COLE'S MEAT PROCESSING ADDITION

457 US Highway 84
Pagosa Springs, Colorado 81147

SITE VICINITY MAP

PROJECT DATA

SITE ZONING:	COMMERCIAL
SITE AREA:	1.41 ACRES
MINIMUM REQUIRED SETBACKS:	
FRONT YARD:	25 FEET
SIDE YARD:	10 FEET
REAR YARD:	10 FEET
OCCUPANCY GROUP:	F-1
CONSTRUCTION TYPE:	V-B
TOTAL FINISHED SQUARE FOOTAGE:	3256 S.F.
EXISTING BUILDING SQUARE FOOTAGE:	2200 S.F.
PROPOSED ADDITION SQUARE FOOTAGE:	1056 S.F.

ABBREVIATIONS

A.B.	ANCHOR BOLT
ACT	ACOUSTICAL CEILING TILE
A.F.F.	ABOVE FINISHED FLOOR
AGGR.	AGGREGATE
AL.	ALUMINUM
ALT.	ALTERNATE
APPROX.	APPROXIMATE
ARCH.	ARCHITECTURAL
BD.	BOARD
BLDG.	BUILDING
BLK	BLOCK
BLK'G.	BLOCKING
BM.	BEAM
BOT.	BOTTOM
BTWN.	BETWEEN
B.U.R.	BUILT UP ROOFING
B.W.	BOTH WAYS
C.J.	CONTROL JT.
CLG.	CEILING
CLKG.	CAULKING
CLR.	CLEAR
C.M.U.	CONCRETE MASONRY UNIT
COL.	COLUMN
CONC.	CONCRETE
CONN.	CONNECTION
CONSTR.	CONSTRUCTION
CONT.	CONTINUOUS
C.T.	CERAMIC TILE
C.O.A.	CENTER OF ARCH
DEG.	DEGREE
DET./DTL.	DETAIL
D.F.	DRINKING FOUNTAIN
DIAG.	DIAGONAL
DIA. ø	DIAMETER
DN.	DOWN
DS.	DOWNSPOUT
DWG.	DRAWING
E	EAST
(E)	EXISTING
EA.	EACH
E.J.	EXPANSION JOINT
E.I.F.S.	EXTERIOR INSULATION AND FINISH SYSTEM
EL./ELEV.	ELEVATION
ELEC.	ELECTRICAL
ELEV.	ELEVATION
EMER	EMERGENCY
ENCL.	ENCLOSURE
EQ.	EQUAL
EQUIP.	EQUIPMENT
E.W.	EACH WAY
E.W.C.	ELECTRIC WATER COOLER
EXP.	EXPANSION
EXT.	EXTERIOR
F.A.	FIRE ALARM
F.D.	FLOOR DRAIN
F.D.C.	FIRE DEPARTMENT CONNECTION
FDN.	FOUNDATION
F.E.	FIRE EXTINGUISHER
F.E.C.	FIRE EXTINGUISHER CABINET
F.F.	FINISH FLOOR
F.H.C.	FIRE HOSE CABINET
FIN.	FINISH
FL.	FLOW LINE
FLR	FLOOR
FLUOR.	FLUORESCENT
FND.	FOUNDATION
F.O.B.	FACE OF BRICK
F.O.C.	FACE OF CONCRETE
F.S.	FULL SIZE
FT.	FOOT OR FEET
FTG.	FOOTING
FURR.	FURRING
GA.	GAUGE
GALV.	GALVINIZED
G.C.	GENERAL CONTRACTOR
GL.	GLASS
GR.	GRADE
GYP.	GYPSUM
GYP. BD.	GYPSUM BOARD
H.B.	HOSE BIBB
H.C.	HOLLOW CORE
H/C	HANDICAPPED
HDWD.	HARDWOOD
HDWE.	HARDWARE
HM.	HOLLOW METAL
HR.	HOUR
HT.	HEIGHT
HVAC	HEATING, VENTILATION AND AIR CONDITIONING
I.D.	INSIDE DIAMETER
INSUL.	INSULATION
INT.	INTERIOR
JAN.	JANITOR
JNT.	JOINT
JST.	JOIST
KIT.	KITCHEN
LAB.	LABORATORY
LAM.	LAMINATE
LAV.	LAVATORY
LT.	LIGHT
MAX.	MAXIMUM
MECH.	MECHANICAL
MEMB.	MEMBRANE
MFR	MANUFACTURER
M.H.	MANHOLE
MIN.	MINIMUM
MISC.	MISCELLANEOUS
M.O.	MASONRY OPENING
MTL.	METAL
MUL.	MULLION
N	NORTH
N.I.C.	NOT IN CONTRACT
NO.	NUMBER
NOM.	NOMINAL
N.T.S.	NOT TO SCALE
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
OH.	OVERHEAD
OPG.	OPENING
OPP.	OPPOSITE
PCT.	PRE-CAST
P.L.	PROPERTY LINE
PLAM.	PLASTIC LAMINATE
PLAS.	PLASTER
PLYWD.	PLYWOOD
PR.	PAIR
Q.T.	QUARRY TILE
R	RISER
RD.	ROOF DRAIN
RE:	REFER TO ...
REFR.	REFRIGERATOR
REINF.	REINFORCED
REQ'D.	REQUIRED
RM	ROOM
R.O.	ROUGH OPENING
S	SOUTH
S.C.	SOLID CORE
SCHED.	SCHEDULE
SECT.	SECTION
S.F.	SQUARE FOOT
SHT.	SHEET
SIM.	SIMILAR
S.P.	SPRING POINT
SPEC.	SPECIFICATION
SQ. OR □	SQUARE
S.S.	STAINLESS STEEL
S.S.D.	SEE STRUCTURAL DRAWINGS
STAGG.	STAGGERED
STD.	STANDARD
STIFF	STIFFENER
STL.	STEEL
STRUC.	STRUCTURAL
SUSP.	SUSPENDED
TR	TREAD
T + B	TOP AND BOTTOM
TER.	TERRAZZO
T + G	TONGUE + GROOVE
THK	THICK
T.O.	TOP OF
T.S.	TUBE STEEL
TYP.	TYPICAL
U.N.O.	UNLESS NOTED OTHERWISE
VCT	VINYL COMPOSITION TILE
VER	VERIFY
VERT.	VERTICAL
W	WEST
W/	WITH
W.C.	WATER CLOSET
WD.	WOOD
W/O	WITHOUT
℄	CENTERLINE

NOTE: Clarify with Architect any abbreviations not listed. Some abbreviations on list may not be used in project.

ARCHITECTURAL SYMBOLS

- A / A3.1 — SECTION: SECTION LETTER / SHEET NUMBER
- A / A3.1 — EXTERIOR ELEVATION: ELEVATION LETTER / SHEET NUMBER
- X / XX — DETAIL: DETAIL NUMBER / SHEET NUMBER
- 2 / 1 / A4.1 / 3 / 4 — INTERIOR ELEVATION: ELEVATION LETTER / SHEET NUMBER
- 001 — DOOR DESIGNATION
- 12 / X — ROOF SLOPE INDICATION
- X — WINDOW DESIGNATION
- ELEVATION TAG
- B / 12 — COLUMN GRID
- 1 — REVISION
- ℄ — CENTER LINE
- NORTH DESIGNATION
- CASEWORK
- CHANGE IN ELEVATION
- GRAPHIC SCALE
- DIMENSION LINE TO WALL OR OTHER OBJECT
- BARRIER FREE AREA ACCESS

MATERIAL LEGEND

MATERIAL DESIGNATIONS:

PLAN/SECTION

- EARTH FILL
- ROCK
- GRANULAR FILL
- LIGHTWEIGHT CONCRETE
- STRUCTURAL CONCRETE
- BRICK
- CONCRETE BLOCK
- TILE ON CONCRETE
- CERAMIC/QUARRY TILE
- BOARD/RIGID INSULATION
- WOOD BLOCKING
- FINISHED WOOD
- PLYWOOD - LARGE SCALE
- METAL - LARGE SCALE
- METAL - SMALL SCALE
- SHEATHING
- GYP. BD./PLASTER BD.
- METAL STUDS
- LOOSE FILL/BATT INSULATION
- 'ICYNENE' INSULATION

GENERAL NOTES:

I. APPLICABLE CODES:

2006 INTERNATIONAL BUILDING CODE
2006 INTERNATIONAL MECHANICAL CODE
2012 INTERNATIONAL PLUMBING CODE
2003 INTERNATIONAL FIRE CODE
2006 INTERNATIONAL FUEL GAS CODE
2006 INTERNATIONAL ENERGY CONSERVATION CODE
2014 NATIONAL ELECTRIC CODE

II. GENERAL/CONTRACT REQUIREMENTS:

A. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN ON DRAWINGS AT THE JOB SITE AND SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES, OMISSIONS, AND/OR CONFLICTS BEFORE PROCEEDING WITH THE JOB.

B. ANY CHANGE WHICH RESULTS IN EXTRA COST SHALL NOT PROCEED WITHOUT WRITTEN AUTHORIZATION BY OWNER.

C. CONTRACTOR MUST COMPLY WITH RULES AND REGULATIONS OF AGENCIES HAVING JURISDICTION AND SHALL CONFORM TO ALL CITY, COUNTY, STATE AND FEDERAL CONSTRUCTION, SAFETY AND SANITARY LAWS, CODES, STATUTES AND ORDINANCES. ALL FEES, TAXES, PERMITS, APPLICATIONS AND CERTIFICATES OF INSPECTION, AND THE FILING OF ALL WORK WITH GOVERNMENTAL AGENCIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR OR OWNER PER CONTRACT.

D. ALL WORK SHALL BE PERFORMED BY SKILLED AND QUALIFIED WORKMEN IN ACCORDANCE WITH THE BEST PRACTICES OF THE TRADES INVOLVED. EACH TRADE WILL PROCEED IN A FASHION THAT WILL NOT DELAY THE TRADES WORKING SIMULTANEOUSLY OR FOLLOWING THEM.

E. ALL WORK AND MATERIALS SHALL BE GUARANTEED AGAINST DEFECTS FOR A PERIOD OF AT LEAST ONE (1) YEAR FROM APPROVAL FOR FINAL PAYMENT.

F. UPON COMPLETION OF WORK THE CONTRACTOR SHALL WALK THROUGH WITH OWNER/ARCHITECT AND COMPILE A "PUNCH LIST" OF CORRECTIONS AND UNSATISFACTORY AND/OR INCOMPLETE WORK. FINAL PAYMENT WILL BE CONTINGENT UPON THE COMPLETION OF THESE ITEMS.

III. PROJECT LAYOUT REQUIREMENTS:

A. DO NOT SCALE DRAWINGS- DIMENSIONS GOVERN. LARGER SCALE DRAWINGS SHALL GOVERN SMALLER SCALE.

B. DIMENSIONING IS AS FOLLOWS:
CENTERLINE OF COLUMNS
FACE OF CONCRETE
FACE OF MASONRY
EXTERIOR FACE OF SHEATHING AT EXTERIOR STUD WALLS
FACE OF STUD AT INTERIOR STUD WALLS
CENTER OF WINDOW/DOOR OPENINGS

C. ALL WALL THICKNESS SHOWN ARE NOMINAL.

D. ALL FINISH FLOOR ELEVATIONS ARE TO TOP OF SLAB OR TOP OF SHEATHING U.N.O.

E. ALL STEPS HAVE 7-INCH RISERS AND 11-INCH TREADS U.N.O. OR SPECIFIED DIFFERENTLY ON DRAWINGS.

F. ALL INTERIOR COMPONENTS - DOORS, CASEWORK, CABINETRY, MILLWORK, FIXTURES, RAILINGS, COLUMN COVERS, APPLIANCES AND MATERIAL FINISHES ARE TO BE SELECTED BY OWNER + INTERIOR DESIGNER AT CONSTRUCTION.

G. ALL INTERIOR FEATURES SHOWN ARE CONCEPTUAL. VERIFY SHAPE, HEIGHT, AND DISTANCE OFF FINISH FLOOR WITH OWNER + INTERIOR DESIGNER AT CONSTRUCTION PHASE.

IV. LIFE SAFETY REQUIREMENTS:

A. SAFETY GLAZING SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS:
GLAZING IN SWINGING DOORS
GLAZING IN FIXED AND SLIDING PANELS OF SLIDING DOOR
GLAZING IN INDIVIDUAL FIXED OR OPERABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN A 24-INCH ARC OF EITHER VERTICAL EDGE OF A DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE WALKING SURFACE.
GLAZING MEETING ALL OF THE FOLLOWING:
1. EXPOSED AREA ≥ 9 S.F.
2. EXPOSED BOTTOM EDGE ≤ 18 INCHES ABOVE THE FLOOR.
3. EXPOSED TOP EDGE ≥ 36 INCHES ABOVE THE FLOOR.
4. ONE OR MORE WALKING SURFACE WITHIN 36 INCHES HORIZONTALLY OF THE PLANE OF GLAZING.

GLAZING IN GUARDRAILS + RAILING.
GLAZING ADJACENT TO STAIRWAYS OR RAMPS.

V. PROJECT CONSTRUCTION REQUIREMENTS:

A. ALL WINDOWS SHALL BE FLASHED PER THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.

VI. PROJECT WORKMANSHIP:

A. ALL WORK SHALL BE ERECTED AND INSTALLED PLUMB, LEVEL, SQUARE, TRUE AND IN PROPER ALIGNMENT.

B. ALL MATERIALS SHALL BE NEW, UNUSED AND OF THE HIGHEST QUALITY IN EVERY RESPECT, UNLESS OTHERWISE NOTED. MANUFACTURED MATERIALS AND EQUIPMENT SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS.

C. THERE SHALL BE NO SUBSTITUTION OF MATERIALS WHERE A MANUFACTURER IS SPECIFIED. WHERE THE TERMS 'EQUAL TO' OR 'APPROVED EQUAL' ARE USED, THE ARCHITECT SHALL DETERMINE EQUALITY BASED ON INFORMATION SUBMITTED BY THE CONTRACTOR.

D. CONTRACTOR SHALL BE RESPONSIBLE FOR CUTTING AND PATCHING REQUIRED FOR HIS WORK.

E. CONTRACTOR SHALL AT ALL TIMES KEEP THE PREMISES FREE OF ACCUMULATION OF WASTE MATERIALS OR RUBBISH. PREMISES TO BE SWEPT CLEAN DAILY OF RELATED CONSTRUCTION DEBRIS. AT THE COMPLETION OF THE WORK, LEAVE THE JOB SITE FREE OF ALL MATERIALS AND BROOM CLEAN.

F. PATCH ALL AREAS WHERE FLOOR IS NOT LEVEL OR TRUE PRIOR TO THE INSTALLATION OF FLOORING OR CARPETING.

INDEX TO DRAWINGS

G-101	DRAWING INDEX, GENERAL NOTES + LEGENDS
G-102	BUILDING CODE + AS-BUILT INFORMATION
AS-101	ARCHITECTURAL SITE PLAN
A-101	FLOOR PLANS + GENERAL NOTES
A-201	BUILDING ELEVATIONS
A-301	BUILDING SECTION
S-101	GENERAL STRUCTURAL NOTES
S-201	FOUNDATION + FRAMING PLAN
S-301	FRAMING PLAN

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COLE'S MEAT PROCESSING ADDITION
457 US HIGHWAY 84
PAGOSA SPRINGS, COLORADO 81147

JOB NO.: 15046
DATE: 2015-06-09
DRAWN BY: B.A.A.

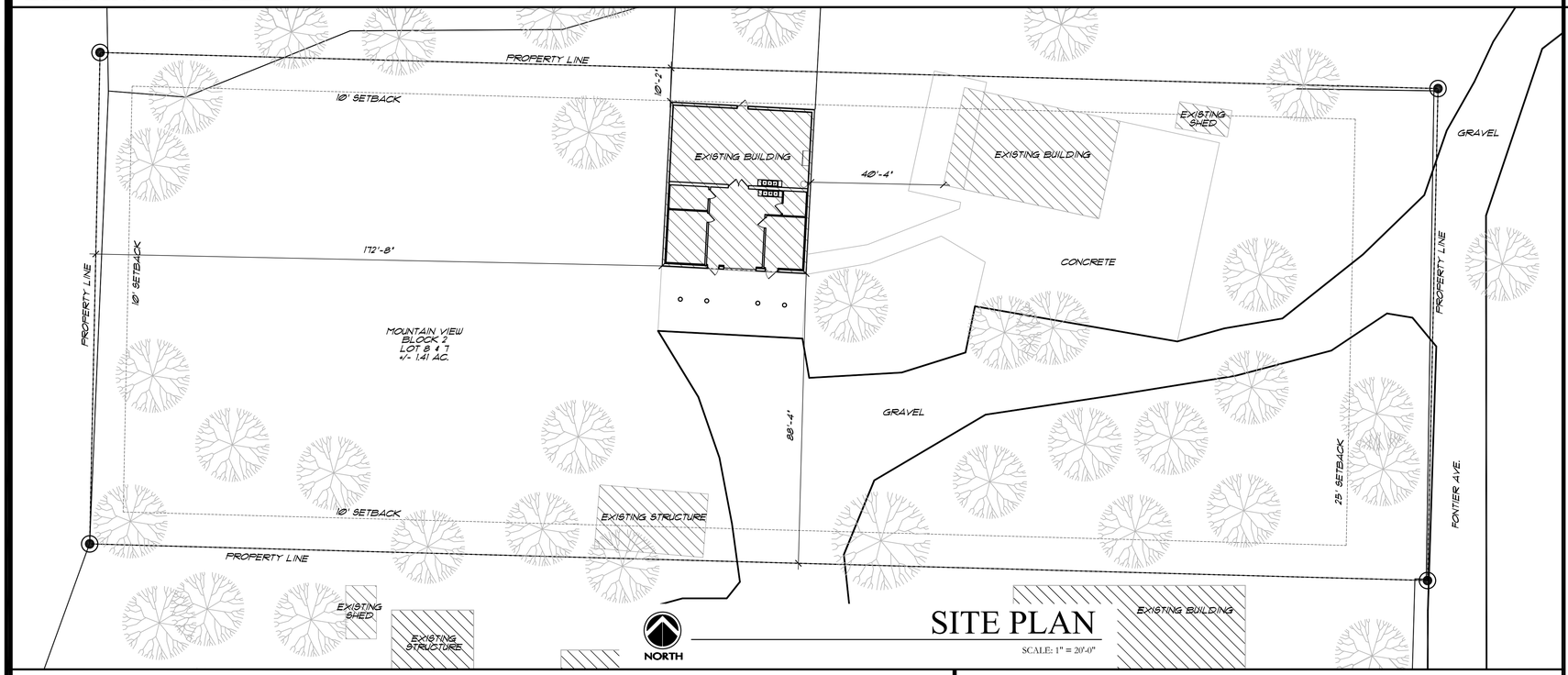
ISSUE RECORD:
PERMIT SET 2015-06-09

REVISIONS:
1
2
3
4

G-101

COVER SHEET

EXISTING SITE PLAN:



SITE PLAN

SCALE: 1" = 20'-0"

BUILDING CODE SUMMARY:

APPLICABLE CODES:

2006 INTERNATIONAL BUILDING CODE
2006 INTERNATIONAL MECHANICAL CODE
2012 INTERNATIONAL PLUMBING CODE
2009 INTERNATIONAL FIRE CODE
2006 INTERNATIONAL FUEL GAS CODE
2006 INTERNATIONAL ENERGY CONSERVATION CODE
2014 NATIONAL ELECTRIC CODE

EXISTING OCCUPANCIES:

F-1 FACTORY - FOOD PROCESSING - COLE'S MEAT PROCESSING (3256 S.F.)

PROPOSED OCCUPANCIES:

F-1 FACTORY - FOOD PROCESSING - COLE'S MEAT PROCESSING (3256 S.F.)

CONSTRUCTION TYPE:

V-B NON-FIRE PROTECTED

REQUIRED OCCUPANCY SEPARATIONS:

NONE REQUIRED

ALLOWABLE AREAS/HEIGHTS:

F-1 = 8,500 S.F. PER FLOOR 1-STORY (40')
FRONTAGE AREA ALLOWED BUT NOT USED
AGGREGATE AREA = 3256 S.F.
ACTUAL HEIGHT: 15' MAX. EXISTING HEIGHT, 1 STORY

FIRE RESISTANCE REQUIREMENT FOR BUILDING ELEMENTS:

TYPE V-B:
STRUCTURAL FRAME: 0
BEARING WALLS: 0
NON-BEARING WALLS: 0
NON-BEARING WALLS (INT.): 0
FLOOR CONSTRUCTION: 0
ROOF CONSTRUCTION: 0

ZONING REGULATION SETBACKS (MU-C):

SOUTH YARD 10'-0" FROM PROPERTY LINE
WEST YARD 10'-0" FROM PROPERTY LINE
EAST YARD 25'-0" FROM FRONTAGE ROAD PROPERTY LINE
NORTH YARD 10'-0" FROM PROPERTY LINE

LOCATION ON PROPERTY:

SOUTH YARD 88'-4" FROM PROPERTY LINE
WEST YARD 172'-8" FROM PROPERTY LINE
EAST YARD 189'-10" FROM PROPERTY LINE
NORTH YARD 10'-2" FROM PROPERTY LINE

FIRE-RESISTANCE RATING FOR EXTERIOR WALLS (OCCUPANCY B, CONST. TYPE V-B):

LESS THAN 5'	2-HR RATED
GREATER THAN OR EQUAL TO 5', LESS THAN 10'	1-HR RATED
GREATER THAN OR EQUAL TO 10', LESS THAN 30'	0-HR RATED
GREATER THAN 30'	0-HR RATED

**NO EXTERIOR WALL FIRE PROTECTION REQUIRED AS SOUTH, EAST, NORTH AND WEST YARDS ARE CONSIDERED TO CENTERLINE OF ROADWAYS & PROPERTY LINES, ARE AT LEAST 10'.

MAXIMUM AREA OF EXTERIOR WALL OPENINGS:

UNLIMITED UNPROTECTED OPENINGS PER TABLE 704.8.1

FIRE PROTECTION SYSTEMS:

NOT REQUIRED PER IFC 2009 SECTION 903.2.6

PORTABLE FIRE EXTINGUISHING:

PORTABLE FIRE EXTINGUISHERS REQUIRED FOR NEW AND EXISTING OCCUPANCIES PER SECTION 906 OF THE IFC2009

ROOF ACCESS:

ROOF ACCESS HAS BEEN PROVIDED PER SECTION 504 OF THE IFC2009

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 FR. THE STREET OR ROAD FRONTING THE PROPERTY. PER SECTION 505 OF THE IFC2009

KEY BOX:

A KEY BOX IS REQUIRED TO BE INSTALLED PER SECTION 506 OF THE IFC2009 AND WILL BE INSTALLED AND LOCATED PER THE FIRE CODE OFFICIAL.

MEANS OF EGRESS:

OCCUPANT LOAD: (TABLE 1004.1.2)
SCOPE OF WORK: (457A US HWY 84)

	GROSS AREA	OCCUPANT LOAD FACTOR	# OF OCCUPANTS
SHERIFF OFFICE - F-1 OCC.	3256 S.F.		15
TAXIDERMY	1063 S.F.	1063/200 GROSS	6
MEAT PROCESSING	465 S.F.	465/200 GROSS	3
STORAGE (WALK-COOLERS & DROP OFF)	1728 S.F.	1728/300 GROSS	6

EGRESS WIDTH REQUIRED: 15 OCCUPANTS X 2" PER OCCUPANT = 3' REQUIRED,
36" PROVIDED, 1 EXIT REQUIRED PER SPACE, PER TABLE 1015.1

NEW EXIT SIGN REQUIRED OVER DOOR FROM MEAT PROCESSING TO DROP OFF.
EXIT SIGN NOT REQUIRED OVER EXTERIOR DOOR IN TAXIDERMY AREA AS DOOR IS CLEARLY AN EXIT.

ACCESSIBILITY:

ACCESSIBLE RESTROOM FACILITY REQUIRED.

RESTROOM REQUIREMENTS: (PER TABLE 2902.1)

FIXTURES REQUIRED:
F-1 OCC.: 15 TOTAL - SEPARATE FACILITIES NOT REQUIRED PER SECTION 2902.2 EXCEPTION 2.

FIXTURES REQUIRED:
TOTAL: 1 WC, 1 LAV.,
ADA COMPLIANT

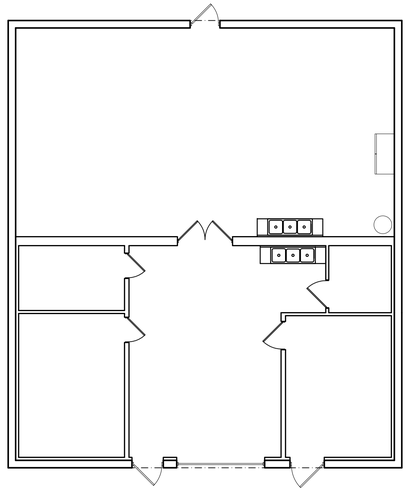
FLOOR PLANS:

WALL TYPE LEGEND:

EXTERIOR WALL: (EXISTING)
METAL BUILDING

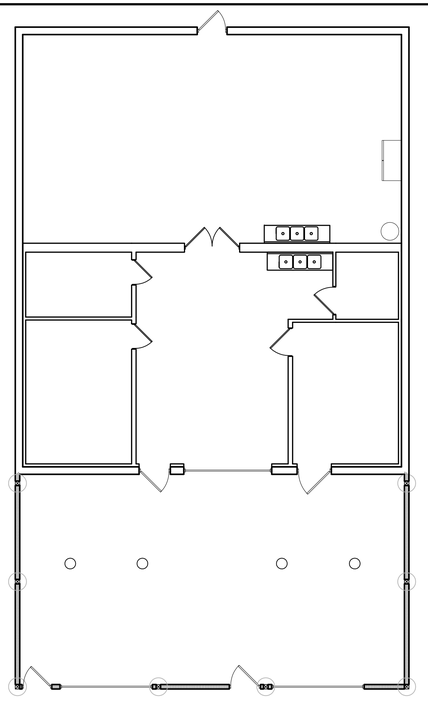
INTERIOR WALL: (EXISTING)
2X4 OR 2X6 STUDS @ 16" O.C.
5/8" GYPSUM BOARD

EXTERIOR WALL: (NEW)
2X6 STUDS @ 16" O.C.
1/2" GYPSUM BOARD
BATT. INSULATION



EXISTING FLOOR PLAN

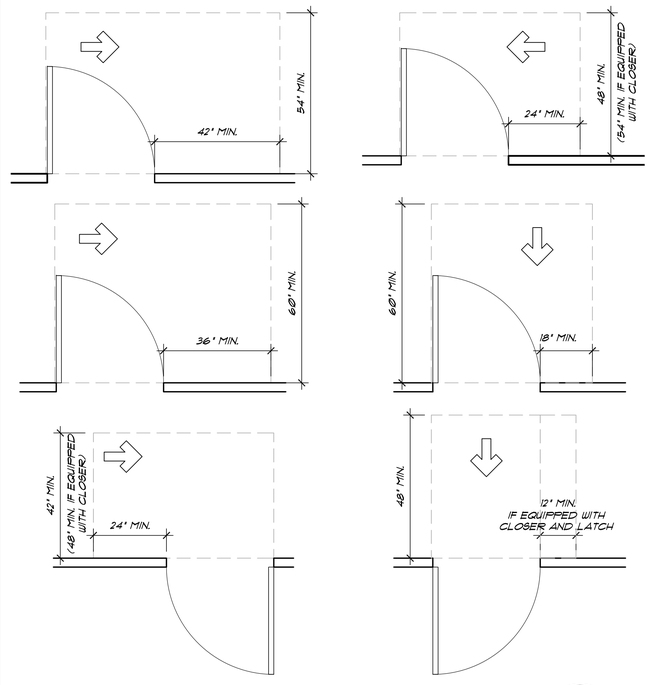
SCALE: 1/8" = 1'-0"



PROPOSED FLOOR PLAN

SCALE: 1/8" = 1'-0"

ACCESSIBILITY DETAILS:



MANEUVERING CLEARANCES

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

A
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PROGRESS SET
NOT FOR CONST.

COLE'S MEAT PROCESSING ADDITION
457 US HIGHWAY 84
PAGOSA SPRINGS, COLORADO 81147

JOB NO.:	15046
DATE:	2015-06-09
DRAWN BY:	B.A.A.

ISSUE RECORD:
PERMIT SET 2015-06-09

REVISIONS:
1
2
3
4

G-102

CODE SHEET & AS-BUILT INFORMATION

SITE ZONING:	COMMERCIAL
SITE AREA:	1.41 ACRES
MINIMUM REQUIRED SETBACKS:	
FRONT YARD:	25 FEET
SIDE YARD:	10 FEET
REAR YARD:	10 FEET
OCCUPANCY GROUP:	F-1
CONSTRUCTION TYPE:	V-B
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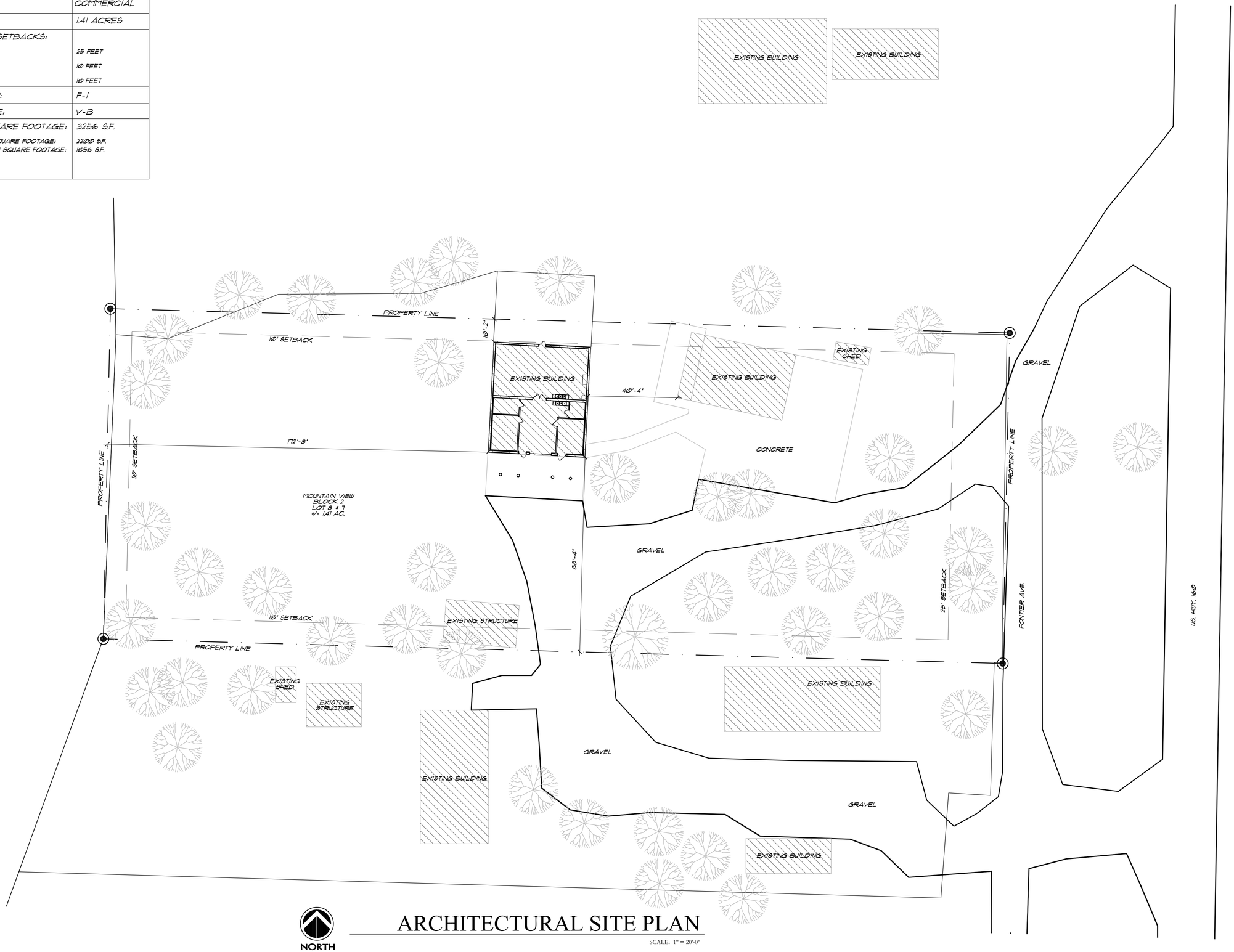

ARCHITECTURAL SITE PLAN

SCALE: 1" = 20'-0"

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457 US HIGHWAY 84
PAGOSA SPRINGS, COLORADO 81147

JOB NO.: 15046
DATE: 2015-06-09
DRAWN BY: B.A.A.

ISSUE RECORD:
PERMIT SET 2015-06-09

REVISIONS:
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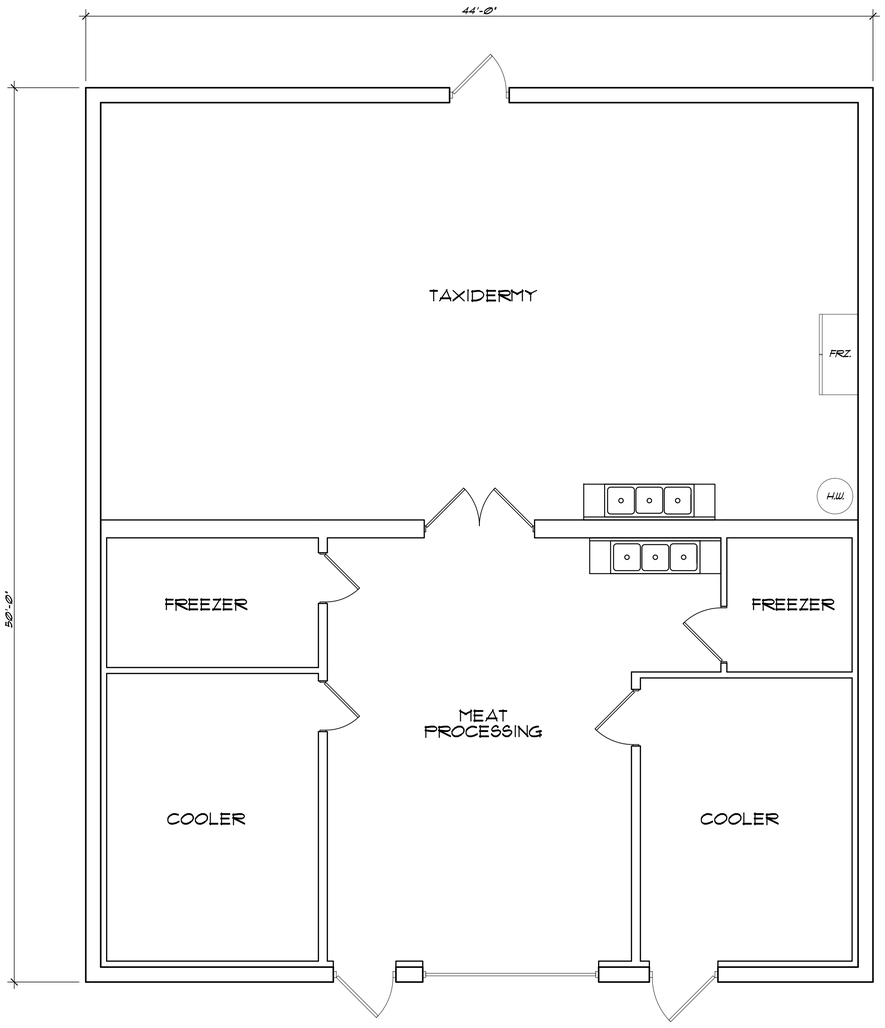
2
3
4

AS-101

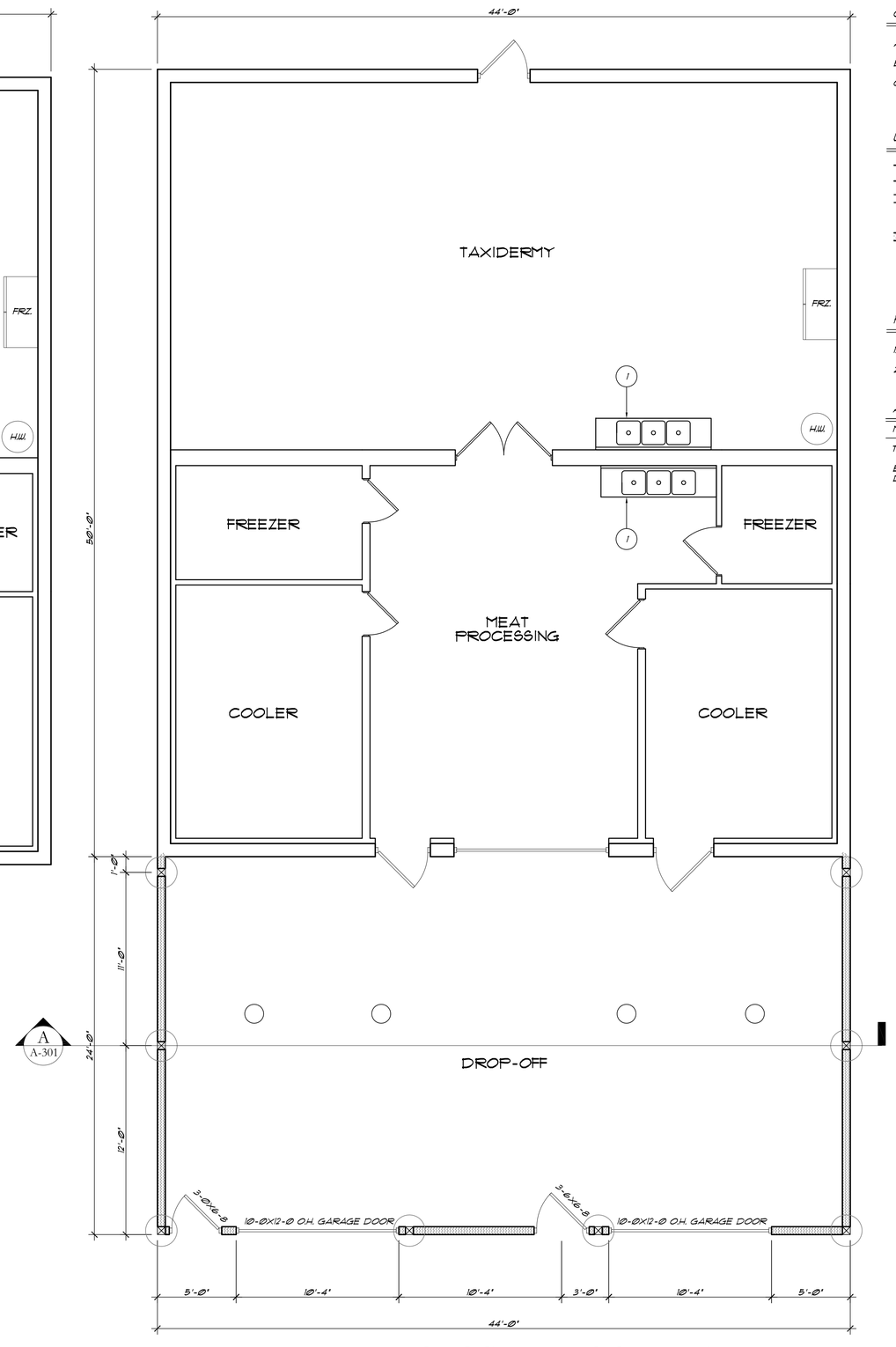
SITE PLAN



NORTH

AS-BUILT FLOOR PLAN

SCALE: 1/4" = 1'-0"



NORTH

PROPOSED FLOOR PLAN

SCALE: 1/4" = 1'-0"

GENERAL PLAN NOTES:

A. EXISTING MECHANICAL TO REMAIN AND NOT MODIFIED.

B. EXISTING RESTROOM PROVIDED IN ADJACENT BUILDING.

C. ALL HARDWARE MUST MEET ADA ACCESSIBILITY REQUIREMENTS - LEVER-TYPE OPERATORS WHICH DO NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING OR TWISTING OF THE WRIST TO OPERATE.

WALL TYPE LEGEND:

EXTERIOR WALL: (EXISTING)
METAL BUILDING

INTERIOR WALL: (EXISTING)
2X4 OR 2X6 STUDS @ 16" O.C.
5/8" GYPSUM BOARD

EXTERIOR WALL: (NEW)
2X6 STUDS @ 16" O.C.
1/2" GYPSUM BOARD
BATT. INSULATION

FLOOR PLAN KEY NOTES:

1. EXISTING SINKS TO REMAIN.
2. EXISTING LIFTS TO REMAIN.

APPROXIMATE SQUARE FOOTAGE:

MAIN LEVEL	3256 S.F.
TOTAL	3256 S.F.
EXISTING BUILDING	2200 S.F.
DROP-OFF	1056 S.F.

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COLE'S MEAT PROCESSING ADDITION
457 US HIGHWAY 84
PAGOSA SPRINGS, COLORADO 81147

JOB NO.: 15046
DATE: 2015-06-09
DRAWN BY: B.A.A.

ISSUE RECORD:
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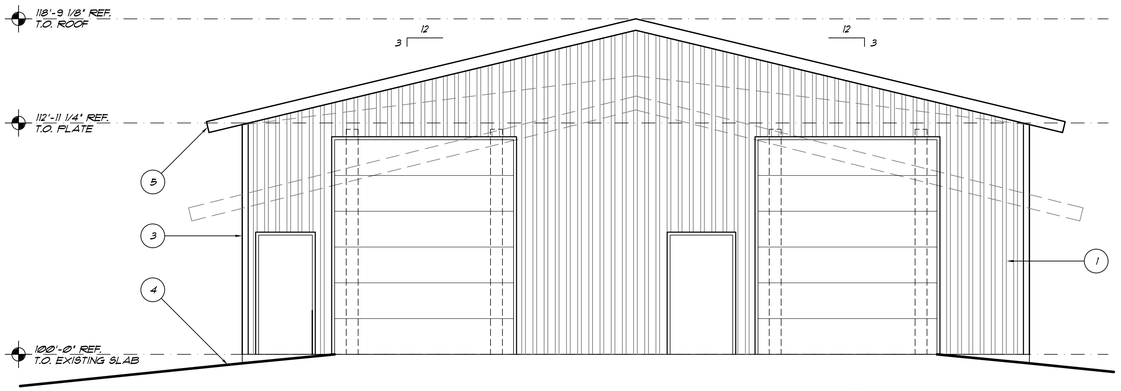
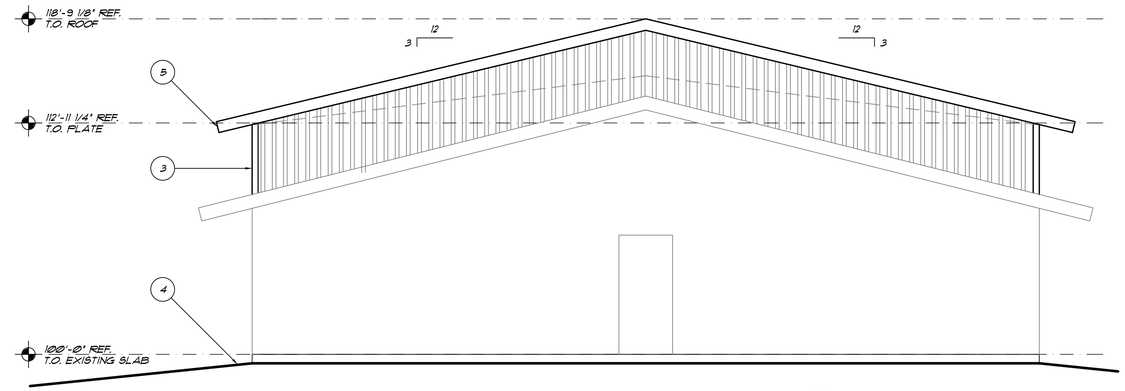
AS-BUILT/DEMO & PROPOSED FLOOR PLANS



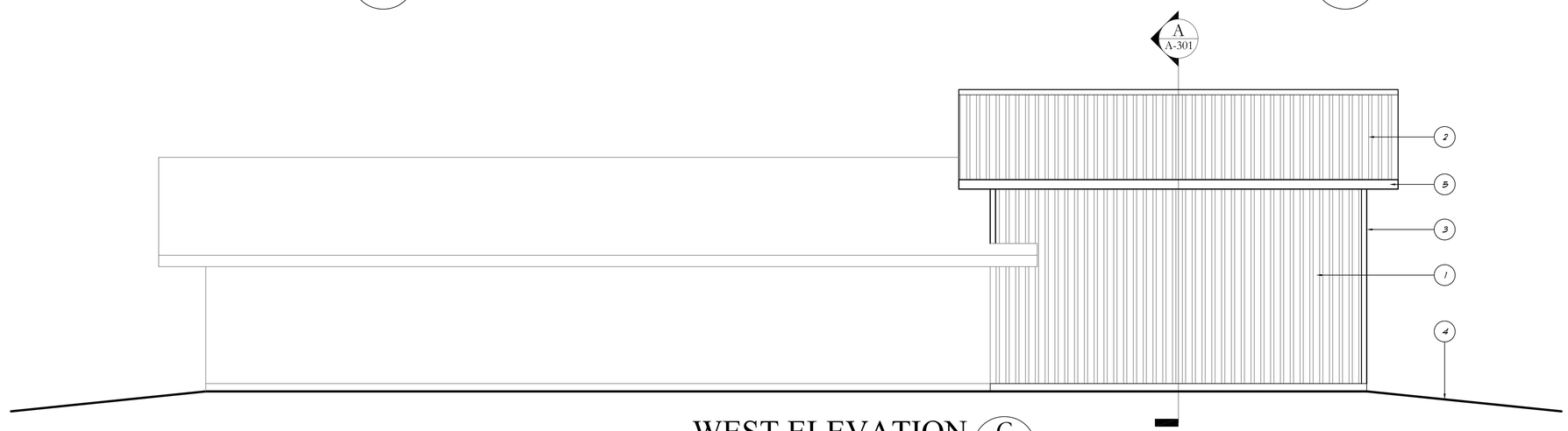
SOUTH ELEVATION (A / A-201)

SCALE: 1/4" = 1'-0"



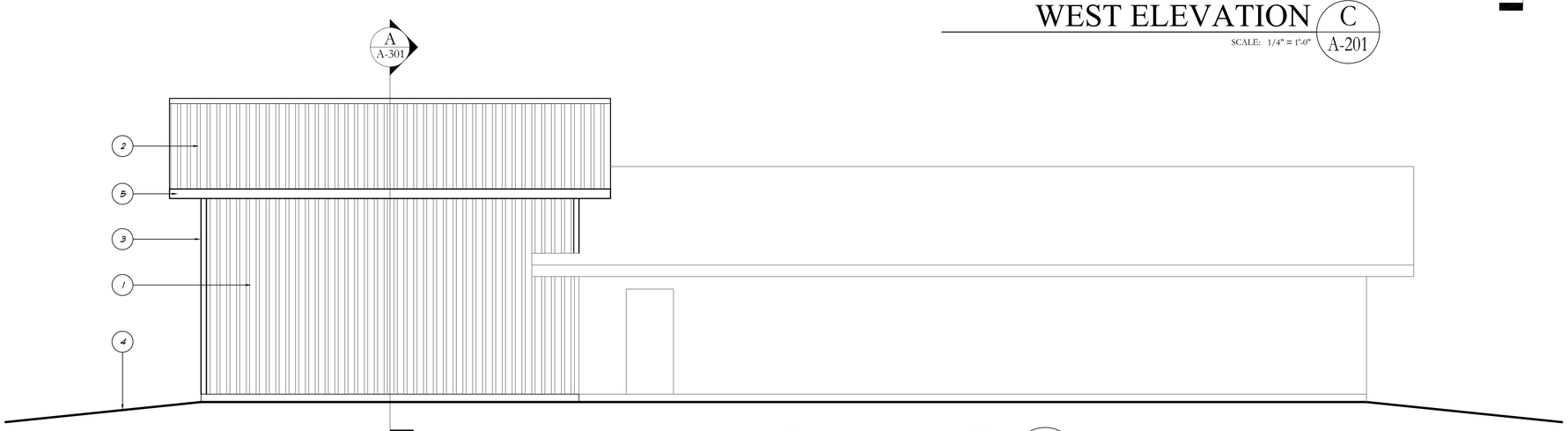
NORTH ELEVATION (B / A-201)

SCALE: 1/4" = 1'-0"



WEST ELEVATION (C / A-201)

SCALE: 1/4" = 1'-0"



EAST ELEVATION (D / A-201)

SCALE: 1/4" = 1'-0"

ELEVATION KEY NOTES:

1. METAL SIDING TO MATCH EXISTING.
2. METAL ROOFING TO MATCH EXISTING.
3. METAL TRIM TO MATCH EXISTING.
4. FINISHED GRADE TO SLOPE AWAY FROM STRUCTURE.
5. METAL FASCIA TO MATCH EXISTING.

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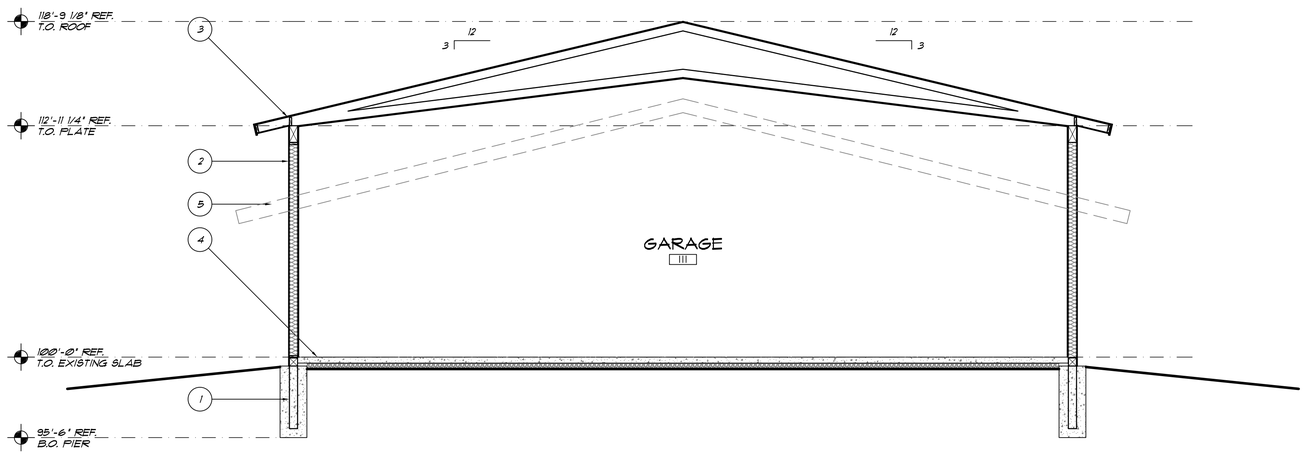
BUILDING ELEVATIONS

ELEVATION KEY NOTES:

1. 18" DIA. CONCRETE PIER W/ 6X6 P.T. POST (SEE STRUCTURAL).
2. TYPICAL WALL CONSTRUCTION: 2X6 STUDS @ 16" O.C. FRAMED BETWEEN 6X6 P.T. BOTTOM BEAM & 6X12 D.F. ROOF BEAM, 1/2" OSB SHEATHING, BUILDING WRAP, EXTERIOR FINISH PER ELEVATIONS. R-19 BATT INSULATION W/ PAPER FACING, 1/2" GYP. INTERIOR FINISH.
3. TYPICAL ROOF CONSTRUCTION: ROOF TRUSSES @ 24" O.C., 5/8" OSB ROOF SHEATHING, ICE AND WATER SHIELD W/ PROPANEL METAL ROOFING. R-38 BATT OR BLOWN IN INSULATION W/ VAPOR BARRIER. INTERIOR FINISH AS SCHEDULED.
4. EXISTING CONCRETE SLAB.
5. EXISTING METAL BUILDING (BEYOND).



BUILDING SECTION A / A-301

SCALE: 1/4" = 1'-0"

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BUILDING SECTIONS

GENERAL CONSTRUCTION NOTES AND SPECIFICATIONS

STRUCTURAL DESIGN CRITERIA: 487 US HWY 84

1. CODES: - 2006 IBC

2. DESIGN LIVE LOADS:
   FLOOR - LIVE LOAD: 40 PSF (MINIMUM)
   - DEAD LOAD: 15 PSF (MINIMUM)
   ROOF - LIVE LOAD: 69 PSF
   - DEAD LOAD: 15 PSF
   GROUND SNOW LOAD: 93 PSF (MINIMUM)

3. SEISMIC CRITERIA
   Ie = 1.0
   Ss = 3.8
   S1 = 9.5
   SITE CLASS 'D'
   Sms = 0.568
   Sm1 = 0.230
   SEISMIC DESIGN CATEGORY = 'C'
   Sds = 0.379
   Sd1 = 0.153

4. WIND DESIGN
   BASIC WIND SPEED = 90 MPH
   Iw = 1.0: = 1.0: Kzt = 1.0:
   WIND EXPOSURE B
   COMPONENTS AND CLADDING: 20.9 PSF EITHER DIRECTION NORMAL TO THE SURFACE, UNLESS NOTED OTHERWISE.

5. SNOW DESIGN
   FLAT ROOF SNOW LOAD=65 PSF
   Cs = 1.0
   I = 1.0
   Cf = 1.0
   see framing plans for drifting loads

6. ALLOWABLE SOIL BEARING PRESSURE: 1500 PSF FOR SPREAD FOOTINGS.

7. FLOOD DESIGN DATA: N/A

GENERAL CONSTRUCTION NOTES:

1. VERIFY ALL DIMENSIONS AND ELEVATIONS WITH ARCHITECTURAL.

2. SEE ARCHITECTURAL FOR EXACT DIMENSIONS FOR OPENINGS IN WALLS, ROOF AND FLOOR SYSTEMS.

3. VERIFY ALL MECHANICAL OPENING SIZES AND LOCATIONS WITH MECHANICAL CONTRACTOR.

4. NO PIPES, SLEEVES, ETC. SHALL PASS THROUGH BEAMS OR COLUMNS UNLESS INDICATED ON PLAN.

5. CONTRACTOR SHALL DESIGN, PROVIDE AND MAINTAIN TEMPORARY BRACING, SHORING, GUYING, ETC. AND OTHER METHODS AS REQUIRED TO PREVENT EXCESSIVE LOADING AND TO STABILIZE STRUCTURAL ELEMENTS DURING CONSTRUCTION. THESE METHODS SHALL REMAIN IN PLACE UNTIL ALL MEMBERS AND FINAL CONNECTIONS HAVE BEEN COMPLETED.

6. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONSTRUCTION SEQUENCING AND SAFETY PROVISIONS.

7. TYPICAL DETAILS SHALL APPLY WHERE NO SPECIFIC DETAIL CUT IS REFERENCED.

8. THE STRUCTURAL PLANS SHOW PRINCIPAL FRAMING MEMBERS ONLY; CONTRACTOR SHALL PROVIDE FOR ALL FRAMING AND SUPPORTS NECESSARY TO RESIST LATERAL AND VERTICAL LOADS, AS WELL AS CONNECTIONS OF THESE MEMBERS.

9. THE GENERAL CONTRACTOR SHALL PROTECT ALL EXISTING FACILITIES, STRUCTURES AND UTILITY LINES FROM DAMAGE DURING CONSTRUCTION.

SOILS/ EARTHWORK:

1. SOIL SHALL BE STRIPPED, COMPACTED AND TESTED IN ACCORDANCE WITH THE RECOMMENDATIONS OF ASTM D-1557.

2. CENTER ALL FOOTINGS UNDER THEIR RESPECTIVE COLUMNS OR WALLS, UNLESS OTHERWISE SHOWN ON PLANS. MAXIMUM MISPLACEMENT OR ECCENTRICITY SHALL BE 2". TOLERANCE FOR MISLOCATION OF COLUMN DOWELS OR ANCHOR BOLTS TO PER ACI OR AISC STANDARDS.

3. HORIZONTAL JOINTS IN FOOTINGS SHALL NOT BE PERMITTED.

4. WHERE VERTICAL CONSTRUCTION JOINTS OCCUR IN CONTINUOUS FOOTINGS, PROVIDE A MINIMUM CONTINUOUS 2" BY 4" KEYWAY ACROSS JOINT.

5. THE GENERAL CONTRACTOR SHALL NOTIFY THE DESIGNER IF SOIL CONDITIONS ARE UNCOVERED THAT PREVENT THE REQUIRED SOIL BEARING PRESSURE FROM BEING OBTAINED.

6. COORDINATE PLUMBING LINES WITH THE FOOTING LOCATIONS TO AVOID INTERFERENCE. INDIVIDUAL FOOTINGS SHALL BE LOWERED AND WALL FOOTINGS STEPPED (WITH THE PRIOR WRITTEN APPROVAL OF THE DESIGNER) TO AVOID SUCH INTERFERENCE.

7. EXCAVATING UNDER OR NEAR IN-PLACE FOOTINGS OR FOUNDATIONS WHICH DISTURBS THE COMPACTED SOIL BENEATH SHALL NOT BE PERMITTED.

8. PROVIDE POSITIVE DRAINAGE DURING CONSTRUCTION AND WITH FINAL GRADING. MINIMUM FINISHED SLOPE AWAY FROM ALL STRUCTURES IS 4% FOR 20' MINIMUM.

REINFORCED CONCRETE:

1. ALL CONCRETE DESIGN AND PLACEMENT SHALL BE IN STRICT ACCORDANCE WITH THE ACI "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE ", ACI 318.

2. STRUCTURAL CONCRETE SHALL CONFORM TO ACI 301 SPECIFICATIONS AND DEVELOP A MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS OF:
   FOOTINGS: 3000 PSI, 4" MAX. SLUMP
   STEMWALLS/BASEMENT WALLS: 3500 PSI, 4" MAX. SLUMP
   INTERIOR FLATWORK: 3500 PSI, 5" MAX. SLUMP
   EXTERIOR FLATWORK: 4000 PSI, 5" MAX. SLUMP

3. ALL AGGREGATE FOR NORMAL WEIGHT CONCRETE SHALL MEET ASTM C33. MIX DESIGN SHALL CONTAIN 50% COARSE AGGREGATES.

4. CONTRACTOR SHALL COMPLY WITH ACI 305 REQUIREMENTS FOR HOT WEATHER CONCRETE REQUIREMENTS AND COLD WEATHER REQUIREMENTS, AS REQUIRED. CONTRACTOR SHALL KEEP A COPY OF ACI 305 ON-SITE THROUGHOUT CONSTRUCTION.

5. EXTERIOR EXPOSED CONCRETE SHALL HAVE FROM 4 TO 7% ENTRAINED AIR.

6. CONSOLIDATE ALL CONCRETE WITH A VIBRATOR.

8. ALL PUMPED CONCRETE SHALL CONTAIN A HIGH RANGE WATER REDUCING AGENT (HRWR). MINIMUM SIZE OF DISCHARGE SHALL BE 4" FOR #57 AND 2" FOR #89 AGGREGATE.

9. CHAMFER ALL EXPOSED EDGES 3/4" UNLESS NOTED OTHERWISE ON THE DRAWINGS.

10. ALL REINFORCING STEEL SHALL BE DETAILED, FABRICATED AND INSTALLED IN ACCORDANCE WITH ACI 318-02 AND ACI DETAILING MANUAL OF STANDARD PRACTICE, ACI 315-99.

11. REINFORCING STEEL SHALL BE NEW DEFORMED BARS, FREE FROM RUST, SCALE AND OIL, CONFORMING TO ASTM A-615, GRADE 40, WITH A MINIMUM YIELD STRENGTH OF 40,000 PSI. ALL REBAR SHALL BE EXPOXY COATED (SEE SPECIFICATIONS).

12. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-185. ALL MESH SHALL BE PROVIDED IN FLAT SHEETS.

13. LAP CONTINUOUS REINFORCEMENT 48 BAR DIAMETERS (1'-6" MINIMUM) OR AS NOTED OTHERWISE. SEE DRAWINGS FOR CLASS B TENSION SPLICES. LAP CONTINUOUS BEAM BOTTOM STEEL OVER SUPPORTS AND CONTINUOUS TOP STEEL AT MID-SPAN , UNLESS OTHERWISE DIRECTED ON THE DRAWINGS.

14. PROVIDE CORNER LAP BARS TO MATCH IN SIZE AND SPACING OF ALL HORIZONTALS.

15. PROVIDE 3" SLAB BOLSTER WITH CONTINUOUS BOTTOM PLATE AT 4'-0" MAXIMUM FOR POSITIONING ALL FOOTING BARS.

16. PROVIDE SLAB BOLSTER WITH CONTINUOUS BOTTOM PLATE AT 4'-0" MAXIMUM CENTERS FOR POSITIONING ALL MESH.

17. TERMINATE ALL DISCONTINUOUS TOP BARS WITH STANDARD 90° HOOK (PLACED VERTICALLY) UNLESS NOTED OTHERWISE ON STRUCT. DETAILS.

18. PROVIDE THE FOLLOWING CONCRETE COVERAGE OVER REINFORCING:

FOOTINGS	(AGAINST EARTH)	3" CLEAR
WALLS	(INTERIOR FACE)	3/4" CLEAR
WALLS	(EXTERIOR FACE)	1 1/2" CLEAR
SLABS	(SINGLE MAT)	CENTERED

19. SLEEVE ALL PENETRATIONS THROUGH BEAMS AND SLABS INDIVIDUALLY. CORE DRILLING WILL NOT BE PERMITTED. SUBMIT LOCATION AND SIZE OF SLEEVES THROUGH BEAMS TO ARCHITECT FOR REVIEW PRIOR TO CASTING CONCRETE.

20. AT ALL OPENINGS THROUGH CONCRETE WALLS LARGER THAN 12" X 12", PROVIDE AN ADDITIONAL 2"S AT THE PERIMETER.

21. NO REINFORCING BARS SHALL BE CUT TO ACCOMMODATE THE INSTALLATION OF ANCHORS, EMBEDS OR OTHER ITEMS.

22. AT CHANGES IN DIRECTION OF CONCRETE WALLS, BEAMS AND STRIP FOOTINGS, PROVIDE CORNER BARS OF SAME SIZE AND QUANTITY (U.N.O.) AS THE HORIZONTAL STEEL. REFER TO TYPICAL DETAIL.

23. ALL EMBEDDED ITEMS SHALL BE SECURELY TIED IN PLACE PRIOR TO CONCRETE PLACEMENT.

WOOD:

1. ALL WOOD CONSTRUCTION AND CONNECTIONS SHALL CONFORM TO AITC "AMERICAN INSTITUTE OF TIMBER CONSTRUCTION" MANUAL, AND THE "NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION", AND THE MOST CURRENT ADOPTED EDITION OF THE INTERNATIONAL BUILDING CODE.

2. ALL MEMBER SIZES ARE TO BE AS SHOWN ON DRAWINGS AND PROVIDE THE FOLLOWING MINIMUM PROPERTIES:

MEMBER	SPECIES	FB (PSI)	E (PSI)
POSTS:			
4X	HF#2 OR BETTER	575(MIN.)	1,100,000
6X	DF#1	1,200(MIN.)	1,600,000
BEAMS:			
4X	HF#2 OR BETTER	675(MIN.)	1,100,000
6X	DF#1	1,350(MIN.)	1,600,000
JOISTS:			
2X6 THRU 2X10	HF#2 OR BETTER	850(MIN.)	1,300,000
2X12	DF#2	900(MIN.)	1,400,000
STUDS:			
2X4 & 2X6	HF STUD OR BETTER	675(MIN.)	1,200,000
2X4 & 2X6 -OVER 96"	HF#2 OR BETTER	700(MIN.)	1,400,000
OTHER:			
SILL PLATES	HF CONST. GRADE OR HF#2	975(MIN.)	1,300,000

3. LOG POSTS, COLUMNS, BEAMS, ETC. LODGEPOLE PINE (STANDING DEAD & DRIED MIN. 3 YEARS). SPECIFIED DIAMETER IS THE MIN. AT ANY POINT.

4. ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED.

5. ALL BOLTS FOR BOLTED CONNECTIONS SHALL CONFORM TO ASTM A307. USE WASHERS BETWEEN WOOD AND BOLT HEADS AND NUTS.

6. ALL METAL WOOD CONNECTORS SHALL BE AS MANUFACTURED BY SIMPSON STRONG TIE CO. (OR APPROVED EQUAL) AND SHALL BE GALVANIZED.

7. ALL JOISTS SHALL BE LATERALLY SUPPORTED AT ENDS BY SOLID BLOCKING.

8. ALL EXTERIOR AND BEARING WALLS SHALL BE FRAMED OF 2X6'S @ 16" O.C. WHERE WALL SUPPORTS PREFABRICATED ROOF TRUSSES, FRAME WALL SO THAT EVERY OTHER TRUSS FALLS DIRECTLY OVER A STUD.

9. UNLESS NOTED OTHERWISE ON PLANS, PROVIDE DOUBLE STUDS AT ALL JAMBS OF OPENINGS UP TO 6'-0". USE TRIPLE STUDS FOR OPENINGS GREATER THAN 6'-0" AND LESS THAN 10'-0".

10. WHERE BEAMS OR COLUMNS ARE FORMED OF 2 OR MORE MEMBERS THEY SHALL BE FULL LENGTH AND FASTENED TOGETHER PER THE INTERNATIONAL BUILDING CODE.

11. WALL SHEATHING SHALL BE 7/16" OSB, MINIMUM SPAN RATING 24/16. FASTEN WITH 8D GALVANIZED BOX NAILS AT 4" O.C. MAXIMUM AT ALL PANEL EDGES. SPACE NAILS AT 12" O.C. MAXIMUM ALONG INTERMEDIATE FRAMING. BLOCK ALL PANEL EDGES.

12. ROOF SHEATHING SHALL BE 5/8" OSB, MINIMUM SPAN RATING 40/20. FASTEN WITH 8D NAILS AT 4" O.C. MAXIMUM AT ALL SUPPORTED EDGES. SPACE NAILS 12" O.C. ALONG INTERMEDIATE FRAMING MEMBERS.

13. FLOOR AND FLAT ROOF SHEATHING SHALL BE 3/4" TONGUE AND GROOVE OSB SHEATHING, MINIMUM SPAN RATING 24 oc. APA STURD-I-FLOOR FASTEN WITH 10D NAILS AT 4" O.C. AT BOUNDARY AND 6" O.C. MAXIMUM AT ALL SUPPORTED EDGES AND 12" O.C. ALONG INTERMEDIATE FRAMING MEMBERS. PANNEL LAYOUT SHALL BE CASE 1 WITH SHEETS PERPENDICULAR TO FRAMING WITH ALL JOINTS BLOCKED.

WOOD (CONT.):

14. NAILING SHEDULE:

CONNECTION:	NAILING:
JOIST TO SILL OR GIRDER, TOENAIL	3-8D
BRIDGING TO JOIST, TOENAIL EACH END	2-8D
SOLE PLATE TO JOIST OR BLOCKING, (TYP.) FACE NAIL	16D @ 16" O.C
TOP PLATE TO STUD, END NAIL	2-16D
DOUBLE STUDS, FACE NAIL	16D @ 24" O.C.
DOUBLE TOP PLATES, (TYP.) FACE NAIL	16D @ 16" O.C
DOUBLE TOP PLATES, LAP SPLICE	8-16D
BLOCKING BETWEEN JISTS OR RAFTERS TO TOP PLATE, TOENAIL	3-8D
RIM JOIST TO TOP PLATE, TOENAIL	8D @ 6" O.C.
TOP PLATES, LAPS AND INTERSECTIONS, FACE NAIL	2-16D
CONTINUOUS HEADER, TWO PIECES	16D @ 16" O.C. EACH EDGE
CEILING JOISTS TO TOP PLATE, TOENAIL	3-8D
CONTINUOUS HEADER TO STUD, TOENAIL	4-8D
CEILING JOISTS, LAPS OVER PARTITIONS, FACE NAIL	3-16D
CEILING JOISTS TO PARALLEL RAFTERS, FACE NAIL	3-16D
RAFTER TO PLATE, TOENAIL	3-8D
BUILT-UP CORNER STUDS	16D @ 24" O.C.
SUBFLOOR	10D @6" O.C. EDGES, 12" O.C. FIELD
WALL SHEATHING	8D @6" O.C. EDGES, 12" O.C. FIELD

15. BCI AND VERSA-LAM JOIST AND BEAM PRODUCTS:
   A. LPI, TJI OR OTHER MANUFACTURER MAY BE SUBSTITUTED FOR BCI PRODUCTS.
   B. ALL JOISTS SHALL BE SHIPPED, HANDLED AND INSTALLED AS DIRECTED BY THE JOIST MANUFACTURER.
   C. THE JOIST MANUFACTURER SHALL PROVIDE ALL REQUIRED HANGERS, SHAPED BEARING PLATES AND PRECUT BLOCKING REQUIRED FOR A COMPLETE INSTALLATION.
   D. JOISTS SHALL RUN CONTINUOUS OVER INTERMEDIATE SUPPORTS.

16. GLUE-LAMINATED MEMBERS SHALL BE FABRICATED AND INSTALLED IN ACCORDANCE WITH AITC SPECIFICATIONS. ALL GLUE-LAMS SHALL BE WEST COAST DF, EXTERIOR GLUE, ARCHITECTURAL APPEARANCE GRADE, 24F-V4 OR BETTER.

17. INTERIOR TIMBER BEAM MEMBERS SHALL BE DOUGLAS FIR #1 TIMBER BEAM MEMBERS. EXTERIOR TIMBER BEAM MEMBERS SHALL BE WESTERN CEDAR, SELECT STRUCTURAL, ROUGH-SAWN, UNLESS OTHERWISE NOTED ON DRAWINGS.

18. WHERE STEEL FASTENERS ARE IN CONTACT WITH PRESSURE TREATED LUMBER, HOT DIP GALVANIZED OR OTHER CORROSION PROTECTION SHALL BE PROVIDED. THIS INCLUDES NAILS, BOLTS OR OTHER FASTENERS.

PRE-ENGINEERED WOOD TRUSSES:

1. DESIGN OF METAL CONNECTED ROOF TRUSSES SHALL COMPLY WITH:
   A. NFPA'S "NATIONAL DESIGN SPECIFICATION FOR STRESS GRADED LUMBER AND ITS FASTENINGS".
   B. TRUSS PLATE INSTITUTE'S "DESIGN SPECIFICATIONS FOR LIGHT METAL PLATE CONNECTED ROOF TRUSSES."

2. SIGNED AND SEALED SHOP DRAWINGS SHOWING TRUSS CONFIGURATION WITH MEMBER SIZES AND CONNECTIONS, TRUSS LAYOUT WITH PIECE MARKS, REQUIRED TRUSS TO TRUSS CONNECTIONS, DESIGN LOADS, DURATION FACTORS AND ERECTION DETAILS MUST BE SUBMITTED FOR REVIEW PRIOR TO FABRICATION. IF REQUIRED, SUBMIT COPIES TO THE BUILDING DEPARTMENT AT TIME OF PERMITTING.

3. PRE-FABRICATED WOOD TRUSSES SHALL BE FABRICATED FROM HEM-FIR KILN DRIED #2 OR BETTER FOR CHORDS AND #3 GRADE OR BETTER FOR WEBS.

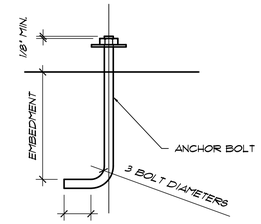
4. NO WANE, SKIPS OR OTHER DEFECTS SHALL OCCUR IN THE PLATE CONTACT AREA OR SCARFED AREA OF WEB MEMBERS. PLATES SHALL BE CONNECTED WITH ONE REQUIRED EACH SIDE OF TRUSS.

5. NUMBER OF PANELS AND DIRECTION OF WEB MEMBERS TO SUIT CONTINUOUS OR SIMPLE SPAN TRUSS DESIGN REQUIREMENTS. SEE STRUCTURAL AND ARCHITECTURAL DRAWINGS FOR OUTLINE SHAPE AND ANY SPECIAL CONDITIONS/LOCATIONS OF PANEL POINTS. NOTE BEARING WALL LOCATIONS AT ALL BALCONIES AND PORCHES.

6. PERMANENT TRUSS BRACING OR BRIDGING MEMBERS SHALL BE 2" X 4" MINIMUM HEM-FIR WITH MINIMUM LOCATIONS AS NOTED ON PLANS. ADDITIONAL BRACING REQUIRED TO STRENGTHEN TRUSS COMPONENTS SHOULD BE NOTED ON THE ERECTION DRAWINGS IN ACCORDANCE WITH TRUSS MANUFACTURER'S RECOMMENDATIONS.

7. HANDLING, ERECTION AND BRACING OF WOOD TRUSSES SHALL BE IN ACCORDANCE WITH THE TRUSS PLATE INSTITUTE, LATEST EDITION, AND AS NOTED BELOW.

8. MINIMUM PERMANENT BRIDGING CRITERIA FOR PRE-ENGINEERED TRUSSES:
   PROVIDE 2" X 4" CONTINUOUS HORIZONTAL BRIDGING AT TOP AND BOTTOM CHORDS AND INTERMITTENT CROSS BRIDGING AT 10 FT SPACING AT THE FOLLOWING MINIMUM LOCATIONS:
   A. AT RIDGES
   B. AT 10 FT O.C. HORIZONTALLY - AT PANEL POINT LOCATIONS
   C. AT ALL DEEP (18") BEARING ENDS.
   PROVIDE CONTINUOUS 2" X 4" AT 48" O.C. PERPENDICULAR TO TRUSSES AT TOP CHORD WHERE ROOF PLYWOOD IS NOT RIGIDLY ATTACHED TO TOP CHORD OF TRUSS.
   PROVIDE CONTINUOUS 2" X 4" AT 48" O.C. AT BOTTOM CHORD WHERE A RIGID CEILING IS NOT FIRMLY ATTACHED DIRECTLY TO THE BOTTOM CHORD.

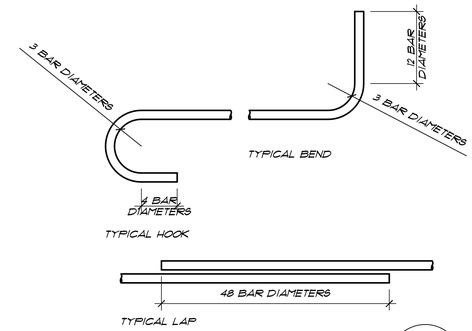


DIA.	EMBEDMENT
1/2"	7"
5/8"	8"
3/4"	8"
7/8"	9"
1"	9"

3 BOLT DIA.

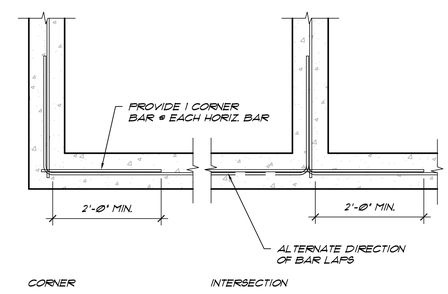
TYP. ANCHOR BOLT DETAIL A S-101

SCALE: 3" = 1'-0"



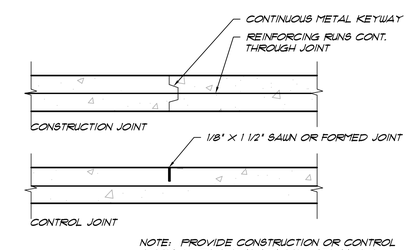
TYP. REINFORCING DETAILS B S-101

SCALE: 3" = 1'-0"



TYP. CONCRETE DETAILS C S-101

SCALE: 3/4" = 1'-0"



NOTE: PROVIDE CONSTRUCTION OR CONTROL JOINTS TO DIVIDE SLABS INTO AREAS NOT EXCEEDING 256 SF. LONG DIMENSION SHALL NOT EXCEED SHORT DIMENSION BY MORE THAN 20%.

TYP. SLAB JOINT DETAILS D S-101

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

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COLE'S MEAT PROCESSING ADDITION
457 US HIGHWAY 84
PAGOSA SPRINGS, COLORADO 81147

JOB NO.: 15046
DATE: 2015-06-09
DRAWN BY: B.A.A.

ISSUE RECORD:
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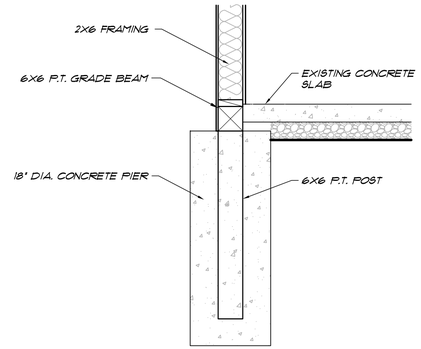
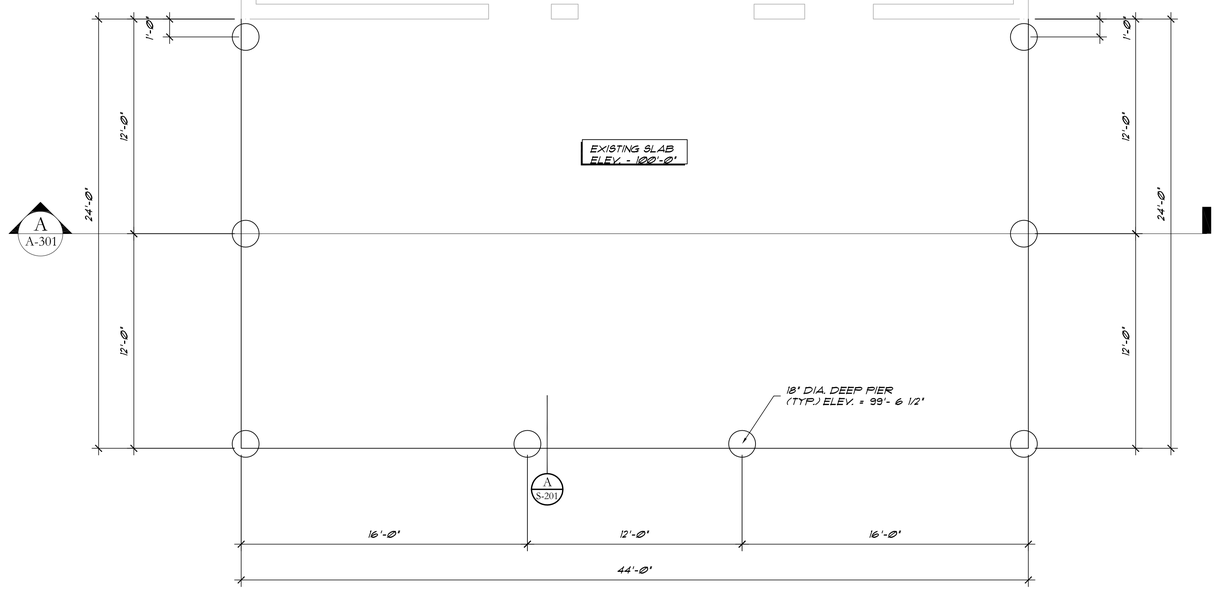
GENERAL CONSTRUCTION NOTES & DETAILS



POST/PIER DETAIL

SCALE: 3/4" = 1'-0"

A
S-201



NORTH

FOUNDATION PLAN

SCALE: 1/4" = 1'-0"

GENERAL FOUNDATION PLAN NOTES:

A. ALL FOOTINGS SHALL BEAR A MINIMUM OF 42" BELOW LOWEST ADJACENT GRADE.
B. SEE GENERAL NOTES FOR CONCRETE REQUIREMENTS ON S-101.
C. DESIGN SOIL BEARING PRESSURE IS 1500 PSF

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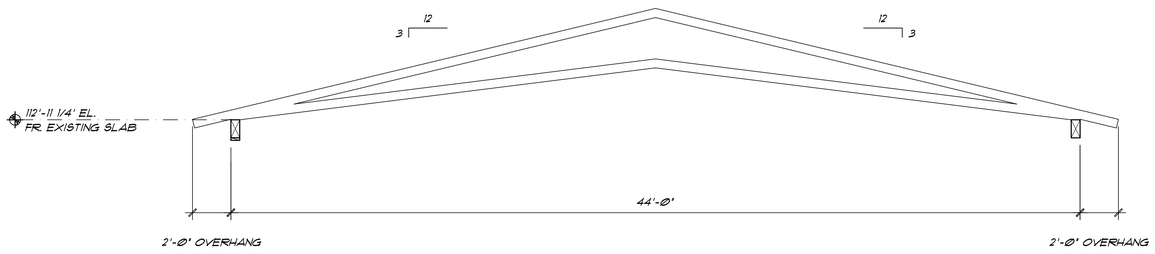
FOUNDATION PLAN & DETAILS

GENERAL FRAMING PLAN NOTES:

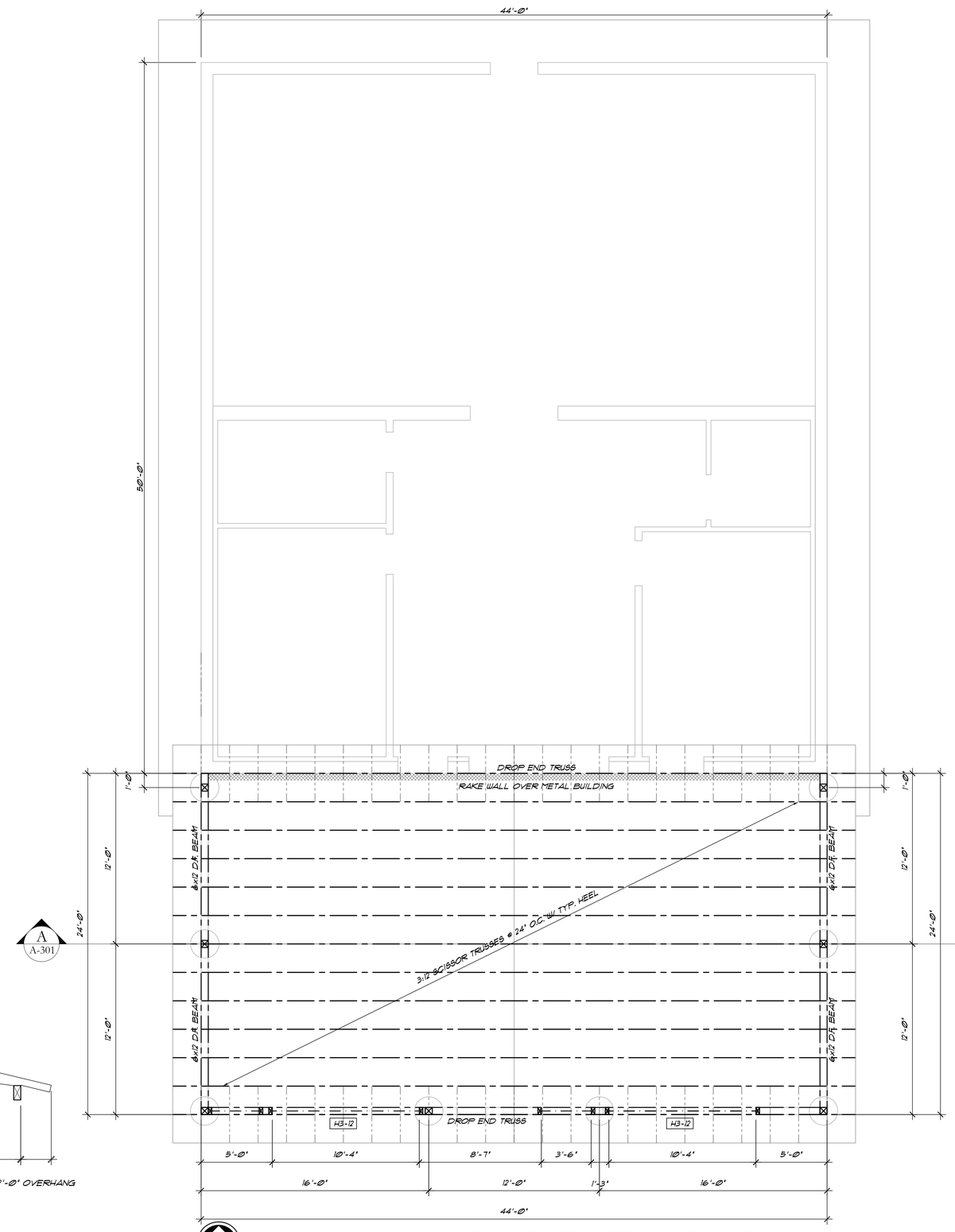
A. ALL PRODUCTS NOTED ARE BOISE CASCADE. EQUAL PRODUCTS BY TRUS-JOIST, INTERNATIONAL PAPER, OR LOUISIANA PACIFIC MAY BE PROVIDED.
B. ALL FLOOR JOISTS NOT OTHERWISE NOTED ARE BCI 5000s SERIES, DEPTH AS NOTED.
C. ALL PRODUCTS NOTED V-L ARE BOISE CASCADE , LAMINATED VENEER LUMBER.
D. ALL GLUE-LAM BEAMS ARE GRADE 24F-V4 MINIMUM, ARCHITECTURAL APPEARANCE GRADE.
E. ALL ROOF TRUSSES SHALL BE DESIGNED BY THE FABRICATOR. SEE GENERAL NOTES ON S1.1.
F. POST SCHEDULE:
PAB, WHERE A = NUMBER OF JACK OR CRIPPLE STUDS
B = NUMBER OF KING STUDS
ALL POSTS NOT OTHERWISE NOTED ARE P11.
P44 = 4X4 TIMBER
P66 = 6X6 TIMBER
P88 = 8X8 TIMBER
P100 = 10X10 TIMBER
P1212 = 12X12 TIMBER
POSTS SHALL CARRY DOWN TO THE FOUNDATION. SOLID-PACK BETWEEN FLOOR JOISTS WHERE POSTS OCCUR.
G. HEADER SCHEDULE:
H4-B A = NUMBER OF PLIES
B = NOMINAL MEMBER SIZE
8 = 2X8 ¶ D.F.
10 = 2X10 ¶ D.F.
12 = 2X12 ¶ D.F.
7.25 = 1.25"X7.25" V-L
9.25 = 1.75"X9.25" V-L
11.875 = 1.75"X11.875" V-L
14 = 1.75"X14" V-L
ALL HEADERS IN BEARING AND EXTERIOR WALLS NOT OTHERWISE NOTED ARE 2-2X8'S FOR 2X4 WALL, 3-2X8'S FOR 2X6 WALL.
H. WHERE BEAMS/HEADERS ARE NOTED AS "FLUSH", FRAME TO TOP OF BEAM FLUSH WITH TOP OF JOISTS, AND HANG JOISTS FROM BEAM, USE THE FOLLOWING HANGERS UNLESS OTHERWISE NOTED:
WOOD I-JOISTS: SIMPSON ITT SERIES
SOLID MEMBERS: SIMPSON JB OR LB SERIES
I. WHERE BEAMS/HEADERS ARE NOTED AS "DROPPED", PLACE TOP OF BEAM DIRECTLY BELOW BOTTOM OF JOISTS. JOISTS TO RUN CONTINUOUS OVER BEAM.
J. HANGER SCHEDULE:
X
1 = ALL TJI 110-SERIES FLOOR JOISTS: SIMPSON ITT11.88
2= ALL TJI 210-SERIES FLOOR JOISTS: SIMPSON ITT2.1/11.88
3= ALL TJI 360-SERIES FLOOR JOISTS: SIMPSON ITT311.88
4= LVL FLOOR JOISTS TO STEEL BEAM: SIMPSON MIT11.88
5= LVL FLOOR BMS TO STEEL BEAM: SIMPSON HGLTV5.511
6= LVL FLOOR BMS TO LVL FLOOR BMS: SIMPSON WPI411.88
7= LVL BEAMS TO GLU-LAM BEAM: SIMPSON GLTV5.514
8= PARALLAM BM TO STEEL BEAM: SIMPSON GLTV5.511
9= LVL FLOOR JOISTS TO LVL FLOOR BEAMS: SIMPSON HU11
10= LVL FLOOR BMS TO LVL FLOOR BMS: SIMPSON WPI411.88-2
11= LVL FLOOR BEAMS TO STEEL BEAM: SIMPSON EGQ7.25-SD83



TRUSS PROFILES

A / A-304

SCALE: 1/4" = 1'-0"



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NORTH

MAIN LEVEL FRAMING PLAN

SCALE: 1/4" = 1'-0"

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