPING
- PROPOSED CONCRETE
- PROPOSED RECYCLED ASPHALT
- EXISTING MONITOR WELL
- EXISTING UTILITY PEDESTAL
- EXISTING UTILITY POLE
- EXISTING SEWER MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING MONUMENT
- PROPOSED SEWER CLEANOUT
- PROPOSED VALVE
- PROPOSED LIGHT POLE
- EXISTING OVERHEAD ELECTRIC LINES
- EXISTING EASEMENT
- EXISTING FENCE
- EXISTING SEWER LINE
- EXISTING 8" FIRE WATER LINE
- EXISTING FORCE MAIN
- EXISTING 2" WATER SERVICE
- PROPOSED BOUNDARY
- PROPOSED FENCE
- PROPOSED BUILDING
- PROPOSED CURB
- PROPOSED 4" SEWER SERVICE
- PROPOSED FIRE WATER LATERAL
- PROPOSED 2" WATER SERVICE
- EXISTING 1-FT CONTOUR
- EXISTING 5-FT CONTOUR
- PROPOSED SILT FENCE
- PROPOSED 1-FT CONTOUR
- PROPOSED 5-FT CONTOUR

**GENERAL NOTES:**

ADDRESS: 6 POWERLINE ROAD  
RIFLE, CO  
(UNINCORPORATED GARFIELD COUNTY)

ASSESSOR PARCEL NO.: 2177-113-01008

PROJECT AREA: 3.953 ACRES

ZONING: COMMERCIAL - GENERAL (CG)

PARCEL CREATED BY: POWERLINE PROFESSIONAL PARK SUBDIVISION  
FILING NO. 2  
RECORDED 9/17/01

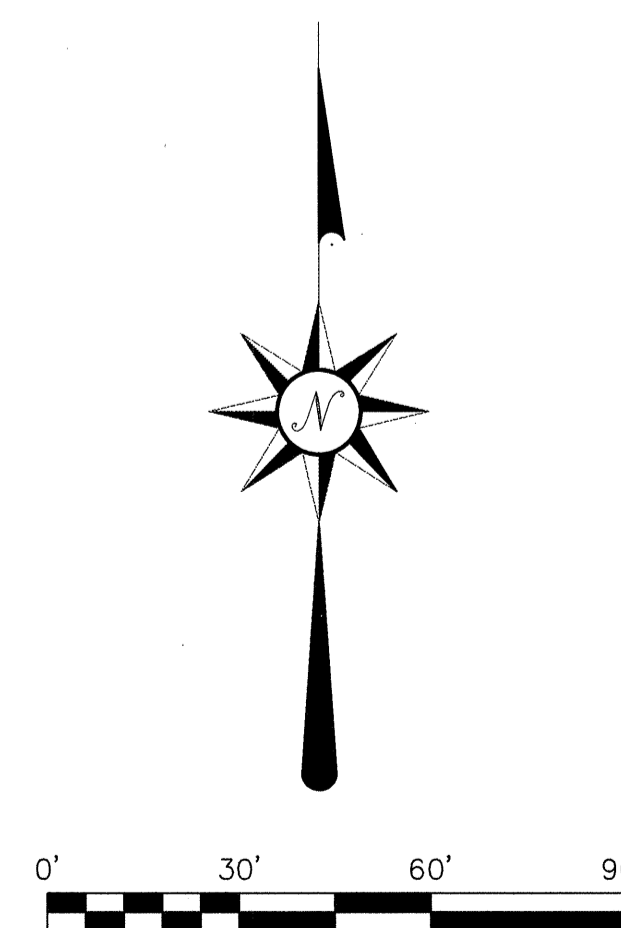
SETBACK REQUIREMENTS: FRONT: 50' ARTERIAL  
25' LOCAL  
REAR: 7.5'  
SIDE: 10'

PROPOSED USE: WAREHOUSE AND COMMERCIAL OFFICE  
WITH A MANAGER'S APARTMENT

GEORGE T. SANDERS BUILDING: - WAREHOUSE = 16,420 SF  
- OFFICE = 2,780 SF  
- 2ND STORY APT = 1,040 SF

TENANT BUILDING: - WAREHOUSE = 13,500 SF  
- OFFICE = 2,500 SF

PARKING DEMAND: - GEORGE T. SANDERS BUILDING = 19 SPACES  
- TENANT BUILDING = 17 SPACES



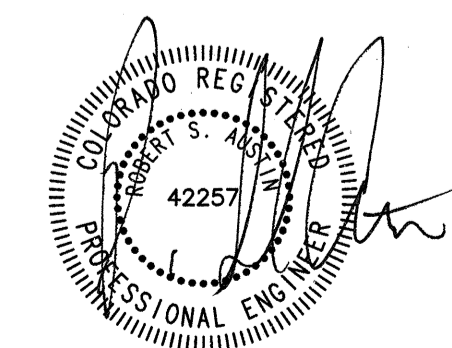
**MCCAULEY CONSTRUCTORS**  
CONSTRUCTORS  
P.O. Box 200  
Windsor - Colorado 80550  
970.686.6300 fax 970.686.6320

SCALE VERIFICATION  
SCALE: AS SHOWN  
DATE: 7/18/08  
SHEET NO: S-1

NO.	REVISIONS DESCRIPTION	DATE	BY

**A · C · G**  
**AUSTIN CIVIL GROUP, INC**  
Land Planning • Civil Engineering • Development Services  
336 Main Street, Suite 209 • Grand Junction, Colorado 81501  
(970) 242-7540

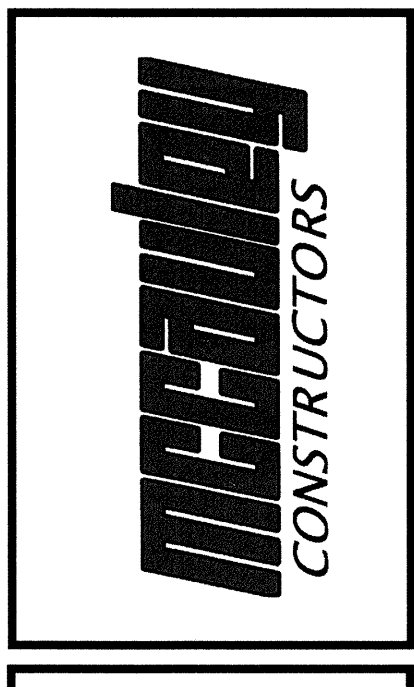
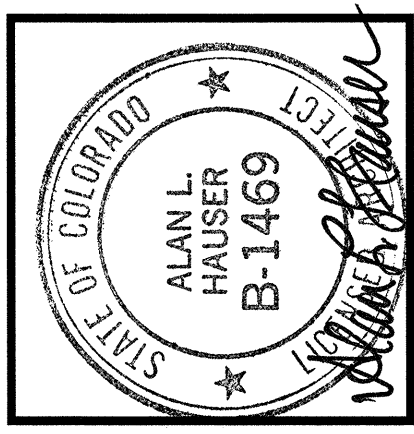
**SG TRUST**  
**SITE PLAN**  
**LOT 8 - POWERLINE PROFESSIONAL PARK**  
**GARFIELD COUNTY, COLORADO**  
Prepared for:  
**MCCAULEY CONSTRUCTORS**



DRAWN BY: RSA	DESIGNED BY: RSA	CHECKED BY:	APPROVED BY:
JOB NUMBER: 1020.0002			
DATE: 7/18/08			
SCALE: AS SHOWN			
SHEET NO: S-1			





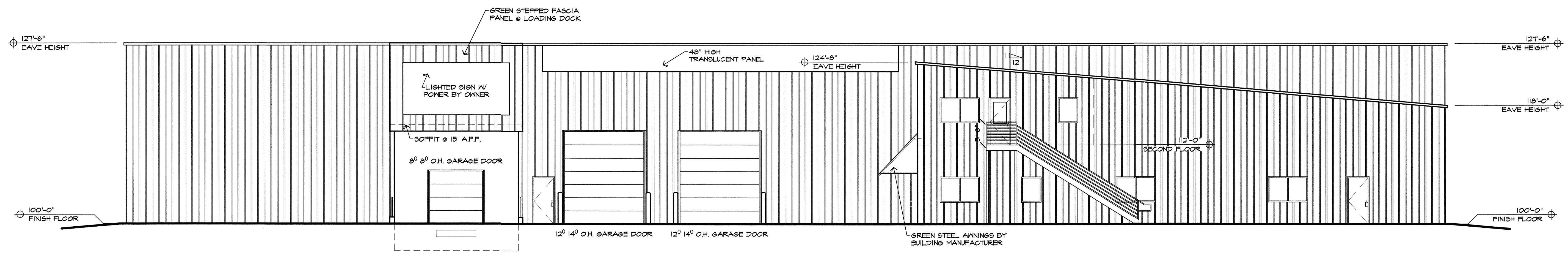


**HAUSER**  
**ARCHITECTS, P.C.**  
 3780 East 15th Street, Suite 207 • Loveland, Colorado 80538  
 970.669.8220 • Fax: 970.669.8233  
 E-mail: hauserarchitect@aol.com  
 www.hauserarchitectspc.com

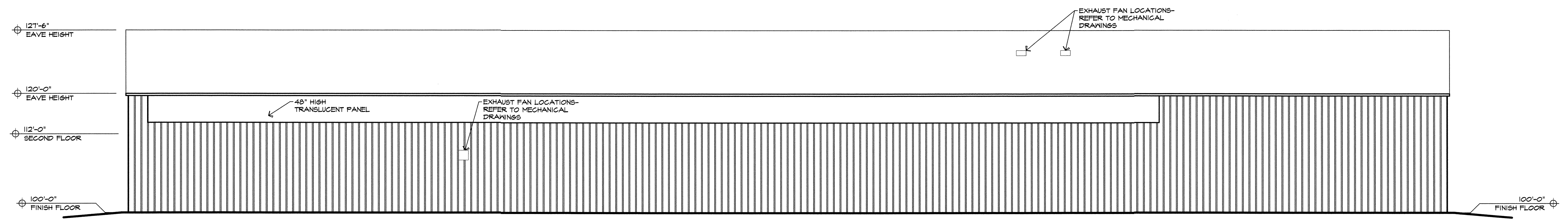
**S.G. TRUST**  
**GEORGE T. SANDERS WAREHOUSE**  
**LOT 8- POWERLINE PROFESSIONAL PARK**  
**GARFIELD COUNTY, COLORADO**

SHEET TITLE:  
**ELEVATIONS**

PROJECT NO.	DRAWN	SLH	TIT.08



**SOUTH ELEVATION**  
 SCALE: 1/8" = 1'-0"

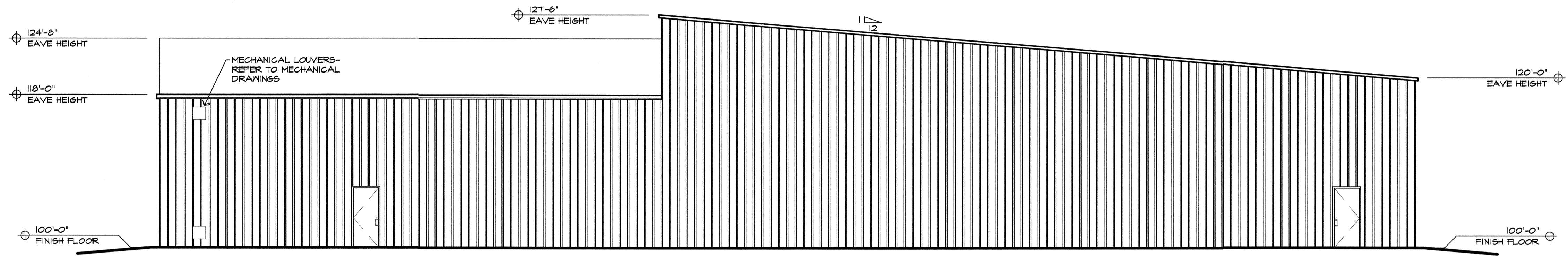


**NORTH ELEVATION**  
 SCALE: 1/8" = 1'-0"

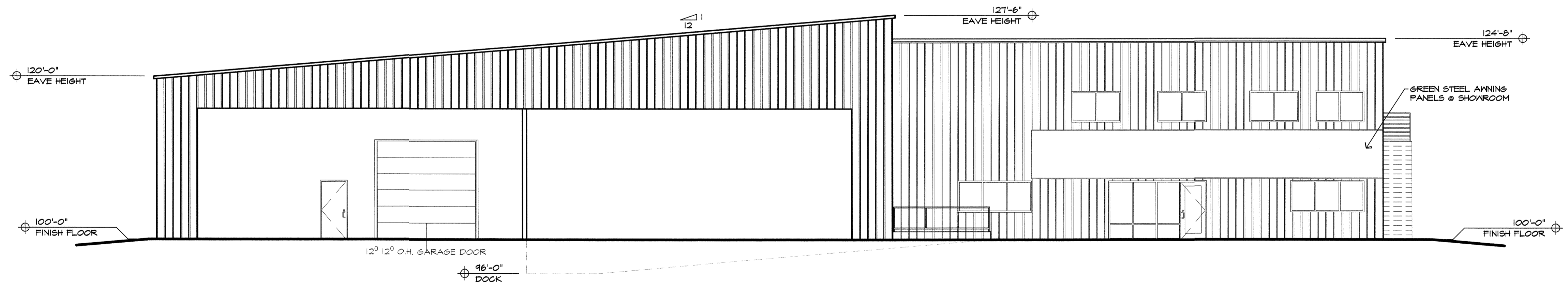
C:\SHARLOTT\CURRENT DRAWINGS\Sanders Warehouse- File\Sanders Warehouse- Terrain Layout.dwg, At A: FILE S.W., 07/18/08 11:49:17AM, Cad 7 Operator



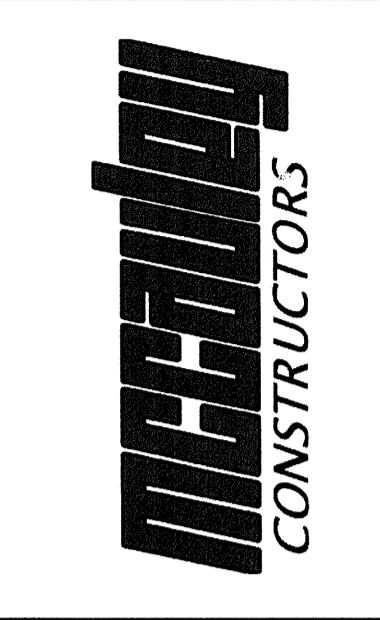
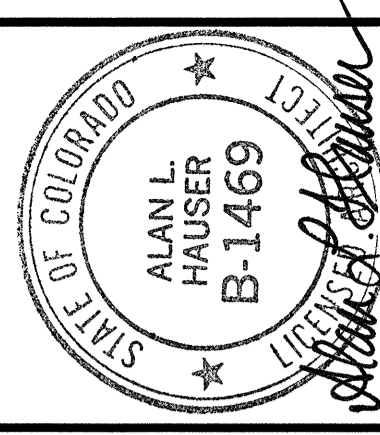
C:\SCHAUBOUS - CURRENT DRAWINGS\Sanders Warehouse & Tenant Lease.dwg, A4 A5 ELEV S.W., 07/18/08 11:49:49AM, Cot 7, Open



**EAST ELEVATION**  
SCALE: 1/8" = 1'-0"



**WEST ELEVATION**  
SCALE: 1/8" = 1'-0"



**HAUSER**  
ARCHITECTS, P.C.  
3780 East 15th Street, Suite 201 • Loveland, Colorado 80538  
970.669.8220 • Fax: 970.669.8233  
E-mail: hauserarchitect@aol.com  
www.hauserarchitectspc.com

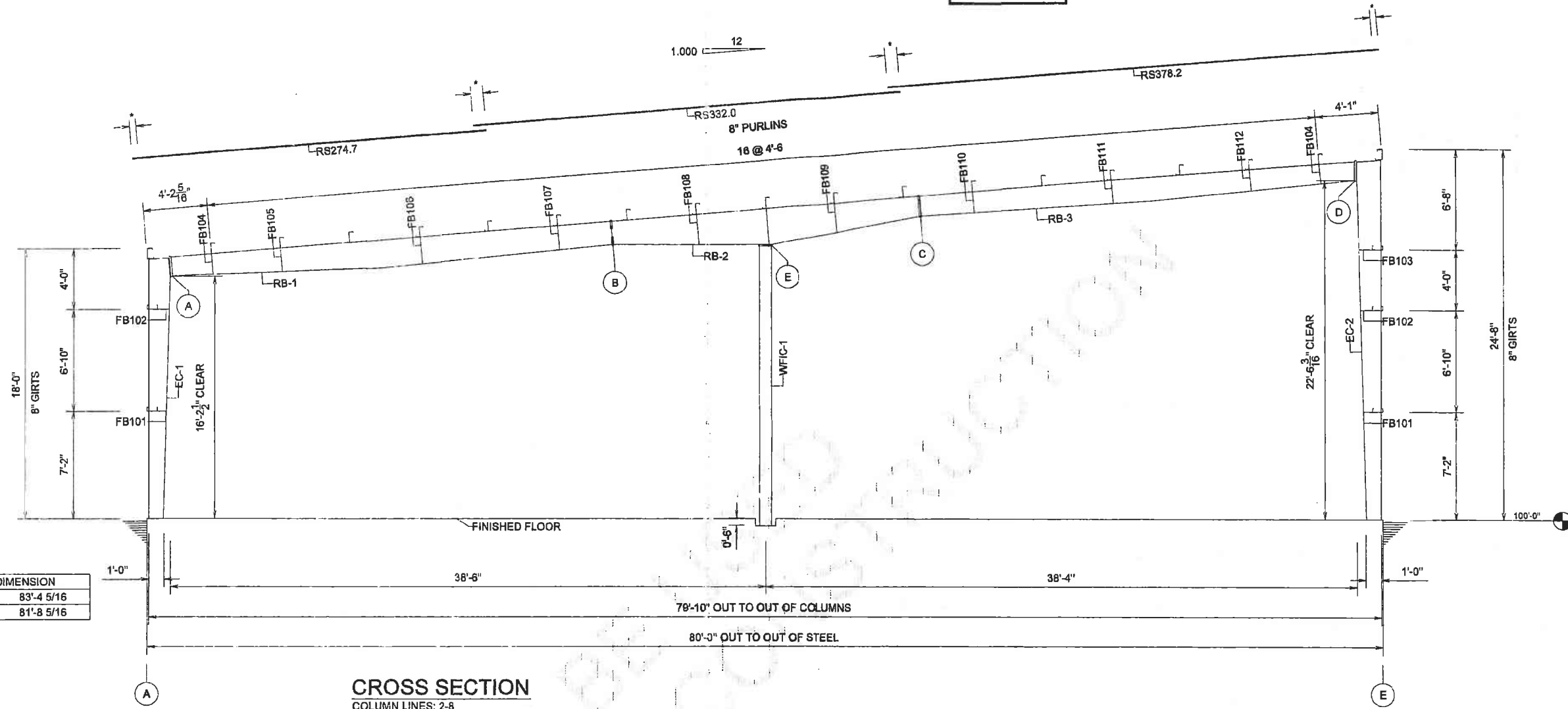
**S.G. TRUST**  
**GEORGE T. SANDERS WAREHOUSE**  
**LOT 8 - POWERLINE PROFESSIONAL PARK**  
**GARFIELD COUNTY, COLORADO**

ELEVATIONS

SHEET TITLE:

PROJECT NO.	DRAWN	DATE	TITLE

**UL 90**



DIAGONAL DIMENSION	
LEFT	83'-4 5/16
RIGHT	81'-8 5/16

**CROSS SECTION**  
COLUMN LINES: 2-8

**REFERENCE NOTES**

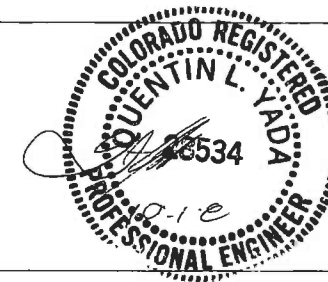
1. BOLTING RECOMMENDATIONS---ALL HIGH STRENGTH BOLTS ARE A-325 WITH HEAVY HEX NUTS AND ARE TO BE INSTALLED USING THE SNUG TIGHT METHOD SPECIFIED IN THE 'SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 BOLTS', PUBLISHED BY RCSC, DATED JUNE 30, 2004. SNUG TIGHT CONDITION IS ATTAINED WITH A FEW IMPACTS OF AN IMPACT WRENCH OR THE FULL EFFORT OF AN IRON WORKER USING AN ORDINARY SPUD WRENCH TO BRING THE PLIES INTO FIRM CONTACT.
2. BOLT SPECIFICATIONS -- ALL BOLTS SPECIFIED THROUGHOUT THESE DRAWINGS WILL BE HIGH STRENGTH BOLTS CONFORMING TO ASTM A325 BOLT SPECIFICATIONS. SUBSTITUTION OF MILD STEEL BOLTS WILL NOT BE ALLOWED AND ANY FIELD SUBSTITUTION WILL VOID THE DESIGN WARRANTY.
3. ALL ELEVATION DIMENSIONS ARE TAKEN FROM BOTTOM OF FRAME COLUMN BASE PLATE. REFER TO ANCHOR ROD DRAWING FOR BASE OF COLUMN ELEVATION.
4. TEMPORARY BRACING SHALL BE INTRODUCED WHEREVER NECESSARY TO TAKE CARE OF ALL LOADS IMPOSED UPON THE STRUCTURE DURING THE ERECTION PROCESS.
5. ALL DIMENSIONS ARE IN INCHES UNLESS OTHERWISE MARKED.
6. ALL DRAWINGS ARE NOT TO SCALE.
7. NOTE : \* REFER TO GENERAL DETAILS AND SECTIONS FOR ROOF SHEET OVERHANG AND SPLICE LAP DIMENSIONS.
8. FLANGE BRACES ARE REQUIRED ONLY ON ONE SIDE OF FRAME, EXCEPT THOSE FLANGE BRACES THAT ARE PRECEDED WITH A (2)FB... ARE REQUIRED ON BOTH SIDES OF THE FRAME.
9. ALL WELDS HAVE A MINIMUM CHARPY V-NOTCH TOUGHNESS OF 20 FT-LBF AT MINUS 20 DEGREES F.

SPLICE BOLT TABLE			
SPLICE	NO	SIZE	DEPTH
A	8	3/4 X 2 1/2	1'-3
B	10	5/8 X 1 1/2	1'-7
C	8	5/8 X 1 1/2	1'-4
D	8	3/4 X 2	1'-4
E	4	5/8 X 1 1/2	10

FRAME:CO92885A01 4-SEP-2008 13:16:43.87

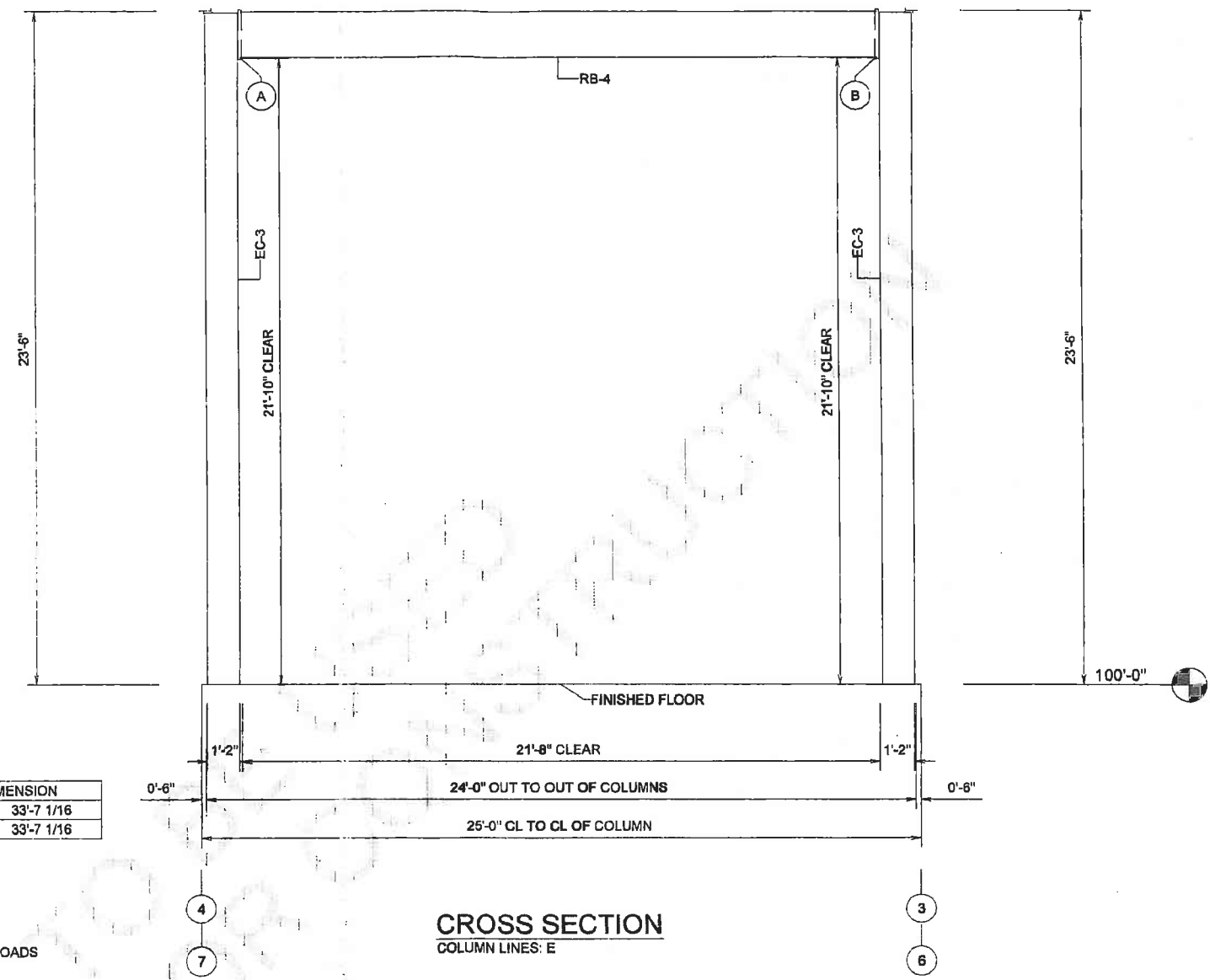
REVISIONS	
4	
3	
2	
1	

NOTWITHSTANDING THE ADJACENT SEAL, NEITHER THE ENGINEER NAMED NOR CHIEF BUILDINGS IS ACTING AS THE ENGINEER OF RECORD. THE ENGINEER NAMED AND CHIEF BUILDINGS RESPONSIBILITY IS LIMITED TO THE STRUCTURAL PERFORMANCE OF THE PRE-ENGINEERED COMPONENTS DESIGNED BY CHIEF BUILDINGS.



<b>CROSS SECTION</b>			
MOUNTAIN WEST CONSTRUCTORS / SG TRUST			
RIFLE, CO			
RFM 80'X200'X18' 25' BAYS 1:12			
DRAWN	CHECK	ORDER NO.	CS1
ALEX	RW	CO92885	CS3
9/10/2008	9-26-08		





DIAGONAL DIMENSION	
LEFT	33'-7 1/16
RIGHT	33'-7 1/16

**CROSS SECTION**  
COLUMN LINES: E

SPLICE BOLT TABLE			
SPLICE	NO	SIZE	DEPTH
A	8	5/8 X 2	1'-8
B	8	5/8 X 2	1'-8

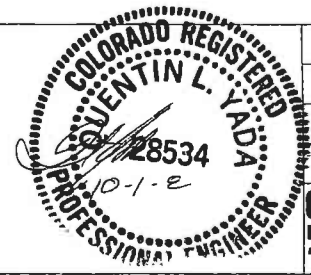
**REFERENCE NOTES**

- BOLTING RECOMMENDATIONS—ALL HIGH STRENGTH BOLTS ARE A-325 WITH HEAVY HEX NUTS AND ARE TO BE INSTALLED USING THE SNUG TIGHT METHOD SPECIFIED IN THE 'SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 BOLTS', PUBLISHED BY RCSC, DATED JUNE 30,2004. SNUG TIGHT CONDITION IS ATTAINED WITH A FEW IMPACTS OF AN IMPACT WRENCH OR THE FULL EFFORT OF AN IRON WORKER USING AN ORDINARY SPUD WRENCH TO BRING THE PLIES INTO FIRM CONTACT.
- BOLT SPECIFICATIONS – ALL BOLTS SPECIFIED THROUGHOUT THESE DRAWINGS WILL BE HIGH STRENGTH BOLTS CONFORMING TO ASTM A325 BOLT SPECIFICATIONS. SUBSTITUTION OF MILD STEEL BOLTS WILL NOT BE ALLOWED AND ANY FIELD SUBSTITUTION WILL VOID THE DESIGN WARRANTY.
- NUT SPECIFICATIONS – NUTS SPECIFIED THROUGHOUT THESE DRAWINGS WILL BE HIGH STRENGTH NUTS CONFORMING TO ASTM A194 GRADE 2 OR 2H, OR ASTM A563 GRADE C, D, OR DH NUT SPECIFICATIONS. SUBSTITUTION OF MILD STEEL NUTS WILL NOT BE ALLOWED, AND ANY FIELD SUBSTITUTION WILL VOID THE DESIGN WARRANTY.
- ALL ELEVATION DIMENSIONS ARE TAKEN FROM BOTTOM OF FRAME COLUMN BASE PLATE. REFER TO ANCHOR ROD DRAWING FOR BASE OF COLUMN ELEVATION.
- TEMPORARY BRACING SHALL BE INTRODUCED WHEREVER NECESSARY TO TAKE CARE OF ALL LOADS IMPOSED UPON THE STRUCTURE DURING THE ERECTION PROCESS.
- ALL DIMENSIONS ARE IN INCHES UNLESS OTHERWISE MARKED.
- ALL DRAWINGS ARE NOT TO SCALE.
- NOTE : \* REFER TO GENERAL DETAILS AND SECTIONS FOR ROOF SHEET OVERHANG AND SPLICE LAP DIMENSIONS.
- FLANGE BRACES ARE REQUIRED ONLY ON ONE SIDE OF FRAME, EXCEPT THOSE FLANGE BRACES THAT ARE PRECEDED WITH A (2)FB... ARE REQUIRED ON BOTH SIDES OF THE FRAME.
- EAVE HEIGHT DIMENSION IS NOT ALWAYS TO THE TOP OF THE EAVE STRUT. DUE TO THERMAL BLOCK SITUATIONS, EAVE HEIGHT DIMENSION AND TOP GIRT SPACE DIMENSION MAY BE TO THE INTERSECTION OF THE TOP OF THE PURLINS. REFER TO THE EAVE DETAILS FOR MORE INFORMATION.
- ALL WELDS HAVE A MINIMUM CHARPY V-NOTCH TOUGHNESS OF 20 FT-LBF AT MINUS 20 DEGREES F.

FRAME:CO92885AC1 28-AUG-2008 15:28:49.50

REVISIONS	
4	
3	
2	
1	

NOTWITHSTANDING THE ADJACENT SEAL, NEITHER THE ENGINEER NAMED NOR CHIEF BUILDINGS IS ACTING AS THE ENGINEER OF RECORD. THE ENGINEER NAMED AND CHIEF BUILDINGS RESPONSIBILITY IS LIMITED TO THE STRUCTURAL PERFORMANCE OF THE PRE-ENGINEERED COMPONENTS DESIGNED BY CHIEF BUILDINGS.



<b>CROSS SECTION</b>			
MOUNTAIN WEST CONSTRUCTORS / SG TRUST			
RIFLE, CO			
RFM 80'X200'X18' 25' BAYS 1:12			
<b>CHIEF BUILDINGS</b> <small>a division of Chief Industries, Inc.</small>	DRAWN	CHECK	ORDER NO.
	ALEX	RW	CO92885
<small>P.O. BOX 2078 GRAND ISLAND NE 68602-0278</small>	9/10/2008	9-26-08	CS2 CS3