DATE SUBMITTED: 5-26-87

PERMIT # 27980

FEE $10.00

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 1909 N 1ST

SQ. FT. OF BLDG: 21,900

SUBDIVISION:

SQ. FT. OF LOT:

FILING #____ BLK #____ LOT #____

NUMBER OF FAMILY UNITS:

TAX SCHEDULE NUMBER:

2943-101-00-126

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:

PROPERTY OWNER: City Market

ADDRESS: 105 W Co Av

USE OF ALL EXISTING BUILDINGS:

Grocery

PHONE:

DESCRIPTION OF WORK AND INTENDED USE:

825 sq. ft addition

SUBMITTALS REQ'D: TWO (2) PLOT PLANS SHOWING PARKING, LANDSCAPING, SETBACKS TO ALL PROPERTY LINES, AND ALL STREETS WHICH ABUT THE PARCEL.

****

FOR OFFICE USE ONLY

ZONE: B-2

FLOODPLAIN: YES ____ NO X

SETBACKS: F 10' ℄ S 0 R 0

GEOLOGIC HAZARD: YES ____ NO X

MAXIMUM HEIGHT: 40'

CENSUS TRACT #: 4

PARKING SPACES REQ'D: OK

TRAFFIC ZONE: 10

LANDSCAPING/SCREENING: OK, see special conditions.

SPECIAL CONDITIONS: Min of 10% of land shall be landscaped

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ANY MODIFICATION TO THIS APPROVED PLANNING CLEARANCE MUST BE APPROVED, IN WRITING, BY THS DEPARTMENT. THE STRUCTURE APPROVED BY THIS APPLICATION CANNOT BE OCCUPIED UNTIL A CERTIFICATE OF OCCUPANCY (C.O.) IS ISSUED BY THE BUILDING DEPARTMENT (SECTION 307, UNIFORM BUILDING CODE.)

ANY LANDSCAPING REQUIRED BY THIS PERMIT SHALL BE MAINTAINED IN AN ACCEPTABLE AN HEALTHY CONDITION. THE REPLACEMENT OF ANY VEGETATION MATERIALS THAT DIE OR ARE IN AN UNHEALTHY CONDITION SHALL BE REQUIRED.

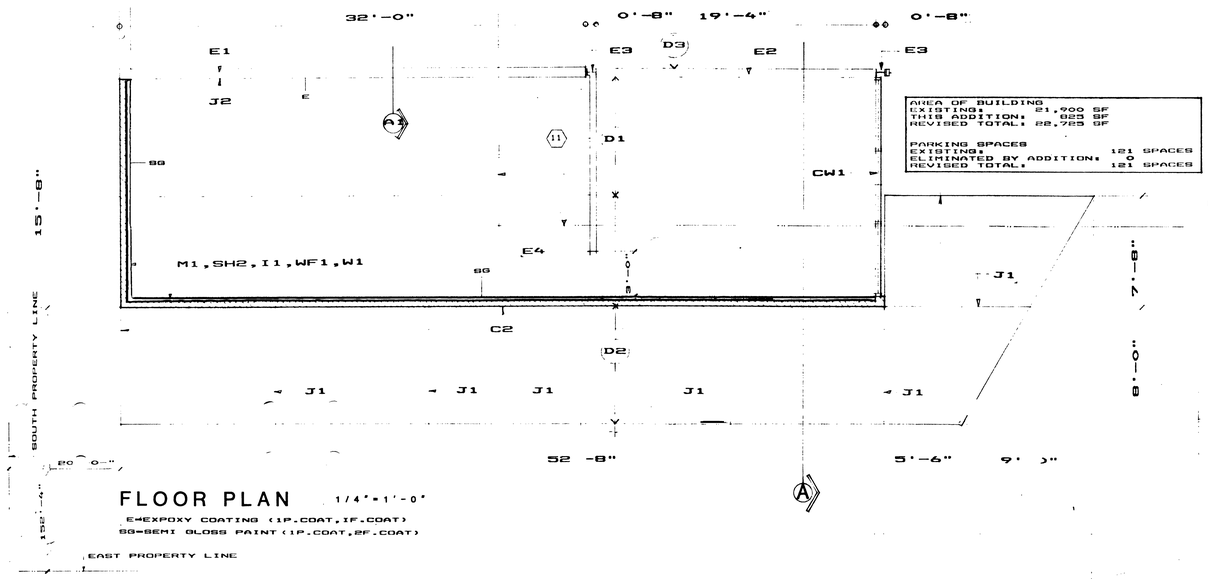
I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THE ABOVE IS CORRECT AND I AGREE TO COMPLY WITH THE REQUIREMENTS ABOVE. FAILURE TO COMPLY SHALL RESULT IN LEGAL ACTION.

DATE APPROVED: 5-22-87

APPROVED BY: Linda A. Wietzel

Mark N. Palmer

SIGNATURE

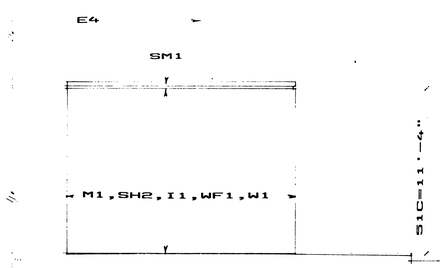


FLOOR PLAN 1/4"=1'-0"

E=EPOXY COATING (1P.COAT,1F.COAT)
SG=SEMI GLOSS PAINT(1P.COAT,2F.COAT)

AREA OF BUILDING	
EXISTING:	21,900 SF
THIS ADDITION:	825 SF
REVISED TOTAL:	22,725 SF
PARKING SPACES	
EXISTING:	121 SPACES
ELIMINATED BY ADDITION:	0
REVISED TOTAL:	121 SPACES

EAST ELEVATION 1/4"=1'-0"



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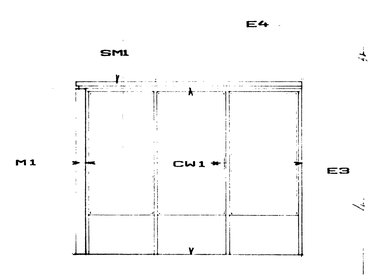
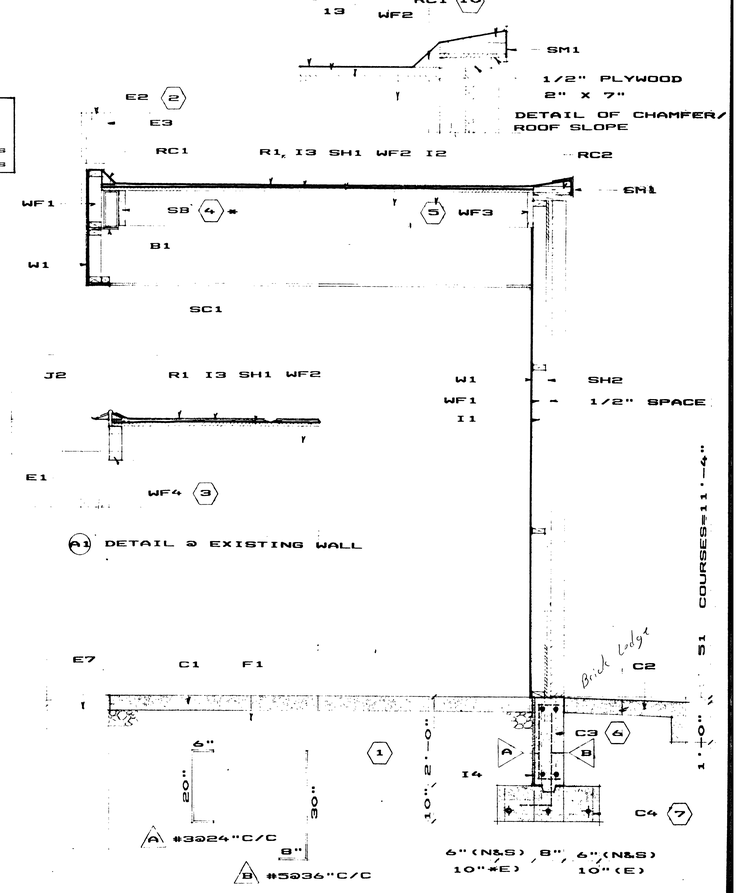


NORTH



A SECTION 3/4"=1'-0"

GENERAL NOTES

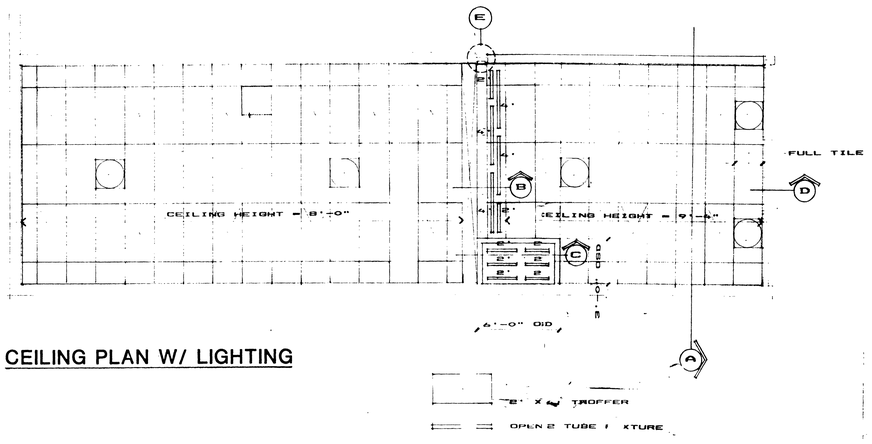
1. CONTACT OWNER WHEN DEMOLITION/EXCAVATION COMMENCES.
2. REMOVE EXISTING CURTAIN WALL AFTER ADDITION IS COMPLETED. REPLACE CLERESTORY PORTION - ABOVE ROOF OF ADDITION - REUSING EXISTING MATERIALS WHERE POSSIBLE.
3. ATTACH LEDGER TO EXISTING MASONRY WALL WITH 2-3/4" Ø BOLTS @ 48" O/C. ATTACH 2 X 10 JOIST TO LEDGER WITH SIMPSON LU210 JOIST HANGERS. GROUT CELLS IN WHICH ANCHOR BOLTS ARE IMBEDDED.
4. TS 10 X 4 X 3/8" STEEL TUBE BEAM WELD TO EXISTING STEEL COLUMNS USING 5" X 10 1/2" X 3/8" PLATE WELD TO TUBE ON THREE SIDES AT EACH END PRIOR TO REMOVAL OF EXISTING WINDOWALL. WELD CONTINUOUS 8" X 3/8" STEEL PLATE WITH 3/8" STUD BOLTS @ 4'-0"/ TOP AND BOTTOM TO ATTACH WOOD FRAMING TO BOTTOM OF TUBE. CONNECT JOIST TO TUBE USING SIMPSON HU210TF JOIST HANGERS WELDED TO TUBE.
5. ATTACH LEDGER TO EACH WOOD STUD WITH SIMPSON L70 REINFORCING ANGLE AND 3-10D COMMON NAILS. LEDGER SHALL SLOPE SOUTH FROM NORTHEAST CORNER OF ADDITION DOWNWARD 3 1/2".
6. GRADE BEAM REINFORCED WITH TWO CONTINUOUS #6 REBAR TOP AND BOTTOM PLUS MISCELLANEOUS SECTIONS INDICATED.
7. FOOTING REINFORCED WITH CONTINUOUS #5 REBAR.
8. ILLUMINATED SIGN - BY OWNER.
9. PATTERN, SEE DRAWING A2.
10. TAPER CHAMFER STRIP 0 TO 4" TO ACCOMMODATE ROOF SLOPE.
11. 3'-2 1/2" HIGH STUD WALL - WF1 & W1 (BOTH SIDES)

D1 DEMOLISH & REMOVE EXISTING SIDEWALK
D2 DEMOLISH & REMOVE EXISTING ASPHALT PAVING
D3 DISMANTLE & REMOVE EXISTING WINDOWALL

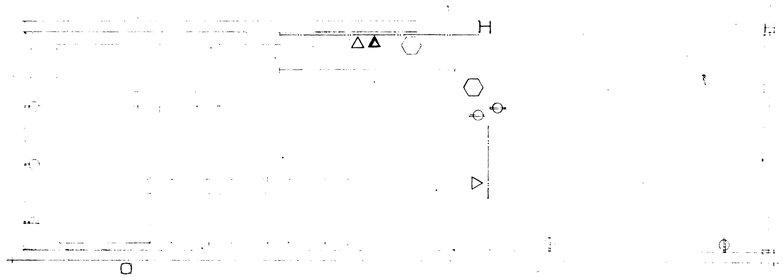
* SUBMIT SHOP DRAWINGS

MATERIAL SCHEDULE

C1	4" CONCRETE FLOOR SLAB
C2	4" CONCRETE SIDEWALK
C3	CONCRETE GRADE BEAM
C4	CONCRETE FOOTING
CW1	CURTAINWALL - REUSE EXISTING
D1	ROLL-UP GRILLE - BY OWNER
E1	EXISTING MASONRY WALL
E2	EXISTING WINDOWALL
E3	EXISTING 8" STEEL COLUMN
E4	EXISTING ROOF ABOVE
E5	EXISTING SIDEWALK
E6	EXISTING ROOF SYSTEM
E7	EXISTING CONCRETE FLOOR & FOUNDATION
F1	COMPACTED FILL
I1	3 1/2" BATT INSULATION (SIDEWALL) - JM R11 FIBERGLASS
I2	9" BATT INSULATION (ROOF) - JM R30 FIBERGLASS
I3	1" RIGID INSULATION (ROOF) - AWM RBOARD 400
I4	1/2" RIGID INSULATION (FOUNDATION) - FOAM
J1	EXPANSION JOINT (SLAB) - 1/2" FIBRE
J2	EXPANSION JOINT (ROOF) - EJ4 EXPANDO FLASH
LF	LIGHTING FIXTURE
M1	BRICK VENEER - ROBINSON BRICK ROSE TAN 100
PW1	1/2" AC FIR PLYWOOD
R1	MEMBRANE ROOFING - CONKLIN HY-CROWN
RC1	ROOF CHAMBER STRIP - FROM 4" X 4" - #2 DOUGLAS FIR
RC2	ROOF CHAMBER STRIP - FROM 2" X 10" - #2 DOUGLAS FIR
SA	6" X 6" X 1/4" X 6" STEEL ANGLE @ 3'-0" C/C. SCREW TO FRAMING
SB1	STEEL BEAM
SC1	24" X 48" SUSPENDED CEILING
SH1	3/4" PLYWOOD SHEATHING - T & G 32/16 APA-INT W/WP GLUE
SH2	1/2" PLYWOOD SHEATHING - EXTERIOR CD W/WP GLUE
SM1	SHEETMETAL GRAVEL STOP - MATCH EXISTING
W1	1/2" GYPSUM WALLBOARD - TAPE & ORANGE PEEL TEXTURE
WF1	2" X 4" WOOD STUDS @ 16" C/C - #2 DOUGLAS FIR
WF2	2" X 10" WOOD JOISTS @ 16" C/C - #2 DOUGLAS FIR
WF3	2" X 10" WOOD LEDGER - #2 DOUGLAS FIR
WF4	4" X 10" WOOD LEDGER - #2 DOUGLAS FIR
WF5	2" X 8" WOOD STUDS @ 16" C/C - #2 DOUGLAS FIR
WF6	2" X 4" WOOD NAILER @ 4'-0" C/C - #2 DOUGLAS FIR
WF7	1" X 4" WOOD BRACE @ 4'-0" C/C
WF8	2" X 8" WOOD PLATE. WELD 8" BOLTS TO E3
WFX	MISCELLANEOUS 2" TRIMMERS, ETC.



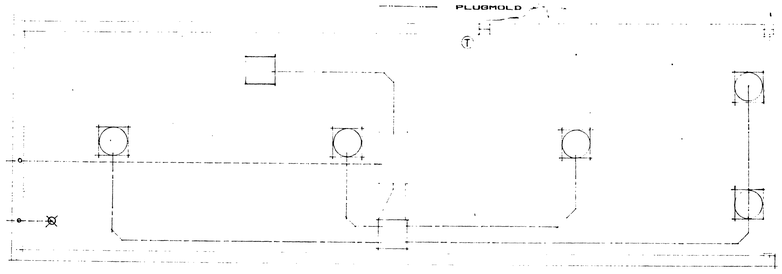
CEILING PLAN W/ LIGHTING



EQUIPMENT PLAN W/ELECTRICAL OUTLETS

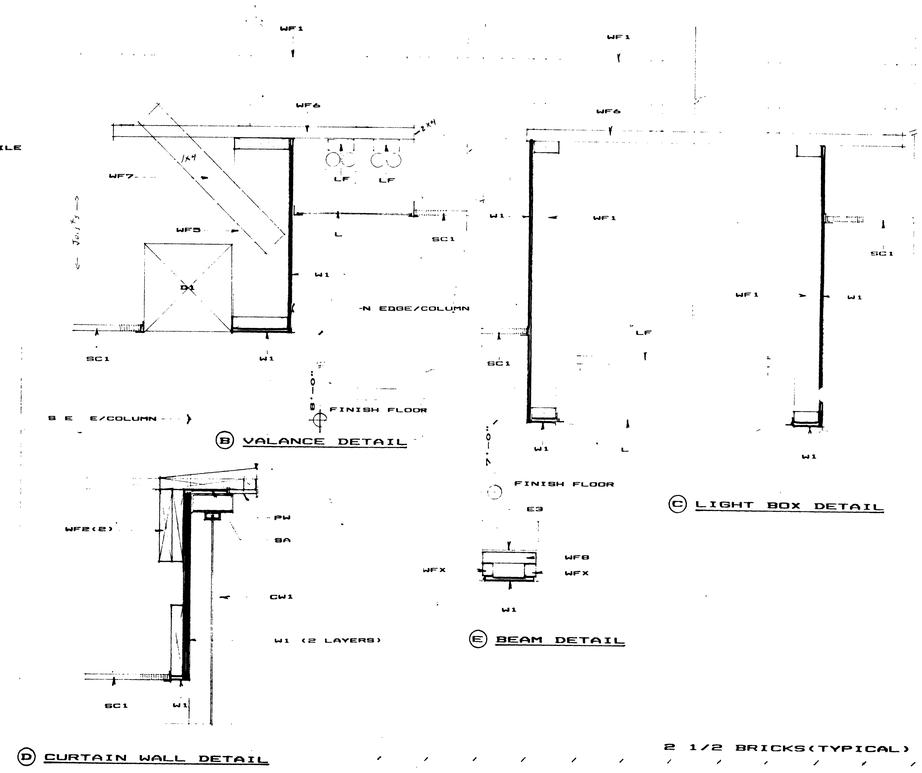
COORDINATE W/CABINETS - BY OWNER

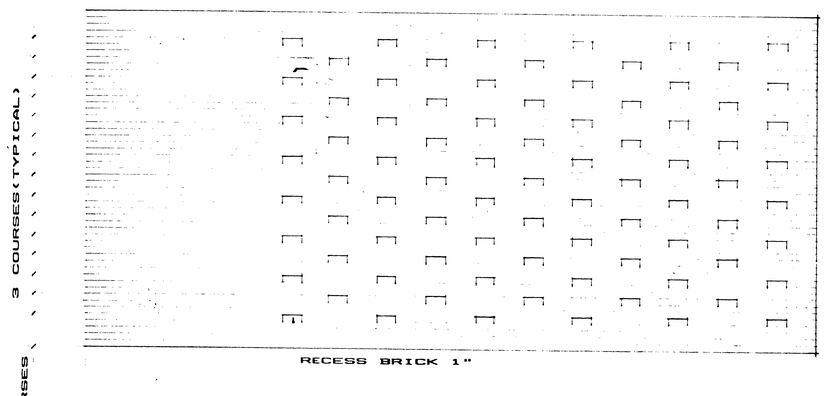
- CONVENIENCE OUTLET
- PAGING TELPHONE
- TELEPHONE
- CRT - BY OWER
- SIGN OUTLET
- PLUGMOLD



H V A C PLAN

- THERMOSTAT
- 4" ROOF DRAIN.
- 3/4" DRAIN LINE (AC UNIT) 4" DRAIN LINE W/ NOZZLE (ROOF DRAIN)
- 10" ROUND DUCT
- SUPPLY GRILLE
- RETURN GRILLE





PATTERN / MASONRY WALL