

**TOWN OF SILT
PLANNING AND ZONING COMMISSION AGENDA
TUESDAY, OCTOBER 17, 2023 6:30 P.M.
MUNICIPAL COUNCIL CHAMBERS
HYBRID MEETING**

ESTIMATED TIME	ELECTRONIC AGENDA ITEM	PUBLIC HEARING/ ACTION	ELECTRONIC LOCATION AND PRESENTOR
	Agenda		Tab A
6:30 5 min	Call to Order		Chair Williams
	Roll Call		
	Pledge of Allegiance		
6:35 5 min	Public Comments - Each speaker will limit comments to no more than three (3) minutes, with a total time of 30 minutes allotted to public comments, pursuant to Section 2.28.020 of the Silt Municipal Code		
6:40 5 min	Consent agenda – 1. Minutes of the September 5, 2023 Planning & Zoning Commission meeting	Action Item	Tab B Chair Williams
	Conflicts of Interest		
	Agenda Changes		
6:45 5 min	Vote New Vice Chair	Action Item	Tab C Manager Centeno / Chair Williams
6:50 15 min	Madrigal and Mendoza – Fence Exemption for 298 Grullo Lane	Public Notice/ Action Item	Tab D Manager Centeno
7:05 25 min	“The Bank” Restaurant – Site Plan Review	Public Notice/ Action Item	Tab E Manager Centeno
7:30 10 min	Planners Report	Info item	Verbal Manager Centeno
7:40 5 min	Commissioner Comments		
7:45	Adjournment		

The next regularly scheduled meeting of the Silt Planning & Zoning Commission is tentatively set for Tuesday, November 8th 2023, at 6:30 p.m. Items on the agenda are approximate and intended as a guide for the Planning and Zoning Commission. “Estimated Time” is subject to change, as is the order of the agenda. For deadlines and information required to schedule an item on the agenda, please contact the Town of Silt at 876-2353. Please be aware that this agenda is given to the public and to the Commission in electronic form. If you require a hard-copy, please request one before or after the scheduled meeting. Normal Town copying charges may apply. Thank you.

TOWN OF SILT
REGULAR PLANNING AND ZONING COMMISSION MEETING
September 5th, 2023 – 6:30 P.M.
HYBRID MEETING

The Silt Planning and Zoning Commission held their regularly scheduled meeting on Tuesday, September 5, 2023. Chair Williams called the meeting to order at 6:30 P.M.

Roll call	Present	Chair Lindsey Williams Vice-Chair Joelle Dorsey Commissioner Robert Doty Commissioner Michael Bertaux Commissioner Jennifer Stepisnik
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Also present was the Community Development Manager Nicole Centeno

Pledge of Allegiance

Public Comments – There were no public comments.

Consent Agenda

1. Minutes of the August 1, 2023 Planning & Zoning Commission meeting.

Commissioner Doty made a motion to approve the consent agenda as presented. Commissioner Stepisnik seconded the motion; the motion carried unanimously.

Conflicts of Interest – There were no conflicts of interest.

Agenda Changes – There were no agenda changes.

JSN Properties- Lot 158 Site Plan Review

Community Development Manager Centeno introduced the Site Plan Review for lot 158 of the Silt Trade Center.

Manager Centeno reminded the Commissioners that Mr. Johnson had previously attended a past meeting, with clarifying questions on lots 157 and 158, for a lot line adjustment. The Commission guided him to keep the lots separate, which is why Mr. Johnson was bringing his client back to the P&Z, for two Site Plan Reviews.

As Manager Centeno was not the lead planner on the processing of either application, she explained that Planner Chain was unable to attend at that she was going to speak to a couple of the key points that Planner Chain thought to be of importance.

Mr. Chain requested that it be brought to the attention of the Commission that there was shared parking between the two lots, with plenty of parking for both buildings. It should be noted that the parking is not equal between the two, as there's 17 feet on the west lot and only 7 feet on the east lot, but there is a legal parking easement for both lots, regardless of which property owns more. Currently that same company owns both lots.

Building heights are at 30 feet and Planner Chain indicated in his report that both buildings are right at the height requirement, however, after reviewing the PUD, it was discovered that the building height maximum is actually 35 feet, so both buildings have a little room for minimal fluctuation.

Staff considers the Site Plan review acceptable. Parking is deemed adequate. Staff did ask the applicant for changes to the architectural design standards, as this property is visible from highway 6, so they applicant has agreed to install stucco, rather than steel siding. The main building will be ash and zinc color wainscot. Roofing will be a charcoal gray color.

No outdoor storage is indicated and if that changes, it will need to be permitted and comply with the PUD and screened fencing requirements.

Landscaping plan has Maple and Ponderosa Pine, which is acceptable to Town Staff.

There is no requirement in the PUD to provide a patio/outdoor space for residential units, however, Town Staff believes this requirement to be for the good of all, so the applicant is installing patios for each residential space.

Overall, Town Staff finds that the building and site are being developed in general compliance with the regulations of the Silt Trade Center and in the spirit of the commercial site plan review standards.

Staff recommends approval of the proposed commercial with the associated residential apartments with the following conditions.

1. All representations of the applicant made in writing, application materials and verbally at the Planning Commission meeting or that are reflected in the meeting minutes are considered part of the application and are binding on the applicant.
2. All exterior lighting in the project shall conform to the Town of Silt lighting standards.
3. That the landscaping plan be acceptable to the Community Development Department and that there be adequate private open space provided for the residential tenants. Final Landscape Plan should indicate the irrigation system.

4. Any outdoor storage requires a permit and shall be adequately screened by code compliant screening fence.
5. That the applicant's representative work with Town Staff to have an adequate parking/maintenance/easement agreement and document prepared which shall be recorded in the Garfield County Clerk and Records Office along with the Resolution of Approval (these can be recorded at separate times if appropriate).
6. That all land-use related fees and other items with Town Consultants be paid prior to issuance of the Building Permit.

Jeff Johnson had nothing to add and stated that he was in full support of staff's recommendation.

Public Comment was opened at 6:39pm. There were no Public Comments and Public Comment was closed at 6:40pm.

Commissioner Doty inquired into the statement, on the application, that the housing units would be for employees only and asked if that was correct. Mr. Johnson stated that ideally it would remain employee housing, but that it would be fluid, depending on need.

Commissioner Doty asked about occupancy loads and Mr. Johnson stated that the units are pretty small (900 sq ft), so they are not planning to pack employees into them.

Commissioner Stepisnik asked the applicant if they would be willing to add shutters to the windows and a pitch over the garage, as the building was still lacking in some architectural design. Mr. Johnson said that staff approved it the way that it was and Manager Centeno clarified that the Commissioners could add whatever conditions of approval that they deemed appropriate.

Chair Williams thanked Commissioner Stepisnik for her comment on the building lacking architectural design and looking boxy, as she was also going to bring that up. Chair Williams voiced concern about the colors matching for both buildings. Commissioner Stepisnik didn't mind the colors, although she would like to see less gray. Commissioner

Bertaux does not mind the gray, but doesn't want to see the colors get repeated. He would like some variety and does support additional architecture features.

Chair Williams stated that she has heard feedback from folks, regarding other buildings in the Silt Trade Center, and that it's important for the highly visible buildings to have a good design and features. She appreciates the stucco, but would also like a canopy and shutter. Mr. Johnson asked for something specific.

Commissioner Stepisnik stated that the structure above the garage is called a pent roof, but could also be called a canopy. As long as it gives some elevation change, it would serve its purpose.

Staff recommended approval, with the following conditions:

1. All representations of the applicant made in writing, application materials and verbally at the Planning Commission meeting or that are reflected in the meeting minutes are considered part of the application and are binding on the applicant.
2. All exterior lighting in the project shall conform to the Town of Silt lighting standards.
3. That the landscaping plan be acceptable to the Community Development Department and that there be adequate private open space provided for the residential tenants. Final Landscape Plan should indicate the irrigation system.
4. Any outdoor storage requires a permit and shall be adequately screened by code compliant screening fence.
5. That the applicant's representative work with Town Staff to have an adequate parking/maintenance/easement agreement and document prepared which shall be recorded in the Garfield County Clerk and Records Office along with the Resolution of Approval (these can be recorded at separate times if appropriate).
6. That all land-use related fees and other items with Town Consultants be paid prior to issuance of the Building Permit.
7. That Lots 157 and 158 have different primary structure colors, which need to be approved by Town Staff, at the time of permitting. (Added by the Commissioners)

8. That there be additional architecture design, such as a pent roof or canopy, above the garage doors. (Added by the Commissioners)

Chair Williams asked her fellow if anyone would like to make a motion.

Vice-Chair Dorsey made a motion to approved the Site Plan Review for JSN Properties, Lot 158 of the Silt Trade Center with the Planners recommendation and Commissioner Stepisnik's request to add the additional architectural feature of an added canopy above garage door openings. The motion was seconded by Commissioner Bertaux and passed unanimously.

JSN Properties- Lot 157 Site Plan Review

Manager Centeno explained that this Site Plan Review, on Lot 157, was a mirrored image of Lot 158, that the Commission had just voted on. The architectural design is also the same.

Commissioner Bertaux requested different colors, so the buildings don't match. Mr. Johnson stated that changing colors would not be an issue.

Public Comment opened at 6:51pm, there were no Public Comments and Public Comment closed at 6:52 pm.

Staff Recommended approval, with the following conditions:

1. All representations of the applicant made in writing, application materials and verbally at the Planning Commission meeting or that are reflected in the meeting minutes are considered part of the application and are binding on the applicant.
2. All exterior lighting in the project shall conform to the Town of Silt lighting standards.
3. That the landscaping plan be acceptable to the Community Development Department and that there be adequate private open space provided for the residential tenants. Final Landscape Plan should indicate the irrigation system.
4. Any outdoor storage requires a permit and shall be adequately screened by code compliant screening fence.
5. That the applicant's representative work with Town Staff to have an adequate parking/maintenance/easement agreement and document prepared which shall be

recorded in the Garfield County Clerk and Records Office along with the Resolution of Approval (these can be recorded at separate times if appropriate).

6. That all land-use related fees and other items with Town Consultants be paid prior to issuance of the Building Permit.
7. That Lots 157 and 158 have different primary structure colors, which need to be approved by Town Staff, at the time of permitting. (Added by the Commissioners)
8. That there be additional architecture design, such as a pent roof or canopy, above the garage doors. (Added by the Commissioners)

Commission Bertaux made a motion to approve the Site Plan Review for JSN Properties, Lot 157, of the Silt Trade Center, with the Planner's Recommendations, with the added conditions of adding the additional architectural feature of an added canopy above garage door, and the colors of the building be a different neutral color than the other one. This motion was seconded by Commissioner Stepisnik and passed unanimously.

Mr. Johnson asked a clarifying question as to who can approved the final colors and the Commission gave Town Staff the ability to approve colors, based on the conversation and conditions spoken in the meeting.

All In Brewing, DBA Brew Zone (Rich Lynch) Site Plan Review

Manager Centeno introduced the project and explained that Mr. Lynch has applied for a Land Use Approval at several different locations in Silt over the past two years, none of which worked out, which is why he ended up opening his business in Rifle. Mr. Lynch is committed to being in Silt and has now secured a location in at 502 Front Street, Units 504 and 506, as well as the vacant lot at 550 Front Street for additional parking and future growth.

Mr. Lynch found a location that is zoned B-3, which allows for a Brewery as a use by right, but all food trucks require a Site Plan Review, as the Town needs to ensure parking and that safety requirements are being met.

The provided operating plan details that the hours of operation do not extend past 9pm, unless there is a private party or event. The Site Plan does show indoor and outdoor seating, a walk-in cooler and secured brewing area. Mr. Lynch has provided liquor licensing and doesn't believe the in active yeast to be a hazard to the water or wastewater treatment plants. No hard liquor will be served on the premise. Mr. Lynch ensures that alcohol servers are trained to do so.

Music will not exceed past 9pm, but could be indoor or outdoor, depending on the time of the year and event. Mr. Lynch stated that music will not exceed the Town ordinance for noise.

The operating plan does offer a “Bring Your Own” food mentality as well as the proposed food truck. Mr. Lynch is not opposed but rather encouraging of different food trucks coming for different days of the week, as he believes variety is great. Town Staff will work with Mr. Lynch and Garfield County Public Health, to ensure that all requirements are satisfied.

Overall, staff finds that this application and proposal align with the comprehensive plan and expansion of the downtown area. The brewery operating in a B-3 zone district is a use by right. The food truck requires a Site Plan Review, if operating for more than 3 consecutive days, or if it's being attached to Town utilities. As All in Brewing has stated, they plan to have utility hook-ups and if not a stationary food truck, they are open to alternating food trucks for different options of food. Town Staff believes that the brewery and food truck will draw local and traveling customers, helping to drive commerce in Silt.

Commissioner Bertaux asked for clarification on the food truck regulations and the difference between the 3 consecutive days and full-time attendance. Manager Centeno explained that there was Garfield County Public Health licensing considered a food truck to be mobile in licensing, when they were at a location 3 days or less. She stated that there were many factors that needed different clarification, depending on the amount time of parked at any one location, including the disposal of grey water and commissary requirements, just to name a few. Manager Centeno did state that having different food trucks would create a burden for Mr. Lynch, to ensure utility hook-ups, as each one would need to meet the Town requirement of inspected grease traps and other potential requirements, such as backflow preventers.

Commissioner Bertaux then questioned the parking spots. He asked if the applicant was committing to only the 5 parking spaces or if there were additional. Manager Centeno pointed out the discrepancy from the hand drawn Site Plan, vs the professionally composed Site Plan. Both are included in the packet, as they were both submitted as part of the application, however, the professionally drawn plan is the final proposal, with 12 parking spaces as well as street parking. Mr. Bertaux feels as if that creates adequate parking.

Chair Williams asked Mr. Lynch if he had any additional information and he wanted to touch on the food truck a little more.

Mr. Lynch explained the requirement to provide food, with liquor licensing and stated that the food truck will be there regularly, but events might bring different varieties. This process will be pre-planned and communicated with the Town.

Mr. Bertaux mentioned that each Wednesday during the summer, the Town hosts the Farmers' Market and it would be good for Mr. Lynch to get involved. Mr. Lynch quickly replied that he is willing to dive right in and donate/participate when and where he can.

Public Comment open at 7:08 pm, and there was one person in chamber wanting to make Public Comment.

Mr. Back and his wife live at 531 Main Street and they also own 521 Main Street, also known as The Whimsical Wagon. They have lived at this location for 32 years. Both Mr. and Mrs. Back support Mr. Lynch's endeavors, but are concerned as this location is 25 steps from their back patio. The main concern is the food truck location and noise that it will generate. After speaking to the landlords and the applicant, Mr. and Mrs. Back believe that the best solution to help mitigate the concern, is to add a condition of approval that states the food truck need to be placed parallel with Front Street, with the order window facing Front Street. All parties and the Commission agreed to this condition.

Public Comment Closed at 7:11pm.

Mr. Lynch also clarified that he will be looking to install a privacy fence, which will also help with mitigating noise and daily operations from neighboring properties.

Mr. Doty inquired about the music and wanted to clarify if it was live music. Mr. Lynch did state that the music was going to be live, inside and outdoors, from all genres. Mr. Doty asked where the proposed outside band will be set up. Mr. Lynch said the band would set up on the Front Street side, as that's the main outdoor seating. Mr. Lynch said that they communicate with bands about keeping the noise down, as nobody likes to get blown out with the noise.

Mr. Doty also wanted to know where the outdoor games would be taking place. Mr. Lynch stated that the games and all activities would take place in the fenced area, as all alcohol has to stay within the fenced area.

Mr. Doty also asked for the parking spaced to be striped and Mr. Lynch said that wasn't a problem.

The Commissioners asked Manager Centeno if the Town has a noise ordinance and if the Town owned the required tools to read / meter the required decibels. Manager Centeno stated that the Town does have a noise ordinance and that the Town needs to purchase a decibel meter. The Commissioner Bertaux commented that the Town needs to get that, as it's hard to enforce an ordinance that can't be properly measured.

Chair Williams confirmed that Mr. Lynch did have the ability and desire to move the food truck parallel with Front Street and Mr. Lynch responded that doing so is not an issue, at all. It will be more convenient by turning it and moving it closer to Front Street either way. Chair Williams also asked if the Commissioner could add the condition of coming back in front of P&Z for the fence approval. Manager Centeno stated that this was an option, but that it would have to be permitted either way and could not exceed the fencing code requirements. Vice-Chair Dorsey stated that if it were to exceed the code, then the application would have to come back to the Planning Commission, regardless. All Commissioners agreed that the code requirements would suffice and that a fence exception would be the appropriate course of action if the request exceeds code.

Mr. Back asked Chair Williams if he could speak to one additional concern and received permission to make another comment. Mr. Back stated that the alley between the two properties is his only access to his driveway and is concerned that the additional traffic could pose an issue. Mr. Back requested the use of Front Street only. Manager Centeno stated that Front Street is a sidewalk and curb, but clarified with the applicant that 6th Street could be an additional option.

Vice-Chair Dorsey asked if the Town has the ability to control the traffic to the alley and Manager Centeno stated that we do not have the ability to limit the use, as it's a Public Right of Way.

Town Staff recommended approval, with the following conditions:

1. That all statements made by the applicant both in the application and in any meetings before the Planning and Zoning Commission be considered conditions of approval, unless modified in any subsequent conditions.
2. That the applicant obtains all necessary liquor license requirements from the State of Colorado and provide evidence of these approvals to the Town Clerk.
3. That the applicant obtains a building permit for all improvements within the structure as well as for any improvements for an outside patio.
4. That the applicant notifies the Town Department of Community Development on any proposed changes over time and/or expansion of activities within the building or anywhere else on the premises including areas for outside liquor consumption such as a patio. Said changes may require additional land use applications, permitting or licensing.
5. That the Applicant/Owner coordinate with the Public Works Director as part of the building permit process and make appropriate arrangements to mitigate any potential wastewater issues related to spoiled brewing affluent and/or other items that could adversely impact the town's wastewater treatment system
6. That the applicant acquires the proper licensing through Garfield County Public Health and the Town of Silt for the Business and Food Truck, prior to the Food Truck being placed on the property and operating.
7. That the applicant provides any additional requested documents and pay any remaining fees, prior to operating business.
8. That this approval is not for construction, but rather approval for the use of the land. Additional licensing and permitting will be required separately.
9. That the food truck be placed parallel with Front Street, rather than perpendicular as shown on the Site Plan.

Commissioner Bertaux moved to approve Resolution PZ4 and the Site Plan Approval, as stated in the Resolution and Staff Report, as presented. The motion was seconded by Commission Doty. The motion passed unanimously.

396 Tobiano Lane- Gonzalez/Mendoza Residence Roof Pitch Variance

396 Tobiano Lane has submitted for a Building Permit, at which point it was discovered that the roof pitch did not meet code, Manager Centeno explained. The Town requires a minimum roof pitch of 4:12 and the proposed roof pitch is 2:12, which is a flatter roof top.

Manager Centeno explained that the code regarding roof pitch was written years ago and given that there seems to be a newer modern look to housing in our valley, that also comes with flatter roof lines, there is likely room to update the code in the near future.

Mr. Mark Noel was then invited to speak to anything further. Mr. Noel stated that he was an Architect and that attending the meeting along side him was Mara, who is the Project Manager, as well as the property owners. The property owners are eager to get going and Mr. Noel stated that he is seeing more roof pitches that are less than 4:12 and he is encouraging a code update. He believes the design to be appealing to the eye. Mara added that southwestern allows for a roof pitch less than 4:12 and that she hopes to see the Town add additional language to the code to for modern homes as well.

Commissioner Doty welcomed the new property owners to Silt and thanked them for going through the process. He also stated that he has noticed more modern looks in the valley and that neighbors might end up being jealous, as this is a good-looking home. As long as it meets the building requirements, Commissioner Bertaux wanted to clarify if any of the attached picture were the final design. Mr. Noel responded that the second picture was the final design and the first was the initial concept, but that there were changes that needed to take place as the house had to be redesigned to not access off of Grand Avenue and needed to fit on the lot differently. Mr. Noel stated that pending the additional changes required for zoning and plan reviews, the concept will remain the same.

Commissioner Bertaux asked for clarification on the roof color and Mr. Noel explained that the roof was a metal roof that will be dark in color, such as black, bronze or dark brown.

Public Comment open at 7:35pm. No Public Comments. Public Comment closed at 7:36 pm.

Chair Williams stated that she was willing to entertain a motion and Town Staff recommended approval, with the below conditions:

1. That the proposed single-family dwelling meets the architectural point standards,

per Silt Municipal Code Section 17.43.030.

2. That the applicant provides a final HOA approval for the roof pitch design
3. That all representations of the applicant made in writing, application materials and verbally at the Planning Commission or Trustee meetings or that are reflected in the meeting minutes are considered to be part of the application and are binding on the applicant.
4. That applicant will provide any additional requested documents and pay any remaining fees, prior to installation and inspection of the approved roof pitch.
5. That this approval is not for construction, but rather the exception of the roof pitch. Community Development will need to issue a permit before the installation or construction can occur.

Commission Bertaux made a motion to approve the roof pitch variance, as presented, with the conditional of approval that staff recommended. Vice-Chair Dorsey seconded the motion and it passed unanimously.

Planning Update

Manager Centeno gave a brief update on the following projects:

- Family Dollar is still moving forward. The contractor tapped into a curb stop that the Town wasn't aware existed, so Public Works is figuring out how to get water to that location. The owner has also been asked to add the additional wainscot, as that was discussed and approved as a condition of approval at the Site Plan Review.
- Camario has been working on infrastructure and calling weekly for inspections. Most of the waterlines are installed and concrete kickers, then they will move to the sewer line installation.
- Autumn Ridge had a failed inspection a week ago, so they are working to meet Town standards and will call for another inspection.
- River Run is being worked on and Town Staff will keep the Commissioners and Trustees updated on the progress.
- River Trace will have the first two apartment units issued a Certificate of Occupancy this week. They will have three open permits to continue construction.
- September 25th will be the next joint meeting, to further discuss affordable housing.

Commissioner Comments

Commissioner Bertaux asked for clarification as to whether or not overnight street parking was allowed in Silt. Manager Centeno stated that there are parts of Town that had designated signs for no overnight parking on the street, but unless otherwise posted, overnight parking was allowed.

The Commissioners discussed affordable housing, to prepare for the upcoming joint meeting.

Commissioner Doty thanked his fellow Commissioners for good discussion.

Vice-Chair Dorsey thanked the Commission for sharing her time served and stated that this was her last meeting. She stated that she wanted to leave the Commission with parting words on P&Z participation. It's understandable that not everyone can make each meeting, but that there should be an effort made to have full attendance. Vice-Chair Dorsey stated that in years past, the Trustees have had to excuse a commissioner from serving, as their attendance was poor and there were people in the community that wanted to be present and serve. She is recommending that if her fellow Commissioners and Town Staff believe this to be a valid concern, that it will be addressed appropriately with an attendance policy for the P&Z Commissioners.

Commissioner Bertaux agreed with Commissioner Dorsey, and all agreed that the hybrid meeting platform should eliminate many of the absences from occurring.

Chair Williams concluded that Commissioner Dorsey will be missed and thanked her for her time served. Commissioner Dorsey said not to get rid of her name plate just yet, but rather hold on to it for the time being.

There was also a brief discussion on Famers' Market attendance.

Adjournment

Commissioner Bertaux made a motion to adjourn. Commissioner Stepisnik seconded the motion, and adjourned the meeting 8:04 p.m.

Respectfully submitted,
Commission

Approved by the Planning

Nicole Centeno
Community Development Manager

Lindsey Williams
Chair



Community Development Department

MEMORANDUM

TO: Honorable Chair and Commissioners
FROM: Nicole Centeno, Community Development Manager
DATE: 10/13/23
RE: Election of Vice-Chair

During the October 17, 2023 Planning and Zoning Meeting, the Commissioners will need to elect a new Vice-Chair.

The typical re-election for the Chair and Vice-Chair takes place annually, in July, however, the term for the Vice-Chair expired and there is now a vacancy that warrants a vote to assign a new Vice-Chair.

2.16.080 – Chairman – Other officers.

The commission shall elect its chairman and vice-chair from among the non-ex officio members, and shall create and fill such other of its offices as it may determine. The terms of the chairman and vice-chair shall be one year, with eligibility for reelection. Selection of officers shall take place in July of each year or the next scheduled meeting or if a resignation warrants the position to be filled.

Chair Williams will entertain a nomination and a vote will take place. If a majority vote is not reaching in the favor of the nomination, a new nomination will take place until a majority approval is satisfied.

The Town would like to thank Vice-Chair Dorsey for her years of service and wishes her all the best on her next endeavors!

**TOWN OF SILT
PLANNING COMMISSION STAFF REPORT**

Meeting Date: October 12, 2023

PUBLIC HEARING ACTION ITEM - FENCE SIGN EXCEPTION

Applicant:	Lorena Mendoza and Jorge Madrigal
Request:	Fence Exception
Physical Address:	298 Grullo Lane
Property Owner:	Lorena Medoza and Jorge Madrigal 298 Grullo Lane Silt, CO 81652
Date Submitted:	9/13/23
Zone District:	R-2
Proposed Zoning:	No change is requested.
Public Notice:	Public Notice Satisfied
Code Allowance:	The Silt Municipal Code allows for a fence adjacent to a street to be 42” at the property line or 48”, five foot off of the property line.
Applicant’s Request:	6’ Cedar Post Privacy Fence
Lot Size:	6,000 square feet

Vicinity Map:



Pertinent Silt Municipal Code Sections

- **15.24.040 - Heights of fences, retaining walls or screening devices in all residential districts.**

Except as otherwise provided for in this code, the maximum height of fences, retaining walls, or screening devices, or combination thereof, shall be as follows in all residential zone districts:

A. Forty-two inches on the property line or 48 inches at a minimum five-foot setback, from the property line in any yard adjoining a public street;

B. Forty-two inches on the property line or 48 inches at a minimum 5-foot setback for any portion of side yard or rear yard fence that extends into the setback adjoining a public street;

C. Six feet in rear yards and side yards, where these areas do not adjoin a public street;

D. The height of fences, retaining wall, or screening devices shall be measured from the top of the curb of the adjoining street or the top of the crown of the adjoining street or alley where no curb exists;

E. If the elevation of the yard is above or below the elevation of the street, the maximum height of a fence in that yard shall be six feet, except as otherwise stated for yards that adjoin public streets and alleys;

F. No property owner may artificially lower or raise his lot, by cutting, filling or other means, in order to avoid the provisions of this section.

(Ord. No. 5-2023, § 1(Exh. A), 5-22-2023)

- **15.24.060 - Exceptions—Special review.**

A. Any person may apply to the planning and zoning commission for an exception to the provisions of Section 15.13, regarding type, size, height, and location of fences, retaining walls and screening devices. Additionally, an applicant may appeal a decision or interpretation made by the town administrator or designee regarding the provisions of the aforementioned sections.

B. An exception may be granted if the fence, retaining wall or screening device will result in a harmonious addition to the community, otherwise complies with this chapter, and is consistent with the following guidelines:

1. Fence, retaining wall or screening device height shall be limited to the lowest possible height in order to achieve the intended result, and in no case shall residential fences exceed six feet in height;
2. Fence, retaining wall or screening device shall not negatively detract from the adjacent properties or the surrounding visual corridors;
3. Fence, retaining wall or screening device shall be designed to accommodate the existing topography of the site;
4. Fence, retaining wall or screening device shall be located completely within the applicant's property;
5. Fence, retaining wall or screening device shall not create a hazard to pedestrian traffic, vehicular traffic, or any use of a public property, including, but not limited to, pedestrian, access and drainage easements.

C. An applicant requesting a fence exception shall submit to the town a complete fence permit application on a form provided by the town, and a statement by the applicant detailing the type of exception requested, for consideration by the planning and zoning commission in a regularly scheduled meeting.

1. The applicant for a fence exception shall submit to the town a fee equal to the fence permit fee, as established by the board annually or more often as necessary;
2. Submittals shall be in conformance with this chapter;
3. Applicant shall publicly notice the fence exception in a manner of a zoning variance, per this code.

D. Appeal to Commission's Decision—Process. Any person aggrieved of a decision by the planning and zoning commission regarding a fence exception may appeal to the board of trustees within one month of the commission's fence exception decision, for consideration at a regularly scheduled meeting.

1. The applicant for a fence exception appeal shall submit to the town a statement as to the reason for the appeal, and any other item as requested by the town in order for the town to review the appeal;

2. The applicant for a fence exception appeal shall submit to the town a fee equal to the fence permit fee, as established by the board annually, or more often as necessary;
3. Applicant shall publicly notice the fence exception appeal in a manner of a zoning variance, per this code;
4. The board shall review the fence exception appeal at the first available regularly scheduled meeting following the commission's decision;
5. The board, in its sole and final discretion, shall affirm the commission's decision, deny the commission's decision, or affirm the commission's decision with additional conditions.

(Ord. No. 5-2023, § 1(Exh. A), 5-22-2023)

Staff Comments

The applicant has requested to install a 6-foot cedar privacy fence, along the east side of their property. The east side of their property is adjacent to the street; however, the property line is approximately 20 feet off of the back edge of the sidewalk, on the other side of a drainage ditch/easement. The distance from the road removes the visual obstructions that the height requirements, in the Silt Municipal Code, are intended to protect against.





There are properties to the north and south that also contain a 6-foot-tall wooden privacy fence, directly adjacent to North Overo Blvd, therefore Town Staff concluded that this request would not negatively impact or detract from adjacent properties or the surrounding area.

The Silt Municipal Code allows for a fence exception, to a code requirement, which is a Public Noticed exception request, with the Planning and Zoning Commission being the decision-making body.

Overall, the request for fencing privacy seems to be appropriate and harmonious with the proposed location.

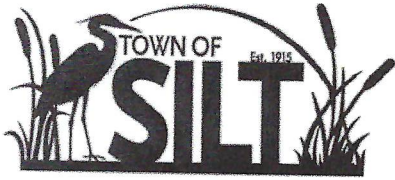
Planner Recommendations

Staff recommends approval of the Mendoza/Madriral Fence Exception, with the following conditions:

- 1) That the proposed fence meets all applicable criteria in the Silt Municipal Code Chapter 15.24.
- 2) That the proposed fence be located entirely on the applicant's property; but not installed in designated/recorded easements.
- 3) That the fence exception is limited to the exact request as depicted in the applicant's submitted photograph/site plan.
- 4) That all representations of the applicant made in writing, application materials and verbally at the Planning Commission or Trustee meetings or that are reflected in the meeting minutes are considered to be part of the application and are binding on the applicant.

- 5) That applicant will provide any additional requested documents and pay any remaining fees, prior to installation and inspection of the approved fence.
- 6) That this approval is not for construction, but rather the exception of the height and location. Community Development will need to issue a permit before the installation of fence can occur.
- 7) That all future fencing proposals will require a permit and fence exception, if required.

Recommended Motion: I move to approve the proposed fence exception at 298 Grullo Lane, with the conditions noted in the staff report and spoken during this Public Hearing.



Community Development Department
231 N. 7th Street, Silt, CO 81652
(970) 876-2353 (office) (970) 876-2937 (fax)
www.TownOfSilt.org

Land Use Application Form

<input type="checkbox"/> Amended Plat	<input type="checkbox"/> Boundary Adjustment	<input type="checkbox"/> Subdivision Exemption
<input type="checkbox"/> Annexation	<input type="checkbox"/> Sketch Plan	<input type="checkbox"/> Floodplain Development
<input type="checkbox"/> Final Plan	<input type="checkbox"/> Planned Unit Development	<input type="checkbox"/> Vacation of Right-of-Way
<input type="checkbox"/> Text Amendment	<input type="checkbox"/> Site Plan Review	<input type="checkbox"/> Metro District or Special District
<input type="checkbox"/> Easement Agreement	<input type="checkbox"/> Zoning or <u>Rezoning</u>	<input type="checkbox"/> Subdivision Improvement Agreement
<input type="checkbox"/> Preliminary Plan	<input type="checkbox"/> Special Use Permit	<input type="checkbox"/> ADA or ADA Amendment
<input checked="" type="checkbox"/> Zoning Variance	<input type="checkbox"/> Intergovernmental Agreement	<input type="checkbox"/> Other: _____

Project Name: _____ Project Description: _____

Owner's Name: Lorena mendoza Owner's Number: 970 3668382 Owner's Email Address: Lorenamendoza904@gmail.com

Address: 298 Grullo Lane Silt Parcel ID Number: _____

Legal Description (attach additional sheets if necessary): _____

Access to Property: _____

Acreage or Square Footage: _____ Existing Land Use Designation: _____

Proposed Land Use Designation: _____

Existing Zoning: R-2 Proposed Zoning: no change

Proposed Use / Intensity of Use: fence variance to allow 6ft fence in rear yard next to street

Submittal Requirements:

- A completed original application with original signatures and two copies (2 full sets) shall be submitted to the department for review. The application shall include two sets of 24" x 36" plans, plats and other appropriate drawings. Full application must also be submitted in electronic format.
- In addition to this application, all information on the supplemental checklist must be submitted.
- Incomplete applications will not be accepted and will delay processing.
- When the documents are deemed adequate, additional copies as required by the department shall be submitted no less than ten (10) days before the public hearing.
- All documents submitted for Land Use Applications shall be collated and paper-clipped (no staples). All plans, plats or drawings shall be organized and submitted ready for review, to avoid delays in processing. Fees and Deposits are collected at the time of submittal.

STAFF USE ONLY

Pre-app conference: _____ (date)	Fees: _____
Application Received: _____ (date)	Deposits: _____
PZC approval: _____ (date)	Date Fees Collected: _____
BOT approval: _____ (date)	

RECEIVED SEP 13 2023

Billable Party Agreement

Property Owner(s): Name: Lorena mendoza Lopez / Jorge L Madrigal Phone: 970 366 8382

Company: _____ Fax: _____

Address: 298 Grullo Lane Silt

Authorized Rep.: Name: _____ Phone: _____

Company: _____ Fax: _____

Address: _____

Billable Party: Owner ☒ Representative _____

The Billable Party, by signing below, hereby agrees to reimburse the Town the actual costs to the Town plus 15% administrative fees for all billable staff time and contract services, including, but not limited to, planning, reviewing, inspecting, engineering, surveying and legal services rendered in connection with the applicant's request. A deposit will be required if deemed necessary by Town Staff. The Billable Party shall also reimburse the Town for the cost of making any corrections or additions to the master copy of the official Town map and for any fees for recording any plats and accompanying documents with the County Clerk and Recorder of Garfield County. The Billable Party agrees that interest shall be imposed at a rate of 5% per month on all balances not paid within thirty (30) days of the date of the statement. In addition to any and all remedies available to the Town and in the event the Town is forced to pursue collection of any amounts due and unpaid, the Town shall be entitled to collect attorney's fees and costs incurred in said collection efforts in addition to the amount due and unpaid.

Name (printed): Lorena mendoza Lopez / Jorge L Madrigal Cardoso

Address: 298 Grullo Lane Silt

Phone: 970 366 8382 Email: Lorenamendoza904@gmail.com

Type of Identification: CODL 150830843 Identification Number & Expiration: 15-083-0843 8-19-28

Signature: Lorenamendoza Lopez Date: 9-13-2023

County of Garfield

State of Colorado §

Sworn to and subscribed before me this 13 day of Sept, 2023
(Day) (Month) (Year)

By Nicole Centeno
(Notary Name)

Witness my hand and official seal

(Notary Signature)

Notary Public
My Commission Expires 2-19-24



Disclosure of Property Ownership

- _____ If owner is an individual, indicate name exactly as it appears on the deed.
_____ If owner is a corporation, partnership, limited partnership or other business entity, name principals on a separate page. Please include articles of organization, partnership agreement, etc., as applicable.
_____ If owner is a land trust, name beneficiaries on a separate page.
_____ If applicant is a lessee, indicate the owner(s) on a separate page.
_____ If applicant is a contract purchaser, attach a copy of the contract and indicate the owner(s) on a separate page.

Please provide the name(s), mailing address(es), street address(es) and phone number(s) for all owners.

Property Owner Affidavit

I/We, Lorena mendoza Lopez / Jorge Luis Madrigal Cardoso, being first duly sworn, depose and state under penalties of perjury that I am (we are) the owner(s) of the property described herein and which is the subject of the application and proposed hearings; that all answers provided to the questions in this application, and all sketches, data and all other supplementary matter attached hereto and made part of this application are honest and true to the best of my (our) knowledge and belief. I (we) understand that this application must be complete and accurate prior to a hearing being scheduled. I (we) authorize Town staff to visit the site as necessary for proper review of this application.

(If there are special conditions such as guard dogs, locked gates, restricted hours, etc., please give the name and phone number of the person(s) who can provide access to the site)

Lorena mendoza Lopez
Name (printed)

Jorge Luis Madrigal Cardoso
Name (printed)

298 Grullo Lane Silt
Address

298 Grullo Lane Silt
Address

970 366 8382
Phone

970 274 6571
Phone

Fax

Fax

Lorena mendoza Lopez
Signature

Jorge Luis madrigal
Signature

CO DL 15-083-0843
Type of Identification

County of Garfield

State of Colorado

ss.

Sworn to and subscribed before me this 13 day of September, 2023
(fill in day) (fill in month) (fill in year)

By Nicole Centeno
(name printed)

Witness my hand and official seal.

Notary Public

My Commission expires: 2-19-24



RECEIVED SEP 13 2023 3

Authorized Representative

I/We further permit Lorenamendoza Lopez / Jorge Luis Madrigal Cardoso to act as my/our representative in any manner regarding this application, to answer any questions and to represent me/us at any meeting(s) and public hearing(s) which may be held on this application.

NOTE: All correspondence will be sent to the authorized representative. It will be the representative's responsibility to keep the owner(s) adequately informed as to the status of the application.

Lorena mendoza Lopez
Name (printed)

298 Grullo Lane Silt
Address

970 366 8382
Phone

Fax

Lorena mendoza Lopez
Signature

CO DL 15-083-0843
Type of Identification

County of Garfield

State of Colorado

SS.

Sworn to and subscribed before me this 13 day of September, 2023
(fill in day) (fill in month) (fill in year)

By Nicole Centeno
(name printed)

Witness my hand and official seal.
[Signature]
Notary Public

My Commission expires: 2-19-24

NICOLE MARIE CENTENO
NOTARY PUBLIC - STATE OF COLORADO
Notary ID #20204007103
My Commission Expires 2/19/2024

Public Notice Requirements

The Silt Municipal Code, Chapter 16.16 requires Public Notices for Land Use Application to be submitted to the newspaper and sent by certified, including return receipt mail, to property owners within 200 feet (not including rights-of-way, rivers, tributaries, or public parcels).

The Town will provide the Public Notice that the applicant will need to mail out. The Town will send the Public Notice to the newspaper. Once mailed, the applicant will need to provide the Town with the **original** certified mailing receipts and the return receipt mailings (green cards) need to be addressed to:

Town of Silt
Attn: Community Development
P.O. Box 70
Silt, CO 81652

Please note that the list of property owners within 200 need to be submitted at the time that the Land Use Application is submitted and all original documents need to be provided to the Town

The minimum public notice requirements are as follows:

Type of Land Use Application	P & Z Recommendation	P & Z Decision	1 st Resolution	2 nd Resolution	1 st Reading Ordinance	2 nd Reading Ordinance
Annexation	15 days	N/A	15 days	4 consecutive weekly	15 days	None (if continued)
Zoning/Rezoning	15 days	N/A	N/A	N/A	15 days	None (if continued)
Major Subdivision						
Sketch	N/A	N/A	15 days	N/A	N/A	N/A
Preliminary	15 days	N/A	15 days	N/A	N/A	N/A
Final	10 days	N/A	10 days	N/A	N/A	N/A
Minor Subdivision						
Sketch	10 days	N/A	N/A	N/A	N/A	N/A
Final	N/A	N/A	10 days	N/A	N/A	N/A
Planned Unit Development (See above for Major Subdivision)	See above	See above	See above	See above	See above	See above
Special Use Permit	N/A	15 days	15 days	N/A	N/A	N/A
Variance	N/A	10 days	N/A	N/A	N/A	N/A
Vacation of Right-of-Way	N/A	N/A	N/A	N/A	10 days	None (if continued)
Easement Agreement	N/A	N/A	10 days	N/A	N/A	N/A
ADA Amendment	N/A	N/A	10 days	N/A	N/A	N/A
SIA Amendment	N/A	N/A	10 days	N/A	N/A	N/A
Sign Exception	N/A	10 days	N/A	N/A	N/A	N/A
Comprehensive Plan Amendment	N/A	10 days	10 days	N/A	N/A	N/A
Site Plan Review	N/A	15 days	N/A	N/A	N/A	N/A

TOWN OF SILT, PROOF OF PUBLIC NOTICE AND CERTIFICATE OF MAILING

Project: _____

I HEREBY AFFIRM THAT Public Notice requirements of the Silt Municipal Code have been met for the Public Hearing before the Silt Planning & Zoning Commission/Board of Trustees to be held on _____, 20__

In addition, I hereby affirm that on _____ day of _____, 20__, I mailed first class, certified return receipt, a true copy of the attached Public Notice by placing the same postage prepaid in the United States Mail at _____, Colorado, addressed to those property owners on the submitted and approved list.

The Town has been provided with the following:

1. Certificate(s) of Mailing (original mailing receipts and return receipts)
2. Proof of publication from a newspaper of general circulation within the Town showing that prior to the meeting, the Public Notice was advertised as required per Silt Municipal Code.
3. List of names and mailing addresses of all surrounding property owners within 200 feet of subject property.

Name of Applicant (printed)

Signature of Applicant Date

County of _____)

State of _____)

ss.

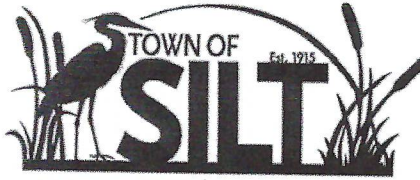
Sworn to and subscribed before me this _____ day of _____, _____.
(fill in day) (fill in month) (fill in year)

By _____
(name printed)

Witness my hand and official seal.

Notary Public

My Commission Expires: _____



Billable Party Agreement

Property Owner(s): Name: Lorena Mendoza Lopez / Jorge L Madrigal Phone: 970 366 8382

Company: _____ Fax: _____

Address: 298 Grullo Lane Silt

Authorized Rep.: Name: _____ Phone: _____

Company: _____ Fax: _____

Address: _____

Billable Party: Owner X Representative _____

The Billable Party, by signing below, hereby agrees to reimburse the Town the actual costs to the Town plus 15% administrative fees for all billable staff time and contract services, including, but not limited to, planning, reviewing, inspecting, engineering, surveying and legal services rendered in connection with the applicant's request. A deposit will be required if deemed necessary by Town Staff. The Billable Party shall also reimburse the Town for the cost of making any corrections or additions to the master copy of the official Town map and for any fees for recording any plats and accompanying documents with the County Clerk and Recorder of Garfield County. The Billable Party agrees that interest shall be imposed at a rate of 5% per month on all balances not paid within thirty (30) days of the date of the statement. In addition to any and all remedies available to the Town and in the event the Town is forced to pursue collection of any amounts due and unpaid, the Town shall be entitled to collect attorney's fees and costs incurred in said collection efforts in addition to the amount due and unpaid.

Name (printed): Lorena mendoza lopez

Address: 298 Grullo Lane Silt

Phone: 970 366 8382 Email: Lorenasmendoza904@gmail.com

CODL 15-083-0843 X Lorena mendoza lopez

Type of Identification _____ Signature _____

County of Garfield)

State of Colorado) §

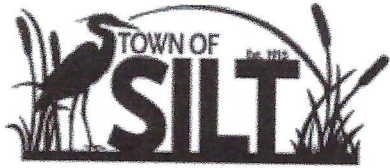
Sworn to and subscribed before me this 13 day of Sept, 2023
(Day) (Month) (Year)

By Nicole Centeno Witness my hand and official seal _____
(Notary Name) (Notary Signature)

Notary Public
My Commission Expires 2-19-24



RECEIVED SEP 13 2023



Town of Silt
231 N 7th Street
Silt, CO 81652
(970) 876-2353

XBP Confirmation Number: **153771376**

Transaction detail for payment to Town of Silt.		Date: 09/13/2023 - 5:00:05 PM MT	
Transaction Number: 204414470 Visa — XXXX-XXXX-XXXX-0609 Status: Successful			
Account #	Item	Quantity	Item Amount
	408 - Zoning Permits	1	\$250.00
Notes: Land Use Deposit			

TOTAL: \$250.00

▶ Transaction detail for payment to Town of Silt.		Date: 09/13/2023 - 5:00:06 PM MT	
Transaction Number: 204414471 Visa — XXXX-XXXX-XXXX-0609 Status: Successful			
Account #	Item	Quantity	Item Amount
	Service Fee	1	\$7.00
Notes: Land Use Deposit			

TOTAL: \$7.00

Billing Information
Lorena Mendoza
, 81623

Transaction taken by: Admin dusti

298 Grullo Ln - Lot 65

Painted Pastures

FILING	BLOCK	LOT NUMBER	LOT SIZE	LIVING AREA	DMI LEVEL
0	0	65	6000 sq. ft.	1211 sq. ft.	689 sq. ft.

NOTE: 11'x17" Drawings are printed at Half Scale.

WARRANTY DEED

THIS DEED, made this 14th day of February, 2022, between

HOMESTEAD BUILDERS, LLC, A COLORADO LIMITED LIABILITY COMPANY

whose address is 150 Paularino Avenue, Building C, Costa Mesa, CA 92626, GRANTOR(S), and
JORGE LUIS MADRIGAL CARDOSO AND LORENA MENDOZA LOPEZ

whose address is PO Box 1572 Cambodale, CO 81623, GRANTEE(S):

WITNESS, that the grantor(s), for and in consideration of the sum of Sixty Nine Thousand Eight Hundred Twenty Five and 00/100 Dollars (\$69,825.00), the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm unto the grantee(s), grantee's heirs and assigns forever, not in tenancy in common but **IN JOINT TENANCY**, all the real property, together with improvements, if any, situate, lying and being in the County of Garfield and State of Colorado, described as follows:

Lot 65,

THE PAINTED PASTURES SUBDIVISION IN THE TOWN OF SILT, according to the Plat thereof filed May 15, 2008, at Reception No. 748623.

also known by street and number as: **298 Grullo Lane, Silt, CO 81652**

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appurtenant, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances;

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the grantee, grantee's heirs and assigns forever.

The grantor(s), for the grantor, grantor's heirs, and personal representatives, does covenant, grant, bargain and agree to and with the grantee, grantee's heirs and assigns, that at the time of the enrolling and delivery of these presents, grantor is well seized of the premises above conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature soever, except for general taxes for the current year and subsequent years, and except easements, covenants, conditions, restrictions, reservations, and rights of way of record, if any; subject to Statutory Exceptions as defined in C.R.S. §38-30-113, Revised.

The grantor shall and will **WARRANT AND FOREVER DEFEND** the above-bargained premises in the quiet and peaceable possession of the grantees, grantee's heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof.

The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the grantor has executed this deed on the date set forth above.

Homestead Builders, LLC, a Colorado limited liability company


John Tallichet, Manager



GENERAL WARRANTY DEED - JOINT TENANCY

1205120
February 11, 2022
11:17 AM

RECEIVED SEP 13 2023

JURADO, GERARDO JR
104 MABLE LANE
SILT CO 81652

PENA GUTIERREZ, CINDY JANETTE
247 TOBIANO LANE
SILT CO 81652

MENDOZA GUTIERREZ, ROCIO A & GONZALEZ OL
828 W 24TH STREET
RIFLE CO 81650

COLLINS, JANET KRISTINE & FRANK WILSON
399 GRULLO LANE
SILT CO 81652

ALDER RIDGE LLC
119 E VISTA DRIVE
SILT CO 81652

MERAZ, LEONEL & MANCINAS, LIZBETH
6 MAROON DRIVE
CARBONDALE CO 81623

GARCIA, ANA RUTH & FLORIAN MONZON, EBER
306 TOBIANO LANE
SILT CO 81652

MERAZ MANCINAS, EDUARDO & MANCINAS, LISB
6 MAROON DRIVE
CARBONDALE CO 81623

GALLARDO FLORES, VICTOR EDUARDO & JUAREZ
286 TOBIANO LANE
SILT CO 81652

MERAZ MANCINAS, YARELIE & MERAZ, LEONEL
6 MAROON DRIVE
CARBONDALE CO 81623

ROJO, MIGUEL
274 CEDAR WAY
NEW CASTLE CO 81647

SALVIDREZ, MIGUEL ANGEL & ROJO, MIGUEL
274 CEDAR WAY
NEW CASTLE CO 81647

NEW BEGINNINGS NEW HOMES LLC
536 31 1/2 ROAD
GRAND JUNCTION CO 81504

KETELSLEGER, LISA MAE
398 GRULLO LANE
SILT CO 81652

GARCIA, JERRIE
358 GRULLO LANE
SILT CO 81652

WOOD WERX CONSTRUCTION LLC
125 CENTER DRIVE #11
GLENWOOD SPRINGS CO 81601

CARDOSO, JORGE LUIS MADRIGAL & MENDOZA L
150 PAULARINO AVENUE, BUILDING C
COSTA MESA CA 82626

HEAVENRIDGE, ANDREW JAMES & DEIRDRE JEAN
278 GRULLO LANE
SILT CO 81652

TREVIZO, MANUEL I
PO BOX 566
SILT CO 816520566

TENA, CHRISTIAN MANUEL
2390 WEST SABINO LANE
SILT CO 81652

SILT, TOWN OF
PO BOX 70
SILT CO 81652

RALEY RANCH PROJECT LLC
150 PAULARINO AVENUE, BUILDING C
COSTA MESA CA 92626

Neal Bartczak

209 Grullo lane

Silt CO 81652

Jorge Madrigal & Lorena Mendoza

298 Grullo Lane

Silt CO 81652

TOWN OF SILT
PLANNING COMMISSION STAFF REPORT
Public Hearing Action Item- Site Plan Review
Tuesday, October 17, 2023 6:30 PM

Project: "The Bank" Restaurant Site Plan Review
Location: 101 N. 7th Street Silt, CO 81652
Applicant: The Bank, LLC / Ryan Doremus
Owner: Richard Collins / The Bank, LLC
Current Zoning: B-1
Proposed Zoning: No Proposed Change
Present Land Use: Vacant / Dilapidated Existing Structure
Proposed Land Use: Restaurant

Description of Request

Mr. Collins is proposing to remove a dilapidated structure and improve the land by building a new restaurant, on the property of 101 N. 7th Street. The restaurant will be named "The Bank".

The existing building is not historic; however, Mr. Collins is looking to keep some sense of the original historical look to the property. He plans on doing this by preserving some of the original brick, to incorporated into the new building.

In order to keep the new building a similar size as the original, Mr. Collins is proposing to add the third level below grade, to ensure that the height restriction is met. The site plan shows the Lower Level, Main Level, and the Upper Level as all serving a purpose for the proposed restaurant.

The total building height will be approximately 25' tall and the proposal setback will be 0' (on the property line) to the south, 2' 4 7/8" to the east, 2' 5 1/8" to the west side, then the northwest side is 48'6" and the northeast side is 79'10".

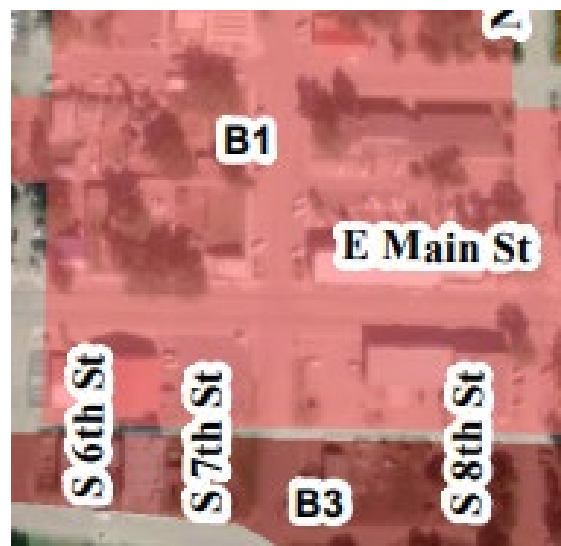
The Lower Level will be primarily for employees, food prep kitchen, storage, elevator, dumb waiter and mechanical equipment.

The Main Level will host a primary kitchen, bar and indoor dining. The Main Level will also lead out to the outdoor dining area, where there's a proposed stage and potential for live music during the warmer months.

The Upper Level brings the extra added feature of roof-top dining, which will be the first of its kind in Silt!

The Property

The property is located on the corner of 7th Street and Main Street. The whole property itself is 5,250 sq feet.



Comprehensive Plan

The Comprehensive Plan, as amended in 2017, designates this parcel with a Downtown Land Use Designation. The Downtown area is expected to have good visibility from Highway 6, with features that match with the historic downtown.

Land Use Designation	Description/Characteristics	Locational Criteria
Downtown Zone Districts: B-1, B-2, R-2, and R-3	<p>Those properties within the Comprehensive Plan Land Use Designation of “Downtown” are clearly the Town’s retail commercial core, with attractive storefronts and high visibility to those traveling on State Highway 6. Over time, the Town will continue to improve State Highway 6 to include wide sidewalks, planters, trees, street art, benches and other pedestrian friendly amenities within a sixteen-block area, from 1st Street to 16th Street, and potential pedestrian and landscaping facilities east the eastern border of Town.</p> <p>These “Downtown” properties should be very visually attractive, with architectural features normally encountered in historic downtown areas. The Town’s western heritage can play a role in the layout of the lots, with entrances to the buildings in classic fashion facing the street and large windows for the display of goods and services, with front patios for cafes, where citizens and visitors alike can co-mingle.</p> <p>The Town should encourage business owners to adopt a similar signage for this area, so that visitors to the area become familiar quickly and can locate retail stores of interest. The Town should also encourage building improvements and may adopt certain provisions in the code that reduce the cost of permitting, in order for a greater focus to be placed on the quality of materials that improve the storefronts and provide a western theme.</p> <p>The Town should discourage businesses that detract from the overall appearance of the “Downtown,” do not provide a western theme, or have uses that are not compatible with the Town’s retail vision for this area, such as lower level residential. Mixed uses like lower level retail and upper level residential within the same building should be encouraged to create a synergy of live/work that reduces vehicular focus and enhances the pedestrian experience, as well as provides for more affordably-sized units. Density in this manner can be fairly high if small unit apartments or condominiums, and can range from one (1) to twenty (20) units per acre, of course providing for the appropriate off-street parking. The Town should carefully scrutinize marijuana applications.</p>	<p>Along Main Street (State Highway 6), and the rail road.</p> <p>Downtown should be expanded in the future along Main Street from 1st Street to 16th Street and from the alley north of Front Street to Grand Avenue, between 4th Street and 9th Street, all as more particularly described on the Comprehensive Plan Land Use Designation Map.</p> <p>Special attention should be paid to design at build-out to ensure buildings and uses are visible and easily accessible to highway traffic but maintain provisions for pedestrian use (bicycle and on foot).</p>

Overall, this proposal is what our Comprehensive Plan recommends for this property.

The building looks aesthetically professional and the structure will be maintaining that western appeal, by using brick. This area is crucial for the Town's employment picture, providing local jobs within the core of the community, and keeping the residents close to enjoy the time not spent working, with their families and friends, which is what this proposal accomplishes.

Staff Findings and Conclusions

Overall, staff finds that this application and proposal align with the comprehensive plan and recommendation of the type of business for this location.

"The Bank" will be a larger project, in a highly visible location, so Town Staff and "The Bank" Applicants have been working together, to get all questions answered and information provided, to bring you the most complete application as possible. We are addressing items that could actually be reviewed during the time frame of a building permit zoning, engineering and plan review.

If the Commissioners feel as if there is enough information to take a vote for the Site Plan Review, both Town Staff and the Applicant are willing to proceed, as the conditions will allow Town Staff to require the appropriate corrections needed. If the Commissioners have additional questions and would like to see some of these corrections made on the plans, both parties are willing to continue the Public Hearing, until November, so the Applicant's Engineer has time to address a couple of items.

The following comments and corrections are being addressed, which include, but not limited to the below list, as at the time of permitting, there will indeed be additional items to correct, as we have more reviewers that will be weighing in on the project.

1. Provide a landscaping plan (There is minimal landscaping, but before submitting for a building permit, one will need to be provided).
2. Submit a Color Palette. The applicant has stated that the colors will be a similar/accent brick color, to what's existing, as the original brick will be incorporated in the new design.
3. Prior to impacting the sidewalk, services or parking, the applicant will need to obtain a CDOT ROW permit, schedule a meeting with RFTA and the Town, to determine the best way to temporarily displace the current Bus Stop on the south side of the property. The street and sidewalk cuts also need to be permitted separately, with an Excavation permit, requiring a Street Cut Deposit. Cuts must be made from joint to joint and all Excavation work must be approved per the Town Engineer or Public Works Director/Manager. All sidewalks around the perimeter of the whole property need to be brought into ADA Compliance.
4. Sidewalk/Public flatwork concrete must be Type-D with fiber mesh at 3.5 lbs/cy and additives to resist sulfate attack. Joint patterns need to match up with curb joints and match the existing pattern around the existing tree.
5. All as-built information will need to be in accordance with SUE requirements and on Town control/approvals.

6. It appears that the adjacent properties overhead utility is supposed to be rerouted, but there doesn't seem to be any linework for that, on the plans.
7. The asphalt street repair should be dimensioned on the previous Site Plan, so the Town Engineer's comments don't need to be replicated on each sheet. Please note that it's not sufficient to say "Repair per CDOT Standards". Most contractors don't know those standards or will even look them up. The applicant will need to provide the dimensions or the project will likely get a non-conforming repair.
8. Make sure that the water service valve is not within 9' of the curb face (under a parked car). The applicant may need to provide a dimension, to ensure that the contractor doesn't install it where it may not be able to be accessed. The Town Engineer recommends placing it 8" to 12" behind the TBC. Insulate between the storm sewer and the water service.
9. It's recommended to add a two-way cleanout, just outside the building
10. Provide an operating plan. The applicant has verbally explained elements of the operating plan, however, it is difficult for them to know exactly what the demand is going to be, once they open, so they are looking to adapt as they open their doors, to what the community would like to see. The applicant has assured the Town that they will be following all of the Silt Municipal Code (SMC) requirements. Prior to opening, they will also need to obtain a business license, at which point there will be a requirement to provide additional information about the operations.
11. The brick wall, extending from the west side of the building, is being proposed as tall as approximately 9'7" from grade in places. The brick wall transitions into the dumpster enclosure, on the alley side, which will be approximately as tall as 10' in certain locations. The SMC does not allow for any walls or fences to exceed 6', so the applicant is asking the Planning and Zoning Commission for a variance. The applicant is looking to use the wall as a sound and privacy barrier, to the adjacent residential property to the west. The Dumpster enclosure is large enough to fit the dumpster, with a lid, to prevent access to animals and others, as well as mitigation of smells to adjacent properties. Overall, Town Staff supports this wall, as long as it meets the requirement from the Town Engineer, and if an easement is required from the property to the west, that it be obtained.
12. A transformer needs to be added to the property, which the Town is recommending to be put on and next to the trash enclosure.
13. The structure is to be built on the property line on, to the south and less than 3' from the east and west. The rear yard setback is satisfied. The SMC determining setbacks, for a B-1 Zone District, allows for the Commissioners to determine what is best. Staff recommends approval on the proposed setbacks, as the lot will be difficult to develop if larger setbacks are imposed. Height requirements are satisfied.

17.44.020 Dimensional and area regulations.

TYPE OF REGULATION	B-1
Lot area (minimum square feet)	**
Lot area/unit (minimum sf)	N/A
Lot area (maximum in acres)	**
Maximum building height (in feet)	45
Maximum lot coverage (%), not including solar devices	**
Minimum distance between structures (in feet)	**
Minimum distance from any lot line to barns, paddocks or stalls	**
Minimum lot width (feet/unit)	30
Front yard setback (feet)	**
Side yard setback (feet) (not including solar devices)	**
Rear yard setback (feet) to primary structure and/or residential structure (not including solar devices)	**
Rear yard setback (feet) to allowed accessory structure (not including solar devices)	**
Minimum unit size (square feet)	**

* If lot adjoins a publicly dedicated alley, setback is reduced to fifteen (15) feet.

** Contingent upon site plan review (parking, landscaping, etc.) and building code compliance.

*** Contingent upon building code compliance.

(Ord. 19-05 § 1; Ord. No. 11-2011, § 4, 11-28-2011; Ord. No. 1-2012, § 1, 2-13-2012)

(Ord. No. 2-2019, § 4, 6-24-2019)

14. Signs need to be permitted separately and an exemption will need to be obtained, if larger than what the SMC allows.
15. Exterior lighting needs to be downcast, and will be confirmed prior to issuance of permit.
16. The alley must be paved, for the entire north boundary of the property. This will be required for ADA Compliance; dumpster roll out and overall improvement.
17. The geotechnical report indicates that the soils are expansive. They recommend a perimeter foundation drain, which would also require a deep foundation drain and/or sump/pump. This system needs to be detailed on the Civil Plans. Drywell use is appropriate. The Stormwater/Drywell Sizing Table is missing critical data though and I didn't see a Drainage Study included in the Dropbox. The analysis needs to include soil type, rainfall data, calculations for the 25-year event (detention) and 100-year event (conveyance), calculations confirming that the drywell sizing/gravels contain sufficient storage volume, maintenance recommendations, etc. I question the runoff coefficient used for the historic condition. The Historic runoff coefficient at 0.54 appears to be the existing condition and not the historic. Assuming that the soil is Type B, a native condition would be in the 0.20-0.30 range for the 25-yr event. Even a Type C soils would be less than 0.4. The drywell needs a grate because you're draining site surface runoff to it.
18. Need a drainage basin delineation map and spot grading for the area north of the building/patio, including the alley. It appears that you're creating a ridgeline across this north area, but what happens to the runoff that is being forced into the alley? You need to ensure that it drains to the street or that it is conveyed through this site without impacting the adjacent properties to the west.

19. The overflow pipe from the drywell needs to be separated from the collection system. You don't want your collection system to have to back up in order to overflow excess runoff. That will cause sediment building and icing inside the pipe. I would recommend adding heat tape in all pipes which might be in shaded areas. The westerly area drain size needs to be called out. Check that your area drains can handle the 100-year runoff with a 50% clogging factor. Confirm that the 4" overflow pipe can convey the excess 100-yr runoff.
20. The Engineer needs to make sure that the proposed stormwater drywell will not adversely affect the soils around the building or seep into the foundation drainage system. Foundation water proofing needs to be addressed either on the Civil Plans or Structural Plans
21. Call out tree and equipment protection, for the Town's existing ROW beautification. There are established trees, benches, planters, trash cans etc.... that need to be protected during the construction phase.

Now for the biggest challenge, that all of Main Street businesses face, parking!

Town Staff walked the site and determined that the Town needed to make some parking adjustments, to better accommodate growth in our downtown area. These changes will be further discussed on the Staff level and Board level if needed.

The proposed parking on the east side of the property, is currently 20-minute parking, or RFTA parking, preventing it from being used for the purposes of a restaurant. The parking across the street, to the east, is also 20-min parking. There is no immediate south parking either, as that is the RFTA Bus Stop. Across Highway 6, there are a handful of additional parking spaces that could be used, but not exclusively.

As long as the Applicant installs an ADA Compliant parking space, on the property itself, the Town will continue to work towards providing not only this business, but all Downtown Businesses additional parking spaces, to better serve the community, in the immediate future.

Town Staff believes that "The Bank" will draw local and traveling customers, helping to drive commerce in Silt.

Planner Recommendation

Staff recommends approval of the Site Plan Review for "The Bank" at the proposed location with the following conditions:

- 1) That all statements made by the applicant, both in the application and in any meetings before the Planning and Zoning Commission, be considered conditions of approval, unless modified in any subsequent conditions.
- 2) That the applicant obtains all necessary operating licensing (Business, Liquor and Public Health) requirements. These approvals need to be provided to the Town for record keeping.

- 3) That the applicant obtains a Demolitions, Building, Excavation, Sign and any other necessary permits, from the Town, State, CDOT, Utility etc...., for all improvements taking place on or around the property.
- 4) That the applicant notifies the Town Department of Community Development, with any changes that are being proposed, from the final approved plans and/or original submittal.
- 5) That the Applicant/Owner coordinate all necessary entities, to ensure that each step of the process is completed to the Town's satisfaction.
- 7) That the applicant provides any additional requested documents and pay any remaining fees, prior to operating business.
- 8) That this approval is not for construction, but rather approval for the use of the land and general Site Plan. Actual licensing and permitting will be a separate process.
- 9) That the applicant complies with, or address ALL conditions of approval, satisfactorily. This will include the requirement to meet Engineer Corrections, Zoning Corrections, Plan Review Corrections, Fire Department Corrections, along with any other requirements that Town Staff deems necessary, for a safe and healthy building. This could also include aesthetic changes, to better meet architectural design standards.
- 10) That the variance requirements for the brick wall on the west side of the building and trash enclosure be approved, as indicated on the Site Plan.
- 11) That the setback be approved, as proposed on the Site Plan.
- 12) That Town Staff have the ability to impose additional architecture design, if deemed necessary, as plans evolve and color palettes are submitted.
- 13) That if there are any significant changes, the applicant will be required to re-appear in front of the Planning and Zoning Commission.

Recommended Motion: I move to approve the Site Plan Review for "The Bank", with the conditions noted above or verbally added during this meeting.



Land Use Application Form

<input type="checkbox"/> Amended Plat	<input type="checkbox"/> Boundary Adjustment	<input type="checkbox"/> Subdivision Exemption
<input type="checkbox"/> Annexation	<input type="checkbox"/> Sketch Plan	<input type="checkbox"/> Floodplain Development
<input type="checkbox"/> Final Plan	<input type="checkbox"/> Planned Unit Development	<input type="checkbox"/> Vacation of Right-of-Way
<input type="checkbox"/> Text Amendment	<input type="checkbox"/> Site Plan Review	<input type="checkbox"/> Re-Subdivision Final Plan
<input type="checkbox"/> Easement Agreement	<input type="checkbox"/> Zoning or Rezoning	<input type="checkbox"/> Subdivision Improvement Agreement
<input type="checkbox"/> Preliminary Plan	<input type="checkbox"/> Special Use Permit	<input type="checkbox"/> Annexation & Development Agreement
<input type="checkbox"/> Zoning Variance	<input type="checkbox"/> Other: _____	

Project Name: The Bank /101 N. 7th St.

Project Description / Property Information:

Address: 101 N. 7th St. Silt, CO 81652 Parcel ID Number: 217910214009

Legal Description (*attach additional sheets if necessary*): Sec.: 10, Township: 6, Range: 92, Subd.: Original

Townsite Silt

Access to Property: Per "on-street" parking /Alleyway for sanitation

Acreage or Square Footage: 5250 SQ.FT. Existing Land Use Designation: Downtown District: B1 Commercial

Proposed Land Use Designation: Downtown District, which includes B-1,B-2, C1.6, C1.7 / B1-Commercial

Existing Zoning: Downtown - B1 Proposed Zoning: Downtown- B1

Proposed Use / Intensity of Use: Restaurant/ Local average service/customer numbers of existing restaurants in the area

Submittal Requirements:

- Initially, a completed application with original signatures and four copies shall be submitted to the department for review. The application shall include four sets of 24" x 36" plans, plats and other appropriate drawings. Application must also be submitted in electronic format (MS Word).
- In addition to this application, all information on the supplemental checklist must be submitted.
- Incomplete applications will not be accepted and will delay processing.
- When the documents are deemed adequate, additional copies as required by the department shall be submitted ten (10) days before the public hearing.
- All documents submitted for public hearing shall be hole-punched, collated and paper-clipped (no staples). All plans, plats or drawings shall be folded to 8 1/2" x 11" and inserted into the collated application. Each individual application shall be banded together and ready for public distribution.

STAFF USE ONLY

Pre-app conference: _____ (date)	Application received: _____ (date)
Application complete: _____ (date)	File Number: _____
Fees: _____	Referrals Sent: _____ (date)
Deposits: _____	PZC approval: _____ (date)
Paid: _____ (date)	BOT approval: _____ (date)

Project Team Information (fill in all that apply) *(add additional sheets of needed):*

Property Owner(s): Name: Bank LLC Phone: _____

Company: _____ Fax: _____

Address: 100 Williams Ranch Drive, Aspen, CO 81611

Authorized Rep.: Name: Ryan Doremus Phone: 970-274-1421

Company: Thunderbowl Architects Fax: _____

Address: 300 S. Spring St., Aspen CO 81611

Engineer/Designer: Name: Nate Decker, PE, SE Phone: 1-801-529-6481

Company: DB Structural Design Fax: _____

Address: 1229 Sage Ct. Rifle, CO 81650

Billable Party: Owner ☒ Representative _____ Engineer _____

The Billable Party, by signing below, hereby agrees to reimburse the Town the actual costs to the Town plus 15% administrative fees for all engineering, surveying and legal services rendered in connection with the review of the Application. The Billable Party shall also reimburse the Town for the cost of making any corrections or additions to the master copy of the official Town map and for any fees for recording any plats and accompanying documents with the County Clerk and Recorder of Garfield County. The Billable Party agrees that interest shall be imposed at a rate of 1.5% per month on all balances not paid within thirty (30) days of the date of the statement. In addition to any and all remedies available to the Town and in the event the Town is forced to pursue collection of any amounts due and unpaid, the Town shall be entitled to collect attorney's fees and costs incurred in said collection efforts in addition to the amount due and unpaid.

Richard Collins Bank LLC § _____

Name (printed)

100 Williams Ranch Dr Aspen, CO 81611

Address

970 948 6609

Phone

Fax

R Collins

Signature

DL

Type of Identification

Disclosure of Property Ownership

_____ If owner is an individual, indicate name exactly as it appears on the deed.

_____ If owner is a corporation, partnership, limited partnership or other business entity, name principals on a separate page. Please include articles of organization, partnership agreement, etc., as applicable.

_____ If owner is a land trust, name beneficiaries on a separate page.

_____ If applicant is a lessee, indicate the owner(s) on a separate page.

_____ If applicant is a contract purchaser, attach a copy of the contract and indicate the owner(s) on a separate page.

Please provide the name(s), mailing address(es), street address(es) and phone number(s) for all owners.

TOWN OF SILT, PROOF OF PUBLIC NOTICE AND CERTIFICATE OF MAILING

Project: The Bank /101 N. 7th St.

I HEREBY AFFIRM THAT Public Notice requirements of the Silt Municipal Code have been met for the Public Hearing before the Silt Planning & Zoning Commission/Board of Trustees to be held on _____, 200__.

In addition, I hereby affirm that on _____ day of _____, 200__, I mailed first class, certified return receipt, a true copy of the attached Public Notice by placing the same postage prepaid in the United States Mail at _____, Colorado, addressed to those property owners on the attached list.

Attached are:

1. Certificate(s) of Mailing (green cards and return receipts)
2. Proof of publication from a newspaper of general circulation within the Town showing that prior to the meeting, the Public Notice was advertised as required per Silt Municipal Code.
3. List of names and mailing addresses of all surrounding property owners within 200 feet of subject property.

Richard Collins
Name of Applicant (printed)

Richard Collins 7.31.23
Signature of Applicant Date

County of COLORADO
State of PITKIN

ss.

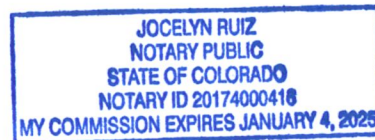
Sworn to and subscribed before me this 31ST day of July, 2023.
(fill in day) (fill in month) (fill in year)

By Richard Collins
Name (printed)

Witness my hand and official seal.

[Signature]
Notary Public

My Commission Expires: January 04 2025



Property Owner Affidavit

I/We, Richard Collins BANK LLC, being first duly sworn, depose and state under penalties of perjury that I am (we are) the owner(s) of the property described herein and which is the subject of the application and proposed hearings; that all answers provided to the questions in this application, and all sketches, data and all other supplementary matter attached hereto and made part of this application are honest and true to the best of my (our) knowledge and belief. I (we) understand that this application must be complete and accurate prior to a hearing being scheduled. I (we) authorize Town staff to visit the site as necessary for proper review of this application.

(If there are special conditions such as guard dogs, locked gates, restricted hours, etc., please give the name and phone number of the person(s) who can provide access to the site)

Richard Collins BANK LLC
Name (printed)

100 Williams Ranch Dr
Aspen, CO 81611
Address

970 948 6609
Phone

[Signature]
Fax
Signature

Name (printed)

Address

Phone

Fax

Signature

DRIVERS LICENSE - COLORADO
Type of Identification

County of PITKIN

State of COLORADO

Sworn to and subscribed before me this 28th day of July, 2023
(fill in day) (fill in month) (fill in year)

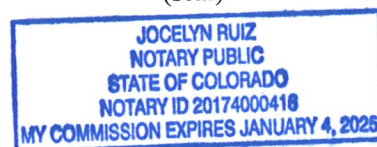
By RICHARD COLLINS
(name printed)

Witness my hand and official seal.

[Signature]
Notary Public

My Commission expires: JANUARY 04, 2025

(seal)



LAND USE APPLICATION FEES

Application	Fee	Deposit	SMC Section
Annexation	\$1,200	\$400	16.13.040
Annexation & Development Agreement amendment	\$400	\$400	16.13.130
Boundary Adjustment/Lot Line	\$100	\$0	16.04.907
Condominiumization	See Major	Subdivision	16.05.110
Easement Agreement and Amendments	\$500	\$500	2.44.110
Intergovernmental Agreement and Amendments	\$500	\$500	2.44.100
Major Subdivision-Sketch Plan	\$500	\$500	16.04.120
Major Subdivision-Preliminary Plan	\$800	\$800	16.04.180
Major Subdivision-Final Plan	\$500	\$500	16.04.270
Sign Exception	\$70	\$0	
Fence Exception	\$70	\$0	
Replat or Re-subdivision	\$500	\$0	16.04.945
Site Plan Review- Commercial/Multi-Family	\$500	\$0	17.42.030
Special Use Permit	\$250	\$0	17.78.040
Minor Subdivision-Sketch/Final	\$500	\$500	16.04.906
Subdivision Improvement Agreement Amendment	\$400	\$400	16.04.315
Vacation of Right of Way	\$400	\$400	2.44.120
Zoning Variance	\$250	\$0	17.84.080
Zoning or Rezoning	\$500	\$100	16.12.410

**Deposits must be included with application submittal. The deposit is used as security for department staff and consultant time to review the project application. Applicant shall also pay for fees and charges incurred by the town, such as legal fees, planning fees, engineering fees, and filing or recording fees, plus an administrative fee of 15% of the total consultant charges.*

ATTACHMENTS/EXHIBITS MUST BE COMPLETE FOR SUBMITTAL.

Incomplete applications **will not** be reviewed until deemed complete.

Checklist below for Office use only.

- 1] ☐ A legal description of the property.
- 2] ☐ Evidence of legal ownership. May be a deed, title commitment, title insurance policy, or attorney's opinion of ownership.
- 3] ☐ Letter of consent. Required if the Applicant is not the property owner.
- 4] ☐ List of property owners within 200 feet. Call Garfield County Assessor's Office at 970/ 945-9134 for information.
- 5] ☐ Impact statement (description of how the proposed land use complies with the Town of Silt Municipal Code and Comprehensive Plan).
- 6] ☐ A copy of the completed application in electronic format (Microsoft Word).
- 7] ☐ A diskette, compatible with the Town of Silt GIS system, must be submitted before final recording of land use action. Mylars will not be signed prior to submittal of GIS disk. (For GIS information, call the Community Development Department, (970)876-2353.) Please do not print Final Plat Mylars until you receive approval by Town staff.

Town of Silt Community Development

231 N. 7th Street, Silt Colorado 81652; (970)876-2353 ext. 108



LAND USE ACTIVITY IMPACT STATEMENT

Name of Applicant: Bank LLC Date: 6/30/2023

Location of Property: 101 N. 7th St. Silt, CO 81652

Land Use Request: Demo & Rebuilding of the "Bank" building with additional floor area to service the site's needs

Please answer the following questions to the best of your ability. Attach additional pages as needed.

1. Is your request compatible with the Silt Municipal Code? ☒ Yes ☐ No

2. Is your request compatible with the Silt Comprehensive Plan? ☒ Yes ☐ No

If not, how is your request useful to the Town of Silt?

3. Explain how your request is compatible with the immediate area surrounding the site.

The property is zoned for a Commercial B1 use, and we have spoke to many, and this area is deeply in need of dining options to help bring life back into this portion of the street and the surrounding area. This area has other commercial spaces, but the build will compliment the others vs compete.

4. How is your request desirable for the Town of Silt?

This project is located in the "Downtown" zone of the Comprehensive Plan/Future Land Use (right on Main Street), and will not only make use of a property where a structure that is dangerous and an eyesore in it's state will be rebuilt, but the new structure will attempt to keep the same size and feel of the old from the street and create new life and business at this portion of the street.

5. Detail any real or possible environmental, town service, or other impacts your request may have.

Due to trying to keep as much of the same scale of the existing bank structure we we be building a new foundation with a basement (floor area to go underground) and we will be impacting a portion of the sidewalk during construction; however, the plan is to have it go back to the original design by the town when finished.

6. Are there or have there ever been any landfills on any part of the property included in your request? Yes No

7. Please mark all the concerns or impacts listed below which apply to your request and give a brief statement about how you have addressed them.

- a. traffic -Services will be temporarily altered during build, per
- b. X town services (water, sewer, etc.) Civil Egr.
- c. X signage -A new sign will be proposed for building's use
- d. open space
- e. schools
- f. emergency services (police, fire, medical)
- g. X other utilities (electrical, etc.) -Some utilities will be relocated or buried per Civil Egr.
- h. X other (pollution, etc.) -Sidewalk, which will be described in a CMP

Please list any other items or information which you feel would be of help in assessing your application.

Authorized Representative

I/We further permit Ryan Doremus / Thunderbowl Architecture to act as my/our representative in any manner regarding this application, to answer any questions and to represent me/us at any meeting(s) and public hearing(s) which may be held on this application.

NOTE: All correspondence will be sent to the authorized representative. It will be the representative's responsibility to keep the owner(s) adequately informed as to the status of the application.

Ryan Doremus / Thunderbowl Architecture

Name (printed)

300 S. Spring St., Aspen CO 81611

Address

970-274-1421

Phone

Fax

Signature

COLORADO DRIVERS LICENSE
Type of Identification

County of Garfield

State of Colorado

ss.

Sworn to and subscribed before me this 31th day of July, 2023.
(fill in day) (fill in month) (fill in year)

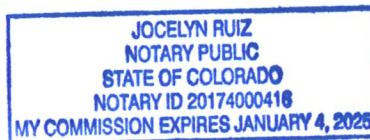
By Richard Collins
(name printed)

Witness my hand and official seal.

Notary Public

My Commission expires:

January 04, 2025



Below is an **example** of a Public Notice to be submitted to the newspaper and sent by certified, return receipt mail to property owners within 200 feet. The minimum public notice requirements are as follows:

Variances:	No less than 7 days prior to public hearing
All applications regarding a Planned Unit Development:	No less than 15 days prior to public hearing
Special Use:	No less than 15 days prior to hearing
Subdivision Exemption:	No less than 7 days prior to public hearing
Preliminary Plan:	No less than 7 days prior to public hearing
Comp Plan Amendment, Sketch Plan, Zoning, Rezone, Final Plan:	No less than 15 day prior to public hearing

Public Notices shall be published once per week, in a newspaper of general circulation, no less than the number of days as listed above. Public Notices to adjoining property owners shall be sent certified, return receipt and post-

Public Notice

You are hereby notified that the Town of Silt Planning & Zoning Commission/Board of Trustees will conduct a Public Hearing to consider the following application. The Public Hearing will be held on _____, 200__ at 7:00p.m. in Council Chambers at Silt Town Hall, 231 N. 7th Street.

Applicant:

Application Request:

Legal Description: (brief legal description is sufficient)

Common Description: (street address or general location)

For more information, contact the Town of Silt Community Development Department; PO Box 70, 231 N. 7th Street or call 970/876-2353. Please provide the name of the applicant and other notice information when asking department staff about this notice.

Authorized Representative

I/We further permit Ryan Doremus / Thunderbowl Architecture to act as my/our representative in any manner regarding this application, to answer any questions and to represent me/us at any meeting(s) and public hearing(s) which may be held on this application.

NOTE: All correspondence will be sent to the authorized representative. It will be the representative's responsibility to keep the owner(s) adequately informed as to the status of the application.

Ryan Doremus / Thunderbowl Architecture

Name (printed)

300 S. Spring St., Aspen CO 81611

Address

970-274-1421

Phone

Fax

Signature

COLORADO DRIVERS LICENSE
Type of Identification

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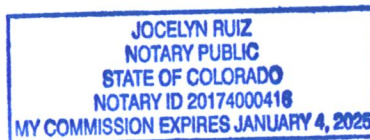
By Richard Collins
(name printed)

Witness my hand and official seal.

Notary Public

My Commission expires:

January 04, 2025



Garfield County, CO

Summary

Account	R350492
Parcel	217910214009
Property	101 N 7TH ST, SILT, CO 81652
Address	
Legal	Section: 10 Township: 6 Range: 92 Subdivision: ORIGINAL TWNSTE SILT Block:
Description	17 Lot: 19 AND:- Lot: 20 5250 SQ FT
Acres	0
Land SqFt	5,250
Tax Area	35
Mill Levy	75.3100
Subdivision	ORIGINAL TWNSTE SILT



[View Map](#)

Owner

[BANK LLC](#)
100 WILLIAMS RANCH DRIVE
ASPEN CO 81611

Land

Unit Type	MERCHANDISING-LAND - 2112 (COMMERCIAL PROPERTY)
Square Feet	5,250

Buildings

Building #	1
Units	1
Building Type	MERCHANDSNG
Abstract Codes / (Property Type)	MERCHANDISING-IMPROVEMENT-2212 (COMMERCIAL PROPERTY)
Architectural Style	RETAIL
Stories	1
Frame	MASONARY
Actual Year Built	1912
Gross Living Area	1,000
Total Heated SqFt	1,000
Bedrooms	0
Baths	1
Heating Fuel	GAS
Heating Type	FORCED AIR
Air Conditioning	NONE
Roof Type	FLAT
Roof Cover	BUILT-UP

Actual Values

Assessed Year	2023	2022	2021
Land Actual	\$84,000.00	\$63,000.00	\$63,000.00
Improvement Actual	\$56,160.00	\$49,890.00	\$49,890.00
Total Actual	\$140,160.00	\$112,890.00	\$112,890.00

Assessed Values

Assessed Year	2023	2022	2021
Land Assessed	\$24,360.00	\$18,270.00	\$18,270.00
Improvement Assessed	\$16,290.00	\$14,470.00	\$14,470.00
Total Assessed	\$40,650.00	\$32,740.00	\$32,740.00

Tax History

Tax Year	2022	2021	2020	2019
Taxes Billed	\$2,465.64	\$2,738.88	\$2,415.60	\$2,292.24

[Click here to view the tax information for this parcel on the Garfield County Treasurer's website.](#)

Transfers

Sale Date	Deed Type	Reception Number	Book - Page	Sale Price
3/19/2021	BARGAIN AND SALE DEED	952761		\$0
9/16/2019	WARRANTY DEED	925530		\$110,000
1/27/2013	SPECIAL WARRANTY DEED	830608		\$0
10/20/1986	QUIT CLAIM DEED	375554	0697-0396	\$0
9/18/1984	WARRANTY DEED	355782	0656-0926	\$0
7/30/1984	DEATH CERTIFICATE	355781	0656-0925	\$0
3/6/1968	WARRANTY DEED	240499	0393-0161	\$0

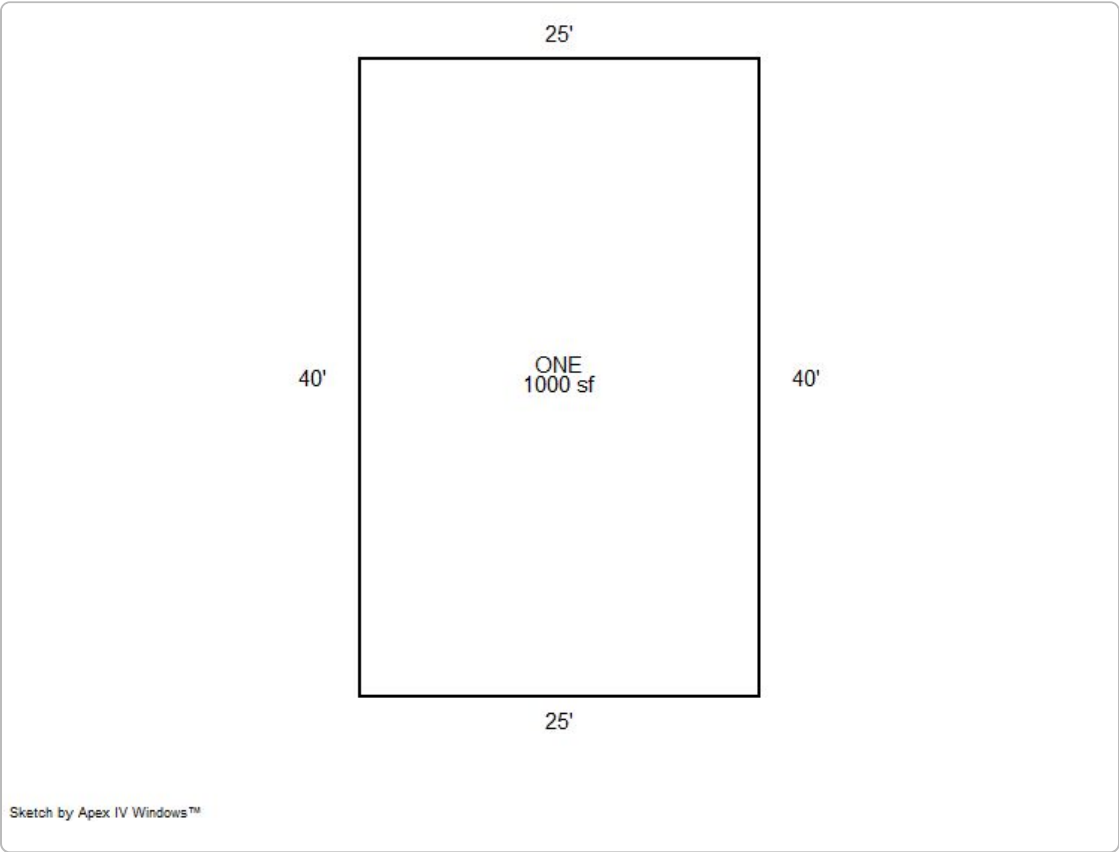
Property Related Public Documents

[Click here to view Property Related Public Documents](#)

Photos



Sketches



The Garfield County Assessor's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied are provided for the data herein, its use or interpretation. Data is subject to constant change and its accuracy and completeness cannot be guaranteed.
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Garfield County, CO

Property Results

22 Results

☐ Show Property Photos

Account Number ↕	Owner ↕	Property Address ↕	City ↕	Map
 R043689	 WIGHT, DOUGLAS J	690 FRONT ST	SILT	Map
 R082658	 BUCK CANYON RANCH, LLC	710 MAIN ST	SILT	Map
 R082822	 GARFIELD COUNTY PUBLIC LIBRARY DISTRICT	0	SILT	Map
 R082824	 SILT, TOWN OF	0	SILT	Map
 R350001	 INTERNATIONAL CHURCH OF THE FOURSQUARE G	0 S 7TH ST	SILT	Map
 R350005	 MEKIS, ZACKERY DWAYNE & STARBUCK MEKIS,	601 HOME AVE	SILT	Map
 R350033	 MILLER, SOPHIA	621 HOME AVE	SILT	Map
 R350039	 SCHLEIN, MARTIN I & ELLISON, SUSAN J	602 MAIN ST	SILT	Map
 R350046	 CHENOWETH, JOHN JAMES & KIMBERLIE	632 MAIN ST	SILT	Map
 R350054	 RICHARDS, TIMOTHY E & LINDA M	631 HOME AVE	SILT	Map
 R350099	 COLORADO RIVER FIRE PROTECTION DISTRICT	0	SILT	Map
 R350193	 COLORADO RIVER FIRE PROTECTION DISTRICT	120 S 6TH ST	SILT	Map
 R350254	 STRONG, KENT A & KATHY LYNN	610 MAIN ST	SILT	Map
 R350273	 REED, FRED ANDREW	611 HOME AVE	SILT	Map
 R350369	 ROMERO MAYO, ELEUTERIO & RODRIGUEZ, MARB	0	SILT	Map
 R350370	 RICHARDS, TIMOTHY E & LINDA M	0 HOME AVE	SILT	Map
 R350492	 BANK LLC	101 N 7TH ST	SILT	Map
 R350493	 COLORADO RIVER FIRE PROTECTION DISTRICT	611 MAIN ST	SILT	Map
 R350502	 COLORADO RIVER FIRE PROTECTION DISTRICT	0 MAIN ST	SILT	Map
 R350626	 SILT, TOWN OF, HOUSING AUTHORITY	701 HOME AVE	SILT	Map
 R350662	 INTERNATIONAL CHURCH OF THE FOURSQUARE G	701 MAIN ST	SILT	Map
 R350712	 MONROY, ERICK	0	SILT	Map

The Garfield County Assessor's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied are provided for the data herein, its use or interpretation. Data is subject to constant change and its accuracy and completeness cannot be guaranteed.
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[Last Data Upload: 8/1/2023, 12:08:27 AM](#)

Contact Us



BANK LLC
100 WILLIAMS RANCH DRIVE
ASPEN CO 81611

BUCK CANYON RANCH, LLC
PO BOX 710
BASALT CO 81621

CHENOWETH, JOHN JAMES & KIMBERL
6411 COUNTY ROAD 214
NEW CASTLE CO 81647-9786

COLORADO RIVER FIRE PROTECTION I
1850 RAILROAD AVENUE
RIFLE CO 81650

GARFIELD COUNTY PUBLIC LIBRARY DIS
796 MEGAN AVENUE
RIFLE CO 81650

INTERNATIONAL CHURCH OF THE FOU
PO BOX 26902
LOS ANGELES CA 90026

MEKIS, ZACKERY DWAYNE & STARBUC
601 HOME AVENUE
SILT CO 81652

MILLER, SOPHIA
621 HOME AVENUE
SILT CO 81652

MONROY, ERICK
260 DOGWOOD DRIVE
SILT CO 81652

REED, FRED ANDREW
611 HOME AVE
SILT CO 81652

RICHARDS, TIMOTHY E & LINDA M
631 HOME AVENUE
SILT CO 81652

ROMERO MAYO, ELEUTERIO & RODRIG
1443 DOGWOOD DRIVE
RIFLE CO 81650

SCHLEIN, MARTIN I & ELLISON, SUSAN
4474 COUNTY ROAD 100
CARBONDALE CO 816238809

SILT, TOWN OF, HOUSING AUTHORITY
PO BOX 70
SILT CO 81652

SILT, TOWN OF
PO BOX 70
SILT CO 81652

STRONG, KENT A & KATHY LYNN
PO BOX 210
SILT CO 816520210

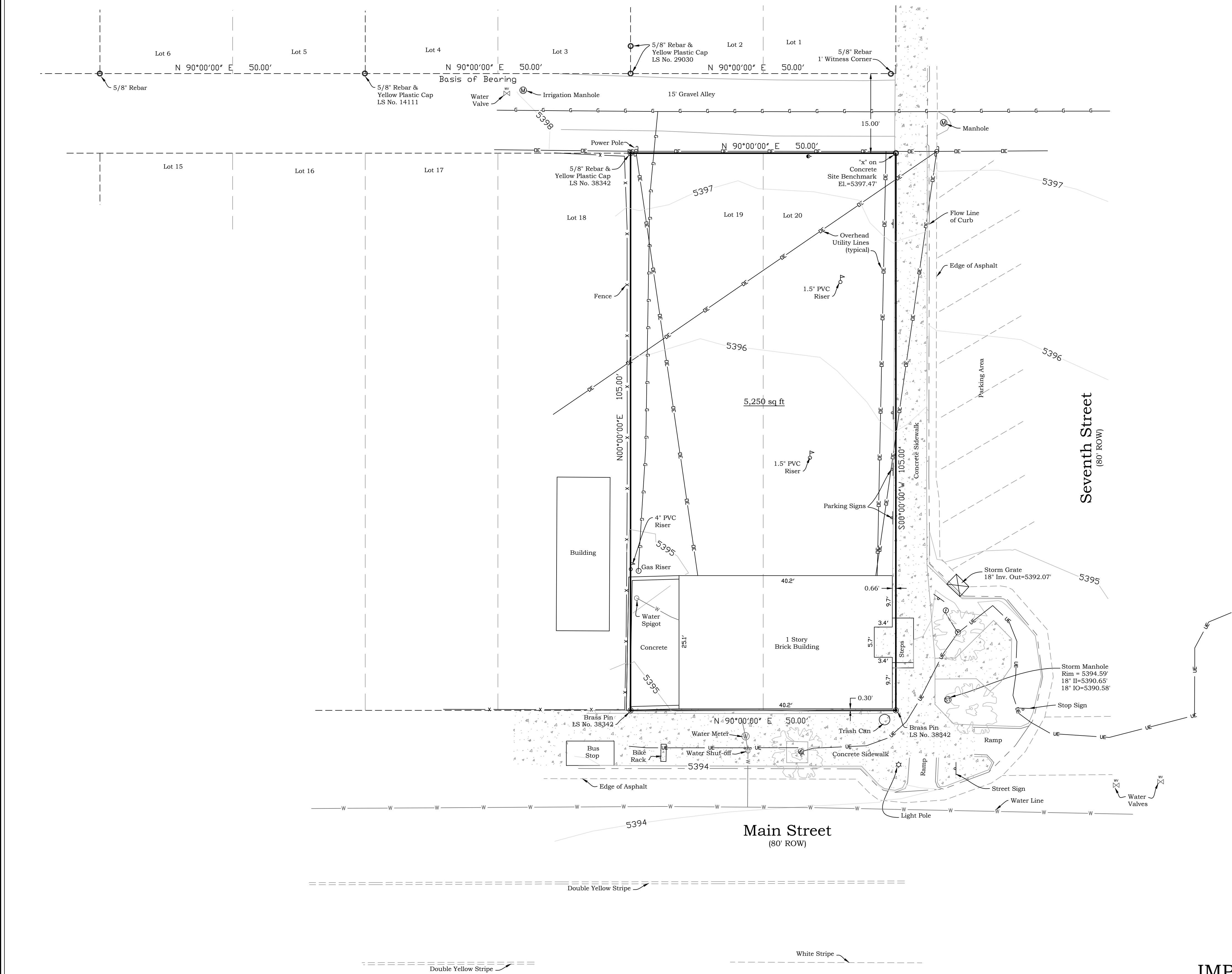
WIGHT, DOUGLAS J
PO BOX 453
SILT CO 81652

ParcelId	OwnerName	OwnerAddress1
R350712	MONROY, ERICK	260 DOGWOOD DRIVE
R043689	WIGHT, DOUGLAS J	PO BOX 453
R350193	COLORADO RIVER FIRE PROTECTION DISTRICT	1850 RAILROAD AVENUE
R350099	COLORADO RIVER FIRE PROTECTION DISTRICT	1850 RAILROAD AVENUE
R350001	INTERNATIONAL CHURCH OF THE FOURSQUARE G	PO BOX 26902
R350662	INTERNATIONAL CHURCH OF THE FOURSQUARE G	PO BOX 26902
R350502	COLORADO RIVER FIRE PROTECTION DISTRICT	1850 RAILROAD AVENUE
R350493	COLORADO RIVER FIRE PROTECTION DISTRICT	1850 RAILROAD AVENUE
R350492	BANK LLC	100 WILLIAMS RANCH DRIVE
R350046	CHENOWETH, JOHN JAMES & KIMBERLIE	6411 COUNTY ROAD 214
R350254	STRONG, KENT A & KATHY LYNN	PO BOX 210
R350039	SCHLEIN, MARTIN I & ELLISON, SUSAN J	4474 COUNTY ROAD 100
R350369	ROMERO MAYO, ELEUTERIO & RODRIGUEZ, MARB	1443 DOGWOOD DRIVE
R350370	RICHARDS, TIMOTHY E & LINDA M	631 HOME AVENUE
R350054	RICHARDS, TIMOTHY E & LINDA M	631 HOME AVENUE
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R082824	SILT, TOWN OF	PO BOX 70
R082658	BUCK CANYON RANCH, LLC	PO BOX 710
R350626	SILT, TOWN OF, HOUSING AUTHORITY	PO BOX 70

OwnerAddress2	OwnerAddress3	OwnerCityStZip	Country
		SILT CO 81652	
		SILT CO 81652	
		RIFLE CO 81650	
		RIFLE CO 81650	
		LOS ANGELES CA 90026	
		LOS ANGELES CA 90026	
		RIFLE CO 81650	
		RIFLE CO 81650	
		ASPEN CO 81611	
		NEW CASTLE CO 81647-9786	
		SILT CO 816520210	
		CARBONDALE CO 816238809	
		RIFLE CO 81650	
		SILT CO 81652	
		SILT CO 81652	
		SILT CO 81652	
		SILT CO 81652	
		SILT CO 81652	
		RIFLE CO 81650	
		SILT CO 81652	
		BASALT CO 81621	
		SILT CO 81652	

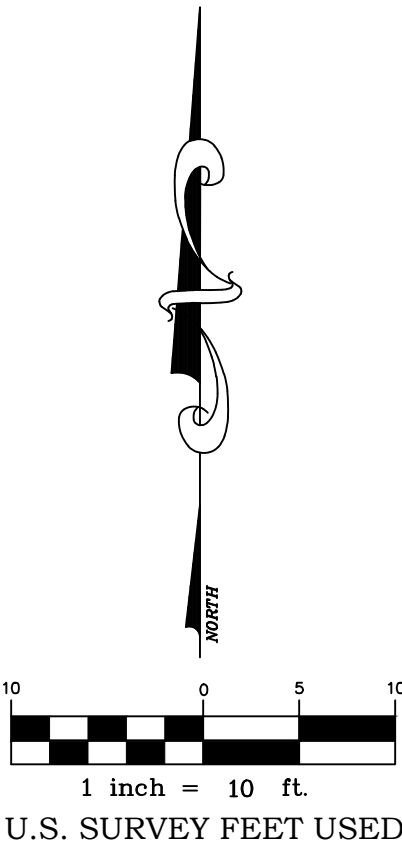
IMPROVEMENT SURVEY WITH TOPOGRAPHY

LOTS 19 AND 20, BLOCK 17, ORIGINAL TOWNSITE OF SILT
COUNTY OF GARFIELD, STATE OF COLORADO
101 N. 7TH STREET, SILT, CO



LEGEND

- Set Monument
- Found Monument
- Water Valve
- PVC Riser
- Manhole
- Power Pole
- Guy Wire
- Light Pole
- Electric Box/ Outlet
- Deciduous Tree
- Fence
- Overhead Utility Line
- Underground Electric Line
- Underground Gas Line
- Underground Water Line



PROPERTY DESCRIPTION

LOTS 19 AND 20, BLOCK 17, ORIGINAL TOWNSITE OF SILT
COUNTY OF GARFIELD
STATE OF COLORADO

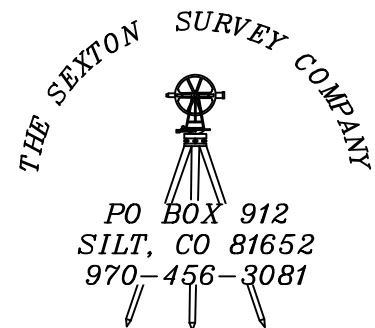
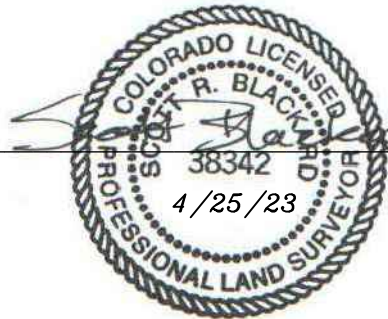
NOTES:

- 1.) THE DATE OF THE FIELD SURVEY WAS APRIL 24, 2023.
- 2.) THIS DOES NOT REPRESENT A TITLE SEARCH BY THIS FIRM OR SURVEYOR.
- 3.) CONTOUR INTERVAL IS ONE FOOT.
- 4.) ELEVATIONS ARE BASED ON AN ASSUMED ELEVATION OF 5397.47' ON THE NORTHEAST PROPERTY CORNER OF SAID LOT 20, AN "X" IN THE CONCRETE AS SHOWN HEREON.
- 5.) ALL BEARINGS ARE RELATIVE TO A BEARING OF N90°00'00"E BETWEEN THE SOUTHWEST CORNER OF LOT 6, A NO. 5 REBAR IN PLACE AND THE SOUTHEAST CORNER OF LOT 1, NO. 5 REBAR (1' WITNESS CORNER IN PLACE AS SHOWN HEREON.

SURVEYOR'S CERTIFICATE

I, SCOTT R. BLACKARD, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED BY ME AND UNDER MY SUPERVISION FROM A SURVEY MADE BY ME AND UNDER MY SUPERVISION AND THAT THIS SURVEY IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

SCOTT R. BLACKARD L.S. 38342
sblackard11@gmail.com



IMPROVEMENT SURVEY WITH TOPOGRAPHY

LOTS 19 AND 20, BLOCK 17, ORIGINAL TOWNSITE OF SILT
COUNTY OF GARFIELD, STATE OF COLORADO
101 N. 7TH STREET, SILT, CO

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED SUCH DEFECT. IN NO EVENT, MAY AN ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

JOB NO: 19044
EXC
DATE: 4/25/23
DWG BY: SRB
REV:

GENERAL NOTES

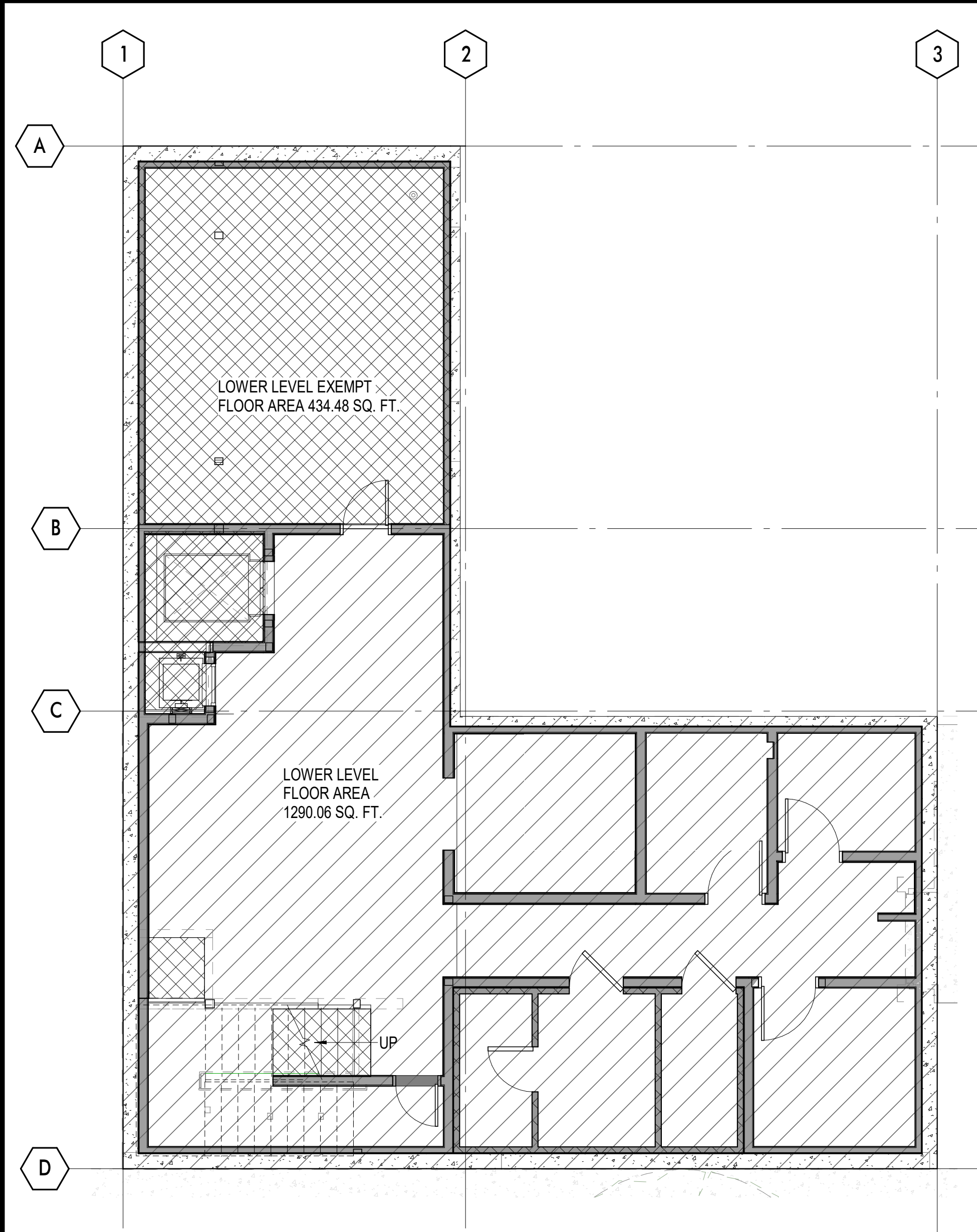
1. The work included under this contract consists of all labor, materials, transportation, tools and equipment necessary for the construction of the project leaving all work ready for use.
2. The construction documents are the property of Thunderbowl Architects LLC and its Consultants and are to be used as instruments of service for construction of this project only. Use for any other purpose, without authorization, is not allowed.
3. The plans indicate the general extent of new construction necessary for the work, but are not intended to be all-inclusive. All demolition and all new work necessary to allow for a finished job in accordance with the intention of the drawing is included regardless of whether shown on the drawings or mentioned in the notes.
4. Any errors, omissions or conflicts found in the various parts of the construction documents shall be brought to the attention of the Architect and the Owner for clarification before proceeding with the work.
5. The General Contractor shall maintain a current and complete set of the construction documents on the job site during all phases of construction for use of all the trades and shall provide all the subcontractors with current and complete construction documents as required including specifications and architectural supplementary instructions.
6. The General Contractor shall verify and assume responsibility for all dimensions and site conditions. The General Contractor shall inspect the existing premises and take note of existing conditions prior to submitting prices. No claim shall be allowed for difficulties encountered which could have reasonably been inferred from such an examination.
7. Written dimensions take precedence. Do not scale drawings.
8. See SYMBOLS area of this sheet for dimension standards.
9. All dimensions noted "verify" and "V.I.F." are to be checked by Contractor prior to construction. Immediately report any variances to the Architect for resolution, then coordinate resolution w/ all work of all trades.
10. Coordinate all work with existing conditions, including but not limited to: irrigation pipes, electrical conduit, water lines, gas lines, drainage lines, etc. Notify Architect immediately of any conflicts.
11. Provide adequate temporary support as necessary to assure the structural value or integrity of the building.
12. Protect all existing building and site conditions to remain, including walls, cabinets, finishes, trees and shrubs, paving, etc.
13. Details shown are typical. Similar details apply in similar conditions.
14. Verify all architectural details with structural, civil, landscape and design/build drawings before ordering or installation of any work.
15. All changes in floor materials occur at centerline of door or framed opening unless otherwise indicated on the drawings.
16. Install all fixtures, equipment and materials per manufacturer's recommendations.
17. Verify clearances for flues, vents, chases, soffits, fixtures, etc. before any construction, ordering of, or installation of any items of work.
18. Sealant, caulking and flashing, etc. locations shown on drawings are not intended to be inclusive. Follow manufacturer's installation recommendations and standard industry and building practices.
19. The General Contractor shall remove all rubbish and waste materials of all subcontractors and trades on a regular basis, and shall exercise a strict control over job cleaning to prevent any direct debris or dust from affecting, in any way, finished areas in or outside job site.
20. Contractor shall leave premises and all affected areas clean and orderly, ready for occupancy. This includes cleaning of all glass (inside and outside) and frames, both new and existing.
21. Any survey monuments within the area of construction shall be preserved or reset by a registered civil engineer or a licensed land surveyor.
22. Verify all finish materials with the Architect and the Owner prior to installation. On site mock-ups of building assemblies, finish assemblies, paint and/or stain samples, etc. may be required for approval.
23. Contractor to coordinate utilities shown on architectural drawings with electrical, plumbing, mechanical, and any other consultant drawings. Contractor to coordinate all the trades.
24. Structural observation shall be required by the Engineer for structural conformance to the approved plans.
25. It is the General Contractor's responsibility to obtain inspections and special inspections as necessary.
26. All construction to provide a waterproof, weather tight building. Contractor should flash and caulk as necessary to achieve this requirement.

DRAWING NOTES

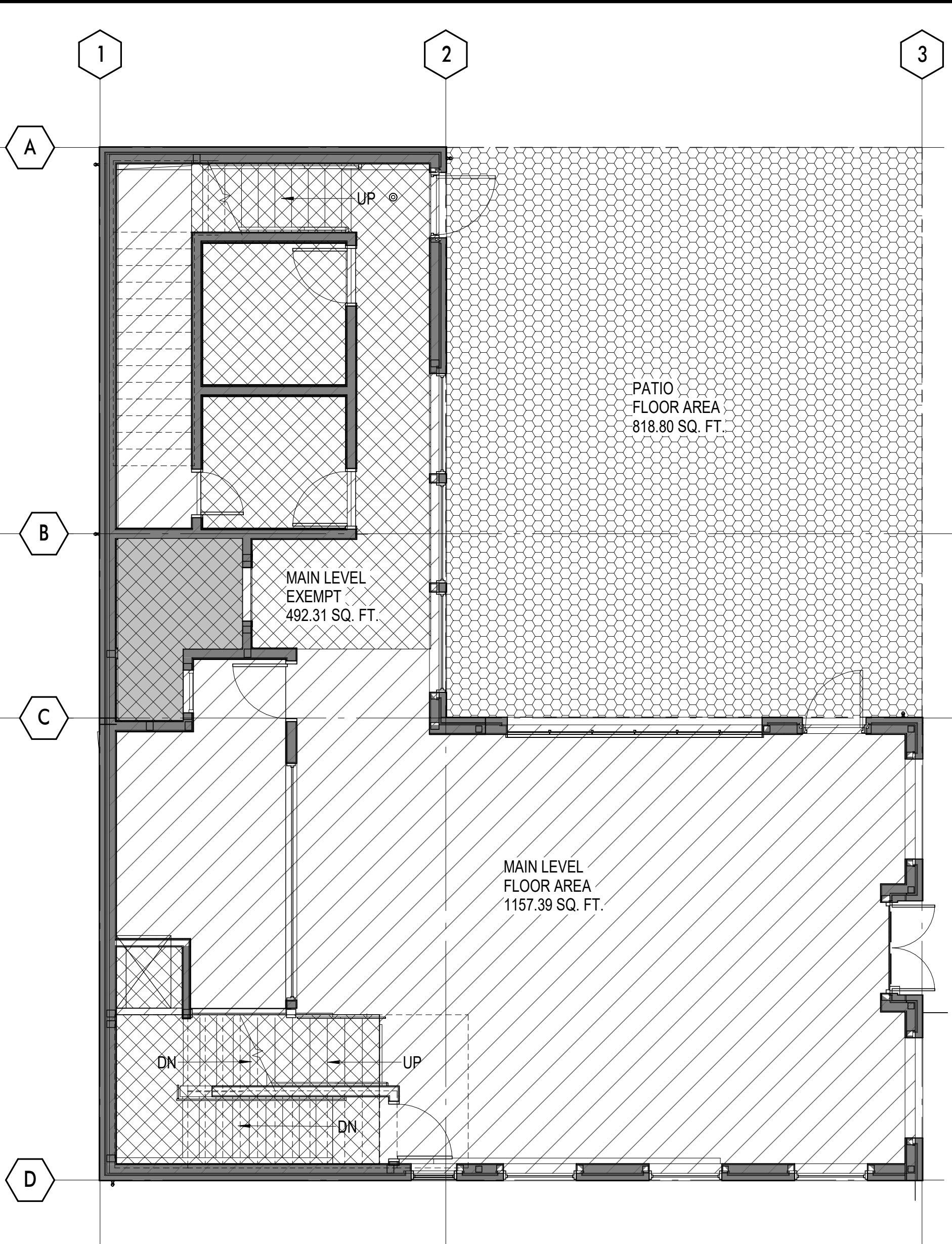
- FLOOR PLAN**
1. All walls with shear plywood shall have a continuous flush finish. Furr walls or continue plywood to maintain the required flush finish.
2. Offset studs where required so that finish wall surfaces will be flush.
3. Provide blocking for all artwork, towel bars, and tissue holders, typical.
4. Provide water resistant gypsum board behind all plumbing fixtures, under and around tub and shower enclosures to a height of 70" minimum above the drain inlet, or approved backer board under tile.
5. Finish materials for all baths, showers, walls at shower enclosures shall have a smooth, hard, non-absorbant surface such as tiles/ceramic tiles, portland cement, or eq.
- REFLECTED CEILING PLAN**
1. Verify in field all existing dimensions.
2. See interior design drawings for exact locations and specifications for sconces, pendants, and all other decorative fixtures.
- ELEVATION / SECTION**
1. Verify framing heights for all windows and doors with selected manufacturers rough opening specifications.
2. Contractor shall verify all exterior materials, finishes, and colors with the owner and the architect prior to installation or application.
3. If provided, see enlarged wall sections for typical exterior assemblies.

VICINITY MAP

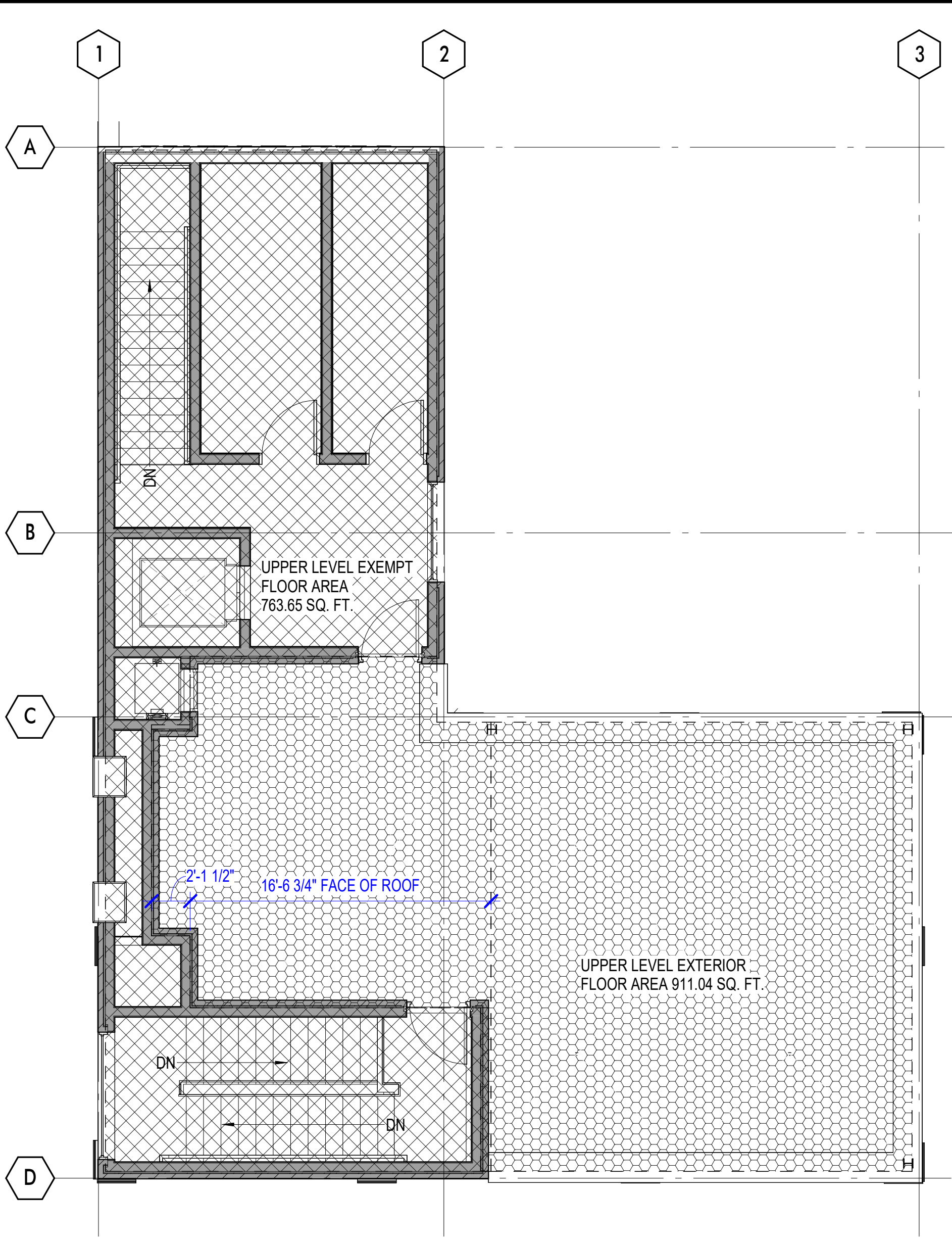




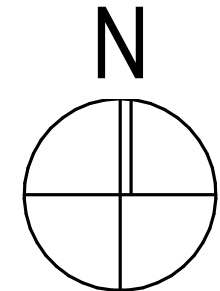
1
Z-002
LOWER LEVEL FLOOR AREA
3/16" = 1'-0"



2
Z-002
MAIN LEVEL FLOOR AREA
3/16" = 1'-0"



3
Z-002
UPPER LEVEL FLOOR AREA
3/16" = 1'-0"



17.08.122 - Commercial gross floor area.
"Commercial gross floor area" means the sum of the horizontal area within or outside a structure, intended expressly for the operation of a business and incorporating all those appurtenant facilities, such as entryways, patios, and decks, that are used by employees, customers, delivery personnel, and the public, and as measured as described in the building code adopted by the town. **Such commercial gross floor area shall not include areas specifically designed and used for mechanical equipment to operate the building, stairways, elevators, common hallways, common lobbies, common restrooms, areas designed and used for parking, areas designed and used as storage which do not have direct access to an individual office or retail store, not to exceed five percent of the total proposed net floor area for office and not to exceed eight percent of the total proposed net floor area for retail, with regards to parking requirements.**

(Ord. No. 1-2015, 1, 4-27-2015)

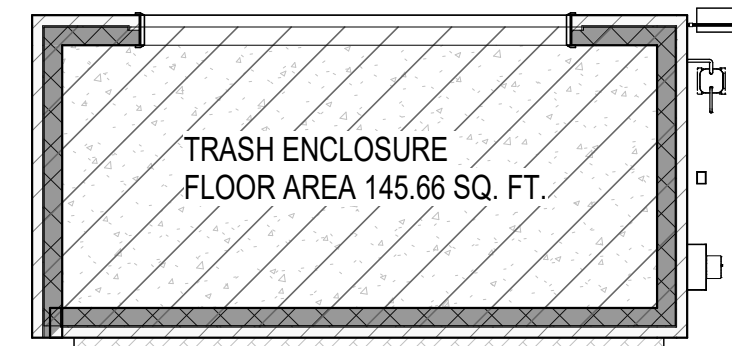
17.42.070 - Use limitations.
All new commercial and multifamily (three or more dwelling units within a building or upon one lot) development occurring within the town, whether constructed at one time or in phases, shall be done in strict accordance with all requirements established by the town, including, but not limited to, these standards:

- A. Maximum lot coverage for all buildings on a lot, including above grade parking structures, shall not exceed 80 percent;
B. Streets shall be constructed in conformance with the town's design standards within Title 16 of this code relative to type and location, and subject to town's review and approval. All streets shall be identified on the site plan as local streets, collector streets, sub-arterial streets, or arterial streets for the purposes of establishing street and sidewalk (trail) parameters, appropriate setbacks, screening requirements, signage, etc.
C. Notwithstanding those building setbacks related to commercial and multifamily zone districts in this code, residential multifamily structures shall adhere to the following:
1. Street yard setback from property line to structure—20 feet;
2. Front yard setback from property line to structure—20 feet;
3. Right-of-way or parkland setback from property line to structure—20 feet;
4. Side yard setback from property line to structure—ten feet;
5. Rear yard setback from property line to structure—20 feet.
D. Underground Setbacks from Property Line to Structure. All underground parking or other structures related to underground parking shall have a minimum 15-foot setback from property line to structure.
E. Utility and Access Easements. In order to ensure that adequate space is reserved for the installation and maintenance of all utility services and public sidewalks, utility and pedestrian access easements of no less than 15 feet in width shall be provided within all yards that abut a street right-of-way, unless:
1. The required yard abuts a local street, as defined in this code, that has adequate area within the street right-of-way to accommodate all utilities and public sidewalks;
2. Provision for a utility and pedestrian access easement at least 15 feet in width, or a width as determined by the town that accomplishes the same purpose has been otherwise established; or
3. Said utility and pedestrian access easements are already located on private property, parallel to, and abutting the street right-of-way line and fully extend across each property in order to create a contiguous utility easement along the entire length of the street right-of-way.
F. Public Sidewalks and Pathways. All site plans shall graphically demonstrate consistency with the provisions of the comprehensive plan relative to public pathways or indicate in writing why the development site should not be obligated to provide such pathways. Additionally, the following provisions apply:
1. Public Sidewalks. Applicant shall provide public concrete sidewalks in conformance with town standards in Title 16 of this code, and such construction of sidewalks shall be in conjunction with any street construction, including improvements to existing streets. Public sidewalks shall be located within street rights-of-way or within utility and pedestrian access easements as required herein. Installation of public sidewalks on private property otherwise may be permitted, provided the necessary public access easements are secured and subject to the approval of the town. Generally, concrete sidewalks shall be six feet wide on residential properties and ten feet wide on B-1, B-2 and B-3 commercial properties, unless the town determines another width is more desirable. Further, the town, in its sole discretion, shall determine if a sidewalk or a pathway is more desirable for B-industrial zoned properties.
2. Public Pathway. Applicant shall install public pathways suitable for joint pedestrian and bicycle use as determined by the town. At a minimum, any development in proximity to (within 100 feet of) the Colorado River shall not access to and around the existing river channel via public pathways suitable for joint pedestrian and bicycle use.

(Ord. 18-01, 1 (part))
(Ord. No. 2-2013, 1, 2-11-2013)

- 17.42.080 - Commercial building specifications.**
A. An applicant for commercial development in a commercial PUD, B-1, B-2 or B-3 zone district shall select building materials and shall design structures in order to achieve and maintain high architectural standards by avoiding boxy monotonous industrial appearances. An applicant can achieve this effect by adding thoughtful architectural elements into each building that may include some or all of the following:
1. Varying and/or intersecting rooflines;
2. Dormers, porches, cantilevers, covered walkways;
3. Architectural stone work or stucco; or
4. Trim detail around lighting, windows, doors, soffit and fascia.
B. An applicant for commercial development in a commercial PUD, B-1, B-2 and B-3 zone district shall provide exterior treatments as follows:
1. Applicants who propose building bays wider than 60 feet shall include such architectural features as columns, ribs, pilasters or the like;
2. An applicant shall avoid building facades that have blank, uninterrupted lengths of more than 60 feet without containing at least two of the following: change in plane, change in texture or masonry pattern, large windows, columns, ribs, pilasters or the like;
3. An applicant shall include consistent architectural materials and design characteristics on all sides of a proposed building, and may not use inferior or substandard quality materials for side or rear facades;
4. An applicant utilizing lower exterior wainscoting shall conform to the following:
a. Integrally textured materials such as stone or other masonry;
b. Various textured material combinations such as stone/wood, stone/stucco, wood/stucco, brick/wood or any such combination;
c. Integrally colored and patterned materials such as smooth rock, granite or tiles;
d. Various colored and/or patterned materials such as mullions, panels or planters; and
e. Design patterns such as ledges, headers, parapets or other wall variations.
5. An applicant utilizing exterior facade treatments on or near the top of the building must be recognizable from any street, parking lot or open space and consist of one of the following:
a. Cornice treatments, other than just colored "stripes" or "bands," with integrally textured materials such as stone or other masonry, or differently colored materials;
b. Sloping roof with overhangs or brackets;
c. Stepped parapets;
d. Clerestory windows or other window accents.
6. An applicant shall utilize exterior building materials that are high-quality, including but not limited to brick, sandstone or other native stone, treated wood siding (may include reclaimed barn wood, if adequately integrated into facade), stucco or tinted/textured concrete masonry unit.
C. An applicant for commercial development in the B-industrial zone district shall select exterior siding that is long lasting, non-fading and can withstand the elements, but may not include solely metal siding on all sides of the building, unless applicant proposes such landscaping improvements as to mitigate the effect of such boxy or monotonous industrial appearance.

(Ord. 18-01, 1 (part))
(Ord. No. 2-2013, 1, 2-11-2013)



4
Z-002
TRASH EN. FLOOR AREA
3/16" = 1'-0"

KEY

- FLOOR AREA- COUNTABLE
 FLOOR AREA- EXEMPT
 EXTERIOR FLOOR AREA

FLOOR AREA LEGEND

EXISTING FLOOR AREA CALCULATIONS	
LOWER LEVEL	N/A / 0
MAIN LEVEL	1,252.075 SQ.FT.
UPPER LEVEL	N/A / 0
TOTAL	1,252.075 SQ.FT.

PROPOSED FLOOR AREA CALCULATIONS			
FLOOR	TOTAL	EXEMPT	COUNTABLE
LOWER LEVEL	1,724.54 SQ.FT.	434.48 SQ. FT.	1290.06 SQ.FT.
MAIN LEVEL	1,649.70 SQ.FT.	492.31 SQ. FT.	1157.39 SQ.FT.
UPPER LEVEL	1,674.69 SQ.FT.	763.65 SQ. FT.	911.04 SQ.FT.
PATIO AREA	818.80 SQ.FT.		818.80 SQ.FT.
TRASH ENCLOSURE	145.66 SQ.FT.		145.66 SQ.FT.
TOTAL	6013.39 SQ.FT.	1690.44 SQ.FT.	4322.95 SQ.FT.

THUNDERBOWL ARCHITECTS
300 S. SPRING ST. SUITE 201
ASPEN, CO 81611
(970) 710-2938

THE BANK
101 N. 7TH ST. SILT, CO 81652
PARCEL ID #217910214009

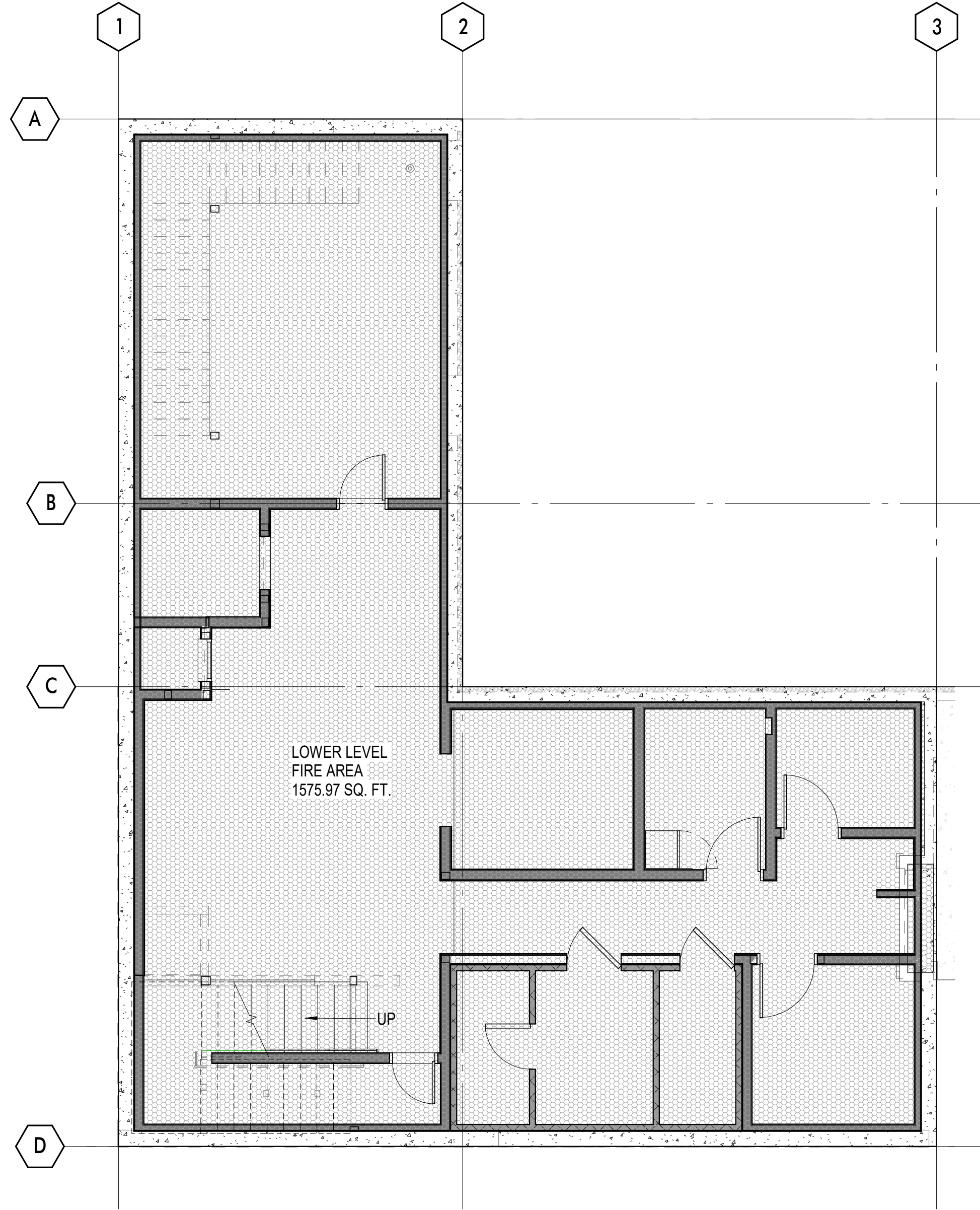
THUNDERBOWL ARCHITECTS

DATE

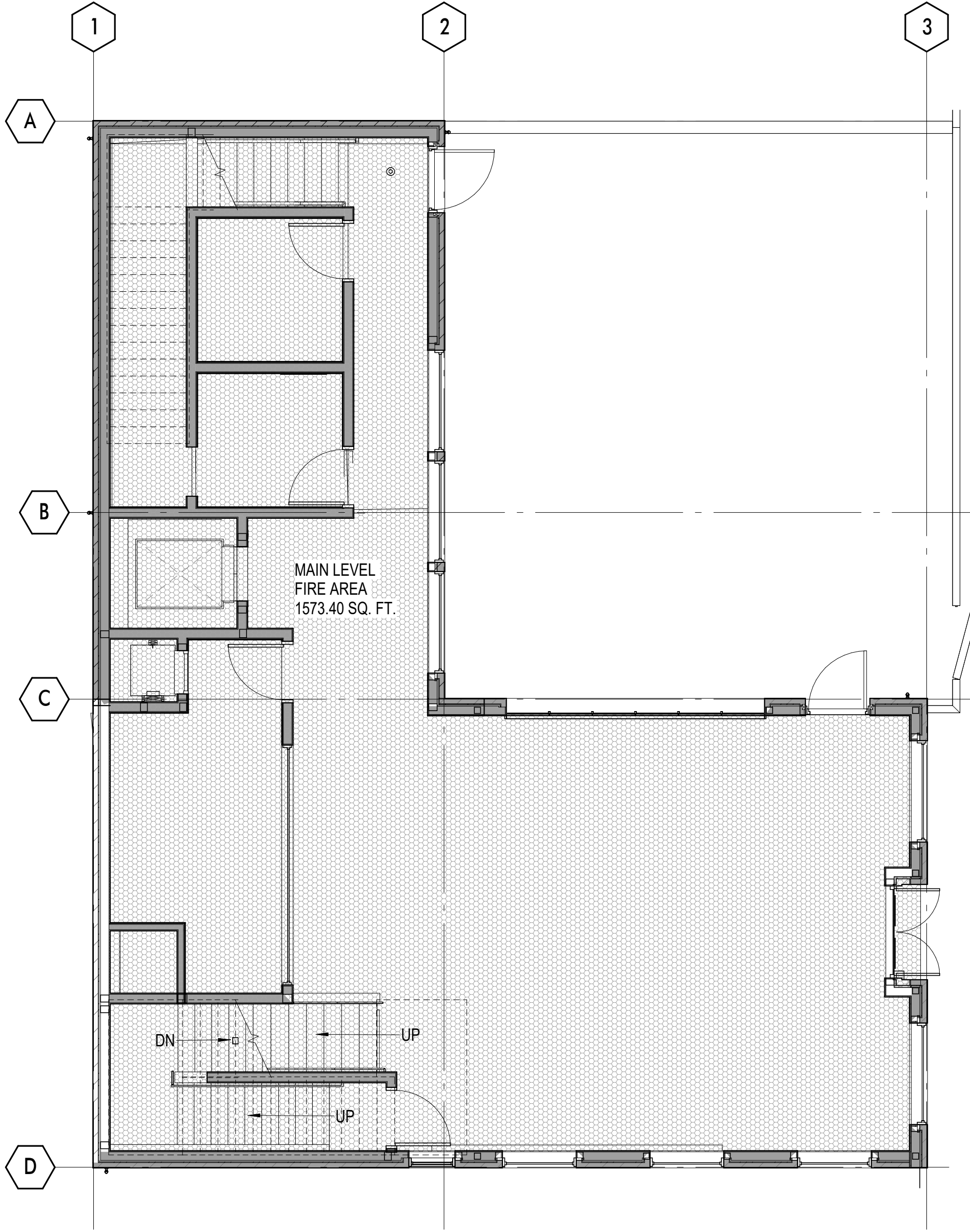
PROPOSED FLOOR AREA CALCULATIONS

SCALE
As indicated
PROJECT
19010.00

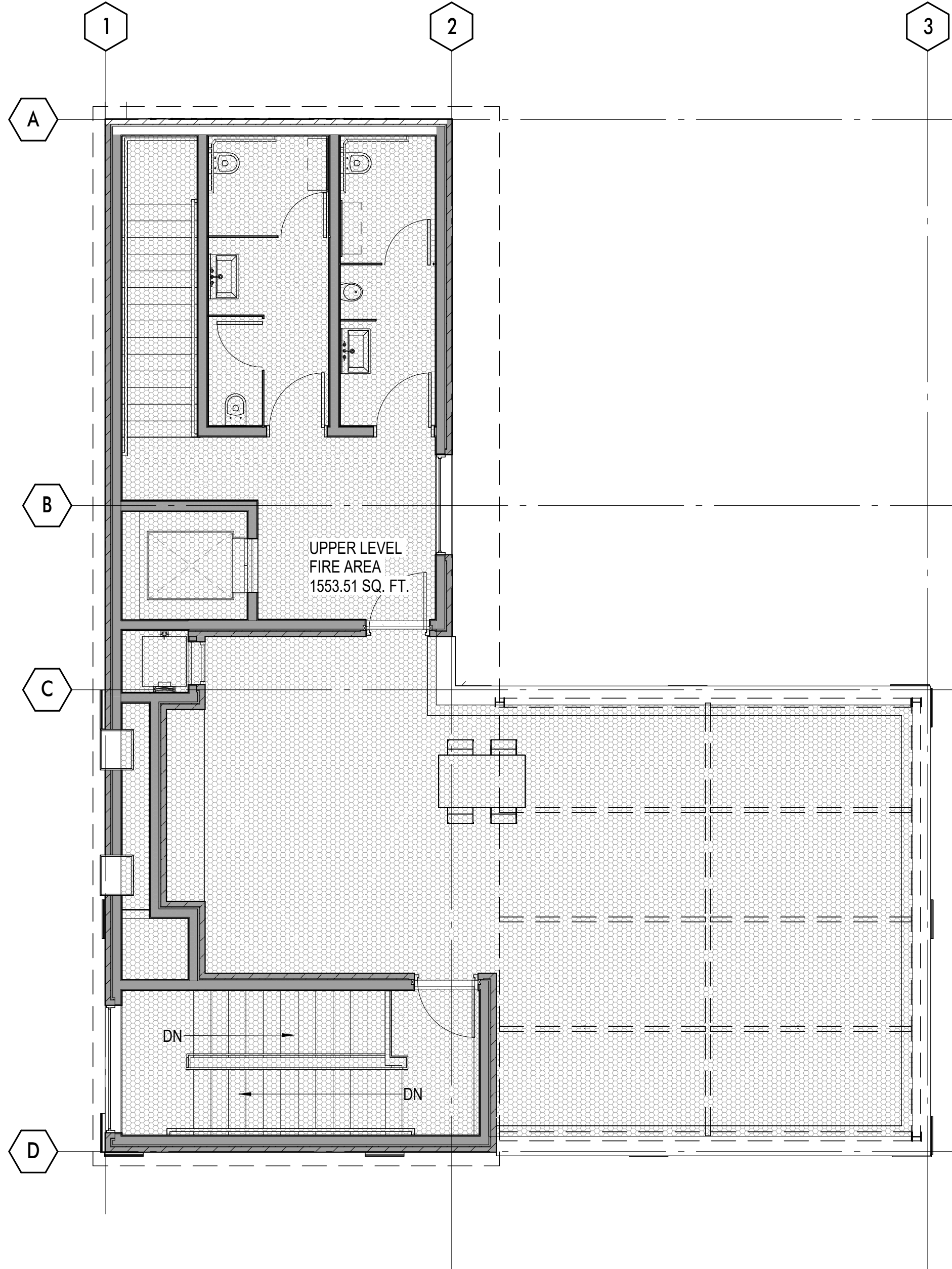
Z-002



1 LOWER LEVEL FIRE AREA
Z-003 3/16" = 1'-0"



2 MAIN LEVEL FIRE AREA
Z-003 3/16" = 1'-0"

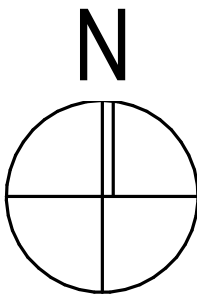


3 UPPER LEVEL FIRE AREA
Z-003 3/16" = 1'-0"

FLOOR LEVEL	FIRE AREA
LOWER LEVEL	1505.18 SQ. FT.
MAIN LEVEL	1573.40 SQ.FT.
UPPER LEVEL	1553.51 SQ.FT.
TOTAL	4,632.09 SQ.FT.

 FIRE AREA

 FIRE AREA CALCULATIONS
3/16" = 1'-0"



THUNDERBOWL ARCHITECTS
300 S. SPRING ST. SUITE 201
ASPEN, CO 81611
(970) 710-2938

THE BANK
101 N. 7TH ST. SILT, CO 81652
PARCEL ID #217910214009

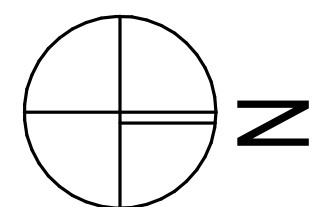
THUNDERBOWL ARCHITECTS

DATE

PROPOSED FIRE
AREA
CALCULATIONS

SCALE
As indicated
PROJECT
19010.00

Z-003



1
A-001X

EXISTING SITE PLAN

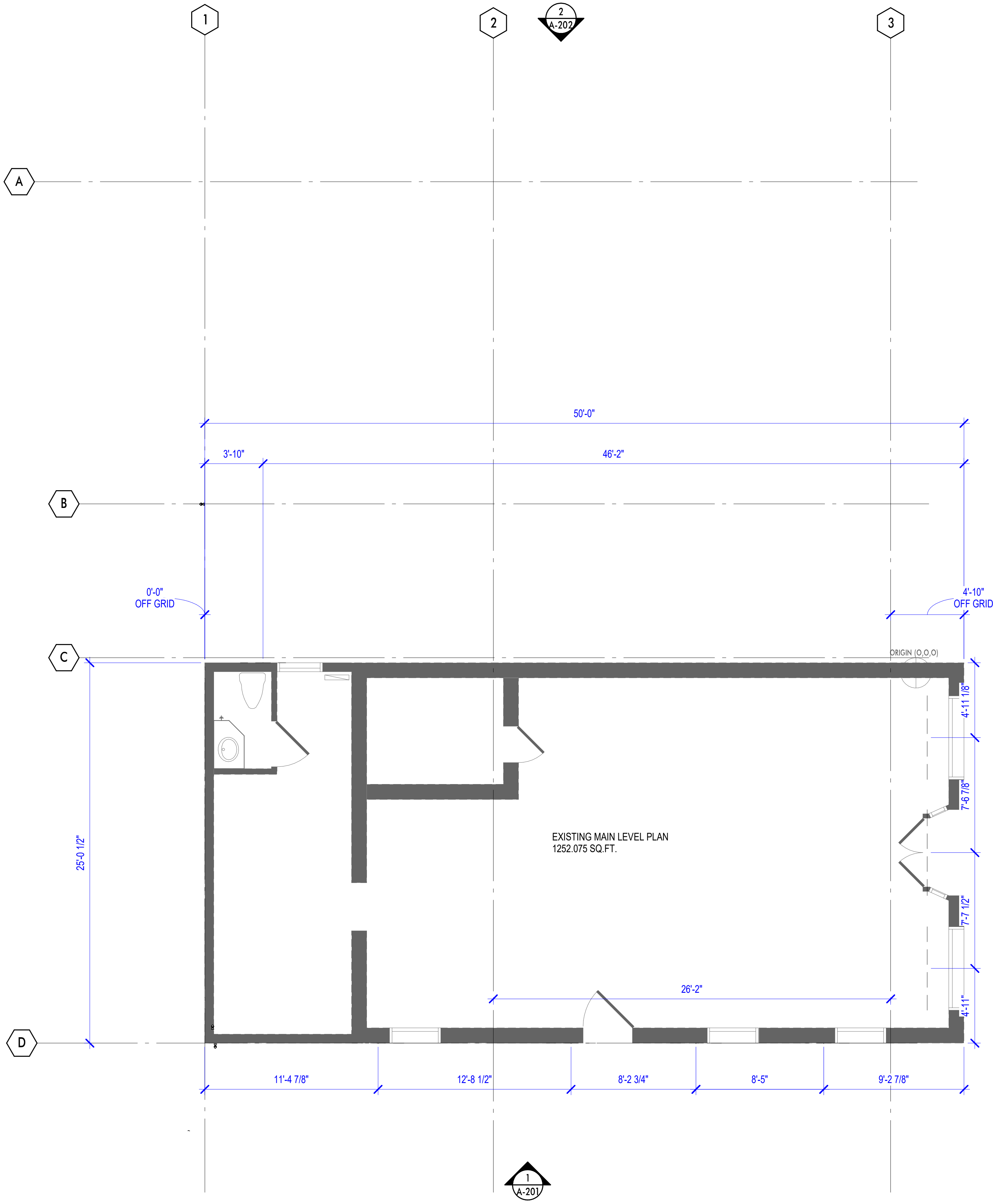
1/8" = 1'-0"

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1
A-111X

EXISTING MAIN LEVEL FLOOR PLAN

1/4" = 1'-0"



FLOOR PLAN
GENERAL NOTES

1. ALL WALLS WITH SHEAR PLYWOOD SHALL HAVE A CONTINUOUS FLUSH FINISH. FURR WALLS OR CONTINUE PLYWOOD TO MAINTAIN THE REQUIRED FLUSH FINISH.
2. OFFSET STUDS WHERE REQUIRED SO THAT FINISH WALL SURFACES WILL BE FLUSH.
3. PROVIDE BLOCKING FOR ALL ARTWORK, TOWEL BARS AND TISSUE HOLDERS, TYP.
4. PROVIDE WATER RESISTANT GYPSUM BOARD BEHIND ALL PLUMBING FIXTURES, UNDER AND AROUND TUB AND SHOWER ENCLOSURES TO A HEIGHT OF 70" MIN. ABOVE THE DRAIN INLET. , OR APPROVED BACKER BOARD UNDER TILE.
5. FINISH MATERIALS FOR ALL BATHS, SHOWERS, WALLS AT SHOWER ENCLOSURES SHALL HAVE A SMOOTH, HARD, NON-ABSORBANT SURFACE SUCH AS TILES/CERAMIC TILES, PORTLAND CEMENT OR EQ.

LEGEND

SEE G-000 FOR SYMBOLS
NOT SHOWN HERE

- (E) CONST. TO BE REMOVED
- EXISTING CONSTRUCTION
- NEW CONSTRUCTION
- NEW MASONRY WALL
- 1 HOUR RATED CONST.
- 2 HOUR RATED CONST.

THUNDERBOWL ARCHITECTS
300 S. SPRING ST. SUITE 201

ASPEN, CO 81611
(970) 710-2938

THE BANK
101 N. 7TH ST. SILT, CO 81652
PARCEL ID #217910214009

THUNDERBOWL ARCHITECTS

DATE

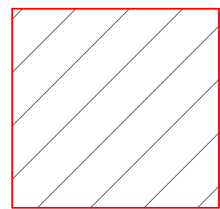
EXISTING MAIN
LEVEL FLOOR
PLAN

SCALE
1/4" = 1'-0"

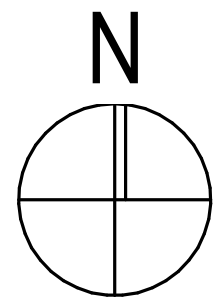
PROJECT
19010.00

A-111X





200'-0" SURROUNDING AREA
THAT MAY BE AFFECTED.



LAND USE - 200' SURROUND
3/32" = 1'-0"

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SITE PLAN AND
SURROUNDING
AREA

SCALE
As indicated
PROJECT
19010.00







A-002

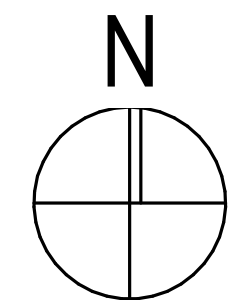
THUNDERBOWL ARCHITECTS

1. ALL WALLS WITH SHEAR PLYWOOD SHALL HAVE A CONTINUOUS FLUSH FINISH. FURR WALLS OR CONTINUE PLYWOOD TO MAINTAIN THE REQUIRED FLUSH FINISH.
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SEE G-000 FOR SYMBOLS
NOT SHOWN HERE

- | | |
|---|--------------------------|
|  | (E) CONST. TO BE REMOVED |
|  | EXISTING CONSTRUCTION |
|  | NEW CONSTRUCTION |
| OR | |
|  | NEW MASONRY WALL |
|  | 1 HOUR RATED CONST. |
|  | 2 HOUR RATED CONST. |



SCALE
1/4" = 1'-0"
PROJECT
19010.00

A-101

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1
A-101

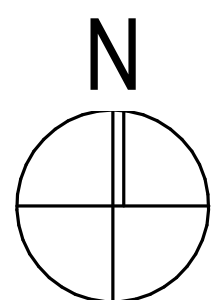
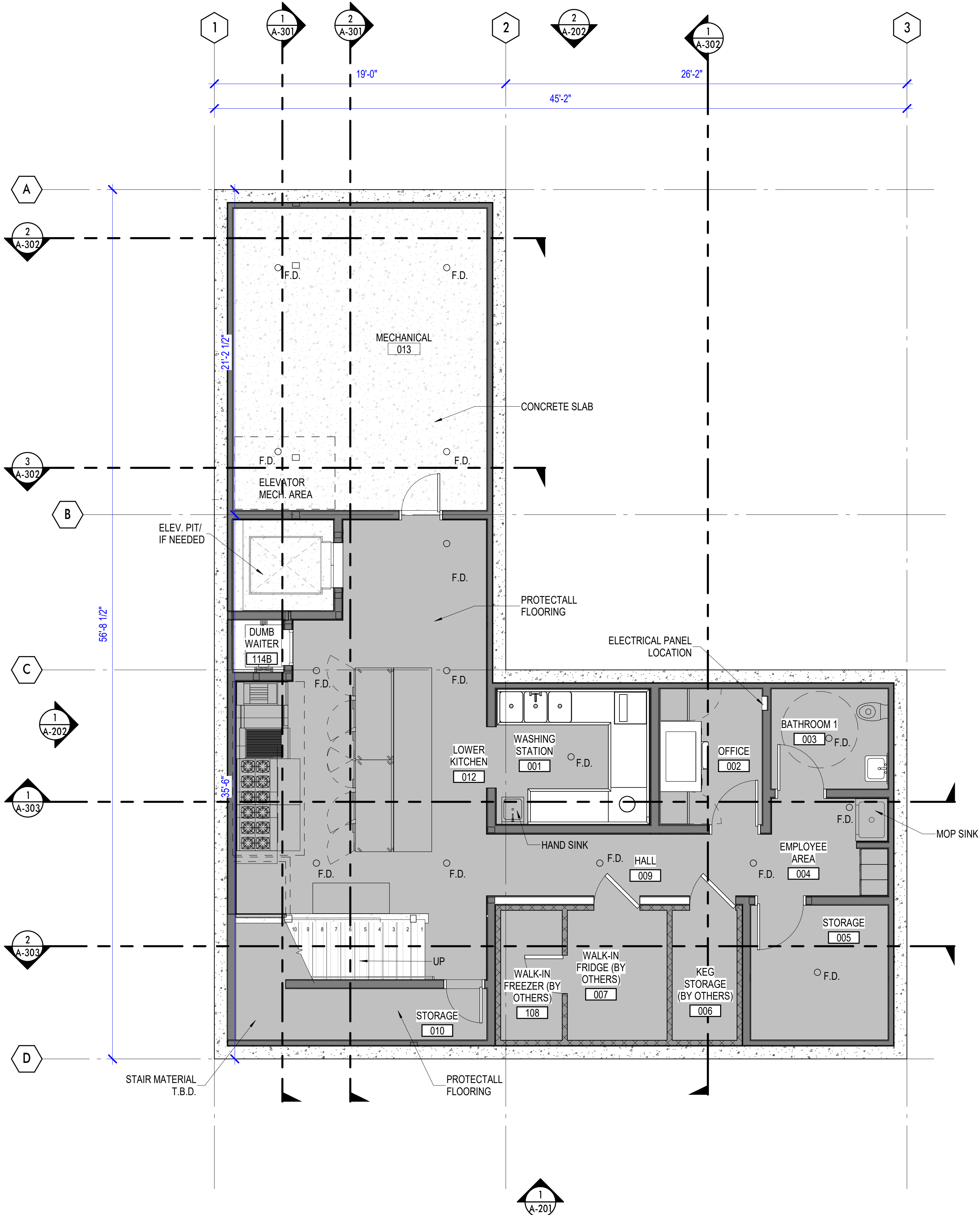
LOWER LEVEL FLOOR PLAN

1/4" = 1'-0"

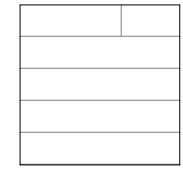
1
A-102

LOWER LEVEL FINISH PLAN

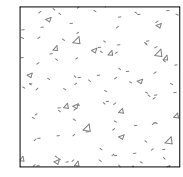
1/4" = 1'-0"



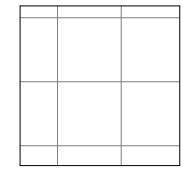
FINISH MATERIAL KEY



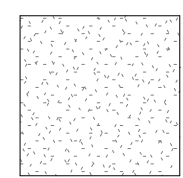
WOOD FLOORING



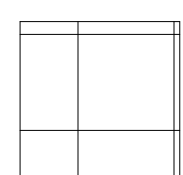
CONCRETE FLOORING



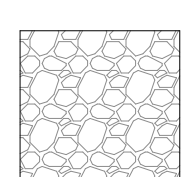
TILE FLOORING



TILE FLOORING



EXTERIOR TILE FLOORING
OR PAVERS



RIVER ROCK BALLAST

THUNDERBOWL ARCHITECTS

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PARCEL ID #217910214009

DATE

LOWER LEVEL
FINISH FLOOR
PLAN

SCALE

As indicated

PROJECT

19010.00

A-102

THUNDERBOWL ARCHITECTS

Luxterior
2x2 LED Standard Flat Panel Luminaires with Fixed Wattage

Dimensions and Mounting Data

Photometric Report

Based on photometric data for
TCP Item #P112218300K

Polar Graph

Coefficients of Utilization - Zonal Cavity Method

Zonal Lumen Summary

Average Luminance

Applications

Construction

Electrical

Optics

Catalog Ordering Matrix

Luxterior
2x4 LED Standard Flat Panel Luminaires with Fixed Wattage

Dimensions and Mounting Data

Photometric Report

Based on photometric data for
TCP Item #P112218300K

Polar Graph

Coefficients of Utilization - Zonal Cavity Method

Zonal Lumen Summary

Average Luminance

Applications

Construction

Electrical

Optics

Catalog Ordering Matrix

Luxterior
2x4 LED Standard Flat Panel Luminaires with Fixed Wattage

Dimensions and Mounting Data

Photometric Report

Based on photometric data for
TCP Item #P112218300K

Polar Graph

Coefficients of Utilization - Zonal Cavity Method

Zonal Lumen Summary

Average Luminance

Applications

Construction

Electrical

Optics

Catalog Ordering Matrix

Luxterior
1x4 LED Standard Flat Panel Luminaires with Fixed Wattage

Dimensions and Mounting Data

Photometric Report

Based on photometric data for
TCP Item #P112218300K

Polar Graph

Coefficients of Utilization - Zonal Cavity Method

Zonal Lumen Summary

Average Luminance

Applications

Construction

Electrical

Optics

Catalog Ordering Matrix

- ### REFLECTED CEILING PLAN GENERAL NOTES
1. ALL DIMENSIONS ARE TO FACE OF FIN., CENTER OF FIXTURE/REGISTER UNLESS NOTED OTHERWISE.
 2. VERIFY IN FIELD ALL EXISTING DIMENSIONS.
 3. LIGHT FIXTURES SHOWN ON THIS PLAN ARE FOR REFERENCE ONLY. SEE LIGHTING DRAWINGS FOR TYPE, LOCATION, AND CIRCUITING.
 4. ALSO SEE INTERIOR ELEVATIONS FOR LOCATION OF SCONCES, TYP.
 5. PAINT ALL RECESSED CAN TRIMS/MECHANICAL GRILLES THE COLOR OF THE CEILING IN WHICH THEY APPEAR.
 6. COORDINATE FIXTURE LAYOUT WITH ALL EXISTING AND PROPOSED STRUCTURE.

- ### LEGEND
- SEE COVER SHEET FOR SYMBOLS NOT SHOWN HERE.
- SEE LIGHTING DRAWINGS FOR ALL LIGHT SYMBOLS
 - AIR OUTLET, VERIFY WITH MECH. SUB.
 - AIR INTAKE, VERIFY WITH MECH. SUB.
 - CEILING MOUNTED SMOKE DETECTOR
 - SPEAKER, VERIFY AV REQUIREMENTS WITH OWNER
 - CEILING/SOFFIT HEIGHT SYMBOL

TCP
LED Dimmable Snap-In Downlights

Product Specifications

Ultrafit meets ultra easy with Snap-In Downlights from TCP. You no longer need a recessed can or a junction box - snap-in downlights can be directly mounted to drywall, drop ceilings and other locations. Simply shape a hole and place the downlight inside.

Reasons to choose the LED Dimmable Snap-In Downlights from TCP:

- Frosted glass lens
- Snap-in mounting springs for use without junction box or recessed can
- Sturdy, well-encased, separated LED driver with waterproof seal
- Easy wiring access for quick install
- 65-120 watt incandescent equivalent
- Wide beam spread
- Noce dimming
- Dimming frequency rated
- C-wired
- Long life: 40,000 hours
- Square or round form factor

Ideal Applications

- Commercial
- Industrial
- Retail
- Hospitality
- Residential
- Healthcare

Specifications:

Wattage	1-120W	Maximum Starting Temp.	20°C
Input Power	130V, 140V, 180V	Maximum Operating Temp.	80°C
Input Line Frequency	50-60Hz	CR	80
Lamp Life Based	40,000 hours	Warranty	5 Years

TCP LED Dimmable Snap-In Downlights

Specifications:

4.5"

6.7"

8.7"

4.5"

6.7"

8.7"

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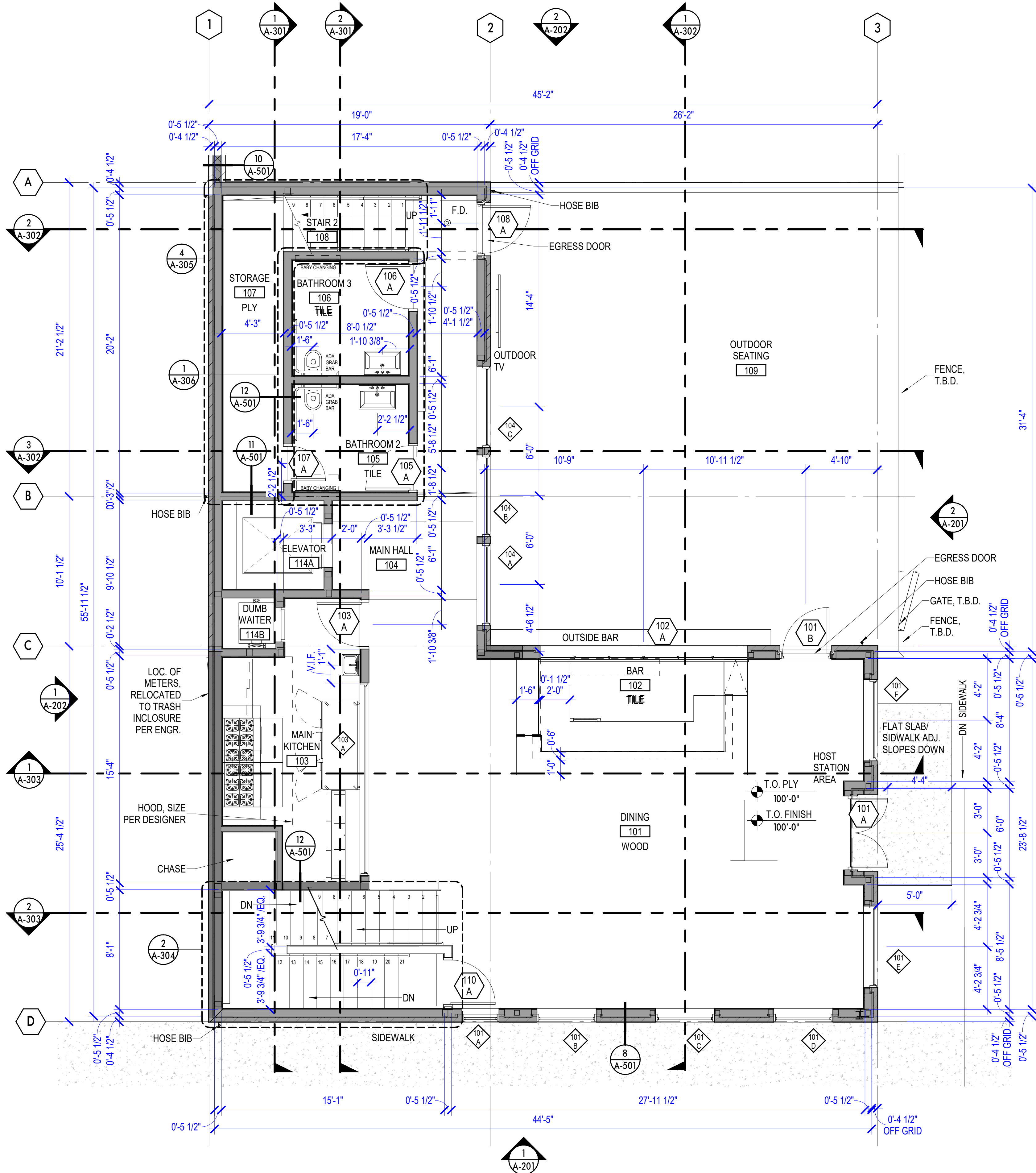
2500"

2502"

2504"

2506"

2508"</



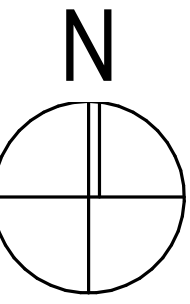
FLOOR PLAN
GENERAL NOTES

1. ALL WALLS WITH SHEAR PLYWOOD SHALL HAVE A CONTINUOUS FLUSH FINISH. FURR WALLS OR CONTINUE PLYWOOD TO MAINTAIN THE REQUIRED FLUSH FINISH.
2. OFFSET STUDS WHERE REQUIRED SO THAT FINISH WALL SURFACES WILL BE FLUSH.
3. PROVIDE BLOCKING FOR ALL ARTWORK, TOWEL BARS AND TISSUE HOLDERS, TYP.
4. PROVIDE WATER RESISTANT GYPSUM BOARD BEHIND ALL PLUMBING FIXTURES, UNDER AND AROUND TUB AND SHOWER ENCLOSURES TO A HEIGHT OF 70" MIN. ABOVE THE DRAIN INLET. , OR APPROVED BACKER BOARD UNDER TILE.
5. FINISH MATERIALS FOR ALL BATHS, SHOWERS, WALLS AT SHOWER ENCLOSURES SHALL HAVE A SMOOTH, HARD, NON-ABSORBANT SURFACE SUCH AS TILES/CERAMIC TILES, PORTLAND CEMENT OR EQ.

LEGEND

SEE G-000 FOR SYMBOLS NOT SHOWN HERE

- (E) CONST. TO BE REMOVED
- EXISTING CONSTRUCTION
- NEW CONSTRUCTION
- NEW MASONRY WALL
- 1 HOUR RATED CONST.
- 2 HOUR RATED CONST.



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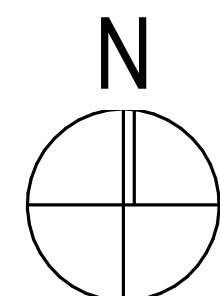
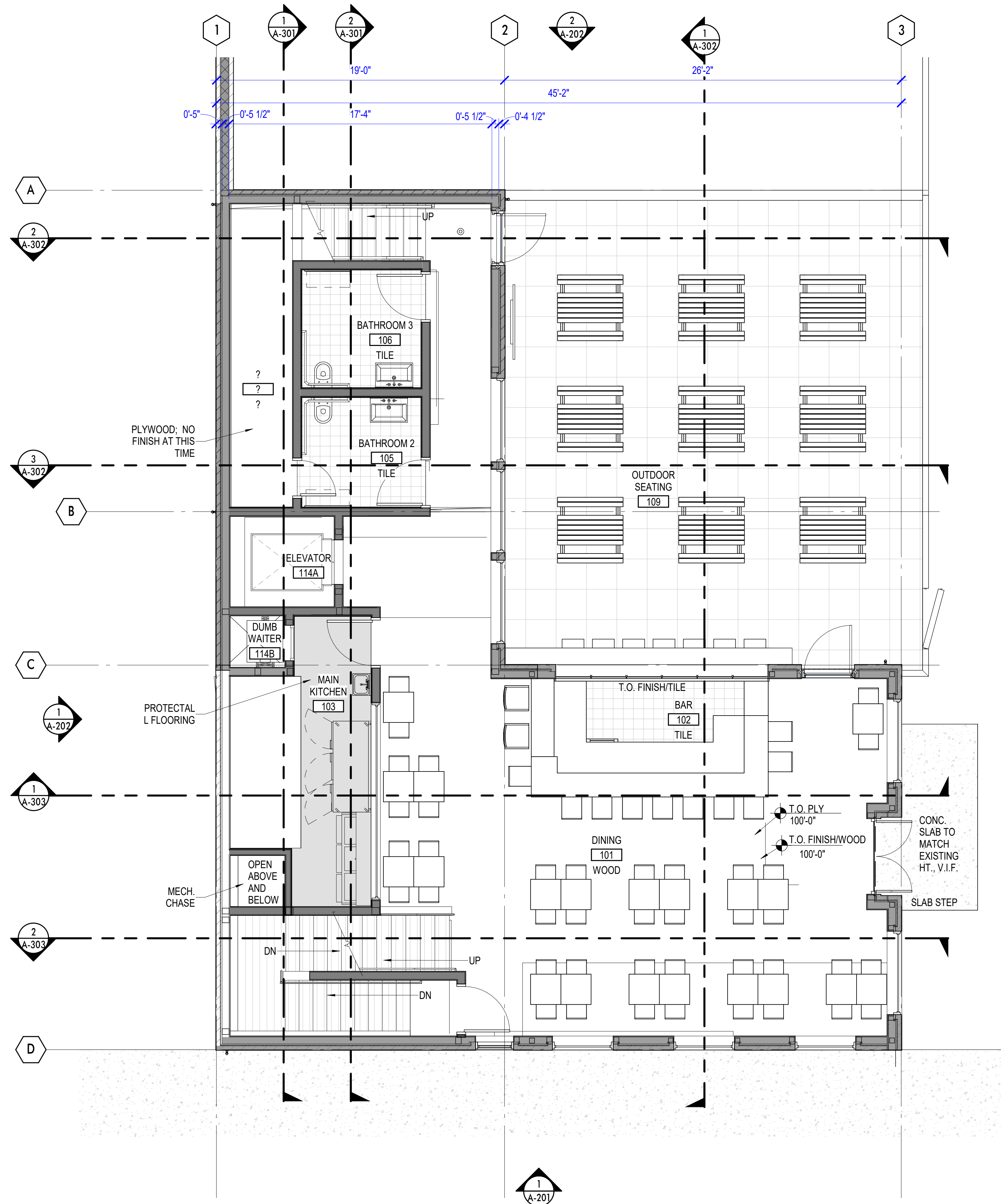
THE BANK
101 N. 7TH ST. SILT, CO 81652
PARCEL ID #217910214009

MAIN LEVEL
FLOOR PLAN

SCALE
1/4" = 1'-0"
PROJECT
19010.00

A-111

THUNDERBOWL ARCHITECTS





WOOD FLOORING



CONCRETE FLOORING



TILE FLOORING



TILE FLOORING



EXTERIOR TILE FLOORING
OR PAVERS



RIVER ROCK BALLAST

THUNDERBOWL ARCHITECTS
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ASPEN, CO 81611
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THE BANK
101 N. 7TH ST. SILT, CO 81652
PARCEL ID #217910214009

THUNDERBOWL ARCHITECTS

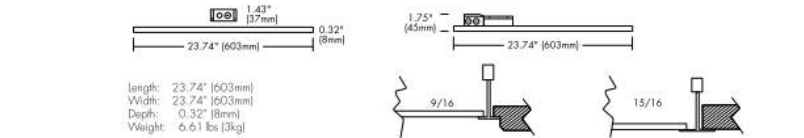
MAIN LEVEL FINISH PLAN

SCALE
As indicated
PROJECT
19010.00

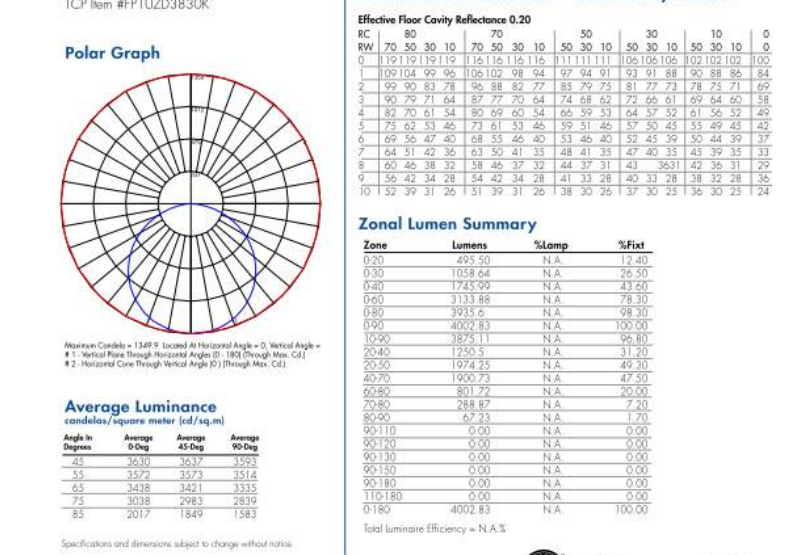
A-112

Luxterior 2x2 LED Standard Flat Panel Luminaires with Fixed Wattage

Dimensions and Mounting Data



Photometric Report



Luxterior 2x4 LED Standard Flat Panel Luminaires with Fixed Wattage

Applications

TCP 2x4 Flat Panel Luminaires are constructed with high efficiency aluminum to maintain 73.1% and T12 down fluorescent reflector. Featuring a slim, lightweight design, our LED flat panels use edge technology to deliver full panel illumination and superior uniformity. Applications include offices, schools, retail locations, healthcare, hospitality and other typical indoor commercial settings.

Construction

- Extruded aluminum frame
- LED panel
- C-mount to direct control with isolation
- Designed to meet the UL 919 and UL 1591
- Flush light guide

Electrical

- 120V down fluorescent rated
- 120V down fluorescent rated
- 120V down fluorescent rated
- 120V down fluorescent rated

Optics

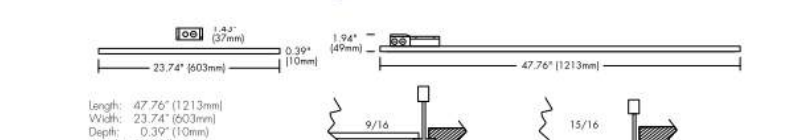
- Multiple edge technology paired with acrylic light guide and low beam angle
- 120° beam angle
- Diffuse LED panel diffuses and provides uniformity with low glare

Catalog Ordering Matrix

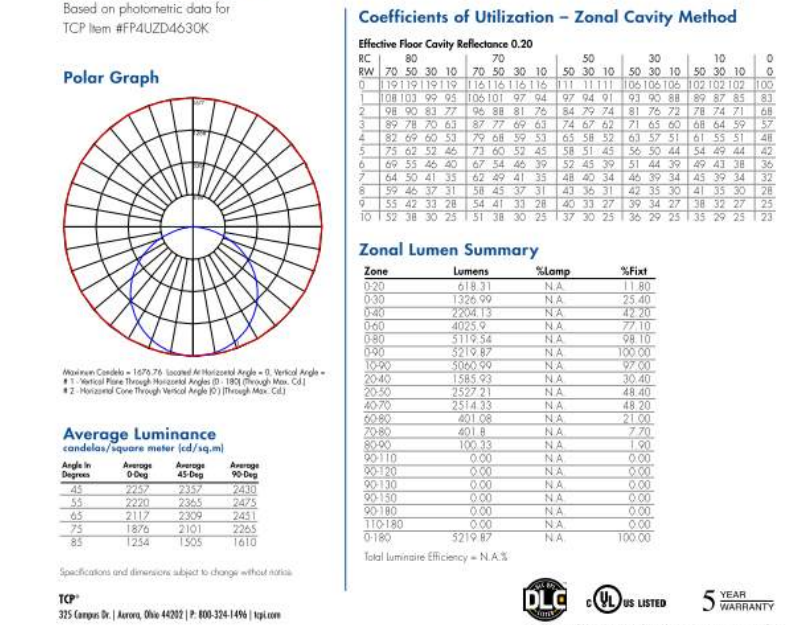
Part	Size	Wattage	Options
2x4 Flat Panel	4' x 2' x 4"	120W (120V/120W)	0, 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

Luxterior 2x4 LED Standard Flat Panel Luminaires with Fixed Wattage

Dimensions and Mounting Data



Photometric Report



Luxterior 1x4 LED Standard Flat Panel Luminaires with Fixed Wattage

Applications

TCP 1x4 Flat Panel Luminaires are constructed with high efficiency aluminum to maintain 73.1% and T12 down fluorescent reflector. Featuring a slim, lightweight design, our LED flat panels use edge technology to deliver full panel illumination and superior uniformity. Applications include offices, schools, retail locations, healthcare, hospitality and other typical indoor commercial settings.

Construction

- Extruded aluminum frame
- LED panel
- C-mount to direct control with isolation
- Designed to meet the UL 919 and UL 1591
- Flush light guide

Electrical

- 120V down fluorescent rated
- 120V down fluorescent rated
- 120V down fluorescent rated
- 120V down fluorescent rated

Optics

- Multiple edge technology paired with acrylic light guide and low beam angle
- 120° beam angle
- Diffuse LED panel diffuses and provides uniformity with low glare

Catalog Ordering Matrix

Part	Size	Wattage	Options
1x4 Flat Panel	4' x 1' x 4"	60W (120V/60W)	0, 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

REFLECTED CEILING PLAN
GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE OF FIN., CENTER OF FIXTURE/REGISTER UNLESS NOTED OTHERWISE.
2. VERIFY IN FIELD ALL EXISTING DIMENSIONS.
3. LIGHT FIXTURES SHOWN ON THIS PLAN ARE FOR REFERENCE ONLY. SEE LIGHTING DRAWINGS FOR TYPE, LOCATION, AND CIRCUITING.
4. ALSO SEE INTERIOR ELEVATIONS FOR LOCATION OF SCONCES, TYP.
5. PAINT ALL RECESSED CAN TRIMS/MECHANICAL GRILLES THE COLOR OF THE CEILING IN WHICH THEY APPEAR.
6. COORDINATE FIXTURE LAYOUT WITH ALL EXISTING AND PROPOSED STRUCTURE.

LEGEND

- SEE LIGHTING DRAWINGS FOR ALL LIGHT SYMBOLS
- AIR OUTLET, VERIFY WITH MECH. SUB.
- AIR INTAKE, VERIFY WITH MECH. SUB.
- CEILING MOUNTED SMOKE DETECTOR
- SPEAKER, VERIFY AV REQUIREMENTS WITH OWNER
- CEILING/SOFFIT HEIGHT SYMBOL



Ultraflex meets ultra easy with Snap-In Downlights from TCP. You no longer need a recessed can or a junction box - snap-in downlights can be directly mounted to drywall, drop ceilings and other locations. Simply snap in the light and place the downlight holder.

Reasons to choose the LED Dimmable Snap-In Downlights from TCP:

- Frosted glass lens
- Snap-in mounting system for use without junction box or recessed can
- Sturdy, well-engineered, separated LED driver with ventilation grill
- Easy wiring access for quick install
- 65-120 watt incandescent equivalent
- Wide beam spread
- Track dimming
- Dimming location rated
- C-mount
- Long life: 40,000 hours
- Square or round form factor

Specifications:

Voltage:	120VAC	Maximum Rating Temp:	200°C
Voltage Range:	120V - 140V - 180V	Maximum Operating Temp:	40°C
Input Line Frequency:	50-60Hz	CR	40
Long Life Rated:	40,000 hours	Variation:	5 Years

TCP LED Dimmable Snap-In Downlights

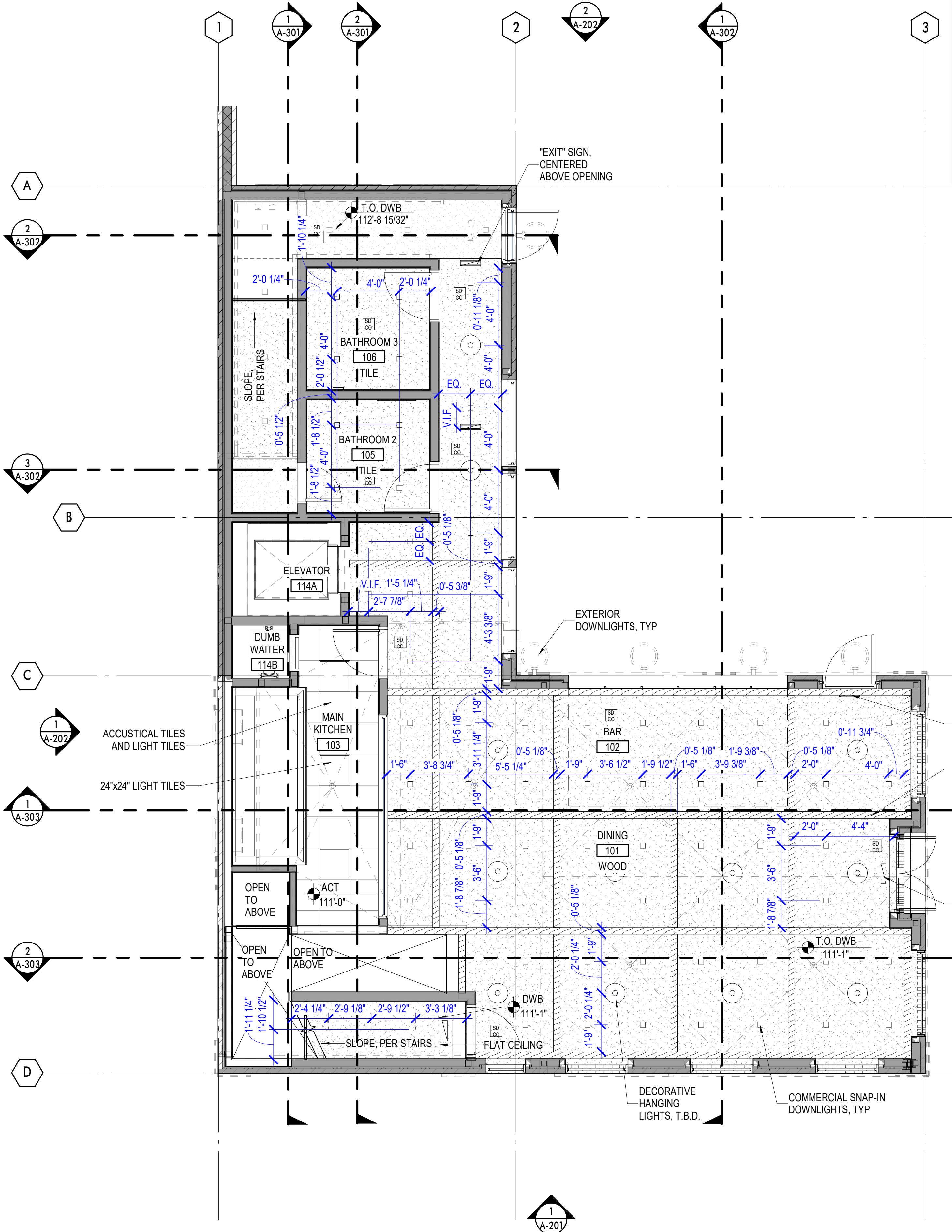


TCP LED Dimmable Snap-In Downlights

Part	Size	Wattage	Options
2x4 Flat Panel	4' x 2' x 4"	120W (120V/120W)	0, 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

TCP LED Dimmable Snap-In Downlights

Part	Size	Wattage	Options
1x4 Flat Panel	4' x 1' x 4"	60W (120V/60W)	0, 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100



1 MAIN LEVEL RCP
1/4" = 1'-0"

THUNDERBOWL ARCHITECTS
300 S. SPRING ST. SUITE 201
ASPEN, CO 81611
(970) 710-2938

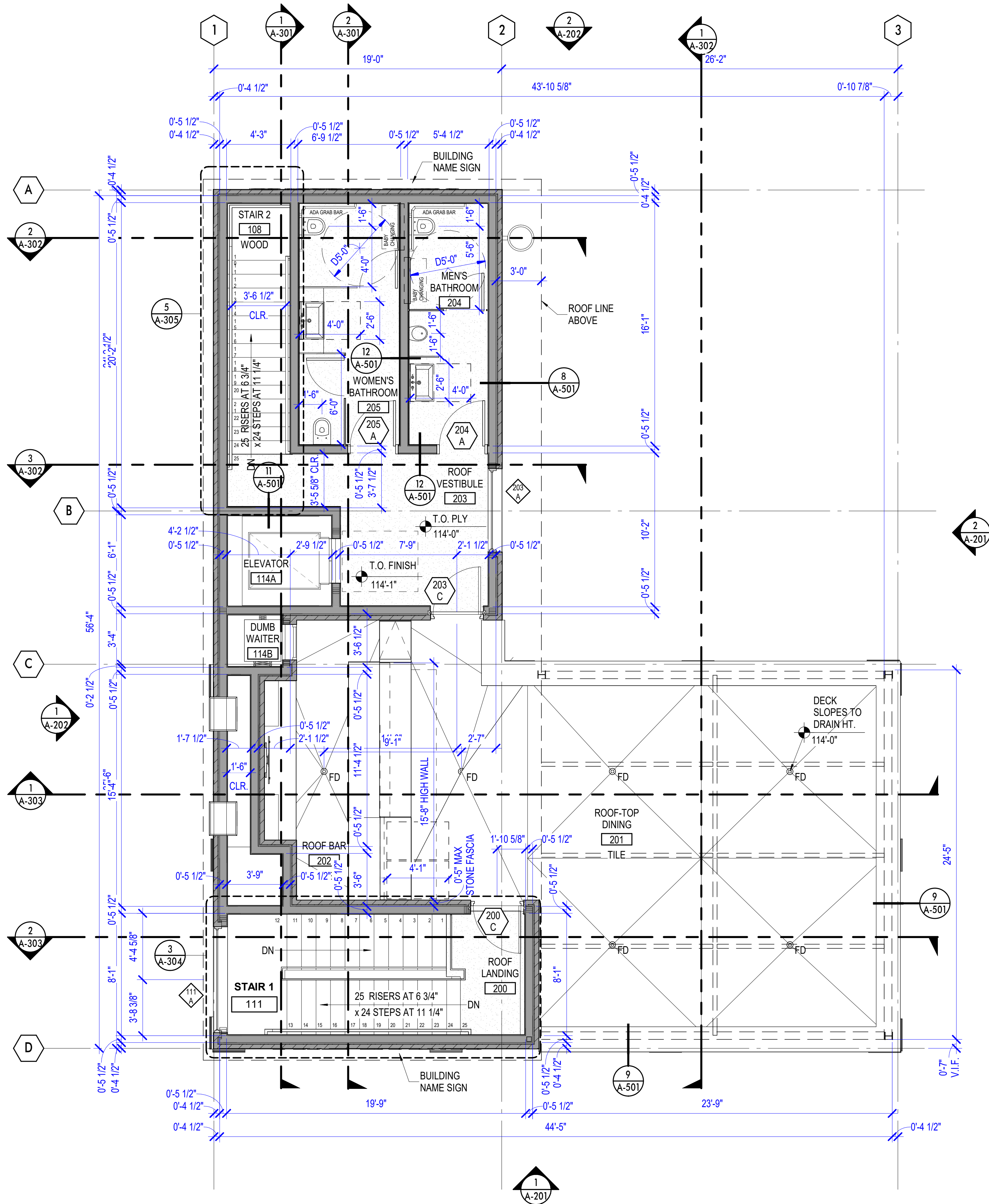
THE BANK
101 N. 7TH ST. SILT, CO 81652
PARCEL ID #21791021409

THUNDERBOWL ARCHITECTS

MAIN LEVEL
REFLECTED CEILING PLAN
SCALE
1/4" = 1'-0"
PROJECT
19010.00

A-113

1
A-121
UPPER LEVEL FLOOR PLAN
1/4" = 1'-0"



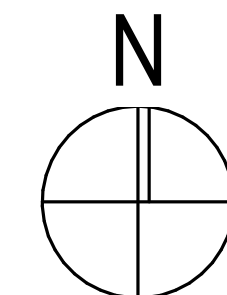
FLOOR PLAN GENERAL NOTES

1. ALL WALLS WITH SHEAR PLYWOOD SHALL HAVE A CONTINUOUS FLUSH FINISH. FURR WALLS OR CONTINUE PLYWOOD TO MAINTAIN THE REQUIRED FLUSH FINISH.
2. OFFSET STUDS WHERE REQUIRED SO THAT FINISH WALL SURFACES WILL BE FLUSH.
3. PROVIDE BLOCKING FOR ALL ARTWORK, TOWEL BARS AND TISSUE HOLDERS, TYP.
4. PROVIDE WATER RESISTANT GYPSUM BOARD BEHIND ALL PLUMBING FIXTURES, UNDER AND AROUND TUB AND SHOWER ENCLOSURES TO A HEIGHT OF 70" MIN. ABOVE THE DRAIN INLET. , OR APPROVED BACKER BOARD UNDER TILE.
5. FINISH MATERIALS FOR ALL BATHS, SHOWERS, WALLS AT SHOWER ENCLOSURES SHALL HAVE A SMOOTH, HARD, NON-ABSORBANT SURFACE SUCH AS TILES/CERAMIC TILES, PORTLAND CEMENT OR EQ.

LEGEND

SEE G-000 FOR SYMBOLS
NOT SHOWN HERE

- (E) CONST. TO BE REMOVED
- EXISTING CONSTRUCTION
- OR NEW CONSTRUCTION
- NEW MASONRY WALL
- 1 HOUR RATED CONST.
- 2 HOUR RATED CONST.



THUNDERBOWL ARCHITECTS
300 S. SPRING ST. SUITE 201

ASPEN, CO 81611
(970) 710-2938

THE BANK
101 N. 7TH ST. SILT, CO 81652
PARCEL ID #217910214009

DATE

UPPER LEVEL
FLOOR PLAN

SCALE
1/4" = 1'-0"

PROJECT
19010.00

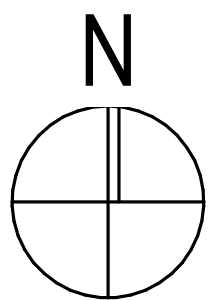
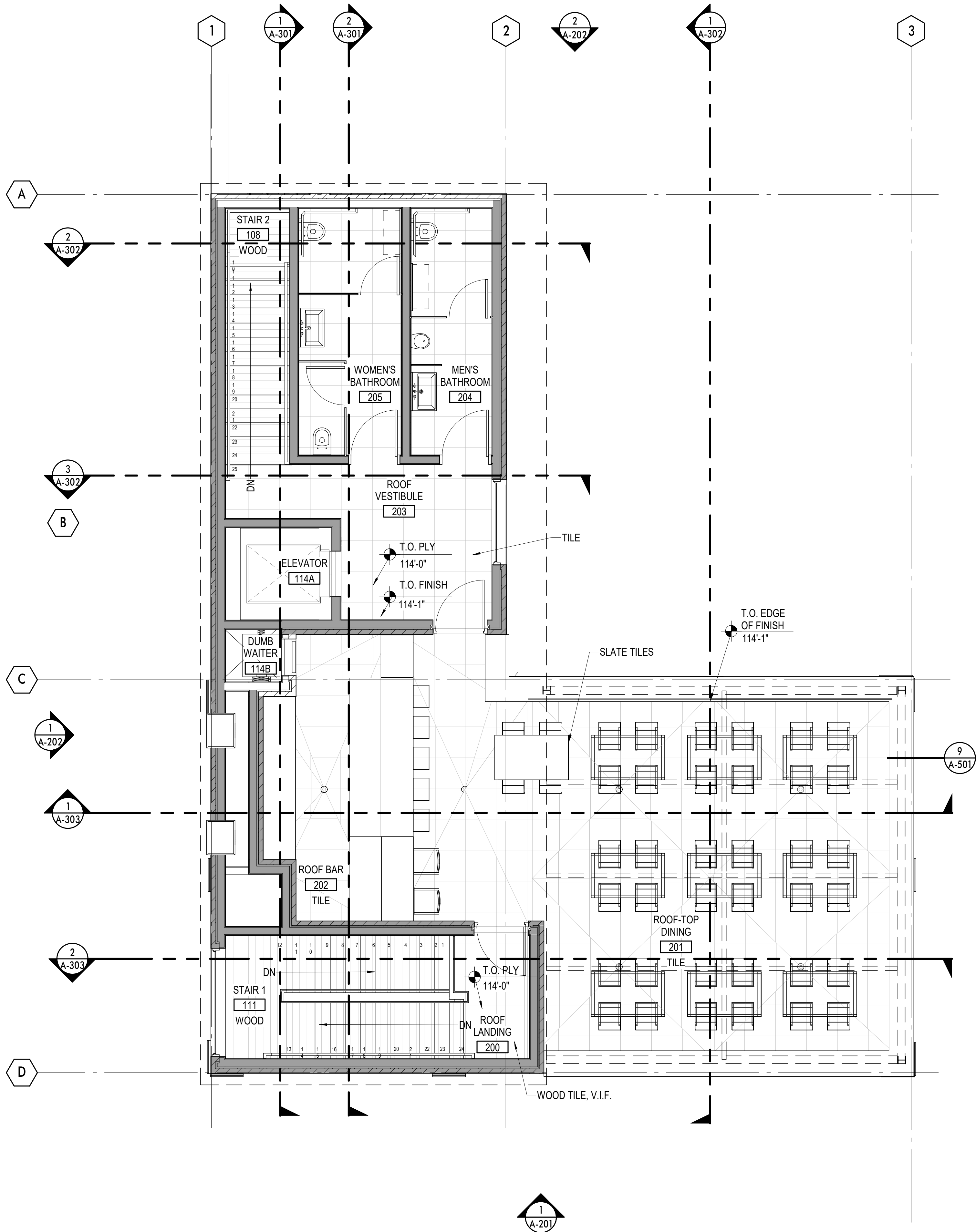
A-121

THUNDERBOWL ARCHITECTS

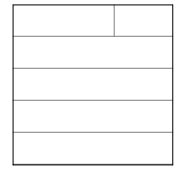
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A-122

UPPER LEVEL FINISH PLAN

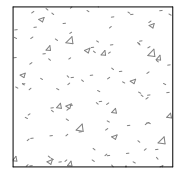
1/4" = 1'-0"



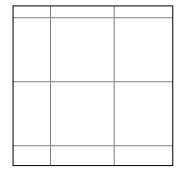
FINISH MATERIAL KEY



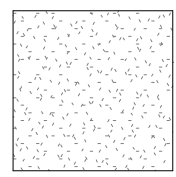
WOOD FLOORING



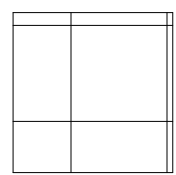
CONCRETE FLOORING



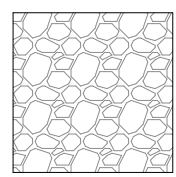
TILE FLOORING



TILE FLOORING



EXTERIOR TILE FLOORING
OR PAVERS



RIVER ROCK BALLAST

THUNDERBOWL ARCHITECTS

300 S. SPRING ST. SUITE 201

ASPEN, CO 81611

(970) 710-2938

THE BANK
101 N. 7TH ST. SILT, CO 81652
PARCEL ID #217910214009

THUNDERBOWL ARCHITECTS

DATE

UPPER LEVEL
FINISH PLAN

SCALE

As indicated

PROJECT

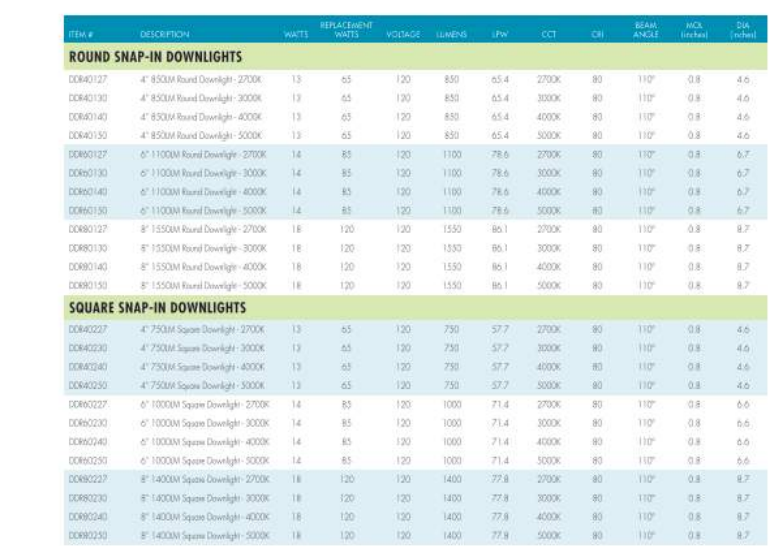
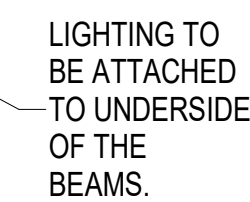
19010.00

A-122

1. ALL DIMENSIONS ARE TO FACE OF FIN, CENTER OF FIXTURE/REGISTER UNLESS NOTED OTHERWISE.
2. VERIFY IN FIELD ALL EXISTING DIMENSIONS.
3. LIGHT FIXTURES SHOWN ON THIS PLAN ARE FOR REFERENCE ONLY. SEE LIGHTING DRAWINGS FOR TYPE, LOCATION, AND CIRCUITING.
4. ALSO SEE INTERIOR ELEVATIONS FOR LOCATION OF SCONCES, TYP.
5. PAINT ALL RECESSED CAN TRIMS/MECHANICAL GRILLES THE COLOR OF THE CEILING IN WHICH THEY APPEAR.
6. COORDINATE FIXTURE LAYOUT WITH ALL EXISTING AND PROPOSED STRUCTURE.

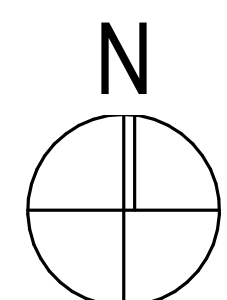
	SEE LIGHTING DRAWINGS FOR ALL LIGHT SYMBOLS
	AIR OUTLET, VERIFY WITH MECH. SUB.
	AIR INTAKE, VERIFY WITH MECH. SUB.
	CEILING MOUNTED SMOKE DETECTOR
	SPEAKER, VERIFY AV REQUIREMENTS WITH OWNER
	CEILING/SOFFIT HEIGHT SYMBOL

THUNDERBOWL ARCHITECTS
300 S. SPRING ST. SUITE 201
ASPEN, CO 81611
(970) 710-2938



THUNDERBOWL ARCHITECTS

A-123



ROOF PLAN
GENERAL NOTES

1. ROOF MATERIALS ARE SHOWN - PATTERNS ARE ILLUSTRATIVE IN NATURE
2. ALL DIMENSIONS ON THIS PLAN ARE TO FACE OF FINISH, U.N.O.

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PARCEL ID #217910214009

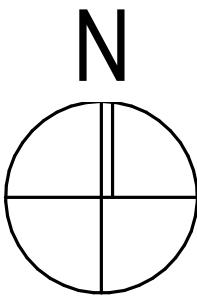
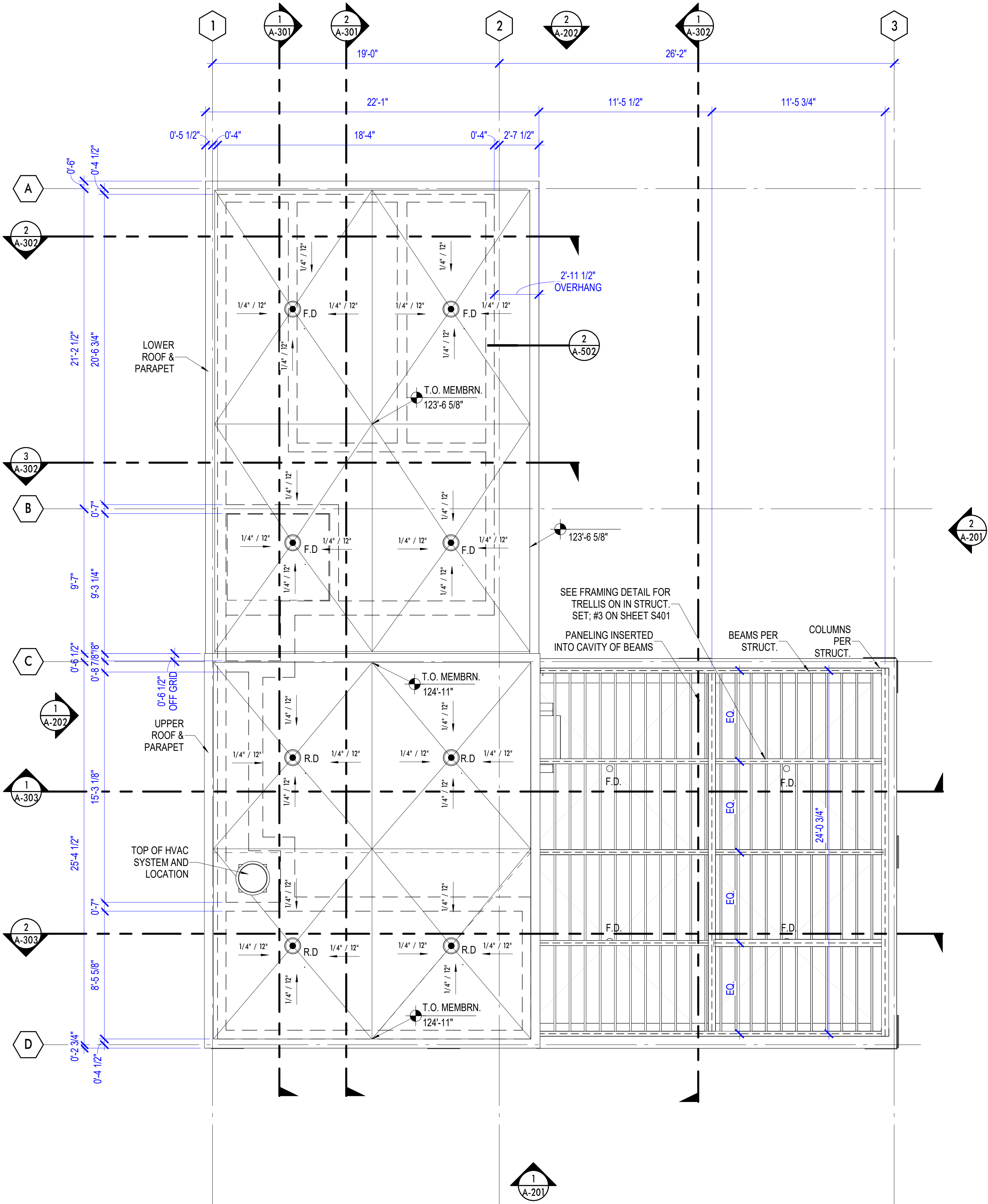
THUNDERBOWL ARCHITECTS

ROOF PLAN

SCALE
1/4" = 1'-0"

PROJECT
19010.00

A-131



1
A-131
1/4" = 1'-0"

ELEVATION / SECTION
GENERAL NOTES

1. ALL ROOF PITCHES SHALL BE AS SHOWN ON THE ROOF PLAN.
2. VERIFY FRAMING HEIGHTS FOR WINDOWS AND DOORS WITH SELECTED MANUFACTURERS ROUGH OPENING SPECIFICATIONS.
3. ALL DOWNSPOUTS TO BE TIED INTO PERIMETER DRAIN SYSTEM IF EXISTING OR PROPOSED - UNLESS NOTED OTHERWISE. CONTRACTOR TO VERIFY ALL DOWNSPOUT LOCATIONS.
4. PCONTRACTOR SHALL VERIFY ALL EXTERIOR MATERIALS, FINISHES, AND COLORS WITH THE OWNER AND THE ARCHITECT PRIOR TO INSTALLATION OR APPLICATION.
5. IF PROVIDED, SEE ENLARGED WALL SECTIONS FOR TYPICAL EXTERIOR ASSEMBLIES.

SILT, CO MUNICIPAL CODE

17.61.050 - General provisions.
A.All lighting fixtures shall be full cut off and designed to direct lighting below a ninety degree horizontal plane extending from the lowest point of the light source.
B.All lighting fixtures shall be designed and aimed so that they do not cast or reflect light on adjoining properties.
C.All lighting fixtures shall be designed and constructed to minimize or eliminate the direct visibility of the light source from adjoining properties.
D.No lighting shall be aimed upward without a ceiling or overhanging structure that eliminates lighting of the sky.
E.The following shall be used, in order of preference, to operate exterior lighting fixtures: a functioning motion detector switch, a timer/photocell combination switch, a photocell, a timer, or a switch (only in residential districts). Note: Motion sensors are not advisable for HID sources.
F.To achieve uniform lighting levels, variation between the minimum and maximum measured footcandle lighting levels identified in the allowed standards table shall not exceed a ratio of 15:1.
G.Continuous uninterrupted use of exterior lighting is prohibited. (Ord. 27-00 (part))

ZONE NOTE:

-ZONE DISTRICT B-1 HAS A BUILDING MAXIMUM HEIGHT OF 45'-0" ABOVE EXISTING GRADE.

THUNDERBOWL ARCHITECTS
300 S. SPRING ST. SUITE 201

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THE BANK
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PARCEL ID #217910214009

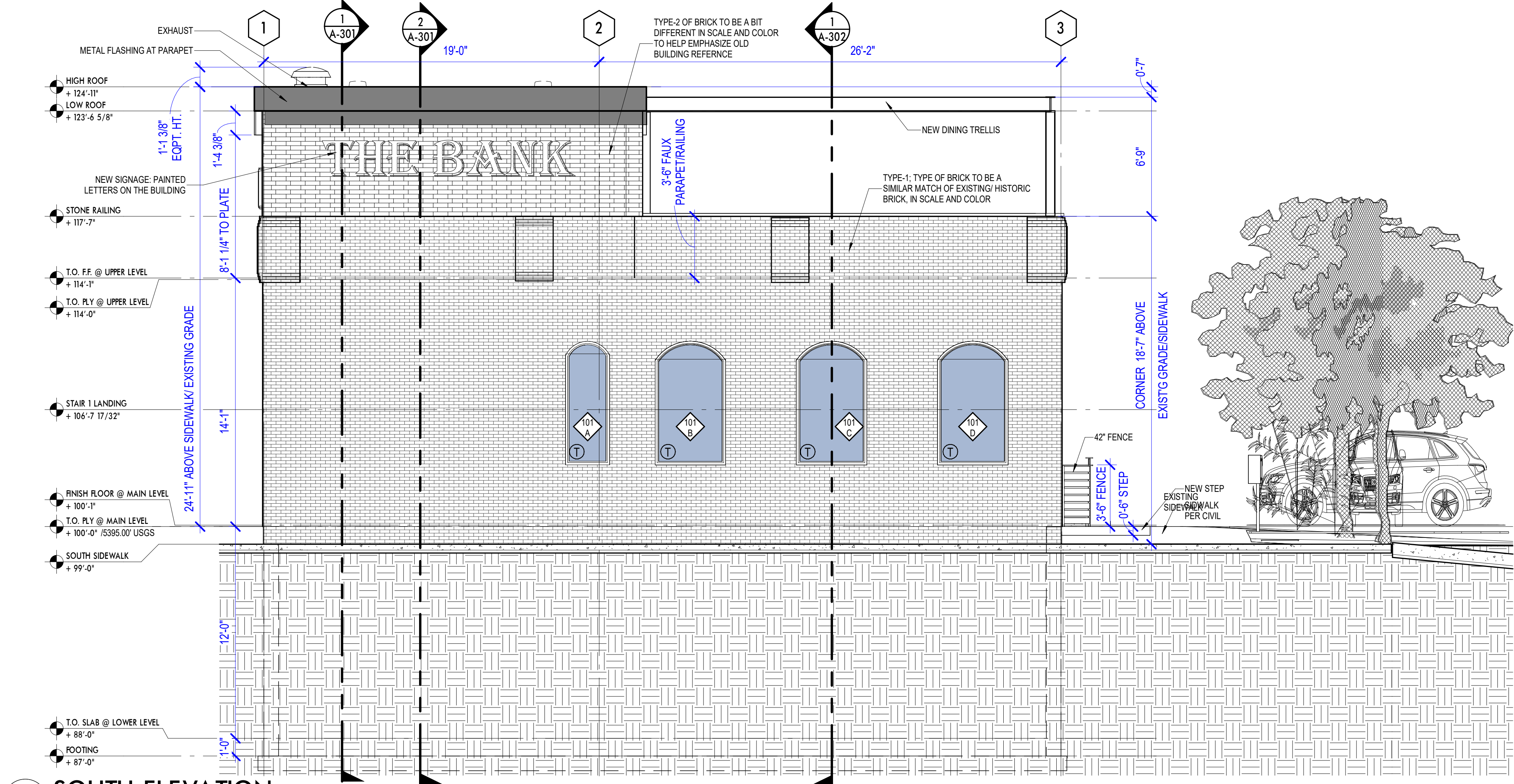
THUNDERBOWL ARCHITECTS

DATE

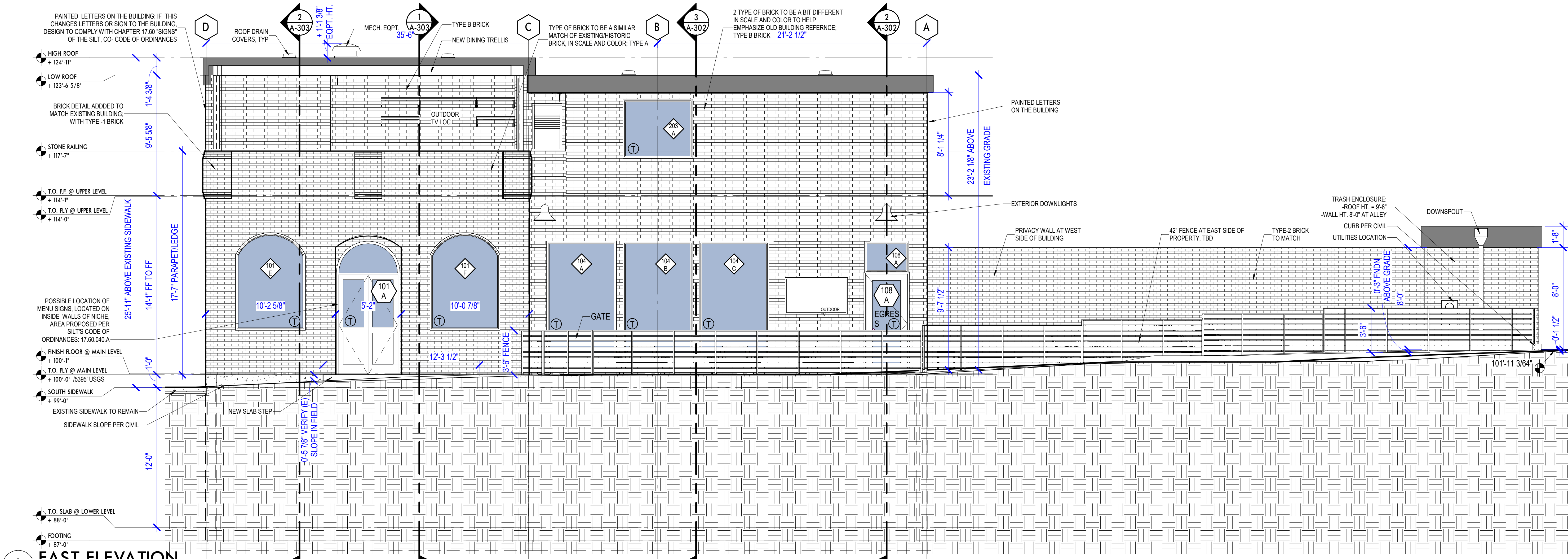
PROPOSED
EXTERIOR
ELEVATIONS

SCALE
1/4" = 1'-0"
PROJECT
19010.00

A-201



1
A-201
SOUTH ELEVATION
1/4" = 1'-0"



2
A-201
EAST ELEVATION
1/4" = 1'-0"

COMMERCIAL BUILDING SPECIFICATIONS

17.42.080 - Commercial building specifications.

A.An applicant for commercial development in a commercial PUD, B-1, B-2 or B-3 zone district shall select building materials and shall design structures in order to achieve and maintain high architectural standards by avoiding boxy or monotonous industrial appearances. An applicant can achieve this effect by adding thoughtful Architectural design elements into each building that may include some or all of the following:

- 1.Varying and/or intersecting rooflines;
- 2.Dormers, porches, cantilevers, covered walkways;
- 3.Architectural stone work or stucco; or
- 4.Trim detail around lighting, windows, doors, soffit and fascia.

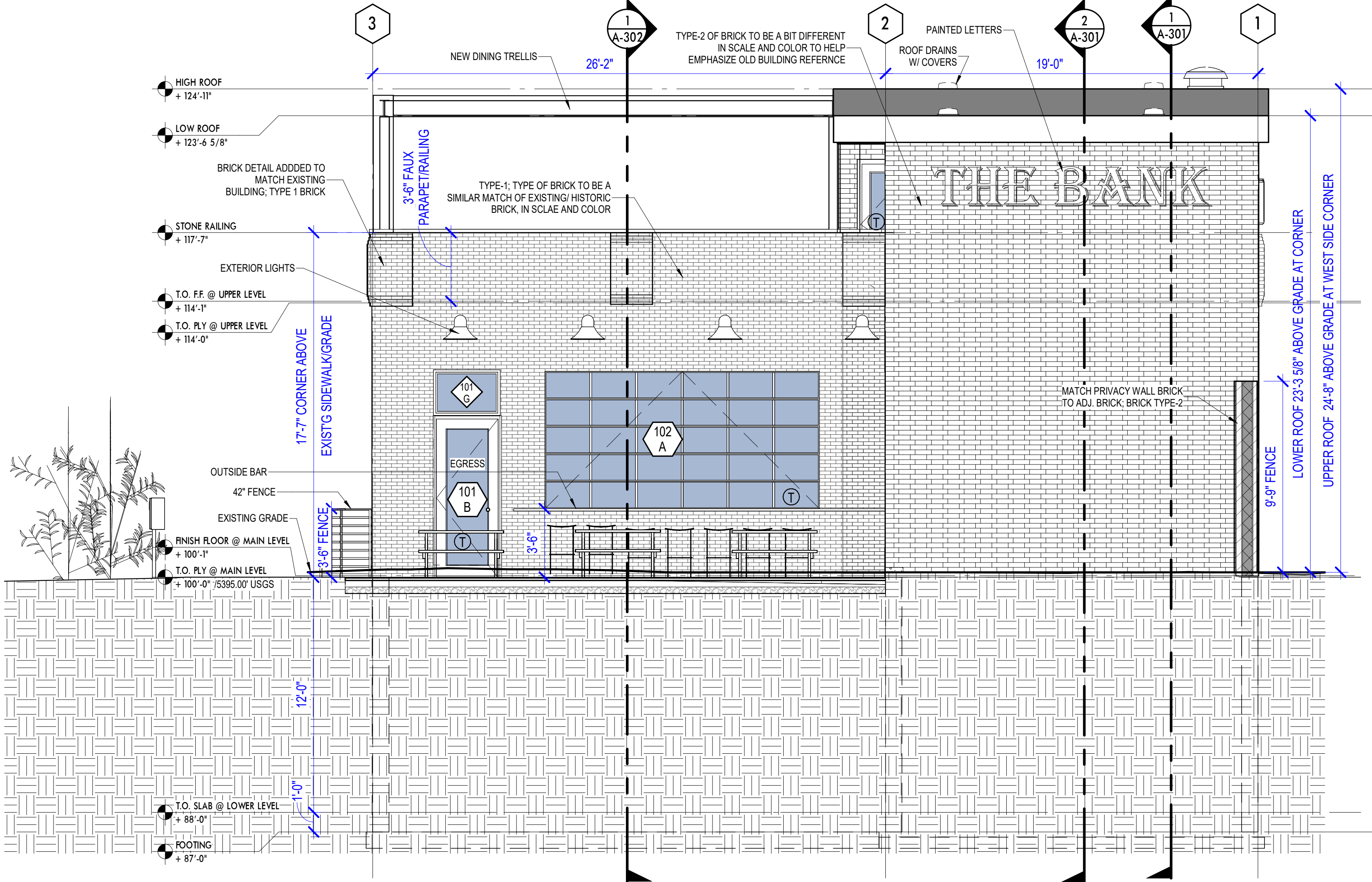
B.An applicant for commercial development in a commercial PUD, B-1, B-2 and B-3 zone district shall provide exterior treatments as follows:

- 1.Applicants who propose building bays wider than 60 feet shall include such architectural features as columns, ribs, pilasters or the like;
- 2.An applicant shall avoid building facades that have blank, uninterrupted lengths of more than 60 feet without containing at least two of the following: change in plane, change in texture or masonry pattern, large windows, columns, ribs, pilasters or the like;
- 3.An applicant shall include consistent architectural materials and design characteristics on all sides of a proposed building, and may not use inferior or substandard quality materials for side or rear facades;
- 4.An applicant utilizing lower exterior wainscoting shall conform to the following:
 - a.Integrally textured materials such as stone or other masonry;
 - b.Variouly textured material combinations such as stone/wood, stone/stucco, wood/stucco, brick/wood or any such combination;
 - c.Integrally colored and patterned materials such as smooth rock, granite or tiles;
 - d.Variouly colored and/or pattered materials such as mullions, panels or planters; and
 - e.Design patterns such as ledges, sills, headers, parapets or other wall variations.
- 5.An applicant utilizing exterior facade treatments on or near the top of the building must be recognizable from any street, parking lot or open space and consist of one of the following:
 - a.Cornice treatments, other than just colored "stripes" or "bands," with integrally textured materials such as stone or other masonry, or differently colored materials;
 - b.Sloping roof with overhangs or brackets;
 - c.Stepped parapets;d.Clerestory windows or other window accents.
- 6.An applicant shall utilize exterior building materials that are high-quality, including but not limited to brick, sandstone or other native stone, treated wood siding (may include reclaimed barn wood, if adequately integrated into facade), stucco or tinted/textured concrete masonry unit.

C.An applicant for commercial development in the B-industrial zone district shall select exterior siding that is long lasting, non-fading and can withstand the elements, but may not include solely metal siding on all sides of the building, unless applicant proposes such landscaping improvements as to mitigate the effect of such boxy or monotonous industrial appearance.

(Ord. 18-01, 1 (part))
(Ord. No. 2-2013, 1, 2-11-2013)

2 NORTH ELEVATION
1/4" = 1'-0"



ELEVATION / SECTION GENERAL NOTES

1. ALL ROOF PITCHES SHALL BE AS SHOWN ON THE ROOF PLAN.
2. VERIFY FRAMING HEIGHTS FOR WINDOWS AND DOORS WITH SELECTED MANUFACTURERS ROUGH OPENING SPECIFICATIONS.
3. ALL DOWNSPOUTS TO BE TIED INTO PERIMETER DRAIN SYSTEM IF EXISTING OR PROPOSED - UNLESS NOTED OTHERWISE. CONTRACTOR TO VERIFY ALL DOWNSPOUT LOCATIONS.
4. PCONTRACTOR SHALL VERIFY ALL EXTERIOR MATERIALS, FINISHES, AND COLORS WITH THE OWNER AND THE ARCHITECT PRIOR TO INSTALLATION OR APPLICATION.
5. IF PROVIDED, SEE ENLARGED WALL SECTIONS FOR TYPICAL EXTERIOR ASSEMBLIES.

SILT, CO MUNICIPAL CODE

17.61.050 - General provisions.

A.All lighting fixtures shall be full cut off and designed to direct lighting below a ninety degree horizontal plane extending from the lowest point of the light source.

B.All lighting fixtures shall be designed and aimed so that they do not cast or reflect light on adjoining properties.

C.All lighting fixtures shall be designed and constructed to minimize or eliminate the direct visibility of the light source from adjoining properties.

D.No lighting shall be aimed upward without a ceiling or overhanging structure that eliminates lighting of the sky.

E.The following shall be used, in order of preference, to operate exterior lighting fixtures: a functioning motion detector switch, a timer/photocell combination switch, a photocell, a timer, or a switch (only in residential districts). Note: Motion sensors are not advisable for HID sources.

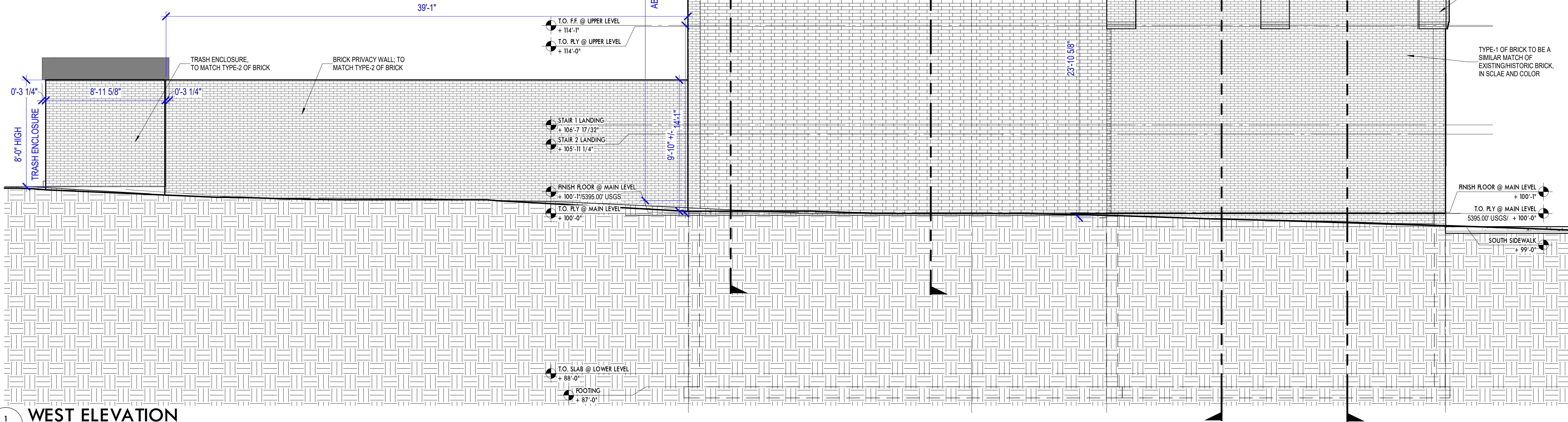
F.To achieve uniform lighting levels, variation between the minimum and maximum measured footcandle lighting levels identified in the allowed standards table shall not exceed a ratio of 15:1.

G.Continuous uninterrupted use of exterior lighting is prohibited. (Ord. 27-00 (part))

ZONE NOTE:

-ZONE DISTRICT B-1 HAS A BUILDING MAXIMUM HEIGHT OF 45'-0" ABOVE EXISTING GRADE.

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



THE BANK
101 N. 7TH ST. SILT, CO 81652
PARCEL ID #217910214009

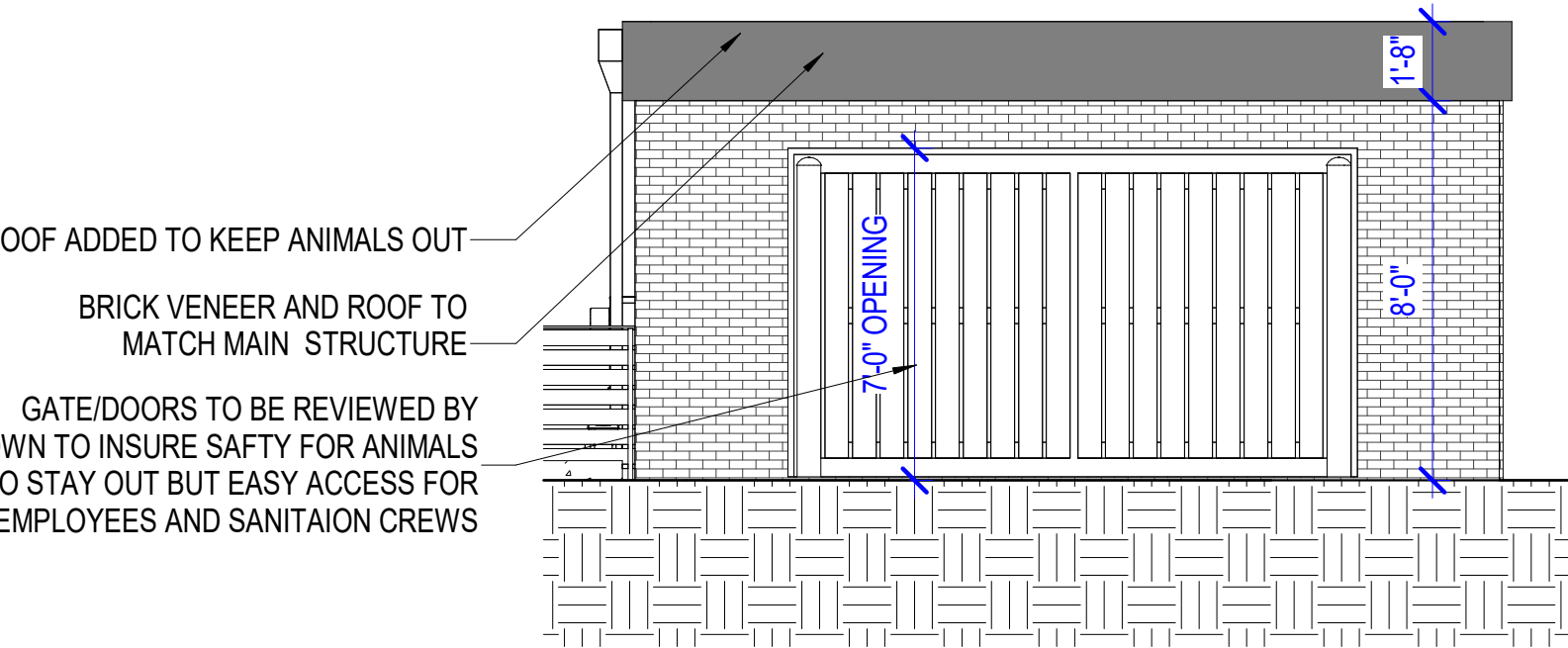
THUNDERBOWL ARCHITECTS

THUNDERBOWL ARCHITECTS
300 S. SPRING ST. SUITE 201
ASPEN, CO 81611
(970) 710-2938

PROPOSED EXTERIOR ELEVATIONS

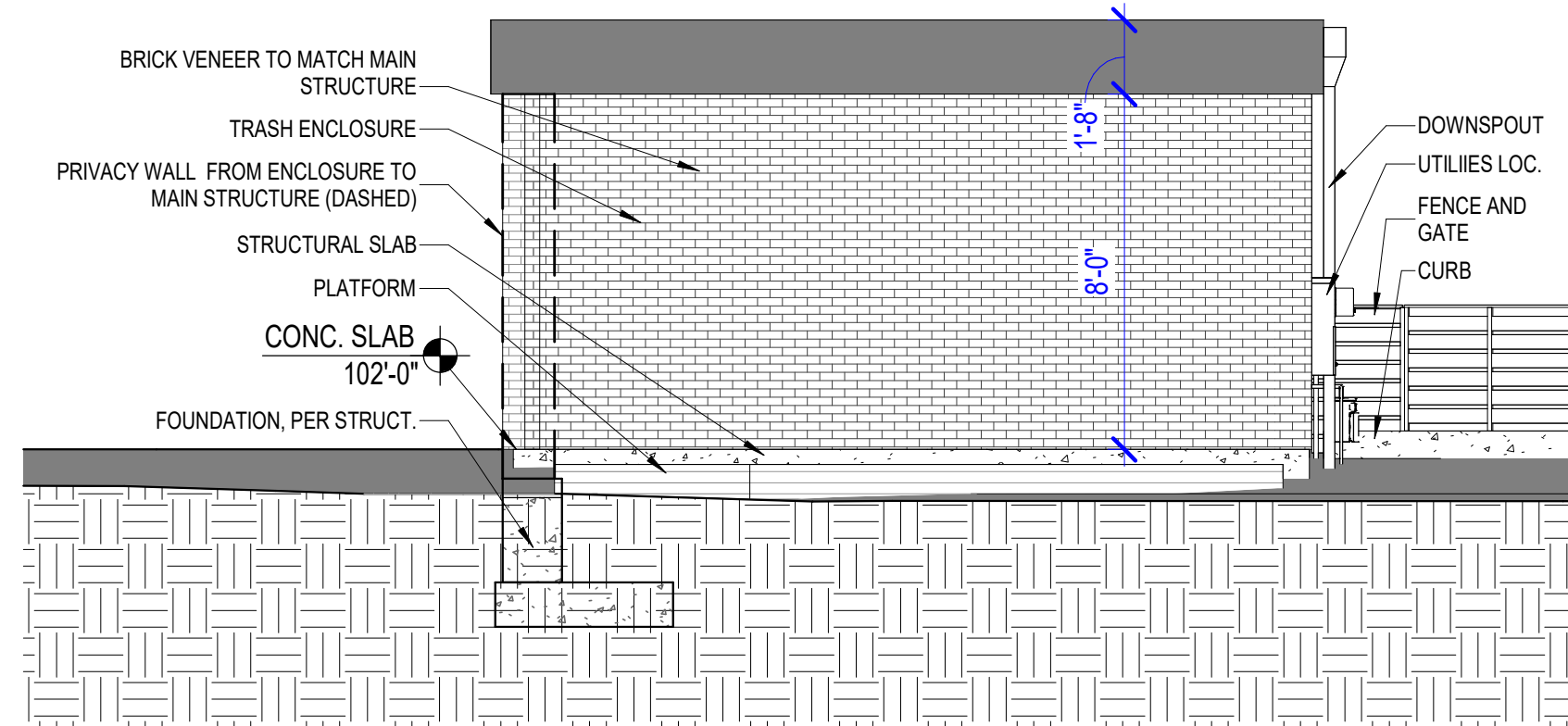
SCALE
1/4" = 1'-0"
PROJECT
19010.00

A-202



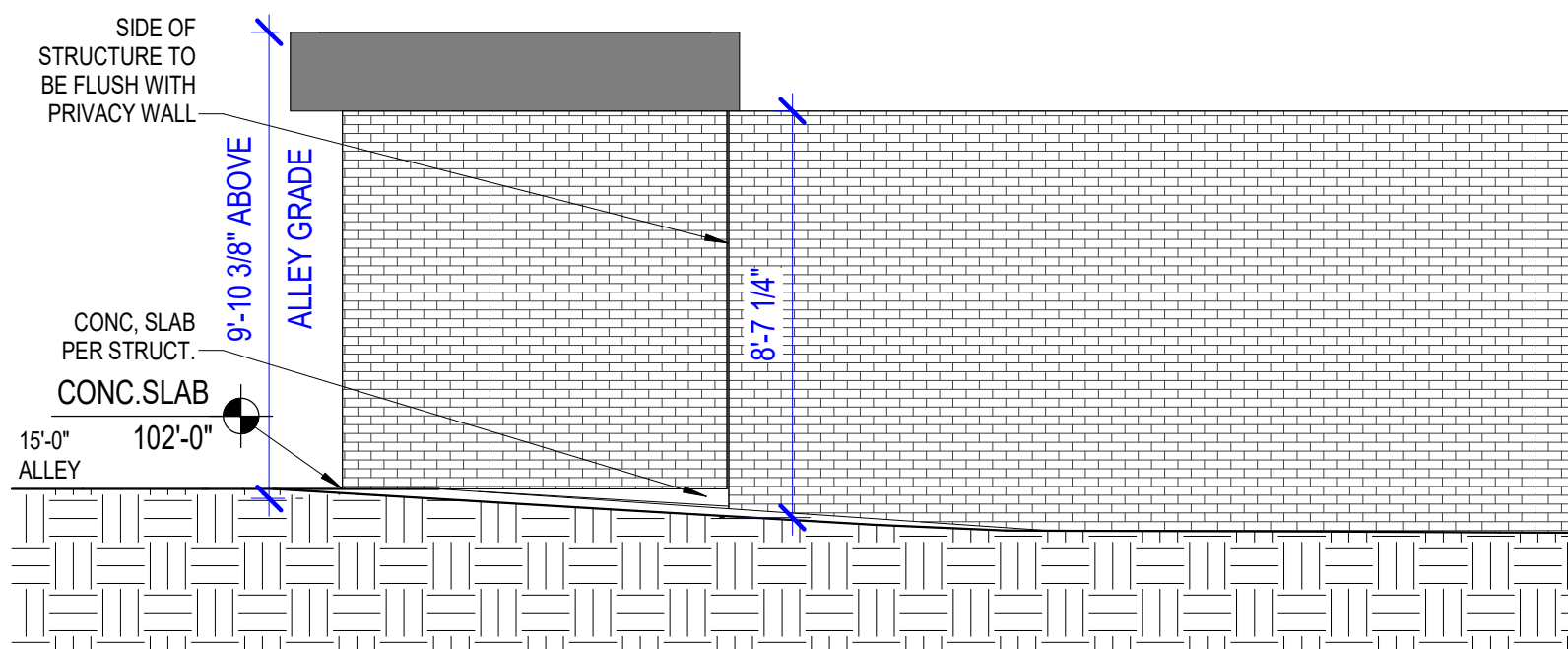
TRASH ENCLOSURE- NORTH ELEVATION

1
A-203
1/4" = 1'-0"



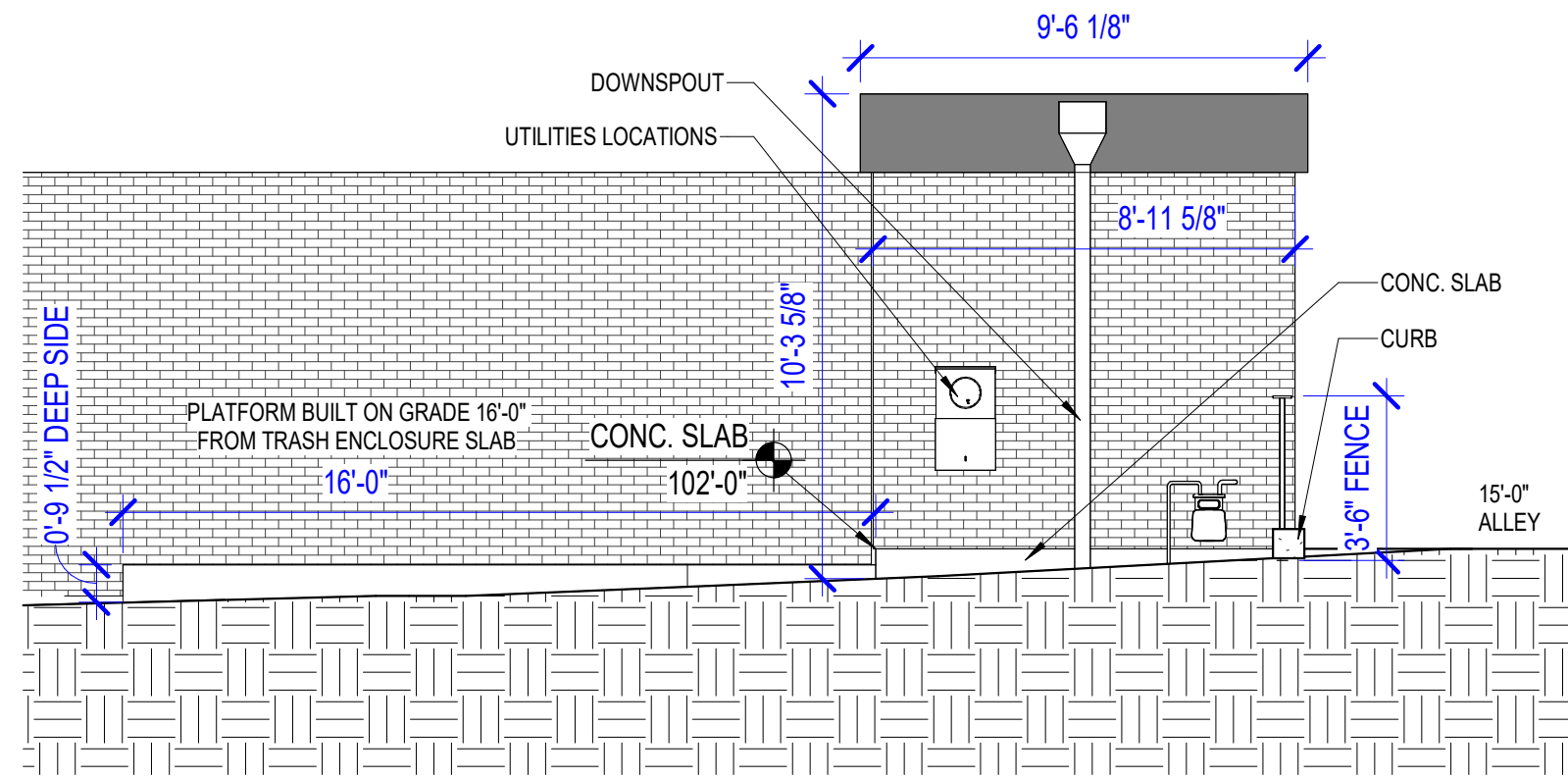
TRASH ENCLOSURE- SOUTH ELEVATION

3
A-203
1/4" = 1'-0"



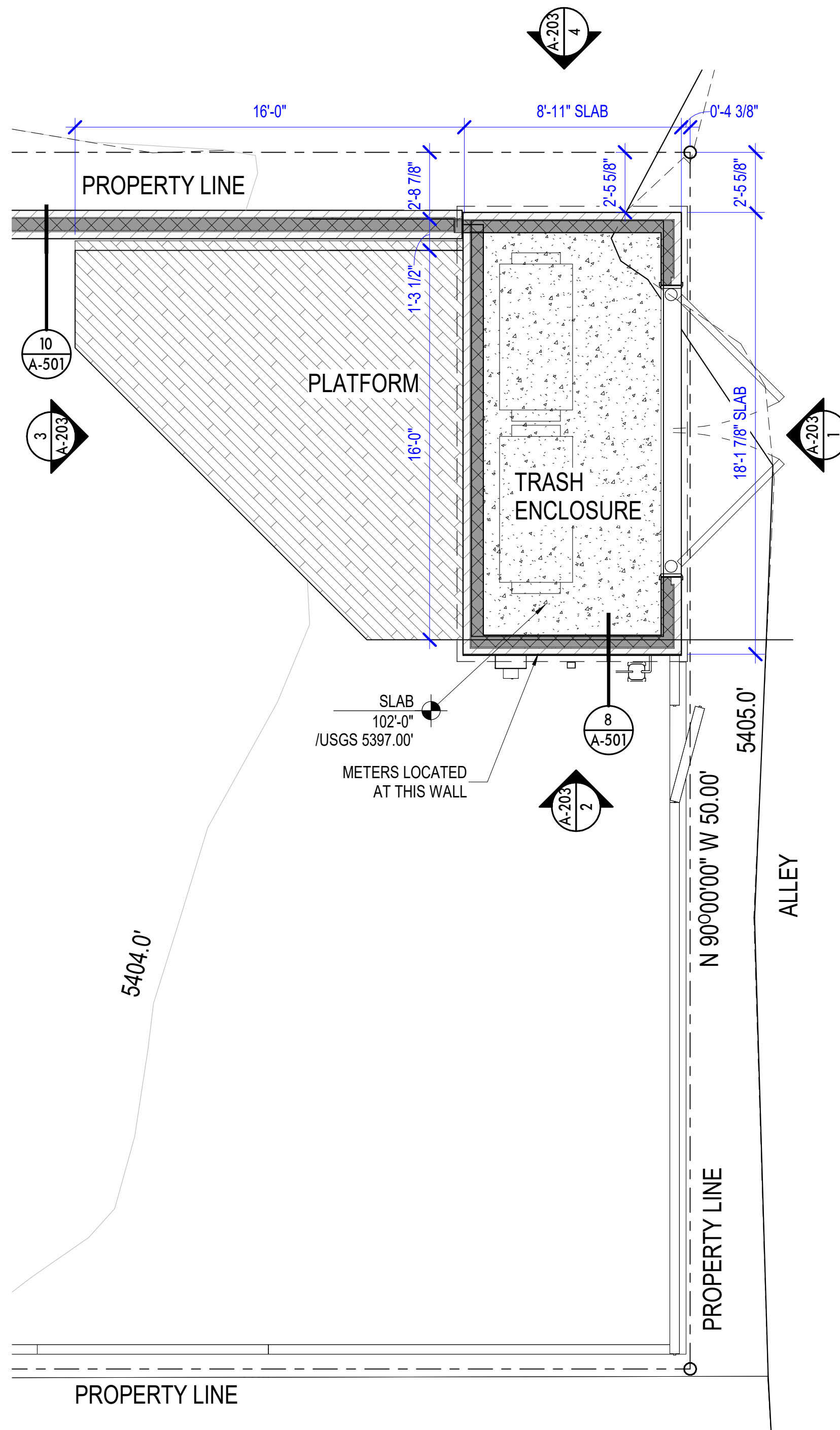
TRASH ENCLOSURE- WEST ELEVATION

4
A-203
1/4" = 1'-0"



TRASH ENCLOSURE- EAST ELEVATION

2
A-203
1/4" = 1'-0"



SITE PLAN- TRASH ENCLOSURE

5
A-203
1/4" = 1'-0"

ELEVATION / SECTION
GENERAL NOTES

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Chapter 13.12 - TRASH AND GARBAGE /Modified March 2023

13.12.010 - Collection.

A. The board of trustees of the town finds that it is in the interest of the town and its citizens to provide ways and means for the regular and periodic collection and disposal of trash and rubbish from residential premises in the town at reasonable cost to the citizens of the town. Therefore, the town periodically enters into contracts with third-party trash collection company(ies) for providing such services, which are hereby made available to all persons and residential properties within the town in accordance with this chapter. The services for which the town has contracted shall be provided and charged for, and shall be rendered, in accordance with the terms hereof.

B. Such collection shall be limited to a weekly maximum of one ninety-six-gallon container and such containers for recyclables as may be specified in the contract with the third-party trash collection company, per residential unit. Customers may request additional containers from the third-party trash collection company directly at the customer's expense.

C. Such collection shall not include the hauling of construction or remodeling materials, wastes or debris; motor vehicle parts; trees or large branches; manure; rocks or soil; or large appliances or equipment.

D. Containers of trash and rubbish to be collected and removed shall be placed at curb or alley line prior to scheduled time of pick-up. No vehicle shall be parked so as to interfere with the collection function. No collection shall be made from containers located inside a fence or gate or across a ditch, within garages or other improvements, or otherwise not located as required.

E. Collection and removal of trash and rubbish from all premises within the town shall be made at least weekly. Pickup schedule shall be posted either on the town's website or at town hall.

13.12.020 - Collection fees.

The town shall collect monthly trash collection fees as are annually set by the board of trustees by resolution. The schedule of fees shall be available to the public either by posting on the town's website or in the office of the town clerk at town hall during normal business hours.

13.12.030 - Billing and payment of fees.

All fees for trash and rubbish collection hereunder shall be billed monthly in advance with town water bills and shall be payable at the Town Hall.

13.12.040 - Reserved.

Editor's note— Ord. No. 7-2011, § 2, adopted August 8, 2011, repealed § 13.12.040, which pertained to service assessments and derived from Ord. No. 5-84 and Ord. No. 15-09, adopted December 14, 2009.

13.12.050 - Applicability.

A. This chapter shall be applicable to all persons and property within the town unless specific request is made to the town, in writing, for exclusion from this chapter. In such event, the person seeking such exclusion shall not be compelled to utilize the services provided for by this chapter, if such person is prepared and has made satisfactory arrangements to remove trash and rubbish from his property in accordance with the ordinances, rules and regulations of the town by other means. In such event, such person shall not be billed monthly, as provided in Section 13.12.030, and shall not be subject to service assessments, as provided in Section 13.12.040. Upon any election by any person to be excluded from the provisions of this chapter, such person and any affected property shall not be entitled to the benefits of the services and rates provided for hereby for six months thereafter, except upon payment of all fees which would have been incurred had such election not been made.

B. This chapter shall not be construed as granting any exclusive territory for trash and rubbish removal, nor as regulating rates for such services.

C. Nothing contained in this section or this chapter shall be construed to relieve any person from the obligations imposed by other ordinances of the town respecting trash and rubbish removal, property maintenance, and related matters.

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THE BANK
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PARCEL ID #217910214009

THUNDERBOWL ARCHITECTS

DATE

PROPOSED
EXTERIOR
ELEVATIONS-TRASH
ENCLOSURE
1/4" = 1'-0"

PROJECT
19010.00

A-203

ELEVATION / SECTION
GENERAL NOTES

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PARCEL ID #217910214009

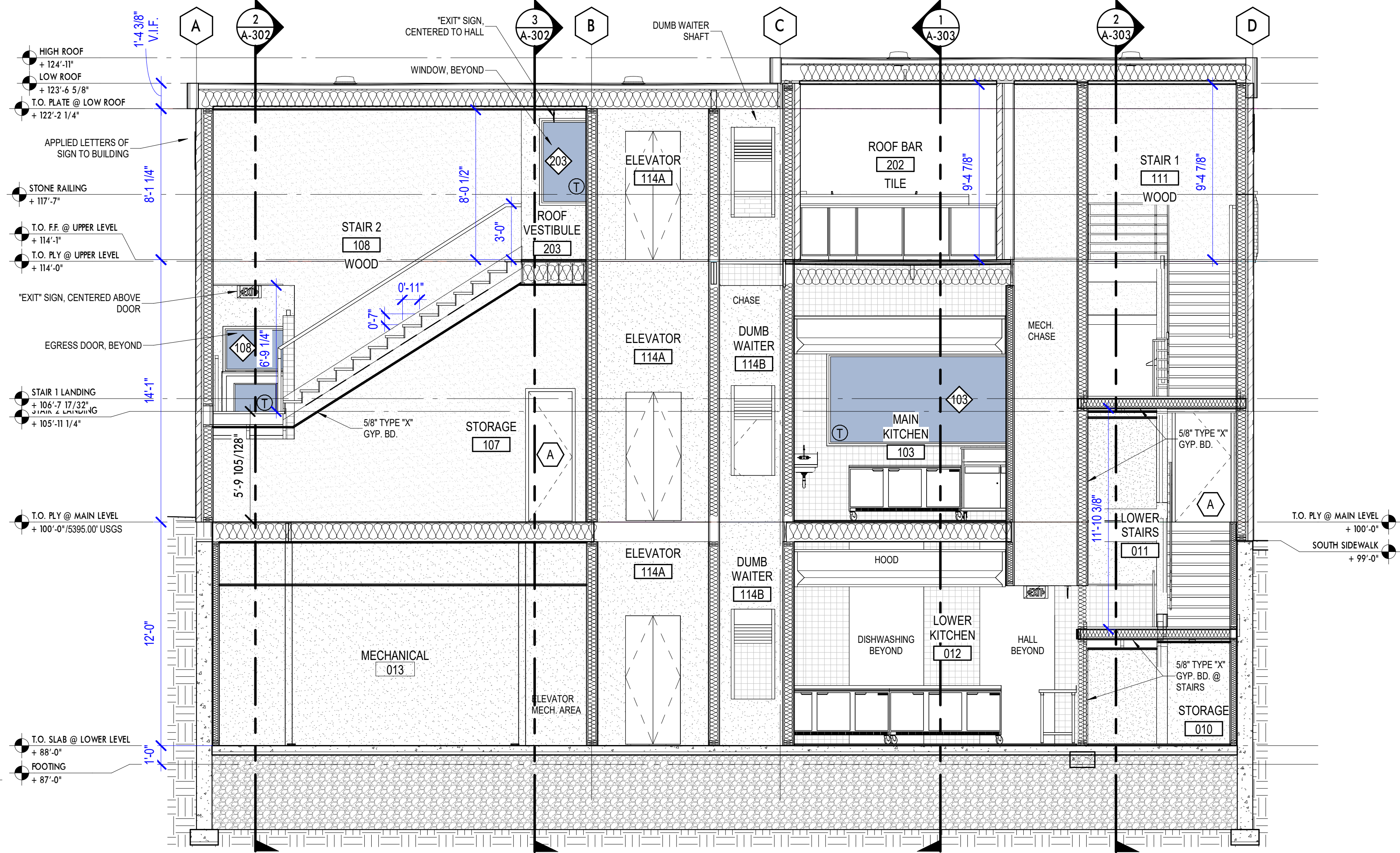
THUNDERBOWL ARCHITECTS

PROPOSED
BUILDING
SECTIONS

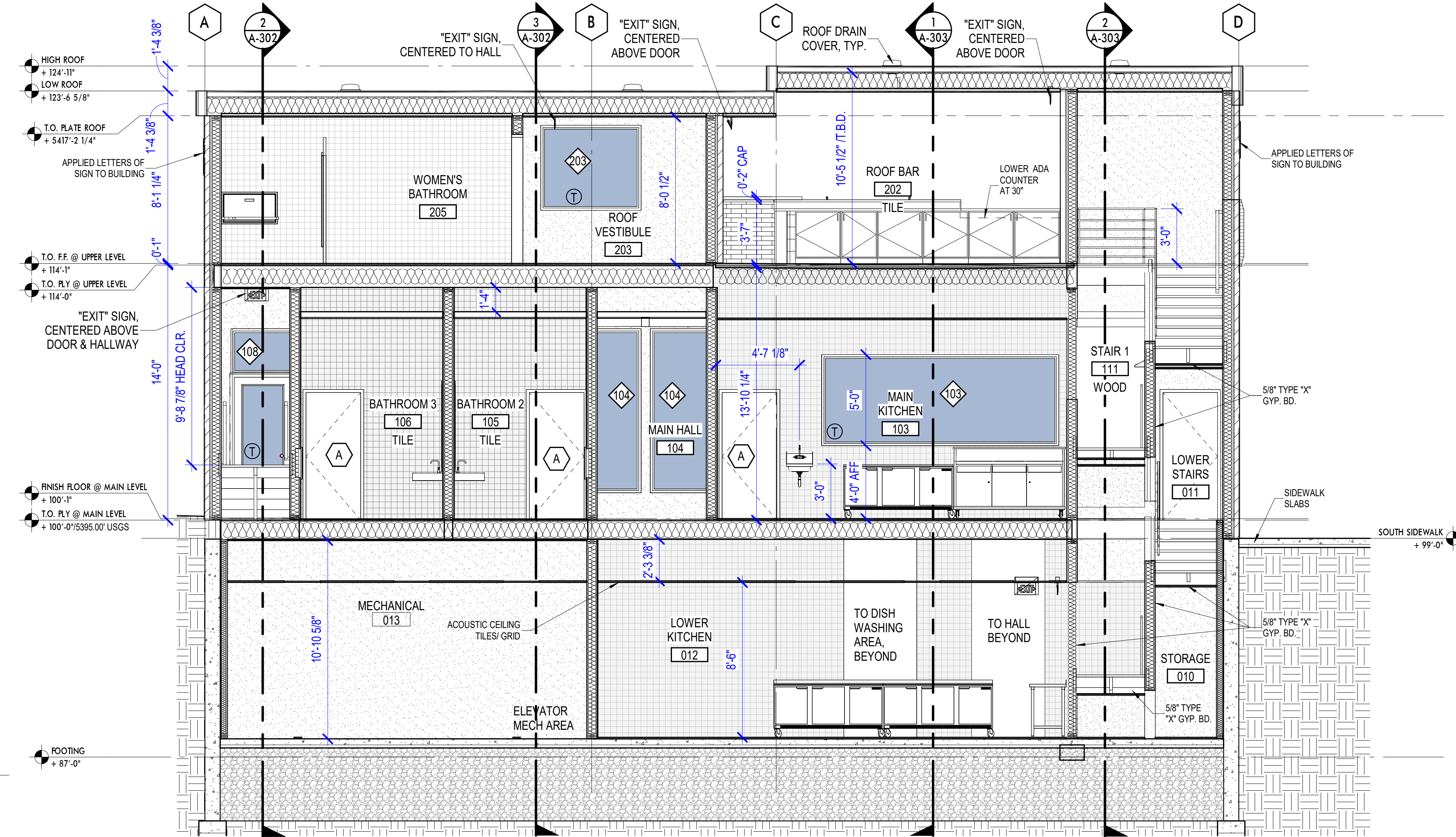
SCALE
1/4" = 1'-0"
PROJECT
19010.00

A-301

1
A-301
BUILDING SECTION 1
1/4" = 1'-0"



2
A-301
BUILDING SECTION 2
1/4" = 1'-0"



ELEVATION / SECTION
GENERAL NOTES

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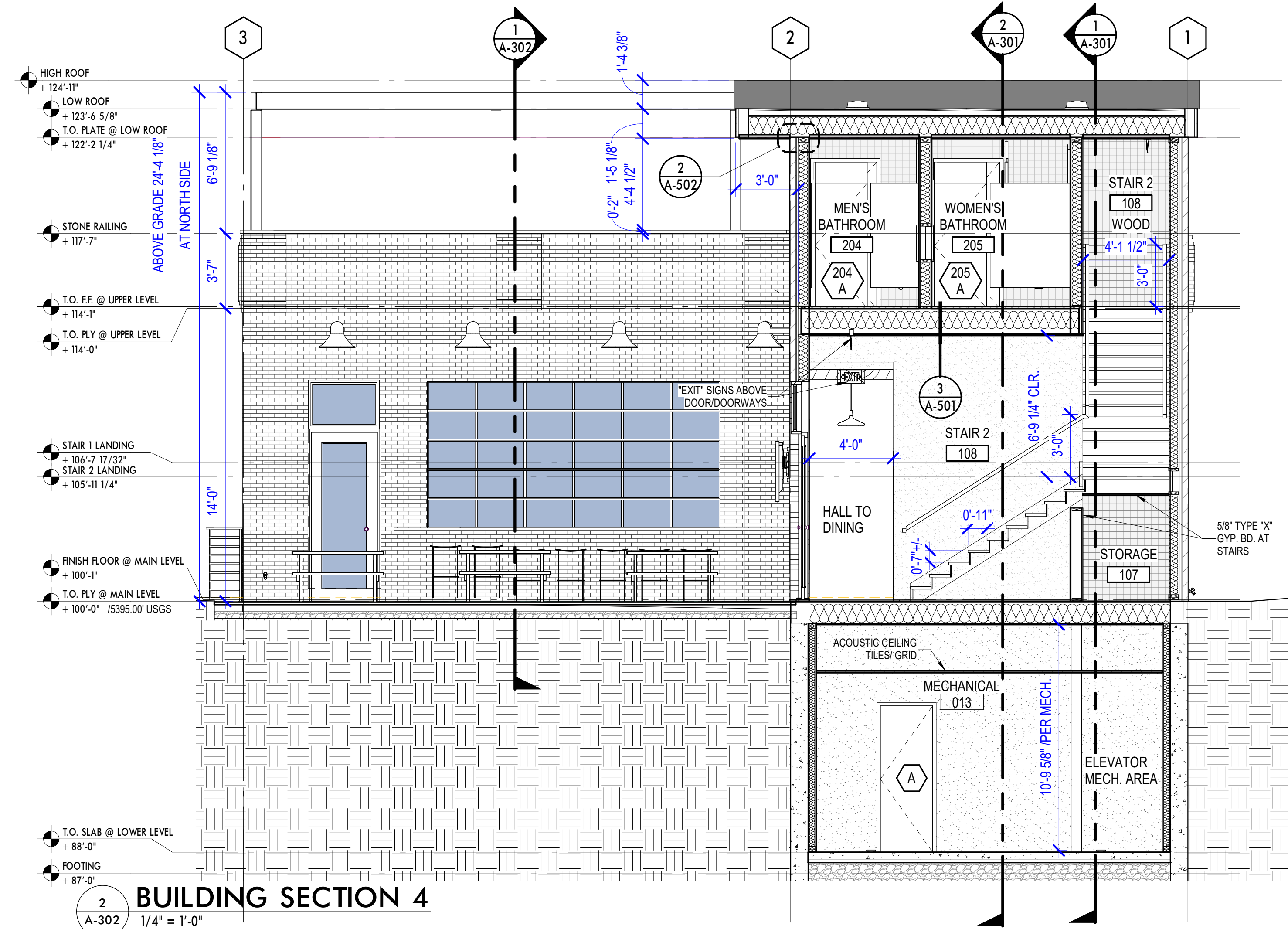
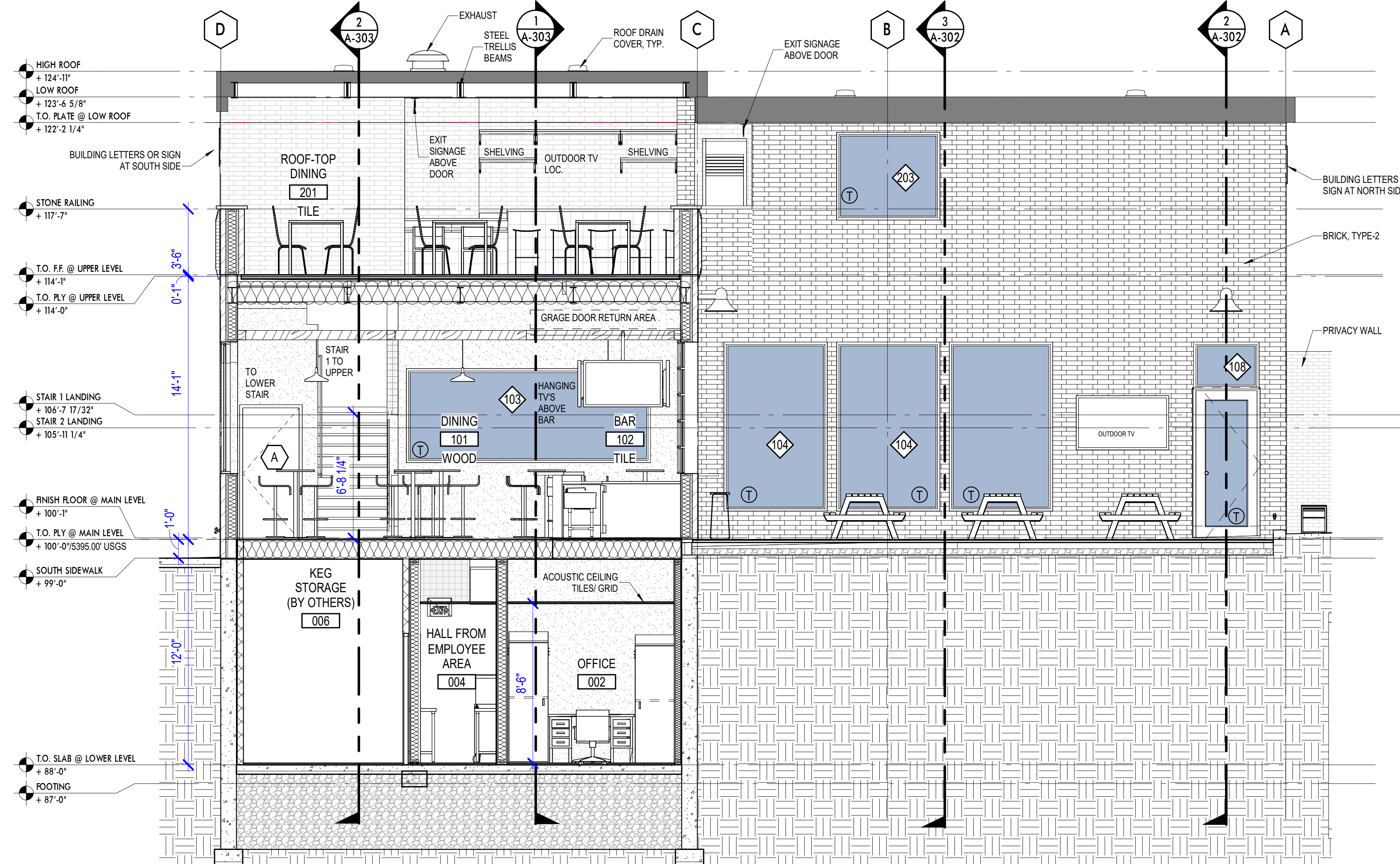
THUNDERBOWL ARCHITECTS

PROPOSED
BUILDING SECTIONS

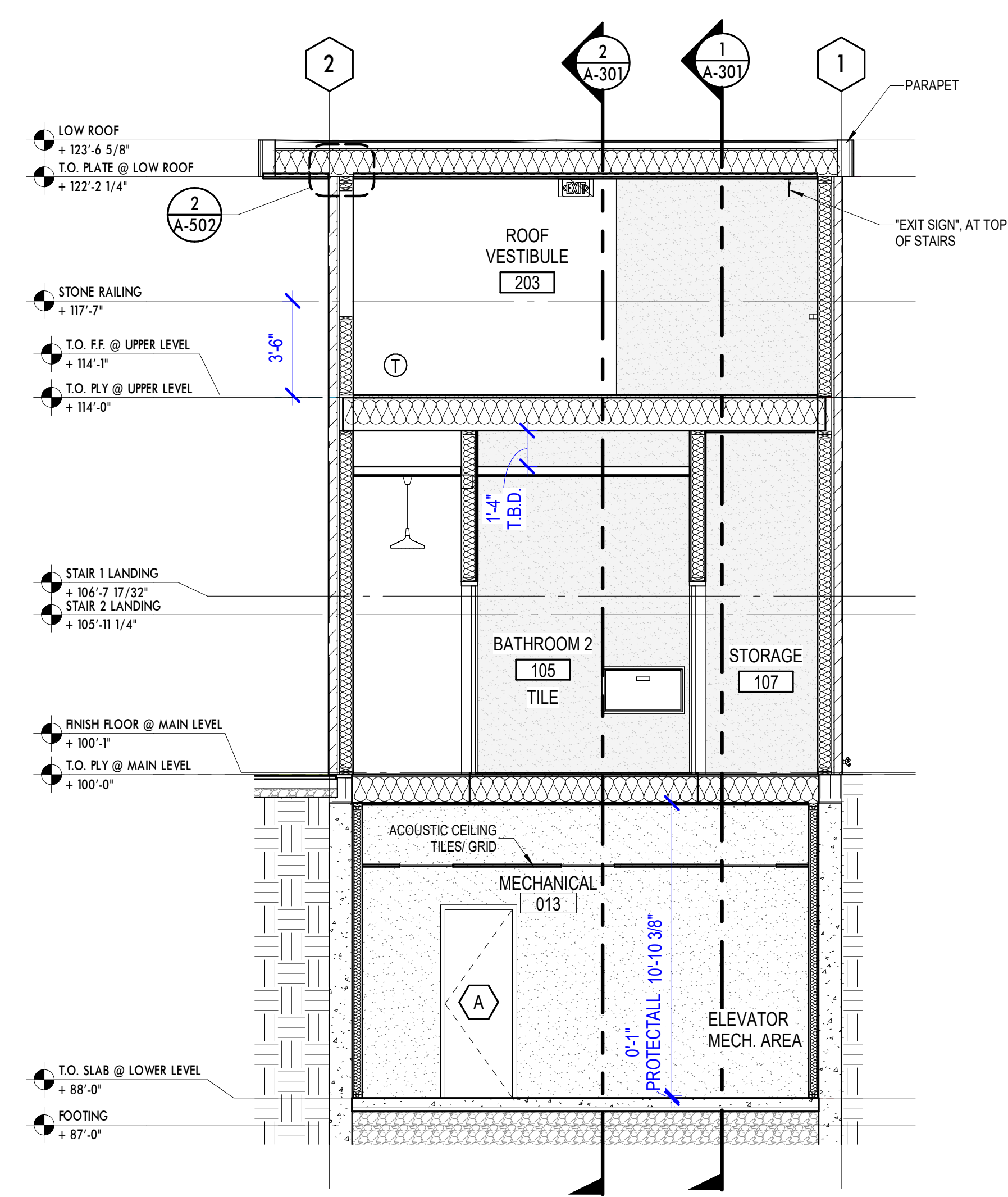
SCALE
1/4" = 1'-0"
PROJECT
19010.00

A-302

1
A-302
BUILDING SECTION 3
1/4" = 1'-0"



3
A-302
BUILDING SECTION 5
1/4" = 1'-0"



ELEVATION / SECTION
GENERAL NOTES

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PARCEL ID #217910214009

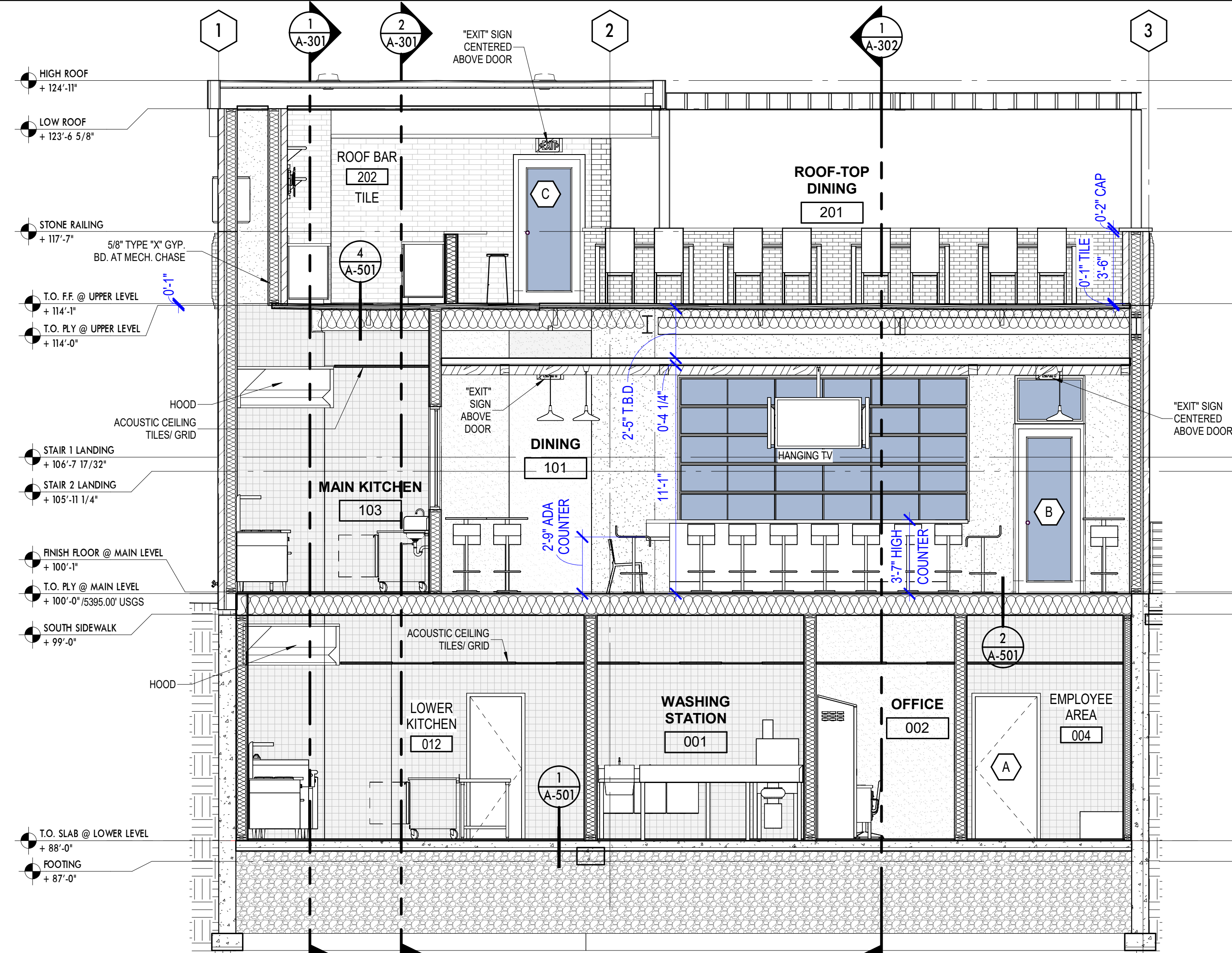
THUNDERBOWL ARCHITECTS

PROPOSED
BUILDING
SECTIONS

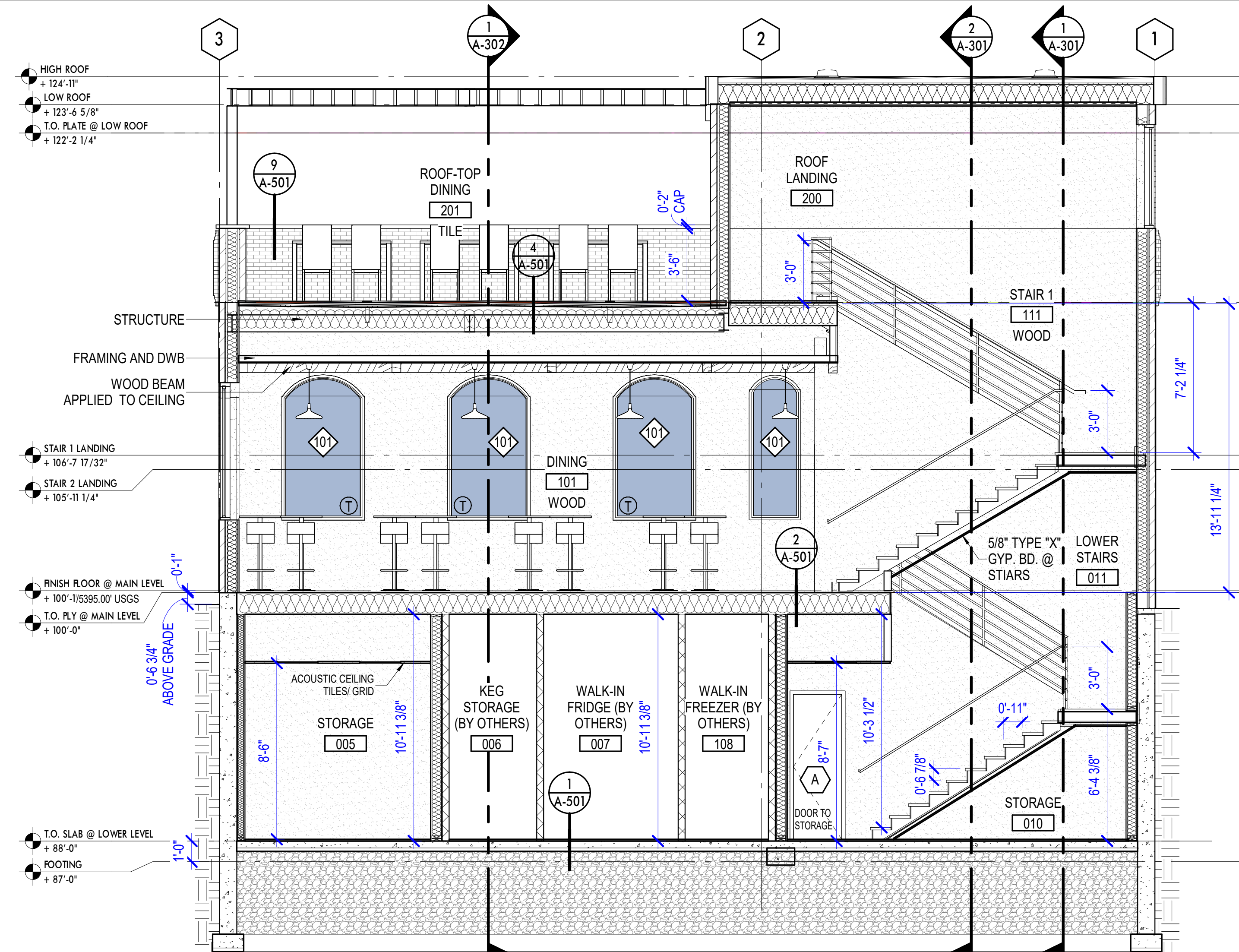
SCALE
1/4" = 1'-0"
PROJECT
19010.00

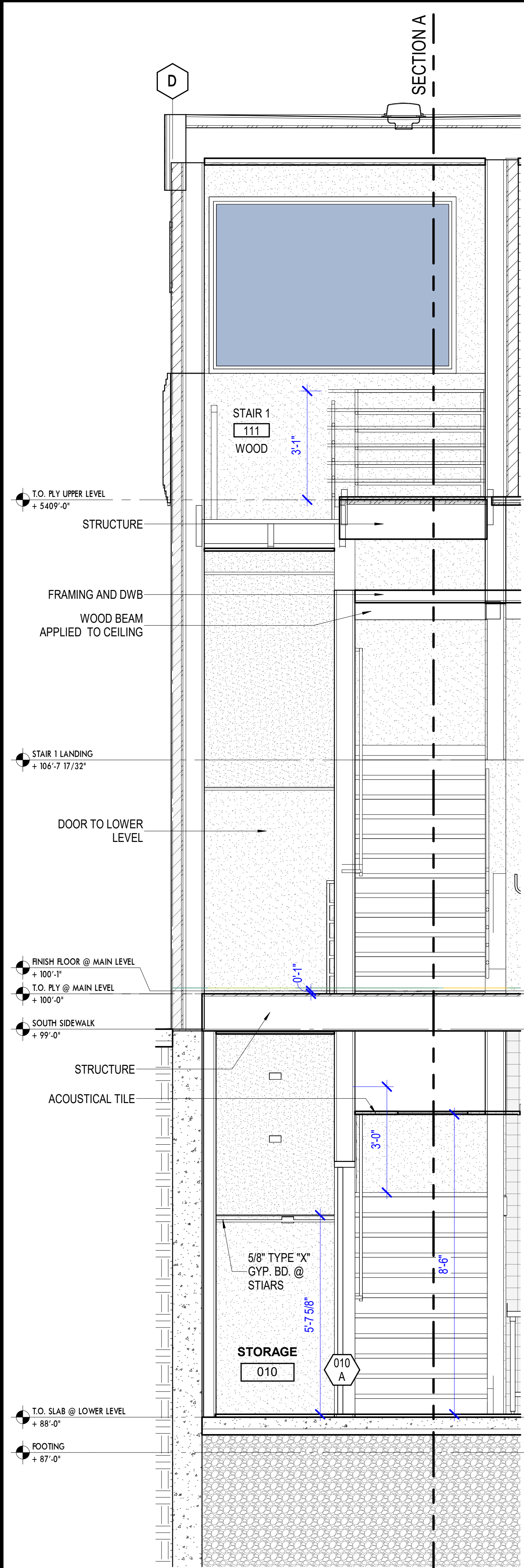
A-303

1 BUILDING SECTION 6
A-303 1/4" = 1'-0"

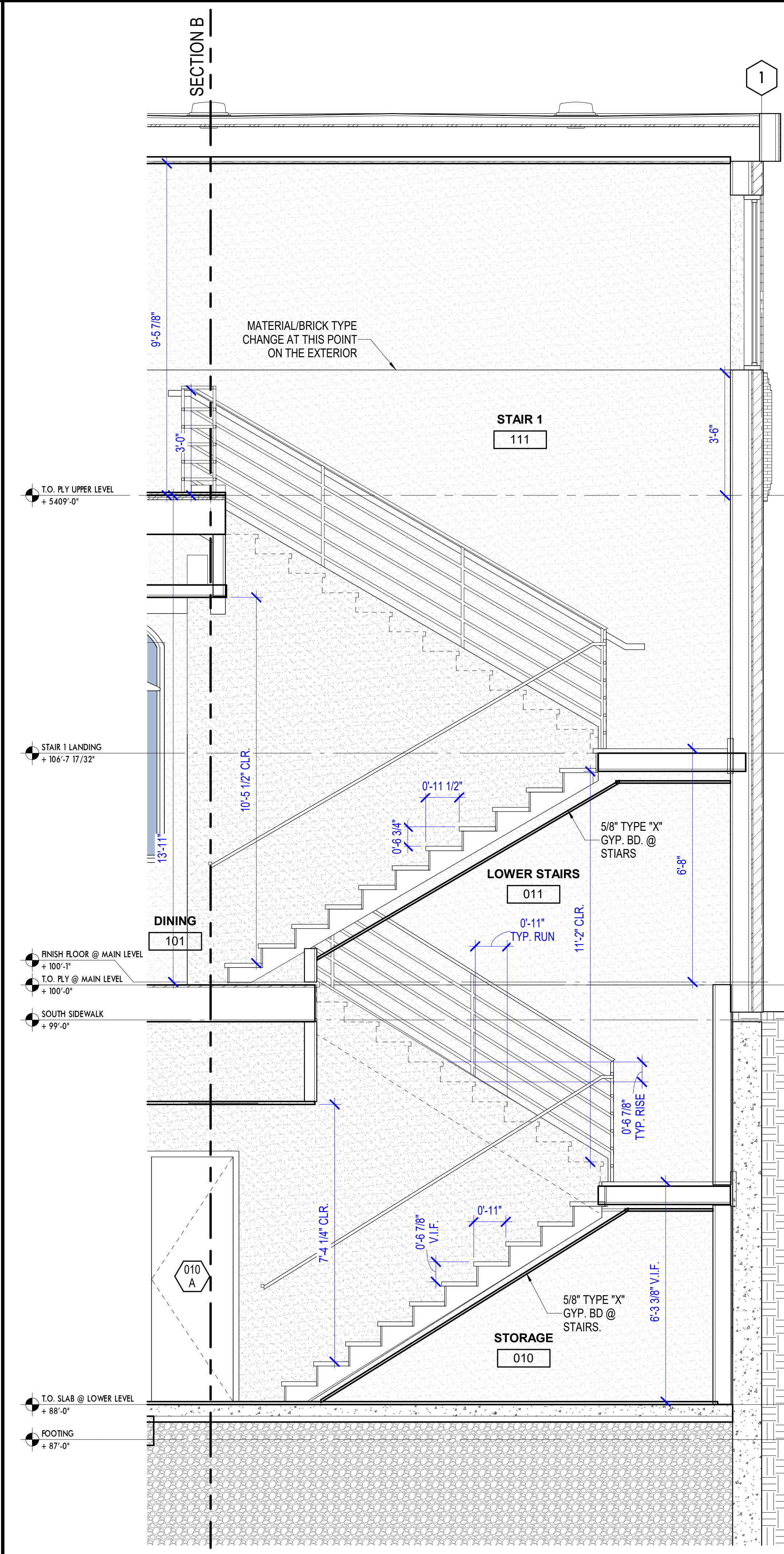


2 BUILDING SECTION 7
A-303 1/4" = 1'-0"

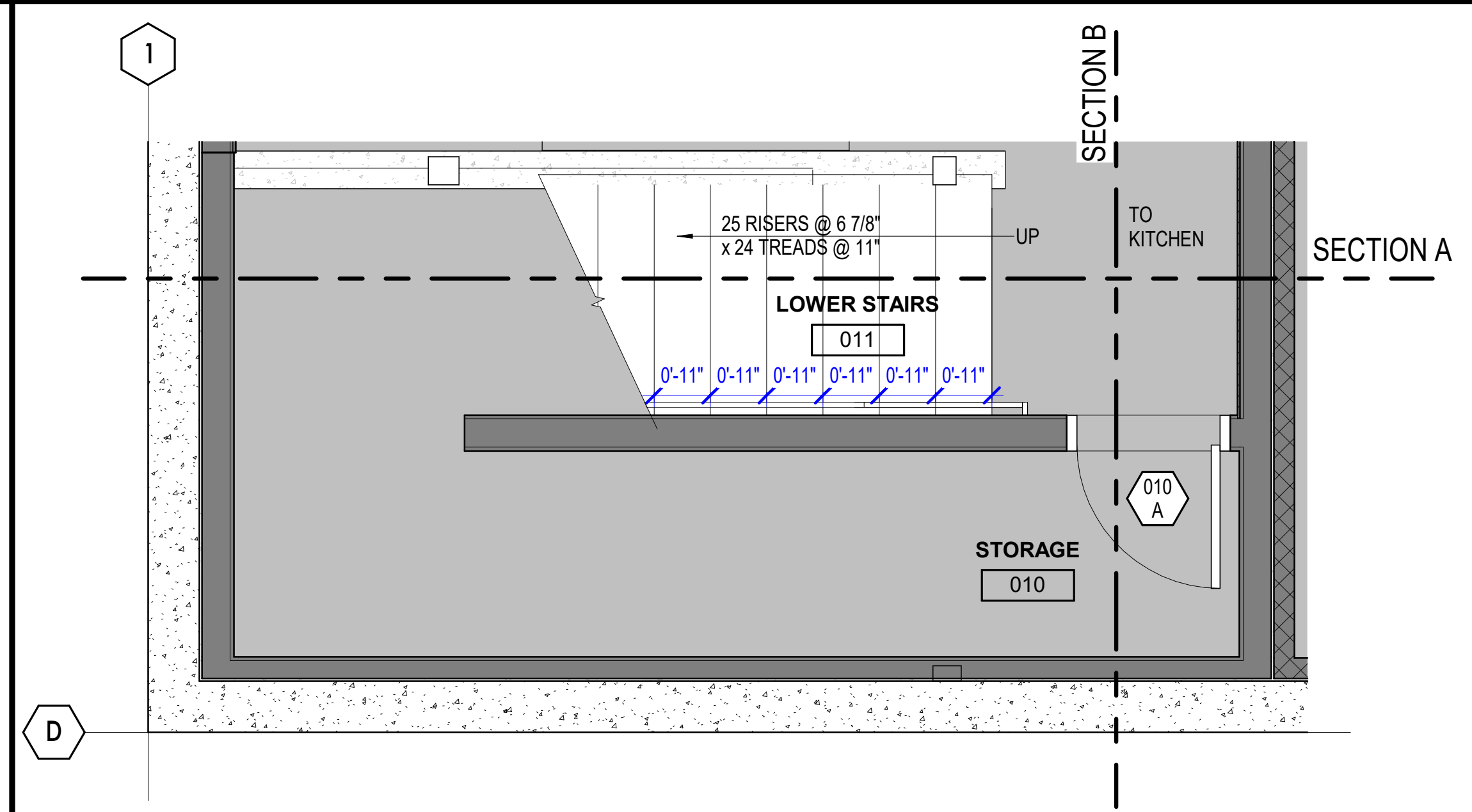




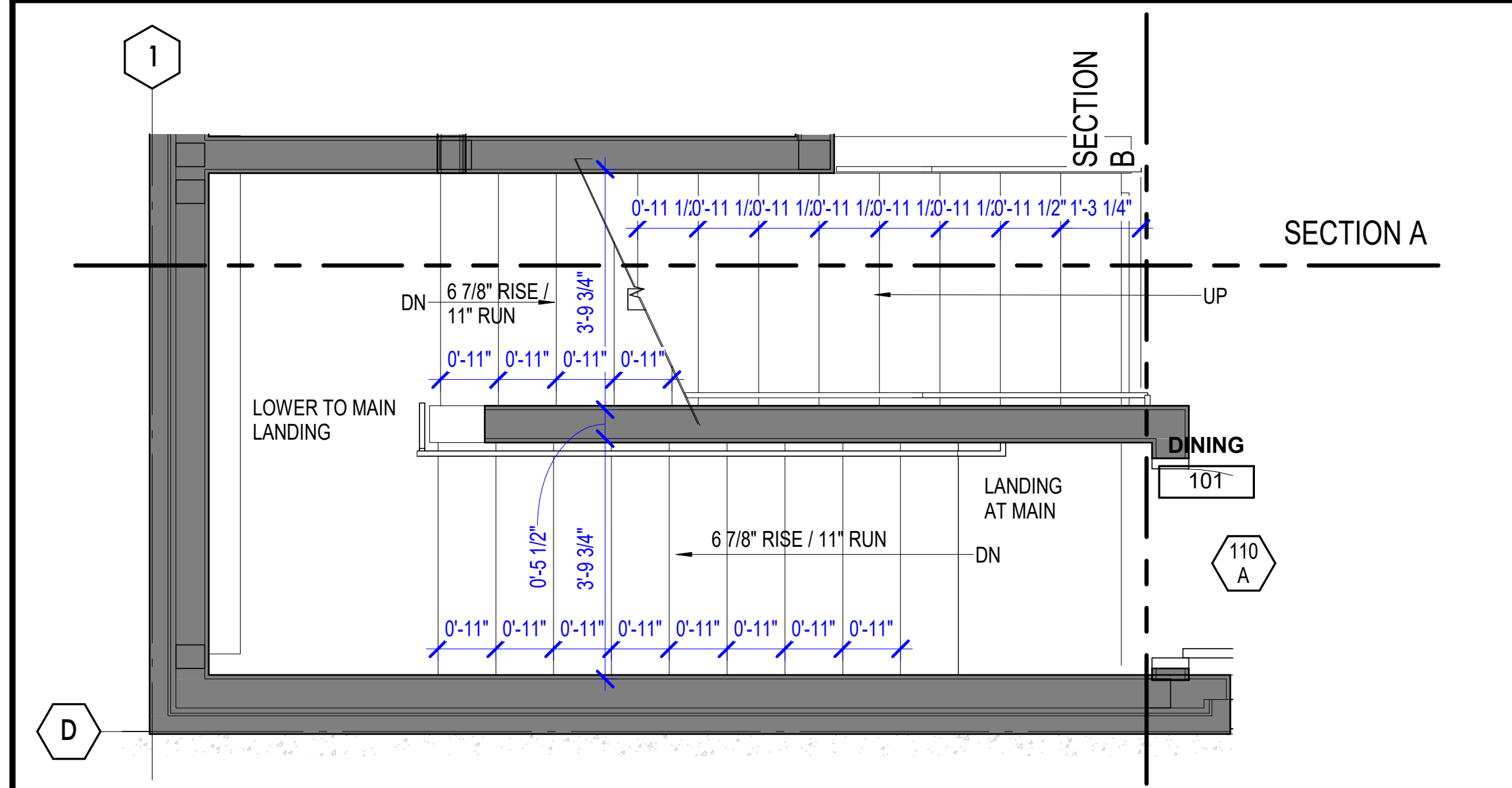
5 STAIR 1 - SECTION B
A-304 1/2" = 1'-0"



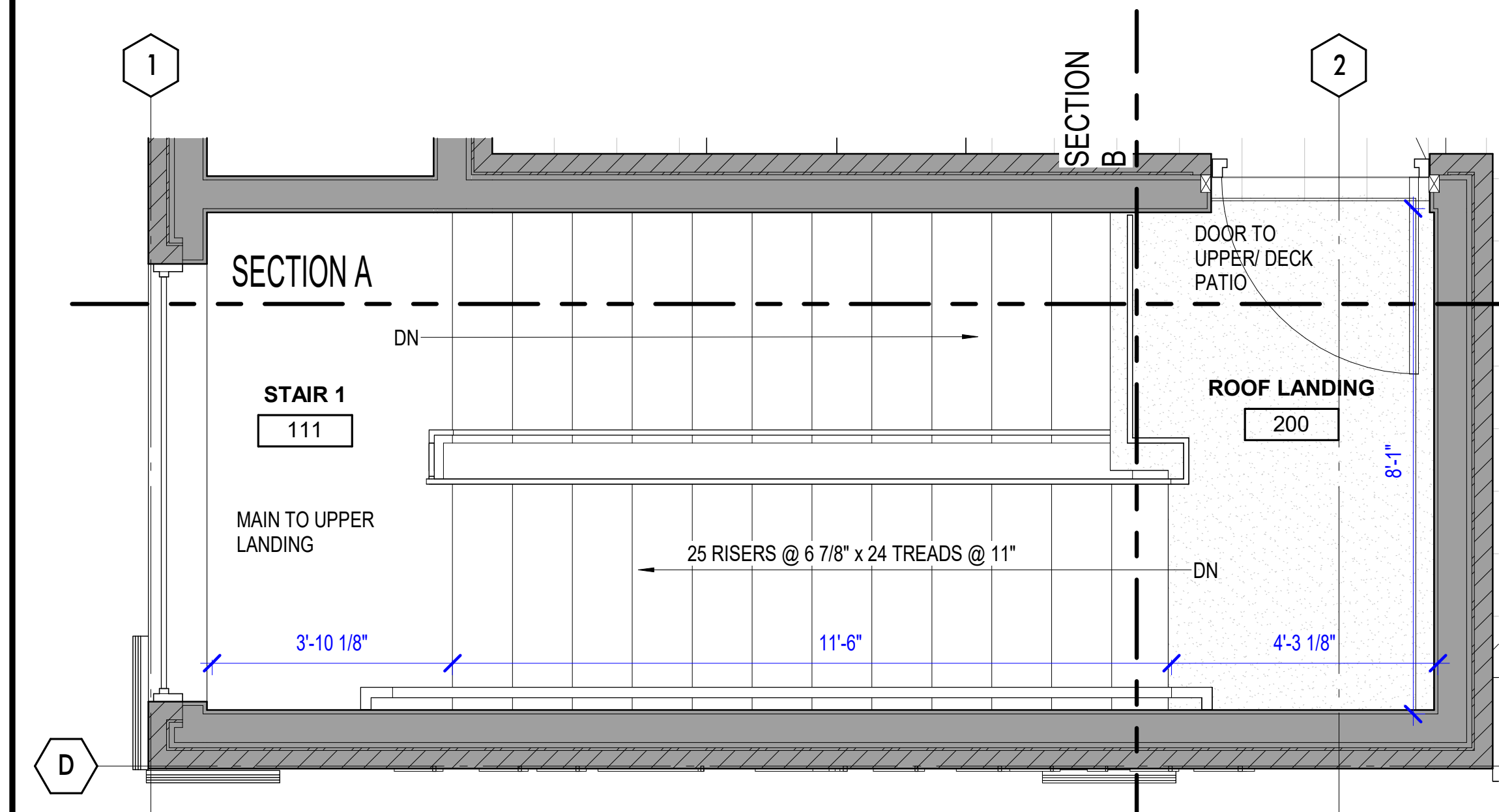
4 STAIR 1 - SECTION A
A-304 1/2" = 1'-0"



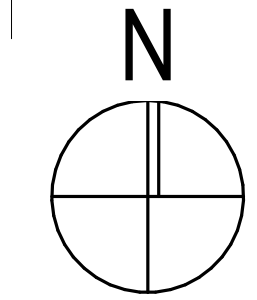
1 LOWER LEVEL FLOOR PLAN- STAIR 1
A-304 1/2" = 1'-0"



2 MAIN LEVEL FLOOR PLAN- STAIR 1
A-304 1/2" = 1'-0"



3 UPPER LEVEL FLOOR PLAN- STAIR 1
A-304 1/2" = 1'-0"



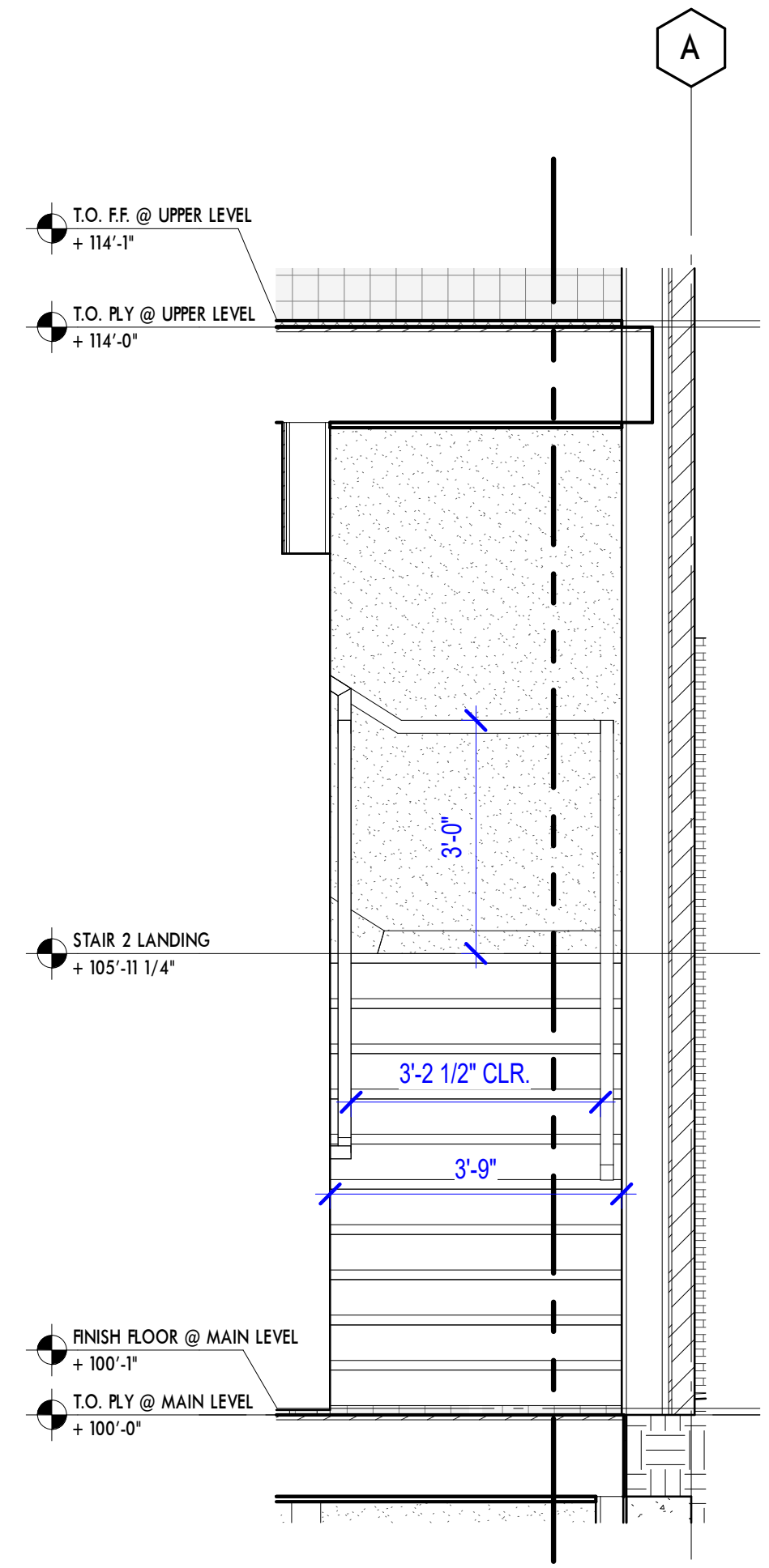
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ASPEN, CO 81611
(970) 710-2938

THE BANK
101 N. 7TH ST. SILT, CO 81652
PARCEL ID #217910214009

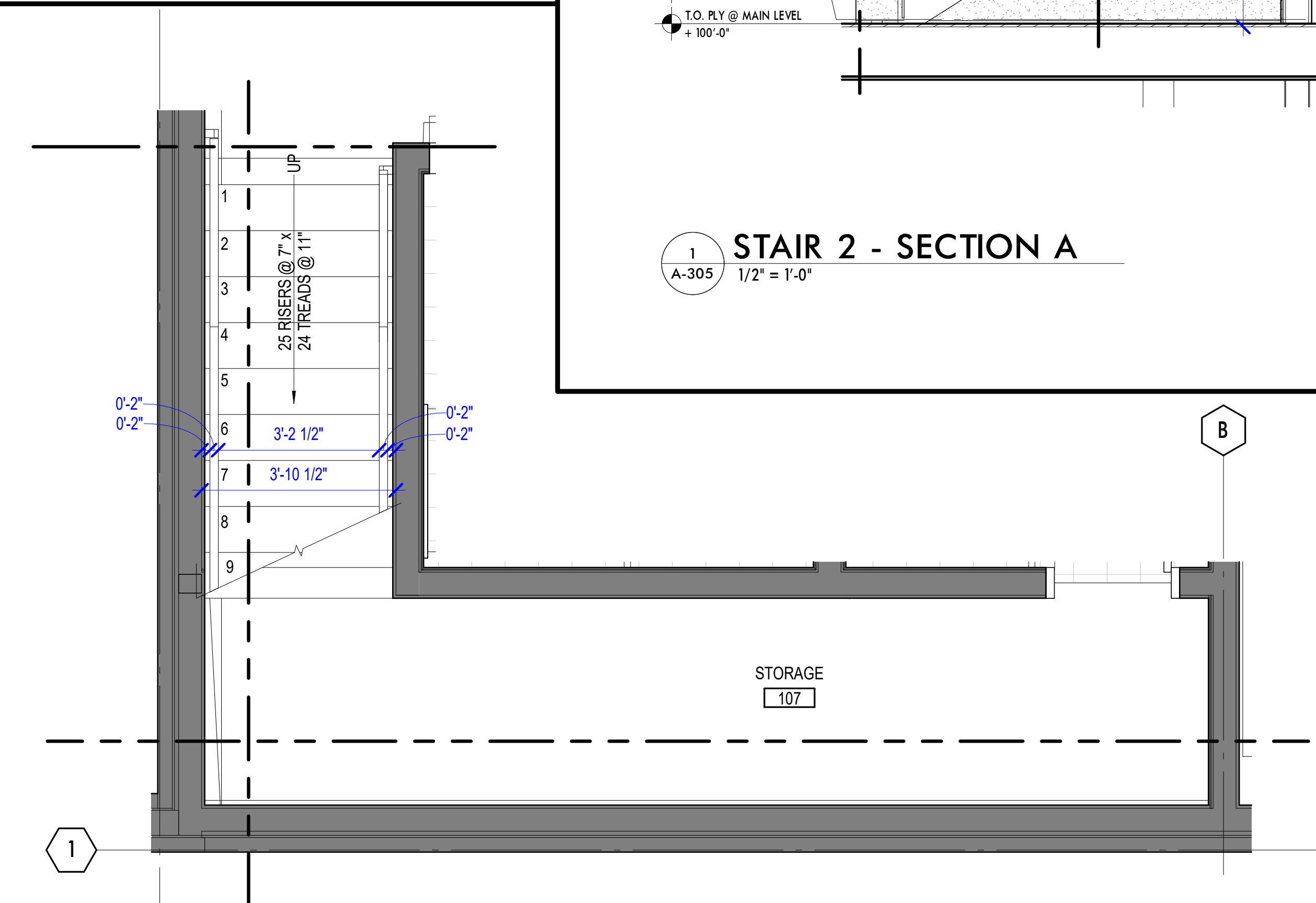
THUNDERBOWL ARCHITECTS

STAIR SECTIONS- STAIR 1
SCALE
As indicated
PROJECT
19010.00

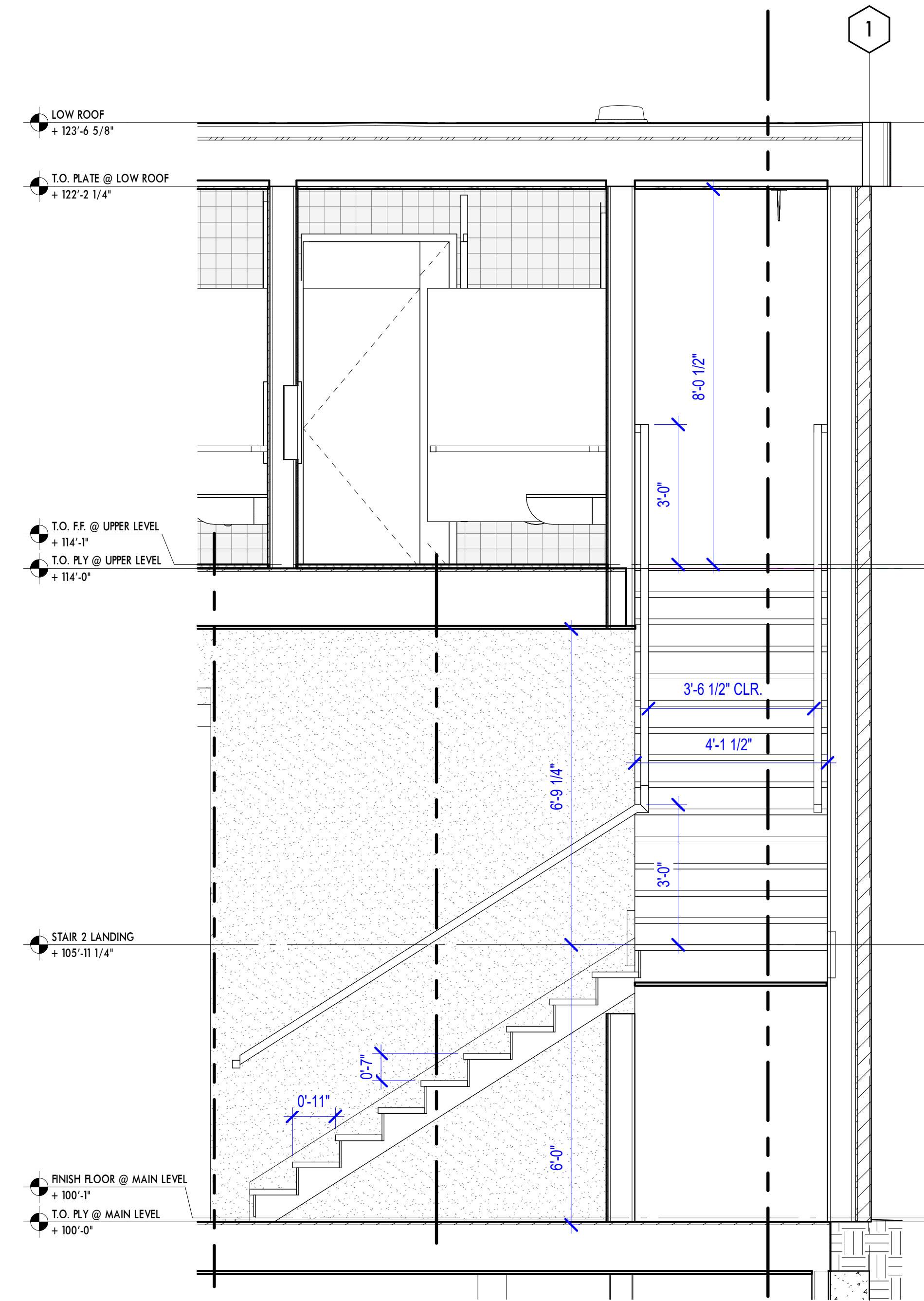
A-304



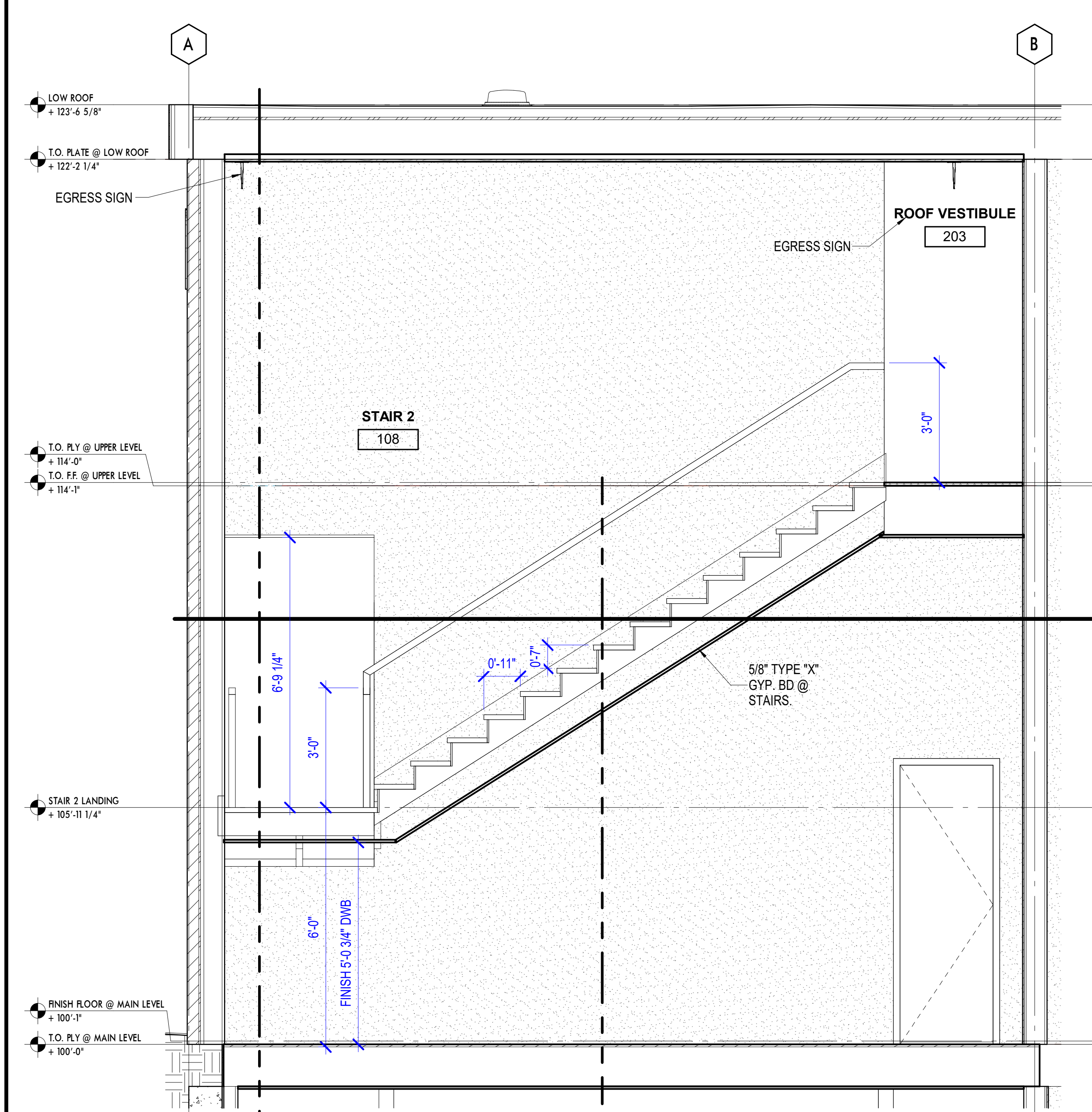
3
A-305
STAIR 2 - SECTION C
1/2" = 1'-0"



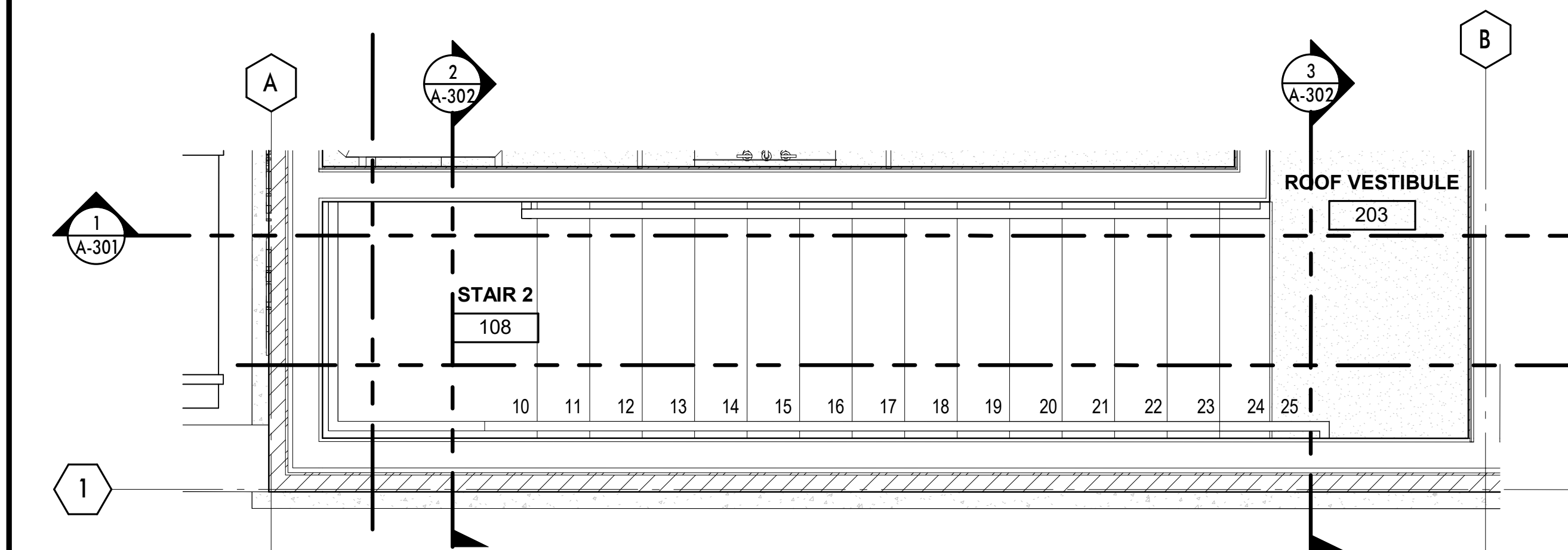
4
A-305
MAIN LEVEL FLOOR PLAN - STAIR 2
1/2" = 1'-0"



1
A-305
STAIR 2 - SECTION A
1/2" = 1'-0"



2
A-305
STAIR 2 - SECTION B
1/2" = 1'-0"



5
A-305
UPPER LEVEL FLOOR PLAN - STAIR 2
1/2" = 1'-0"

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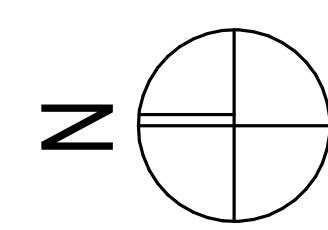
DATE

STAIR SECTIONS- STAIR 2

SCALE
As indicated

PROJECT
19010.00

A-305



ELEVATION / SECTION
GENERAL NOTES

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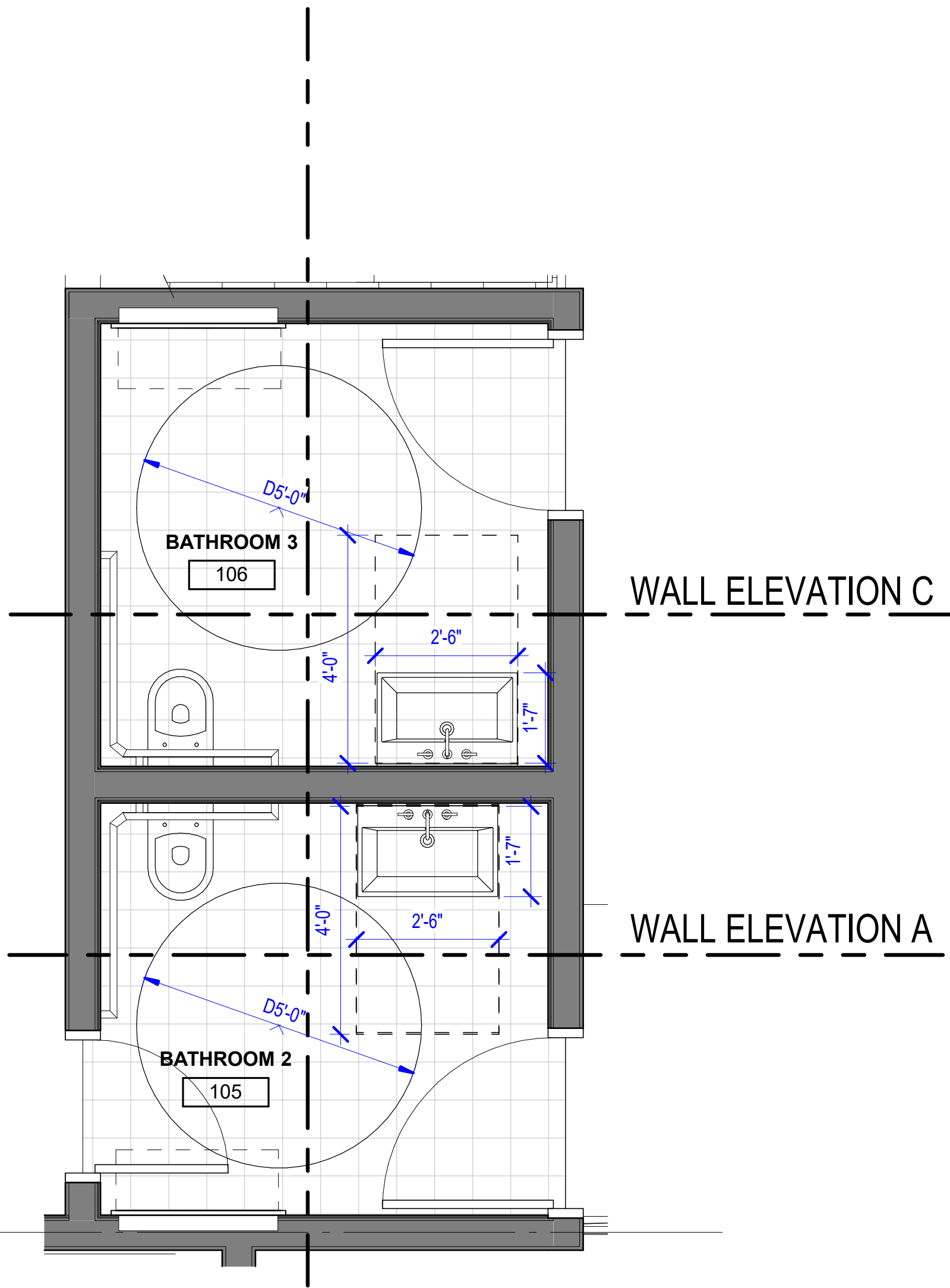
THE BANK
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PARCEL ID #217910214009

THUNDERBOWL ARCHITECTS

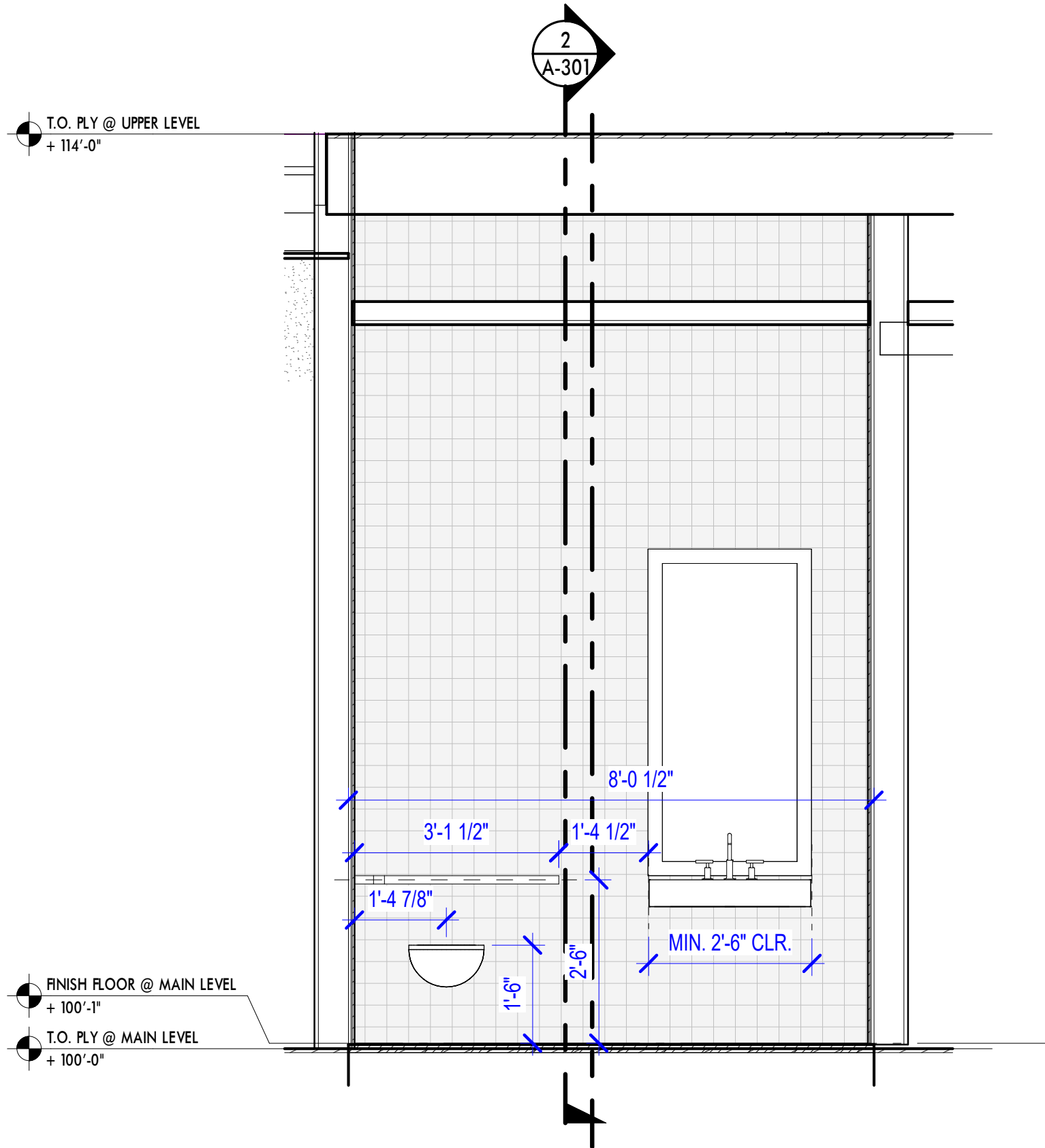
ADA PLAN/
ELEVATIONS

SCALE
As indicated
PROJECT
19010.00

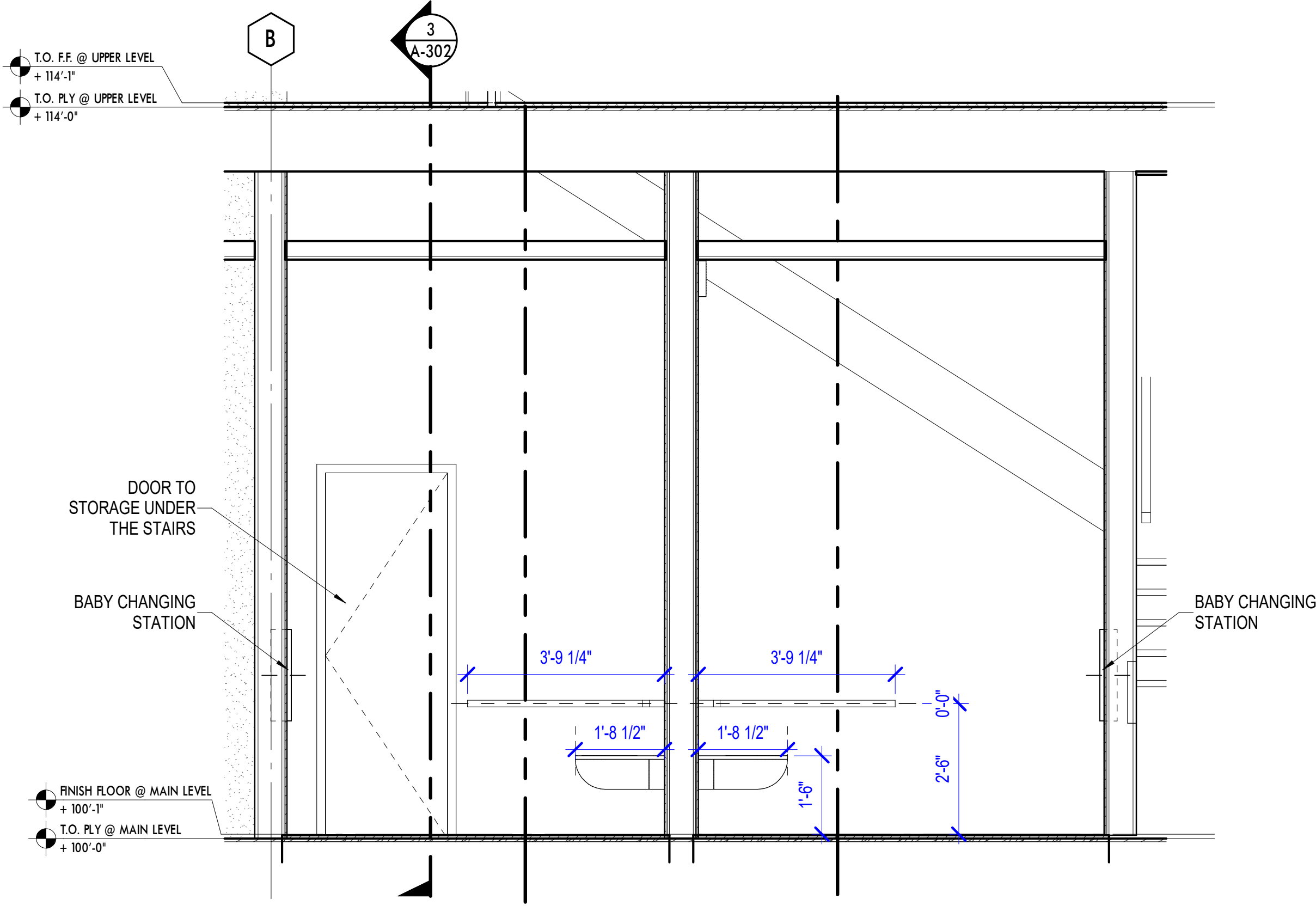
A-306



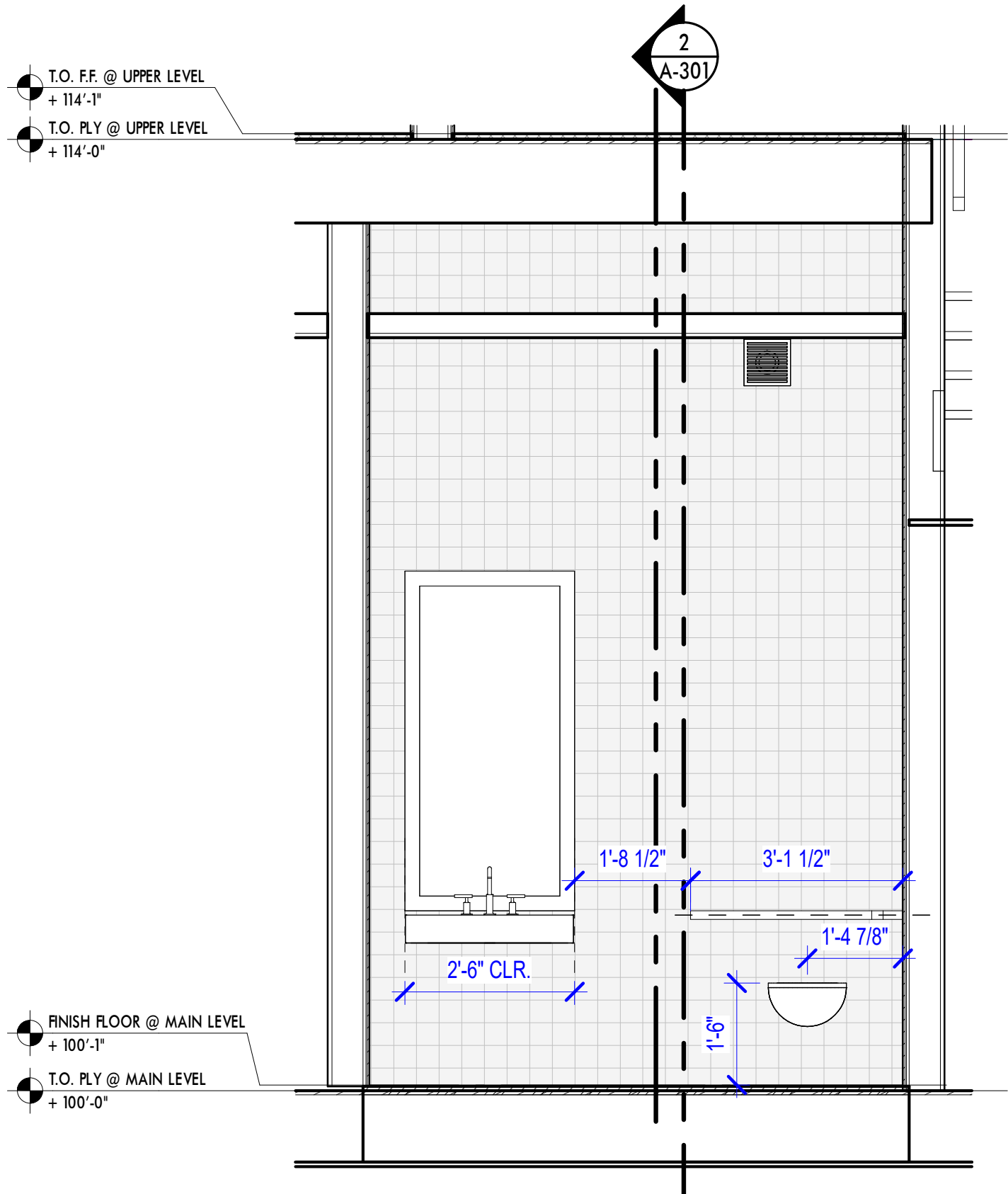
1
A-306
MAIN LEVEL FLOOR PLAN - ADA
1/2" = 1'-0"



2
A-306
ADA ELEVATION A
1/2" = 1'-0"



3
A-306
ADA ELEVATION B
1/2" = 1'-0"



4
A-306
ADA ELEVATION C
1/2" = 1'-0"

12
A-501

TYP. INTERIOR WALL WITH TILE
1 1/2" = 1'-0"

8
A-501

TYP. BRICK WALL
1 1/2" = 1'-0"

4
A-501

TYP. DECK OVER INTERIOR
1 1/2" = 1'-0"

11
A-501

TYP. INTERIOR WALL
1 1/2" = 1'-0"

7
A-501

TYP. BELOW GRADE WALL
1 1/2" = 1'-0"

3
A-501

TYP. TILE FLOOR
1 1/2" = 1'-0"

14
A-501

TYP. NON-INSULATED FLAT ROOF
1 1/2" = 1'-0"

10
A-501

TYP. BRICK ON BOTH SIDES OF CMU
1 1/2" = 1'-0"

6
A-501

TYP. STONE OR CONCRETE PAVER
1 1/2" = 1'-0"

2
A-501

TYP. WOOD FLOOR
1 1/2" = 1'-0"

13
A-501

TYP. CONCRETE FOUNDATION WALL
1 1/2" = 1'-0"

9
A-501

TYP. BRICK ON BOTH SIDES
1 1/2" = 1'-0"

5
A-501

TYP. SLAB ON GRADE R-10
1 1/2" = 1'-0"

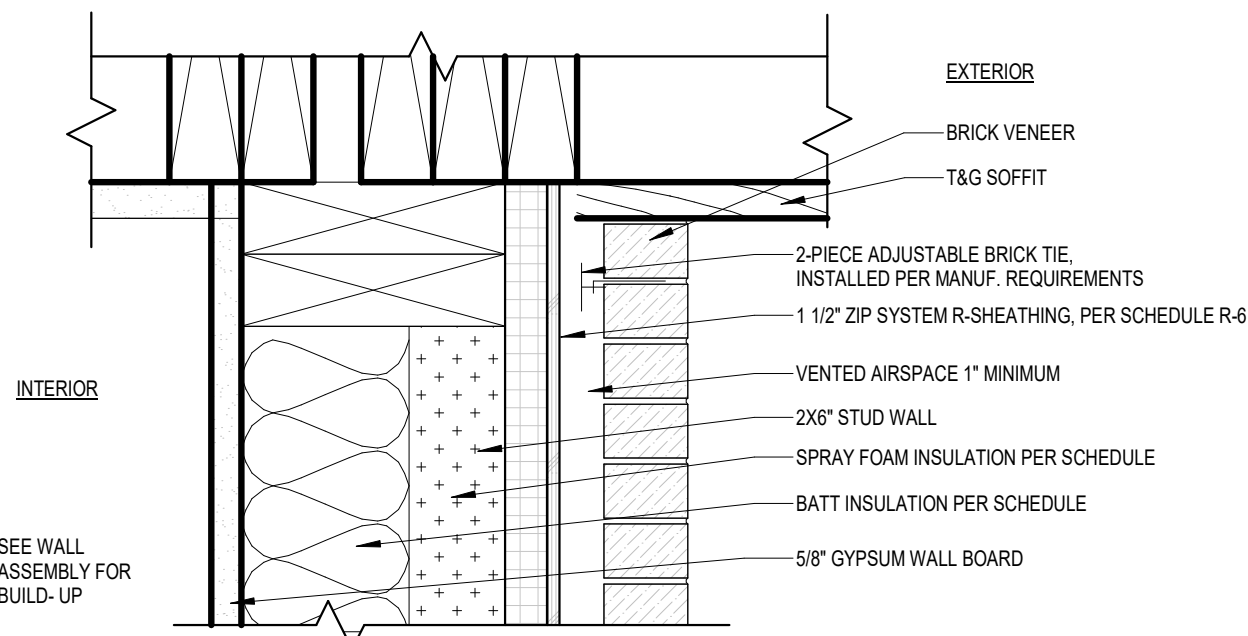
1
A-501

TYP. SLAB ON GRADE R-10
1 1/2" = 1'-0"

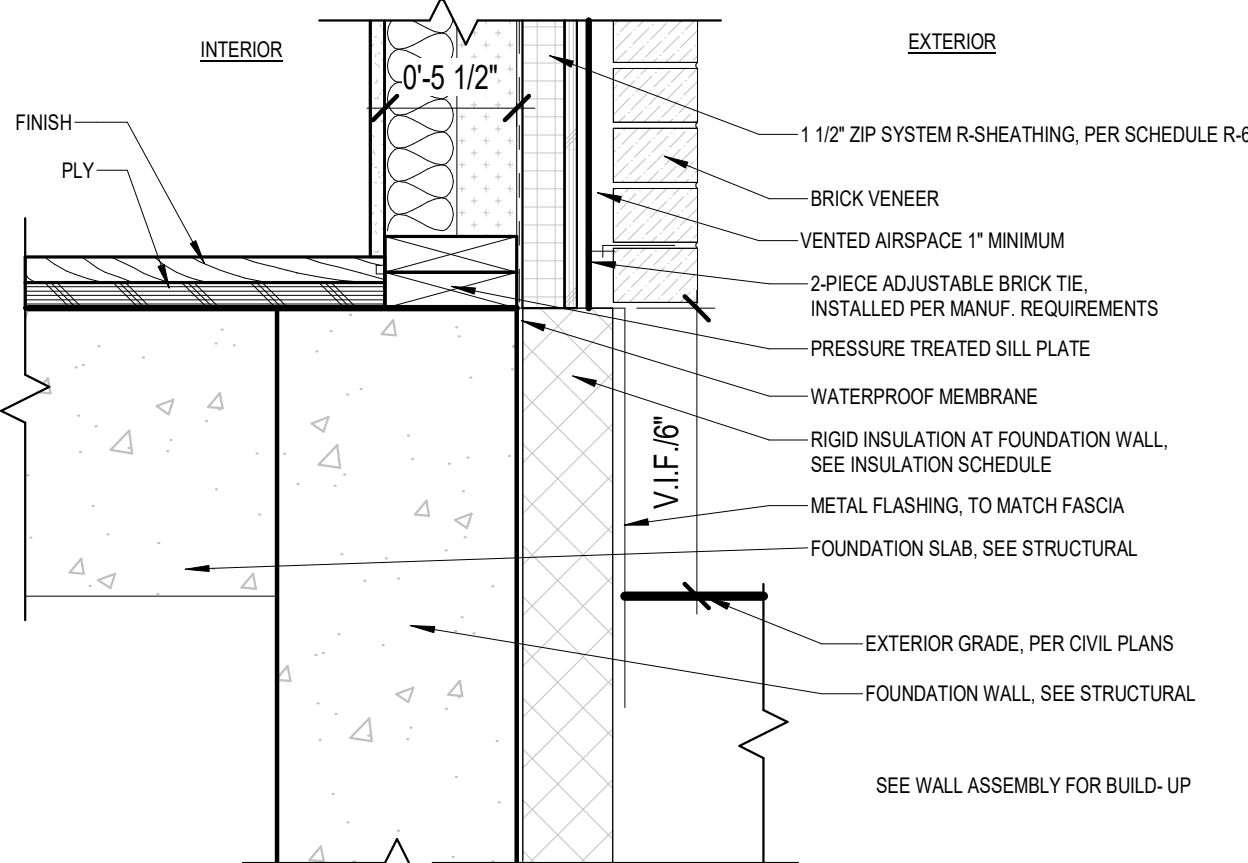
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PARCEL ID #217910214009

THUNDERBOWL ARCHITECTS



2
A-502
BRICK VENEER AT SOFFIT
1 1/2" = 1'-0"



1
A-502
BRICK VENEER AT GRADE
1 1/2" = 1'-0"

DATE

TRANSITION
DETAILS

SCALE

1 1/2" = 1'-0"

PROJECT

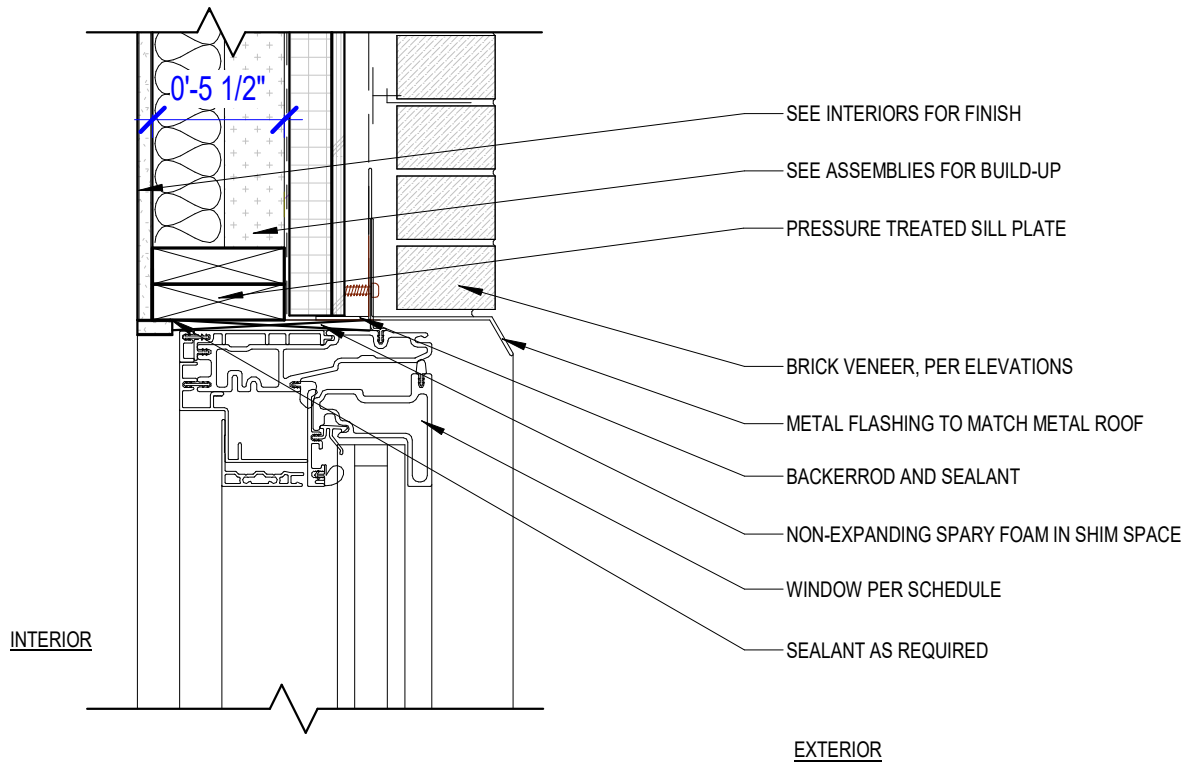
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A-502

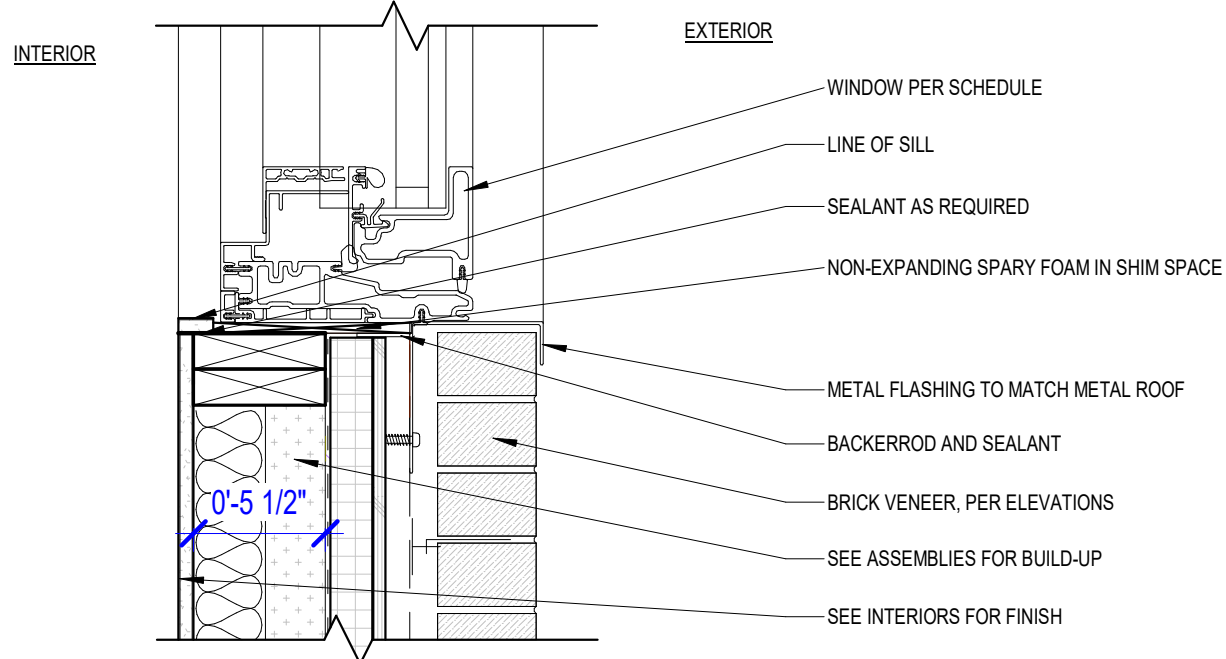
THUNDERBOWL ARCHITECTS
300 S. SPRING ST. SUITE 201
ASPEN, CO 81611
(970) 710-2938

THE BANK
101 N. 7TH ST. SILT, CO 81652
PARCEL ID #217910214009

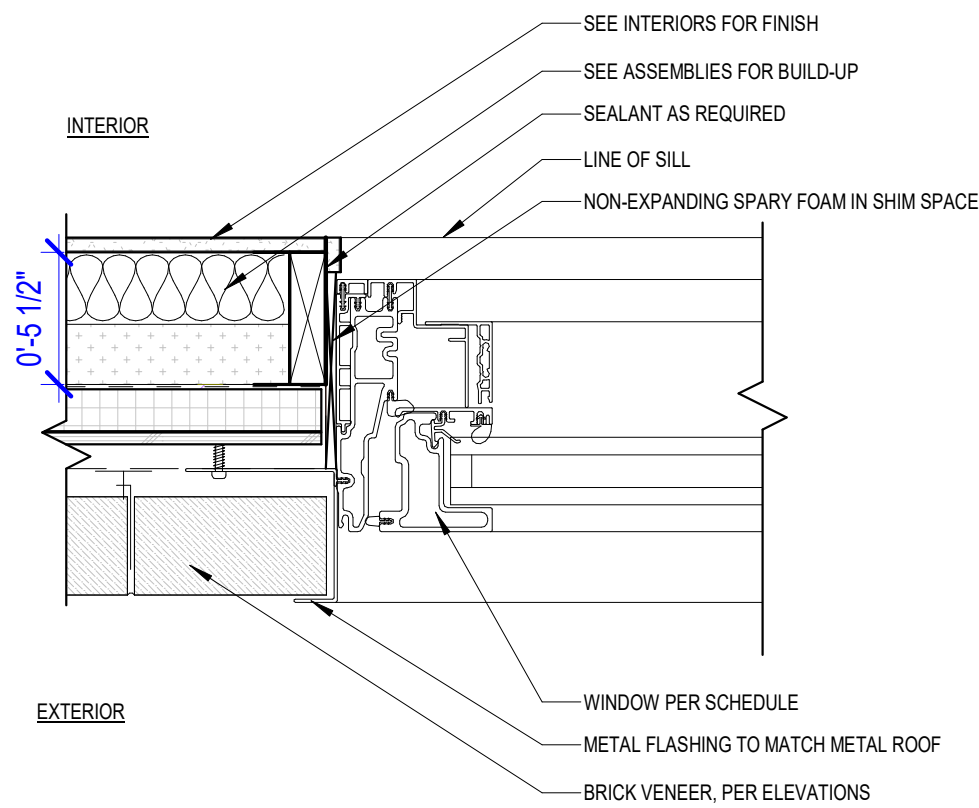
THUNDERBOWL ARCHITECTS



3
A-503
TYP. WINDOW HEAD AT BRICK
1 1/2" = 1'-0"



2
A-503
TYP. WINDOW SILL AT BRICK
1 1/2" = 1'-0"



1
A-503
TYP. WINDOW JAMB AT BRICK
1 1/2" = 1'-0"

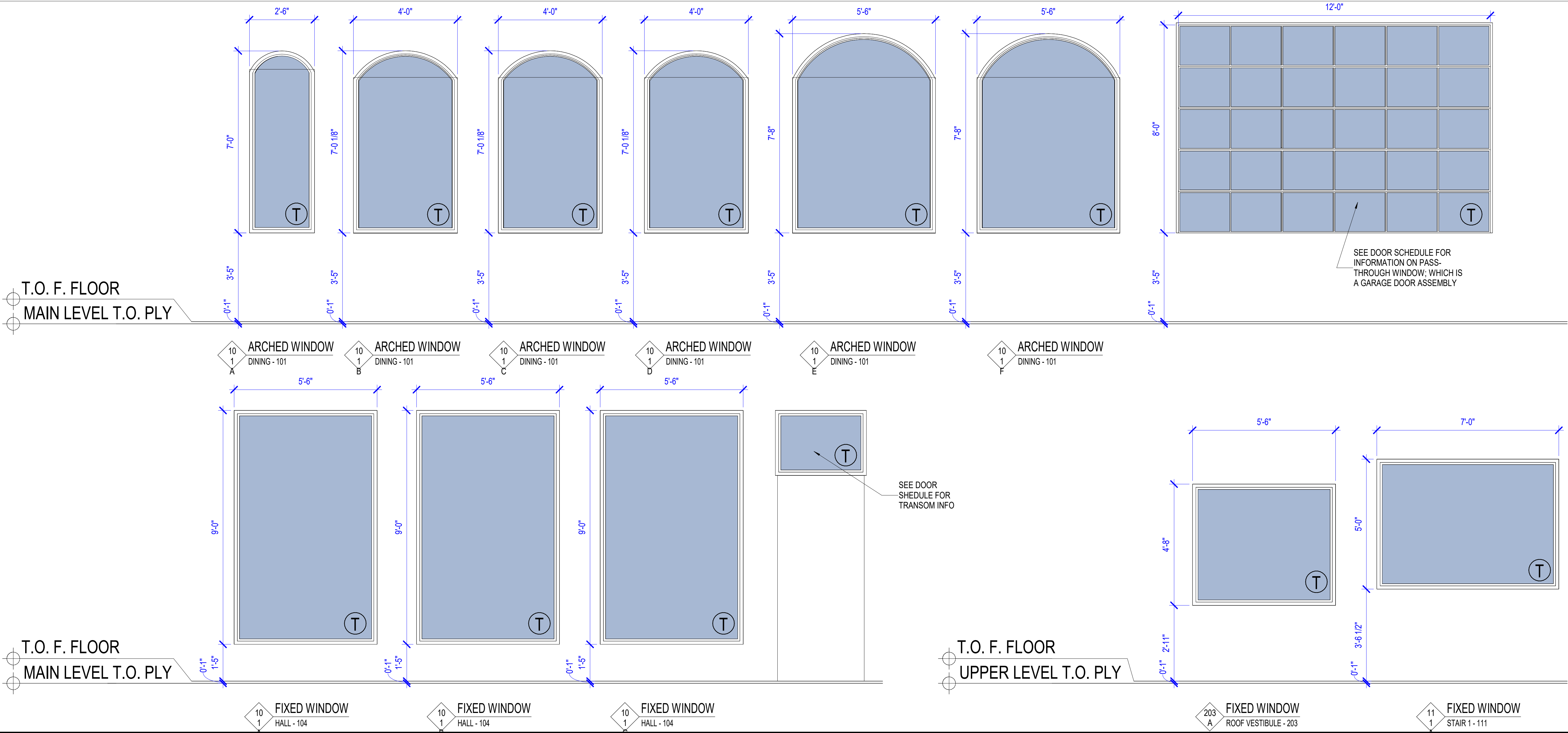
WINDOW
DETAILS

SCALE
1 1/2" = 1'-0"
PROJECT
19010.00

A-503

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Window Schedule														
ROOM	WINDOW	Type	Type Comments		Height	Width	Assembly Description	Rough Height	Rough Width	Sill Height	Description	Type Image	Thermal Resistance (R)	Comments
101	A	2'-6" x 6'-6" (A)	FIXED	ARCHED	6'-3 1/2"	2'-6"				3'-6"				
101	B	4'-0" x 7'-0" (A)	FIXED	ARCHED	6'-0"	4'-0"				3'-6"				
101	C	4'-0" x 7'-0" (A)	FIXED	ARCHED	6'-0"	4'-0"				3'-6"				
101	D	4'-0" x 7'-0" (A)	FIXED	ARCHED	6'-0"	4'-0"				3'-6"				
101	E	5'-6" x 7'-8" (A)	FIXED	ARCHED	6'-0"	5'-6"				3'-6"				
101	F	5'-6" x 7'-8" (A)	FIXED	ARCHED	6'-0"	5'-6"				3'-6"				
101	G	3'-5" x 2'-6" #2	FIXED		2'-4"	3'-5"				8'-3"				
103	A	5' 0" x 13'	FIXED		5'-0"	13'-0"				4'-1"				
104	A	5'-6" x 9'-0"	FIXED		9'-0"	5'-6"				1'-6"				
104	B	5'-6" x 9'-0"	FIXED		9'-0"	5'-6"				1'-6"				
104	C	5'-6" x 9'-0"	FIXED		9'-0"	5'-6"				1'-6"				
108	A	3'-6" x 2'-6"	FIXED		2'-6"	3'-6"				8'-0"				
111	A	5'-0" x 7'-0"	FIXED		5'-0"	7'-0"				17'-7"				
203	A	5'-6" x 4'-8"	FIXED		4'-8"	5'-6"				3'-0"				



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PARCEL ID #217910214009

THUNDERBOWL ARCHITECTS

DATE

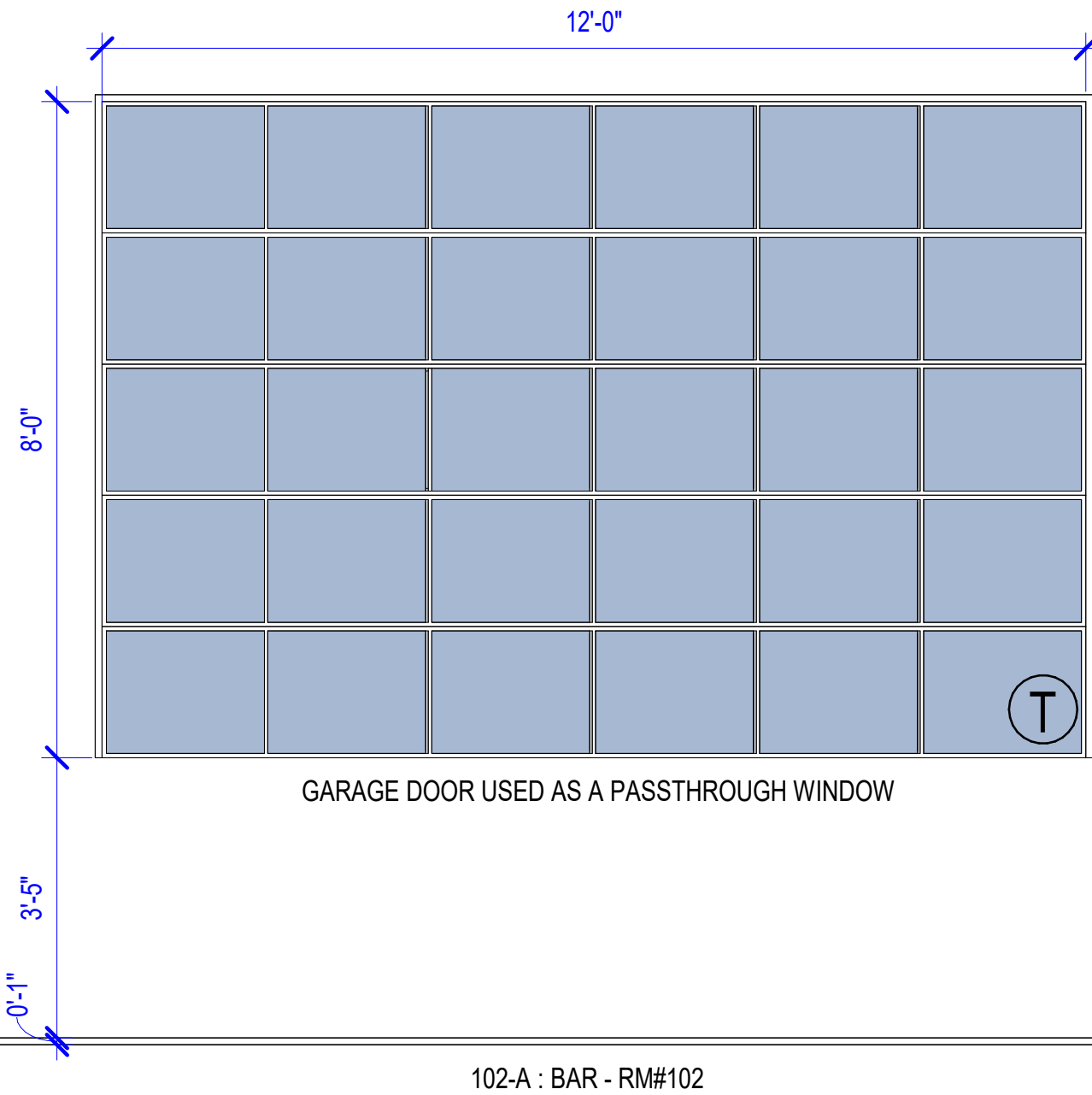
WINDOW
SCHEDULE

SCALE
1/2" = 1'-0"
PROJECT
19010.00

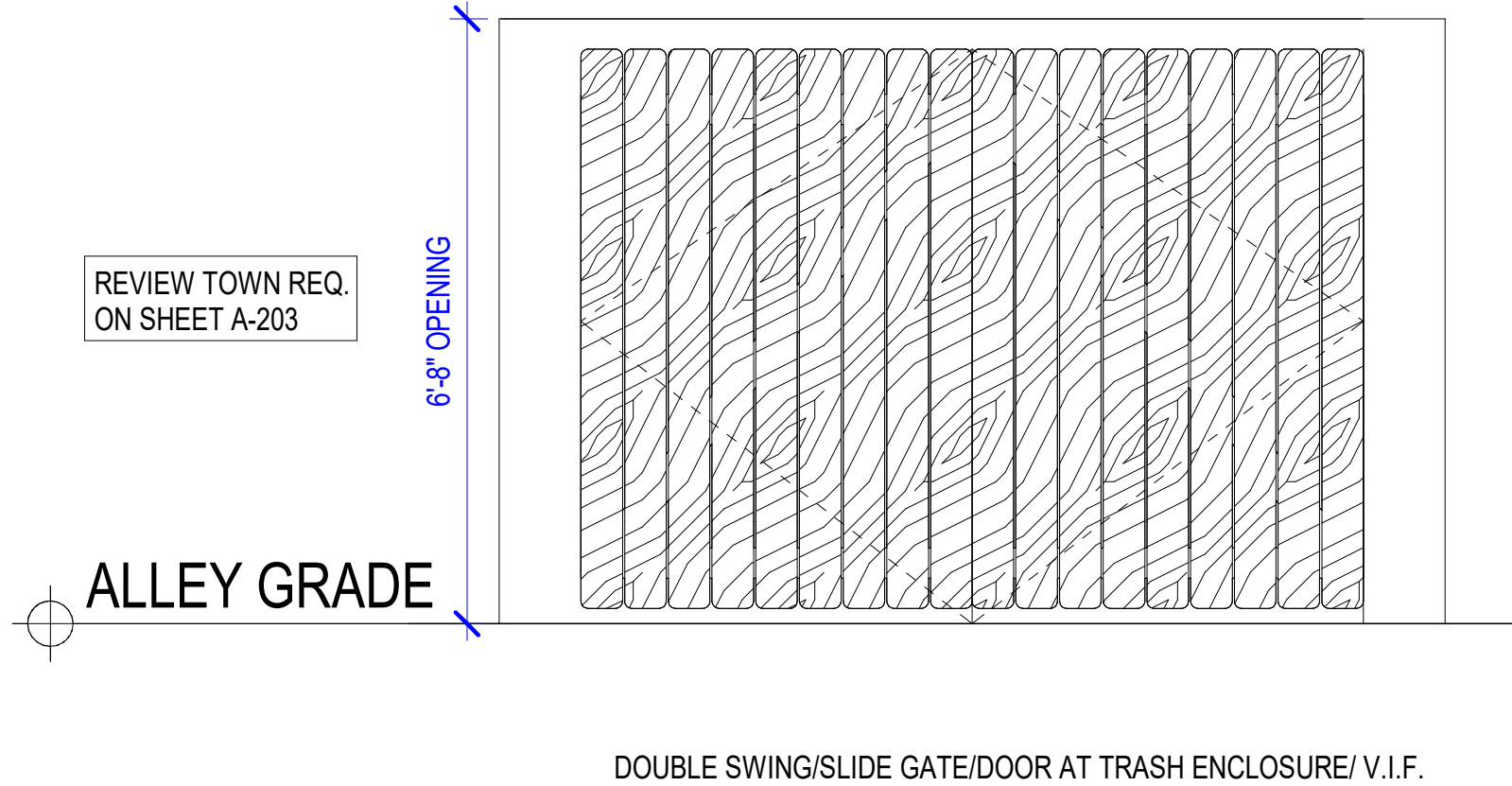
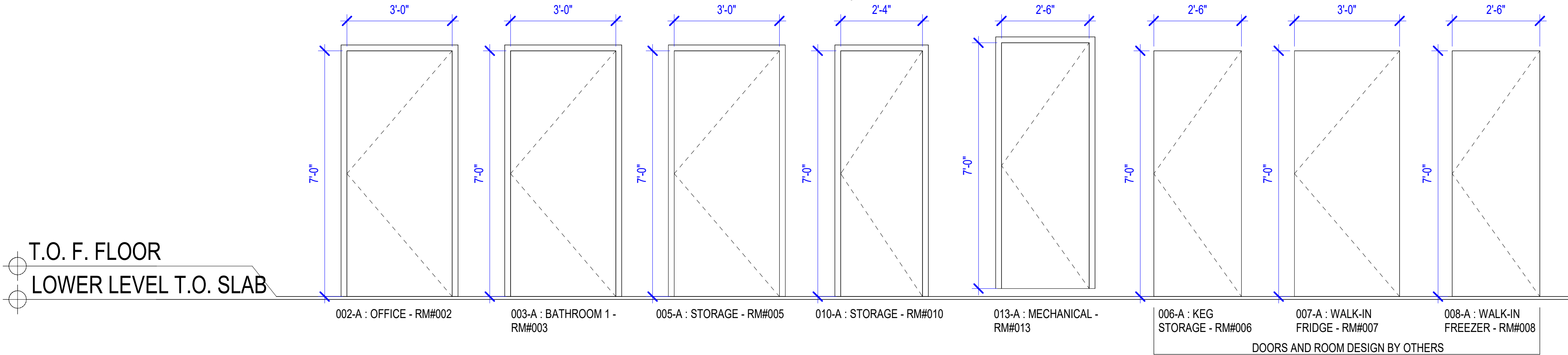
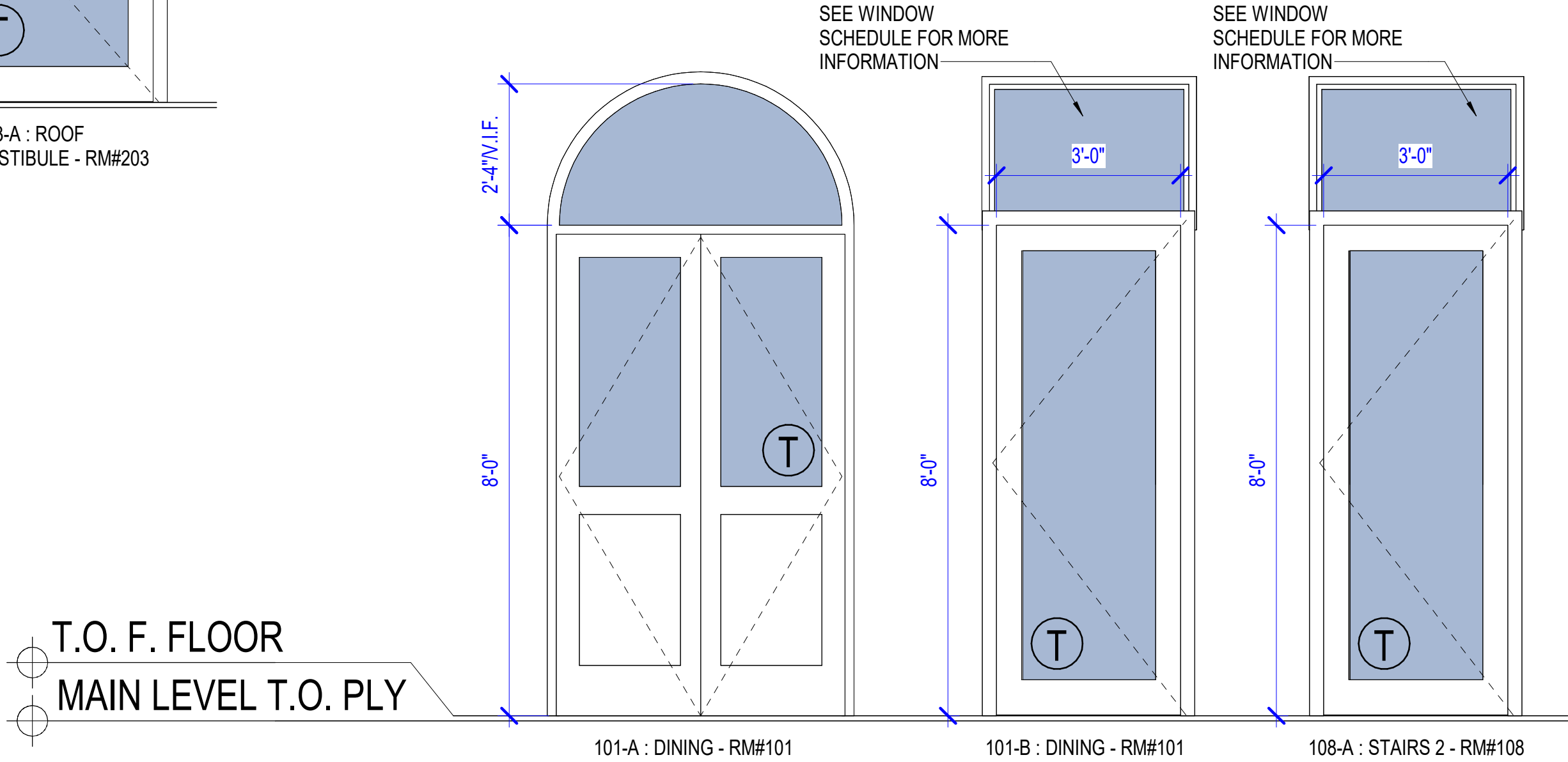
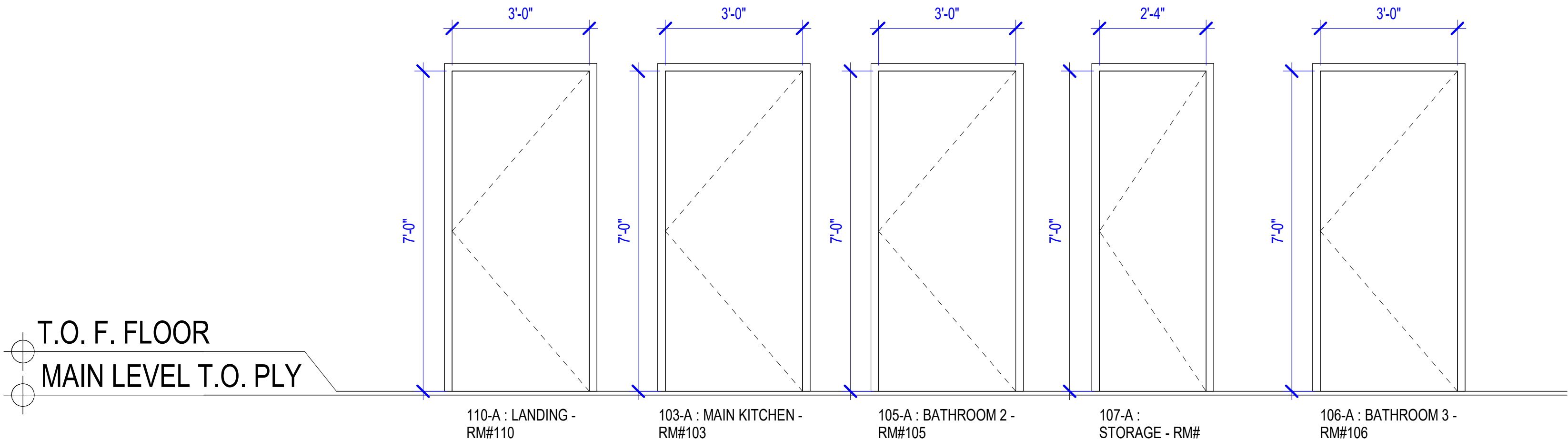
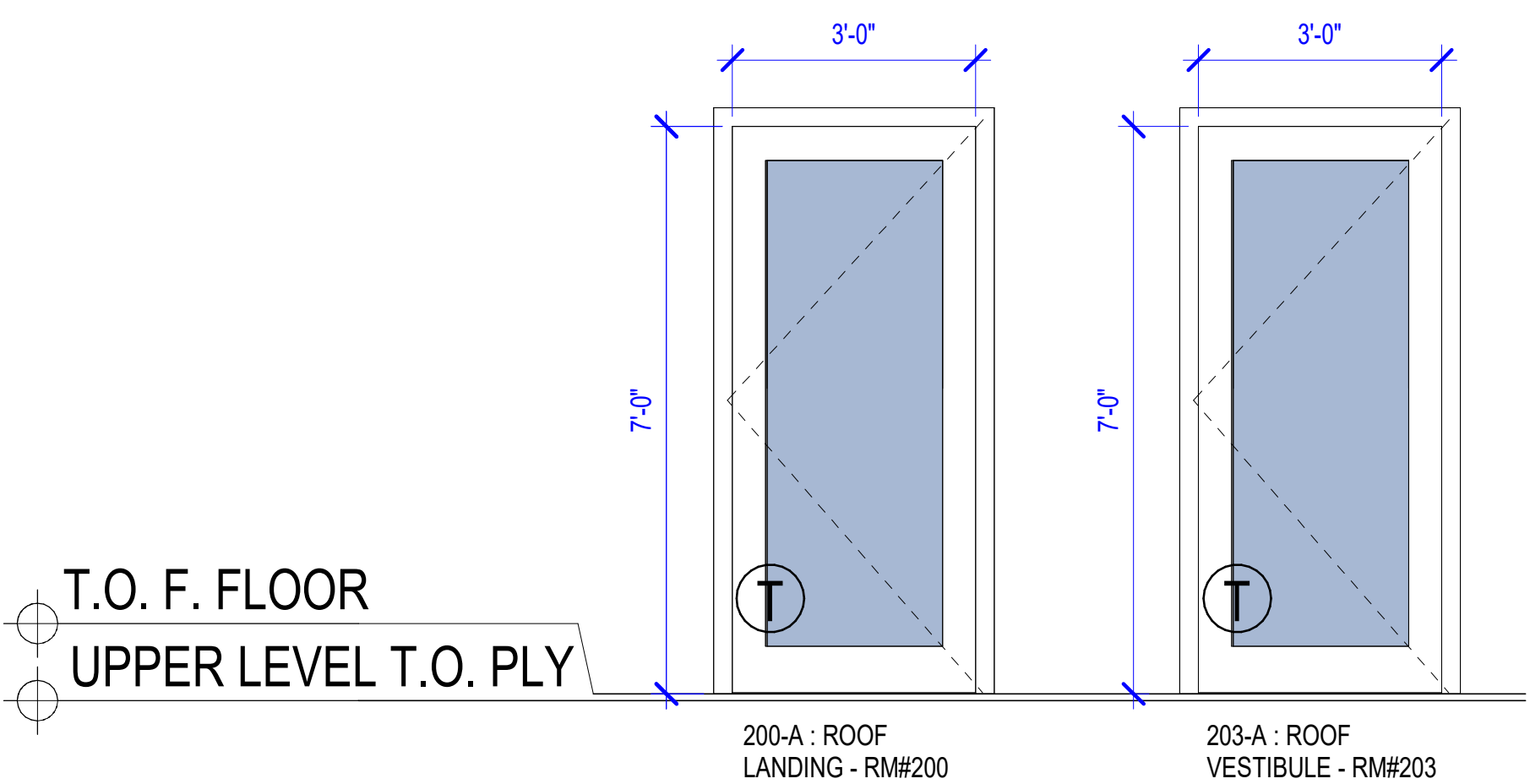
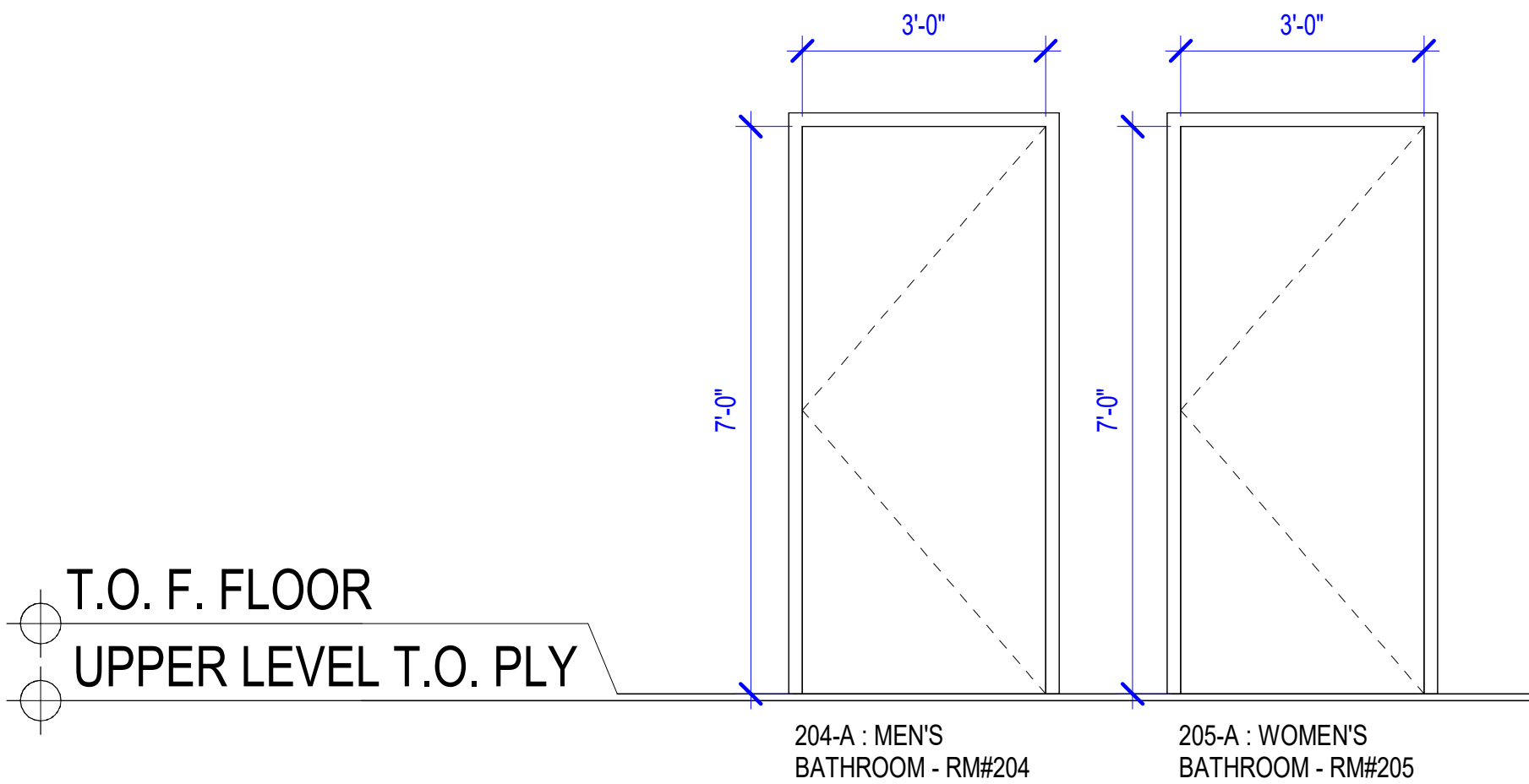
A-601

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Door Schedule										
Function	ROOM	DOOR	Type	Construction Type	Door Panel Height	Door Panel Width	Rough Height	Rough Width	Description	Type Comments
Exterior	101	A	EXTERIOR DOUBLE SWING	DOUBLE SWING						
Exterior	101	B	SINGLE GLASS 3'-0" x 8'-0" EXTERIOR		8'-0 93/128"	3'-1 197/256"	8'-2 233/256"	3'-5 211/256"		
Exterior	108	A	SINGLE GLASS 3'-0" x 8'-0" EXTERIOR WITH TRANS.	SINGLE SWING	7'-9 209/256"	3'-2 121/128"	8'-0"	3'-7"		
Exterior	200	C	SINGLE GLASS 3'-0" x 7'-0" EXTERIOR		7'-0 93/128"	3'-1 197/256"	7'-2 233/256"	3'-5 211/256"		
Exterior	203	C	SINGLE GLASS 3'-0" x 7'-0" EXTERIOR		7'-0 93/128"	3'-1 197/256"	7'-2 233/256"	3'-5 211/256"		
Interior	002	A	INTERIOR SWING 3' 0" x 7' 0"				0'-0"	0'-0"		
Interior	003	A	INTERIOR SWING 3' 0" x 7' 0"				0'-0"	0'-0"		
Interior	005	A	INTERIOR SWING 3' 0" x 7' 0"				0'-0"	0'-0"		
Interior	007	A	FRIDGE DOOR 36"				0'-0"	0'-0"		
Interior	010	A	INTERIOR SWING 2' 4" x 7' 0"				7'-2"	2'-4"		
Interior	27	E.F	FRIDGE DOOR 30"				0'-0"	0'-0"		
Interior	42	G	trash opening				6'-11 9/128"	12'-0"	Internal Cased Opening	Internal Cased
Interior	102	A	14'-0" x 7'-0"	GARAGE						
Interior	103	A	DOUBLE SWING 36"				0'-0"	0'-0"	Internal Cased Opening	
Interior	105	A	INTERIOR SWING 3' 0" x 7' 0"				0'-0"	0'-0"		
Interior	106	A	INTERIOR SWING 3' 0" x 7' 0"				0'-0"	0'-0"		
Interior	107	A	INTERIOR SWING 2' 4" x 7' 0"				7'-2"	2'-4"		
Interior	110	A	INTERIOR SWING 3' 0" x 7' 0"				0'-0"	0'-0"		
Interior	112	A	FRIDGE DOOR 36"				0'-0"	0'-0"		
Interior	113	A	INTERIOR SWING 2' 6" x 7' 0"				7'-2"	2'-10"		
Interior	156	E.U	2' 6" x 6' 0" STALL				0'-0"	0'-0"		
Interior	157	E.U	2' 6" x 6' 0" STALL				0'-0"	0'-0"		
Interior	159	E.U	2' 6" x 6' 0" STALL				0'-0"	0'-0"		
Interior	204	A	INTERIOR SWING 3' 0" x 7' 0"				0'-0"	0'-0"		
Interior	205	A	INTERIOR SWING 3' 0" x 7' 0"				0'-0"	0'-0"		



102-A : BAR - RM#102



REVIEW TOWN REQ.
ON SHEET A-203

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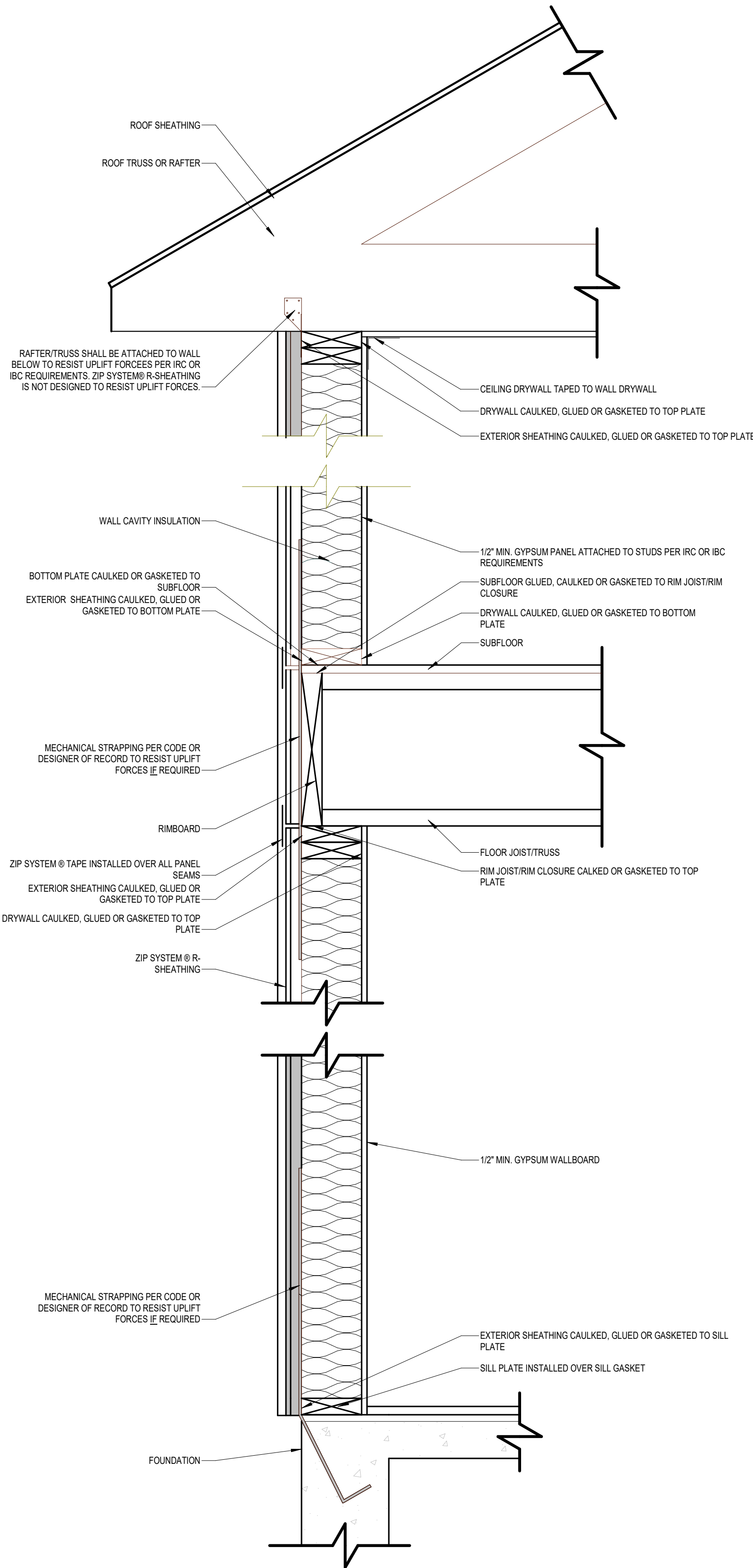
THE BANK
101 N. 7TH ST. SILT, CO 81652
PARCEL ID #217910214009

THUNDERBOWL ARCHITECTS

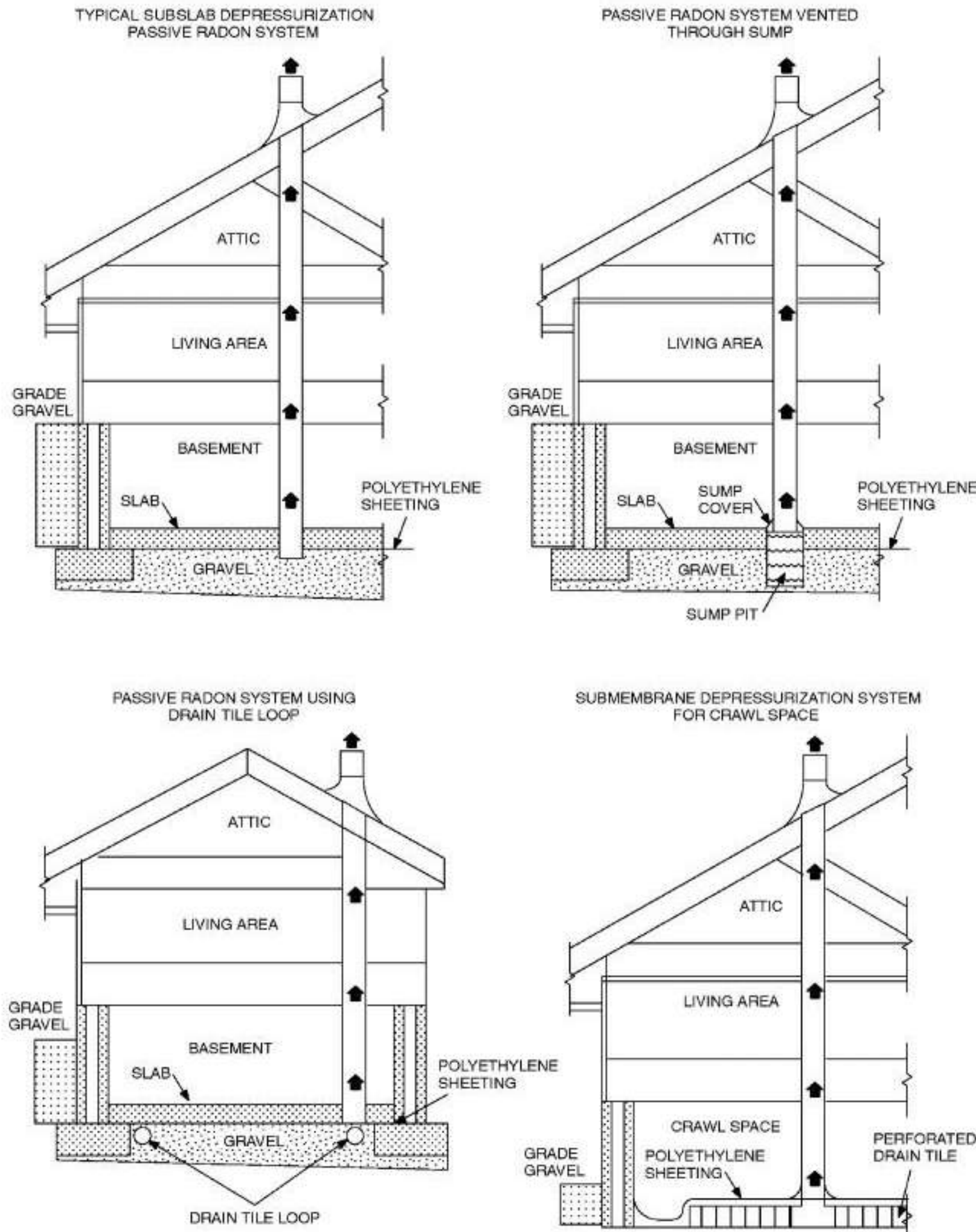
DOOR
SCHEDULE

SCALE
1/2" = 1'-0"
PROJECT
19010.00

A-602



1 ZIP SYSTEM
A-603 1 1/2" = 1'-0"



2 RADON MITIGATION
A-603 1 1/2" = 1'-0"

CLIMATE ZONE	FENESTRATION U-FACTOR	SKYLIGHT U-FACTOR	CEILING R-FACTOR	WOOD FRAME WALL R-VALUE	MASS WALL R-VALUE	FLOOR R-VALUE	BASEMENT WALL R-VALUE	SLAB R-VALUE/DEPTH	CRAWL SPACE WALL R-VALUE
7	0.32	0.60	49	21	19/21 i	38 g	15/19 c	10, 4 FT d	10/13 c

c. "15/19" means R-15 continuous insulated sheathing on the interior or exterior of the home or R-19 cavity insulation at the interior of the basement wall. "15/19" shall be permitted to be met with R-13 cavity insulation on the interior of the basement wall plus R-5 continuous insulated sheathing on the interior or exterior of the home. "10/13" means R-10 continuous insulated sheathing on the interior or exterior of the home or R-13 cavity insulation at the interior of the basement wall.

d. R-5 shall be added to the required slab edge R-values for heated slabs. Insulation depth shall be the depth of the footing or 2 feet, whichever is less in Zones 1 through 3 for heated slabs.

g. Or insulation sufficient to fill the framing cavity, R-19 minimum.

i. The second R-value applies when more than half the insulation is on the interior of the mass wall.

INSULATION AND WINDOW AND DOOR U VALUE SCHEDULE									
LOCATION/ APPLICATION	PRODUCT	MANUFACTURER OR APPROVED EQUIVALENT	ASTM SPEC	ASTM TYPE	ASTM TEST	R-VALUE (THICKNESS)	FACING	DENSITY	NOTES
INTERIOR WALL ACOUSTICAL INSULATION	"EASY RT" THERMAL/ ACOUSTICAL INSULATION	JOHNS MANVILLE OR EQUIVALENT	C 665	I	E 136 PASSED	(5-1/2" OR 3-1/2" IF LIMITED BY DEPTH)	UNFACED		5
INTERIOR FLOOR ACOUSTICAL INSULATION	"EASY RT" THERMAL/ ACOUSTICAL INSULATION	JOHNS MANVILLE OR EQUIVALENT	C 665	I	E 136 PASSED	(5-1/2")	UNFACED		5, 7
EXTERIOR ABOVE-GRADE WALL INSULATION (INSIDE OF SHEATHING)	"INSULSTAR" (11-001) HA SPRAY POLYURETHANE INSULATION	NCR (NORTH CAROLINA FOAM INDUSTRIES)			E 84 PASSED	R = 21 (3.5" +/-)		2.0 PCF	
EXTERIOR ABOVE-GRADE WALL INSULATION (OUTSIDE OF SHEATHING)	"ZIP SYSTEM" R SHEATHING CONTINUOUS FOAM INSULATION	HUBER	C 1289			R = 6 (1.5")		2.0 PCF	
EXTERIOR FOUNDATION WALL - INSIDE FURRED WALL	"INSULSTAR" (11-001) HA SPRAY POLYURETHANE INSULATION	NCR (NORTH CAROLINA FOAM INDUSTRIES)				R = 15.2 (2 3/8")		2.0 PCF	
EXTERIOR BELOW-GRADE FOUNDATION WALL AT LOWER LEVEL	THERMA-RT TYE 750	T-CLEAR CORP.	C 578	VI		6.9 (1-1/2")	FILTER FABRIC	40 PSI	
FLOOR INSULATION ABOVE OPEN AREA	"INSULSTAR" (11-001) HA SPRAY POLYURETHANE INSULATION	NCR (NORTH CAROLINA FOAM INDUSTRIES)			E 84 PASSED	R = 38.0 (6")	UNFACED	2.0 PCF	
FLOOR INSULATION UNDER SLAB ON GRADE AND AT SNOWMELT	SQUARE EDGE OR SCOEBOARD	DOW CHEMICAL COMPANY	C 578	IV		R = 10 (2")	UNFACED	25 PSI (COMP. STRENGTH)	
GLAZED WINDOWS AND DOORS	WOOD CLAD	WEATHERSHIELD				U=0.35 MAX.			
GARAGE AND ENTRY DOORS	CUSTOM	DESIGNER DOORS				U LESS OR EQUAL TO .35			
FLOOR INSULATION (BETWEEN FLOORS)	"EASY RT" THERMAL/ ACOUSTICAL INSULATION	JOHNS MANVILLE OR EQUIVALENT	C 665	I	E 136 PASSED	(5-1/2")	UNFACED		5, 7
SLOPED ROOF INSULATION (BETWEEN FRAMING)	"INSULSTAR" (11-001)	NCR (NORTH CAROLINA FOAM INDUSTRIES)			E 84 PASSED	R = 25.1 (4")	UNFACED	2.0 PCF	
SLOPED ROOF INSULATION (ABOVE FRAMING)	"ACFOAM" POLYISO. CYANURATE ROOF INSULATION	ATLAS ROOFING CORP. -				R = 24.2 (AVG.) (4" THICK AVG.)		2.0 PCF	
SLOPED ROOF INSULATION (SIP)	POLYURETHANE STRUCTURALLY INSULATED PANEL	MULTIPLE MANU.			E 84 PASSED	R = 56 (10-1/4")			
FLAT ROOF INSULATION (BETWEEN FRAMING)	"INSULSTAR" (11-001)	NCR (NORTH CAROLINA FOAM INDUSTRIES)			E 84 PASSED	R = 25.1 (4")	UNFACED	2.0 PCF	
FLAT ROOF INSULATION (ABOVE FRAMING)	"TAPERED" "ACFOAM" POLYISO. CYANURATE ROOF INSULATION	ATLAS ROOFING CORP. - TAPERED SYSTEMS GROUP				R = 24.2 (AVG.) (4" THICK AVG.)		2.0 PCF	

- GENERAL NOTES:
2. BRING ANY AMBIGUITIES OR UNUSUAL FIELD CONDITIONS TO THE ATTENTION OF THE ARCHITECT FOR CLARIFICATION.
KEYNOTES:
1. - 4 (NOT USED)
5. PROVIDE INSULATION WITH ZERO FORMALDEHYDE CONTENT.
7. USE IMPALING PINS AND WASHERS EVERY 2'-0" O.C. TO PREVENT SAGGING.
8. HICK-PIRE BLOWING AGENT
9. INSTALL FULL-HEIGHT OF FOUNDATION WALL.
10. "HA" SURPK INDICATES HIGH ALTITUDE FORMULATIONS SUITABLE FOR 7900' ELEVATION. GENERAL CONTRACTOR MUST CONSIDER PROPER FORMULATIONS (TESTED PERFORMANCE) WITH APPLICATOR PRIOR TO APPLICATION.
11. MINIMUM TAPER OF 1/4" PER FT.
12. PROVIDE ALDO-COAT IGNITION BARRIER.
13. MIN 2 - 1/2" INSULATION AT DRAINS 5' MAX AT PERIMETER.

3 INSULATION SCHEDULE
A-603 1 1/2" = 1'-0"

INSULATION SCHEDULE

SCALE
1 1/2" = 1'-0"
PROJECT
19010.00



SOUTH-EAST CORNER



PATIO VIEW



INTERIOR BAR VIEW

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101 N. 7TH ST. SILT, CO 81652
PARCEL ID #217910214009

THUNDERBOWL ARCHITECTS

DATE

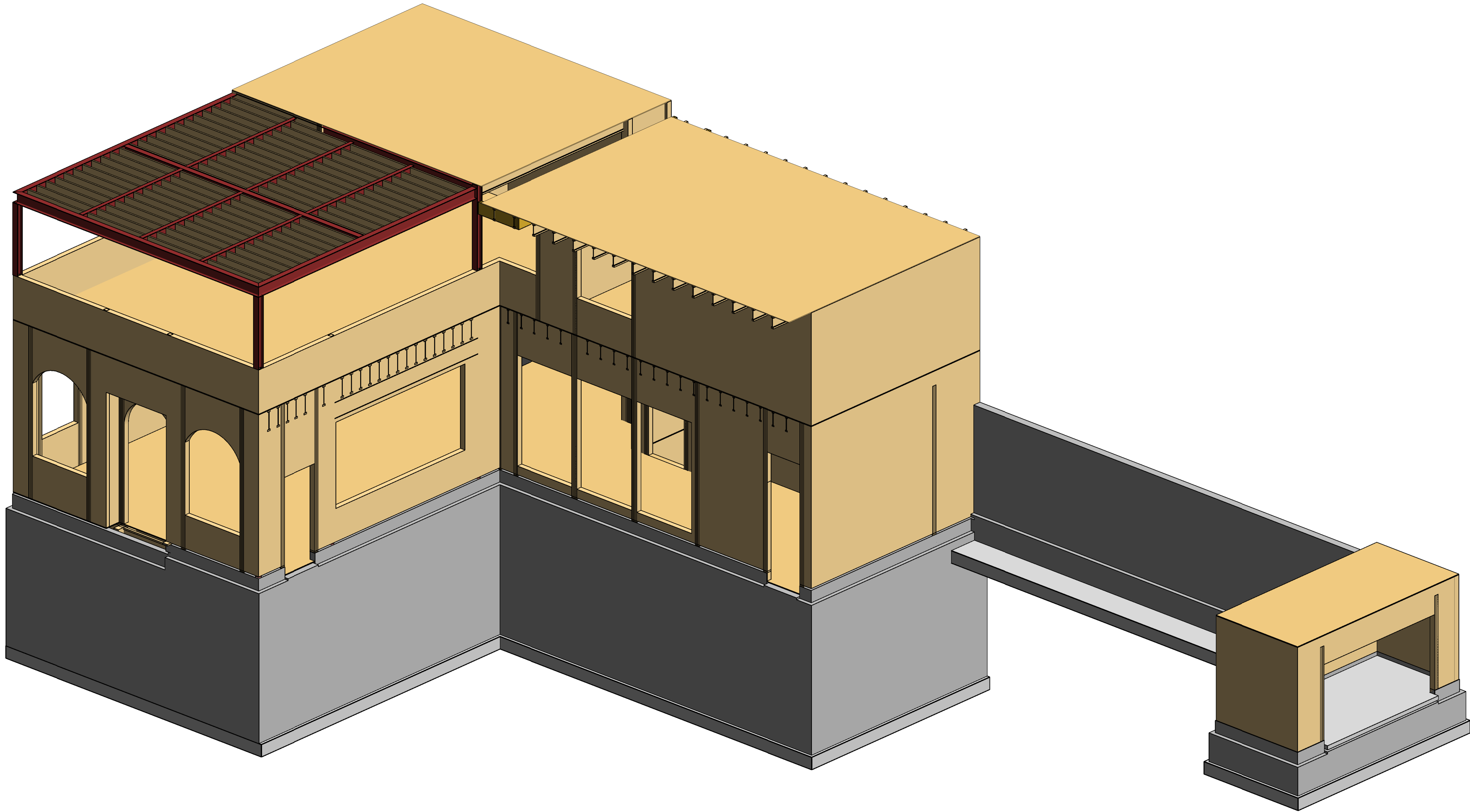
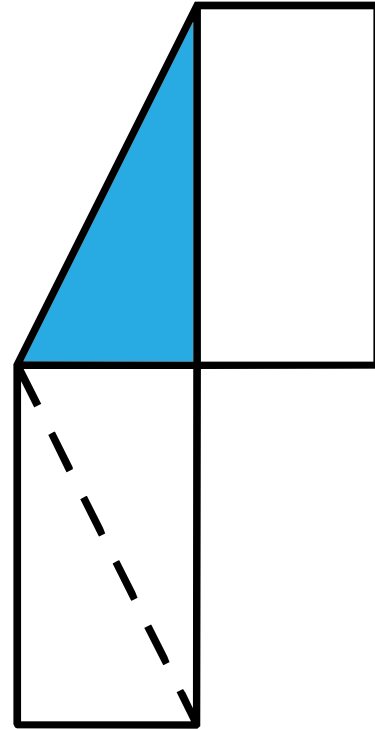
PROPOSED
RENDERINGS

SCALE

PROJECT

19010.00

A-901



STRUCTURAL DESIGN CRITERIA

Building Code: 2015 IBC	
Local Jurisdiction: Town of Silt	
Risk Category: II	
Wind Loading	
Basic Wind Speed (mph)	V _{ult} = 115, V _{std} = 90
Exposure Category	B
Seismic Loading	
Site Class	D
Seismic Design Category	B
Snow Loading	
Ground Snow Load, P _g (psf)	40
Minimum Flat Roof Snow, P _r (psf)	28
Slope Factor, C _s	1.0
Foundations	
Geotechnical Engineer Information	RYAN R BARBONE
	CTL THOMPSON
	234 CENTER DRIVE
	GLENWOOD SPRINGS, CO 81601
	(907) 945-2809
Project No: GS06733.000-125	
Allowable Bearing Capacity (psf)	3000
Minimum Frost Depth (in)	36

- Notes:
- The referenced building code in this design criteria defines the appropriate edition of all referenced codes and standards. If the governing code does not define an appropriate code or standard the latest edition shall be used.
 - Minimum flat roof snow according to the Town of Silt Building Department.
 - Live loads are determined according to IBC, Section 1607 and ASCE 7, Chapter 4.
 - See load keys for definition of loads.



Disclaimer and General Use Definition:

- The structural portion of these documents are not intended to function alone. They are a portion of the larger construction document package drafted by sub-consultants under the direction of the project architect. All of these documents are intended to function together.
- If no stamp is present on these documents, they shall be considered preliminary and developed for coordination or pricing purposes.
- These structural documents were drafted by DB Structural Design Ltd. as the Engineer of Record, referred to herein as the EOR.
- It is the responsibility of the contractor to notify the EOR of any discrepancy between these drawings and the overall set of construction documents developed by the other consultants.
- It is not acceptable to deviate from these documents without first explicitly notifying the EOR in writing of any deviation. These deviations should be reviewed and approved by the EOR before proceeding.
- Review of a submittal is not considered approval of deviation unless explicitly noted by the EOR.
- The structure documented herein is intended to function in a completed state. It is the responsibility of the contractor to construct this building in a safe and structurally sound manner. The contractor is responsible for all means and methods of construction.
- All project safety is the responsibility of the contractor. If any structural elements are used for anything other than their intended design, the EOR shall be notified prior to this use. Examples include fall protection and temporary guard rail attachment points.
- These documents are not intended to be "scaled." All dimensions are explicitly provided. If an element cannot be located based on the information provided, contact EOR for clarification.
- No damage to the structure during construction shall be repaired without first notifying the EOR.
- The general notes are intended to function as the project specifications.
- It is the responsibility of the contractor to review all submittals prior to the EOR review.
- All submittal reviews are conducted by the EOR as a courtesy to the contractor to assist in the construction process and to ensure the construction documents are being interpreted correctly.

ADDL	ADDITIONAL
AESS	ARCHITECTURAL EXPOSED STRUCTURAL STEEL
ALT	ALTERNATE/ALTERNATIVE
APPROX	APPROXIMATE
ARCH	ARCHITECTURE/ARCHITECTURAL
B/	BOTTOM OF
BLDG	BUILDING
BM	BEAM
BOT	BOTTOM
BP	BASE PLATE
BRG	BEARING
BTWN	BETWEEN
C	CHANNEL SECTION
CIP	CAST-IN-PLACE
CJ	CONSTRUCTION/CONTROL JOINT
CJP	COMPLETE JOINT PENETRATION
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
COMP	COMPRESSION
CONC	CONCRETE
CONN	CONNECTION
CONST	CONSTRUCTION
CONT	CONTINUOUS
COORD	COORDINATE
CTR	CENTER
CTRD	CENTERED
D	DEPTH
DBA	DEFORMED BAR ANCHOR
DIA, Ø	DIAMETER
DIM	DIMENSION
DN	DOWN
DTL	DETAIL

DWG	DRAWING
DWL	DOWEL
(E)	EXISTING CONSTRUCTION
E/	EDGE OF
EA	EACH
EF	EACH FACE
EJ	EXPANSION JOINT
ELEV	ELEVATION
EQUIP	EQUIPMENT
EQUIV	EQUIVALENT
EV	EACH WAY
EXP	EXPANSION
EXT	EXTERIOR
F/	FACE OF
FDN	FOUNDATION
FLR	FLOOR
FS	FAR SIDE
FTG	FOOTING
GA	GAGE/GAUGE
GALV	GALVANIZED
GB	GRADE BEAM
GC	GENERAL CONTRACTOR
GEN	GENERAL
GLB	GLULAM BEAM
GLC	GLULAM COLUMN
GR	GRADE
HDG	HOT DIPPED GALVANIZED
HDR	HEADER
HK	HOOK
HORIZ	HORIZONTAL
HSA	HEADED STUD ANCHOR
HSS	HOLLOW STRUCTURAL SECTION
HT	HEIGHT
I/F	INSIDE FACE

STRUCTURAL ABBREVIATIONS

ID	INSIDE DIAMETER
INFO	INFORMATION
INT	INTERIOR
JST	JOIST
JT	JOINT
KIP, K	1,000 POUNDS
KLF	1,000 POUNDS PER LINEAL FOOT
KSF	KIPS PER SQUARE FOOT
KSI	KIPS PER SQUARE INCH
L	LENGTH
LAT	LATERAL
LBS	POUNDS
LLBB	LONG LEG BACK-TO-BACK
LLH	LONG LEG HORIZONTAL
LLV	LONG LEG VERTICAL
LONG	LONGITUDINAL
LSH	LONG SIDE HORIZONTAL
LSL	LAMINATED STRAND LUMBER
LVL	LAMINATED VENEER LUMBER
LWT	LIGHTWEIGHT
MAX	MAXIMUM
MECH	MECHANICAL
MFR	MANUFACTURER
MID	MIDDLE
MIN	MINIMUM
MISC	MISCELLANEOUS
MTL	METAL
(N)	NEW CONSTRUCTION
No	NUMBER
NOM	NOMINAL
NS	NEAR SIDE
NTS	NOT TO SCALE
NWT	NORMAL WEIGHT
O/F	OUTSIDE FACE

OC	ON CENTER
OD	OUTSIDE DIAMETER
OH	OPPOSITE HAND
OPNG	OPENING
OPP	OPPOSITE
OSB	ORIENTED STRAND BOARD
PAF	POWDER ACTUATED FASTENER
PAR	PARALLEL
PCF	POUNDS PER CUBIC FOOT
PEN	PENETRATION
PERP	PERPENDICULAR
PJP	PARTIAL JOINT PENETRATION
PL	PLATE
PLF	POUNDS PER LINEAL FOOT
PLY	PLYWOOD
PREFAB	PREFABRICATED
PRELIM	PRELIMINARY
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PSL	PARALLEL STRAND LUMBER
PT	PRESSURE TREATED
R	RADIUS
RE:	REFERENCE
REINF	REINFORCE/REINFORCING/REINFORCEMENT
REM	REMAINING
REQD	REQUIRED
REV	REVISION
SLIP	SLIP CRITICAL
SCHED	SCHEDULE
SCL	STRUCTURAL COMPOSITE LUMBER
SECT	SECTION
SHT	SHEET
SIM	SIMILAR
SLBB	SHORT LEG BACK-TO-BACK

SOG	SLAB-ON-GRADE
SPA	SPACING
SPEC	SPECIFICATION
SQ	SQUARE
SS	STAINLESS STEEL
STD	STANDARD
STIFF	STIFFENER
STL	STEEL
STRUCT	STRUCTURAL
SYM	SYMMETRICAL
T&B	TOP AND BOTTOM
T, THK	THICK/THICKNESS
T/	TOP OF
TEMP	TEMPORARY/TEMPERATURE
TENS	TENSION
THD	THREAD/THREADED
TRANS	TRANSVERSE
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VERT	VERTICAL
VIF	VERIFY IN FIELD
W/	WIDTH
W/	WITH
W/O	WITHOUT
WD	WOOD
WF	WIDE FLANGE SECTION
WP	WORK POINT
WT	WEIGHT/STRUCTURAL TEE SECTION
WWF	WELDED WIRE FABRIC
XS	EXTRA STRONG
XXS	DOUBLE EXTRA STRONG

SHEET LIST

SHEET #	SHEET NAME
S-001	TITLE SHEET
S-002	GENERAL NOTES
S-003	LOAD KEYS
S-004	TYPICAL DETAILS
S-005	TYPICAL DETAILS
S-006	TYPICAL DETAILS
S-101	FOUNDATION PLAN
S-111	MAIN LEVEL FRAMING PLAN
S-121	UPPER LEVEL FRAMING PLAN
S-131	ROOF FRAMING PLAN
S-141	TRASH ENCLOSURE PLANS
S-400	DETAILS
S-401	DETAILS
S-500	SCHEDULES

ISSUE: PERMIT

PROJECT #: 221026

DATE: 04/21/2023

#	DESCRIPTION	DATE

TITLE SHEET

Foundation Notes:

1. The foundations for this project have been designed based on information provided within the geotechnical report. This information is summarized in the design criteria section of these documents.
2. The foundation system was selected based on recommendations by the geotechnical engineer.
3. Special care should be taken to adhere to any and all recommendations by the geotechnical engineer.
4. Soils shall be inspected and approved by the geotechnical engineer after excavation and prior to placement of new foundations or slab on grade. Written approval should be obtained before proceeding.
5. Ensure that bottom of footing is placed below frost depth, noted in the design criteria, measured from finished grade to bottom of footing.
6. Backfill against structure may not occur prior to installation of any and all floors at or below grade. This includes basement slab on grade, where present.
7. In the case of a crawl space with no slab on grade, exterior footings shall be buried a minimum of 1'-0" measured from t/grade in crawl space to bottom of footing.
8. Concrete walls are not designed to resist saturated soil unless noted otherwise. Consult architectural documents for appropriate drainage requirements. Soil drainage is not shown in structural construction documents.

Foundation and Soils Inspection Notes:

- | | |
|--|--|
| <p>1. Special inspections and testing shall conform to chapter 17 of the IBC and the local building department.</p> <p>2. Any item not noted as continuous inspection shall be inspected periodically. It is the responsibility of the special inspector to determine and coordinate the frequency of their inspections.</p> <p>3. The following shall have inspection verification of size, location, quantity, and tolerance:</p> <ul style="list-style-type: none"> A. Compaction B. Pile, micropile, screw pile, or helical pier installation. C. Permanent soil retention elements. <p>4. The following shall have inspection and testing verification of strength, grade, classification, quality, density, proportions, and manufacturers certification reports:</p> <ul style="list-style-type: none"> A. Footing and soil bearing material. B. Slab on grade subgrade material. C. Compaction. D. Pile, micropile, screw pile, or helical pier installation. E. Pile, micropile, screw pile, or helical pier load testing. F. Permanent soil retention elements. <p>5. The following shall have continuous inspection and verification of operations and conditions:</p> <ul style="list-style-type: none"> A. Compaction B. Pile, micropile, screw pile, or helical pier installation. C. Permanent soil retention elements. | <p>1. Special inspections and testing shall conform to chapter 17 of the IBC and the local building department.</p> <p>2. Any item not noted as continuous inspection shall be inspected periodically. It is the responsibility of the special inspector to determine and coordinate the frequency of their inspections.</p> <p>3. The following shall have inspection verification of size, location, quantity, and tolerance:</p> <ul style="list-style-type: none"> A. Formwork installation. B. Reinforcing placement. C. Steel embeds. D. Cast embedded anchors. E. Verification of mix design use on site prior to placement. F. Concrete placement. G. Post-installed anchors in overhead applications. H. All other post installed anchors. I. Floor flatness survey. <p>4. The following shall have inspection and testing verification of strength, grade, classification, quality, density, proportions, and manufacturers certification reports:</p> <ul style="list-style-type: none"> A. Reinforcing placement. B. Steel embeds. C. Cast embedded anchors. D. Concrete strength, slump, temperature, and air content. |
|--|--|

Cast in Place Concrete Notes:

1. Refer to ACI 318, ACI 301, and ACI 117 for all standards, specifications, and tolerances respectively.
2. Contractor shall submit all mix designs for review by the EOR.
3. Contractor shall submit all penetrations, not shown in structural construction documents, in either walls or slabs for review by the EOR.
4. Refer to architectural documents for any openings not dimensioned or shown in structural documents.
5. Provide 3/4" chamfer at top of wall and all outside corners of concrete walls.
6. Provide standard hook length at all hooked bars unless noted otherwise.
7. If splice class is not specified, provide class B splice.
8. Welding of reinforcement is prohibited unless A706 weldable rebar is provided.
9. All concrete is intended to be cast-in-place unless noted otherwise.
10. Any shotcrete should be coordinated with the EOR prior to construction.
11. Unless noted otherwise, provide (2) #5 at each side of openings. Extend 24" beyond edges of opening.
12. No curing compounds should be used on a slab that will receive another layer above. Ex: paint, tile, or topping slab.
13. All reinforcing is to be 60 ksi unless noted otherwise.

Cast in Place Concrete Inspection Notes:

1. Special inspections and testing shall conform to chapter 17 of the IBC and the local building department.
2. Any item not noted as continuous inspection shall be inspected periodically. It is the responsibility of the special inspector to determine and coordinate the frequency of their inspections.
3. The following shall have inspection verification of size, location, quantity, and tolerance:
 - A. Formwork installation.
 - B. Reinforcing placement.
 - C. Steel embeds.
 - D. Cast embedded anchors.
 - E. Verification of mix design use on site prior to placement.
 - F. Concrete placement.
 - G. Post-installed anchors in overhead applications.
 - H. All other post installed anchors.
 - I. Floor flatness survey.
4. The following shall have inspection and testing verification of strength, grade, classification, quality, density, proportions, and manufacturers certification reports:
 - A. Reinforcing placement.
 - B. Steel embeds.
 - C. Cast embedded anchors.
 - D. Concrete strength, slump, temperature, and air content.
 - E. Concrete placement.
 - F. Concrete curing.
 - G. Post-installed anchors in overhead applications.
 - H. All other post-installed anchors.
 - I. Welded reinforcing.
5. The following shall have Continuous inspection and verification of operations and conditions:
 - A. Concrete strength, slump, temperature, and air content.
 - B. Verification of mix design use on site prior to placement.
 - C. Concrete placement.
 - D. Post-installed anchors in overhead applications.
6. If any welding of reinforcing is to be conducted, certifications of the welder shall be verified.

Structural Steel Notes:

1. Refer to AISC 360 and AISC 303 for all standards, specifications, and tolerances respectively.
2. Contractor shall submit all structural steel for review by the EOR.
3. Erection drawings shall include plan drawings at 1/8"=1'-0" minimum scale complete with sections, elevations, and details as required to properly erect the structural steel frame.
4. Shop drawings shall include piece drawings which indicate cuts, connections, camber, holes, welds and dimensions as required for fabrication of the members. Part drawings are not required to be submitted unless specifically requested.
5. Engineer of Record (EOR) has designed all connections. If a connection design is inadvertently omitted from contract documents the contractor shall request specific connection design from the EOR.
6. Connection Design Forces: Factored LRFD values.
7. Simple Beam Connections: Select connections with capacities equal to or greater than beam reactions shown on the drawings. Single sided connections shall be detailed to use the minimum number of bolts in two rows that fit into the supported beam web. Double sided connections shall be detailed such that the angle or bent plate length is at least 60% of the supported beam "T" dimension.
8. HSS Cap Plates: Provide 1/4" cap plates at top of all HSS columns, uno.
9. Unframed end of wide flange beams: At the end of wide flange beams without incoming stiffener or other means of restraint of rotation of the beam, provide a pair of 3/8" full depth flanges or a 3/8" full depth end plate at the end of the beam.
10. Where indicated on the drawings as slip critical and where oversized or long-slotted holes are utilized in shop, bolted joints shall be slip critical. Faying surfaces shall be prepared to meet the requirements of a Class A surface, and bolts shall be installed to the fully tensioned condition.
11. Where bolts are subject to non-static loading, are utilized to interconnect parts of a built up compression member, or all Group B fasteners loaded in tension shall be installed to the fully tensioned condition.
12. Bolts not subject to the requirements for slip critical connections and not required to be fully tensioned may be installed to the snug-tight condition.
13. A307 bolts may be used only where indicated.
14. Fillet Welds: Size as indicated, but not less than AISC minimum size.
15. Groove Welds: Full penetration unless noted otherwise.
16. Welds are continuous unless noted otherwise.
17. Uncoated Steel: All steel not specifically indicated as painted steel, steel to receive spray-on-fireproofing or to be galvanized, and faying surfaces of slip critical connections shall be uncoated. Prepare surface per SSPC-SP1.
18. Primed Steel: Steel indicated to be painted, with no specific paint requirements stated, shall have the surface prepared per SSPC-SP2 minimum and receive one coat of fabricator's shop primer with minimum primer paint thickness of a minimum dry-film thickness of 1 mil.
19. Galvanized Steel: Steel indicated to be galvanized shall be cleaned, prepared, and galvanized in accordance with ASTM A123. Repair minor defects, damaged areas, and welded joints in accordance with ASTM A780. Provide vent holes as required in tube members. Provide vent hole plugs at all vertically oriented tubes.
20. Other specified coatings: Where indicated on the drawings, provide specified coating system as indicated. Clean and prepare steel as required by the specification or coating manufacturer.
21. No final bolting or welding shall be performed until as much of the structure which may be stiffened thereby has been properly aligned.
22. Field correction of fabrication or other errors will be permitted only when approved by the EOR. Finish gas-cut sections in accordance with AWS D1.1.

Structural Steel Inspection Notes:

1. Special inspections and testing shall conform to chapter 17 of the IBC and the local building department.
2. Any item not noted as continuous inspection shall be inspected periodically. It is the responsibility of the special inspector to determine and coordinate the frequency of their inspections.
3. The following shall have inspection verification of size, location, quantity, and tolerance:
 - A. Connection erection and assembly.
 - B. Bolts in snug tight joints.
 - C. Pretensioned and slip critical bolts/joints using turn-of-nut with matchmarking, direct-tension indicator washers, or twist-off-type tension-control bolts.
 - D. Pretensioned and slip critical bolts/joints using turn-of-nut without matchmarking or calibrated wrench methods of installation.
 - E. All welds other than complete joint penetration groove welds.
 - F. Complete penetration groove welds.
 - G. Shear stud placement.
 - H. Beam camber at fabrication facility.
 - I. Galvanized structural steel members.
4. The following shall have inspection and testing verification of strength, grade, classification, quality, density, proportions, and manufacturers certification reports:
 - A. Connection erection and assembly.
 - B. Bolts in snug tight joints.
 - C. Pretensioned and slip critical bolts/joints using turn-of-nut with matchmarking, direct-tension indicator washers, or twist-off-type tension-control bolts.
 - D. Pretensioned and slip critical bolts/joints using turn-of-nut without matchmarking or calibrated wrench methods of installation.
 - E. All welds other than complete joint penetration groove welds.
 - F. Complete penetration groove welds.
 - G. Shear stud placement.
 - H. Galvanized structural steel members.
5. The following shall have Continuous inspection and verification of operations and conditions:
 - A. Pretensioned and slip critical bolts/joints using turn-of-nut without matchmarking or calibrated wrench methods of installation.
 - B. Complete penetration groove welds.
 - D. The fabrication facility shall require an audit and inspection of its quality control program and provide records during the course of fabrication for the above mentioned inspections and testing.
7. The following shall provide verification of certifications:
 - A. Fabrication facility.
 - B. All welds other than complete joint penetration groove welds.
 - C. Complete penetration groove welds.
8. Special inspection and testing shall conform to all requirements of AISC 360 Chapter N, unless noted otherwise.
9. Special inspection shall be required for all shop fabricated members unless the fabrication facility has been approved to perform such work without special inspection by an approved agency.

Wood Framing Notes:

1. Refer to ANSI/AIA and PA NDS for wall wood construction tolerances and specifications.
2. All member sizes are nominal unless noted otherwise. Actual dressed sizes are based on sizes set forth in American Softwood Lumber Standard PS 20-10.
3. All wood framing shall have a moisture content less than or equal to 19% and should be marked S-Dry or KD.
4. Sill Plates shall be pressure treated Douglas Fir-Larch.
5. Any connectors, anchors, bolts, or hangers in contact with treated wood shall be hot dip galvanized G90 or stainless steel.
6. All nails to be common wire nails and conform to ASTM F1667.
7. If using pneumatic nail gun, nail length and diameter must be greater than or equal to the specified common wire nail.
8. All steel plates used in wood construction shall conform to ASTM A36.
9. All bolting of wood members shall conform to ASTM A307.
10. Oversize bolt holes by 1/16" type.
11. Retighten all bolts prior to installation of finishes.
12. Sheathing for roofs and walls shall conform to APA PS-2 standards. All panels shall be Exposure 1, unless noted otherwise.
 - A. Wall sheathing shall have an APA Span Rating of 32/16 with a minimum thickness of 15/32".
 - B. Floor sheathing shall be APA Rated Sturd-I-Floor 24 oc with a minimum thickness of 23/32".
 - C. Roof sheathing shall have an APA Span Rating of 40/20 with a minimum thickness of 19/32".
13. Typical LVL width is 1 3/4" unless noted otherwise.

Premanufactured Truss Notes:

1. Premanufactured Wood Trusses shall be:
 - A. Designed and fabricated in accordance with ANSI/TPI 1.
 - B. Installed in accordance with BCSP's "Guide to Good Practice For Handling, Installing & Bracing of Metal Plate Connected Wood Trusses".
2. Design of wood elements shall conform to the NDS.
 - A. Contractor shall submit the premanufactured truss shop drawings to be reviewed by the EOR.
 - B. Shop drawings shall include:
 - A. Dimensioned layout identifying truss types, geometries, and locations.
 - B. Design calculations that indicate all design loads. Calculations shall be signed and sealed by the manufacturer's engineer licensed in the state where the project is located.
4. Truss fabricator is responsible for all member and connection design and detailing and for all dimensioning, coordination, and erection of trusses and their bracing. Contract documents show only basic dimensioning and configurations of trusses. Detailed positioning and spacing of trusses is the responsibility of the fabricator.
5. Trusses shall be designed to resist the dead loads of completed construction and the larger of live, snow, and wind uplift loads.
6. Bottom chords shall be designed for the live loads required by the applicable codes and standards.
7. Metal anchorage devices for trusses shall be designed for specified wind uplift less $0.6x(ASD)$ of the resisting dead load. Toe nailing is not permitted.

NAIL DIMENSIONS

Common Nail	Minimum Diameter (in)	Minimum Length (in)	Allowable Box Nail/Sinker Nail Substitute (Nail Gun Nails)
6d	0.113	2	8d
8d	0.131	2.5	16d/12d
10d	0.148	3	20d/16d
12d	0.148	3.25	40d/20d
16d	0.162	3.5	40d/20d
20d	0.192	4	NA/30d

Notes

1. All nails specified in structural drawings are common nails unless noted otherwise.
2. When substituting nail gun nails, refer to substitute column.

MINIMUM NAILING REQUIREMENTS

Connection	Common Nails	Alternate Option
1"x6" sheathing to bearing or joist	(2)8d	--
1"x8" and greater sheathing to bearing or joist	(3)8d	--
2" subfloor to joist, girder, or blocking	(3)16d	--
blocking to top plate below, toenail ea end	(3)8d	(3)0.131"Øx3"
blocking between rafter/truss to rafter/truss	(2)8d toenail ea end or (2)16d end nail	(2)0.131"Øx3" toenail ea end or (3)0.131"Øx3" end nail
bottom plate to joist or blocking	16d@16"OC	0.131"Øx3"@12"OC
top or bottom plate to stud	(2)16d	(3)0.131"Øx3"
stud to top or bottom plate	(4)8d toenail	(4)0.131"Øx3" toenail
top plate to top plate	16d@16"OC	0.131"Øx3"@12"OC
stud to stud	16d@24"OC	0.131"Øx3"Ø@16"OC
top plate lap at corners	(2)16d	(3)0.131"Øx3"
Rim joist/blocking to top plate	8d@6"OC toenail	0.131"Øx3"@6"OC
built up header, 2" to 2"	16d@16"OC ea face	--
continuous header to stud	(4)8d toenail	--
ceiling joists to plate	(3)8d toenail	(3)0.131"Øx3" toenail
ceiling joists not attached to parallel rafter, laps over partitions	(3)16d	(4)0.131"Øx3"
ceiling joists attached to parallel rafter	IBC table 2308.7.3.1	IBC table 2308.7.3.1
joist at all bearings	(3)8d toenail	(3)0.131"Øx3" toenail
joist to rim joist	(3)16d end nail	(4)0.131"Øx3" end nail
rafter/roof truss to top plate	(3)10d toenail	(4)0.131"Øx3" toenail
roof rafter to ridge, valley, or hip	(2)16d end nail	(3)0.131"Øx3" end nail
1" brace to ea stud and plate	(2)8d face nail	(2)0.131"Øx3" face nail
built up corner studs	16d@24"OC	0.131"Øx3"@12"OC
2" planks	(2)16d face nail	--

Notes:

1. These are the minimum required nail connections, uno. Contract documents may have more strict requirements, RE: Plan and Details.

DESIGN VALUES FOR MANUFACTURED LUMBER

Type - E	Flexural Stress (psi)	Compressive Stress (psi)	Tensile Stress (psi)	Compressive Stress Perp (psi)	Horiz Shear Stress (psi)	Modulus of Elasticity (ksi)
Laminated Strand Lumber (LSL)						
2x4 and 2x6 Studs - 1.3E	1,700	1,400	1,075	435	400	1,300
2x8 Studs - 1.5E	2,250	1,950	1,500	475	400	1,500
Headers and Beams - 1.55E	2,325	1,350	1,070	800	310	1,550
Laminated Veneer Lumber (LVL)						
Headers and Beams - 2.0E	2,600	2,510	1,555	750	285	2,000
Parallel Strand Lumber (PSL)						
Columns - 1.8E	2,500	2,500	1,755	600	230	1,800
Headers and Beams - 2.0E	2,900	2,900	2,025	750	290	2,000

DESIGN VALUES FOR DIMENSIONAL LUMBER

Grade	Flexural Stress (psi)	Compressive Stress (psi)	Horizontal Shear Stress (psi)	Modulus of Elasticity (ksi)
Douglas Fir-Larch (DFL)				
Select Structural (SS)	1,500	1,700	180	1,900
No1	1,000	1,500	180	1,700
No2	900	1,350	180	1,600
Stud	700	850	180	1,400
Spruce-Pine-Fir (SPF)				
Select Structural (SS)	1,250	1,400	135	1,500
No1 / No2	875	1,150	135	1,400
Stud	675	725	135	1,200
Hem-Fir (HF)				
Select Structural (SS)	1,400	1,500	150	1,600
No1	975	1,350	150	1,500
No2	850	1,300	150	1,300
Stud	675	800	150	1,200

Element	Compressive Strength (psi)	Max Water/ Cement Ratio	Aggregate size (in)	Air Content	Slump (in)	Exposure Class			
						Freeze Thaw	Sulfate	Water Contact	Corrosion
Footings	4,500	0.45	3/4	5%	4	F2	S0	W1	C1
Walls	4,000	0.50	3/4	5%	4	F1	S0	W1	C1
Slab on Grade	5,000	0.40	3/4	6%	4	F2	S0	W0	C2

1. Concrete construction tolerances per ACI 117.

2. Provide Type I or Type II cement unless noted otherwise.

3. All concrete is considered normal weight concrete unless noted otherwise.

4. Compressive strength above is the 28 day compressive strength unless noted otherwise.

5. Concrete mix design shall follow ACI 301.

6. Concrete mix design testing shall be conducted per ACI 301. The following items are taken from ACI 301 and shown below for the contractors use in the field.

A. Obtain samples of fresh concrete in accordance with ASTM C172.

B. A minimum of one composite sample shall be obtained for each 150 yd³ of concrete per day.

C. Each sample used to mold strength test specimens shall be tested for slump, air content, temperature, and density.

REINFORCEMENT LAP SPLICE LENGTH

<u>Bar Size</u>	<u>Splice Length (in)</u>	<u>Hook Development (in)</u>
#3	19	8
#4	25	10
#5	31	12
#6	37	15
#7	54	17
#8	62	19
#9	70	22

Notes:

1. This table assumes a minimum of $f'_c = 4,000$ psi.
2. All splice lengths are considered a class B lap splice.
3. All hooks are 90° hooks with standard hook lengths.
4. Concrete is considered normal weight.
5. All splice lengths are considered Case #1.
 - A. Clear spacing of bars not less than 2x diameter of bar.
 - B. Clear cover not less than diameter of bar.
6. If any of this criteria is not satisfied, contact Engineer of Record.

CONCRETE MATERIALS

<u>Material</u>	<u>Standard</u>
Portland Cement	ASTM C150, Type I or Type II
Fly Ash	ASTM C618, Class C or F
Aggregate	ASTM C33
Water	Potable
Water Reducing Admixture	ASTM C494, Type A or Type D
High Range Water Reducing Admixture	ASTM C494, Type F or Type G
Accelerator Admixture	ASTM C494, Type C or Type E
Air Entraining Admixture	ASTM C260
Curing Compound	ASTM C309, Type I, Class A
Reinforcing Bars	ASTM A615, Grade 60
Weldable Reinforcing Bars	ASTM A706, Grade 60
Epoxy Coated Reinforcing bars	ASTM A775 or ASTM A954
Weld Wire Fabric	ASTM A185
Vapor Retarder Below SOG	ASTM E1745, Class A

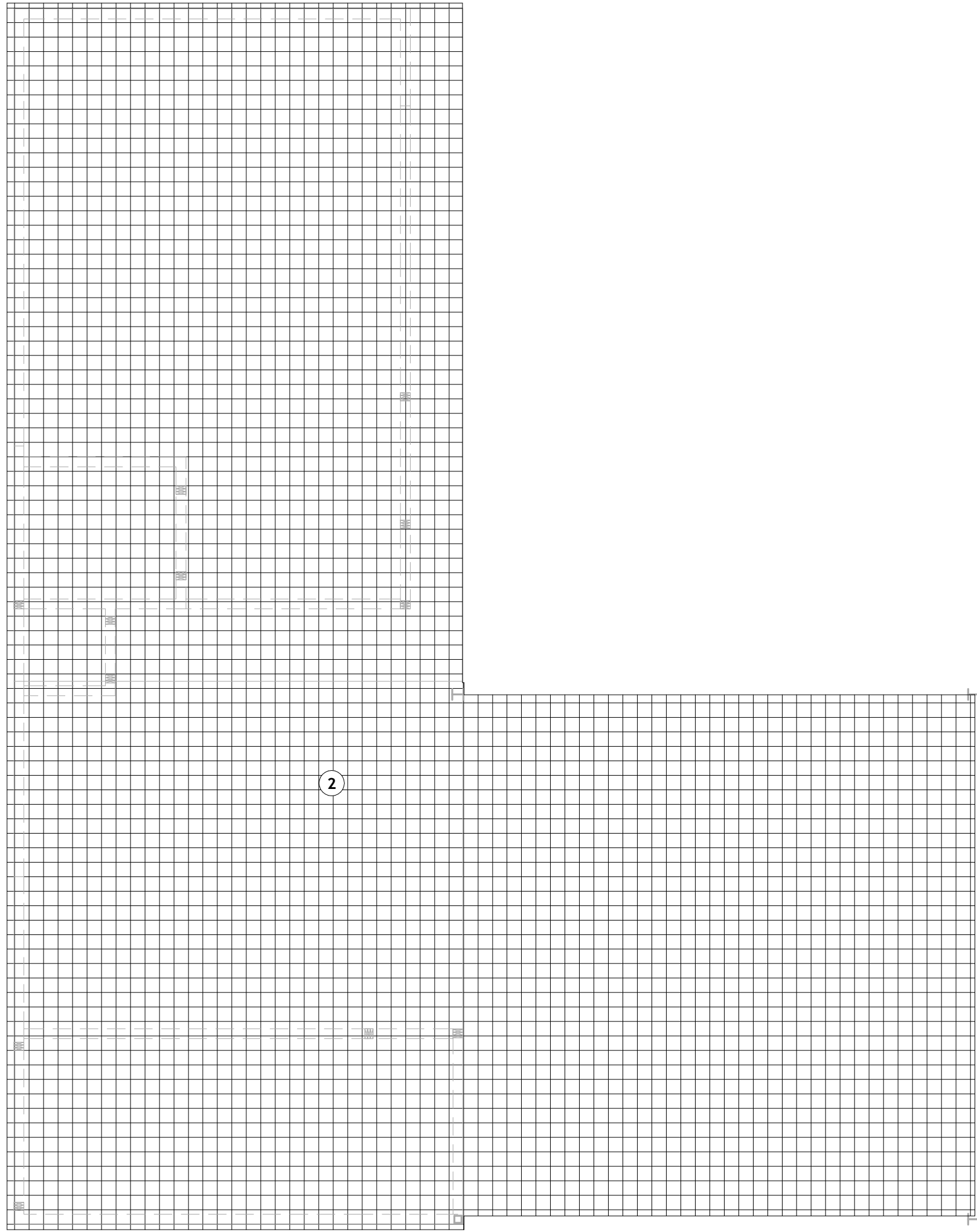
Notes:

1. Type III Portland cement may be used if acceptable to the project architect.

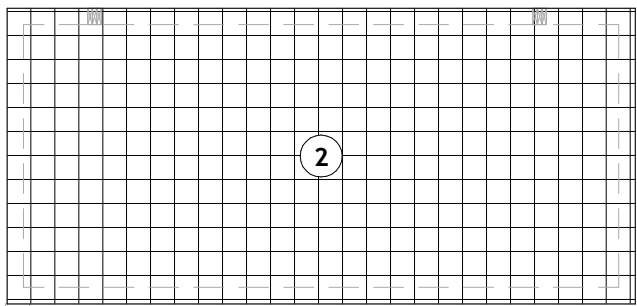
STEEL MATERIALS

<u>Material</u>	<u>Standard</u>
W & WT sections	ASTM A992 (50 ksi) or ASTM A572 Grade 50 (50 ksi)
Rectangular HSS	ASTM A500 Grade C (50 ksi)
Round HSS	ASTM A500 Grade C (46 ksi)
Pipe	ASTM A53 Grade B (35 ksi)
M, S, C, MC, L, MT, & ST sections	ASTM A36 (36 ksi)
Plates, bars, and threaded rod/studs - typical - when noted as 50 ksi	ASTM A36 (36 ksi) ASTM A572 Grade 50 (50 ksi)
Anchor rods	ASTM F1554 Grade 55 w/ Supplement S1
Bolts - typical - where indicated as Group B - where indicated as A307	ASTM F3125 Grade A325 or Grade F1852 ASTM F3125 Grade A490 or Grade F2280 ASTM A307 Grade A
Nuts	ASTM A563, Heavy hex
Plate washers	ASTM A36
Washers	ASTM F436
Direct-tension indicator washers	ASTM C309, Type I, Class A
Headed stud anchors	ASTM A108/A29
Weld electrodes	E70, 70 ksi

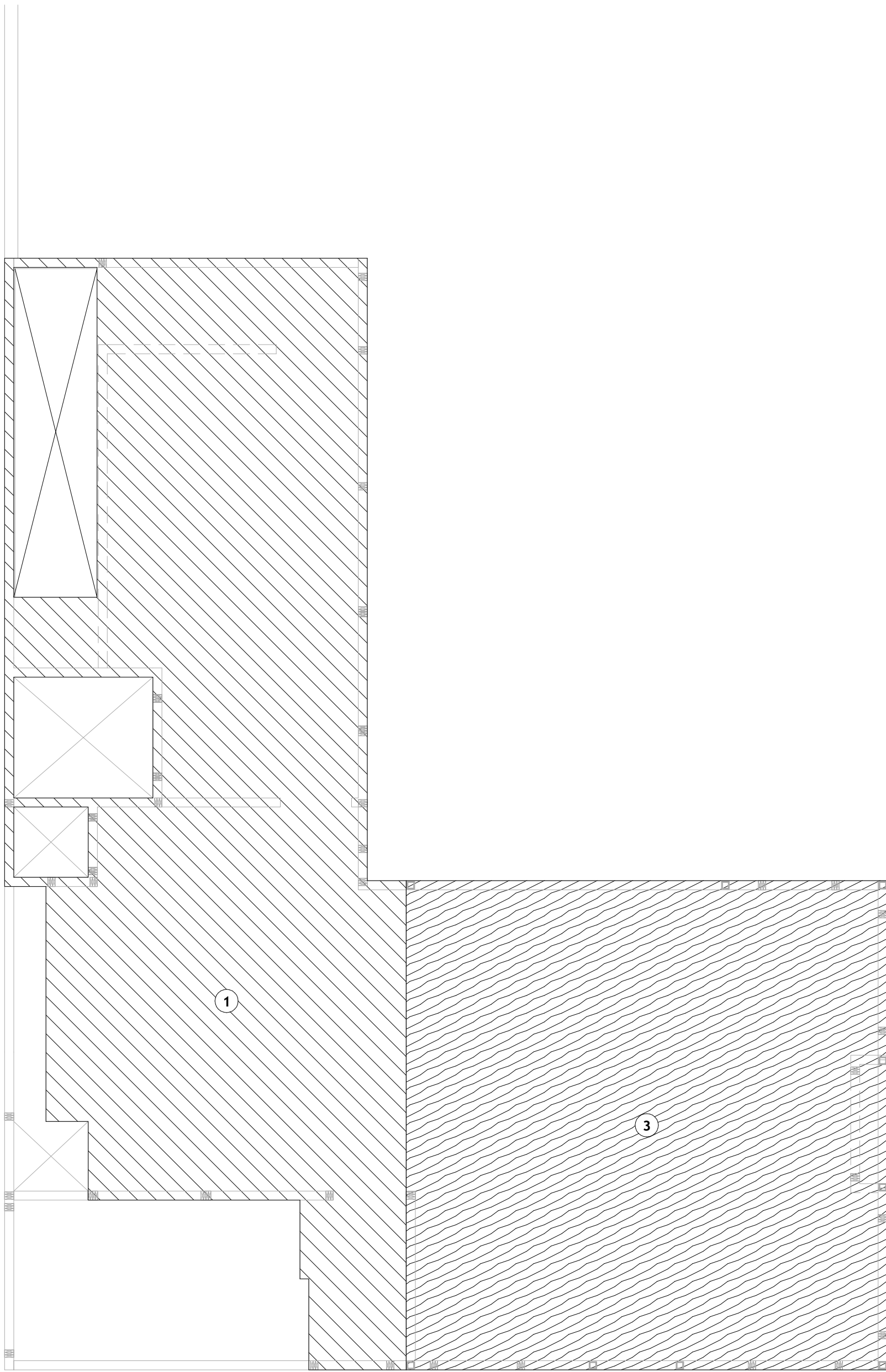




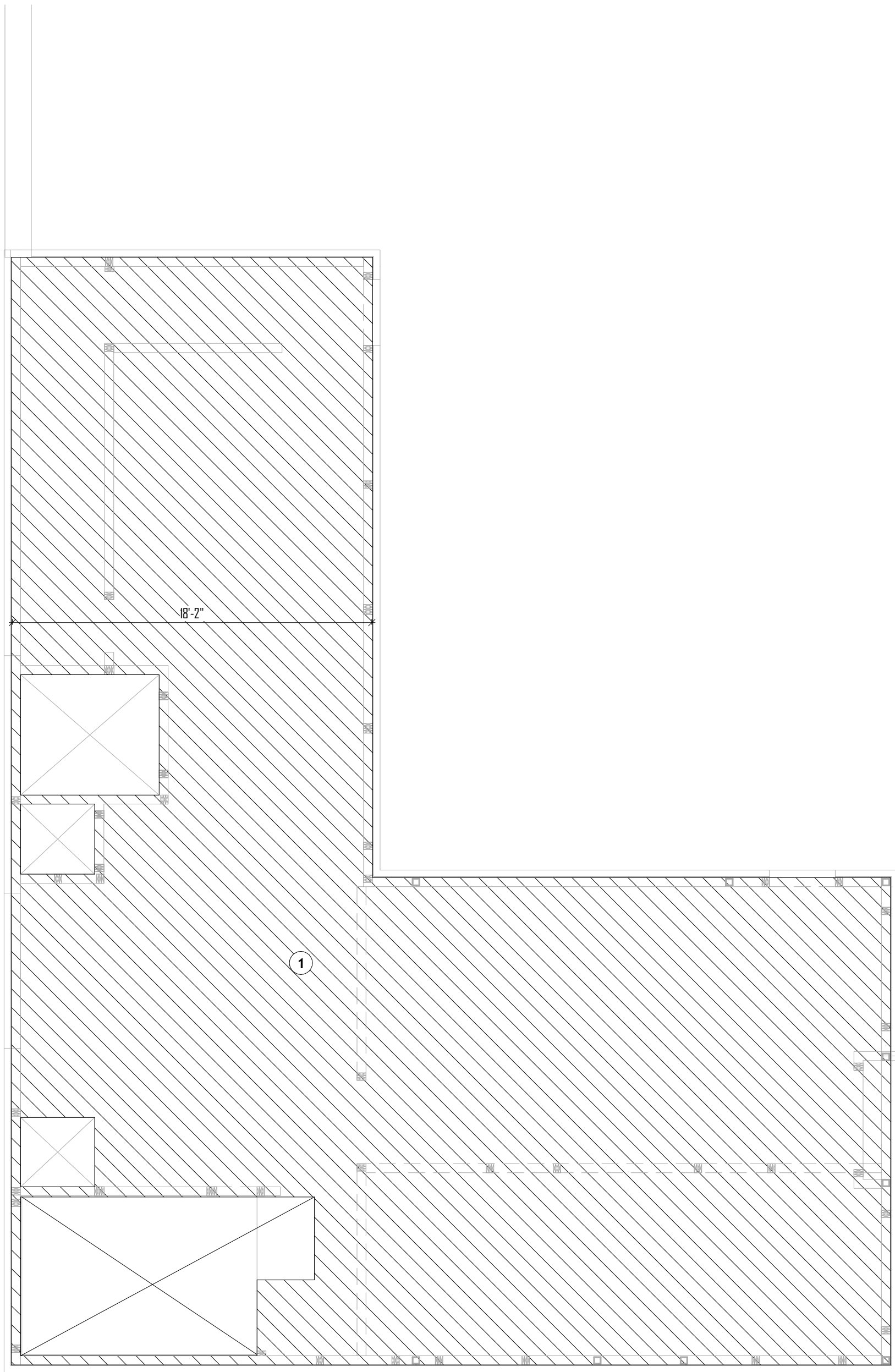
4 ROOF LOAD KEY
3/16" = 1'-0"



3 TRASH ENCLOSURE ROOF LOAD KEY
3/16" = 1'-0"

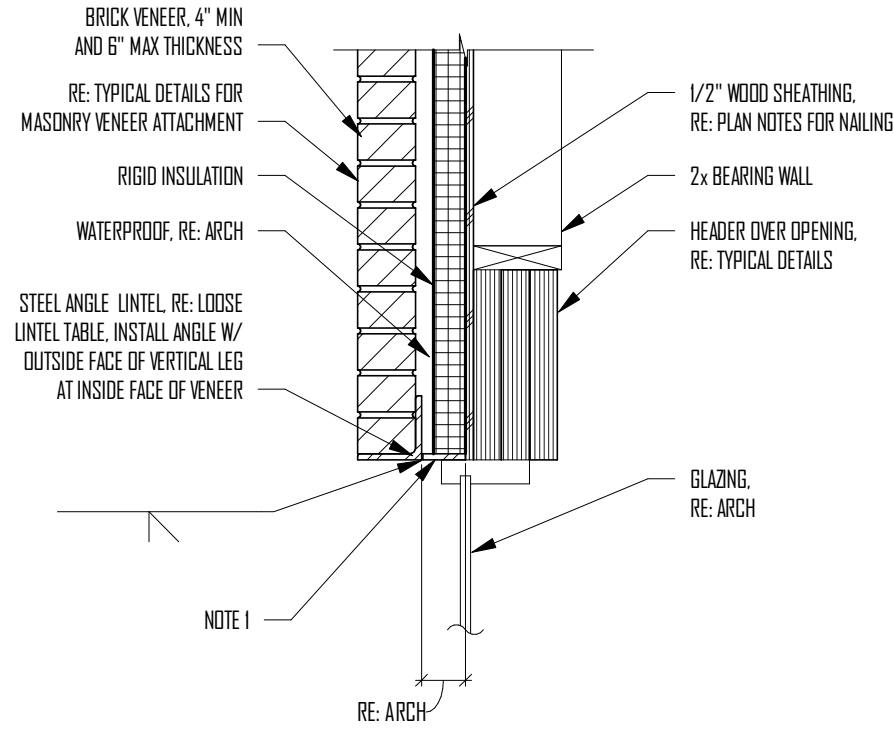


2 UPPER LEVEL LOAD KEY
3/16" = 1'-0"



1 MAIN LEVEL LOAD KEY
3/16" = 1'-0"

LOAD KEY TABLE							
Load Name	Tag	Hatch	Self Weight (psf)	Superimposed Dead Load (psf)	Live Load (psf)	Snow Load (psf)	Comments
Typical Restaurant	①	[Hatch]	10	25	100	--	--
Typical Roof	②	[Hatch]	10	10	--	28	--
Typical Patio	③	[Hatch]	10	10	100	28	--
Notes: 1. Snow loads are shown in place of roof live loads. 2. Where premanufactured roof trusses occur, apply the following: A. Apply loads to top chords B. Apply loads to top chords with 8 psf dead load reduction. Apply 8 psf dead load to bottom chord. Apply 10 psf live load to bottom chord. 3. Reported snow load includes exposure factor, thermal factor, sloped roof factor, and importance factor, see Design Criteria. 4. Unbalanced snow loads are calculated per ASCE 7, Figure 7-5.							



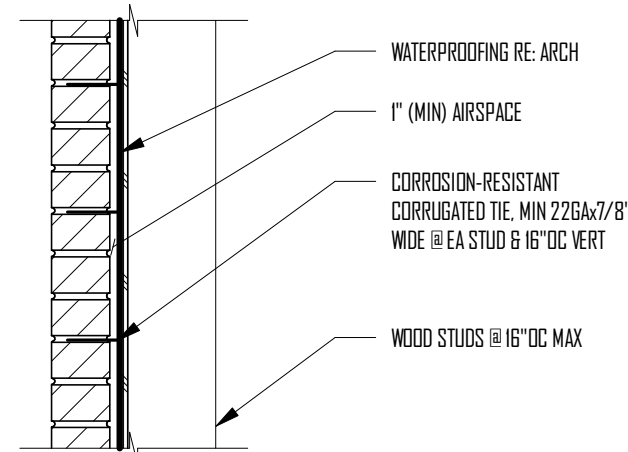
WOOD BACKUP

LOOSE LINTEL TABLE - BRICK VENEER

THIS TABLE IS FOR 6" MAXIMUM STONE VENEER ONLY

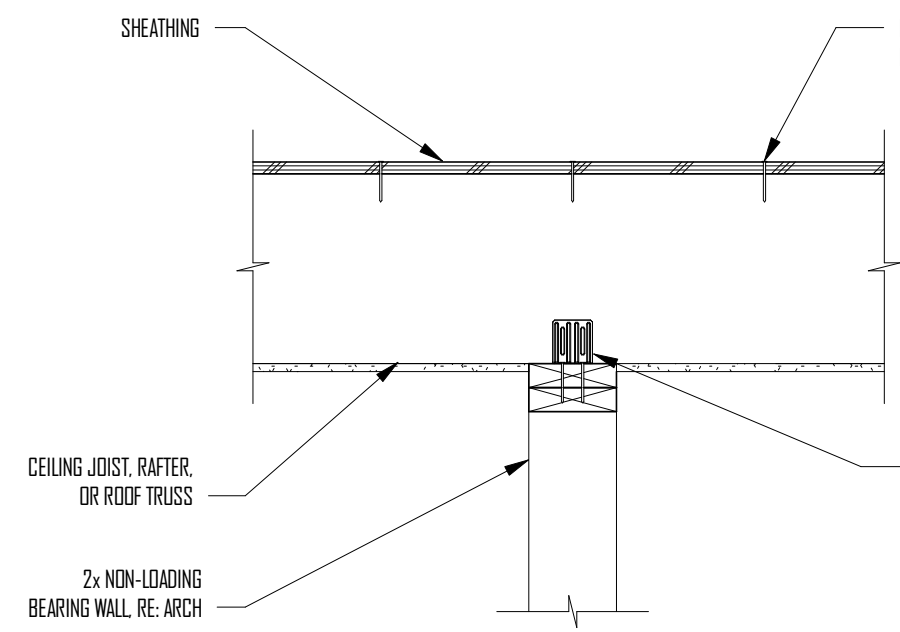
MASONRY OPENING WIDTH	ANGLE SIZE	MINIMUM BEARING EACH END
<5'-0"	1/4x4x4/4	6"
<7'-0"	1/4x4x2/8	6"
<8'-0"	1/5x3 1/2x5/16 (LLV)	6"
<9'-0"	1/5x4x5/16 (LLV)	6"
<10'-0"	1/3x4x3/8 (LLV)	8"
>10'-0"	CONTACT STRUCTURAL ENGINEER	

NOTES:
1. WHERE ARCHITECTURAL ASSEMBLIES REQUIRE STEEL CLOSURE BETWEEN BACKUP AND INTERIOR FACE OF VENEER, PROVIDE PLATE AS SHOWN. THICKNESS TO MATCH HORIZONTAL LEG OF ANGLE. WIDTH PER ARCHITECTURAL DRAWINGS.
2. USE ABOVE ANGLE SIZES AT ALL MASONRY OPENINGS EXCEPT WHERE DETAILED OTHERWISE.
3. RE: ARCHITECTURAL AND MECHANICAL DRAWINGS FOR LOCATIONS AND SIZES OF MASONRY OPENINGS.
4. ALL ANGLES ARE GALVANNEZ UNLESS NOTED OTHERWISE.
5. LLV=LONG LEG VERTICAL, SLV=SHORT LEG VERTICAL.



WOOD BACKUP

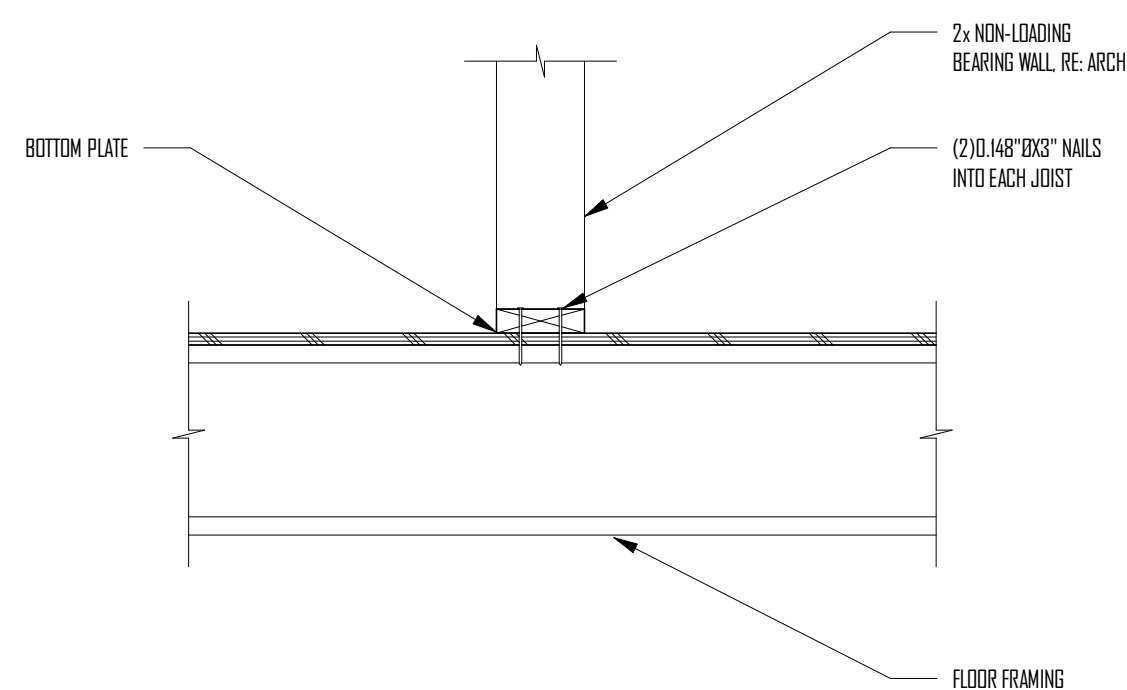
10 TYPICAL MASONRY VENEER ATTACHMENT WITHOUT INSULATION



NOTES:

1. NON-BEARING PARTITION WALLS ARE NOT TYPICALLY IDENTIFIED ON STRUCTURAL PLANS. THIS DETAIL IS INTENDED TO BE USED TO LATERALLY SUPPORT NON-STRUCTURAL WALLS.
2. THIS DETAIL SHOULD NOT BE APPLIED FOR WALLS THAT ARE SHOWN ON PLAN.
3. THIS DETAIL IS INTENDED TO BE USED ONLY WHEN THE WALL MUST MOVE VERTICALLY. E.g. WALL IS SUPPORTED BY SOG BELOW.

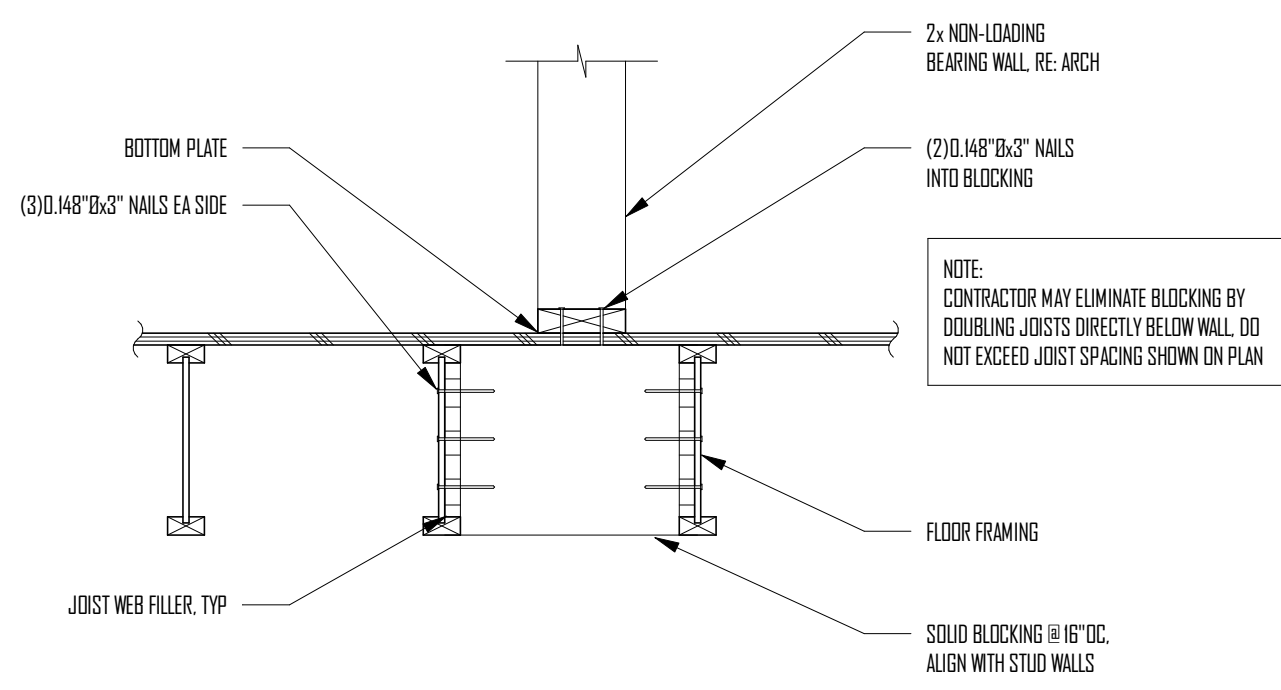
8 TYPICAL NON-BEARING PARTITION WALL ABOVE SOG



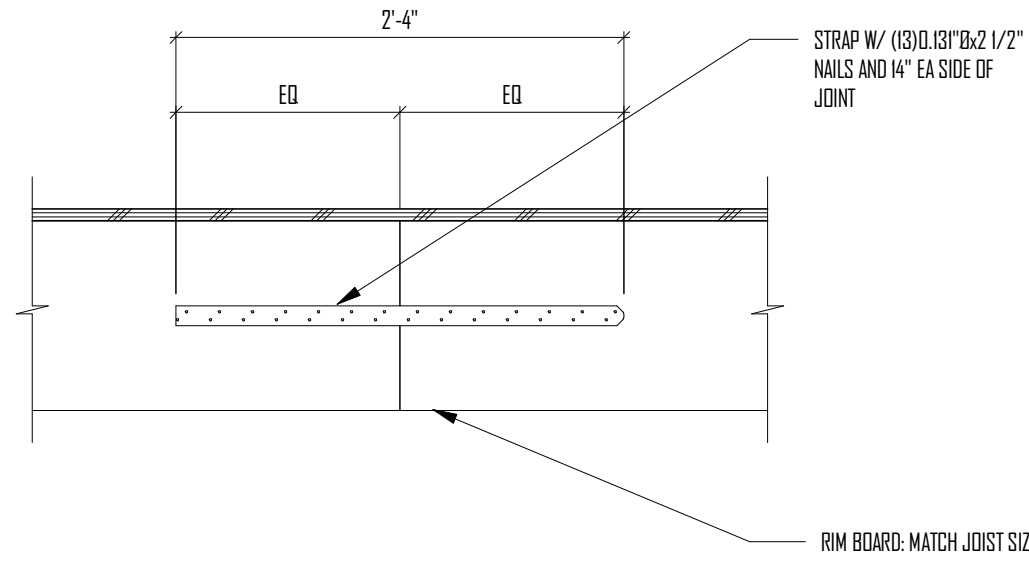
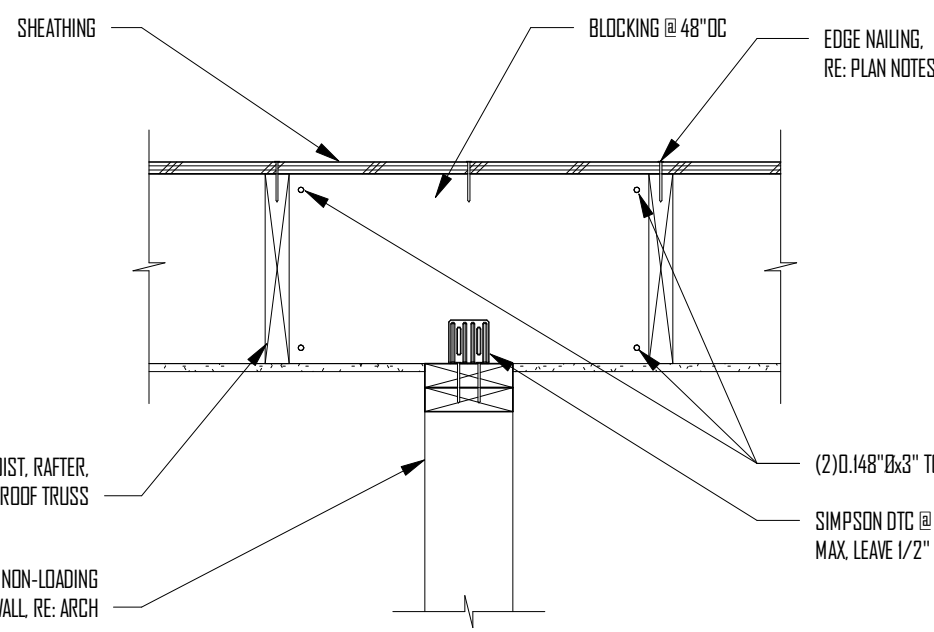
NOTES:

1. NON-BEARING PARTITION WALLS ARE NOT TYPICALLY IDENTIFIED ON STRUCTURAL PLANS. THIS DETAIL IS INTENDED TO BE USED TO LATERALLY SUPPORT NON-STRUCTURAL WALLS.
2. THIS DETAIL SHOULD NOT BE APPLIED FOR WALLS THAT ARE SHOWN ON PLAN.

7 TYPICAL NON-BEARING PARTITION WALL BASE SUPPORT



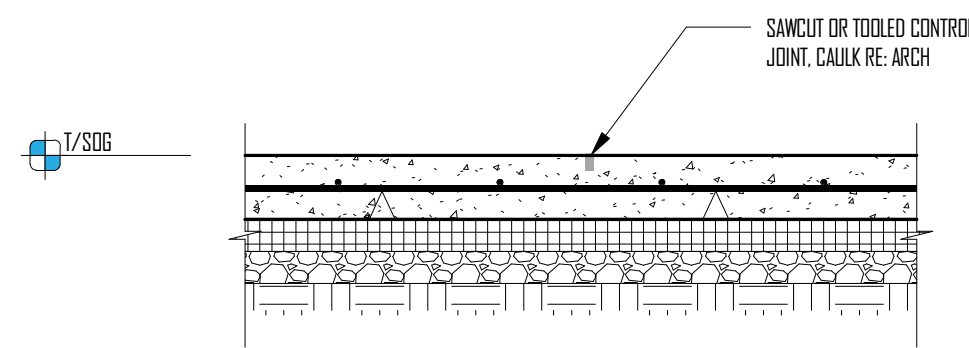
9 TYPICAL LOOSE LINTEL TABLE AND DETAIL - BRICK VENEER



NOTES:

1. STAGGER SPLICES 10'-0" (MIN).
2. WHERE PLAN CALLS FOR DOUBLE MEMBERS, USE SPLICE FOR BOTH.
3. ALLOWABLE TENSION THROUGH THE SPLICE IS 1705 LB.

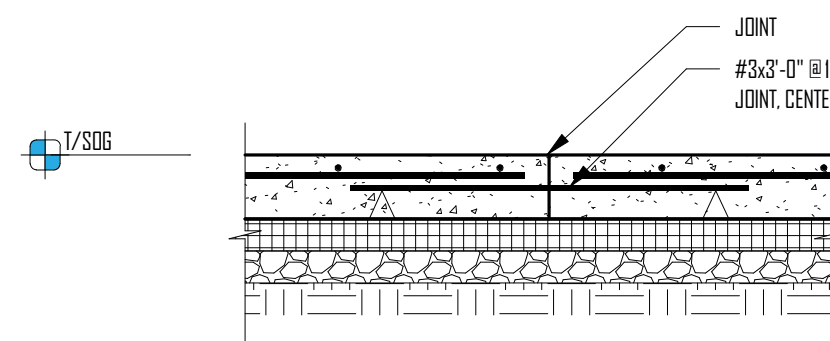
6 TYPICAL RIM BOARD SPLICE



NOTES:

1. SANDCUT CONTROL JOINT WITHIN 8 HOURS (MAX) OF PLACEMENT OR USE TOOLED JOINT DURING FINISHING (CONTRACTOR'S OPTION).
2. PROVIDE CONTROL JOINTS AT 15'-0" OC EACH WAY MAXIMUM SPACING. UNL. CONSTRUCTION JOINTS CAN REPLACE CONTROL JOINTS.

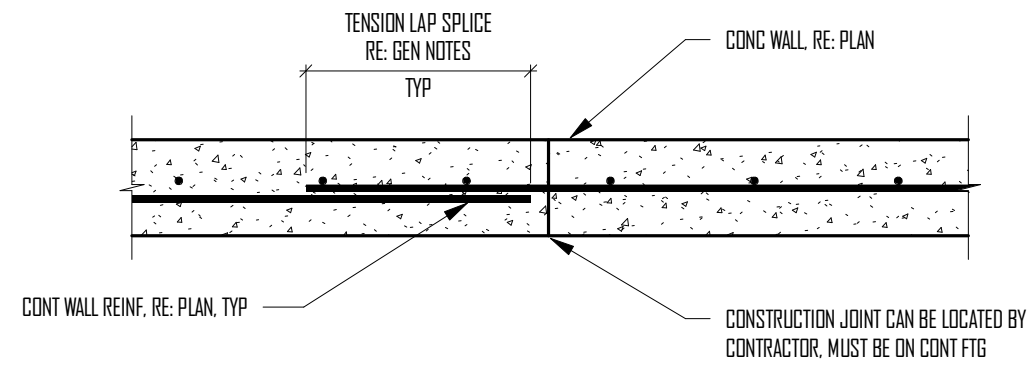
TYPICAL SOG CONTROL JOINT



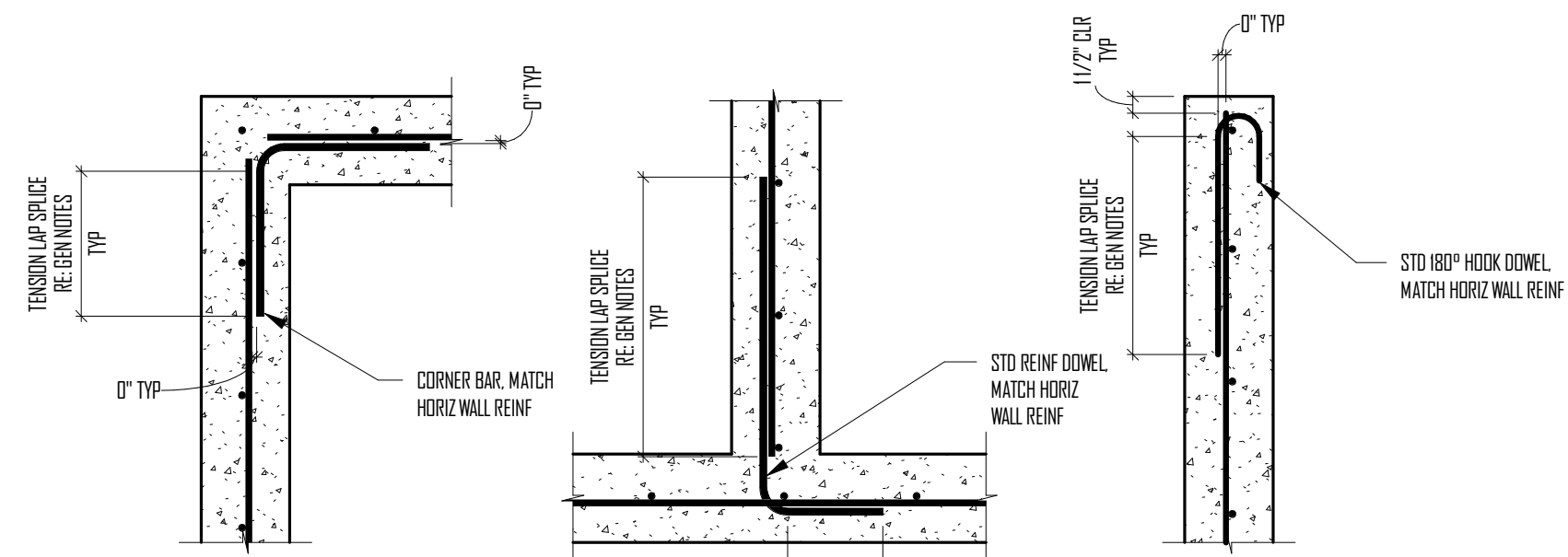
NOTES:

1. STOP REIN AT EACH SIDE OF CONSTRUCTION JOINT.
2. PROVIDE CONTROL JOINTS AT 15'-0" OC EACH WAY MAXIMUM SPACING. UNL. CONSTRUCTION JOINTS CAN REPLACE CONTROL JOINTS.
3. UNL. AT GARAGES, REINFORCING PASSING THROUGH CONSTRUCTION JOINTS SHALL BE EPOXY COATED.

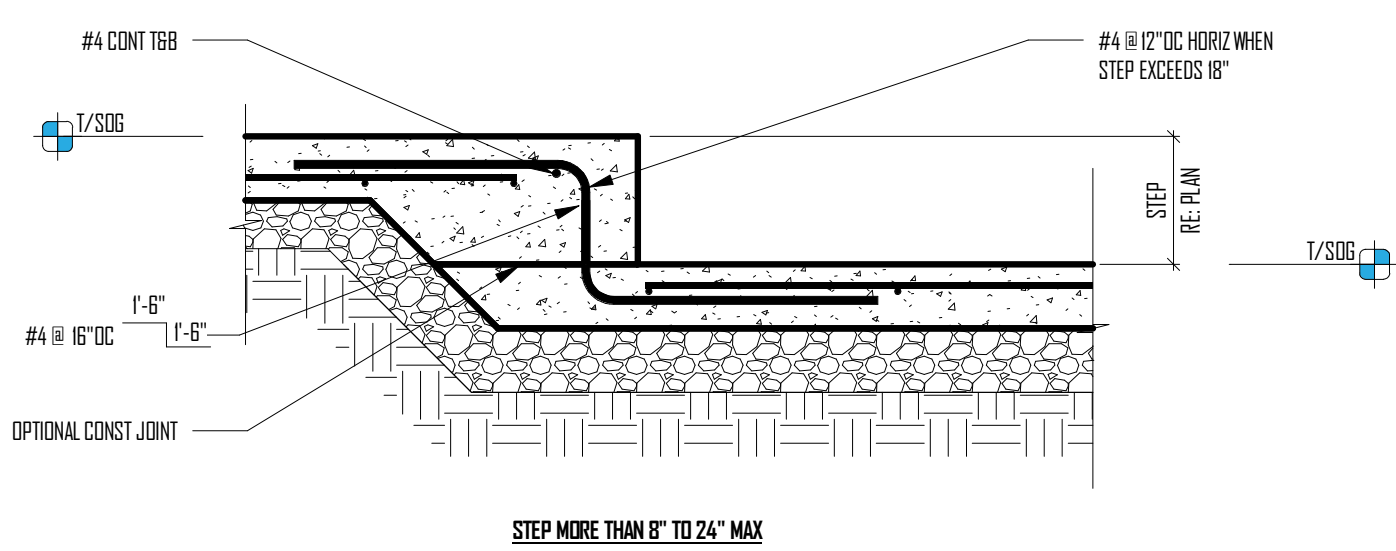
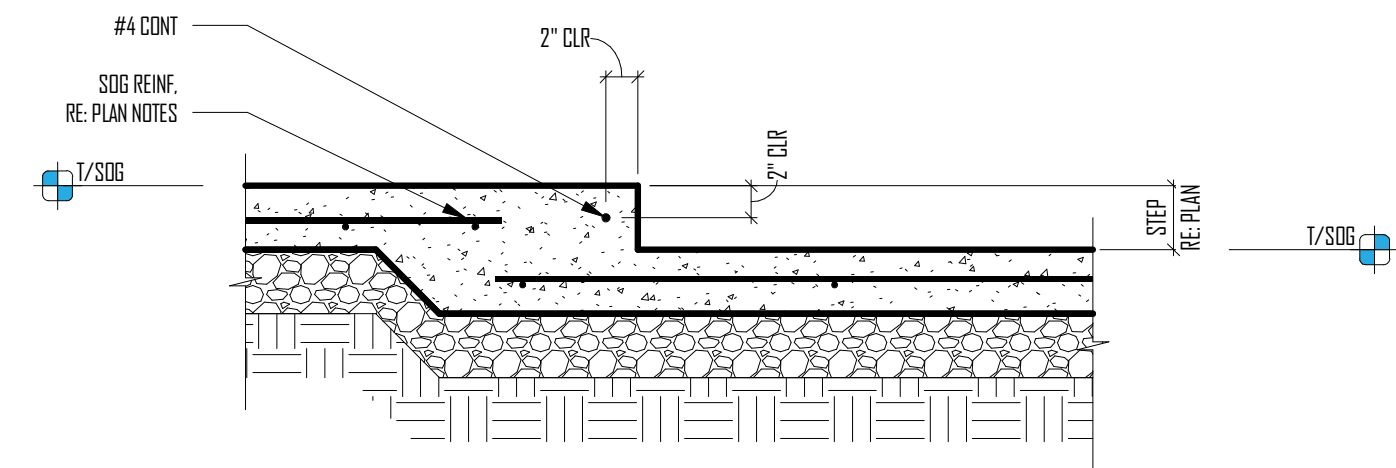
TYPICAL SOG CONSTRUCTION JOINT



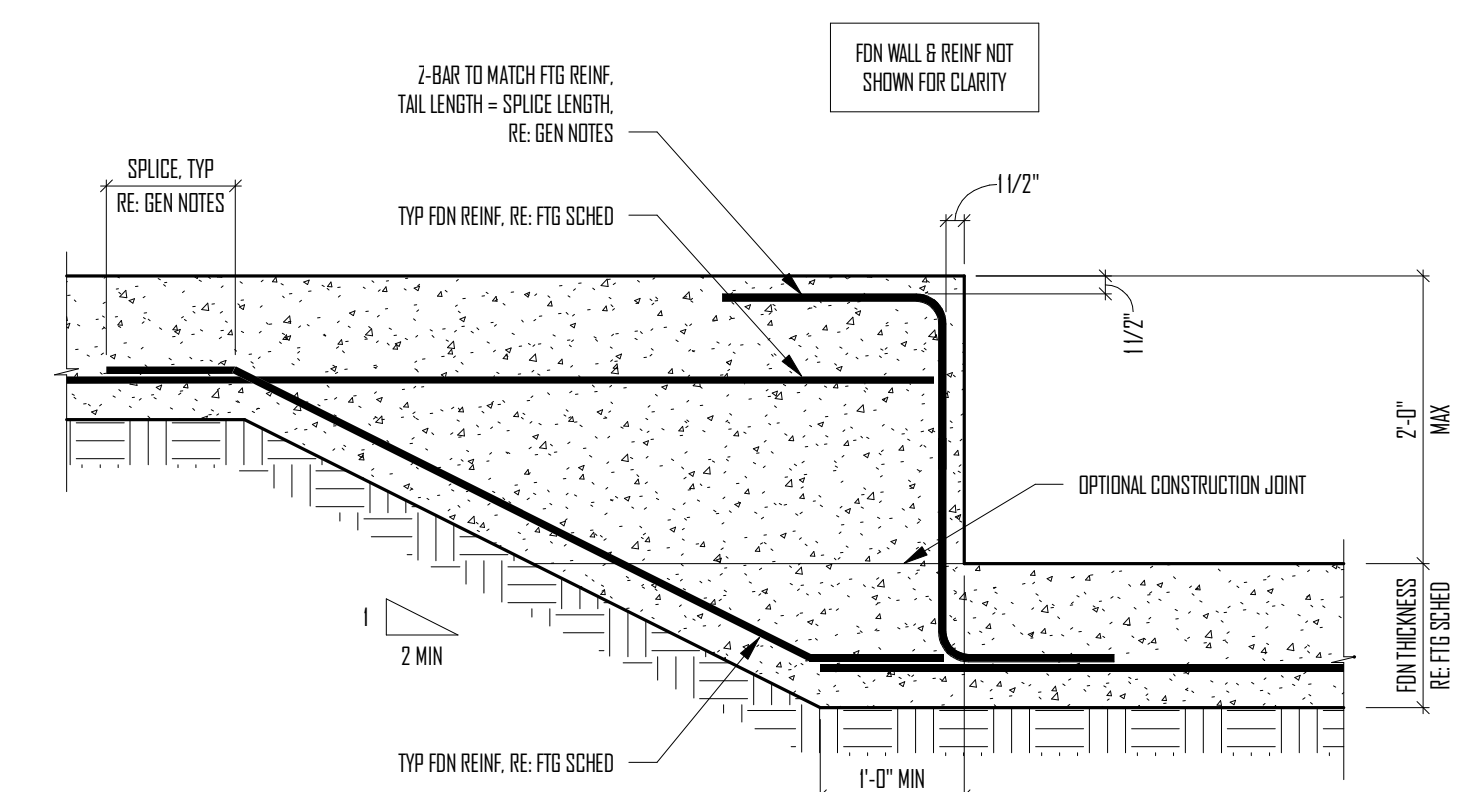
4 CONCRETE WALL CONSTRUCTION JOINT



3 TYPICAL WALL REINFORCING DETAIL

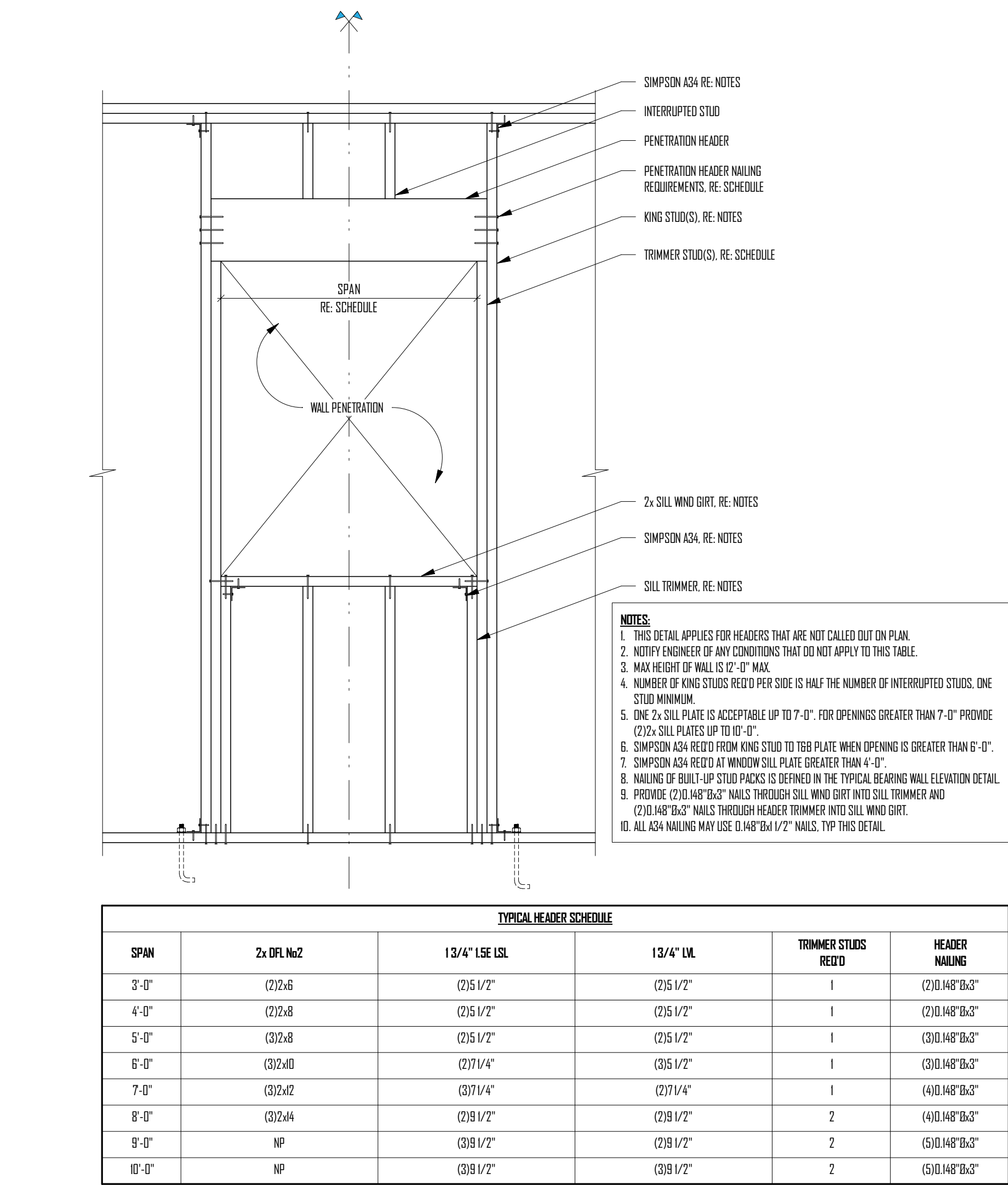


2 TYPICAL SLAB-ON-GRADE STEPS

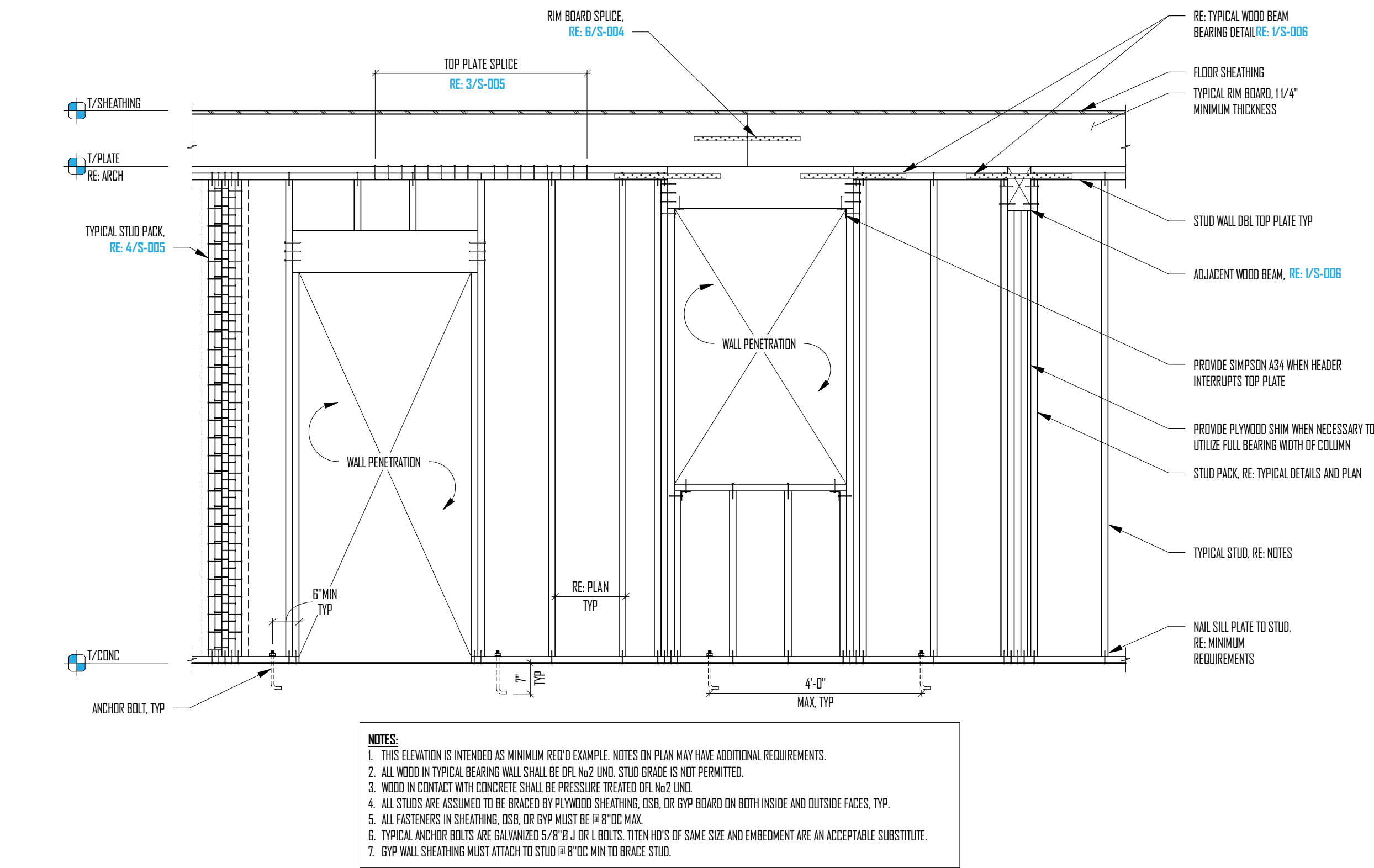


1 TYPICAL FOOTING STEP

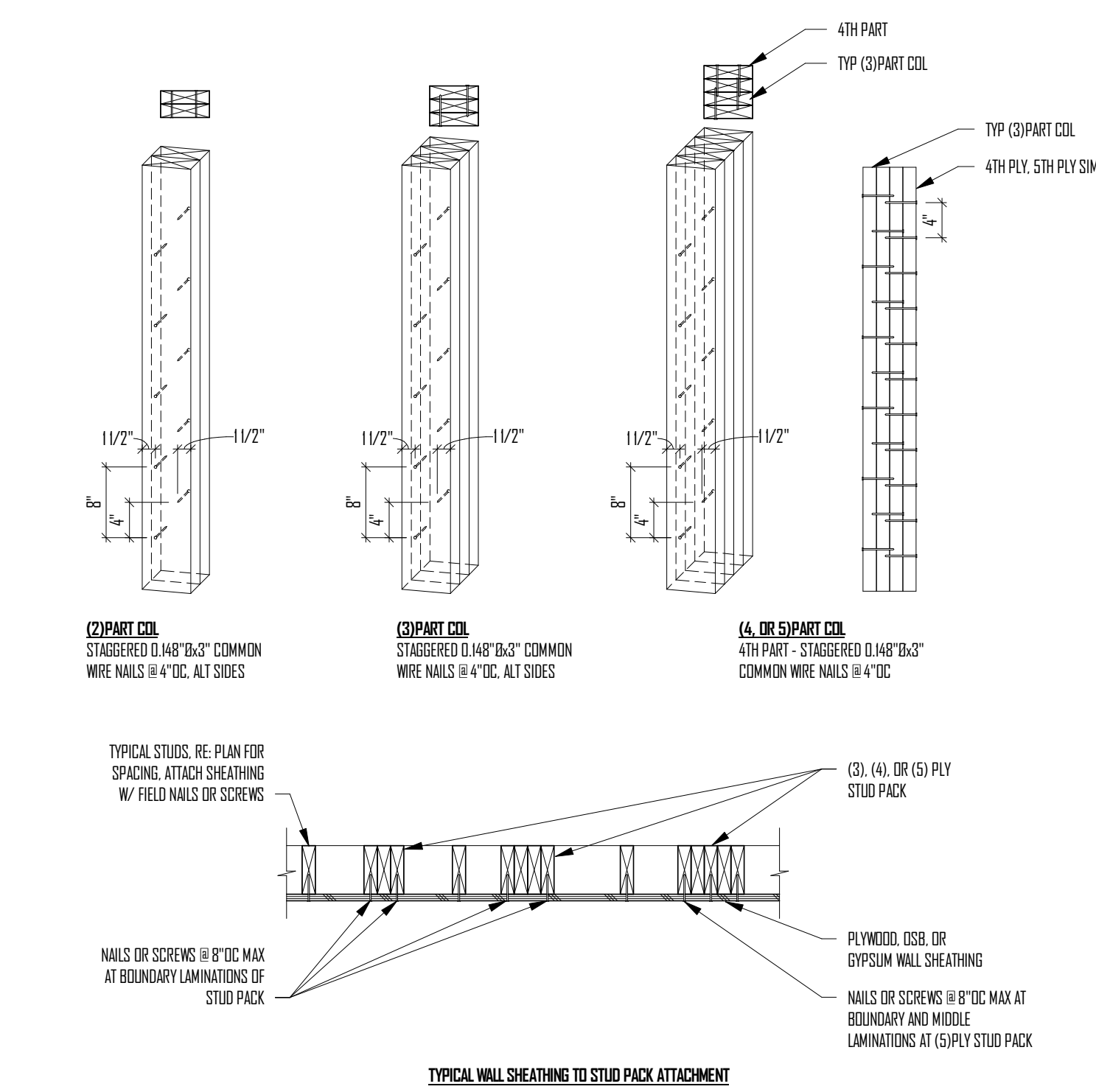
- TYPICAL DETAIL NOTES:
1. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO UNDERSTAND THE TYPICAL DETAILS AND USE THEM WHERE NECESSARY.
2. TYPICAL DETAILS ARE NOT REFERENCED IN THE CONTRACT DOCUMENTS.



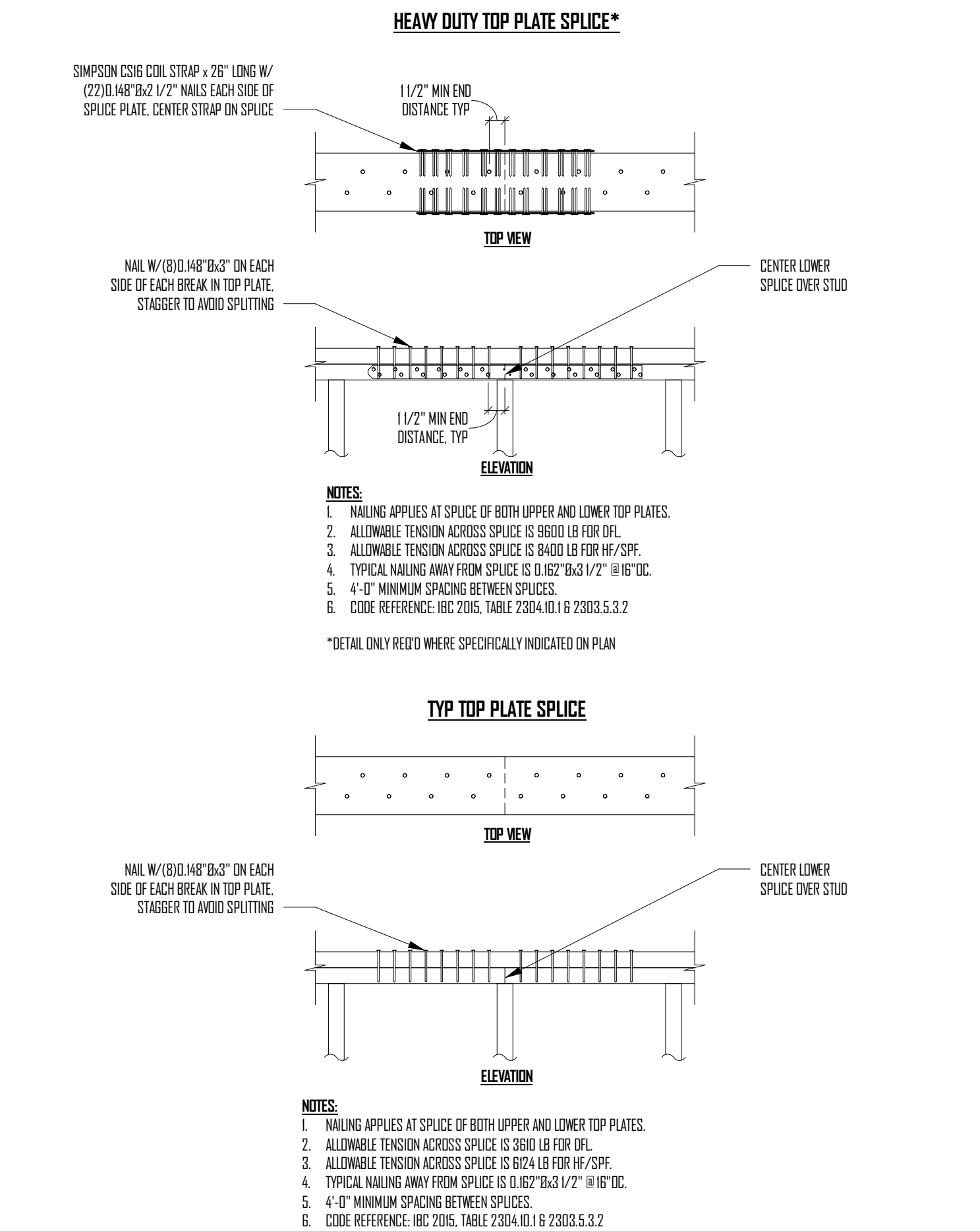
6 TYPICAL WOOD HEADER SCHEDULE
NTS



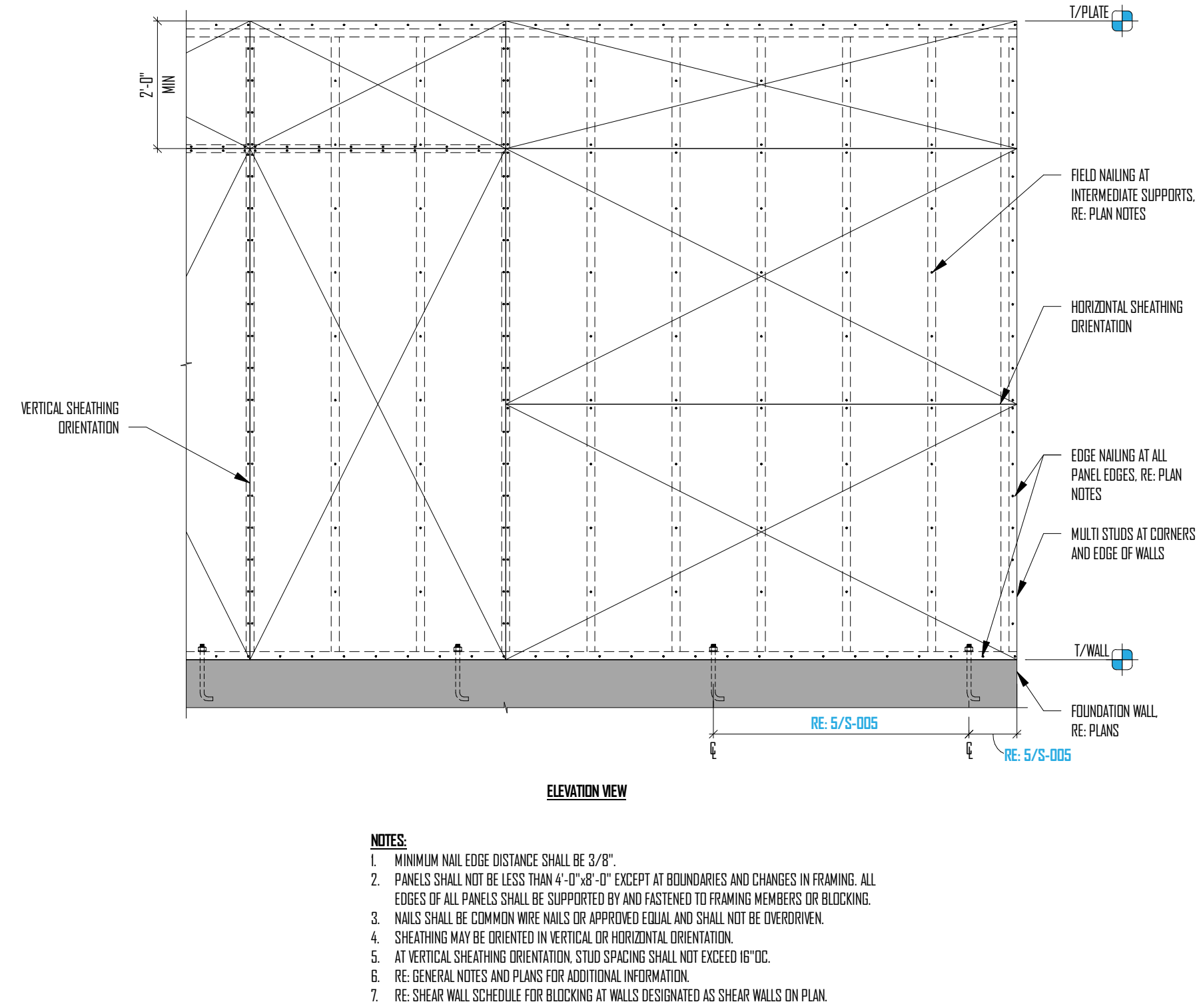
5 TYPICAL BEARING WALL ELEVATION
NTS



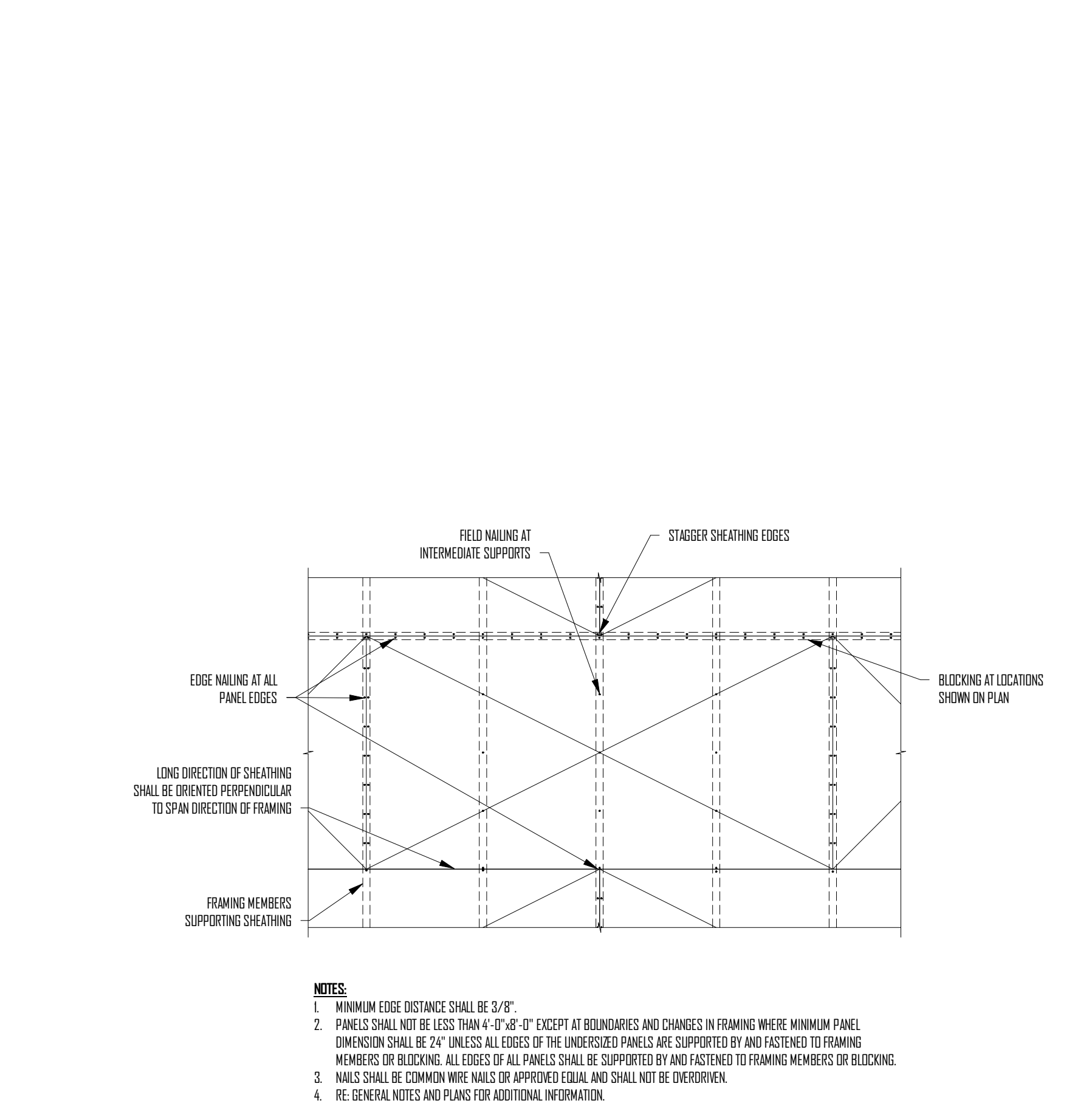
4 TYPICAL STUD PACK NAILING
NTS



3 TYPICAL TOP PLATE SPLICE
NTS

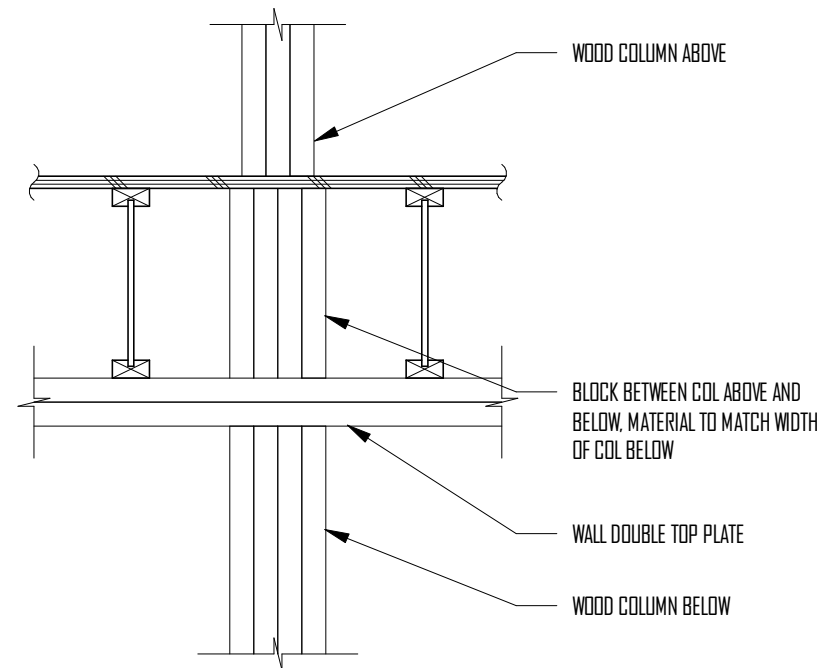


2 TYPICAL WALL SHEATHING DIAGRAM
NTS



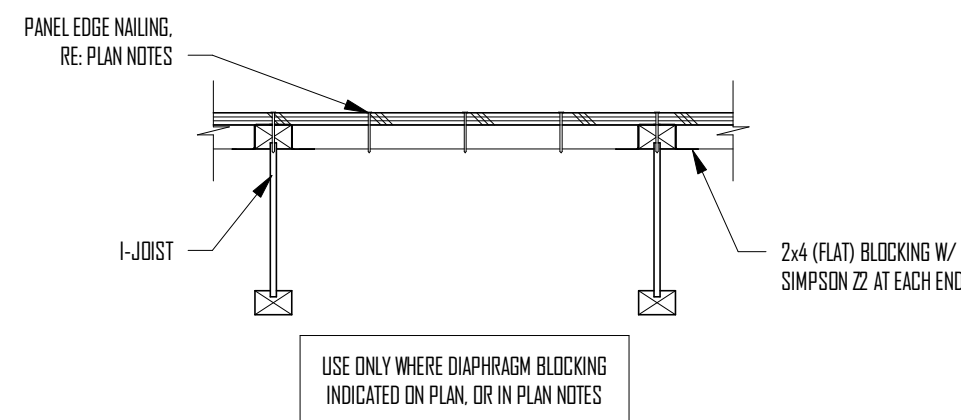
1 TYPICAL FLOOR AND ROOF SHEATHING DIAGRAM
NTS

TYPICAL DETAIL NOTES:
1. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO UNDERSTAND THE TYPICAL DETAILS AND USE THEM WHERE NECESSARY.
2. TYPICAL DETAILS ARE NOT REFERENCED IN THE CONTRACT DOCUMENTS.



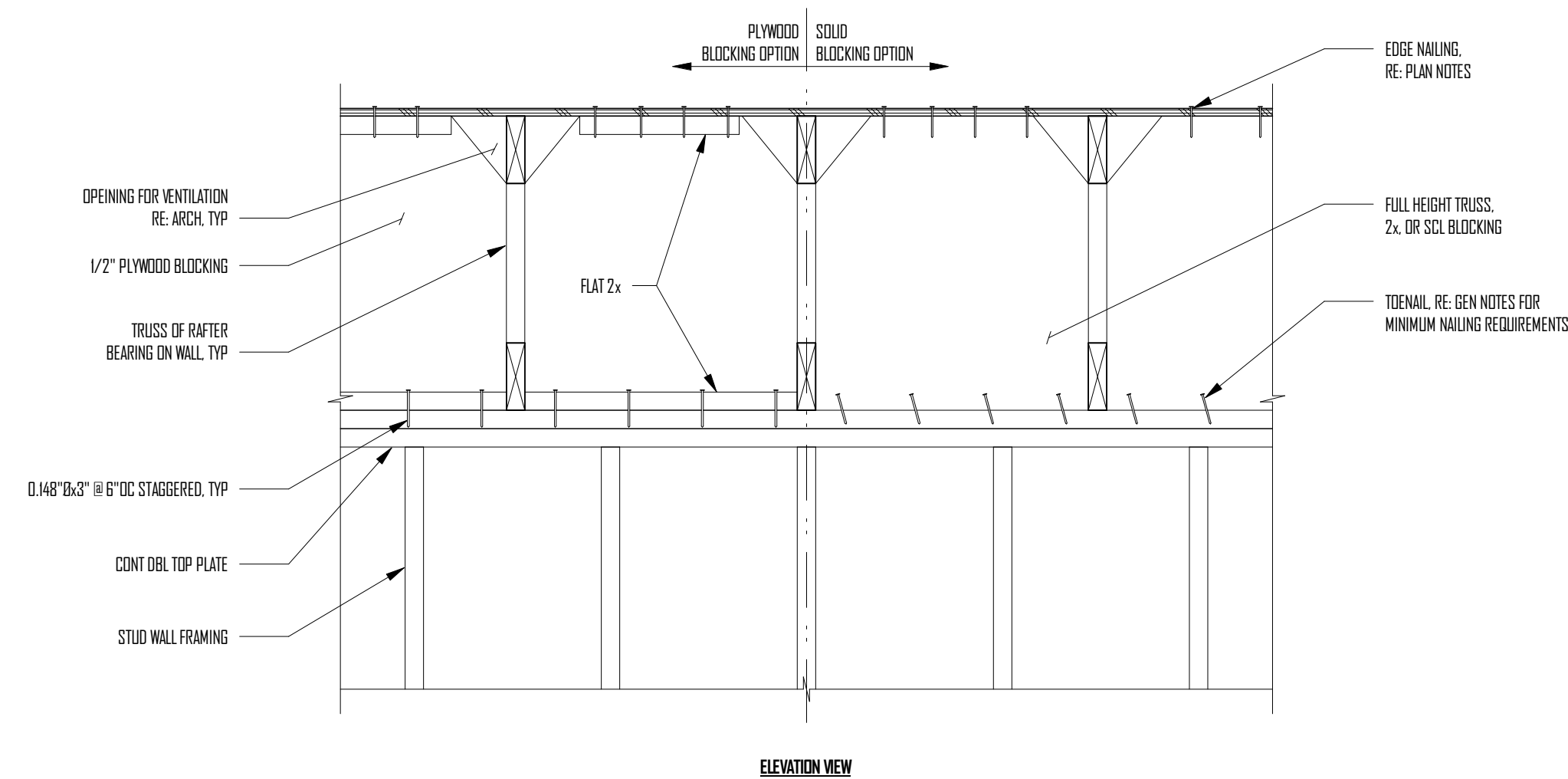
4 COLUMN SQUASH BLOCK DETAIL

NTS



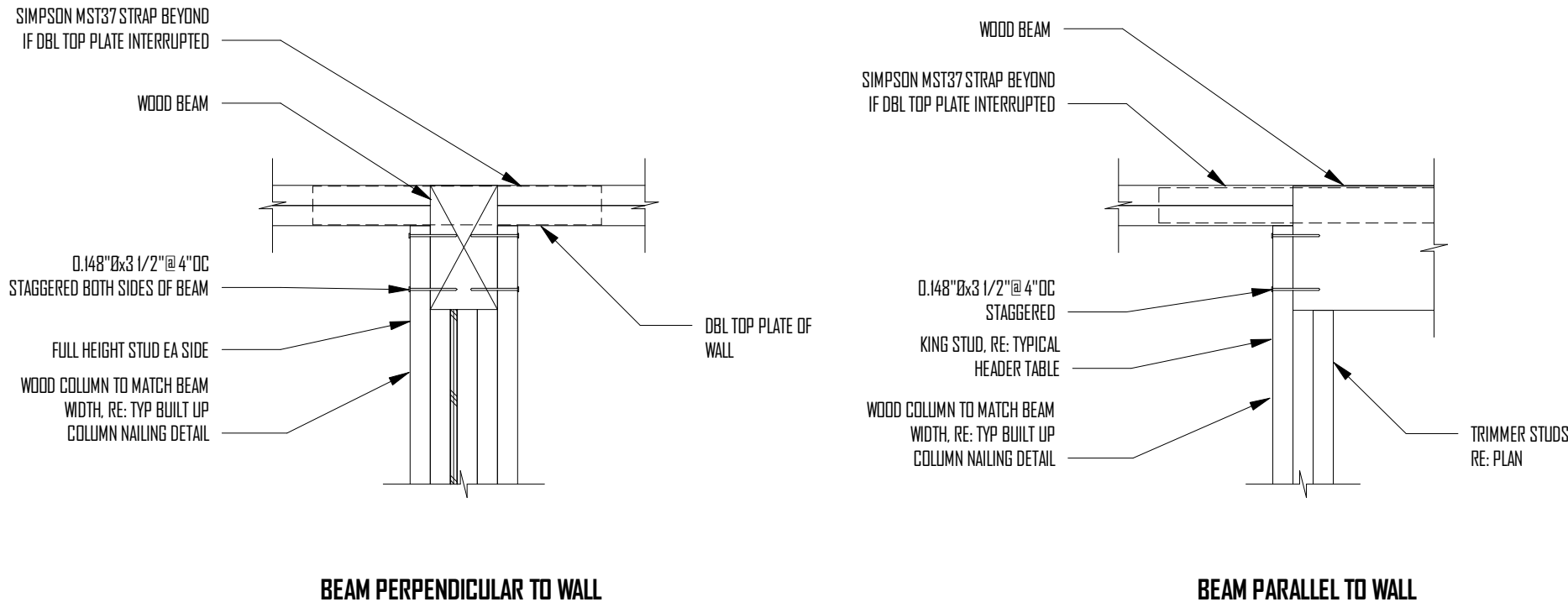
3 TYPICAL DIAPHRAGM BLOCKING AT PANEL EDGES

NTS



2 TYPICAL TRUSS OR RAFTER BLOCKING

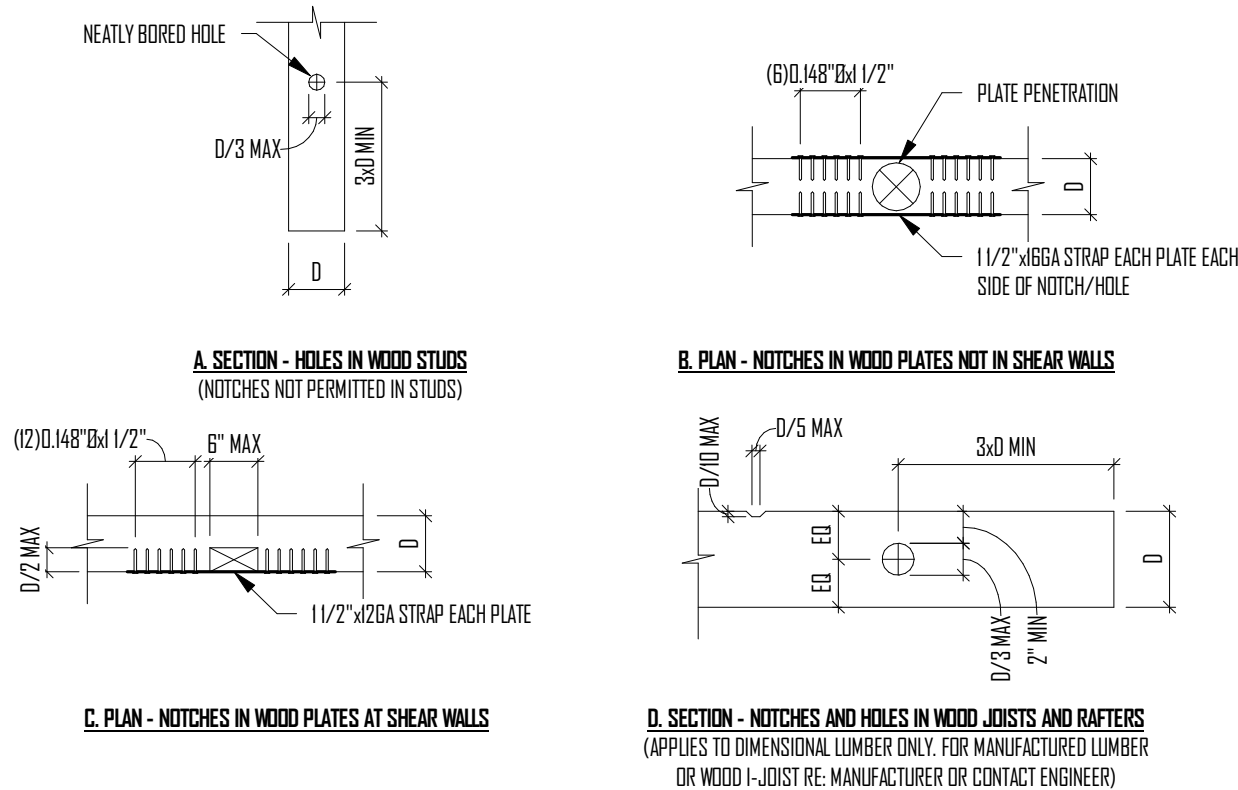
NTS



1 TYPICAL WOOD BEAM BEARING DETAIL

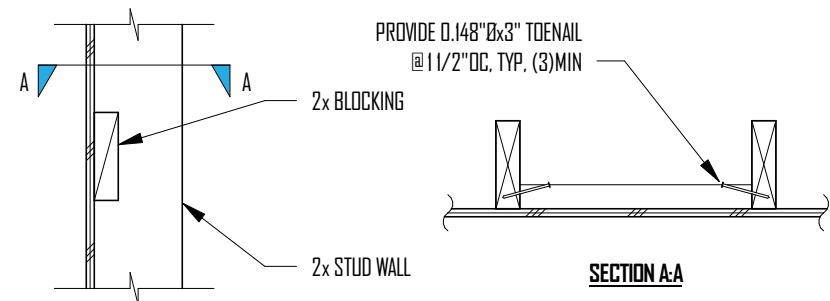
NTS

TYPICAL DETAIL NOTES:
1. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO UNDERSTAND THE TYPICAL DETAILS AND USE THEM WHERE NECESSARY.
2. TYPICAL DETAILS ARE NOT REFERENCED IN THE CONTRACT DOCUMENTS.



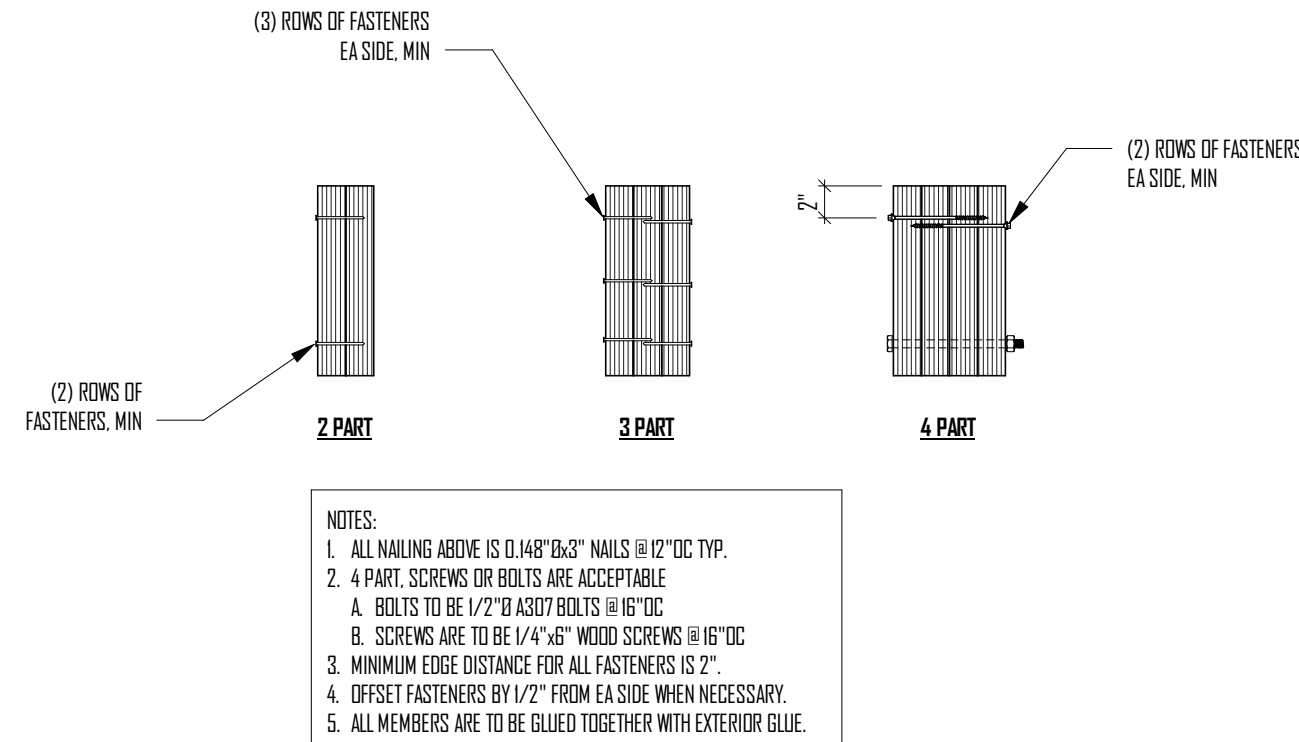
7 TYPICAL REQUIREMENTS FOR HOLES AND NOTCHES IN WOOD MEMBERS

NTS



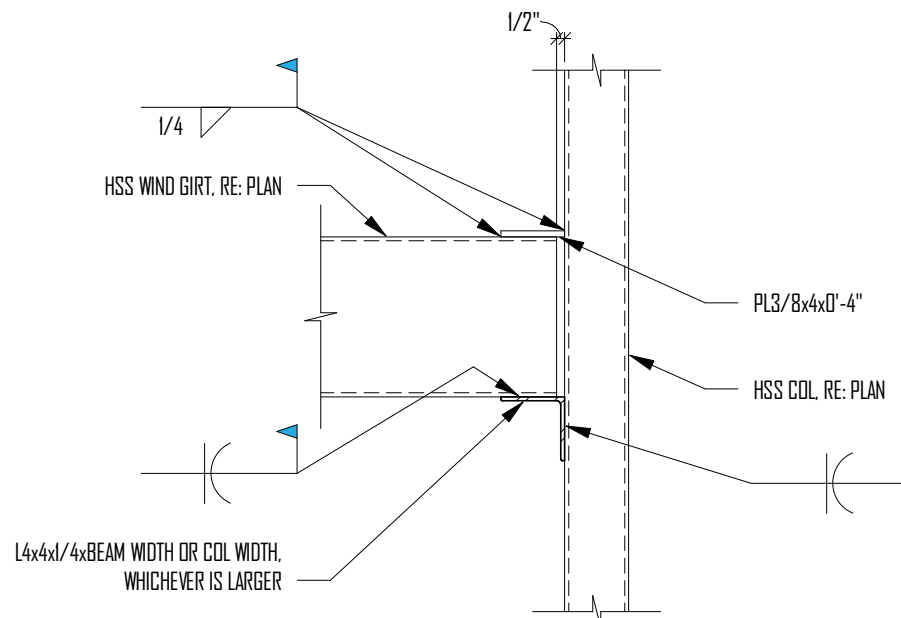
6 TYPICAL STUD WALL BLOCKING

NTS



5 BUILT-UP WOOD BEAM TYPICAL DETAIL

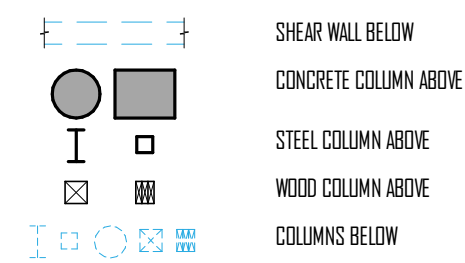
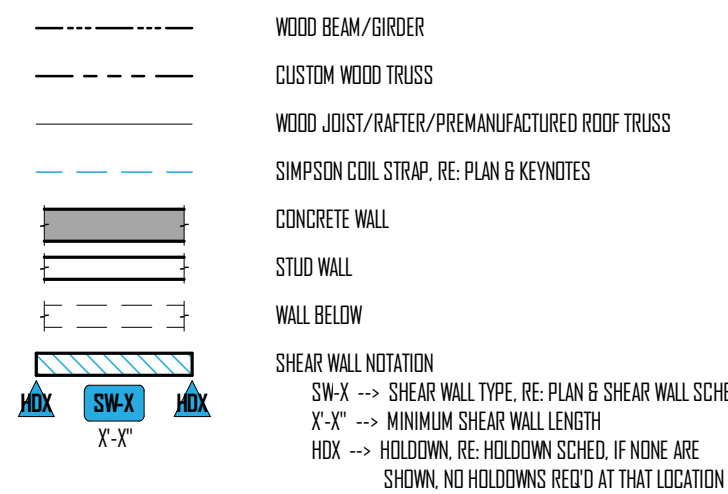
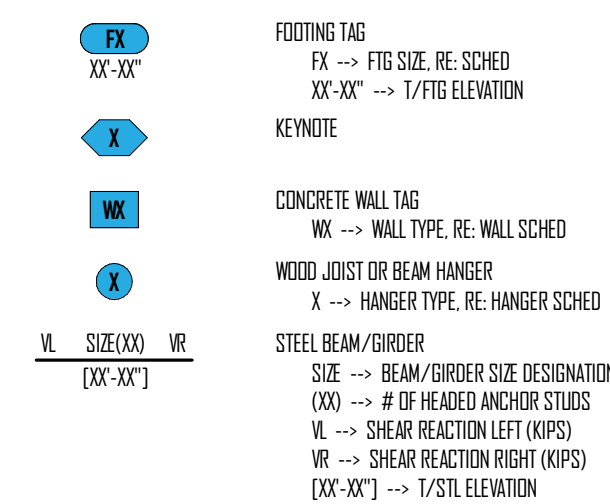
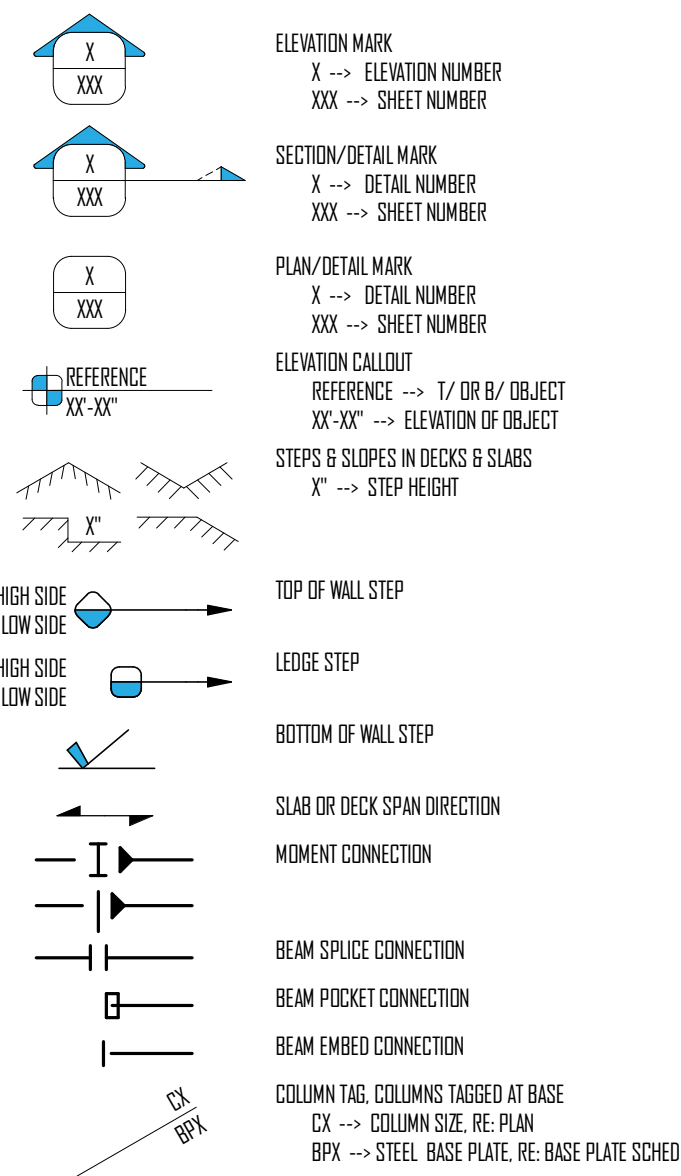
NTS



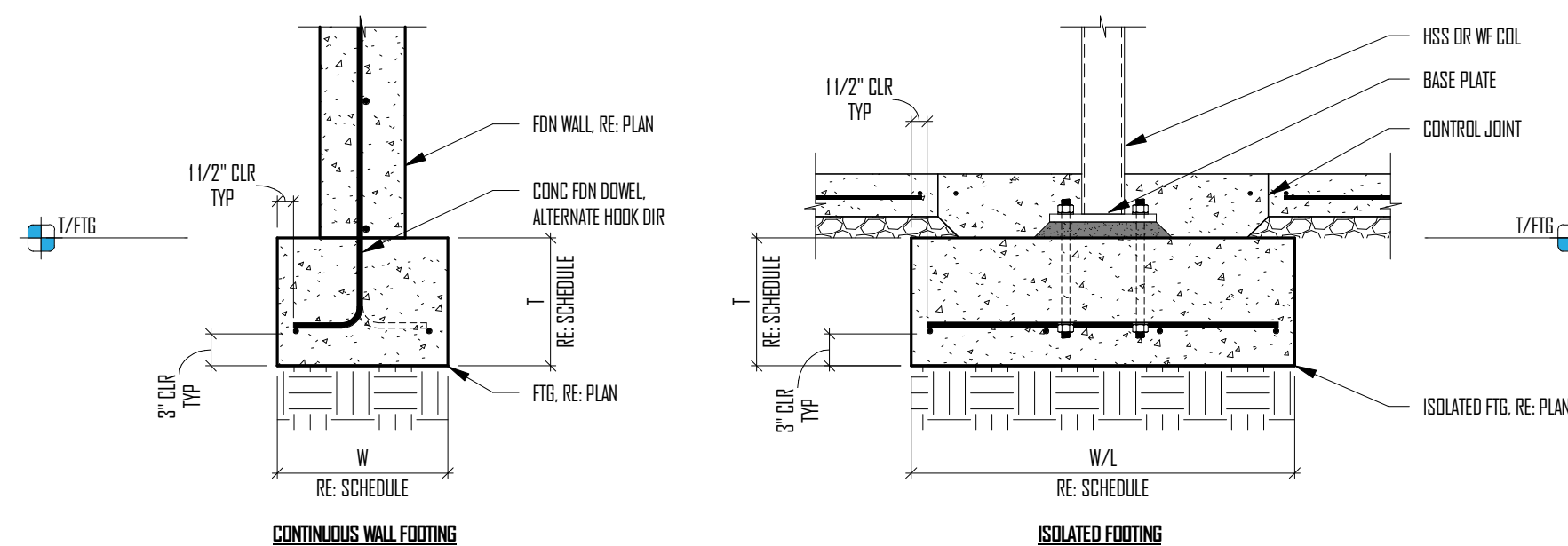
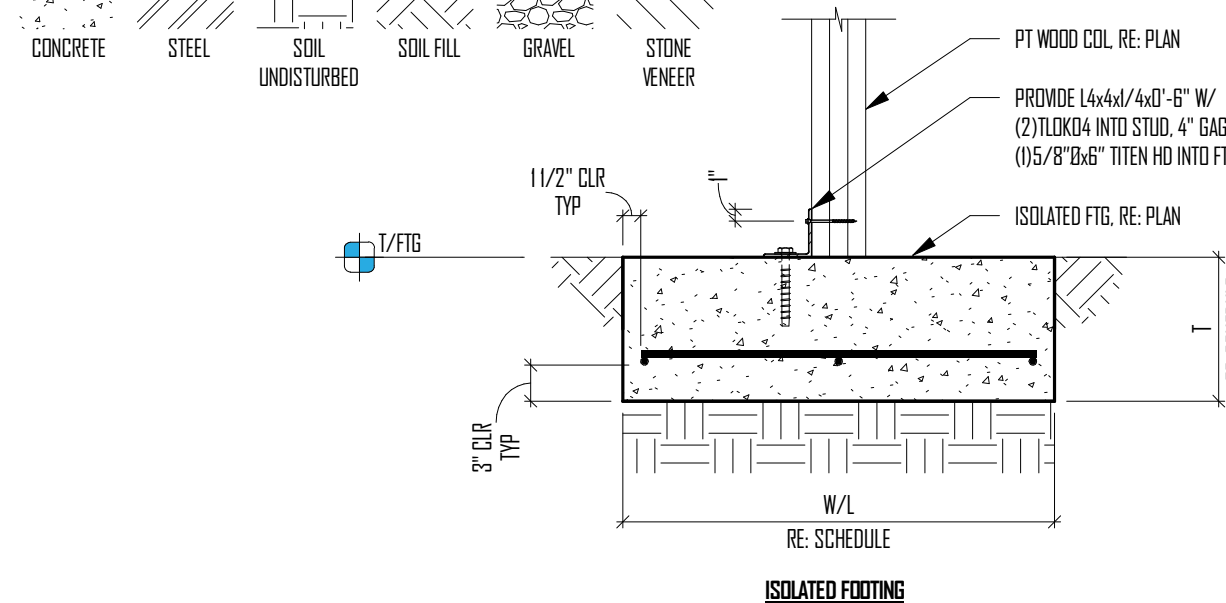
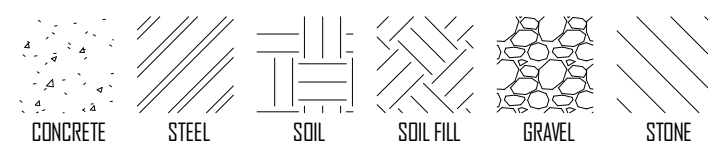
8 TYPICAL HSS WIND GIRT CONNECTION

NTS

SYMBOLS & LEGEND



MATERIAL IDENTIFICATION IN SECTION



2

FOOTING SCHEDULE & DETAILS

NTS

CONTINUOUS FOOTING SCHEDULE					
FTG TAG	WIDTH W	THICKNESS T		REINFORCEMENT	REMARKS
FCB	1'-4"	1'-0"		#5 @ 12" O.C. EW, TOP 6 BOT	
FC24	2'-0"	1'-0"			
FC48	4'-0"	1'-0"			
ISOLATED FOOTING SCHEDULE					
FTG TAG	WIDTH W	LENGTH L	THICKNESS T	REINFORCEMENT	REMARKS
FZ.D	2'-0"	2'-0"	1'-0"		



FOUNDATION PLAN

1/4" = 1'-0"

FOUNDATION PLAN NOTES:

- TYPICAL FOUNDATION CONSTRUCTION IS 10" CONCRETE FOUNDATION WALLS ON CONCRETE SPREAD FOOTINGS.
- FOOTINGS HAVE BEEN DESIGNED PER GEOTECH RECOMMENDATIONS FOR BEARING ON STRUCTURAL FILL. RE: GEOTECH REPORT FOR SUBGRADE PREPARATION INCLUDING OVER-EXCAVATION & STRUCTURAL FILL REQUIREMENTS.
- CONTINUOUS FOUNDATION WALLS HAVE BEEN DESIGNED TO SPAN LOCAL ANOMALIES RESULTING IN AN UNSUPPORTED LENGTH OF 12'-0" PER THE GEOTECH REPORT, RE: DESIGN CRITERIA.
- TYPICAL STUD PACK IS (3)2x6 DPL No.2, UNDO, RE: TYPICAL DETAILS FOR BUILT-UP STUD PACK NAILING.
- RE: TYPICAL DETAILS FOR FOOTING STEP.
- RE: PLAN FOR T/FTG ELEVATIONS.
- RE: S-001 - S-003 FOR DESIGN CRITERIA, GENERAL NOTES, & LOAD KEYS.
- RE: S-004 - S-006 FOR TYPICAL DETAILS.
- RE: S-101 FOR FOOTING SCHEDULE.

KEYNOTES - FOUNDATION

1 10" CONC SLAB, REINF W/ #5 @ 12" OC EW BOT

ISSUE: PERMIT

PROJECT #: 221026

DATE: 04/21/2023

#	DESCRIPTION	DATE

FOUNDATION PLAN

ELEVATION MARK
 X → ELEVATION NUMBER
 XXX → SHEET NUMBER

SECTION/DETAIL MARK
 X → DETAIL NUMBER
 XXX → SHEET NUMBER

PLAN/DETAIL MARK
 X → DETAIL NUMBER
 XXX → SHEET NUMBER

ELEVATION CALLOUT
 REFERENCE → 1/ OR B/ OBJECT
 XX'-XX" → ELEVATION OF OBJECT

STEPS & SLOPES IN DECKS & SLABS
 X' → STEP HEIGHT

TOP OF WALL STEP

LEDGE STEP

BOTTOM OF WALL STEP

SLAB OR DECK SPAN DIRECTION

MOMENT CONNECTION




BEAM SPLICE CONNECTION

BEAM POCKET CONNECTION

BEAM EMBED CONNECTION

COLUMN TAG: COLUMNS TAGGED AT BASE
 CPX → COLUMN SIZE, RE-PLAN
 BPS → STEEL BASE PLATE, RE-BASE SLAB SCHEDULE

REFERENCE
 XX'-XX"

	CONCRETE WALL TAG
	WX --> WALL TYPE, RE: WALL SCHED
	WOOD JOIST OR BEAM HANGER
	X --> HANGER TYPE, RE: HANGER SCHED
	STEEL BEAM/GIRDER
	SIZE --> BEAM/GIRDER SIZE DESIGNATION
	(XX) --> # OF HEADED ANCHOR STUDS
	XX --> SHEAR REACTION LEFT (KIPS)
	XX --> SHEAR REACTION RIGHT (KIPS)
	(XX-XX) --> 1/STL ELEVATION

WOOD BEAM/GIRDER

CUSTOM WOOD TRUSS

WOOD JOIST/RAFTER/PREMANUFACTURED ROOF TRUSS

SIMPSON COLD STRAP. RE: PLAN & KEYNOTES

CONCRETE WALL

STUD WALL

WALL BELOW

SHEAR WALL NOTATION

SWX = SHEAR WALL TYPE, RE: PLAN & SHEAR WALL SCHED

X-X' = MINIMUM SHEAR WALL LENGTH

RED -> REDOWN, RE: HOLDDOWN SCHED, IF NONE ARE SHOWN, NO HOLDDOWNS REQ'D AT THAT LOCATION

Diagram illustrating various structural elements:

- SHEAR WALL BELOW
- CONCRETE COLUMN ABOVE
- STEEL COLUMN ABOVE
- WOOD COLUMN ABOVE
- COLUMNS BELOW

MATERIAL IDENTIFICATION IN SECTION

Concrete: A pattern of small, irregular dots and speckles representing aggregate in concrete.

Steel: A pattern of parallel diagonal lines representing the grain of steel.

Soil: A pattern of horizontal and vertical lines representing soil layers or compaction.

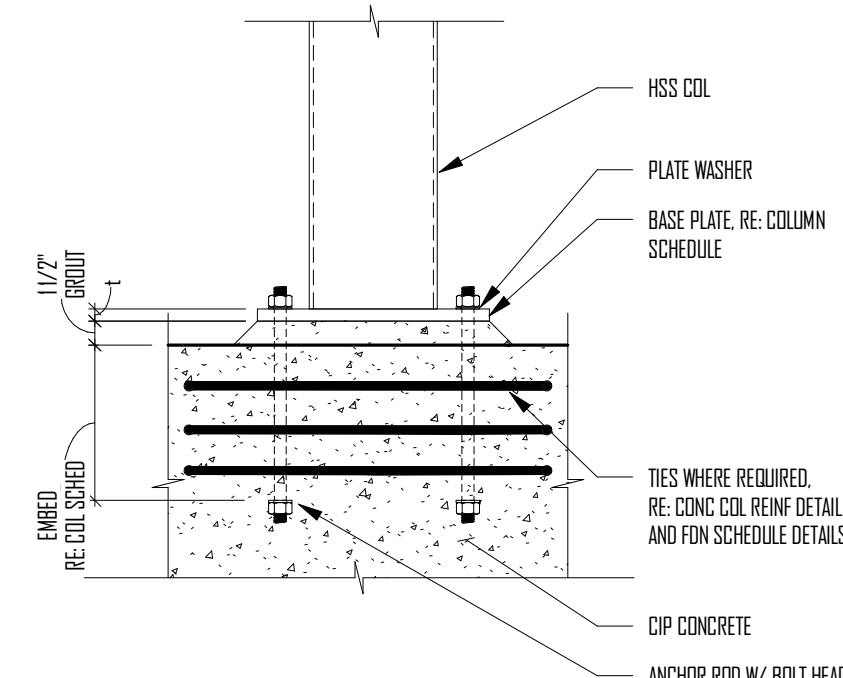
Soil Fill: A pattern of interlocking diagonal lines representing compacted soil fill.

Gravel: A pattern of irregular circles and shapes representing gravel stones.

Stone: A pattern of parallel diagonal lines, similar to steel, but representing stone masonry.

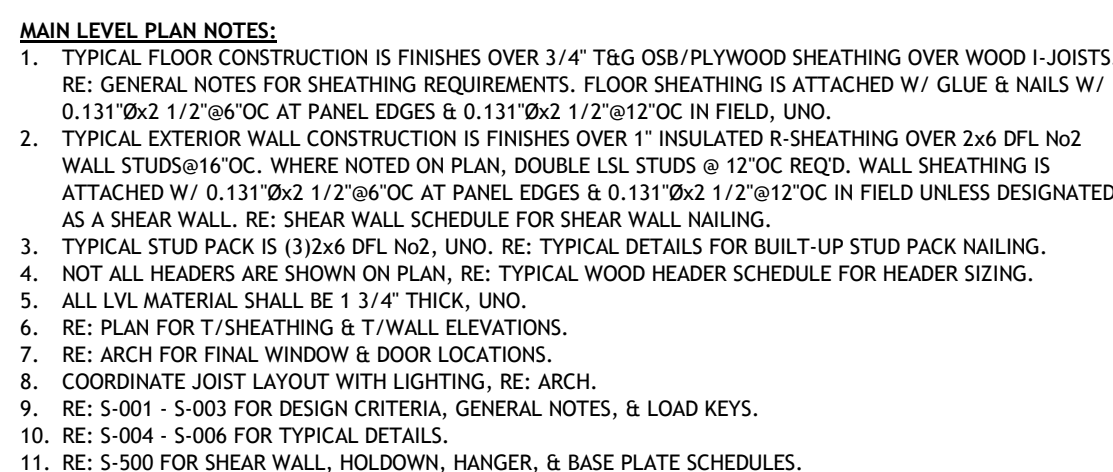
Base Plate					Anchor Rods		
Mark	Type	L	W	Thickness	Number	Size	Embed
BP1	B	9"	6"	3/4"	4	3/4"Ø	8"
BP2	C	9"	6"	3/4"	4	3/4"Ø	8"

Anchor Rod Ø (in)	Max Hole Ø (in)	Min Plate Washer Size (in)	Min Plate Washer Thickness (in)	Min Embed (in)	Edge Distance, C (in)
3/4	1 5/16	2	1/4	8	1 1/2



TYPE B

TYPE C



1	2'-0" MIN LENGTH OF WALL EA END OF SHEAR WALL & SHEATH INSIDE FACE, RE: SHEAR WALL SCHED FOR ADDITIONAL REQUIREMENTS
2	LS STUD FRAMING, RE: PLAN NOTES
3	BLOCK DIAPHRAGM REQ'D IN HATCH REGION, RE: TYPICAL DETAILS

SYMBOLS & LEGEND

ELEVATION MARK
X → ELEVATION NUMBER
XXX → SHEET NUMBER

SECTION/DETAIL MARK
X → DETAIL NUMBER
XXX → SHEET NUMBER

PLAN/DETAIL MARK
X → DETAIL NUMBER
XXX → SHEET NUMBER

ELEVATION CALLOUT
REFERENCE → T/ OR B/ OBJECT
XX-XX' → ELEVATION OF OBJECT
STEPS & SLOPES IN DECKS & SLABS
X' → STEP HEIGHT

TOP OF WALL STEP
HIGH SIDE
LOW SIDE

LEDGE STEP
HIGH SIDE
LOW SIDE

BOTTOM OF WALL STEP

SLAB OR DECK SPAN DIRECTION
MOMENT CONNECTION

BEAM SPLICE CONNECTION
BEAM POCKET CONNECTION
BEAM EMBED CONNECTION

COLUMN TAG, COLUMN TAGGED AT BASE
CX → COLUMN SIZE, RE: PLAN
BPX → STEEL, BASE PLATE, RE: BASE PLATE SCHED

FOOTING TAG
FX → FTG SIZE, RE: SCHED
XX-XX' → T/FTG ELEVATION

KEYNOTE

CONCRETE WALL TAG
WX → WALL TYPE, RE: WALL SCHED

WOOD JOIST OR BEAM HANGER
X → HANGER TYPE, RE: HANGER SCHED

STEEL BEAM/GIRDER
SIZE → BEAM/GIRDER SIZE DESIGNATION
(XX) → # OF HEADED ANCHOR STUDS
VL → SHEAR REACTION LEFT (KIPS)
VR → SHEAR REACTION RIGHT (KIPS)
[XX-XX'] → T/STL ELEVATION

WOOD BEAM/GIRDER
CUSTOM WOOD TRUSS

WOOD JOIST/RFTER/PREMANUFACTURED ROOF TRUSS

SIMPSON CHL STRAP, RE: PLAN & KEYNOTES

CONCRETE WALL

STUD WALL

WALL BELOW

SHEAR WALL NOTATION
SW-X → SHEAR WALL TYPE, RE: PLAN & SHEAR WALL SCHED
X-X' → MINIMUM SHEAR WALL LENGTH
HEX → HOLDOWN, RE: HOLDOWN SCHED. IF NONE ARE SHOWN, NO HOLDOWNS REQ'D AT THAT LOCATION

SHEAR WALL BELOW

CONCRETE COLUMN ABOVE

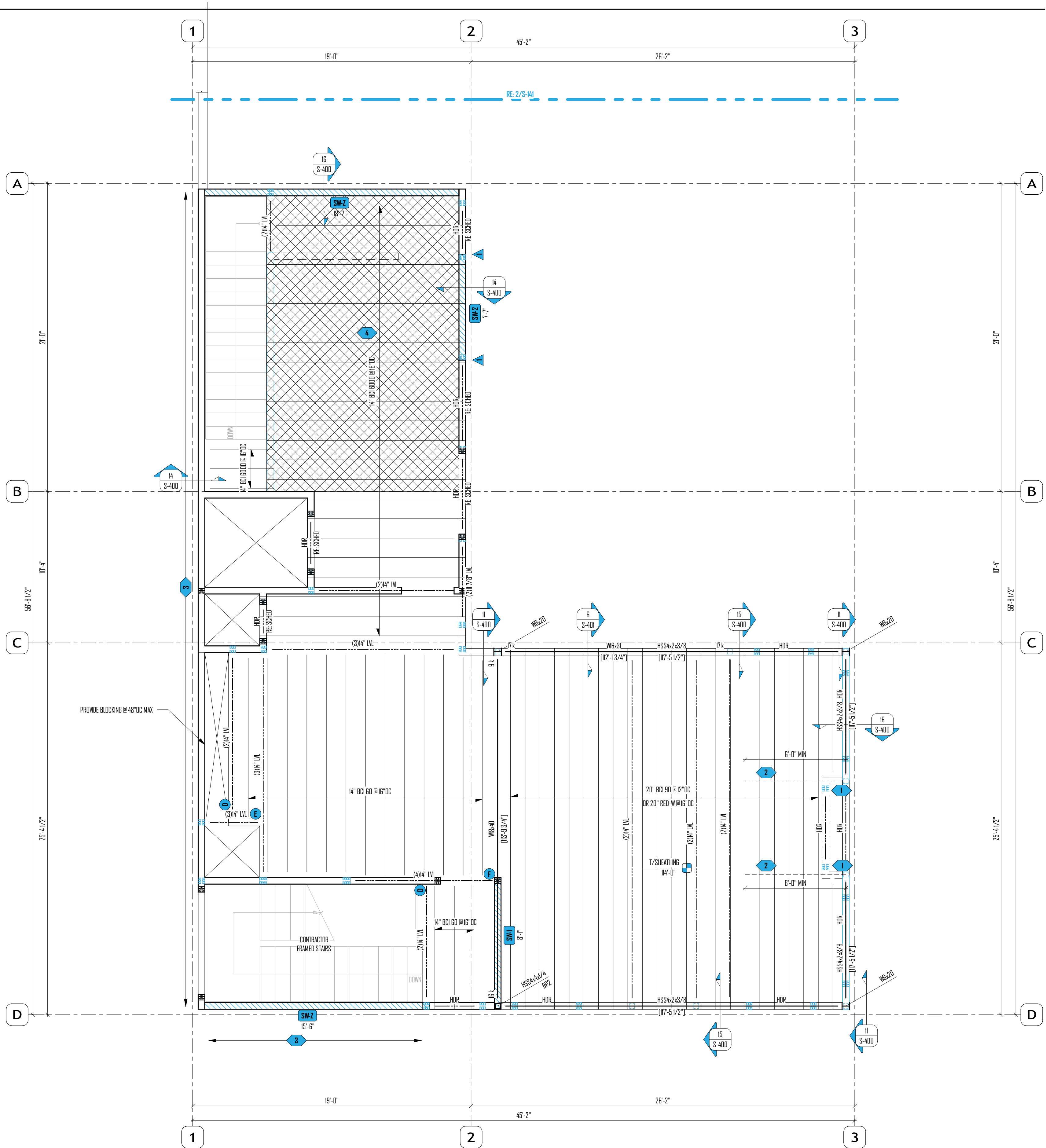
STEEL COLUMN ABOVE

WOOD COLUMN ABOVE

COLUMNS BELOW

MATERIAL IDENTIFICATION IN SECTION

CONCRETE STEEL SOIL UNDISTURBED SOIL FILL GRAVEL STONE VENEER



1 UPPER LEVEL FRAMING PLAN
1/4" = 1'-0"

- UPPER LEVEL PLAN NOTES:**
- TYPICAL FLOOR CONSTRUCTION IS FINISHES OVER 3/4" T&G OSB/PLYWOOD SHEATHING OVER WOOD I-JOISTS. RE: GENERAL NOTES FOR SHEATHING REQUIREMENTS. FLOOR SHEATHING IS ATTACHED W/ GLUE & NAILS W/ 0.131"x8x2 1/2" @ 6" OC AT PANEL EDGES & 0.131"x8x2 1/2" @ 12" OC IN FIELD, UNO.
 - TYPICAL EXTERIOR WALL CONSTRUCTION IS FINISHES OVER 1" INSULATED R-SHEATHING OVER 2x6 DFL No2 WALL STUDS @ 16" OC. WALL SHEATHING IS ATTACHED W/ 0.131"x8x2 1/2" @ 6" OC AT PANEL EDGES & 0.131"x8x2 1/2" @ 12" OC IN FIELD UNLESS DESIGNATED AS A SHEAR WALL. RE: SHEAR WALL SCHEDULE FOR SHEAR WALL NAILING.
 - TYPICAL STUD PACK IS (3) 2x6 DFL No2, UNO. RE: TYPICAL DETAILS FOR BUILT-UP STUD PACK NAILING.
 - NOT ALL HEADERS ARE SHOWN ON PLAN, RE: TYPICAL WOOD HEADER SCHEDULE FOR HEADER SIZING.
 - ALL LVL MATERIAL SHALL BE 1 3/4" THICK, UNO.
 - RE: PLAN FOR T/SHEATHING ELEVATIONS.
 - RE: ARCH FOR FINAL WINDOW & DOOR LOCATIONS.
 - COORDINATE JOIST LAYOUT WITH LIGHTING, RE: ARCH.
 - RE: S-001 - S-003 FOR DESIGN CRITERIA, GENERAL NOTES, & LOAD KEYS.
 - RE: S-004 - S-006 FOR TYPICAL DETAILS.
 - RE: S-500 FOR SHEAR WALL, HOLDOWN, HANGER, & BASE PLATE SCHEDULES.

KEYNOTES - UPPER LEVEL		
1	PROVIDE INVERTED T CONNECTION TO BLOCKING, RE: TYPICAL DETAILS	
2	PROVIDE FULL LENGTH HEIGHT BLOCKING BTWN JOISTS W/ SIMPSON C520 STRAPPING ON TOP OF SHEATHING FOR FULL LENGTH BLOCKING	
3	LS STUD FRAMING, RE: PLAN NOTES	
4	BLOCKED DIAPHRAGM REQ'D IN HATCHED REGION, RE: TYPICAL DETAILS	

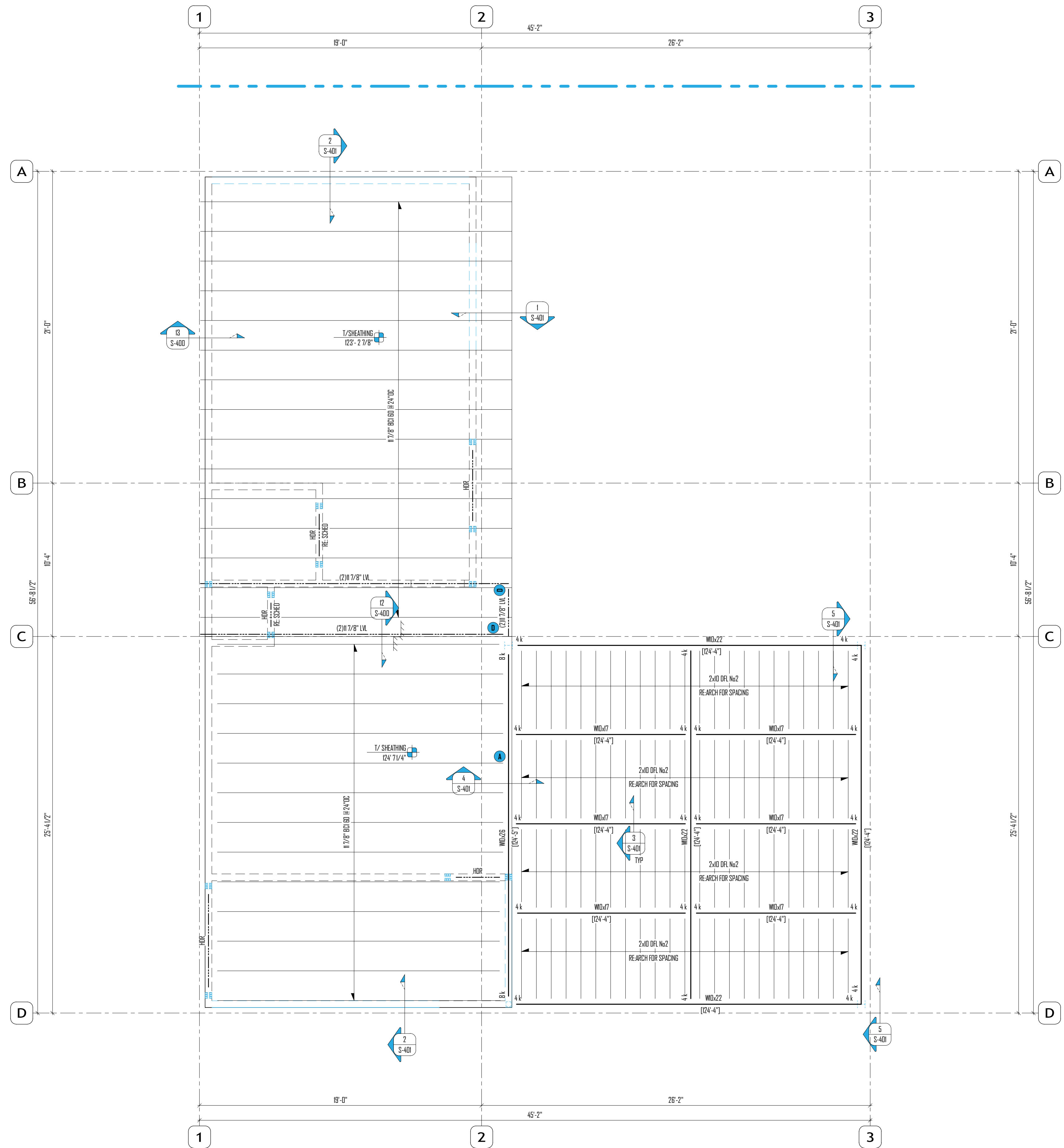
DB
STRUCTURAL DESIGN
1001 Grand Ave, Suite 211
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info@dbsd.com


PROFESSIONAL ENGINEER
56450
04/21/2023

THE BANK
101 N. 7TH ST. SILT, CO 81652

ISSUE:	PERMIT	
PROJECT #:	221026	
DATE:	04/21/2023	
#	DESCRIPTION	DATE

	ELEVATION MARK X → ELEVATION NUMBER XXX → SHEET NUMBER
	SECTION/DETAIL MARK X → DETAIL NUMBER XXX → SHEET NUMBER
	PLAN/DETAIL MARK X → DETAIL NUMBER XXX → SHEET NUMBER
	ELEVATION CALLOUT REFERENCE → T/ D/ B/ OBJECT XX-XX → ELEVATION OF OBJECT
	STEPS & SLOPES IN DECKS & SLABS X' → STEP HEIGHT
	TOP OF WALL STEP
	LEDGE STEP
	BOTTOM OF WALL STEP
	SLAB OR DECK SPAN DIRECTION
	MOMENT CONNECTION
	BEAM SPLICE CONNECTION
	BEAM POCKET CONNECTION
	BEAM EMBED CONNECTION
	COLUMN TAG: COLUMNS TAGGED AT BASE CX → COLUMN SIZE, RE: PLAN BPX → STEEL BASE PLATE, RE: BASE PLATE SCHED
	FOOTING TAG FX → FITD SIZE, RE: SCHED XX-XX → T/FITD ELEVATION
	KEYNOTE
	CONCRETE WALL TAG WX → WALL TYPE, RE: WALL SCHED
	WOOD JOIST OR BEAM HANGER X → HANGER TYPE, RE: HANGER SCHED
	STEEL BEAM/GIRDER VL → BEAM/GIRDER SIZE DESIGNATION XX → # OF HEADED ANCHOR STUDS WL → SHEAR REACTION LEFT (KIPS) VR → SHEAR REACTION RIGHT (KIPS) XX-XX → T/STL ELEVATION
	WOOD BEAM/GIRDER
	CUSTOM WOOD TRUSS
	WOOD JOIST/RAFTER/PREMANUFACTURED ROOF TRUSS
	SIMPSON COIL STRAP, RE: PLAN & KEYNOTES
	CONCRETE WALL
	STUD WALL
	WALL BELOW
	SHEAR WALL NOTATION SW-X → SHEAR WALL TYPE, RE: PLAN & SHEAR WALL X-X → # OF MINIMUM SHEAR WALL LENGTH HD-X → HOLDDOWN, RE: HOLDDOWN SCHED, IF NONE AS SHOWN, NO HOLDDOWNS REQUIRED AT THAT LOCATION
	SHEAR WALL BELOW
	CONCRETE COLUMN ABOVE
	STEEL COLUMN ABOVE
	WOOD COLUMN ABOVE
	COLUMNS BELOW
	MATERIAL IDENTIFICATION IN SECTION
	CONCRETE
	STEEL
	SDI UNDISTURBED
	SOIL FILL
	GRAVEL
	STONE VENEER



- 
- DB**
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THE BANK
101 N. 7TH ST. SILT, CO 81652

[illegible]

ROOF FRAMING PLAN

S-131

ELEVATION MARK
X → ELEVATION NUMBER
XXX → SHEET NUMBER

SECTION/DETAIL MARK
X → DETAIL NUMBER
XXX → SHEET NUMBER

PLAN/DETAIL MARK
X → DETAIL NUMBER
XXX → SHEET NUMBER

REFERENCE
XX-XX →

ELEVATION CALLOUT
REFERENCE → T/ OR B/ OBJECT
XX-XX → ELEVATION OF OBJECT

STEPS & SLOPES IN DECKS & SLABS
X → STEP HEIGHT

TOP OF WALL STEP

LEDGE STEP

BOTTOM OF WALL STEP

SLAB OR DECK SPAN DIRECTION

MOMENT CONNECTION

BEAM SPlice CONNECTION

BEAM POCKET CONNECTION

BEAM EMBED CONNECTION

COLUMN TAG; COLUMNS TAGGED AT BASE
CX → COLUMN SIZE, RE: PLAN
BPX → STEEL BASE PLATE, RE: BASE PLATE SCHED

FEEDING TAG
FX → FTS SIZE, RE: SCHED
XX-XX → T/FTS ELEVATION

KEYNOTE

CONCRETE WALL TAG
WX → WALL TYPE, RE: WALL SCHED

WOOD JOIST OR BEAM HANGER
X → HANGER TYPE, RE: HANGER SCHED

STEEL BEAM/GIRDER
SIZE → BEAM/GIRDER SIZE DESIGNATION
XXX → # OF HEADED ANCHOR STUDS
[VR] → SHEAR REACTION LEFT (KIPS)
[VR] → SHEAR REACTION RIGHT (KIPS)
(XX-XX) → T/STL ELEVATION

WOOD BEAM/GIRDER

CUSTOM WOOD TRUSS

WOOD JOIST / RAFTER / PREMANUFACTURED ROOF TRUSS

SIMPSON COIL STRAP, RE: PLAN & KEYNOTES

CONCRETE WALL

STUD WALL

WALL BELOW

SHEAR WALL NOTATION
SW-1 → SHEAR WALL TYPE, RE: PLAN & SHEAR WALL SCHED
X'-X' → MINIMUM SHEAR WALL LENGTH
HD → HOLDOWN, RE: HOLDOWN SCHED, IF NONE ARE SHOWN, NO HOLDOWNS REQ'D AT THAT LOCATION

SHEAR WALL BELOW

CONCRETE COLUMN ABOVE

STEEL COLUMN ABOVE

WOOD COLUMN ABOVE

COLUMNS BELOW

MATERIAL IDENTIFICATION IN SECTION

CONCRETE

STEEL

SOIL UNDISTURBED

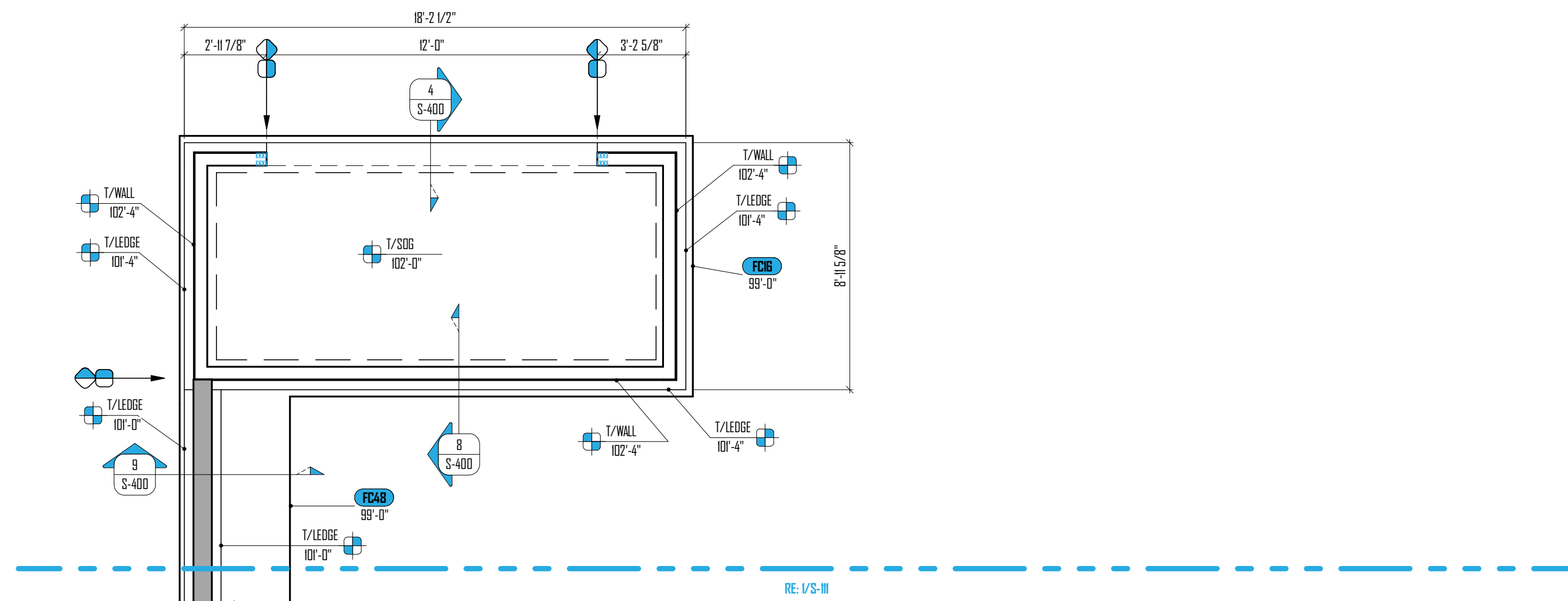
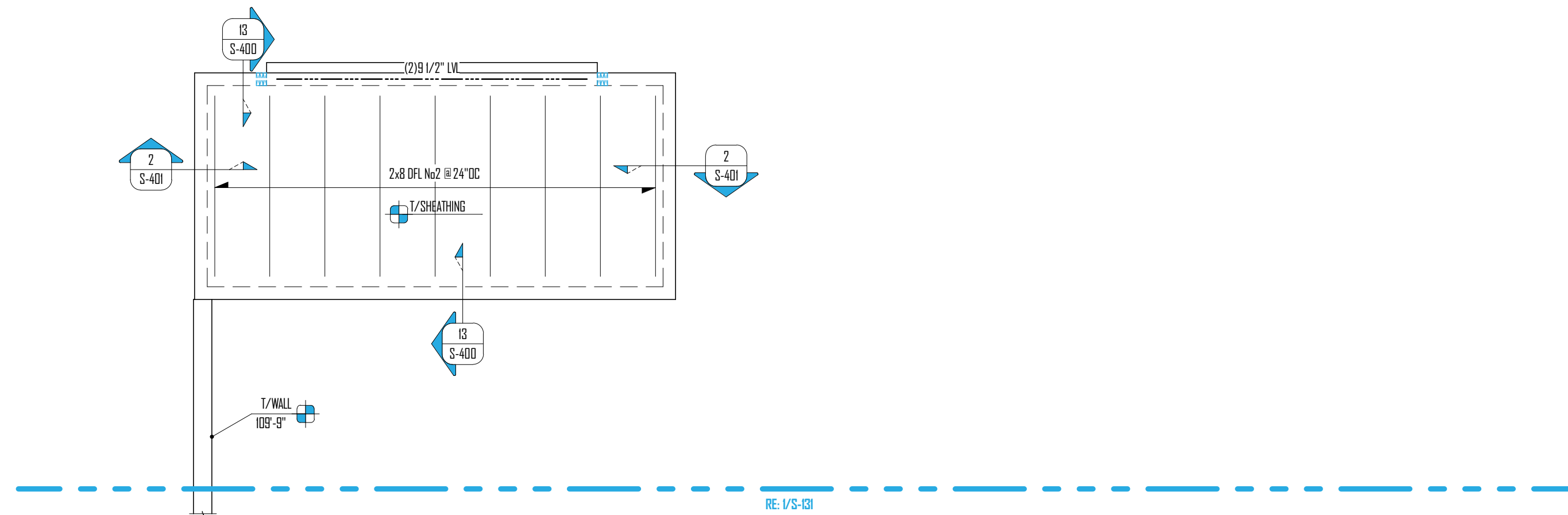
SOIL FILL

GRAVEL

STONE VENEER

1. FOUNDATION FOUNDATION CONSTRUCTION IS 10" CONCRETE FOUNDATION WALLS ON CONCRETE SPREAD FOOTINGS.
2. FOOTINGS HAVE BEEN DESIGNED PER GEOTECH RECOMMENDATIONS FOR BEARING ON STRUCTURAL FILL.
3. REINFORCING REPORT PROVIDES REINFORCEMENT PREPARATION INCLUDING OVER-EXCAVATION & STRUCTURAL FILL REQUIREMENTS.
4. CONTINUOUS FOUNDATION WALLS HAVE BEEN DESIGNED TO SPAN LOCAL ANOMALIES RESULTING IN AN UNDESIRABLE LENGTH OF 12'-0" PER THE GEOTECH REPORT. RE: DESIGN CRITERIA.
5. TYPICAL STUD PAK IS (3/16x24) NO.2, UNO. RE: TYPICAL DETAILS FOR BUILT-UP STUD PAK NAILING.
6. RE: TYPICAL DETAILS FOR FOOTING STEP.
7. RE: PLAN FOR 1/4" TO 1/2" ELEVATIONS.
8. RE: S-001 - S-003 FOR DESIGN CRITERIA, GENERAL NOTES, & LOAD KINGS.
9. S-004 - S-006 FOR TYPICAL DETAILS.
10. RE: S-101 FOR FOOTING SCHEDULE.

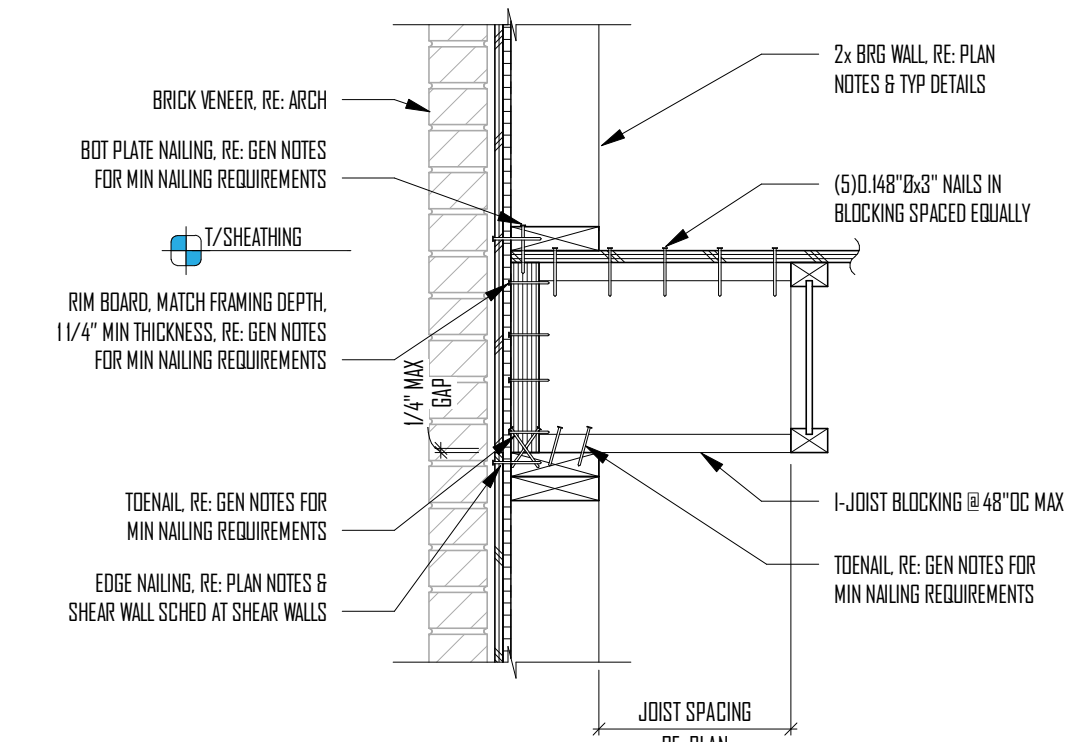
1. TRUSS ROOF CONSTRUCTION IS FINISHES OVER 5/8" OSB/PLYWOOD SHEATHING OVER PREFAB WOOD TRUSSES. RE: GENERAL NOTES FOR SHEATHING REQUIREMENTS. ROOF SHEATHING IS ATTACHED W/ 0.131X262 @ 12" O/C OVER AT PANEL EDGES & 0.131 X262 @ 12" O/2" O/C IN FIELD. UNID.
2. RE: PLAN FOR WALL TOP PLATE ATTACHMENT.
3. TYPICAL STUD PACE IS (3/2x6 DFL NO2, UNID). RE: TYPICAL DETAILS FOR BUILT-UP STUD PACE NAILING.
4. NOT ALL HEADERS ARE SHOWN ON PLAN. RE: TYPICAL WOOD HEADER SCHEDULE FOR HEADER SIZING.
5. ALL LIVL MATERIAL SHABE IS 3/4" THICK, UNID.
6. RE: PLAN FOR DESIGN CRITERIA.
7. RE: ARCH FOR FINAL WINDOW & DOOR LOCATIONS.
8. COORDINATE JOIST LAYOUT WITH LIGHTING, RE: ARCH.
9. RE: S-501 - S-503 FOR DESIGN CRITERIA, GENERAL NOTES, & LOAD KEYS.
10. RE: S-504 - S-506 FOR TYPICAL DETAILS.
11. RE: S-500 FOR SHEAR WALL, HOLDOWN, HANGER, & BASE PLATE SCHEDULES.


$$1/4'' = 1'-0''$$

$$1/4'' = 1'-0''$$

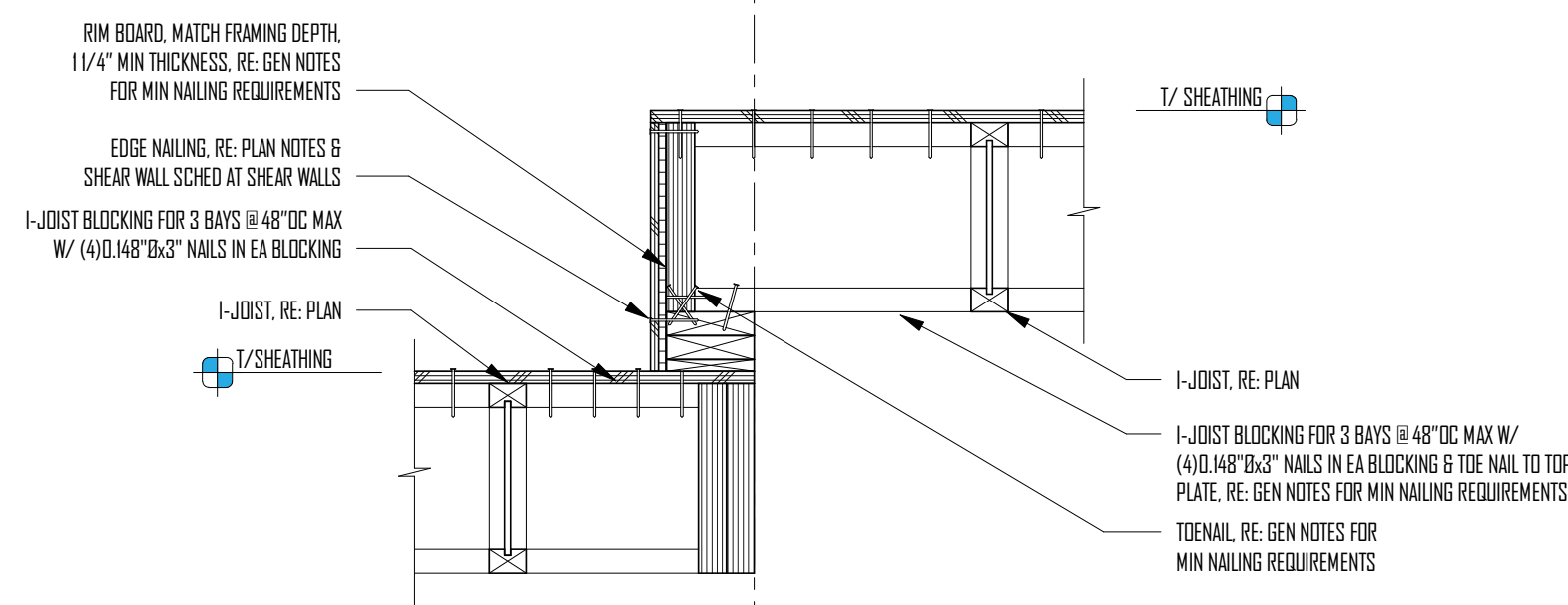

16 FRAMING DETAIL

1" = 1'-0"



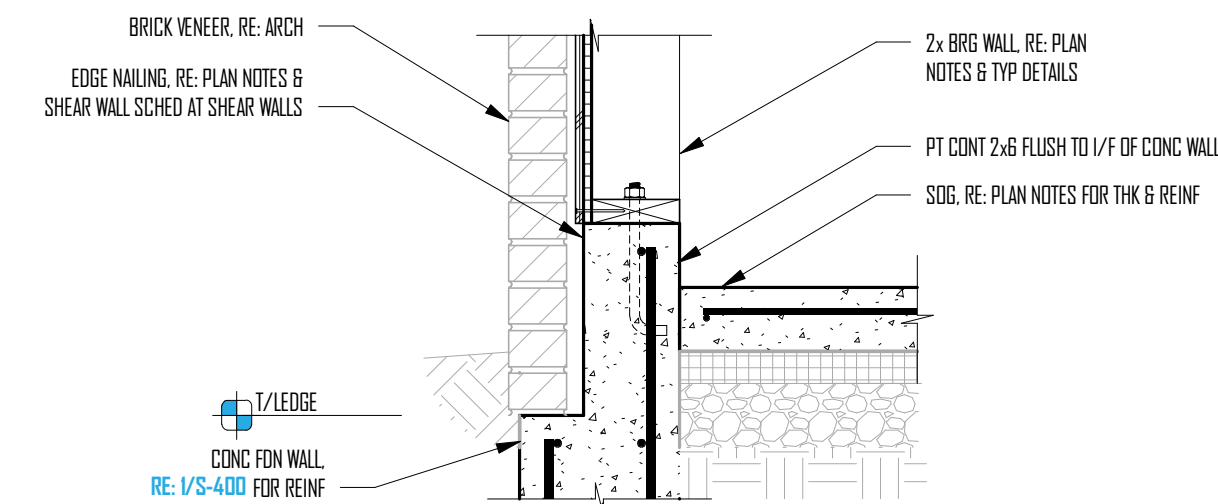
12 FRAMING DETAIL

1" = 1'-0"



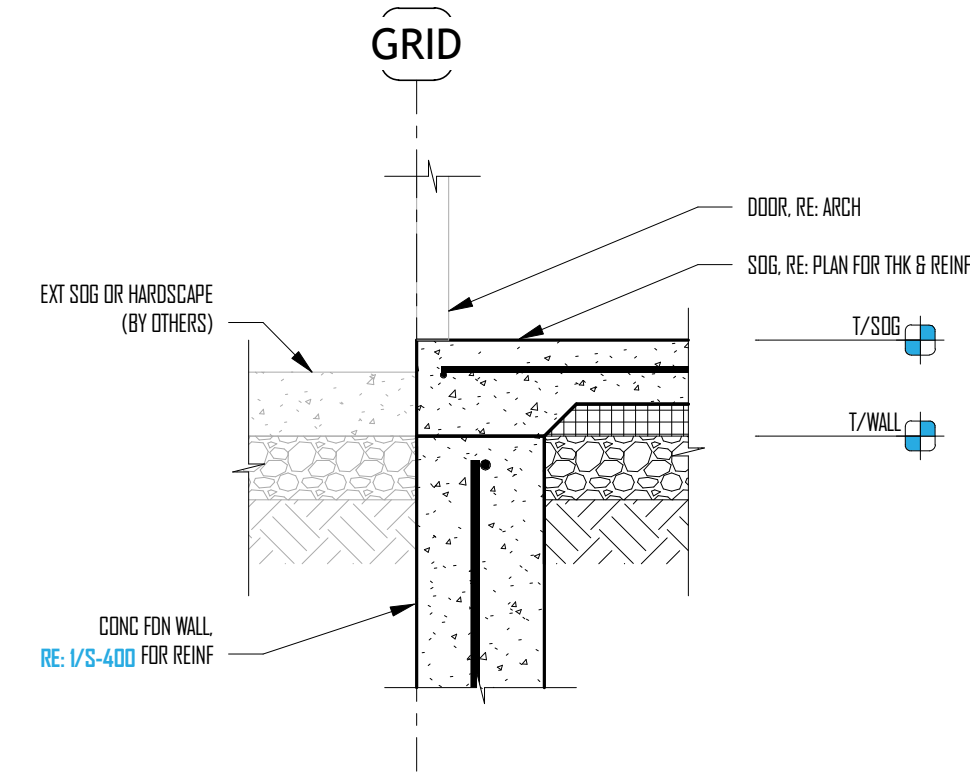
8 FOUNDATION DETAIL

1" = 1'-0"



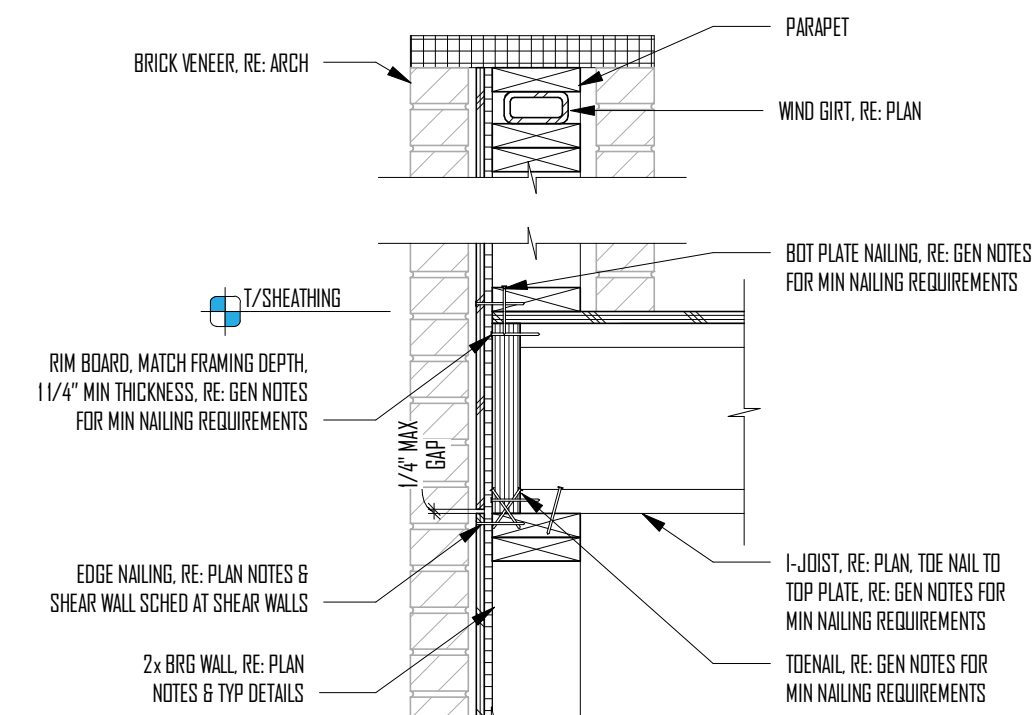
4 FOUNDATION DETAIL

1" = 1'-0"



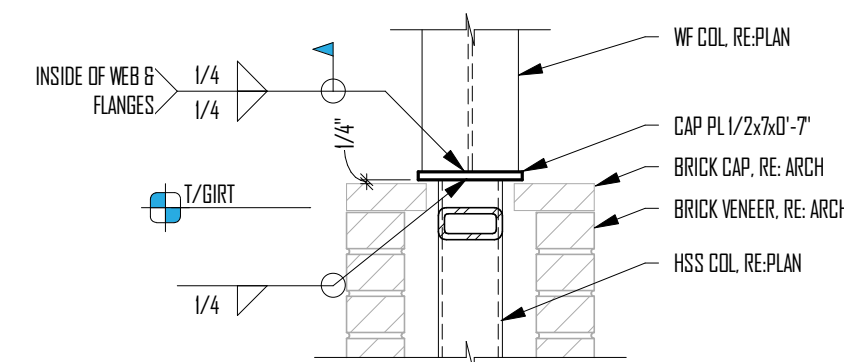
15 FRAMING DETAIL

1" = 1'-0"



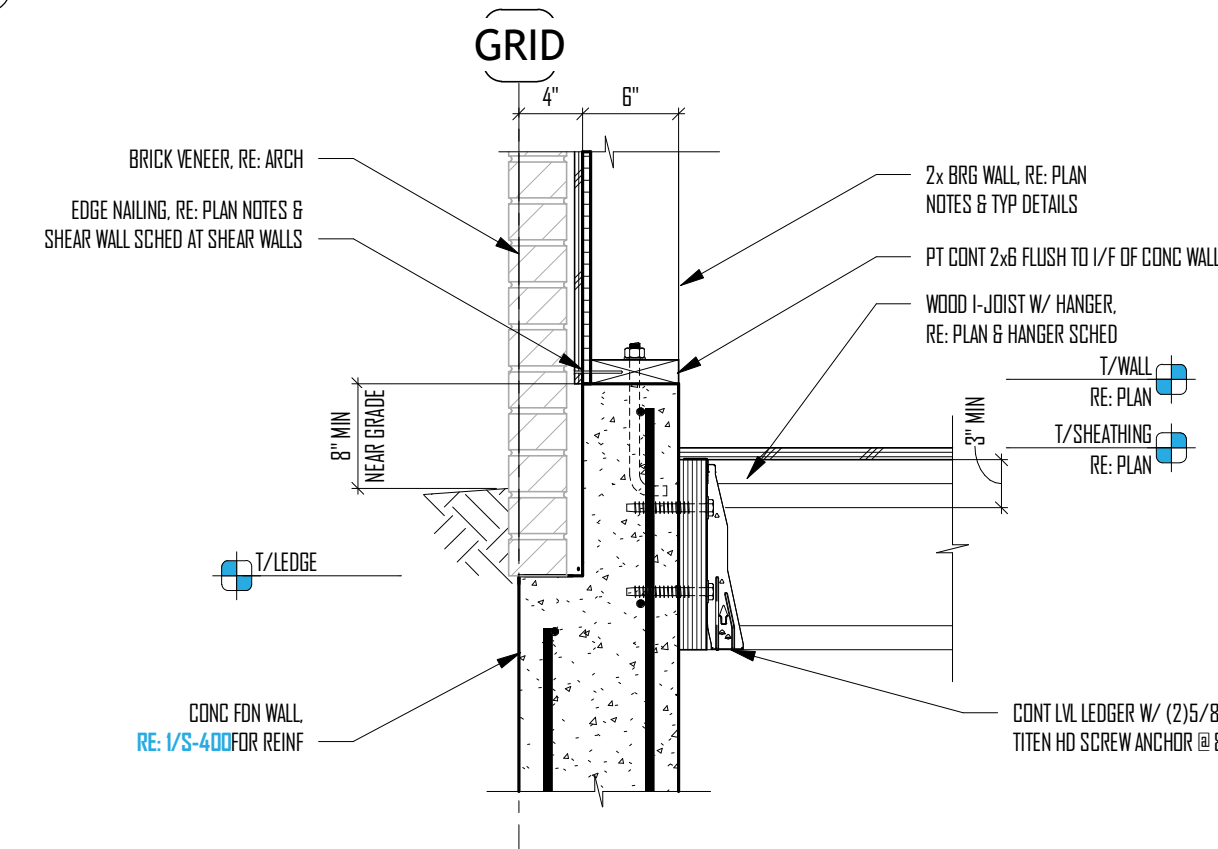
11 FRAMING DETAIL

1" = 1'-0"



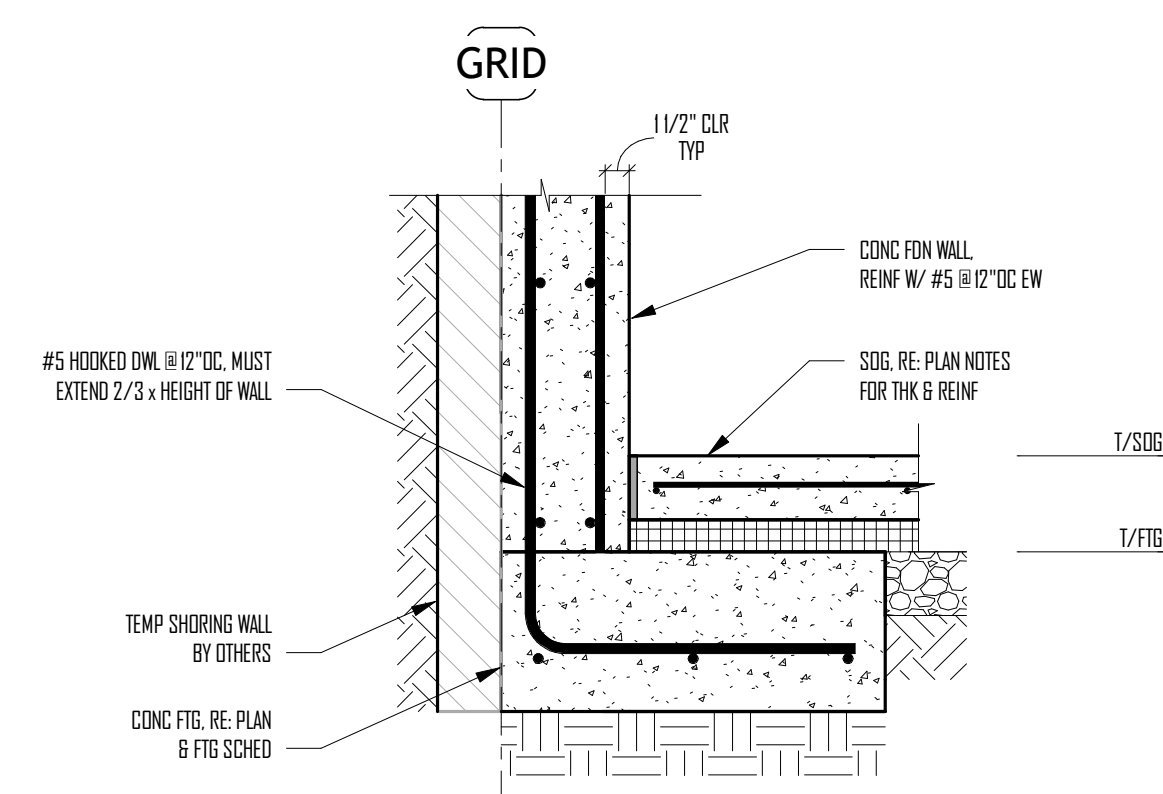
7 FOUNDATION DETAIL

1" = 1'-0"



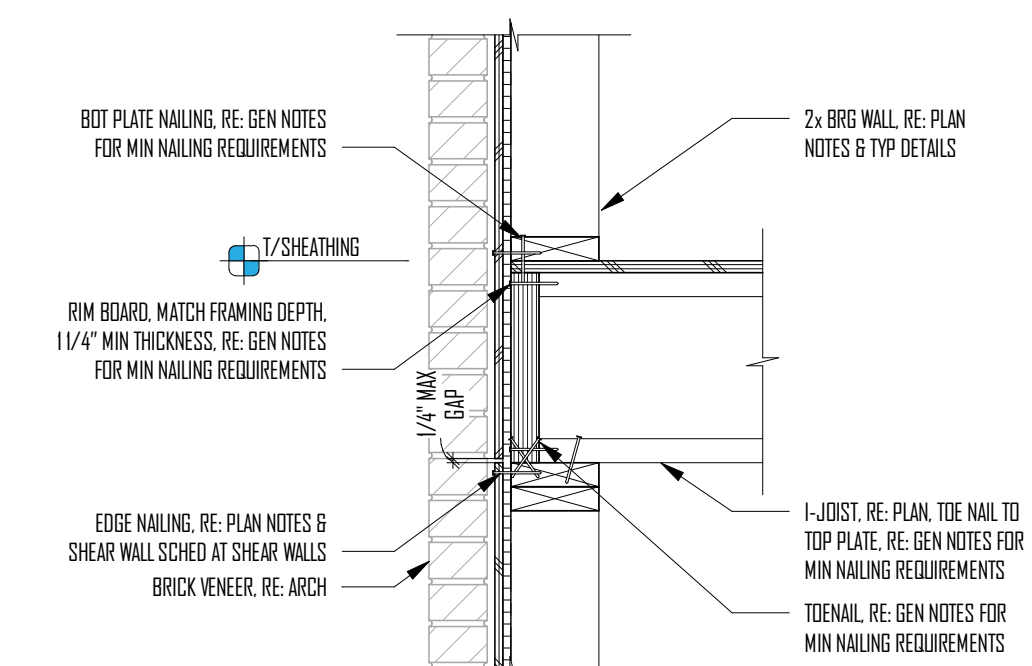
3 FOUNDATION DETAIL

1" = 1'-0"



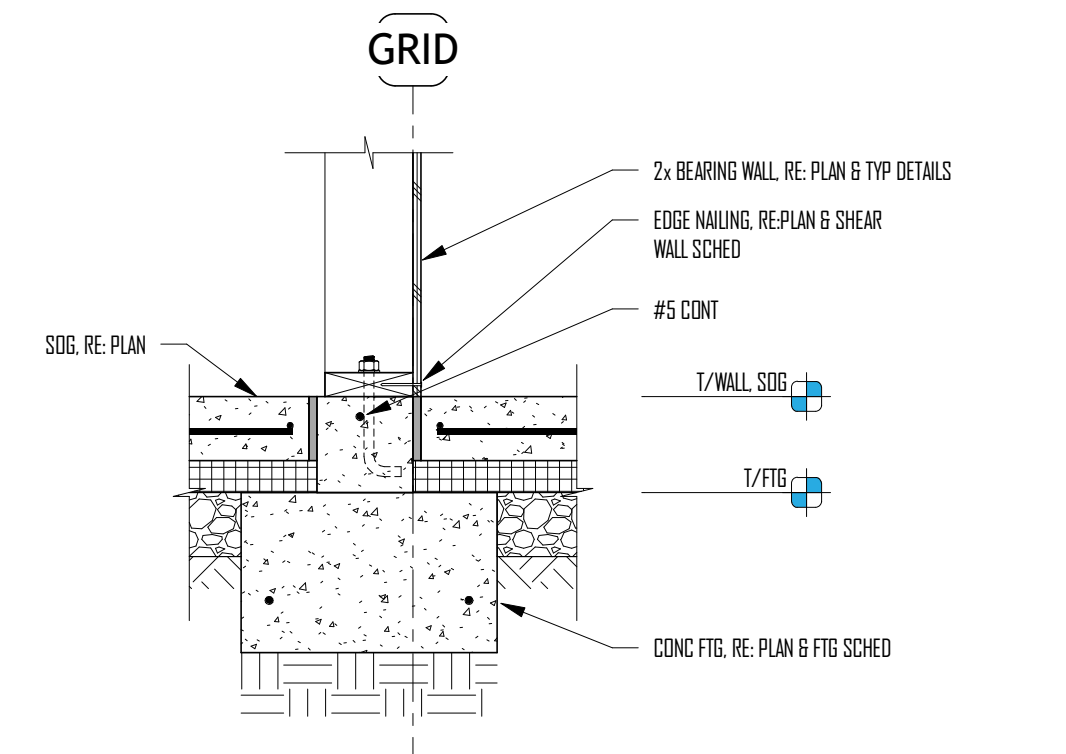
14 FRAMING DETAIL

1" = 1'-0"



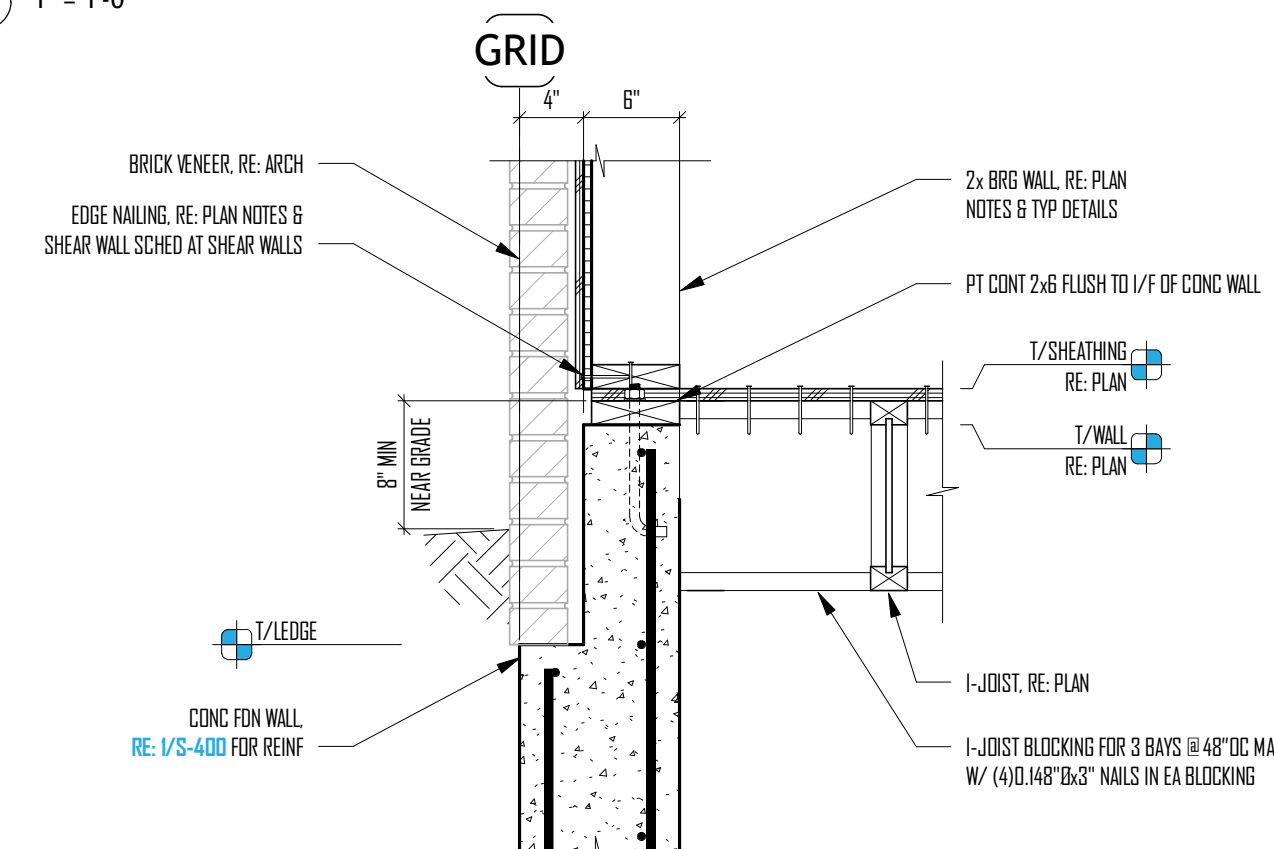
10 FOUNDATION DETAIL

1" = 1'-0"



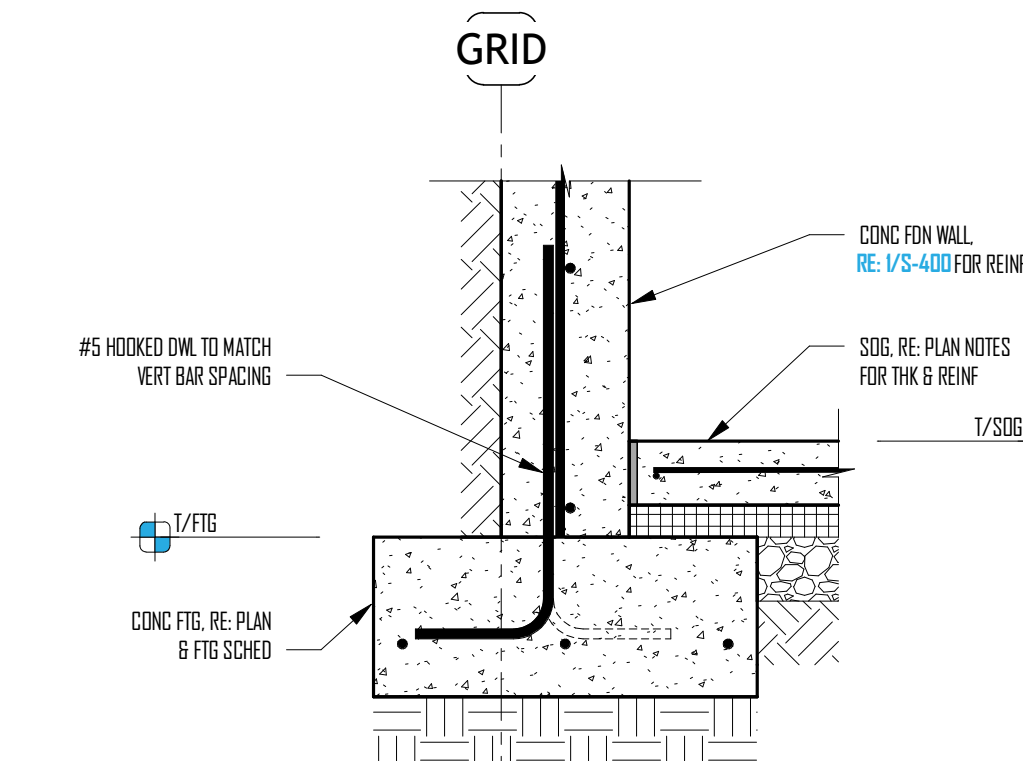
6 FOUNDATION DETAIL

1" = 1'-0"



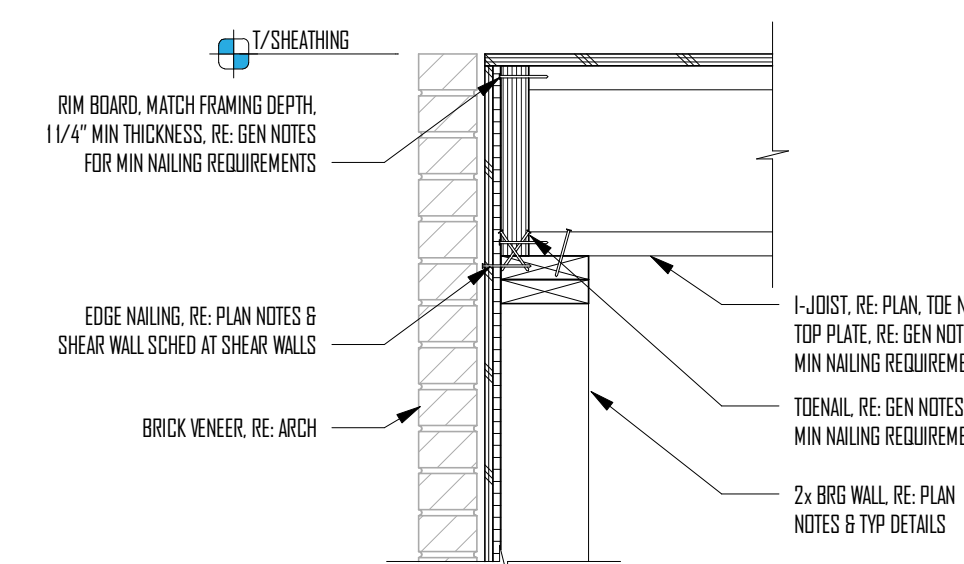
2 FOUNDATION DETAIL

1" = 1'-0"



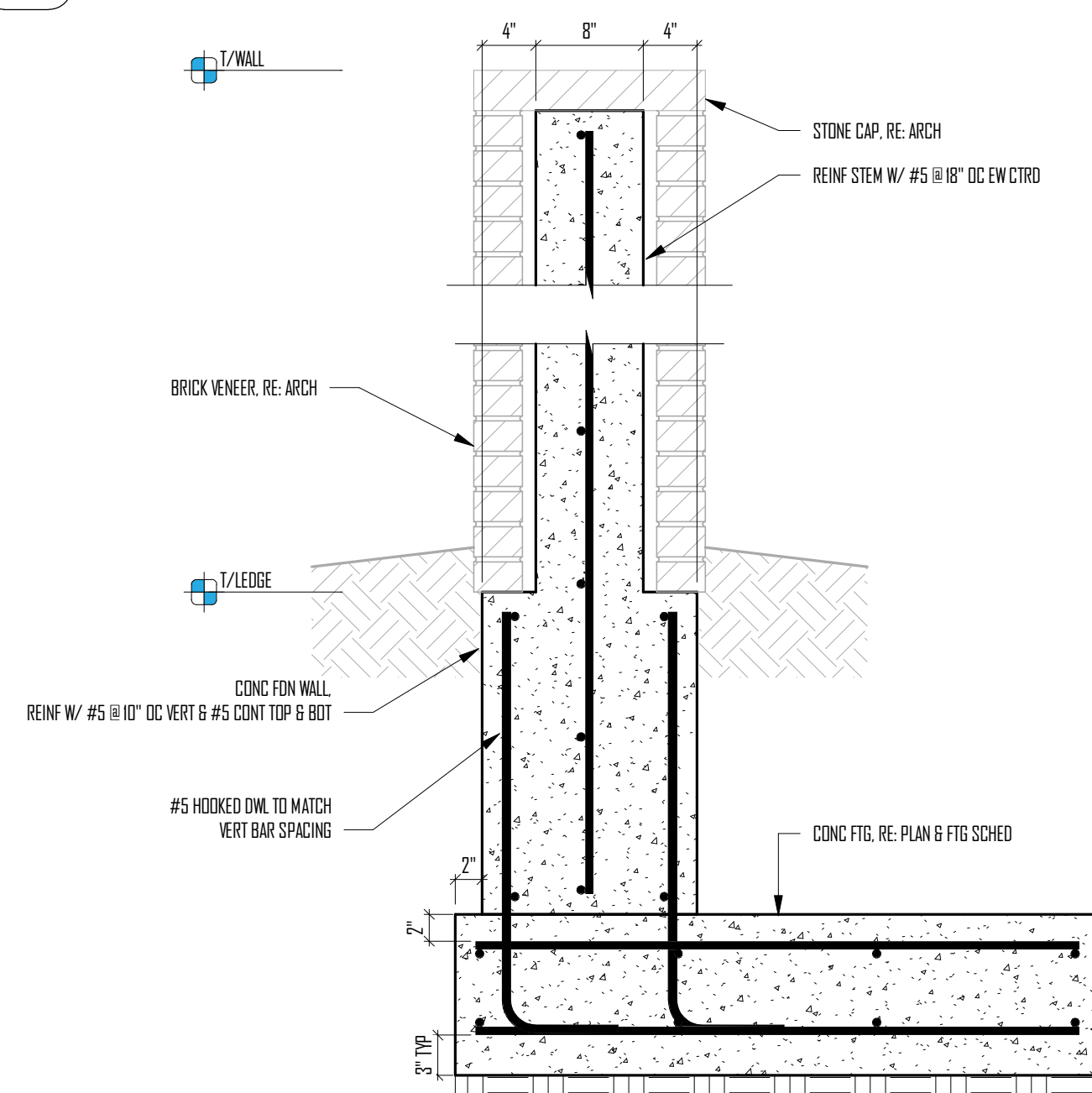
13 FRAMING DETAIL

1" = 1'-0"



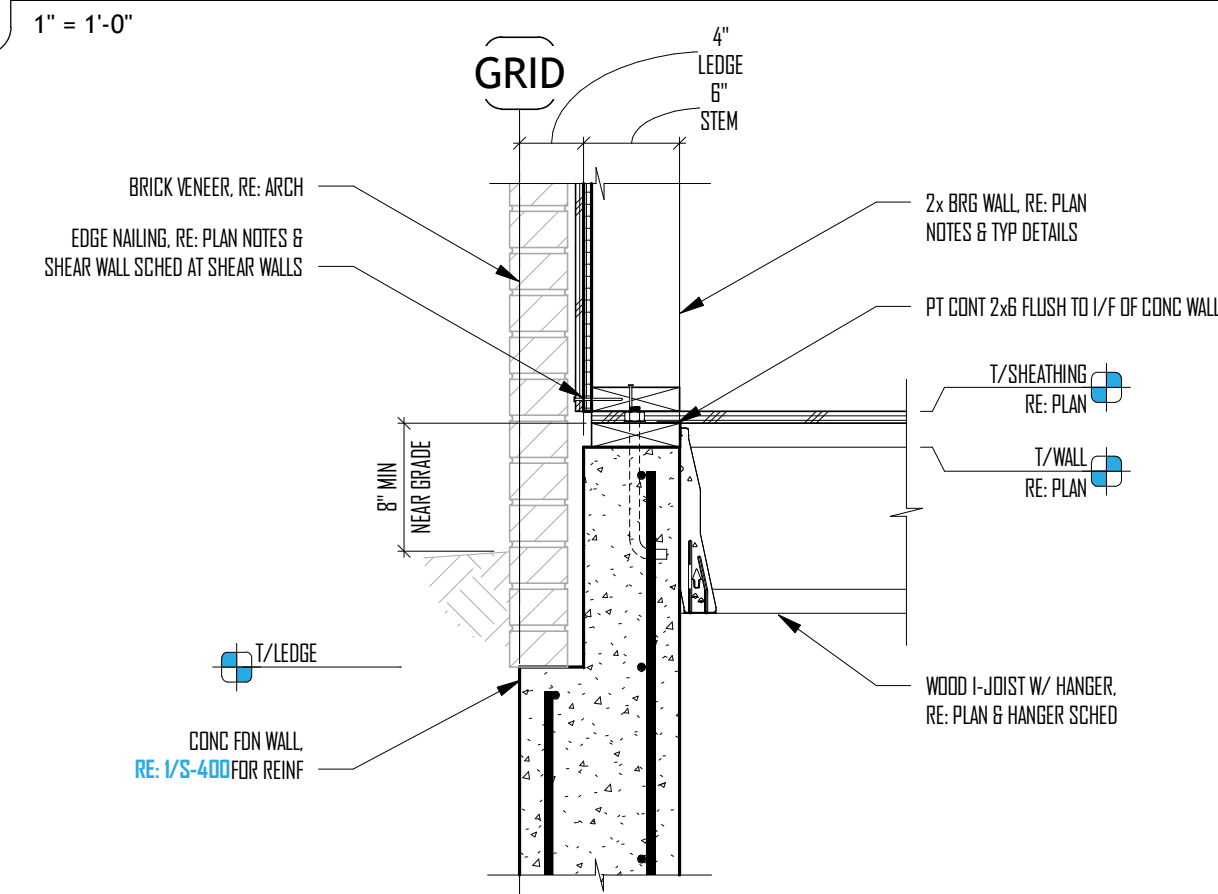
9 FOUNDATION DETAIL

1" = 1'-0"



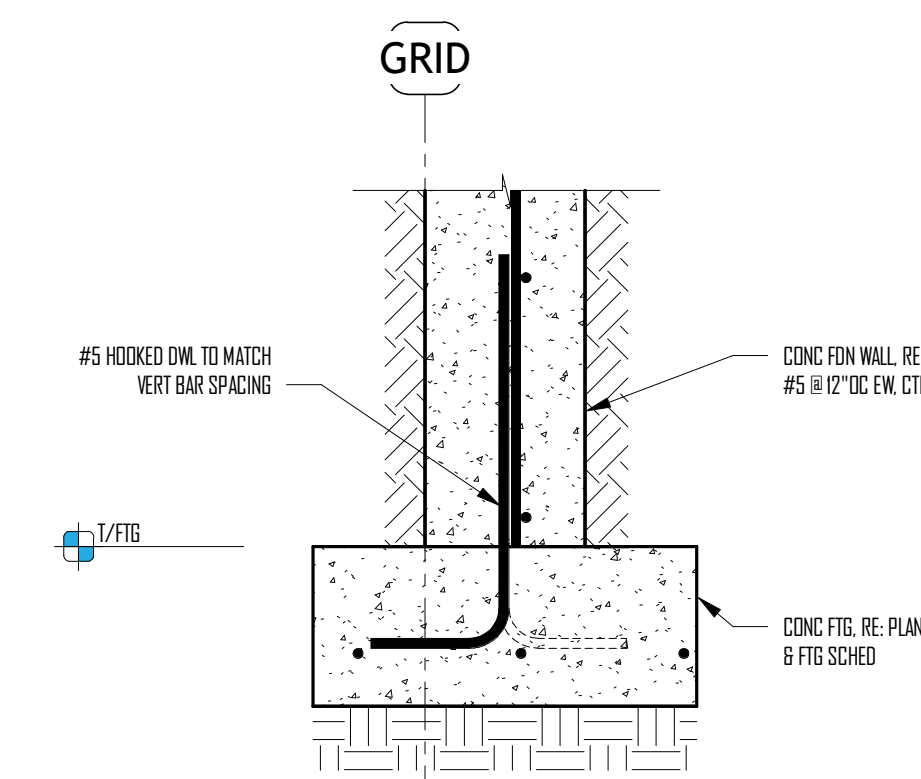
5 FOUNDATION DETAIL

1" = 1'-0"

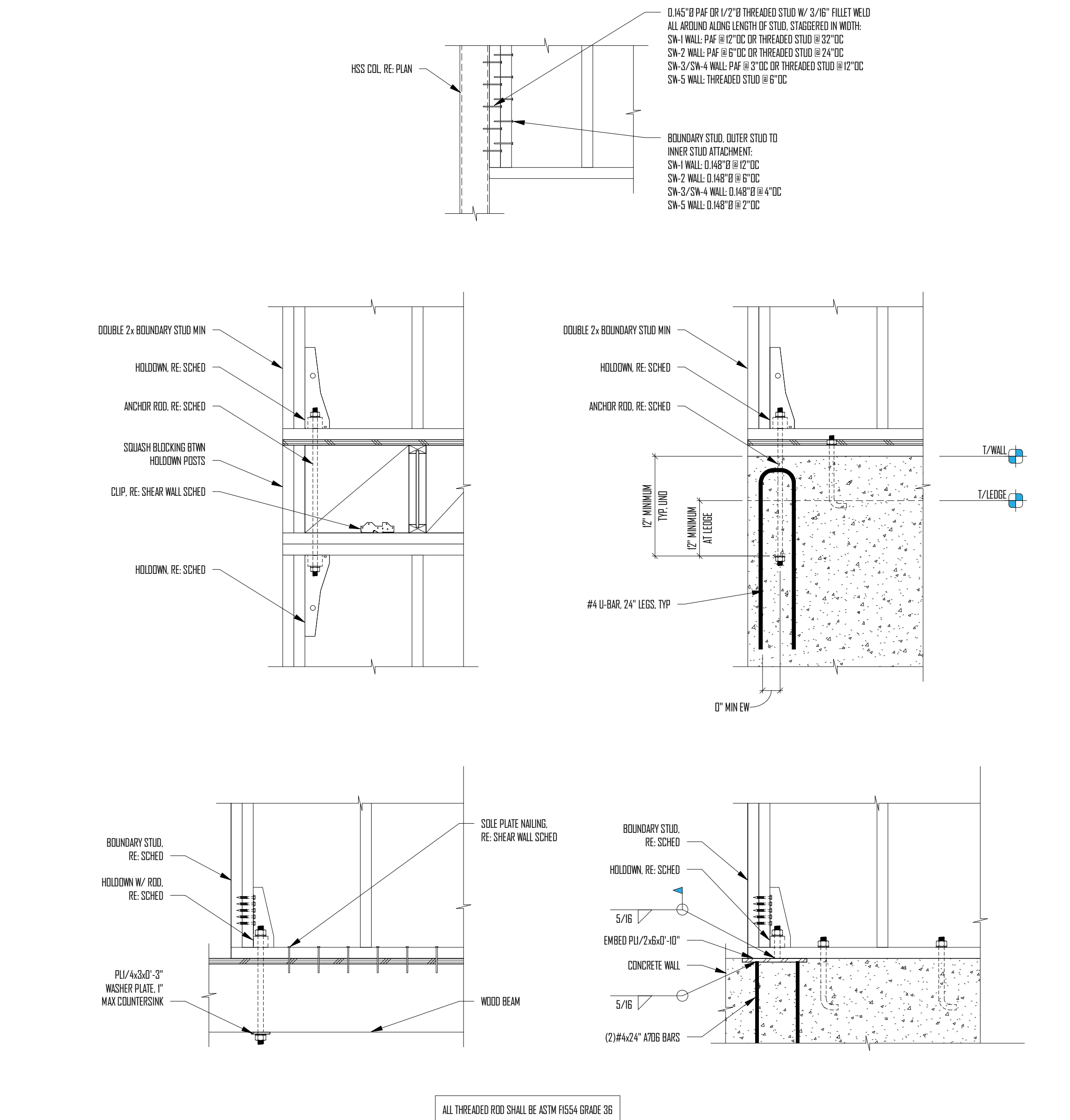


1 FOUNDATION DETAIL

1" = 1'-0"







ANCHOR ROD EMBEDMENT				
TYPE	ANCHOR BOLT DIAMETER (in)	EMBEDMENT (in)	MINIMUM WALL THICKNESS (in)	MINIMUM EDGE DISTANCE (in)
EMBEDDED ANCHOR	5/8	XX	8	XX
	7/8	XX	8	XX
	1	XX	10	XX
ADHESIVE ANCHOR	5/8	XX	8	XX
	7/8	XX	8	XX
	1	XX	10	XX
NOTES: 1. USE ASTM F1554 GRADE 36 ANCHOR RODS. 2. FOR POST-INSTALLED ANCHORS, USE HILTI-HY2000 ADHESIVE. SUBSTITUTION OF OTHER ADHESIVE MUST BE APPROVED BY ENGINEER. 3. USE EMBED PLATE DETAIL AT ALL POINT WALL LOCATIONS. () = INCREASED EMBEDMENT AT DOUBLE HOLDOWN CONDITIONS. * LAP SPLICE ANCHOR ROD TO WALL REINFORCEMENT.				

HOLDOWN SCHEDULE				
HELDOWN KEY MARK	SIMPSON HELDOWN TYPE	ANCHOR ROD DIAMETER (in)	MIN BOUNDARY STUD THICKNESS (in)	ALLOWABLE TENSION LOAD (LB)
	H0U4-S0S2.5	5/8	3	4,585
	H0U8-S0S2.5	7/8	4 1/2	7,870
	(2)H0U5-S0S2.5	5/8	6	11,200
	H0U11-S0S2.5	1	7 1/4	11,100
	H0U4-S0S2.5	1	7 1/4	14,330
	N/A	N/A	3	VARIES
	N/A	N/A	3	VARIES
NOTES: 1. ALLOWABLE TENSION LOADS ASSUME USE OF DOUGLAS FIR-LARCH OR COMPOSITE LUMBER BOUNDARY STUDS. 2. USE ALL HARDWARE PROVIDED WITH HOLDOWN. RE: SIMPSON MANUAL FOR OTHER INSTALLATION REQUIREMENTS. 3. BOUNDARY STUDS NOT ALWAYS SHOWN ON PLAN. CONTRACTOR TO COORDINATE WITH ARCHITECTURAL DRAWINGS AND MANUFACTURER'S OFFSET FOR PROPER PLACEMENT. 4. WHERE DOUBLE HOLDOWN AND A SINGLE HOLDOWN OPTION ARE SHOWN, IT IS CONTRACTOR'S OPTION WHICH TO USE.				

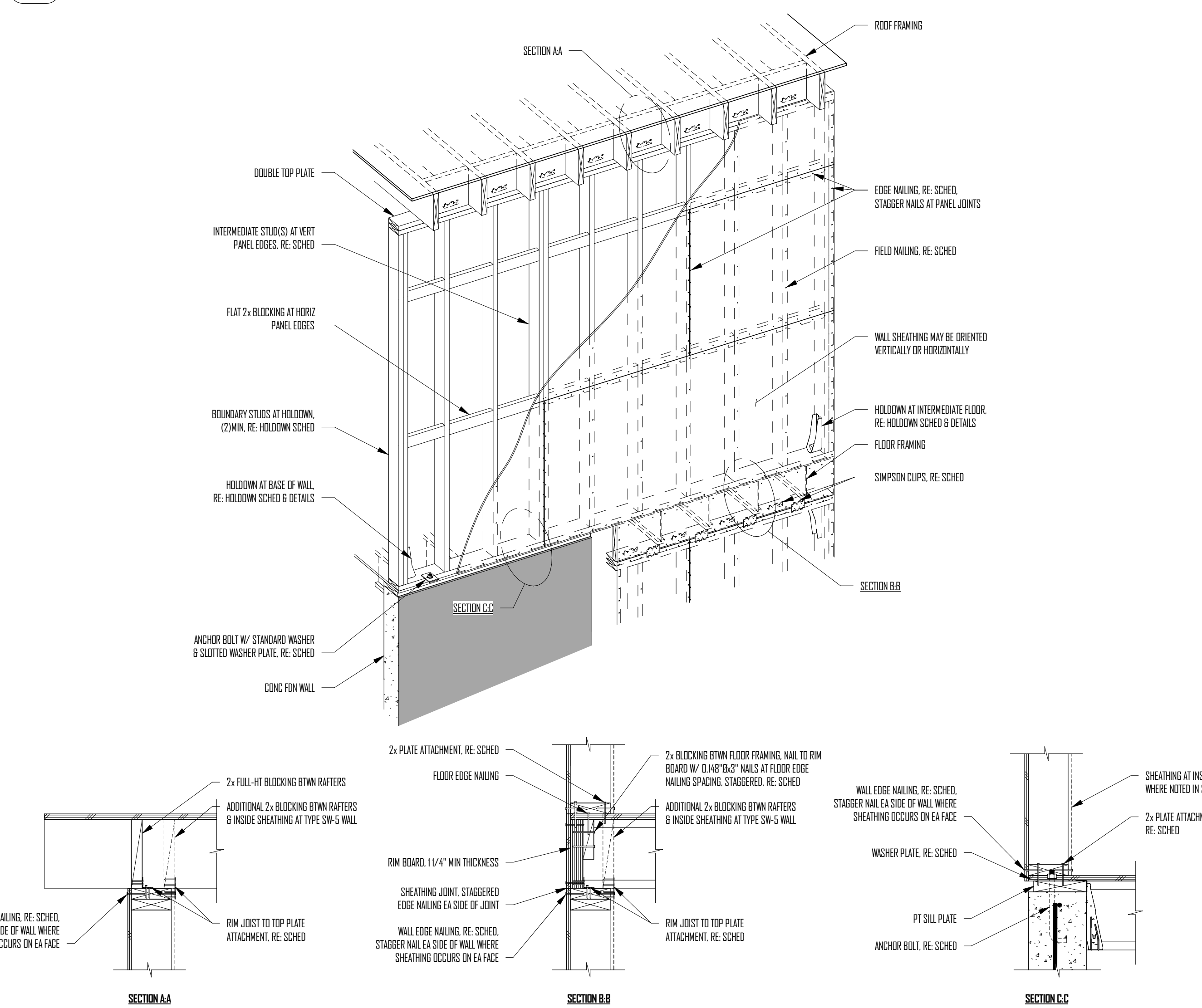
4 HOLDOWN DETAILS

WOOD JOIST & BEAM HANGER SCHEDULE							
Tag	Simpson Hanger	Fasteners			Members		Comments
		Supporting Member	Top Flange	Supported Member	Supporting Member	Supported Member	
A	ITS2.37/11.88	(2)0.148"Øx1 1/2" Nails	(4)0.148"Øx1 1/2" Nails	Strong Grip Seat	LVL Beam	11 7/8" BCI 60	--
B	HU610	(18)0.162"Øx3 1/2" Nails	--	(18)0.162"Øx3 1/2" Nails	LVL Beam	LVL Beam	--
C	ITS3.56/11.88	(4)0.148"Øx3" Nails	(4)0.148"Øx3" Nails	(4)0.148"Øx1 1/2" Nails	LVL Beam	11 7/8" BCI 90	WEB STIFFENERS REQUIRED
D	LU5410	(8)0.148"Øx3" Nails	--	(6)0.148"Øx3" Nails	LVL Beam	LVL Beam	--
E	U610	(14)0.148"Øx3" Nails	--	(6)0.148"Øx3" Nails	LVL Beam	LVL Beam	--
F	BA2.17/14	(6)0.148"Øx1 1/2" Nails	(4)0.148"Øx1 1/2" Nails	(2)0.148"Øx1 1/2" Nails	Nailer	LVL Beam	--
Notes:							
1. Hangers shown on plan, contact Engineer of Record for hangers not shown on plan.							
2. Hanger substitution (manufacturer and/or type) not permitted without written approval of Engineer of Record.							
3. All hangers to be hot dipped galvanized.							
4. Provide G185 minimum galvanizing for hangers in contact with pressure treated wood in exposed locations.							

Notes:
1. Hangers shown on plan, contact Engineer of Record for hangers not shown on plan.
2. Hanger substitution (manufacturer and/or type) not permitted without written approval of Engineer of Record.
3. All hangers to be hot dipped galvanized.
4. Provide G185 minimum galvanizing for hangers in contact with pressure treated wood in exposed locations.

3 HANGER SCHEDULE

2 TYPICAL SHEAR WALL INTERSECTION DETAILS



SHEAR WALL SCHEDULE											
TYPE MARK (5)	WALL SHEATHING APA-RATED (2)	NAIL SIZE	FIELD NAILING (4, 6)	EDGE NAILING (4, 6)	INTERMEDIATE STUD AT VERTICAL PANEL EDGE (7)	PLATE & RIM ATTACHMENT			SHEAR CAPACITY (kIP)		COMMENTS
						ANCHOR BOLT SIZE & SPACING (8, 10, 11)	RIM JOIST TO TOP PLATE (8)	2x PLATE ANCHORAGE	SEISMIC	WIND	
SW-Z	1" ZIP PANEL (R-3)	0.13"x0.6"	12"OC	3"OC	2x	5/8" @ 48"OC, (2)MIN	CLIP @ 48"OC, (2)MIN	0.148"x0.6" @ 8"OC	255	355	
SW-1	15/32" ONE FACE	0.13"x0.2 1/2"	12"OC	6"OC	2x	5/8" @ 48"OC, (2)MIN	CLIP @ 48"OC, (2)MIN	0.148"x0.6" @ 8"OC	260	385	
SW-2	15/32" ONE FACE	0.13"x0.2 1/2"	12"OC	4"OC	2x	5/8" @ 32"OC	CLIP @ 24"OC	0.148"x0.6" @ 4"OC	380	532	
SW-2F	15/32" ONE FACE	0.13"x0.2 1/2"	12"OC	4"OC	2x	5/8" @ 32"OC	CLIP @ 24"OC	0.148"x0.6" @ 4"OC	380	532	>values<

Notes:
1. ALL SHEAR WALL STUD FRAMING IS SPACED @ 16\"/>

1 SHEAR WALL SCHEDULE & DETAILS

THE BANK



UNCC 1-800-922-1987

3. THE CONTRACTOR SHALL MEET STANDARDS SET BY THE PROJECT'S JURISDICTIONS OF AUTHORITY. THIS INCLUDES BUT IS NOT LIMITED TO HOA STANDARDS, SPECIAL DISTRICT STANDARDS, CITY/TOWN STANDARDS, COUNTY STANDARDS, AND STATE STANDARDS.
2. THE CONTRACTOR AND SUBCONTRACTORS SHALL HAVE A COPY OF ALL APPLICABLE STANDARDS, CURRENT APPROVED CONSTRUCTION PLANS AND SPECIFICATIONS ON SITE AT ALL TIMES.
3. ALL WORK SHALL BE DONE TO THE HORIZONTAL AND VERTICAL INFORMATION SHOWN ON THE PLANS. NO FIELD CHANGES SHALL BE MADE WITHOUT PRIOR WRITTEN APPROVAL OF THE ENGINEER.
4. THE DESIGN IS BASED ON THE BEST AVAILABLE INFORMATION AT THE TIME OF DESIGN. THIS INCLUDES BUT IS NOT LIMITED TO SITE CONDITIONS, FEATURES AND STRUCTURES, AND TOPOGRAPHICAL INFORMATION. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE FEATURES SHOWN. THE CONTRACTOR SHALL REVIEW AND VERIFY EXISTING PHYSICAL FEATURES AND ELEVATIONS OF THE CONDITIONS TO BE ENCOUNTERED DURING CONSTRUCTION.
5. ANY DISCREPANCY WITHIN THESE PLANS SHOULD BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ENGINEER.
6. LIMITS OF CONSTRUCTION SHALL BE 5' BEYOND GRADING LIMITS, BASE OF FILL SLOPES OR TOP OF CUT SLOPES, AND 20' EITHER SIDE OF THE CENTERLINE OF UTILITY INSTALLATIONS, BUT NOT BEYOND FENCE LINE, EASEMENT OR RIGHT-OF-WAY. PROJECT LIMITS SHALL ALSO INCLUDE ANY DESIGNATED BORROW AREAS, EXCAVATION DISPOSAL AREAS AND MATERIAL OR TOPSOIL STOCKPILE AREAS.
7. WORK INSIDE PUBLIC RIGHT-OF-WAY WILL REQUIRE APPROVAL FROM THE JURISDICTION OF AUTHORITY PRIOR TO CONSTRUCTION. USE OF PRIVATE PROPERTY FOR THE PROJECT OUTSIDE OF THE CONSTRUCTION LIMITS SHALL BE APPROVED IN WRITING BY THE PROPERTY OWNER WITH A COPY OF THIS APPROVAL PROVIDED TO THE ENGINEER PRIOR TO USAGE.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR SAFELY PERFORMING ALL WORK IN ACCORDANCE WITH APPLICABLE OSHA STANDARDS AND REGULATIONS.
9. THE ENGINEER AND OWNER SHALL BE NOTIFIED AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.
10. ALL PUBLIC AND PRIVATE UTILITY OWNERS SHALL BE NOTIFIED AT LEAST 48 HOURS (OR AS REQUIRED BY UTILITY COMPANIES) PRIOR TO COMMENCEMENT OF WORK ADJACENT TO THE UTILITY.
11. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION BY THE OWNER AND THEIR ASSIGNED REPRESENTATIVE. THE OWNER AND THEIR ASSIGNED REPRESENTATIVE RESERVE THE RIGHT TO ACCEPT OR REJECT ANY MATERIALS AND WORKMANSHIP THAT DO NOT CONFORM TO THE PLANS OR SPECIFICATIONS.
12. PROJECT ACCEPTANCE TESTING WILL BE PERFORMED BY THE OWNER. CONTRACTOR SHALL PROVIDE 48 HOUR MINIMUM NOTICE FOR REQUIRED TESTS.
13. IT IS THE CONTRACTOR'S RESPONSIBILITY TO TAKE A SUFFICIENT NUMBER OF PRE-CONSTRUCTION PHOTOGRAPHS/VIDEOS TO RESOLVE ANY DISPUTES, WHICH MAY ARISE REGARDING THE CONDITIONS PRIOR TO AND SUBSEQUENT TO CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE COPIES OF THE PRE-CONSTRUCTION PHOTOGRAPHS/VIDEOS TO THE ENGINEER PRIOR TO THE START OF WORK. THE CONTRACTOR SHALL IDENTIFY ANY APPARENT POTENTIAL PROBLEMS AT THAT TIME.
14. PROGRESS AND RECORD PHOTOGRAPHS/VIDEOS SHALL BE PROVIDED BY THE CONTRACTOR TO RESOLVE DISPUTES AND TO DOCUMENT THE WORK PERFORMED AS A SUPPLEMENT TO THE RECORD DRAWINGS. IN GENERAL, ANY PHOTOGRAPHS/VIDEOS SHOULD BE SUFFICIENT TO SHOW THAT ALL WORK WAS PROPERLY COMPLETED IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS.
15. GEOTECHNICAL SUBSOIL STUDIES PROVIDED BY CTL THOMPSON IN A REPORT DATED DECEMBER OF 2022.
16. THE CONTRACTOR SHALL PERFORM EXCAVATION, BACKFILL AND OTHER EARTHWORK ACTIVITIES IN ACCORDANCE WITH APPLICABLE SECTIONS OF THE GEOTECHNICAL SUBSOIL STUDY.
17. SUBMITTALS SHALL BE PROVIDED FOR ALL MATERIALS TO BE INCORPORATED INTO THE PROJECT. SHOP DRAWINGS SHALL BE PROVIDED FOR ALL ITEMS HAVING DIMENSIONAL REQUIREMENTS. MATERIALS SUBMITTALS AND SHOP DRAWINGS SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW. THE ENGINEER'S REVIEW SHALL NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY FOR ACCURACY, PROPER FIT OR PROPER FUNCTIONING AND PERFORMANCE OF THE WORK.
18. THE CONTRACTOR SHALL REVIEW AND APPROVE ALL SHOP AND LAYOUT DRAWINGS, PRODUCT DATA, SAMPLES, MATERIALS, MANUALS AND PLANS PRIOR TO SUBMITTING TO THE ENGINEER. APPROVAL BY THE CONTRACTOR INDICATES THAT THEY HAVE VERIFIED ALL MATERIALS AND FIELD MEASUREMENTS WITH THOSE SHOWN ON THE DRAWINGS. APPROVAL ALSO INDICATES THAT THE CONTRACTOR HAS COORDINATED INFORMATION CONTAINED IN THE SUBMITTAL WITH WORK REQUIREMENTS OF ALL TRADES AND WITH THE CONTRACT DOCUMENTS.
19. AT NO TIME SHALL MATERIALS BE SUBSTITUTED FOR THOSE SHOWN ON THE DRAWINGS OR CALLED FOR IN THE SPECIFICATIONS, UNLESS WRITTEN APPROVAL IS OBTAINED FROM THE ENGINEER PRIOR TO RELATED CONSTRUCTION AT THE SITE. ANY DEVIATION FROM THE DRAWINGS AND SPECIFICATIONS SHALL BE ACCOMPANIED BY WRITTEN APPROVAL OF THE ENGINEER.
20. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY TEMPORARY FACILITIES FOR THEIR OWN CONVENIENCE OR TO MEET LOCAL, STATE OR FEDERAL REQUIREMENTS, INCLUDING BUT NOT LIMITED TO, POTABLE WATER, SANITARY WASTE FACILITIES, POWER, TELEPHONE, INTERNET, ETC. SANITARY FACILITIES SHALL BE LOCATED ON SITE AND SHALL BE FULLY OPERATIONAL BEFORE CONSTRUCTION CAN BEGIN. SANITARY FACILITIES SHALL BE FIRMLY SECURED AGAINST OVERTURNING AND SHALL BE PLACED AWAY FROM FLOW LINES OF STREETS, SWALES, RAIN GARDENS AND AWAY FROM INLETS. THE COST OF THESE FACILITIES WILL NOT BE PAID FOR SEPARATELY BUT SHALL BE INCLUDED IN THE WORK.
21. THE CONTRACTOR WILL BE RESPONSIBLE FOR DAILY CLEANING OF THE JOB SITE DURING AND AFTER CONSTRUCTION. A CONTINUING EFFORT SHALL BE MADE THROUGHOUT THE DURATION OF THE CONTRACT TO KEEP ALL AREAS CLEAN AND FREE OF ALL RUBBISH, REMOVED VEGETATION, CONSTRUCTION WASTE, EMPLOYEE WASTE, AND OTHER OBJECTIONABLE MATERIALS GENERATED FROM THE PROJECT. WEEDS SHALL BE REMOVED IN DISTURBED AREAS PRIOR TO THEIR PRODUCING SEED AND PRIOR TO FINISHED GRADING AND LANDSCAPING INSTALLATION.
22. FINAL CLEAN-UP MUST BE APPROVED AND ACCEPTED BY THE OWNER BEFORE THE CONTRACT MAY BE CONSIDERED COMPLETE.
23. THE CONTRACTOR SHALL MAINTAIN TWO FULL SETS OF CONTRACT DRAWINGS MARKED UP TO INDICATE THE AS-BUILT CONDITIONS. THE DRAWINGS SHALL BE PROVIDED TO THE OWNER AND THE ENGINEER UPON COMPLETION OF THE WORK. WHERE PRACTICAL, THE CONTRACTOR IS TO PROVIDE AT LEAST TWO TIES FROM PHYSICAL MONUMENTS TO ALL FITTINGS, VALVES, MANHOLES, AND THE END OF ALL SERVICE LINES.

1. SOURCE OF MAPPING: EXISTING FIELD CONDITIONS WERE GENERATED BY A SURVEY PERFORMED BY SEXTON SURVEY OF RIFLE COLORADO, SPRING OF 2023.
2. PROPERTY LINES, MONUMENTS, BENCHMARKS, SURVEY CONTROL, AND ADDITIONAL HISTORIC SURVEY INFORMATION CANNOT BE REMOVED FOR CONSTRUCTION. DISTURBED SURVEY ITEMS ARE THE RESPONSIBILITY OF THE CONTRACTOR AND MUST BE RESTORED BY A STATE OF COLORADO LICENSED LAND SURVEYOR.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION STAKING OF BOTH HORIZONTAL AND VERTICAL LAYOUT ON THIS PROJECT. THE CONTRACTOR SHALL COORDINATE WITH THE PROJECT ENGINEER FOR INTERPRETATION AND INFORMATION IN STAKING OF THE PROJECT FOR CONSTRUCTION.
4. LOCATIONS OF CLEANOUTS, LIGHTS, SIGNAGE, JUNCTION BOXES, AND OTHER SIGNIFICANT SITE FEATURES TO BE STAKED FOR ENGINEER AND OWNER APPROVAL PRIOR TO WORK. CLEANOUTS, JUNCTION BOXES, AND ADJACENT GRADES TO BE RAISED ONE-HALF INCH AT ASPHALT/CONCRETE (OR 1" AT LANDSCAPING) TO PROVIDE POSITIVE DRAINAGE AWAY FROM FEATURES.

1. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS TO COMPLETE WORK AND SHALL COMPLY WITH THE PERMIT CONDITIONS. REQUIRED PERMITS MAY INCLUDE, BUT NOT LIMITED TO, GRADING PERMIT, RIGHT-OF-WAY PERMIT, TREE REMOVAL, CONSTRUCTION Dewatering PERMIT AND CONSTRUCTION STORMWATER PERMIT.
2. ANY PUMPING OF WATER MAY REQUIRE A DISCHARGE PERMIT FROM CDPHE WATER QUALITY CONTROL DIVISION AND SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. ONLY CLEAN WATER THAT HAS NOT PICKED UP SEDIMENT FROM THE WORK AREA SHALL BE DISCHARGED FROM THE SITE WITHOUT PRIOR TREATMENT. WATER CONTAINING ELEVATED LEVELS OF SEDIMENT SHALL BE TREATED PRIOR TO DISCHARGE USING BEST MANAGEMENT PRACTICES AS APPROVED BY THE ENGINEER. CONDITIONS OF THE PERMIT INCLUDING MONITORING AND REPORTING WILL NOT BE PAID FOR SEPARATELY BUT SHALL BE INCLUDED IN THE WORK.
3. REFER TO COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT (CDPHE) LOW RISK DISCHARGE GUIDANCE DOCUMENT – DISCHARGE OF UNCONTAMINATED GROUNDWATER TO LAND
<https://www.colorado.gov/pacific/sites/default/files/WQ%20LOW%20RISK%20CW.pdf>

1. PROPERTY OWNER ACCESS SHALL BE MAINTAINED AT ALL TIMES BY THE CONTRACTOR.
2. IF TRAFFIC OR PEDESTRIAN CONTROL IS NECESSARY, THE CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL PLAN FOR APPROVAL BY THE JURISDICTION OF AUTHORITY OR ENGINEER. TRAFFIC CONTROL PLAN SHALL INCLUDE METHODS OF HANDLING TRAFFIC (MHT'S) APPLICABLE TO THE WORK.
3. ALL CONSTRUCTION TRAFFIC CONTROL SIGNAGE AND PAVEMENT MARKINGS SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), LATEST EDITION.
4. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN PEDESTRIAN AND ADA COMPLIANT ACCESS DURING CONSTRUCTION.
5. NO MATERIAL OR EQUIPMENT SHALL BE STORED IN THE PUBLIC RIGHT-OF-WAY OUTSIDE OF APPROVED WORKING HOURS. THE CONTRACTOR SHALL REMOVE ALL EQUIPMENT AND OTHER OBSTRUCTIONS FROM THE PUBLIC RIGHT-OF-WAY AT THE END OF EACH DAY'S WORK AND AT OTHER TIMES WHEN CONSTRUCTION OPERATIONS ARE SUSPENDED FOR ANY REASON.
6. THE CONTRACTOR SHALL PROTECT FROM DAMAGE ALL TREES, BUSHES, AND EXISTING IMPROVEMENTS INSIDE AND OUTSIDE THE LIMITS OF WORK NOT CALLED OUT FOR REMOVAL OR REPLACEMENT.
7. THE CONTRACTOR SHALL PROTECT THE EXISTING DRAINAGE STRUCTURES AND REROUTE ANY RUNOFF AS NECESSARY DURING CONSTRUCTION ACTIVITIES TO PREVENT EROSION AND DAMAGE.
8. ALL EXISTING UTILITIES, EITHER UNDERGROUND OR OVERHEAD, SHALL BE MAINTAINED IN CONTINUOUS SERVICE THROUGHOUT THE ENTIRE CONSTRUCTION PERIOD. THE CONTRACTOR SHALL BE RESPONSIBLE AND LIABLE FOR ANY DAMAGE TO, OR INTERRUPTION OF SERVICES CAUSED BY THE CONSTRUCTION.

1. THE CONTRACTOR SHALL IMPLEMENT EROSION CONTROL MEASURES (A.K.A. BEST MANAGEMENT PRACTICES OR BMPs), TO CONTROL EROSION AND SEDIMENTATION DURING CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR INSTALLATION AND MAINTENANCE OF ALL TEMPORARY EROSION CONTROL MEASURES.
2. THE CONTRACTOR SHALL INSTALL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO ANY SITE GRADING OR EXCAVATION ACTIVITIES. CONTRACTOR SHALL ALSO IMPLEMENT APPROPRIATE CONTROL MEASURES FOR PROTECTION OF WETLANDS, SENSITIVE HABITAT, AND EXISTING VEGETATION FROM GROUND DISTURBANCE AND OTHER POLLUTANT SOURCES BEFORE CONSTRUCTION BEGINS.
3. THE CONTRACTOR SHALL INSPECT THE CONSTRUCTION SITE, INCLUDING ALL BMP'S, STORAGE CONTAINERS, AND CONSTRUCTION EQUIPMENT, AT LEAST EVERY 7 CALENDAR DAYS AND WITHIN 24 HOURS AFTER A PRECIPITATION EVENT OR SNOW MELT THAT MAY CAUSE SURFACE EROSION.
4. THE CONTRACTOR SHALL KEEP A RECORD OF ALL INSPECTIONS ONSITE AND AVAILABLE FOR REVIEW. INSPECTION REPORTS MUST IDENTIFY ANY INCIDENTS OF NON-COMPLIANCE WITH THE TERMS AND CONDITIONS OF THE CONSTRUCTION STORMWATER PERMIT.
5. CONTROL MEASURES SHALL BE MAINTAINED, INCLUDING REMOVAL OF COLLECTED SEDIMENT WHEN SILT DEPTH IS 50 PERCENT OR MORE OF THE EFFECTIVE HEIGHT OF THE EROSION CONTROL DEVICE. DAMAGES RESULTING FROM FAILURE TO MAINTAIN CONTROL MEASURES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
6. VEHICLE TRACKING PADS SHALL BE USED AT ALL VEHICLE AND EQUIPMENT EXIT POINTS FROM THE SITE TO PREVENT SEDIMENT EXITING THE LIMITS OF CONSTRUCTION OF THE PROJECT SITE. WHENEVER SEDIMENT COLLECTS ON THE PAVED SURFACE, THE SURFACE SHALL BE CLEANED. STORM DRAIN INLET PROTECTION SHALL BE IN PLACE BEFORE SHOVELING, SWEEPING OR VACUUMING. SWEEPING SHALL BE COMPLETED WITH A PICKUP BROOM OR EQUIPMENT CAPABLE OF COLLECTING SEDIMENT. STREET WASHING WILL NOT BE ALLOWED.
7. ERODIBLE STOCKPILES (INCLUDING TOPSOIL) SHALL BE CONTAINED WITH ACCEPTABLE CONTROL MEASURES AT THE TOE OF THE STOCKPILE THROUGHOUT CONSTRUCTION. STOCKPILES THAT ARE INACTIVE FOR MORE THAN 14 DAYS SHALL BE STABILIZED WITH HAY OR STRAW MULCH WITH TACKIFIER, BONDED FIBER MATRIX, HYDRAULIC MULCH WITH TACKIFIER OR SPRAY-ON MULCH BLANKET.
8. PERMANENT STABILIZATION REQUIREMENTS SHALL BE COMPLETED WITHIN 4 DAYS OF PLACEMENT OF THE TOPSOIL. PERMANENT STABILIZATION IS THE COVERING OF DISTURBED AREAS WITH TOPSOIL, SEEDING, MULCHING WITH TACKIFIER AND SOIL RETENTION COVERINGS.
9. BULK STORAGE FOR FUELS OR CHEMICALS ARE NOT ALLOWED ON THIS SITE.
10. A CONSTRUCTED CONCRETE WASHOUT OR PREFABRICATED CONCRETE WASHOUT STRUCTURE THAT WILL CONTAIN WASHOUT FROM CONCRETE PLACEMENT, CONSTRUCTION EQUIPMENT CLEANING OPERATIONS AND RESIDUE FROM CUTTING, CORING, GRINDING, AND HYDRO-DEMOLITION MUST BE PROVIDED AND MAINTAINED.
11. ALL DRAINAGE STRUCTURES ARE TO BE PROTECTED BY EROSION AND SEDIMENT CONTROL MEASURES.
12. DUST MITIGATION SHALL BE PROVIDED BY THE CONTRACTOR AS NECESSARY. WATER SHALL BE USED AS A DUST PALLIATIVE WHERE AND WHEN REQUIRED. SWEEPING AND CLEANING STREETS AND SIDEWALKS DURING THE CONSTRUCTION WILL BE DIRECTED BY THE AFFECTED JURISDICTIONS AND PERFORMED AS NECESSARY BY THE CONTRACTOR.

1. NO ASPHALT ANTICIPATED IN PROJECT.

1. CONCRETE FOR SIDEWALKS, DRIVEWAYS, CURBS AND GUTTERS SHALL BE CDOT CLASS B OR D. APPROVED MACRO-FIBER REINFORCEMENT MAY BE REQUIRED AS DIRECTED BY THE ENGINEER.
2. OWNER TO APPROVE ALL CONCRETE FINISHING, JOINT PATTERNS AND COLORING REQUIREMENTS PRIOR TO CONSTRUCTION. SUBMIT JOINT LAYOUT PLAN TO OWNER FOR APPROVAL PRIOR TO CONSTRUCTION.
3. EXPANSION JOINTS SHALL BE INSTALLED WHEN ABUTTING EXISTING CONCRETE OR FIXED STRUCTURE. EXPANSION JOINT MATERIAL SHALL BE 1/2 IN. THICK AND SHALL EXTEND THE FULL DEPTH OF CONTACT SURFACE.
4. CONTRACTOR SHALL NOTIFY ENGINEER PRIOR TO PLACEMENT OF FLATWORK OF SITE CONDITIONS OR DISCREPANCIES WHICH PREVENT REQUIRED GRADES FROM BEING ACHIEVED.
5. ALL RAMPS, STAIRS, EDGE PROTECTION, AND RAILINGS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CURRENT ADA STANDARDS. ACCESSIBLE CURB RAMPS SHALL CONFORM TO THE CDOT M-STANDARDS (SEE DETAIL M-608-1, ETC). ACCESSIBLE FEATURES WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE CONSTRUCTED TO CONFORM TO THE REQUIREMENTS OF THE LOCAL AUTHORITY HAVING JURISDICTION.
6. THE EXISTING AND PROPOSED ELEVATIONS OF FLATWORK, SIDEWALKS, CURBS, THRESHOLDS, PAVING, ETC. AS SHOWN IN THE PLANS MAY BE BASED ON EXTRAPOLATION OF FIELD SURVEY DATA, EXISTING CONDITIONS, AND DATA PROVIDED BY OTHERS. AT CRITICAL AREAS AND SITE FEATURES, CONTRACTOR SHALL HAVE FORMWORK INSPECTED AND APPROVED BY OWNER, OWNER'S REPRESENTATIVE, OR ENGINEER PRIOR TO PLACING CONCRETE. MINOR ADJUSTMENTS, AS APPROVED, TO PROPOSED GRADES, INVERTS, ETC. MAY BE REQUIRED TO PREVENT PONDING OR SLOPES NOT IN CONFORMANCE WITH THE JURISDICTIONAL STANDARDS. ALL FLATWORK MUST PREVENT PONDING AND PROVIDE POSITIVE DRAINAGE AWAY FROM EXISTING AND PROPOSED BUILDINGS, WALLS, ROOF DRAIN OUTFALLS, ACROSS DRIVES AND WALKS TOWARDS THE PROPOSED INTENDED DRAINAGE FEATURES AND CONVEYANCES.

1. TOPSOIL IS TO BE STRIPPED PRIOR TO COMMENCING ROUGH GRADING. STRIPPED TOPSOIL GENERATED ONSITE IS TO BE STOCKPILED AND USED FOR RE-VEGETATION.
2. ANY OPEN EXCAVATION LEFT UNATTENDED SHALL BE BARRICADED OR FENCED OFF BY THE CONTRACTOR.
3. IF BEDROCK IS ENCOUNTERED CONTACT ENGINEER BEFORE PROCEEDING WITH WORK IN AREA OF BEDROCK.
4. IF GROUNDWATER IS ENCOUNTERED CONTACT ENGINEER BEFORE PROCEEDING WITH WORK IN AREA OF GROUNDWATER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ANY GROUNDWATER ENCOUNTERED DURING THE CONSTRUCTION OF ANY PORTION OF THIS PROJECT. GROUNDWATER SHALL BE PUMPED, PIPED, REMOVED AND DISPOSED OF IN A MANNER WHICH DOES NOT CAUSE FLOODING OF EXISTING STREETS OR EROSION ON ADJUTING PROPERTIES. CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND MEETING REQUIREMENTS OF CDPHE WATER QUALITY CONTROL DIVISION DEWATERING PERMIT FOR ANY DEWATERING DISCHARGES.
5. ONSITE NATIVE MATERIAL CAN BE USED FOR STRUCTURAL BACKFILL IF APPROVED BY THE GEOTECHNICAL, CIVIL AND STRUCTURAL ENGINEERS, AS APPLICABLE. MATERIAL SHALL BE SCREENED, PLACED IN LIFTS AND COMPACTED PER GEOTECHNICAL ENGINEER'S RECOMMENDATION.
6. THE CONTRACTOR SHALL CERTIFY THAT ALL AGGREGATES USED ON THIS PROJECT ARE FREE FROM HAZARDOUS COMPONENTS IN EXCESS OF THE THRESHOLD CONCENTRATIONS ESTABLISHED BY THE E.P.A.
7. ANY MATERIAL NOT SUITABLE FOR EMBANKMENT OR BACKFILL SHALL BE REMOVED FROM THE SITE AND DISPOSED OF BY THE CONTRACTOR AS PART OF THE WORK.
8. ALL MATERIALS REQUIRING COMPACTION MUST MEET APPLICABLE CDOT EMBANKMENT OR STRUCTURAL BACKFILL STANDARDS UNLESS OTHERWISE SUPERCEDED.
9. WATER FOR COMPACTION WILL NOT BE PAID FOR SEPARATELY BUT SHALL BE INCLUDED IN THE WORK.
10. MOISTURE DENSITY CONTROL WILL BE REQUIRED FOR FULL DEPTH OF EMBANKMENTS AND AGGREGATE BASE COURSE IN PAVED AREAS.
11. ENSURE THAT DRAINAGE IS AWAY FROM ALL STRUCTURES OR HAS VIABLE ROUTE OF EVACUATION THROUGH DRAINAGE ELEMENTS.

1. ALL SIGNS REMOVED FROM THE RIGHT-OF-WAY DURING CONSTRUCTION WILL BE STORED ONSITE OR RETURNED TO THE JURISDICTION, AS DIRECTED. CONTRACTOR TO RECORD PHOTOS OF THE AREA AND REINSTALL SIGNS TO THEIR ORIGINAL LOCATION.
2. SAWCUT ALL ASPHALT AND CONCRETE PAVEMENT TO BE REMOVED. FINAL LIMITS OF REQUIRED SAWCUTTING AND PATCHING MAY VARY FROM LIMITS SHOWN ON PLANS. CONTRACTOR TO PROVIDE SAWCUT AND PATCH WORK TO ACHIEVE POSITIVE DRAINAGE AND A SMOOTH TRANSITION TO EXISTING ASPHALT WITHIN SLOPES ACCEPTABLE TO THE ENGINEER AND WITHIN MUNICIPAL STANDARDS. CONTRACTOR SHALL PROVIDE ADDITIONAL SAWCUTTING AND PATCHING AT UTILITY WORK. CONNECTION POINTS TO EXISTING PAVEMENT AND FEATURES, ETC. THAT MAY NOT BE DELINEATED ON PLANS.
3. ALL EXCESS MATERIALS GENERATED FROM THE SITE ARE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE DISPOSED OF PROPERLY.

1. DISTURBED AREAS SHALL BE REVEGETATED. SEE ARCHITECTURALS FOR LANDSCAPING GUIDANCE

1. SEE SURVEY FOR DATUM AND CONTROL.
2. LOCAL BENCHMARKS GIVEN RELATE TO AN ARCHITECTURAL FF OF 100'-0" = TO SITE 5403.00.

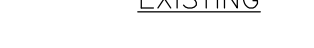
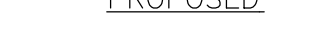











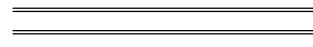



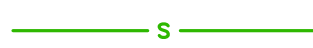
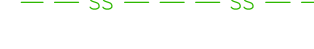



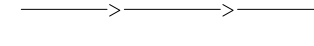
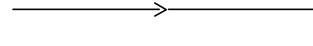
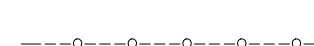
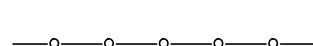

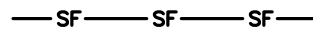

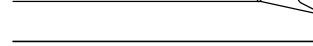
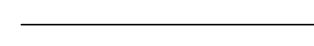
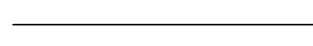





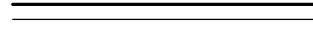



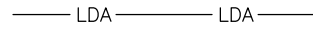



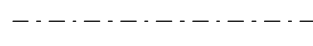






















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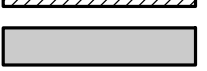
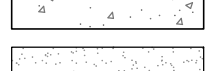
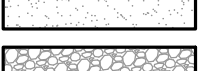
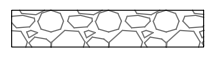
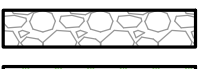














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LEGEND





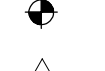


















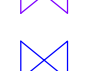
























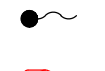




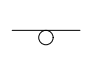
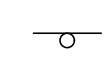

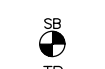





















LINETYPES

EXISTING	PROPOSED	DESCRIPTION
		OVERHEAD TELEPHONE LINE
		UNDERGROUND TELEPHONE LINE
		LOW PRESSURE GAS LINE
		HIGH PRESSURE GAS LINE
		UNDERGROUND CABLE TELEVISION LINE
		OVERHEAD CABLE TELEVISION LINE
		UNDERGROUND ELECTRICAL LINE
		OVERHEAD ELECTRICAL LINE
		WATER LINE
		WATER SERVICE LINE
		SANITARY SEWER LINE
		SANITARY SEWER SERVICE LINE
		FIBER OPTIC LINE
		IRRIGATION LINE
		DRAINAGE SWALE FLOWLINE
		BARBED-WIRE FENCE LINE
		CHAIN LINK FENCE
		SILT FENCE
		CULVERT & FES
		EDGE OF ASPHALT
		EDGE OF CONCRETE
		EDGE OF WATER
		CENTERLINE
		ROCK WALL
		CONTOURS
		RIGHT-OF-WAY
		VEGETATION
		LIMITS OF DISTURBED AREA
		RAILROAD TRACKS
		TOP OF CUT
		TOP OF FILL
		EASEMENT
		ACTIVITY ENVELOPE

HATCHING

EXISTING	PROPOSED	DESCRIPTION
		ASPHALT MILLING
		ASPHALT
		CONCRETE SURFACING (PLAN VIEW)
		GRAVEL SURFACING
		RIPRAP/RIVER ROCK
		RE-ESTABLISH NATIVE VEGETATION
		WOOD DECK
		FLAGSTONE
		UNDISTURBED SOIL
		RECOMPACTED SOIL

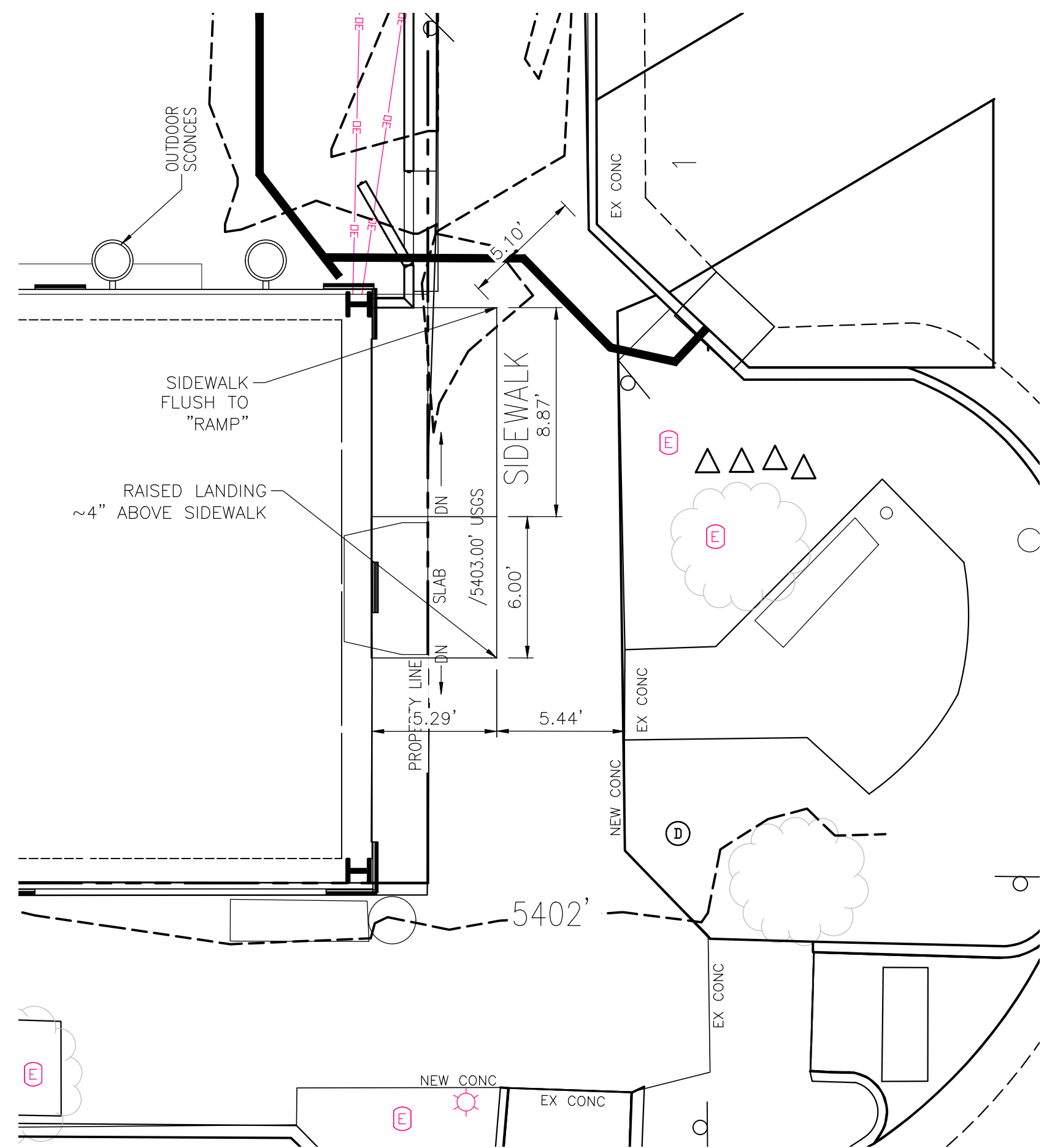
SYMBOLS

EXISTING	PROPOSED	DESCRIPTION
		DECIDUOUS TREE
		CONIFEROUS TREE
		MONUMENT MARKER
		CONTROL POINT
		MARKERS (CATV, ELEC, FIBER) (TELE, TRAFFIC, UNKNOWN)
		PEDESTALS (CATV, ELEC, FIBER) (TELE, TRAFFIC, UNKNOWN)
		MANHOLES (DRAINAGE, ELEC, FIBER, IRRIGATION, SANITARY, TELEPHONE, UNKNOWN, WATER)
		VAULTS/HANDHOLES (CATV, ELEC, FIBER, TELE, TRAFFIC, UNKNOWN)
		ELECTRIC TRANSFORMER
		GAS VALVE
		SANITARY VALVE
		IRRIGATION CONTROL VALVE
		WATER VALVE
		WATER SHUTOFF VALVE
		FIRE HYDRANT
		VENTS (GAS, WATER, SEWER, MISC.)
		METERS (GAS, ELECTRIC, WATER)
		GAS WELL
		MONITORING WELL
		WATER WELL
		CLEAN-OUT
		PROPANE TANK (ABOVE GROUND)
		PROPANE TANK (UNDERGROUND)
		HEATING/AIR CONDITIONING UNIT
		WATER SPIGOT
		IRRIGATION CONTROL BOX
		IRRIGATION HEADGATE
		IRRIGATION SPRINKLER HEAD
		PVC PIPE
		FLAG POLE
		UTILITY POLE
		GUY WIRE
		STREET LIGHT POLE
		TRAFFIC LIGHT POLE
		FLOOD LIGHT
		SIGN
		MAILBOX
		BOLLARD
		SOIL BORING LOCATION
		TEST PIT LOCATION
		LARGE ROCK/BOULDER
		"T" POST
		SATELLITE DISH
		TRANSITION FROM SPILL TO CATCH GUTTER
		MINIMUM 4" TOP SOIL OR SPECIFIED ALTERNATIVE

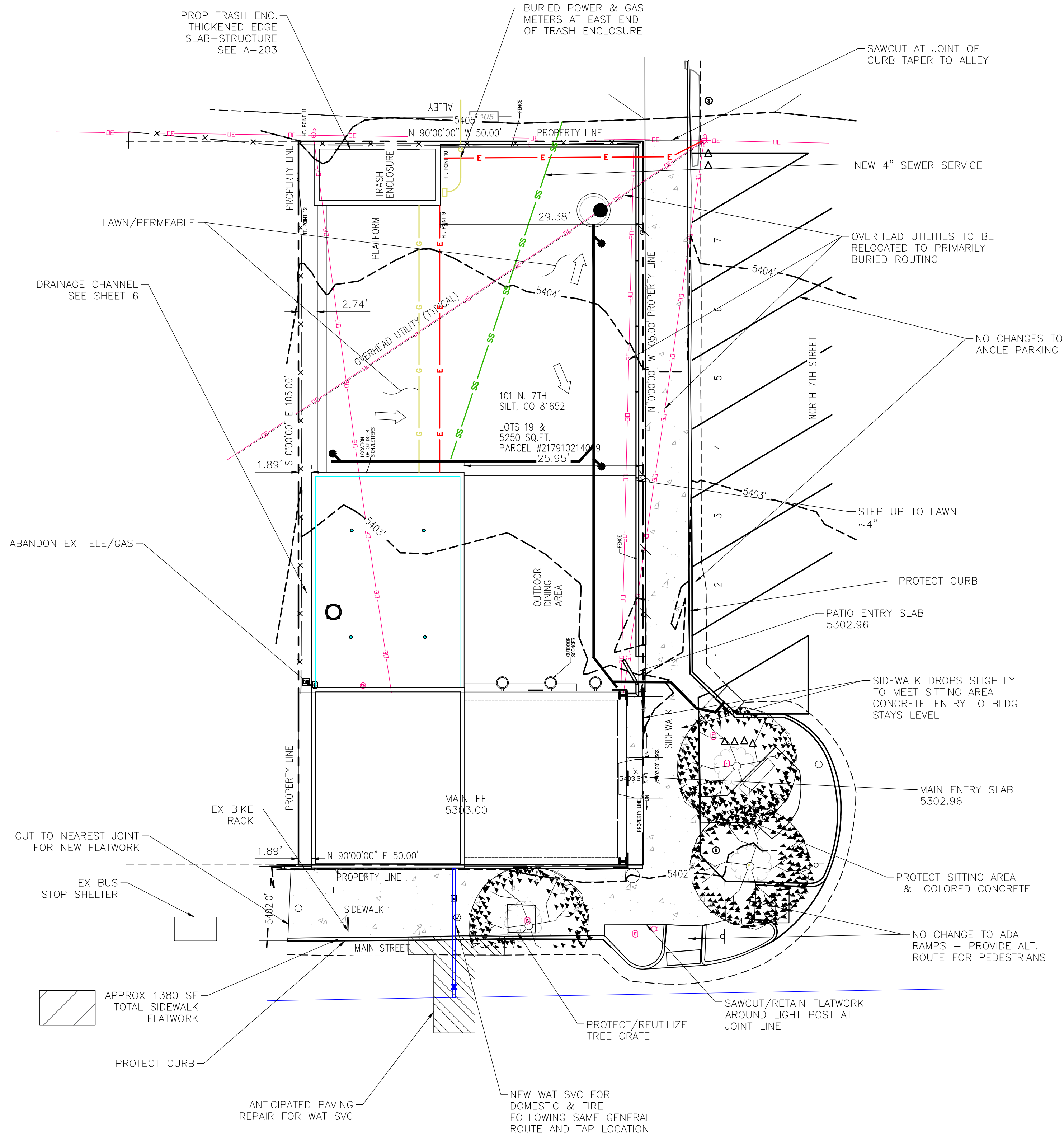
ABBREVIATIONS

°	AT	GPM	GALLONS PER MINUTE	QA/QC	QUALITY ASSURANCE/QUALITY CONTROL
#	DEGREE	GPS	GLOBAL POSITIONING SYSTEM	QTY	QUANTITY
AAC	DIAMETER	GR	GRAVEL	R	RIGHT
AASHTO	NUMBER	GRAV	GRAVEL	R-R	REMOVE AND REPLACE
ABC	ALUMINUM ARCH CULVERT	GS	GAS SERVICE	RAD	RADIUS
ABUT	AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS	GSP	GALVANIZED STEEL PIPE	RCP	REINFORCED CONCRETE PIPE
ACM	AGGREGATE BASE COURSE	GV	GATE VALVE	REF	REFERENCE
ACP	ABUTMENT	HAZMAT	HAZARDOUS MATERIALS	REQ	REQUIRED
ADA	ASBESTOS CONTAINING MATERIAL	HC	HANDICAP RAMP	REVEG	REVEGETATE
ADT	ASBESTOS CEMENT PIPE	HCL	HORIZONTAL CONTROL LINE	RFTA	ROARING FORK TRANSIT AUTHORITY
ALT	AMERICANS W/ DISABILITIES ACT	HDPE	HIGH DENSITY POLYETHYLENE	ROW	RIGHT OF WAY
AP	AVERAGE DAILY TRIPS	HMA	HOT MIXED ASPHALT	RP	RADIUS POINT
APWA	ALTERNATE	HORIZ	HORIZONTAL	RSS	REINFORCED SOIL SLOPE
AS	ANGLE POINT	HOV	HIGH OCCUPANCY VEHICLE	RW	RETAINING WALL
ASD	AMERICAN PUBLIC WORKS ASSOCIATION	HP	HIGH POINT	SAC	STEEL ARCH CULVERT
ASPH	ASPHALT	HPG	HIGH PRESSURE GAS	SAN	SANITARY
ATB	ALLOWABLE STRESS DESIGN	HWY	HIGHWAY	SB	SOUTH BOUND
BBL	ASPHALT	HYD	HYDRANT	SCF	SEDIMENT CONTROL FENCE
BCKF	ASPHALT TREATED BASE	ID	INSIDE DIAMETER	SD	STORM DRAIN
BLKF	BARRELS	INT	INTERSECTION	SDR	STANDARD DIMENSION RATIO
BLM	BACK FACING	INV	INVERT	SE	SOUTHEAST
BM	BACK FACING	IP	INLET PROTECTION	SECT	SECTION
BMP	BUREAU OF LAND MANAGEMENT	JB	JUNCTION BOX	SF	SQUARE FEET
BOW	BENCHMARK	KIP	THOUSAND POUNDS	SHLDR	SHOULDER
BP	BEST MANAGEMENT PRACTICES	KW	KILOWATT	SL	SANITARY SEWER LINE
BT	BACK OF SIDEWALK	L	LEFT	SL	SANITARY SEWER MANHOLE
BVCE	BEGIN PROJECT, BEGINNING POINT	LGTH	LENGTH	SOD	GRASS AREA
	BEGIN TRANSITION	LB	POUNDS	SS	SANITARY SEWER SERVICE
	BEGINNING VERTICAL CURVE	LB/FT	POUNDS PER FOOT	SSD	STOPPING SIGHT DISTANCE
	ELEVATION	LEED	LEADERSHIP IN ENERGY AND ENVIRONMENTAL DESIGN	STA	STATION
BVCS	BEGINNING VERTICAL CURVE STATION	LF	LINEAR FOOT	STBK	SETBACK
BW	BOTTOM OF WALL	LOMR	LETTER OF MAP REVISION	SW	SIDEWALK
CB	CURB	LPFM	LOW PRESSURE FORCE MAIN	SY	SQUARE YARDS
CC	CONCRETE BOX CULVERT	LP	LOW POINT	SYM	SYMMETRICAL
CDOT	CURB CUT	LS	LUMP SUM	T	TREAD STAIRS
	COLORADO DEPARTMENT OF TRANSPORTATION	LSA	LANDSCAPED AREA	TAN	TANGENT
CDPHE	COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT	LT	LIGHT POLE	TBC	TOP BACK OF CURB
CF	CUBIC FEET	LTB	LIME TREATED BASE	TBLK	THRUST BLOCK
CFS	CUBIC FEET PER SECOND	LUM	LUMINARY	TC	TOP OF CURB
CG	CURB AND GUTTER	M	METERS	TCE	TEMPORARY CONSTRUCTION EASEMENT
CIP	CAST IN PLACE	MAT'L	MATERIAL	TCP	TRAFFIC CONTROL PLAN
CL	CENTERLINE	MAX	MAXIMUM	TELE	TELEPHONE
CLOMR	CONDITIONAL LETTER OF MAP REVISION	MH	MANHOLE	TEMP	TEMPORARY
CMP	CORRUGATED METAL PIPE	MHT	METHOD OF HANDLING TRAFFIC	TP	TOP OF PIPE
CMU	CONCRETE MASONRY UNIT	MIN	MINIMUM	TRANS	TRANSITION
CO	CONCRETE	MISC	MISCELLANEOUS	TRFLG	TRAFFIC FLANGE OF FIRE HYDRANT
COM	COMMUNICATIONS	ML	MEGALUG	TW	TOP OF WALL
CONC	CONCRETE	MLW	MASONRY LANDSCAPE WALL	TYP	TYPICAL
CONST	CONSTRUCTION	MP	MILE POST	UCTV	UNDERGROUND CABLE TELEVISION LINE
CONT	CONTINUOUS	MPH	MILES PER HOUR	UE	UNDERGROUND ELECTRIC LINE
COR	CORNER	MSE	MECHANICALLY STABILIZE EARTH	UG	UNDERGROUND GAS LINE
CPE	CORRUGATED POLYETHYLENE PIPE	MUTCD	MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES	USACE	US ARMY CORPS OF ENGINEERS
CSP	CORRUGATED STEEL PIPE	MW	MONITORING WELL	USGS	US GEOLOGICAL SURVEY
CTB	CEMENT TREATED BASE	N	NORTHING	UT	UNDERGROUND TELEPHONE LINE
CU	CUBIC	N/A	NOT APPLICABLE	VC	VERTICAL CURVE
CY	CUBIC YARD	NAT	NATIVE GRASS AREA	VCP	VITRIFIED CLAY PIPE
D	DEEP	NAVD	NORTH AMERICAN VERTICAL DATUM	VP	VALLEY PAN
DB	DECIBELS	NB	NORTH BOUND	VTC	VEHICLE TRACKING CONTROL
DEG	DEGREES	NE	NORTHEAST	W	WIDE
DHV	DESIGN HOUR VOLUME	NEPA	NATIONAL ENVIRONMENTAL POLICY ACT	W/	WITH
DIA	DIAMETER	NFPA	NATIONAL FIRE PROTECTION ASSOCIATION	WB	WEST BOUND
DIP	DUCTILE IRON PIPE	NGVD	NATIONAL GEODETIC VERTICAL DATUM 1929	WL	WATER LINE
DOW	DIVISION OF WILDLIFE	NHS	NATIONAL HIGHWAY SYSTEM	WS	WATER SERVICE
DR	DRAIN	NIP	NAIL IN PLACE	WQCD	WATER QUALITY CONTROL DIVISION
DTM	DIGITAL TERRAIN MODEL	NO	NUMBER	WS	WATER SERVICE
DW	DRIVEWAY	NPDES	NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM	WWM	WELDED WIRE MESH
DWG	DRAWING	NTP	NOTICE TO PROCEED	X-S	CROSS SLOPE
E	EASTING	NTS	NOT TO SCALE	YD	YARD
EA	EACH	NW	NORTHWEST		
EB	EAST BOUND	O/S	OFFSET		
EG	EXISTING GRADE	OC	ON CENTER		
EL	ELEVATION	OD	OUTSIDE DIAMETER		
ELEV	ELEVATION	OH	OVERHEAD		
EOA	EDGE OF ASPHALT	OP	OUTLET PROTECTION		
EOD	EDGE OF DRIVEWAY	OT	OVERHEAD TELEPHONE		
EOC	EDGE OF CONCRETE	PC	POINT OF CURVATURE		
EOG	EDGE OF GRAVEL	PCC	POINT OF COMPOUND CURVATURE		
EOM	EDGE OF MILLNGS	PED	PEDESTRIAN		
EOP	EDGE OF PAVEMENT	PERM	PERMANENT		
EP	END PROJECT, END POINT	PG	PAGE		
EPA	ENVIRONMENTAL PROTECTION AGENCY	PGL	PROFILE GRADE LINE		
ES	ELECTRIC SERVICE	PI	POINT OF INTERSECTION		
ESMT	EASEMENT	PL	PROPERTY LINE		
EST	ESTIMATE	PM	PROJECT MANAGER		
EVCE	END VERTICAL CURVE ELEVATION	PNT	POINT		
EVCS	END VERTICAL CURVE STATION	POC	POINT ON CURVE		
EX	EXISTING	POT	POINT ON TANGENT		
EXIST	EXISTING	PRC	POINT OF REVERSE CURVE		
EXT	EXTERIOR	PROP	PROPOSED		
FAA	FEDERAL AVIATION ADMINISTRATION	PRV	PRESSURE REDUCING VALVE		
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY	PSF	POUNDS PER SQUARE FEET		
FES	FLARED END SECTION	PSI	POUNDS PER SQUARE INCH		
FF	FINISHED FLOOR	PT	POINT OF TANGENCY		
FG	FINISHED GRADE	PUD	PLANNED UNIT DEVELOPMENT		
FH	FIRE HYDRANT	PVC	POLYVINYL CHLORIDE		
FWHA	FEDERAL HIGHWAY ADMINISTRATION	PVI	POINT OF VERTICAL INTERSECTION		
FL	FLOWLINE	PVMT	PAVEMENT		
FOW	FACE OF WALL	PVT	POINT OF VERTICAL TANGENCY		
FPS	FEET PER SECOND	Q	PEAK DISCHARGE		
FRTF	FRONT FACE				
FT	FEET				
G	GAS				
GAL	GALLONS				
GALV	GALVANIZED				
GB	GRADE BREAK				
GIS	GEOGRAPHICAL INFORMATION SYSTEM				

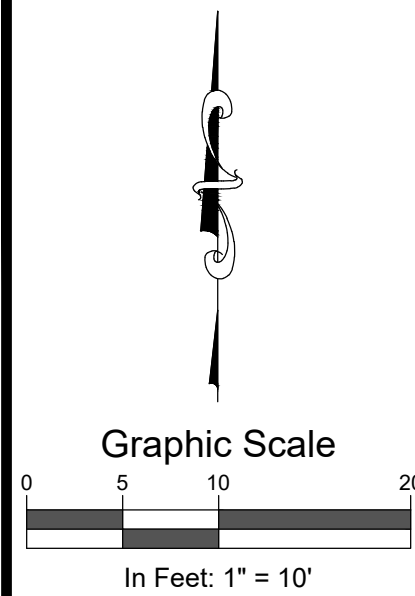
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MAIN ENTRY INSET



GENERAL SITE LAYOUT



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#	Revision	Date	By
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Job No. 2023-190
Drawn by: XX
Print Date: XX
QC: XX | PE: XX
File: 7thStBank SitePlan

Title:

Site Plan

Dwg No. 4

Of: X

GENERAL WATER NOTES:

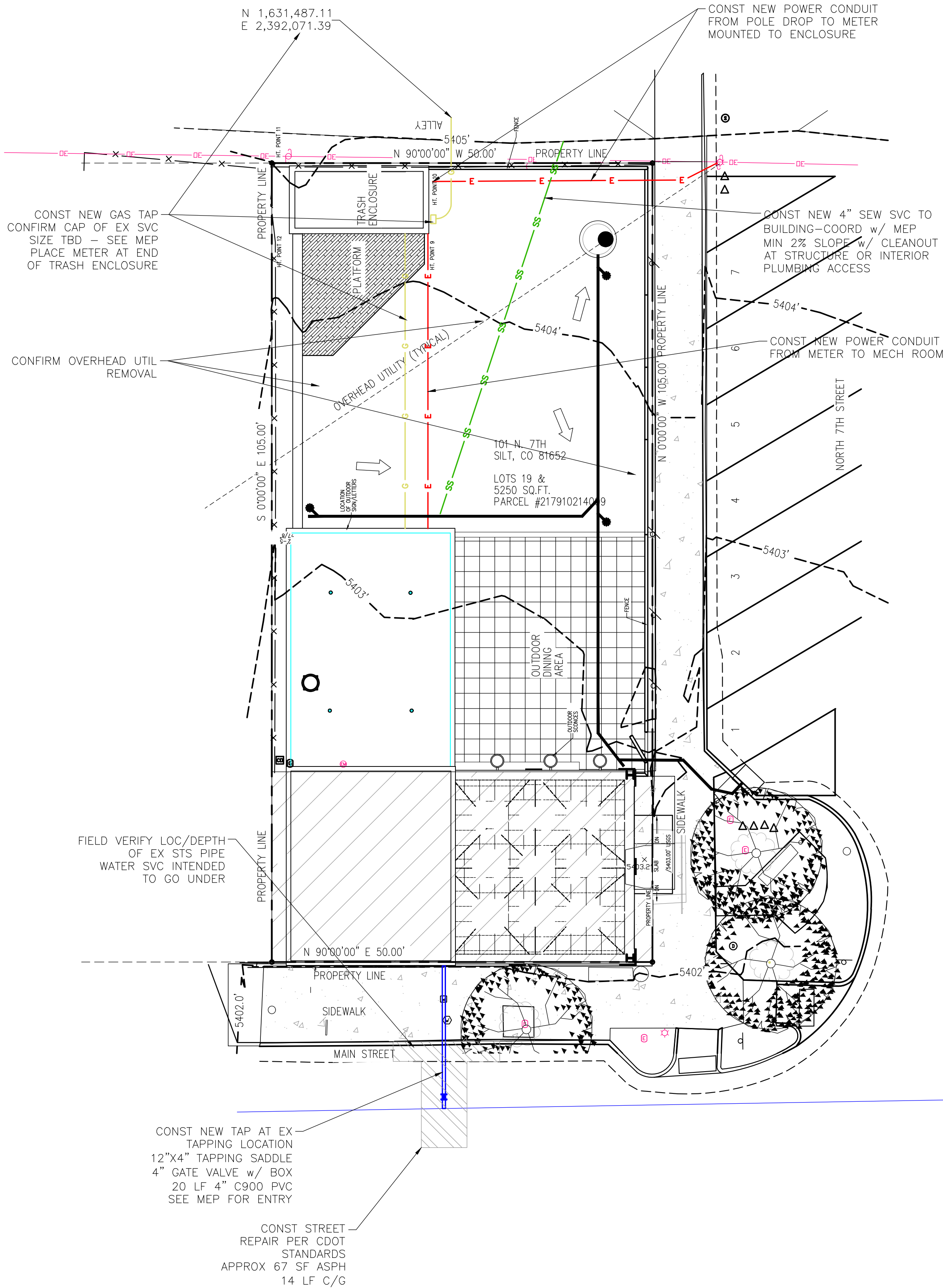
1. THE APPROXIMATE LOCATION OF ALL KNOWN UTILITIES (WATER, SEWER, GAS, PHONE, ELECTRIC, CABLE, ETC.) ARE SHOWN ON THE DRAWINGS. THE CONTRACTOR SHALL CONTACT ALL UTILITY OWNERS TO VERIFY BOTH LOCATION AND DEPTH OF UTILITIES BEFORE ANY WORK BEGINS. CONTRACTOR SHALL BEAR THE RESPONSIBILITY FOR THE PROTECTION OF UTILITIES DURING CONSTRUCTION. NO ADDITIONAL PAYMENT WILL BE MADE FOR UTILITIES LOCATED BUT NOT SHOWN IN DRAWINGS.
2. ALL WATER MAINS OR SERVICES SHALL BE INSTALLED WITH A 5 1/2 FOOT MINIMUM DEPTH OF COVER. IF GRADE CONFLICTS OCCUR WITH EXISTING UTILITIES OR OTHER OBSTRUCTIONS, THE PROPOSED WATER MAIN GRADE CAN BE VARIED PROVIDED THE 5 1/2 FOOT MINIMUM DEPTH OF COVER IS MAINTAINED.
3. ALL MECHANICAL COUPLINGS REQUIRED FOR THE TIE-INS TO THE EXISTING WATERLINES ARE NOT SHOWN ON THE DRAWINGS. THESE SHALL BE PROVIDED AS REQUIRED BY THE CONTRACTOR AS PART OF TIE-IN TO EXISTING SYSTEM BID ITEM.
4. ALL FITTINGS (BENDS, CROSSES, PLUGS, VALVES AND TEES) TO HAVE A CONCRETE THRUST BLOCK INSTALLED IN ACCORDANCE WITH THE THRUST BLOCK TABLE SHOWN ON THE DETAIL SHEET. FOR CLARITY'S SAKE, ALL THRUST BLOCKS MAY NOT HAVE BEEN SHOWN ON THE PLAN VIEW DRAWINGS. MEGALUGS ARE REQ'D IN ADDITION TO THE CONC. THRUST BLOCK.
5. FOLLOW ALL CDPHE (COLORADO DEPARTMENT OF PUBLIC HEALTH & ENVIRONMENT) REGULATIONS FOR WATER AND SEWER LINE CROSSINGS.
6. THE CONTRACTOR WILL BE RESPONSIBLE FOR RESTORING ANY DISTURBED AREAS IN ACCORDANCE WITH SPECIFICATIONS.
7. ALL REMOVED WATER LINE APPURTENANCES TO BE SUPPLIED TO OWNER.

GENERAL SEWER NOTES:

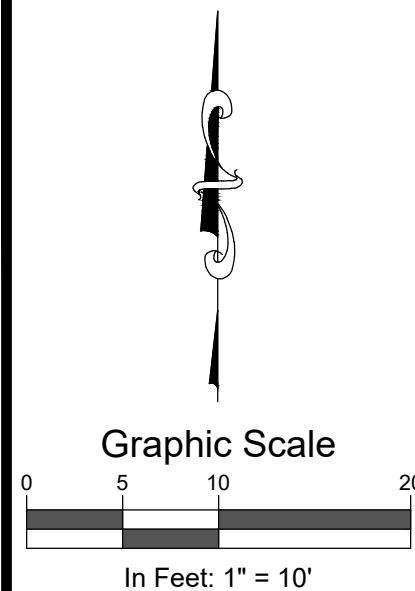
1. THE APPROXIMATE LOCATION OF ALL KNOWN UTILITIES (WATER, SEWER, GAS, PHONE, ELECTRIC, CABLE, ETC.) ARE SHOWN ON THE DRAWINGS. THE CONTRACTOR SHALL CONTACT ALL UTILITY OWNERS TO VERIFY BOTH LOCATION AND DEPTH OF UTILITIES BEFORE ANY WORK BEGINS. CONTRACTOR SHALL BEAR THE RESPONSIBILITY FOR THE PROTECTION OF UTILITIES DURING CONSTRUCTION. NO ADDITIONAL PAYMENT WILL BE MADE FOR UTILITIES LOCATED BUT NOT SHOWN IN DRAWINGS.
2. FOLLOW ALL CDH (COLORADO DEPARTMENT OF HEALTH) REGULATIONS FOR WATER AND SEWER LINE CROSSINGS.
3. THE CONTRACTOR WILL BE RESPONSIBLE FOR RESTORING ANY DISTURBED AREAS IN ACCORDANCE WITH SPECIFICATIONS.
4. MARK ENDS OF ALL SEWER SERVICE LINES WITH FENCE POST, 3-WAY SWING TIES AND DEPTH TO SERVICE IF NEED ARISES TO BURY THE SERVICE LINE.
5. CONTRACTOR TO VERIFY THE GRADE OF ALL EXISTING SEWER LINES BEFORE INSTALLING ANY PIPE TO VERIFY INVERT ELEVATIONS WITH ARCHITECTURAL AND MEP. CONTACT ENGINEER WITH ANY DIFFERENCES IN ELEVATIONS SO THAT GRADES CAN BE ADJUSTED.
6. CONTRACTOR SHALL POTHOLE ALL MISCELLANEOUS UTILITIES THAT WILL CROSS OR PARALLEL THE LINE PRIOR TO INSTALLING NEW LINE. IF GRADE CONFLICTS OCCUR, CONTACT ENGINEER SO THAT GRADES CAN BE ADJUSTED.

GENERAL DRY UTILITY NOTES:

1. FOLLOW LOCAL SERVICE PROVIDER REQUIREMENTS FOR LOCATION, TRENCHING, PLACEMENT, CONNECTIONS AND TESTING.



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Job No. 2023-190
Drawn by: XX
Print Date: XX
QC: XX | PE: XX
File: 7thStBank_UtilityPlan

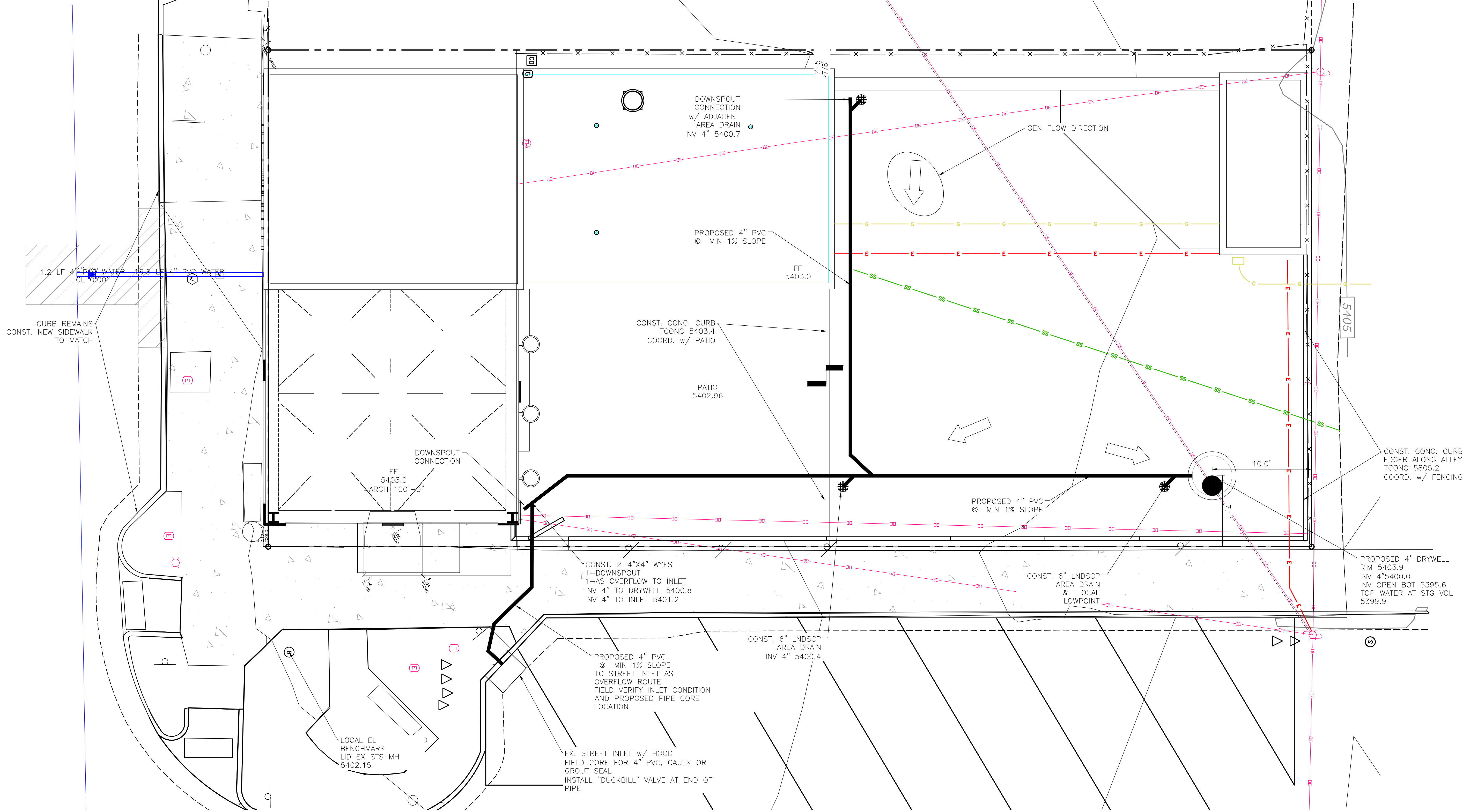
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Utility Plan

Dwg No.

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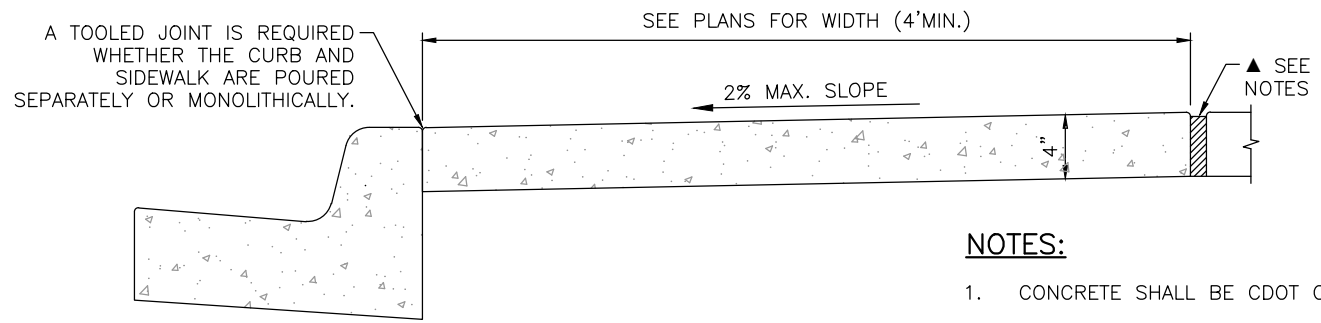
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STORMWATER/DRYWELL SIZING

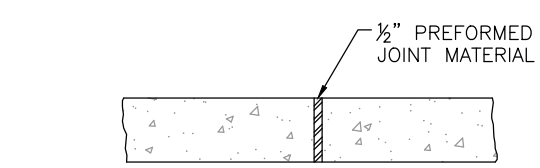
SUMMARY TABLE	AREA (SF)	Runoff Coef.
HISTORIC (NATIVE)	5250	0.54
Q25 PEAK	0.22	CFS
PROPOSED COND	5250	0.75
Q25 PEAK	0.31	CFS
VOL DIFF	54.6	CF
VOL PROVIDED	55+	CF



CONCRETE SIDEWALK
NTS

NOTES:

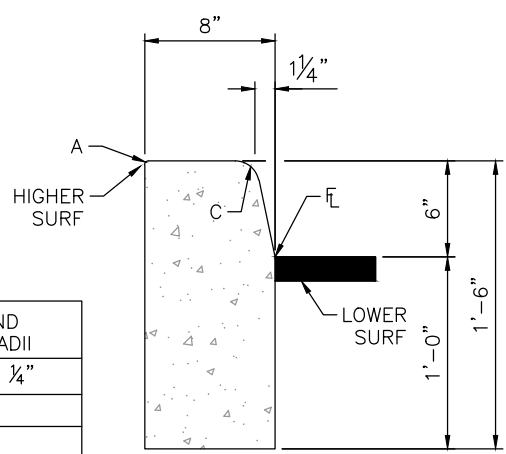
1. CONCRETE SHALL BE CDOT CLASS B OR D.
 2. INCREASE SIDEWALK THICKNESS TO 6 IN. AT DRIVEWAYS AND LOCATIONS SHOWN ON PLANS.
 3. MINIMUM SIDEWALK WIDTH IS 4 FT.
- ▲ EXPANSION JOINTS SHALL BE INSTALLED WHEN ABUTTING EXISTING CONCRETE OR FIXED STRUCTURE. EXPANSION JOINT MATERIAL SHALL BE 3/4 IN. THICK AND SHALL EXTEND THE FULL DEPTH OF CONTACT SURFACE.



- NOTES:
1. EXPANSION JOINTS SHALL BE PLACED IN THE SIDEWALK AT INTERVALS OF NOT MORE THAN 500 FT.
 2. EXPANSION JOINTS MAY BE SEALED WHEN SPECIFIED ON THE PLANS.

SIDEWALK EXPANSION JOINT
NTS

LEGEND FOR RADII
A = 1/8" TO 1/4"
B = 1"
C = 1/2"
D = 1/2" TO 2"



CURB EDGER
(SECTION B)
8 IN. BARRIER

MAGNETIC TRACER TAPE COLOR CODED GREEN WITH "CAUTION BURIED STORM DRAIN LOCATED BELOW" PRINTED ON TAPE. TYPE "3M SCOTCHMARK" OR APPROVED EQUAL

UNCLASSIFIED FILL COMPACTED TO 90% MAX. DRY DENSITY
12 GAUGE INSULATED TRACER WIRE

NOTES:

1. PLACE AND COMPACT BEDDING MATERIAL BEFORE INSTALLING PIPE.
2. PIPE BEDDING MUST BE IN PLACE, COMPACTED AND PIPE INSTALLED AT TIME OF PAVEMENT INSTALLATION OBSERVATION

UNPAVED AREAS PAVED AREAS

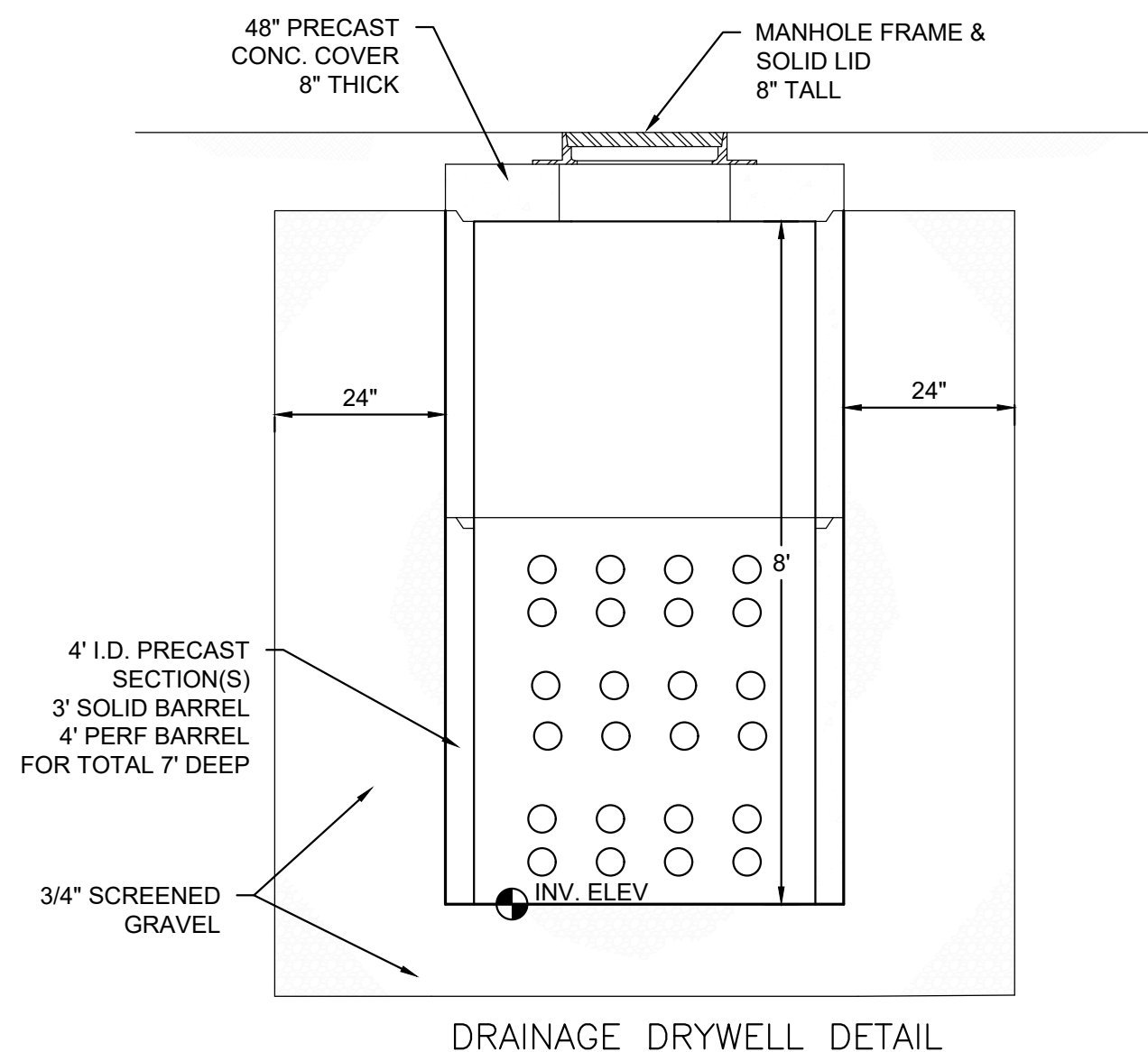
MATCH EXISTING AC PVMT. SAW CUT ASPHALT ONLY NO OTHER CUT

MATCH EXISTING LEVELING COURSE. COMPACT TO 95% MAX. DRY DENSITY

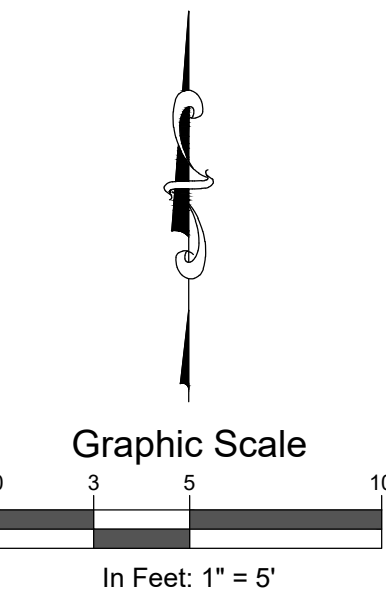
MATCH EXISTING SUB-BASE SLOPE PER OSHA REQUIREMENTS

CDOT CLASS 6 ROAD BASE. COMPACT TO 95% IN 8" LIFTS OR USE CLSM PER COA STANDARDS

CLASS A CRUSHED STONE BEDDING MATERIAL COMPACT TO 95% MAX DRY DENSITY TYPICAL 6" ALL SIDES



DRAINAGE DRYWELL DETAIL



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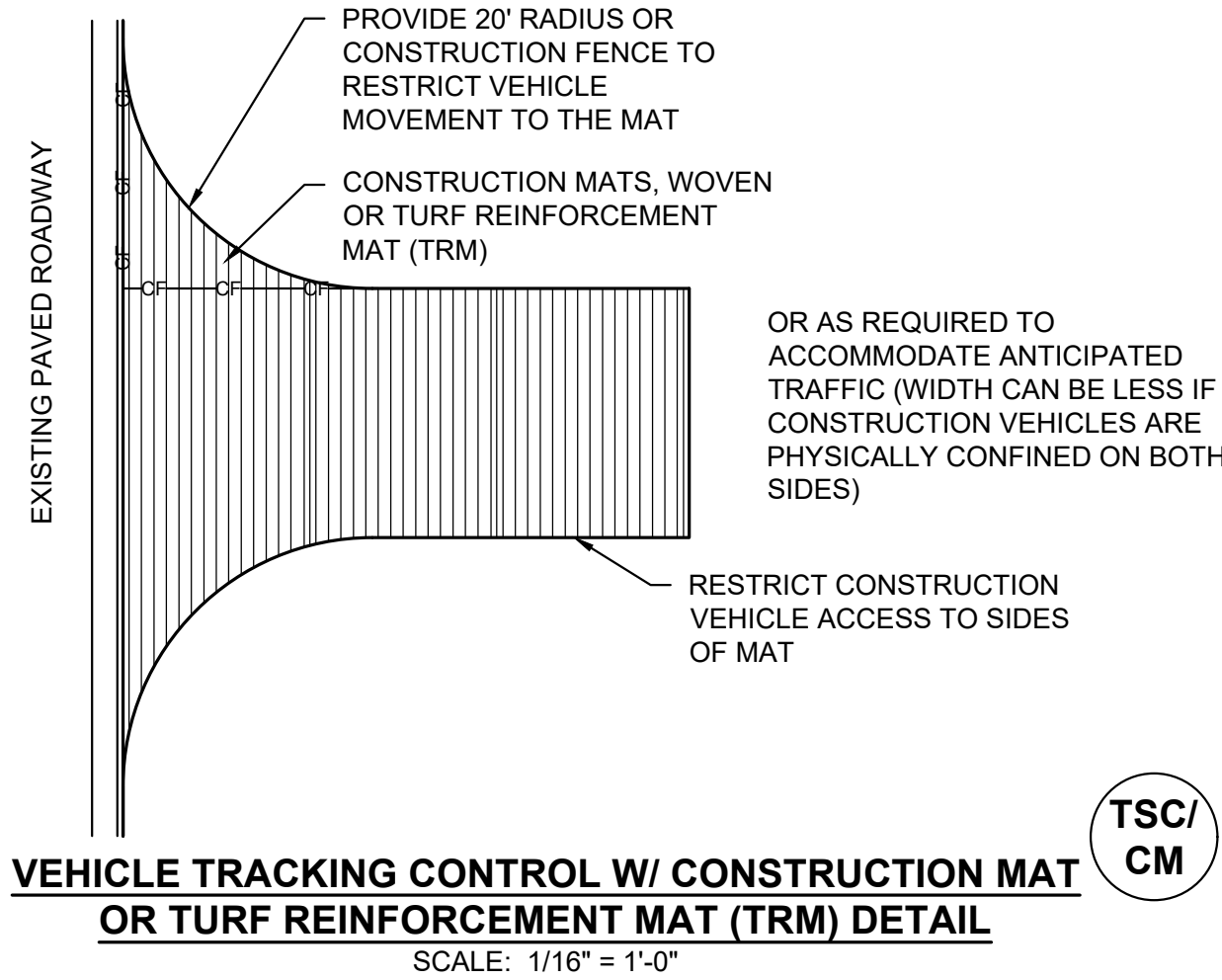
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Drawn by: XX
Print Date: XX
QC: XX | PE: XX
File: 7thStBank_GradingDrainagePlan

Grading & Drainage
Plan

Dwg No.

6

Of: X



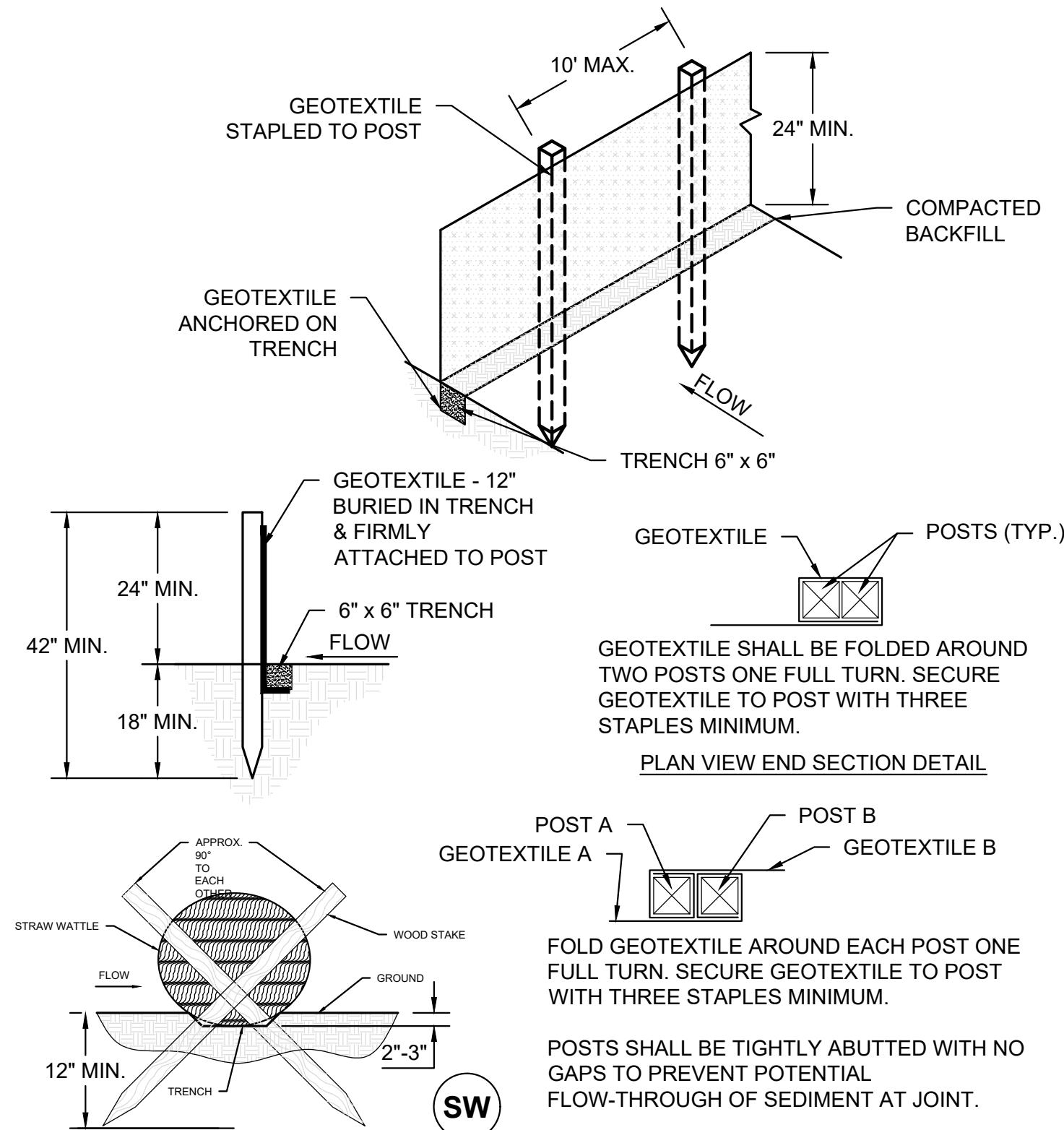
VEHICLE TRACKING CONTROL W/ CONSTRUCTION MAT OR TURF REINFORCEMENT MAT (TRM) DETAIL
SCALE: 1/16" = 1'-0"

STABILIZED CONSTRUCTION ENTRANCE/EXIT INSTALLATION NOTES

- SEE PLAN VIEW FOR
-LOCATION OF CONSTRUCTION ENTRANCE(S)/EXIT(S). TYPE OF CONSTRUCTION ENTRANCE(S)/EXIT(S) (WITH/WITHOUT WHEEL WASH, CONSTRUCTION MAT OR TRM).
- CONSTRUCTION MAT OR TRM STABILIZED CONSTRUCTION ENTRANCES ARE ONLY TO BE USED ON SHORT DURATION PROJECTS (TYPICALLY RANGING FROM A WEEK TO A MONTH) WHERE THERE WILL BE LIMITED VEHICULAR ACCESS.
- A STABILIZED CONSTRUCTION ENTRANCE/EXIT SHALL BE LOCATED AT ALL ACCESS POINTS WHERE VEHICLES ACCESS THE CONSTRUCTION SITE FROM PAVED RIGHT-OF-WAYS.
- STABILIZED CONSTRUCTION ENTRANCE/ EXIT SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.
- A NON- WOVEN GEOTEXTILE FABRIC SHALL BE PLACED UNDER THE STABILIZED CONSTRUCTION ENTRANCE/ EXIT PRIOR TO THE PLACEMENT OF ROCK.
- UNLESS OTHERWISE SPECIFIED BY LOCAL JURISDICTION, ROCK SHALL CONSIST AASHTO #3 COARSE AGGREGATE OR 6" (MINUS) ROCK.

STABILIZED CONSTRUCTION ENTRANCE/EXIT MAINTENANCE NOTES

- INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
- FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
- WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
- ROCK SHALL BE REAPPLIED OR REGRADED AS NECESSARY TO THE STABILIZED ENTRANCE/EXIT TO MAINTAIN A CONSISTENT DEPTH.
- SEDIMENT TRACKED ONTO PAVED ROADS IS TO BE REMOVED THROUGHOUT THE DAY AND AT THE END OF THE DAY BY SHOVELING OR SWEEPING. SEDIMENT MAY NOT BE WASHED DOWN STORM SEWER DRAINS.



STRAW WATTLE INSTALLATION DETAIL

EROSION CONTROL NOTES:

- GEOTEXTILE SHALL BE ATTACHED TO WOOD POSTS WITH THREE OR MORE STAPLES PER POST.
- STAPLES SHALL BE 1/2"
- WOOD POST SHALL BE 1 1/2" x 1 1/2" NOMINAL.
- REFER TO CDOT M-208-1
- STRAW WATTLE MAY BE SUBSTITUTED FOR SILT FENCE

SEDIMENT FENCE DETAIL

TRUE DAM

INSTALLATION AND MAINTENANCE GUIDELINES:

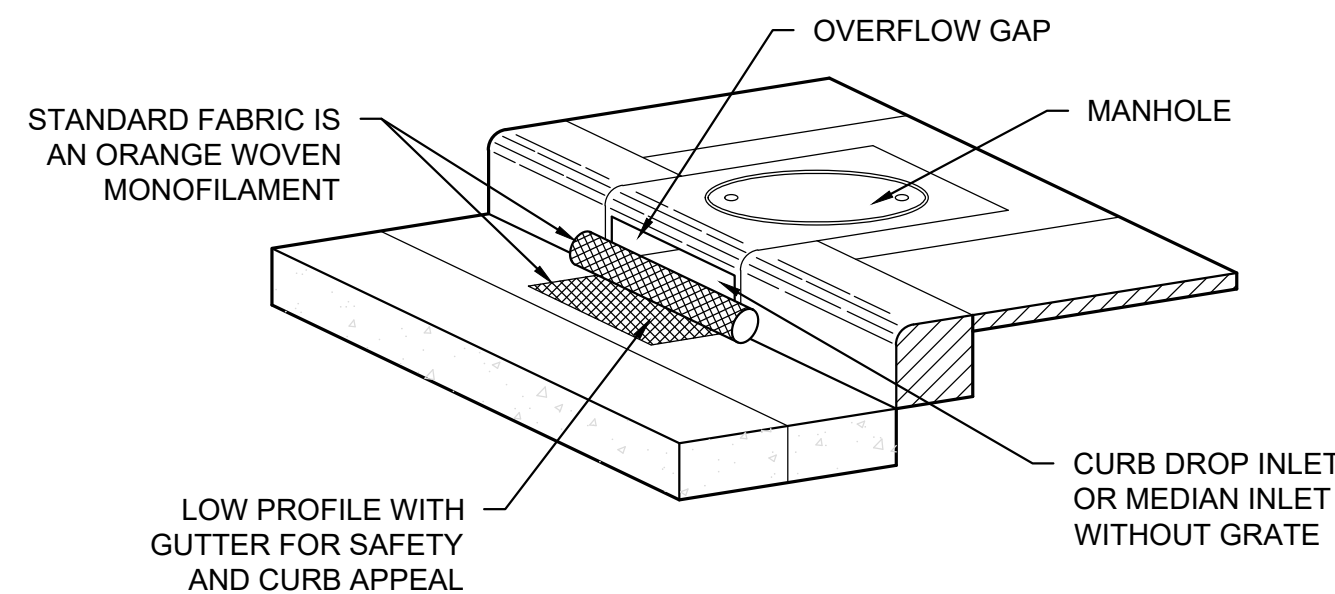
INSTALLATION:

- PLACE TRUE DAM ON GROUND WITH AGGREGATE POUCH ON STREET SIDE NEAR THE INLET ON WHICH IT WILL BE INSTALLED.
- OPEN VELCRO ACCESS POUCH LOCATED ON THE STREET SIDE EDGE OF THE UNIT.
- IF USING OPTIONAL ABSORBENTS, PLACE ABSORBENT SOCK IN POUCH AND PUSH TO BACK OF POUCH.
- FILL POUCH WITH AGGREGATE TO A LEVEL THAT WILL KEEP THE UNIT IN PLACE DURING A RAIN EVENT AND CREATE A SEAL BETWEEN THE TRUE DAM AND THE SURFACE OF THE STREET.
- RESEAL VELCRO ACCESS.
- CENTER THE UNIT AGAINST A CURB OR MEDIAN INLET OPENING SO THAT THE CURB SIDE OF THE UNIT CREATES A SEAL WITH THE CURB AND INLET STRUCTURE.
- THERE SHOULD BE AN EQUAL LENGTH OF THE TRUE DAM OVERHANGING ON EACH SIDE OF THE OPENING.

TRUE DAM

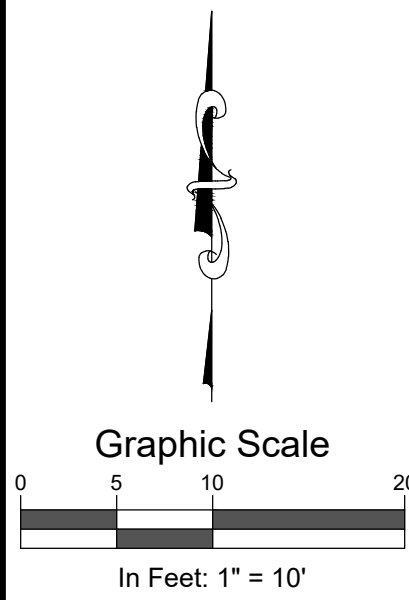
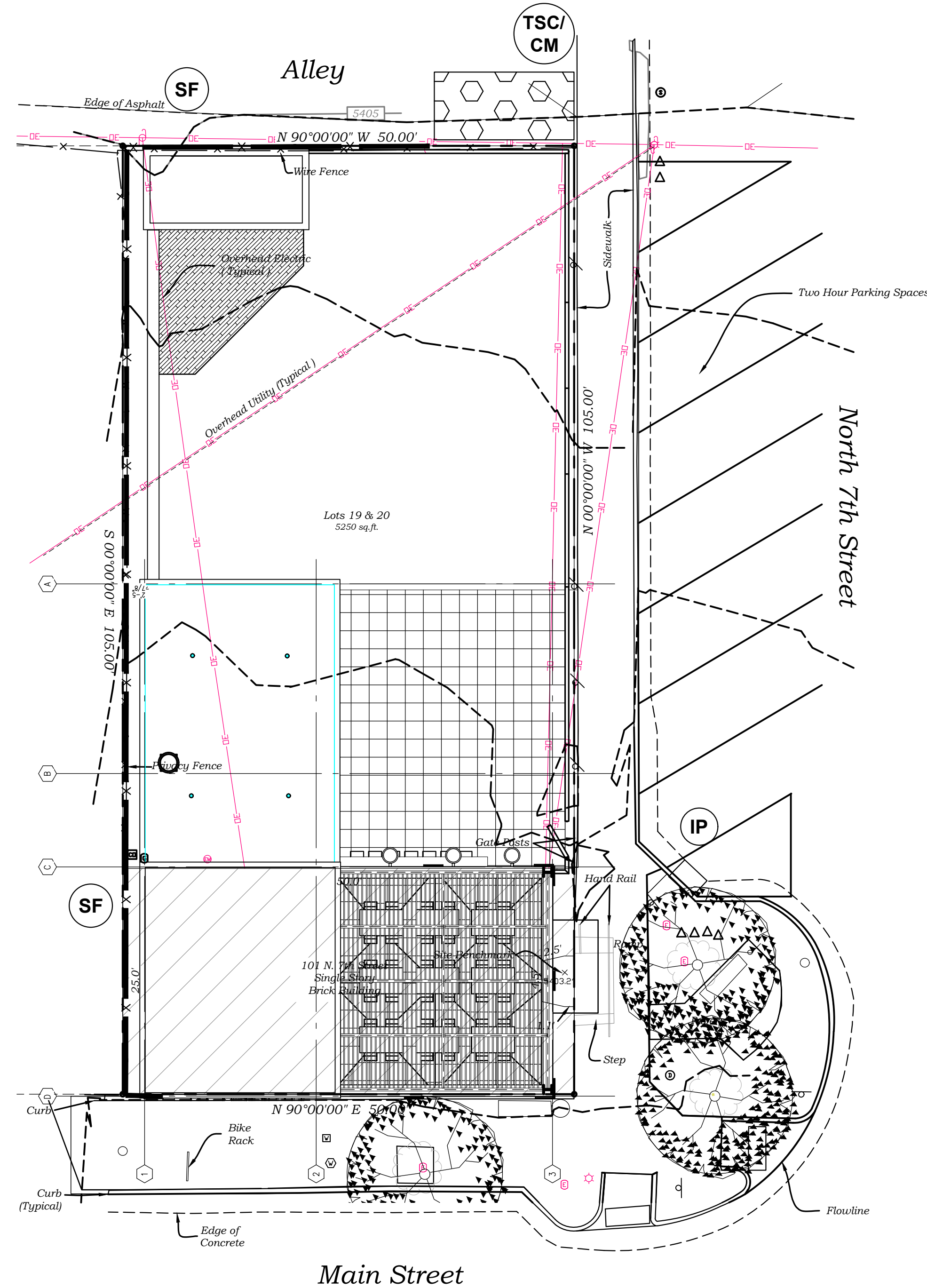
MAINTENANCE:

- REMOVE ALL ACCUMULATED SEDIMENT AND DEBRIS FROM SURFACE AND VICINITY OF UNIT AFTER EACH STORM EVENT.
- IF USING OPTIONAL OIL ABSORBENTS; REMOVE AND REPLACE ABSORBENT PILLOW WHEN NEAR SATURATION.



CURB INLET PROTECTION DETAIL

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



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Drawn by: XX
Print Date: XX
QC: XX | PE: XX
File: 7thStBank_ErosionControlPlan
Title:

Erosion Control Plan

Dwg No.

7

Of: X

HVAC/PLUMBING LEGEND			
NOT ALL SYMBOLS LISTED BELOW ARE USED ON THIS SET OF DRAWINGS			
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
— HS —	HEATING WATER SUPPLY	— () —	FIRE DAMPER
— HR —	HEATING WATER RETURN	— [] —	MANUAL VOLUME DAMPER
— CHS —	CHILLED WATER SUPPLY	— [M] —	MOTORIZED DAMPER
— CHR —	CHILLED WATER RETURN	— () —	POINT OF CONNECTION (N TO E)
— 120° HS —	120° HEATING WATER SUPPLY	— [P] —	PUMP
— 120° HR —	120° HEATING WATER RETURN	— [S] —	STRAINER
— S —	STEAM	— [Z] —	THERMOSTIC STEAM TRAP
— C —	CONDENSATE	— [Z] —	F/T STEAM TRAP
— PC —	PUMPED CONDENSATE	— [B] —	INVERTED BUCKED STEAM TRAP
— RL —	REFRIGERANT LIQUID	— — — — —	DOMESTIC COLD WATER (CW)
— RS —	REFRIGERANT SUCTION	— — — — —	DOMESTIC HOT WATER (HW)
— RHG —	REFRIGERANT HOT GAS	— — — — —	HOT WATER CIRCULATING (HWC)
— RDL —	ROOF DRAIN LEADER	— — — — —	WASTE
— RDLO —	ROOF DRAIN LEADER — OVERFLOW	— — — — —	VENT
→	DIRECTION OF FLOW	— RD —	ROOF DRAIN
— [] —	PIPE CAP OR PLUG	— G —	NATURAL GAS
— [] —	PIPING UP	— LP —	LP GAS
— [] —	PIPING DOWN	— CA —	COMPRESSED AIR
— [] —	EXPANSION JOINT	— [H] —	HOSE BIBB / WALL HYDRANT
— [] —	FLEXIBLE CONNECTOR	— [] —	BACKFLOW PREVENTER
— [] —	BALANCING VALVE	— [] —	FUNNEL DRAIN
— [] —	2-WAY T.C. VALVE	— [] —	FLOOR DRAIN
— [] —	3-WAY T.C. VALVE	— [] —	FLOOR SINK
— [] —	SOLENOID VALVE	— [] —	VENT THROUGH ROOF (VTR)
— [] —	PRESSURE REDUCING VALVE	— [M] —	WATER METER
— [] —	PLUG VALVE	— [M] —	GAS METER
— [] —	BALL VALVE	(E)	EXISTING
— [] —	PRESSURE/TEMPERATURE TAP	(N)	NEW
— [] —	SHUT-OFF VALVE	NIC	NOT IN CONTRACT
— [] —	CHECK VALVE	N.T.S.	NOT TO SCALE
— [] —	UNION	C.O.T.G.	CLEANOUT TO GRADE
— [] —	THERMOMETER	F.C.O.	FLOOR CLEANOUT
— [] —	PRESSURE GAUGE	R.D.	ROOF DRAIN
— [] —	PRESSURE RELIEF VALVE	R.D.O.	OVERFLOW ROOF DRAIN
— [] —	THERMOSTAT	A.F.F.	ABOVE FINISHED FLOOR
— [] —	HUMIDISTAT		

MECHANICAL EQUIPMENT LIST

EF-1	LOWER LEVEL KITCHEN HOOD EXHAUST FAN COOK MODEL 180VH17D 2400 CFM, 1.5" S.P. 2 HP, 208 VOLT, 3 PHASE	BL-1	HEATING WATER BOILER LOCHINVAR MODEL WHB399N 499 MBH INPUT — NATURAL GAS 314.8 MBH OUTPUT — 5,500 FT. ELEV.
EF-2	MAIN LEVEL KITCHEN HOOD EXHAUST FAN COOK MODEL 180VH17D 2400 CFM, 1.5" S.P. 1 HP, 208 VOLT, 3 PHASE		PROVIDE COMPLETE WITH — BOILER CIRCULATING PUMP — FLOW SWITCH — LOW-WATER CUTOFF W/ MANUAL RESET AND TEST — CONDENSATE NEUTRALIZATION KIT — WIRELESS OUTDOOR SENSOR
EF-3	CONDENSATE HOOD EXHAUST FAN FANTECH MODEL FR 225 300 CFM, 0.5" S.P. 1.35 AMPS, 120 VOLTS	BL-2	IS TYPICAL
EF-4	RESTROOM EXHAUST FANS PANASONIC MODEL FV-11-15VK1 100 CFM, 0.25" S.P. 12.0 AMPS, 120 VOLTS	CP-1	HEATING WATER CIRCULATING PUMP — SERVICE TO BOILER BL-1 PROVIDED WITH BOILER
EF-5	UPPER LEVEL RESTROOM EXHAUST FAN FANTECH MODEL FR-225 300 CFM, 0.25" S.P. 1.35 AMPS, 120 VOLTS	CP-2	IS TYPICAL (SERVICE TO BOILER BL-2)
FC-1	FAN COIL UNIT — LOWER LEVEL KITCHEN MAKE-UP AIR MAGICAIRE MODEL BVE 30 2500 CFM — 0-100% O/A 100.9 MBH HTG, 10.0 GPM, 140F E.W.T., 40F E.A.T. 56.7 MBH TOTAL CLG, 56.7 MBH SENS. CLG 2 HP, 208 VOLT, 3 PHASE PROVIDE COMPLETE WITH V.F.D. RATED FOR 2 HP AT 208 VOLT, 3 PHASE ASSOCIATED WITH CU-1	CP-3	CIRCULATING PUMP — SERVICE TO ST-1 GRUNDFOS MODEL UPS 26-99 FC — SPEED 2 14 GPM, 15 FT. HD. 1/6 HP, 120 VOLT
FC-2	FAN COIL UNIT — MAIN LEVEL KITCHEN MAKE-UP AIR MAGICAIRE MODEL BVE 30 2500 CFM — 0-100% O/A 97.6 MBH HTG, 10.0 GPM, 140F E.W.T., 40F E.A.T. 53.2 MBH TOTAL CLG, 53.2 MBH SENS. CLG 2 HP, 208 VOLT, 3 PHASE PROVIDE COMPLETE WITH V.F.D. RATED FOR 2 HP AT 208 VOLT, 3 PHASE ASSOCIATED WITH CU-2	CP-4	CIRCULATING PUMP — SERVICE TO FC-1 GRUNDFOS MODEL UP 26-99 10 GPM, 10 FT. HD. 1/6 HP, 120 VOLT
FC-3	FAN COIL UNIT — SERVICE TO DINING ROOM 2240 CFM, 0-575 CFM O/A 64.4 MBH HTG, 6.50 GPM, 140F E.W.T., 45F E.A.T. 57.5 MBH TOTAL CLG, 48.2 MBH SENS. CLG 1-1/2 HP, 208 VOLT, 3 PHASE PROVIDE COMPLETE WITH V.F.D. RATED FOR 1-1/2 HP AT 208 VOLT, 3 PHASE ASSOCIATED WITH CU-3	CP-5	(SERVICE TO FC-2) IS TYPICAL
FC-4	DUCTLESS SPLIT FAN COIL UNIT — WALL MOUNTED — SERVICE TO ROOF VESTIBULE 203 MITSUBISHI MODEL MSZ-FS09NA 220 CFM, FREE DISCHARGE 9.0 MBH NOMINAL COOLING 9.6 MBH NOMINAL HEATING (-5 F) ASSOCIATED WITH HP-1	CP-6	CIRCULATING PUMP — SERVICE TO FC-3 GRUNDFOS MODEL UPS 26-99 FC — SPEED 1 6.5 GPM, 15 FT. HD. 1/6 HP, 120 VOLT
FC-5	DUCTLESS SPLIT FAN COIL UNIT — WALL MOUNTED — SERVICE TO MEN'S RESTROOM 204 MITSUBISHI MODEL MSZ-FS06NA 220 CFM, FREE DISCHARGE 6.0 MBH NOMINAL COOLING 8.7 MBH NOMINAL HEATING (-5 F) ASSOCIATED WITH HP-1	CP-7	CIRCULATING PUMP — SERVICE TO HC-1 GRUNDFOS MODEL UPS 26-99 FC — SPEED 3 24.5 GPM, 10 FT. HD. 1/6 HP, 120 VOLT
HC-1	O/A PRE-HEAT COIL 244.7 MBH 5.575 CFM, -10F E.A.T. 24.4 GPM, 140F E.W.T. MAXIMUM 0.25" S.P. ACROSS COIL	ST-1	DOMESTIC HOT WATER STORAGE TANK / HEAT EXCHANGER LOCHIVAR SIT080 82 GALLON STORAGE 276.5 GALLON FIRST HOUR, 1.35 GPM CONTINUOUS (100F RISE) 14 GPM, 180F E.W.T. (BOILER SIDE)
		ET-1	HEATING WATER EXPANSION TANK AMTROL EXTROL MODEL EX-60 7.6 GAL. VOL., 2.5 GAL. ACCEPTANCE
		ET-2	DOMESTIC HOT WATER EXPANSION TANK AMTROL THERM-X-TROL MODEL ST-8 3.2 GAL. VOL., 1.9 GAL. ACCEPTANCE
		CU-1	CONDENSING UNIT — ASSOCIATED WITH FC-1 ARMSTRONG MODEL 45CU20LX160P-1A NOMINAL 5 TON COOLING CAPACITY 24.0 RLA, 29.3 MCA, 50 MFS 208 VOLT, 1 PHASE PROVIDE COMPLETE WITH 1-1/8" x 3/8" REFRIGERANT LINE SET CU-2 AND CU-3 ARE TYPICAL
		NOTE:	
			CONDENSING UNIT CU-1 WILL NOT COOL AREA SERVED BY FC-1 BELOW 76F ON A DESIGN DAY.
			CONDENSING UNIT CU-2 WILL NOT COOL AREA SERVED BY FC-2 BELOW 75F ON A DESIGN DAY.
		HP-1	HEAT PUMP — SERVICE TO FC-4, 5 AND 6 MITSUBISHI MODEL MXZ-3C24NA 22.0 MBH COOLING 18.2 MBH HEATING 22.1 MCA, 25 MFS 208 VOLT, 1 PHASE PROVIDE COMPLETE WITH 1/2" x 1/4" REFRIGERANT LINE SET SERVICE TO FC-4 AND 3/8" x 1/4" REFRIGERANT LINE SETS (2X) TO FC-5 AND FC-6

HOODS

KH-1	LOWER LEVEL KITCHEN HOOD — TYPE I — WALL CANOPY — 600F RATED 304 STAINLESS STEEL W/ WELDED SEAMS — UL RATED 11'-6" x 54" DEEP PROVIDE COMPLETE WITH: — GREASE DRAIN WITH REMOVABLE GREASE CUP, — STAINLESS STEEL FILTERS — LED LIGHTS (4000K) — FIRE SUPPRESSION SYSTEM
KH-2	LOWER LEVEL CONDENSATE HOOD — TYPE I I 3'-0" x 3'-0" x 24" TALL PROVIDE COMPLETE WITH CONDENSATE GUTTER
KH-3	MAIN LEVEL KITCHEN HOOD — TYPE I — WALL CANOPY — 600F RATED 304 STAINLESS STEEL W/ WELDED SEAMS — UL RATED 11'-0" x 42" DEEP PROVIDE COMPLETE WITH: — PERFORATED SUPPLY PLENUM — GREASE DRAIN WITH REMOVABLE GREASE CUP, — STAINLESS STEEL FILTERS — LED LIGHTS (4000K) — FIRE SUPPRESSION SYSTEM

AIR DEVICES

EA-1	EXHAUST AIR GRILLE KRUEGER S80P 8" x 8" PROVIDE WITH FRAME FOR SURFACE MOUNTING AND FACE ADJUSTABLE BALANCING DAMPER
SA-1	SUPPLY AIR DIFFUSER KRUEGER MODEL 1400 SERIES — 4-CONE 24" x 24" FOR GRID CEILING INSTALLATION NECK SIZE TO MATCH RUN-OUT DUCT SIZE
SA-2	SUPPLY AIR DIFFUSER — SLOT KRUEGER 1900 SERIES (2) 1" SLOTS PROVIDE WITH FRAME FOR GYPBOARD CEILING INSTALLATION AND INSULATED SUPPLY AIR PLENUM.
SA-2A	SUPPLY AIR DIFFUSER — SLOT KRUEGER 1900 SERIES 1/2" SLOT PROVIDE WITH FRAME FOR GYPBOARD CEILING INSTALLATION AND INSULATED SUPPLY AIR PLENUM.
RA-1	RETURN AIR GRILLE KRUEGER MODEL S80 18" x 42" PROVIDE WITH FRAME FOR GYPBOARD CEILING INSTALLATION
RA-2	RETURN AIR GRILLE KRUEGER MODEL S80 24" x 10" PROVIDE WITH FRAME FOR GYPBOARD WALL INSTALLATION

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THE BANK (RESTAURANT)
101 N. 7TH STREET
SILT, COLORADO 81652

REVISION NO.	DATE

DRAWING TITLE:
MECHANICAL
EQUIPMENT LIST AND
PIPING SCHEMATIC

DATE: 01/05/13
SCALE: N.T.S.
PROJ. NO. 13-009
DRAWN BY: BAI
CHKD BY: MAB

DRAWING NO.

M-0.1





1. PROVIDE LABOR AND MATERIALS REQUIRED FOR COMPLETE AND OPERATIONAL MECHANICAL (HVAC) SYSTEMS.
2. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE GOVERNING CODE AUTHORITIES.
3. ALL WORK SHALL COMPLY WITH AND BE COORDINATED WITH REQUIREMENTS OF ARCHITECTURAL PLANS AND EXISTING CONSTRUCTION AT THE TIME OF INSTALLATION.
4. WHERE DESIGN INFORMATION IS IN-ADEQUATE OR INCOMPLETE WITH REGARD TO PROJECT SCOPE OR CODE / ORDINANCE COMPLIANCE IN ORDER TO PROVIDE A COMPLETE PROJECT BID OR PRICE, THE PLUMBING AND/OR MECHANICAL SUB-CONTRACTOR SHALL BRING SUCH TO THE ATTENTION OF THE ARCHITECT OR ENGINEER PRIOR TO BIDDING OR PRICING THE PROJECT.

IMPLICIT IN SUBMISSION OF A BID OR PRICE TO DO THE WORK IS THE STATEMENT THAT THE PROJECT SCOPE AS SHOWN ON THE PLANS WILL BE COMPLETE, OPERATIONAL, AND IN ACCORDANCE WITH APPLICABLE CODES AND STANDARDS.
5. INSTALL EQUIPMENT TO BE READILY ACCESSIBLE FOR SERVICE AND MAINTENANCE. REVIEW PROPOSED INSTALLATION WITH OWNER AND ARCHITECT PRIOR TO STARTING WORK.
6. OBTAIN WRITTEN APPROVAL FROM THE ARCHITECT OR STRUCTURAL ENGINEER BEFORE NOTCHING, CHIPPING, BURNING, DRILLING OR WELDING OF STRUCTURAL MEMBERS.
7. MAKE ALL DUCT CONNECTIONS TO DUCTED FAN COIL UNITS AND NON-GREASE RATED EXHAUST FANS WITH FLEXIBLE CONNECTIONS.
8. COORDINATE FINAL CEILING GRILLE AND EXHAUST FAN LOCATIONS WITH GENERAL CONTRACTOR AND LIGHTING LAYOUT PRIOR TO ROUGH-IN.
9. SEAL ALL DUCT JOINTS AND CONNECTIONS TO EQUIPMENT AIR TIGHT.
10. NOT ALL DUCTWORK OFFSETS AND TRANSITIONS REQUIRED TO INSTALL THE WORK IN THE AVAILABLE SPACE ARE SHOWN ON THIS DRAWING. FIELD MEASURE FOR EXACT REQUIREMENTS AND INSTALL ACCORDINGLY.
11. UNLESS OTHERWISE NOTED, ALL DIFFUSER RUN-OUT DUCTS IN ACCESSIBLE LOCATIONS SHALL BE INSTALLED WITH BUTTERFLY DAMPERS AT TAP TO MAIN TRUNK DUCT. WHERE RUN-OUT DUCTS ARE NOT ACCESSIBLE, ALL GRILLES SHALL BE PROVIDED WITH REMOTE BALANCING DAMPERS INSTALLED APPROXIMATELY 36" FROM GRILLE.
12. PAINT ALL DUCTWORK VISIBLE BEHIND AIR DEVICES MATTE BLACK.
13. ALL DUCT DIMENSIONS NOTED ARE CLEAR INSIDE.
14. RECTANGULAR DUCTWORK SHALL BE GALVANIZED SHEET METAL WITH 1/2", 3# FIBERGLASS DUCT LINING.
15. ROUND DUCTWORK ABOVE DROPPED CEILING AREAS SHALL BE SNAP LOCK.
16. FLEX DUCTS SHALL BE INSULATED, NOT MORE THAN 5'-0" LONG; TAPE OFF ALL RAW EDGES OF INSULATION.
17. INSTALL DUCTWORK PER SMACNA STANDARDS.
18. UNLESS OTHERWISE NOTED, ALL HEATING WATER PIPING SHALL BE 3/4".
19. EXHAUST DUCT FROM TYPE 1 HOODS SHALL BE 16 GAUGE WELDED STEEL, WRAPPED WITH 2 LAYERS OF 3M FIRE BARRIER DUCT WRAP #15+ OR APPROVED EQUAL. INSTALLATION SHALL BE AS REQUIRED BY MANUFACTURER TO PROVIDE FOR ZERO CLEARANCE TO COMBUSTIBLE CONSTRUCTION.
20. HEATING WATER SYSTEM SHALL BE FREEZE PROTECTED WITH 30% PROPYLENE GLYCOL.
21. INSULATE HEATING HOT WATER PIPING WITH 1" CLOSED CELL FOAM PIPE INSULATION - ARMAFLEX OR APPROVED EQUAL.
22. NOT ALL PIPING OFFSETS AND TRANSITIONS REQUIRED TO INSTALL THE WORK IN THE AVAILABLE SPACE ARE SHOWN ON THIS DRAWING. FIELD MEASURE FOR EXACT REQUIREMENTS AND INSTALL ACCORDINGLY.
23. MOUNT ALL THERMOSTATS 54" A.F.F. TO CENTERLINE AT LOCATION SHOWN ON DRAWINGS. COORDINATE THERMOSTAT LOCATIONS WITH ARCHITECT PRIOR TO ROUGH-IN. THERMOSTATS SHALL BE PROGRAMMABLE. SUBMIT SAMPLE TO ARCHITECT PRIOR TO ORDERING.
24. ALL THERMOSTAT WIRES SHALL BE ROUGHED IN USING 6-WIRE CABLE.
25. BEFORE STARTING WORK, SUBMIT EQUIPMENT SHOP DRAWINGS AND SUBMITTALS REQUIRED FOR PROJECT.

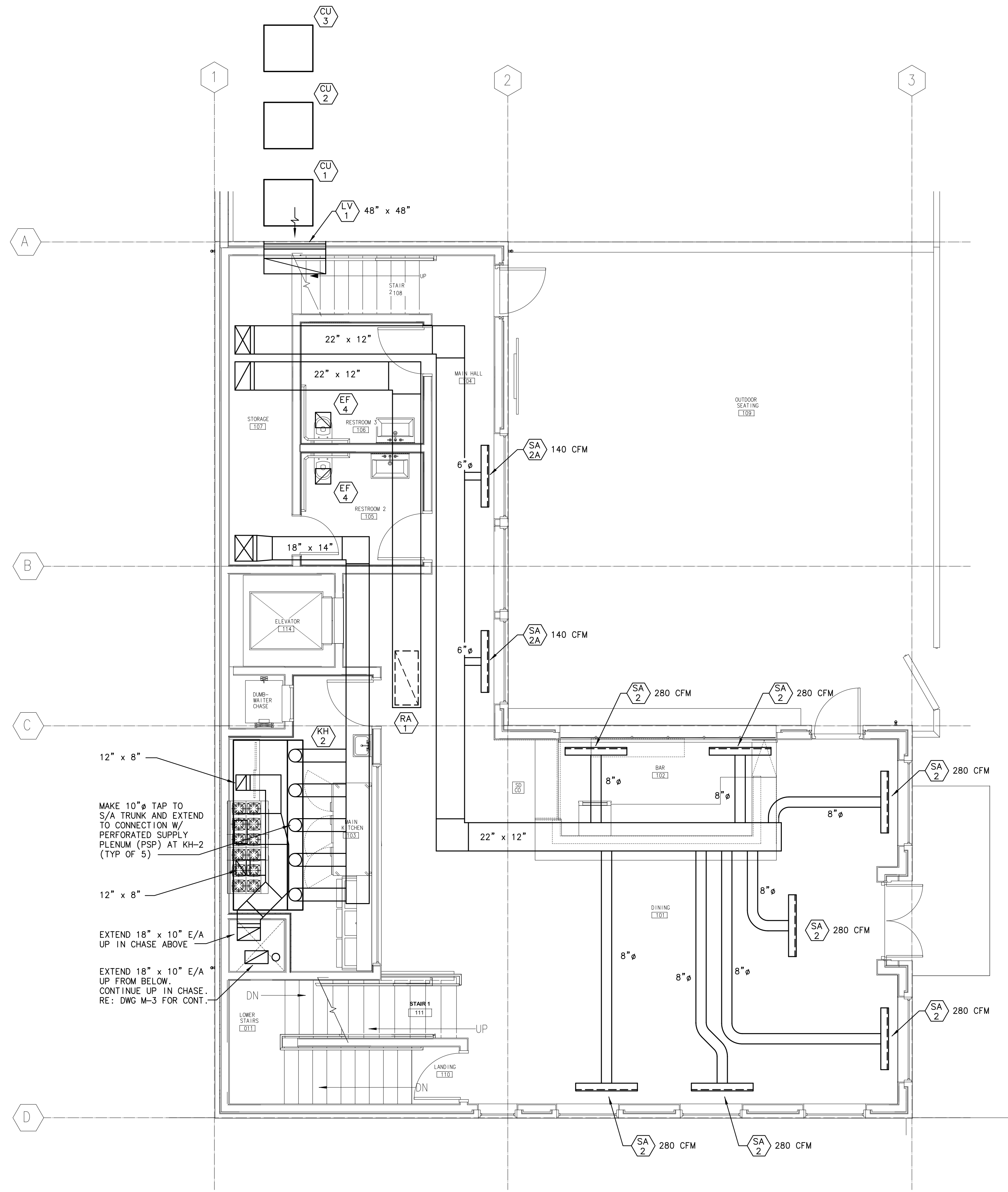
IDENTIFY EACH ITEM WITH SUFFICIENT DATA TO CERTIFY COMPLIANCE WITH MECHANICAL EQUIPMENT LIST.

PURPOSE OF SHOP DRAWINGS AND SUBMITTALS IS TO DEMONSTRATE THAT CONTRACTOR UNDERSTANDS DESIGN CONCEPT. IF DEVIATIONS, DISCREPANCIES, OR CONFLICTS BETWEEN SHOP DRAWINGS AND SUBMITTALS AND CONTRACT DOCUMENTS ARE DISCOVERED EITHER PRIOR TO OR AFTER SUBMITTALS ARE PROCESSED, DESIGN DRAWINGS AND SPECIFICATIONS TAKE PRECEDENCE.

ARCHITECT / ENGINEER REVIEW: ARCHITECT / ENGINEER REVIEW OF SHOP DRAWINGS AND SUBMITTALS AND ACTION INDICATED AS RESULT OF THIS REVIEW IS COURTESY EXTENDED TO CONTRACTOR BY REPRESENTATIVE OF OWNER. THIS SERVICE IS INTENDED TO MINIMIZE DELIVERY TO JOB SITE AND INSTALLATION OF MATERIALS THAT DO NOT MEET OWNER'S REQUIREMENTS FOR BUILDING. SUBMISSION OF MATERIAL FOR THIS ACTION DOES NOT ALTER BASIC INTENT OF SPECIFICATIONS AND CONTRACTOR'S RESPONSIBILITY TO COMPLY THEREWITH.
26. PROVIDE FOR HYDRONIC AND AIR SIDE TEST AND BALANCE AT COMPLETION OF PROJECT.

M-1





MAIN LEVEL HVAC PLAN

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

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SILTO, COLORADO 81652

REVISION NO.	DATE

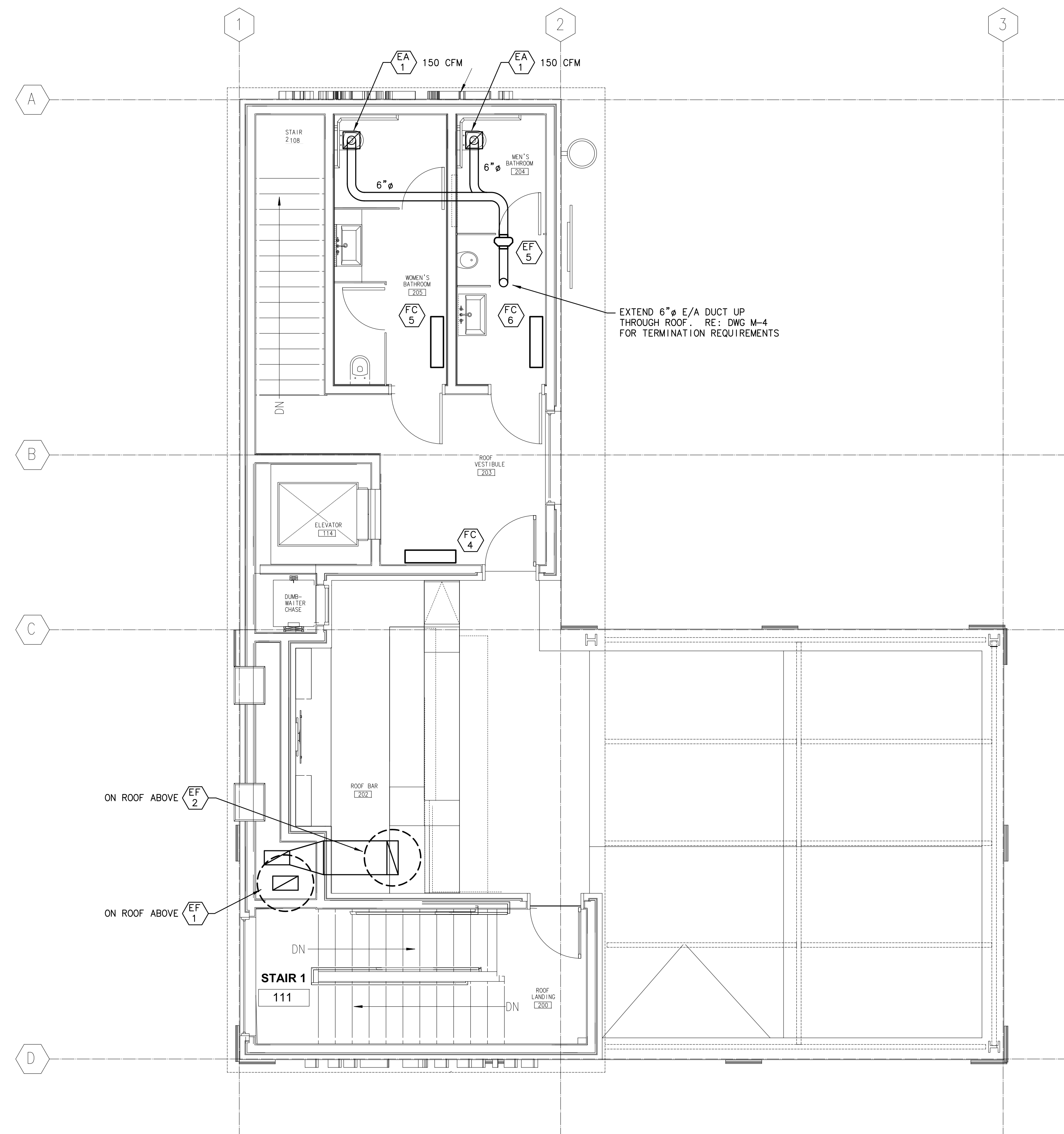
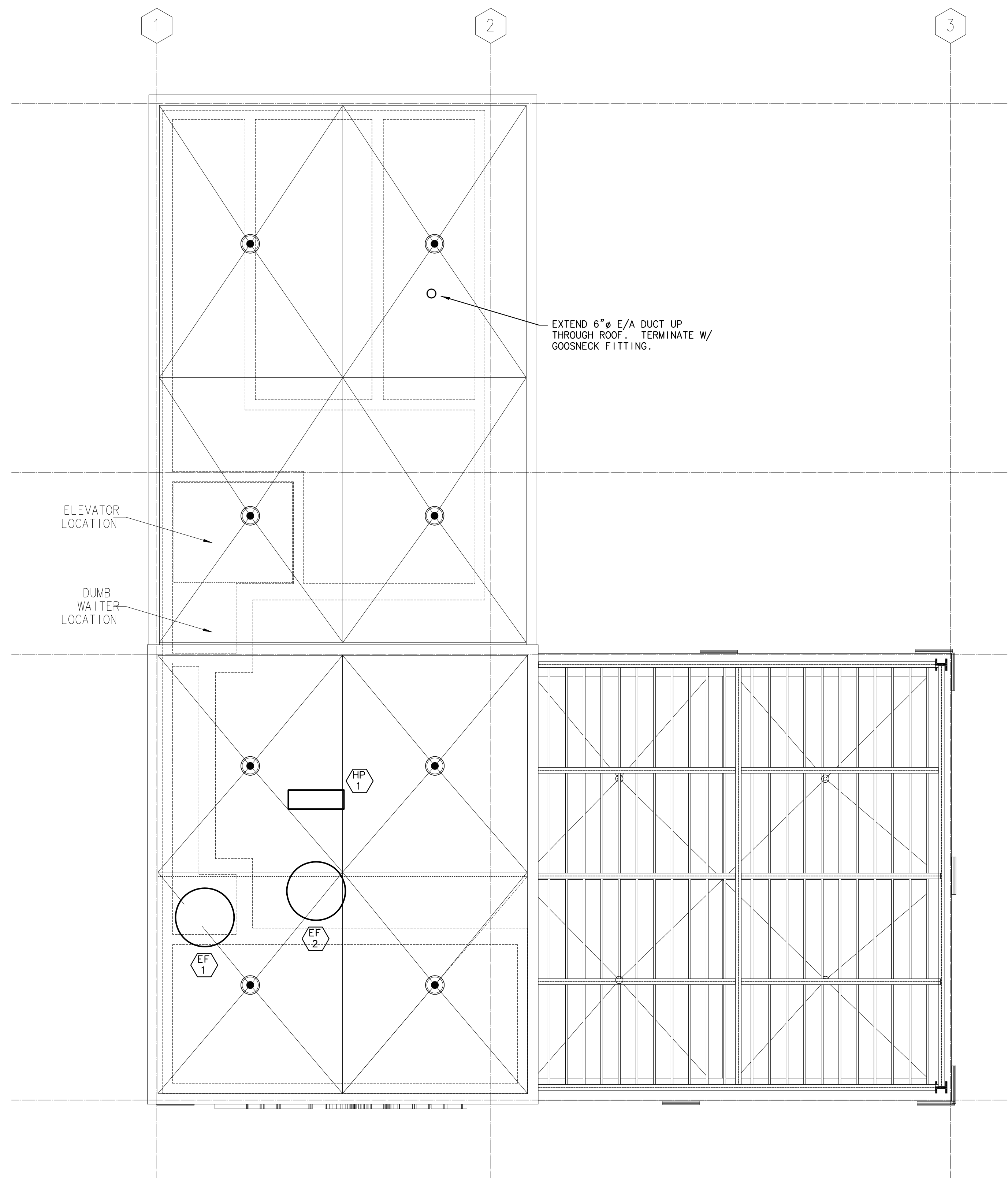
DRAWING TITLE:
**MAIN LEVEL
HVAC PLAN**

DATE: 01/05/13
SCALE: 1/4" = 1'-0"
PROJ. NO. 13-009
DRAWN BY: BAI
CHKD BY: MAB

DRAWING NO.

M-2





THE BANK (RES/AURANI)
101 N. 7TH STREET
SILT, COLORADO 81652

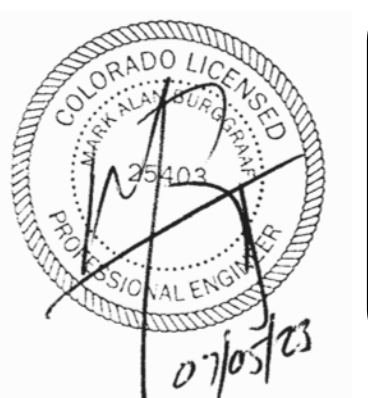
REVISION NO.	DATE

DRAWING TITLE:
UPPER LEVEL
AND ROOF
WAC PLAN

DATE: 07/05/23
SCALE: 1/4" = 1'-0"
PROJ. NO. 23-009
DRAWN BY: DAI
CHKD BY: MAB

DRAWING NO.

M-3





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

1. ALL WORK SHALL COMPLY AND BE COORDINATED WITH REQUIREMENTS OF ARCHITECTURAL AND KITCHEN PLANS AND EXISTING CONSTRUCTION AT THE TIME OF INSTALLATION.
2. INSTALL EQUIPMENT TO BE READILY ACCESSIBLE FOR SERVICE AND MAINTENANCE. REVIEW PROPOSED INSTALLATION WITH ARCHITECT AND G.C. PRIOR TO STARTING WORK.
3. INSULATE DOMESTIC HOT, COLD AND CIRCULATING HOT WATER WATER PIPING WITH 1" THICK CLOSED CELL FOAM PIPE INSULATION, ARMAFLEX OR APPROVED EQUAL.
4. ALL WORK SHALL CONFORM TO THE REQUIREMENT OF THE GOVERNING AUTHORITIES.
5. NOT ALL PIPING OFFSETS AND TRANSITIONS REQUIRED TO INSTALL THE WORK IN THE AVAILABLE SPACE ARE SHOWN ON THIS DRAWING. FIELD MEASURE FOR EXACT REQUIREMENTS AND INSTALL ACCORDINGLY.
6. UNLESS OTHERWISE NOTED, ALL DOMESTIC WATER PIPING FROM THE WATER SERVICE ENTRY TO POINT OF CONNECTION FOR EACH FIXTURE SHALL BE TYPE L COPPER.
7. ALL GAS PIPING SHALL BE SCHEDULE 40 STEEL WITH SCREWED FITTINGS.
8. ALL WASTE PIPING SHALL BE SCHEDULE 40 PVC DWV WITH SOLVENT FUSED FITTINGS.
9. ALL PLUMBING VENT PIPING SHALL BE SCHEDULE 40 PVC DWV WITH SOLVENT FUSED FITTINGS. VENT PIPING INSTALLATION SHALL BE DESIGN/BUILD INSTALLED AS REQUIRED TO MEET THE REQUIREMENTS OF THE 2018 INTERNATIONAL PLUMBING CODE. FIELD VERIFY CONTINUITY OF EXISTING VENT PIPING SERVING THE SPACE AND MAKE A FINAL CONNECTION TO THAT PIPING SYSTEM.

FS-1 FLOOR SINK
ZURN MODEL FD2376
12" x 12" x 8" DEEP - 2" OUTLET
CAST IRON BODY W/ WHITE ACID-RESISTING PORCELAIN ENAMEL
INTERIOR COATING AND ANTI-SPLASH DOME STRAINER

FD-1 FLOOR DRAIN
ZURN MODEL 415B
CAST IRON BODY WITH BOTTOM OUTLET, MEMBRANE CLAMP AND
ADJUSTABLE ADJULAR WITH SEEPAGE SLOTS AND TYPE "B" NICKEL
BRONZE STRAINER. PROVIDE COMPLETE WITH ZURN Z1072 TRAP SEAL.

FT-1 FLOOR TROUGH
KITCHEN EQUIPMENT ITEM 44

GI-1 GREASE INTERCEPTOR
ZURN MODEL 1170-500
20 GPM FLOW RATE, 40 LB GREASE CAPACITY,
3" INLET / OUTLET
30" LONG x 17-1/4" DEEP x 15" TALL
PROVIDE COMPLETE WITH ZURN Z1108 INLET FLOW CONTROL FITTING.

SP-1 DUPLEX GRINDER PUMP PACKAGE
LIBERTY PUMPS D3648 - L50 SINGLE STAGE
50 GPM, 20 FT. HD.
2 HP, 208 VOLT, 1 PHASE
PROVIDE COMPLETE WITH CONTROLLER, BASIN AND FIBERGLASS COVER

KP-X KITCHEN EQUIPMENT ITEM.
RE: KITCHEN EQUIPMENT PLAN K-2.1

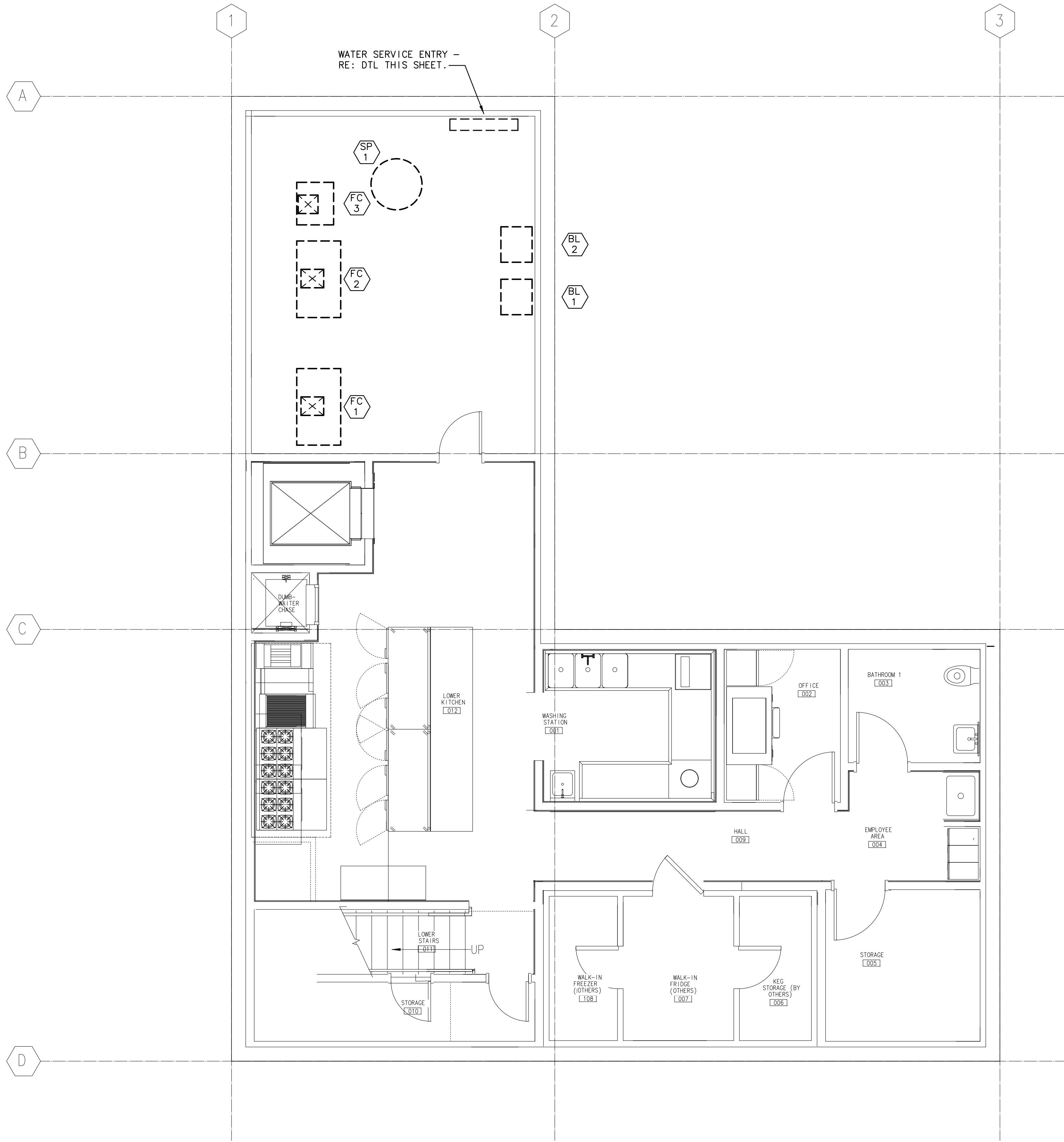
NOTE:

- 3-COMPARTMENT KITCHEN SINK IS BASED ON (3) 20" X 20" X 14" DEEP COMPARTMENTS
- 3 COMPARTMENT BAR SINK IS BASED ON (3) 10" X 14" X 10" DEEP COMPARTMENTS



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LOWER LEVEL ELECTRICAL POWER PLAN

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

FAULT CURRENT CALCULATIONS

SERVICE ENTRANCE TO PANEL MP - BASED ON 112.5 KVA XFMR

- SERVICE AVAILABLE FAULT CURRENT - 7,807 PANEL FAULT CURRENT

DISCONNECT (2) 250 MCM, AL - 70 FT APPROX. DIST. 6,634 L-L

MP - (2) 3/0 CU - 15 FT. APPROX. DIST. 6,426 L-L

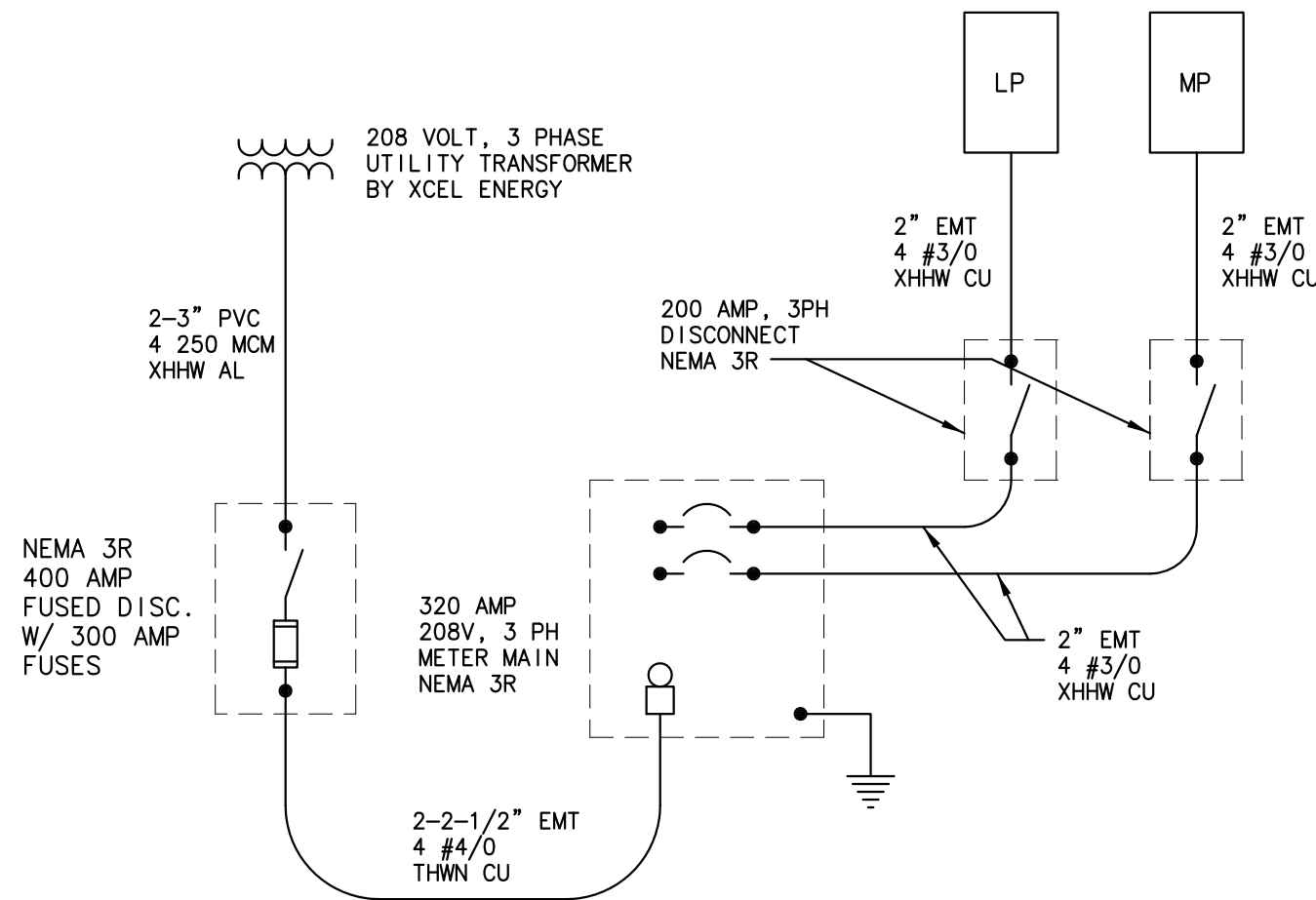
FAULT CURRENT RATINGS

SERVICE DISCONNECT AND PANEL MP SHALL BE RATED FOR 22,000 AMP SYMMETRICAL FAULT CURRENT.

ELECTRICAL GENERAL NOTES

- PROVIDE LABOR AND MATERIAL REQUIRED FOR COMPLETE AND OPERATIONAL ELECTRICAL SYSTEMS.
- PERFORM WORK IN ACCORDANCE WITH THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE AND ALL FEDERAL, STATE, AND LOCAL CODES AND ORDINANCES.
- WHERE DESIGN INFORMATION IS IN-ADEQUATE OR INCOMPLETE WITH REGARD TO PROJECT SCOPE OR CODE / ORDINANCE COMPLIANCE IN ORDER TO PROVIDE A COMPLETE PROJECT BID OR PRICE, THE ELECTRICAL SUB-CONTRACTOR SHALL BRING SUCH TO THE ATTENTION OF THE ARCHITECT OR ENGINEER PRIOR TO BIDDING OR PRICING THE PROJECT.

IMPLICIT IN SUBMISSION OF A BID OR PRICE TO DO THE WORK IS THE STATEMENT THAT THE PROJECT SCOPE AS SHOWN ON THE PLANS WILL BE COMPLETE, OPERATIONAL, AND IN ACCORDANCE WITH APPLICABLE CODES AND STANDARDS.
- COORDINATE WORK WITH OTHER TRADES TO ELIMINATE CONFLICTS. CONFIRM MECHANICAL EQUIPMENT LOCATIONS AND ELECTRICAL LOADS PRIOR TO ROUGH-IN.
- ALL WORK SHALL BE SUBJECT TO INSPECTION AT ANY TIME BY THE ARCHITECT, OWNER, OR ENGINEER.
- NOTIFY PROPER AUTHORITIES WHEN WORK IS READY FOR ANY INSPECTIONS REQUIRED.
- ALL WORK, MATERIAL, AND EQUIPMENT SHALL BE PROTECTED FROM DAMAGE OR LOSS DUE TO THEFT, WEATHER, ETC., UNTIL FINAL WRITTEN ACCEPTANCE BY THE OWNER.
- POST DANGER SIGNS AND PHYSICAL BARRIERS TO PROTECT PEOPLE AGAINST HAZARDS CREATED BY THE WORK.
- PROVIDE AND INSTALL ENGRAVED LAMINATED BLACK AND WHITE PHENOLIC NAMEPLATES FOR ALL SERVICE SWITCHES, PANELBOARDS, AND SAFETY SWITCHES.
- ALL EQUIPMENT SHALL BE INSTALLED AS RECOMMENDED BY THE MANUFACTURER UNLESS SPECIFICALLY INDICATED OTHERWISE.
- PROVIDE FOR NECESSARY CHASES, HOLES, SLEEVES, BOXES, INSERTS, AND HANGERS BY ARRANGEMENT WITH CONTRACTORS OF OTHER TRADES.
- OBTAIN WRITTEN APPROVAL FROM THE ARCHITECT BEFORE NOTCHING, CHIPPING, BURNING, DRILLING, OR WELDING OF STRUCTURAL MEMBERS.
- ALL ELECTRICAL MATERIALS AND EQUIPMENT SHALL BE OF THE TYPE AND QUALITY SPECIFIED, NEW, AND, WHEN LISTED BY UNDERWRITERS LABORATORIES, SHALL MEET THEIR REQUIREMENTS AND BEAR THEIR LABEL WHEREVER STANDARDS HAVE BEEN ESTABLISHED AND LABEL SERVICE REGULARLY FURNISHED.
- RACEWAYS SHALL BE RIGID STEEL OR INTERMEDIATE METALLIC CONDUIT (IMC), OR ELECTRICAL METALLIC TUBING (EMT) AS INDICATED.
- CONDUITS INSTALLED UNDERGROUND OR IN CONCRETE SLABS SHALL BE RIGID SCHEDULE 40 PVC, PROVIDED WITH A GROUND WIRE SIZED PER THE NEC.
- CONDUIT EXPOSED TO MECHANICAL DAMAGE SHALL BE RIGID STEEL GALVANIZED. ALL OTHER CONDUITS MAY BE ELECTRIC METALLIC TUBING OR INTERMEDIATE METALLIC CONDUIT. FLEXIBLE CONDUIT MAY BE USED WHERE CONDITIONS WARRANT.
 - #12 THROUGH #6, DRY LOCATIONS: TYPE THHN, 90 DEGREE C.
 - #12 THROUGH #6, IN SLABS OR WET LOCATIONS: TYPE THWN, 75 DEGREE C.
 - #4 AND LARGER: TYPE THW 75 DEGREE C.
 - WIRE #10 AND SMALLER: SOLID.
 - WIRE #8 AND LARGER: STRANDED.
- RUN CONCEALED CONDUITS IN A DIRECT LINE. RUN EXPOSED CONDUITS PARALLEL TO OR AT RIGHT ANGLES WITH THE LINES OF THE BUILDING. INSTALL ALL CONDUITS AT LEAST SIX INCHES AWAY FROM HOT WATER PIPES. SUPPORT ON APPROVED WALL BRACKETS, CEILING TRAPEZE HANGERS, OR CONDUIT STRAPS, SUITABLY ANCHORED TO THE BUILDING STRUCTURE.
- UNLESS INDICATED OTHERWISE, ALL CONDUCTORS SHALL BE HIGH-CONDUCTIVITY COPPER, #12 OR LARGER, WITH 600 VOLT INSULATION, SIZED AS INDICATED.



ONE-LINE DIAGRAM

NOT TO SCALE

PROVIDE A #2 COPPER GROUNDING ELECTRODE CONDUCTOR TO THE FOUNDATION STEEL AND THE WATER SERVICE. PROVIDE A #6 COPPER GROUNDING ELECTRODE CONDUCTOR TO A 5/8" X 10" DRIVEN ROD INSTALLED WITHIN 5' OF THE SERVICE DISCONNECT.

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SILT, COLORADO 81652

REVISION NO.	DATE

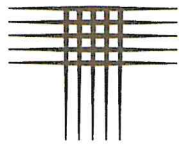
DRAWING TITLE:
LOWER LEVEL
ELECTRICAL
POWER PLAN

DATE: 01/05/13
SCALE: 1/4" = 1'-0"
PROJ. NO. 13-009
DRAWN BY: BAI
CHKD BY: MAB

DRAWING NO.

E-1





CTL|THOMPSON

Founded in 1971

GEOTECHNICAL ENGINEERING INVESTIGATION

**THE BANK
101 N. 7TH STREET
SILT, COLORADO**

Prepared For:

**THUNDERBOWL ARCHITECTS
300 South Spring Street
Aspen, CO 81611**

Attention:
Christina Helm

Project No. GS06733.000-125

December 19, 2022

CTL|Thompson, Inc.

Denver, Fort Collins, Colorado Springs, Glenwood Springs, Pueblo, Summit County – Colorado
Cheyenne, Wyoming and Bozeman, Montana

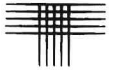
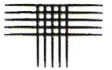


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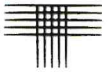


SCOPE

CTL|Thompson, Inc. (CTL|T) has completed a geotechnical engineering investigation for The Bank proposed at 101 N. 7th Street in Silt, Colorado. We conducted this investigation to evaluate subsurface conditions at the site and provide geotechnical engineering recommendations for the proposed construction. The scope of our investigation was set forth in our Proposal No. GS 22-0224. Our report was prepared from data developed from our field exploration, laboratory testing, engineering analysis, and our experience with similar conditions. This report includes a description of subsurface conditions found in our exploratory borings and provides geotechnical engineering recommendations for design and construction of the building. A summary of our conclusions is below.

SUMMARY OF CONCLUSIONS

1. Subsurface conditions encountered in our exploratory borings drilled at the site were about 6 inches of topsoil underlain by sandy clay to the total explored depth of 20 feet. Groundwater was not found in our exploratory borings.
2. The sandy clay at this site has potential for moderate to high amounts of expansion when wetted. Without mitigation, expansion of the clay soil is likely to result in differential heave and damage to the building. We judge that the building can be constructed on a footing foundation provided the soil below the building is subexcavated to a depth of 4 feet replaced as densely-compacted, structural fill. A drilled pier foundation is a positive alternative that would further mitigate risk of building movement.
3. A slab-on-grade floor is anticipated in the basement level. Without mitigation, expansion of the clay soil is likely to result in differential heave and damage to the building. To enhance potential performance, we recommend the soils below the slab be subexcavated to a depth of at least 4 feet and replaced as densely-compacted structural fill.



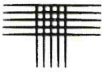
4. A foundation wall drain should be constructed around the basement to mitigate water that infiltrates backfill soils adjacent to the building. Site grading should be designed and constructed to rapidly convey surface water away from the building.

SITE CONDITIONS

The Bank is proposed at 101 N. 7th Street in Silt, Colorado. A vicinity map with the location of the site is included as Figure 1. The subject property is an approximately 0.12-acre parcel northwest of the intersection of Main Street (U.S. Highway 6) and North 7th Street. Commercial buildings are on adjacent properties to the east and single-family residences are on adjacent properties to the west. An aerial photograph of the site is shown on Figure 2. An existing single-story, masonry building is on the south part of the property. The north part of the property is vacant. Ground surface on the site is generally flat. Vegetation is predominantly sparse weeds and grasses.

PROPOSED CONSTRUCTION

We reviewed progress plans for The Bank by Thunderbowl Architects (dated August 4, 2022). The proposed construction is shown on Figure 3. The building is planned as a two-story structure with a basement below the main level. A slab-on-grade floor is expected in the basement level. Maximum foundation excavation depths will likely be on the order of 12 to 14 feet, including the recommended 4 feet of subexcavation. Proximity of the building footprint to property lines will prevent sloping of excavation sides. Excavation retention such as micropiles, will be needed. We should be provided with architectural plans, as they are further developed, so we can provide geotechnical/geo-structural engineering input.



SUBSURFACE CONDITIONS

Subsurface conditions were investigated by drilling two exploratory borings (TH-1 and TH-2) at the approximate locations shown on Figure 2. The borings were drilled on November 11, 2022 with a track-mounted drill rig and 4-inch diameter, solid-stem auger. Drilling operations were directed by our representative, who logged subsurface conditions encountered and obtained representative samples of the soils. Graphic logs of subsurface encountered in our exploratory borings are included as Figure 4.

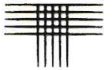
Subsurface conditions encountered in our exploratory borings were about 6 inches of topsoil underlain by sandy clay to the total explored depth of 20 feet. Free groundwater was not encountered in our borings at the time of drilling. PVC pipe was installed in the borings, prior to backfilling, to facilitate subsequent checks of groundwater.

Samples of the soils obtained from our borings were returned to our laboratory for pertinent testing. One sample of the sandy clay selected for one-dimensional, swell-consolidation testing exhibited 6.1 percent swell when wetted under an applied pressure of 1,000 psf. Engineering index testing on one sample indicated a liquid limit of 42 percent and a plasticity index of 25 percent with 81 percent silt and clay (passing the No. 200 sieve). One sample tested had a water-soluble sulfate content of 0.11 percent. Swell-consolidation test results are shown on Figure 5. Laboratory testing is summarized on Table I.

SITE EARTHWORK

Excavation

Our subsurface investigation and experience at nearby sites indicate excavations at the site can be made with conventional, heavy-duty excavating



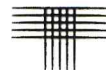
equipment. Sides of excavations need to be sloped or retained to meet local, state, and federal safety regulations. The subsoils at the site will likely classify as Type B soils based on OSHA standards governing excavations. Maximum foundation excavation depth will likely be about 12 to 14 feet, including the recommended 4 feet of subexcavation. Proximity of the building footprint will prevent sloping of excavation sides. Excavation retention, such as micropiles, will be needed. Contractors are responsible for determining the actual OSHA soil type when excavations are made and for maintaining safe excavations. Contractors should identify the soils encountered and ensure that OSHA standards are met.

We do not anticipate excavation for the building foundation will penetrate a free groundwater table. The excavation should be sloped to a temporary sump where water from precipitation can be removed by pumping.

Subexcavation and Structural Fill

Our subsurface information indicates the sandy clay at this site has potential for moderate to high amounts of expansion when wetted. Without mitigation, expansion of the clay soil is likely to result in differential heave and damage to the building. We judge the building can be constructed on a footing foundation with a slab-on-grade basement floor, provided the soil below the building is subexcavated to a depth of 4 feet and replaced with densely-compacted, structural fill.

The subexcavated soils can be reused as structural fill material, provided they are free of rocks larger than 3 inches in diameter, organic matter, and debris. Structural fill materials should be moisture-conditioned to within 2 percent of optimum moisture content, placed in loose lifts of 8 inches thick or less, and compacted to at least 98 percent of standard Proctor (ASTM D 698) maximum dry density. Moisture content and density of structural fill should be checked by CTL|T during placement. Observation of the compaction procedure is necessary.



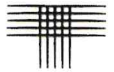
Close control of the process is required. Even well-compacted structural fill can experience settlement on the order of 1 percent of the total fill thickness.

Foundation Wall Backfill

Backfill may be required between foundation walls and the excavation retention system. Proper placement and compaction of foundation wall backfill is important to reduce infiltration of surface water and settlement from consolidation of backfill.

Backfill soils should be placed in loose lifts of approximately 8 inches thick or less, moisture-conditioned to within 2 percent of optimum moisture content, and compacted to at least 95 percent of standard Proctor (ASTM D 698) maximum dry density. Moisture content and density of the backfill should be checked during placement by CTL|T. Observation of the compaction procedure is necessary.

Deep narrow zones of backfill between excavation shoring and foundation walls can be very difficult areas to properly place and compact backfill. Where backfill is required in difficult and confined areas, settlement of 2 to 3 percent of the thickness of the backfill may occur because of the difficulty in achieving compaction. We have observed settlements approaching 10 percent of the thickness of the backfill in some narrow zones. We recommend a clean, granular material (less than 3 percent passing the No. 200 sieve) be used in these zones. The material should be compacted to approximately 70 percent maximum relative density (ASTM D 4253 and 4254). This backfill can be densified and settled by addition water using vibratory compaction equipment. To reduce the chance of large settlements of the ground surface in these difficult areas, we recommend the granular backfill be capped with about 2 feet of clayey soil to reduce moisture infiltration.

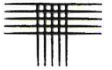


FOUNDATION

Our laboratory testing indicates the natural sandy clay at this site has potential for moderate to high amounts of expansion when wetted. Without mitigation, expansion of the in-situ clay soil is likely to result in differential heave and damage to the building. We judge that the building can be constructed on a footing foundation, provided the soil below the building is subexcavated to a depth of at least 4 feet, moisture-treated, and replaced as densely-compacted, structural fill. The structural fill should be in accordance with the Subexcavation and Structural Fill section. A positive alternative to footings on structural fill would be installation of drilled friction piers. We will provide criteria for design and installation of drilled friction piers, if requested.

Recommended design and construction criteria for a footing foundation are provided below. These criteria were developed based on our analysis of field and laboratory data, as well as our engineering experience.

1. Footings should be supported on a 4-feet thickness of densely-compacted, structural fill. The structural fill should be in accordance with recommendations in the Subexcavation and Structural Fill section.
2. Footings on the structural fill can be designed for a maximum net allowable soil bearing pressure of 3,000 psf. The weight of backfill soil above the footings can be neglected for bearing pressure calculation.
3. A friction factor of 0.35 can be used to calculate resistance to sliding between concrete footings and the structural fill.
4. Continuous wall footings should have a minimum width of 16 inches. Foundations for isolated columns should have minimum dimensions of 24 inches by 24 inches. Larger sizes may be required, depending upon foundation loads.
5. Grade beams and foundation walls should be well-reinforced. We recommend reinforcement sufficient to span an unsupported distance of at least 12 feet.



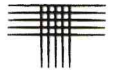
6. The soils under exterior footings should be protected from freezing. We recommend the bottom of footings be constructed at a depth of at least 36 inches below finished exterior grades. The Town of Silt building department should be consulted regarding frost protection requirements.

SLAB-ON-GRADE CONSTRUCTION

Slab-on-grade floors are anticipated in the basement. Without mitigation, expansion of the clay is likely to result in differential heave and damage to slabs. To enhance potential floor slab performance, we recommend subexcavation of the soil below interior floor slabs to a depth of 3 feet and replacement with densely-compacted, structural fill. The subexcavated soils should be replaced as densely-compacted, structural fill in accordance with recommendations in the Subexcavation and Structural Fill section.

Based on our analysis of field and laboratory data, as well as our engineering experience, we recommend the following precautions for slab-on-grade construction at this site.

1. Slabs should be separated from wall footings and column pads with slip joints, which allow free vertical movement of the slabs.
2. Underslab plumbing should be pressure tested for leaks before the slabs are constructed. Plumbing and utilities which pass through slabs should be isolated from the slabs with sleeves and provided with flexible couplings to slab supported appliances.
3. Exterior patio and porch slabs should be isolated from the building. These slabs should be well-reinforced to function as independent units.
4. Frequent control joints should be provided, in accordance with American Concrete Institute (ACI) recommendations, to reduce problems associated with shrinkage and curling.
5. The International Building Code (IBC) may require a vapor retarder be placed between the base course or subgrade soils and concrete



slab-on-grade floors. The merits of installation of a vapor retarder below floor slabs depend on the sensitivity of floor coverings and building to moisture. A properly installed vapor retarder (10 mil minimum) is more beneficial below concrete slab-on-grade floors where floor coverings will be sensitive to moisture.

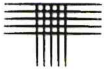
FOUNDATION WALLS

Earth pressures applied to foundation walls will depend on the excavation retention/foundation wall system. In our opinion, a micropile system is appropriate.

For a temporary excavation retention system scenario, below-grade walls in the building could be cast-in-place concrete using the shoring system as the outer form. Alternatively, the foundation walls could be cast-in-place concrete with two-sided forms and backfill placed between the shotcrete facing and foundation walls. In either case, the foundation walls must be designed for the full amount of lateral earth pressures.

For a very rigid wall where negligible or very little deflection will occur, an “at-rest” lateral earth pressure should be used in design. For walls that can deflect or rotate 0.5 to 1 percent of wall height (depending upon the backfill types), design for a lower “active” lateral earth pressure may be appropriate. Our experience indicates typical below-grade walls deflect or rotate slightly under normal design loads, and that this deflection results in satisfactory wall performance. Thus, the earth pressures on the walls will likely be between the “active” and “at-rest” conditions.

For backfill soils conforming with recommendations in the Foundation Wall Backfill section that are not saturated, we recommend design of below-grade walls at this site using an equivalent fluid density of at least 45 pcf. This value as-



sumes deflection; some minor cracking of walls may occur. If very little wall deflection is desired, a higher design value for the “at-rest” condition is appropriate using an equivalent fluid pressure of 60 pcf is recommended.

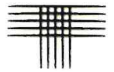
SUBSURFACE DRAINAGE

Water from precipitation, snowmelt, and irrigation frequently flows through relatively permeable backfill placed adjacent to a building and collects on the surface of less permeable soils at the bottom of the foundation excavation. This process can cause wet or moist conditions in below-grade areas, such as basements, and result in water pressure developing outside foundation walls. To reduce the likelihood water pressure will develop outside foundation walls and the risk of wetting in below-grade areas, we recommend provision of a foundation wall drain around the perimeter of the basement.

A prefabricated drainage composite should be placed adjacent to foundation wall exteriors. Care should be taken during backfill operations to prevent damage to drainage composites. We recommend a collector pipe on the foundation wall interior. Collector pipes from the foundation wall drain will need to discharge to a sump pit where water can be removed by pumping for dispersal. Sump pumps must be maintained by the building owner.

SURFACE DRAINAGE

Surface drainage is critical to the performance of foundations, floor slabs, and concrete flatwork. Site grading should be designed and constructed to rapidly convey surface water away from the building. Proper surface drainage and irrigation practices can help control the amount of surface water that penetrates to foundation levels and contributes to heave of soils that support foundations and slabs-on-grade. Positive drainage away from the foundation and avoidance of irrigation near the foundation also help to avoid excessive wetting of backfill

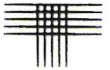


soils, which can lead to increased backfill settlement and possibly to higher lateral earth pressures, due to increased weight and reduced strength of the backfill. We recommend the following precautions.

1. The ground surface surrounding the exterior of the building should be sloped to rapidly convey surface water away from the building in all directions. Where practical, we recommend a minimum constructed slope of at least 12 inches in the first 10 feet (10 percent) in landscaped areas around the building.
2. Backfill around the foundation walls should be moisture-treated and compacted pursuant to recommendations in the Foundation Wall Backfill section.
3. We recommend that the building be provided with roof gutters and downspouts. The downspouts should discharge well beyond the limits of all backfill. Splash blocks and/or extensions should be provided at all downspouts so water discharges onto the ground beyond the backfill. We generally recommend against burial of downspout discharge pipes.
4. Irrigation should be limited to the minimum amount sufficient to maintain vegetation; application of more water will increase likelihood of slab and foundation movements. Plants placed close to foundation walls should be limited to those with low moisture requirements. Irrigated grass should not be located within 5 feet of the foundation. Sprinklers should not discharge within 5 feet of foundations. Plastic sheeting should not be placed beneath landscaped areas adjacent to foundation walls. Geotextile fabric will inhibit weed growth yet still allow natural evaporation to occur.

CONCRETE

Concrete in contact with soil can be subject to sulfate attack. We measured a water-soluble sulfate concentration of 0.11 percent in one sample of the natural sandy clay from the site (see Table I). For this level of sulfate concentration, ACI 318-08, "*Code Requirements for Structural Concrete*", indicates concrete shall be made with ASTM C150 Type II cement, or an ASTM C595 or C1157 hydraulic cement meeting moderate sulfate-resistant hydraulic cement (MS) designation.



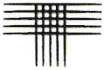
In our experience, superficial damage may occur to the exposed surfaces of highly-permeable concrete, even though sulfate levels are relatively low. To control this risk and to resist freeze-thaw deterioration, the water-to-cementitious materials ratio should not exceed 0.50 for concrete in contact with soils that are likely to stay moist due to surface drainage or high-water tables. Concrete should have a total air content of 6% +/- 1.5%.

CONSTRUCTION OBSERVATIONS

We recommend that CTLJT be retained to provide construction observation and materials testing services for the project. This would allow us the opportunity to verify whether soil conditions are consistent with those found during this investigation. If others perform these observations, they must accept responsibility to judge whether the recommendations in this report remain appropriate. It is also beneficial to projects, from economic and practical standpoints, when there is continuity between engineering consultation and the construction observation and materials testing phases.

GEOTECHNICAL RISK

The concept of risk is an important aspect of any geotechnical evaluation. The primary reason for this is that the analytical methods used to develop geotechnical recommendations do not comprise an exact science. We never have complete knowledge of subsurface conditions. Our analysis must be tempered with engineering judgment and experience. Therefore, the recommendations presented in any geotechnical evaluation should not be considered risk-free. We cannot provide a guarantee that the interaction between the soils and the proposed structure will lead to performance as desired or intended. Our recommen-



dations represent our judgment of those measures that are necessary to increase the chances that the structure will perform satisfactorily. It is critical that all recommendations in this report are followed.

This report has been prepared for the exclusive use of the client. The information, conclusions, and recommendations presented herein are based upon consideration of many factors including, but not limited to, the type of structure proposed, the geologic setting, and the subsurface conditions encountered. The conclusions and recommendations contained in the report are not valid for use by others. Standards of practice continuously change in geotechnical engineering. The recommendations provided in this report are appropriate for about three years. If the proposed project is not constructed within three years, we should be contacted to determine if we should update this report.

LIMITATIONS

Our exploratory borings provide a reasonable characterization of subsurface conditions at the site. Variations in the subsurface conditions not indicated by borings will occur.

This investigation was conducted in a manner consistent with that level of care and skill ordinarily exercised by geotechnical engineers currently practicing under similar conditions in the locality of this project. No warranty, express or implied, is made. If we can be of further service in discussing the contents of this report, please call.

CTL|THOMPSON, INC.


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Division Manager
rbarbone@ctlthompson.com



Reviewed by:


James Kellogg, P.E.
Senior Principal Engineer
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0 500 1000
SCALE: 1" = 1000'

NOTE: SATELLITE IMAGE FROM MAXAR
(COPYRIGHT 2021)





LEGEND:

TH-1 APPROXIMATE LOCATION OF
EXPLORATORY BORING



0 20 30
SCALE: 1" = 30'

NOTE: SATELLITE IMAGE FROM GOOGLE EARTH
(DATED JUNE 17, 2016)





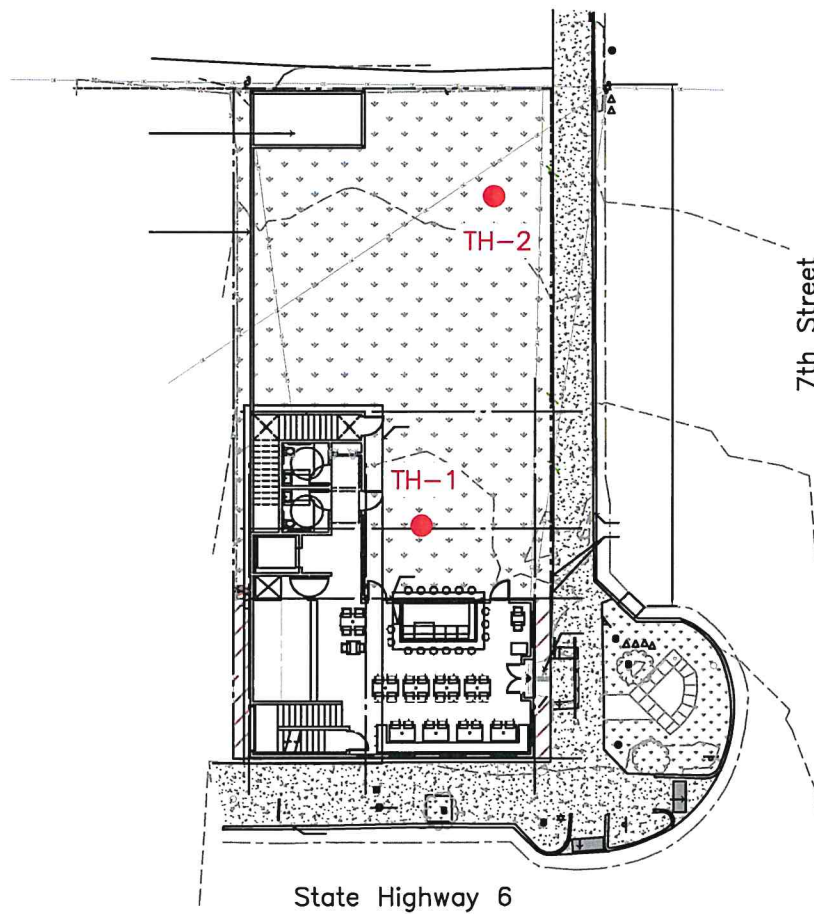
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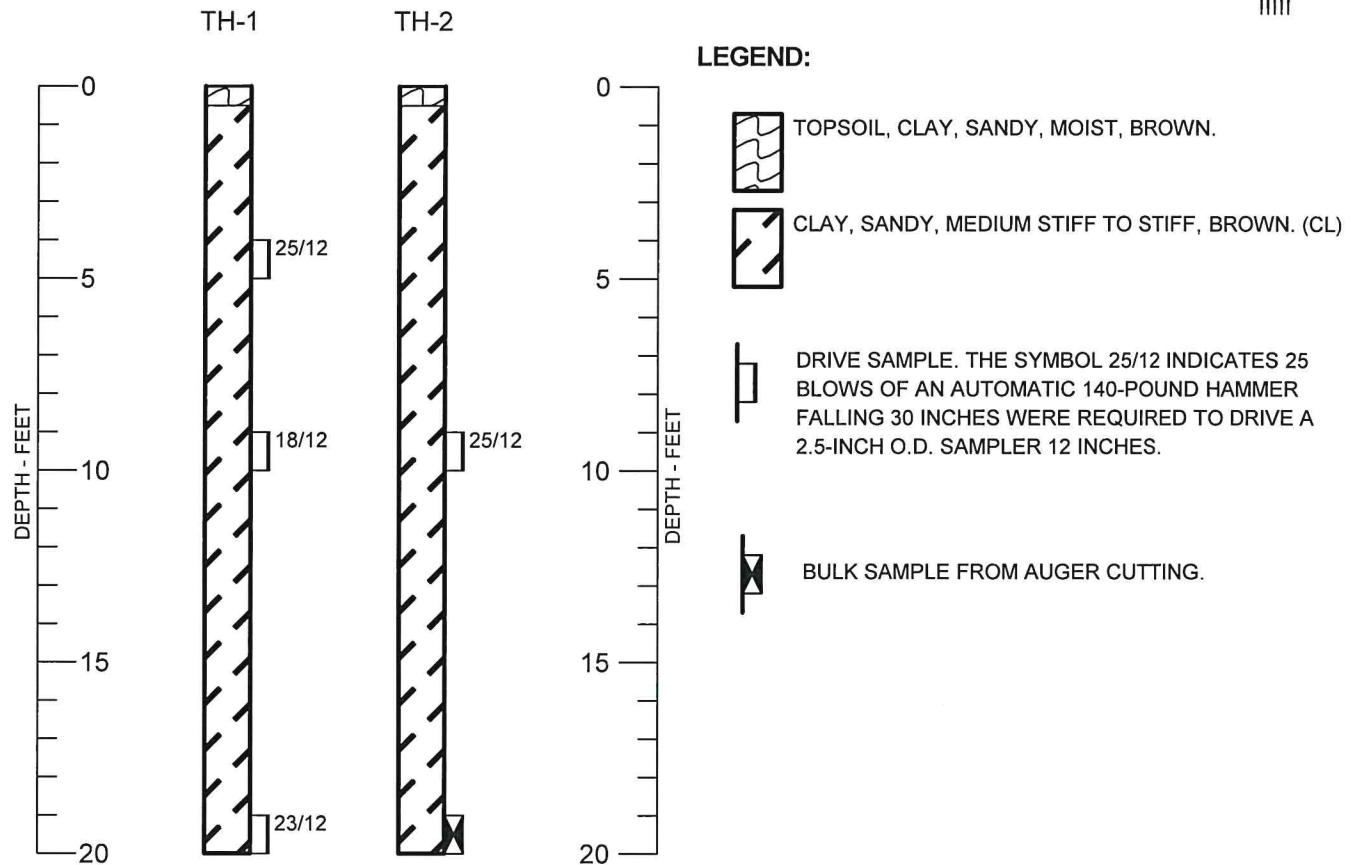
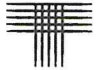
TH-1 APPROXIMATE LOCATION OF
EXPLORATORY BORING



0 10 30
SCALE: 1" = 30'

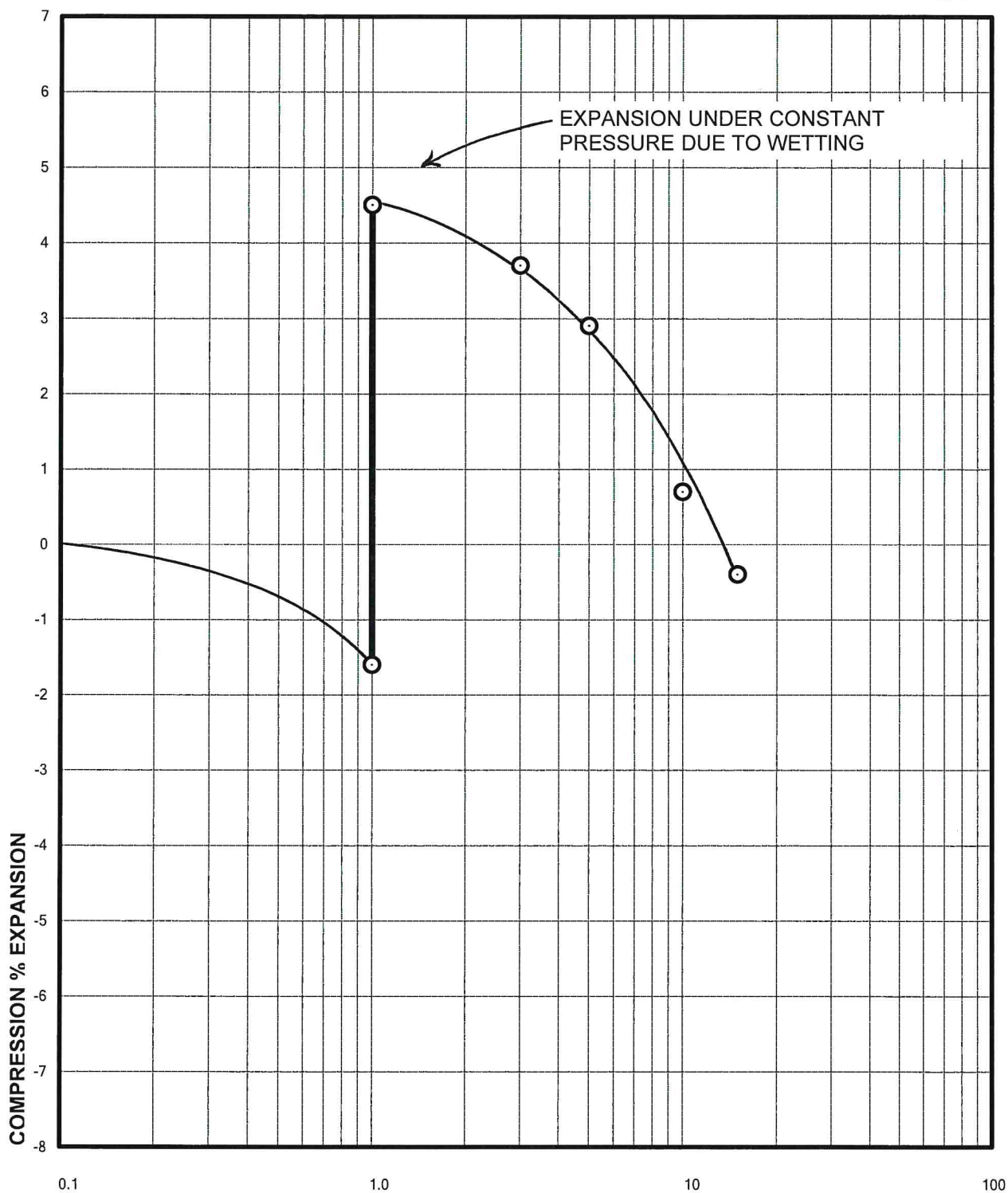
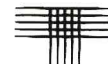
NOTE: BASE DRAWING BY THUNDERBOWL ARCHITECTS
(DATED AUGUST 4, 2022)





NOTES:

1. EXPLORATORY BORINGS WERE DRILLED ON NOVEMBER 22, 2022 WITH A TRACK-MOUNTED DRILL RIG AND 4-INCH DIAMETER, SOLID-STEM AUGER.
2. GROUNDWATER WAS NOT FOUND IN OUR EXPLORATORY BORINGS AT THE TIME OF DRILLING. PVC PIPE WAS INSTALLED IN OUR BORINGS TO FACILITATE SUBSEQUENT CHECKS OF GROUNDWATER.
3. THESE LOGS ARE SUBJECT TO THE EXPLANATIONS, LIMITATIONS AND CONCLUSIONS AS CONTAINED IN THIS REPORT.



APPLIED PRESSURE - KSF
Sample of CLAY, SANDY (CL)
From TH-1 AT 9 FEET

DRY UNIT WEIGHT= 113 PCF
MOISTURE CONTENT= 10.3 %



**SUMMARY OF LABORATORY TESTING
PROJECT NO. GS06733.000-125**

[illegible]