

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
- OHE EXISTING OVERHEAD ELECTRIC LINES
- EXISTING EASEMENT
- EXISTING FENCE
- SS EXISTING SEWER LINE
- 8"FW EXISTING 8" FIRE WATER LINE
- FM EXISTING FORCE MAIN
- 2"W EXISTING 2" WATER SERVICE
- PROPOSED BOUNDARY
- PROPOSED FENCE
- PROPOSED BUILDING
- PROPOSED CURB
- 4"SS PROPOSED 4" SEWER SERVICE
- FW PROPOSED FIRE WATER LATERAL
- 2"W 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

- WAREHOUSE = 16,420 SF
 - OFFICE = 2,780 SF
 - 2ND STORY APT = 1,040 SF
 - WAREHOUSE = 13,500 SF
 = 2,500 SF

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

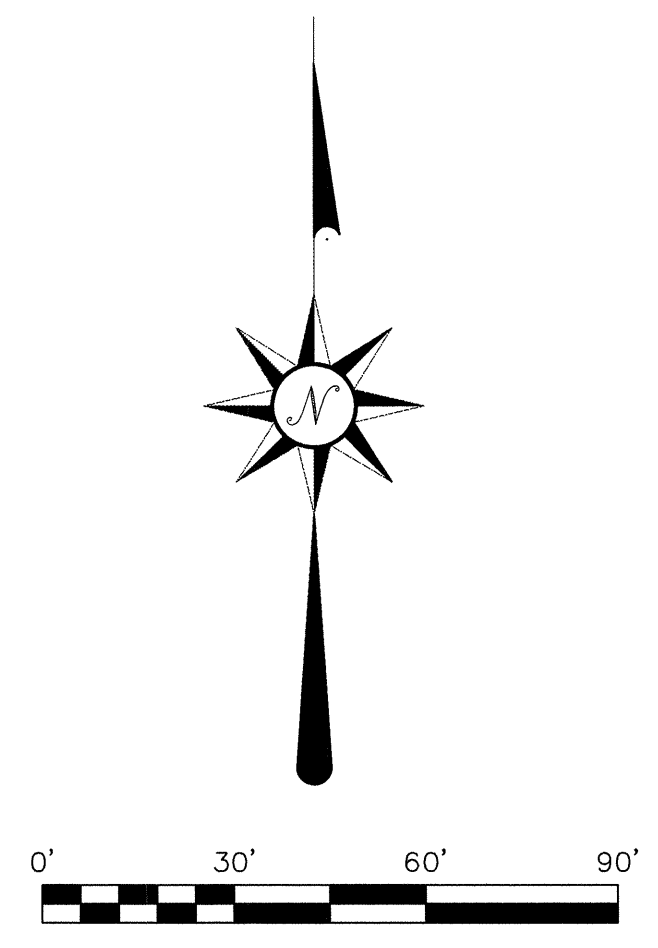
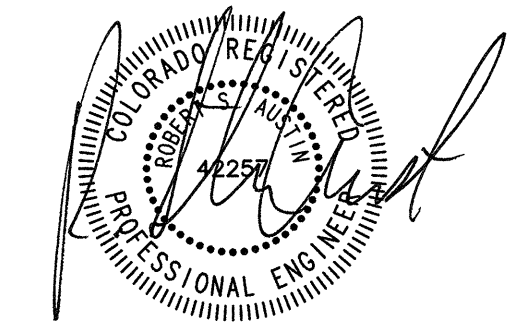
CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND UTILITIES.
SCALE VERIFICATION
BAR IS ONE INCH ON THIS SHEET
IF NOT ONE INCH ON THIS SHEET
ADJUST SCALES ACCORDINGLY

NO.	REVISIONS	DESCRIPTION	DATE	BY

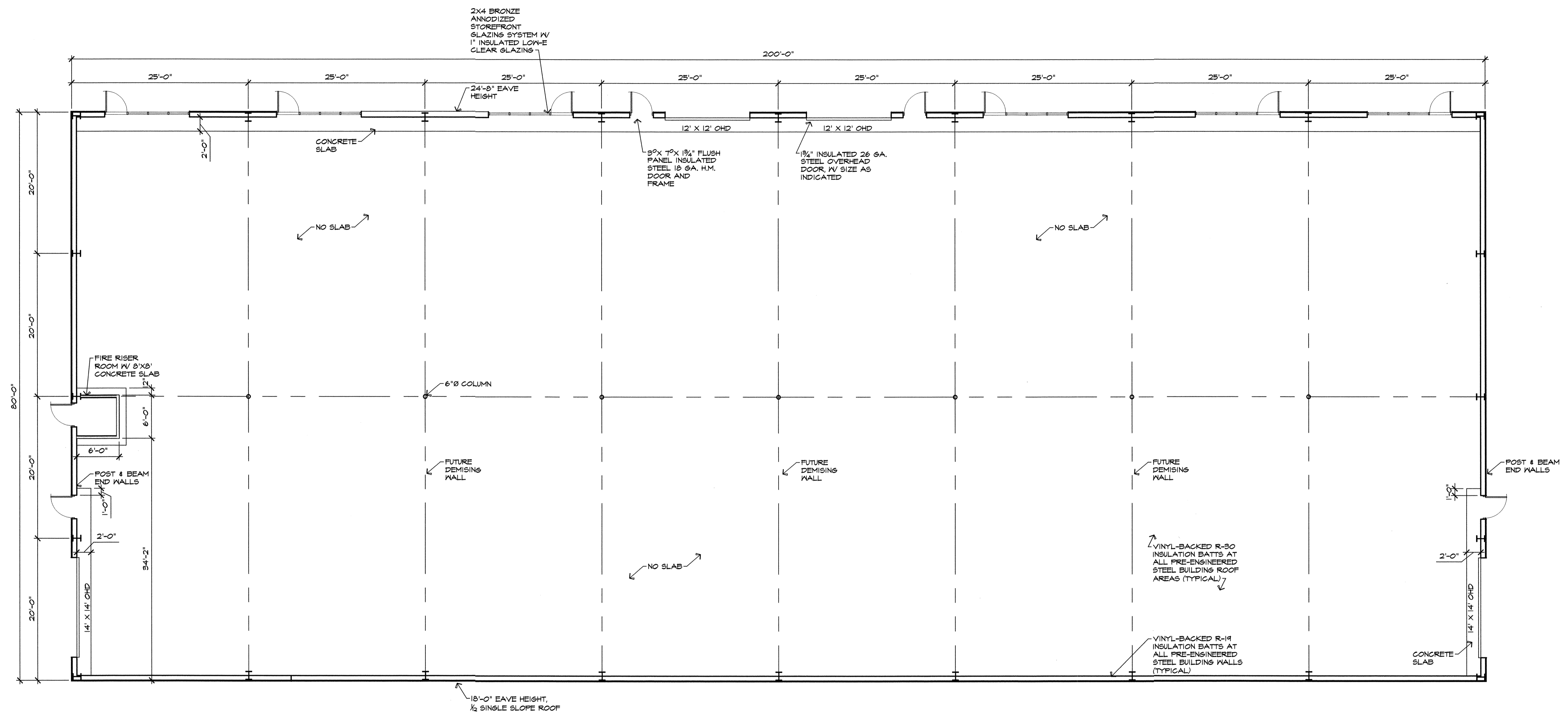
A · C · G
AUSTIN CIVIL GROUP, INC
Land Planning • Civil Engineering • Development Services
388 Main Street, Suite 203 • Grand Junction, Colorado 81501
(970) 242-7548

SG TRUST
OWNER
SITE PLAN
PROFESSIONAL PARK
LOT 8 - POWERLINE PROFESSIONAL PARK
GARFIELD COUNTY, COLORADO
Presented 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			



S:\ARCHITECT\PROJECTS\14\AMT\15\Warehouses - Rite\Sanders Warehouse - Rite\Tenant Lease.dwg, A1 FP TFW, 07/18/05, 11:45:27AM, Cal, 2, 0/0/0

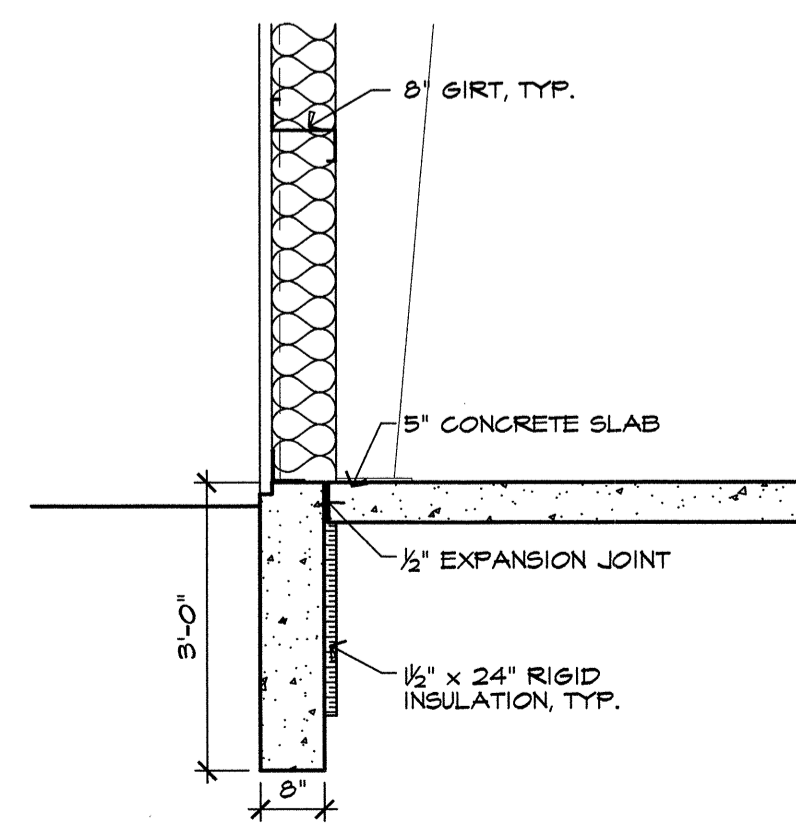


FLOOR PLAN
SCALE: 1/8" = 1'-0" 16,000 S.F.

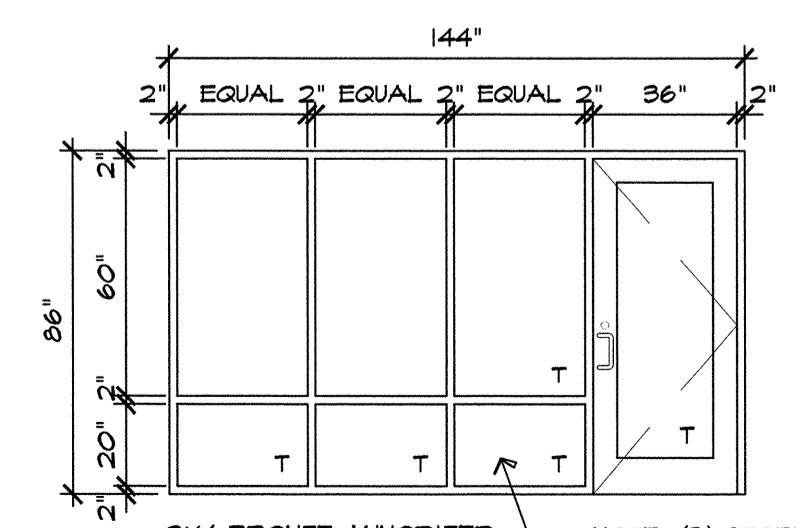


NOTE:

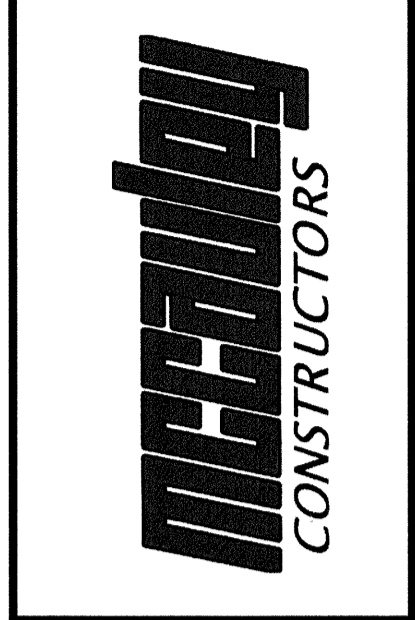
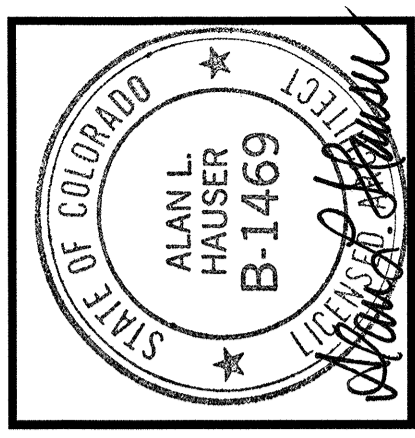
CORE AND SHELL BUILDING PERMIT ONLY WITH THIS SUBMITTAL, ASSUMED S-I AND B OCCUPANCIES IN TYPE V-B CONSTRUCTION. INDIVIDUAL TENANT FINISH TO BE BY SEPARATE (FUTURE) SUBMITTAL.



FOUNDATION DETAIL
SCALE: 1/2" = 1'-0"



STOREFRONT ELEV.
SCALE: 1/4" = 1'-0" QUANTITY: 6

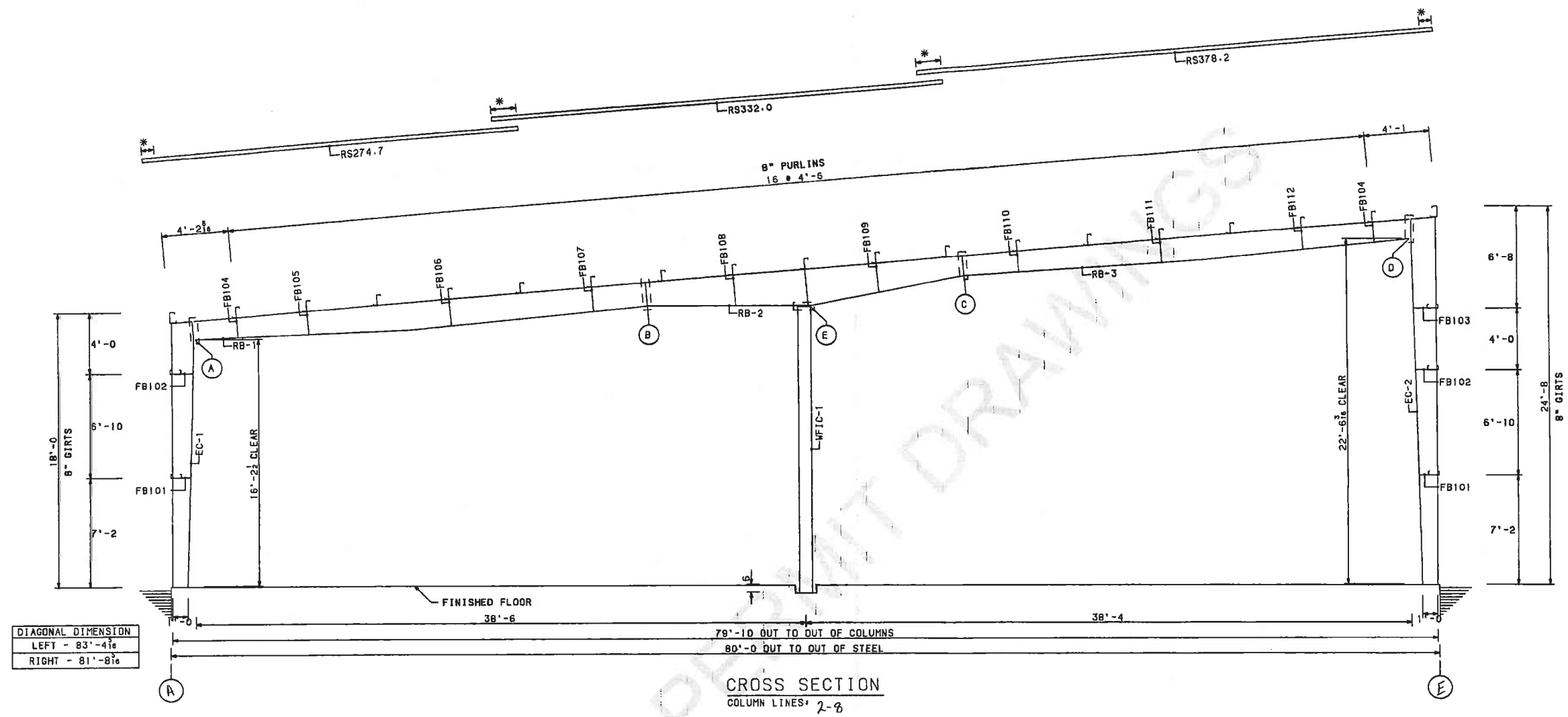


HAUSER
ARCHITECTS, P.C.
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E-mail: hauserarchitect@aol.com www.hauserarchitectpc.com

S.G. TRUST WAREHOUSE BUILDING
LOT 8 - POWERLINE PROFESSIONAL PARK
GARFIELD COUNTY, COLORADO
TENANT LEASE
FLOOR PLAN

PROJECT NO.	DATE	REVISIONS

1.000 1/2



DIAGONAL DIMENSION	
LEFT	83'-4 1/8"
RIGHT	81'-8 7/8"

CROSS SECTION
COLUMN LINES 2-3

- 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.
- 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	3/4" X 1 1/2"	1'-7"
C	8	3/4" X 1 1/2"	1'-4"
D	8	3/4" X 2"	1'-4"
E	4	3/4" X 1 1/2"	10"

REVISIONS	
4	
3	
2	
1	

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

REGISTERED PROFESSIONAL ENGINEER
L. VADY
08534

CROSS SECTION
MOUNTAIN WEST CONSTRUCTORS / SG TRUST
RIFLE, CO
RFM 80'X200'X18' 25' BAYS 1:12

CHIEF BUILDINGS P.O. BOX 3078 GRAND ISLAND, NE 68602-2078	DRAWN AWK	CHECK 10-SEP-08	ORDER NO. C092885	CS1 CS3
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