



Cochise County

Development Services
Planning Division

Public Programs...Personal Service
www.cochise.az.gov

APPLICATION FOR A SPECIAL USE

Applicant's Name: Pieper Farms LLC

Name of All Property Owner(s): B. Zaitz & Sons

Applicant Mailing Address:

7696 40th St NW, Williams MN 56686
Street # Town State Zip code

Subject Property Address (if different than mailing address):

1980 South Hwy 191 Cochise, AZ 85606
Street # Town State Zip code

Email Address: jim.behrens@pieperfarmsllc.com

Phone Number: 701-319-9307

Tax Parcel Number: 206-01-011J

Current Zoning Designation: Rural / Commercial ??

Comprehensive Plan Land Use Category/Growth Area: Seed Potato Storage & Packing Facility

Comprehensive Plan Land Use Designation: Commercial ?/

Area Plan Designation (if applicable): _____

Size of Property (in acreage or square feet): 40 + acres

How many acres will be cleared and developed? 1.5 +/- acres (includes parking area)

Describe your relationship to this application. (Select one)

- I am the property owner
 I am an authorized agent for the property owner

Bisbee Office

1415 Melody Lane, Building F
Bisbee, Arizona 85603
520-432-9300
520-432-9278 fax
planningandzoning@cochise.az.gov

If the applicant is not the property owner, please attach a notarized letter of authorization to this application.

The Purpose of a Special Use

Special Uses include uses or activities with a greater potential for impacts on neighboring properties than the permitted uses in a Zoning District. Examples of Special Uses are manufacturing, RV Parks, guest ranches, hospitals and schools. These more intense uses must be carefully reviewed to decide if they could make good neighbors to the existing uses. For this reason, a Special Use Permit requires a public hearing and approval by the Planning and Zoning Commission before it is allowed.

What is the Process?

1. Pre-application meeting with County planning staff.
2. Citizen Review Process – the applicant must send notice to all property owners within a radius of no less than 300 feet of the subject parcel(s), as shown on the most recent available records of the last property tax assessment. The County Zoning Inspector may expand the mailed notification area to greater than a 300-foot radius at time of application acceptance if there are compatibility concerns associated with the request.
3. Application Submittal
4. Technical review by relevant internal staff and external agencies
5. Public Hearing – Planning and Zoning Commission (Approval/Denial)

Appeals

The Commission action can be appealed to the Board of Supervisors by anyone who disagrees with the outcome. Appeals must be filed within fifteen (15) calendar days of the Commission action. The applications are available online "Appeal: Board of Supervisors."

Required Submittals

1. This application
2. Citizen Review Report
3. Site plan -drawn to scale showing the existing and proposed District boundaries and an accurate legal description of the area being petitioned for amendment. See "concept plan instructions for special uses" (included in this application). Please see our website for an example plan: <https://www.cochise.az.gov/development-services/special-uses>
4. Letter of Authorization (for authorized agents, if applicable)
5. Hazardous or polluting materials attachment (only if hazardous materials are proposed, if applicable)
6. Deed restrictions (if applicable)
7. Outdoor lighting, manufacturers specifications (if applicable)
8. Processing Fee

Concept Plan Instructions for Special Uses

Sometimes, an applicant will seek approval for a particular special use or uses on a piece of property well ahead of actual construction or operation of that use. Often the exact dimensions of structures or configuration of uses on the property are not known yet until the uses have been approved and the applicant has invested resources into site planning. The Zoning Regulations allow for the submittal of a "Concept Plan" in lieu of a site plan in the case of phased special uses on one property or a special use where construction is not anticipated within one year. However, if the use(s) are approved by the Planning and Zoning Commission, then a detailed site plan meeting the requirements of the Zoning Regulations will be required for each use or phase and shall be in substantial conformance with the approved special use. If the site plan is not within substantial conformance with the approved use and concept plan, then the special use will need to be reviewed, in a public hearing, by the Commission once again to modify the original proposal. **Note: any**

anticipated waivers of site development standards such as setbacks, screening, landscaping or parking spaces must be requested, justified, and approved by the Commission prior to the issuance of a building permit.

In order to adequately review the proposed special use(s) on a piece of property, a Concept Plan must include at a minimum the following information:

- Parcel boundaries and adjacent roads;
- The general location, size and height of all structures and uses (existing and proposed), including minimum setbacks from parcel boundaries, washes and roads;
- The general location and minimum number of parking spaces to be provided, including proposed surface and width of driveways;
- Proposed screening and landscaping;
- Any significant topographical features (washes, hills, rock outcroppings, wetlands) and cultural features of the property and adjacent parcels;
- If applicable, project phasing (approximate schedule of uses and construction) and any other information deemed necessary to effectively review the Special Use.

Please state the reason for this request and why it should be supported.

Pieper Farms LLC is in need of expanding its 2021 potato acreage in Cochise and as a result is requiring additional storage and packaging space in order to meet it's customers requirement This expansion should take Pieper Farms future acreage/customers needs well into the future

Identify the utility company/service provider for each of the following services and state if additional provisions or future connections are required in the space below.

Service Provider	Service Provider	Additional Provisions Required
Water/Well	Private Well / Pieper Farms LLC	None Required
Sewer/Septic	Private Well / Pieper Farms LLC	None Required
Electricity	SSVEC	Design plan in progress with SSVEC
Natural Gas	Southwest Gas	None Required
Telephone	Valley Telecom Group	None Required
Fire Protection	Rural / A-Flame Firem & Saftey	Additional fire extinguishers for new building
Waste Disposal	South West Disposal	None Required

Is this request consistent with all deed restrictions or private covenants in effect for this property? If applicable, please include a copy of these restrictions/covenants with this application.

Yes No Not applicable (no deed restrictions or covenants)

Describe all **existing** structures/uses present on the subject parcel. Note: the size and location of existing structures must be shown on the accompanying site plan.

There is the original building that was onsite at the time of purchase which was converted into a bulk potato storage until 2019. In 2019 there was an expansion which involved adding 3 refrigerated storage buildings along with equipment installed in the original building. While the 2020 crop year was not without challenges we were able to establish a customer base that requires the 2021 expansion which will take PF well into the future.

Describe all **proposed** structures/uses on the parcel that to be placed on the parcel. Note: the size and location of proposed structures must be shown on the accompanying site plan.

There will be a 150' x 150' structure added to the North end of the existing building where the current packing line will be relocated to along with the installation of a 2nd additional line. The buiklding will be able to accomadate a potential future 3rd line.

A 30 -35 x 75' 2 story office building attached to the west side of the 150'x150' listed above.

An additional 2 refrigerated storage buildings added on to the 3 built in 2020.

Is the proposed special use consistent with stated purpose of the current zoning district? Explain. Based on previous years usage and purpose, yes.

Describe all intermediate and final products/services that will be produced/offered/sold, if applicable. Seed potatoes (potatoes that do not meet seed specs (e.g. undersized & oversized) will be seperated / sized off, washed and packaged to be sold to "fresh" customers.

What materials will be used to construct the new building(s)? (Note, for an existing building(s), please also list the construction type(s), i.e., factory-built building, wood, block, metal).

Standard concrete poured slab. Factory designed & engineered all steel building.

Insulation will be spray on foam insulation.

Electrical will be standard as per existing codes at the time of construction.

Will the project be constructed/completed within one year or phased?

One year

Phased

If this is a phased project, describe the phases here and physically depict them on the site plan.

As in the 2020 expansion it is possible that future expansion may be required but our plan is to build the outside structures required for any foreseeable future expansion now and then if need be would just need to do inside adjustments.

See attachments for site plans & building depictions.

What are the days and hours of operation (if applicable)?

Days of the week: Monday through Friday but weekends if weather, customers require

6 AM to 6 PM

Number of employees (if applicable):

Initially 15-17 Future: 15-17

Total average daily traffic generated (non-residential uses):

How many vehicles will be entering and leaving the site (per day)? 5-8 personal vehicles

Total trucks (e.g., by type, number of wheels, or weight)? 10-15, 5 axles, 80,000lbs max

Estimate which direction(s) and on which road(s) the traffic will travel from the site.

Inbound North & South on Hwy 191, Outbound...North on Hwy 191 to I-10 East & West

If more than one direction, estimate the percentage that travel in each direction.

Inbound..From South on Hwy 191 5 -10% Outbound..North on Hwy 191 90 %+

At what time of day, day of week and season (if applicable) is traffic the heaviest?

June are heaviest during harvest & shipping, July > Dec lightest

Will your property be served by a private well? If private well, show the location on the site plan. Also, please answer the following:

Estimated total gallons of water used: per day 4,000 per year 500,000

Will your property be served by a septic system? Yes No

If yes, show the septic tank, leach field and 100% expansion area on the site plan, and indicate whether the system is existing or proposed.

Does your parcel have permanent legal access*? If no, what steps are you taking to obtain such access? (*Our Zoning Regulations state that no building permit for a nonresidential use shall be issued unless a site has permanent and direct access to a publicly maintained street or street where a private maintenance agreement is in place. Said access shall be not less than twenty (20) feet wide throughout its entire length and shall adjoin the site for a minimum distance of twenty (20) feet. If access is from a private road or easement provide documentation of your right to use this road or easement and a private maintenance agreement.)

Yes

Which streets or easements will be used for traffic entering or exiting the property? (Please label on the accompanying plan)

Hwy 191 going both North & South

What impact will this have on the traffic volume of roads serving this subject property?

Minimal and no more than an average / standard agriculture operation during harvest periods

How many driveway cuts are proposed along streets or easements to allow site access? State whether this is an increase/decrease and whether any existing cuts will need relocation.

There is one existing driveway off from Hwy 191 with no additional proposed or required.

Does the subject parcel have site access onto a major road?

Yes No

Are you requesting any modifications or waivers from site development standards? Please explain.

I do not believe so. No

Is the subject property within Sierra Vista Sub-Watershed Overlay Zone? If so, please indicate this, and that you understand that it will be subject to additional plan reviews and inspections whenever a building permit is required.

Yes, and I understand the permitting requirements No, it's outside the boundaries

Please describe your citizen review process (if applicable). Specifically, state whether you received any responses to your mailed notice or public meeting. Explain how your special use application has incorporated the feedback you received.

On the 2020 expansion there were minimal negative responses with an over whelming number of responses being very positive. The ones that were "negative" were regarding issues and steps were taken to mitigate that.

Responses have not yet been recived back (sent out 10-29-20) regarding the 2021 expansior

Identify the utility company/service provider for each of the following services and state if additional provisions or future connections are required in the space below.

Service Provider	Service Provider	Additional Provisions Required
Water/Well	Private / Pieper Farms LLC	None Required
Sewer/Septic	Private / Pieper Farms LLC	None Required
Electricity	SSVEC	Design Plan In Progress
Natural Gas	Southwest Gas	None Required
Telephone	Valley Telecom Group	None Required
Fire Protection	A-Flame Fire & Saftey	Additional extinguishers as required
Waste Disposal	South West Disposal	None Required

Describe any outdoor activity associated with your special use proposal.

Trucks arriving and departing

Will outdoor storage of equipment, materials or products be needed? If yes, show the location on the site plan. Describe any measures to be taken to screen this storage from neighboring properties.

No

Will any noise or vibrations be produced that can be heard or felt on neighboring properties on a regular basis? if yes; describe the level and duration of this noise. What measures are you proposing to prevent this noise from being heard on neighboring properties?

Possible noise from ventilation fans of which modifications have been made (larger fan blades with less RPM= less noise) no complaints to date.

Any future systems will use the same equipment as the 2020 expansion

Will odors be created? If yes, what measures will be taken to prevent these odors from escaping onto neighboring properties?

No

Will any on-site activities attract pests, such as flies or mice? If yes, what measures will be taken to prevent a nuisance on neighboring properties?

No

Will additional dust be created on a regular basis? If yes, what measures will be taken to prevent this dust from escaping onto neighboring properties or roadways?

No

Is outdoor lighting proposed? If yes, show the location(s) on the site plan. Indicate how neighboring properties and roadways will be shielded from light spillover. Please submit manufacturer's specifications for all light fixtures.

Yes No

Will you be performing any off-site construction (e.g., access aprons, driveways, and culverts)? If yes, show details on the site plan. Note: The County may require off-site improvements reasonably related to the impacts of the use such as road or drainage improvements.

Yes No

Show on-site drainage flow on the site plan. Will drainage patterns on site be changed? If so, please indicate on the site plan and describe below.

See attached site plan

If more than one acre is to be cleared, describe the proposed dust and erosion control measures to be used and show on site plan, if appropriate.

As per 2020 expansion requirements.

See attached site plan

If the developed portion of the site is one acre or larger, specific measures to conserve water on-site must be provided. Specifically, design features that will be incorporated into the development to reduce water use, provide for detention and conserve and enhance natural recharge areas must be described. What specific water conservation measures are proposed (for applicable site 1+ acres)? Describe here and/or show on the site plan submitted with this application.

As per 2020 requirments

Retention ponds

See attached site plan

Do you anticipate the use of any hazardous or dangerous materials? If yes, please complete a "Hazardous or Polluting Materials Attachment" and attach it to this application.

Yes No

I hereby certify that I am the owner or duly authorized owner's agent and all information in this questionnaire, in the Joint Permit Application and on the site plan is accurate. I understand that if any information is false, it may be grounds for revocation of the Commercial Use/ Building/ Special Use Permit. In addition, I hereby request all inspections necessary to process this application, and if the permit is issued, I request all inspections necessary to monitor progress, and document completion, at all stages of the work related to this permit. Failure to obtain permits may result in fines or other penalties.

James A. Behrens
Applicant Signature



10-30-20
Date



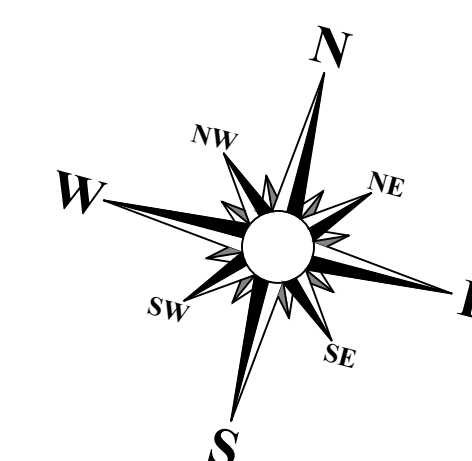
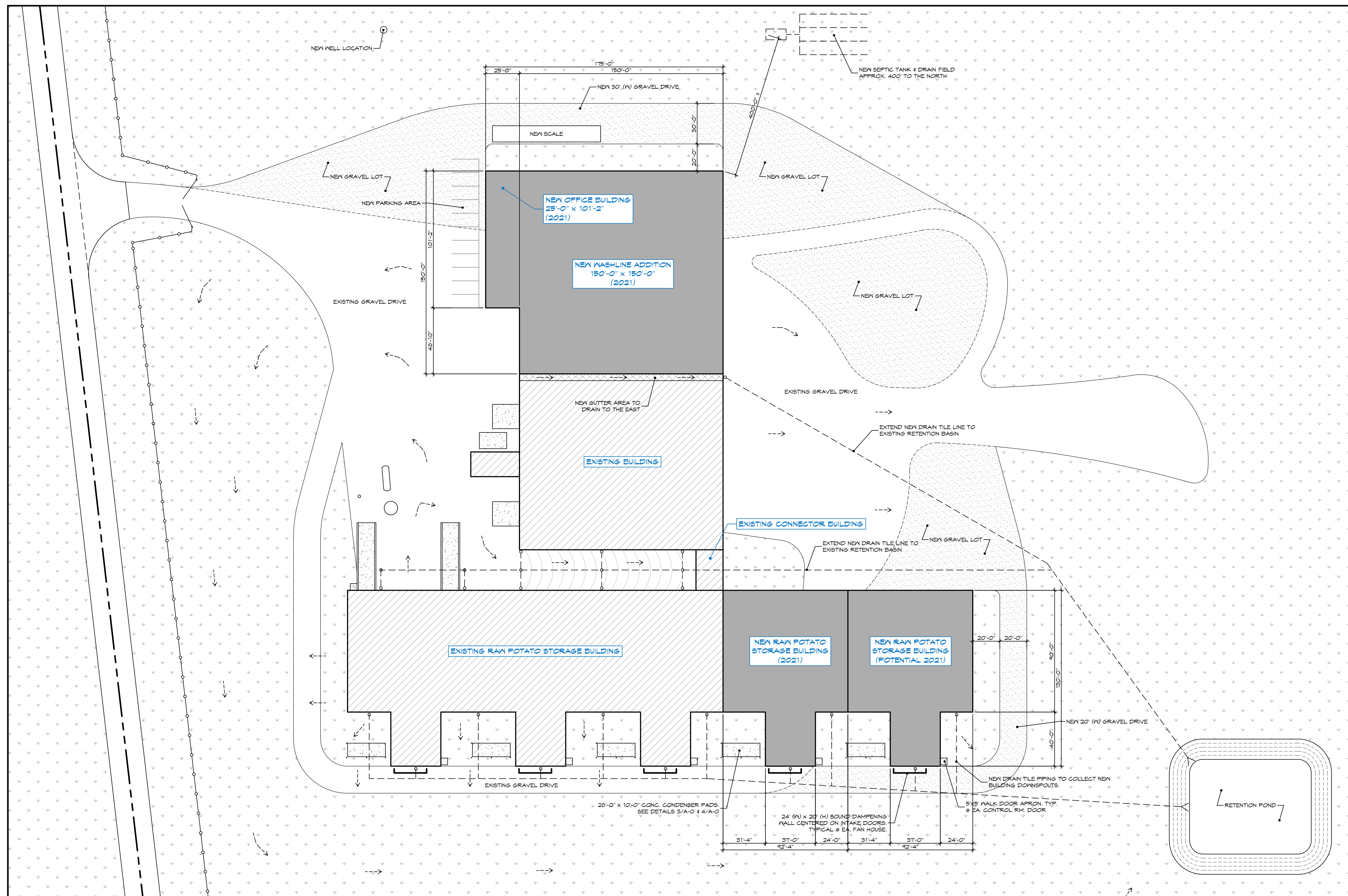
PIEPER FARMS | COCHISE, ARIZONA

NEW WASHLINE ADDITION

AGRI-CONTROL TECHNOLOGIES

PROJECT #: 20-109
 DRAWN BY: JEH
 DATE: 10-27-2020

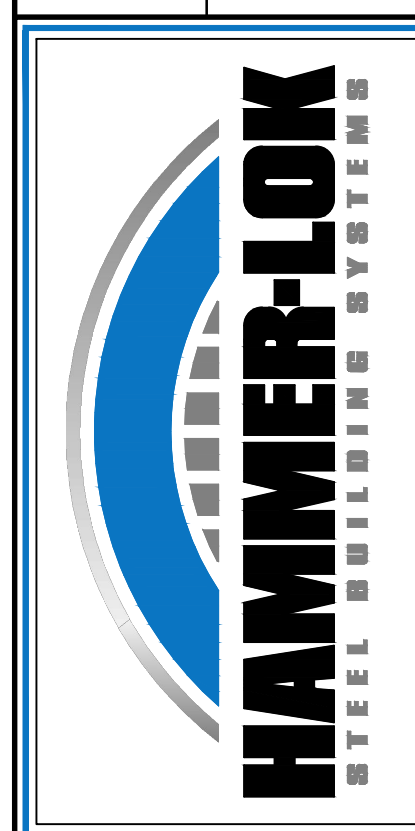
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1 SITE PLAN
 A-0
 1" = 40'-0"

DESIGN / BUILD & CONSTRUCTION MANAGEMENT

P.O. BOX 148
 44434 HARVEST AVE.
 PERHAM, MN 56573
 PHONE: (218) 346-2195
 FAX: (218) 346-2996
 WWW.HC-MN.COM

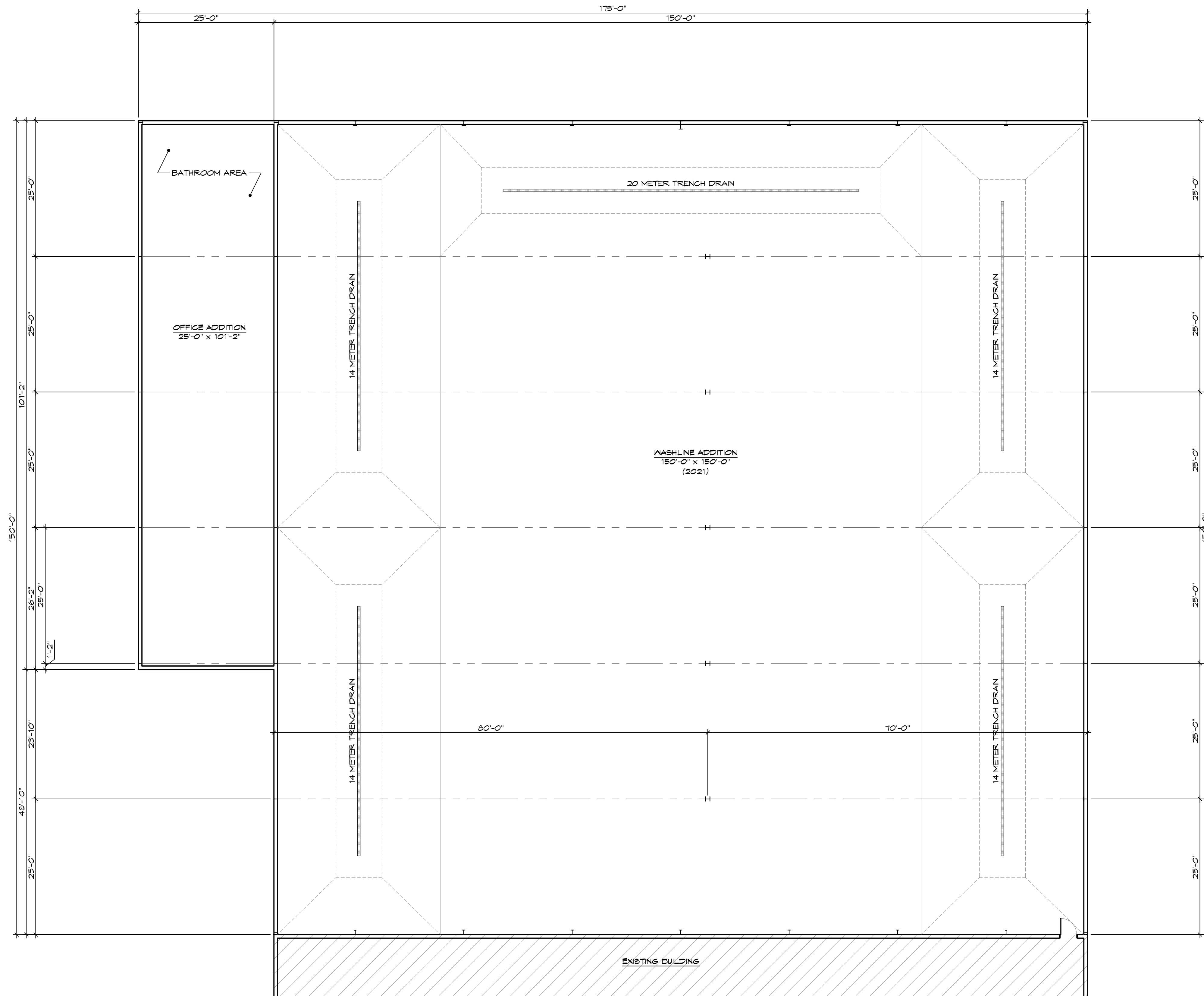


PIEPER FARMS
 COCHISE, AZ

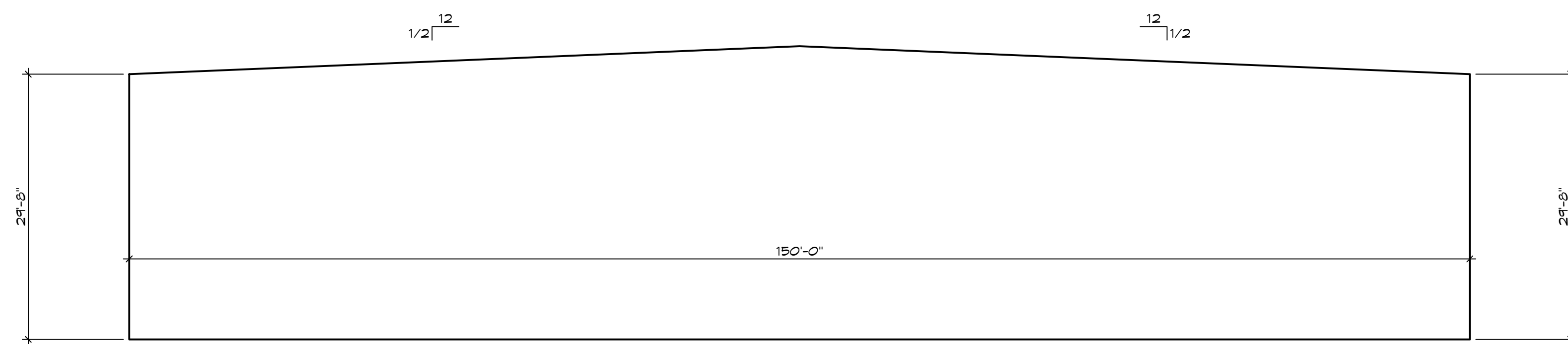
NEW WASHLINE ADDITION

SITE PLAN

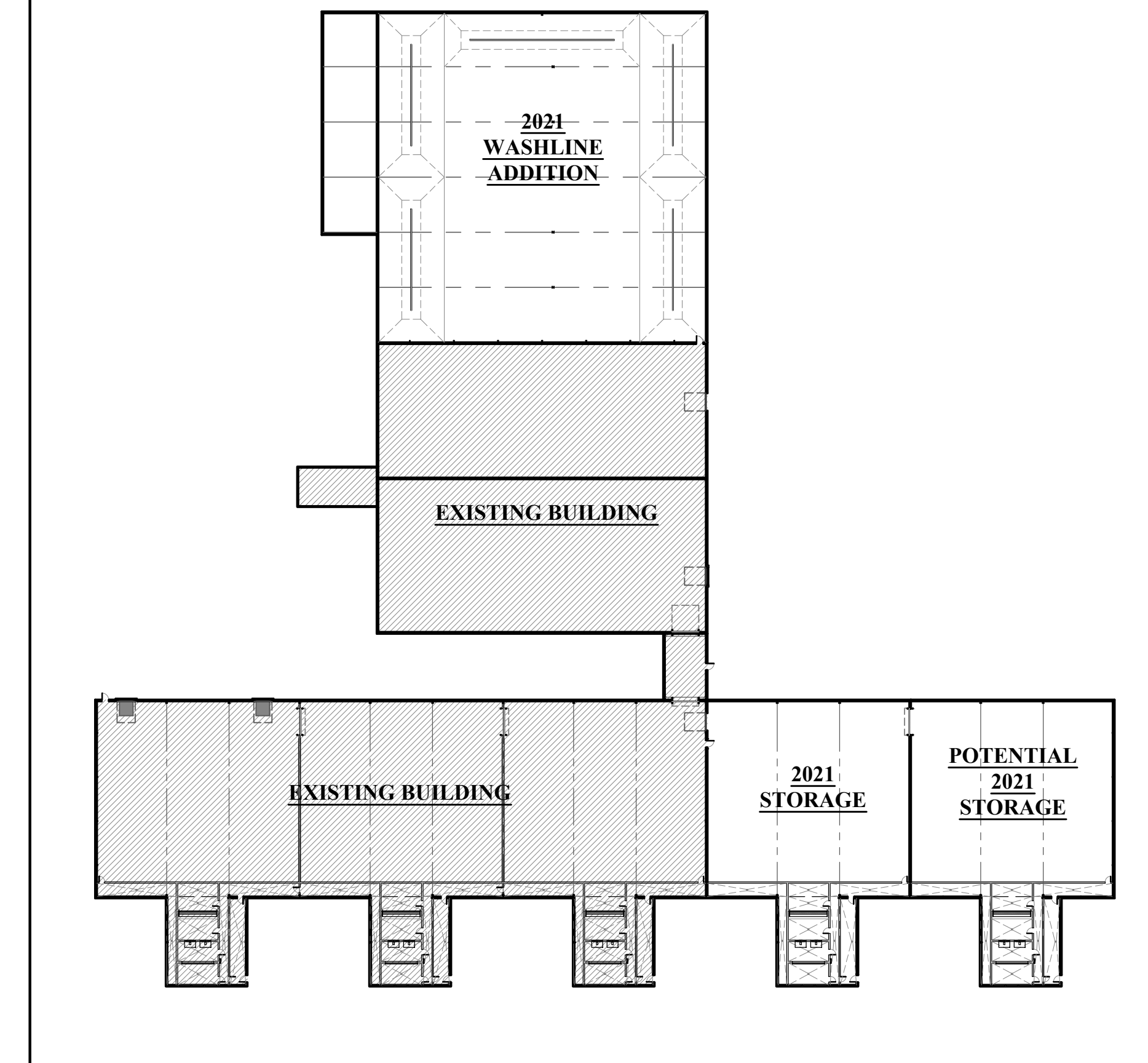
SHEET NUMBER:
A-0
 - OF - SHEETS



1 FLOOR PLAN
A-1 SCALE: 3/32" = 1'-0"



2 BUILDING SECTION
A-1 SCALE: 3/32" = 1'-0"



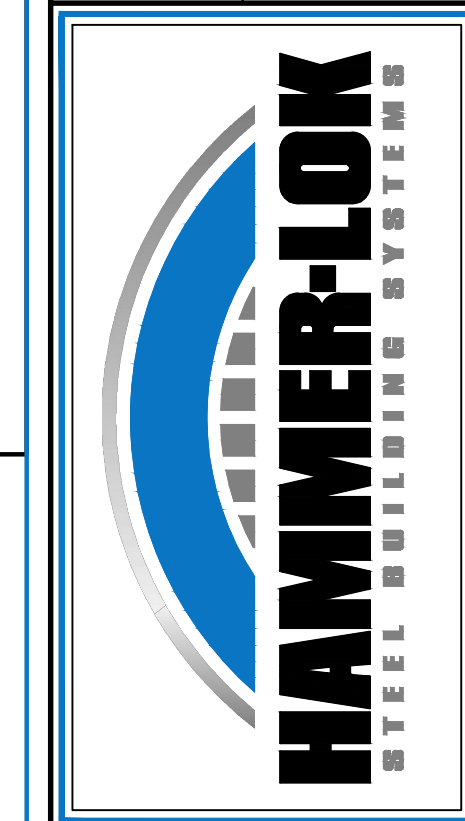
PROJECT #: 20-109
DRAWN BY: JJEH
DATE: 10-22-2020

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PIEPER FARMS
COCHISE, AZ

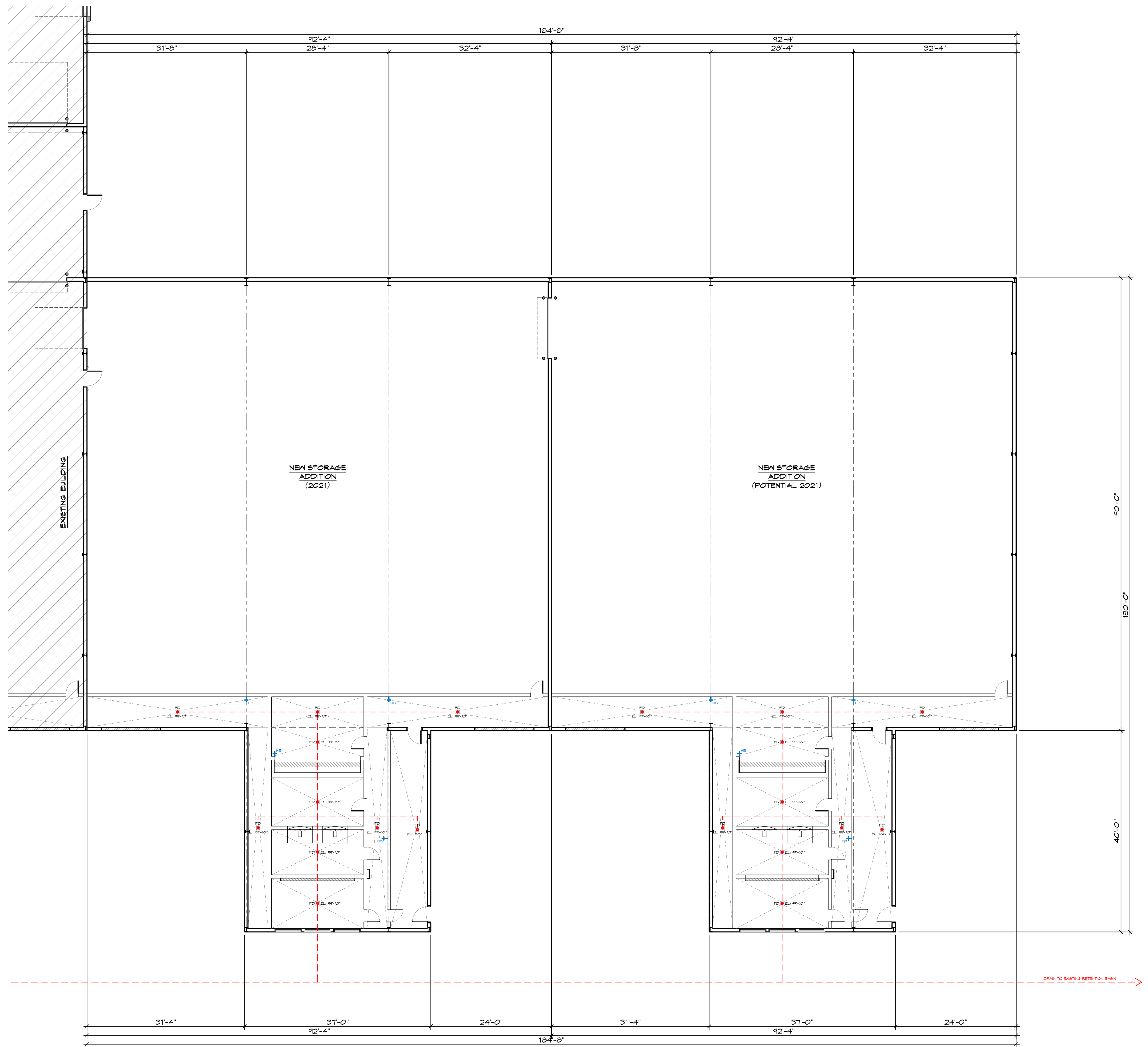
NEW WASHLINE ADDITION

FLOOR PLAN

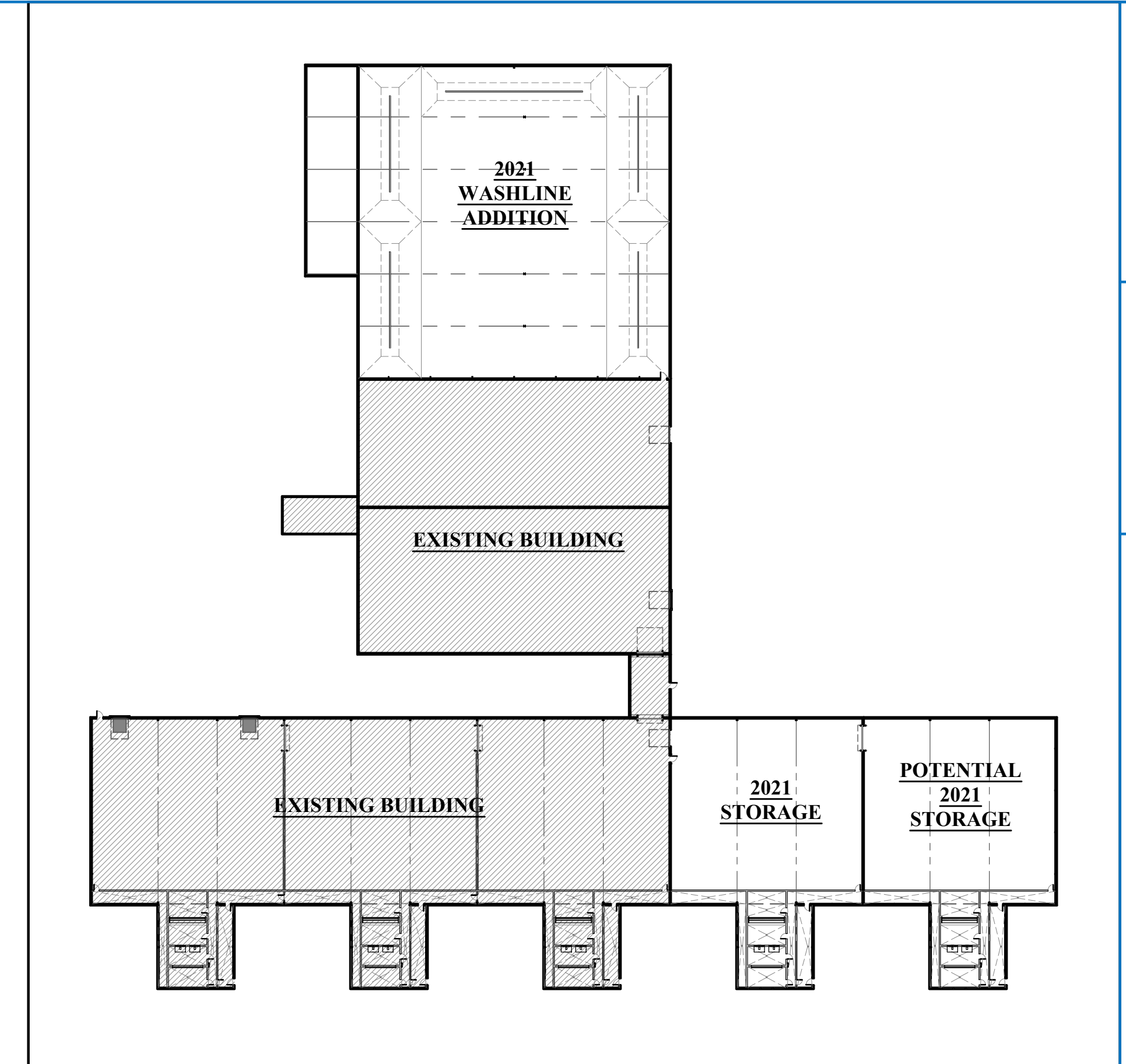
SHEET NUMBER:

A-1

- OF - SHEETS



1 FLOOR PLAN
 A-2
 SCALE: 3/32" = 1'-0"



PROJECT #: 20-109
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 DATE: 10-22-2020

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PIEPER FARMS
 COCHISE, AZ
NEW WASHLINE ADDITION

PROPOSED STORAGE PLAN

SHEET NUMBER:
A-2
 - OF - SHEETS



SANDMAN Structural Engineers

1587 30th Ave S - Moorhead, MN 56560
218.227.0022 - www.SandmanSE.com

THIS PLAN, INCLUDING THE DESIGN AND CONCEPT, PREPARED BY SANDMAN STRUCTURAL ENGINEERS (SSE) AS INSTRUMENTS OF SERVICE SHALL REMAIN THE PROPERTY OF SSE AND ARE PROTECTED UNDER COPYRIGHT LAW. SSE SHALL RETAIN ALL COMMON LAW, STATUTORY, AND OTHER RESERVED RIGHTS, INCLUDING, WITHOUT LIMITATION, THE COPYRIGHT THEREON. UNAUTHORIZED USE IS STRICTLY PROHIBITED.

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Proj. Engineer: NDH
Drawn by: AK
10/27/2020

Table with 2 columns: Revisions #, DATE, COMMENTS

PERMIT SET NOT FOR CONSTRUCTION

SPACE FOR ENGINEER'S SEAL

Pieper Farms 150X150
Cochise, AZ

SHEET CONTENTS: STRUCTURAL NOTES

SHEET NO.

S001

20106-10

GENERAL STRUCTURAL NOTES:

- 1. THE GOVERNING BUILDING CODE IS THE INTERNATIONAL BUILDING CODE (IBC) 2012 EDITION AS APPROVED AND AMENDED BY THE CITY OF COCHISE, ARIZONA.
2. CONTRACT DOCUMENTS INCLUDE THE STRUCTURAL DRAWINGS AND SPECIFICATIONS, BUT DO NOT INCLUDE SHOP DRAWINGS, VENDOR DRAWINGS, OR OTHER SUBMITTALS BY THE CONTRACTOR.
3. CONTRACTOR SHALL CROSS VERIFY ALL CONTRACT DOCUMENTS, ELEVATIONS, DIMENSIONS, AND EXISTING CONDITIONS PRIOR TO STARTING WORK. DISCREPANCIES OR CONFLICTS SHALL BE NOTED TO THE EOR IMMEDIATELY FOR REMEDIATION. SPECIFIC NOTES AND DETAILS SHALL PRESEIDE OVER GENERAL NOTES AND SPECIFICATIONS.
4. THE DIMENSIONS, LOCATIONS, AND DETAILS SHOWN ON THE DRAWINGS ARE BASED ON THE BEST AVAILABLE INFORMATION AT THE TIME OF THE DRAWINGS BEING ISSUED. DEVIATIONS WHICH ARE NECESSARY OR WHICH CONFLICT SHALL BE REPORTED TO THE EOR. CONTRACTOR SHALL HAVE FULL RESPONSIBILITY FOR DEVIATIONS NOT APPROVED BY THE EOR.
5. COSTS OF ADDITIONAL DESIGN WORK DUE TO THE SELECTION OF AN OPTION OR DUE TO ERRORS OR OMISSION IN CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
6. THE CONTRACTOR HAS SOLE RESPONSIBILITY FOR THE MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES OF CONSTRUCTION. THE STRUCTURAL DRAWINGS REFLECT THE COMPLETED STRUCTURE. BRACING, SHORING, AND PROTECTION DURING CONSTRUCTION IS THE RESPONSIBILITY OF THE CONTRACTOR. THE STRUCTURE SHALL NOT BE LOADED WITH CONSTRUCTION MATERIALS AND EQUIPMENT THAT EXCEEDS THE DESIGN LOADS.
7. PENETRATIONS NOT SHOWN ON THE DRAWINGS MUST BE APPROVED BY THE EOR BEFORE PLACING THROUGH STRUCTURAL ELEMENTS. CONTRACTOR SHALL PROVIDE A CAST-IN SLEEVE FOR ALL HORIZONTAL ELEMENTS THAT EXTEND THROUGH FOOTING AND FOUNDATION WALL, SUCH AS DRAIN TILE, CONDUIT, PIPING, ETC. COORDINATE SLEEVES WITH EOR. SEE MECHANICAL, ELECTRICAL, AND ARCHITECTURAL DRAWINGS FOR ALL PENETRATIONS AND EMBEDDED ITEMS NOT SHOWN ON THE STRUCTURAL DRAWINGS.
8. CONTRACTOR TO VERIFY ALL WEIGHTS, LOCATIONS & DIMENSIONS OF MECH. EQUIPMENT SHOWN AND NOTIFY THE EOR OF ANY DISCREPANCIES. COORDINATE THIS INFORMATION WITH ALL NECESSARY INDIVIDUALS.
9. PERIODIC SITE OBSERVATION BY REPRESENTATIVES OF SANDMAN STRUCTURAL ENGINEERS IS SOLELY FOR THE PURPOSE OF DETERMINING IF THE WORK OF THE CONTRACTOR IS PROCEEDING IN GENERAL ACCORDANCE WITH THE STRUCTURAL CONTRACT DRAWINGS. A LIMITED SITE OBSERVATION SHOULD NOT BE CONSTRUED AS EXHAUSTIVE OR CONTINUOUS TO CHECK THE QUALITY OR QUANTITY OF THE WORK, BUT RATHER PERIODIC IN AN EFFORT TO GUARD THE OWNER AGAINST DEFECTS OR DEFICIENCIES IN THE WORK OF THE CONTRACTOR. ALL MATERIALS AND WORKMANSHIP ARE SUBJECT TO THE REVIEW OF THE EOR.
10. SEE THE FOLLOWING DETAILS FOR STANDARD DETAILS:
CP CONCRETE & FOUNDATION: 1/IS301

SHOP DRAWING & DEFERRED DESIGN SUBMITTAL NOTES:

- 1. CONTRACTOR TO FURNISH COMPLETE AND DETAILED SHOP DRAWING & SUBMITTALS FOR REVIEW AND APPROVAL BY THE EOR. THE FOLLOWING ARE REQUIRED FOR THIS PROJECT.
2. CONTRACT DRAWINGS SHALL NOT BE REPRODUCED FOR USE AS SHOP DRAWINGS. ALL SHOP DRAWINGS MUST BEAR THE REVIEW STAMP OF THE CONTRACTOR BEFORE THEY ARE REVIEWED BY THE EOR.
3. SHOP DRAWINGS SHALL SHOW ALL FIELD DETAILS AND ADDITIONAL INFORMATION NEEDED FOR THE CONTRACTOR TO CONSTRUCT THE BUILDING PER THE CONTRACT DOCUMENTS.
4. STRUCTURAL COMPONENTS/SYSTEMS DESIGNATED AS A "DEFERRED SUBMITTAL" OR AS "DELEGATED DESIGN", "DESIGNED BY OTHERS" OR "PRE-ENGINEERED" MUST INCLUDE A CALCULATION PACKAGE THAT IS STAMPED AND SIGNED BY A REGISTERED PROFESSIONAL ENGINEER, LICENSED IN THE STATE THE PROJECT WILL BE CONSTRUCTED, PRIOR TO SUBMITTAL FOR APPROVAL TO THE EOR.
5. SHOP DRAWINGS SHALL BE AVAILABLE ON THE JOB SITE DURING TIMES OF INSPECTION AND SHALL BE CLEARLY INDICATED THAT THEY HAVE BEEN REVIEWED AND APPROVED BY THE EOR.
6. REVIEW OF SUBMITTALS AND SHOP DRAWINGS BY THE EOR DOES NOT RELIEVE THE CONTRACTOR OF THE SOLE RESPONSIBILITY TO REVIEW AND CHECK ALL SUBMITTALS AND SHOP DRAWINGS BEFORE SUBMITTING TO THE STRUCTURAL ENGINEER. THE CONTRACTOR REMAINS SOLELY RESPONSIBLE FOR THE ERRORS AND OMISSIONS ASSOCIATED WITH THE PREPARATION OF SHOP DRAWINGS AS THEY PERTAIN TO MEMBER SIZES, DETAILS, AND DIMENSIONS SPECIFIED IN THE CONTRACT DOCUMENTS.

DESIGN CRITERIA/DESIGN LOADS:

Table with 4 columns: LOAD TYPE, NOTATION, LOAD, NOTES. Includes LIVE LOAD, DEAD LOAD, and notes on roof components.

Table with 4 columns: WIND LOAD DESIGN CRITERIA, V-ult, 115 MPH, -, -. Includes ULT. DESIGN WIND SPEED, NOMINAL DESIGN WIND SPEED, RISK CATEGORY, EXPOSURE CATEGORY, INTERNAL PRESSURE COEFFICIENT, C & C BASE PRESSURE.

Table with 4 columns: SEISMIC DESIGN CRITERIA, II, -, -. Includes RISK CATEGORY, IMPORTANCE FACTOR (Ib), SITE CLASS, MAPPED SPECTRAL RESPONSE (Ss), MAPPED SPECTRAL RESPONSE (S1), SPECTRAL RESPONSE COEFFICIENT (SDS), SPECTRAL RESPONSE COEFFICIENT (SD1), SEISMIC DESIGN CATEGORY, BASIC SEISMIC FORCE-RESISTING SYSTEM, DESIGN BASE SHEAR (V), SEISMIC RESPONSE COEFFICIENT (Cs), ANALYSIS PROCEDURE USED.

FOUNDATION NOTES:

- 1. FOOTINGS ARE DESIGNED FOR AN ASSUMED NET ALLOWABLE SOIL BEARING PRESSURE OF 1500 psf FOR STRIP FOOTINGS AND 1500 psf FOR PAD FOOTINGS. THE ASSUMED ALLOWABLE SOIL BEARING PRESSURE SHALL BE VERIFIED BY A LICENSED GEOTECHNICAL ENGINEER AT TIME OF CONSTRUCTION.
2. PROTECT FOOTING EXCAVATIONS FROM WATER, MOISTURE, OR FROST INFILTRATION. PRIOR TO PLACEMENT OF FOOTING CONCRETE, CLEAN FOOTING EXCAVATIONS OF SNOW, WATER, MUD, DIRT, AND DEBRIS. DO NOT PLACE FOOTINGS OR BACKFILL ON FROZEN SUB GRADE.
3. FROST COVER FOR FOOTINGS SHALL BE PER RECOMMENDATIONS OF THE GEOTECHNICAL REPORT. SEE PLAN FOR TOP OF FOOTING ELEVATIONS AND DETAILS FOR FOOTING STEP REQUIREMENTS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE EOR IMMEDIATELY OF ANY SPECIAL SOIL OR WATER CONDITIONS THAT EXIST ON SITE.
5. BACKFILL & COMPACTION SHALL BE INSPECTED AND TESTED BY A LICENSED GEOTECHNICAL ENGINEER OR QUALIFIED FIELD TECH. THE SUBMITTAL OF TESTING REPORTS SHALL BE PER SPECIAL INSPECTION REQUIREMENTS.
6. BACKFILL SHALL BE COMPACTED BY MECHANICAL MEANS. WATER INFILTRATION SHALL NOT BE ALLOWED. BACKFILL SHALL BE PLACED IN ALTERNATING LIFTS ON EA SIDE OF THE FDN WALLS FOR STABILITY.
7. UNLESS SPECIFICALLY PRESCRIBED IN A GEOTECHNICAL REPORT, BACKFILL SHALL BE PLACED AND COMPACTED IN LOOSE LIFTS WITH THICKNESS OF 6" OR LESS. MOISTURE CONTENT AT THE TIME OF COMPACTION SHOULD BE +/- 3% OF OPTIMUM MOISTURE AND IT IS RECOMMENDED ALL ENGINEERED FILL BELOW FOOTINGS BE COMPACTED TO A MINIMUM OF 95% OF THE STANDARD PROCTOR MAX DENSITY (ASTM D698-06a).
8. WALL FOOTINGS ARE TO BE CENTERED ON WALLS UNO PAD FOOTINGS ARE TO BE CENTERED ON COLUMNS UNO.
9. CONTRACTOR TO COORDINATE INTERIOR & EXTERIOR TOP OF FOOTINGS WITH MEP CONTRACTORS, PRIOR TO START OF CONSTRUCTION. PLUMBING TO BE ROUTED ABOVE FOOTINGS UNLESS APPROVED BY EOR. FOOTINGS MAY NEED TO BE LOCALLY LOWERED TO ACCOUNT FOR ADJACENT PLUMBING LINES OR BASINS THAT COULD UNDERMINE SUPPORTING SOIL ALONGSIDE OR BELOW FOOTINGS.
10. IF SHOWN ON FOUNDATION PLAN, DRAIN/TIE IS FOR GRAPHICAL REPRESENTATION ONLY. SIZE & LAYOUT TO BE CONFIRMED WITH MEP CONTRACTOR & CIVIL DRAWINGS.

CONCRETE AND STEEL REINFORCEMENT NOTES:

- 1. CONCRETE AND STEEL REINFORCEMENT SHALL CONFORM TO AMERICAN CONCRETE INSTITUTION (ACI) CODES AND SPECIFICATIONS, LATEST EDITION.
2. CAST-IN-PLACE CONCRETE STRENGTHS (fc) REQUIRED (28 DAY):
3. SUBMIT CONCRETE MIX DESIGN & STRENGTH DATA TO EOR FOR APPROVAL. ALL ADMIXTURES ARE THE RESPONSIBILITY OF THE CONCRETE SUPPLIER'S ENGINEER.
4. CAST-IN-PLACE CONCRETE SHALL BE SUBJECT TO TESTING BY AN INDEPENDENT TESTING LABORATORY, SEE SPECS AND SPECIAL INSPECTION REQUIREMENTS.
5. ALL CONCRETE SHALL BE PLACED PER ACI & THOROUGHLY CONSOLIDATED BY MEANS OF A VIBRATOR, PARTICULARLY AROUND REINFORCEMENT STEEL AND CORNERS OF FORM WORK.
6. REINFORCING STEEL SHALL BE GRADE 60 DEFORMED, BILLET-STEEL, ASTM A615, UNO.
7. WELDED REINFORCING STEEL SHALL BE GRADE 60, LOW CARBON, ASTM A706, WHICH IS SPECIALLY MANUFACTURED TO BE WELDABLE.
8. WELDED WIRE FABRIC SHALL COMPLY WITH ASTM A82 AND A185 STANDARDS AND SHALL BE PLACED IN THE CENTER OF THE SLAB, UNO. LAP JOINTS A MINIMUM OF 6". EXTEND FABRIC TO BE WITHIN 1" OF SLAB EDGES.
9. PROVIDE ADEQUATE BOLSTERS, HIGH CHAIRS, SUPPORT BARS, ETC TO MAINTAIN THE SPECIFIED CLEARANCES FOR THE ENTIRE LENGTH OF ALL REINFORCING STEEL AND WELDED WIRE FABRIC.
10. PROVIDE EXTRA REINFORCEMENT AROUND ALL OPENINGS GREATER THAN 8" SQUARE OR ROUND. PROVIDE (2) #5 BARS @ 3" OC FOR EACH MAT OF BARS, AT EACH SIDE AND CORNER OF OPENING EXTENDING MINIMUM 18" PAST CORNER OF THE OPENING. PLACE 2" CLEARANCE ON OPENING.
11. SEE DETAILS FOR REINFORCING LAP SPICE SCHEDULE, UNLESS OTHERWISE NOTED ON PLAN OR DETAILS.
12. CAST DOWELS, WITH STD 90 DEG HOOK, IN FOOTINGS FOR CONCRETE PIERS AND WALLS ABOVE. DOWELS SHALL BE THE SAME SIZE AND QTY AS THE VERTICAL REINFORCING (UNO)
13. SUPPLY 100 FEET EXTRA OF #6 REBAR FOR MISC. PLACEMENT AS DIRECTED BY THE ENGINEER. CONTRACTOR SHALL INCLUDE LABOR ALLOWANCE FOR PLACEMENT.
14. EXTERIOR SLABS SHALL DRAIN FREELY AWAY FROM THE BUILDING. SEE CIVIL AND ARCH. DRAWINGS FOR ELEVATIONS AND SLOPES.
15. CONTROL JOINTS SHALL BE TO BE EXECUTED AS SOON AS CONCRETE HAS HARDENED SUFFICIENTLY TO PREVENT AGGREGATE FROM DISLORGING BY SAW AND PRIOR TO SHRINKAGE STRESS CRACKING. SEE DETAIL 1/IS301 FOR SLAB CONSTRUCTION JOINTS (CCJ) AND FOR SLAB CONTROL JOINTS (CJ). CONTRACTOR SHALL SUBMIT A PROPOSED JOINT LAYOUT TO ARCHIEING FOR APPROVAL PRIOR TO SLAB PLACEMENT.
16. SYNTHETIC FIBER REINFORCEMENT, WHERE SPECIFIED ON PLAN FOR SLABS-ON-GRADE, TOPINGS, AND/OR SLABS ON DECK, SHOULD BE MACROSYNTHETIC AND SHALL CONFORM TO ASTM C 1116(C) (TYPE III) AND ACI 544 DOCUMENTS. DOSAGE RATE TO BE SPECIFIED BY THE CONCRETE MIX DESIGNER TO COMPLY WITH THE FOLLOWING REQUIREMENTS: FIBER DOSAGE TO BE EQUIVALENT TO THE DISTRIBUTED STEEL REINFORCEMENT OF ACI 318 FOR MINIMUM SHRINKAGE AND TEMPERATURE REINFORCEMENT RATIO OF 0.018 (UNO). RESIDUAL STRENGTH AFTER FIRST CRACK SHALL BE BETWEEN 20% AND 25%. DOSAGE OF FIBER FOR SLABS ON COMPOSITE STEEL DECKING SHALL NOT BE LESS THAN 4 LB/CUBIC YARD, AS RECOMMENDED IN ANSISD1 C-2011. MIX DESIGN SUBMITTAL TO INCLUDE DOSAGE RATES, ENGINEERING DATA, AND HISTORICAL PERFORMANCE DATA FROM THE FIBER MANUFACTURER/SUPPLIER.
17. SEE ARCH DRAWINGS FOR DIMENSIONS OF STOOPS, FOUNDATION WALL HOLDOUTS, SLAB RECESSES, SLOPED SLABS & FOUNDATION WALL INSULATION.

POST INSTALLED ANCHOR NOTES:

- 1. POST INSTALLED ANCHORS NOTED ON PLAN AND/OR DETAILS NOTED SHALL BE AS FOLLOWS (UNO). IF ALTERNATIVE ANCHORS ARE DESIRED, CONTRACTOR MUST SUBMIT PRODUCT DATA FOR APPROVAL BY THE STRUCTURAL ENGINEER PRIOR TO ORDERING OF MATERIALS. ANCHORS USED TO TRANSFER STRUCTURAL LOADS MUST HAVE BEEN APPROVED BY METHODS OF ACI 318 APPENDIX D FOR MECHANICAL ANCHORS AND ICC-ES AC308 FOR ADHESIVE AND TORQUE-CONTROLLED ANCHORS. ADHESIVES USED IN COLD WEATHER MUST MEET ALL WEATHER REQUIREMENTS AND CODE REQUIREMENTS STATED ABOVE.

INJECTION ADHESIVE ANCHORS: SIMPSON SET-3G ADHESIVE. THREADED RODS TO BE A193 GRADE B7 WITH EMBEDDED END CUT @ 45° ANGLE.

EXPANSION ANCHORS: SIMPSON STRONG BOLT 2

SCREW ANCHORS: SIMPSON TITEN HD

POWDER ACTUATED FASTENERS (PAF.): 0.157"Ø STEEL-TO-STEEL, THRU BASE METAL, 1/2" MIN. EDGE DISTANCE, 0.157"Øx1.14" STEEL TO CONCRETE & MASONRY, 3" MIN. CONCRETE EDGE DISTANCE (UNO).

- 2. POST INSTALLED ANCHORS SHALL ONLY BE USED WHERE SPECIFIED ON THE DRAWINGS. THE CONTRACTOR SHALL OBTAIN APPROVAL FROM THE STRUCTURAL ENGINEER PRIOR TO USING POST INSTALLED ANCHORS FOR MISSING OR MISPLACED CP ANCHORS. CARE SHALL BE TAKEN TO AVOID CONFLICTS WITH EXISTING REINFORCING BARS. HOLES SHALL BE DRILLED AND CLEANED PER ANCHOR MANUFACTURER'S SPECIFICATIONS. ANCHORS AND ADHESIVE TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.

PRE-ENGINEERED METAL BUILDING NOTES:

- 1. THE PRE-ENGINEERED METAL BUILDING (PEMB) SYSTEM IS NOT BY SANDMAN STRUCTURAL ENGINEERS (SSE). SEE SHOP DRAWING AND DEFERRED SUBMITTAL NOTES FOR REQUIREMENTS.
2. FOUNDATION FOR THE PEMB WERE ESTIMATED FOR BIDDING PURPOSES ONLY. FOUNDATIONS ARE SUBJECT TO CHANGE AFTER FINAL DESIGN DATA AND DETAILING IS PROVIDED BY THE PEMB SUPPLIER.
3. SSE IS NOT RESPONSIBLE FOR FOUNDATION PERFORMANCE IF REACTIONS ARE MODIFIED FROM REACTIONS USED IN FOUNDATION DESIGN.
4. PEMB IS RESPONSIBLE FOR THE "STEEL COMPONENT" DESIGN OF THE ANCHOR RODS FOR APPLIED LOADS. SSE HAS DESIGNED FOR THE TRANSFER OF ANCHOR ROD LOADS INTO THE FOUNDATION SYSTEM PER REACTIONS PROVIDED BY THE METAL BUILDING SUPPLIER.
5. MATERIAL QUALIFICATIONS:
SHAPE GRADE ASTM STANDARD
ANCHOR RODS* Fy = 55 ksi, 105 ksi F1554-A563 HEAVY HEX NUT
* GRADE 55 MUST HAVE S1 CERTIFICATION TO BE WELDED. GRADE 105 CANNOT BE WELDED.
6. SEE PEMB DRAWINGS FOR ANCHOR ROD PLACEMENT. VERIFY ANCHOR ROD DIAMETERS WITH PEMB DRAWINGS.
7. METAL BUILDING CONSTRUCTION & DESIGN SHALL CONFORM TO THE FOLLOWING:
MBMA - LOW RISE BUILDING SYSTEMS MANUAL, LATEST EDITION.
AISI - SPECIFICATION FOR THE DESIGN OF COLD-FORMED STEEL STRUCTURAL MEMBERS, LATEST EDITION.
AISC - MANUAL OF STEEL CONSTRUCTION, 13TH EDITION WITH LATEST AMENDMENTS.
8. WELDED CONNECTION SHALL BE MADE IN ACCORDANCE WITH THE LATEST RECOMMENDATIONS OF:
AISC - AMERICAN INSTITUTE OF STEEL CONSTRUCTION
AWS - AMERICAN WELDING SOCIETY
9. BEAMS AND COLUMNS SHALL BE ERECTED TRUE AND PLUMB WITHIN AISC TOLERANCE. PROVIDE TEMPORARY BRACING AS REQUIRED.
10. THE BUILDING SHALL INCLUDE ALL PRIMARY AND SECONDARY STRUCTURAL FRAMING MEMBERS, CONNECTION BOLTS, AND OTHER MISCELLANEOUS ITEMS AS SHOWN OR CALLED FOR ON THE DRAWINGS.
11. DESIGN PRIMARY AND SECONDARY STRUCTURAL MEMBERS FOR APPLICABLE LOAD PRESCRIBED IN THE GENERAL STRUCTURAL NOTES ON SHEET S001 AND COMBINATIONS OF LOADS IN ACCORDANCE WITH THE BUILDING CODE REQUESTED. DESIGN LOADS SHALL BE COMBINED TO PRODUCE MAXIMUM STRESSES WITHIN THE STRUCTURE IN ACCORDANCE WITH AISC AND/OR AISI AS THEY APPLY.
12. THE BUILDING COMPONENTS SHALL BE DESIGNED TO THE MINIMUM DEFLECTION REQUIREMENTS, INDICATED IN THE PROJECT SPECIFICATIONS, UNLESS A SPECIFIC DEFLECTION IS REQUIRED BY THE BUILDING CODE.
13. ERECTION DRAWINGS SHALL INCLUDE THE FOLLOWING:
A. ANCHOR BOLT SETTING PLAN, BASE PLATE DETAILS AND COLUMN REACTIONS
B. ROOF FRAMING PLAN
C. WALL FRAMING ELEVATIONS
D. TRANSVERSE CROSS SECTIONS
E. PANEL LAYOUT
F. EXACT LOCATION OF FACTORY LOCATED OPENINGS
G. APPROXIMATE LOCATION OF FIELD LOCATED OPENINGS
H. FRAMING DETAILS
I. FLASHING DETAILS
J. ACCESSORY DETAILS
14. DESIGN CALCULATIONS, STAMPED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE WHERE BUILDING WILL BE ERECTED, SHALL INCLUDE THE FOLLOWING:
A. STRESS ANALYSIS
B. DEFLECTION ANALYSIS
C. FOUNDATION LOADS FOR EACH LOADING CASE
15. A LETTER OF CERTIFICATION, PREPARED AND SIGNED BY A PROFESSIONAL ENGINEER, VERIFYING THAT BUILDING DESIGN MEETS INDICATED LOADING REQUIREMENTS AND BUILDING CODE AS REQUESTED, SHALL BE PROVIDED.
16. THE COMPANY MANUFACTURING THE PRODUCTS SPECIFIED IN THIS SECTION SHALL:
A. BE A MEMBER OF MBMA
B. BE AISC CERTIFIED CATEGORY-MB
17. FIELD CONNECTIONS SHALL BE BOLTED WITH HIGH STRENGTH BOLTS AND NUTS.
18. PRIMARY STRUCTURAL MEMBERS SHALL MEET THE FOLLOWING REQUIREMENTS:
A. THE PRIMARY STRUCTURAL MEMBERS SHALL BE RIGID FRAMING MANUFACTURED OF SOLID WEB MEMBERS HAVING TAPERED OR UNIFORM DEPTH RAFTERS RIGIDLY CONNECTED TO TAPERED OR UNIFORM DEPTH COLUMNS.
B. STEEL USED TO FABRICATE BUILT UP FRAMING MEMBERS SHALL BE 55,000 PSI MINIMUM YIELD POINT MATERIAL AND SHALL CONFORM TO THE PHYSICAL CHARACTERISTICS OF ASTM A607, ASTM A570, ASTM A572 OR ASTM A572, GRADE 55.
C. STEEL USED FOR INTERIOR PIPE COLUMNS, IF REQUIRED, SHALL BE 35,000 PSI MINIMUM YIELD POINT MATERIAL.
19. SECONDARY STRUCTURAL MEMBERS SHALL MEET THE FOLLOWING REQUIREMENTS:
A. SECONDARY STRUCTURAL FRAMING SHALL DISTRIBUTE THE LOADS TO THE PRIMARY STRUCTURAL SYSTEM AND SHALL INCLUDE ENDWALL COLUMNS AND RAFTERS, PURLINS, GIRTS, EAVE STRUTS, BASE SUPPORT, HEADERS, JAMBS, FLANGE BRACING, CLIPS, AND OTHER MISCELLANEOUS STRUCTURAL FRAMING.
B. STEEL USED FOR COLD-FORMED MEMBERS SHALL BE 55,000 PSI MINIMUM YIELD POINT MATERIAL AND SHALL CONFORM TO THE PHYSICAL CHARACTERISTICS OF ASTM A570 OR ASTM A607 GRADE 55.
C. LIGHT GAUGE COLD-FORMED SECTIONS SHALL BE MANUFACTURED BY PRECISION ROLL OR BRAKE FORMING. ALL DIMENSIONS SHALL BE TRUE, AND THE FORMED MEMBER SHALL BE FREE OF FLUTING, BUCKLING OR WAINESS.
D. ENDWALL RAFTERS SHALL BE MANUFACTURED FROM BUILT-UP SECTIONS OF ADEQUATE SIZE AND THICKNESS AS DETERMINED BY THE DESIGN CRITERIA.
E. ENDWALL COLUMNS SHALL CONSIST OF BUILT-UP SECTIONS OR COLD FORMED "C" SECTIONS OF ADEQUATE SIZE AND THICKNESS AS DETERMINED BY THE DESIGN CRITERIA.
F. PURLINS AND GIRTS SHALL BE PRECISION ROLL-FORMED "Z" SECTIONS OF ADEQUATE SIZE AND THICKNESS AS DETERMINED BY THE DESIGN CRITERIA. MINIMUM 16 GAUGE. PURLINS AND GIRTS SHALL BE EITHER SIMPLE SPAN OR CONTINUOUS SPAN MEMBERS.
G. EAVE STRUTS SHALL BE PRECISION ROLL-FORMED AND/OR PRESS BROKE "C" SECTIONS, MINIMUM 14 GAUGE. THE UPPER FLANGE SHALL SLOPE WITH THE NORMAL ROOF SLOPE, AND THE WEB SHALL BE VERTICAL AND FREE TO RECEIVE THE SIDEWALL COVERING.
H. BASE SUPPORT SHALL CONSIST OF A CONTINUOUS BASE ANGLE, BASE "C", OR PANEL EDGE TO WHICH THE BASE OF THE WALL COVERING SHALL BE ATTACHED. THE BASE SUPPORT SHALL BE SECURELY FASTENED INTO THE CONCRETE BY THE ERECTOR.
I. HEADERS AND JAMBS SHALL BE PRECISION ROLL-FORMED "C" SECTIONS OF THE SAME DEPTH AS THE GIRTS.
J. FLANGE BRACING SHALL CONSIST OF ANGLE OR TUBE MEMBERS CONNECTED TO THE WEB OF THE PURLIN OR GIRT AND TO THE COMPRESSION FLANGE OF THE PRIMARY STRUCTURAL MEMBER. CLIPS SHALL BE FABRICATED FROM 55,000 PSI MINIMUM YIELD POINT MATERIAL AND BE FACTORY PUNCHED FOR FIELD BOLTED CONNECTIONS.
20. BRACING SHALL MEET THE FOLLOWING REQUIREMENTS:
A. HORIZONTAL LOAD RESISTING BRACING SHALL BE ACCOMPLISHED BY DIAGONAL CABLE BRACING, ROD BRACING, PORTAL FRAMES, AND/OR DIAPHRAGM ACTION OF THE ROOF AND WALL COVERING.
B. ALL CABLES FOR DIAGONAL BRACING SHALL BE FABRICATED FROM EXTRA HIGH STRENGTH GRADE-7 WIRE CLASS A COATING, LEFT HAND LAY, GALVANIZED STEEL STRAND, CONFORMING TO THE PROVISIONS OF ASTM A475. ADJUSTMENT SHALL BE PROVIDED BY AN EYEBOLT ASSEMBLY.
C. ROD BRACING SHALL BE FABRICATED FROM MINIMUM 1/2"Ø STEEL ROD CONFORMING TO THE PROVISIONS OF ASTM A36.
D. PORTAL FRAMES SHALL BE FABRICATED OF BUILT-UP SECTIONS AND CONFORM TO THE SAME SPECIFICATIONS AS PRIMARY FRAMING.
21. DO NOT FIELD CUT OR ALTER STRUCTURAL MEMBERS WITHOUT APPROVAL OF THE METAL BUILDING MANUFACTURER AND/OR THE PROJECT ENGINEER OF RECORD.

ABBREVIATIONS AND SYMBOLS:

Table with 4 columns: ABBREVIATION, ALTERNATE, DIMENSION, MINIMUM. Includes ALT, ALUM, ARCH, BLKG, BO, BRG, CIP, CJ, CJP, CCJ, CLR, CMU, CONC, CONN, CONT, CONST, COORD, CRC, DBE, DBL, DET, DIAG, DIM, DL, DT, DWG, EL, EQ, (E), EXP, EXT, FDN, FTG, GALV, GA, HC, HSA, HORZ, HSS, ID, IF, INT, IT, JBE, K, KLF, KSF, KSI, LL, LLH, LSH, LLV, LSV, LOC, LONG, MAS, MAX, MECH, MEP, MFR, MIN, MISC, MO, NOM, NTS, NS, OC, OD, OF, OH, OPP, OPNG, PAF, PIC, PLF, PSF, PSI, RAD, REF, REINF, REQ'D, RET, RTU, RW, SC, S.D., SIM, SOG, SPA, SPECS, SQ, SS, STD, TEMP, T & G, THK, TO, TOB, TOF, TOJ, TOW, TOP, TRANS, TYP, UNO, (V), VERT, WI, W/O, WP, WWF, PLATE, SQUARE, DIAMETER, PLUS OR MINUS, FOOTING STEP, ELEVATION.

SHEET LIST

Table with 3 columns: Sheet Number, Sheet Name, Comments. Includes S001, S002, S101, S301.



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Proj. Engineer: **NDH**
Drawn by: **AK**
10/27/2020

Revisions
#

DATE

PERMIT SET
NOT FOR
CONSTRUCTION

SPACE FOR ENGINEER'S SEAL

Pieper Farms 150X150

Cochise, AZ

SHEET CONTENTS:
FOUNDATION PLAN

SHEET NO.

S101

20106-10

FOUNDATION PLAN NOTES:

- TYPICAL INTERIOR SLAB ON GRADE, UNO = 100'-0"
THICKNESS = 8"
REINFORCEMENT = #5 @ 1'-0" O.C. E.W.
BASE = MIN OF 6" COMPACTED GRANULAR FILL, UNO BY GEOTECHNICAL REPORT
VAPOR RETARDER/BARRIER = 10 MIL POLY
T.O. SLAB ELEVATION = 100'-0"
SEE ARCH FOR SLOPES AND RECESSES
- TOP OF EXTERIOR FOOTING ELEVATION, UNO = 100'-0"
- SEE METAL BUILDING DRAWINGS FOR ANCHOR ROD PLACEMENT. VERIFY ANCHOR ROD DIAMETERS WITH METAL BUILDING DRAWINGS. VERIFY BEARING HEIGHT WITH PRE-ENGINEERED DRAWINGS.
- CONTRACTOR TO COORDINATE AND VERIFY STOOP AND APRON LOCATIONS.
- CONTRACTOR TO COORDINATE GRADE BEAM REINFORCEMENT POSITIONING TO AVOID FOULING W.A.R. PLACEMENT.
- FOUNDATIONS DESIGNED FOR PRELIMINARY REACTIONS. FOUNDATION SUBJECT TO CHANGE ONCE FINAL REACTIONS ARE PROVIDED.

FOUNDATION KEYNOTES:

LABEL	NOTE
1	PROVIDE BOND BREAK BETWEEN STOOP AND APRON SLAB

CONT FOOTING SCHEDULE

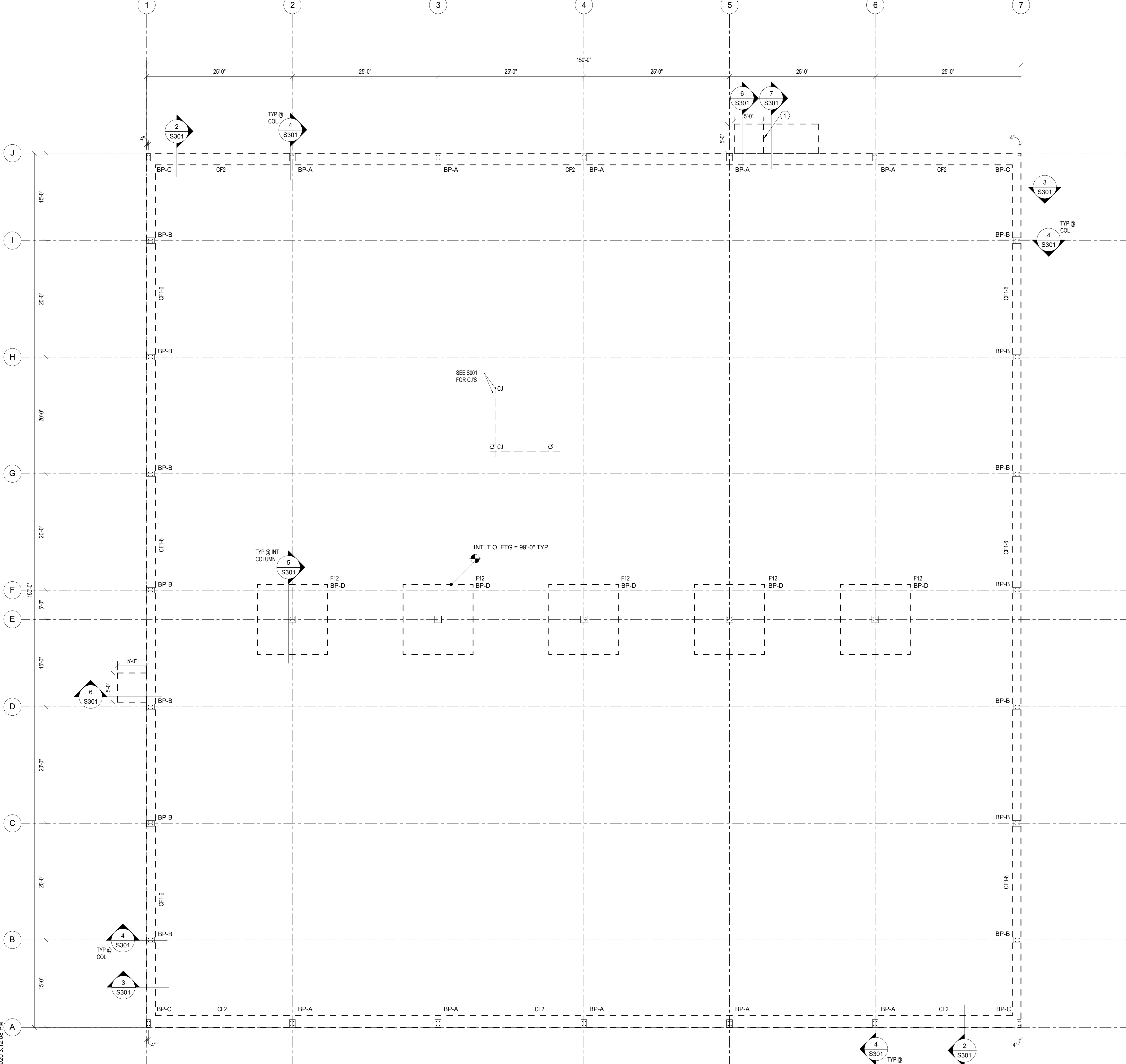
MARK	SIZE	THICKNESS	LONGITUDINAL REINFORCEMENT	TRANSVERSE REINFORCEMENT	NOTES/COMMENTS
CF1-6	1'-6" CONT.	2'-0"	S.D. 3/S301	S.D. 3/S301	THICKENED SLAB
CF2	2'-0" CONT.	2'-0"	S.D. 2/S301	S.D. 2/S301	THICKENED SLAB

PAD FOOTING SCHEDULE

MARK	SIZE	THICKNESS	BOTTOM REINFORCEMENT EACH WAY	TOP REINFORCEMENT EACH WAY	NOTES/COMMENTS
F12	12'-0" SQ	1'-4"	(10) #6	(10) #6	

BASE PLATE SCHEDULE

MARK	PIER DETAIL	COMMENTS
BP-A	8/S301	
BP-B	9/S301	
BP-C	10/S301	
BP-D	5/S301	



1 FOUNDATION PLAN
S101 1/8" = 1'-0"

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