GUNNISON COUNTY PLANNING COMMISSION

PRELIMINARY AGENDA: November 20, 2025
200 E. Virginia, Gunnison, CO 81230
In person or on Zoom

Disclaimer: *agenda discussion item times are approximate. Public hearings may start on or after the posted notice time. Work sessions may start earlier or later than the posted time.*

8:45 a.m.

- Call to order; determine quorum.
- Approval of Minutes from the November 6, 2025, Planning Commission meeting
- Unscheduled Citizens: A brief period in which the public is invited to make general comments or has questions of the Commission or Staff about items which are not scheduled on the day's agenda.
- Miscellaneous/Staff Reminders/Announcements

9: 00 a.m. **Public Hearing: LUC-24-00008 | Treasure Mountain Ranch | Minor Impact**

Treasure Mountain Ranch, Inc. has applied for a Minor Impact Land Use Change to consolidate 16 parcels into 9, complete three boundary line adjustments, and cluster new development with a 1.9-acre building envelope in the Crystal townsite. Treasure Mountain Ranch, who owns 700 acres over the 16 parcels, proposes to retire four structures, construct a 4,900 sq. ft. maintenance barn, and build four new cabins totaling approximately 5,000 sq. ft. to replace four decommissioned cabins in the townsite. The proposal includes wayfinding and interpretive signage for the historic Crystal Mill site and the intention of pursuing landmark designation for six structures.

10:00 a.m. **Public Hearing: LUC-25-00034 | Crested Butte Fire Protection District | Location and Extent**

The Crested Butte Fire Protection District (CBFPD) have submitted a Location and Extent review for a 85-foot wireless telecommunications device with associated equipment shelter, back-up generator, and utility connections pursuant Colorado Revised Statue (CRS) § 30-28-110[1] and Land Use Resolution (LUR) Section 1-106:H *Location and Extent Review Projects* on October 16, 2025. Per CRS § 30-28-110, a Location and Extent application must be submitted prior to the construction of a public facility for review by the Gunnison County Planning Commission within 30 days. We therefore conclude that ***the November 20th hearing is likely the sole opportunity to receive public input and review the proposal.***

11:15 a.m. **Work Session: LUC-25-00031 | Ohio City Store | Minor Impact**

The Applicant was approved for a 4-unit remodel to The Mother Lode store and bar in Ohio City in February 2025 under LUC-24-00057. As part of the building permit process under BP-25-00143, the Applicant amended their plans to add a 5th, owner occupied unit.

11:45 a.m. **Work Session: LUC-24-00014 | Zeck Residence | Minor Impact**

The applicant proposes to build a 1,497 sq. ft. secondary residence with a 920 sq. ft. garage at 720 Hidden Mine Rd., Crested Butte, CO. Currently, the existing primary residence is 4,007 sq. ft. with a 1,132 sq. ft. garage. The aggregate square footage of the existing and proposed buildings is 7,556 sq. ft., which is 556 sq. ft. over the maximum aggregate square footage of 7,000 sq. ft.

12:15 p.m. **Adjourn**

Packet Materials are available online: Planning Commission Meeting Packets
Or by visiting https://gunnisoncounty.org/197/Planning-Commission and selecting "View Most Recent Meeting Packet"

Use this link to join the Webinar on Zoom: https://gunnisoncounty-org.zoom.us/j/86337231015

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NOTE: Unless otherwise noted, all meetings are conducted in the Blackstock Government Center Meeting Room 221 N. Wisconsin St. in Gunnison, across the street from the Post Office. This is a preliminary agenda; agenda times may be changed up to 24 hours before the meeting date. If you are interested in a specific agenda item, you may want to call the Planning Department (641-0360) ahead of time to confirm its scheduled time. Anyone needing special accommodations may contact the Planning Department before the meeting.

[1] Importantly, and as expressly discussed at least in part elsewhere in this memo, CRS § 30-28-110.1 normally applies only to county land use regulations, and does not, for example, apply to building permits as well as certain other statutory requirements.

GUNNISON COUNTY PLANNING COMMISSION
REGULAR MEETING MINUTES
Thursday, November 6, 2025

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The Gunnison County Planning Commission conducted a regular meeting in the Planning Commission Meeting Room in the Board of County Commissioners' Meeting Room, 200 N. Virginia, Gunnison, CO. and on Zoom **Present:**

Chairperson – Roland Mason Vice-Chairperson – Eric Phillips Commissioner – Julie Baca Alt. Commissioner – Catherine McBreen Alt. Commissioner – Sean Patrick	Director of Community and Economic Development – Cathie Pagano Director of Planning – Hillary Seminick Planning Technician – Aidan McComas County Attorney – Matt Hoyt City of Gunnison – Anton Sinkewich Others present as listed in text

Absent: Niederer
Recused:
Zoom: Baca

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With a quorum present Chairperson Mason opened the November 6, 2025 regular meeting of the Planning Commission at 8:46 am. Mason seated Alternate Members Patrick and McBreen as Voting Commissioners.

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Moved by Phillips, seconded by McBreen to approve Planning Commission meeting minutes, dated October 23, 2025. The motion passed unanimously in support.

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Staff announcements/ miscellaneous:
Pagano: noted agendas will be full into the near future.

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Work Session: SG-25-00001 | Gunnison Area Plan Special Area Regulations

Work Session on the proposed Gunnison Area Plan and draft Special Area Regulations.

Staff Comments

Pagano: noted the public hearing was closed at the previous meeting, with public comment open until November 5 at 5:00 p.m.

Pagano: summarized the process leading to the GAP SAR, referencing the Board's Strategic Plan and describing the SAR as a long-term guide for growth and workforce housing, with feasibility driven by the private market.

Pagano: reviewed State Demographer data and Colorado's housing shortfall, noting Proposition 123 established the State Affordable Housing Fund and requires local governments to implement a 90-day fast-track approval process for affordable housing eligibility.

Pagano: presented local housing statistics, linking the housing gap to impacts on the economy and essential services.

Pagano: stated the GAP's goal is to modernize development rules, expand housing options, and maintain neighborhood compatibility. Recommended revisions include larger single-family and duplex lot sizes, reduced density, and requiring Minor Impact permits for projects over 17 units. Explained that net density would exclude waterbodies, easements, rights-of-way, and trail areas.

Pagano: referenced other developments such as Gunnison Rising and West Thorn, noting market conditions will determine feasibility, and summarized statistics for the Urban Growth Boundary and the North and South Urban Transition Areas.

Pagano: Pagano explained the current LUR excludes workforce housing, parks and trails requirements, and connectivity standards for sidewalks, bike paths, and streets. Noted the LUR applies countywide. Cautioned that without SAR adoption, development on the Dunbar parcel would likely follow a suburban pattern with larger lots, lower density, and increased parking requirements. Stated that the public review component of the SAR adds time and cost, which may delay or discourage housing development.

Pagano: clarified next steps for the GAP SAR and reviewed standards of approval.

Baca: requested clarification on approval criteria.

Phillips: requested clarification on approval criteria.

Mason: asked about developer requirements for infrastructure connectivity and scope of improvements.

Pagano: stated a traffic study will address those requirements, noting that access improvements vary by project and must meet Public Works and/or CDOT standards.

McBreen: asked if developers are responsible for long-term infrastructure maintenance.

Pagano: stated roads will be privately maintained but dedicated to the public, and if the North Urban Transition Area is annexed, maintenance would be transferred to the City of Gunnison.

Phillips: asked how net versus gross density affects units per acre; Pagano responded that it depends on parcel conditions.

Sinkewich: noted developers can design to maximize each parcel's potential.

Pagano: reiterated the importance of the standards of approval and their relationship to County development.

<u>Planning Commission Questions</u>

Mason: noted public comments, and asked for clarification on the public comments.

Pagano: noted the public may receive notifications from the County concerning Boards and Commissions.

Mason: stated many comments noted agricultural lands. Asked for clarification on agriculture and urban development in the County.

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Pagano: stated the County has worked hard to preserve working ranches, water rights, viewsheds, etc. Noted the GAP SAR is meant to focus development near to existing developments and urban areas.

Mason: asked if resort communities were being targeted by the State as locations for increased workforce housing.

Pagano: noted the State is focusing on housing efforts throughout Colorado.

Pagano: shared Commissioner Niederer's comments. Niederer's concerns over changes that may inhibit local development, regulations could attract out of town developers rather than local developers. Niederer noted expressed concerns that ADUs and secondary residences won't adequately address the housing issue because cost would limit building of them. Niederer suggested reducing the density of development from 4 units/acre gross, and 5 units/acre net. Niederer suggested a sliding scale of density.

Pagano: professional developers don't have much presence in the County. Most development in the County is small scale. Stated that the marketplace will determine how feasible development is for various developers both within and outside the County. Address how difficult code language would be to create a sliding scale of density, and confusion it may cause for neighborhoods and developers.

Seminick: noted Staff shared what feathered density would look like through a presentation slide previously.

Mason: asked what Next Steps will look like.

Hoyt: noted what the Planning Commission must address in their recommendation of the SAR to the Board of County Commissioners.

Pagano: shared the standards of approval and recommendation in detail. Stated planning ahead allows for approval process to be more streamlined.

Mason: addressed "Development Activity". Stated that the structure of the GAP SAR is needed for the future to address applications through a single lens. No changes to this section.

Phillips: stated there has been a major increase in the number of Major Impact Land Use Change Applications.

Mason: addressed "Rationale and Need for Designation". Reducing the permitting timeline is necessary for larger projects, streamlining in specific areas. No changes to this section.

Mason: addressed "Boundaries". Stated focusing future development near Gunnison meets connectivity, access, etc. needs. Chosen boundaries for the transition areas are appropriate given proximity to Gunnison.

Phillips: noted lesser impact to wildlife through the proposed GAP SAR boundaries.

Patrick: noted concerns of Fairway Lane residents, stated clarification today was shown.

Mason: maintaining the concentration of development near Gunnison prevents threatening the preservation of ranchland, wildlife areas, etc. Noted that development outside the GAP SAR areas will be very difficult if adopted. No changes to this section.

Mason: noted “Community Plan or Technical Study”. No changes, besides the Housing Needs Assessment and the Gunnison Area Plan.

Pagano: stated that an addition of Land Use Resolution amendments would be applicable to the entire county, added to “Alternatives” section of the approval standards. Noted collaboration with the City is an important function of the GAP SAR.

Phillips: addressed “Adverse Impacts and Expected Benefits”.

Mason: noted pre-annexation agreements as necessary for future development.

Pagano: noted agriculture will be added to “Adverse Impacts and Expected Benefits”.

Hoyt: stated pre-annexation could be added to “Adverse Impacts and Expected Benefits”.

McBreen: asked about adverse impacts on development and developers.

Pagano: noted the current permitting process and review process is onerous to development. Stated the lack of certainty is an obstacle to gaining housing in the County. Noted limiting the public process cuts back on costs for potential developers.

McBreen: asked why the cost currently is so high.

Seminick: stated a public/private relationship is being encouraged.

Patrick: asked what the amendment process is for the GAP SAR.

Pagano: stated the Land Use Resolution contains the provision for amendments. Noted the first version of the GAP SAR won’t be perfect, so amendments are expected.

McBreen: asked whether comment has been received from builders and/or contractors concerning the GAP SAR.

Sinkewich: the process started with stakeholder groups including builders and contractors.

Pagano: The streamlined review process is meant to address major concerns over the lengthy projects.

Phillips: noted lack of public input is an Adverse Impact.

Seminick: stated a loss of funding from Propostition 123 by not implementing GAP SAR is a major adverse impact.

Mason: the streamlined review of an Administrative Review, while limiting public comment is a benefit.

Pagano: asked Commissioners to address potential revisions.

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Mason: stated being comfortable with increasing lot sizes. Comfortable with the minimum of 7 units/acre. Comfortable with using net density over gross density.

Phillips: Stated reducing below 7units/acre would limit the number of housing units for citizens who need it most.

Mason: noted local developers were looking for smaller scale development, similar to sprawl. Smaller developers may face challenges when developing under the GAP SAR.

Pagano: stated developers have voiced needing more units to make a development profitable. Noted constraints on development.

Phillips: stated being comfortable with the revisions recommended by the Commission.

Patrick: stated being comfortable with the revisions recommended by the Commission.

Baca: noted being comfortable with the revisions recommended by the Commission.

Pagano: stated constraints of the parcel will dictate number of units.

Mason: noted Staff and City of Gunnison spent much time identifying parcels that make sense for development.

Pagano: stated staff identified appropriate parcels for development. Noted the inclusion of net density.

Mason: asked about concern over uranium in the South Urban Transition Area. Asked what development would have to do to ensure it is safe?

Pagano: stated the area has been determined to be safe by the Department of Energy. Developers don't have to test further to prove the safety of the South Urban Transition Area.

Staff Response

Next Steps

Moved by Baca, seconded by Patrick to forward a draft recommendation of the Special Area Regulations to the Board of County Commissioners. The motion passed, with one abstention.

Work Session: LUC-22-00028 | Starview Subdivision | Major Impact

The applicant proposed subdivision of a 96-acre parcel into 107 residential lots (83 single-family residence lots ad 24 deed restricted units); and a building for Crested Butte South Metropolitan District. The subject parcel is located at the southeast corner of the intersection of Highway 135 and Cement Creek Rd.

Applicant Presentation

Applicant: applicant presented the revised sketch plan grid.

Staff Comments

Pagano: applicant made changes to plan, noted concerns from CPW over current designs.

Planning Commission Questions

Mason: asked for the maximum and minimum lot sizes and whether Lots 1–10 will be gated. Asked Commissioners for observations from the October 2 site visit. Noted improved understanding of the wildlife corridor and neighboring driveway easements; stated CPW is concerned about overlap between the corridor and driveways. Said viewing road easements, highway setback, and the natural slope was helpful.

Phillips: said viewing the proposed sports field, highway setback, deed-restricted housing, site grading, and road noise was useful; also viewed the southern access point and relocated driveways.

Patrick: said seeing the site helped understand view preservation from Hwy 135.

Mason: said seeing the proposed roundabout location helped visualize potential traffic flow.

Applicant: explained the roundabout design is preliminary and subject to change.

Applicant: said the neighboring driveway has been relocated, reopening the wildlife corridor.

Pagano: noted CDOT and County approval of the roundabout will be required.

Phillips: requested to see the CPW wildlife map overlaid on the applicant's site plan.

Mason: noted the proposed density of 1.2 units per acre is reasonable and applicants have addressed prior Commission requests.

Phillips: asked whether developers will build out the project themselves.

Applicants: confirmed they plan to construct the development.

Mason: said future buildout could be by one or multiple developers.

Patrick: noted similar areas in the north valley are largely built out and asked about plans for street lighting.

Applicant: said lighting plans are undecided but will be minimal; CDOT may require lights at intersections and public spaces.

Pagano: presented the CPW wildlife map showing the southern parcel area as a migration corridor of concern.

Mason: asked how the trail network and water lines will connect to Crested Butte South.

Applicant: said trails and utilities are planned to connect with the development.

Phillips: asked how access points may impact wildlife and whether the secondary access could be relocated to address CPW concerns.

Applicant: said coordination with CDOT will determine the final location of the secondary access.

Phillips: asked about anticipated traffic patterns and resident use of access points.

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Applicant: said southern residents would likely use the southern access, and northern residents the northern access.

Public Comments

Applicant Response

Staff Response

Pagano: stated the Commission my hold a public hearing, based on their discretion.

Hoyt: stated the public hearing would be a continuation.

Pagano: after the public hearing, it may be decided to continue or close, adding notes about the process. Stated the notice requirements for a public hearing.

Mason: stated being in favor of a public hearing.

Patrick: stated agreement with having a public hearing.

Phillips: asked whether the application is ready to be moved to a public hearing.

Mason: asked if the commission had questions during this work session.

Pagano: stated another work session could be held after a future public hearing.

Motioned by Baca, seconded by Patrick. Motion passed unanimously in support to reopen the public hearing.

Next Steps

Staff will work with applicants to schedule a date for the public hearing.

Moved by Mason, seconded by Mcbreen to adjourn the meeting. The motion passed unanimously in support.

Meeting Adjourned at 11:41am

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GUNNISON COUNTY
COMMUNITY & ECONOMIC DEVELOPMENT

Hillary I. Seminick, AICP, *Planning Director*
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To: Gunnison County Planning Commission
Date: November 13, 2025
Meeting Date: November 20, 2025
Re: Public Hearing: LUC-24-00008 | Treasure Mountain Ranch Minor Impact

I. Project Summary

Treasure Mountain Ranch, Inc. has applied for a Minor Impact Land Use Change to consolidate 16 parcels into 9, complete three boundary line adjustments, and cluster new development within a 1.9-acre building envelope in the Crystal townsite. Treasure Mountain Ranch, which owns 700 acres over the 16 parcels, proposes to retire four structures, construct a 4,900 sq. ft. maintenance barn, and build four new cabins totaling approximately 5,000 sq. ft. to replace four decommissioned cabins in the townsite. The proposal includes wayfinding and interpretive signage for the historic Crystal Mill site and the intention of pursuing historic designation for six structures.

II. LUR Section 3-111 Classification of Impact

The applicant and staff conducted various pre-application meetings to discuss the scope of the proposal relative to the land use change impact classification in the Gunnison County Land Use Resolution (LUR). The proposal includes clustering of several parcels, including clustering of three parcels into one central "Development Parcel." Four new residential units ("cabins") are proposed on the "Development Parcel," which will result in a total of six residential units on a single parcel. Pursuant to LUR Section 7-101:A., more than four residential units on a single parcel is classified as a Major Impact project. The applicant proposes abandoning the residential use of four cabins on other parcels under Treasure Mountain Ranch ownership; therefore, the land use change application is a Minor Impact project pursuant to LUR Section 6-102, *et. seq.*

III. Application History

The land use change application was initially submitted in spring of 2024. At that time, the application was deemed incomplete because a number of applicable LUR standards were not addressed and the boundary line adjustment plats were confusing and missing information. The applicant provided a response to the March 2024 determination on August 2, 2024, which included a comprehensive resubmittal of the entire application for cohesiveness and clarity. The application was deemed incomplete in February 2025. The current application was deemed complete on April 21, 2025 and distributed for referral on the same day. In accordance with department policy, the application was not scheduled for the initial work session on August 21st , until the majority of the referral agency comments were resolved.

IV. August 21, 2025 Work Session

The Planning Commission discussed the following matters of the application at the work session, summarized from the regular meeting minutes:

- Discussion regarding winter access safety through an avalanche corridor.
- All new development and central septic system on the "development parcel."

- The applicant plans to decommission historic cabins (not located on the development parcel) and nominate them for the Gunnison County Register of Historic Preservation.
- If future commercial uses were proposed, a new Land Use Change application would be required.
- Signage, parking logistics, and visitor management issues at the historic Crystal Mill site.

V. September 17, 2025 Site Visit

The Planning Commission and Gunnison County staff departed the Blackstock Building at 8:30 a.m., arriving in Marble around 11:30 a.m., arriving at the Crystal Mill around 12:15 p.m. A short lunch was accompanied by a presentation to orient the commission to the townsite. To facilitate the site visit, the applicant provided UTV transportation from the Daniels Hill parking area to the Townsite and brownbag lunches for staff and the commission. The proposed changes and townsite were toured until 2:45 p.m., with staff returning to Daniels Hill around 3:30 and back to county offices around 6:30 p.m.

VI. October 10, 2025 Work Session

At a short meeting, the Planning Commission directed staff to schedule a public hearing; however, did not direct staff to draft a decision document.

VII. Public Notice

The applicant has provided proof of posting and mailing of notice, and the notice was published in the Sopris Sun on November 6th.

VIII. Summary of Applicable Gunnison County Land Use Resolution Standards

Staff has compiled a summary of the substantive issues in the land use change application below. All applicable criteria have been addressed in the staff report.

A. LUR Section 3-106.A : Phasing of Projects

The LUR allows for the review of a land use change to be phased provided the phases comply with applicable requirements of the LUR. The Applicant has noted conceptual plans for the TMR Property in past conversations with Staff; however, represents that at this time they cannot commit to phasing as clarified in "Re: Use Classification – LUC-24-0008 (sic) Treasure Mountain Ranch Inc. ("TMR")", dated December 10 2024.

> "*These hypotheticals included possible future developments that could occur, such as an owner operated residential community that included limited snowcat skiing for owners and their guests (not for the general public). Having evaluated various hypotheticals and its own funding streams and various timelines, TMR settled on completing certain baseline improvements for the TMR property that will be of long-term benefit to the TMR property regardless of whether any of those hypothetical projects are pursued. The maintenance barn and residential structures are a discrete project intended to improve the existing amenities and functionality of the TMR property for the benefit of TMR, other owners in the Town of Crystal, and the general public. This application is not a component application of any previous hypothetical or potential master plan as TMR cannot at this time commit to filing any subsequent applications or plans. Rather, this application is seen as a distinct group of projects to serve existing needs. The maintenance barn, for example, is already needed for maintenance of existing improvements. Further, the maintenance barn will be needed for the construction and upkeep of the proposed cabins as well as the historic cabins.*"

If subsequent phases proposed, each project and/or "phase shall be subject to new and separate impact classicization pursuant to Section 3-111: Classification of Impact."

B. LUR Section 10-102: Locational Standards for Residential Development and LUR Section 10-103 Residential Density

There are 12 total lots in the overall TMR Project:

1. Lost Horse Mill Site
2. Lots 7 and 8, Eatons Addition, aka Boundary Line Adjustment Parcel 1 ac.
3. Protection Mill Site
4. Wanderor Mill Site
5. Gray Copper Mill Site
6. Inez No. 4 Mill Site
7. Home Claim Mill Site
8. Crystal Mill Site
9. Lot 7 and 8, Johnsons Addition
10. Lots 1 and 2, Eatons Addition, Lots 1-4, Johnsons Addition
11. Lot 4, Block D, Crystal Townsite
12. Lots 7 and 8 of Block C, Crystal Townsite

The Applicant seeks to cluster the Home Claim, Protection Claim, Crystal Mill Site parcels for a single 25 acre lot ("Development Parcel"). Home Claim and Protection Claim are developed with residential and accessory structures, while the Crystal Mill Site[1] is vacant. This is the only parcel in the Project where additional residential density and additional accessory structures are proposed.

The proposed "Development Parcel" currently developed with:

1. Three residential structures, 2153 sq. ft.
2. Two accessory structures, 780 sq. ft.
3. 2,933 sq. ft. existing aggregate floor area

The Applicant requests an additional:

1. Four residential structures ("cabins"), 5,089 sq. ft.
2. One accessory structure ("maintenance barn"), 4,900 sq. ft.
3. 9,989 sq. ft. new aggregate floor area

The net outcomes of the changes are:

1. Six total residential structures, 6,957 sq. ft.
    a. Conversion of one residential structure to accessory structure ("Edgerton"), 285 sq. ft.
2. Four total accessory structures, 5,965 sq. ft.
3. 12,922 sq. ft. aggregate floor area

LUR Section 10-103:C:.3.a. *Conditions are Appropriate for Smaller Lots or Greater Density* require that a development is served by a public wastewater treatment system, that a development is served by other services and facilities, and that the density is compatible with the neighborhood. Additionally, the decision-making body shall find that the impacts of increased density have been reasonably mitigated pursuant to LUR Section 10-103:C:4. *Impact of Increased Density is Mitigated.*

The Applicant provided the following response to these criteria in "Re: LUC-24-00008; Determination of Completeness of Application relating to Treasure Mountain Ranch (the "Determination"), August 2,

[1] The historic Crystal Mill structure is located on the Lost Horse Mill Site, not the Crystal Mill Site.

2024, in project file "Cover Letter and Application Narrative." The response is under "3. 10-104:C – Alternative Locational Standards"; however, given the Applicant's assertion this project is residential in nature, staff has included it within this section.

> *"While my client asserts that the application is residential in nature, nevertheless the application does comply with the standards under 10-104:C. The proposed maintenance barn and other land use changes requested in the application, most of which relate to legal reconfigurations and will not impact uses on the ground, will reduce negative impacts. Specifically, the vehicle and equipment traffic on the Forest Service Road will be materially reduced and the maintenance barn will facilitate better upkeep of the neighborhood uses and the scenic nature of the area. The development of cabins on the same building envelope as the maintenance barn will reduce impacts on the historic townsite. The maintenance barn will assist in preserving the historic townsite. The new cabins will be constructed to code and thus reduce grandfathered noncompliance, much of which relates to building standards adopted to reduce impacts. Accordingly, the proposed location is appropriate and the proposed and existing development will result in no significant net adverse impacts to neighborhood uses, wildlife, visual quality, air or water quality. Specifically, the application relates to various boundary line adjustments and the construction of a maintenance barn in order to facilitate the preservation of certain historic cabins that currently exist and the proposed new cabins. Because the maintenance barn is for the preservation and maintenance of these historic and currently existing structures, including the historic Crystal Mill, the application meets the requirements of both 10-104:C.1.c. and d. Subparagraph c. identifies as an example of proposed locations particularly well-suited for the specific use recreational facilities, including dude ranches or resorts. Here, the historic Crystal Mill and other historic structures make the proposed maintenance barn's location appropriate as it will assist in preserving these structures. These same reasons make the location appropriate under subparagraph d. as the need or use is well-suited to the particular area given the continued demands and necessity for maintenance, which is patent".*

C. <u>LUR Section 13-105: Impact Classification and Coverage Exceeding Standard</u>

The application requests approval for 12,922 aggregate square feet on the "Development Parcel," which exceeds the 12,500 sq. ft. for a parcel with multiple family residences. The applicant has provided the following responses to the standards of this section:

> *"1. There is no obtrusive visibility. Indeed, the proposed project will be screened from neighboring properties through existing vegetation and should not be visible to tourists. I understand that a substantial aspen grove is between the roadway through Crystal and the cabins and barn that would effectively screen any visibility.*
>
> *2. Additional screening will not be required to ensure the structures are not obtrusively visible.*
>
> *3. All utilities will be located underground".*

D. <u>LUR 13-109: Signs</u>

The Applicant has submitted a signage and wayfinding plan to help with site interpretation, parking, safety, and trespass issues at the Crystal Mill Site, one of the most photographed tourist attractions in the state. The signage exceeds the six square feet permitted by this section; however, pursuant to Section 13-109:F *Signs Integral To Land Use Change Permits*, signs that are an integral part of a development shall may be approved as a part of the Land Use Change Permit by the applicable decision-making body.

E. <u>LUR 11-104 Development in Geologic Hazard Areas</u>

The application was referred to both the Colorado Geological Survey (CGS) and the Colorado Avalanche Information Center (CAIC) for review and comment. Both agencies have provided specific recommendations for additional studies and analysis, which are summarized below and available in the project file. In summary, the applicant has addressed concerns, with conditions, of both CGS and CAIC pursuant to LUR Section 11-104:E.2. *Determination by CGS*.

> *"If CGS determines there are geologic hazards on the property that have not been adequately addressed by the applicant, or that the application is otherwise incomplete or inadequate, the County shall require the applicant to revise the application to address those hazards".*

Colorado Geological Survey (CGS), "Treasure Mountain Ranch, Minor Impact Land Use Change Permit Gunnison County, CO; County No LUC-24-00008; CGS Unique No. GU-24-0005," May 13, 2025.

1. Avalanche Risk on Access Roads: Parts of FS-314 have avalanche paths that could release every decade or sooner. Rules require safety measures like seasonal closures or other protections. The plan should explain how these risks will be managed and confirm no new buildings are in avalanche zones.
2. Gaps in the Current Geology Study: The existing report only looked at shallow soils in a few spots and didn't study deeper layers or bigger regional hazards like rockfall, high groundwater, or landslides. A more thorough study is needed. This study should include the following:
    a. Review existing scientific maps that show soil and rock types in the area.
    b. Check for past debris flows or landslides nearby.
    c. Figure out how stable the "bench" (the flat area where the townsite sits) really is and how it formed.
3. Wastewater System & Building Safety Analysis.
    a. Excavation should be deeper to better understand underground conditions and slope stability.
    b. Map safe areas for buildings away from avalanche and debris flow hazards.
    c. Test soils to make sure they can safely handle septic systems.
    d. Create a clear plan to protect buildings and key roads from avalanches, landslides, and other hazards.

Colorado Geological Survey (CGS), Updated Findings, August 14, 2025

1. All site-specific geologic hazards identified in our May 13, 2025, review letter have been adequately addressed through the June 2025 hazard assessment and CGS's onsite visit. The only remaining item is CAIC's final review of the applicant's avalanche mitigation plan for FSR 314 and the related 2021 Mears Report.
2. CGS recommends conditional approval of the Treasure Mountain Ranch land use application, contingent on the applicant fully incorporating any recommendations made by CAIC into the avalanche mitigation plan and related hazard mapping. Implementing CAIC's recommendations is essential for reducing avalanche-related risks to winter travelers.

Colorado Avalanche Information Center (CAIC), August 13, 2025

1. Avalanche Atlas: Create detailed maps of each avalanche path, including boundaries, characteristics, and estimated return periods, to improve hazard understanding, communication, and data collection.
2. Traffic Volume Estimates: Track or estimate vehicle numbers and types using the corridor to help assess risk, guide mitigation efforts, and monitor changes over time.
3. Clarify Preventive Closure Authority: Determine whether Treasure Mountain Ranch can legally close Forest Service roads. If so, identify closure locations and methods; if not, address coordination and public safety implications.

4. Road Treatment and Vehicle Strategies: Specify plans for maintaining the road and using different vehicle types to manage avalanche risk, and consider how these actions affect public access and safety.
5. Align Hazard Levels with Actual Risk: Reevaluate whether operational responses should be based solely on avalanche size, as even small avalanches could cause severe consequences in this terrain.
6. Overreliance on Return Interval Assumptions: Do not assume low frequency equals low risk; account for uncertainty and possible changes in hazard frequency due to climate change.
7. Avalanche Risk to Buildings: Evaluate avalanche hazards for any proposed buildings and mitigation plans, as current documents focus only on roads.

Colorado Geological Survey (CGS), Updated Findings, November 7, 2025
The final letter has been summarized by staff below to provide additional context for the Planning Commission:

The Colorado Geological Survey and Colorado Avalanche Information Center reviewed Avalanche Risk Solutions' 2025 Avalanche Atlas and Management Plan for Treasure Mountain Ranch and found the work technically sound, well-documented, and consistent with current avalanche safety standards.

The documents provide a sound framework for TMR's internal management of avalanche risk along Forest Service Road (FSR) 314, though their application is limited to TMR's employees and guests. Because FSR 314 is a public road under U.S. Forest Service jurisdiction, TMR cannot restrict public access during avalanche danger periods. CGS notes that greater winter use could increase public risk and emergency service demands, which may warrant County attention but fall outside the applicant's or CGS's authority.

Operationally, TMR's proposed use of snowcats and tracked vehicles for road maintenance appears reasonable but may require additional Forest Service permissions. CGS also notes that no avalanche hazard studies have been completed for proposed building sites, which were not part of this review. CGS's and CAIC's review was limited to technical evaluation of avalanche hazards affecting access via FSR 314.

Accordingly, to ensure clarity and continuity, CGS—with input from CAIC—recommends that:
1. The Avalanche Atlas and Avalanche Management Plan should be retained in the County's official project file as supporting technical documents.
2. Before each winter season, TMR, CAIC, Gunnison County Emergency Management, and the U.S. Forest Service coordinate communication procedures and emergency-response expectations for avalanche events.
3. Any significant changes to the avalanche plan or field operations must be submitted to Gunnison County for review.

F. <u>LUR 12-103: Road System</u>

Concerns have been expressed regarding access through the Crystal Townsite on FS Road 314, specifically for parcel number 2915-340-02-001, which has been historically accessed through TMR property, specifically, the proposed "development parcel". The applicant is required to comply with the following access standards.

"G. STANDARDS FOR ACCESS TO PROPERTIES. The following shall apply to any proposed land use change:

1. NO INTERFERENCE WITH OR OBSTRUCTION OF PUBLIC ROAD. No land use change proposed for land over which there is a public road shall interfere with or obstruct such road without written authority from the government entity that has jurisdiction over the road. Approval by the County of the Land Use Change Permit is not a vacation of such a public road.

2. LEGAL ACCESS SHALL BE PROVIDED. Design and construction of any land use change shall ensure that all residential lots have legal access to a public road.

a. ACCESS EASEMENTS SHALL BE MADE OF RECORD. If access is provided to lots or tracts through private rights-of-way, then access easements benefiting all properties having such access shall be made of record in conjunction with approval of the land use change".

The applicant has represented they would be amenable in granting the aforementioned parcel an access easement through TMR property to FS 314; however, the easement has not been provided at time of this memo.

IX. Summary of Public Comment

Public comments received as of the morning of November 13, 2025 on the proposal include:

- Commenters cited potential harm to surrounding wilderness, wildlife, habitat, and water quality in the Crystal River. Concerns were expressed about light and noise pollution, deforestation on Bear Mountain, and the risk of wildfire and avalanche events in a high-hazard area.
- Comments stated that the Forest Service Road to Crystal is already dangerous and inadequate for heavy machinery or increased traffic. Several commenters opposed any shift from seasonal to year-round access, warning of safety issues and further disturbance to the landscape.
- Commenters that the proposal should be reviewed as a commercial rather than residential project, given its described maintenance facility, multiple cabins, employee references, and long-term resort-style plans. They characterized the application as incomplete and piecemealed.
- Cultural and Historic Integrity: comments emphasized that Crystal remains one of Colorado's last undeveloped mining towns, calling it a "living museum." They warned that large new buildings and resort activity would undermine its historic authenticity and public value.
- Procedural and Precedent Concerns: Some letters questioned whether the County's "minor impact" review was appropriate, suggesting the scale of development warrants "major impact" designation. Others expressed fear that approval would set a precedent for development in remote wilderness areas.
- Some Crystal property owners and residents expressed support for TMR, emphasizing trust in the developers and confidence that their approach would preserve the town's character while restoring historic structures.
- The owners have communicated openly with the community and adjusted plans based on feedback.
- Restoration of existing historic cabins and limited new development would prevent the sale of the land to larger corporate developers.
- The project would not be visible from the main approaches to town and would improve or stabilize deteriorating historic buildings.

The summary above may not be inclusive of all public comment. Written public comment is received until 5pm on November 19, 2025 and will be uploaded to the project file prior to the November 20th hearing at 10am.

X. Exhibits

1. Staff Report
2. Proposal Matrix
3. Sign Plan
4. Site Plan

GUNNISON COUNTY, COLORADO
COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT
STAFF REPORT for MINOR IMPACT

Land Use Change Permit Application: LUC-24-00008 Treasure Mountain Ranch

Date application scheduled with Planning Commission: August 21, 2025
Prepared by: Hillary Seminick AICP, Planning Director

Applicant Name:	Stuart Gillespie, Treasurer, Treasure Mountain Ranch Inc., represented by Law of the Rockies and DHM ("Applicant")
Property Owner Name:	Treasure Mountain Ranch Inc.
Project Description:	*Important Project Note:* The Application has evolved since the initial application on January 31, 2024. The Applicant provided a revised application in project file as "240802 Application Amendments Complete Binder" and which has been extracted into individual files for ease of reference. All archive files are prefixed with "z_Archive" to allow better sorting of current relevant files while retaining legacy files to ensure integrity of the public record. Archive materials may be redundant with current application documents but may have inconsistent exhibit references; therefore, all of these materials have been archived to reduce potential confusion. The Applicant has provided the following narrative project description ("Application") capturing the proposed changes and improvements to all parcels effected by the proposed land use change ("TMR Property"). Portions of archive and current application materials are referenced in the project description below in an attempt to provide a complete description of current conditions and the proposed land use change. Any omission of information from either archive or current application materials was intended to either consolidate information, remove redundancy, or ensure accurate exhibit information is referenced in the project description. The following project description is from "Re: Minor Impact Application for Treasure Mountain Ranch Inc., a Colorado corporation ("TMR") in project file "z_Archive: Cover Letter" "*Treasure Mountain Ranch (TMR) owns approximately 700 acres of private land in Gunnison County in the vicinity of the historic townsite of Crystal. The property includes over three miles*

	of mostly undeveloped river frontage, eight historic structures in Crystal, and the Crystal Mill, which was built in 1893 to power pneumatic mining tools. Today, the Mill is touted as one of the most photographed sites in Colorado, with approximately 50,000 people visiting each year. TMR takes great pride in the historic importance and the scenic beauty of the site, which is made available to the public for no charge. *The purpose of this application is fourfold: (1) to execute three boundary line adjustments detailed below, (2) to reduce 16 legal parcels into one legal parcel to assist in preserving the character of the area by coordinating land uses and reducing nonconformity, (3) to make improvements to the Crystal Mill viewing area in order to create a safer and more enjoyable viewing experience for the public, and (4) to allow for the restoration of three historic cabins and the construction of a maintenance barn necessary for renovations, public improvements and maintenance of the property.* *The three boundary line adjustments and the lot cluster would typically be processed as administrative review applications pursuant to Section 5-102 E. and F. of the Gunnison County Land Use Resolution (the "LUR"). However, given the clustering of the lots, the new maintenance barn will be not only an additional structure but additional square footage that, when taken together with the additional utilities, is appropriately reviewed as minor impact."* The following project description is from "Re: LUC-24-00008; Determination of Completeness of Application relating to Treasure Mountain Ranch (the "Determination"), August 2, 2024, in project file "Cover Letter and Application Narrative." 1. *Rather than attempt to continue to use four of the historic structures in Crystal, TMR is proposing that those structures be retired from use in exchange for the rights to build four new, comparably sized cabins within a 1.9 acre building envelope that also includes the barn. This building envelope will cluster the use and development outside of the historic townsite at a location that, while close to the townsite, is largely shielded by trees from the townsite itself. This will help to substantially preserve Crystal's historic character.* 2. *Additionally, TMR is proposing to nominate six historic structures, including the four that will be retired from use, for inclusion on the Gunnison County Register of Historic Landmarks. This will be a major step in preserving the historic townsite for future generations as any changes to the structures would need to be approved by the Gunnison County Commissioners. These six structures are identified on* ***Exhibit 11****.* 3. *By placing the new structures within this new building envelope, there will be a substantial reduction in impact because services, such as water and wastewater can now be more efficiently clustered. In addition, rather than having structures utilizing grandfathered utilities, the new structures will be built to code. These new structures with modern utilities and building materials, will nevertheless be designed to look consistent with the historic Town of Crystal in order to further reduce any impact.*

4. *The existing roadway that could be used to serve the structures in the building envelope is located next to the townsite. To further reduce impact, this roadway will be abandoned and revegetated and a new roadway will be installed that will be shorter and more direct as well as closer to the building envelope. This is depicted on the Overall Site Plan (Exhibit 7). The civil plans included in Exhibit 7 also show the reduction on utility infrastructure made possible through clustering.*
5. *The only existing commercial activity is the general store. The store is one of the structures that will be retired from use. This means that the maintenance barn and the proposed land use change is residential in nature.*
6. *The preservation covenant and the clustering of the new buildings within the building envelope substantially reduce the platting and changes needed.*

Accordingly, the application as amended is as follows:

1. *The Lost Horse Millsite Boundary Line Adjustment (Exhibit 1). This is necessary to turn an existing lot owned by another individual into a buildable lot in order to reduce nonconformity.*
2. *The Protection/Wanderor Boundary Line Adjustment (Exhibit 2). This is done simply to ensure that the overlap between the two mining claims is in favor of the Protection as the new building envelope will be located on the Protection. By providing this boundary line adjustment, we are ensuring there are no setback concerns.*
3. *The Inez/Gray Boundary Line Adjustment (Exhibit 3). This boundary line adjustment is primarily to draw the boundary between the lots on the centerline of the river in an effort to adjust the boundaries to follow natural features.*
4. *Consolidation of the Protection, Home and Crystal MS (Exhibit 4). This consolidation is being completed to reduce the internal boundaries of the properties as these properties are intended to be treated as a single lot moving forward. This should be helpful in the event of any future land use change applications as it will enable these lots to be treated as a single lot for purposes of land use change reviews.*
5. *Consolidation of certain town lots (Exhibits 5 & 6). This is necessary to adequately consolidate the town lots to prepare for future preservation covenants on the different cabins. This will provide an adequate legal description for the cabins to allow for the preservation covenants to encumber the specific cabins.*
6. *Approval to construct the proposed maintenance barn of approximately 4,900 square feet and four cabins totaling approximately 5,000 square feet in replacement for the existing approximately 3,900 square feet for the four cabins that will be retired from use and preserved. The site plan is submitted as Exhibit 7.*
7. *In addition, TMR submits that the project is no longer technically commercial and that the total square footage of all useable structures is less than 10,000 square feet such that the project remains minor impact. I understand, based on our conversations, that the County would count the existing structures, though they would be under a preservation covenant that prohibits occupancy, toward this 10,000 square foot limit, which would cause this to become a major impact classification. Because the proposal*

	will ultimately substantially reduce impacts by clustering development and occupancy in modern structures and preserving the historic townsite, TMR requests that the County treat the application as minor impact pursuant to Section 3-111. Most of this project involves the redrawing of legal boundaries to facilitate efforts that will ultimately reduce the overall impact in the community. Further, because the historic cabins will be preserved and unoccupied, any consideration of them towards the 10,000 square foot limitation is technical and not reflective of the genuine lack of impact from those structures. Accordingly, TMR believes that this project is appropriate for minor impact treatment and requests that the County classify the project as minor impact. Please refer to project file "Table: Parcel Area Land Use Floor Area" for a matrix of the proposed changes.
Property Location:	*Parcel No. 2915-000-00-136* 3881 Forest Service Road 314, Crystal Townsite Vicinity, Marble, Colorado. Please note that Tax Assessor data merges adjacent parcels under joint ownership into a single property record and that the number of parcels described is not reflective of the actual number of parcels in the Application.
Surrounding Land Uses:	Surrounding uses: United States Forest Service is adjacent to this parcel on all sides.
Agency and Department Review:	A copy of the application will be sent to the following referral agencies on April 21, 2025. • Carbondale and Rural Fire Protection District (no comment) • Colorado Geologic Survey • Colorado Avalanche Information Center • Colorado Division of Water Resources, District 4 (no comment) • Colorado Parks and Wildlife • Colorado River Water Conservation District (no comment) • Colorado State Forest Service (no comment) • Colorado State Historic Preservation Office (no comment) • Gunnison County Environmental Health and Building Official (no comment) • Gunnison County Historic Preservation Commission (no comment) • Gunnison County Public Works Department • Gunnison Fire Protection District • United States Forest Service, White River National Forest, Aspen-Sopris Ranger District (no comment) • Town of Marble (no comment) Note: the project is not located within a fire protection district; however, the application was referred to the Carbondale and Rural Fire Protection District and the Gunnison Fire Protection District because the project location is located between the two districts.

	The following comments were received from the referral agencies: Gunnison County Public Works Department May 12, 2025 *1. Exhibit 7 shows the existing access and proposed access for the new structures. This exhibit shows access that meets the Standards for width and grade. The exhibit also identifies locations for emergency services turnarounds. An access permit will be required for construction of the proposed access.* *2. Access to the proposed building site utilizes County Road 3 and Forest Service Road 314. Both of these roads are considered four-wheel drive roads with seasonal access. Therefore, emergency service response to the location may be limited.* *3. The existing access areas that are identified to be revegetated should follow the guidelines established in the Reclamation Permit to ensure that noxious weeds do not spread. A reclamation permit is recommended to ensure that follow-up inspections are completed to verify that noxious weeds have not spread in the revegetated areas.* *4. If any temporary changes or improvements to County Road 3 or Forest Service Road 314 are planned for the transportation of construction material to the site, additional permits may be required.* Gunnison County Fire Protection District, May 16, 2025 *Thank you for including the Fire Protection District in the application. We do not have any comment on the project.* Colorado Parks and Wildlife, "LUC-24-00008 Treasure Mountain Ranch Land Use Change Permit Referral," May 12, 2025 *CPW staff has reviewed the Treasure Mountain Ranch land use change permit. Treasure Mountain Ranch is located in and around the historic township of Crystal, east of Marble. The area is within mapped deer and elk summer range and adjacent to mountain goat summer range. The area is also occupied black bear habitat and Crystal has seen some human/ bear conflict over the past 20 years.* *The proposed lot line adjustments, renovation of 3 cabins and building of 4 new cabins, and the proposed maintenance barn should have minimal impact to wildlife in the already disturbed area of Crystal. Bear/human conflicts have the potential to be a reoccurring problem in this area and it is important that certain measures be taken to minimize these conflicts:* *a. Approved bear-proof containers should be used for storing all trash/garbage until* *b. transported to a refuse facility.* *c. Horse grain should be stored in bear proof containers or in a locked shed.* *d. Pets should be fed indoors, and pet food or food containers should not be left outside;* *e. BBQs should also be securely housed in the garage or cleaned with a bleach solution when not in use.*

TMR has previously expressed interest in expanding and creating a recreation destination with a lodge and increased cabin/yurt capacity for guests. While this project alone is unlikely to create major impacts to wildlife, further development of either infrastructure or recreational trails and amenities will need to be further evaluated.

Colorado Geological Survey (CGS), "Treasure Mountain Ranch, Minor Impact Land Use Change Permit Gunnison County, CO; County No LUC-24-00008; CGS Unique No. GU-24-0005," May 13, 2025

As requested (County email, February 27, 2025), the Colorado Geological Survey (CGS) has reviewed the development proposal, including the geotechnical and avalanche studies, the County staff report, and relevant geologic maps and literature. Our review recommends a comprehensive geologic hazard evaluation covering the proposed cabin development area and the associated access roads. Our evaluation did not include a site reconnaissance due to road closures and existing winter conditions. We encourage a detailed on-site assessment with the applicant's consultants to fully characterize and address potential hazards, particularly debris flow and avalanche risks.

Key Findings and Concerns

1. ***Avalanche Hazards on Access Roads (FS-314 and FS-315):*** *Multiple avalanche paths with 10-year or shorter return periods intersect FS-314. Per LUR Section 11-104, these hazards require mitigation and/or seasonal closure strategies. The current proposal for operational forecasting lacks structural mitigation measures and thus may not fully meet regulatory requirements. We acknowledge the applicant's statement in the "Response to Geohazards" document indicating no development is planned within avalanche hazard zones; however, we request additional clarification and supporting documentation to substantiate this assertion.*
2. ***Limitations of Existing Geotechnical Investigation:*** *The geotechnical report prepared by Huddleston-Berry Engineering is limited in scope, examining only shallow soil conditions through three backhoe-dug test pits. While site access for detailed subsurface investigations appears feasible, the report does not fully assess deeper geologic conditions or regional geologic hazards. The existing report's scope is limited, and we recommend additional work incorporating existing geological mapping and hazard data that addresses broader geologic risks (e.g., rockfall, high groundwater, or site-specific landslide risks not captured in the scale of the CGS landslide mapping).*
3. ***Geologic Hazard Evaluation:*** *Specifically, an additional or expanded report is needed that addresses:*
    - *Quaternary deposits, mapped by the U.S. Geological Survey (GQ-853), are described as "slope wash, inactive talus, soil, and undivided alluvial, colluvial, and glacial deposits".*

- *Potential debris flow and landslide hazards have historically been identified in the broader Crystal River Valley region (CGS publication EG-08). While the applicant states, "No development is proposed within landslide or debris fan zones," the geomorphological origins of the bench (Figure 1) upon which the townsite sits remain unclear. Determining whether this bench is formed partly by debris flow processes or solely represents a remnant river terrace is essential, given the two rivers at this location and the nature of their source areas, and warrants detailed geological investigation.*

4. ***Staff Acknowledgment of Deficiencies:*** *The Gunnison County staff report recognizes that the geotechnical evaluation does not fully address LUR geologic hazard review criteria and has referred the application to CGS for further review.*

Onsite Wastewater Treatment System (OWTS) Evaluation Status:

The application proposes a consolidated OWTS to replace outdated systems. While described as serving both cabins and the new maintenance barn (1,999 gpd capacity), the application:

- *Lacks site-specific percolation or infiltration testing*
- *Delays permitting until after land use approval. This indicates that a complete OWTS feasibility evaluation* ***has not yet been conducted.***

Recommendations: *Considering the existing geologic mapping, incomplete geologic hazard assessment, uncertainty about geomorphological processes shaping the development site, and staff-identified gaps, we recommend that Gunnison County require a comprehensive geologic hazard evaluation that includes:*

- *Detailed site-specific investigations, including deeper exploratory excavations or borings beyond shallow backhoe test pits, to fully understand subsurface conditions, the origin and stability of the bench, and assess the potential debris flow hazards.*
- *Collaboration with the applicant to verify and document assertions that no development is planned within avalanche and debris flow hazard zones, supported by detailed mapping and analysis.*
- *Incorporation and explicit reference to existing geological mapping (GQ-853, EG-08, and other relevant resources).*
- *Comprehensive evaluation of avalanche, rockfall, debris flow, slope instability, and high groundwater hazards.*
- *Site-specific soil infiltration testing for OWTS design to ensure compatibility with identified geological conditions.*
- *Clear, robust, and collaboratively developed hazard mitigation strategies for proposed structures and critical access routes.*

This evaluation will ensure compliance with LUR Sections 11-104 and 13-110, safeguard public health, protect infrastructure, and support informed land-use decisions.

Colorado Geological Survey (CGS), "Treasure Mountain Ranch, Minor Impact Land Use Change Permit Gunnison County, CO; County No LUC-24-00008; CGS Unique No. GU-24-0005," August 13, 2025

As requested by Gunnison County (email dated July 16, 2025), the Colorado Geological Survey (CGS) has completed its review of the resubmitted documents related to the Treasure Mountain Ranch Minor Impact Land Use Change Application (LUC-24-00008). The review included an evaluation of the Geotechnical Investigation by Huddleston-Berry Engineering (Project No. 02567-0002, June 12, 2025), the Onsite Wastewater Treatment System (OWTS) Permit Package by JVA, Inc. (Job No. 1135e, July 10, 2025), and the Avalanche Mitigation Plan (Treasure Mountain Ranch, May 2025). Additionally, CGS conducted a site visit in June 2025 with Ethan Greene, Director of the Colorado Avalanche Information Center (CAIC), and met with the applicant onsite the following day. Our previous comments were provided in our letter dated May 13, 2025. This letter includes updated findings and recommendations.

Updated Findings
Geologic Conditions: The June 2025 geotechnical field assessment by Huddleston-Berry Engineering confirms that the proposed development site is located on a fluvial fill terrace composed of glacial outwash and alluvial deposits. The evaluation found no evidence of active slope instability, debris flow, or flooding within the development area. The rockfall hazard at the proposed site is considered low; however, field observations indicate an increased rockfall risk to the south and east of the site. Seasonal high groundwater conditions may occur during spring. These findings resolve previous uncertainties about the origin and stability of the bench landform identified in our initial review.

Onsite Wastewater Treatment System (OWTS): The OWTS permit package, including design drawings and soil profile analysis submitted by JVA, Inc., meets Gunnison County submission requirements. After onsite discussions and subsequent communications, CGS agrees that no additional infiltration testing beyond the county's standard requirements is necessary.
Avalanche Hazards: Avalanche hazards remain a major concern for winter access along Forest Service Road (FSR) 314, as it crosses multiple avalanche paths with fairly frequent return periods. The applicant's operational avalanche mitigation plan, based on recommendations from the 2021 Mears Report, has been submitted to CAIC for technical review. CAIC's comments on the hazard assessment methodology and operational protocols are still pending. CGS recommends following all upcoming CAIC recommendations to ensure safe winter travel.

Recommendation: All site-specific geologic hazards identified in our May 13, 2025, review letter have been adequately addressed through the June 2025 hazard assessment and CGS's onsite visit. The only remaining item is CAIC's final review of the applicant's avalanche mitigation plan for FSR 314 and the related 2021 Mears Report.

CGS recommends conditional approval of the Treasure Mountain Ranch land use application, contingent on the applicant fully incorporating any recommendations made by CAIC into the avalanche mitigation plan and related hazard mapping. Implementing CAIC's recommendations is essential for reducing avalanche-related risks to winter travelers.

Colorado Avalanche Information Center (CAIC), August 13, 2025

I am writing this letter at the request of Jonathan Lovekin from the Colorado Geological Survey (CGS). CGS asked CAIC to review the avalanche safety aspects of the Treasure Mountain Ranch Resort's development proposal. Our review included two documents:

- *Crystal Resort Development: Avalanche Hazards and Risk Issues, Mears, October 2021*
- *Treasure Mountain Ranch Avalanche Mitigation Plan, unauthored, May 2025.*

Dylan Craaybeek (CAIC Avalanche Forecaster) and I visited the operational site on June 11, 2025. Brian Lazar (CAIC Deputy Director/Central Mountains Regional Manager) has extensive knowledge of this area and also contributed to this review. Our reviews for CGS typically focus on the methodology used to evaluate the avalanche hazard and subsequent hazard mitigation strategies. Our level of involvement does not allow us to provide a robust assessment of the analysis or conclusions. Rather, we aim to highlight any gross misconceptions or inconsistencies. We are always available to you or the applicant as a resource.

The report by Art Mears describes two routes to access the Treasure Mountain Ranch area via Forest Service roads. It provides some general hazard mapping and discusses the return periods of avalanches to these roads by road section. It discusses several strategies to mitigate the avalanche hazard along these routes and recommends a combined effort that includes avalanche forecasting and preventative closure. The report is quite general in the information it provides and in the details of its analysis and recommendations. The hazard mitigation recommendation is reasonable and a common way to approach reducing the risk from avalanches to people and vehicles traveling along a roadway. The report includes the preliminary work needed to understand the avalanche hazard to these roadways. It includes enough information to select one of the Forest Service roads as a primary route and decide to pursue preventative closure over static structures as a means for hazard mitigation. It does not contain the level of detail typically needed to establish an avalanche safety program that will run throughout the winter months in consequential terrain.

The Treasure Mountain Ranch Avalanche Mitigation Plan contains a lot of valuable information. It describes a very general approach to forecasting the avalanche hazard to Forest Service Road 314 (FSR-314) and provides two related scales for how to manage the road under various avalanche threats. The basic approach outlined in the plan is consistent with the recommendations in Mears' 2021 report. A detailed review of this operational plan is beyond the scope of our effort, but I will offer some general comments for Gunnison County and the applicant to consider as the plans for this operation develop.

Comments and Recommendations:

- *Create an avalanche atlas - The mapping provided by Mears (2021) is a great first step but does not provide enough detail to identify all of the sources of hazard and their relative contribution to the overall threat. Developing an avalanche atlas is a standard approach that will help the operation understand the relative threat of each avalanche path, create a common language for operators to discuss monitoring and mitigation efforts, and create a template for the operation to collect avalanche occurrence data to refine and improve their efforts. In its most basic form, the avalanche atlas should include maps of each avalanche path relevant to the application with boundaries of the path, basic characteristics of each path, and a return period for each path determined with a standard methodology that is described in the document.*

- *Estimate of traffic volume - A common parameter for determining the amount of potential risk and matching that to the effort put into mitigation is the number and characteristics of the elements at risk. For a transportation corridor, this is often done through traffic counts or estimated traffic volume and the range of vehicles used (i.e. passenger vehicles vs tractor-trailers). Including some estimate of the traffic volume could be a useful addition to the operations plan. It could also be used to evaluate if the assumptions the plan was based on are reasonable or are changing over time. The plan has some discussion of the different vehicle types that could be used. If this issue is part of the risk reduction effort, as alluded to by Mears, it should be included explicitly in the plan.*

- *Preventive closure details - Preventive closure is a common method for managing the avalanche hazard to elements at risk. It is most often employed in an area where the operational group can control access. This is important from both an operational planning and implementation perspective. It is unclear in any of the documents we reviewed that the Treasure Mountain Ranch has the ability to manage or close either of these Forest Service roads. If they do, we recommend that details about the closure points and methods be included in the operational plan. If not, this should also be part of the operations plan and*

probably warrants further discussion about how preventative closure for one group impacts public safety on the road and the potential for emergency response.

- *Road treatment and vehicle use - The Mears report shows multiple avalanche paths threatening FSR-314 from both sides of the drainage. In situations like this, the mobility of the people and vehicles moving through the corridor is an important consideration for managing their risk. The Mears report highlights this concept and the operational report makes some reference to the impact of different vehicles on their risk from avalanches. If Treasure Mountain Ranch plans to use different vehicle types in different situations as a tool to manage avalanche risk, this should be explicitly outlined in the operational plan. Managing the road surface could also play an important role in this type of risk management strategy as it has a large impact on the mobility of people and vehicles. It is unclear from the documents we reviewed if Treasure Mountain Ranch plans to maintain the road surface. If so, this should be described in the operational plan, and the impact on the general public should also be considered. In general, the ability to maintain the road and control access to the road should be considered in tandem.*

- *Matching hazard and elements at risk - The operational plan contains two scales that describe the hazard to the road and the associated operational procedures. These scales are based on the size of the expected avalanche and use the Avalanche Size - Destructive Force scale (referenced in both documents) to define these hazard levels. The operational report also describes the high consequences of getting knocked off the road in an avalanche due to the steep terrain below the road (and maybe a fairly narrow drainage). There is a potential mismatch here between the operational actions described in the scales and the risk to a person or vehicle. In this type of terrain, fairly small avalanches can produce damage, injury, or death. Hence, escalating the operational risk treatment based on avalanche size alone may not be appropriate. Beyond a certain size, the actions needed to reduce the risk to an acceptable level may not change.*

- *Assumptions of return interval - In reference to the paths on Treasure Mountain, the operational report states, "These paths pose a limited threat to travel on FSR-314, as all are estimated by the Mears Report to have 30-300 years return periods…In its five-year operating history, only one avalanche has impacted the road from the north-facing aspect." Although it is true that Mears estimated 30 to 300 year return periods for these paths and that the Treasure Mountain Range has only observed one avalanche impacting the road during a 5-year period, these facts should not lead to the conclusion that those paths do not pose a*

	threat. There are other instances within the operational plan where weather and avalanche data are used to justify the limit of potential events. This is a potentially dangerous approach to estimating the frequency and impact of natural hazards, especially given our current understanding of how climate change is affecting both the frequency and magnitude of extreme events. • *Buildings vs. transportation corridor—As stated above, we reviewed two documents. The operational plan from Treasure Mountain Ranch refers to buildings. It does not discuss the avalanche hazard or mitigation of these buildings or associated spaces. Mears' report only discussed the avalanche hazard to the two Forest Service roads. We were not provided any information on the location or use of proposed buildings. Thus, we can not provide any assessment of the avalanche threat, or lack thereof, or the appropriateness of any proposed hazard mitigation efforts.*
Pre-Application Conference:	NA
Status of Application:	Complete.
Attached Exhibits:	The project file can be found on Citizen Access at *https://permitdb.gunnisoncounty.org/citizenaccess/*, select "Projects", Search by "Application Number" by typing "LUC-24-00008" into the search field, select "Attachments." Application 241210 Applicant Update Adjacent Landowners Appendix Exhibit Index Appendix Exhibit 0 Town of Crystal Existing Conditions Survey Appendix Exhibit 1 Lost Horse Millsite Boundary Line Adjustment Appendix Exhibit 2 Protection Lode Wanderor Boundary Line Adjustment Appendix Exhibit 3 Gray Copper Mill and Inez Boundary Line Adjustment Appendix Exhibit 4 Cluster of the Protection Home and Crystal Mill Site Lots Appendix Exhibit 7 Drainage Plan Appendix Exhibit 7 Landscape Plan Appendix Exhibit 7 OTWS Plan Appendix Exhibit 7 Site Plan Appendix Exhibit 7 Site Plan: Barn and Cabin Additions Appendix Exhibit 8 Interpretive Sign Plan and Details Appendix Exhibit 9 Advisory Sign Plan and Details Appendix Exhibit 10 Drainage Analysis Narrative Appendix Exhibit 11 Historic Cabins Appendix Exhibit 12 Proposed Cabin Rendering Appendix Exhibit 6 Cluster Lots 1 2 3 4 Block B Johnsons Addition Appendix Exhibit 5 Cluster of Lots 7 and 8 Johnsons Addition Applicant Response to Section 6-104: E3. Identification Of Present Land Use and Previously-Approved Uses Applicant Response to Section 11-105: Development in Areas Subject To Wildfire Hazards Applicant Response to Section 11-110: Development of Land Beyond Snowplowed Access

		Applicant Response to Section 11-106: Protection of Wildlife Habitat Areas Applicant Response to Section 11-107: Protection of Water Quality Applicant Response to Section 11-108: Standards for Development on Ridgelines Applicant Response to Section 12-105: Water Supply Applicant Response to Section 12-103: Road Systems Applicant Response to LUR Article13 Project Design Compatibility Avalanche Study Flood Map - RiskMap Phase 2 Geohazards Map Geotech Report Table: Parcel Area Land Use Floor Area Email from DWR regarding Water Supply Email to Applicant Requesting Clarification of Use Email Applicant Re Identifying Archive Application Exhibits
Planning Commission Tasks at Initial Work Session:		— Acknowledge receipt of application by applicant name, name of development (if applicable) and date of application — Hear applicant presentation — Identify and consider issues 1. Determine impact classification, considering both by definition and criteria of Section 3-111: B. 1. — Create list at end of meeting of items to be addressed at next meeting, and the date by which related information is to be submitted — Set site visit date — Determine if application is ready to be set for public hearing, or if other work session is required
Initial Impact Classification:		Minor Impact Project, based upon classification found in Section 6-102: *Projects Classified as Minor Impact Projects* and Section 3-111: *Classification of Impact*
Other Criteria of Impact Classification: (Sec. 3-111. B. 1.)		**Demand for public services.** The proposed land use change is expected to generate a minor or a major demand for public services, including roads, transit, schools, water supply, sewage disposal, fire and police protection, and emergency services. **Impacts on impact area and the environment.** The proposed land use change is expected to generate a minor or a major impact on the impact area. **Impacts related to all existing and proposed development and proposed development in impact area.** The impacts of the proposed land use change, when considered in conjunction with existing and proposed land use changes in the impact area, are expected to be minor.
EA or EIS is required for this project	☐Yes ☒ No	
Project located in Special Geographic Area	☐Yes ☒ No	

Phasing proposed	☐Yes ☒ No	LUR Section 3-106:A *Phasing of Projects, Land Use Changes May be Phased* allows for the review of a land use change to be phased provided the phases comply with applicable requirements of the LUR. The Applicant has noted conceptual plans for the TMR Property in past conversations with Staff; however, represent that at this time they cannot commit to phasing as clarified in "Re: Use Classification – LUC-24-0008 (*sic*) Treasure Mountain Ranch Inc. ("TMR")", dated December 10, 2024. *"These hypotheticals included possible future developments that could occur, such as an owner operated residential community that included limited snowcat skiing for owners and their guests (not for the general public). Having evaluated various hypotheticals and its own funding streams and various timelines, TMR settled on completing certain baseline improvements for the TMR property that will be of long-term benefit to the TMR property regardless of whether any of those hypothetical projects are pursued. The maintenance barn and residential structures are a discrete project intended to improve the existing amenities and functionality of the TMR property for the benefit of TMR, other owners in the Town of Crystal, and the general public. This application is not a component application of any previous hypothetical or potential master plan as TMR cannot at this time commit to filing any subsequent applications or plans. Rather, this application is seen as a distinct group of projects to serve existing needs. The maintenance barn, for example, is already needed for maintenance of existing improvements. Further, the maintenance barn will be needed for the construction and upkeep of the proposed cabins as well as the historic cabins."* If subsequent phases proposed, each project and/or "phase shall be subject to new and separate impact classicization pursuant to Section 3-111: *Classification of Impact*."
Is a Partially Exempted land use change (Section 1-106)	☐Yes ☒ No	

APPLICABILITY OF *LAND USE RESOLUTION* STANDARDS:

STANDARD, BY LUR SECTION, DIVISION AND/OR ARTICLE	Plan complies, or compliance will be determined during review	Staff Comments/ References to specific documentation
9-101: E. and F.: Secondary residences are allowed, and standards are addressed in covenants	☐Yes ☐ No ☒ N/A	*Not applicable.* Not requested as part of this application.
9-102: Home occupations	☐Yes ☐ No ☒ N/A	*Not applicable.* Not requested as part of this application.

9-103: Bed and breakfast	☐Yes ☐ No ☒ N/A	*Not applicable.* Not requested as part of this application.
9-203: Mobile home communities	☐Yes ☐ No ☒ N/A	*Not applicable.* Not requested as part of this application.
9-300: Commercial and Industrial Uses	☐Yes ☐ No ☒ N/A	*Not applicable.* Not requested as part of this application.
9-302: Farm or ranch stand	☐Yes ☐ No ☒ N/A	*Not applicable.* Not requested as part of this application.
9-303: Dude ranches and resorts	☐Yes ☐ No ☒ N/A	*Not applicable.* Not requested as part of this application.
9-304: Adult-oriented uses	☐Yes ☐ No ☒ N/A	*Not applicable.* Not requested as part of this application.
9-305: Seasonal recreational vehicle parks and campgrounds	☐Yes ☐ No ☒ N/A	*Not applicable.* Not requested as part of this application.
9-400: Minerals and construction materials	☐Yes ☐ No ☒ N/A	*Not applicable.* Not requested as part of this application.
9-501: Special events	☐Yes ☐ No ☒ N/A	*Not applicable.* Not requested as part of this application.
9-502: Temporary structures	☐Yes ☐ No ☒ N/A	*Not applicable.* Not requested as part of this application.
9-503: Satellite dishes	☐Yes ☐ No ☒ N/A	*Not applicable.* Not requested as part of this application.
9-504: Attached wireless communications devices	☐Yes ☐ No ☒ N/A	*Not applicable.* Not requested as part of this application.
9-505: Freestanding wireless communications structures	☐Yes ☐ No ☒ N/A	*Not applicable.* Not requested as part of this application.
9-506: Child care center	☐Yes ☐ No ☒ N/A	*Not applicable.* Not requested as part of this application.
9-507: Group home	☐Yes ☐ No ☒ N/A	Not applicable, not requested as part of this application
9-508: Keeping of livestock not on an agricultural operation	☐Yes ☐ No ☒ N/A	*Not applicable.* Not requested as part of this application.
9-509: Camping on individual parcel	☐Yes ☐ No ☒ N/A	*Not applicable.* Not requested as part of this application.
9-600: Essential housing	☐Yes ☐ No ☒ N/A	*Not applicable.* Not requested as part of this application.
10-102: Locational standards for residential development	☐Yes ☐ No ☒ TBD	*Applicable*. Section 10-102:B *Locational Standards*

		The standard cannot be met because the parcel in not adjacent to an existing population center; nor within a municipal Three Mile Plan Area. Section 10-103.C *Location Results in no Significant Net Adverse Impact to the Neighborhood.* This standard considers how a residential development that cannot meet 10-103:B complies with all applicable requirements of the LUR, and considers the cumulative impacts neighboring lands, land uses, wildlife, visual quality, air and water quality, and considers the impacts from a proliferation of OWTS and/or individual wells.
10-103: Residential density	☐Yes ☐ No ☒ TBD	*Applicable.* There are 12 total lots in the overall TMR Project. 1. Lost Horse Mill Site 2. Lots 7 and 8, Eatons Addition, aka Boundary Line Adjustment Parcel 1 ac. 3. Protection Mill Site 4. Wanderor Mill Site 5. Gray Copper Mill Site 6. Inez No. 4 Mill Site 7. Home Claim Mill Site 8. Crystal Mill Site 9. Lot 7 and 8, Johnsons Addition 10. Lots 1 and 2, Eatons Addition, Lots 1-4, Johnsons Addition 11. Lot 4, Block D, Crystal Townsite 12. Lots 7 and 8 of Block C, Crystal Townsite The Applicant seeks to cluster the Home Claim, Protection Claim, Crystal Mill Site parcels for a single 25 acre lot. Home Claim and Protection Claim are developed with residential and accessory structures. The Crystal Mill Site is vacant. This is the only parcel in the TMR Project where additional residential density and additional accessory structures are proposed. Gunnison County has historically applied LUR Section 6-102:A *2-4 Units to projects that*

		propose more than three residential units on a single parcel. The clustered parcel is currently developed with: 1. Three residential structures, 2153 sq. ft. 2. Two accessory structures, 780 sq. ft. 3. 2,933 sq. ft. aggregate floor area The Applicant requests an additional: 1. Four residential structures ("cabins"), 5,089 sq. ft. 2. One accessory structure ("barn'), 4,900 sq. ft. 3. 9,989 sq. ft. aggregate floor area The net outcomes of the changes are: 1. Six total residential structures, 6,957 sq. ft. a. Conversion of one residential structure to accessory structure ("Edgerton"), 285 sq. ft. 2. Four total accessory structures, 5,965 sq. ft. 3. 12,922 sq. ft. aggregate floor area LUR Section 10-103:C:.3.a. *Conditions are Appropriate for Smaller Lots or Greater Density* require that a development is served by a public wastewater treatment system, that a development is served by other services and facilities, and that the density is compatible with the neighborhood. Additionally, the decision-making body shall find that the impacts of increased density have been reasonably mitigated pursuant to LUR Section 10-103:C:4. *Impact of Increased Density is Mitigated.* The Applicant provided the following response to these criteria in "Re: LUC-24-00008; Determination of Completeness of Application relating to Treasure Mountain Ranch (the "Determination"), August 2, 2024, in project file "Cover Letter and Application Narrative." The response is under 3. 10104:C – Alternative Locational Standards; however, given

		the Applicant's assertion this project is residential in nature, staff has included it within this section. *While my client asserts that the application is residential in nature, nevertheless the application does comply with the standards under 10-104:C. The proposed maintenance barn and other land use changes requested in the application, most of which relate to legal reconfigurations and will not impact uses on the ground, will reduce negative impacts. Specifically, the vehicle and equipment traffic on the Forest Service Road will be materially reduced and the maintenance barn will facilitate better upkeep of the neighborhood uses and the scenic nature of the area. The development of cabins on the same building envelope as the maintenance barn will reduce impacts on the historic townsite. The maintenance barn will assist in preserving the historic townsite. The new cabins will be constructed to code and thus reduce grandfathered noncompliance, much of which relates to building standards adopted to reduce impacts. Accordingly, the proposed location is appropriate and the proposed and existing development will result in no significant net adverse impacts to neighborhood uses, wildlife, visual quality, air or water quality. Specifically, the application relates to various boundary line adjustments and the construction of a maintenance barn in order to facilitate the preservation of certain historic cabins that currently exist and the proposed new cabins. Because the maintenance barn is for the preservation and maintenance of these historic and currently existing structures, including the historic Crystal Mill, the application meets the requirements of both 10-104:C.1.c. and d. Subparagraph c. identifies as an example of proposed locations particularly well-suited for the specific use recreational facilities, including dude ranches or resorts. Here, the historic Crystal Mill and other historic structures make the proposed maintenance barn's location appropriate as it will assist in preserving these structures. These*

		same reasons make the location appropriate under subparagraph d. as the need or use is well-suited to the particular area given the continued demands and necessity for maintenance, which is patent.
10-104: Locational standards for commercial, industrial or other non-residential uses	☐Yes ☐ No ☒ N/A	*Not applicable.* Not requested as part of this application.
11-102: Voluntary best management practices	☒Yes ☐ No ☐ N/A	*Applicable,* the practices are voluntary.
11-103: Development in flood hazard areas	☐Yes ☐ No ☒ TBD	*Applicable.* There are two existing cabins on the North Fork of the Crystal River. The northern/upriver cabin is within 25' of the North Fork, and the southern/downriver cabin is within approximately 20' of the Ordinary High Water Mark. Floodplain modeling will be required to determine the extent of the floodplain relative to the cabins. If the structures are within the floodplain, any restoration/remodeling will be required to comply with this section at time of building permit application.
11-104: Development in geologic hazard areas	☒Yes ☐ No ☐ N/A	*Applicable*. The Crystal Townsite lies in a valley between the confluence of the North and South Forks of the Crystal River. Access to the townsite is on FS-314 at the base of the steep flanks of Sheep Mountain. FS-314 splits into FS-315 which climbs north to Lead King Basin under the steep slopes of Mineral Point and Sheep Mountain. FS-317 traverses south and east under steep slopes of Mineral Point to the Schofield Townsite and Schofield Pass. The Colorado Geologic Survey (CGS) *Landslide Inventory* does not indicate there are improvements proposed within mapped landslide hazards. The TMR Project area is not within the hazard areas identified in the *"Geologic Hazards in the Crested Butte-Gunnison Area Gunnison County, Colorado" Soule, 1976* study, which is typically referenced when identifying geologic hazards within the county. The Applicant provided a response to the standards of LUR Section 11-104: *Development in Areas Subject to Geologic Hazards* that notes the development area is not located within an avalanche or geologic hazard; however, the egress

		to the TMR Property is located within an area of geologic hazard, specifically, avalanche hazards that are regulated by LUR Section 11-104: G.1.c. *Development in Avalanche Hazard Areas, Roads Shall Avoid Areas of Return Fewer than Ten Years.* Further, LUR Section 11-104:C.2 *Areas not Included, or not Designated on the Geologic Hazard Maps* require potential geologic hazards be reviewed pursuant to Section 11-104: *Development in Areas Subject to Geologic Hazards*. The Applicant submitted "Crystal Resort Development Avalanche Hazard and Risk Issues Crystal, Gunnison County, Colorado", Mears, 2021 (project file title "Avalanche Study") and "Geotechnical Investigation Crystal Cabins Crystal, Colorado", Huddleson-Berry, 2022 (project file title "Geotech Report") for BP-23-00201, OTWS-23-00202, and OWTS-23-00203. <u>Avalanche Study</u> The Avalanche Study scope generally included the following objectives: 1. Avalanche mapping; 2. Hazard discussion; 3. Risk discussion; and 4. Mitigation recommendations. The study noted several avalanche paths with a 10-year return period from the south slopes of Sheep Mountain to FS-314. South to north major avalanche runouts are identified from Treasure, Bear, and Little Bear Mountains, which in a 30-300 year avalanche cycle would cross the Crystal River and cross FS-314. There are no 10-year return avalanche runouts that reach FS-314 from south of the Crystal River. Numerous 10-year return avalanche hazards are identified on FS-315, which accesses the property from Lead King Basin.

		Avalanche risk is described as the probability of an avalanche "meeting proper or objects in the hazard zone." The following risks were identified in the report: 1. *The inconvenience of being stopped by an avalanche that has blocked the route and therefore delayed persons from reaching or exiting the resort.* 2. *The increased risk that would result from being blocked by an avalanche but as a result being exposed under an adjacent path for some extended amount of time. This increases the probability of being hit by an avalanche because of the increased exposure time.* 3. *The risk of being buried, injured or killed on the road in an avalanche.* 4. *The risk of being pushed off the road and carried down a steep slope into the Crystal Canyon.* 5. *The risk to personnel involved in rescue along the road*." Based on the findings of the report, it does not appear that there are structures proposed within the Crystal Townsite; however, the report appears to be focused on access roads from the Town of Marble to the Townsite. According to Section 11-104:G.1.a.1. 1. *RED (HIGH HAZARD) ZONE*, defined as "an area affected by avalanches with return periods of 30 years or less and/or by avalanches producing impact pressures on flat surfaces normal to the flow direction of 600 lbs./ft.2 or more." The following activities are limited in Red Zones: 1. Residential building construction shall be prohibited;

		2. Driveways and subdivision roads shall avoid areas where avalanches have return periods of fewer than 10 years; and 3. Utilities shall be buried or otherwise designed to minimize avalanche exposure. While the Application proposes to utilize two existing roads, FS-314 and/or FS-315, to access the TMR Property. The study shows that there are 10-year return Red Zone Avalanche hazards on both roads. LUR Section 11-104:G.1.C *Roads Shall Avoid Areas of Return Fewer Than Ten Years* require that roads intended for winter use shall avoid these hazards. If it is not possible to avoid these hazards the road shall: 1. *"Be designed to limit exposure of users to the hazard; and* 2. *To use avalanche control practices to reduce danger; and,* 3. *May require a secondary egress; or* 4. *Periodic and/or seasonal closures of the road."* The study provides mitigation recommendations in Section 5 *Avalanche Mitigation and Recommendations.* Staff has summarized the recommendations; however, the study should be reviewed to for full context of the recommendations provided below. 1. *"…structural defenses to attempt to eliminate or reduce risk on the access road is not recommended.'* 2. *…we do not recommend use of FS 315 for winter access to the Crystal Resort.* 3. *…helicopters would be a viable alternative for accessing and leaving the resort but their use would be limited to safe flying weather.* 4. *An operational avalanche forecasting and temporary road closure program is recommended as the most practical mitigation option to achieve significant*

		avalanche risk reduction for over-the-snow access on FS 314. A specially reinforced cab is recommended to achieve further risk reductions because forecast and closure cannot be assumed 100% reliable. 5. *The rare, but destructive avalanches that originate south of FS 314 should be mitigated as part of the operational avalanche forecasting program for the frequent avalanches north of FS 314."* 6. *Due to the remoteness of the site and the potential for a complex avalanche rescue scenario, we recommend development of a project-specific organized avalanche rescue plan. The plan should include coordination with the local rescue agencies.* Regarding recommendation number 3, helicopter access was not a requested in this Application. Private helicopter access is reviewed as a Minor Impact Project pursuant to LUR Section 6-102: W. *Non-Commercial Use of Helicopter for Access to Private Property.* <u>Geotech Report</u> "Geotechnical Investigation Crystal Cabins Crystal, Colorado", Huddleson-Berry, 2022 (project file title "Geotech Report") provided a "geotechnical investigation" that used three text pits in the general Townsite vicinity. Specific recommendations were provided for construction techniques for "underpinning of several cabins and construction of new cabins". Specific recommendations for the two proposed OWTS were not provided. It does not appear that the "maintenance barn" was included in the scope of the report. The report appeared to be limited to investigating shallow soil conditions and did not specifically investigate nor rule our specific geologic hazards

		or reference CGS Geologic Maps or other reference data. The report provided several construction-specific recommendations and one general recommendation "…HBET provide construction materials testing and engineering oversight during the entire construction process." Geologic hazards, and specifically avalanche hazard and risk, is the most complex issue surrounding the land use change application. The application was referred to both the Colorado Geological Survey (CGS) and the Colorado Avalanche Information Center (CAIC) for review and comment. Both agencies have provided specific recommendations for additional studies and analysis, which are summarized below and available in the referral comment section of this report and in the project file. *Colorado Geological Survey (CGS), "Treasure Mountain Ranch, Minor Impact Land Use Change Permit Gunnison County, CO; County No LUC-24-00008; CGS Unique No. GU-24-0005," May 13, 2025.* 1. Avalanche Risk on Access Roads: Parts of FS-314 have avalanche paths that could release every decade or sooner. Rules require safety measures like seasonal closures or other protections. The plan should explain how these risks will be managed and confirm no new buildings are in avalanche zones. 2. Gaps in the Current Geology Study: The existing report only looked at shallow soils in a few spots and didn't study deeper layers or bigger regional hazards like rockfall, high groundwater, or landslides. A more thorough study is needed. This study should include the following: a. Review existing scientific maps that show soil and rock types in the area.

		b. Check for past debris flows or landslides nearby. c. Figure out how stable the “bench” (the flat area where the townsite sits) really is and how it formed. 3. Wastewater System & Building Safety Analysis. a. Excavation should be deeper to better understand underground conditions and slope stability. b. Map safe areas for buildings away from avalanche and debris flow hazards. c. Test soils to make sure they can safely handle septic systems. d. Create a clear plan to protect buildings and key roads from avalanches, landslides, and other hazards. *Colorado Geological Survey (CGS), Updated Findings, August 14, 2025* 1. All site-specific geologic hazards identified in our May 13, 2025, review letter have been adequately addressed through the June 2025 hazard assessment and CGS's onsite visit. The only remaining item is CAIC's final review of the applicant’s avalanche mitigation plan for FSR 314 and the related 2021 Mears Report. 2. CGS recommends conditional approval of the Treasure Mountain Ranch land use application, contingent on the applicant fully incorporating any recommendations made by CAIC into the avalanche mitigation plan and related hazard mapping. Implementing CAIC's recommendations is essential for reducing avalanche-related risks to winter travelers. *Colorado Avalanche Information Center (CAIC), August 13, 2025* 3. Avalanche Atlas: Create detailed maps of each avalanche path, including

		boundaries, characteristics, and estimated return periods, to improve hazard understanding, communication, and data collection. 4. Traffic Volume Estimates: Track or estimate vehicle numbers and types using the corridor to help assess risk, guide mitigation efforts, and monitor changes over time. 5. Clarify Preventive Closure Authority: Determine whether Treasure Mountain Ranch can legally close Forest Service roads. If so, identify closure locations and methods; if not, address coordination and public safety implications. 6. Road Treatment and Vehicle Strategies: Specify plans for maintaining the road and using different vehicle types to manage avalanche risk, and consider how these actions affect public access and safety. 7. Align Hazard Levels with Actual Risk: Reevaluate whether operational responses should be based solely on avalanche size, as even small avalanches could cause severe consequences in this terrain. 8. Overreliance on Return Interval Assumptions: Do not assume low frequency equals low risk; account for uncertainty and possible changes in hazard frequency due to climate change. 9. Avalanche Risk to Buildings: Evaluate avalanche hazards for any proposed buildings and mitigation plans, as current documents focus only on roads.
11-105: Development in wildfire hazard areas	☒Yes ☐ No ☐ N/A	*Applicable*. According to Gunnison County GIS mapping, the TMR property is located in an area of mixed wildfire hazards, with moderate to high wildfire risk. The Application will be referred to the Colorado State Forest Service for review and comment pursuant to LUR Section 11-105:D.

11-106: Protection of wildlife habitat areas	☒Yes ☐ No ☐ N/A	*Applicable*. The Application has been referred Colorado Parks and Wildlife pursuant to LUR Section 11-106:F to determine if the project is located within a sensitive wildlife habitat area and provide appropriate recommendations and conditions.
11-107: Protection of water quality	☒Yes ☐ No ☐ N/A	Applicable. The Townsite is at the confluence of the North and South Forks of the Crystal River. The TMR Property has two existing cabins within the Inner Restrictive Buffer of the North Fork Crystal River. The Applicant proposes to improve or remodel these cabins as part of the overall project. Legally established nonconforming structures may continue provided they do not expand the nonconformity. Compliance with this standard will be confirmed at the of building permit for the cabin(s) remodel. The maintenance barn and four proposed cabins are outside the Inner and Outer Restrictive buffers.
11-108: Standards for development on ridgelines	☐Yes ☐ No ☒ N/A	*Not applicable.* Not requested as part of this application.
11-109: Development that affects agricultural lands	☐Yes ☐ No ☒ N/A	*Not applicable.* There are no agricultural operations or ditches in the project area.

11-110: Development beyond snowplowed access	☒Yes ☐ No ☐ N/A	*Applicable*. The three forest service roads that access the TMR property are not maintained or plowed in the winter. The Applicant provided the following information regarding parking in "*Re: LUC 24-00008 Treasure Mountain Ranch Minor Impact Review Determination of Completeness from February 14, 2024 (the "Determination")",* March 13, 2025: Staff request: Provide detail on where vehicles will park and where over snow vehicles will be stored. *"The applicant also owns Gunnison County Assessor account number R033466 and parking will occur on that parcel. This is an approximately 3 acre parcel"*. Staff request: The applicant response notes that "TMR Staff" will occasionally plow around the proposed barn. It is unclear why a residential project requires staff, or where these staff will reside. *"The applicant owns a number of structures and properties in the area, including the historic Crystal Mill and the various residential structures and its substantial acreage, all of which require upkeep and maintenance, including during the winter. The replacement cabins will, for example, provide housing for staff as well as residential housing for the applicant. This staff performs similar functions to caretakers and property management companies for residential owners throughout the valley".* LUR Section 11-101:D.1 would require a written acknowledgement as a condition of approval.
11-111: Development on Inholdings in national wilderness	☐Yes ☐ No ☒ N/A	*Not applicable.* Not requested as part of this application.
11-112: Development above timberline	☐Yes ☐ No ☒ N/A	*Not applicable.* Not requested as part of this application.
12-103: Road system	☒Yes ☐ No ☐ N/A	*Applicable*. A new access to five new structures is proposed from FS-314. The Applicant provided the following

		response regarding the need for a special use permit for the access in "*Re: LUC 24-00008 Treasure Mountain Ranch Minor Impact Review Determination of Completeness from February 14, 2024 (the "Determination")",* March 13, 2025: *"In our discussions with the USFS, it is our understanding that no special use permit is required for the use and access from Forest Service Road 314. The USFS is expecting to receive the application, once determined to be complete, as part of an agency referral and would provide its official position in response to the agency referral. The USFS identifies Forest Service Road 314 as "open to all Vehicles, with Seasonal Designations" and TMR is not seeking any use inconsistent with those seasonal designations. Accordingly, no permit is required for the seasonal vehicular use of the road. Further, given that the additions to the Town of Crystal (the original plat of the town does not exist in county files) are dated from 1892 and the reservation for the forest did not occur until 1891 at the earliest, I question whether the road is subject to USFS jurisdiction under RS 2477. Without further factual research, I could not answer this question. However, as the USFS is making this open to the public, I do not believe this question needs answered nor any permit obtained at this time".* The proposal includes 4 new residential structures and one maintenance barn. A traffic study is typically required when a proposal is expected to generate more than 100 vehicle trips per day. The County estimates trip generation with a standard ten trips per residential unit or guest house. Using this methodology, the project would generate over 40 trips per day, not including the existing structure. FS-314 is an unimproved 4x4 shelf road. It is unlikely the proposal would generate frequent daily trips due to the rugged nature of FS-314 and the distance to services.

		The Application will be referred to the Gunnison County Public Works Department to ensure compliance with applicable Road and Bridge Standards. LUR 12-103:G G. STANDARDS FOR ACCESS TO PROPERTIES. The following shall apply to any proposed land use change: 1. NO INTERFERENCE WITH OR OBSTRUCTION OF PUBLIC ROAD. No land use change proposed for land over which there is a public road shall interfere with or obstruct such road without written authority from the government entity that has jurisdiction over the road. Approval by the County of the Land Use Change Permit is not a vacation of such a public road. 2. LEGAL ACCESS SHALL BE PROVIDED. Design and construction of any land use change shall ensure that all residential lots have legal access to a public road. a. ACCESS EASEMENTS SHALL BE MADE OF RECORD. If access is provided to lots or tracts through private rights-of-way, then access easements benefiting all properties having such access shall be made of record in conjunction with approval of the land use change. b. LIMITED SNOWPLOWED ACCESS. Every development shall comply with the requirements of Section 11- 110: Development of Land Beyond Snowplowed Access.
12-104: Trails	☐Yes ☐ No ☒ N/A	*Not applicable.* Not requested as part of this application.
12-105: Water Supply	☐Yes ☐ No ☒ TBD	*Applicable.* Connection to existing systems as directed in LUR Section 12-105 is not feasible due to the remote location of the TMR Property. When an existing system is not accessible, the Applicant is required to submit evidence of adequacy of individual supplies pursuant to LUR Section 11-12-105:C.2.

		The Applicant provided a "Water Supply Summary and Water Rights" letter from Johnson & Repucci, LLP (*see* project file "The Applicant Response To Section 12-105: Water Supply"). This letter outlines the supply for the maintenance barn with the following facilities: ½ bath, kitchenette, and onsite laundry. The letter notes the Crystal Spring, Ditch and Pipeline ("Pipeline"), decreed in Civil Action no. 5884, In the Matter of the Supplemental Adjudication in Water District No. 38, dated November 5, 1971. This Pipeline was decreed for 6.2 cfs for irrigation, livestock, domestic, and other beneficial services. Over time this right was partially abandoned and restated for 0.8 cfs in Water Court Case No. 91CW278. In the March 12, 2025 letter *Re: LUC-24-00008 – Updated Supplement to Minor Impact Application ("Application") to Gunnison County (the "County") for Treasure Mountain Ranch Inc. ("TMR") – Water Supply for New Structures in the Townsite of Crystal ("Crystal") – Determination of Completeness of Application (the "Determination"),"* the Applicant provided the following information regarding sufficient water supply for the existing and proposed structures. *"The entire 0.8 cfs Crystal Spring, Ditch and Pipeline right is owned by the Crystal Spring, Ditch and Pipeline Corporation (the "Ditch Company"). The Ditch Company was duly incorporated with the Colorado Secretary of State on August 31, 1967. A copy of the Articles of Incorporation is attached hereto as Exhibit D. The Ditch Company is in good standing as of March 12, 2025, as shown on the Certificate of Fact of Good Standing, attached hereto as Exhibit E. TMR owns 26 of the 54 shares that are issued and outstanding in the Ditch Company, entitling it to 48% or ~0.39 cfs of the Crystal Spring, Ditch and Pipeline water right. This is the equivalent of 173 gallons per minute. To the best of our knowledge and belief, TMR's shares in the Ditch Company have been more than sufficient to satisfy*

		the water requirements of TMR's structures referenced in the Determination and specifically described as the (1) Hotel (on Lots 1 & 2, Block A), (2) General Store, (3) Rosetta Cabin, (4) Edgerton Cabin, (5) Melton Cabin, (6) Clayton Cabin, (7) Duane's Cabin, (8) Stanford Cabin, (9) Meadow Cabin, and (10) Horse Barn. Although not obligated to do so, Applicant also intends to disconnect water service from the General Store, Rosetta Cabin, Edgerton Cabin, Melton Cabin, and the Horse Barn in order to supply four new residences and the Maintenance Barn within the TMR development, which will ensure that TMR's interest in the Crystal Spring, Ditch and Pipeline right will continue to be sufficient to meet the water demands of the structures that are the subject of the Application". a. Lost Horse Mill Site b. Lots 7 and 8, Eatons Addition, aka Boundary Line Adjustment Parcel 1 ac. c. Protection Mill Site d. Wanderor Mill Site e. Gray Copper Mill Site f. Inez No. 4 Mill Site g. Home Claim Mill Site h. Crystal Mill Site i. Lot 7 and 8, Johnsons Addition j. Lots 1 and 2, Eatons Addition, Lots 1-4, Johnsons Addition k. Lot 4, Block D, Crystal Townsite l. Lots 7 and 8 of Block C, Crystal Townsite Exhibit E to the letter includes Colorado Department of Health and Environment (CDPHE) laboratory testing results for the water supply. Contaminant levels in both samples were below EPA standards, which means the water is safe for human consumption. Both samples revealed high levels of water hardness, which is typical for Gunnison County water.

12-106: Wastewater treatment	☒Yes ☐ No ☐ N/A	*Applicable.* The Applicant proposes to decommission existing, outdated wastewater treatment, replacing the systems with a single OWTS described as *"Restored cabin and barn wastewater will be treated by a proposed on-site wastewater treatment system (OWTS) consisting of a septic tank, pumps, a high level treatment system, and a drip-fed soil treatment area permitted through Gunnison County. Capacity for the single OWTS will be 1,999 gpd. The proposed OWTS will be located in town and TMR will comply with Gunnison County's OWTS regulations*." in project file "Applicant Response to LUR Section 12-106: Wastewater Treatment." The Applicant confirmed in "*Re: LUC 24-00008 Treasure Mountain Ranch Minor Impact Review Determination of Completeness from February 14, 2024 (the "Determination")",* March 13, 2025 that the following permits: OTWS-23-00202 and OWTS-23-00203, will be withdrawn and replaced with a single OTWS permit application if the Land Use Change application is approved.
12-107: Fire protection	☐Yes ☐ No ☒ TBD	*Applicable*. The Applicant provided the following responses regarding water supply in "*Re: LUC 24-00008 Treasure Mountain Ranch Minor Impact Review Determination of Completeness from February 14, 2024 (the "Determination")",* March 13, 2025: *"Because of the remoteness of the area, the applicant intends to meet and exceed the requirements under IWUIC by constructing the new buildings such that they meet the requirements for the class of ignition-resistant construction for a nonconforming water supply, in accordance with IWUIC 402.2.2, and also, though not required by IWUIC, to construct each of the residences with a 500 gallon, basement water tank to provide sprinkler capacity for each residence".*

		The TMR property is outside of a Fire Protection District. Land Use Change Permits shall be referred to the closest District for review and comment. The Application will be referred to both the Carbondale and Rural Fire Protection District and the Gunnison Fire Protection District because the project location is located between the two districts. The Application shall be subject to one of the following conditions as determined during the review of the Application. 1. Provide evidence that the property will be annexed to the applicable District, or 2. A service agreement has been entered into between the applicant and the District, or 3. INSTALL SPRINKLER SYSTEM. The applicant shall install a sprinkler system in any structure proposed for habitation, subject to standards of and approval by the applicable fire protection district; or 4. SUBMIT WAIVER OF LIABILITY. The applicant shall submit a signed Warning and Waiver of Liability releasing the County and the applicable fire protection district as part of the application.
13-102: B.: Location within municipal three-mile plan area	☐Yes ☐ No ☒ N/A	*Not applicable.* The TMR Property is not located within a three-mile plan area. The Town of Marble is over seven miles from the TMR Property. The Application was referred to the Town of Marble as the gateway to the popular Crystal Mill site.
13-103: General Site Plan Standards And Lot Measurements	☒Yes ☐ No ☐ N/A	*Applicable.* The lot size requirements apply to new subdivisions. New structures will be required to demonstrate compliance with the provisions of this section at building permit application.
13-104: Setbacks From Property Lines And Road Rights-Of-Way	☒Yes ☐ No ☐ N/A	*Applicable.* The existing structures are legally established non-conformities. The new structures will comply with this section.
13-105: Residential Building Sizes And Lot Coverages	☒Yes ☐ No ☐ N/A	*Applicable*.

		Of the 12 resultant parcels in the TMR Project, only one exceeds the dimensional standards of 13-105: *Residential Building Sizes And Lot Coverages.* The Applicant seeks to cluster the Home Claim, Protection Claim, Crystal Mill Site parcels for a single 25 acre lot. Home Claim and Protection Claim are developed with residential and accessory structures. The Crystal Mill Site is vacant. The Applicant seeks to cluster the Home Claim, Protection Claim, Crystal Mill Site parcels for a single 25 acre lot. Home Claim and Protection Claim are developed with residential and accessory structures. The Crystal Mill Site is vacant. The clustered parcel is currently developed with: 4. Three residential structures, 2153 sq. ft. 5. Two accessory structures, 780 sq. ft. 6. 2,933 sq. ft. aggregate floor area The Applicant requests an additional: 4. Four residential structures ("cabins"), 5,089 sq. ft. 5. One accessory structure ("barn'), 4,900 sq. ft. 6. 9,989 sq. ft. aggregate floor area The net outcome of the changes are: 4. Six total residential structures, 6,957 sq. ft. b. Conversion of one residential structure to accessory structure ("Edgerton"), 285 sq. ft. 5. Four total accessory structures, 5,965 sq. ft. 6. 12,922 sq. ft. aggregate floor area The Applicant provided the following response to these criteria in "Re: LUC-24-00008; Determination of Completeness of Application relating to Treasure Mountain Ranch (the "Determination"), August 2, 2024, in project file "Cover Letter and Application Narrative."

		As you are aware, TMR filed a minor impact application and this provision of the LUR requires a minor impact approval for buildings (or aggregate buildings) if the standards are exceeded. As such, this is not an issue with respect to overall classification of the project as minor impact. The application includes a request for a maintenance barn of 4,900 square feet and 5,000 square feet total for four cabins in replacement of four existing cabins totaling approximately 3,900 square feet. The primary driver in the 1,100 square foot difference between the 3,900 square feet of existing cabins and the 5,000 square feet of cabins requested is ensuring that the new cabins can accommodate required amenities for health and safety and other building and code requirements and have the rooms and space required to meet the basic needs of people who may reside there. None of them will be large or elaborate, but rather in keeping with basic needs as they exist in the 21st century rather than the 19th century like the existing cabins. The existing cabins will no longer be cabins that can be used for housing and should not be construed as buildings or structures any more than any other landmark or historic feature – they will be decommissioned and uninhabitable. As such, TMR is requesting a total net increase in buildings of only 6,000 square feet. Part of the application includes the consolidation of the Home, Protection, and Wanderor mining claims into a single parcel being 25.079 acres (the "Barn Parcel". The maintenance barn and four new cabins will be located on this Barn Parcel. This means that the Barn Parcel is approximately 1,179,561 square feet and the total buildings on the Barn Parcel will only be 12,922 square feet, which is approximately 1% of the total Barn Parcel. Presuming that Gunnison County believes that this requires approval under Section 13105. G., I assume Gunnison County will take the position that this is more than 7,000 square feet of aggregate of structures.

		As to the standards of Section 13-105. G.: *1. There is no obtrusive visibility. Indeed, the proposed project will be screened from neighboring properties through existing vegetation and should not be visible to tourists. I understand that a substantial aspen grove is between the roadway through Crystal and the cabins and barn that would effectively screen any visibility.* *2. Additional screening will not be required to ensure the structures are not obtrusively visible.* *3. All utilities will be located underground.*
13-107: Installation Of Solid-Fuel-Burning Devices	☐Yes ☐ No ☒ N/A	*Not applicable.* Not requested as part of this application. Compliance with the standard is generally confirmed at building permit.
13-109: Signs	☒Yes ☐ No ☐ N/A	*Applicable*. The Applicant has submitted a signage and wayfinding plan to help with site interpretation, parking, safety, and trespass issues at the Crystal Mill Site, one of the most photographed tourist attractions in the state. The signage exceeds the six square feet permitted by this section; however, pursuant to Section 13-109:F *Signs Integral To Land Use Change Permits,* signs that are an integral part of a development shall may be approved as a part of the Land Use Change Permit by the applicable decision-making body. Sign details, plans, and locations are mapped in *"Exhibit 8: Interpretive Signage Plan & Details",* and "*Exhibit 9: Advisory Signage Plan & Details".*
13-110: Off-Road Parking And Loading	☒Yes ☐ No ☐ N/A	*Applicable*. The Applicant will be required to apply for an access permit(s) for any access improvements. Staff requested a USFS Special Use Permit for access from FS Road 314 and the applicant provided the following response:

		"In our discussions with the USFS, it is our understanding that no special use permit is required for the use and access from Forest Service Road 314. The USFS is expecting to receive the application, once determined to be complete, as part of an agency referral and would provide its official position in response to the agency referral. The USFS identifies Forest Service Road 314 as "open to all Vehicles, with Seasonal Designations" and TMR is not seeking any use inconsistent with those seasonal designations. Accordingly, no permit is required for the seasonal vehicular use of the road. *Further, given that the additions to the Town of Crystal (the original plat of the town does not exist in county files) are dated from 1892 and the reservation for the forest did not occur until 1891 at the earliest, I question whether the road is subject to USFS jurisdiction under RS 2477. Without further factual research, I could not answer this question. However, as the USFS is making this open to the public, I do not believe this question needs answered nor any permit obtained at this time."*
13-111: Landscaping And Buffering	☒Yes ☐ No ☐ N/A	*Applicable.* The Applicant provided a reseeding plan in *"Exhibit 7: Site Plans - Landscape Plan".* The Applicant provided responses to the applicable standards of this section in "*Applicant Response to LUR Article13 Project Design Compatibility."* *"B. General Treasure Mountain Ranch will comply with the requirements of the Gunnison County Standards and Specifications for all landscaping and landscape restoration. Disturbance will be minimized through construction methodology developed to the particular ecological conditions of the site. Any landscape restoration required will be completed with native plant species to blend seamlessly into the existing landscape. DHM's weed mitigation plan will be used to cull any noxious vegetation that results from disturbance.*

		<u>D. Non-Residential Land Use Changes</u> The proposed maintenance barn responds to a deferred need to provide a storage and maintenance facility in support of the existing residential use. Areas not occupied by buildings and required improvements will retain their native vegetation. The majority of the property acreage will not be impacted by this application. *<u>E. Landscaping</u> Plan No ornamental landscape is proposed as a part of this application. For reclamation, see landscape plan.* *<u>M. Buffering</u> A 50'+ buffer strip between TMR's proposed barn and the residential neighbors is shown on the site plan. The buffer consists of Crystal's topography and existing mature native tree cover.* *<u>N. Parking Areas</u> Does not apply, but an existing mature aspen stand will screen the barn's parking area".*
13-112: Snow Storage	☒Yes ☐ No ☐ N/A	*Applicable.* The Applicant provided responses to the applicable standards of this section in "*Applicant Response to LUR Article13 Project Design Compatibility."* *"C. Preferred Snow Storage Areas* *Winter travel will be over-the-snow, but there may be instances where TMR staff plow the driveway area next to the barn, so a snow storage area has been provided. TMR's snow storage area is located in an existing meadow- an unpaved surface free of trees, on a gentle slope."*
13-113: Fencing	☒Yes ☐ No ☐ N/A	*Applicable.* The Applicant provided responses to the applicable standards of this section in "*Applicant Response to LUR Article13 Project Design Compatibility."*

		TMR plans include the replacement of the post and wire guardrail at the Crystal Mill viewing area. The proposed replacement will be a 42" height split rail fence, three rails maximum, with an 18" kick-space between the top two rails.
13-114: Exterior Lighting	☒Yes ☐ No ☐ N/A	*Applicable.* The Applicant provided responses to the applicable standards of this section in "*Applicant Response to LUR Article13 Project Design Compatibility."* *"TMR has provided a minimal exterior lighting plan for the safety of our staff and to comply with building codes, and will meet all Gunnison County Exterior Lighting requirements. See architectural plans".*
13-115: Reclamation And Noxious Weed Control	☒Yes ☐ No ☐ N/A	*Applicable.* The Applicant provided responses to the applicable standards of this section in "*Applicant Response to LUR Article13 Project Design Compatibility."* *"B. Applicability The proposed area of disturbance is above 10,000 SF. See landscape plans for revegetation and noxious weed control."*
13-116: Grading And Erosion Control	☒Yes ☐ No ☐ N/A	*Applicable.* The Applicant provided responses to the applicable standards of this section in "*Applicant Response to LUR Article13 Project Design Compatibility."* *"TMR will acquire a reclamation permit from the Public Works Department prior to obtaining a building or any land use change permit and will meet all requirements of Section 13-116: Grading and Erosion Control and Section 13-117: Drainage, Construction and Post-Construction Storm water Runoff."*
13-117: Drainage, Construction And Post-Construction Storm Water Runoff	☒Yes ☐ No ☐ N/A	*Not applicable.* The Applicant provided responses to the applicable standards of this section in "*Applicant Response to LUR Article13 Project Design Compatibility."* *"Does not apply. TMR is not a commercial project, this is a minor land use application, no development*

		is proposed within 100' of a water body, and TMR is not creating 10,000 SF of impervious surface area."
13-118: Water Impoundments	☐Yes ☐ No ☒ N/A	*Not applicable.* Not requested as part of this application.
13-119: Standards To Ensure Compatible Uses	☐Yes ☐ No ☒ N/A	*Not applicable.* These standards apply to change in use. The Applicant provided responses to the applicable standards of this section in "*Applicant Response to LUR Article13 Project Design Compatibility."* *"The recent history of use of the property includes private residential use, private recreation, and short-term accommodations (using existing residential cabins, and primitive campsites). No new off-site access improvements are required or proposed. The implementation of a modern, efficient OWTS system will have a positive net effect on environmental water quality protection by taking offline non-conforming and dated existing facilities. The historic value of the townsite and Crystal Mill area are protected by screening the new maintenance barn from view, while also locating the barn close to the townsite in a previously disturbed and historically developed zone of the property. The new maintenance barn will assist in preserving the existing structures and area while reducing offsite trips. The lot line adjustments will have no impact except to reduce future impact Treasure Mountain Ranch | Minor Impact Application Section 6-103: Standards for Approval by allowing future development to be reviewed as part of larger parcels. The signage will assist in reducing impact. Accordingly, the expectation is that this application will reduce the amount of impact in the area and accordingly, satisfies the standards for compatible use".*

Staff Report Exhibit A. Land Use Change Matrix

Project Item	Parcel Name	BLA or Cluster	Current Lot Area (acres unless listed otherwise)	Proposed Lot Area (acres unless listed otherwise)	Structures to Remain	Use	Existing sq ft	Structures to be "Retired" and/or "Preserved"	New Improvements	Improvement SQ FT	Total Floor Area Sq Ft	Comments
1	Lost Horse Mill Site	BLA	4.15	Two resulting tracts: Adjusted Lost Horse 3.273 ac and Boundary Line Adjustment Parcel 1 ac	Crystal Mill		1,100		Interpretive signage, fence, wayfinding		1,280	Exhibit 1 to August 2, 2024 letter from LOTR. This is being done to make Lots 7 and 8, Block 1, at least 1 acre in order to decrease nonconformity.
	Lot 7, Eaton's Addition		2,500 sq ft									
	Lot 8 Eatons Addition		2,500 sq ft		Shed	Storage	180		NA			
2	Protection	BLA	Approx. 9.1	10.036								Exhibit 2 to August 2, 2024 letter from LOTR. Allows for setback for Barn and Cabin 4.
	Wanderor		10	9.112								
3	Gray Copper MS	BLA	3.5	2.332	Stanford Cabin	Residential	768				768	Exhibit 3 to August 2, 2024 letter from LOTR. The purpose of this BLA is to make the river the boundary between the claims so that the legal boundary follows
	Inez No 4		2.6	3.883								

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												natural features.
4	Home Claim	Cluster (Development Parcel, all new improvements located on this parcel)	10	25.079	Edgerton (Home)	Residential	285	Retired and Preserved	Cabin 1	839	12,922	Exhibit 4 to August 2, 2024 letter from LOTR. All improvements located on this parcel (per Gunnison County feedback) to ensure that as much of the project can be viewed and reviewed holistically as is reasonable. The intent is to move toward centralizing wastewater and other utilities and uses so as to decrease overall impact. Because the project has
					Duane's Cabin (Home)	Residential	1,420		Cabin 2	1294		
					Meadow Cabin (Home)	Residential	448		Cabin 3	1478		
	Protection Claim		10		Barn (Protection)	Storage/ Horses	400		Cabin 4	1478		
					School House (Protection)	Abandoned	380		Barn	4,900		
	Crystal Mill Site (Vacant) *		5		total		2,933		Total New Improvements	9989		

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												no commercial or industrial components, the Applicant submits that regardless of the square footage, the land use change application remains minor impacts. *See* LUR Section 7-101.B. classifying as major impact, "A new commercial or industrial use of more than 10,000 sq. ft. of structure, or on a parcel of more than five acres" and Section 7-101.D. for an "Expansion of a commercial or industrial

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												use [] of 10,000 sq. ft. or five acres or more."
5	Lot 7, Block D, Johnson's Addition	Cluster	2,500 sq ft	5,000 sq ft							1,099	Exhibit 5 to August 2, 2024 letter from LOTR. The Melton cabin is currently located on two parcels, consolidation allows structure to be located on one legal parcel in order to create a clearer legal description for purposes of the conservation covenant for the Melton cabin.
	Lot 8, Block D, Johnson's Addition		2,500 sq ft		Melton Cabin	Residential	1,099	Retired and Preserved	NA			
6	Lot 1, Block 1, Eatons Addition	Cluster	2,500 sq ft	15,000 sq ft	Crystal Club	Storage	1800	Preserved	NA		3,250	Exhibit 6 to August 2, 2024 letter from LOTR. Allows two historic
	Lot 2, Block 1,		2,500 sq ft									

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	Eatons Addition											structures currently on separate parcels to be combined into one single parcel in order to facilitate conservation easement and historic registry.
	Lot 1, Block B Johnson's Addition		2,500 sq ft		General Store	Store/ Lodging	1450	Retired and Preserved				
	Lot 2, Block B Johnson's Addition		2,500 sq ft									
	Lot 3, Block B Johnson's Addition		2,500 sq ft									
	Lot 4, Block B Johnson's Addition		2,500 sq ft									

* A mill site is essentially a type of mining claim. The mining claims, including mill sites, were given names when patented. Confusingly, the name of this mill site is the "Crystal Mill Site", but it is not the property that has the actual Crystal mill, which is located on the Lost Horse Mill Site.

Current Parcels addressed in Land Use Change App: 17
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7	Lot 4, Block D	Residential	Exhibit 11 to August 2, 2024 letter from LOTR. Clayton Cabin Retirement and Preservation.
8	Lots 7, and 8 of Block C	Residential	Exhibit 11 to August 2, 2024 letter from LOTR. Rosetta Cabin Retirement and Preservation.
9	Lost Horse millsite	Gratuitously open to public	Exhibits 8 and 9 to August 2, 2024 letter from LOTR. Viewing Area Improvements.

The primary purpose of Project Items 1-9 as set forth above are to: (1) reduce existing nonconformity (primarily Project Items 1, 2, and 4), (2) reduce impact by centralizing and relocating active uses away from the historic townsite (primarily Project Item 4, but also made feasible by the other Project Items), (3) improve the ability to maintain and preserve the site by constructing the maintenance barn (primarily Project Item 4 but also made feasible by the other Project Items), and (4) improve experience for visitors and residents and reduce overall impacts through viewing area improvements (primarily Project Item 9).

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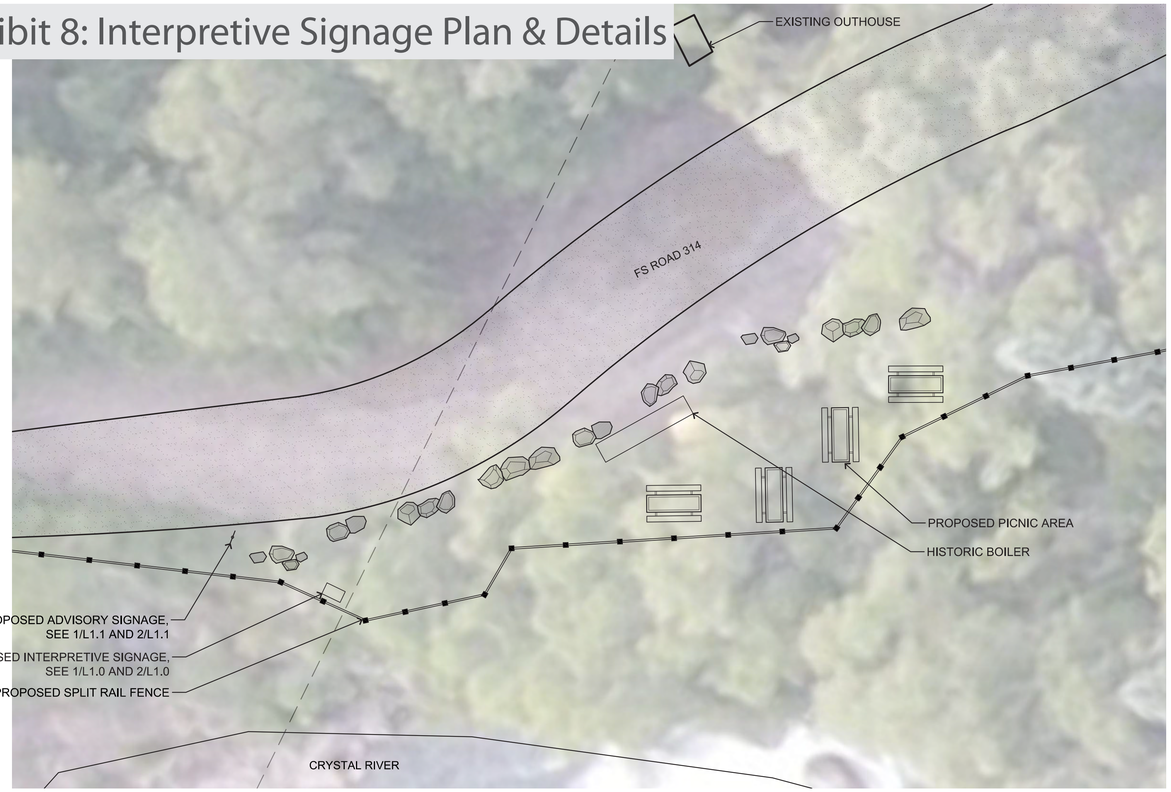
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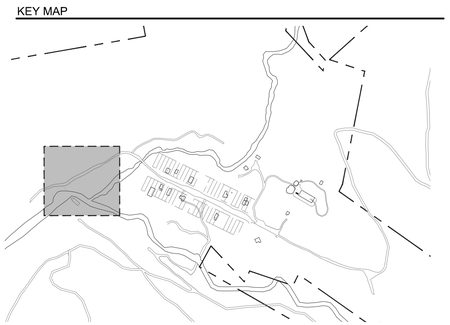
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Exhibit 8: Interpretive Signage Plan & Details



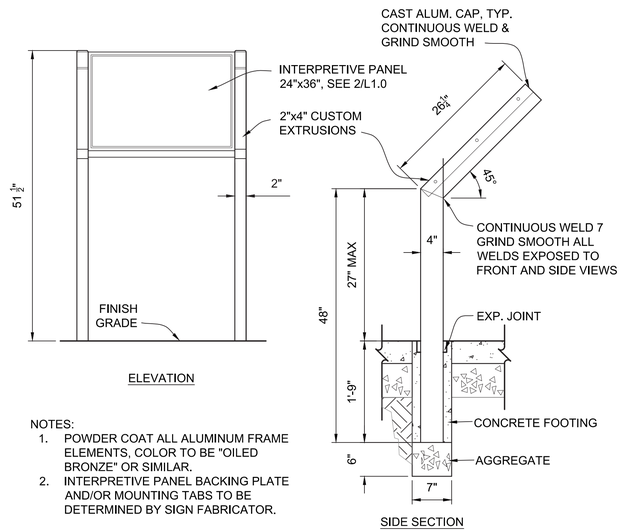
MILL VIEWING AREA PLAN ENLARGEMENT

0 5 20
1 10
SCALE: 1"=10'-0"



LEGEND

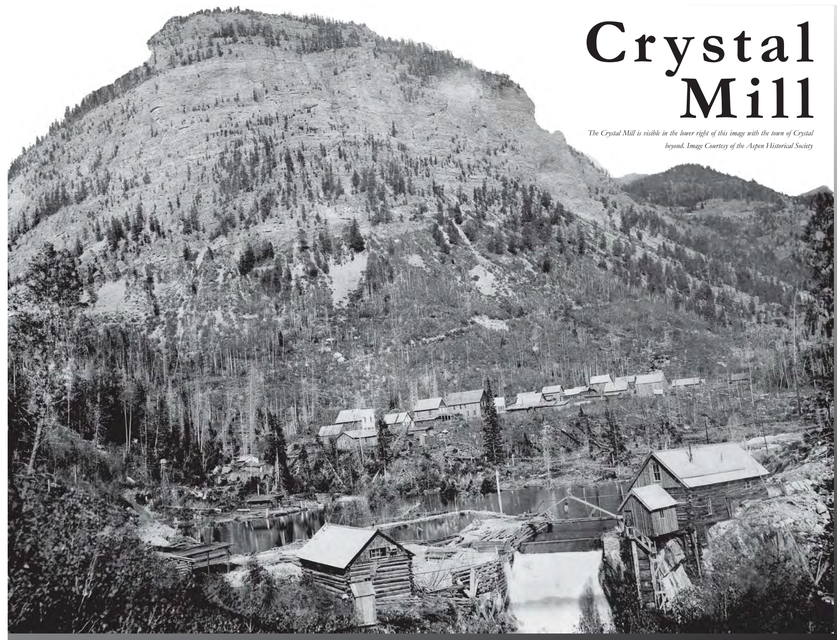
- TMR PROPERTY BOUNDARY
- INTERNAL PROPERTY BOUNDARIES
  - MINING CLAIMS
  - TOWNSITE LOTS
- EXISTING FOREST SERVICE ROAD 314



NOTES:
1. POWDER COAT ALL ALUMINUM FRAME ELEMENTS, COLOR TO BE "OILED BRONZE" OR SIMILAR.
2. INTERPRETIVE PANEL BACKING PLATE AND/OR MOUNTING TABS TO BE DETERMINED BY SIGN FABRICATOR.

1 L1.0 INTERPRETIVE SIGN DETAIL

1"=1'-0"



Crystal Mill

The Crystal Mill is visible in the lower right of this image with the town of Crystal beyond. Image Courtesy of the Aspen Historical Society



A bridge was constructed between the Mill and the stamp mill so ore could be delivered, crushed and taken to a smelter in Marble by teams of mules known as 'jack trains'. Image courtesy of Jason Rusby



A stamp mill, pictured above, was located just right of the Crystal Mill and was used to concentrate the ore for shipping. It contained three large timbers with iron plates on the end which were raised and dropped to crush the ore. The stamp mill was powered by a 12 inch leather belt from the Crystal Mill and was able to process up to 150 tons per day. Evidence of crushed ore can be seen across the river, but little remains of the stamp mill. Image courtesy of Robert B. Hudson, Jr.

The "Crystal Mill," originally known as the Sheep Mountain Tunnel Mill, was constructed in 1893 by George Eaton and B.S. Phillips to generate power for compressed air used in mining operations in the area. The viewing area for the Mill sits atop a debris pile of rock that was removed during the digging of the Sheep Mountain Powerhouse.

COLORADO
Outdoor Recreation
Industry Office

The square superstructure in front of the building is a vertical penstock, which contained a vertical axle and at the bottom a horizontal 36" Leffel turbine water wheel. A dam for the Mill was constructed to divert water down 1,000 feet of flumes to the penstock to turn the horizontal wheel. This wheel then turned the vertical axle, providing power to operate a Rand air compressor housed in the 20 by 50 foot building. The compressed air offered ventilation and powered equipment used to drill holes for the placement of dynamite in the Sheep Mountain Tunnel, which was located directly behind this sign, as well as the nearby Bear Mountain Tunnel and Inez mine. The Mill was never used to generate electricity.

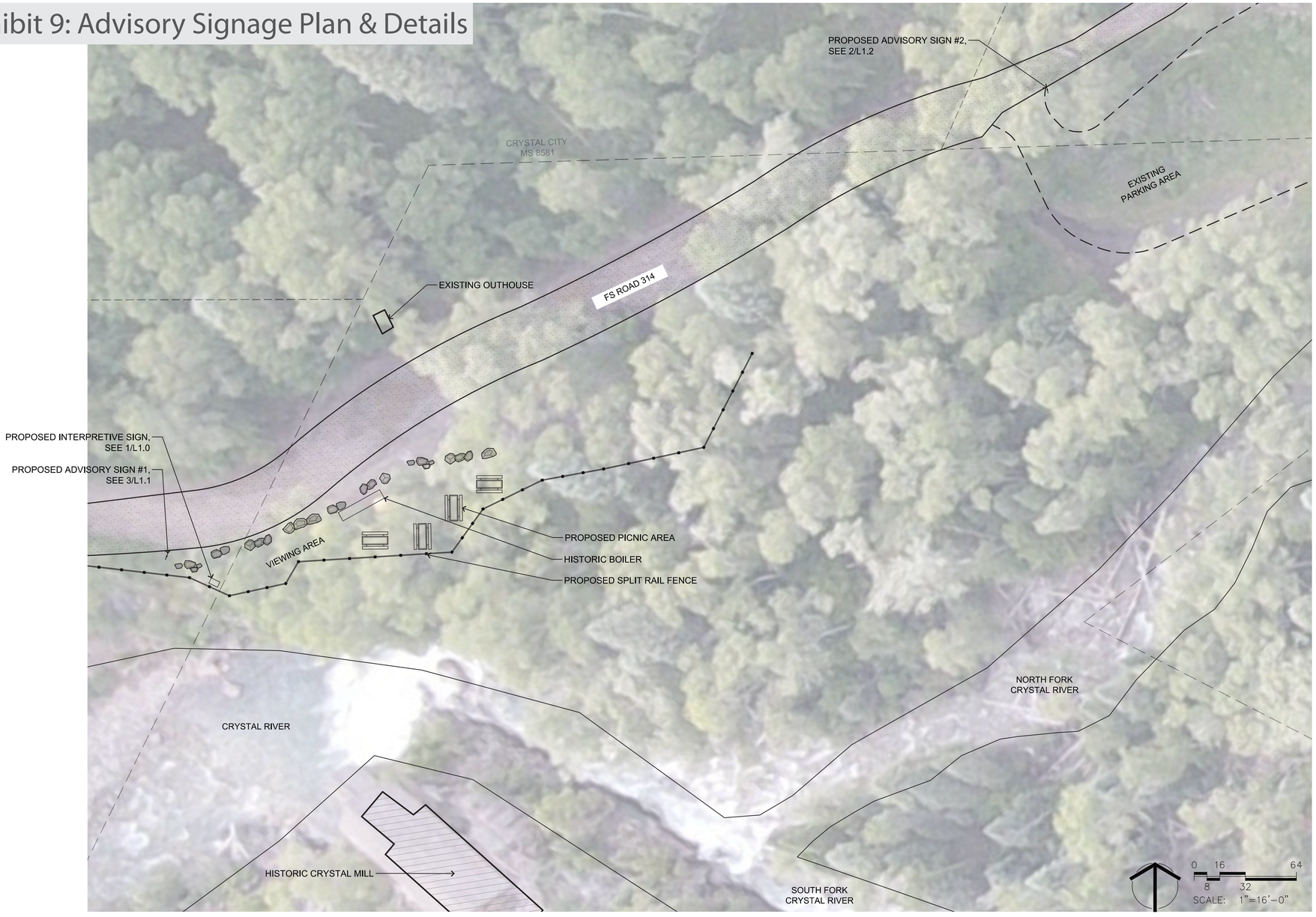
The Mill began operations in December of 1893, the same year the US Government repealed the Sherman Silver Purchase Act, which resulted in the collapse of silver prices and the demise of mining towns throughout the West. By providing an inexpensive and reliable source of power via compressed air, the Mill allowed for mining operations to continue in the Crystal area at a time when large scale silver mining was generally not profitable. However, silver prices remained depressed, and the Mill was finally closed in 1910. This site was listed on the National Register of Historic Places in 1985.

2 L1.0 INTERPRETIVE PANEL DETAIL

NOTE:
1. PANEL FABRICATION PER SIGN FABRICATOR.

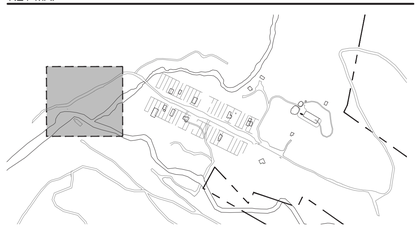
NOT TO SCALE

Exhibit 9: Advisory Signage Plan & Details



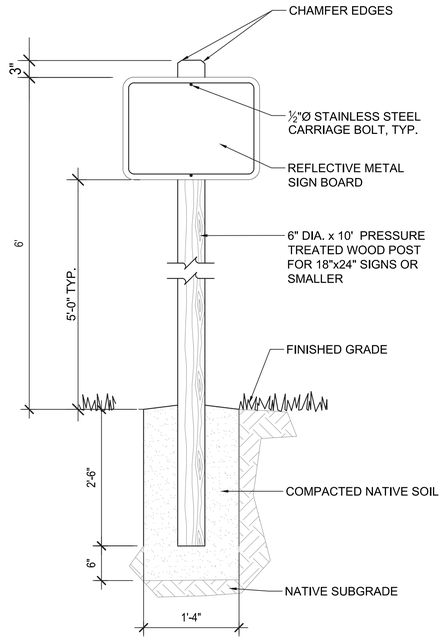
MILL VIEWING AREA AND PARKING AREA PLAN ENLARGEMENT

KEY MAP



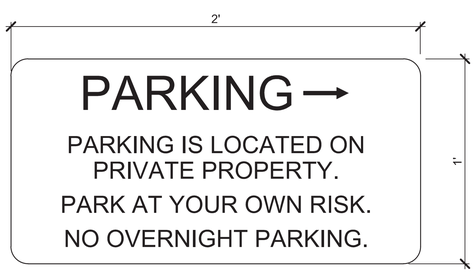
LEGEND

- TMR PROPERTY BOUNDARY
- INTERNAL PROPERTY BOUNDARIES
  - MINING CLAIMS
  - TOWNSITE LOTS
- EXISTING FOREST SERVICE ROAD 314



1 / L1.1 ADVISORY SIGN DETAIL

1"=1'-0"



2 / L1.1 ADVISORY SIGN #2 PANEL DETAIL

3"=1'-0"



3 / L1.1 ADVISORY SIGN #1 PANEL DETAIL

3"=1'-0"

Exhibit 7: Site Plans - Barn and Cabin Enlargement

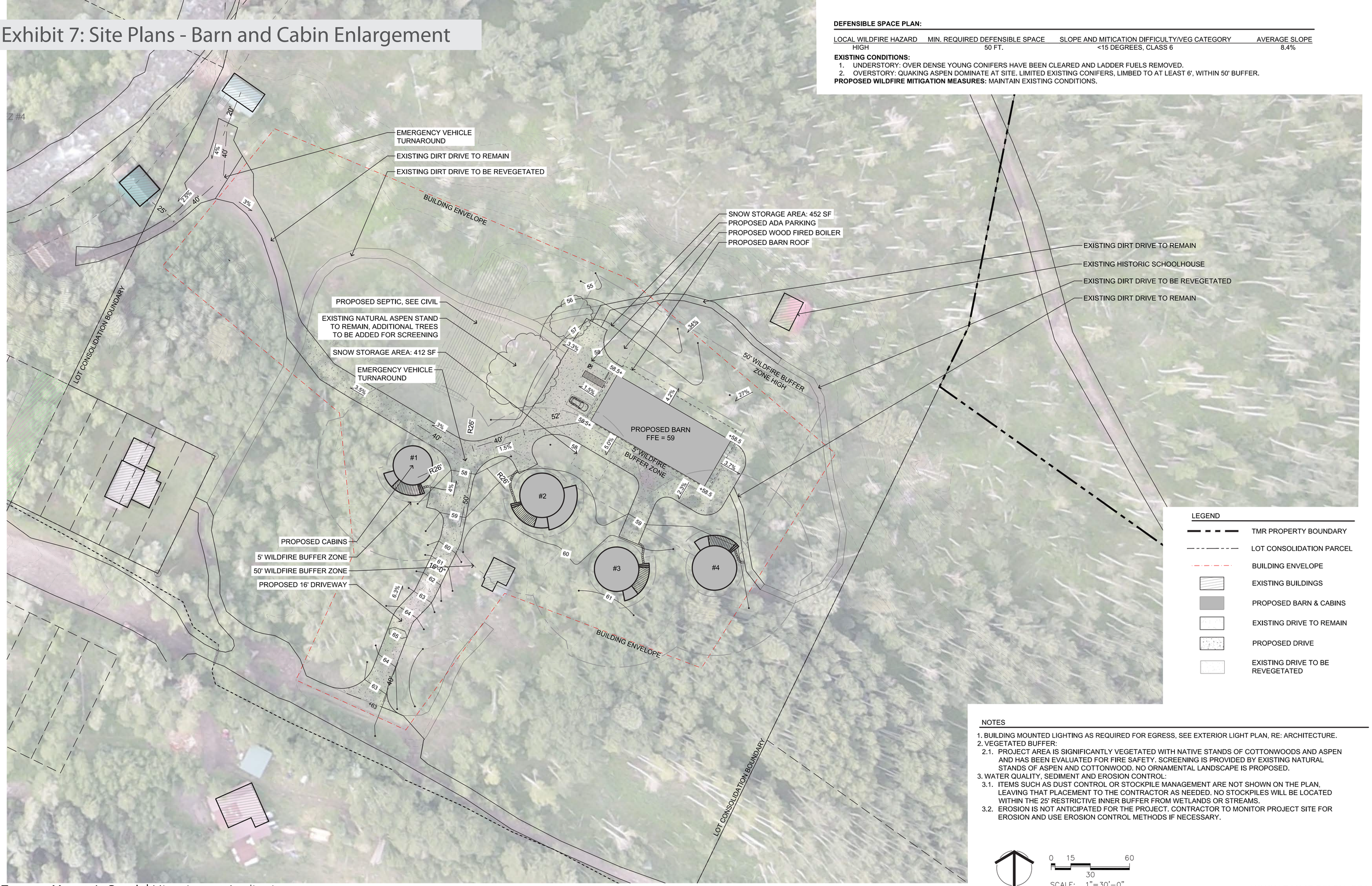
DEFENSIBLE SPACE PLAN:

LOCAL WILDFIRE HAZARD	MIN. REQUIRED DEFENSIBLE SPACE	SLOPE AND MITICATION DIFFICULTY/VEG CATEGORY	AVERAGE SLOPE
HIGH	50 FT.	<15 DEGREES, CLASS 6	8.4%

EXISTING CONDITIONS:

1. UNDERSTORY: OVER DENSE YOUNG CONIFERS HAVE BEEN CLEARED AND LADDER FUELS REMOVED.
2. OVERSTORY: QUAKING ASPEN DOMINATE AT SITE. LIMITED EXISTING CONIFERS, LIMBED TO AT LEAST 6', WITHIN 50' BUFFER.

PROPOSED WILDFIRE MITIGATION MEASURES: MAINTAIN EXISTING CONDITIONS.



LEGEND

- TMR PROPERTY BOUNDARY
- LOT CONSOLIDATION PARCEL
- BUILDING ENVELOPE
- EXISTING BUILDINGS
- PROPOSED BARN & CABINS
- EXISTING DRIVE TO REMAIN
- PROPOSED DRIVE
- EXISTING DRIVE TO BE REVEGETATED

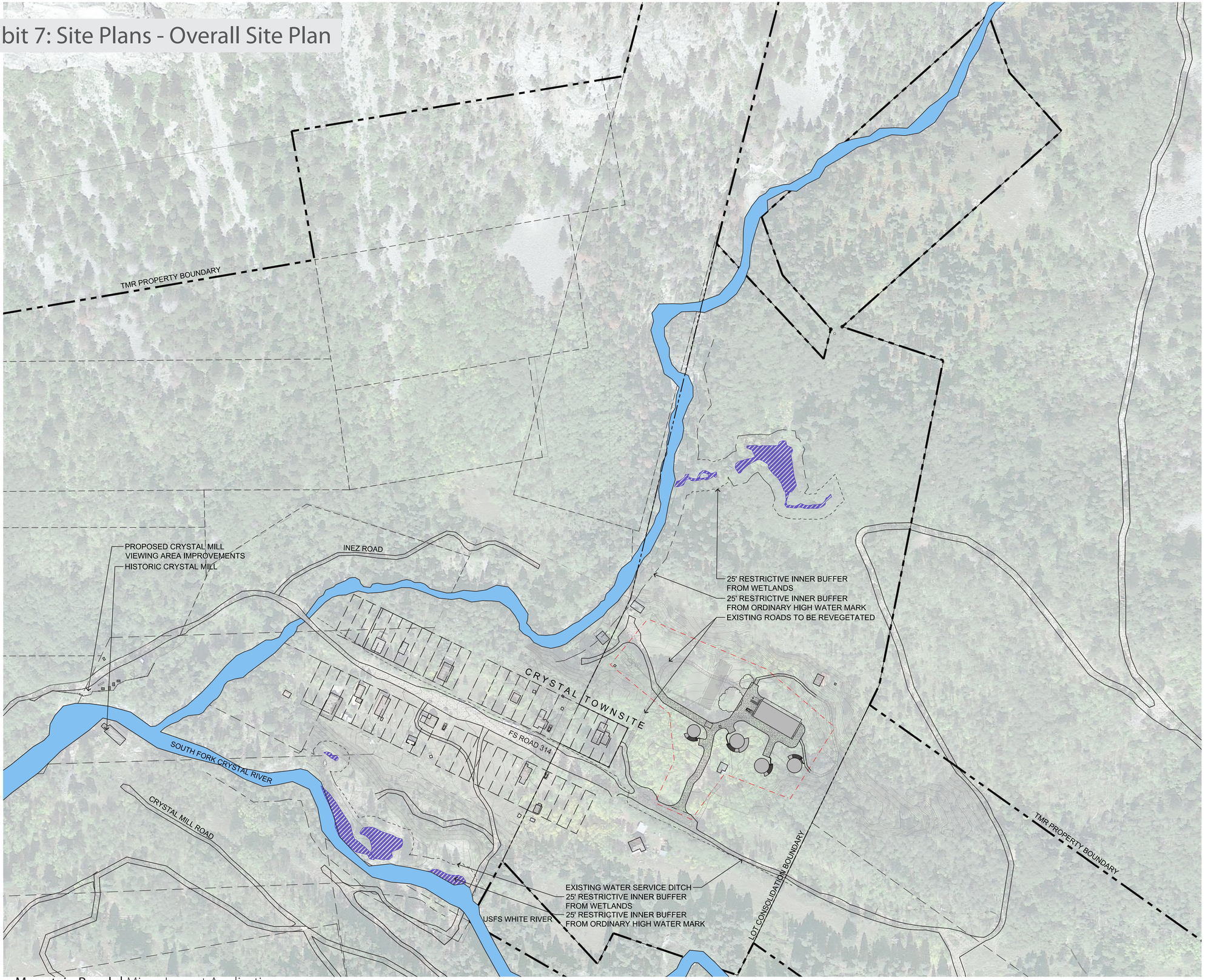
NOTES

1. BUILDING MOUNTED LIGHTING AS REQUIRED FOR EGRESS, SEE EXTERIOR LIGHT PLAN, RE: ARCHITECTURE.
2. VEGETATED BUFFER:
   - 2.1. PROJECT AREA IS SIGNIFICANTLY VEGETATED WITH NATIVE STANDS OF COTTONWOODS AND ASPEN AND HAS BEEN EVALUATED FOR FIRE SAFETY. SCREENING IS PROVIDED BY EXISTING NATURAL STANDS OF ASPEN AND COTTONWOOD. NO ORNAMENTAL LANDSCAPE IS PROPOSED.
3. WATER QUALITY, SEDIMENT AND EROSION CONTROL:
   - 3.1. ITEMS SUCH AS DUST CONTROL OR STOCKPILE MANAGEMENT ARE NOT SHOWN ON THE PLAN, LEAVING THAT PLACEMENT TO THE CONTRACTOR AS NEEDED. NO STOCKPILES WILL BE LOCATED WITHIN THE 25' RESTRICTIVE INNER BUFFER FROM WETLANDS OR STREAMS.
   - 3.2. EROSION IS NOT ANTICIPATED FOR THE PROJECT. CONTRACTOR TO MONITOR PROJECT SITE FOR EROSION AND USE EROSION CONTROL METHODS IF NECESSARY.

0 15 30 60

SCALE: 1"=30'-0"

Exhibit 7: Site Plans - Overall Site Plan



LEGEND

- TMR PROPERTY BOUNDARY
- LOT CONSOLIDATION PARCEL
- INTERNAL PROPERTY BOUNDARIES
  - MINING CLAIMS
  - TOWNSITE LOTS
- BUILDING ENVELOPE
- EXISTING BUILDINGS
- PROPOSED BUILDINGS
- EXISTING ROAD
- EXISTING ROAD TO BE REVEGETATED (TOTAL LENGTH = 900 lf)
- PROPOSED ROADS (TOTAL LENGTH = 515 lf)
- EXISTING WETLANDS

NOTES

1. CABIN LOCATION IS APPROXIMATE AND WILL BE FIELD LOCATED TO PRESERVE AS MUCH MATURE TREE CANOPY AS POSSIBLE.

0 50 100 200

SCALE: 1"=100'-0"

GUNNISON COUNTY
COMMUNITY & ECONOMIC DEVELOPMENT

Hillary I. Seminick, AICP, *Planning Director*
(970) 641-7925
hseminick@gunnisoncounty.org
www.GunnisonCounty.org

To: **Gunnison County Board of County Commissioners**
Date: **November 12, 2025**
Meeting Date: **November 20, 2025**
Re: **LUC-25-00034 Location and Extent Review CB Fire Protection District New Wireless Telecommunications Device**

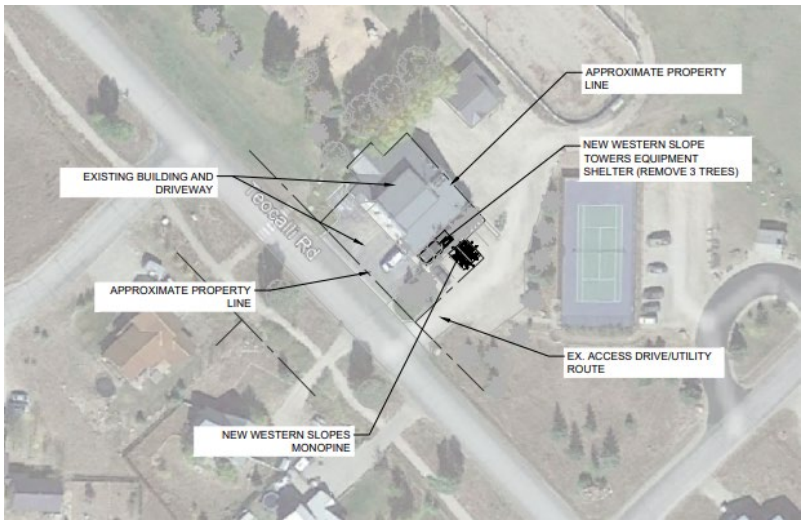
A. Introduction

The Crested Butte Fire Protection District (CBFPD) have submitted a Location and Extent review for a 85-foot wireless telecommunications device with associated equipment shelter, back-up generator, and utility connections pursuant Colorado Revised Statue (CRS) § 30-28-110[1] and Land Use Resolution (LUR) Section 1-106:H *Location and Extent Review Projects* on October 16, 2025. Per CRS § 30-28-110, a Location and Extent application must be submitted prior to the construction of a public facility for review by the Gunnison County Planning Commission within 30 days**.** We therefore conclude that ***the November 20th hearing is likely the sole opportunity to receive public input and review the proposal.***

B. Project Description

The project, located at the Crested Butte South fire station at 349 Teocalli Road, Crested Butte will establish an 85-foot concealment monopole ("monopine") structure with associated equipment shelter, back-up generator, and utility connections. The tower has been designed as a multi-user facility to accommodate:

- Public safety radio equipment for CBFPD, improving emergency response communications in a known coverage gap;
- Commercial wireless carriers, providing enhanced cellular voice and data service to residents, visitors, and businesses; and
- shared infrastructure to minimize future proliferation of stand-alone towers in Gunnison County.



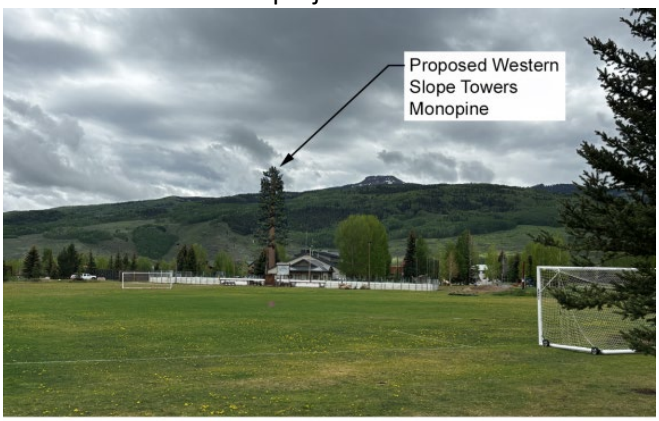
The site is immediately adjacent to the existing CBFPD firehouse in Crested Butte South. The facility will be unmanned, require only periodic maintenance visits, and will not include water, sewer, or waste service. Three trees will be removed to accommodate the equipment shelter.

[1] Importantly, and as expressly discussed at least in part elsewhere in this memo, CRS § 30-28-110.1 normally applies only to county land use regulations, and does not, for example, apply to building permits as well as certain other statutory requirements.

The applicant has prepared *Site Plans* which visual analysis of the proposed tower. Excerpts from this analysis are included below and the full document is available in the project file.



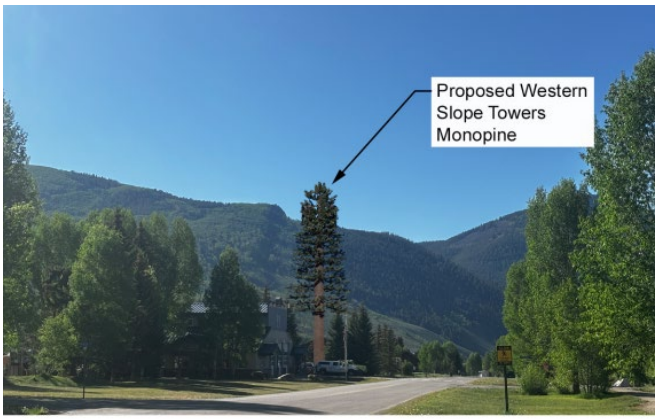
Existing View from the Northeast



New View with Proposed 80' Monopine + 5' Branches



Existing View from the Northwest



New View with Proposed 80' Monopine + 5' Branches

C. Location and Extent Process Summary

Under Colorado law, a public building or structure shall not be constructed within unincorporated Gunnison County unless the proposed location and extent has been submitted to and approved by the Planning Commission. The County Planning Commission must act upon CBFPD's application to construct public buildings and structures within 30 days of receipt of the referral. Failure to provide a response is deemed approval of the proposed project. The CBFPD was amenable to scheduling the application at a regular meeting three days after the statutory deadline. The Planning Commission may approve, approve with conditions, or disapprove of the project. Should the project not be approved by the Commission, the Commission shall communicate its reasoning to the CPFPD. Per Colorado law, the CBFPD Board may overrule such disapproval of a land use regulatory decision by the Commission with a majority vote.

The statutory location and extent review process does not have express evaluation criteria, only that "proposed location and extent thereof has been submitted to and approved by such county or regional planning commission." The statute does not exempt the CBFPD from obtaining a Building Permit or from other non-land use County regulations; therefore, Staff recommended the Application address how the proposal meets Land Use Resolution Standards listed in Section 1-105: Sections Necessary for

Immediate Preservation of Public Health, Safety, Welfare, and the Environmental and Wildlife Resources. Staff typically produces a standardized Staff Report for Planning Commission's consideration; however, has opted for a single memo outlining the Location and Extent Application review and compliance with applicable sections of the LUR.

D. <u>Referral Agency Review and Comment</u>

A copy of the application was sent to the following referral agencies by email on October 31, 2025:

- Colorado Parks and Wildlife (no comment received)
- Gunnison County Building and Environmental Health Official
- Gunnison County Public Works (no comment received)
- Gunnison County Emergency Management
- Gunnison County Health and Human Services (no comment received)
- Gunnison County Airport
- Crested Butte POA (no comment received)

1. Gunnison County Health and Human Services

"Essentially there is no clear evidence regarding harm from cell towers. There is concern but not definitive evidence on cell phones and it actually appears the closer the tower will reduce the risk as it decreases the signal strength needed".

2. Gunnison County Building and Environmental Health Official

"I don't have a comment related to this application, however, they will need a Gunnison County building permit for the cell tower".

3. Gunnison County Emergency Management

"Emergency Management does not have any comments on the application. We are supportive of the proposed tower as it fills a significant gap in public safety communications for both first responders and the public".

4. Gunnison County Airport

"This has no impact on Gunnison-Crested Butte Airport…but…just FYI…has a Federal FAA Airspace Impact permit 7460 been filed….???"

<u>Staff response</u>: the applicant received a letter from the Federal Aviation Administration on July 10, 2025 stating:

"This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

[no conditions provided]
Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/ lighting are accomplished on a voluntary basis, we recommend it be installed in accordance with FAA Advisory circular 70/7460-1 M Change 1."

5. Crested Butte South POA

"The CBS POA has not taken a formal stance on the project but instead has connected the Crested Butte Fire Protection District with the membership of CB South in order to survey the community for feedback

such that the CBFPD can put forth a proposal in alignment with the needs and concerns of the surrounding community being addressed. The CBS POA feels that the CBFPD has done just that in their proposal and that the results of the survey and other informational meetings has been represented in the overall proposal from the CBFPD.

In order to accommodate the base of the communications tower, space will need to be used that has been parking specifically designated for the CBFPD and in accordance with the original building of the Fire Station. It is likely to be somewhere between 2-4 parking spots that will be lost. The CBS POA requests that with an approval from the Planning Commission to move forward with the application for construction of a communications tower that one condition be an accounting of the lost parking spots for the CBFPD to re-establish parking for the Fire Station that is adequate to meet the needs of their use in accordance with the existing Fire Station. In the surrounding area of Red Mountain Park, which is owned and maintained by CBS POA, there is no overnight parking available nor flexible parking spaces that can absorb the loss of the CBFPD specified parking".

E. Compliance with the Land Use Resolution

Staff reviewed the application for compliance with LUR Section 1-105: *Sections Necessary for Immediate Preservation of Public Health, Safety, Welfare, and the Environmental and Wildlife Resources,* in addition to LUR Section 9-505: *Freestanding Wireless Telecommunication Structures.*

1. *11-103: Development in Flood Hazard Areas*
   Does Not Apply, the parcel not within a Special Flood Hazard Area.
2. *11-104 Development in Geologic Hazard Areas*
   Does Not Apply, the parcel is not located within a mapped Geologic Hazard.
3. *11-105 Development in Wildfire Hazard Areas*
   Complies, the site falls within a High Local Wildfire Hazard Area and a Moderate Landscape Fire Hazard Area.
4. *11-106 Protection of Wildlife Habitat Areas*
   Complies, the Application was referred to Colorado Parks and Wildlife (CPW). CPW did not submit comment regarding the Application.
5. *11-107 Protection of Water Quality*
   Does Not Apply, this section applies to all Land Use Change permits with uses within 125' of a wetland or water body. There are no waterbodies within 125' of the proposal.
6. *12-105 Water Supply*
   Does Not Apply, water supply is not required for the proposed use.
7. *12-106 Wastewater Treatment*
   Does Not Apply, wastewater is not required for the proposed use.
8. *12-107 Fire Protection*
   Complies, The Applicant is the referral agency for this section.
9. *13-107 Installation of Solid Fuel Burning Devices*
   Not Applicable, not requested as part of this Application.
10. *13-114 Exterior Lighting*
    Complies, The Applicant states the lighting will meet these requirements at Building Permit Application.

LUR Section 9-505: *Freestanding Wireless Telecommunication Structures.*
A freestanding structure, building, pole, tower, or antenna that provides wireless telecommunications services not subject to Location and Extent review are subject to the following requirements. These have been included as reference for the Planning Commission.

1. *Safety Setback: To ensure the safety of surrounding properties in the event of collapse, and to protect against the accumulation of snow and ice, it shall be set back from all property lines by one foot for every one foot of its height, or shall comply with the applicable setback requirements from Section 13-104: Setbacks from Property Lines and Road Rights-of-Way, whichever is greater.*
   Staff Response: The required setback according to this section is 85' from any parcel boundary. The setback from the Teocalli Street parcel boundary is approximately 55' as measured by staff. The tower is adjacent to the internal parcel boundary. The tower is approximately 65' from the tennis court at its closest point.

2. *Design: It shall be designed and sited to be compatible with the surroundings in terms of materials, roof form, scale, mass, color, texture and character. A design that masks or camouflages the structure, so it blends with the surrounding or built environment, is required to the maximum extent feasible.*
   Staff Response: the tower is designed to look like an evergreen tree and has been sited within an existing small grove of evergreen trees.

3. *Height: Towers and antennae shall be sited to minimize their height.*
   Staff Response: the tower is 85' feet in height.

4. *Buffering: In addition to any buffering required by Section 13-111: Landscaping and Buffering, landscaping and screening shall be required to achieve a total screening effect at the base of the structure and to screen any associated support buildings. Screening shall use trees (unless a source of water necessary for the survival of the trees is not available, in which case other vegetation appropriate for the site shall be installed) and may also secondarily use fences (wood, masonry, stucco, or similar opaque materials) or berms.*
   Staff Response: the tower is designed to look like an evergreen tree and has been sited within an existing small grove of evergreen trees.

5. *Exterior Lighting: Security or other lighting shall feature down-directional, sharp cutoff luminaires that comply with the requirements of Section 13-114: Exterior Lighting. Safety lighting of telecommunication structures that is required by the Federal Aviation Administration shall be exempt from this standard.*
   Staff response: lighting compliance to be determined at building permit.

6. *Access Roads: access roads to the structure shall be minimal and capable of supporting equipment necessary to maintain the structure.*
   Staff response: no new access roads are proposed.

7. *Design Safety: The structure's design shall be certified by a qualified professional structural engineer as structurally sound and presenting no risk to public safety. When applicable, the applicant shall also demonstrate that the location, height, and operation of the structure have been determined not to be an aviation hazard by the Federal Aviation Administration.*
   Staff response: plans will be verified for compliance with these standards at building permit. The application has been referred to the Gunnison County Airport for comment who noted that *Federal FAA Airspace Impact Permit 7460* will be required.

   The applicant received a letter from the Federal Aviation Administration on July 10, 2025 stating:

   "This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

   [no conditions provided]

   Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/ lighting are accomplished on a voluntary basis, we recommend it be installed in accordance with FAA Advisory circular 70/7460-1 M Change 1."

8. *Utilities Shall Be Located Underground. To the maximum extent feasible, all utilities shall be installed underground.*
   Staff response: the utilities will be located underground.

9. *Location. The latitude and longitude coordinates (degrees, minutes, seconds) of the structure shall be provided to the Community Development Department prior to any permit approval.*
   Staff response: the applicant has provided a site plan with the tower location.

F. Public Comment

Public comments received as of date of this memo (November 12, 2025) on the proposal include:

- Generally express strong support for improving cellular and emergency communication coverage in the area.
- Oppose the proposed location at Red Mountain Park.
- Concerns about the tower's visual impact, proximity to a heavily used community park, and potential effects on neighborhood character and property values.
- Several noted a lack of transparency and public engagement in the siting process and encouraged the County to explore alternative locations, including larger privately owned parcels or sites associated with the Starview Development, that could achieve the same connectivity goals while minimizing community and aesthetic impacts.

The summary above may not be inclusive of all public comment. Written public comment is received until 5pm on November 19, 2025 and will be uploaded to the project file prior to the November 20th hearing at 10am.

G. Conclusion

Staff has prepared a Draft Planning Commission Decision Letter (Exhibit 1) where the Planning Commission may approve, approve with conditions, or disapprove of the project. Should the project not be approved by the Commission, the Commission shall communicate its reasoning to the CPFPD. Approval conditions or rationale for disapproval may be amended at the Commission's direction during the November 18th hearing. ***The November 18th hearing is the sole opportunity to review and provide comments regarding the proposal.***

H. Exhibits

The entire land use application can be reviewed on Citizen Access → Projects → LUC-25-00034→ Attachments.

1. Draft Planning Commission Decision Letter

GUNNISON COUNTY
COMMUNITY & ECONOMIC DEVELOPMENT

Gunnison County Community & Economic Development Department
Phone: (970) 641-0360
Email: planning@gunnisoncounty.org
Website: www.GunnisonCounty.org

From: **Chairperson, Gunnison County Planning Commission**
Date: **Sean Caffrey, CEO and Commissioner, Crested Butte Fire Protection District**
Date: **November 20, 2025**
Re: **LUC-25-00034 Location and Extent Review CB Fire Protection District New Wireless Telecommunications Device**

The Gunnison County Planning Commission has received and reviewed your application for the Crested Butte Fire Protection District (CBFPD) headquarters, search and rescue facility, and training tower pursuant to Colorado Revised Statute § 30-28-110, commonly known as a Location and Extent application. CRS § 30-28-110 helps govern the proposal under the Gunnison County Land Use Resolution (LUR); however, it does not exempt the CBFPD from submitting a building permit application or other public health, safety and welfare regulations, including but not limited to the Gunnison County On-Site Wastewater Treatment System (OWTS) Regulations. Approval of a building permit application requires, amongst other regulatory provisions, compliance with Section 1-105: *Sections Necessary for Immediate Preservation of Public Health, Safety, Welfare, and the Environmental and Wildlife Resources*.

The Gunnison County Planning Commission hereby _____ in a _____ to _____ vote with the following conditions for the Location and Extent application for the CBFPD 85-foot concealment monopole ("monopine") structure with associated equipment shelter, back-up generator, and utility connections.

A. Conditions

1. The new wireless telecommunications tower shall submit a building permit application
2. The building permit shall demonstrate compliance with Gunnison County Land Use Resolution (LUR) Section 1-105: *Sections Necessary for Immediate Preservation of Public Health, Safety, Welfare, and the Environmental and Wildlife Resources*, prior to Building Permit issuance.
3. LUR Section 9-505:1. *Freestanding Wireless Telecommunication Structures, Safety Setback* requires that:

   "To ensure the safety of surrounding properties in the event of collapse, and to protect against the accumulation of snow and ice, it shall be set back from all property lines by one foot for every one foot of its height, or shall comply with the applicable setback requirements from Section 13-104: Setbacks from Property Lines and Road Rights-of-Way, whichever is greater."

   The required setback according to this section is 85' from any parcel boundary. The setback from the Teocalli Street parcel boundary is approximately 55' as measured by staff. The tower is adjacent to the internal parcel boundary. The tower is approximately 65' from the tennis court at its closest point. The applicant shall provide certification from a structural engineer licensed in the state of Colorado that the structure does not create a public safety hazard. Compliance will be determined at building permit.

4. LUR Section 9-505:7. *Freestanding Wireless Telecommunication Structures, Design Safety:* requires that:

   "The structure's design shall be certified by a qualified professional structural engineer as structurally sound and presenting no risk to public safety. When applicable, the applicant shall also demonstrate that the location, height, and operation of the structure have been determined not to be an aviation hazard by the Federal Aviation Administration".

   While the FAA has determined the structure will not pose an aviation hazard, the applicant has not provided plans for the wireless telecommunication structure certified by a qualified professional structural engineer. The applicant shall provide plans certified by a qualified structural engineer demonstrating compliance with this section at building permit.

B. <u>Recommended Conditions</u>

1. Exterior lighting: the "Determination of No Hazard to Air Navigation" letter provided by the Federal Aviation Administration on July 10, 2025 states that "*Based on this evaluation, marking and lighting are not necessary for aviation safety".* Based on the FAA evaluation, we strongly recommend avoiding illumination of the monopole pine structure to reduce visual impacts. If lighting is proposed, it will be required to comply with LUR Section 13-114 *Exterior Lighting*.
2. Parking: we encourage the applicant to consider the CBS POA's request to replace the parking spaces that will be occupied by the wireless communications equipment with a sufficient number of spaces to meet the existing parking needs of the Fire Station.

The above list of conditions does not change the requirements of the International Building Code, Gunnison County Public Works Access Permit standards, or any other building permit application material requirements.

Roland Mason
Chairperson
Gunnison County Planning Commission

GUNNISON COUNTY, COLORADO
COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT
STAFF REPORT for MINOR IMPACT

Land Use Change Permit Application: The Mother Lode Multi-Family
Application No: LUC-25-00031

Prepared by: Rachael Blondy, Planner II

Applicant Name:	Christopher Scott Reno (Scott)
Property Owner Name:	Reno Living Trust
Project Description:	The Applicant, Scott Reno, is proposing a remodel to The Mother Lode store and bar in Ohio City. The proposed remodel would create five total units: three long term rental units, one short term rental unit and one owner occupied unit. All commercial aspects of the property will be abandoned, and the historical store and bar area will be remodeled into residential use. A total of 1,812.1 square feet will be added to the existing building, totaling 6,700.1 sq. ft.
Property Location:	8458 COUNTY ROAD 76 , OHIO CITY Parcel # 3695-262-06-003
Surrounding Land Uses:	Parcel # 3695-262-08-004 – residential (same owner) Parcel # 3695-262-06-002 – residential (same owner) Parcel # 3695-262-03-007 – residential Parcel # 3695-262-05-002 – residential Parcel # 3695-262-05-004 – residential Parcel # 3695-262-09-003 – residential
Agency and Department Review:	A copy of the application was sent to the following referral agencies by email on November 5, 2025: • Gunnison County Public Works
Pre-Application Conference:	n/a
Status of Application:	Complete
Attached Exhibits:	The entire application and all attachments may be viewed at https://permitdb.gunnisoncounty.org/citizenaccess, click “Projects”, search by application number LUC-25-00031 , Click on “Attachments”.
Planning Commission Tasks at Initial Work Session:	— Acknowledge receipt of application by applicant name, name of development (if applicable) and date of application — Hear applicant presentation — Identify and consider issues

		— Determine impact classification, considering both by definition and criteria of Section 3-111: B. 1. — Create list at end of meeting of items to be addressed at next meeting, and the date by which related information is to be submitted — Set site visit date — Determine if application is ready to be set for public hearing, or if other work session is required
Initial Impact Classification:		Minor Impact Project, based upon classification found in Section 6-102: Projects Classified as Minor Impact Projects
Other Criteria of Impact Classification: (Sec. 3-111. B. 1.)		**Demand for public services.** The proposed land use change is expected to generate a minor or a major demand for public services, including roads, transit, schools, water supply, sewage disposal, fire and police protection, and emergency services. **Impacts on impact area and the environment.** The proposed land use change is expected to generate a minor or a major impact on the impact area. **Impacts related to all existing and proposed development and proposed development in impact area.** The impacts of the proposed land use change, when considered in conjunction with existing and proposed land use changes in the impact area, are expected to be minor.
EA or EIS is required for this project	☐Yes ☒ No	
Project located in Special Geographic Area	☐Yes ☒ No	
Phasing proposed	☐Yes ☒ No	
Is a Partially Exempted land use change (Section 1-106)	☐Yes ☒ No	

APPLICABILITY OF LAND USE RESOLUTION STANDARDS:

STANDARD, BY LUR SECTION, DIVISION AND/OR ARTICLE	Plan complies, or compliance will be determined during review	Staff Comments/ References to specific documentation
9-101: E. and F.: Secondary residences are allowed, and standards are addressed in covenants	☒Yes ☐ No ☐ N/A	Not applicable.

		Staff Response: This section is applied if secondary residences are allowed in a subdivision. It does not apply to multiple residences within one structure.
9-102: Home occupations	☐Yes ☐ No ☒ N/A	Not applicable, not requested as part of this application.
9-103: Bed and breakfast	☐Yes ☐ No ☒ N/A	Not applicable, not requested as part of this application.
9-203: Mobile home communities	☐Yes ☐ No ☒ N/A	Not applicable, not requested as part of this application.
9-300: Commercial and Industrial Uses	☐Yes ☐ No ☒ N/A	Not applicable, not requested as part of this application.
9-302: Farm or ranch stand	☐Yes ☐ No ☒ N/A	Not applicable, not requested as part of this application.
9-303: Dude ranches and resorts	☐Yes ☐ No ☒ N/A	Not applicable, not requested as part of this application.
9-304: Adult-oriented uses	☐Yes ☐ No ☒ N/A	Not applicable, not requested as part of this application.
9-305: Seasonal recreational vehicle parks and campgrounds	☐Yes ☐ No ☒ N/A	Not applicable, not requested as part of this application. *Staff Response: The property currently has 5 RV hook-ups, but the applicant will be capping off and burying the utilities underground to prevent RV use in the future.*
9-400: Minerals and construction materials	☐Yes ☐ No ☒ N/A	Not applicable, not requested as part of this application.
9-501: Special events	☐Yes ☐ No ☒ N/A	Not applicable, not requested as part of this application.
9-502: Temporary structures	☐Yes ☐ No ☒ N/A	Not applicable, not requested as part of this application.
9-503: Satellite dishes	☐Yes ☐ No ☒ N/A	Not applicable, not requested as part of this application.
9-504: Attached wireless communications devices	☐Yes ☐ No ☒ N/A	Not applicable, not requested as part of this application.
9-505: Freestanding wireless communications structures	☐Yes ☐ No ☒ N/A	Not applicable, not requested as part of this application.
9-506: Child care center	☐Yes ☐ No ☒ N/A	Not applicable, not requested as part of this application.
9-507: Group home	☐Yes ☐ No ☒ N/A	Not applicable, not requested as part of this application.
9-508: Keeping of livestock not on an agricultural operation	☐Yes ☐ No ☒ N/A	Not applicable, not requested as part of this application.
9-509: Camping on individual parcel	☐Yes ☐ No ☒ N/A	Not applicable, not requested as part of this application.
9-600: Essential housing	☐Yes ☐ No ☒ N/A	Not applicable, not requested as part of this application.
10-102: Locational standards for residential development	☐Yes ☒ No ☐ N/A	Applicable. *Staff Response: The Applicant is proposing to convert an existing commercial building into five residential units. While the proposed project is not adjacent to an existing population center, nor is it within a municipal three mile plan area, the proposed building is already*

		existing within the grid of Ohio City and will be contained within already disturbed area. *The Planning Commission must determine that the proposed development meets the standards of Section 10-102:C by ensuring there are no significant net adverse impacts to the surrounding neighborhood. Specifically,* ...will result in no significant net adverse impact to neighborhood lands or land uses, wildlife, visual quality, air or water quality, including impacts caused by a proliferation of On-Site Wastewater Treatment Systems and/or individual water wells.
10-103: Residential density	☐Yes ☐ No ☒ N/A	Applicable. *Staff Response: The proposed multi-family building does not meet the primary residential density standard. However, it may be considered under Section 10-103:C.3 if conditions support greater density and appropriate mitigation measures are in place.* *The project will be served by a new well and the existing On-Site Wastewater Treatment System rather than a public wastewater treatment system, meaning it does not fully meet the criteria for smaller lot sizes or increased density under Section 10-103:C.3.a.1.* *The addition of 502 square feet to the existing building's footprint does not significantly alter the character of the neighborhood, and no new lots will be created. Mitigation measures, such as utilizing the existing infrastructure and minimal expansion footprint, help reduce potential adverse effects.* *The updated plans do not alter the footprint from the previously approved LUC-24-00057.*
10-104: Locational standards for commercial, industrial or other non-residential uses	☐Yes ☐ No ☒ N/A	Not applicable, not requested as part of this application.
11-102: Voluntary best management practices	☒Yes ☐ No ☐ N/A	Applicable. *Staff Response: All standards listed in Section 11-102 are voluntary.*
11-103: Development in flood hazard areas	☐Yes ☐ No ☒ N/A	Not applicable, not located in a flood hazard area.
11-104: Development in geologic hazard areas	☐Yes ☐ No ☒ N/A	Not applicable, not located in a geologic hazard area.

11-105: Development in wildfire hazard areas	☒Yes ☐ No ☐ N/A	Applicable. The parcel is mapped as high wildfire. *Staff Response: All development will be required to comply with applicable Fire and WUI codes at time of permit. All development will need to be referred to and reviewed by the Gunnison Fire Protection District (GFPD).* *Application was sent to GFPD on November 4, 2024. See Section 12-107 for comments.*
11-106: Protection of wildlife habitat areas	☐Yes ☐ No ☒ N/A	Not applicable, not in a wildlife habitat area pursuant to this section.
11-107: Protection of water quality	☐Yes ☐ No ☒ N/A	Not applicable, not within 125' of water or wetland.
11-108: Standards for development on ridgelines	☐Yes ☐ No ☒ N/A	Not applicable, not on a ridgeline.
11-109: Development that affects agricultural lands	☐Yes ☐ No ☒ N/A	Not applicable, not adjacent to agricultural lands.
11-110: Development beyond snowplowed access	☐Yes ☐ No ☒ N/A	Not applicable, not beyond snowplowed access.
11-111: Development on Inholdings in national wilderness	☐Yes ☐ No ☒ N/A	Not applicable, not on an inholding in national wilderness.
11-112: Development above timberline	☐Yes ☐ No ☒ N/A	Not applicable, not above timberline.
12-103: Road system	☒Yes ☐ No ☐ N/A	Applicable. All applications involving driveways, roads, or bridges must comply with the Gunnison County Standards and Specifications for Road and Bridge Construction and the requirements of this section. *Staff Response: The updated site plan accounts for two additional parking spaces for the 5th unit, bringing the total to 10 spaces.* *Application was sent to Public Works on November 5, 2025. Comments:* *"This location currently has access permit AP-25-00063 that includes 8 parking spaces. Public Works has reviewed the information and site plan for LUC-25-00031 and the changes to the site plan to allow for 10 parking spaces is acceptable."*
12-104: Trails	☐Yes ☐ No ☒ N/A	Not applicable, not requested as part of this application
12-105: Water Supply	☒Yes ☐ No ☐ N/A	Applicable.

		SECTION 12-105:A. GENERAL STANDARD. All land use changes for Minor or Major Impact Projects, for which water is a required and necessary element of the development, shall provide a water supply that is legally and physically adequate in terms of quality, quantity, dependability, and pressure for the proposed development. In making its determination as to whether the proposed water supply will be adequate for the proposed use, the decision-making body shall consider the recommendations of the Colorado Division of Water Resources, the Gunnison County Environmental Health Official and other County staff, or consultants engaged by the County and the applicant. *Staff Response: The Applicant has closed Well Permit # 151409, and acquired a new Well Permit # 151409-A. Per the well permit, the pumping rate of this well shall not exceed 15 GPM.* *The use of groundwater from this well is limited to drinking and sanitary facilities. Water from this well shall not be used for lawn/landscape/greenhouse irrigation, domestic animal/livestock watering, or for any other purpose outside the building structure(s).* Gregory Powers of the Department of Water Resources stated on November 13, 2024 that, *The proposed new use of the well would fall under the definition of Commercial, for which the well is currently permitted and no changes to the permit would be required so long as it is operated within the volumetric limits specified in the permit.*
12-106: Wastewater treatment	☒Yes ☐ No ☐ N/A	Applicable. SECTION 12-106: A. SANITARY SEWAGE DISPOSAL SYSTEM REQUIRED. No land use change shall be permitted unless a method of sewage disposal is available to that lot or development that complies with all applicable standards of this Resolution, the Gunnison County On-Site Wastewater Treatment System Regulations, and of the Colorado Department of Public Health and Environment.

		Staff Response: The current OWTS is under the County Permit Database as ISDS-05-00075. Per email conversations with Lisa Pietrangelo, Compliance Specialist, Colorado Water Quality Control Division, Applicant has confirmed that the wastewater system will no longer meet the definition of a public water system and does not need to obtain design approval for the CDPHE engineering section. *Applicant will have a local engineer recertify the OWTS documents, to provide proof of adequate wastewater treatment for the proposed use. The Gunnison County Building Department stated that this will be captured as part of the building permit process, pending the outcome of the Land Use Change.*
12-107: Fire protection	☒Yes ☐ No ☐ N/A	Applicable. *Staff Response: Applicant is responsible for working with Gunnison County Fire Protection District. The building will have an automatic sprinkler system in accordance with NFPA 13R, which is called out on their plans. The building department will be requiring them to build to IBC.* Application was referred to GFPD on November 4, 2024. *Hugo Ferchau provided comment, questioning "Will this be IBC or IRC? Are we expecting a fire suppression or alarm system?".*
13-102: B.: Location within municipal three-mile plan area	☐Yes ☐ No ☒ N/A	Not applicable, not within a municipal three-mile plan area
13-103: General Site Plan Standards And Lot Measurements	☒Yes ☐ No ☐ N/A	Applicable. *Staff Response: The proposed multifamily meets the site plan standards, including having an average highest gable at 25'4".*
13-104: Setbacks From Property Lines And Road Rights-Of-Way	☒Yes ☐ No ☐ N/A	Applicable. SECTION 13-104:A Unless otherwise exempted by this Resolution, the following shall apply, all land use changes and approved Building Permit site plans shall meet property line setback requirements indicated in Table 7: Setbacks from Property Lines and Road Rights-of-Way. *Staff Response: The proposal does not meet the side setbacks of 15 feet on the east side of the building. The expansion along the east side is 13.5 feet from the road, and the side setback is 15 feet.*

		Applicant will follow Section 13-104:E Variance From This Section. The Board of Adjustment will meet to determine if the project meets Section 13-104:F Standards For Approval of Variance From Property Line Setbacks. The Applicant provided answers below: *1. Special Circumstances Exist.* *The existing structure was built with a front setback to the north of 3'-6" facing co rd 76 and a side setback to the east of 13-6" facing roller street. The existing building also has a covered boardwalk that both encroaches the front setback and the row on co rd 76.* *2. Situation Does Not Result From Action by Applicant.* *This is the existing condition of the building as purchased by the applicant. The middle section of the building is the original Hendricks & co general - merchandise store dating back to 1903.* *3. Strict Application Causes Practical Difficulties.* *The east side of the existing building consists of later additions to the original merchandise building. One of the additions is a small residential unit. This unit will be extensively renovated in order to be brought up to code and the roof will be replaced. However, the renovation will use as much of the existing building as possible. Following the line of the existing building footprint is a more economic solution in terms of the amount of construction materials and cost.* *4. Necessary to Relieve Practical Difficulties.* *Adhering to the existing side setback of 13'-6" allows more room to create a residential unit over 700 sf (713 sf) and gives the unit a covered entry and generous porch area. Expanding to the north and east is not feasible due to the placement of the existing building and new access necessary for the second-floor units.* 5. *Does Not Adversely Affect Neighbors.* *The east side of the building is along Roller Street. Roller Street was originally platted in the Stephenson Addition with a 80' row. it was to be a main access for the Pikin branch of the Union Pacific railroad and section house. It currently functions as a typical Ohio City gravel side street varying in width from 16'-24'. Most of the other side streets in this area have a 60' row.*

<table>
<tr><td></td><td></td><td>The intent of the renovation is to bring back life to the now vacant building and to supply the community with much needed rental units. Adhering to the existing side setback will create a nicer street front and a rental unit above 700sf. The encroachment of 1'-6" on the 15' side set back requirement will not be noticed or affect the surrounding neighborhood.</td></tr>
<tr><td>13-105: Residential Building Sizes And Lot Coverages</td><td>☒Yes ☐ No ☐ N/A</td><td>Applicable.

<table><tr><td></td><td>Existing</td><td>Remodeled</td></tr><tr><td>Building</td><td>4,888.0 sf</td><td>6,700.1 sf</td></tr><tr><td>Footprint</td><td>4,142.5 sf</td><td>4,644.5 sf</td></tr><tr><td>Exterior Decks</td><td>1,047.7 sf</td><td>1,750.2 sf</td></tr></table>
Staff Response: The resulting building will be less than 10,000 sf, which is the limit for a multifamily building without going through a land use process. The remodel will add 1,812.1 sq. ft. of living space to the 4,888 sq. ft. building, and much of the new square footage is a result of better headroom on the second floor. The building's footprint will expand by 502 sq. ft. The exterior decks will expand by 702.5 sq. ft.

All units will share the same services – sewage, water and share a driveway. Utilities will all be located underground.

Square Footage per Unit:
Owner Only Library First Floor = 1,017.0 SF
Owner Only TV/Game Rm First Floor = 798.5 SF
UNIT #1, STR / Owner Space First Floor = 1,514.0 SF
UNIT #2, LTR First Floor = 713.5 SF
UNIT #3, LTR Second Floor = 832.0 SF
UNIT #4, LTR Second Floor = 832.0 SF</td></tr>
<tr><td>13-107: Installation Of Solid-Fuel-Burning Devices</td><td>☐Yes ☐ No ☒ N/A</td><td>Not applicable, not requested as part of this application</td></tr>
<tr><td>13-108: Open Space And Recreation Areas</td><td>☐Yes ☐ No ☒ N/A</td><td>Not applicable, dedication of open space for minor impact residential development is not required.</td></tr>
<tr><td>13-109: Signs</td><td>☐Yes ☐ No ☒ N/A</td><td>Not applicable.

Staff Response: The historical look and feel of the street front will be maintained in order to preserve the Ohio City landmark.</td></tr>
</table>

13-110: Off-Road Parking And Loading	☒Yes ☐ No ☐ N/A	Applicable. *Staff Response: The 5 residential units require 10 parking spaces. There are 10 parking spaces provided on the site plan.*
13-111: Landscaping And Buffering	☐Yes ☐ No ☐ N/A	Applicable. Section 13-111:E. LANDSCAPING PLAN. Applicants for a land use change shall prepare a landscaping plan if the land use change is a residential development that is classified as a Major Impact Project, or any multiple-family residential development, mobile home community or recreational vehicle park, or commercial, industrial or other non-residential use that is classified as either a Minor or Major Impact Project. *Staff Response: Applicant will not be landscaping. Per Section 13-111:E.1, the LUR states requirements for "the area that is shown as being landscaped on the landscaping plan" and does not require this project to provide a landscaping plan.*
13-112: Snow Storage	☒Yes ☐ No ☐ N/A	Applicable. *Staff Response: Applicant has not yet submitted building plans. The site plan will meet County requirements for snow storage upon building permit application.*
13-113: Fencing	☐Yes ☐ No ☒ N/A	Not applicable, not requested as part of this application
13-114: Exterior Lighting	☐Yes ☐ No ☒ N/A	Applicable. *Staff Response: Applicant has not yet submitted building plans. The exterior lighting shall comply with the standards of this Section.*
13-115: Reclamation And Noxious Weed Control	☐Yes ☐ No ☒ N/A	Not applicable, a reclamation permit is not required because there is not more than 10,000 sq. ft. of disturbance.
13-116: Grading And Erosion Control	☐Yes ☐ No ☒ N/A	Not applicable, grading and erosion control is not required because there will not be more than 10,000 sq ft of disturbance. *Staff Response: If there is more than 10k square feet disturbed on the site, it will meet the applicability standards of Section 13-116:B.2.*
13-117: Drainage, Construction And Post-Construction Storm Water Runoff	☐Yes ☐ No ☒ N/A	Not applicable, not within 100 feet of a water body or a mudflow
13-118: Water Impoundments	☐Yes ☐ No ☒ N/A	Not applicable, not requested as part of this application

13-119: Standards To Ensure Compatible Uses	☒Yes ☐ No ☐ N/A	Applicable. Section 13-119:A GENERAL. Proposed land use changes shall be designed, constructed, and maintained in a manner that will not adversely affect the character and tranquility of nearby residential or public use areas, as well as the following (staff responses below each section): 1. HAZARDS OR NUISANCES. Land use changes shall not subject other uses to undue noise, dust, fumes, odor, explosion, aircraft flight patterns, or other hazards or nuisances, whether the result of design, location, basic character, or of planned or reasonably expected growth. a. 2. ADVERSE IMPACTS TO ADJOINING LAND. Land use changes shall eliminate or minimize or mitigate conflicts between adjoining land uses and to the maximum extent feasible, avoid changes that will result in significant net adverse impact to adjoining land. *Staff Response: The proposed development is unlikely to create any hazards or nuisances. It is unlikely to have adverse impacts to adjoining land, as the surrounding uses are also residential.*

Project Description:

The owner, Scott Reno, would like to revise the unit layout of the previously approved Minor Impact Land Use approval #LUC-24-00057.

The previous Land Use Approval was granted for 4 units; 3 long-term rental units and one short-term rental unit. With the proposed modification, Scott would like to retain some of the current rental space for his use only, creating an additional private unit. The unit count would change from 4 units to 5 units; 3 long-term units, 1 short-term unit and 1 owner-occupied unit.

In the previous approved plan, the short-term rental unit included possible rental access to the new library (the current store) and the new tv/game room (the current bar area). Scott is requesting that the library and tv/game room no longer be accessible to short-term guests. He would like to reserve both spaces for personal use only.

In the proposed plan, the short-term rental is reduced from a 3-bedroom, 2-bath unit into a 2-bedroom, 1.5-bath unit. The library and tv/game rooms now have an office/bedroom, a full bathroom, and galley kitchen that Scott can use for himself and his family.

Administrative Review Request:

We kindly request that the changes outlined in Addendum #1 be submitted as an administrative review from Planning Commission. The following criteria have not changed from the original approved submittal:

a) There is no change in the demand for public services:

There is no change to the building footprint or total square footage.

There is no change to the rental unit count or type of rental units.

There is no change to the bedroom count of 6 bedrooms. The OWTS has been evaluated by Bill Barvitski as adequate to treat the proposed residential flows of 6 bedrooms (See attached 8458 CR 76 OWTS Evaluation).

The new replacement well has been installed by Williams Engineering. There is no change to the Conditions of Approval by the CO Division of Water Resources. This is a commercial well that will be metered. (See attached Well Permit DWR_4360144 and Well Construction & Yield Estimate).

There is no change to the property access. However, according to the County's LUR regulations, 2 additional parking spaces have been added for the additional unit.

b) There is no impact on area or environment:

See above

c) There is no impact related to development in the area:

See above

HENDRICKS & CO. BUILDING REMODEL

4 UNIT MULTI-FAMILY REMODEL PROJECT

LOTS 1-8 & 17-24 & PART OF ADJACENT ROLLER STREET
AND ALLEY, BLOCK C, STEPHENSON'S ADDITION TO OHIO CITY
8458 COUNTY ROAD 76, OHIO CITY
GUNNISON COUNTY
PARCEL # 3695-262-06-003
LOT SIZE: 1.302 ACRES
(PER GUNNISON COUNTY ASSESSOR)

GENERAL PROJECT NOTES:

1. ALL CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE CURRENT INTERNATIONAL BUILDING CODES & LOCAL ADOPTED AMENDMENTS.
2. CURRENT OSHA CONSTRUCTION STANDARDS SHALL BE COMPLIED WITH ON ALL PHASES OF THE PROJECT.
3. BEFORE PERFORMING WORK, IT IS THE CONTRACTOR AND SUBCONTRACTORS RESPONSIBILITY TO FIELD VERIFY CONDITIONS RELATED TO THEIR WORK, REQUEST CLARIFICATION IF NEEDED, AND NOTIFY DESIGNER/ENGINEER IF THERE ARE CONFLICTS.
4. THE DESIGN DRAWINGS AND SPECIFICATIONS REPRESENT THE COMPLETED DESIGN. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR THE MEANS, METHOD, AND SEQUENCE OF CONSTRUCTION.
5. IT IS THE CONTRACTOR AND SUBCONTRACTORS RESPONSIBILITY TO VERIFY AND FOLLOW ALL MANUFACTURE'S REQUIREMENTS AND INSTALLATION INSTRUCTIONS.
6. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN A NEAT AND CLEAN BUILDING SITE, PROVIDE TIMELY TRASH REMOVAL, COORDINATE WITH OWNER OR OWNER'S REPRESENTATIVE SITE ACCESS, LOCATION OF ANY MATERIALS STORED AT SITE, AND SECURITY MEASURES.
7. THE CONTRACTOR SHALL LEAVE THE BUILDING AND SITE IN A CLEAN CONDITION, READY FOR OCCUPANCY UPON COMPLETION.

ARCHITECTURAL NOTES:

1. DIMENSIONS ON STRUCTURAL DRAWINGS SHALL BE CHECKED AGAINST ARCHITECTURAL DRAWINGS. CONTRACTOR TO CLARIFY ANY DISCREPANCIES.
2. DIMENSIONS ON ARCHITECTURAL PLANS ARE TO FACE OF FRAMING (FOR NEW CONSTRUCTION), TO FACE OF EXISTING SURFACE (FOR EXISTING CONSTRUCTION) AND TO CENTERLINE (FOR DOORS & WINDOWS), UNLESS OTHERWISE NOTED
3. ELECTRICAL LAYOUT TO BE APPROVED BY WALK-THROUGH IN FIELD WITH OWNER OR OWNERS REPRESENTATIVE.

2021 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)

BUILDING ENVELOPE-
C 401.2.1 - THE BUILDING THERMAL ENVELOPE SHALL MEET THE PRESCRIPTIVE REQUIREMENTS OF SECTIONS C402 THROUGH C406 & SECTION C408 FOR CLIMATE ZONE 7, OCCUPANCY CLASSIFICATION GROUP R.

MINIMUM INSULATION AND FENESTRATION U-FACTOR/R-VALUE PER COMPONENT ARE AS FOLLOWS (PER TABLE C402.1.3 & C402.4):

ATTIC & OTHER ROOFS	R - 60
WOOD FRAMED WALLS	R - 20+3.8 ci
BELOW GRADE WALLS	R - 15 ci
JOIST/FRAMING	R - 38
FIXED FENESTRATION	U - 0.29
OPERABLE FENESTRATION	U - 0.36
ENTRY DOOR	U - 0.63

IT IS THE OWNER OR BUILDERS RESPONSIBILITY TO PROVIDE PROOF AT INSPECTION THAT THE U- FACTORS OR R-VALUES LISTED ABOVE HAVE BEEN MET

AIR BARRIER -
A CONTINUOUS AIR BARRIER SHALL BE PROVIDED THROUGHOUT THE BUILDING THERMAL ENVELOPE ACCORDING TO THE THE REQUIREMENTS OF SECTIONS C402.5

BUILDING MECHANICAL SYSTEMS -
NEW MECHANICAL SYSTEMS SHALL COMPLY WITH SECTIONS C403

SERVICE WATER HEATING SYSTEMS -
NEW WATER SERVICE HEATING SYSTEMS SHALL COMPLY WITH SECTION C404

NEW LIGHTING SYSTEMS -
NEW LIGHTING SYSTEMS SHALL COMPLY WITH SECTION C405

RESIDENTIAL BUILDING SIZES & LOT COVERAGE:

REMODELED BUILDING SQUARE FOOTAGE:
(MEASURED FROM OUTSIDE FACE OF EXTERIOR WALL - FOR LUR & VALUATION PURPOSES)

FIRST FLOOR	4,622.4SF
SECOND LEVEL	2,101.2 SF
TOTAL BUILDING SF	**6,723.6 SF**
(EXIST. BUILDING SF	*4,888.0 SF)*
TOTAL COVERED DECKS	**2,382.7 SF**
(EXISTING COVERED DECKS:	*1,573.0SF)*

REMODELED BUILDING COVERAGE:

SITE: 1.3 ACRES (56,628.00)	
TOTAL BUILDING FOOTPRINT:	4,622.4 SF
(EXISTING FOOTPRINT:	*4,142.5 SF)*
EXTERIOR COVERED DECKS:	2,382.7 SF
BUILDING COVERAGE:	**12.3%**

FLOOR AREA:
(FLOOR AREA MEASURED FROM INSIDE FACE OF EXTERIOR WALL)

UNIT #1	1,197.1 SF
UNIT #2	717.7 SF
UNIT #3	852.5 SF
UNIT #4	852.5 SF
RENO UNIT	2,070.1 SF
TOTAL LIVING AREA	5,689.9 SF
TOTAL GROSS FLOOR AREA	6,484.9 SF

REFERENCED CODES:
- 2021 INTERNATIONAL BUILDING CODE (IBC)
- 2021 INTERNATIONAL EXISTING BUILDING CODE (IEBC)
- 2021 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
- GUNNISON COUNTY LAND USE RESOLUTION (LUR)
- COLORADO MODEL ELECTRIC READY AND SOLAR READY CODE
- 2021 INTERNATIONAL WILDFIRE URBAN INTERFACE CODE (IWUI/WUI)

PER 2021 IBC:
OCCUPANCY CLASSIFICATION:
RESIDENTIAL GROUP R-2
CONSTRUCTION TYPE: VB
ALLOWABLE HEIGHT: 60 FT
ALLOWABLE STORIES: 3
ALLOWABLE AREA: 7,000 SF

FIRE PROTECTION SYSTEM:

AN AUTOMATIC SPRINKLER SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH NFPA 13R

OWNER/APPLICANT:
RENO LIVING TRUST
CHRISTOPHER S. RENO
1328 AMESTI RD
CORRALITOS CA 95076

CONSULTANTS:
DESIGNER:
LYNNE FUNKE
BUILD WEST GROUP, LLC
970-975-0562
BUILDWESTARCH@GMAIL.COM

STRUCTURAL ENGINEER:
BILL BARVITSKI, PE
TROUT CREEK ENGINEERING, LLC
970-642-4110
BILL@TROUTCREEKENGINEERING.COM

GENERAL CONTRACTOR:
QUARTZ CREEK COMPANY
970-596-99158
QCCOFFICE@PROTONMAIL.COM

PROJECT SHEET INDEX

T1	PROJECT INFO & VICINITY PLAN
SP1	SITE PLAN & SOLAR/ELECTRICAL REQUIREMENTS
SP2	LANDSCAPE & DEFENSIBLE SPACE PLAN
A1.1	FIRST FLOOR PLAN
A1.2	SECOND FLOOR PLAN
A1.3	FIRST FLOOR MECHANICAL PLAN
A1.4	SECOND FLOOR MECHANICAL PLAN
A2.1	EXTERIOR ELEVATIONS
A2.2	EXTERIOR ELEVATIONS
A3.1	BUILDING SECTIONS
A3.2	BUILDING SECTIONS
A4.1	WALL SECTIONS
A4.2	WALL SECTIONS
A4.3	TRUSS DETAILS & SCHEDULES



N

1 VICINITY PLAN
SCALE: NTS

DESIGN DEVELOPMENT SET	05/19/2025
CONSTRUCTION DOCUMENT SET	07/02/2025
ADDITIONAL REQUIRED BY BUILDING DEPARTMENT FOR CD SET	08/13/2025
ADDENDUM # 1 - CHANGES PER OWNER	09/18/2025

BUILD WEST
GROUP LLC
DESIGN & DRAFTING SERVICES
BUILDWESTARCH@GMAIL.COM
970.975.0562

PROJECT INFORMATION AND VICINITY PLAN

HENDRICK'S & CO. BUILDING REMODEL
8458 COUNTY ROAD 76
OHIO CITY
GUNNISON COUNTY, COLORADO

SCALE: AS NOTED
MOST CURRENT DATE: 09/18/2025
JOB NO. 2403
SHEET: T1

ENGINEER'S STAMP

COLORADO MODEL ELECTRIC READY AND SOLAR READY REQUIREMENTS:

COMMERCIAL SOLAR READY REQUIREMENTS:

A SOLAR READY ZONE SHALL BE LOCATED ON EXISTING AND NEW ROOFS THAT ARE ORIENTED BETWEEN 110 AND 270 DEGREES.

SOLAR READY ZONE AREA: 4,207 SF (ALL WEST & SOUTH FACING ROOFS INCLUDED)
1,683 SF REQUIRED (40% OF 4,207)
1,685 SF PROVIDED

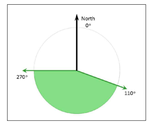
THIS ZONE SHALL BE FREE FROM OBSTRUCTIONS, INCLUDING PIPES, VENTS, DUCTS, HVAC EQUIPMENT, SKYLIGHTS, AND ROOF-MOUNTED EQUIPMENT.

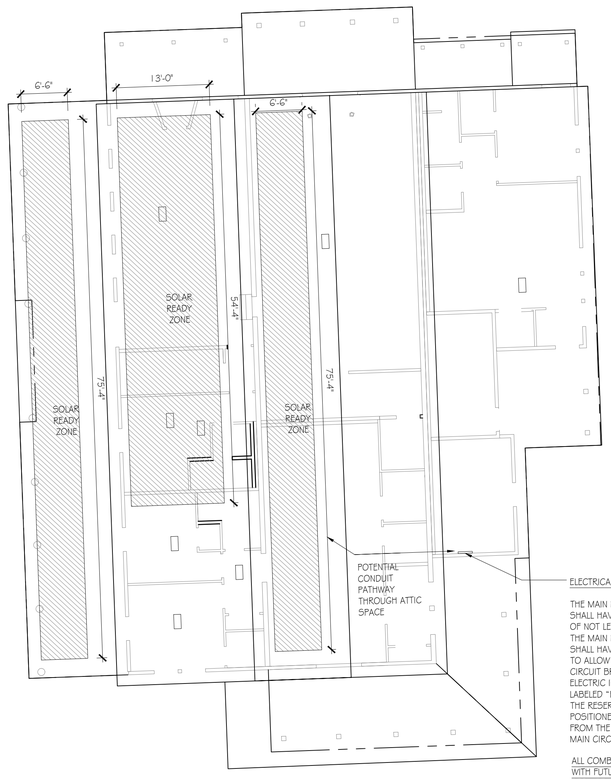
SOLAR READY PANEL CAPACITY SHALL COMPLY WITH SECTION CS410. MAIN SERVICE PANEL SHALL HAVE A MIN BUS BAR RATING OF NOT LESS THAN 200 AMPS. THE MAIN SERVICE PANEL SHALL HAVE SUFFICIENT RESERVED SPACE TO ALLOW INSTALLATION OF FUTURE SOLAR ELECTRIC.

ELECTRIC VEHICLE READY REQUIREMENTS:
EV POWER TRANSFER INFRASTRUCTURE SHALL COMPLY WITH SECTION CV502:

R-2 WITH 8 PARKING SPACES: 2 EV READY SPACES REQUIRED

EACH SPACE SHALL PROVIDE:
- A BRANCH CIRCUIT THAT TERMINATES WITHIN 3 FEET OF THE SPACE
- HAS A MIN CIRCUIT CAPACITY OF 8.3 kVA
- THE PANEL IS MARKED "FOR FUTURE ELECTRIC VEHICLE SUPPLY EQUIPMENT, EVSE





ELECTRICAL SERVICE RESERVED SPACE:

THE MAIN ELECTRICAL SERVICE PANEL SHALL HAVE A MINIMUM BUS BAR RATING OF NOT LESS THAN 200 AMPS.
THE MAIN ELECTRICAL SERVICE PANEL SHALL HAVE SUFFICIENT RESERVED SPACE TO ALLOW INSTALLATION OF A DUAL POLE CIRCUIT BREAKER FOR FUTURE SOLAR ELECTRIC INSTALLATION AND SHALL BE LABELED "FOR FUTURE SOLAR ELECTRIC." THE RESERVED SPACE SHALL BE POSITIONED AT THE OPPOSITE (LOAD) END FROM THE INPUT FEEDER LOCATION OR MAIN CIRCUIT LOCATION.

ALL COMBUSTION EQUIPMENT TO COMPLY WITH FUTURE ELECTRIC READY REQUIREMENTS FO CE302.2: REFER TO MEP CONTRACTORS EQUIPMENT SCHEDULE AND LAYOUT.

OFF-ROAD PARKING AND LOADING:

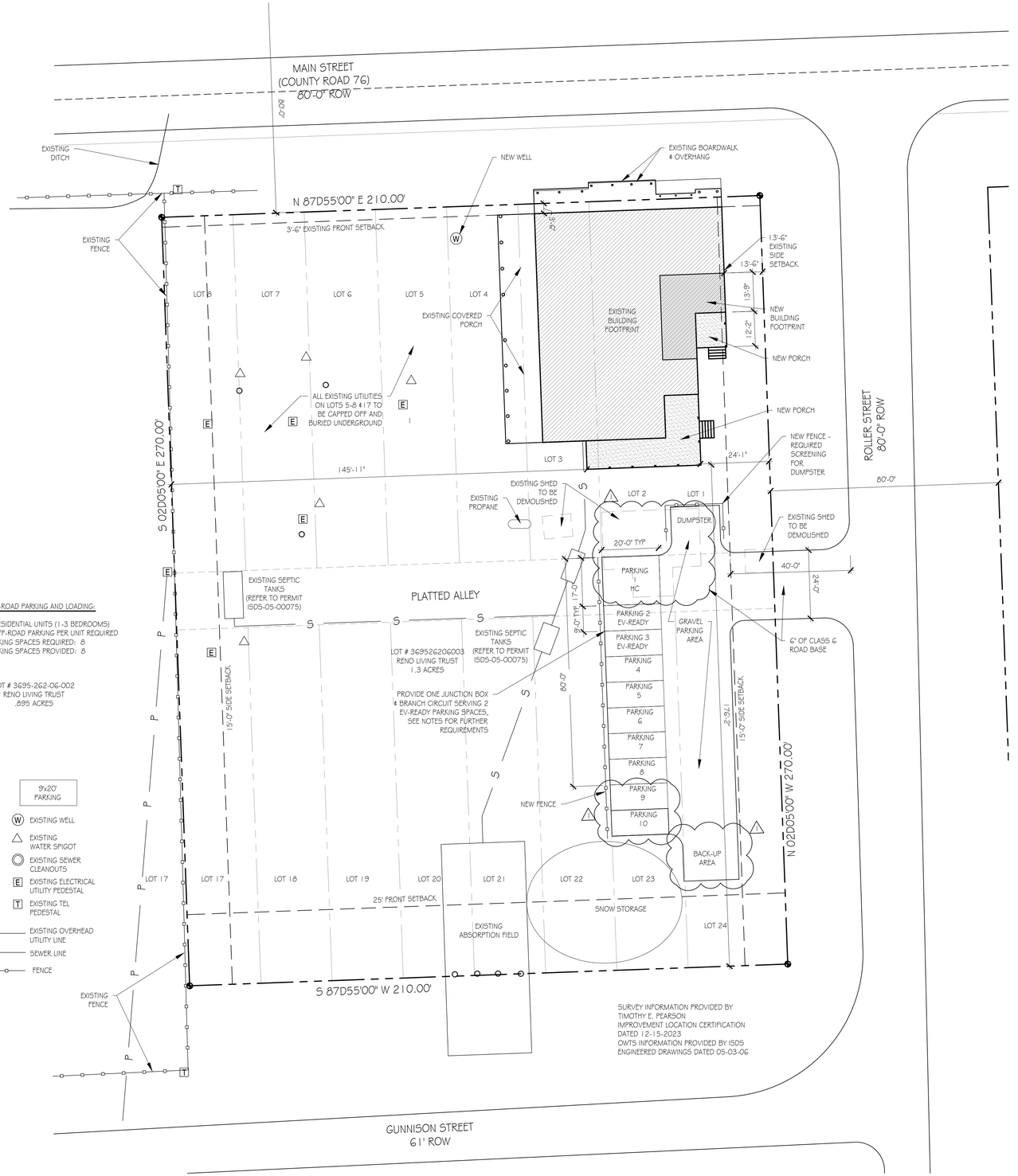
4 RESIDENTIAL UNITS (1-3 BEDROOMS)
2 OFF-ROAD PARKING PER UNIT REQUIRED
PARKING SPACES REQUIRED: 8
PARKING SPACES PROVIDED: 8

LOT # 3695-262-06-002
RENO LIVING TRUST
.695 ACRES

LOT # 369526206003
RENO LIVING TRUST
1.3 ACRES

9x20' PARKING

- (W) EXISTING WELL
- EXISTING WATER SPIGOT
- EXISTING SEWER CLEANOUTS
- [E] EXISTING ELECTRICAL UTILITY PEDESTAL
- [T] EXISTING TEL PEDESTAL
- P — EXISTING OVERHEAD UTILITY LINE
- S — SEWER LINE
- FENCE



2 SOLAR READY ZONE AREA
SCALE: 1"=10'-0"

1 SITE PLAN
SCALE: 1"=20'-0"

DESIGN DEVELOPMENT SET	05/19/2025	
CONSTRUCTION DOCUMENT SET	07/02/2025	
ADDITIONAL REQUIRED BY BUILDING DEPARTMENT FOR CD SET	08/13/2025	
ADDENDUM # 1 - CHANGES PER OWNER	09/18/2025	

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SITE PLAN & SOLAR/ELECTRICAL READY REQUIREMENTS

HENDRICKS & CO. BUILDING REMODEL
8458 COUNTY ROAD 76
OHIO CITY
GUNNISON COUNTY, COLORADO

SCALE: AS NOTED
MOST CURRENT DATE: 09/18/2025
JOB NO. 2403
SHEET: SP1

ENGINEER'S STAMP

2021 INTERNATIONAL WILDFIRE URBAN INTERFACE REQUIREMENTS (IWUI):

LOCAL WILDFIRE HAZARD: HIGH
(PER "CFAW FINAL RECOMMENDATION PER GUNNISON COUNTY, CO 2019" REPORT AND MAP)

MIN. DEFENSIBLE SPACE REQUIRED: 30 FT
(PER GUNNISON COUNTY DEFENSIBLE SPACE TABLE)
SLOPE < 15
CLASS 1 - SPARSELY VEGETATIVE W/ POTENTIAL FOR EMBER IMPACT

1 CONFORMING WATER SUPPLY PER GUNNISON FIRE PROTECTION DISTRICT

REQUIRED CLASS 3 IGNITION-RESISTANT CONSTRUCTION (PER IWUI TABLE 503.1) WITH 1.5X CONFORMING DEFENSIBLE SPACE AND CONFORMING WATER SUPPLY.

LANDSCAPE KEY

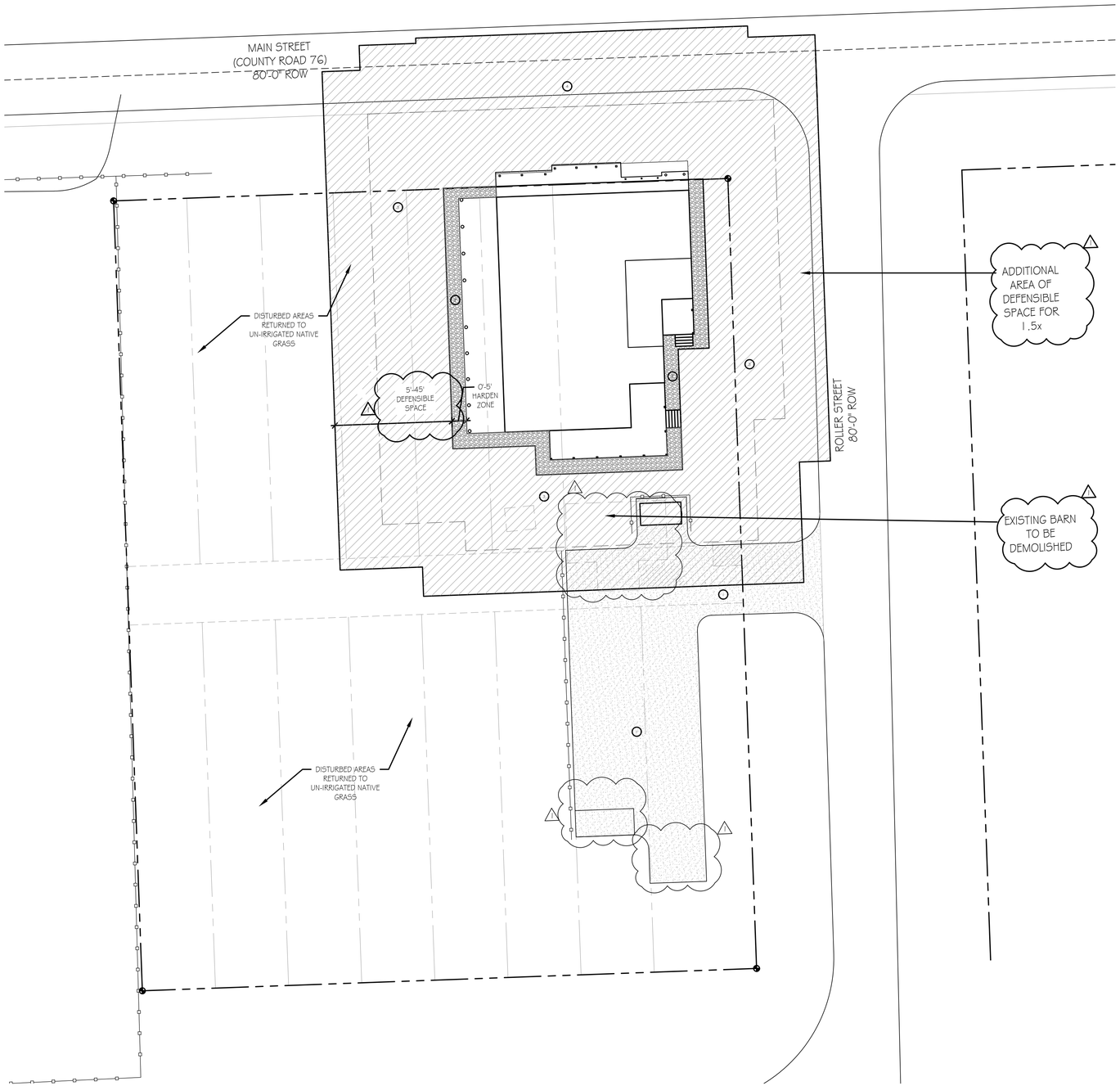
1. ROAD BASE
2. LANDSCAPE GRAVEL
3. MOWED GRASS
4. EXISTING PAVED ROAD OR SHOULDER

HARDENED ZONE PER GUNNISON COUNTY WUI AMENDMENTS (0-5 FEET)

- USE NONFLAMMABLE, HARD SURFACE MATERIALS IN THIS ZONE SUCH AS ROCK, GRAVEL, SAND, CEMENT, BARE EARTH OR STONE/CONCRETE PAVERS

2 DEFENSIBLE SPACE ZONE PER GUNNISON COUNTY WUI AMENDMENTS (5-45 FEET)

- GRASSES ARE TO BE MOWED TO 4" OR LESS, OR NEED TO BE IRRIGATED
- THE HORIZONTAL DISTANCE BETWEEN THE CROWN OF A TREE AND THE ADJACENT CROWNS OF TREES, STRUCTURES, OVERHEAD ELECTRICAL FACILITIES OR UNMODIFIED FUEL IS TO BE 10 FEET OR GREATER (THIS REQUIREMENT MAY NOT APPLY TO ALL TREES, SUCH AS ASPENS. REFER TO COUNTY FOR EXCEPTIONS)
- TREES WITHIN THE DEFENSIBLE SPACE NEED TO BE PRUNED TO REMOVE LIMBS LOCATED LESS THAN 6 FEET ABOVE THE GROUND SURFACE



1 LANDSCAPE & DEFENSIBLE SPACE PLAN
SCALE: 1"=20'-0"

DESIGN DEVELOPMENT SET	05/19/2025
CONSTRUCTION DOCUMENT SET	07/02/2025
ADDITIONAL REQUIRED BY BUILDING DEPARTMENT FOR CD SET	08/13/2025
ADDENDUM # 1 - CHANGES PER OWNER	09/18/2025

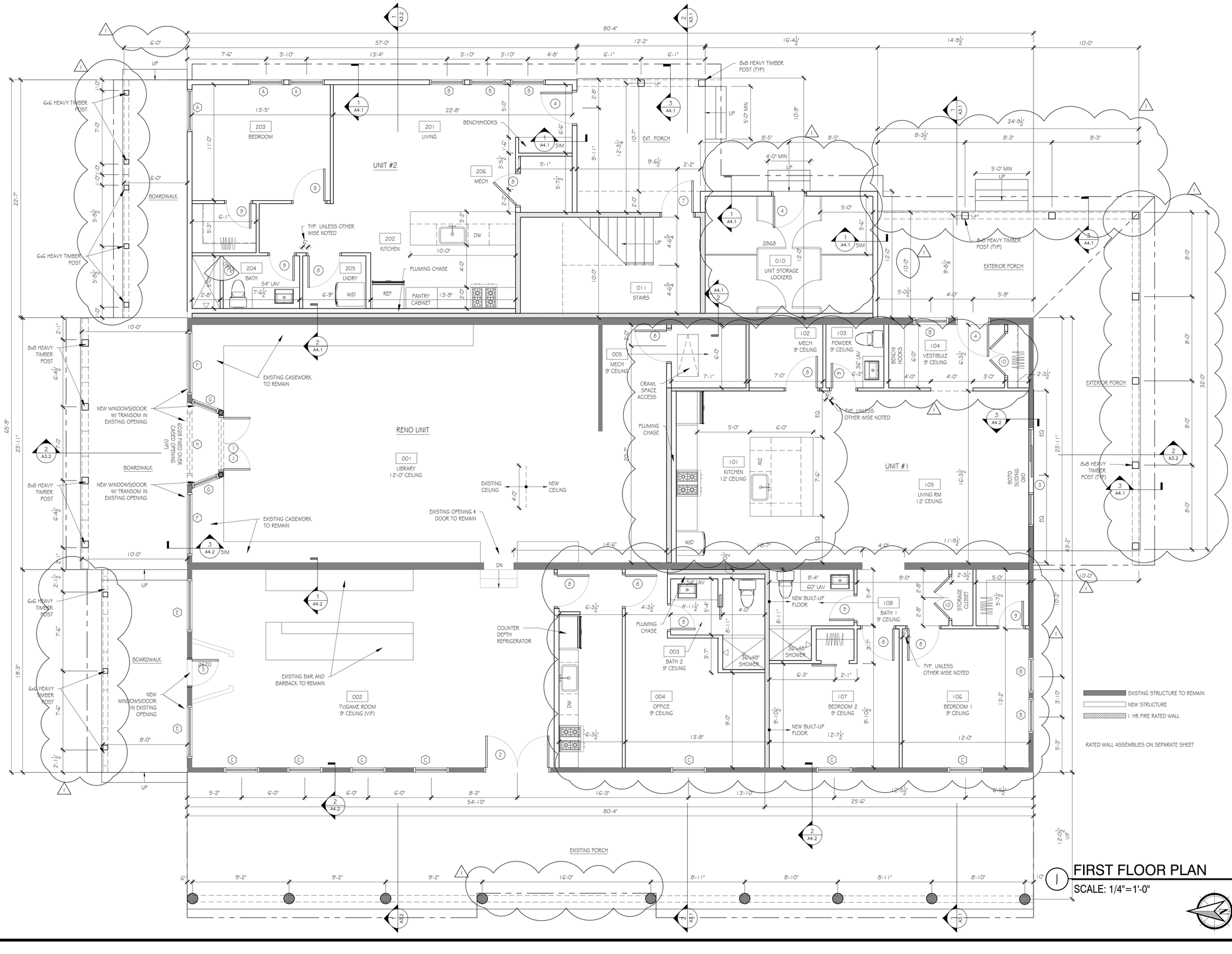
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LANDSCAPE & DEFENSIBLE SPACE PLAN

HENDRICK'S & CO. BUILDING REMODEL
8458 COUNTY ROAD 76
OHIO CITY
GUNNISON COUNTY, COLORADO

SCALE: AS NOTED
MOST CURRENT DATE: 09/18/2025
JOB NO. 2403
SHEET: SP2

ENGINEER'S STAMP



FIRST FLOOR PLAN

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

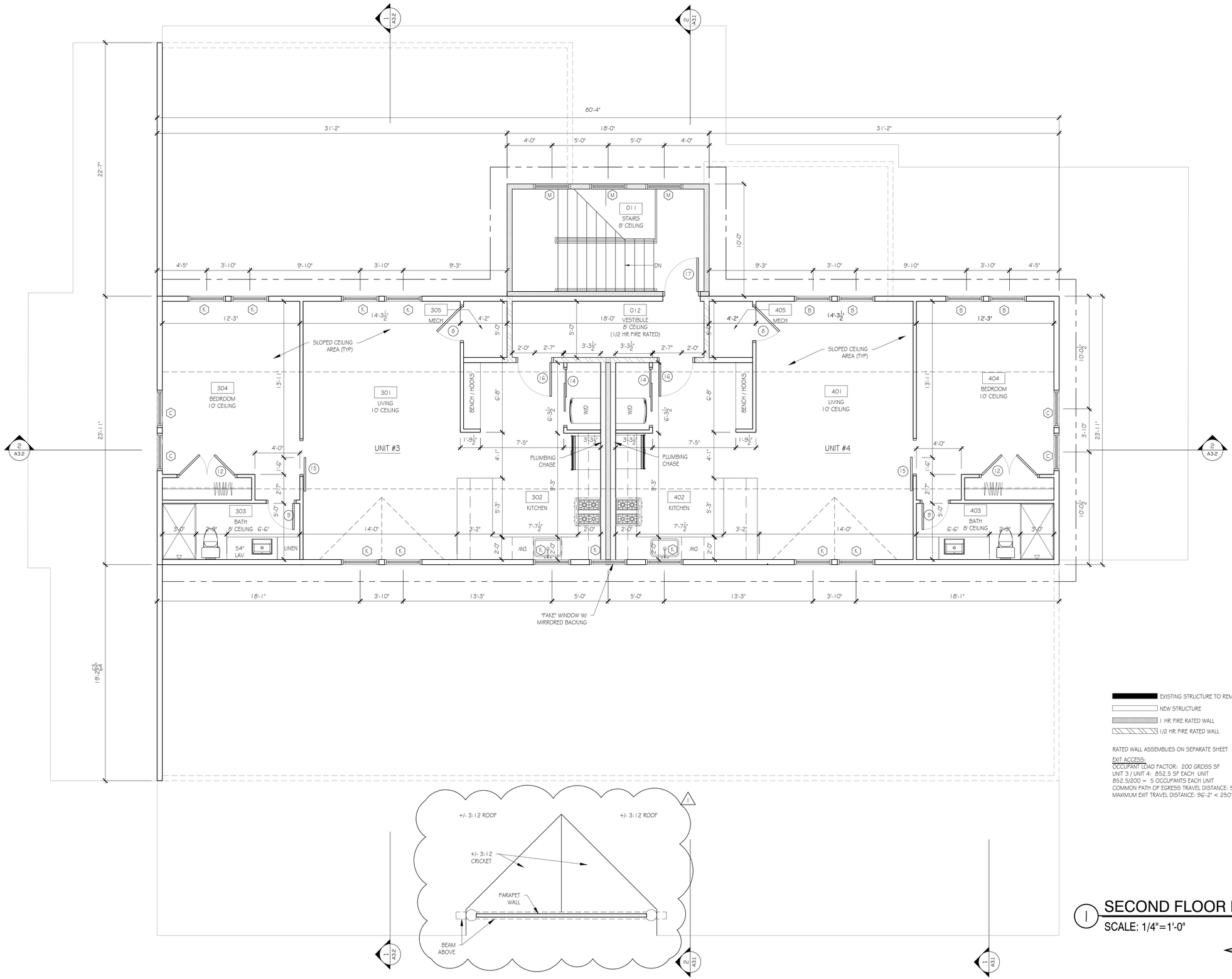
DESIGN DEVELOPMENT SET	05/19/2025
CONSTRUCTION DOCUMENT SET	07/02/2025
ADDITIONAL REQUIRED BY BUILDING DEPARTMENT FOR CD SET	08/13/2025
ADDENDUM # 1 - CHANGES PER OWNER	09/18/2025

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HENDRICK'S & CO. BUILDING REMODEL
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SCALE: AS NOTED
MOST CURRENT DATE: 09/18/2025
JOB NO. 2403
SHEET: A1.1

ENGINEER'S STAMP



1 SECOND FLOOR PLAN

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

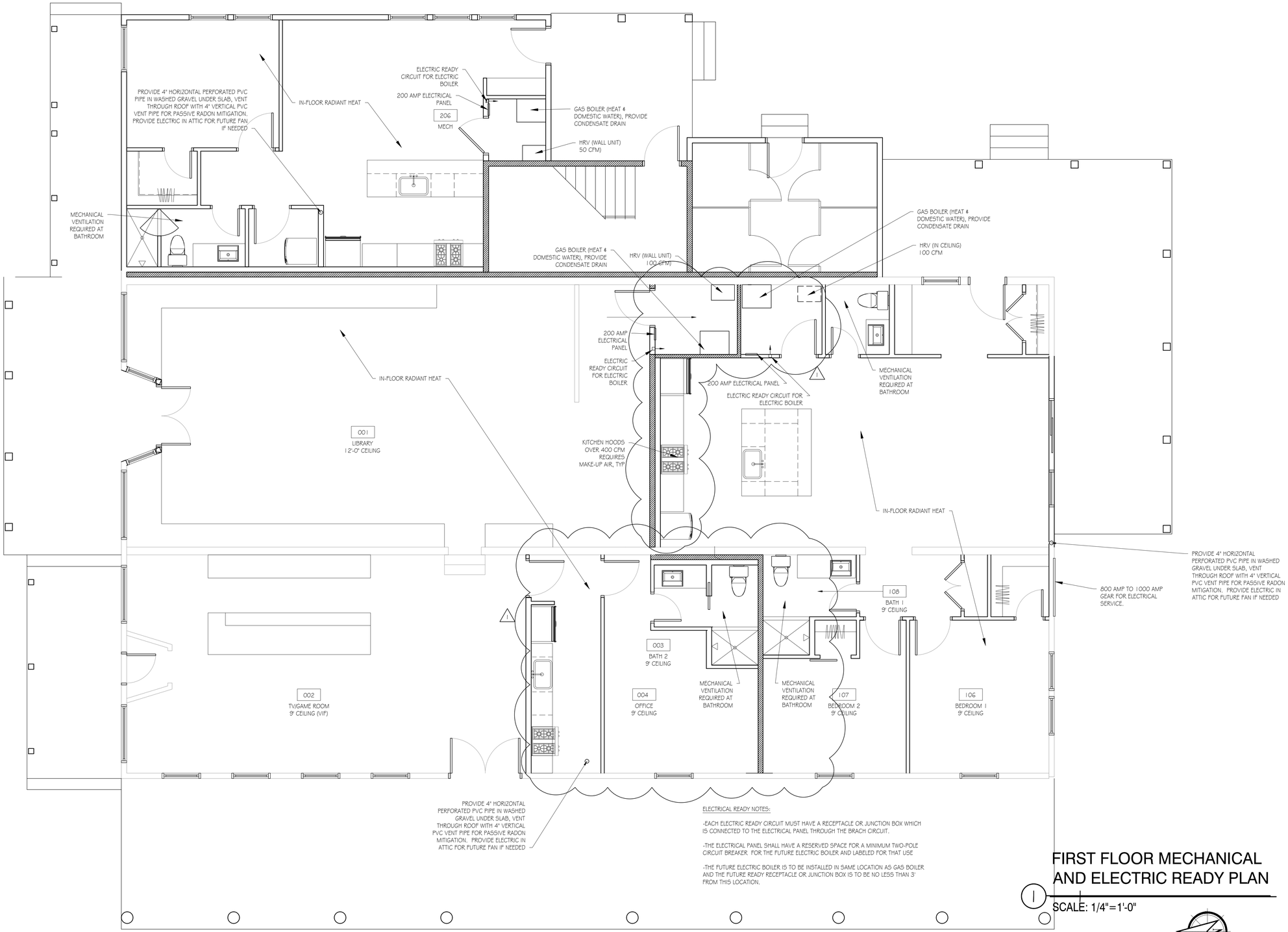
DESIGN DEVELOPMENT SET	05/19/2025
CONSTRUCTION DOCUMENT SET	07/02/2025
ADDITIONAL REQUIRED BY BUILDING DEPARTMENT FOR CD SET	08/13/2025
1 ADDENDUM # 1 - CHANGES PER OWNER	09/18/2025

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HENDRICKS & CO. BUILDING REMODEL
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GUNNISON COUNTY, COLORADO

SCALE: AS NOTED
MOST CURRENT DATE: 09/18/2025
JOB NO. 2403
SHEET: A1.2

ENGINEER'S STAMP



ELECTRICAL READY NOTES:

-EACH ELECTRIC READY CIRCUIT MUST HAVE A RECEPTACLE OR JUNCTION BOX WHICH IS CONNECTED TO THE ELECTRICAL PANEL THROUGH THE BRACH CIRCUIT.

-THE ELECTRICAL PANEL SHALL HAVE A RESERVED SPACE FOR A MINIMUM TWO-POLE CIRCUIT BREAKER FOR THE FUTURE ELECTRIC BOILER AND LABELED FOR THAT USE

-THE FUTURE ELECTRIC BOILER IS TO BE INSTALLED IN SAME LOCATION AS GAS BOILER AND THE FUTURE READY RECEPTACLE OR JUNCTION BOX IS TO BE NO LESS THAN 3' FROM THIS LOCATION.

FIRST FLOOR MECHANICAL AND ELECTRIC READY PLAN

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

DESIGN DEVELOPMENT SET	05/19/2025
CONSTRUCTION DOCUMENT SET	07/02/2025
ADDITIONAL REQUIRED BY BUILDING DEPARTMENT FOR CD SET	08/13/2025
ADDENDUM # 1 - CHANGES PER OWNER	09/18/2025

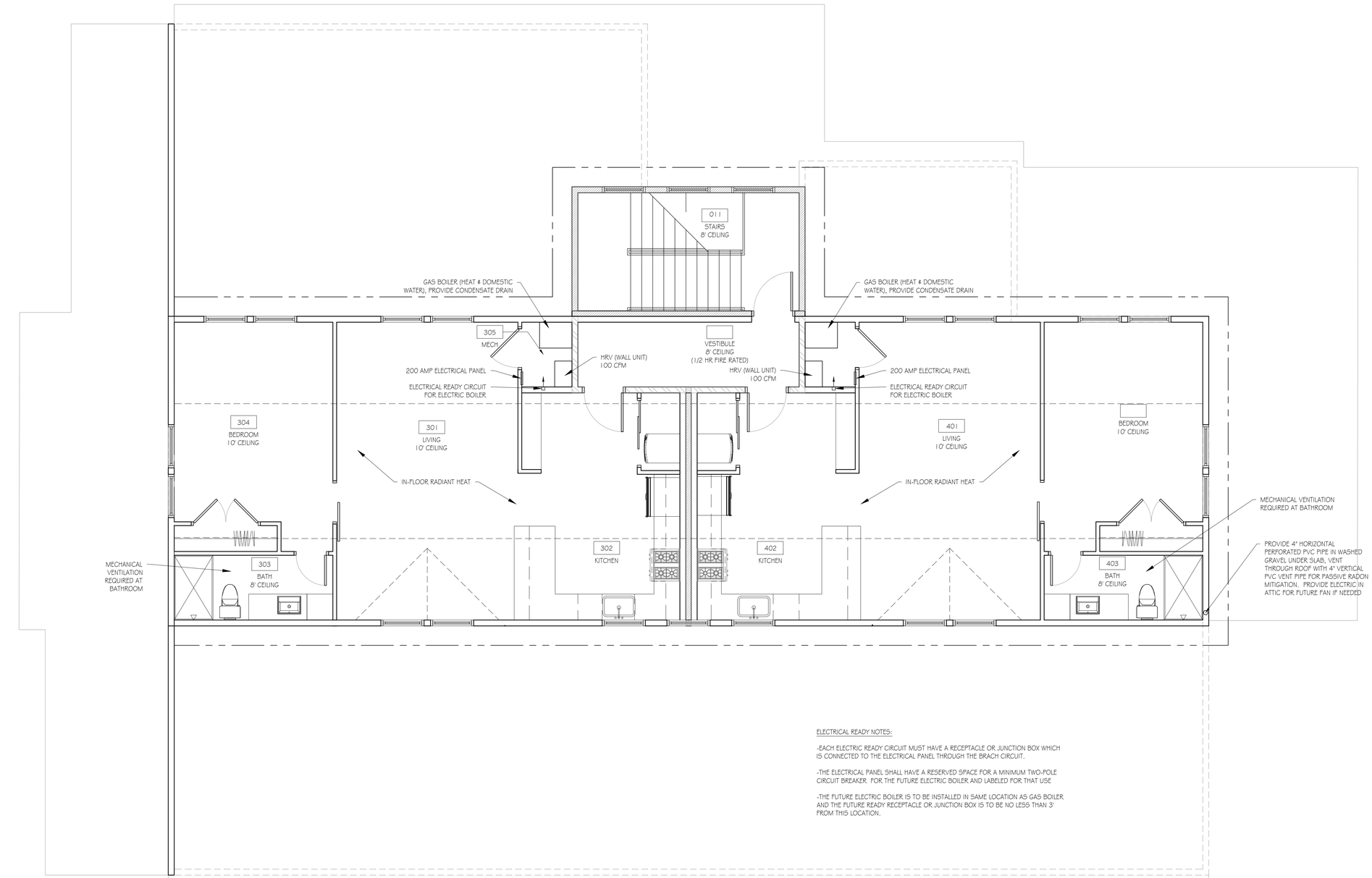
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FIRST FLOOR MECH & ELECT READY PLAN

HENDRICK'S & CO. BUILDING REMODEL
8458 COUNTY ROAD 76
OHIO CITY
GUNNISON COUNTY, COLORADO

SCALE: AS NOTED
MOST CURRENT DATE: 09/18/2025
JOB NO. 2403
SHEET: A1.3

ENGINEER'S STAMP

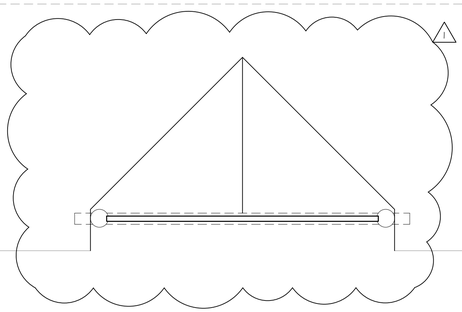


ELECTRICAL READY NOTES:

-EACH ELECTRIC READY CIRCUIT MUST HAVE A RECEPTACLE OR JUNCTION BOX WHICH IS CONNECTED TO THE ELECTRICAL PANEL THROUGH THE BRACH CIRCUIT.

-THE ELECTRICAL PANEL SHALL HAVE A RESERVED SPACE FOR A MINIMUM TWO-POLE CIRCUIT BREAKER FOR THE FUTURE ELECTRIC BOILER AND LABELED FOR THAT USE

-THE FUTURE ELECTRIC BOILER IS TO BE INSTALLED IN SAME LOCATION AS GAS BOILER AND THE FUTURE READY RECEPTACLE OR JUNCTION BOX IS TO BE NO LESS THAN 3' FROM THIS LOCATION.



SECOND FLOOR MECHANICAL AND ELECTRIC READY PLAN

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

DESIGN DEVELOPMENT SET	05\19\2025
CONSTRUCTION DOCUMENT SET	07\02\2025
ADDITIONAL REQUIRED BY BUILDING DEPARTMENT FOR CD SET	08\13\2025
1 ADDENDUM # 1 - CHANGES PER OWNER	09\18\2025

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SECOND FLOOR MECH & ELECT READY PLAN

HENDRICK'S & CO. BUILDING REMODEL
8458 COUNTY ROAD 76
OHIO CITY
GUNNISON COUNTY, COLORADO

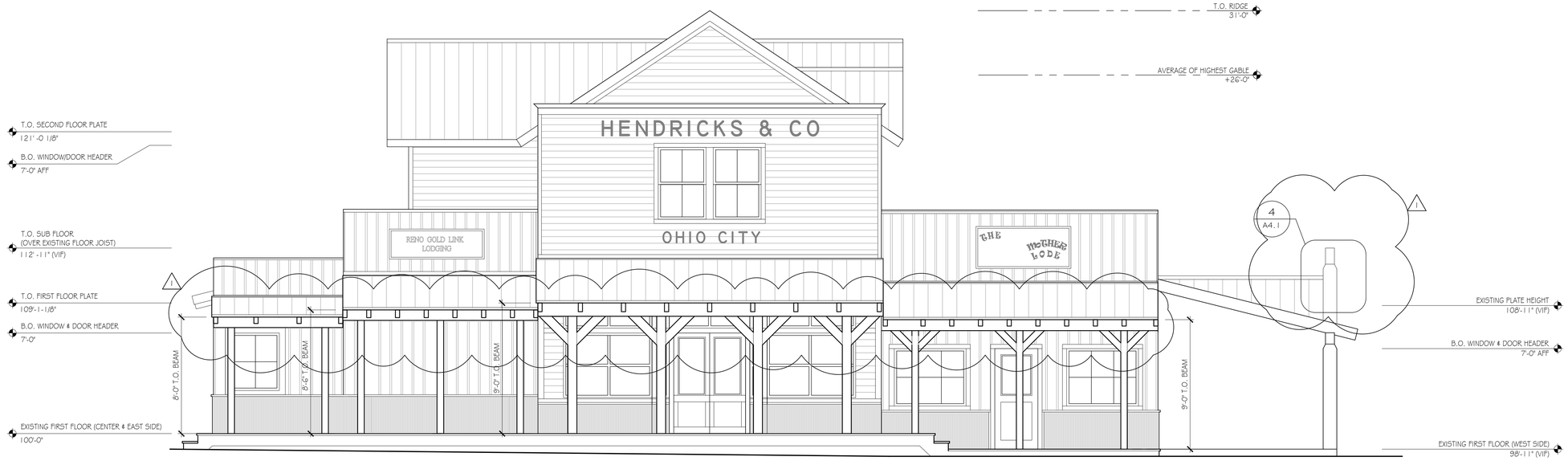
SCALE: AS NOTED
MOST CURRENT DATE: 09\18\2025
JOB NO. 2403
SHEET: A1.4

ENGINEER'S STAMP



2 EAST ELEVATION

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



1 NORTH ELEVATION

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

DESIGN DEVELOPMENT SET	05/19/2025	
CONSTRUCTION DOCUMENT SET	07/02/2025	
ADDITIONAL REQUIRED BY BUILDING DEPARTMENT FOR CD SET	08/13/2025	
1 ADDENDUM # 1 - CHANGES PER OWNER	09/18/2025	

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EXTERIOR ELEVATIONS

HENDRICK'S & CO. BUILDING REMODEL
8458 COUNTY ROAD 76
OHIO CITY
GUNNISON COUNTY, COLORADO

SCALE: AS NOTED

MOST CURRENT DATE: 09/18/2025

JOB NO. 2403

SHEET: A2.1

ENGINEER'S STAMP



2 WEST ELEVATION

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



1 SOUTH ELEVATION

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

DESIGN DEVELOPMENT SET		05/19/2025
CONSTRUCTION DOCUMENT SET		07/02/2025
ADDITIONAL REQUIRED BY BUILDING DEPARTMENT FOR CD SET		08/13/2025
ADDENDUM # 1 - CHANGES PER OWNER	1	09/16/2025

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EXTERIOR ELEVATIONS

HENDRICK'S & CO. BUILDING REMODEL
8458 COUNTY ROAD 76
OHIO CITY
GUNNISON COUNTY, COLORADO

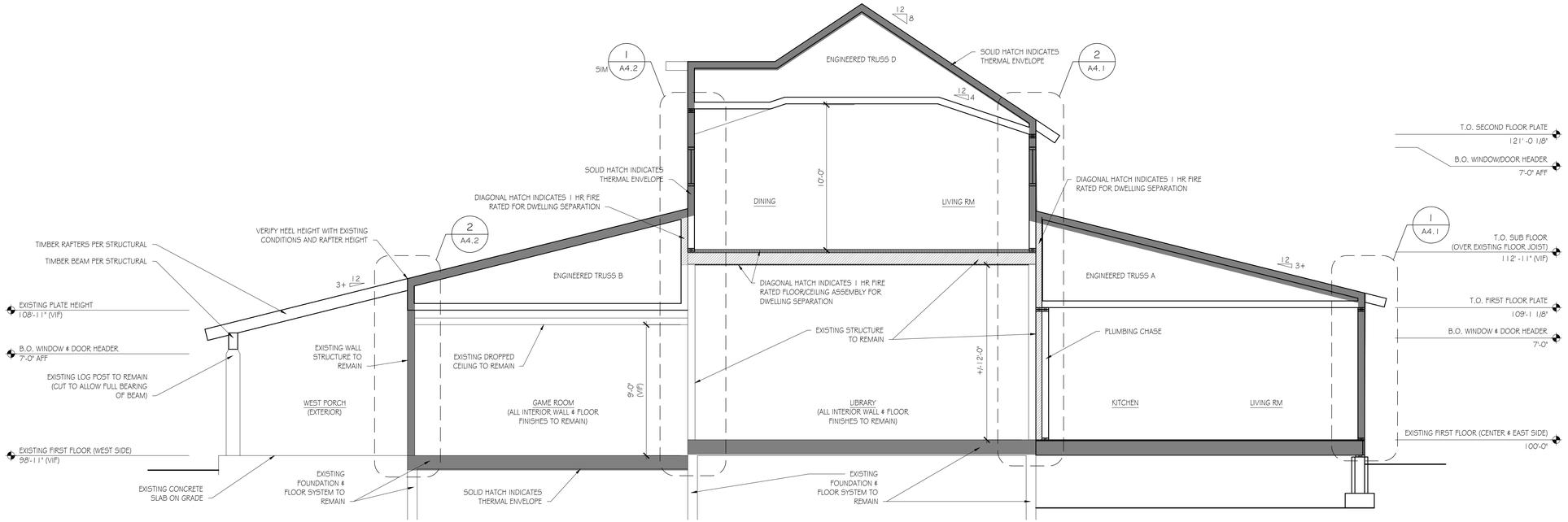
SCALE:
AS NOTED

MOST CURRENT DATE:
09/18/2025

JOB NO.
2403

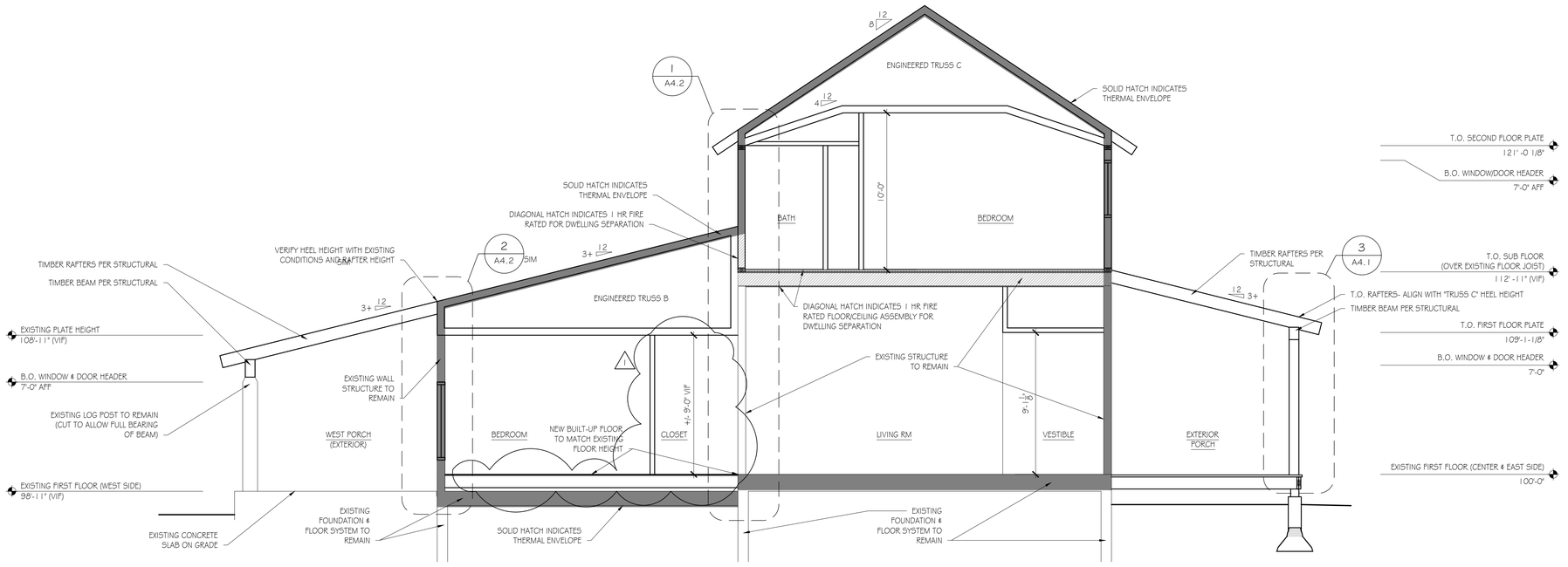
SHEET:
A2.2

ENGINEER'S STAMP



2 BUILDING SECTION

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



1 BUILDING SECTION

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

DESIGN DEVELOPMENT SET	05/19/2025
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ADDENDUM # 1 - CHANGES PER OWNER	09/18/2025

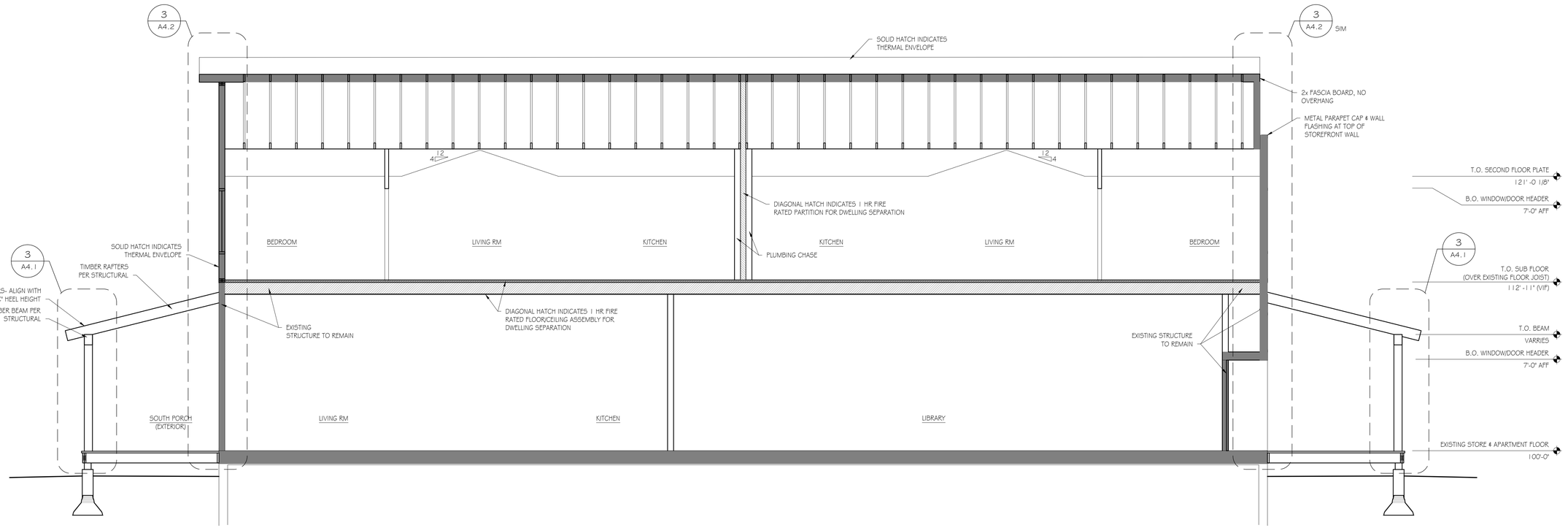
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BUILDING SECTIONS

HENDRICK'S & CO. BUILDING REMODEL
8458 COUNTY ROAD 76
OHIO CITY
GUNNISON COUNTY, COLORADO

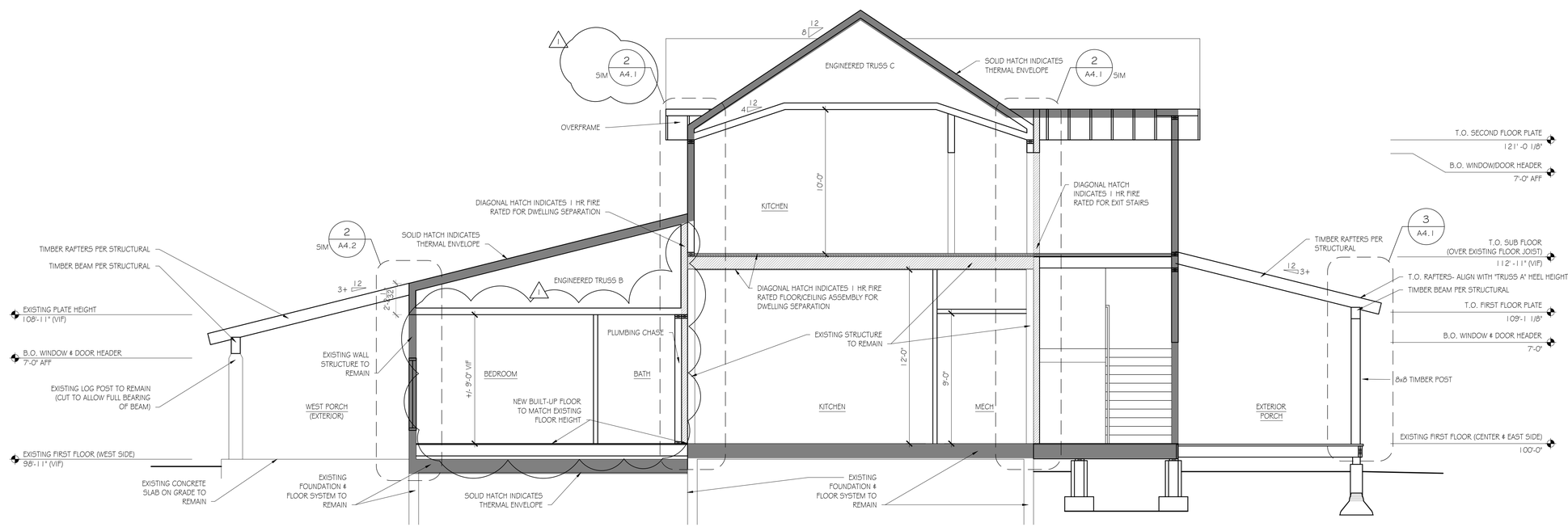
SCALE: AS NOTED
MOST CURRENT DATE: 09/18/2025
JOB NO. 2403
SHEET: A3.1

ENGINEER'S STAMP



2 BUILDING SECTION

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



1 BUILDING SECTION

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

DESIGN DEVELOPMENT SET	05/19/2025	
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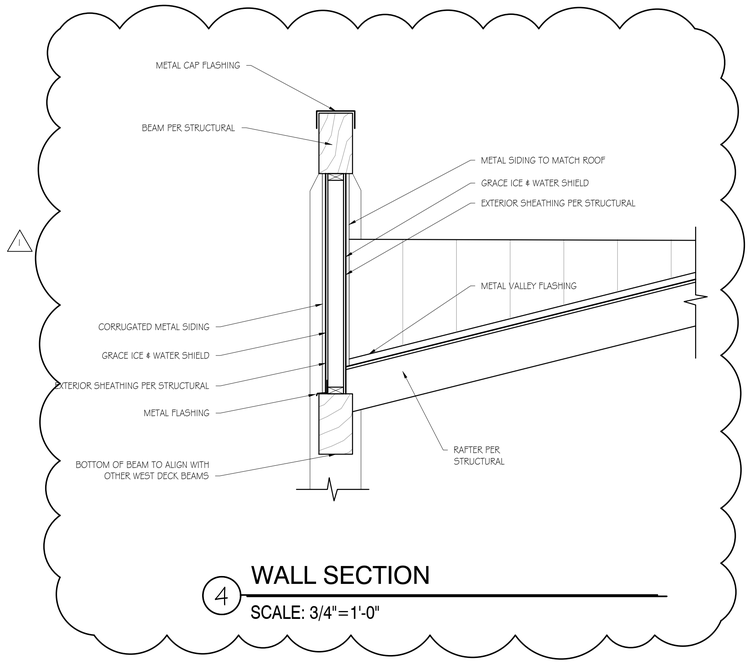
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BUILDING SECTIONS

HENDRICK'S & CO. BUILDING REMODEL
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GUNNISON COUNTY, COLORADO

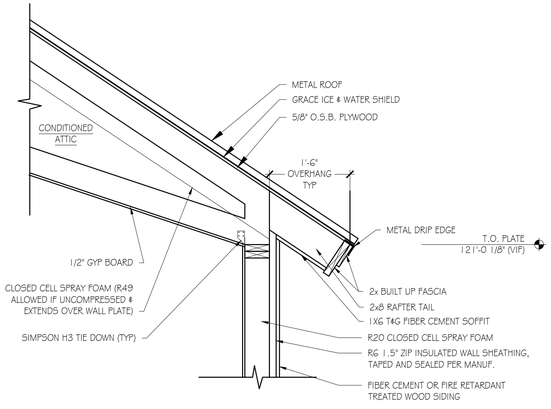
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MOST CURRENT DATE: 09/18/2025
JOB NO. 2403
SHEET: A3.2

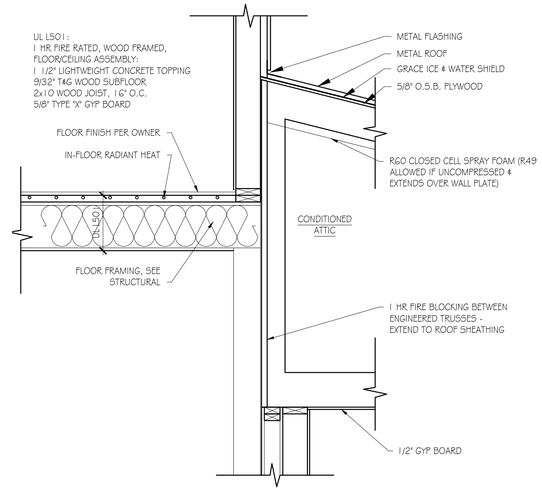
ENGINEER'S STAMP

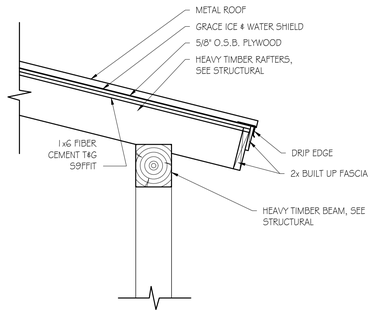


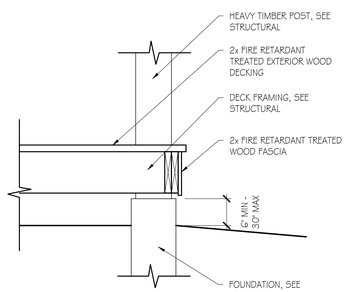
4 WALL SECTION

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



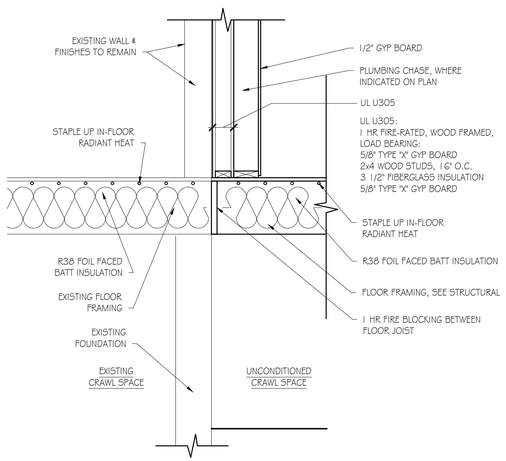






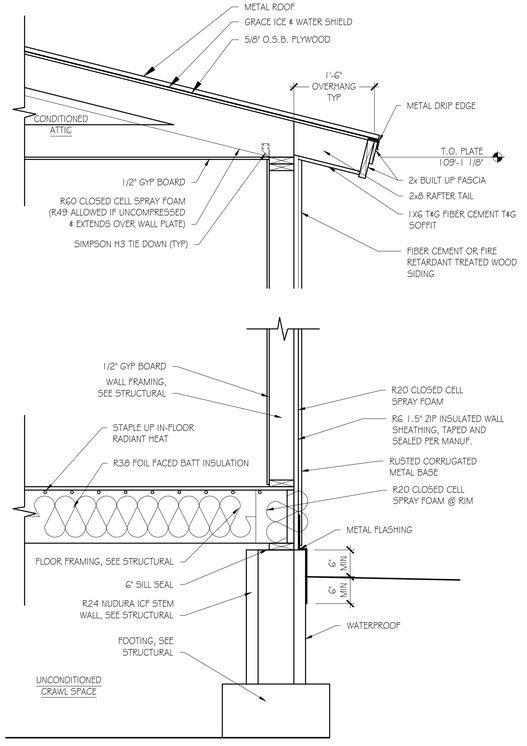
3 WALL SECTION

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



2 WALL SECTION

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



1 WALL SECTION

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

DESIGN DEVELOPMENT SET	09/19/2025
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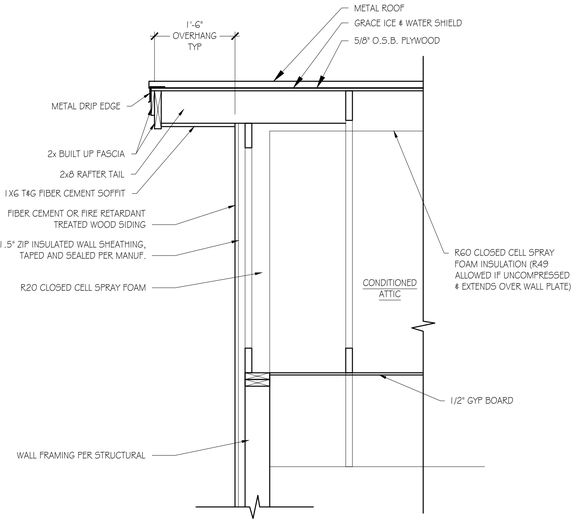
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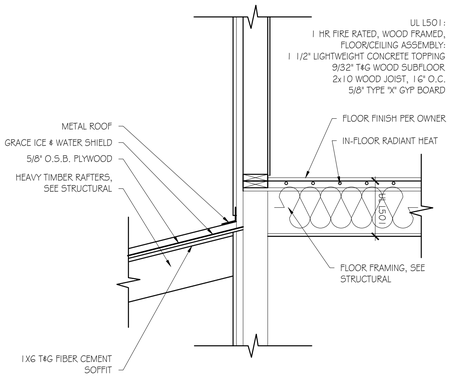
WALL SECTIONS

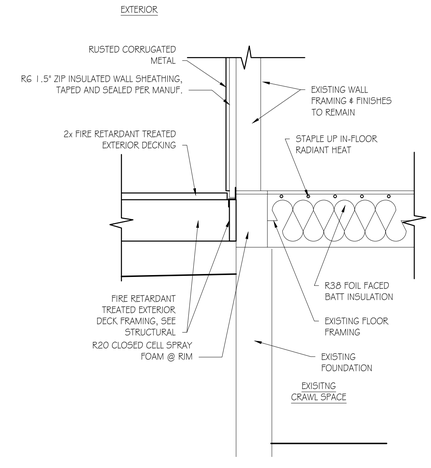
HENDRICK'S & CO. BUILDING REMODEL
8458 COUNTY ROAD 76
OHIO CITY
GUNNISON COUNTY, COLORADO

SCALE: AS NOTED
MOST CURRENT DATE: 09/19/2025
JOB NO. 2403
SHEET: A4.1

ENGINEER'S STAMP

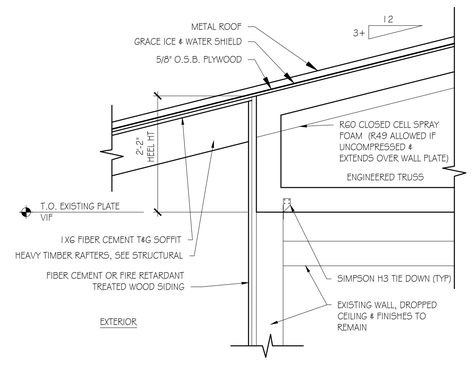


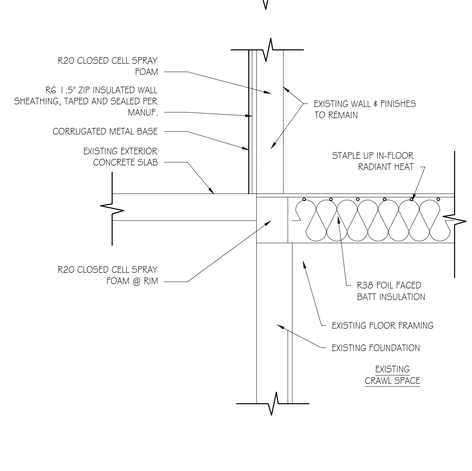




3 WALL SECTION

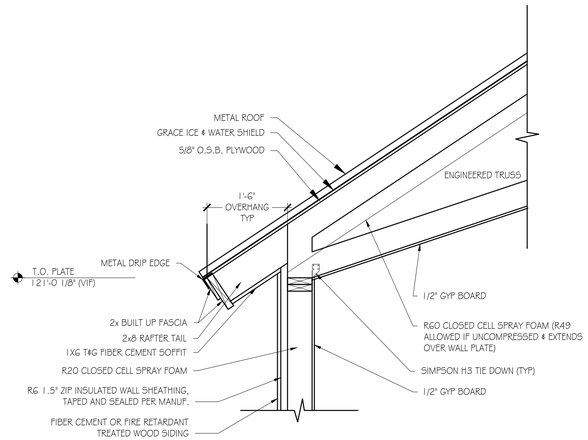
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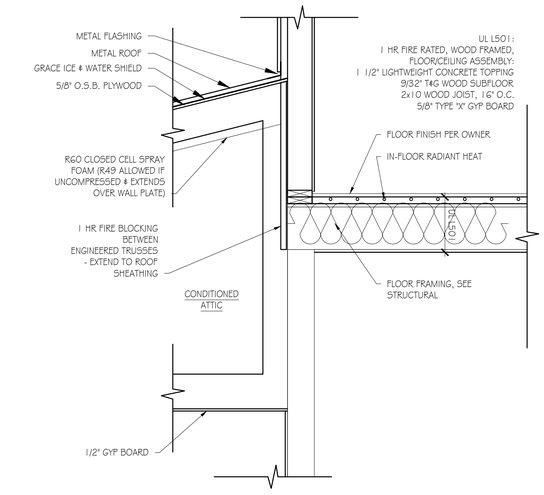


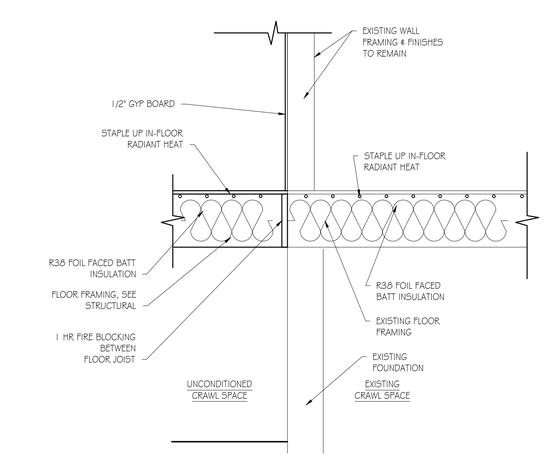


2 WALL SECTION

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







1 WALL SECTION

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

DESIGN DEVELOPMENT SET	05/19/2025	
CONSTRUCTION DOCUMENT SET	07/02/2025	
ADDITIONAL REQUIRED BY BUILDING DEPARTMENT FOR CD SET	08/13/2025	
ADDENDUM # 1 - CHANGES PER OWNER	09/18/2025	

BUILD WEST
GROUP LLC
DESIGN & DRAFTING SERVICES
BUILDWESTARCH@GMAIL.COM
970.975.0562

WALL SECTIONS

HENDRICK'S & CO. BUILDING REMODEL
8458 COUNTY ROAD 76
OHIO CITY
GUNNISON COUNTY, COLORADO

SCALE: AS NOTED

MOST CURRENT DATE: 09/18/2025

JOB NO. 2403

SHEET: A4.2

ENGINEER'S STAMP

WINDOW SCHEDULE

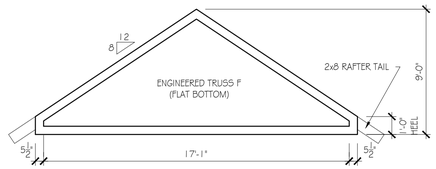
SYMBOL	FRAME SIZE	TYPE
A	3440	CASEMENT
B	3440	DOUBLE HUNG
C	3450	DOUBLE HUNG
E	5040 (VIF)	FIXED
F	6028 (VIF) 6050 (VIF)	FIXED CLEARSTORY OVER FIXED
G	2628 (VIF) 2650 (VIF)	FIXED CLEARSTORY OVER FIXED
H	6028 (VIF)	FIXED CLEARSTORY
J	5028 (VIF)	FIXED CLEARSTORY
K	3428	AWNING
L	3428	FIXED
M	3440	FIXED

ALL EXTERIOR WINDOWS TO BE MARVIN ELEVATE FIBERGLASS EXTERIOR/ WOOD INTERIOR, OR OWNER APPROVED EQUAL:
.29 MAX U-FACTOR / .36 MAX SHGC
BLACK/EBONY EXTERIOR FINISH - INTERIOR FINISH PER OWNER

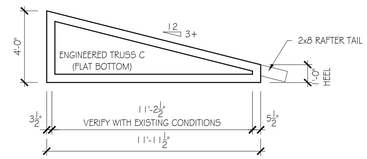
DOOR SCHEDULE

SYMBOL	FRAME SIZE	TYPE
1	5070 (VIF)	2 PANEL INSWING FRENCH DOOR / 3/4 LITE
2	6070	2 PANEL INSWING FRENCH DOOR / 3/4 LITE
3	9070	3 PANEL SLIDING PATIO DOOR XOX / FULL LITE
4	3070	1 PANEL INSWING FRENCH DOOR / 3/4 LITE
5	2670	1 PANEL EXTERIOR DOOR / 1/2 LITE
6	5070	2 PANEL EXTERIOR DOOR
7	3068	1 HR FIRE RATED EXTERIOR DOOR / WITH CLOSURE
8	3070	INTERIOR, 1 PANEL, WOOD SOLID CORE
9	2470	INTERIOR, 1 PANEL, WOOD SOLID CORE
10	4070	INTERIOR, 2 PANEL, WOOD SOLID CORE
11	2'-4"W	FRAMELESS GLASS SHOWER DOOR
12	5070	INTERIOR, 2 PANEL, WOOD SOLID CORE
13	4070	INTERIOR, 2 PANEL BI-PASS, WOOD SOLID CORE
14	5070	INTERIOR, 2 PANEL BI-PASS, WOOD SOLID CORE
15	3070	INTERIOR, 1 PANEL BARN DOOR, WOOD SOLID CORE
16	3070	20 MIN FIRE RATED INTERIOR DOOR / WITH CLOSURE
17	3068	1 HR FIRE RATED INTERIOR DOOR / WITH CLOSURE

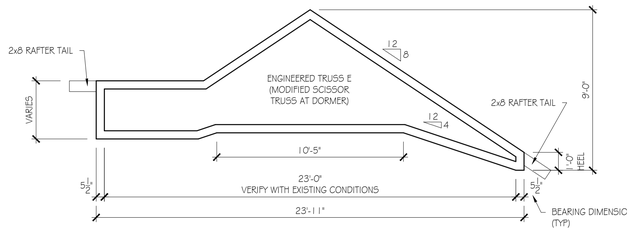
IN-SWING FRENCH DOOR AND SLIDING PATIO DOOR TO BE MARVIN ELEVATE FIBERGLASS EXTERIOR/ WOOD INTERIOR OR OWNER APPROVED EQUAL:
.29 MAX U-FACTOR / .36 MAX SHGC
BLACK/EBONY EXTERIOR FINISH - INTERIOR FINISH PER OWNER.
OPAQUE SWINGING EXTERIOR DOORS:
.37 MAX U-FACTOR



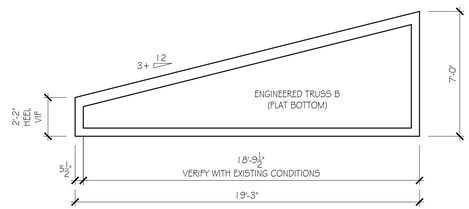
6 TRUSS F (TYPICAL OVER STAIR)
SCALE: 1/4"=1'-0"



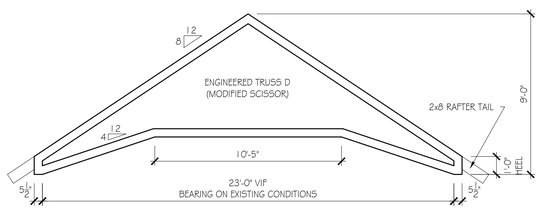
3 TRUSS C (TYPICAL OVER MECH)
SCALE: 1/4"=1'-0"



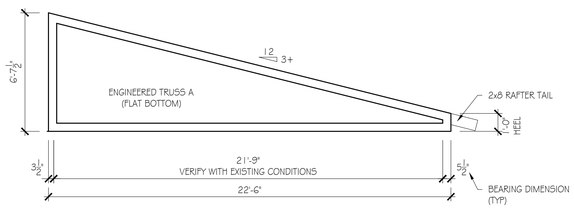
5 TRUSS E (TYPICAL OVER UNIT #3 & #4)
SCALE: 1/4"=1'-0"



2 TRUSS B (TYPICAL OVER UNIT #1)
SCALE: 1/4"=1'-0"



4 TRUSS D (TYPICAL OVER UNIT #3 & #4)
SCALE: 1/4"=1'-0"



1 TRUSS A (TYPICAL OVER UNIT #2)
SCALE: 1/4"=1'-0"

DESIGN DEVELOPMENT SET	09/19/2025
CONSTRUCTION DOCUMENT SET	07/02/2025
ADDITIONAL REQUIRED BY BUILDING DEPARTMENT FOR CD SET	08/13/2025
ADDENDUM # 1 - CHANGES PER OWNER	09/16/2025

BUILD WEST
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970.975.0562

TRUSS DETAILS & SCHEDULES

HENDRICK'S & CO. BUILDING REMODEL
8458 COUNTY ROAD 76
OHIO CITY
GUNNISON COUNTY, COLORADO

SCALE: AS NOTED
MOST CURRENT DATE: 09/18/2025
JOB NO. 2403
SHEET: A4.3

ENGINEER'S STAMP

HENDRICKS & COMPANY - REMODEL
8458 COUNTY ROAD 76
OHIO CITY
GUNNISON COUNTY, COLORADO

STRUCTURAL NOTES

DESIGN LIVE LOADS

Snow: 80 PSF
Wind: 115 MPH (ULTIMATE DESIGN)
Floor: 40 PSF
Decks: 80 PSF

GENERAL

Building Jurisdiction: Gunnison County
Building Code: 2021 I.R.C.

1.) Notify the engineer if there are any conflicts between the structural plans and the architectural plans BEFORE making any changes OR substitutions to structural materials.

2.) All construction shall be in compliance with the current International Building Codes, International Residential Codes, and the current O.S.H.A. construction standard codes.

3.) The structural drawings and specifications represent the complete structure with all members and connectors installed. They do not indicate the method of construction. The contractor is responsible for the means, method, sequence of construction and bracing to support any loads imposed on the structure prior to completion.

4.) Where required construction details are not shown or noted on these plans the contractor shall notify the engineer and the engineer shall provide sufficient details for that work to proceed.

5.) It is the responsibility of the Contractor / Subcontractor or ANY other party involved in the installation of structural components to follow ALL manufacturers installation instructions and requirements.

FOUNDATIONS

1.) A geo-technical study was not performed for the site. a soils bearing capacity of 2000 P.S.F. was assumed for the foundation design.

2.) Excavate footings to the elevations shown on the plans.

3.) Footing shall be placed on undisturbed soil or compacted structural fill OR as noted in the geo-technical report.

4.) Notify engineer if soils uncommon to the area are encountered and before any soil modifications are made.

5.) Frost depth of 36" from top of final grade to bottom of footing.

BACKFILLING

1.) Do not fill against concrete walls until supporting elements, including slabs and floor framing systems, are in place and securely anchored or adequately shored.

2.) Verify type of fill with Soils Engineer or Structural engineer prior to backfilling.

3.) Where walls are backfilled on both sides, backfill equally on each side of walls using 12" lifts OR as required by soils report.

CONCRETE

1.) ALL structural concrete shall have a minimum 28-day compressive strength of 3000 PSI and shall be sulfate resistant- unless noted otherwise.

2.) ALL concrete slabs shall have a minimum of 28-day compressive strength of 4000 PSI- unless noted otherwise.

3.) All reinforcing steel shall be GRADE 40- unless noted otherwise.

4.) Concrete "CLEAR COVER" for reinforcement
* Poured against earth - 3"
* Poured in forms, but exposed to earth - 1 $\frac{1}{2}$"
* Interior slabs - $\frac{3}{4}$"
* Exterior slabs - 3"

5.) Detail bars in accordance with the latest edition of A.C.I. detailing manual and A.C.I. Building Codes

6.) Lap splices of reinforcement bars shall be a minimum of 36 bar diameters. Welded wire mesh shall be spliced a minimum of one square

7.) Anchor bolts shall be $\frac{1}{2}$" diameter with a minimum of 7" embedment spaced at a maximum of 36" o.c. (UNO) and within 12" of wall ends, openings and corners. Anchor bolts located in sill plates on exterior walls shall be wet set "J" bolts. Post installed anchor bolts shall be Simpson Titen HD or Powers wedge bolts (U.N.O.) mechanical anchors or epoxy anchors must be installed per manufactures requirements, substitutions must be approved by the Structural Engineer. All anchor bolts through ACQ treated material shall be double dipped galvanized, stainless steel or other corrosion resistant metal designed for contact with ACQ.

STRUCTURAL WOOD

1.) All 2X framing lumber shall be Hem-Fir S4S #2 OR better to a maximum height of 12' Then after: 1 $\frac{3}{4}$" x 5 $\frac{1}{2}$" 1.3E TimberStrand LSL studs to a maximum height of 18'-6" U.N.O.

2.) Member sizes noted on plans are minimum sizes. Contractor may use larger sizes if desired or requested by Architect.

3.) Where header/beam supports are not shown a minimum of (1) 2x4 OR (1) 2x6 is required depending on wall thickness.

4.) Except as noted otherwise, minimum nailing shall be provided as specified in the applicable building code.

5.) Provide solid blocking at supports for wood joists and rafters, WITHIN floor joists spaces beneath solid or built-up columns noted on plans, provide an area of solid blocking equivalent to the column above (UNO).

6.) All wood atttached to concrete or masonry shall be Strandguard OR Pressure Treated Lumber, OR protected with a suitable membrane. ("Membrane" refers to Grace Ice and Water Shield OR equal).

7.) All LVL's or Microlams shall have a Modulus of Elasticity of 2.0E - U.N.O.

8.) All Glu-laminated beams shall be DF/DF 24F-V4 - U.N.O.

9.) All sawn timber beams shall be Douglas Fir - Larch No. 1 or better. all structural timbers which are reclaimed and re-sawn, which potentially changes dimensions, they shall still maintain the required dimensions. (ie: 12x12 shall be 11.5" x 11.5") If changes to these dimensions are required notify engineer for approval prior to ordering.

10.) All round log structural beams shall have the required measured diameter at the midspan.

11.) All lumber connectors shall be by Simpson Strong-Tie Company OR approved other

12.) Floor Sheathing shall be $\frac{3}{4}$" T&G, APA rated, nailed (ring shanks) and glued. - U.N.O.

13.) Roof Sheathing shall be a minimum of $\frac{5}{8}$" APA rated - U.N.O.

14.) Wall Sheathing shall be $\frac{7}{16}$" A.P.A. rated structural OR Zip system - U.N.O.

STRUCTURAL STEEL

1.) All I-beams (W-SHAPE) shall be ASTM A992 with (unless noted otherwise)
Fy (min. yield stress) = 50 k.s.i.
Fu (Tensile Strength) = 65 k.s.i.

2.) All bearing plate steel shall be ASTM A36 with (unless noted otherwise)
Fy (min yield stress) = 36 k.s.i.
Fu (Tensile Strength) = 58 k.s.i.

WELDS

1.) All structural Welds must conform with the current American Welding Society (A.W.S.)

2.) Electrodes must be selected to match the base metal
Use E70XX electrodes with steels that have yield stress less than 60 k.s.i.
Use E80XX electrodes with steels that have a yield stress of 60 or 65 k.s.i.

3.) See Weld Symbol Legend

ABBREVIATIONS

LVL	2.0E Laminated Veneered Lumber
TJI	Engineered Joist from Weyerhaeuser Truss Joist
D.F. #1	Douglas Fir - Larch GRADE 1
P.T.	Pressure Treated Lumber
H.F.	Hem-Fir S4S #2 lumber
E.W.	Each Way
H.S.S.	Hollow Structural Steel (Tube Steel)
G.L.	Glue Laminate Beam
O.C.	On Center
R.S.	Rough Sawn
T.B.D.	To Be Determined
T.S.	Timber Screw
TYP.	Typical (use at all similar locations UNO)
UNO	Unless Noted Otherwise
L.S.L.	TimberStrand "Laminated Strand Lumber" (1.3E/1.5E OR1.55E)
SIM.	Similar
V.I.F.	Verify in-field
LA	Load Above

COLORADO MODEL ELECTRIC & SOLAR READY COMPLETED BY OTHERS IF REQURIED
2021 I.W.U.I. CODE PROVIDED BY OTHERS IF REQUIRED
2021 I.E.C.C. CODE PROVIDED BY OTHERS IF REQUIRED
RADON MITIGATION REQUIREMENTS PROVIDED BY OTHERS

LEGEND

- FOOTING / PAD
- HI ▷ LOW — STEP IN FOOTING
- HI ▶ LOW — STEP IN WALL
- (#K/#T) — # KING STUDS / # TRIMMERS
- BEARING WALL
- BEAM / HEADER
- JOIST / RAFTER
- CONNECTOR
- COLUMN ABOVE
- COLUMN BELOW
- ROOF OVERHANG
- EXISTING
- NEW FOUNDATION

DRAWING INDEX

T	STRUCTURAL GENERAL NOTES / LEGEND & RADON
S1	FOUNDATION PLAN
S2	FIRST FLOOR & DECK FRAMING PLAN
S3	SECOND FLOOR AND LOWER ROOF FRAMING PLAN
S4	UPPER ROOF FRAMING PLAN
S5	DETAILS

ISSUED FOR PERMIT	06/13/2025
ADDENDUM	06/25/2025
ADDENDUM	09/15/2025

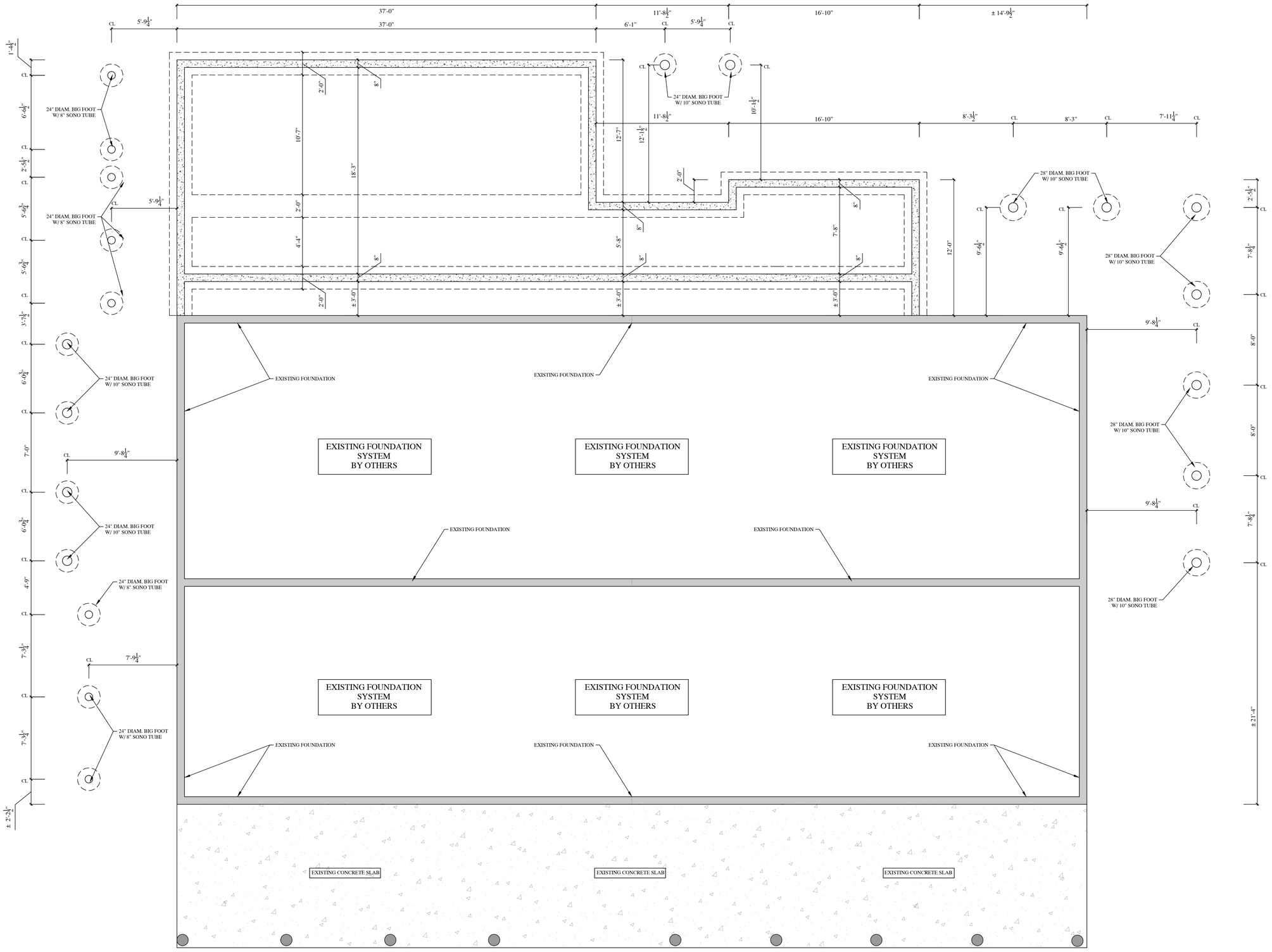
ENGINEER'S STAMP

COLORADO LICENSED
CHARLES H. TROUT, JR.
54364
09/15/25
PROFESSIONAL ENGINEER

TROUT CREEK ENGINEERING
100 North Main Street
Gunnison, CO 81230
(970) 642-4110

HENDRICKS & COMPANY
8458 COUNTY ROAD 76
OHIO CITY, COLORADO
GUNNISON COUNTY, CO

MOST CURRENT DATE: 09/15/2025
JOB NO. 980
SHEET: T



1 FOUNDATION PLAN

1/4" = 1'-0"

ISSUED FOR PERMIT	06/13/2025
ADDENDUM	06/25/2025
ADDENDUM	09/15/2025

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COLORADO LICENSED
CHARLES E. TROUT
54364
09/15/25
PROFESSIONAL ENGINEER

TROUT CREEK
ENGINEERING

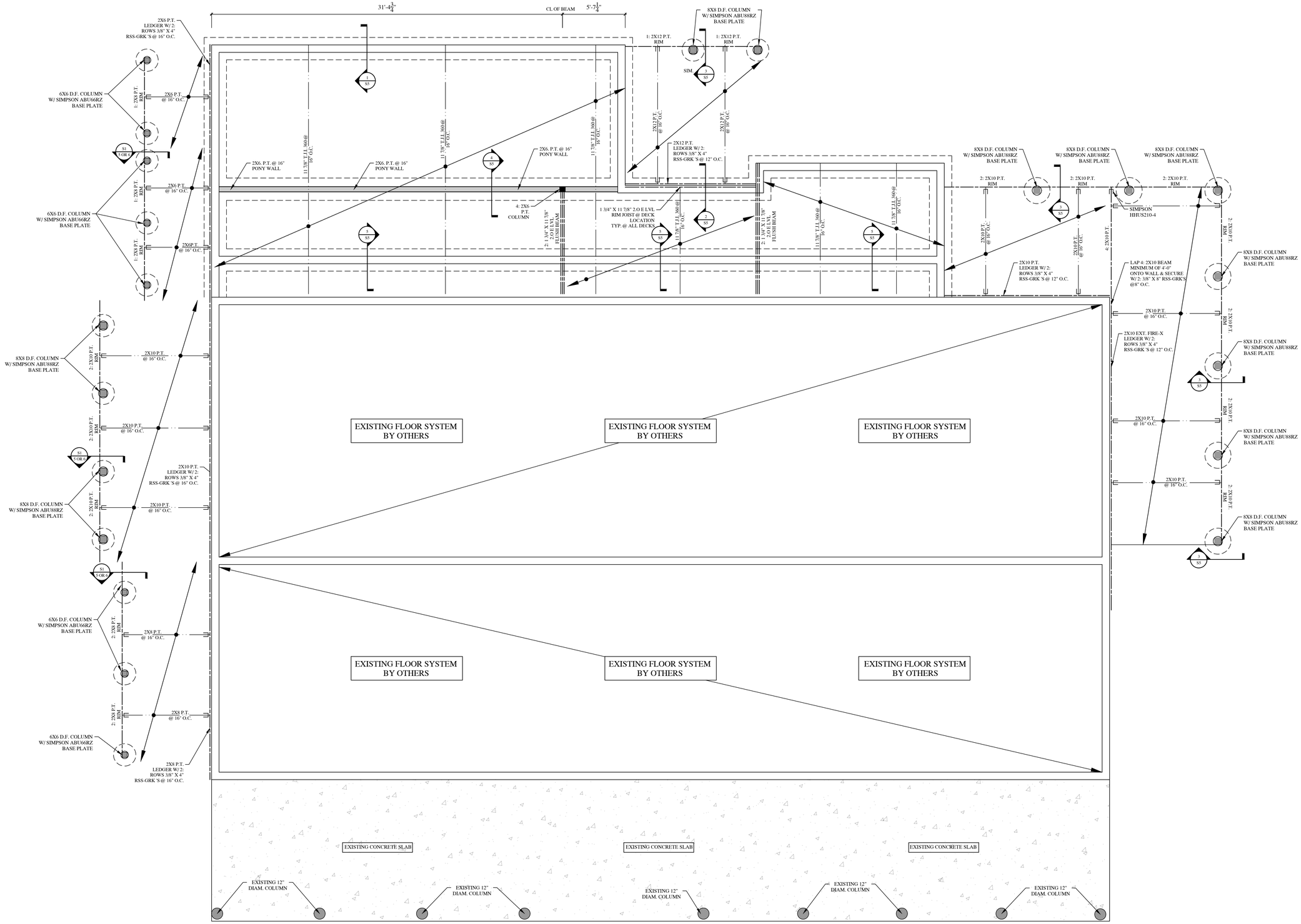
100 North Main Street
Gunnison, CO 81230
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HENDRICKS & COMPANY
8458 COUNTY ROAD 76
OHIO CITY, COLORADO
GUNNISON COUNTY, CO

MOST CURRENT DATE: 09/15/2025

JOB NO. 980

SHEET: S1



1 FIRST FLOOR & DECK FRAMING PLAN

1/4" = 1'-0"

ISSUED FOR PERMIT	06/13/2025
ADDENDUM	06/25/2025
ADDENDUM	09/15/2025

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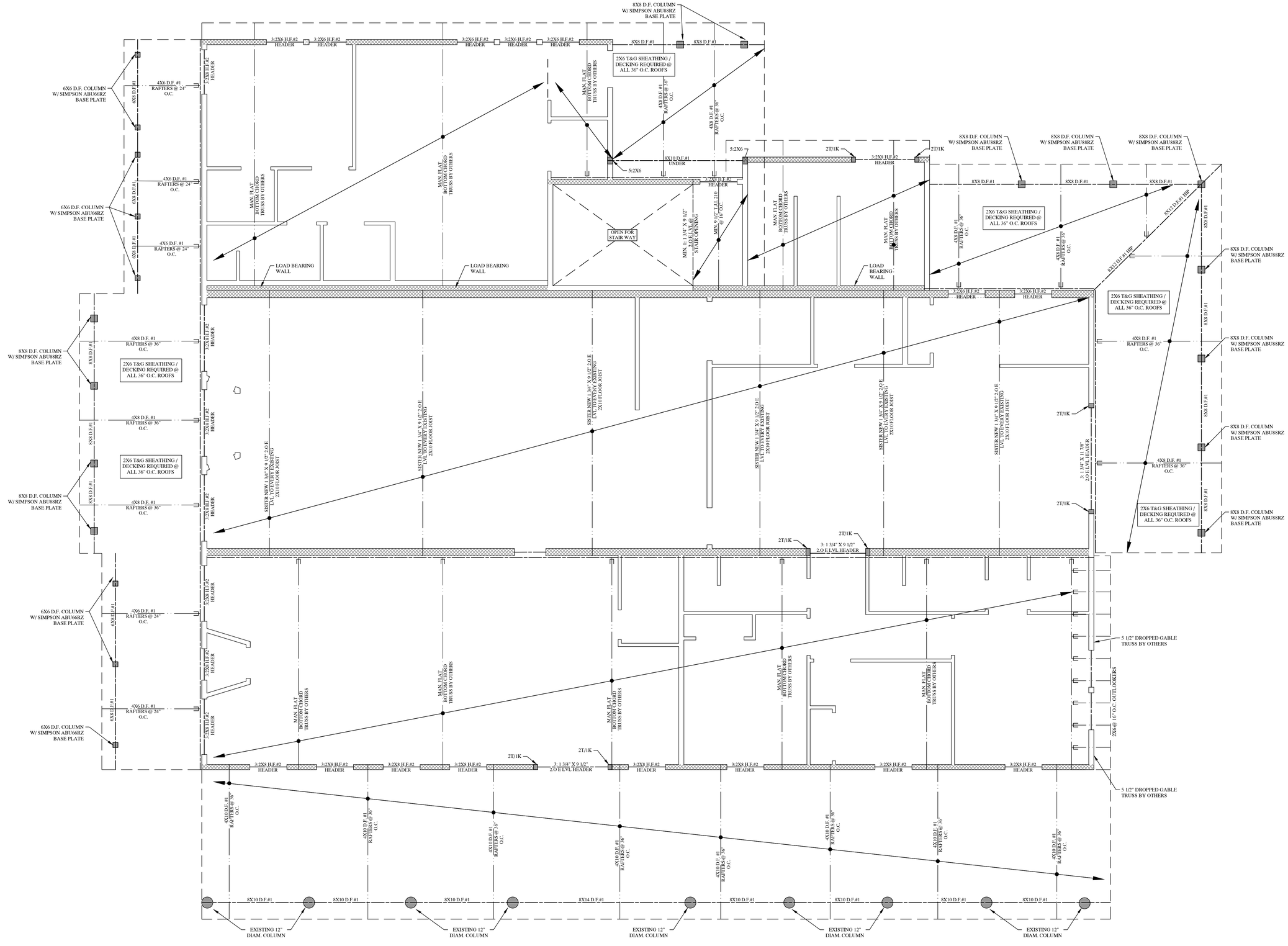
COLORADO LICENSED
CHARLES F. TROUT
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09/15/25
PROFESSIONAL ENGINEER

TROUT CREEK ENGINEERING

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Gunnison, CO 81230
(970) 642-4110

HENDRICKS & COMPANY
8458 COUNTY ROAD 76
OHIO CITY, COLORADO
GUNNISON COUNTY, CO

MOST CURRENT DATE: 09/15/2025
JOB NO. 980
SHEET: S2



1 SECOND FLOOR & LOWER ROOF FRAMING PLAN

1/4" = 1'-0"

ISSUED FOR PERMIT	06/13/2025
ADDENDUM	06/25/2025
ADDENDUM	09/15/2025

ENGINEER'S STAMP

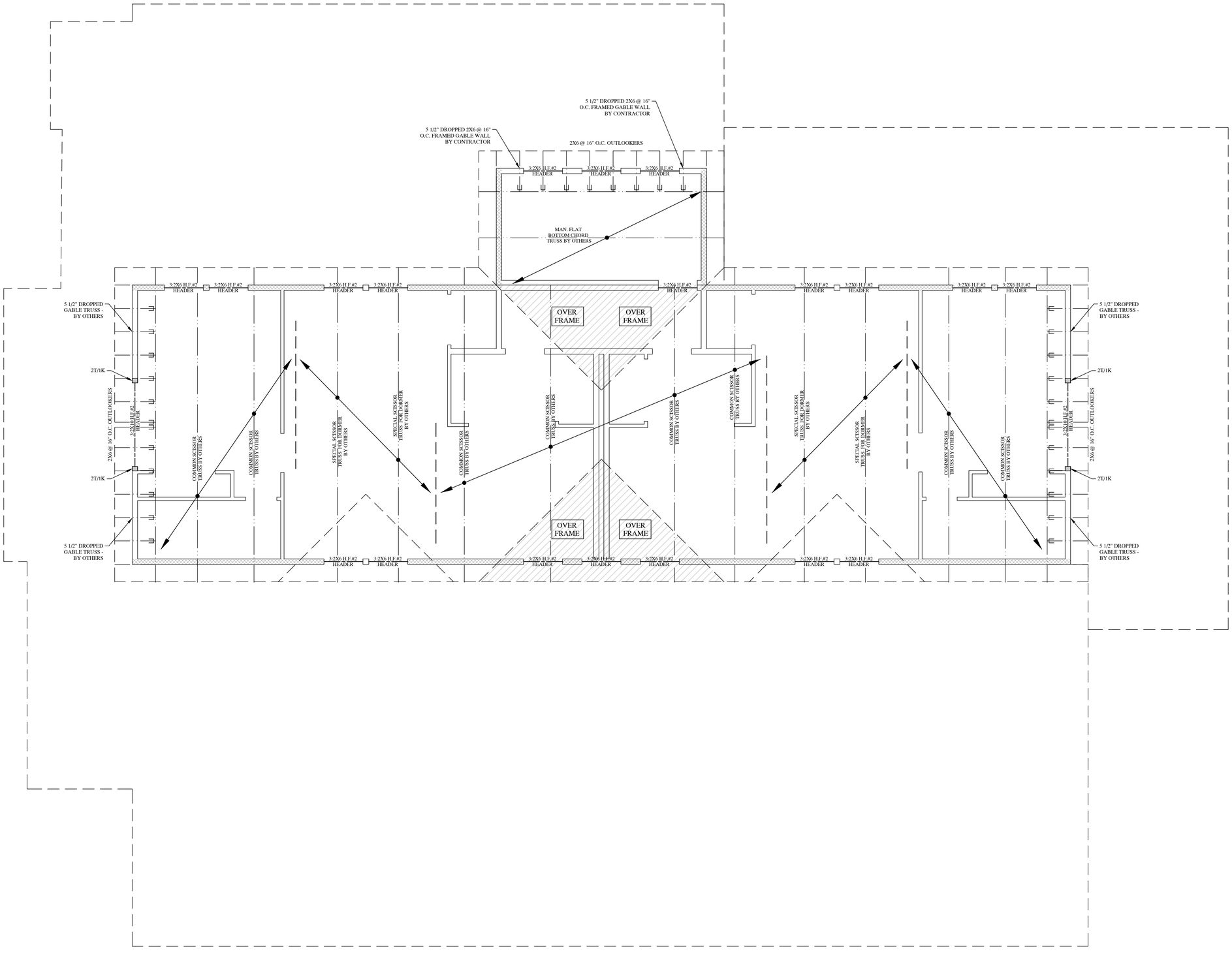
COLORADO LICENSED
CHARLES
54364
09/15/25
PROFESSIONAL ENGINEER

TROUT CREEK ENGINEERING

100 North Main Street
Gunnison, CO 81230
(970) 642-4110

HENDRICKS & COMPANY
8458 COUNTY ROAD 76
OHIO CITY, COLORADO
GUNNISON COUNTY, CO

MOST CURRENT DATE: 09/15/2025
JOB NO. 980
SHEET: S3



1 SECOND FLOOR & LOWER ROOF FRAMING PLAN

1/4" = 1'-0"

ISSUED FOR PERMIT	06/13/2025
ADDENDUM	06/25/2025
ADDENDUM	09/15/2025

ENGINEER'S STAMP

COLORADO LICENSED
CHARLES E. TROUT
54364
09/15/25
PROFESSIONAL ENGINEER

TROUT CREEK ENGINEERING

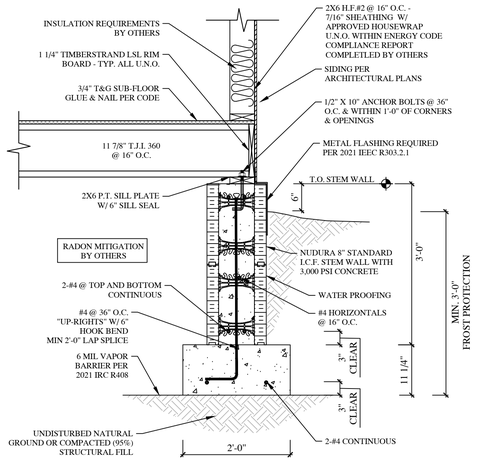
100 North Main Street
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HENDRICKS & COMPANY
8458 COUNTY ROAD 76
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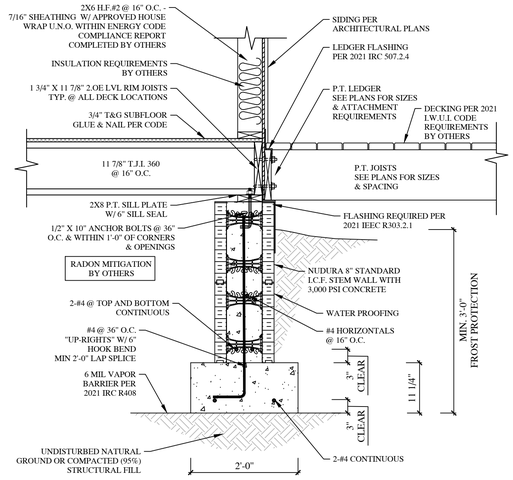
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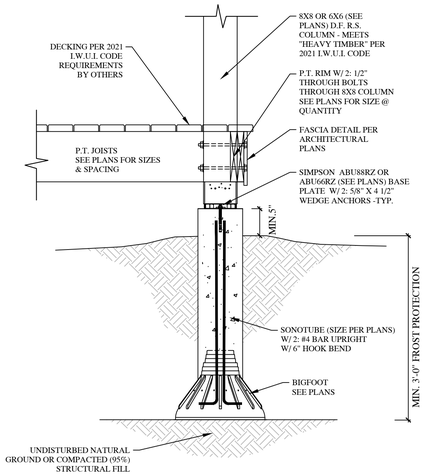
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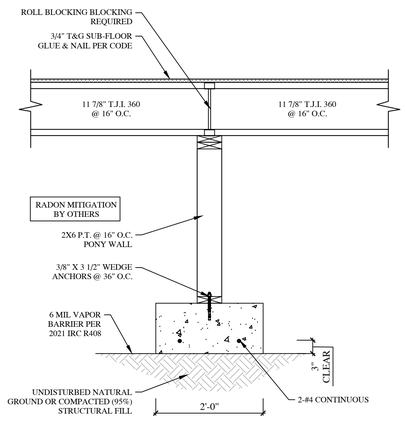
1 DETAIL
3/4" = 1'-0"



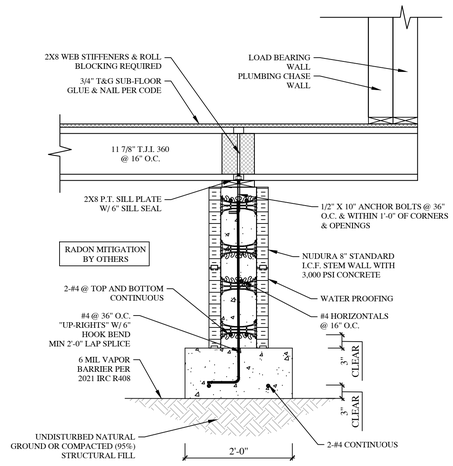
2 DETAIL
3/4" = 1'-0"



3 DETAIL
3/4" = 1'-0"



4 DETAIL
3/4" = 1'-0"



5 DETAIL
3/4" = 1'-0"

ISSUED FOR PERMIT	06/13/2025
ADDENDUM	06/25/2025
ADDENDUM	09/15/2025

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PROFESSIONAL ENGINEER

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HENDRICKS & COMPANY
8458 COUNTY ROAD 76
OHIO CITY, COLORADO
GUNNISON COUNTY, CO

MOST CURRENT DATE: 09/15/2025
JOB NO. 980
SHEET: S5

Gunnison County, CO
3/19/2025 10:32:08 AM
951

701127
Page 1 of 2
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GUNNISON COUNTY, COLORADO

CERTIFICATE OF MINOR IMPACT APPROVAL

CERTIFICATION NO. 01, SERIES 2025

CONCERNING LUC-24-00057, A LAND USE CHANGE PERMIT APPLICATION FOR A MINOR IMPACT LAND USE CHANGE FOR A 4-UNIT MULTI-FAMILY ON A PARCEL LEGALLY DESCRIBED AS LOTS 1 THROUGH 8, BOTH INCLUSIVE, AND LOTS 17 THROUGH 24, BOTH INCLUSIVE, BLOCK C, STEPHENSON ADDITION, TOGETHER WITH THE WEST 10 FEET OF ROLL.ER STREET FROM THE SOUTHERN BOUNDARY OF MAIN STREET CONTINUING SOUTHERNLY TO THE NORTHERN BOUNDARY OF GUNNISON STREET AND ADJACENT TO LOTS 1 AND 24, AND THE ALLEY BETWEEN LOTS 1 AND 24, BLOCK C, AND THE EAST - WEST ALLEY ADJACENT TO LOTS 1 THROUGH 8, INCLUSIVE, AND LOTS 17 THROUGH 24, INCLUSIVE, BLOCK C, ALL WITHIN THE STEPHENSON ADDITION OF THE DISINCORPORATED TOWNSITE OF OHIO CITY, COUNTY OF GUNNISON, STATE OF COLORADO. COMMONLY KNOWN AS 8458 COUNTY ROAD 76, OHIO CITY, CO 81237

WHEREAS, the Applicant, Scott Reno, is proposing a remodel to The Mother Lode store and bar in Ohio City. The proposed remodel would create three long-term rental units and one short term rental unit. All commercial aspects of the property will be abandoned, and the historical store and bar area will be remodeled into residential use. A total of 1,812.1 square feet will be added to the existing 4,888 sq. ft. building.

WHEREAS, the parcel will be served by an Onsite Wastewater Treatment System; and,

WHEREAS, the application was sent for referral to Gunnison County Public Works, Gunnison County Building and Environmental Health and Gunnison County Fire Protection District by email on November 4, 2024.

WHEREAS, a Planning Commission work session was held on January 9, 2025 and the Planning Commission directed staff to schedule the public hearing; and,

WHEREAS, a joint public hearing was conducted by the Planning Commission and Board of Adjustment on March 6, 2024. The Gunnison County Planning Commission approved the 4-Unit Multi-Family project and the Board of Adjustment approved the requested 13.5 foot setback variance; and,

WHEREAS, Section 6-106 of the *Gunnison County Land Use Resolution* defines a process of review for Minor Impact projects, and after a review of relevant facts related to the proposed land use change's compliance with the *Resolution* the Gunnison County Planning Commission finds the following:

1. This application is consistent with the standards and requirements of this *Resolution*.

2. This review and decision incorporates, but is not limited to, all the documentation submitted to the County and included within the Community Development file relative to this application; including all exhibits, references and documents as included therein.

NOW, THEREFORE, Land Use Change Application No. LUC-24-00057 is approved by the Gunnison County Planning Commission as a Minor Impact Project, and is so certified by the undersigned, subject to the following conditions:

1. This permit is limited to activities described within the "Project Description" of this application, and as depicted on the Plan submitted as part of this application. Expansion or change of this use will require either an application for amendment of this permit, or submittal of an application for a new permit, in compliance with applicable requirements of the *Gunnison County Land Use Resolution*.

2. Property owners shall control or attempt to eradicate any noxious weeds that occur on the property. A list of noxious weeds may be found in the Colorado Noxious Weed list: www.colorado.gov/pacific/agconservation/noxious-weedspecies The Gunnison County Weed Management Program should be contacted (970-641-4393) for additional information and technical assistance.

3. Occupancy of three (3) long term rental units shall be restricted to periods of three months or longer.

4. The Applicant must cap and bury the existing five (5) RV hookups onsite.

5. This approval is founded on each individual requirement. Should the applicant successfully challenge any such finding or requirement, this approval is null and void.

6. This permit may be revoked or suspended if Gunnison County determines that any material fact set forth herein or represented by the applicant was false or misleading, or that the applicant failed to disclose facts necessary to make any such fact not misleading.

7. The removal or material alteration of any physical feature of the property (geological, topographical or vegetative) relied on herein to mitigate a possible conflict shall require a new or amended land use change permit.

8. Approval of this use is based upon the facts presented and implies no approval of similar use in the same or different location and/or with different impacts on the environment and community. Any such future application shall be reviewed and evaluated, subject to its compliance with current regulations, and its impact to the County.

THIS CERTIFICATION AND THE PERMIT GRANTED HEREBY shall not be effective unless and until a copy is recorded in the Office of the Clerk and Recorder of Gunnison County.

Rachael Blondy
Planner I

ATTEST:
Gunnison County Clerk and Recorder

GUNNISON COUNTY SEAL COLORADO

GUNNISON COUNTY
COMMUNITY & ECONOMIC DEVELOPMENT

Sean Pope, *Planner*
(970) 641-7981
spope@gunnisoncounty.org
www.GunnisonCounty.org

To: Gunnison County Planning Commission
RE: LUC-24-00014 | Minor Impact | Worksession | Zeck – Exceeding Aggregate Square Footage
Memo Date: June 27, 2024, updated November 14, 2025
Work Session Date: November 20, 2025

1. Summary

The applicant proposes to build a 1,497 sq. ft. secondary residence with a 920 sq. ft. garage at 720 Hidden Mine Rd., Crested Butte, CO. Currently, the existing primary residence is 4,007 sq. ft. with a 1,132 sq. ft. garage. The aggregate square footage of the existing and proposed buildings is 7,556 sq. ft., which is 556 sq. ft. over the maximum aggregate square footage of 7,000 sq. ft. The buildable parcel area is primarily to the north of Hidden Mine Rd. This area is mostly grasses and shrubs with a drainage towards the north. This project is classified as a Minor Impact Project pursuant to LUR Section 6-102:G – *Maximum Building Size Larger than 5,000 sq. ft and Aggregate Square Footage Larger than 7,000 sq. ft.* Staff has summarized the following below: compliance with the applicable sections of the Land Use Resolution (LUR).

2. Compliance with Applicable Standards of the Land Use Resolution

The proposal has been reviewed for compliance with applicable standards of the Land Use Resolution in Exhibit A, *Staff Report.* Staff analyzed documents submitted with the application, referral agency comments, and evaluated these against the applicable standards of the LUR.

The building site, located on the northern portion of Lot 14 of the Hidden Mine Ranch Subdivision, consists mostly of grasses and shrubs, sloping towards the north. The Secondary Residence proposed is located approximately 140' to the northwest of the primary residence and is substantially smaller than the existing residence. The building envelope has been adjusted to accommodate the Secondary Residence with approval from the Hidden Mine Ranch Owners Association. This project will share the existing On-site Wastewater Treatment System (OWTS), which is being expanded to accommodate the additional bedrooms from the Secondary Residence under permit no. OWTS-24-00080. One standard that this project does not comply with under LUR Section 9-101:E - *Standards for Development of a Detached Secondary Residence or Secondary Structure Intended for Sleeping,* is that the Secondary Residence does not share the existing driveway. However, this is justifiable in that the proposed second driveway causes fewer impacts to the land as opposed to extending the existing driveway through a steep hill and existing aspen stand, as well as an existing well and cistern. Public Works has reviewed the project and in an email from Kevin Wilcoxson, Permit & ROW Manager with Public Works, states "The driveway apron is encroaching on the neighbor's property…The driveways are over 100' apart so the second drive does meet our current standards... We are going to ask that the driveway be moved to the East to avoid the encroachment."

The project is located in a high wildfire hazard area, a landslide/earthflow geologic hazard area and 140'+ away from wetlands. The Applicant has provided a Geotech Report prepared by Darin R. Duran, P.E. which was used for the foundation design. Additionally, the Defensible Space plan has been reviewed by staff and found to comply with Gunnison County's adopted wildfire standards. Because the nearest wetlands are more than 125' away from the proposed development, the Water Quality Protection standards do not apply.

LUR Section 11-104: Geologic Hazards

An application in a mapped geologic hazard, the applicant shall adequately address issues identified by the Colorado Geological Survey (CGS). The application has a lengthy history of correspondence on this issue; the history of this correspondence is below with an ultimate recommendation of approval with conditions from CGS on November 11, 2025. Reports and correspondence are in the project file and in Exhibit A. *Staff Report.*

- Applicant provided a *Geotechnical Study* by Darin R. Duran P.E., titled "Geotechnical Study, 720 Hidden Mine Road Accessory Dwelling Unit, Lot 14 Hidden Mine Ranch Subdivision, Gunnison County, Colorado" dated January 18, 2023.
- CGS letter May 31, 2024 County No LUC-24-00014; CGS Unique No. GU-24-0012 noted landslide earthflow hazards were present at the site.
- CGS Email June 4, 2024 clarified the recommendations and conditions of approval.
- CMT submitted a response to the CGS letter in Project No. 22.6160, August 21, 2023 with additional analysis.
- CGS letter October 22, 2024 County No LUC-24-00014; CGS Unique No. GU-24-0012_2 provided recommendations and conditions.
- The applicant provided a response to the October CGS letter on February 26, 2025 in "Slope Stability Study 720 Hidden Mine Ranch Road ADU Gunnison County, Colorado Project No. 22.6106."
- CGS responded on March 5, 2025 in "Gunnison County No LUC-24-00014; CGS Unique No. GU-24-0012_3," with conditions.
- In an email dated March 24, 2025, the applicant provided responses to CGS comment.
- In a letter dated March 25, 2025 County No LUC-24-00014; CGS Unique No. GU-24-0012_4, CGS with recommendations and conditions.
- The applicant provided a response on September 4, 2025 with additional analysis.
- CGS responded in a letter "County No LUC-24-00014; CGS Unique No. GU-24-0012_5" on September 20, 2025" with conditions and recommendations.
- The applicant provided a response from CMT on October 29, 2025.

In the letter "County No LUC-24-00014; CGS Unique No. GU-24-0012_6 dated November 11, 2025" CGS provided an approval with conditions as follows:

With the following conditions in place, CGS supports County approval of the project from a geologic-hazard standpoint. To ensure the geologic hazards remain mitigated under field conditions, CGS recommends the County require the following as permit and inspection conditions:

1. Design confirmation before permit issuance:

a. Verify a strength-sensitivity ("veneer") analysis using c = 0 psf and φ reduced by 2–3°.

b. Confirm groundwater sensitivity showing FOS ≥ 1.50 with GW 2–3 ft above the Spring 2025 high (8,952.5 ft).

c. If any configuration at the chosen setback yields FOS <c. 1.50, increase the setback to the next practical distance (e.g., 10 or 15 ft) that achieves ≥ 1.50.

d. Verify expansive-soil risk in the shallow lean clay via swell/consolidation testing or document that foundation/site preparation mitigates it.

2. Construction and inspection conditions:

a. Maintain minimum FOS ≥ 1.50 for final design and any field-changed conditions.

b. Setback/as-built survey confirming a minimum 10-ft (or County-approved larger) setback from the modeled slope crest.

c. Groundwater monitoring through Spring 2026; if levels exceed those analyzed, require updated stability evaluation and mitigation before Certificate of Occupancy.

d. Surface-water controls: no drainage discharge or infiltration features upslope of the crest; preserve vegetation and protect the adjacent wetland.

e. Surcharge control: limit temporary or permanent loads > 250 psf within the setback unless supported by additional analysis.

f. Re-analyze if grading, loading, or drainage conditions differ from the approved model.

<u>LUR Section 13-105:G – Impact Classification and Required Findings for Coverage Exceeding Standard</u>
Additionally, the Planning Commission shall consider how the proposal complies with the following standards.

a. FINDING OF NO OBTRUSIVE VISIBILITY REQUIRED FOR APPROVAL. The structure(s) is found not to be obtrusively visible. Elements to minimize such visibility shall include:

i. MINIMIZE VISIBILITY OF STRUCTURE BY SITING. The proposed Project and structures have been sited and shall be constructed using existing topography and natural vegetation for screening to the maximum extent feasible, to minimize the visibility of each structure from outside of the parcel on which it is to be built. During construction and use, disturbance and removal of existing vegetation outside of the permanent footprint of the structures shall be constrained to the maximum extent feasible, and restored substantially to its preconstruction state, to the maximum extent feasible; and

Staff response: The parcel is limited by the shape of the parcel itself, and there is a relatively small buildable area on the north side of Hidden Mine Rd. The structure could potentially be sited in the middle of the aspen stand, but this would require the clearing of many additional aspen trees and could have adverse visual impacts. Staff believes that the location of the residence is reasonable based on the parcel itself and the attempt to minimize tree clearing.

b. MINIMIZE VISIBILITY OF STRUCTURE BY SCREENING. After such siting, any structure that would be obtrusively visible from outside of the parcel on which it is to be built shall be screened to the maximum extent feasible from such visibility to preserve the natural characteristics of the site by natural vegetation, landscaping and architectural techniques (including colors that blend with the natural background, forms, and textures of the site, non-reflectability and clustering). Natural land forms are acceptable as screening; earth berming is acceptable only if it replicates the natural forms, scale and

characteristics of the site. Deciduous vegetation of adequate density in its non-foliage season to provide effective screening is acceptable in combination with other screening techniques.

Staff response: Applicant has described their attempts to minimize visual obtrusiveness in the *Applicant Responses 4.4.24 (Exhibit C),* stating that they are "…adding landscaping, berming, and natural vegetation, as well as locating all utilities underground and using natural colored materials for the structure to help blend in with the environment. See the Architectural Renderings in Exhibit C to see visualizations of the proposed secondary residence." Staff believes that the landscaping and berming will reduce the visual obtrusiveness of the structure, but it does not eliminate the visual impacts.

c. LOCATION OF UTILITIES UNDERGROUND. Utilities shall be located and installed, to the maximum extent feasible, to not be visible. If installed underground, the natural environment disturbed by installation shall be restored to the maximum extent feasible to its condition before the utilities were installed.

Staff Response: All utilities are to be located underground.

d. OBTRUSIVE VISIBILITY SHALL CAUSE DENIAL. If, after such siting and screening, any portion of a structure is obtrusively visible from outside of the parcel on which it is to be built, that portion of the Project shall be denied. In order to meet this standard, the entire structure need not be invisible from outside of the parcel on which it is to be built.

Staff Response: The building need not be invisible in order to meet the standards of this section, as this residence, along with other residences within the subdivision are visible from CO-135. The standard to evaluate against is an "obtrusively visible structure," which is defined as "a structure or part of a structure that stands out in the context of its surroundings or that draws attention to itself."

3. Impact Classification Reduction Request

The applicant has submitted an impact classification reduction request to reduce the impact classification from Minor Impact to Administrative Review pursuant to LUR Section 3-111. The applicant has addressed the following standards for the Planning Commissions consideration.

a. DEMAND FOR PUBLIC SERVICES – Whether the proposed land use change is expected to generate a minor or major demand for public services, including roads, transit, schools, water supply, sewage disposal, fire and police protection, and emergency services.

Applicant response: The proposed structure, which is comprised of a two-bedroom 1,497-square-foot accessory dwelling with an attached 920-square-foot garage, will create only a minor demand for public services, including roads, transit, schools, water supply, sewage disposal, fire and police protection, and emergency services. It will serve as a guest home for the existing residence located at 720 Hidden Mine Road, which is already accessed from Hidden Mine Road; therefore, no additional roads will be required. Because the unit will be occupied part-time, it will not put any strain on the schools. The existing septic system was designed to accommodate additional bedrooms, and the property has sufficient water capacity. Public transit services will remain unaffected. The structure will be equipped with an NFPA 13D fire suppression system, so there will be a minor impact on the fire protection services required.

b. IMPACTS ON IMPACT AREA AND ENVIRONMENT – Whether the proposed land use change is expected to generate a minor or a major impact on the impact area or the environmental resource and hazard areas defined within and regulated by Article 11: Resource Protection Standards.

Applicant response: The proposed land use change is expected to generate a minor impact on the impact area. We do not intend to remove any existing trees. The proposed project will not impact environmental resources identified in Article 11, including water quality, vegetation, sediment loads, stream and soil quality, sensitive areas, erosion-prone zones, or wildlife habitat. A wetland delineation study was performed on the site, and we will not be impacting the wetlands adjacent to the site. See attached report: "At the closest, the Zeck ADU footprint is 149 feet from the wetland boundary. Per section 11-107.C, the requirements of the Protection of Water Quality standard apply only to activities and uses that occur within 125 feet of water bodies. This 125-foot limit includes the 25-foot Inner Buffer and the 100-foot maximum extent of the Variable Outer Buffer." The project will not alter existing drainage patterns or slope stability. A slope study was performed by CMT Technical Services; see attached document. In this document, groundwater sensitivity and slope stability are addressed.

c. IMPACTS RELATED TO ALL EXISTING AND PROPOSED DEVELOPMENT IN IMPACT AREA – The impacts of the proposed land use change, when considered in conjunction with existing and proposed land use changes in the impact area.

Applicant response: Hidden Mine Ranch is a planned development consisting of nineteen home sites and eight ranch plots. The addition of this two-bedroom accessory will only have a minor impact when evaluated alongside existing and proposed land use changes in the area. The effect on public services is minimal, and the proposed use aligns with the established development.

4. Exhibits

You may review the entire application at https://permitdb.gunnisoncounty.org/citizenaccess, click "Projects", search by application number "LUC-24-00014" . Click on "Attachments".

A. Staff Report for Minor Impact
B. Site Plan

GUNNISON COUNTY, COLORADO
COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT
STAFF REPORT for MINOR IMPACT

Land Use Change Permit Application: Zeck – Exceeding maximum aggregate square footage
Application No: LUC-24-00014
Date application scheduled with Planning Commission: 11.20.25
Prepared by: Sean Pope

Applicant Name:	Derek Zeck, represented by Andrew Hadley Architect
Property Owner Name:	Derek Zeck
Project Description:	The applicant proposes to build a 1,497 sq. ft. secondary residence with a 920 sq. ft. garage at 720 Hidden Mine Rd., Crested Butte, CO. Currently, the existing primary residence is 4,007 sq. ft. with a 1,132 sq. ft. garage. The aggregate square footage of the existing and proposed buildings is 7,556 sq. ft., which is 556 sq. ft. over the maximum aggregate square footage of 7,000 sq. ft. The buildable parcel area is primarily to the north of Hidden Mine Rd. This area is mostly grasses and shrubs with a drainage towards the north.
Property Location:	720 Hidden Mine Rd., Crested Butte, CO. Legally described as Lot 14, Hidden Mine Ranch Subdivision.
Surrounding Land Uses:	35+ acre residential tracts to the north, west and south. A 112-acre gravel pit is adjacent to the east.
Agency and Department Review:	A copy of the application was sent to the following referral agencies by email on May 8, 2024: - Town of Crested Butte (No comments received) - Crested Butte Fire Protection District (CBFPD) - Colorado Parks and Wildlife (CPW) (No comments received) - Gunnison County Public Works - Gunnison County Building and Environmental Health Official - Colorado Geologic Survey (CGS)
Pre-Application Conference:	N/A
Status of Application:	In Review
Attached Exhibits:	
Planning Commission Tasks at Initial Work Session:	— Acknowledge receipt of application by applicant name, name of development (if applicable) and date of application — Hear applicant presentation — Identify and consider issues

		— Determine impact classification, considering both by definition and criteria of Section 3-111: B. 1. — Create list at end of meeting of items to be addressed at next meeting, and the date by which related information is to be submitted — Set site visit date — Determine if application is ready to be set for public hearing, or if other work session is required
Initial Impact Classification:		Minor Impact Project, based upon classification found in *Section 6-102:G – Maximum Building Size Larger than 5,000 sq. ft. and aggregate square footage larger than 7,000 sq. ft.*
Other Criteria of Impact Classification: (Sec. 3-111. B. 1.)		**Demand for public services.** The proposed land use change is expected to generate a minor or a major demand for public services, including roads, transit, schools, water supply, sewage disposal, fire and police protection, and emergency services. **Impacts on impact area and the environment.** The proposed land use change is expected to generate a minor or a major impact on the impact area. **Impacts related to all existing and proposed development and proposed development in impact area.** The impacts of the proposed land use change, when considered in conjunction with existing and proposed land use changes in the impact area, are expected to be minor.
EA or EIS is required for this project	☐Yes ☒ No	
Project located in Special Geographic Area	☐Yes ☒ No	
Phasing proposed	☐Yes ☒ No	
Is a Partially Exempted land use change (Section 1-106)	☐Yes ☒ No	

APPLICABILITY OF *LAND USE RESOLUTION* STANDARDS:

STANDARD, BY LUR SECTION, DIVISION AND/OR ARTICLE	Plan complies, or compliance will be determined during review	Staff Comments/ References to specific documentation
9-101: E. and F.: Secondary residences are allowed, and standards are addressed in covenants	☒Yes ☐ No ☐ N/A	Applicable. Project is for a detached secondary residence. See the standards and staff comments below for Section 9-101:E – *Standards for Development of a Detached Secondary Residence or Secondary Structure Intended for Sleeping*

		1. *Secondary Smaller than Primary Residence* - The secondary residence proposed is 2,412 sq. ft. between the residence and garage. The primary residence and garage is approximately 5,291 sq. ft. The secondary residence is smaller than the primary residence. 2. *Location* - The secondary residence is located approximately140' northwest of the existing primary residence. This location is approximately 7' away from the edge of an existing stand of aspens. The proposed driveway would be a secondary driveway coming off of Hidden Mine road. The Applicant has applied for an OWTS modification to accommodate connecting the secondary residence proposes to the existing OWTS (Permit No. OWTS-24-000 for the primary residence, which is designed for a total of 5 bedrooms. - When evaluating the project against these standards, the proposed application is located relatively far away from the primary residence and *may* be more visually obtrusive, however, this location preserves the existing stand of aspens and does not substantially effect the land use impacts of the parcel. While there is no new road being created, a new access point and driveway is proposed. In an email from Kevin Wilcoxson, Permit & ROW manager with Public Works, dated June 27, 2024 he states *"The driveway apron is encroaching on the neighbor's property. … The driveways are over 100' apart so the second drive does meet our current standards… We are going to ask that the driveway be moved to the East to avoid the encroachment."* 3. *Designation of Building Envelope* - The *Site Plan* shows the "Relocated Building Envelope Proposed October 3rd, 2022." This building envelope is 1.487 acres, and the secondary residence is located within this building envelope approved by the Hidden Mine Ranch Design Review Committee. The County has not been party to the building envelopes for Hidden Mine Ranch. 4. *Adequate Parking*

		- The plans are for a two bedroom secondary residence with a two car garage. The minimum number of parking spaces required per LUR Appendix Table 3: *Off-Road Parking Requirements* is two parking spaces for up to three bedrooms. Parking is adequate for this project. *5.* *Shared Water Supply and Wastewater Treatment System* - The secondary residence proposes to connect to the existing OWTS, to be altered to accommodate the additional 2 bedroom secondary residence. *6.* *Complies with Deet Restrictions and Protective Covenants* - In a letter dated December 16, 2022, from David R. McEntire, president the Hidden Mine Ranch Owners Association, states that the board of directors granted final approval for the plans submitted to them.
9-102: Home occupations	☐Yes ☐ No ☒ N/A	Not applicable, not requested as part of this application.
9-103: Bed and breakfast	☐Yes ☐ No ☒ N/A	Not applicable, not requested as part of this application.
9-203: Mobile home communities	☐Yes ☐ No ☒ N/A	Not applicable, not requested as part of this application.
9-300: Commercial and Industrial Uses	☐Yes ☐ No ☒ N/A	Not applicable, not requested as part of this application.
9-302: Farm or ranch stand	☐Yes ☐ No ☒ N/A	Not applicable, not requested as part of this application.
9-303: Dude ranches and resorts	☐Yes ☐ No ☒ N/A	Not applicable, not requested as part of this application.
9-304: Adult-oriented uses	☐Yes ☐ No ☒ N/A	Not applicable, not requested as part of this application.
9-305: Seasonal recreational vehicle parks and campgrounds	☐Yes ☐ No ☒ N/A	Not applicable, not requested as part of this application.
9-400: Minerals and construction materials	☐Yes ☐ No ☒ N/A	Not applicable, not requested as part of this application.
9-501: Special events	☐Yes ☐ No ☒ N/A	Not applicable, not requested as part of this application.
9-502: Temporary structures	☐Yes ☐ No ☒ N/A	Not applicable, not requested as part of this application.
9-503: Satellite dishes	☐Yes ☐ No ☒ N/A	Not applicable, not requested as part of this application.
9-504: Attached wireless communications devices	☐Yes ☐ No ☒ N/A	Not applicable, not requested as part of this application.
9-505: Freestanding wireless communications structures	☐Yes ☐ No ☒ N/A	Not applicable, not requested as part of this application.
9-506: Child care center	☐Yes ☐ No ☒ N/A	Not applicable, not requested as part of this application.
9-507: Group home	☐Yes ☐ No ☒ N/A	Not applicable, not requested as part of this application.
9-508: Keeping of livestock not on an agricultural operation	☐Yes ☐ No ☒ N/A	Not applicable, not requested as part of this application.
9-509: Camping on individual parcel	☐Yes ☐ No ☒ N/A	Not applicable, not requested as part of this application.

9-600: Essential housing	☐Yes ☐ No ☒ N/A	Not applicable, not requested as part of this application.
10-102: Locational standards for residential development	☒Yes ☐ No ☐ N/A	Applicable. SECTION 10-102: LOCATIONAL STANDARDS. In addition to all applicable standards of this Resolution, an application for a new subdivision shall initially be reviewed for its location relative to existing development and shall be located: 1. ADJACENT TO EXISTING POPULATION CENTER. Adjacent to Almont, Crested Butte South or the incorporated municipalities of Gunnison, Crested Butte, or Mt. Crested Butte; 2. WITHIN A MUNICIPAL THREE MILE PLAN AREA. Within a municipal Three Mile Plan area. Staff response: Proposed development is located with the Town of Crested Butte's three-mile area. Per Section 10-102:B.2 – *Within a Municipal Three Mile Plan Area*, the application meets the standards of this Section, as the residential development project is located within this three mile plan area.
10-103: Residential density	☒Yes ☐ No ☐ N/A	Applicable. Per Section 10-103:C.1 – *Compliance with Municipal Three Mile Plan Area.* No comments were received from the Town of Crested Butte.
10-104: Locational standards for commercial, industrial or other non-residential uses	☐Yes ☐ No ☒ N/A	
11-102: Voluntary best management practices	☒Yes ☐ No ☐ N/A	Applicable. Applicant shall meet the standards of this Section to the maximum extent feasible.
11-103: Development in flood hazard areas	☐Yes ☐ No ☒ N/A	Not applicable, project is not located in a flood hazard area.
11-104: Development in geologic hazard areas	☒Yes ☐ No ☐ N/A	Applicable. Property is located within a mapped landslide-earthflow geologic hazard according to County mapping. Applicant has provided a *Geotechnical Study* by Darin R. Duran P.E., titled "Geotechnical Study, 720 Hidden Mine Road Accessory Dwelling Unit, Lot 14 Hidden Mine Ranch Subdivision, Gunnison County, Colorado" dated January 18,

		2023. As stated on the building plans, all structural foundational elements have been designed per the *Geotechnical Study*. CGS letter dated May 31, 2024 (County No. LUC-24-00014; CGS Unique No. GU-24-0012) noted that landslide earthflow hazards were present at the site. **CGS Email dated June 4, 2024** The landslide risk has not been evaluated at this site. CGS recommends that: • A subsurface investigation be performed to determine the depth of bedrock. • A slope stability evaluation be performed based on an analysis of site-specific sampling, testing, and depth of claystone bedrock within the hill. o The analysis must include evaluation of impacts from groundwater. • A setback distance from the edge of the slope be determined based on the slope stability evaluation. The County shall require the applicant to revise the application to address those hazards. CMT submitted a response to the CGS letter in Project No. 22.6160 on August 21, 2023 with additional analysis. **CGS letter dated October 22, 2024 (County No. LUC-24-00014; CGS Unique No. GU-24-0012_2)** Before approval of this structure, CGS recommends that the landslide risk for this site be evaluated. CGS recommends that the County require: • A slope stability evaluation based on site-specific sampling and testing. o The analysis should include an evaluation of potential impacts from groundwater, sensitivity to the shear strength of the clay, and residual strengths in the landslide mass. o A setback distance and any other mitigation for slope instability should be determined. • In addition, the swell potential of the clay encountered should be evaluated to determine if there will be impacts from expansive clay on the planned foundation. The applicant provided a response to the October CGS letter on February 26, 2025 in “Slope Stability Study 720 Hidden Mine Ranch Road ADU Gunnison County, Colorado Project No. 22.6106.”

		CGS responded on March 5, 2025 in "Gunnison County No. LUC-24-00014; CGS Unique No. GU-24-0012_3," with the following conditions: **Conclusions and Recommendations:** The current slope stability study does not sufficiently address CGS's concerns regarding soil strength, groundwater variability, and slope stability assumptions. To comply with LUR Section 11-104, CGS recommends that the County require the following actions before approval: 1. **Perform a slope stability evaluation** based on site-specific sampling and testing, including: • Direct shear strength tests on the clay. • Sensitivity analysis incorporating residual shear strength. • Revised slope stability modeling based on actual subsurface conditions. 2. **Conduct groundwater monitoring:** • Install piezometers to track seasonal groundwater fluctuations. • Incorporate groundwater variability into slope stability models. 3. **Revise cross-section assumptions:** • Account for the clay layer as the predominant slope material. • Model the worst-case soil composition scenario. 4. **Evaluate the stability of the landslide mass:** • Focus on whether the existing landslide material can sustain the proposed structure. • Conduct additional soil strength testing to validate assumptions. 5. **Determine an appropriate setback distance:** • Implement a preliminary minimum setback of 20–30 feet. • Adjust final setback based on revised stability analysis. 6. **Assess and implement necessary mitigation measures:** • Evaluate and address the potential impact of swell on the foundation. • Consider drainage control measures if groundwater monitoring indicates seasonal fluctuation risks. **Applicant response email dated March 24, 2025** The analysis performed by CMT indicates that the proposed construction has NO affect on the FOS of the slope.

		Responses to CGS “Key Findings and Recommendations” (please refer to CGS letter dated March 5, 2025): 1. **Site-specific Soil Strength Testing:** a. CMT conducted direct shear testing for the lot due west of 720 Hidden Mine Road in the same deposit. The angle of internal friction was 30 degrees. For this analysis, we reduced the friction angle down to 26 degrees (-13%). In our opinion this reduction is sufficiently conservative. 2. **Residual Shear Strength Consideration:** a. Residual strength occurs AFTER the slide mass has failed. Our analysis did not analyze the original slide mass, which is at a depth of at least 50 feet. This analysis is to determine if the construction will induce instability within the mass above the original slide plane. This mass has no known instability features. Using residual strength is not appropriate. CMT did conduct a sensitivity analysis of the mass and the FOS reduces to 1 with a friction angle of 20 degrees. We also analyzed that the proposed construction does not reduce the FOS of the slope even with the reduced friction angle. Analyzing mass above the slide plane using residual strength would be inappropriate. 3. **Groundwater Monitoring and Sensitivity:** a. Using fully saturated conditions is the most conservative analysis. If groundwater is at a lower elevation, this will increase the FOS. Shallow perched water over bedrock can create instability, but this condition does not exist as bedrock was not encountered to a depth of 20 feet. Additional monitoring will not change the results of our analysis. 4. **Cross-Section Assumptions in Slope Stability Analysis:** a. We can reanalyze the slope without the silty gravel cover on the slope. The updated analysis will also show that the proposed construction does not change the FOS. 5. **Landslide Reactivation vs. Stability of Landslide Material:** a. The existing landslide is large relative to the proposed construction. It is likely that the existing landslide has an FOS of less than 1.5. This landslide cannot be stabilized within the confines of this single lot. The proposed

construction will have no impact on the stability of the larger landslide, which we have demonstrated with the GSA (if the proposed construction has no impact on near-surface instability, it will have no impact on a slide that is 50 feet in depth). If the requirement is that the existing landslide has an FOS of greater than 1.5, then mitigation will likely be impossible within the confines of this lot. This standard would make many lots within Colorado unbuildable and locally would include most of Mt. Crested Butte.

6. **Setback Distance Recommendation:**
   a. No setback recommendations were given as none are needed. The proposed construction does not create instability or increase the risk of instability.
7. **Mitigation Measures:**
   a. CMT agrees with the drainage precautions and those are addressed in our original geotech recommendations.
   b. I, as the EOR on this project, stand behind our recommendations provided in the original geotech report. Although the ADU site did not have specific testing for swell, the existing structure has not had any distress associated with swelling soils and two other neighboring lots where swell was tested in the same clay deposit had zero potential to swell. As the EOR, I stand behind my recommendations.

CGS letter dated March 25, 2025 (County No. LUC-24-00014; CGS Unique No. GU-24-0012_4)

CGS provided the following recommendations:

We reaffirm and continue to recommend that the County require:

• Residual shear strength be used for relic landslide analysis.
• Site-specific sampling and testing.
• Groundwater monitoring to validate design assumptions.
• Setbacks and drainage mitigation be conservatively applied.

The applicant provided a response on September 4, 2025 with additional analysis.

CGS letter dated September 20, 2025 ("County No. LUC-24-00014; CGS Unique No. GU-24-0012_5")

CGS responded with the following conditions and further recommends that the County enforce these conditions during construction and verify compliance through County inspections:

• **Setback and As-built Confirmation:** Keep a minimum foundation setback of at least 5 feet (or a larger County-

		approved buffer) measured from the modeled slope crest used in the slope stability analysis, verified by an as-built survey. • **Groundwater Monitoring Confirmation:** Continue monitoring groundwater through spring runoff 2026 solely for confirmation purposes. If monitoring shows levels higher than analyzed, the County may require additional mitigation measures or a revised stability analysis before issuing the final Certificate of Occupancy. • **Surface Water Management:** Prohibit drainage outlets upslope of the slope crest, restrict infiltration features above the slope, preserve existing vegetation, and protect the nearby wetland. • **Surcharge Control:** Limit temporary stockpiles or permanent loads exceeding 250 pounds per square foot within the setback unless confirmed by additional stability analysis. Additionally, CGS recommends requiring a targeted re-analysis if any site grading, loading, or drainage conditions differ from those analyzed and approved before the commencement of foundation work. The applicant provided a response from CMT on October 29, 2025. **CGS letter dated November 11, 2025 ("County No. LUC-24-00014; CGS Unique No. GU-24-0012_6")** CGS provided an approval with conditions as follows: With the following conditions in place, CGS supports County approval of the project from a geologic-hazard standpoint. To ensure the geologic hazards remain mitigated under field conditions, CGS recommends the County require the following as permit and inspection conditions: 1. **Design confirmation before permit issuance:** a. Verify a strength-sensitivity ("veneer") analysis using c = 0 psf and φ reduced by 2–3°. b. Confirm groundwater sensitivity showing FOS ≥ 1.50 with GW 2–3 ft above the Spring 2025 high (8,952.5 ft). c. If any configuration at the chosen setback yields FOS < 1.50, increase the setback to the next practical distance (e.g., 10 or 15 ft) that achieves ≥ 1.50. d. Verify expansive-soil risk in the shallow lean clay via swell/consolidation testing or document that foundation/site preparation mitigates it. 2. **Construction and inspection conditions:** a. Maintain minimum FOS ≥ 1.50 for final design and any field-changed conditions.

		b. Setback/as-built survey confirming a minimum 10-ft (or County-approved larger) setback from the modeled slope crest. c. Groundwater monitoring through Spring 2026; if levels exceed those analyzed, require updated stability evaluation and mitigation before Certificate of Occupancy. d. Surface-water controls: no drainage discharge or infiltration features upslope of the crest; preserve vegetation and protect the adjacent wetland. e. Surcharge control: limit temporary or permanent loads > 250 psf within the setback unless supported by additional analysis. f. Re-analyze if grading, loading, or drainage conditions differ from the approved model.
11-105: Development in wildfire hazard areas	☒Yes ☐ No ☐ N/A	Applicable. Property is located within a very high wildfire hazard area according to County mapping. Applicant has submitted a *Defensible Space Plan,* which has been reviewed and approved by staff on July 26, 2023.
11-106: Protection of wildlife habitat areas	☒Yes ☐ No ☐ N/A	Applicable. Application is shown to be located very close to both mule deer and elk migration corridors. In an email from Clayton BonDurant, District Wildlife Manager, Gunnison West – Area 16, dated May 14, 2024, stated that *"Overall, CPW expects that the additional disturbance created by this project will be minimal, based on the existing disturbance in the area and close proximity to the existing residence. However, the location of the proposed secondary residence is located adjacent to mapped elk and mule deer migration corridors…"* and went on to provide recommendations about fencing, methods to reduce black bear – human conflicts, and household pet guidelines. See *CPW Comments* for full letter.
11-107: Protection of water quality	☐Yes ☐ No ☒ N/A	Not Applicable. The proposed project is shown to be located over 125 ft. from wetlands on the property as described in the *Wetlands Investigation* report.
11-108: Standards for development on ridgelines	☐Yes ☐ No ☒ N/A	Not applicable, project as proposed does not break any ridgeline vantages.

11-109: Development that affects agricultural lands	☐Yes ☐ No ☒ N/A	Language shall be included in any recommendation of approval that complies with this Section.
11-110: Development beyond snowplowed access	☐Yes ☐ No ☒ N/A	Not applicable, project is not beyond snowplowed access.
11-111: Development on Inholdings in national wilderness	☐Yes ☐ No ☒ N/A	Not applicable, project is not located within an inholding.
11-112: Development above timberline	☐Yes ☐ No ☒ N/A	Not applicable, project is not located above timberline.
12-103: Road system	☒Yes ☐ No ☐ N/A	Applicable. SECTION 12-103:A COMPLIANCE WITH ROAD AND BRIDGE CONSTRUCTION STANDARDS. All applicants for Land Use Change Permits that have a component of driveways, roads and/or bridges shall comply with the requirements of the Gunnison County Standards and Specifications for Road and Bridge Construction, and this Section. In an email from Kevin Wilcoxson, Permit & ROW Manager with Public Works, dated June 27, 2024, states *"The driveway apron is encroaching on the neighbor's property…The driveways are over 100' apart so the second drive does meet our current standards... We are going to ask that the driveway be moved to the East to avoid the encroachment."*
12-104: Trails	☐Yes ☒ No ☒ N/A	Not Applicable, application as proposed does not have any adverse on public trails.
12-105: Water Supply	☒Yes ☐ No ☐ N/A	Applicable. *Well Permit* #312345-A has been permitted. Condition #5 of the permit states that: - "*The use of ground water from this well is limited to fire protection, ordinary household purposes inside not more than three (3) single family dwellings…"* The water supply is adequate for the proposed use.
12-106: Wastewater treatment	☒Yes ☐ No ☐ N/A	Applicable. Applicant has applied for an OWTS alteration to the existing system in order to accommodate the additional 2 bedroom residence.
12-107: Fire protection	☒Yes ☐ No ☐ N/A	Applicable. In a the *CBFPD Review Letter* dated January 17, 2024 from Chris Carver and Ric Ems, the Fire Inspector and Fire Marshall from CBFPD, shows that the access, water supply, propane tank/riser, and solar panels & electrical disconnects are all compliant with their standards. Ric Ems had no other comments on the project at this time.
13-102: B.: Location within municipal three-mile plan area	☒Yes ☐ No ☐ N/A	Applicable.

		Project is located within a municipal three-mile plan area. No comments were received by the Town of Crested Butte.
13-103: General Site Plan Standards And Lot Measurements	☒Yes ☐ No ☐ N/A	Applicable. The *Site Plan* shows the relocated 1.487 acre building envelope with the proposed secondary residence within this envelope. The maximum height of the midpoint of the roof is 20' and the chimney is less than 10' above the roof peak. The maximum allowable height is 30' with 10' maximum chimney.
13-104: Setbacks From Property Lines And Road Rights-Of-Way	☒Yes ☐ No ☐ N/A	Applicable. SECTION 13-104:A Unless otherwise exempted by this Resolution, the following shall apply, all land use changes and approved Building Permit site plans shall meet property line setback requirements indicated in Table 7: Setbacks from Property Lines and Road Rights-of-Way. The *Site Plan* shows that the building is more than 25' setback from the road (front setback), 25' from the western property line, and over 275' from the other property lines. This exceeds the minimum of 25' for front setback and 15' for side and rear setbacks.
13-105: Residential Building Sizes And Lot Coverages	☐Yes ☐ No ☐ N/A	Applicable. The parcel is greater than 6,500 sq. ft. and does not exceed maximum coverage limits. The applicant has provided explanations as to how the proposed secondary residence meets the standards of section 13-105:G within *Applicant Responses 4.4.24.* Efforts to minimize visual obtrusiveness of the structure are: adding landscaping, berming, and natural vegetation, as well as locating all utilities underground and using natural colored materials for the structure to help blend in with the environment. See the *Architectural Renderings* to see visualizations of the proposed secondary residence. a. <u>MINIMIZE VISIBILITY OF STRUCTURE BY SITING.</u> The parcel is limited by the shape of the parcel itself, and there is a relatively small buildable area on the north side of Hidden Mine Rd. The structure could potentially be sited in the middle of the aspen stand, but this would

		require the clearing of many additional aspen trees and could have adverse visual impacts. Staff believes that the location of the residence is reasonable based on the parcel itself and the attempt to minimize tree clearing. b. <u>MINIMIZE VISIBILITY OF STRUCTURE BY SCREENING.</u> Applicant has described their attempts to minimize visual obtrusiveness in the *Applicant Responses 4.4.24,* stating that they are "…adding landscaping, berming, and natural vegetation, as well as locating all utilities underground and using natural colored materials for the structure to help blend in with the environment. See the Architectural Renderings to see visualizations of the proposed secondary residence." c. <u>LOCATION OF UTILITIES UNDERGROUND.</u> All utilities are to be located underground. See response above Staff adds that, based on desktop analysis using Google Earth, the proposed Secondary Residence is likely to be visible form State Highway 135. Planning Commission will decide whether or not the project meets the standards of this Section.
13-107: Installation Of Solid-Fuel-Burning Devices	☒Yes ☐ No ☐ N/A	Applicable. SECTION 13-108:A PURPOSE. The purpose of this Section is to minimize air pollution caused by solid-fuel-burning devices emissions by regulating their use, and to encourage the use of other heating alternatives that achieve better emission performance and heating efficiency and that comply with the emissions performance standards as adopted by the Colorado Department of Public Health and Environment Air Quality Control Commission. It is further the policy of the BOCC to encourage the replacement of non-approved devices with cleaner sources of heat. Project will be using a Rumford 1000 fireplace which is EPA Phase 2 Qualified Fireplace.

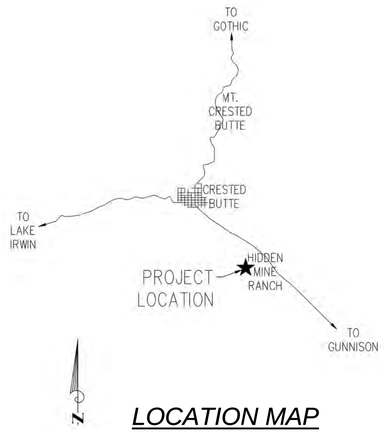
13-108: Open Space And Recreation Areas	☐Yes ☐ No ☒ N/A	Not applicable. Application is for a Minor Impact that is not commercial or industrial.
13-109: Signs	☐Yes ☐ No ☒ N/A	Not applicable, not requested as part of this application.
13-110: Off-Road Parking And Loading	☒Yes ☐ No ☐ N/A	Applicable. The plans are for a two bedroom secondary residence with a two car garage. The minimum number of parking spaces required per LUR Appendix Table 3: Off-Road Parking Requirements is two parking spaces for up to three bedrooms. Parking is adequate for this project.
13-111: Landscaping And Buffering	☒Yes ☐ No ☐ N/A	Applicable. Applicant has provided a *Landscaping Plan,* which shows 36 aspens, 7 evergreens, and 10 shrubs are proposed for the project. Additionally, the disturbed areas will be revegetated with native grasses and wildflowers. The landscaping proposed also provides buffering, as shown in the *Architectural Renderings* and complies with the County's Defensible Space requirements.
13-112: Snow Storage	☒Yes ☐ No ☐ N/A	Applicable. Snow storage shown on the *Site Plan* meets the standards of this section.
13-113: Fencing	☐Yes ☐ No ☒ N/A	Not applicable, not requested as part of this application.
13-114: Exterior Lighting	☒Yes ☐ No ☐ N/A	Applicable. The exterior lighting proposed complies with the standards of this section, provided the light bulbs are small enough to be fully cutoff by the shielded fixture.
13-115: Reclamation And Noxious Weed Control	☐Yes ☐ No ☒ N/A	Not applicable, not required for the scope of disturbance.
13-116: Grading And Erosion Control	☐Yes ☐ No ☒ N/A	Not applicable, not required for the scope of disturbance.
13-117: Drainage, Construction And Post-Construction Storm Water Runoff	☐Yes ☐ No ☒ N/A	Not applicable. As shown in the W*etlands Investigation*, the project is located beyond 125' of any wetlands or water bodies.
13-118: Water Impoundments	☐Yes ☐ No ☒ N/A	Not applicable, not requested as part of this application.
13-119: Standards To Ensure Compatible Uses	☒Yes ☐ No ☐ N/A	Applicable. Section 13-119:A GENERAL. Proposed land use changes shall be designed, constructed, and maintained in a manner that will not adversely affect the character and tranquility of nearby residential or public use areas, as well as the following (staff responses below each section):

		1. HAZARDS OR NUISANCES. Land use changes shall not subject other uses to undue noise, dust, fumes, odor, explosion, aircraft flight patterns, or other hazards or nuisances, whether the result of design, location, basic character, or of planned or reasonably expected growth. a. Based on the residential nature of this application, no anticipated hazards or nuisances are anticipated. 2. ADVERSE IMPACTS TO ADJOINING LAND. Land use changes shall eliminate or minimize or mitigate conflicts between adjoining land uses and to the maximum extent feasible, avoid changes that will result in significant net adverse impact to adjoining land. a. Based on the residential nature of this application, no significant net adverse impacts on the adjoining land are anticipated.

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LOCATION MAP
N.T.S.

STRUCTURE AREAS:

ACCESSORY DWELLING	1497 sqft
GARAGE	920 sqft

STRUCTURE VOLUMES:

ACCESSORY DWELLING	22,000 cubic ft
GARAGE	10,700 cubic ft

GENERAL NOTES:

1. ALL WORK TO BE PERFORMED IN COMPLIANCE WITH ALL FEDERAL, STATE AND LOCAL CODES. SECURE ALL REQUIRED PERMITS AND APPROVALS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. ALL CODE REFERENCES HEREIN REFER TO THE FOLLOWING.
   2021 INTERNATIONAL RESIDENTIAL CODE (IRC)
   2021 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
   2020 NATIONAL ELECTRICAL CODE (NEC)
   2018 INTERNATIONAL FIRE CODE (IFC)
   2021 INTERNATIONAL PLUMBING CODE (IPC)
   2021 INTERNATIONAL MECHANICAL CODE (IMC)
   2018 INTERNATIONAL FUEL GAS CODE (IFGC)
2. THE GENERAL CONTRACTOR SHALL FIELD VERIFY AND COORDINATE ALL UTILITY CONNECTIONS, THEIR ROUTING, METER LOCATIONS AND OTHER ASSOCIATED ITEMS.
3. UNLESS OTHERWISE NOTED, PROVIDE POSITIVE DRAINAGE AWAY FROM THE FOUNDATION. GRADE SHALL FALL A MINIMUM OF 12" WITHIN THE FIRST 10' AWAY FROM THE FOUNDATION.
4. PRIOR TO CONSTRUCTION VERIFY IF A WHOLE HOUSE SPRINKLER SYSTEM IS REQUIRED.
5. REVIEW SOILS REPORT PRIOR TO CONSTRUCTION AND FOLLOW ALL RECOMMENDATIONS. CONTACT SOILS ENGINEER FOR QUESTIONS. FOLLOW ALL SURFACE DRAINAGE RECCOMENDATIONS.
6. REFER ALL STRUCTURAL QUESTIONS TO SLOPESIDE ENGINEERS.
7. ALL WINDOWS TO BE DOUBLE PANE WITH A MAXIMUM U-FACTOR OF 0.30.
8. ALL FRENCH DRAINS TO DRAIN TO DAYLIGHT UNLESS NOTED OTHERWISE.
9. REFER TO TYPICAL WALL SECTION FOR ALL R-VALUES. ALSO REFER TO IECC FOR ANY ADDITIONAL U-VALUES OR DETAILS.
10. CONTINUOUS HANDRAILS SHALL BE INSTALLED AT ALL STAIRWAYS WITH 4 OR MORE RISERS. HANDRAIL HEIGHT SHALL BE A MINIMUM 34" TO A MAXIMUM OF 38" ABOVE STAIR TREAD. HANDRAIL SHALL TERMINATE INTO A WALL OR POST.
11. INSTALL A WHOLE HOUSE HEAT RECOVERY VENTILATION (HRV) SYSTEM.
12. A PASSIVE RADON MITIGATION SYSTEM IS REQUIRED AND SHALL MEET APPENDIX F OF THE IRC. THE LOCATION OF A FUTURE RADON EXHAUST FAN MUST BE PROVIDED WITH AN ELECTRICAL OUTLET AND SPACE TO MAINTAIN OR REPLACE THE FAN IF REQUIRED. THE RADON EXHAUST FAN IS ONLY REQUIRED IF A TEST SHOWS ABOVE APPOVED EPA LEVELS.
13. ALL GAS FIRE BOILERS, FURNACES, WATER HEATERS AND FIREPLACES MUST BE SEALED CONBUSTION, DIRECT VENT TYPE APPLIANCES OR AN APPLIANCE OTHERWISE APPROVED BY THE BUILDING OFFICIAL.
14. EACH BATHROOM INCLUDING HALF BATHROOMS NEED TO HAVE A BATH FAN EXHAUSTED TO THE EXTERIOR OF THE BUILDING.
15. ALL APPLIANCES MUST BE HIGH EFFCIENCY, DIRECT VENTED APPLIANCES.
16. ALL SOLID FUEL FIREPLACES SHALL BE EPA APPROVED FOR EMMISIONS. VERIFY ALL DIMENSIONS REQUIRED FROM FIREPLACE EXHAUST.
17. 100% OF ALL LIGHT FIXTURES SHALL HAVE HIGH EFFCIENCY LAMPING PROVIDED AT THE TIME THE CERTIFICATE OF OCCUPANCY IS ISSUED.
18. ALL ELECTRICAL OUTLETS, LIGHT FIXTURES, SWITCHES, ETC. SHALL COMPLY WITH ADOPTED CODE, NEC AND AS AMENDED BY THE LOCAL CITY CODES.
19. BUILDER AND OWNER ARE TO PERFORM A WALK-THRU PRIOR TO ELECTRICAL ROUGH IN TO VERIFY ALL SWITCH, LIGHT, OUTLET AND FIXTURE LOCATIONS.
20. ALL ELECTRICAL OUTLET AND SWITCHES ON EXTERIOR WALLS SHALL HAVE FOAM GASKETS INSTALLED BEHIND THE OUTLET.
21. A GFCI PROTECTED OUTLET MUST BE PROVIDED IN ALL BATHROOMS ADJACENT TO EACH BASIN LOCATION.
22. SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING, AND WHEN PRIMARY POWER IS INTERRUPTED, SHALL RECEIVE POWER FROM A BATTERY BACKUP.
23. ALL RECESSED LIGHTING INSTALLED WITHIN AN INSULATED CEILING SHALL BE AIR TIGHT AND IC RATED.
24. LIGHT FIXTURES IN CLOTHES CLOSETS MUST COMPLY WITH ALL APPLICABLE ELECTRICAL CODES.
25. OUTLETS IN THE FOLLOWING LOCATIONS ARE TO HAVE GFI PROTECTION: BATHROOMS, GARAGES, LAUDRY ROOMS OUTDOORS, CRAWL SPACES, UNFINISHED BASEMENTS, KITCHENS, WET BAR SINKS AND ROOFTOPS.
26. ALL APPLIANCES OTHER THAN RANGES SHALL BE ENERGY STAR RATED.
27. A BLOWER DOOR TEST SHOWING A MAXIMUM AIR EXCHANGE RATE OF 2.5 PER HOUR SHALL BE PERFORMED ON THE BUILDING PRIOR TO OCCUPANCY.
28. ALL HOT & COLD INTERIOR AND EXTERIOR WATER PIPES SHALL BE INSULATED TO R-3.
29. ALL CRAWL SPACES SHALL BE MECHNICALLY VENTILATED.
30. VENTING FOR RANGES OR COOKTOPS SHALL EXHAUST 400 CFM OR LESS OR MAKE UP AIR WILL BE PROVIDED TO ROOM PER IRC SECTION M1503.4.
31. ALL PENETRATIONS THROUGH THE MECHANICAL ROOM WALLS AND CEILING MUST BE FIRE CAULKED.
32. LOCAL AUTHORITIES SHALL APPROVE ALL METER LOCATIONS.
33. OBTAIN APPROVAL FROM LOCAL FIRE AUTHORITIES FOR DRIVEWAY ACCESS, FIRE STAGING AREA AND STANDPIPE DESIGN PRIOR TO CONSTRUCTION.
34. ALL DUCTS SHALL BE SEALED IN ACCORDANCE WITH THE 2015 IRC
35. A GENERAL INTEREST IN PROVIDING FINISH MATERIALS WITH LOW OR NO VOC'S SHOULD BE UNDERTAKEN THOUGHOUT THE COURSE OF THE PROJECT. CONTACT ARCHITECT WITH ANY QUESTIONS.
36. VERIFY ALL KITCHEN, BATHROOM DESIGN, AND INTERIOR FINISHES WITH INTERIOR DESIGNER OR OWNER.
37. A WHOLE HOUSE SPRINKLER SYSTEM (NFPA 13D) SHALL BE INSTALLED.
38. SLOPE GRADE AWAY FROM ALL STRUCTURES 12" SLOPE FOR THE FIRST 10'.

C

COVER

07-17-2024

SCALE:

DRAWN BY: AHA

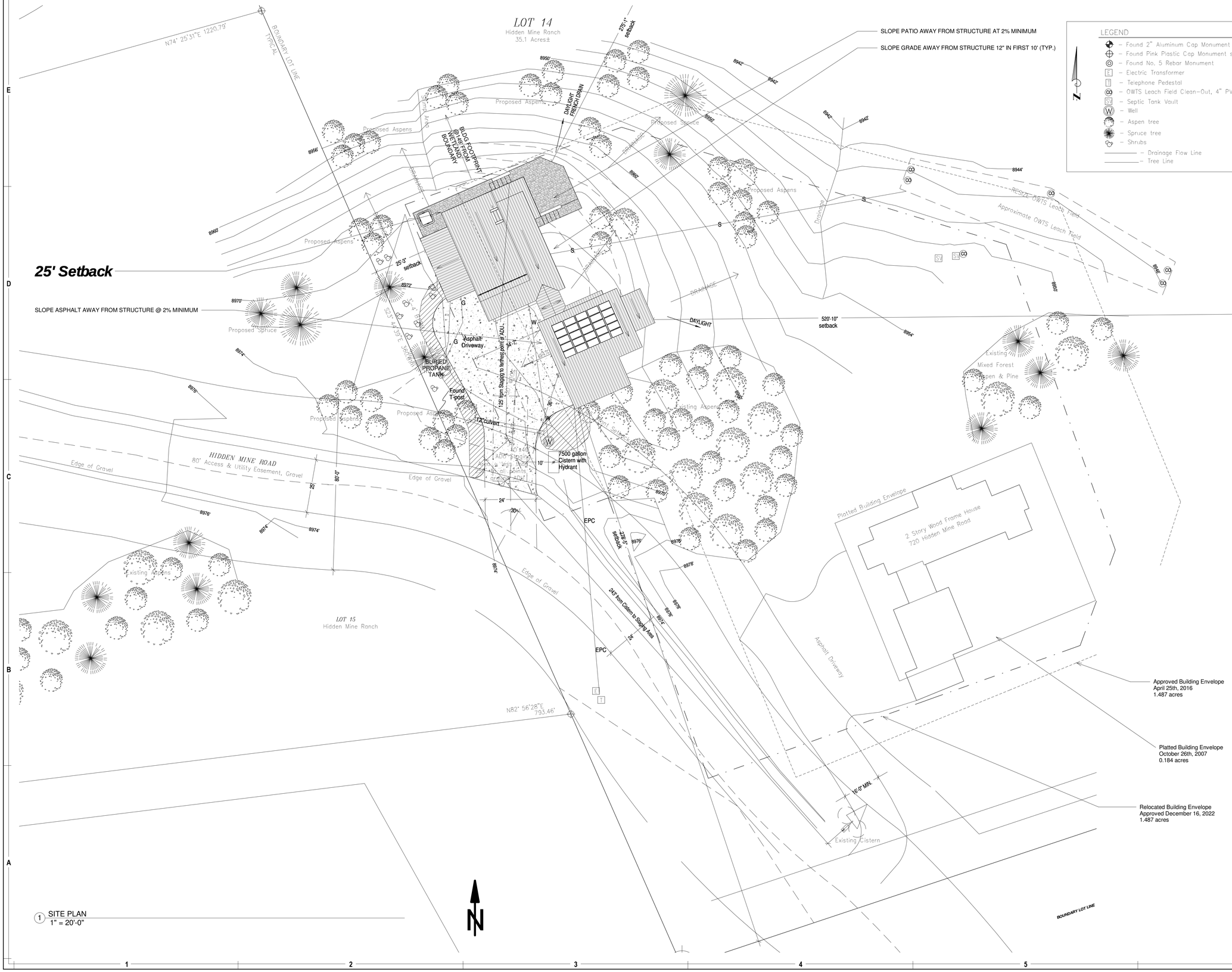
PROJECT ADDRESS:
720 Hidden Mine Road
CB, CO 81224

ZECK ADU

SET ISSUED	DATE

STATE OF COLORADO
ANDREW G. HADLEY
No. 47671
REGISTERED ARCHITECT

ANDREW HADLEY ARCHITECT
POST OFFICE BOX 1294
CRESTED BUTTE, CO. 81224
(970) 349 - 0806



1 SITE PLAN
1" = 20'-0"

A1

SITE PLAN

07-17-2024

SCALE: 1" = 20'-0"

DRAWN BY: AHA

PROJECT ADDRESS:
720 Hidden Mine Road
CB, CO 81224

ZECK ADU

SET ISSUED	DATE

STATE OF COLORADO
ANDREW H. HADLEY
No. 45670
LICENSED ARCHITECT

ANDREW HADLEY ARCHITECT
POST OFFICE BOX 1294
CRESTED BUTTE, CO. 81224
(970) 349 - 0806



1 FLOOR PLAN
1/8" = 1'-0"

A2

FLOOR PLANS

07-17-2024

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

DRAWN BY: CP

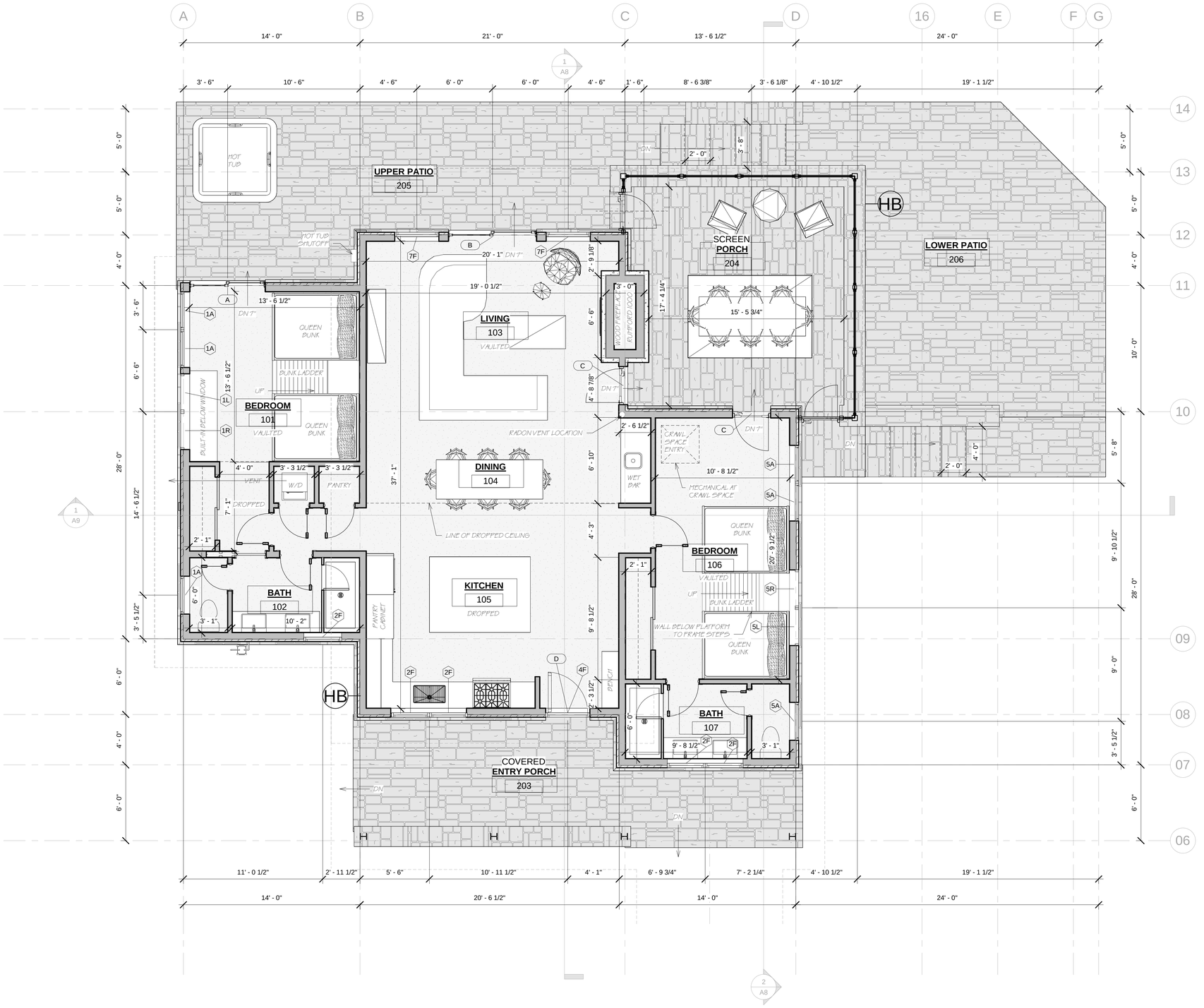
PROJECT ADDRESS:
720 HIDDEN MINE ROAD
CB, CO 81224

ZECK ADU

SET ISSUED	DATE

STATE OF COLORADO
ANDREW W. HADLEY
No. 43250
LICENSED ARCHITECT

ANDREW HADLEY ARCHITECT
POST OFFICE BOX 1294
CRESTED BUTTE, CO. 81224
(970) 349 - 0806



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

A3

ADU FP

07-17-2024

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

DRAWN BY: CP

PROJECT ADDRESS:

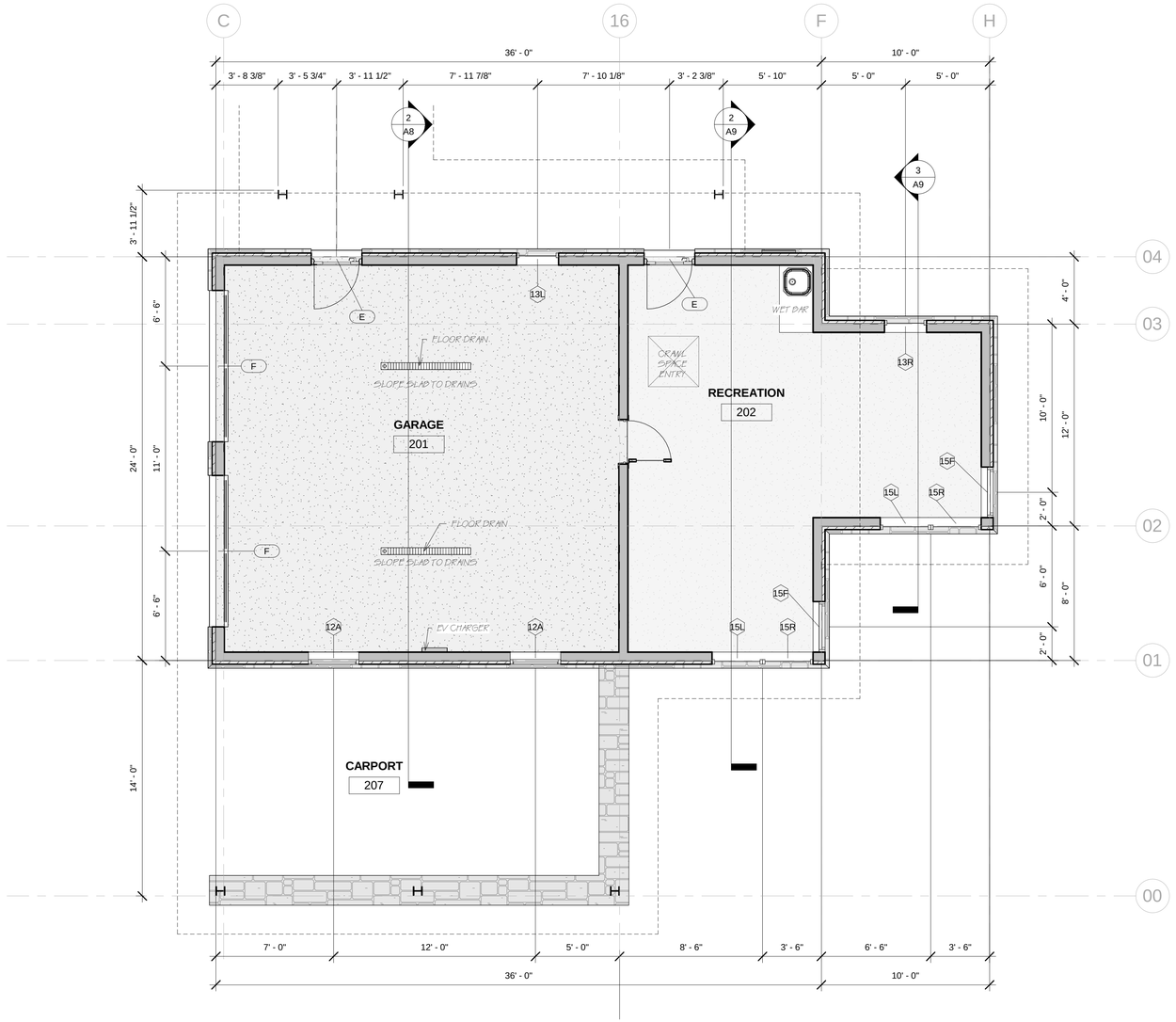
720 HIDDEN MINE ROAD
CB, CO 81224

ZECK ADU

SET ISSUED	DATE

STATE OF COLORADO
ANDREW W. HADLEY
No. 43670?
REGISTERED ARCHITECT

ANDREW HADLEY ARCHITECT
POST OFFICE BOX 1294
CRESTED BUTTE, CO. 81224
(970) 349 - 0806



1 GARAGE
1/4" = 1'-0"

A4

GARAGE FP

07-17-2024

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

DRAWN BY: CP

PROJECT ADDRESS:

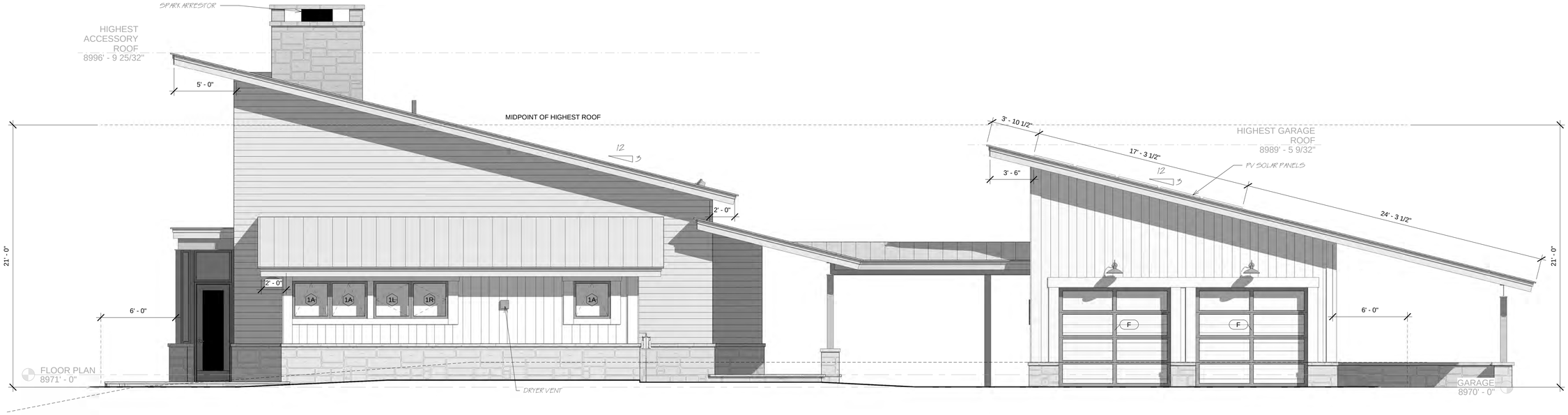
720 HIDDEN MINE ROAD
CB, CO 81224

ZECK ADU

SET ISSUED	DATE

STATE OF COLORADO
ANDREW W. HADLEY
No. 43017/67
LICENSED ARCHITECT

ANDREW HADLEY ARCHITECT
POST OFFICE BOX 1294
CRESTED BUTTE, CO. 81224
(970) 349 - 0806



1 West
1/4" = 1'-0"



2 South
1/4" = 1'-0"

CALCULATED BUILDING HEIGHT					
ELEVATION	WEST	SOUTH	EAST	NORTH	
HEIGHT 1	21'-0"	20'-7"	23'-7"	24'-2"	
HEIGHT 2	21'-0"	24'-2"	26'-5"	21'-4"	
AVERAGE	21'-0"	22'-4 1/2"	25'- 0"	22'-9"	
AVERAGE OF ALL ELEVATIONS					22'-9 3/8"

EXTERIOR WALL STONE CLADDING PERCENTAGE						
	WEST	SOUTH	EAST	NORTH	TOTAL	%
STONE AREA	257 sqft	279 sqft	585 sqft	423 sqft	1544 sqft	33%
WALL AREA	1010 sqft	834 sqft	1352 sqft	1516 sqft	4712 sqft	100%

A5

ELEVATIONS

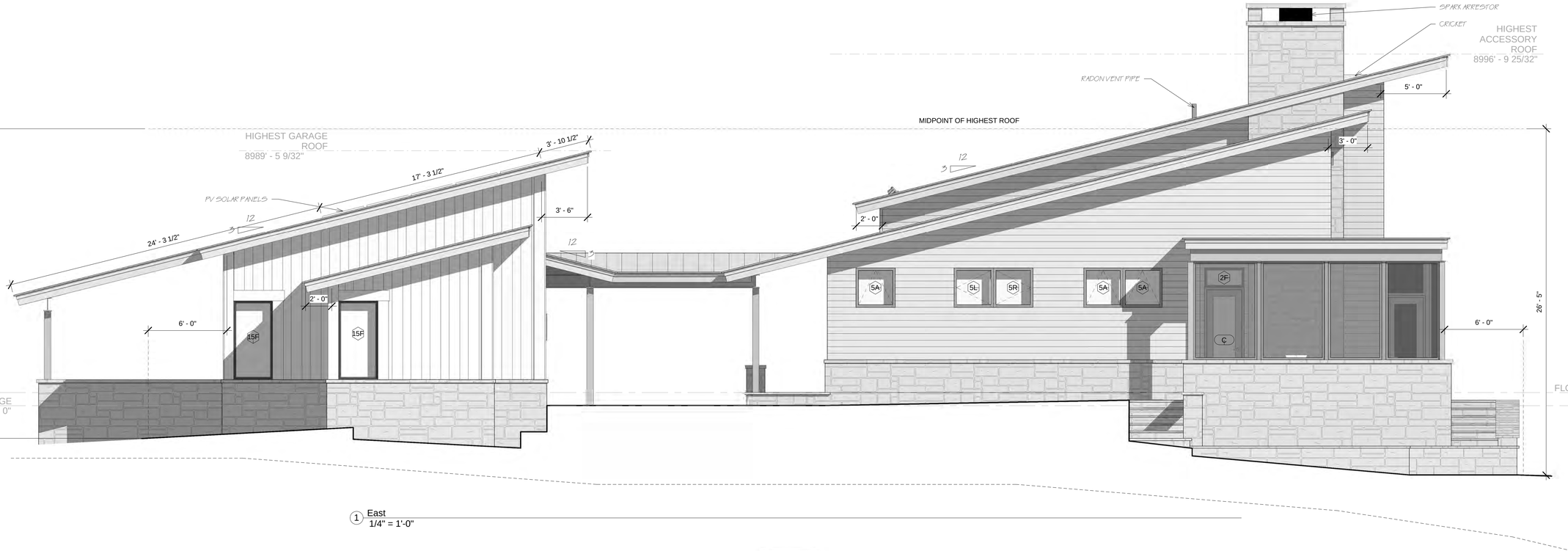
07-17-2024
SCALE: 1/4" = 1'-0"
DRAWN BY: CP
PROJECT ADDRESS:
720 HIDDEN MINE ROAD
CB, CO 81224

ZECK ADU

SET ISSUED	DATE

STATE OF COLORADO
ANDREW W. HADLEY
No. 45670D
REGISTERED ARCHITECT

ANDREW HADLEY ARCHITECT
POST OFFICE BOX 1294
CRESTED BUTTE, CO. 81224
(970) 349 - 0806



1 East
1/4" = 1'-0"



NOTE: ALL MATERIALS, FINISHES AND COLORS TO MATCH EXISTING PRIMARY RESIDENCE.

2 North
1/4" = 1'-0"

A6

ELEVATIONS

07-17-2024

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

DRAWN BY: CP

PROJECT ADDRESS:

720 HIDDEN MINE ROAD
CB, CO 81224

ZECK ADU

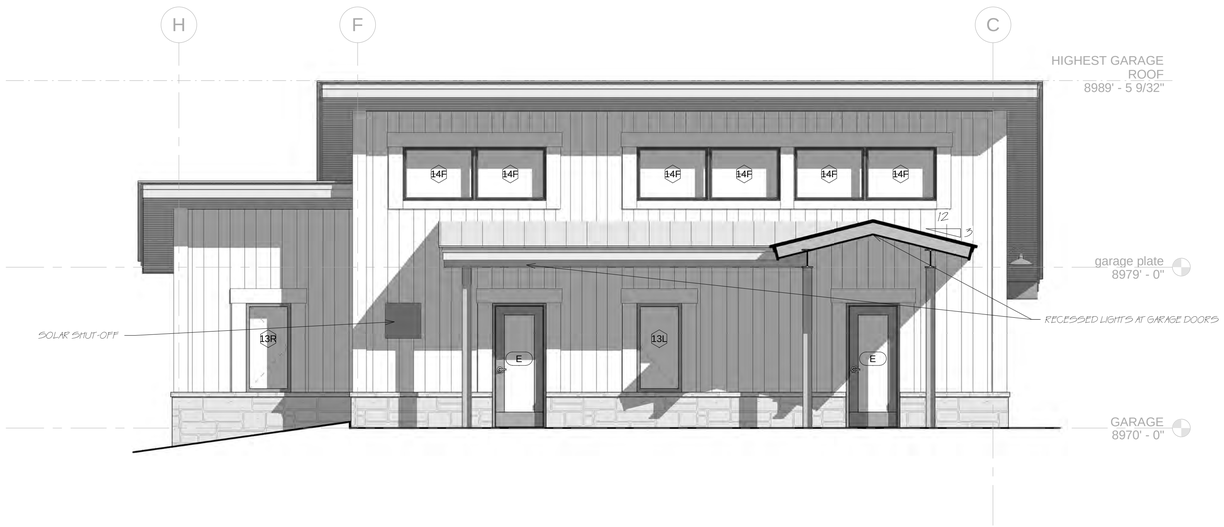
SET ISSUED	DATE

STATE OF COLORADO
ANDREW G. HADLEY
REG. #34756
LICENSED ARCHITECT

ANDREW HADLEY ARCHITECT
POST OFFICE BOX 1294
CRESTED BUTTE, CO. 81224
(970) 349 - 0806



2 ADU SECTION-ELEVATION
1/4" = 1'-0"



1 GARAGE SECTION-ELEVATION
1/4" = 1'-0"

A7

SECTION - ELEVATION

07-17-2024

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

DRAWN BY: CP

PROJECT ADDRESS:

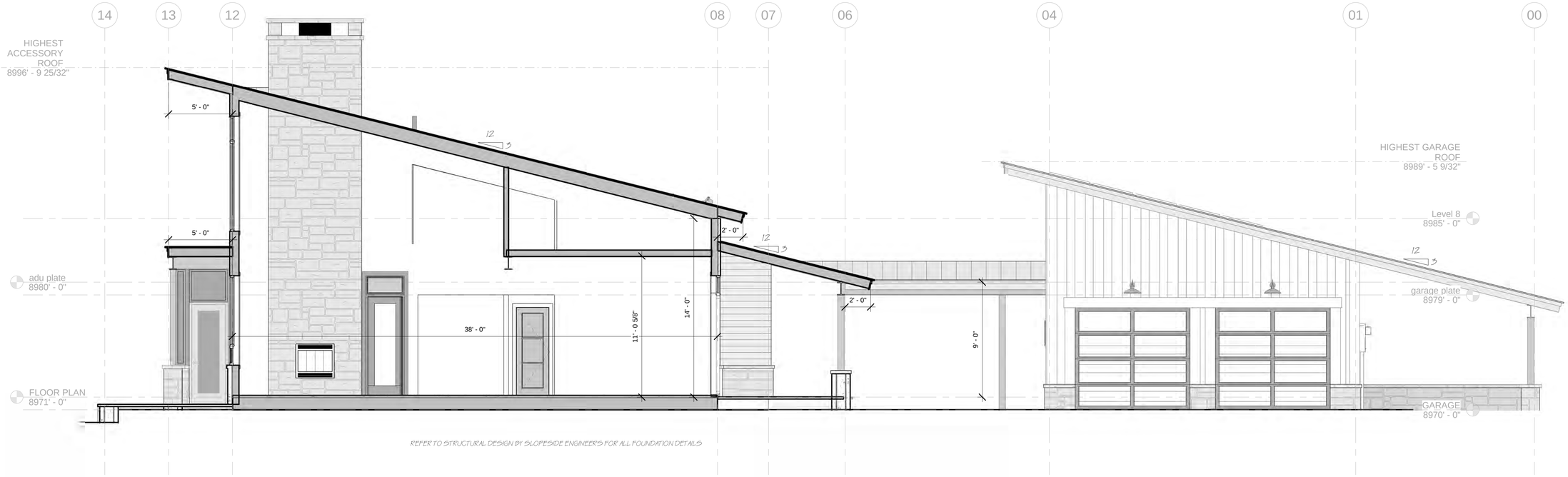
720 HIDDEN MINE ROAD
CB, CO 81224

ZECK ADU

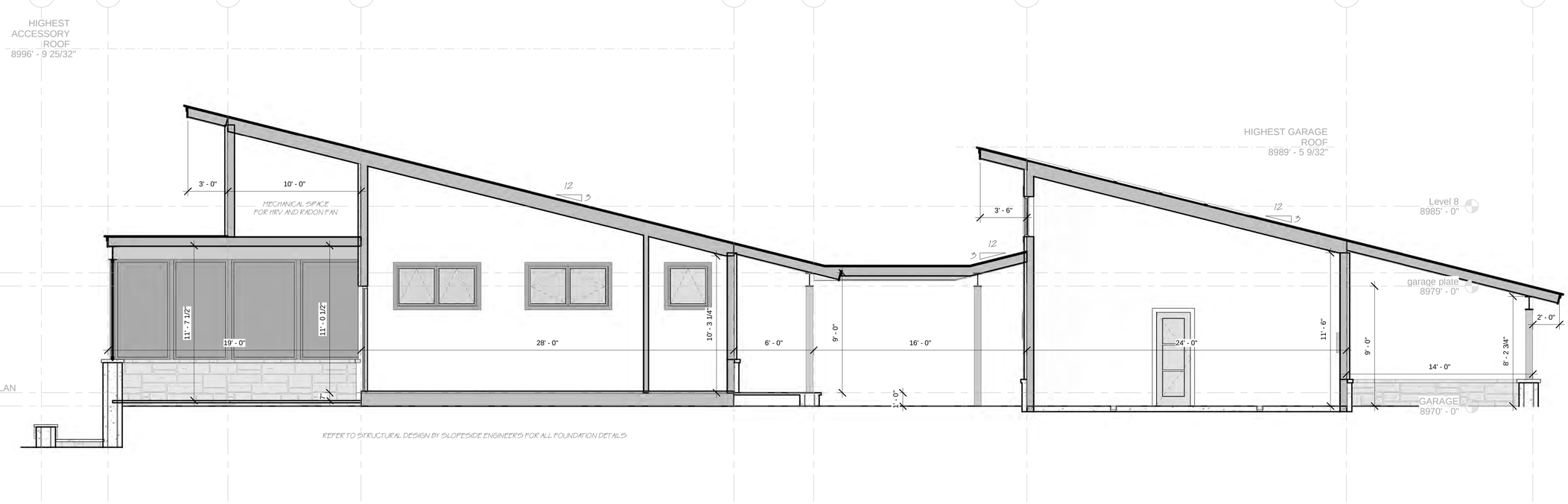
SET ISSUED	DATE

STATE OF COLORADO
ANDREW W. HADLEY
Reg. #26700
LICENSED ARCHITECT

ANDREW HADLEY ARCHITECT
POST OFFICE BOX 1294
CRESTED BUTTE, CO. 81224
(970) 349 - 0806



1 Section 1
1/4" = 1'-0"



2 Section 2
1/4" = 1'-0"

A8

SECTIONS

07-17-2024

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

DRAWN BY: CP

PROJECT ADDRESS:

720 HIDDEN MINE ROAD
CB, CO 81224

ZECK ADU

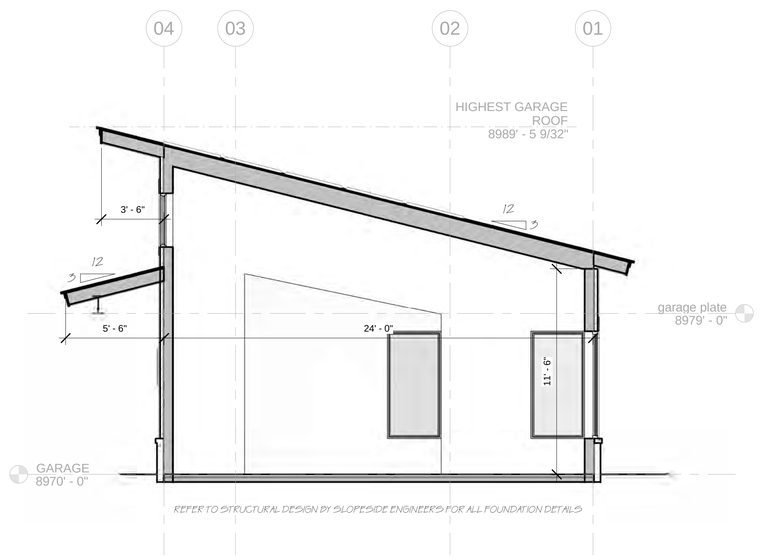
SET ISSUED	DATE

STATE OF COLORADO
ANDREW W. HADLEY
No. 45670
REGISTERED ARCHITECT

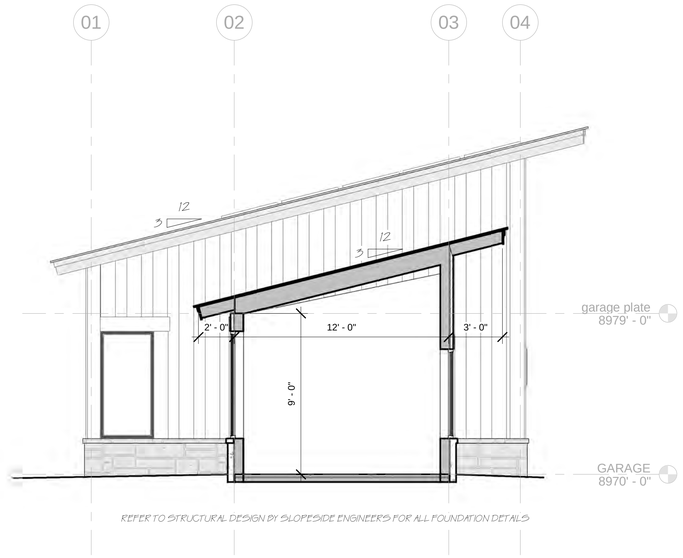
ANDREW HADLEY ARCHITECT
POST OFFICE BOX 1294
CRESTED BUTTE, CO. 81224
(970) 349 - 0806



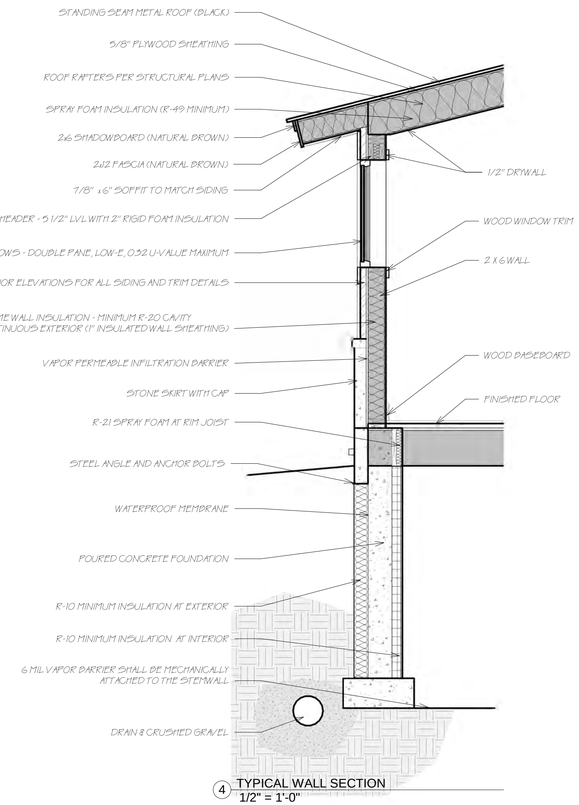
1 Section 3
1/4" = 1'-0"



2 Section 4
1/4" = 1'-0"



3 Section 5
1/4" = 1'-0"



4 TYPICAL WALL SECTION
1/2" = 1'-0"

A9

SECTIONS

07-17-2024

SCALE: As indicated

DRAWN BY: CP

PROJECT ADDRESS:

720 HIDDEN MINE ROAD
CB, CO 81224

ZECK ADU

SET ISSUED	DATE

STATE OF COLORADO
ANDREW W. HADLEY
No. 0057207
REGISTERED ARCHITECT

ANDREW HADLEY ARCHITECT
POST OFFICE BOX 1294
CRESTED BUTTE, CO. 81224
(970) 349 - 0806

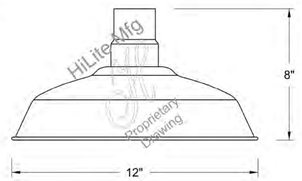
Window Schedule							
Mark	Width	Height	Sill Height	Level	From Room: Number	Count	Comments
1A	3' - 0"	3' - 0"	4' - 6"	FLOOR PLAN	101	1	
1A	3' - 0"	3' - 0"	4' - 6"	FLOOR PLAN	101	1	
1A	3' - 0"	3' - 0"	4' - 6"	FLOOR PLAN		1	
1L	3' - 0"	3' - 0"	4' - 6"	FLOOR PLAN	101	1	
1R	3' - 0"	3' - 0"	4' - 6"	FLOOR PLAN	101	1	
2F	3' - 0"	1' - 6"	8' - 0"	FLOOR PLAN		1	
2F	3' - 0"	1' - 6"	8' - 0 1/8"	FLOOR PLAN	103	1	
2F	3' - 0"	1' - 6"	8' - 0"	FLOOR PLAN	107	1	
2F	3' - 0"	1' - 6"	8' - 0"	FLOOR PLAN	107	1	
2F	3' - 0"	1' - 6"	8' - 0"	FLOOR PLAN	105	1	
2F	3' - 0"	1' - 6"	8' - 0"	FLOOR PLAN	105	1	
3L	3' - 0"	4' - 6"	3' - 6"	FLOOR PLAN	105	1	
3R	3' - 0"	4' - 6"	3' - 6"	FLOOR PLAN	105	1	
4F	3' - 6"	1' - 6"	8' - 0"	FLOOR PLAN	105	1	
5A	3' - 0"	3' - 0"	6' - 6"	FLOOR PLAN	106	1	
5A	3' - 0"	3' - 0"	6' - 6"	FLOOR PLAN	106	1	
5A	3' - 0"	3' - 0"	6' - 6"	FLOOR PLAN		1	
5L	3' - 0"	3' - 0"	6' - 6"	FLOOR PLAN	106	1	
5R	3' - 0"	3' - 0"	6' - 6"	FLOOR PLAN	106	1	
6A	3' - 6"	1' - 6"	2' - 6"	FLOOR PLAN	103	1	
6A	3' - 6"	1' - 6"	2' - 6"	FLOOR PLAN	103	1	
7F	3' - 6"	5' - 6"	4' - 0"	FLOOR PLAN	103	1	
7F	3' - 6"	5' - 6"	4' - 0"	FLOOR PLAN	103	1	
8F	3' - 6"	7' - 0"	13' - 0"	FLOOR PLAN		1	
8F	3' - 6"	7' - 0"	13' - 0"	FLOOR PLAN		1	
9F	7' - 0"	7' - 0"	13' - 0"	FLOOR PLAN		1	
10F	3' - 6"	2' - 0"	20' - 0"	FLOOR PLAN		1	
10F	3' - 6"	2' - 0"	20' - 0"	FLOOR PLAN		1	
11F	7' - 0"	2' - 0"	20' - 0"	FLOOR PLAN		1	
12A	3' - 0"	3' - 0"	5' - 0"	GARAGE	201	1	
12A	3' - 0"	3' - 0"	4' - 0"	FLOOR PLAN	201	1	
13L	2' - 6"	5' - 0"	2' - 0"	GARAGE	201	1	
13R	2' - 6"	5' - 0"	2' - 0"	GARAGE	202	1	
14F	4' - 0"	3' - 0"	3' - 6"	west bedroom plate		1	
14F	4' - 0"	3' - 0"	3' - 6"	west bedroom plate		1	
14F	4' - 0"	3' - 0"	3' - 6"	west bedroom plate		1	
14F	4' - 0"	3' - 0"	3' - 6"	west bedroom plate		1	
14F	4' - 0"	3' - 0"	3' - 6"	west bedroom plate		1	
14F	4' - 0"	3' - 0"	3' - 6"	west bedroom plate		1	
15F	3' - 0"	6' - 0"	2' - 0"	GARAGE	202	1	
15F	3' - 0"	6' - 0"	2' - 0"	GARAGE	202	1	
15G						1	
15H						1	
15L	3' - 0"	6' - 0"	2' - 0"	GARAGE	202	1	
15L	3' - 0"	6' - 0"	2' - 0"	GARAGE	202	1	
15R	3' - 0"	6' - 0"	1' - 0"	FLOOR PLAN		1	
15R	3' - 0"	6' - 0"	1' - 0"	FLOOR PLAN		1	

Door Schedule						
Mark	Width	Height	From Room: Number	Level	Count	Comments
A	6' - 0"	7' - 6"	101	FLOOR PLAN	1	
B	7' - 0"	9' - 6"	103	FLOOR PLAN	1	
C	3' - 0"	8' - 0"	103	FLOOR PLAN	1	
C	3' - 0"	8' - 0"	106	FLOOR PLAN	1	
D	3' - 6"	8' - 0"		FLOOR PLAN	1	
E	3' - 0"	7' - 0"	201	GARAGE	1	
E	3' - 0"	7' - 0"	202	GARAGE	1	
F	9' - 0"	8' - 0"	201	GARAGE	1	
F	9' - 0"	8' - 0"	201	GARAGE	1	

HI-LITE MFG. CO., INC
13450 Monte Vista Avenue
Chino, California 91710
Telephone: (909) 465-1999
Toll Free: (800) 465-0211
Fax: (909) 465-0907
web: www.hilitemfg.com
e-mail: sales@hilitemfg.com

H-15112
Warehouse Shade Collection

Job Name:
Type:
Quantity:



FINISH -Offered in exceptional finishes, comprised of: polyester/polished powder coat, baking enamal liquid, raw metal, or galvanized finishes.
Standard Finishes are: 91(Black), 93(White), 95(Dark Green), 96(Galvanized), BR47(Powder Coat Rust), BK01(Black Texture), GN20(Powder Coat Patina).
Upgraded Finishes are: 29, 66, 82, 90, 92, 94, 97, 99, 100, 103, 104, 105, 110, 112, 113, 114, 115, 117, 118, 119, 120, 127, 128, 129, 133, 134, 135, 136, 138, 139, 140, 11, 98, 101, 102, 137, 121, 122, 123, 124, 125, 126, 01, 22, 25, 33, 77, 89, 24, 44, 48, 49, 15, 16, 55.
For interior finish of fixture refer to color chart on pages 344-348.

MOUNTING - Cord, Stem, Arm, and Flush mounting available.

ACCESSORIES - CGU(Cast Guard and Glass), LCGU(Large Cast Guard and Glass), WGU(Wire Guard and Glass), LWGU(Large Wire Guard and Glass), ARN(Acorn Globe), LARN(Large Acorn Globe), WGR(Wire Guard), SK(Swivel Knuckle) and FX(Flexible tubing for cord mounted fixture only) available.

REFLECTOR - Heavy duty, spun shade, aluminum 6061-0 and/or 1100-0, galvanized 22 gauge, steel 20/22 gauge, copper 032/040 and brass 032/040 construction. Dependant on finish.

SOCKETS/LAMPS - Available in:
Incandescent
- rated 200 watt max/120 volt, medium base.
Compact Fluorescent(CFL)
- rated 13/18/26/32/42/57 watt max/120/277 volt, GX24Q base.
Metal Halide(MH)
- rated 35/50/70/100/150/175 watt max/120/208/240/277 volt, medium base, 4KV socket.
High Pressure Sodium(HPS)
- rated 50/70/100/150 watt max/120/277 volt, medium base.
Light-Emitted Diode(LED)
-See LED specification sheet.

MADE IN THE U.S.A.

Suitable for wet location.
(Except when cord mounted)

c UL us LISTED



A10

SCHEDULES & LIGHTING

07-17-2024
SCALE:
DRAWN BY: CP
PROJECT ADDRESS:
720 HIDDEN MINE ROAD
CB, CO 81224

ZECK ADU

SET ISSUED	DATE

STATE OF COLORADO
ANDREW W. HADLEY
No. 37677-01
REGISTERED ARCHITECT

ANDREW HADLEY ARCHITECT
POST OFFICE BOX 1294
CRESTED BUTTE, CO. 81224
(970) 349 - 0806

GENERAL NOTES

GENERAL

A. AS REFERENCED IN THE DRAWINGS: 'ENGINEER' REFERS TO THE STRUCTURAL ENGINEER. 'ARCH' REFERS TO THE PROJECT ARCHITECT. 'CIVIL' REFERS TO THE CIVIL ENGINEER ON THE PROJECT. 'MECH' REFERS TO THE MECHANICAL ENGINEER ON THE PROJECT.
B. THESE NOTES ARE INTENDED TO BE USED AS THE STRUCTURAL PORTION OF THE PROJECT SPECIFICATIONS.
C. LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY THE ARCHITECT OF LOCATIONS AS IT IMPACTS PROJECT CONSTRUCTION WORK.

DRAWINGS & COORDINATION

A. ALL STRUCTURAL ELEMENTS ALIGN WITH GRID LINES AND INTERACTIONS OF GRID LINES UNLESS NOTED OTHERWISE ON PLANS.
B. DO NOT SCALE FROM DRAWINGS. USE THE DIMENSIONS PROVIDED ON PLANS.
C. STRUCTURAL DRAWINGS ARE NOT STAND-ALONE DOCUMENTS. THEY ARE INTENDED TO BE USED IN CONJUNCTION WITH ALL DRAWINGS FROM OTHER DISCIPLINES. THIS INCLUDES BUT IS NOT LIMITED TO ARCHITECTURAL, CIVIL, MECHANICAL, AND ELECTRICAL DRAWINGS.
D. CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF DRAWINGS FROM ALL DISCIPLINES FOR A COMPLETE UNDERSTANDING OF THE CONSTRUCTION REQUIREMENTS AND SCOPE.
E. ANYTHING WHICH, IN THE CONTRACTOR'S OPINION, APPEARS TO BE A DEFICIENCY, OMISSION, CONTRADICTION, OR AMBIGUITY IN THE STRUCTURAL DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCH AND ENGINEER. CORRECTIONS OR WRITTEN INTERPRETATIONS OF ALLEGED DEFICIENCY, OMISSION, OR AMBIGUITY SHALL BE PROVIDED BY THE ARCH/ENGINEER BEFORE WORK PROCEEDS.
F. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES BETWEEN THE PLAN, DETAILS, AND NOTES WITHIN THE STRUCTURAL DRAWINGS.
G. PROJECT SPECIFIC DETAILS TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS.
H. TYPICAL DETAILS THAT APPEAR IN THE DRAWINGS MAY NOT BE REFERENCED ON PLAN. IT IS RESPONSIBILITY OF THE CONTRACTOR TO UNDERSTAND THE TYPICAL DETAILS AND APPLY THEM APPROPRIATELY THROUGHOUT THE PROJECT.
I. COORDINATE ALL OPENING, BLOCKOUT DIMENSIONS, AND LOCATIONS WITH ALL DISCIPLINE DRAWINGS AND FIELD CONDITIONS PRIOR TO SHOP DRAWING SUBMITTAL.
J. SEE ARCHITECTURAL PLANS FOR ALL WINDOW OPENINGS, INTERIOR PARTITIONS, AND PLATE HEIGHTS. INTERIOR PARTITIONS SHALL BE CONNECTED TO ALLOW FOR L/360 DEFLECTION FOR VERTICAL LIVE LOADS.
K. SEE ARCHITECTURAL DRAWINGS FOR FIREPROOFING REQUIREMENTS.

TEMPORARY CONDITIONS

A. THE STRUCTURE IS DESIGNED TO FUNCTION AS A UNIT UPON COMPLETION OF CONSTRUCTION AND ONLY TO SUPPORT THE ANTICIPATED DESIGN LOADS. CONTRACTOR IS RESPONSIBLE FOR FURNISHING ALL TEMPORARY BRACING, SHORING AND/OR SUPPORT THAT MAY BE REQUIRED AS THE RESULT OF THE CONTRACTOR'S CONSTRUCTION METHODS AND/OR SEQUENCES.
B. CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT CONSTRUCTION LOADS DO NOT EXCEED THE DESIGN CAPACITY OF THE STRUCTURAL MEMBERS AND ASSEMBLIES.
C. CONTRACTOR'S CONSTRUCTION METHODS SHALL CONSIDER THE IMPACTS AND EFFECTS OF ANY POTENTIAL THERMAL MOVEMENT OF STRUCTURAL MEMBERS DURING CONSTRUCTION.
D. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL SAFETY REQUIREMENTS, PRECAUTIONS, AND PROCEDURES RELATED TO WORK ON THE PROJECT.
E. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE OSHA REQUIREMENTS. IF STRUCTURAL DRAWINGS APPEAR TO CONFLICT WITH OSHA REQUIREMENTS THE CONTRACTOR SHALL ADD ERECTION FRAMING NECESSARY TO COMPLY WITH OSHA REQUIREMENTS.

CHANGES

A. OPENINGS IN STRUCTURAL MEMBERS OR ASSEMBLIES ARE NOT PERMITTED WITHOUT WRITTEN APPROVAL OF THE ENGINEER.
B. CHANGES IN SIZES OR DIMENSIONS OF STRUCTURAL MEMBERS OR ASSEMBLIES ARE NOT PERMITTED WITHOUT WRITTEN APPROVAL OF THE ENGINEER.
C. THE CONTRACTOR SHALL INFORM THE ENGINEER OF ANY DEVIATION FROM THE CONTRACT DOCUMENTS THAT OCCURS DURING CONSTRUCTION. SHOP DRAWING APPROVAL ALONE DOES NOT ALLEVIATE THE CONTRACTORS' RESPONSIBILITY FOR THE DEVIATION UNLESS THE ARCH/ENGINEER HAS BEEN NOTIFIED OF THE DEVIATION PRIOR TO SUBMISSION AND PROVIDED WRITTEN APPROVAL TO ACCEPT SAID DEVIATION.
D. NOTIFY THE ARCH/ENGINEER OF ANY CONDITIONS THAT ARE NOT CONSTRUCTED PER THE CONTRACT DOCUMENTS BEFORE REPAIR OR CORRECTIVE WORK. SUBMIT PROPOSED REPAIR DRAWINGS TO THE ARCH/ENGINEER FOR APPROVAL. SLOPESEIDE ENGINEERS SHALL BE COMPENSATED FOR ANY DESIGN RELATED TO REPAIR OF ELEMENTS THAT WERE NOT BUILT PER THE CONTRACT DOCUMENTS.
E. THE COST ASSOCIATED WITH CORRECTION OF DEFICIENT WORK THAT DOES NOT CONFORM TO THE CONTRACT DOCUMENTS IS THE RESPONSIBILITY OF THE CONTRACTOR.
F. ARCH MUST APPROVE ALL CHANGES AND/OR SUBSTITUTIONS.

SUBMITTALS

A. ALL SHOP DRAWINGS, SUBMITTALS AND REQUESTS FOR INFORMATION (RFIs) SHALL BE SUBMITTED IN ELECTRONIC FORMAT.
B. ALL SHOP DRAWINGS SHALL BE REVIEWED BY CONTRACTOR PRIOR TO SUBMISSION AND CONTAIN CONTRACTOR'S APPROVAL STAMP TO ACCEPT RESPONSIBILITY FOR COORDINATION BETWEEN TRADES, DIMENSIONS, AND QUANTITIES.
C. ALL SHOP DRAWINGS SHALL REFERENCE A SPECIFIC STRUCTURAL SHEET NUMBER AND/OR DETAIL THAT WAS USED TO PREPARE THE SUBMITTAL.
D. SHOW ALL OPENINGS IN STRUCTURAL ELEMENTS AND MEMBERS IN SHOP DRAWINGS.
E. DO NOT REPRODUCE CONSTRUCTION DOCUMENTS IN SUBMITTALS.
F. EACH CONTRACTOR RESPONSIBLE FOR CONSTRUCTION OF THE MAIN LATERAL FORCE RESISTING SYSTEM COMPONENTS LISTED IN THE STATEMENT OF SPECIAL INSPECTIONS SHALL SUBMIT A WRITTEN STATEMENT OF RESPONSIBILITY TO THE BUILDING OFFICIAL AND THE OWNER OR THE OWNER'S AUTHORIZED AGENT PRIOR TO THE COMMENCEMENT OF WORK PER IBC 2015 1704.4.
G. THE FOLLOWING SHAL BE SUBMITTED TO THE ENGINEER FOR APPROVAL:
   - CONCRETE MIX DESIGNS
   - CONCRETE REINFORCING SHOP DRAWINGS
   - STEEL SHOP DRAWINGS
   - STEEL MILL TEST REPORT
   - MANUFACTURED WOOD PRODUCTS
H. THE CONTRACTOR IS RESPONSIBLE FOR ALL ERRORS AND ISSUES WITH DETAILING, FABRICATION, AND INSTALLATION. CONTRACTOR SHALL USE FIELD MEASUREMENT AS NECESSARY TO ENSURE EVERYTHING IS CONSTRUCTED CORRECTLY AND FULLY COORDINATED BETWEEN CONTRACT DOCUMENTS AND SHOP DRAWINGS.
I. ALLOW (10) BUSINESS DAYS FROM DATE OF RECEIPT FOR ENGINEERS REVIEW AND RETURN OF SHOP DRAWINGS. LARGE SHOP DRAWING PACKAGES SHOULD BE SUBMITTED INCREMENTALLY AND COORDINATED WITH ENGINEER IN ADVANCE.

FOUNDATION NOTES

A. ALL STRUCTURAL FOUNDATION ELEMENTS IN THIS PROJECT HAVE BEEN DESIGNED PER THE GEOTECHNICAL REPORT, SEE 'FOUNDATIONS' PORTION OF DESIGN CRITERIA.
B. CONTRACTOR SHALL BE FAMILIAR WITH ALL ASPECTS OF THE GEOTECHNICAL REPORT AND PERFORM SOIL AND SUBGRADE PREPARATION TO MEET GEOTECHNICAL AND STRUCTURAL DESIGN CRITERIA.
C. SEE 'STRUCTURAL SPECIAL INSPECTIONS AND TESTING' FOR SOIL SPECIAL INSPECTIONS AND TESTING REQUIREMENTS.
D. BACKFILL NEAR FOUNDATION WALLS SHALL NOT OCCUR UNTIL ADEQUATE CONCRETE STRENGTH IS REACHED AND THE ASSOCIATED SLABS-ON-GRADE AND WOOD DIAPHRAGMS ARE PRESENT UNLESS TEMPORARY BRACING IS INSTALLED. GRADE BEAMS AND OTHER ELEMENTS HAVING SOIL ON BOTH SIDES ARE TO BE BACKFILLED EVENLY ON BOTH SIDES. DO NOT USE HEAVY EQUIPMENT FOR COMPACTION ADJACENT TO STRUCTURAL FOUNDATION ELEMENTS.
E. ALL BOTTOMS OF EXTERIOR FOUNDATION ELEMENTS SHALL BE A MINIMUM OF FROST DEPTH BELOW FINAL GRADE. SEE 'FOUNDATIONS' PORTION OF DESIGN CRITERIA FOR PROJECT FROST DEPTH REQUIREMENTS.
F. PROVIDE 4" VOID FORM BELOW STRUCTURAL SLABS.
G. CONTRACTOR IS RESPONSIBLE FOR SITE DE-WATERING REQUIREMENTS DURING CONSTRUCTION TO MAINTAIN DRY WORKING CONDITIONS.
H. FOUNDATION DRAINAGE AND WATERPROOFING REQUIREMENTS ARE NOT SHOWN IN STRUCTURAL DRAWINGS. REFER TO OTHER DISCIPLINES FOR REQUIREMENTS.

SECTIONS AND DETAILS

CONCRETE	SOIL
GRAVEL	(E)CONSTRUCTION HALFTONE
BREAK LINES	CENTER LINE

GENERIC PLAN ANNOTATION AND SYMBOL KEY

ELEVATION VIEW
1 = DETAIL NUMBER
S101 = DETAIL LOCATION ON SHEET

WALL SECTION
1 = DETAIL NUMBER
S101 = DETAIL LOCATION ON SHEET

SECTION
1 = DETAIL NUMBER
S101 = DETAIL LOCATION ON SHEET

DETAIL
1 = DETAIL NUMBER
S101 = DETAIL LOCATION ON SHEET

ELEVATION
DESCRIPTION OF ELEVATION
ELEVATION = XX'-XX"

WALL STEP
SHADING POINTS TO LOWER ELEVATION

LEDGE STEP
SHADING POINTS TO LOWER ELEVATION

FOOTING STEP
ARROW POINTS TO LOWER ELEVATION

SPAN ARROW
DIRECTION OF DECK SPAN
TAG = DECK TYPE
XX'-XX" = ELEVATION (WHERE APPLICABLE)

COLUMN TAG
COLUMN = COLUMN TYPE
BP = BASE PLATE
DETAIL = RELEVANT DETAIL
TOP = TOP OF COLUMN
CONT = COLUMN PASSES THROUGH LEVEL

STEP/SLOPE SYMBOLS
STEP, PEAK, STEP TO SLOPE, AND VALLEY
XX" = STEP HEIGHT

FOOTING TAG
F = FOOTING TYPE, SEE FOOTING SCHEDULE
XX'-XX" = T/FOOTING ELEVATION

GRID HEAD
GL = GRID LABEL

NORTH ARROW
N = NORTH

FRAMING, WALLS, AND COLUMNS

STEEL BEAM
BM = BEAM TYPE
SR = START REACTION
▶ = MOMENT CONN
ER = END REACTION
XX'-XX" = T/STL ELEVATION
I = EMBED PLATE

WOOD BEAM OR GIRDER
BM = BEAM TYPE

WOOD JOIST OR RAFTER
JST = JOIST TYPE

WALL ABOVE (ALL MATERIALS)

WALL BELOW (ALL MATERIALS)

WALL WITH OPENING (ABOVE & BELOW)

STEEL COLUMNS ABOVE

CONCRETE COLUMNS ABOVE

WOOD COLUMNS ABOVE

COLUMNS BELOW (ALL MATERIALS)

SHEAR WALLS
WD2X-XXX = SHEAR WALL TYPE, SEE SHEAR WALL SCHEDULE
HX = HOLDDOWN, SEE HOLDOWN SCHEDULE
SHEAR WALL ABOVE (DIAGONAL HATCH)
SHEAR WALL BELOW (VERTICAL HATCH)
END STUDS, SEE SHEAR WALL SCHEDULE

ABBREVIATIONS

@	AT
AB	ANCHOR BOLT
ACI	AMERICAN CONCRETE INSTITUTE
ADDL	ADDITIONAL
AFF	ABOVE FINISHED FLOOR
ALT	ALTERNATE
ARCH	ARCHITECT OR ARCHITECTURAL
B/, BOT	BOTTOM OF, BOTTOM
BLDG	BUILDING
BRG	BEARING
BS	BOTH SIDES
BTWN	BETWEEN
CF	COLD FORMED
CIP	CAST-IN-PLACE
CJ	CONTROL JOINT
CJP	COMPLETE JOINT PENETRATION
CL	CENTERLINE
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
CONN	CONNECTION
CONST	CONSTRUCTION
CONT	CONTINUOUS
COORD	COORDINATE
DL	DEAD LOAD
d	PENNY
DBL	DOUBLE
DIA, Ø	DIAMETER
DIM	DIMENSION
DWG	DRAWING
(E)	EXISTING
EA	EACH
EF	EACH FACE
ELEV	ELEVATION
EMBED	EMBEDED OR EMBEDMENT
EOR	ENGINEER OF RECORD
EQ	EQUAL
EW	EACH WAY
EXP	EXPANSION
EXT	EXTERIOR
FAB	FABRICATE
FDN	FOUNDATION
FF	FINISHED FLOOR
FT	FEET
FTG	FOOTING
GA	GAGE OR GAUGE
GB	GRADE BEAM
GC	GENERAL CONTRACTOR
GEN	GENERAL
GLB	GLULAM BEAM
GR	GRADE
HAS	HEADED ANCHOR STUD
HDG	HOT DIPPED GALVANIZED
HDR	HEADER
HORIZ	HORIZINTAL
HT	HEIGHT
I/F	INSIDE FACE
IN	INCH
INT	INTERIOR
JT	JOINT
K, KIP	1000 POUNDS
KLF	1000 POUNDS PER LINEAL FOOT
L	LENGTH
LB	POUND
LL	LIVE LOAD
LLH	LONG LEG HORIZONTAL
LLV	LONG LEG VERTICAL
LOC	LOCATION

ABBREVIATIONS

LONG	LONGITUDINAL
Lr	ROOF LIVE LOAD
LSL	LAMINATED STRAND LUMBER
LD	DEVELOPMENT LENGTH
LDS	LAP SPLICE LENGTH
LDH	HOOK DEVELOPMENT LENGTH
LVL	LAMINATED VENEER LUMBER
LWC	LIGHTWEIGHT CONCRETE
MAS	MASONRY
MAX	MAXIMUM
MECH	MECHANICAL
MFR	MANUFACTURER
MIN	MINIMUM
N	NORTH
NO, #	NUMBER
NOM	NOMINAL
NS	NON-SHRINK OR NEAR SIDE
NWC	NORMAL WEIGHT CONCRETE
O/F	OUTSIDE FACE
OC	ON CENTER
OH	0OPPOSITE HAND
OPNG	OPENING
OPP	OPPOSITE
PAF	POWDER ACTUATED FASTENER
PC	PRECAST
PEN	PENETRATION
PERP	PERPENDICULAR
PJP	PARTIAL JOINT PENETRATION
PL	PLATE
PLF	POUNDS PER LINEAR FOOT
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PSL	PARALLEL STARND LUMBER
PT	POST TENSIONED
QTY	QUANTITY
RAD	RADIUS
RC	REINFORCED CONCRETE
RE:, REF	REFERENCE
REINF	REINFORCING
REQD	RECQUIRED
REQT	RECQUIREMENT
S	SOUTH
SC	SLIP CRITICAL
SCHED	SCHEDULE
SCL	STRUCTURAL COMPOSITE LUMBER
SIM	SIMILAR
SIP	STRUCTURAL INSULATED PANEL
SLH	SHORT LEG HORIZONTAL
SLV	SHOIRT LEG VERTICAL
SOG	SLAB ON GRADE
SP	SPACE
SPEC	SPECIFICATION
STL	STEEL
SW	SHEAR WALL
T/, TO	TOP OF
T&B	TOP AND BOTTOM
THK	THICKNESS
TL	TOTAL LOAD
TRANS	TRANSVERSE
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VERT	VERTICAL
VIF	VERIFY IN FIELD
W	WIND LOAD
W/	WITH
W/O	WITHOUT
WD	WOOD
WF	WIDE FLANGE
WP	WORK POINT
WT	WEIGHT
WWR	WELDED WIRE REINFORCING

DESIGN CRITERIA

BUILDING CODE	2015 INTERNATIONAL BUILDING CODE (IBC)
LOCAL JURISDICTION	GUNNISON COUNTY

WIND LOADS

RISK CATEGORY	II
ULTIMATE WIND SPEED	115 mph
NOMINAL WIND SPEED	89.1 mph
EXPOSURE CATEGORY	C
INTERNAL PRESSURE COEFFICIENT	+/- 0.18
WIND BASE SHEAR E/W (ULTIMATE)	10.6 K
WIND BASE SHAER N/S (ULTIMATE)	10.9 K

WIND COMPONENTS AND CLADDING (psf)

WALL ZONES	**10 SF**	**100 SF**	**200 SF**	**500 SF**
NEGATIVE ZONE 4	-24.9	-21.4	-20.4	-19.0
NEGATIVE ZONE 5	-30.7	-23.8	-21.8	-19.0
POSTIVE ZONE 4 & 5	22.9	19.5	18.5	17.1
ROOF ZONES	**10 SF**	**20 SF**	**50 SF**	**100 SF**
NEGATIVE ZONE 1	-21.0	-20.4	-19.6	-19.0
NEGATIVE ZONE 2	-36.5	-33.6	-29.7	-26.8
NEGATIVE ZONE 3	-54.0	-50.5	-45.9	-42.4
POSITIVE ALL ZONES	16.0	16.0	16.0	16.0
OVERHANG ZONE 2	-42.8	-42.8	-42.8	-42.8
OVERHANG ZONE 3	-71.9	-64.9	-55.6	-48.6

SEISMIC LOADS - NOT REQUIRED

DETACHED ONE-FAMILY DWELLINGS ASSIGNED TO SEISMIC DESIGN CATEGORY B, WHERE THE MAPPED SHORT-PERIOD SPECTRAL RESPONSE ACCELERATION, Ss, IS LESS THAN 0.4 ARE EXEMPT FROM SEISMIC DESIGN. SEE IBC SECTION 1613.1

SPECTRAL RESPONSE COEFFICIENTS	Ss = 0.31
DESIGN CATEGORY	B

GRAVITY LOADS

DEAD LOADS & LIVE LOADS	SEE LOAD KEYS
GROUND SNOW LOAD: Pg	125 PSF
IMPORTANCE FACTOR: Is	1.0
THERMAL FACTOR, Ct	1.0
EXPOSURE FACTOR: Ce	0.9
FLAT ROOF SNOW LOAD: Pf	79 PSF

FOUNDATIONS

FOOTINGS

GEOTECHNICAL ENGINEER	CESARE, INC
REPORT #	22.6160
REPORT DATE	JANUARY 18, 2023
MAXIUMUM LOAD BEARING PRESSURE	3,000 PSF
MINIMUM CONTINUOUS FOOTING WIDTH	16 IN
MINIMUM SPREAD FOOTING WIDTH	18 IN
FROST DEPTH	36 IN

FOUNDATION & SITE RETAINING WALLS

ACTIVE PRESSURE	35 PSF/FT
AT REST PRESSURE	55 PSF/FT
PASSIVE PRESSSURE	360 PSF/FT
COEFFICIENT OF FRICTION	0.7
REFERENCED DATUM	100'-0" = 8971'-00" (USGS)

STRUCTURAL SHEET LIST

SHEET NUMBER	SHEET NAME
S0.1	GENERAL NOTES
S0.2	GENERAL NOTES
S0.3	QUALITY ASSURANCE & SPECIAL INSPECTIONS
S0.4	SCHEDULES & LOAD KEYS
S1.0	FOUNDATION PLAN
S1.1	FLOOR FRAMING PLAN
S1.2	PORCH ROOF PLAN
S1.3	ADU ROOF PLAN
S1.4	GARAGE FOUNDATION PLAN
S1.5	GARAGE ROOF PLAN
S2.0	WALL SECTIONS
S2.1	WALL SECTIONS
S2.2	WALL SECTIONS
S2.3	WALL SECTIONS
S2.4	WALL SECTIONS
S2.5	WALL SECTIONS
S3.0	TYPICAL CONCRETE DETAILS
S3.1	TYPICAL CONCRETE DETAILS
S3.2	CONCRETE DETAILS
S3.3	CONCRETE DETAILS
S5.0	STEEL DETAILS
S5.1	STEEL MOMENT FRAME
S6.0	TYPICAL WOOD DETAILS
S6.1	TYPICAL WOOD DETAILS
S6.2	WOOD DETAILS
S6.3	WOOD DETAILS

SLOPESIDE ENGINEERS
SLOPESIDE-ENGINEERS.COM
SKYLER: (484) 866-2854
BRIDGER: (970) 389-1544

COLORADO LICENSED
SKYLER M. FUSSNER
61029
6/20/2023
PROFESSIONAL ENGINEER

ZECK ADU

720 Hidden Mine Road
Crested Butte, CO 81224

#	Issue Name	Date
1	SD	04/26/23
2	DD	06/16/23
3	CD	6/21/23

Project #	23.003
Date	06/16/2023
Drawn By	BWB
Checked By	SMF

GENERAL NOTES

S0.1

Scale As indicated

Slopeside Engineers
EOR: SKYLER FUSSNER

DATE: 6/20/2023
Project #: 23.003
FILE PATH: Autodesk Docs://23.003 - Zeck ADU/23.003 - Zeck ADU - R23.rvt

CONCRETE NOTES

GENERAL

A. ALL CONCRETE WORK SHALL CONFORM WITH THE APPLICABLE VERSION OF THE ACI 318 AND ACI 301 AND TOLERANCES SHALL CONFORM TO THE APPLICABLE VERSION OF ACI 117, UNLESS NOTED OTHERWISE. COPIES OF REFERENCED CONCRETE STANDARDS SHOULD BE ON THE CONSTRUCTION SITE AT ALL TIMES.
B. ALL REINFORCING STEEL TO BE DETAILED PER DRAWINGS AND IN ACCORDANCE WITH THE ACI MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES.
C. SEE 'STEEL MATERIALS TABLE' FOR SPECIFICATIONS REGARDING REINFORCING MATERIALS AND EMBEDDED ITEMS.
D. SEE 'CONCRETE MIX DESIGN TABLE' FOR CONCRETE COMPRESSIVE STRENGTH AND MIX DESIGN REQUIREMENTS.
E. SEE 'CONCRETE MATERIALS TABLE' FOR SPECIFICATIONS REGARDING CONCRETE MATERIALS.

TESTING

A. ALL CONCRETE TESTING AND INSPECTIONS SHALL BE PERFORMED IN COMPLIANCE WITH THE APPLICABLE VERSIONS OF ACI 318, ACI 301, AND IBC CHAPTER 17.
B. SEE 'STRUCTURAL SPECIAL INSPECTIONS AND TESTING' FOR CONCRETE SPECIAL INSPECTIONS AND TESTING REQUIREMENTS.
C. REBAR AND EMBEDDED ITEMS TO BE PLACED AND VERIFIED BY APPROVED AGENCY PRIOR TO ANY CONCRETE POURS.

SUBMITTALS

A. ALL SUBMITTALS SHALL BE IN COMPLIANCE WITH THE APPLICABLE VERSIONS OF ACI 318 AND ACI 301.
B. SEE 'SUBMITTALS' FOR CONCRETE SUBMITTAL REQUIREMENTS.

REINFORCING & EMBEDS

A. REINFORCING SHALL BE CONTINUOUS AROUND CORNERS AND THROUGH ANY JOINTS. SPLICES AND LAPS TO CONFORM WITH ACI 318, SEE 'CONCRETE REBAR TABLE'.
B. SPLICE BARS WITH LAP SPLICE LENGTH 'LDS' PER THE 'CONCRETE REBAR TABLE', UNLESS NOTED OTHERWISE.
C. SPLICE TOP BARS AT MIDSPAN AND BOTTOM BARS OVER SUPPORTS, UNLESS NOTED OTHERWISE.
D. FOR WELDED WIRE FABRIC, SPLICE A LENGTH EQUAL TO THE SPACING OF THE CROSS WIRES PLUS 2".
E. PROVIDE ADDITIONAL REINFORCING AROUND OPENINGS AND NOTCHES PER THE TYPICAL DETAILS.
F. EMBEDDED ITEMS TO BE PLACED AND TIED IN PLACE PRIOR TO CONCRETE POUR. STABBING INTO FRESHLY POURED CONCRETE IS NOT PERMITTED.
G. USE ADDITIONAL BARS AND ACCESSORIES AS NEEDED TO SECURE REINFORCEMENT INCLUDING WELDED WIRE FABRIC IN CORRECT POSITION PRIOR TO POURING CONCRETE.
H. WHERE CONTROL JOINTS ARE IN LOCATIONS THAT WILL BE EXPOSED TO DE-ICING CHEMICALS, USE EPOXY COATED REBAR.
I. SEE 'CONCRETE REBAR TABLE' FOR TYPICAL CONCRETE COVER REQUIREMENTS.
J. SEE ACI 117 FOR REINFORCEMENT TOLERANCES.

SLABS & JOINTS

A. ENSURE CONCRETE MIX AND SLAB LEVELNESS ARE COMPATIBLE WITH THE FLOORING SYSTEM PRIOR TO INSTALLING FLOOR. DO NOT USE CURING COMPOUNDS ON SLABS THAT WILL IMPACT BONDING TO SUBSEQUENT FLOOR MATERIAL.
B. CONTROL JOINT LOCATIONS PROVIDED IN DRAWINGS ARE SUGGESTIONS AND ARE ARRANGED TO MINIMIZE ELASTIC AND LONG-TERM SHORTENING. SUBMIT DRAWINGS FOR LOCATIONS OF CONSTRUCTION AND CONTROL JOINTS AS WELL AS THE SEQUENCE OF POURS. CONSTRUCTION JOINTS SHALL BE LOCATED AT POINTS OF MINIMUM SHEAR. VERTICAL JOINTS IN SLABS, GRADE BEAMS, AND WALLS SHALL BE LOCATED WITHIN THE MIDDLE THIRD BETWEEN SUPPORTS WITH SUFFICIENT SHEAR KEYS AND DOWELS, SEE TYPICAL DETAILS.

OPENINGS & MODIFICATIONS

A. REFER TO MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS FOR SLEEVES, OPENINGS, ANCHORS, AND EMBEDDED PIPE OR CONDUIT. SEE TYPICAL DETAILS FOR SPACING AND LAYOUT LIMITS FOR OPENINGS AND FOR REINFORCING REQUIREMENTS.
B. OPENINGS AND SLEEVES TO BE FORMED PRIOR TO CONCRETE POUR.
C. OPENINGS LESS THEN 1'-4" ARE NOT SHOWN ON STRUCTURAL DRAWINGS.
D. DO NOT SAW CUT, CORE, OR CHIP ANY HARDENED CONCRETE WITHOUT CONTACTING THE ARCHITECT/ENGINEER FOR APPROVAL.
E. DO NOT CUT OR DAMAGE ANY REBAR.

MISCELLANEOUS

A. PROVIDE ¾" CHAMFERS AT ALL CONCRETE EDGES INTENDED TO BE EXPOSED IN THE FINISHED STRUCTURE UNLESS SHOWN OTHERWISE ON ARCH DRAWINGS.
B. REFER TO ARCH DRAWINGS FOR LOCATING DOOR AND WINDOW OPENINGS, REGLETS, BRICK LEDGES, CURBS, DRIP SLOTS, ANCHORS, AND MISCELLANEOUS EMBEDDED ITEMS.
C. REFER TO ARCH DRAWINGS FOR CONCRETE FINISHES.
D. NON-SHRINK GROUT TO CONFORM TO ASTM C1107.
E. NON-SHRINK GROUT TO HAVE 6000 PSI COMPRESSIVE STRENGTH AT 28 DAYS.
F. CONTACT SLOPESIDE ENGINEERS IF ADDITIONAL HOUSEKEEPING PADS ARE REQUIRED.

CONCRETE MATERIALS TABLE

MATERIAL	TYPE / STANDARD
PORTLAND CEMENT	ASTM C150 (TYPE I OR II)
AGGREGATE	ASTM C33, 3/4"Ø MAX
FLY ASH	ASTM C618, 15% MAX
WATER	DRINKABLE
WATER REDUCING ADMIXTURES	ASTM C494
CURING COMPOUNDS	ASTM C309
ACCELERATING ADMIXTURES	ASTM C494
AIR ENTRAINING ADMIXTURES	ASTM C260
VAPOR BARRIER BELOW SOG	ASTM E1745

CONCRETE REBAR TABLE

DEVELOPEMENT LENGTH: f'C = 3,000 PSI						DEVELOPEMENT LENGTH: f'C = 4,000 PSI					
BAR SIZE	LD TOP	LD TYP	LDH	LDS TOP	LDS TYP	BAR SIZE	LD TOP	LD TYP	LDH	LDS TOP	LDS TYP
#3	22"	16"	6"	28"	21"	#3	19"	14"	6"	24"	18"
#4	29"	22"	8"	37"	28"	#4	25"	19"	7"	32"	25"
#5	36"	27"	10"	46"	36"	#5	31"	24"	8"	40"	31"
#6	43"	33"	12"	56"	43"	#6	37"	28"	11"	48"	37"
#7	63"	48"	13"	81"	62"	#7	54"	42"	12"	70"	54"
#8	72"	55"	15"	93"	71"	#8	62"	47"	13"	80"	62"

REBAR COVER

CONDITION	MINIMUM COVER
CONCRETE POURED AGAINST EARTH	3"
CONCRETE IN FORMS, EXPOSEDD TO EARTH OR WEATHER	2"
CONCRETE PLACED ON VOID FORMS	2"
COLUMNS & BEAMS	1 1/2"
WALLS & SLABS NOT EXPOSED TO EARTH OR WEATHER	1"

NOTES:

1. LENGTHS IN DETAILS GOVERN OVER LENGTHS IN THE SCHEDULE.
2. TOP BARS INDICATE BARS THAT HAVE 12" OF CONCRETE BELOW IT.

ABBREVIATION DEFINITIONS

LD = EMBEDMENT DEVELOPEMENT LENGTH

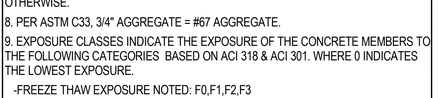
LDH = HOOK DEVELOPEMENT LENGTH

LDS = LAP SPLICE LENGTH

STIRRUP & TIE BENDS

BAR SIZE	Ø	Le: 90°	Le: 135°	Le: 180°
#3	1 1/2"	3"	3"	2 1/2"
#4	2"	3"	3"	2 1/2"
#5	2 1/2"	3 3/4"	3 3/4"	2 1/2"
#6	4 1/2"	9"	4 1/2"	3"
#7	5 1/4"	10 1/2"	5 1/4"	3 1/2"
#8	6"	12"	6"	4"

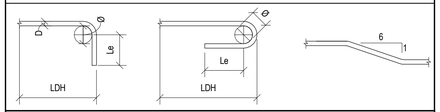
90 DEGREE HOOK | 135 DEGREE HOOK | 180 DEGREE HOOK



STANDARD BAR BENDS

BAR SIZE	Ø	90 DEGREES	180 DEGREES
#3	2 1/4"	4 1/2"	2 1/2"
#4	3"	6"	2 1/2"
#5	3 3/4"	7 1/2"	2 1/2"
#6	4 1/2"	9"	3"

90 DEGREE HOOK | 180 DEGREE HOOK | MAXIMUM OFFSET BEND



CONCRETE MIX DESIGN TABLE

USE	28 DAY f'c (psi)	CONCRETE TYPE	MAX W/C RATIO	MAX AGGREGATE	AIR CONTENT (NOTE 1&2)	EXPOSURE CLASS
FOOTINGS	4000	NWC	-	3/4"	-	F1,C1,S0,W0
FOUNDATION WALLS	4000	NWC	0.5	3/4"	6%	F1,C0,S0,W0
INTERIOR SLAB ON GRADE	4000	NWC	0.45	3/4"	-	F0,C0,S0,W0
EXTERIOR SLAB ON GRADE	5000	NWC	0.4	3/4"	6%	F2,C2,S0,W0
RETAINING WALLS	4000	NWC	0.5	3/4"	6%	F1,C0,S0,W0
OTHER	4000	NWC	0.45	3/4"	-	F0,C0,S0,W0

NOTES:

1. WHERE AIR CONTENT IS SPECIFIED IN THE TABLE, PROVIDE AIR ENTRAINMENT WITHIN A +/- 1.5% TOLERERANCE.
2. FOR ALL CONCRETE EXOSED TO FREEZING AND MOISTURE, THE AIR CONTENT SHALL BE THE LARGER OF 5%, THE VALUE SHOWN IN THE TABLE, AND THE MINIMUM REQUIREMENT OF ACI 318.
3. MIX DESIGNS SHALL CONFORM WITH ACI 301.
4. ALL CONCRETE MIXES TO USE TYPE I / II PORTLAND CEMENT UNLESS NOTED OTHERWISE.
5. NORMAL WEIGHT CONCRETE (NWC) SHALL HAVE A CURED DENSITY OF 145 +/-5 PCF.
6. SLUMP TOLERANCES SHALL CONFORM TO ACI 117.
7. SLUMP NOT TO EXCEED 4" +/-1" FOR ANY MIX DESIGN UNLESS NOTED OTHERWISE.
8. PER ASTM C33, 3/4" AGGREGATE = #67 AGGREGATE.
9. EXPOSURE CLASSES INDICATE THE EXPOSURE OF THE CONCRETE MEMBERS TO THE FOLLOWING CATEGORIES BASED ON ACI 318 & ACI 301. WHERE 0 INDICATES THE LOWEST EXPOSURE.

-FREEZE THAW EXPOSURE NOTED: F0,F1,F2,F3

-CORROSION PROTECTION OF REINFORCEMENT NOTED: C0,C1,C2

-WATER SOLUBLE SULFATE IN SOIL EXPOSURE NOTED: S0,S1,S2,S3

-PERMEABILITY REQUIREMENTS NOTED: W0,W1

STEEL NOTES

GENERAL

A. ALL STEEL TO BE FABRICATED AND ERECTED IN ACCORDANCE WITH THE APPLICABLE VERSION OF AISC 360 AND TOLERANCES SHALL CONFORM TO APPLICABLE VERSION OF AISC 303. COPIES OF REFERENCED STANDARDS SHOULD BE ON THE CONSTRUCTION SITE AT ALL TIMES.
B. SEE 'STEEL MATERIALS TABLE' FOR SPECIFICATIONS REGARDING STRUCTURAL STEEL MATERIALS.
C. SEE 'STRUCTURAL SPECIAL INSPECTIONS AND TESTING' FOR STEEL SPECIAL INSPECTIONS AND TESTING REQUIREMENTS.
D. ERECTOR AND FABRICATOR SHALL HAVE QUALIFICATIONS DEEMED ADEQUATE FOR SIZE AND COMPLEXITY OF PROJECT.

SUBMITTALS

A. ALL SUBMITTALS SHALL BE IN COMPLIANCE WITH THE APPLICABLE VERSIONS OF AISC 360.
B. SEE 'SUBMITTALS' FOR REQUIRED STRUCTURAL STEEL SUBMITTALS.

INSTALLATION & CONNECTIONS

A. PROVIDE STRUCTURAL STEEL CONNECTIONS AS SHOWN IN THE STRUCTURAL DRAWINGS.
B. IF A SPECIFIC CONNECTION DETAIL IS NOT PROVIDED, THE CONTRACTOR SHALL NOTIFY THE STRUCTURAL ENGINEER AND REQUEST CLARIFICATION.
C. ALL REACTIONS SHOWN ON PLAN ARE ULTIMATE (LRFD).
D. FOR SIMPLE BEAM CONNECTIONS, SELECT CONNECTIONS FROM TYPICAL DETAILS THAT MEET OR EXCEED THE REACTIONS SHOWN ON PLAN. FOR SINGLE SIDED CONNECTIONS, SELECT CONNECTIONS THAT UTILIZE THE MAXIMUM NUMBER OF BOLTS THAT FIT ON THE WEB. FOR DOUBLE SIDED CONNECTIONS, SELECT CONNECTIONS THAT ARE A MINIMUM HEIGHT OF 60% OF THE BEAM DEPTH.
E. ALL WELDS TO BE IN ACCORDANCE WITH AWS D1.1. WELD SIZES TO BE AS SHOWN ON DRAWINGS UNLESS A LARGER SIZE IS REQUIRED BY ANSI/AISC 360 TABLES J2.2 & J2.4
F. ALL WELDERS TO BE QUALIFIED FOR WELDING ACCORDING TO THE AMERICAN WELDING SOCIETY STANDARDS AND ASSOCIATED TESTS.
G. ALL GROOVE WELDS ARE TO BE COMPLETE PENETRATION UNLESS NOTED OTHERWISE.
H. ALL WELDS ARE CONTINUOUS, UNLESS NOTED OTHERWISE.
I. SEQUENCE AND LOCATIONS OF WELDS ON DRAWINGS SHALL NOT BE CHANGED UNLESS CONTRACTOR SPECIFICALLY REQUESTS A CHANGE FROM THE ENGINEER.
J. ALL BOLTED CONNECTIONS SHALL BE SNUG-TIGHT AS DEFINED BY AISC, UNLESS NOTED OTHERWISE.
K. CHANGES TO THE SIZE, POSITION, OR LOCATION OF STEEL MEMBERS ALONG WITH HOLES, SLOTS AND CUTS ARE NOT PERMITTED UNLESS THEY ARE DETAILED AND APPROVED BY THE ENGINEER.
L. ALL EXTERIOR STEEL ELEMENTS OR STEEL ELEMENTS EXPOSED TO SOIL SHALL BE PROPERLY TREATED WITH RUST PROHIBITING PAINT/PRIMER. SEE ARCHITECTURAL DRAWINGS FOR INTERIOR PAINTING/PRIMER REQUIREMENTS, IF APPLICABLE.
M. ALL VISIBLE WELDED CONNECTIONS ON ARCHITECTURALLY EXPOSED STRUCTURAL STEEL TO BE GROUND SMOOTH.
N. STEEL INDICATED TO BE GALVANIZED SHALL BE PREPARED IN ACCORDANCE WITH ASTM A123. ANY NECESSARY REPAIRS TO BE PER ASTM A780.
O. SHOP WELD HEADED ANCHOR STUDS EXCEPT WHEN HEADED ANCHOR STUDS ARE APPLIED THROUGH METAL DECK.

ERECTION

A. NO FINAL BOLTING OR WELDING SHALL BE PERFORMED UNTIL AS MUCH OF THE STRUCTURE WHICH WILL BE STIFFENED THERBY HAS BEEN PROPERLY ALIGNED.
B. FIELD CORRECTIONS ONLY PERMITTED WHEN APPROVED BY STRUCTURAL ENGINEER.

METAL DECK

C. SEE 'METAL DECK SCHEDULE' FOR DECK MATERIALS, PROFILE, AND CONNECTIONS.
D. SEE 'STRUCTURAL SPECIAL INSPECTIONS AND TESTING' FOR METAL DECK SPECIAL INSPECTIONS AND TESTING REQUIREMENTS.
E. QUALITY CONTROL AND QUALITY ASSURANCE SHALL CONFORM TO SDI QA/QC-2011 AND MODIFIED BY TABLE C-1 IN THE COMMENTARY.
F. DECK DESIGN SHALL CONFORM TO THE APPLICABLE SDI FLOOR DECK DESIGN MANUAL.
INSTALL DECK AS 3-SPAN CONTINUOUS, UNLESS NOTED OTHERWISE.

STEEL MATERIALS TABLE

STEEL ELEMENT	TYPE / STANDARD	Fy (KSI)
WF & WT SHAPES	ASTM A992	50
RECTANGULAR HSS	ASTM A500 Gr. C	50
ROUND HSS	ASTM A500 Gr. C	46
PLATES	ASTM A36	36
COLD FORMED STUDS/PLATE (33 AND 43 MIL)	A1003	33
COLD FORMED TRACK	A1003	33
OTHER SHAPES	ASTM A36	36
ANCHOR RODS	ASTM F1554 Gr. 55	55
BOLTS	ASTM F3125: A325 OR F1852	-
NUTS	ASTM 1563: HEAVY HEX	-
WASHERS	ASTM F436 / PLATE WASHER ASTM A36	-
WELD ELECTRODES	E70 UNO	70
REINFORCING BARS	ASTM A615	60
WELDED WIRE REINFORCING	ASTM A1064	65
EPOXY COATING FOR REINFORCING	ASTM A775 OR ASTM A934	-
HEADED ANCHOR STUDS (HAS)	3/4"Ø, ASTMA108 / A29 TYPE B	51

WOOD NOTES

GENERAL

A. ALL WOOD CONSTRUCTION SHALL CONFORM WITH ANSI/AF&PA NDS. COPIES OF REFERENCED STANDARDS SHALL BE ON SITE AT ALL TIMES.
B. SEE 'WOOD MATERIALS TABLE' FOR STRUCTURAL WOOD MATERIAL PROPERTIES.
C. SLOPESIDE ENGINEERS SHALL NOT BE RESPONSIBLE FOR THE NATURALLY OCCURRING SHRINKAGE IN A WOOD STRUCTURE THAT MAY IMPACT ARCHITECTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS.

SUBMITTALS

A. SEE 'SUBMITTALS' FOR REQUIRED WOOD SUBMITTALS.

STRUCTURAL WOOD

A. FRAMING LUMBER TO BE DOUGLAS FIR-LARCH WITH MOISTURE CONTENT OF 19% OR LESS AT TIME OF INSTALLATION AND EITHER SURFACE DRIED OR KILN DRIED.
B. ALL FRAMING LUMBER SIZES NOTED ON THE DRAWINGS ARE NOMINAL, UNLESS NOTED OTHERWISE.
C. MANUFACTURED FRAMING MEMBER SIZES SHOWN ON THE DRAWINGS ARE ACCORDING TO THE SPECIFICATIONS PUBLISHED BY THE MANUFACTURER.
D. FABRICATED LUMBER NOTED ON THE DRAWINGS ARE TO BE MANUFACTURED BY WEYERHAEUSER OR AN APPROVED EQUAL AND INSTALLED DRY. MANUFACTURED WOOD PRODUCTS DESIGNATED ON STRUCTURAL DRAWINGS ARE:
   a. TJI JOISTS
   b. MICROLAM (LVL)
   c. TIMBERSTARND (LSL)
   d. RIMBOARD
E. SHEATHING FOR WALLS, FLOORS, AND ROOF SHALL BE WOOD STRUCTURAL PANELS AND SHALL MEET APA PS-2 STANDARDS. ALL PANELS TO BE EXPOSURE 1, UNLESS NOTED OTHERWISE.
F. SILL PLATES ARE TO BE PRESSURE TREATED AND STAMPED TO SHOW COMPLIANCE WITH AWPA STANDARDS
G. FULL HEIGHT SOLID BLOCKING SHALL BE PROVIDED BETWEEN ALL FRAMING MEMBERS AT SUPPORTS.
H. HOLES, SLOTS, AND CUTS ARE NOT TO BE PLACED IN ANY BEAMS, JOISTS, OR POSTS UNLESS DETAILED IN THE STRUCTURAL DRAWINGS.
I. FRAMING TOLERANCES SHALL MEET THE SUGGESTIONS FOR STRUCTURAL WOOD IN THE HANDBOOK OF CONSTRUCTION TOLERANCES OR AN APPROVED EQUAL.

CONNECTIONS

A. ALL NAILS TO BE COMMON NAILS CONFORMING WITH ASTM F1667.
B. ALL NAILING SHALL FOLLOW THE MINIMUM REQUIREMENTS OF TABLE 2304.10.1 IN THE IBC UNLESS MORE STRINGENT REQUIREMENTS ARE NOTED IN THESE DRAWINGS OR NOTES.
C. WOOD SILLS ARE ANCHORED WITH J OR L TYPE BOLTS, SEE TYPICAL DETAILS.
D. ANY CONNECTORS IN CONTACT WITH PRESSURE TREATED WOOD TO BE HOT-DIP GALVANIZED OR STAINLESS STEEL FASTENERS, AS RECOMMENDED BY THE PRESERVATIVE TREATED WOOD INDUSTRY.
E. WHERE NECESSARY, PRE-DRILL HOLES TO PREVENT THE SPLITTING OF WOOD CONNECTORS BY NAILS OR SCREWS.
F. CONNECTORS ARE MANUFACTURED BY SIMPSON STRONG-TIE COMPANY UNLESS NOTED OTHERWISE.
G. STEEL PLATES IN WOOD CONNECTIONS SHALL CONFORM TO ASTM A36 STANDARDS.
H. STEEL BOLTS IN WOOD CONNECTIONS SHALL CONFORM TO ASTM A307 STANDARDS.
I. ALL CONNECTORS SHALL CONFORM WITH SECTION 2303.5 OF THE IBC.
J. MAXIMUM HOLE DIAMETER IS 1/16" LARGER THAN THE BOLT DIAMETER.

WOOD MATERIALS TABLE

DIMENSIONAL LUMBER (psi)

WOOD MEMBER	SPECIES & GRADE	Fb	Fc	Fv	Ft	E
LOAD BEARING STUDS	DFL #2	900	1,350	180	575	1,600,000
NON-LOAD BEARING STUDS	DFL #2	900	1,350	180	575	1,600,000
POSTS	DFL #1	1,000	1,500	180	675	1,700,000
BEAMS & JOISTS	DFL #2	900	625	180	575	1,600,000
EXPOSED MEMBERS	DFL #1	1,000	1,500	180	675	1,700,000
EXTERIOR WALL STUDS	DFL #2	900	1,350	180	575	1,600,000
WOOD DECKING	DFL SS	1,500	625	180	1,000	1,900,000

MANUFACTURED LUMBER (psi)

TYPE	Fb	Fc	Fv	Ft	E
LMINATED VENEER LUMBER (LVL) 2.0E	2,600	750	285	1,895	2,000,000
LAMINATED STRAND LUMBER (LSL) 1.3E STUDS	1,700	1,835	425	1,300	1,300,000
LAMINATED STRAND LUMBER (LSL) 1.55E BEAMS	2,325	900	310	1,290	1,550,000

NOTES:

1. USE VALUES IN TABLE UNLESS NOTED OTHERWISE NOTED ON PLAN
2. Fc = COMPRESSION PERPENDICULAR TO GRAIN FOR BEAMS AND JOISTS
3. Fc = COMPRESSION PARALLEL TO GRAIN FOR COLUMNS AND STUDS
4. SS = SELECT STRUCTURAL

COMMON NAIL DIMENSIONS

COMMON NAIL SIZE	LENGTH	DIAMETER	HEAD DIAMETER
6d	2"	0.113"	0.266"
8d	2 1/2"	0.131"	0.281"
10d	3"	0.148"	0.312"
12d	3 1/4"	0.148"	0.312"
16d	3 1/2"	0.162"	0.344"
20d	4"	0.192"	0.406"

MINIMUM FASTENING REQUIREMENTS (IBC)

BUILDING ELEMENT	FASTENERS	SPACING & LOCATION
ROOF		
1. BLOCKING BETWEEN CEILING JOISTS, RAFTERS OR TRUSSES TO TOP PLATE	(3)8d COMMON (2-1/2"x0.131"; OR (3)3"x0.131" NAILS	TOENAIL EACH END
2. CEILING JOIST TO TOP PLATE	(3)8d COMMON (2-1/2"x0.131"; OR (3)3"x0.131" NAILS	TOENAIL EACH JOIST
3. CEILING JOIST NOT ATTACHED TO PARALLEL RAFTER, LAPS OVER PARTITIONS (NO THRUST)	(3)16d COMMON (3-1/2"x0.162"); OR (4)3"x0.131" NAILS	FACE NAIL
4. CEILIGN JOIST ATTACHED TO PARALLEL RAFTER (HEEL JOINT)	PER TABLE 2308.7.3.1	FACE NAIL
5. COLLAR TIE TO RAFTER	(3)10d COMMON (3"x0.148"); OR (4)3"x0.131" NAILS	FACE NAIL
6. RAFTER OR ROOF TRUSS TO TOP PLATE	(3)10d COMMON (3"x0.148"); OR (4)3"x0.131" NAILS	TOENAIL
7. ROOF RAFTERS TO RIDGE VALLEY OR HIP RAFTERS; OR ROOF RAFTER TO 2" RIDGE BEAM	(2)16d COMMON (3-1/2"x0.162"); OR (3)3"x0.131" NAILS	END NAIL
	(3)10d COMMON (3"x0.148"); OR (4)3"x0.131" NAILS	TOENAIL
WALL		
8. STUD TO STUD (NOT AT BRACED WALL PANELS)	16d COMMON (3-1/2"x0.162")	24"OC FACE
	3"x0.131" NAILS	16"OC FACE
9. STUD TO STUD AND ABUTTING STUDS AT INTERSECTING WALL CORNERS (AT BRACED WALL PANELS)	16d COMMON (3-1/2"x0.162")	16"OC FACE
	3"x0.131" NAILS	12"OC FACE
10. BUILT UP HEADER (2" TO 2" HEADER)	16d COMMON (3-1/2"x0.162")	16"OC FACE EACH EDGE
11. CONTINUOUS HEADER TO STUD	(4)8d COMMON (2-1/2"x0.131")	TOENAIL
12. TOP PLATE TO TOP PLATE	16d COMMON (3-1/2"x0.162")	16"OC FACE
	3"x0.131" NAILS	12"OC FACE
13. TOP PLATE TO TOP PLATE, AT END JOINTS	(8)16d COMMON (3-1/2"x0.162"); OR (12)3"x0.131" NAILS	FACE NAIL EA SIDE (MIN 24" LAP SPLICE AT EA JOINT)
14. BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST OR BLOCKING (NOT AT BRACED WALL PANELS)	16d COMMON (3-1/2"x0.162")	16"OC FACE
	3"x0.131" NAILS	12"OC FACE
15. BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST OR BLOCKING AT BRACED WALL PANELS	(2)16d COMMON (3-1/2"x0.162"); OR (4)3"x0.131" NAILS	16"OC FACE
16. STUD TO TOP OR BOTTOM PLATE	(4)8d COMMON (2-1/2"x0.131"); OR (4)3"x0.131" NAILS	TOENAIL
	(2)16d COMMON (3-1/2"x0.162"); OR (3)3"x0.131" NAILS	END NAIL
17. TOP OR BOTTOM PLATE TO STUD	(2)16d COMMON (3-1/2"x0.162"); OR (3)3"x0.131" NAILS	END NAIL
18. TOP PLATES, LAPS AT CORNERS AND INTERSECTIONS	(2)16d COMMON (3-1/2"x0.162"); OR (3)3"x0.131" NAILS	FACE NAIL
19. 1" BRACE TO EACH STUD AND PLATE	(2)8d COMMON (2-1/2"x0.131"); OR (2)3"x0.131" NAILS	FACE NAIL
20. 1"x6" SHETAHING TO EACH BEARING	(2)8d COMMON (2-1/2"x0.131")	FACE NAIL
21. 1"x8" AND WIDER SHEATHING TO EACH BEARING	(3)8d COMMON (2-1/2"x0.131")	FACE NAIL
FLOOR		
22. JOIST TO SILL, TOP PLATE, OR GIRDER	(3)8d COMMON (2-1/2"x0.131"); OR (3)3"x0.131" NAILS	TOENAIL
23. RIM JOIST, BND JOIST, OR BLOCKING TO TOP PL, OR SILL	8d COMMON (2-1/2"x0.131"); OR 3"x0.131" NAILS	6"OC TOENAIL
24. 1"x6" SUBFLOOR OR LESS TO EA JOIST	(2)8d COMMON (2-1/2"x0.131")	FACE NAIL
25. 2" SUBFLOOR TO JOIST OR GIRDER	(2)16d COMMON (3-1/2"x0.162")	FACE NAIL
26. 2" PLANKS (PLANK & BEAM - FLOOR & ROOF)	(2)16d COMMON (3-1/2"x0.162")	FACE NAIL EA BEARING
27. BUILT UP GIRDERS & BEAMS, 2" LUMBER LAYERS	20d COMMON (4"x0.192")	32"OC FACE
	3"x0.131" NAILS	24"OC FACE
	AND: (2)20d COMMON (4"x0.192"); OR (3) 3"x0.131" NAILS	FACE NAIL ENDS & AT EA SPLICE
28. LEDGER STRIP SUPPORTING JOISTS OR RAFTERS	(3)16d COMMON (3-1/2"x0.162"); OR (4)3"x0.131" NAILS	FACE NAIL EA JOIST
29. JOIST TO BAND JOIST OR RIM JOIST	(3)16d COMMON (3-1/2"x0.162"); OR (4)3"x0.131" NAILS	END NAIL
30. BRIDGING OR BLOCKING TO JOIST, RAFTER OR TRUSS	(2)8d COMMON (2-1/2"x0.131"; OR (2)3"x0.131" NAILS	TOENAIL EACH END

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#	Issue Name	Date
1	SD	04/26/23
2	DD	06/16/23
3	CD	6/21/23

Project #	23.003
Date	06/16/2023
Drawn By	BWB
Checked By	SMF

GENERAL NOTES

S0.2

Scale 12" = 1'-0"

Slopeside Engineers
EOR: SKYLER FUSSNER

DATE: 6/20/2023
Project #: 23.003
FILE PATH: Autodesk Docs://23.003 - Zeck ADU/23.003 - Zeck ADU - R23.rvt

STRUCTURAL SPECIAL INSPECTIONS & TESTING

GENERAL

A. THE OWNER OR OWNER'S AUTHORIZED AGENT SHALL EMPLOY ONE OR MORE APPROVED AGENCIES TO PROVIDE SPECIAL INSPECTIONS AND TESTS DURING CONSTRUCTION FOR ALL THE STRUCTURAL MEMBERS AND ASSEMBLIES AS NOTED BY THESE STRUCTURAL DRAWINGS, THE LOCAL JURISDICTION HAVING AUTHORITY, AND IN ACCORDANCE WITH IBC CHAPTER 17.

B. THESE SPECIAL INSPECTION AND TESTING REQUIREMENTS ARE IN ADDITION TO THE INSPECTIONS OF THE BUILDING OFFICIAL THAT ARE REQUIRED BY IBC SECTION 110.

C. PRIOR TO THE START OF CONSTRUCTION, THE APPROVED AGENCIES SHALL PROVIDE WRITTEN DOCUMENTATION TO THE BUILDING OFFICIAL DEMONSTRATING COMPETENCE AND RELEVANT EXPERIENCE OR TRAINING OF THE SPECIAL INSPECTORS WHO WILL PERFORM SPECIAL INSPECTIONS AND TESTS.

D. DEFINITIONS
   a. SPECIAL INSPECTOR: A QUALIFIED PERSON EMPLOYED OR RETAINED BY AN APPROVED AGENCY AND APPROVED BY THE BUILDING OFFICIAL AS HAVING THE COMPETENCE NECESSARY TO INSPECT A PARTICULAR TYPE OF CONSTRUCTION REQUIRING SPECIAL INSPECTION.
   b. SPECIAL INSPECTIONS: INSPECTION OF CONSTRUCTION REQUIRING THE EXPERTISE OF AN APPROVED SPECIAL INSPECTOR IN ORDER TO ENSURE COMPLIANCE WITH CODE AND THE APPROVED CONSTRUCTION DOCUMENTS.
   c. PERIODIC INSPECTION (P): SPECIAL INSPECTION BY THE SPECIAL INSPECTOR WHO IS INTERMITTENTLY PRESENT WHERE THE WORK TO BE INSPECTED HAS BEEN OR IS BEING PERFORMED.
   d. CONTINUOUS INSPECTION: SPECIAL INSPECTION BY THE SPECIAL INSPECTOR WHO IS PRESENT WHEN AND WHERE THE WORK IS BEING PERFORMED.
   e. QUALITY ASSURANCE (QA): MONITORING AND INSPECTION TASKS PERFORMED BY AN AGENCY OR FIRM OTHER THAN THE FABRICATOR OR ERECTOR TO ENSURE THAT THE MATERIAL PROVIDED AND WORK PERFORMED BY THE FABRICATOR AND ERECTOR MEET THE REQUIREMENTS OF THE APPROVED CONSTRUCTION DOCUMENTS AND REFERENCED STANDARDS.
   f. QUALITY CONTROL (QC): CONTROLS AND INSPECTIONS IMPLEMENTED BY THE FABRICATOR OR ERECTOR, AS APPLICABLE, TO ENSURE THAT THE MATERIAL PROVIDED AND WORK PERFORMED MEET THE REQUIREMENTS OF THE APPROVED CONSTRUCTION DOCUMENTS AND REFERENCED STANDARDS.
   g. O: OBSERVE THESE ITEMS ON A RANDOM BASIS. OPERATIONS NEED NOT BE DELAYED PENDING THESE INSPECTIONS.
   h. P: PERFORM THESE TASKS FOR EACH WELDED JOINT OR MEMBER, BOLTED JOINT OR MEMBER, OR EACH STEEL ELEMENT.

E. REFER TO ALL DISCIPLINES DRAWINGS FOR ADDITIONAL SPECIAL INSPECTION REQUIREMENTS NOT PERTAINING TO STRUCTURAL MEMBERS OR ASSEMBLIES.

F. SPECIAL INSPECTIONS HEREIN ALSO APPLY TO ALL FUTURE WORK ASSOCIATED WITH THE PROJECT SUCH AS REVISIONS OR ADDENDUMS.

G. DEFICIENCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CONTRACTOR FOR CORRECTION AND SHALL BE CORRECTED FOR ACCEPTANCE BY THE APPROVED AGENCY.

H. ADDITIONAL SPECIAL INSPECTION COSTS FOR DEFICIENT WORK SHALL BE PAID FOR BY THE CONTRACTOR.

I. THE INDIVIDUAL EMPLOYED BY THE APPROVED AGENCY WHO IS RESPONSIBLE FOR OVERSEEING TESTING AND INSPECTION OF SOILS AND FOUNDATIONS SHALL BE A LICENSED PROFESSIONAL ENGINEER WHO PRACTICES GEOTECHNICAL ENGINEERING.

SHOP FABRICATED ITEMS

A. WHERE FABRICATION OF STRUCTURAL, LOAD-BEARING, OR LATERAL LOAD RESISTING MEMBERS IS BEING CONDUCTED ON THE PREMISE OF A FABRICATORS SHOP, SPECIAL INSPECTIONS OF FABRICATED ITEMS NOTED HEREIN SHALL BE PERFORMED AT THE FABRICATORS SHOP DURING FABRICATION, UNLESS FABRICATOR IS REGISTERED AND APPROVED BY THE JURISDICTION WITH AUTHORITY TO PERFORM WORK WITHOUT SPECIAL INSPECTION IN ACCORDANCE WITH IBC SECTION 1704.2.5.1.

B. SPECIAL INSPECTOR SHALL VERIFY THAT THE FABRICATOR MAINTAINS APPROVED DETAILED FABRICATION AND QUALITY CONTROL PROCEDURES THAT PROVIDE A BASIS FOR CONTROL OF THE WORKMANSHIP AND THE FABRICATOR'S ABILITY TO CONFORM TO APPROVED CONSTRUCTION DOCUMENTS AND THE IBC, UNLESS FABRICATOR IS REGISTERED AND APPROVED.

C. WHEN FABRICATION OF STRUCTURAL, LOAD-BEARING, OR LATERAL LOAD-RESISTING MEMBERS IS FINISHED, FABRICATOR SHALL SUBMIT CERTIFICATES OF COMPLIANCE FOR THE FABRICATION IN ACCORDANCE WITH IBC SECTION 1704.2.5.1.

D. NONDESTRUCTIVE TESTING SHALL ONLY BE PERFORMED BY INSPECTORS WHO MEET THE AMERICAN WELDING SOCIETY AWS D1.1 6.14.6 REQUIREMENTS AND THE AMERICAN SOCIETY FOR NONDESTRUCTIVE TESTING SNT-TC-1A OR CP-189 REQUIREMENTS.

E. SHOP FABRICATED ITEMS INCLUDE:
   a. STRUCTURAL STEEL AND ASSOCIATED COMPONENTS
   b. PRE-FABRICATED WOOD STRUCTURAL ELEMENTS
   c. SHOP FABRICATED STEEL CONNECTIONS FOR WOOD STRUCTURAL MEMBERS

REINFORCED CONCRETE SPECIAL INSPECTIONS

Concrete special inspection not required per exceptions in IBC Section 1705.3.

SOIL SPECIAL INSPECTIONS

TYPE	FREQUENCY	
	CONTINUOUS	PERIODIC
1. VERIFY MATERIALS BELOW SHALLOW FOUNDATIONS ARE ADEQUATE TO ACHIEVE THE DESIGN BEARING CAPACITY	-	X
2. VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED PROPER MATERIAL	-	X
3. PERFORM CLASSIFICATION AND TESTING OF COMPACTED FILL MATERIALS	-	X
4. VERIFY USE OF PROPER MATERIALS, DENSITIES, AND LIFT THICKNESSES DURING PLACEMENT AND COMPACTION OF COMPACTED FILL	X	-
5. PRIOR TO PLACEMENT OF COMPACTED FILL, INSPECT SUBGRADE AND VERIFY THAT SITE HAS BEEN PREPARED PROPERLY	-	X

NOTES:

1. THE INDIVIDUAL EMPLOYED BY THE APPROVED AGENCY WHO IS RESPONSIBLE FOR OVERSEEING TESTING AND INSPECTION OF SOILS AND FOUNDATIONS SHALL BE A LICENSED PROFESSIONAL ENGINEER WHO PRACTICES GEOTECHNICAL ENGINEERING.

STEEL WELDING SPECIAL INSPECTIONS

AISC TABLE N5.4-1

INSPECTION TASKS PRIOR TO WELDING	QC	QA
WELDING PROCEDURE SPECIFICATIONS (WPSs)...	P	P
MANUFACTURER CERTIFICATIONS FOR WELDING CONSUMABLES AVAILABLE	P	P
MATERIAL IDENTIFICATION (TYPE/GRADE)	O	O
WELDER IDENTIFICATION SYSTEM*	O	O
FIT-UP OF GROOVE WELDS (INCLUDING JOINT...	O	O
JOINT PREPARATION		
DIMENSIONS (ALIGNMENT, ROOT OPENING, ROOT FACE, BEVEL)		
CLEANLINESS (CONDITION OF STEEL SURFACES)		
TACKING (TACK WELD QUALITY AND LOCATION)		
BACKING TYPE AND FIT (IF APPLICABLE)		
CONFIGURATION AND FINISH OF ACCESS HOLES	O	O
FIT-UP OF FILLET WELDS	O	O
DIMENSIONS (ALIGNMENT, GAPS AT ROOT)		
CLEANLINESS (CONDITION OF STEEL SURFACES)		
TACKING (TACK WELD QUALITY AND LOCATION)		
CHECK WELDING EQUIPMENT	O	-

*THE FABRICATOR OR ERECTOR, AS APPLICABLE, SHALL MAINTAIN A SYSTEM BY WHICH A WELDER WHO HAS WELDED A JOINT OR MEMBER CAN BE IDENTIFIED. STAMPS, IF USED, SHALL BE THE LOW-STRESS TYPE.

AISC TABLE N5.4-2

INSPECTION TASKS DURING WELDING	QC	QA
USE OF QUALIFIED WELDERS	O	O
CONTROL AND HANDLING OF WELDING CONSUMABLES	O	O
PACKAGING		
EXPOSURE CONTROL		
NO WELDING OVER CRACKED TACK WELDS	O	O
ENVIRONMENTAL CONDITIONS	O	O
WIND SPEED WITHIN LIMITS		
PRECIPITATION AND TEMPERATURE		
WPS FOLLOWED	O	O
SETTINGS ON WELDING EQUIPMENT		
TRAVEL SPEED		
SELECTED WELDING MATERIALS		
SHIELDING GAS TYPE/FLOW RATE		
PREHEAT APPLIED		
INTERPASS TEMPERATURE MAINTAINED (MAX/MIN)		
PROPER POSITION (F,V,H,OH)		
WELDING TECHNIQUES	O	O
INTERPASS AND FINAL CLEANING		
EACH PASS WITHIN PROFILE LIMITATIONS		
EACH PASS MEETS QUALITY REQUIREMENTS		

AISC TABLE N5.4-3

INSPECTION TASKS AFTER WELDING	QC	QA
WELDS CLEANED	O	O
SIZE, LENGTH, AND LOCATION OF WELDS	P	P
WELDS MEET VISUAL ACCEPTANCE CRITERIA	P	P
CRACK PROHIBITION		
WELD/BASE-METAL FUSION		
CRATER CROSS SECTION		
WELD PROFILES		
WELD SIZE		
UNDERCUT		
POROSITY		
ARC STRIKES	P	P
K-AREA*	P	P
BACKING REMOVED AND WELD TABS REMOVED (IF REQUIRED)	P	P
REPAIR ACTIVITIES	P	P
DOCUMENT ACCEPTANCE OR REJECTION OF WELDED JOINT OR MEMBER	P	P

*WHEN WELDING OF DOUBLER PLATES, CONTINUITY PLATES OR STIFFENERS HAS BEEN PERFORMED IN THE K-AREA, VISUALLY INSPECT THE WEB K-AREA FOR CRACKS WITHIN 3" OF THE WELD.

NOTES:

1. QUALITY CONTROL (QC) WELDING INSPECTION PERSONNEL SHALL BE QUALIFIED TO THE SATISFACTION OF THE FABRICATOR'S OR ERECTOR'S QC PROGRAM, AS APPLICABLE, AND IN ACCORDANCE WITH EITHER OF THE FOLLOWING: AWS B5.1 OR AWS D1.1/D1.1M SUBCLAUSE 6.1.4.

2. QUALITY ASSURANCE (QA) WELDING INSPECTORS SHALL BE QUALIFIED TO THE SATISFACTION OF THE QA AGENCY'S WRITTEN PRACTICES, AND IN ACCORDANCE WITH EITHER ONE OF THE FOLLOWING: AWS B5.1 (EXCLUDING ASSOCIATE WELDING INSPECTORS UNDER DIRECT SUPERVISION OF A WELDING INSPECTOR) OR AWSD1.1/D1.1M SUBCLAUSE 6.1.4

STEEL BOLTING SPECIAL INSPECTIONS

AISC TABLE N5.6-1

INSPECTION TASKS PRIOR TO BOLTING	QC	QA
MANUFACTURER'S CERTIFICATIONS AVAILABLE FOR FASTENER MATERIALS	O	P
FASTENERS MARKED IN ACCORDANCE WITH ASTM REQUIREMENTS	O	O
PROPER FASTENERS SELECTED FOR THE JOINT DETAIL (GRADE, TYPE, BOLT LENGTH IF THREADS ARE TO BE EXCLUDED FROM SHEAR PLANE)	O	O
PROPER BOLTING PROCEDURE SELECTED FOR JOINT DETAIL	O	O
CONNECTING ELEMENTS, INCLUDING THE APPROPRIATE FAYING SURFACE CONDITION AND HOLE PREPARATION, IF SPECIFIED, MEET APPLICABLE...	O	O
PRE-INSTALLATION VERIFICATION TESTING BY INSTALLATION PERSONNEL OBSERVED AND DOCUMENTED FOR FASTENER ASSEMBLIES AND...	P	O
PROPER STORAGE PROVIDED FOR BOLTS, NUTS, WASHERS AND OTHER FASTENER COMPONENTS	O	O

AISC TABLE N5.6-2

INSPECTION TASKS DURING BOLTING	QC	QA
FASTENER ASSEMBLIES, OF SUITABLE CONDITION, PLACED IN ALL HOLES AND WASHERS (IF REQUIRED) ARE POSITIONED AS REQUIRED	O	O
JOINT BROUGHT TO THE SNUG-TIGHT CONDITION PRIOR TO THE PRETENSIONING OPERATION	O	O
FASTENER COMPONENT NOT TURNED BY THE WRENCH PREVENTED FROM ROTATING	O	O
FASTENERS ARE PRETENSIONED IN ACCORDANCE WITH THE RCSC SPECIFICATION, PROGRESSING SYSTEMATICALLY FROM THE MOST RIGID POINT TOWARD THE FREE EDGES	O	O

AISC TABLE N5.4-3

INSPECTION TASKS AFTER BOLTING	QC	QA
DOCUMENT ACCEPTANCE OR REJECTION OF BOLTED CONNECTIONS	O	O

NOTES:

1. QUALITY CONTROL (QC) BOLTING INSPECTION PERSONNEL SHALL BE QUALIFIED ON THE BASIS OF DOCUMENTED TRAINING AND EXPERIENCE IN STRUCTURAL BOLTING INSPECTION.

2. QUALITY ASSURANCE (QA) BOLTING INSPECTION PERSONNEL SHALL BE QUALIFIED ON THE BASIS OF DOCUMENTED TRAINING AND EXPERIENCE IN STRUCTURAL BOLTING INSPECTION.

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QUALITY ASSURANCE & SPECIAL INSPECTIONS

S0.3

Scale 12" = 1'-0"

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DATE: 6/20/2023
Project #: 23.003
FILE PATH: Autodesk Docs://23.003 - Zeck ADU/23.003 - Zeck ADU - R23.rvt

SHEAR WALL SCHEDULE - 8d NAILS

TAG	CAPACITY WIND	CAPACITY SEISMIC	SHEATHING TYPE	EDGE NAILS	FOUNDATION ANCHORS 5/8"Ø	SILL PLATE NAILING	TOP PLATE CONNECTION	2x NAILER AT STEEL BEAM CONNECTION
WD26-16A	250 PLF	250 PLF	1/2" GYP EA SIDE	5d@4"OC	48"OC	16d@12"OC	A35 @24"OC	(2) 0.157"Ø PAF @16"OC
WD26-16B	365 PLF	260 PLF	15/32" PLY	8d@6"OC	36"OC	16d@6"OC	A35 @18"OC	(2) 0.157"Ø PAF @6"OC
WD26-16C	532 PLF	380 PLF	15/32" PLY	8d@4"OC	24"OC	16d@4"OC	A35 @12"OC	(2) 0.157"Ø PAF @4"OC

NOTES:
1. FIELD NAILING TO BE 8d@12"OC COMMON NAILS.
2. MINIMUM NAILING MUST CONFORM TO IBC NAILING TABLE 2304.10.1
3. PLYWOOD TO BE NAILED TO 2x MEMBERS MINIMUM. PLYWOOD NAILED AT 3"OC OR LESS REQUIRES 3x MINIMUM MEMBERS.
4. USE APA RATED SHEATHING
5. NAILS IN SHEAR WALLS SHOULD NOT BE OVER DRIVEN.
6. END STUDS MUST CONTINUE DOWN TO FOUNDATION UNLESS INTERRUPTED BY A TRANSFER BEAM.
7. OPENING TRIMMER STUDS CANNOT BE USED AS SHEAR WALL END STUDS.
8. HOLDOWNS AND STRAPS OCCUR AT THE BOTTOM OF WALLS.

HOLD-DOWN SCHEDULE

TAG	HOLD-DOWN	ANCHOR BOLT	STRAP	MIN STUD PACK	# PAFs	MIN EMBED	MIN STEM WALL
H2	HDU2-SDS2.5	SB5/8x24	MSTC28	(2)2x	11	18"	6"
H4	HDU4-SDS2.5	SB5/8x24	MSTC40	(2)2x	16	18"	6"
H5	HDU5-SDS2.5	SB5/8x24	MSTC66	(2)2x	20	18"	6"
H8	HDU8-SDS2.5	SSTB28	(2) MSTC28	(3)2x	28	18"	8"

NOTES:
1. CONTRACTOR TO VERIFY LOCATION OF ANCHOR BOLTS PRIOR TO REBAR INSPECTION & FOUNDATION WALL POUR.
2. ALL STUDS LISTED ARE TO BE DFL #2, UNLESS NOTED OTHERWISE.
3. POST-INSTALLED HOLDOWN ANCHORS ARE NOT PERMITTED. SEE SHEAR WALL SCHEDULE, PLANS, AND ASSOCIATED DETAILS FOR HOLDOWN REQUIREMENTS.
4. WHERE HSS COLUMN EXISTS AT END OF SHEAR WALL, SEE [9/S6.00]

CONTINUOUS FTG SCHEDULE

TAG	WIDTH	DEPTH	LONG	TRANSVERSE
CF18	1'-6"	1'-0"	(2)#5 CONT	

PAD FOOTING SCHEDULE

TAG	LENGTH	WIDTH	DEPTH	REINFORCMENT
PF2	2'-0"	2'-0"	1'-0"	(3)#5 EW
PF2.5	2'-6"	2'-6"	1'-0"	(3)#5 EW
PF3	3'-0"	3'-0"	1'-0"	(4)#5 EW
PF3.5	3'-6"	3'-6"	1'-0"	(5)#5 EW, BOT

FOUNDATION WALL SCHEDULE

TAG	WIDTH	VERT. REINFORCING	HORIZ. REINFORCING	FOOTING DOWELS
FW8	8"	#5@18"OC	#5@18"OC	#5@18"OC
FW8B	8"	#5@12"OC	#5@12"OC	#5@12"OC
FW10	10"	#5@12"OC	#5@12"OC	#5@12"OC

SOG SCHEDULE

TAG	THICKNESS	REINFORCING	ADDITIONAL COMMENTS
SOG4	4"	WWF 6x6-W2.9xW2.9	SEE TYPICAL SOG DETAIL

STRUCTURED SLAB SCHEDULE

TAG	THICKNESS	REINFORCING	ADDITIONAL COMMENTS
SS5	5"	#5@12"OC, EW	4" VOID FORM BELOW SLAB @#5 DOWELS@18"OC INTO FDN WALL

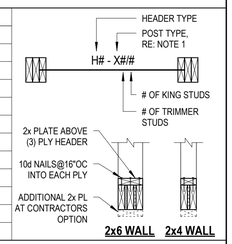
WOOD WALL SCHEDULE

NOTES:
1. TYPICAL WALL SHEATHING: 1/2" (MIN 15/32" THICKNESS), APA PS-2 STANDARDS, EXPOSURE 1, 32/16 SPAN RATING. SUPPORT ATTACHMENT: 8d@6"OC EDGES AND 8d@12"OC FIELD, UNLESS NOTED OTHERWISE AT SHEAR WALLS.
2. SEE SHEAR WALL SCHEDULES FOR ADDITIONAL NAILING REQUIREMENTS.

TAG	SIZE	SPEC	SPACING	BLOCKING
LSL26-16	2x6	LSL	1'-4"	AT ALL SHEATHING PANEL EDGES
LSL28-16	2x8	LSL	1'-4"	AT ALL SHEATHING PANEL EDGES
WD26-16	2x6	DFL No2	1'-4"	AT ALL SHEATHING PANEL EDGES

HEADER SCHEDULE

TAG	SIZE
H1	(3) 2x6
H2	(3) 2x8
H3	(3) 2x10
H4	(3) 2x12
H5	(3) 5 1/2" LVL
H6	(3) 7 1/4" LVL
H7	(3) 9 1/4" LVL
H8	(3) 11 7/8" LVL
H9	(3) 14" LVL
H10	(3) 16" LVL
H11	(3) 18" LVL
H12	(3) 20" LVL



NOTES:
1. V = LVL POSTS AND S = LSL POSTS

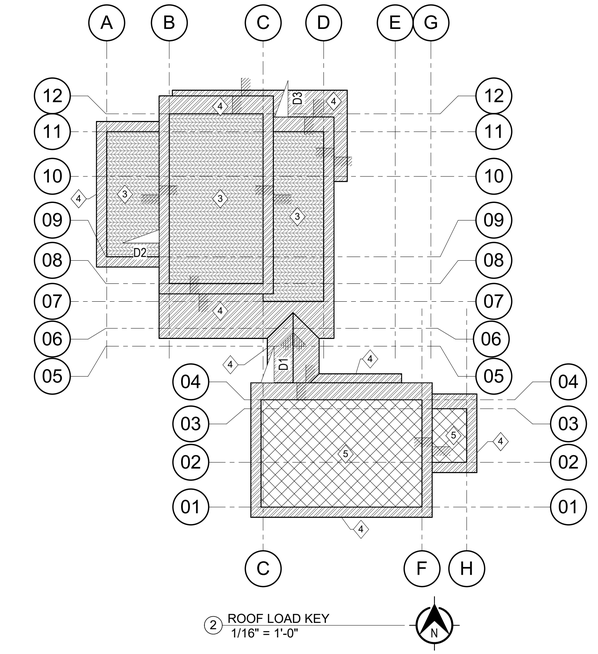
SHEATHING SCHEDULE

TAG	SHEATHING	SUPPORT ATTACHMENT	BLOCKED DIAPHRAGM
SF	3/4" (MIN 23/32" THICKNESS), APA PS-2 STANDARDS, EXPOSURE 1, 48/24 SPAN	GLUE AND NAIL WITH 8d@6"OC EDGES AND 8d@12"OC FIELD	No
SR	5/8" (MIN 19/32" THICKNESS), APA PS-2 STANDARDS, EXPOSURE 1, 48/20 SPAN	GLUE AND NAIL WITH 8d@6"OC EDGES AND 8d@12"OC FIELD (NO GLUE AT ROOF)	No

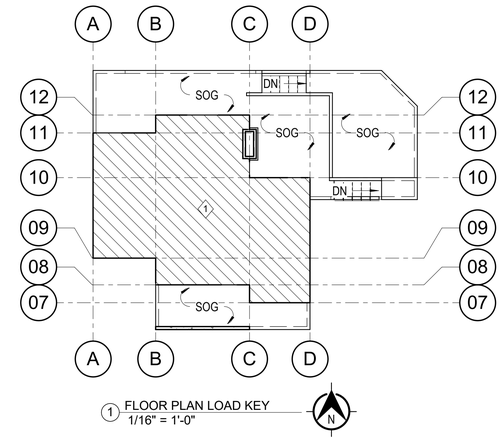
HANGER SCHEDULE

NOTES:
1. ALL HANGERS ARE SIMPSON PRODUCTS, UNLESS NOTED OTHERWISE.
2. EXTERIOR HANGERS SHALL BE GALVANIZED.
3. INSTALL ALL HANGERS PER MANUFACTURERS RECOMMENDATIONS.
4. USE SCHEDULE UNLESS SPECIFIC HANGER IS NOTED ON PLAN OR DETAIL.

BEAM	FACE	CAPACITY (LBS)	TOP FLANGE	CAPACITY (LBS)	CONCEALED	CAPACITY (LBS)
2x12	LUS28	1020	NA	0	NA	0
2x10	LUS28	1020	NA	0	NA	0
2x8	LSSR28Z	925	NA	0	NA	0
(2)2x8	LSSR210-2Z	1810	NA	0	NA	0
11 7/8" LVL	LRU210Z	0	NA	0	NA	0
(2)11 7/8" LVL	LSSR210-2Z	2365	NA	0	NA	0
(2)2x12	LSSR210-2Z	2365	NA	0	NA	0
14 TJI 560	IUS3.56/14	1420	ITS3.56/14	1265	NA	0
11 7/8 TJI 210	NA	0	ITS2.06/11.88	1265	NA	0



② ROOF LOAD KEY
1/16" = 1'-0"

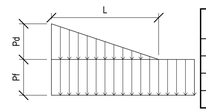


① FLOOR PLAN LOAD KEY
1/16" = 1'-0"

LOAD KEY TABLE

LOAD #	FILL PATTERN	AREA DESCRIPTION	SELF WEIGHT (PSF)	SUPERIMPOSED DEAD LOAD (PSF)	LIVE LOAD (PSF)	SNOW LOAD (PSF)	WIND (PSF)	ADDITIONAL NOTES
1		INTERIOR FLOOR	6	26	40	-	-	1 1/2" GYPCRETE
3		TYPICAL ROOF	8	11	-	79	-20.4 / 16.0	-
4		ROOF EAVE	8	11	-	95	-42.8 / 16.0	Ct = 1.2 (UNHEATED)
5		GARAGE ROOF	8	19	-	79	-20.4 / 16.0	8 PSF SOLAR PANELS

NOTES:
1. ALL LOADS ARE ASD LOADS
2. SEE SNOW DRIFT SCHEDULE FOR DRIFT LOADS
3. NEGATIVE NUMBERS SHALL BE TAKEN AS UPLIFT LOADS
4. SNOW LOAD AND ROOF LIVE LOAD DO NOT ACT SIMULTANEOUSLY



SNOW DRIFT

SNOW DRIFT SCHEDULE

Drift label	Pd (PSF)	L
D1	92	12'-3"
D2	83	11'-3"
D3	117	15'-6"

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ZECK ADU

720 Hidden Mine Road
Crested Butte, CO 81224

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2	DD	06/16/23
3	CD	6/21/23

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Checked By	SMF

SCHEDULES & LOAD KEYS

S0.4

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HOLD-DOWN SCHEDULE							
TAG	HOLD-DOWN	ANCHOR BOLT	STRAP	MIN STUD PACK	# PAFs	MIN EMBED	MIN STEM WALL
H2	HDU2-SDS2.5	SB5/8x24	MSTC28	(2)2x	11	18"	6"
H4	HDU4-SDS2.5	SB5/8x24	MSTC40	(2)2x	16	18"	6"
H5	HDU5-SDS2.5	SB5/8x24	MSTC66	(2)2x	20	18"	6"
H8	HDU8-SDS2.5	SSTB28	(2) MSTC28	(3)2x	28	18"	8"

NOTES:

1. CONTRACTOR TO VERIFY LOCATION OF ANCHOR BOLTS PRIOR TO REBAR INSPECTION & FOUNDATION WALL POUR.
2. ALL STUDS LISTED ARE TO BE DFL #2, UNLESS NOTED OTHERWISE.
3. POST-INSTALLED HOLDOWN ANCHORS ARE NOT PERMITTED. SEE SHEAR WALL SCHEDULE, PLANS, AND ASSOCIATED DETAILS FOR HOLDOWN REQUIREMENTS.
4. WHERE HSS COLUMN EXISTS AT END OF SHEAR WALL, SEE [9/S6.00]

SOG SCHEDULE			
TAG	THICKNESS	REINFORCING	ADDITIONAL COMMENTS
SOG4	4"	WWF 6x6-W2.9xW2.9	SEE TYPICAL SOG DETAIL

FOUNDATION WALL SCHEDULE				
TAG	WIDTH	VERT. REINFORCING	HORIZ. REINFORCING	FOOTING DOWELS
FW8	8"	#5@18"OC	#5@18"OC	#5@18"OC
FW8B	8"	#5@12"OC	#5@12"OC	#5@12"OC
FW10	10"	#5@12"OC	#5@12"OC	#5@12"OC

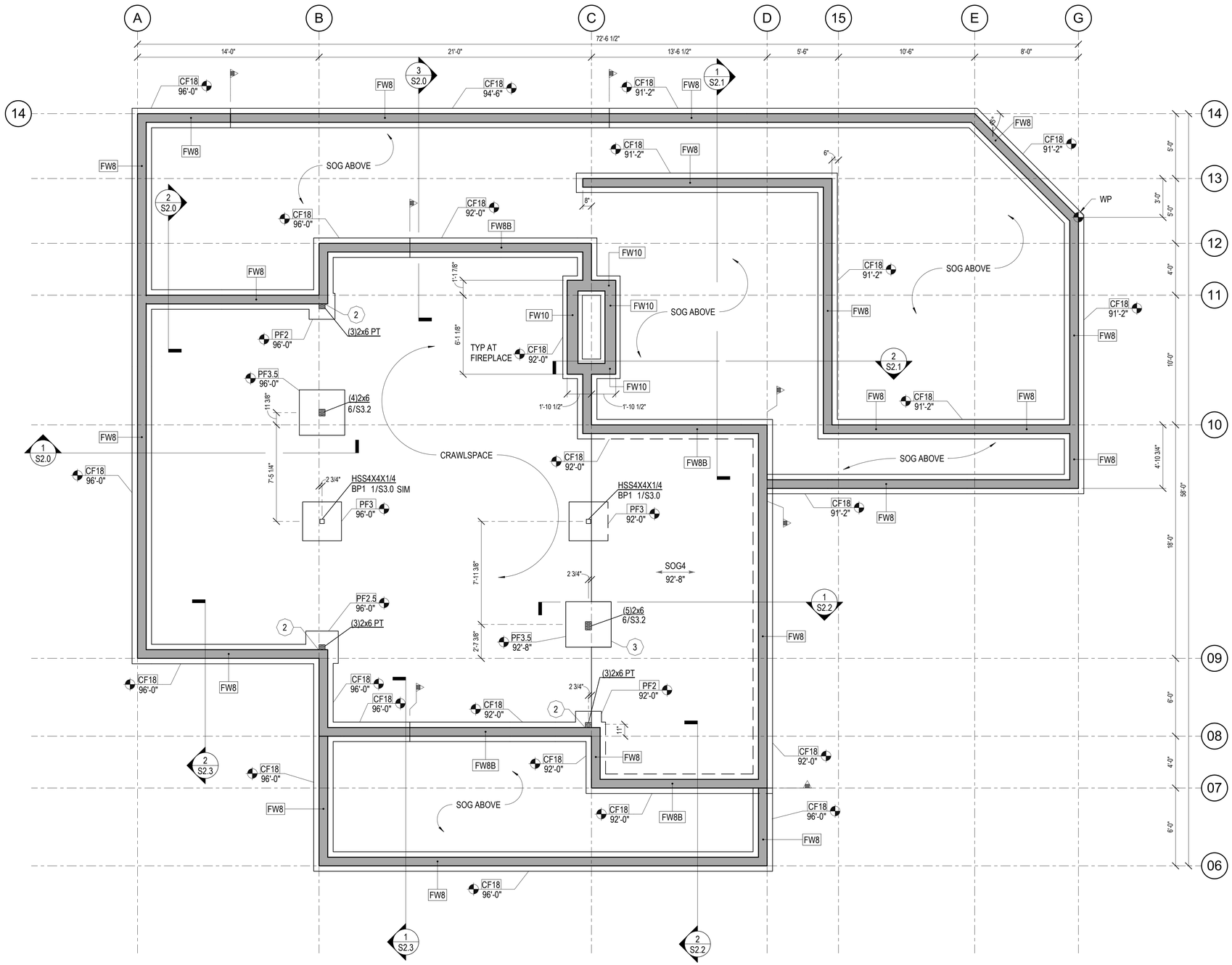
CONTINUOUS FTG SCHEDULE				
TAG	WIDTH	DEPTH	LONG	TRANSVERSE
CF18	1'-6"	1'-0"	(2)#5 CONT	

PAD FOOTING SCHEDULE				
TAG	LENGTH	WIDTH	DEPTH	REINFORCMENT
PF2	2'-0"	2'-0"	1'-0"	(3)#5 EW
PF2.5	2'-6"	2'-6"	1'-0"	(3)#5 EW
PF3	3'-0"	3'-0"	1'-0"	(4)#5 EW
PF3.5	3'-6"	3'-6"	1'-0"	(5)#5 EW, BOT

KEYNOTE LEGEND	
#	KEYED NOTES
2	PROVIDE MOISTURE BARRIER BETWEEN STUD PACK AND CONCRETE FOUNDATION WALL. ATTACH FIRST STUD LAMINATION WITH 0.157"DIA PAF@12"OC, STAGGERED.
3	POUR SOG AROUND FOOTING, PROVIDE 1/2" NON-COMPRESSIBLE EXPANSION JOINT MATERIAL BETWEEN FOOTING AND SOG.

FOUNDATION PLAN NOTES

1. SEE S0.1-S0.2 SHEETS FOR GENERAL NOTES AND LEGENDS.
2. SEE S3.0-S3.3 SHEETS FOR CONCRETE AND FOUNDATION DETAILS.
3. SEE S5.0-S5.1 SHEETS FOR STEEL DETAILS.
4. SEE S6.0-S6.3 SHEETS FOR WOOD DETAILS.
5. FOR BASEPLATE DETAILS, SEE S5.0.
6. INSTALL J BOLTS FOR PT SILL ATTACHMENT AT ALL FOUNDATION WALLS, SEE 7/S3.2
7. SEE CIVIL & ARCH DRAWINGS FOR SLAB SLOPES AND DRAINS.
8. GC TO COORDINATE FINAL CONCRETE WALL STEP & OPENING LOCATIONS WITH WINDOW & DOOR TOLERANCES AND ARCHITECTURAL DRAWINGS.
9. SEE PLANS FOR T/FTG & T/CONC ELEVATIONS.
10. CONTRACTOR SHALL BE FAMILIAR WITH GEOTECHNICAL REPORT PRIOR TO STARTING FOUNDATION CONSTRUCTION.
11. CONTRACTOR SHALL REFERENCE THE SOILS REPORT AND CIVIL FOR FOUNDATION DRAINAGE REQUIREMENTS AND ASSOCIATED DETAILS.



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

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61029
6/20/2023
PROFESSIONAL ENGINEER

ZECK ADU

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Checked By	SMF

FOUNDATION PLAN

S1.0

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HOLD-DOWN SCHEDULE							
TAG	HOLD-DOWN	ANCHOR BOLT	STRAP	MIN STUD PACK	# PAFs	MIN EMBED	MIN STEM WALL
H2	HDU2-SDS2.5	SB5/8x24	MSTC28	(2)2x	11	18"	6"
H4	HDU4-SDS2.5	SB5/8x24	MSTC40	(2)2x	16	18"	6"
H5	HDU5-SDS2.5	SB5/8x24	MSTC66	(2)2x	20	18"	6"
H8	HDU8-SDS2.5	SSTB28	(2) MSTC28	(3)2x	28	18"	8"

NOTES:

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2. ALL STUDS LISTED ARE TO BE DFL #2, UNLESS NOTED OTHERWISE.
3. POST-INSTALLED HOLDOWN ANCHORS ARE NOT PERMITTED. SEE SHEAR WALL SCHEDULE, PLANS, AND ASSOCIATED DETAILS FOR HOLDOWN REQUIREMENTS.
4. WHERE HSS COLUMN EXISTS AT END OF SHEAR WALL, SEE [9/S6.00]

SHEATHING SCHEDULE			
TAG	SHEATHING	SUPPORT ATTACHMENT	BLOCKED DIAPHRAGM
SF	3/4" (MIN 23/32" THICKNESS), APA PS-2 STANDARDS, EXPOSURE 1, 48/24 SPAN	GLUE AND NAIL WITH 8d@6"OC EDGES AND 8d@12"OC FIELD	No
SR	5/8" (MIN 19/32" THICKNESS), APA PS-2 STANDARDS, EXPOSURE 1, 48/20 SPAN	GLUE AND NAIL WITH 8d@6"OC EDGES AND 8d@12"OC FIELD (NO GLUE AT ROOF)	No

WOOD WALL SCHEDULE

NOTES:

1. TYPICAL WALL SHEATHING: 1/2" (MIN 15/32" THICKNESS), APA PS-2 STANDARDS, EXPOSURE 1, 32/16 SPAN RATING. SUPPORT ATTACHMENT: 8d@6"OC EDGES AND 8d@12"OC FIELD, UNLESS NOTED OTHERWISE AT SHEAR WALLS.
2. SEE SHEAR WALL SCHEDULES FOR ADDITIONAL NAILING REQUIREMENTS.

TAG	SIZE	SPEC	SPACING	BLOCKING
LSL26-16	2x6	LSL	1'-4"	AT ALL SHEATHING PANEL EDGES
LSL28-16	2x8	LSL	1'-4"	AT ALL SHEATHING PANEL EDGES
WD26-16	2x6	DFL No2	1'-4"	AT ALL SHEATHING PANEL EDGES

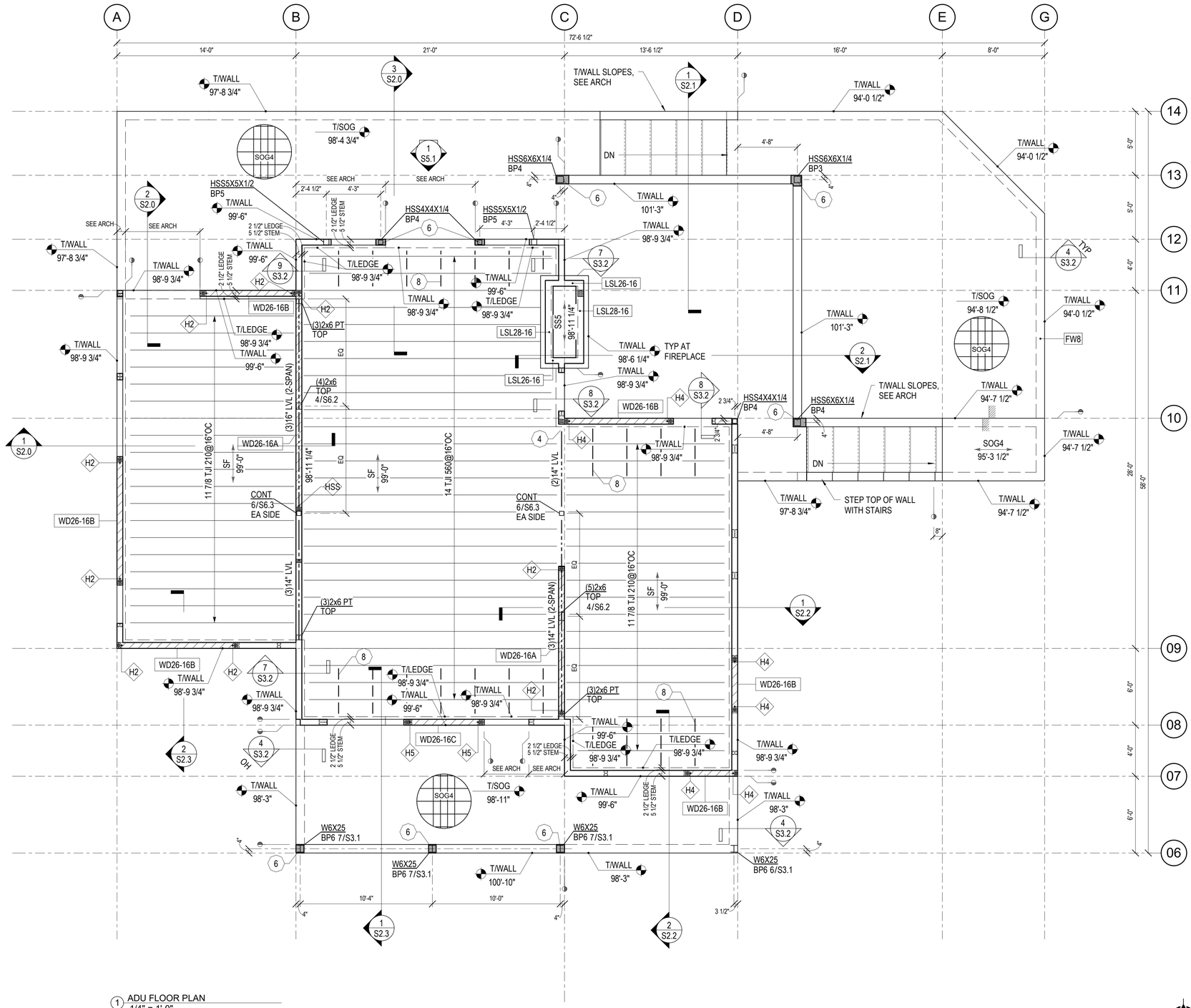
SOG SCHEDULE			
TAG	THICKNESS	REINFORCING	ADDITIONAL COMMENTS
SOG4	4"	WWF 6x6-W2.9xW2.9	SEE TYPICAL SOG DETAIL

STRUCTURED SLAB SCHEDULE			
TAG	THICKNESS	REINFORCING	ADDITIONAL COMMENTS
SS5	5"	#5@12"OC, EW	4" VOID FORM BELOW SLAB @#5 DOWELS@18"OC INTO FDN WALL

KEYNOTE LEGEND	
#	KEYED NOTES
4	SIMPSON MBHA3.56/14 TOP FLANGE HANGER.
6	BLOCKOUT CONCRETE WALL FOR COLUMN BASE PLATE CONNECTION. FILL WITH GROUT OR CONCRETE AFTER COLUMNS & BASE PLATES ARE INSTALLED.
8	FULL HEIGHT BLOCKING BETWEEN JOISTS@32"OC FOR (3) BAYS; ATTACH SHEATHING TO BLOCKING W/ (3)8d NAILS

FLOOR FRAMING PLAN NOTES

1. SEE S0.1-S0.2 SHEETS FOR GENERAL NOTES AND SYMBOLS.
2. SEE S5.0-S5.1 SHEETS FOR STEEL DETAILS.
3. SEE S6.0-S6.3 SHEETS FOR WOOD DETAILS.
4. ALL EXTERIOR WALLS NOT CALLED OUT ON PLAN TO BE WD26-16.
5. SEE ARCH FOR PLATE HEIGHTS AND DIMENSIONS TO NON-STRUCTURAL WALLS.
6. GC SHALL COORDINATE JOISTS, BEAMS, AND WALL FRAMING WITH LIGHTING AND MECHANICAL.
7. ALL WOOD COLUMNS AND STUDS ARE CONTINUOUS DOWN TO FOUNDATION ELEMENT OR TRANSFER BEAM. BLOCK AS NECESSARY BETWEEN LEVELS.
8. SEE PLANS FOR T/STL ELEVATIONS.
9. ALL LVL MATERIAL IS TO BE 1 3/4" THICK, UNLESS NOTED OTHERWISE.
10. SEE ARCH FOR DOOR AND WINDOW LOCATIONS.



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

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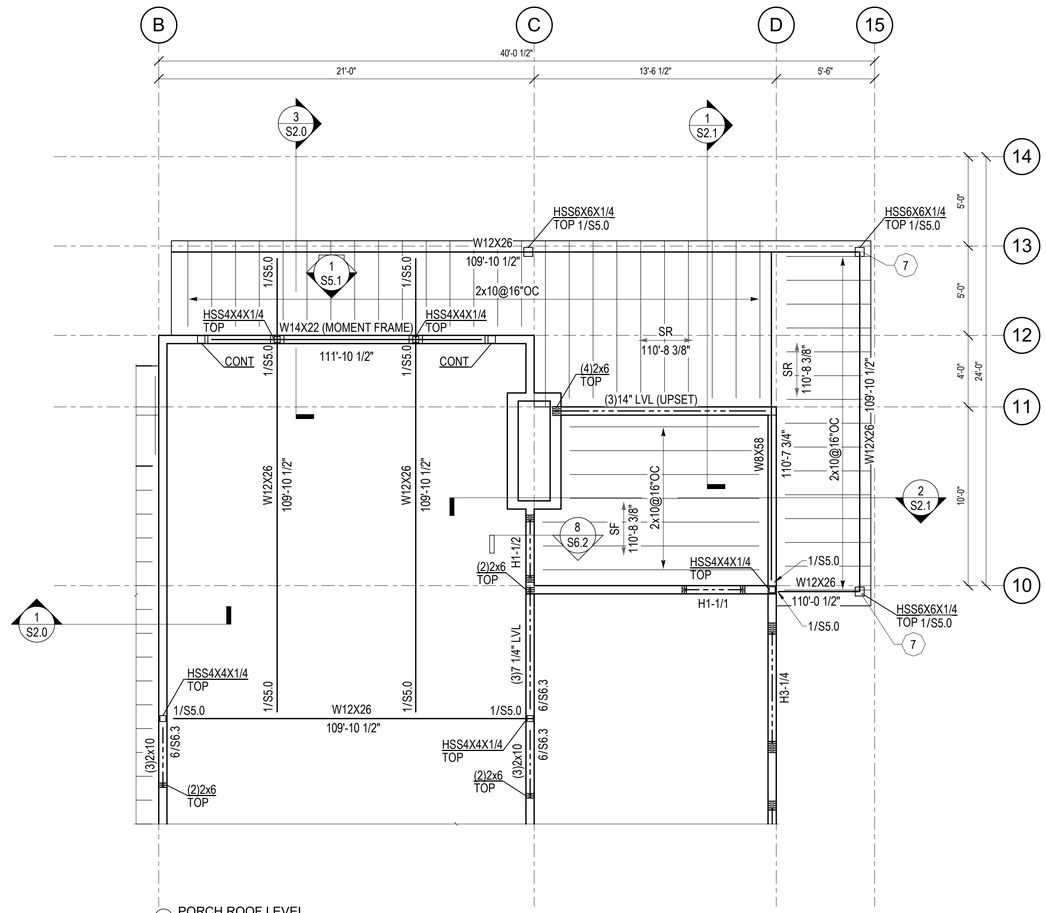
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FLOOR FRAMING PLAN

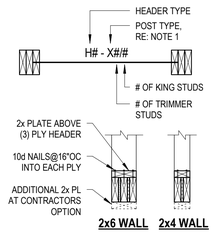
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HEADERS	
NOTES: 1. V = LVL AND S = LSL	
TAG	**HEADER**
H1	(3)2x6
H2	(3)2x8
H3	(3)2x10
H5	(3)5 1/2" LVL
H6	(3)7 1/4" LVL



SHEATHING SCHEDULE			
TAG	**SHEATHING**	**SUPPORT ATTACHMENT**	**BLOCKED DIAPHRAGM**
SF	3/4" (MIN 23/32" THICKNESS), APA PS-2 STANDARDS, EXPOSURE 1, 48/24 SPAN	GLUE AND NAIL WITH 8d@6"OC EDGES AND 8d@12"OC FIELD	No
SR	5/8" (MIN 19/32" THICKNESS), APA PS-2 STANDARDS, EXPOSURE 1, 48/20 SPAN	GLUE AND NAIL WITH 8d@6"OC EDGES AND 8d@12"OC FIELD (NO GLUE AT ROOF)	No

KEYNOTE LEGEND	
#	**KEYED NOTES**
7	MITER WF BEAM AT CORNER AND CONNECT WITH 1/4" FILLET WELD.

ROOF FRAMING PLAN NOTES

1. SEE S0.1-S0.2 SHEETS FOR GENERAL NOTES AND SYMBOLS.
2. SEE S5.0-S5.1 SHEETS FOR STEEL DETAILS.
3. SEE S6.0-S6.3 SHEETS FOR WOOD DETAILS.
4. SEE ARCH FOR PLATE HEIGHTS AND DIMENSIONS TO NON-STRUCTURAL WALLS.
5. GC SHALL COORDINATE JOISTS, BEAMS, AND WALL FRAMING WITH LIGHTING AND MECHANICAL.
6. ALL WOOD COLUMNS AND STUDS ARE CONTINUOUS DOWN TO FOUNDATION ELEMENT OR TRANSFER BEAM. BLOCK AS NECESSARY BETWEEN LEVELS.
7. SEE PLANS FOR T/STL ELEVATIONS.
8. ALL LVL MATERIAL IS TO BE 1 3/4" THICK, UNLESS NOTED OTHERWISE.
9. SEE ARCH FOR DOOR AND WINDOW LOCATIONS.
10. SEE ARCH FOR ROOF MATERIAL, SLOPE, WATERPROOFING, AND INSULATION REQUIREMENTS.

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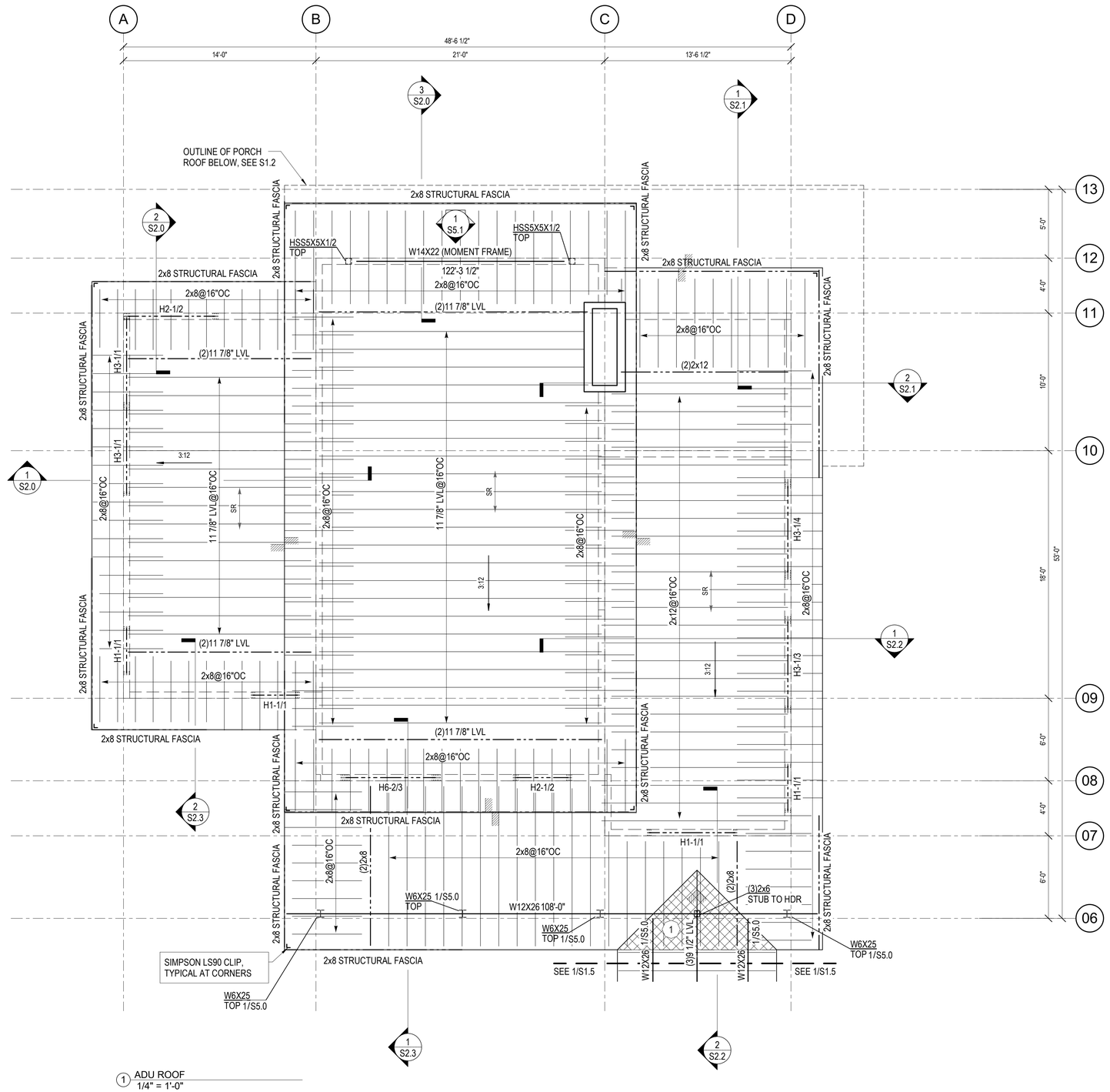
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PORCH ROOF PLAN

S1.2

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1 ADU ROOF
1/4" = 1'-0"

HEADERS	
NOTES: 1. V = LVL AND S = LSL	
TAG	HEADER
H1	(3)2x6
H2	(3)2x8
H3	(3)2x10
H5	(3)5 1/2" LVL
H6	(3)7 1/4" LVL

SHEATHING SCHEDULE			
TAG	SHEATHING	SUPPORT ATTACHMENT	BLOCKED DIAPHRAGM
SF	3/4" (MIN 23/32" THICKNESS), APA PS-2 STANDARDS, EXPOSURE 1, 48/24 SPAN	GLUE AND NAIL WITH 8d@6"OC EDGES AND 8d@12"OC FIELD	No
SR	5/8" (MIN 19/32" THICKNESS), APA PS-2 STANDARDS, EXPOSURE 1, 48/20 SPAN	GLUE AND NAIL WITH 8d@6"OC EDGES AND 8d@12"OC FIELD (NO GLUE AT ROOF)	No

KEYNOTE LEGEND	
#	KEYED NOTES
1	HATCHED REGION INDICATES CONTRACTOR OVERFRAMED ROOF.

ROOF FRAMING PLAN NOTES

1. SEE S0.1-S0.2 SHEETS FOR GENERAL NOTES AND SYMBOLS.
2. SEE S5.0-S5.1 SHEETS FOR STEEL DETAILS.
3. SEE S6.0-S6.3 SHEETS FOR WOOD DETAILS.
4. SEE ARCH FOR PLATE HEIGHTS AND DIMENSIONS TO NON-STRUCTURAL WALLS.
5. GC SHALL COORDINATE JOISTS, BEAMS, AND WALL FRAMING WITH LIGHTING AND MECHANICAL.
6. ALL WOOD COLUMNS AND STUDS ARE CONTINUOUS DOWN TO FOUNDATION ELEMENT OR TRANSFER BEAM. BLOCK AS NECESSARY BETWEEN LEVELS.
7. SEE PLANS FOR T/STL ELEVATIONS.
8. ALL LVL MATERIAL IS TO BE 1 3/4" THICK, UNLESS NOTED OTHERWISE.
9. SEE ARCH FOR DOOR AND WINDOW LOCATIONS.
10. SEE ARCH FOR ROOF MATERIAL, SLOPE, WATERPROOFING, AND INSULATION REQUIREMENTS.

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61029
6/20/2023
PROFESSIONAL ENGINEER

ZECK ADU

720 Hidden Mine Road
Crested Butte, CO 81224

#	Issue Name	Date
1	SD	04/26/23
2	DD	06/16/23
3	CD	6/21/23

Project #	23.003
Date	06/16/2023
Drawn By	BWB
Checked By	SMF

ADU ROOF PLAN

S1.3

Scale As indicated

Slopeside Engineers DATE: 6/20/2023
EOR: SKYLER FUSSNER Project #: 23.003
FILE PATH: Autodesk Docs://23.003 - Zeck ADU/23.003 - Zeck ADU - R23.rvt

HOLD-DOWN SCHEDULE							
TAG	HOLD-DOWN	ANCHOR BOLT	STRAP	MIN STUD PACK	# PAFs	MIN EMBED	MIN STEM WALL
H2	HDU2-SDS2.5	SB5/8x24	MSTC28	(2)2x	11	18"	6"
H4	HDU4-SDS2.5	SB5/8x24	MSTC40	(2)2x	16	18"	6"
H5	HDU5-SDS2.5	SB5/8x24	MSTC66	(2)2x	20	18"	6"
H8	HDU8-SDS2.5	SSTB28	(2) MSTC28	(3)2x	28	18"	8"

NOTES:

1. CONTRACTOR TO VERIFY LOCATION OF ANCHOR BOLTS PRIOR TO REBAR INSPECTION & FOUNDATION WALL POUR.
2. ALL STUDS LISTED ARE TO BE DFL #2, UNLESS NOTED OTHERWISE.
3. POST-INSTALLED HOLDOWN ANCHORS ARE NOT PERMITTED. SEE SHEAR WALL SCHEDULE, PLANS, AND ASSOCIATED DETAILS FOR HOLDOWN REQUIREMENTS.
4. WHERE HSS COLUMN EXISTS AT END OF SHEAR WALL, SEE [9/S6.00]

WOOD WALL SCHEDULE				
NOTES:				
1. TYPICAL WALL SHEATHING: 1/2" (MIN 15/32" THICKNESS), APA PS-2 STANDARDS, EXPOSURE 1, 32/16 SPAN RATING. SUPPORT ATTACHMENT: 8d@6"OC EDGES AND 8d@12"OC FIELD, UNLESS NOTED OTHERWISE AT SHEAR WALLS.				
2. SEE SHEAR WALL SCHEDULES FOR ADDITIONAL NAILING REQUIREMENTS.				
TAG	SIZE	SPEC	SPACING	BLOCKING
LSL26-16	2x6	LSL	1'-4"	AT ALL SHEATHING PANEL EDGES
LSL28-16	2x8	LSL	1'-4"	AT ALL SHEATHING PANEL EDGES
WD26-16	2x6	DFL No2	1'-4"	AT ALL SHEATHING PANEL EDGES

SOG SCHEDULE			
TAG	THICKNESS	REINFORCING	ADDITIONAL COMMENTS
SOG4	4"	WWF 6x6-W2.9xW2.9	SEE TYPICAL SOG DETAIL

FOUNDATION WALL SCHEDULE				
TAG	WIDTH	VERT. REINFORCING	HORIZ. REINFORCING	FOOTING DOWELS
FW8	8"	#5@18"OC	#5@18"OC	#5@18"OC
FW8B	8"	#5@12"OC	#5@12"OC	#5@12"OC
FW10	10"	#5@12"OC	#5@12"OC	#5@12"OC

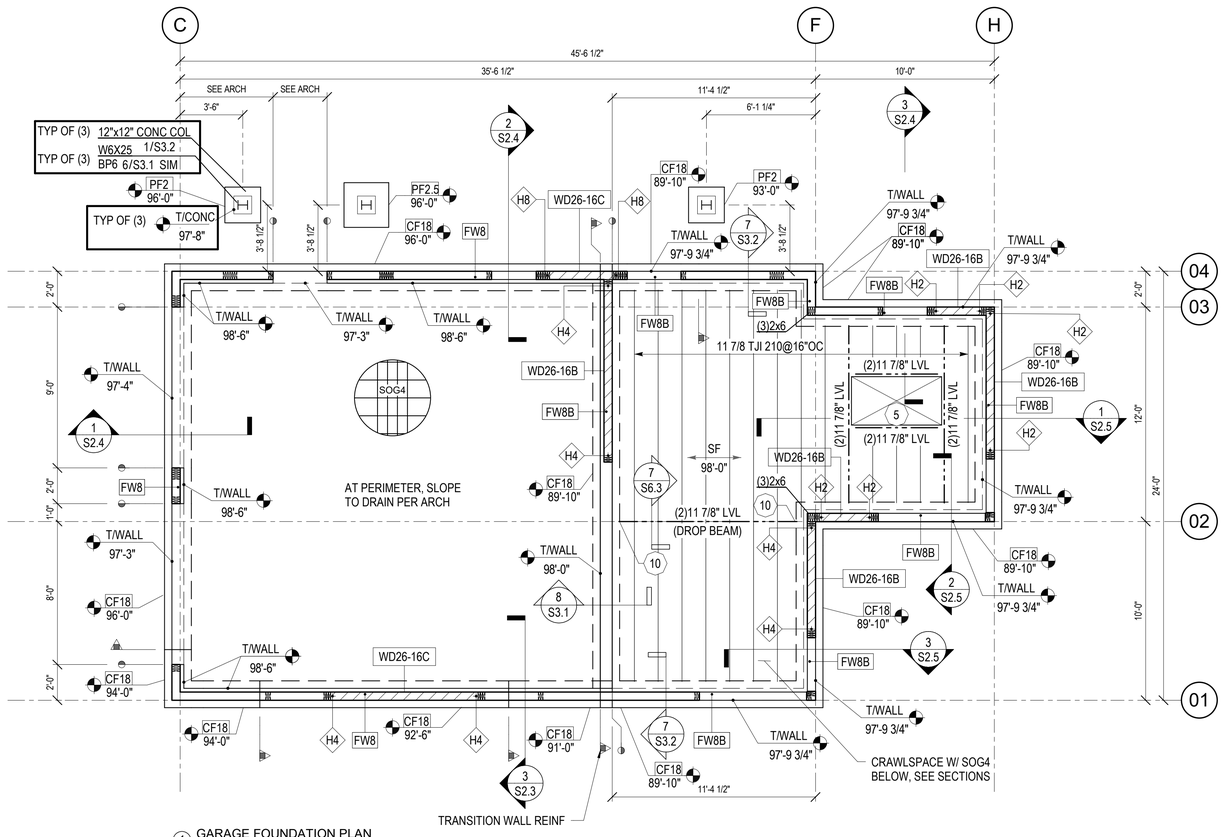
CONTINUOUS FTG SCHEDULE				
TAG	WIDTH	DEPTH	LONG	TRANSVERSE
CF18	1'-6"	1'-0"	(2)#5 CONT	

PAD FOOTING SCHEDULE				
TAG	LENGTH	WIDTH	DEPTH	REINFORCMENT
PF2	2'-0"	2'-0"	1'-0"	(3)#5 EW
PF2.5	2'-6"	2'-6"	1'-0"	(3)#5 EW
PF3	3'-0"	3'-0"	1'-0"	(4)#5 EW
PF3.5	3'-6"	3'-6"	1'-0"	(5)#5 EW, BOT

KEYNOTE LEGEND	
#	KEYED NOTES
5	HATCH IN FLOOR FOR CRAWL BELOW, SEE ARCH FOR LOCATION AND SIZE.
10	ATTACH DROP BEAM TO CONCRETE WALL W/ SIMPSON HU410 WITH (18)TNT2513H TO WALL AND (10)10d TO BEAM.

FOUNDATION PLAN NOTES

1. SEE S0.1-S0.2 SHEETS FOR GENERAL NOTES AND LEGENDS.
2. SEE S3.0-S3.3 SHEETS FOR CONCRETE AND FOUNDATION DETAILS.
3. SEE S5.0-S5.1 SHEETS FOR STEEL DETAILS.
4. SEE S6.0-S6.3 SHEETS FOR WOOD DETAILS.
5. FOR BASEPLATE DETAILS, SEE S5.0.
6. INSTALL J BOLTS FOR PT SILL ATTACHMENT AT ALL FOUNDATION WALLS, SEE 7/S3.2
7. SEE CIVIL & ARCH DRAWINGS FOR SLAB SLOPES AND DRAINS.
8. GC TO COORDINATE FINAL CONCRETE WALL STEP & OPENING LOCATIONS WITH WINDOW & DOOR TOLERANCES AND ARCHITECTURAL DRAWINGS.
9. SEE PLANS FOR T/FTG & T/CONC ELEVATIONS.
10. CONTRACTOR SHALL BE FAMILIAR WITH GEOTECHNICAL REPORT PRIOR TO STARTING FOUNDATION CONSTRUCTION.
11. CONTRACTOR SHALL REFERENCE THE SOILS REPORT AND CIVIL FOR FOUNDATION DRAINAGE REQUIREMENTS AND ASSOCIATED DETAILS.



1 GARAGE FOUNDATION PLAN
1/4" = 1'-0"

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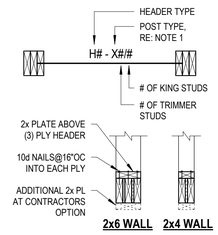
GARAGE FOUNDATION PLAN

S1.4

Scale As indicated

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HEADERS	
NOTES: 1. V = LVL AND S = LSL	
TAG	**HEADER**
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H2	(3)2x8
H3	(3)2x10
H5	(3)5 1/2" LVL
H6	(3)7 1/4" LVL

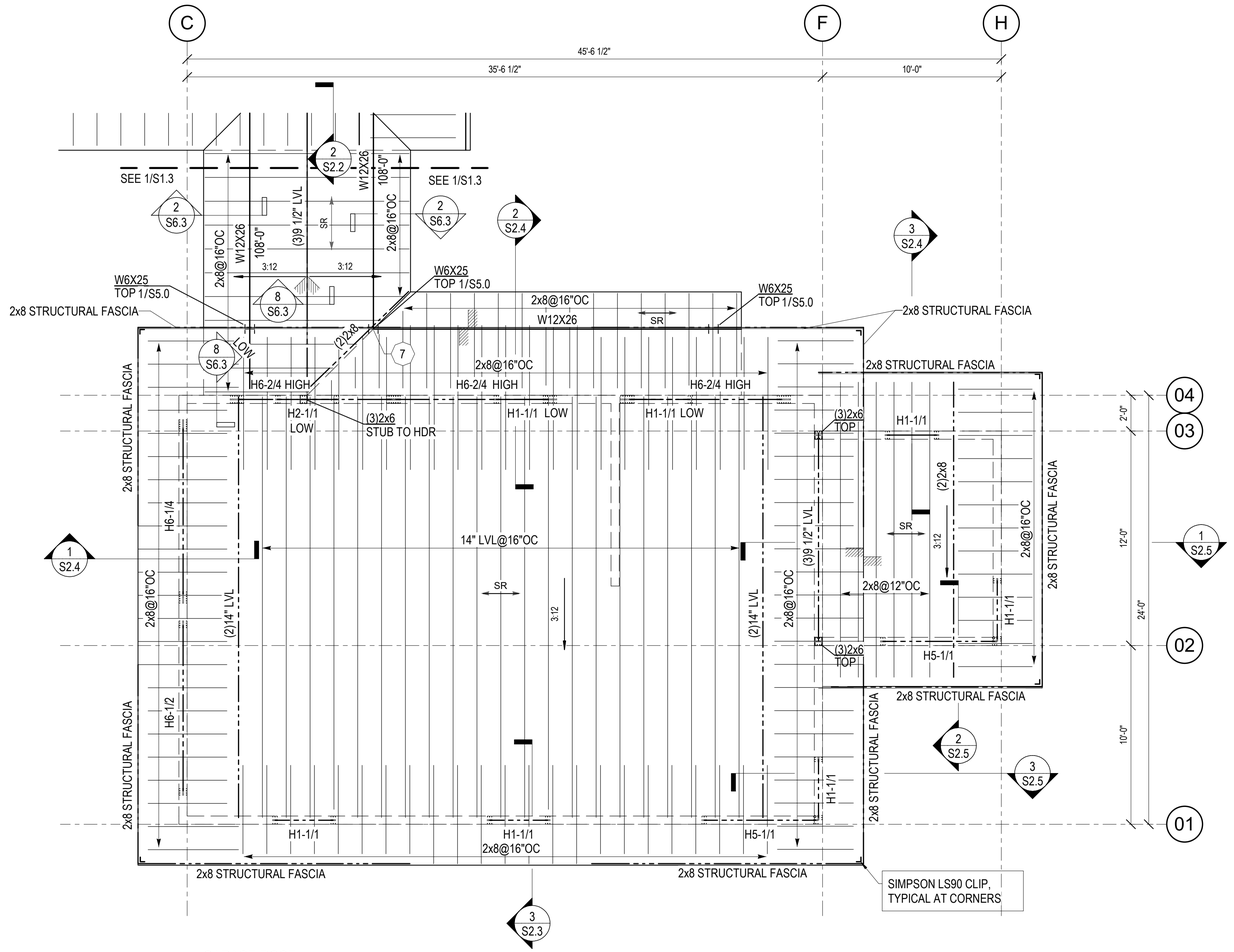


SHEATHING SCHEDULE			
TAG	**SHEATHING**	**SUPPORT ATTACHMENT**	**BLOCKED DIAPHRAGM**
SF	3/4" (MIN 23/32" THICKNESS), APA PS-2 STANDARDS, EXPOSURE 1, 48/24 SPAN	GLUE AND NAIL WITH 8d@6"OC EDGES AND 8d@12"OC FIELD	No
SR	5/8" (MIN 19/32" THICKNESS), APA PS-2 STANDARDS, EXPOSURE 1, 48/20 SPAN	GLUE AND NAIL WITH 8d@6"OC EDGES AND 8d@12"OC FIELD (NO GLUE AT ROOF)	No

KEYNOTE LEGEND	
#	**KEYED NOTES**
7	MITER WF BEAM AT CORNER AND CONNECT WITH 1/4" FILLET WELD.

ROOF FRAMING PLAN NOTES

1. SEE S0.1-S0.2 SHEETS FOR GENERAL NOTES AND SYMBOLS.
2. SEE S5.0-S5.1 SHEETS FOR STEEL DETAILS.
3. SEE S6.0-S6.3 SHEETS FOR WOOD DETAILS.
4. SEE ARCH FOR PLATE HEIGHTS AND DIMENSIONS TO NON-STRUCTURAL WALLS.
5. GC SHALL COORDINATE JOISTS, BEAMS, AND WALL FRAMING WITH LIGHTING AND MECHANICAL.
6. ALL WOOD COLUMNS AND STUDS ARE CONTINUOUS DOWN TO FOUNDATION ELEMENT OR TRANSFER BEAM. BLOCK AS NECESSARY BETWEEN LEVELS.
7. SEE PLANS FOR T/STL ELEVATIONS.
8. ALL LVL MATERIAL IS TO BE 1 3/4" THICK, UNLESS NOTED OTHERWISE.
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10. SEE ARCH FOR ROOF MATERIAL, SLOPE, WATERPROOFING, AND INSULATION REQUIREMENTS.



1 GARAGE ROOF
1/4" = 1'-0"

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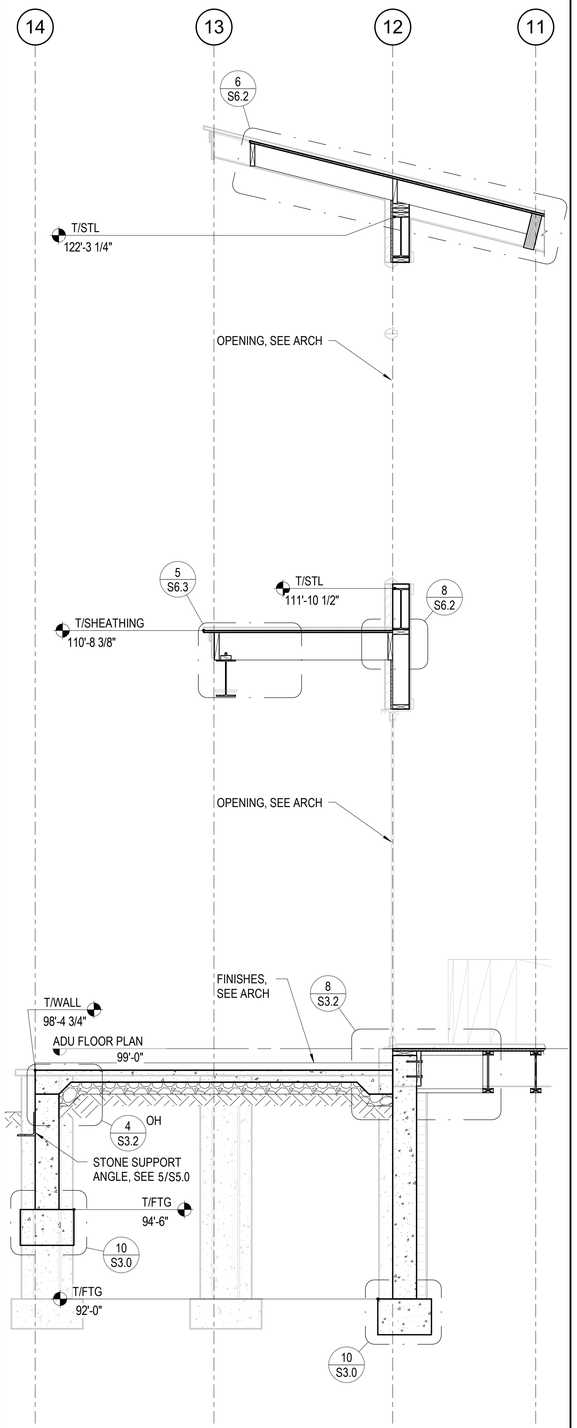
GARAGE ROOF PLAN

S1.5

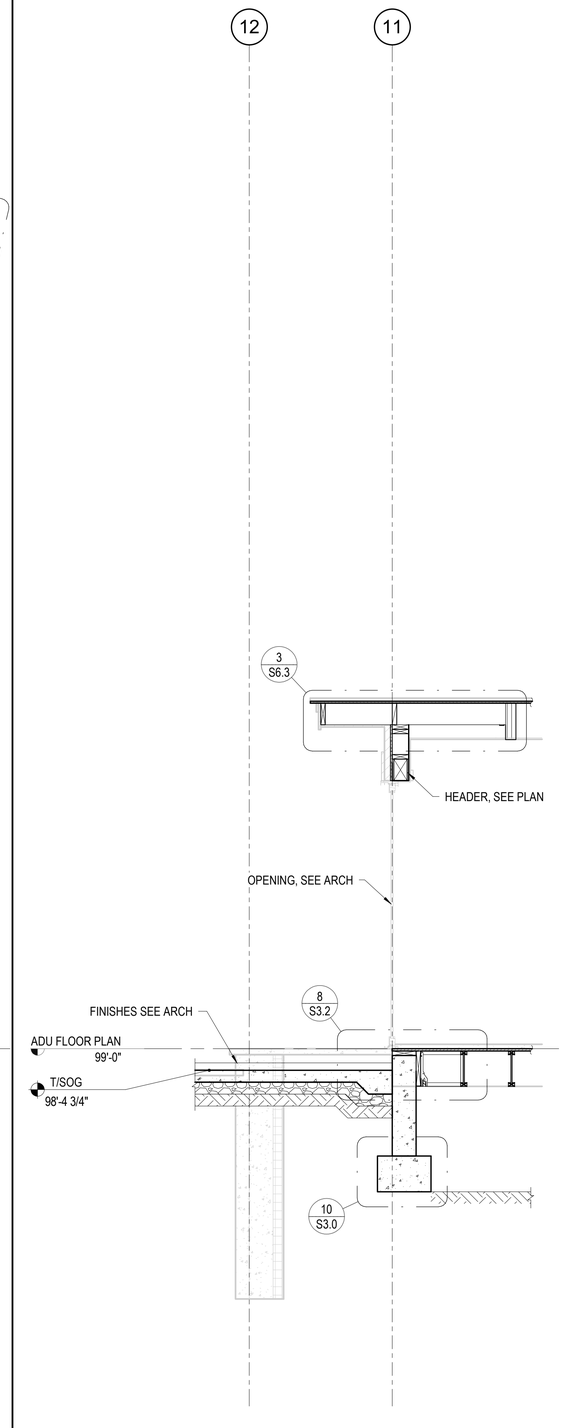
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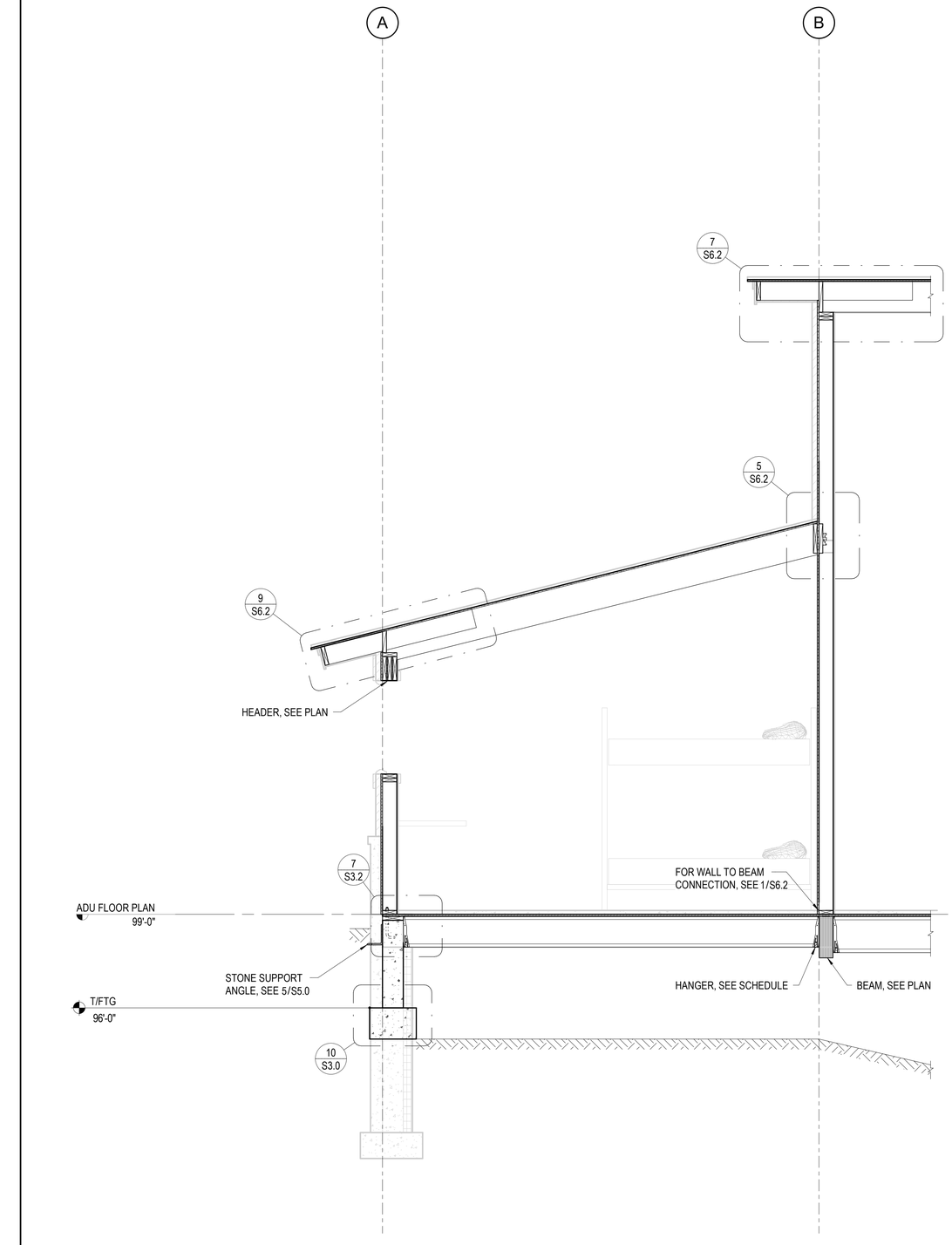
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3/ S2.0 | 1/2" = 1'-0" | WALL SECTION



2/ S2.0 | 1/2" = 1'-0" | WALL SECTION



1/ S2.0 | 1/2" = 1'-0" | WALL SECTION

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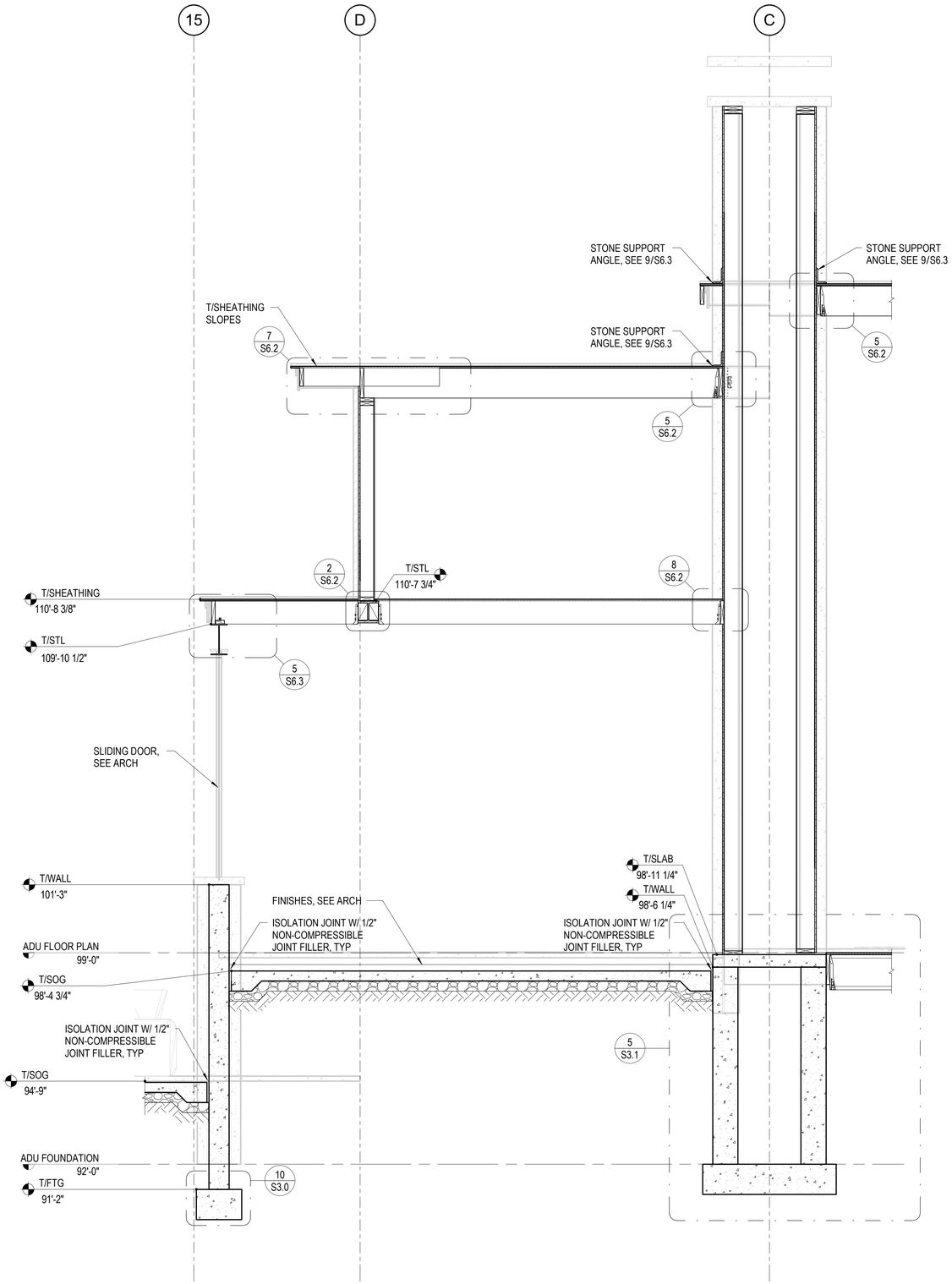
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WALL SECTIONS

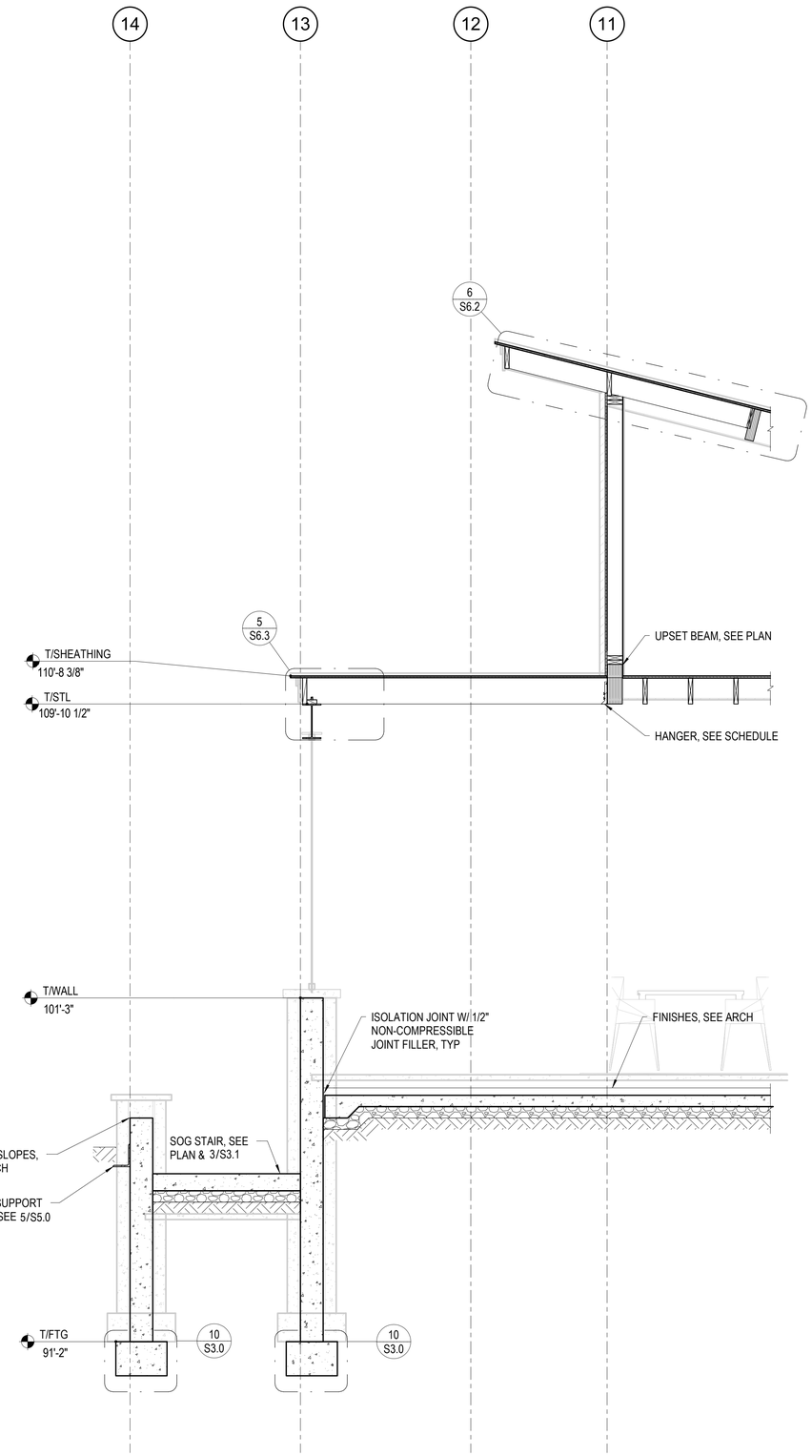
S2.0

Scale 1/2" = 1'-0"

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FILE PATH: Autodesk Docs://23.003 - Zeck ADU/23.003 - Zeck ADU - R23.rvt



2/ S2.1 | 1/2" = 1'-0" | Section 25



1/ S2.1 | 1/2" = 1'-0" | WALL SECTION

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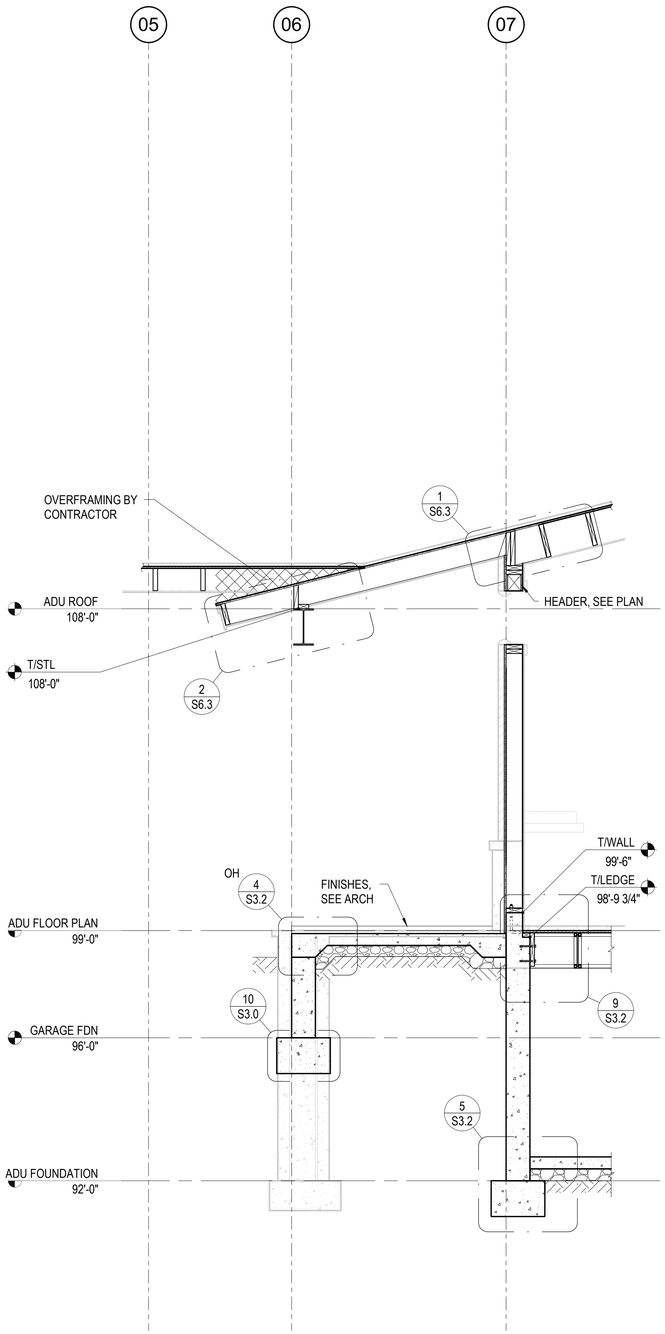
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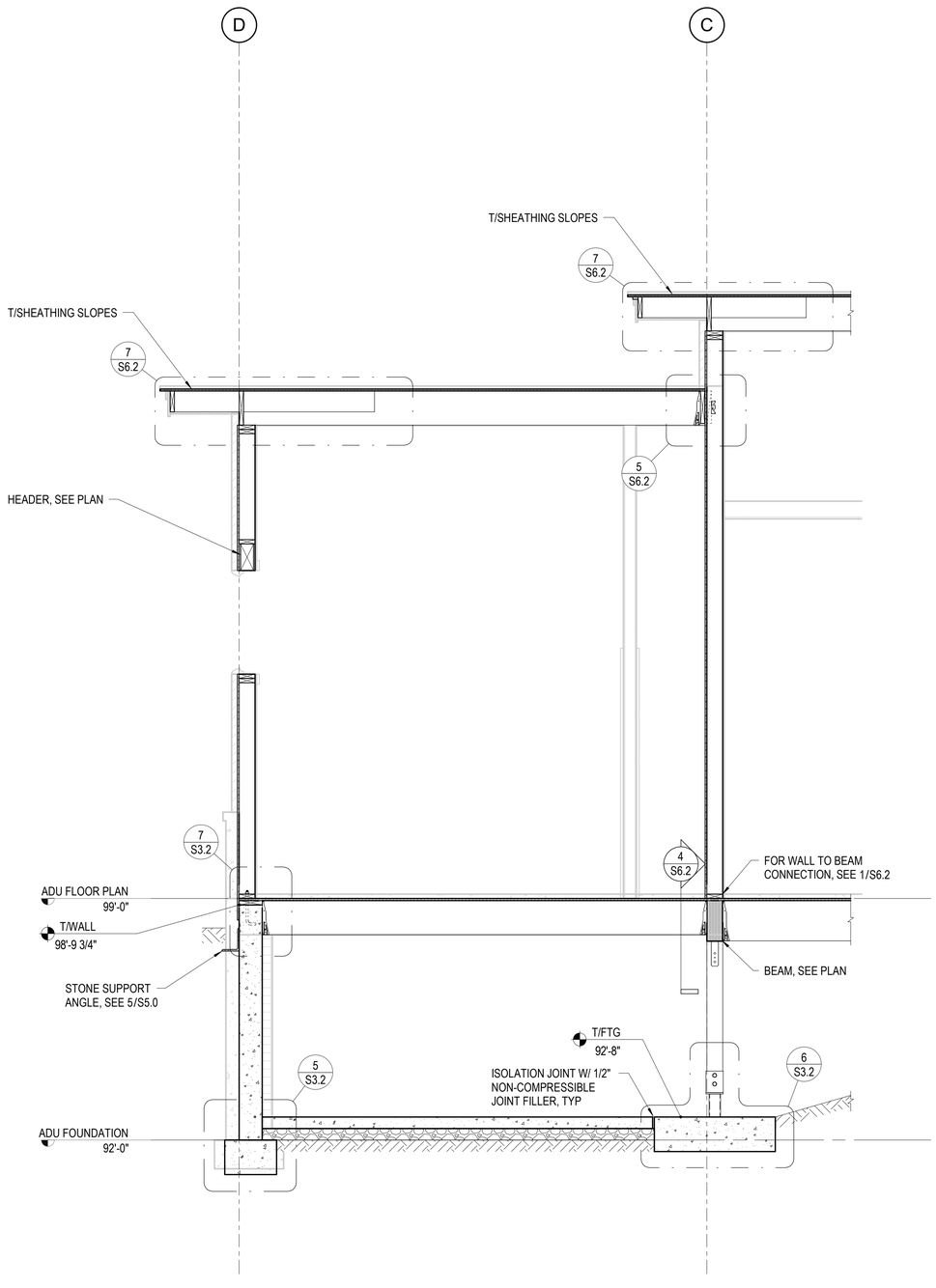
S2.1

Scale 1/2" = 1'-0"

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2/ S2.2 | 1/2" = 1'-0" | WALL SECTION



1/ S2.2 | 1/2" = 1'-0" | WALL SECTION

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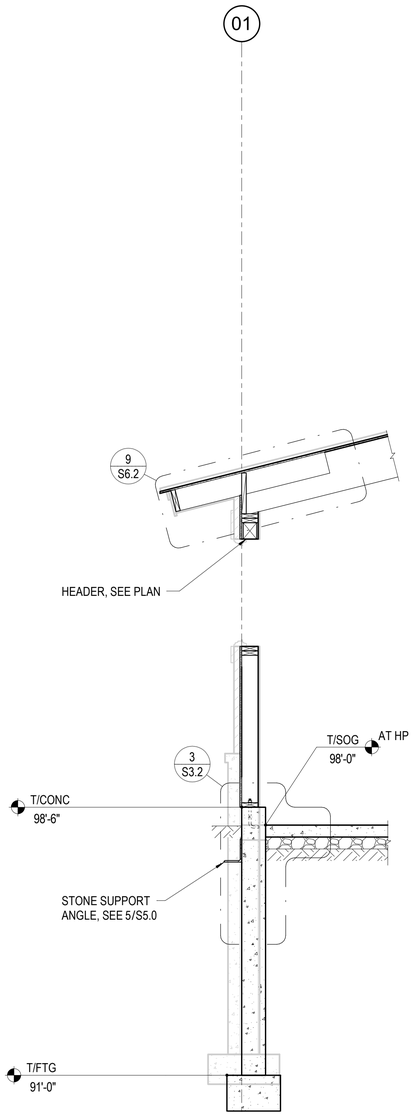
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WALL SECTIONS

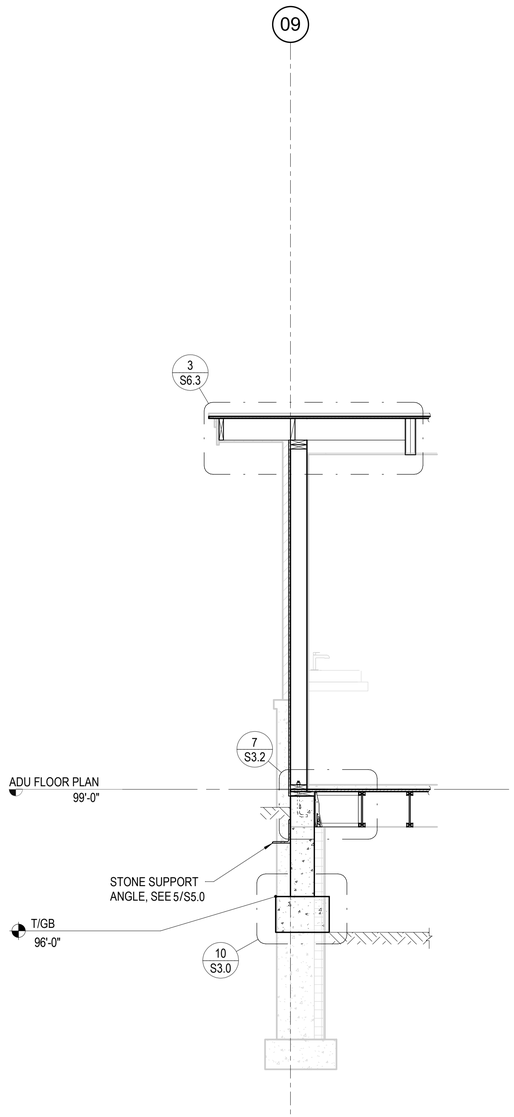
S2.2

Scale 1/2" = 1'-0"

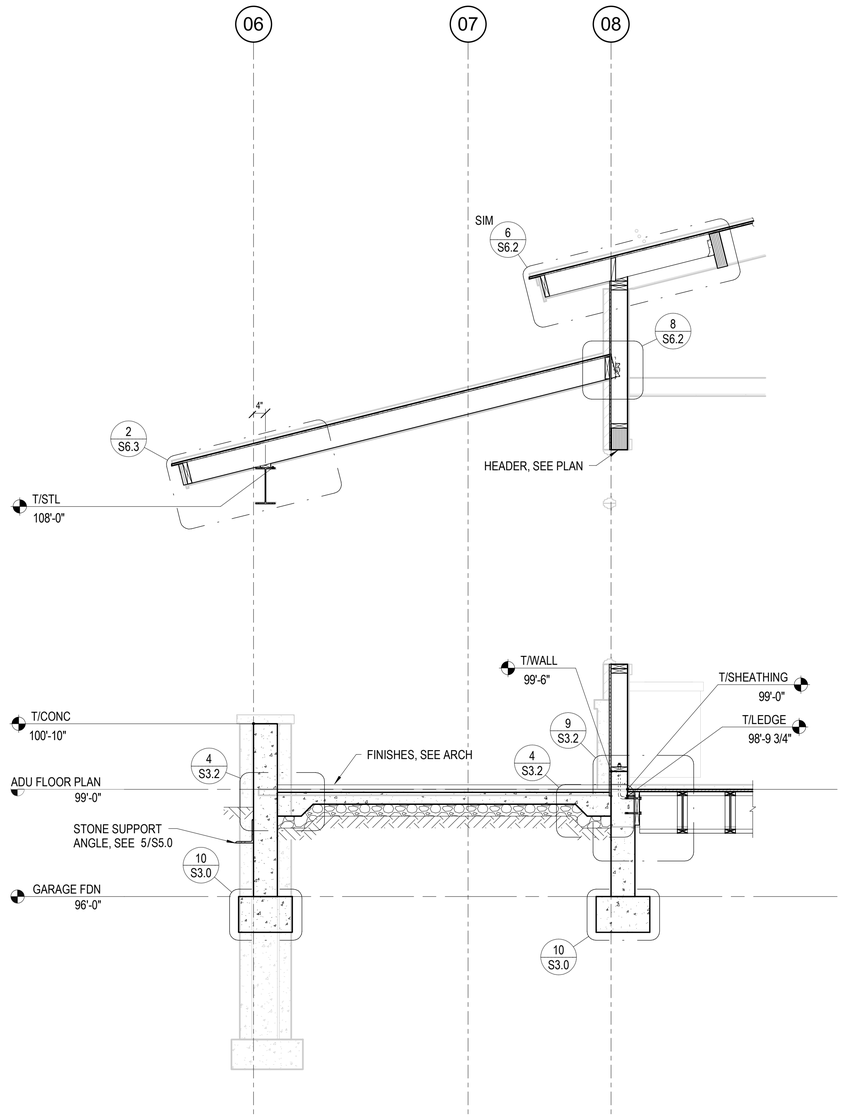
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3/ S2.3 | 1/2" = 1'-0" | WALL SECTION



2/ S2.3 | 1/2" = 1'-0" | WALL SECTION



1/ S2.3 | 1/2" = 1'-0" | WALL SECTION

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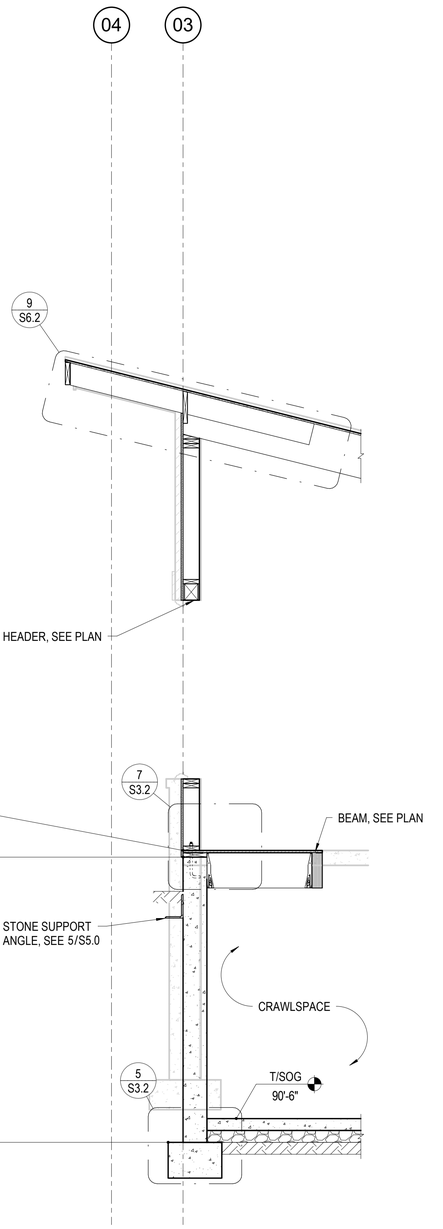
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WALL SECTIONS

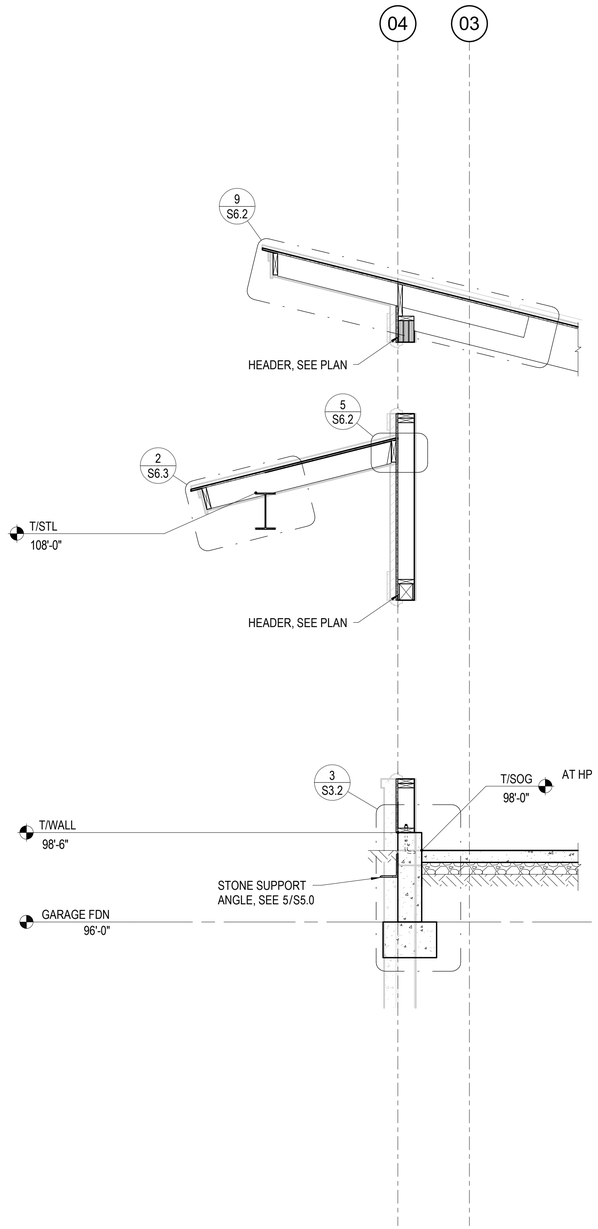
S2.3

Scale 1/2" = 1'-0"

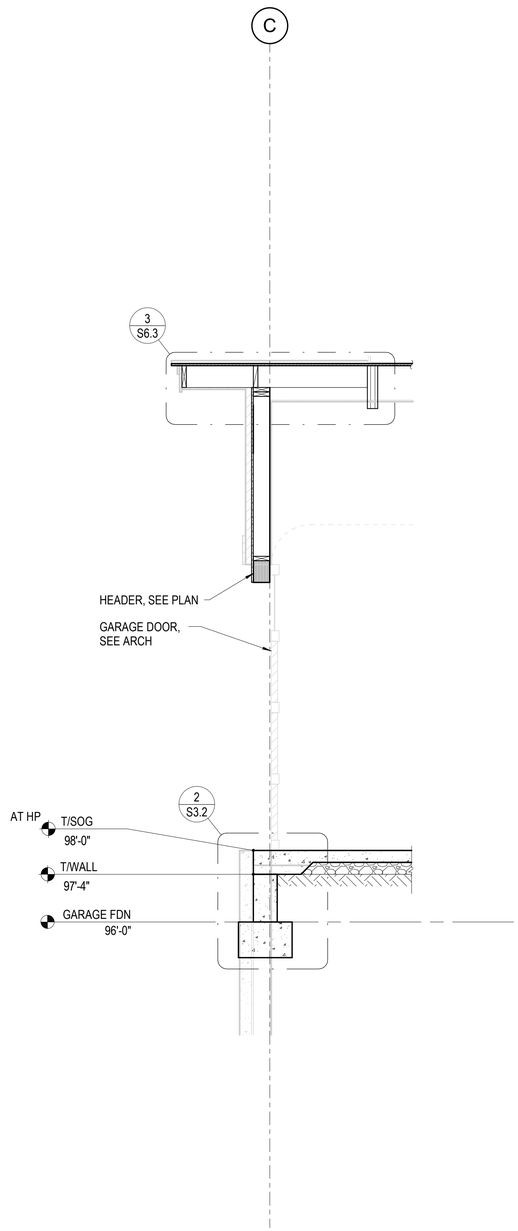
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3/ S2.4 | 1/2" = 1'-0" | WALL SECTION



2/ S2.4 | 1/2" = 1'-0" | WALL SECTION



1/ S2.4 | 1/2" = 1'-0" | WALL SECTION

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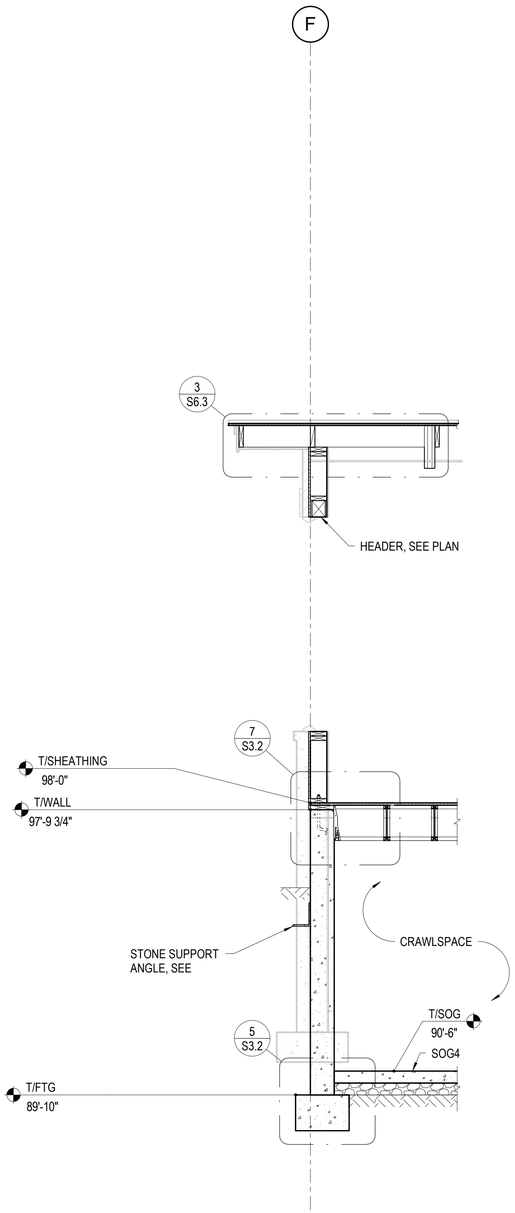
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WALL SECTIONS

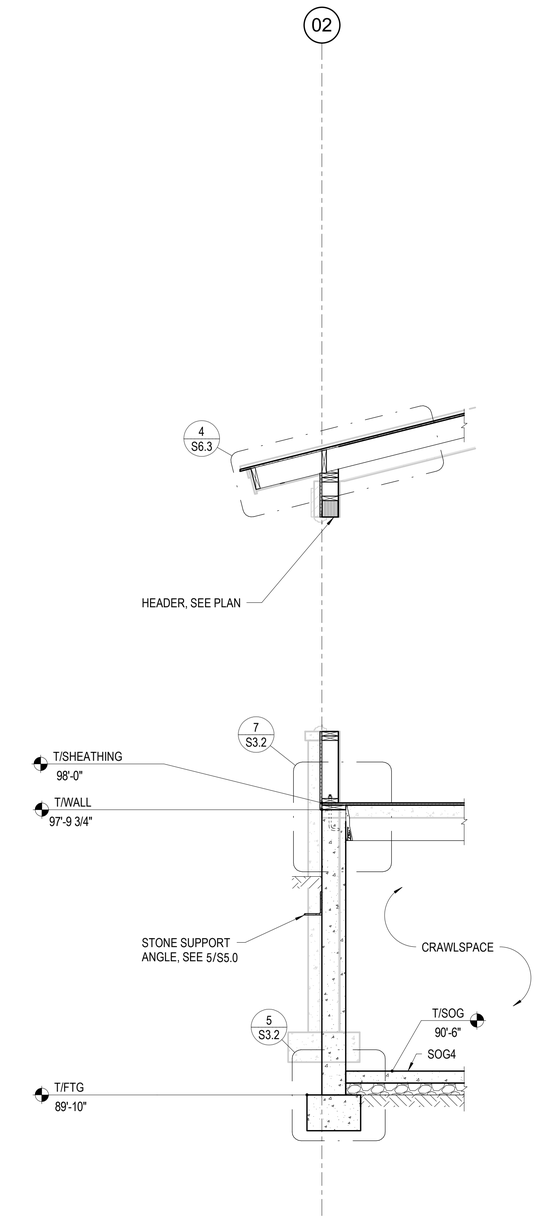
S2.4

Scale 1/2" = 1'-0"

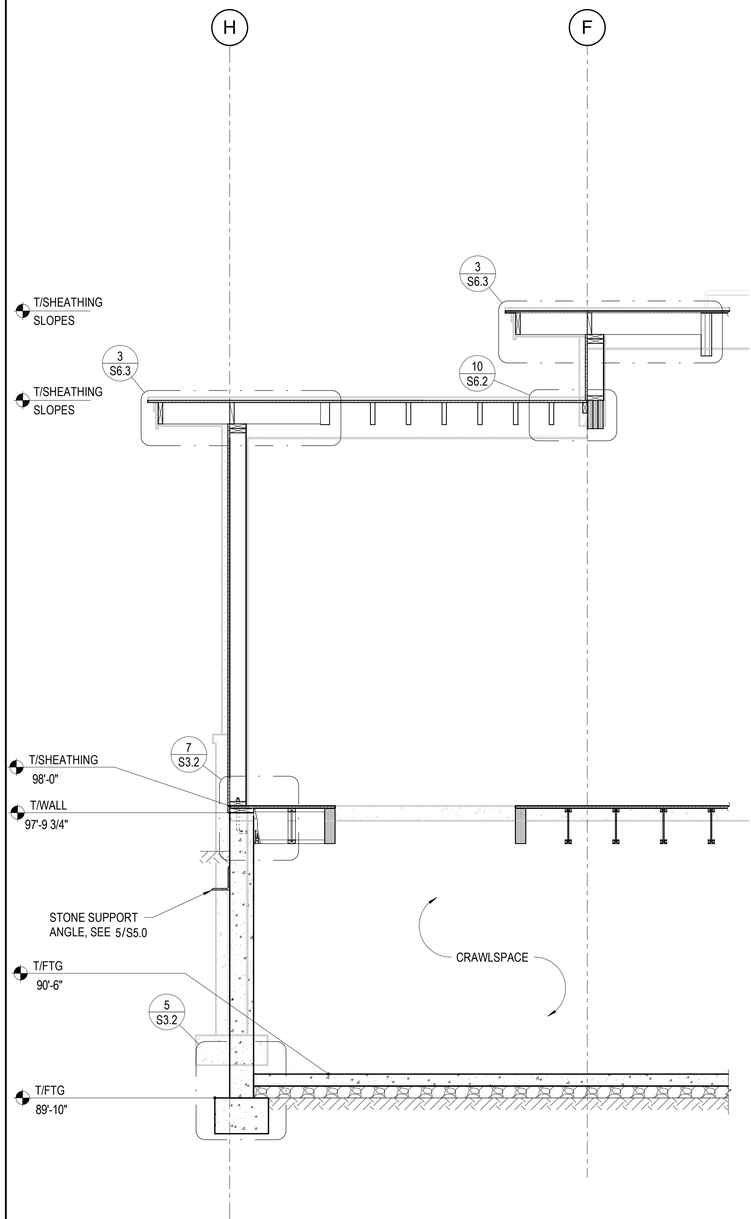
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3/ S2.5 | 1/2" = 1'-0" | WALL SECTION



2/ S2.5 | 1/2" = 1'-0" | WALL SECTION



1/ S2.5 | 1/2" = 1'-0" | WALL SECTION

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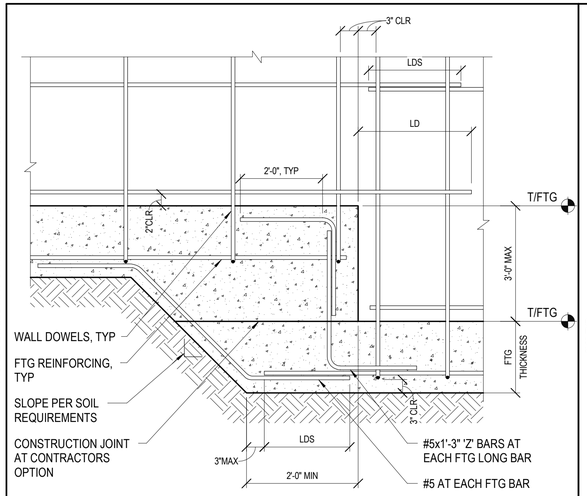
WALL SECTIONS

S2.5

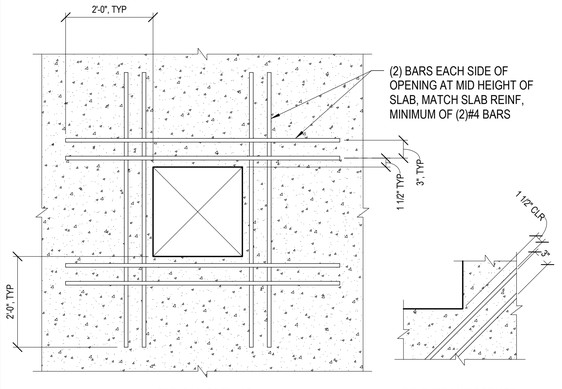
Scale 1/2" = 1'-0"

Slopeside Engineers
DATE: 6/20/2023
Project #: 23.003
EOR: SKYLER FUSSNER
FILE PATH: Autodesk Docs://23.003 - Zeck ADU/23.003 - Zeck ADU - R23.rvt

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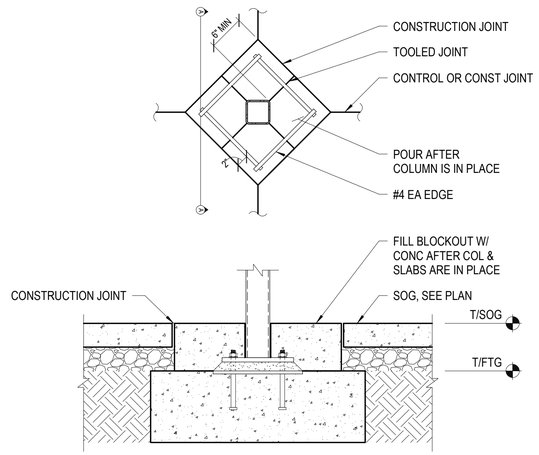


9/ S3.0 | NTS | TYPICAL FOOTING STEP < 3'-0"

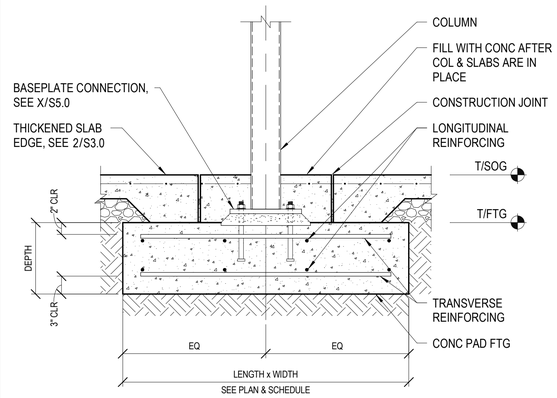


NOTES:
1. HOOK BARS WHEN 2'-0" LENGTH CANNOT BE ACCOMODATED
2. (2) #4x4'-0" DIAGONAL BARS AT RE-ENTRANT CORNER CONDITION

7/ S3.0 | NTS | TYPICAL SOG OPENINGS



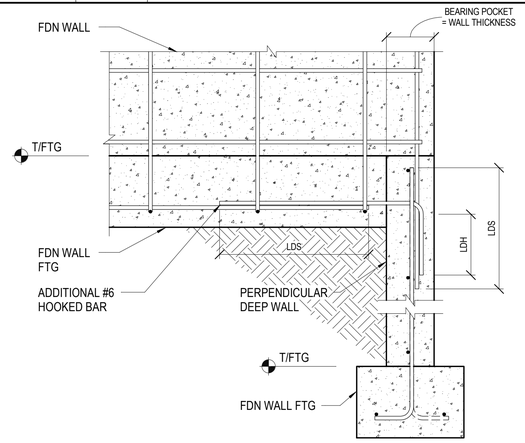
4/ S3.0 | 1" = 1'-0" | TYPICAL SLAB-ON-GRADE BLOCKOUT AT COLUMN



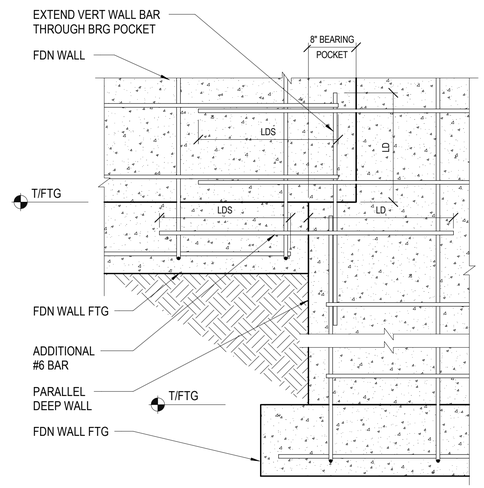
NOTES:
1. **AT SIM:** SOG DOES NOT EXIST.

1/ S3.0 | 1" = 1'-0" | TYPICAL PAD FOOTING

10/ S3.0 | 1" = 1'-0" | TYPICAL CONTINUOUS FOOTING



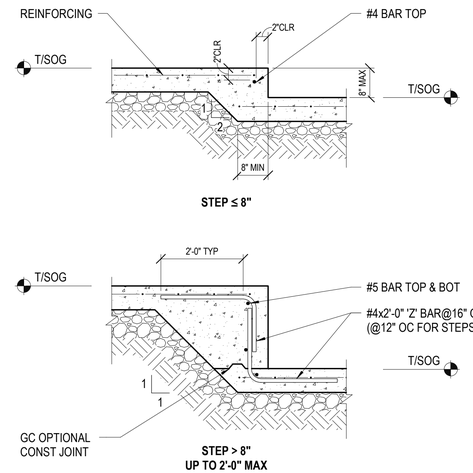
FOOTING STEP AT PERPENDICULAR DEEP WALL



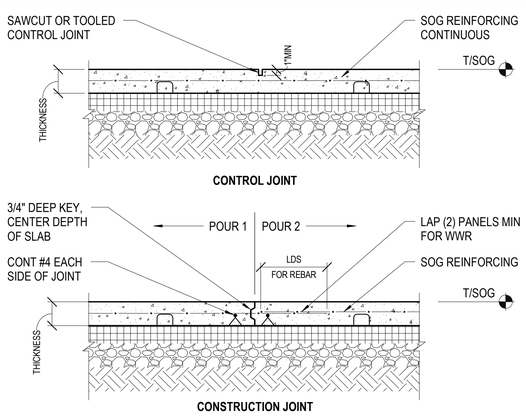
FOOTING STEP AT PARALLELL DEEP WALL

NOTES:
1. FOR FOOTING REINFORCING, SEE10/S3.0
2. FOR WALL REINFORCING SEE WALL SCHEDULE ON PLAN

8/ S3.0 | NTS | TYPICAL FOOTING STEP ≥ 3'-0"

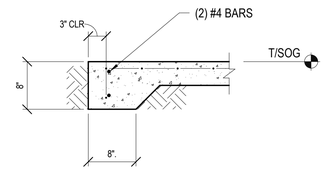


5/ S3.0 | NTS | TYPICAL SLAB-ON-GRADE STEP



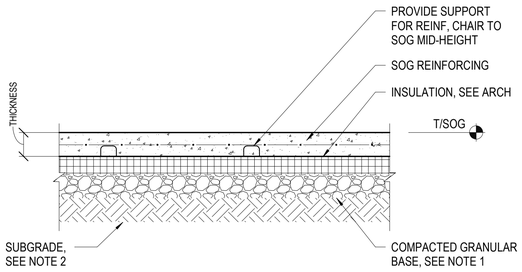
NOTES:
1. PROVIDE CONTROL OR CONSTRUCTION JOINTS AT 10'-0" OC MAX EACH WAY
2. SAWCUT CONTROL JOINT 10 HOURS MAX AFTER PLACEMENT. ENSURE CONCRETE HAS HARDENED.
3. CONSTRUCTION JOINTS CAN REPLACE CONTROL JOINTS

6/ S3.0 | NTS | TYPICAL SLAB-ON-GRADE JOINTS



2/ S3.0 | NTS | TYPICAL THICKENED SLAB EDGE

SOG SCHEDULE			
TAG	THICKNESS	REINFORCING	ADDITIONAL COMMENTS
SOG4	4"	WWF 6x6-W2.9xW2.9	SEE TYPICAL SOG DETAIL



NOTES:
1. PROVIDE MINIMUM 4" COMPACTED GRANULAR BASE, SEE GEOTECHNICAL REPORT
2. COMPACTED SUBGRADE MATERIAL, SEE GEOTECHNICAL REPORT
3. SEE ARCH FOR VAPOR BARRIER AND INSUALTION REQUIREMENTS
4. PROVIDE CONTROL OR CONSTRUCTION JOINTS AT MAXIMUM 10'-0" OC EACH WAY

3/ S3.0 | NTS | TYPICAL SLAB-ON-GRADE

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ZECK ADU

720 Hidden Mine Road
Crested Butte, CO 81224

#	Issue Name	Date
1	SD	04/26/23
2	DD	06/16/23
3	CD	6/21/23

Project #	23.003
Date	06/16/2023
Drawn By	BWB
Checked By	SMF

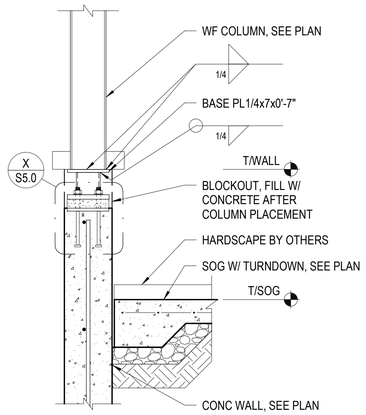
TYPICAL CONCRETE DETAILS

S3.0

Scale 1" = 1'-0"

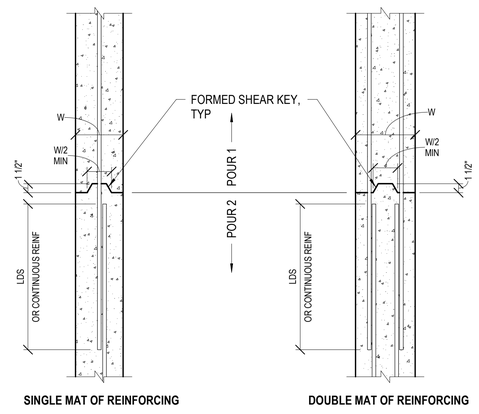
Slopeside Engineers DATE: 6/20/2023
EOR: SKYLER FUSSNER Project #: 23.003 FILE PATH: Autodesk Docs://23.003 - Zeck ADU/23.003 - Zeck ADU - R23.rvt

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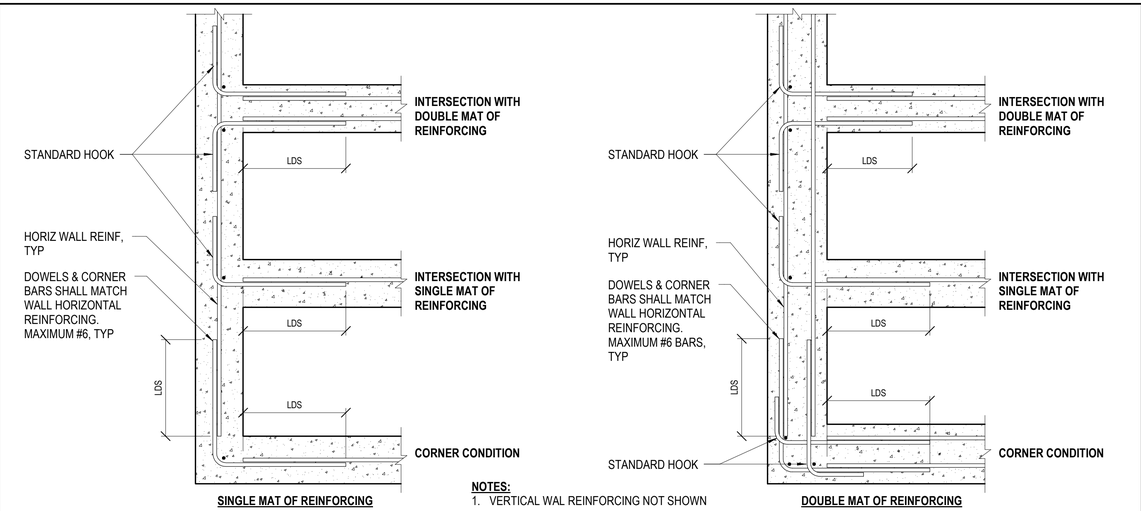
NOTES:
1. ALL STEEL IN THIS DETAIL SHALL BE GALVANIZED OR PROPERLY TREATED WITH EXTERIOR HIGH GRADE RUST PROHIBITING PRIMER.

7/ S3.1 | 1" = 1'-0" | WF COLUMN BASE WITH HSS STANDOFF ON WALL



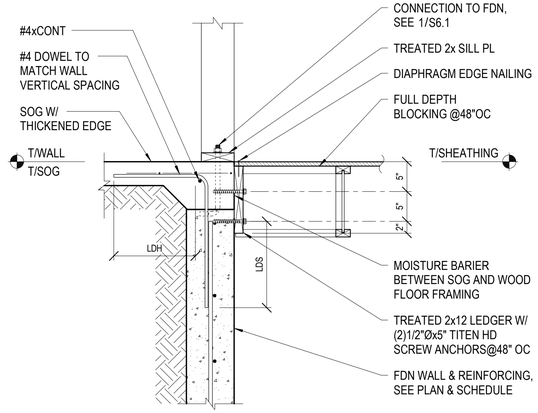
NOTES:
1. CONSTRUCTION JOINTS SHALL BE PLACED AT A MAXIMUM OF 60'-0" INTERVALS
2. LOCATE CONSTRUCTION JOINTS WITHIN MIDDLE THIRD OF WALL SPANS (AT POINTS OF MINIMUM SHEAR)
3. VERTICAL WALL REINFROCING NOT SHOWN
4. SUBMIT LOCATIONS OF WALL CONSTRUCTION JOINTS PRIOR TO CONSTRUCTION

4/ S3.1 | NTS | TYPICAL FDN WALL CONSTRUCTION JOINT

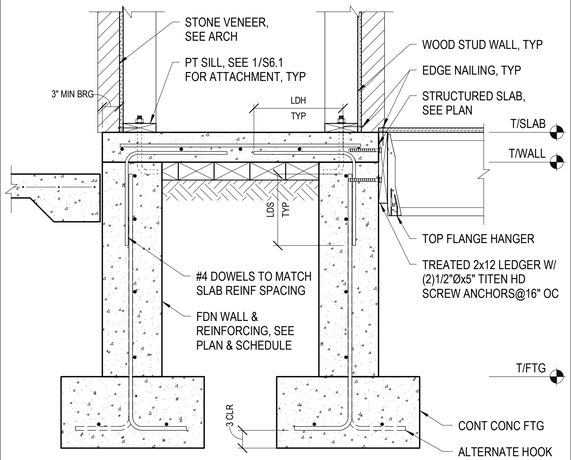


NOTES:
1. VERTICAL WAL REINFORCING NOT SHOWN

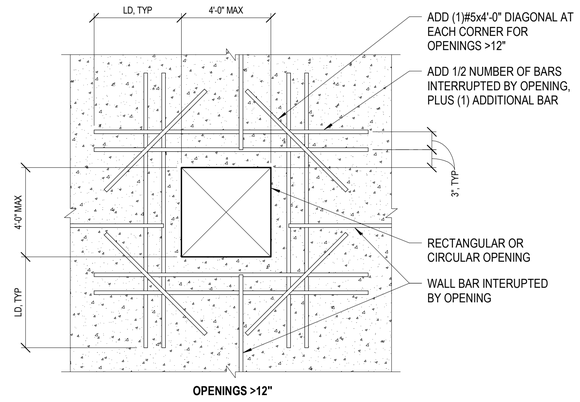
1/ S3.1 | NTS | TYPICAL FDN WALL INTERSECTION REINFORCING

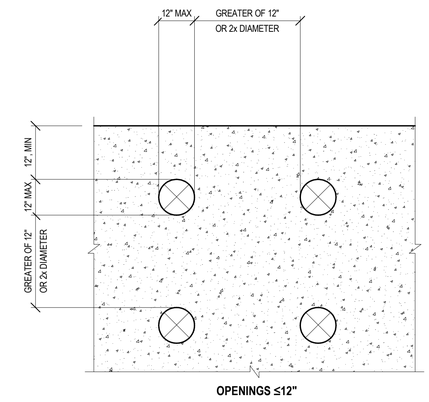


8/ S3.1 | 1" = 1'-0" | WOOD TO SOG TRANSITION AT GARAGE WALL



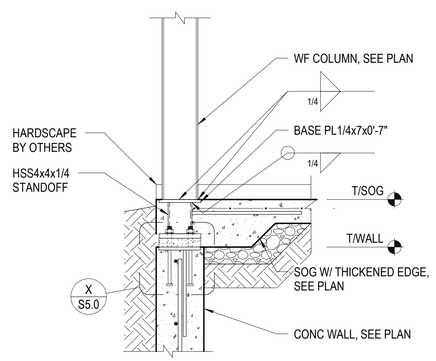
5/ S3.1 | 1" = 1'-0" | STRUCTURED SLAB TO FDN WALL





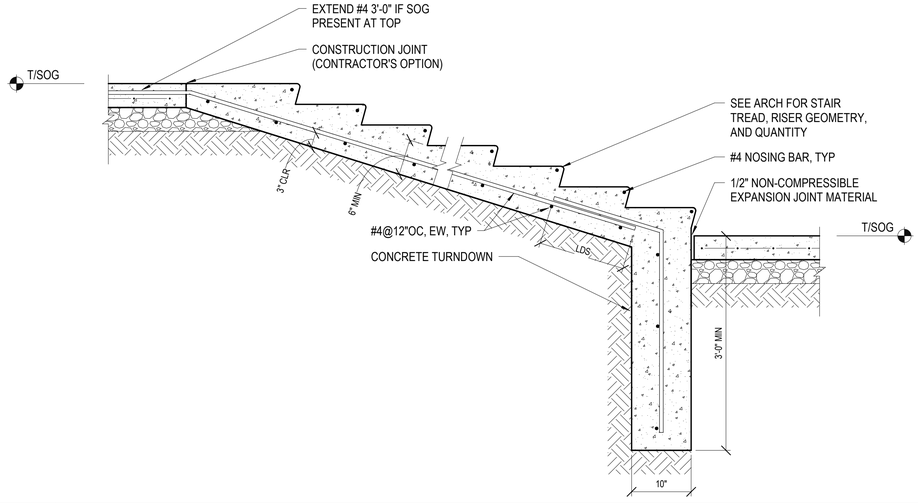
NOTES:
1. DO NOT CORE OPENING AFTER CONCRETE IS POURED
2. DO NOT CUT WALL REBAR AT PENETRATIONS
3. USE SLEEVES PRIOR TO CONCRETE POUR
4. USE THIS DETAIL FOR OPENINGS UNLESS SPEIFIC CONDITIONS APPLY
5. HOOK BARS WHEN LD CANNOT BE ACCOMODATED

2/ S3.1 | NTS | TYPICAL FDN WALL PENETRATIONS



NOTES:
1. ALL STEEL IN THIS DETAIL SHALL BE GALVANIZED OR PROPERLY TREATED WITH EXTERIOR HIGH GRADE RUST PROHIBITING PRIMER.
2. **AT SIM.** CONCRETE WALL IS A PILASTER, SOG CONTINUES OVER TOP, NO DOWEL REQUIRED.

6/ S3.1 | 1" = 1'-0" | WF COLUMN BASE WITH HSS STANDOFF



3/ S3.1 | NTS | TYPICAL SOG STAIR

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1	SD	04/26/23
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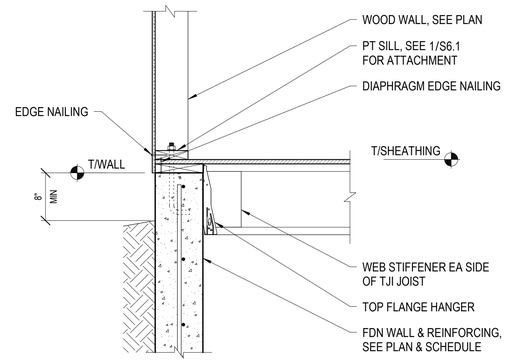
Project #	23.003
Date	06/16/2023
Drawn By	BWB
Checked By	SMF

TYPICAL & CONCRETE DETAILS

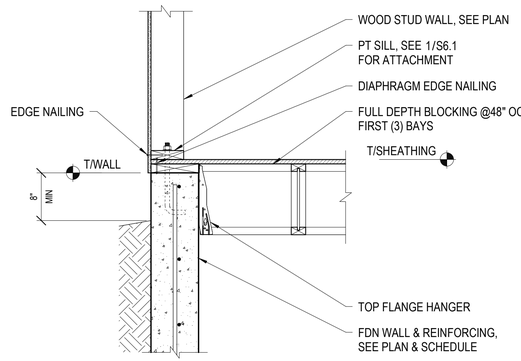
S3.1

Scale 1" = 1'-0"

Slopeside Engineers DATE: 6/20/2023 FILE PATH: Autodesk Docs://23.003 - Zeck ADU/23.003 - Zeck ADU - R23.rvt
EOR: SKYLER FUSSNER Project #: 23.003



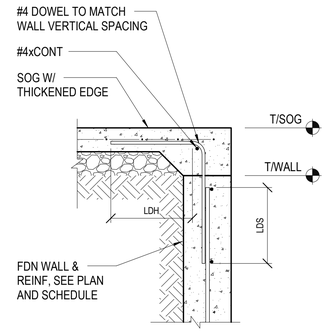
PERPENDICULAR JOIST



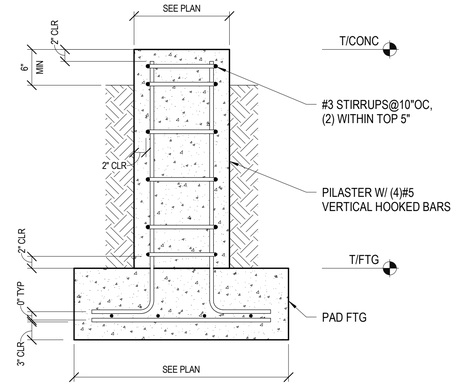
PARALLEL JOIST

NOTES:
1. WHERE EXTERIOR SLAB EXISTS, SEE 8/S3.2

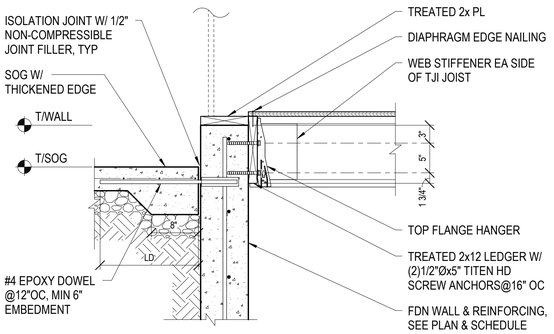
7/ S3.2 | 1" = 1'-0" | WOOD JOIST TO FDN WALL - TOP FLANGE HANGER



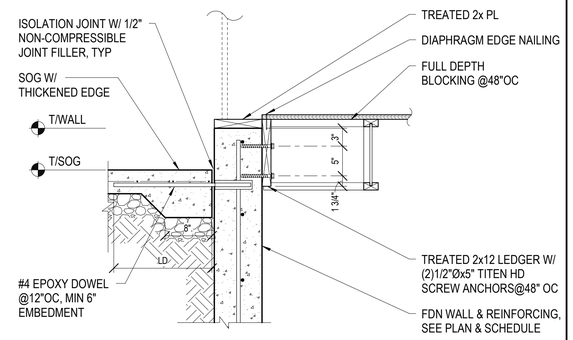
4/ S3.2 | 1" = 1'-0" | EXTERIOR SOG TO FDN WALL



1/ S3.2 | 1" = 1'-0" | PILASTER



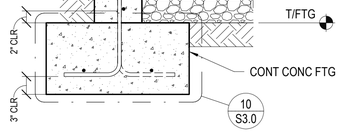
PERPENDICULAR JOIST



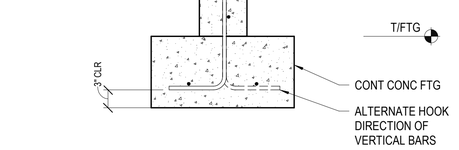
PARALLEL JOIST

NOTES:
1. **AT SIM:** WALL EXISTS ABOVE CONCRETE WALL IN LIEU OF OPENING.

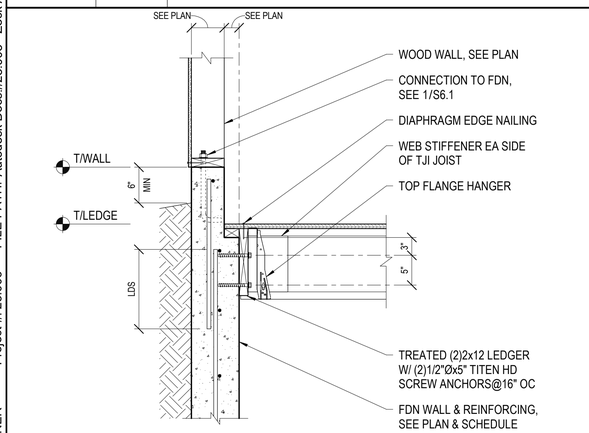
8/ S3.2 | 1" = 1'-0" | WOOD JOIST TO FDN WALL AT OPENING



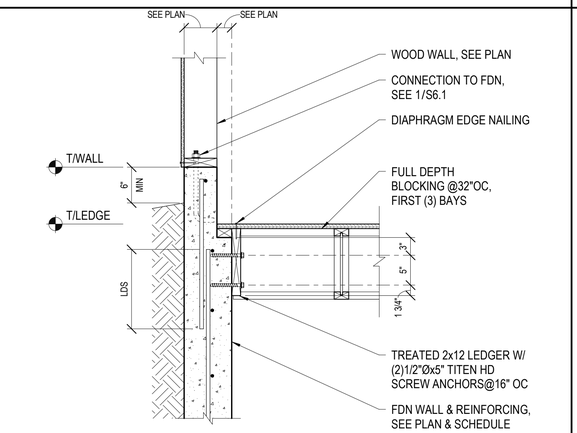
5/ S3.2 | 1" = 1'-0" | SLAB-ON-GRADE TO FDN WALL AT CRAWLSPACE



2/ S3.2 | 1" = 1'-0" | SOG AT EXT THRESHOLD



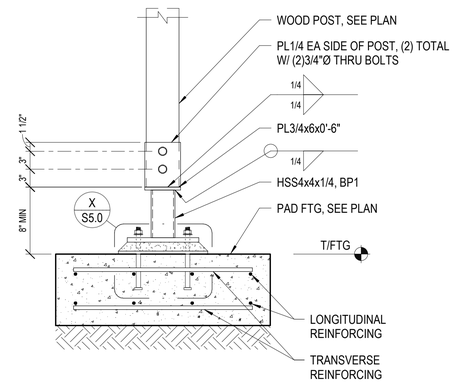
PERPENDICULAR JOIST



PARALLEL JOIST

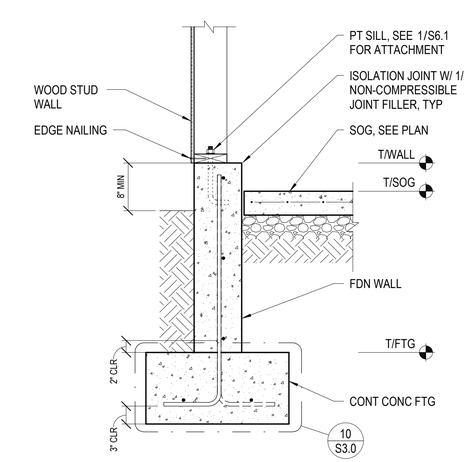
NOTES:
1. WHERE EXTERIOR SLAB EXISTS, SEE 8/S3.2

9/ S3.2 | 1" = 1'-0" | WOOD JOIST TO FDN WALL AT LEDGE



NOTES:
1. ALL STEEL IN THIS DETAIL SHALL BE GALVANIZED OR PROPERLY TREATED WITH EXTERIOR HIGH GRADE RUST PROHIBITING PRIMER.

6/ S3.2 | 1" = 1'-0" | WOOD POST BASE WITH HSS STANDOFF 2



3/ S3.2 | 1" = 1'-0" | SLAB-ON-GRADE TO FDN WALL

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SKYLER W. FUSSNER
61029
6/20/2023
PROFESSIONAL ENGINEER

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Project #	23.003
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Drawn By	BWB
Checked By	SMF

CONCRETE DETAILS

S3.2

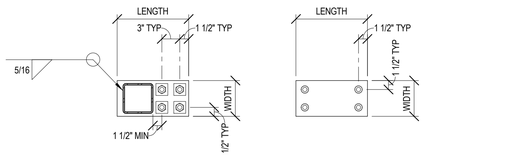
Scale 1" = 1'-0"

Slopeside Engineers DATE: 6/20/2023 FILE PATH: Autodesk Docs://23.003 - Zeck ADU/23.003 - Zeck ADU - R23.rvt
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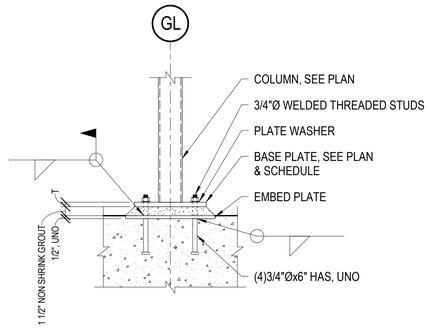
BASE PLATE & EMBED PLATE SCHEDULE

BASE PLATE					
TAG	LENGTH	WIDTH	L1	W1	T
BP1	1'-0"	1'-0"	-	-	3/4"
BP2	1'-5"	7"	-	-	3/4"
BP3	10"	10"	7"	7"	3/4"
BP4	1'-0"	7"	-	-	3/4"
BP5	1'-6"	7"	-	-	1"
BP6	7"	7"	-	-	3/4"
EMBED PLATE					
EP1	1'-0"	1'-0"	-	-	1/2"
EP2	1'-5"	7"	-	-	1/2"
EP3	10"	10"	7"	7"	1/2"
EP4	1'-0"	7"	-	-	1"
EP5	1'-6"	7"	-	-	1/2"
EP6	7"	7"	-	-	1/2"
THREADED STUDS					
STUD Ø	HOLE Ø	PLATE WASHER THICKNESS		PLATE WASHER SIZE	
3/4"	1 5/16"	1/4"		2"x2"	

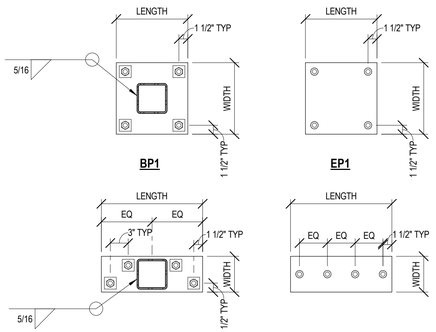


BP4 EP4 BP5 EP5 BP6 EP6

BASE PLATE EMBED PLATE



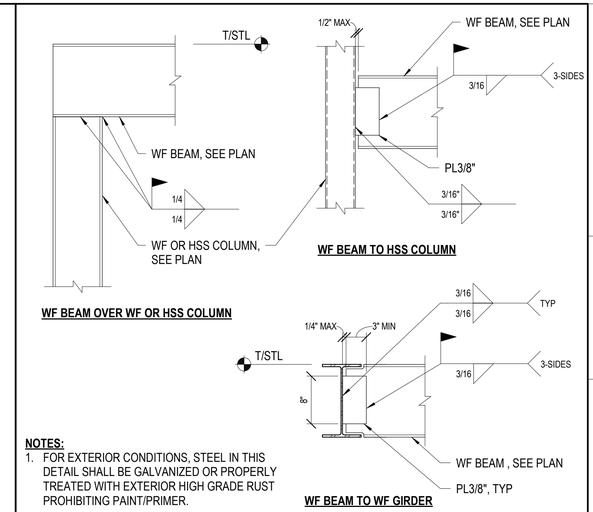
NOTE:
1. ALL STEEL SHALL BE GALVANIZED FOR EXTERIOR CONDITIONS



BP1 EP1 BP2 EP2 BP3 EP3

BASE PLATE EMBED PLATE

X/ S5.0 | 1" = 1'-0" | TYPICAL BASE PLATE AND EMBED PLATE DETAIL



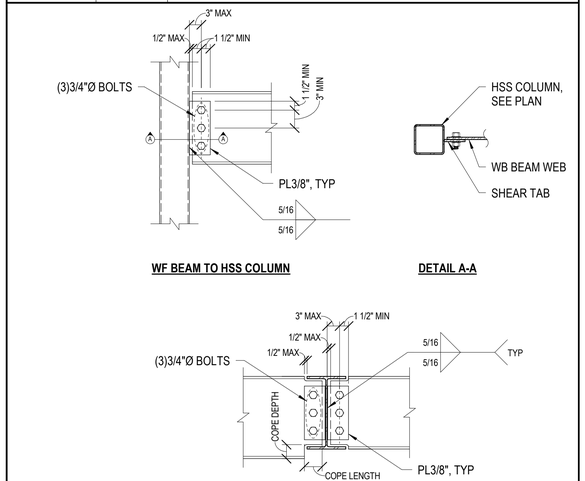
WF BEAM OVER WF OR HSS COLUMN

WF BEAM TO HSS COLUMN

WF BEAM TO WF GIRDER

NOTES:
1. FOR EXTERIOR CONDITIONS, STEEL IN THIS DETAIL SHALL BE GALVANIZED OR PROPERLY TREATED WITH EXTERIOR HIGH GRADE RUST PROHIBITING PAINT/PRIMER.

1/ S5.0 | 1" = 1'-0" | WF BEAM WELDED CONNECTIONS

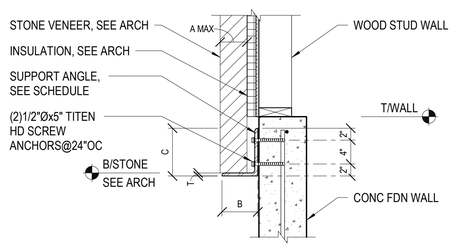


WF BEAM TO HSS COLUMN

DETAIL A-A

WF BEAM TO WF GIRDER

2/ S5.0 | 1" = 1'-0" | WF BEAM BOLTED CONNECTIONS

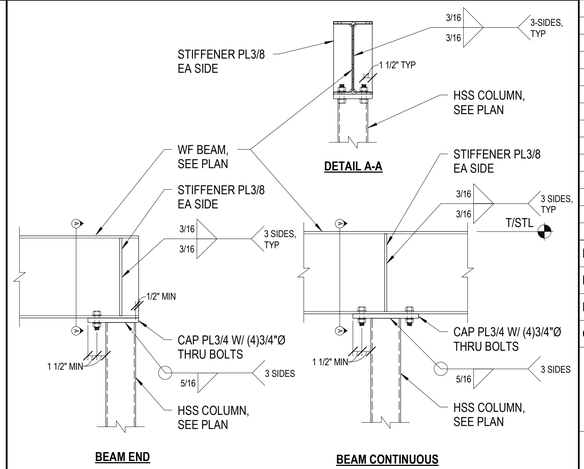


NOTE:
1. ANGLE AND TITEN HD SCREW ANCHORS SHALL BE GALVANIZED

STONE THICKNESS 'A'	4"
MAX STONE HEIGHT	15'-0"
BOTTOM LEG 'B'	4"
VERTICAL LEG 'C'	8"
THICKNESS 'T'	3/8"

NOTES:
1. ALL STEEL IN THIS DETAIL SHALL BE GALVANIZED OR PROPERLY TREATED WITH EXTERIOR HIGH GRADE RUST PROHIBITING PRIMER.

5/ S5.0 | 1" = 1'-0" | TYPICAL STONE SUPPORT ANGLE AT FDN WALL



BEAM END

BEAM CONTINUOUS

3/ S5.0 | 1" = 1'-0" | STEEL BEAM OVER STEEL COLUMN

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BRIDGER: (970) 389-1544

COLORADO LICENSED SKYLER M. FUSSNER 61029 6/20/2023 PROFESSIONAL ENGINEER

ZECK ADU

720 Hidden Mine Road
Crested Butte, CO 81224

#	Issue Name	Date
1	SD	04/26/23
2	DD	06/16/23
3	CD	6/21/23

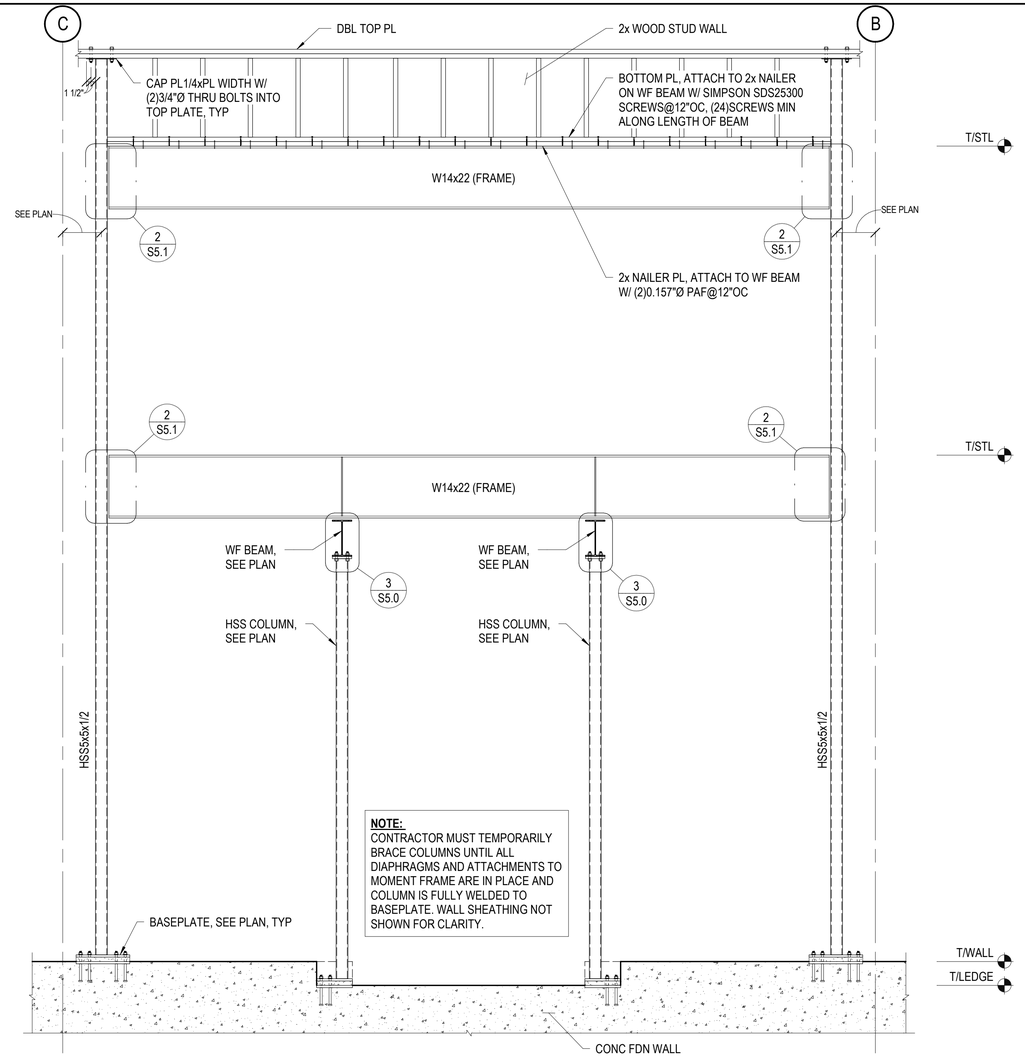
Project #	23.003
Date	06/16/2023
Drawn By	BWB
Checked By	SMF

STEEL DETAILS

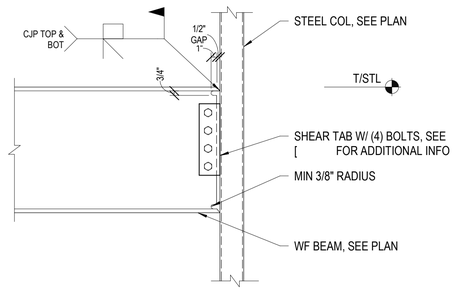
S5.0

Scale 1" = 1'-0"

Slopeside Engineers DATE: 6/20/2023
EOR: SKYLER FUSSNER Project #: 23.003 FILE PATH: Autodesk Docs://23.003 - Zeck ADU/23.003 - Zeck ADU - R23.rvt



1/ S5.1 1/2" = 1'-0" MOMENT FRAME ELEVATION



2/ S5.1 1" = 1'-0" MOMENT CONNECTION

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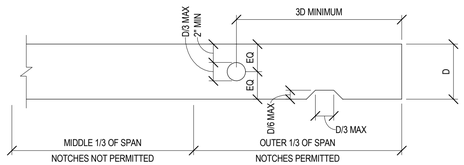
STEEL MOMENT FRAME

S5.1

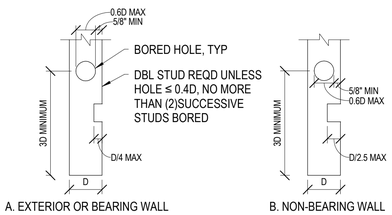
Scale As indicated

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DATE: 6/20/2023
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THE CONTRACTOR IS RESPONSIBLE FOR REVIEWING THE TYPICAL DETAILS AND APPLYING THEM APPROPRIATELY THROUGHOUT THE PROJECT. TYPICAL DETAILS MAY OR MAY NOT BE REFERENCED ON PLAN.



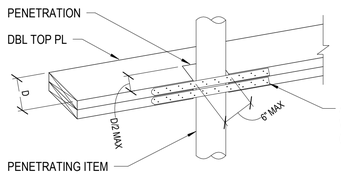
1. BEAMS & PURLINS



A. EXTERIOR OR BEARING WALL

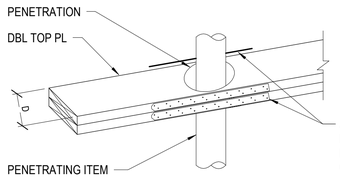
B. NON-BEARING WALL

2. STUDS



AT SHEAR WALLS, REPAIR PENETRATION W/ (2)1 1/2" 16 GA STRAPS EA PL W/ (18)10d NAILS EA SIDE OF PENETRATION

3. PENETRATIONS AT SHEAR WALL PLATES

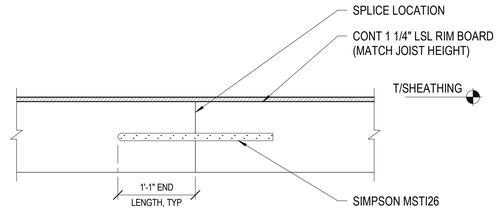


AT NON-SHEAR WALLS, REPAIR PENETRATION W/ (2)1 1/2" 16 GA STRAPS EA PL EA SIDE W/ (8)10d NAILS EA SIDE OF PENETRATION, (4)STRAPS TOTAL

4. PENETRATIONS IN PLATES NOT AT SHEAR WALLS

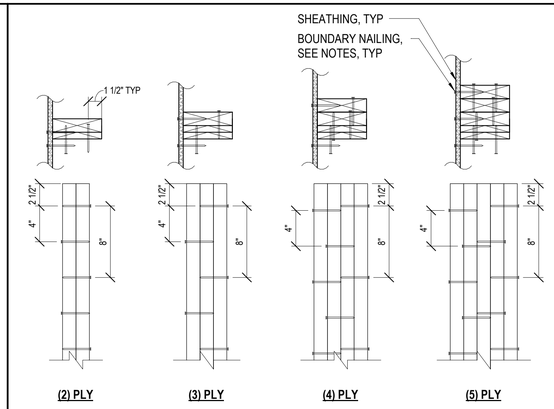
NOTE:
FOR SAWN LUMBER ONLY. FOR MANUFACTURED LUMBER OR JOISTS, SEE MANUFACTURER'S RECOMMENDATION OR CONTACT ENGINEER.

7/ S6.0 | NTS | TYPICAL REQUIREMENTS FOR DRILLING AND NOTCHING IN SAWN LUMBER MEMBERS



NOTES:
1. PROVIDE A MINIMUM OF 12'-0" BETWEEN SPLICE LOCATIONS.
2. RIM BOARD SPLICE TENSION CAPACITY IS 2,745 LBS.

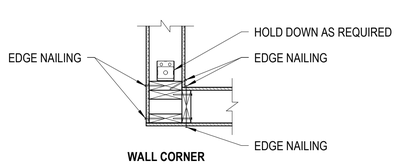
4/ S6.0 | NTS | TYPICAL RIM BOARD SPLICE



(2) PLY (3) PLY (4) PLY (5) PLY

NOTES:
1. 10d@4"OC STAGGERED, ALTERNATING SIDES AS SHOWN, TYP.
2. WHEN INSTALLING STUD PACKS, PROVIDE 8d @10" OC MAX AT BOUNDARY LAMINATIONS OF STUD PACK.
3. FOR (5) PLY, PROVIDE 8d@10"OC MAX AT BOUNDARY AND MIDDLE LAMINATIONS OF STUD PACK.

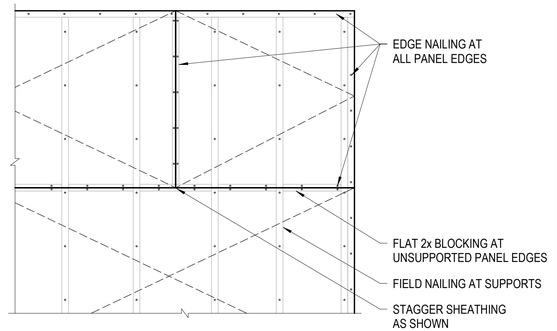
1/ S6.0 | NTS | TYPICAL BUILT UP STUD PACK



WALL INTERSECTION

WALL CORNER

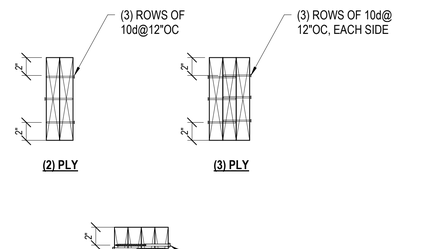
8/ S6.0 | NTS | TYPICAL WOOD WALL INTERSECTIONS

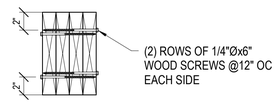


PLAN VIEW

NOTES:
1. ORIENT SHEATHING SO THE LONG DIRECTION IS PERPENDICULAR TO THE SUPPORTING FRAMING DIRECTION.
2. MINIMUM NAIL EDGE DISTANCE SHALL BE 3/8".
3. DO NOT OVERDRIVE NAILS.
4. FOR MORE INFORMATION, SEE GENERAL NOTES.

5/ S6.0 | NTS | TYPICAL FLOOR & ROOF DIAPHRAGM SHEATHING

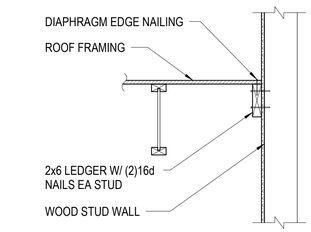




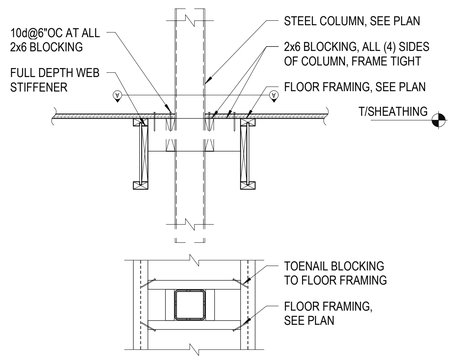
(4) PLY

NOTES:
1. BUILT UP WOOD BEAMS SHALL BE FASTENED TOGETHER TO ACT AS A SINGLE UNIT.
2. INDIVIDUAL LAMINATIONS SHALL BE CONTINUOUSLY GLUED AND DRY AT THE TIME OF GLUE APPLICATION.
3. WHERE FASTENERS ARE INSTALLED ON BOTH SIDES, STAGGER BY HALF THE REQUIRED FASTENER SPACING.

2/ S6.0 | NTS | TYPICAL BUILT UP WOOD BEAM

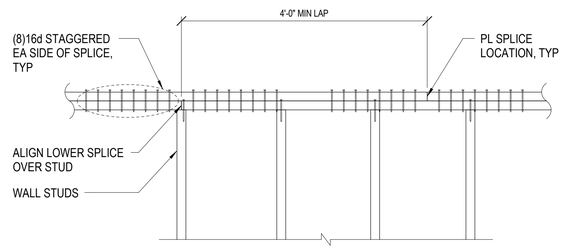


9/ S6.0 | 1" = 1'-0" | LEDGER FOR EDGE NAILING



DETAIL A-A

6/ S6.0 | 1" = 1'-0" | TYPICAL BLOCKING AT FLOOR FOR HSS COLUMN



NOTES:
1. ALLOWABLE TENSION LOAD FOR DFL = 3610 LBS
2. FOR TYPICAL NAILING OF TOP PLATE AT NON SPLICE LOCATIONS, SEE FASTENER SCHEDULE

3/ S6.0 | NTS | TYPICAL TOP PLATE SPLICE

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TYPICAL WOOD DETAILS

S6.0

Scale As indicated

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SHEAR WALL SCHEDULE - 8d NAILS

TAG	CAPACITY WIND	CAPACITY SEISMIC	SHEATHING TYPE	EDGE NAILS	FOUNDATION ANCHORS 5/8"Ø	SILL PLATE NAILING	TOP PLATE CONNECTION	2x NAILER AT STEEL BEAM CONNECTION
WD26-16A	250 PLF	250 PLF	1/2" GYP EA SIDE	5d@4"OC	48"OC	16d@12"OC	A35 @24"OC	(2) 0.157"Ø PAF @16"OC
WD26-16B	365 PLF	260 PLF	15/32" PLY	8d@6"OC	36"OC	16d@6"OC	A35 @18"OC	(2) 0.157"Ø PAF @6"OC
WD26-16C	532 PLF	380 PLF	15/32" PLY	8d@4"OC	24"OC	16d@4"OC	A35 @12"OC	(2) 0.157"Ø PAF @4"OC

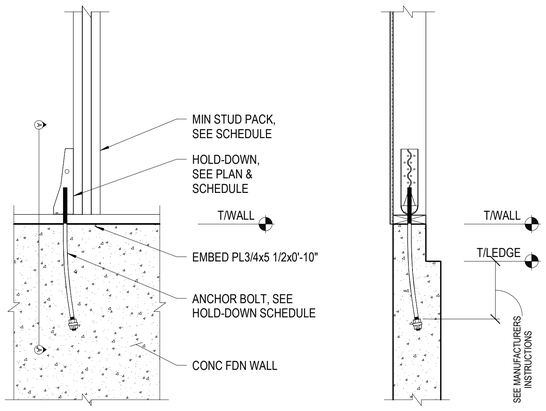
NOTES:
1. FIELD NAILING TO BE 8d@12"OC COMMON NAILS.
2. MINIMUM NAILING MUST CONFORM TO IBC NAILING TABLE 2304.10.1
3. PLYWOOD TO BE NAILED TO 2x MEMBERS MINIMUM. PLYWOOD NAILED AT 3"OC OR LESS REQUIRES 3x MINIMUM MEMBERS.
4. USE APA RATED SHEATHING
5. NAILS IN SHEAR WALLS SHOULD NOT BE OVER DRIVEN.
6. END STUDS MUST CONTINUE DOWN TO FOUNDATION UNLESS INTERRUPTED BY A TRANSFER BEAM.
7. OPENING TRIMMER STUDS CANNOT BE USED AS SHEAR WALL END STUDS.
8. HOLDOWNS AND STRAPS OCCUR AT THE BOTTOM OF WALLS.

HOLD-DOWN SCHEDULE

TAG	HOLD-DOWN	ANCHOR BOLT	STRAP	MIN STUD PACK	# PAFs	MIN EMBED	MIN STEM WALL
H2	HDU2-SDS2.5	SB5/8x24	MSTC28	(2)2x	11	18"	6"
H4	HDU4-SDS2.5	SB5/8x24	MSTC40	(2)2x	16	18"	6"
H5	HDU5-SDS2.5	SB5/8x24	MSTC66	(2)2x	20	18"	6"
H8	HDU8-SDS2.5	SSTB28	(2) MSTC28	(3)2x	28	18"	8"

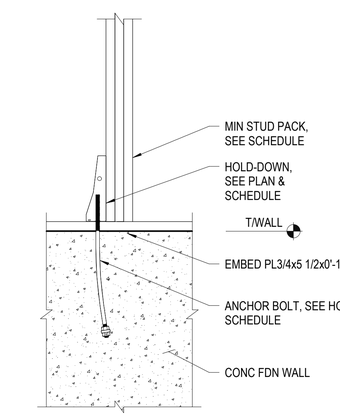
NOTES:
1. CONTRACTOR TO VERIFY LOCATION OF ANCHOR BOLTS PRIOR TO REBAR INSPECTION & FOUNDATION WALL POUR.
2. ALL STUDS LISTED ARE TO BE DFL #2, UNLESS NOTED OTHERWISE.
3. POST-INSTALLED HOLDOWN ANCHORS ARE NOT PERMITTED. SEE SHEAR WALL SCHEDULE, PLANS, AND ASSOCIATED DETAILS FOR HOLDOWN REQUIREMENTS.
4. WHERE HSS COLUMN EXISTS AT END OF SHEAR WALL, SEE [9/S6.00]

2/ S6.1 NTS SHEAR WALL & HOLD-DOWN SCHEDULE

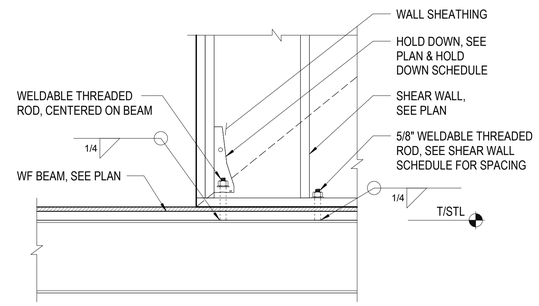


DETAIL A-A

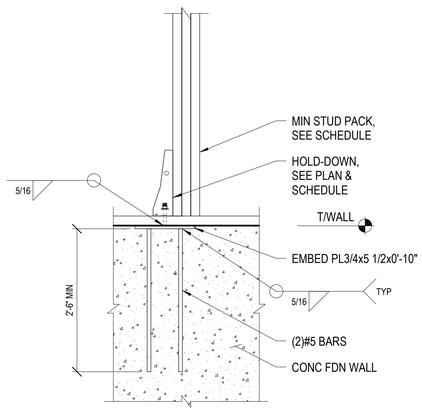
5/ S6.1 NTS TYPICAL HOLD-DOWN AT FDN LEDGE CONDITION



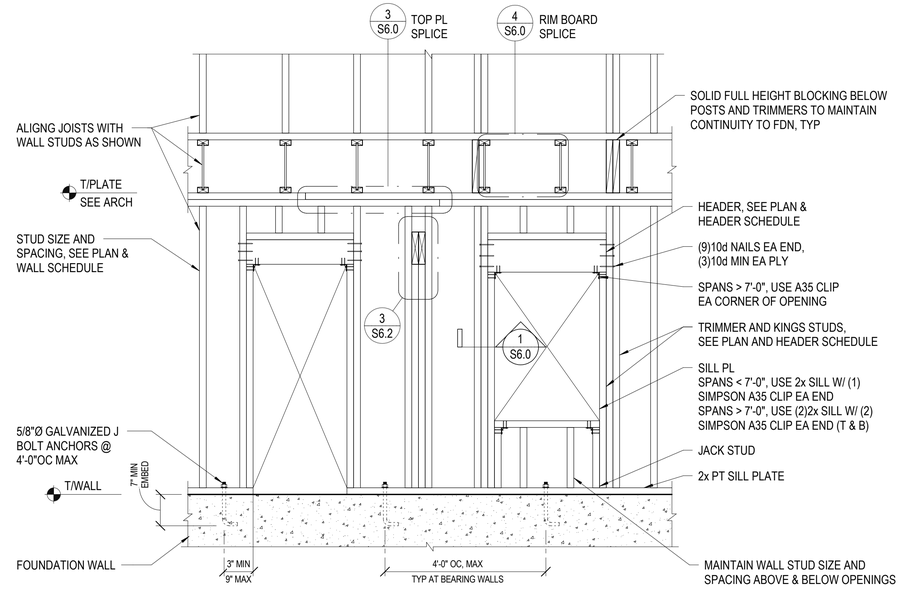
3/ S6.1 NTS TYPICAL HOLD-DOWN AT FDN WALL



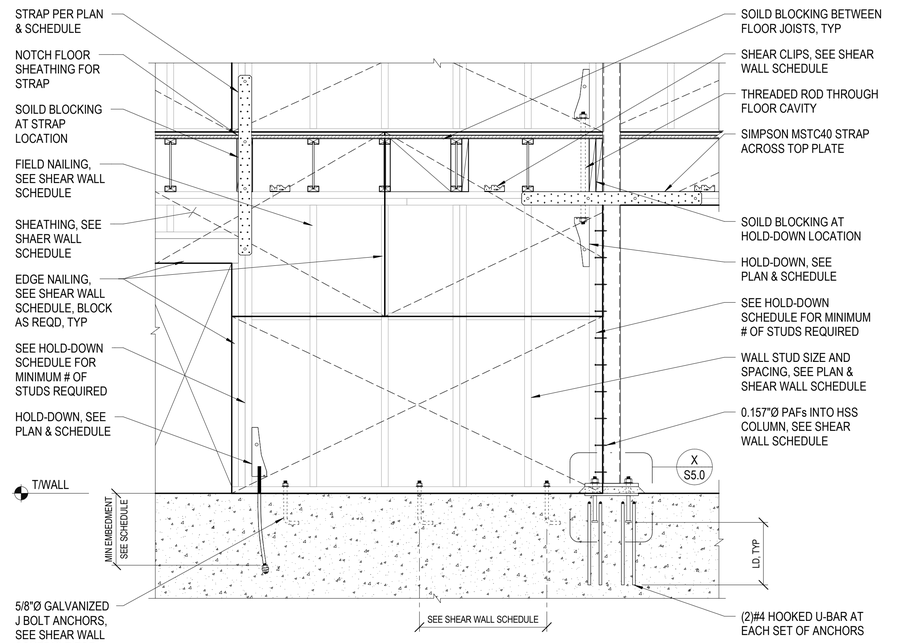
6/ S6.1 NTS HOLD DOWN AT STEEL BEAM



4/ S6.1 NTS HOLD-DOWN EMBED PLATE



BEARING WALL ELEVATION



SHEAR WALL ELEVATION

NOTES:
1. ANCHOR BOLTS AND J BOLTS SHALL BE HOT DIP GALVANIZED.
2. MINIMUM EDGE NAIL DISTANCE SHALL BE 3/8".
3. FIELD NAILS SHALL BE 10d@12"OC, TYP.
4. NAILING AT WALLS SHALL MEET REQUIREMENTS OF THE NAILING SCHEDULE IN IBC TABLE, UNLESS NOTED OTHERWISE IN DETAILS.
5. SHEATHING EDGES SHALL BE STAGGERED AS SHOWN.
6. LL STRAPS AND HOLDOWNSTO BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
7. SEE SHEAR WALL AND HOLD-DOWN SCHEDULES FOR MORE INFORMATION.
8. RIM BOARD NOT SHOWN FOR CLARITY.

1/ S6.1 3/4" = 1'-0" SHEAR WALL & BEARING WALL ELEVATIONS

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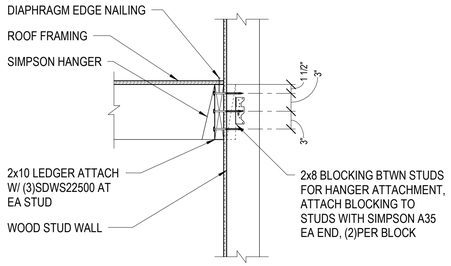
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Drawn By	BWB
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TYPICAL WOOD DETAILS

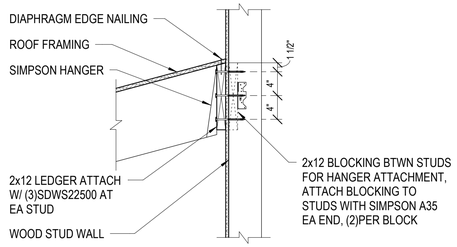
S6.1

Scale As indicated

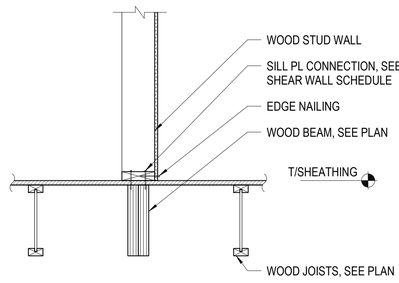
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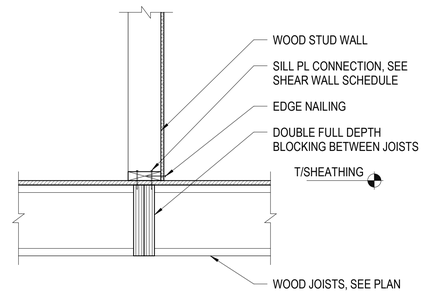
8/ S6.2 | 1" = 1'-0" | LEDGER FOR FRAMING ATTACHMENT 2x10s



5/ S6.2 | 1" = 1'-0" | LEDGER FOR FRAMING ATTACHMENT

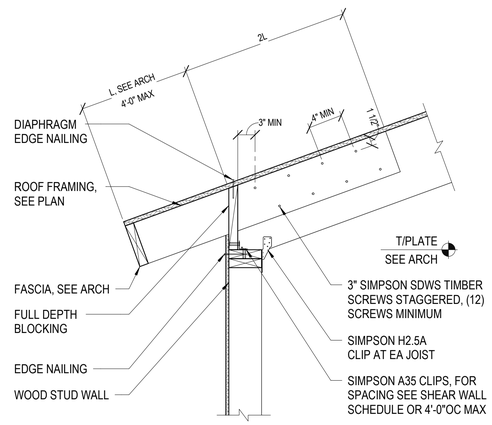


JOIST PARALLEL TO WALL

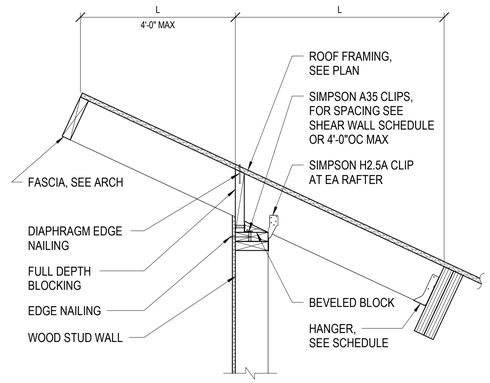


JOIST PERPENDICULAR TO WALL

1/ S6.2 | 1" = 1'-0" | WOOD WALL OVER JOISTS

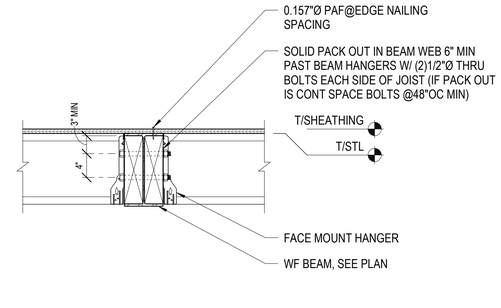


9/ S6.2 | 1" = 1'-0" | TYPICAL ROOF SISTERED CANTILEVER AT SLOPE

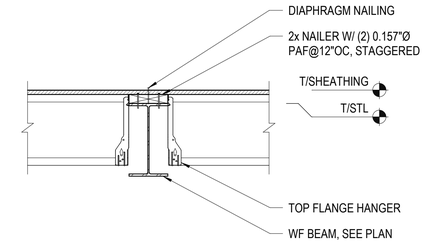


NOTES:
1. **AT SIM:** OVERHANG IS SLOPING DOWN

6/ S6.2 | 1" = 1'-0" | TYPICAL ROOF JOIST PARALLEL TO EXT WALL AT OVERHANG



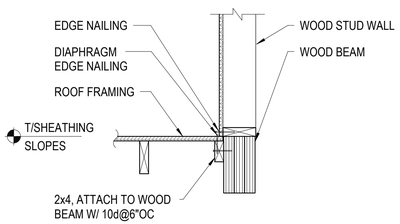
WEB PACK OUT & NO NAILER



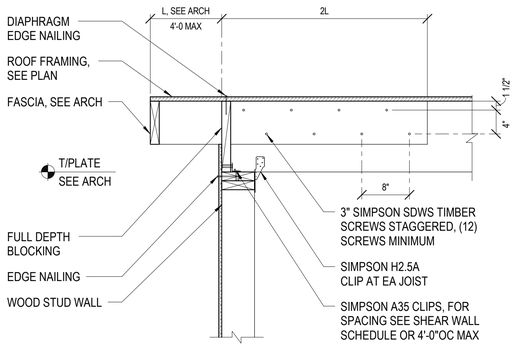
TOP FLANGE WITH NAILER

NOTES:
1. CONTRACTOR TO ENSURE PAF PENETRATES THROUGH STEEL BEAM MINIMUM OF 1/2"
2. PACKOUT MUST BE TALL ENOUGH FOR HANGER NAILING REQUIREMENTS

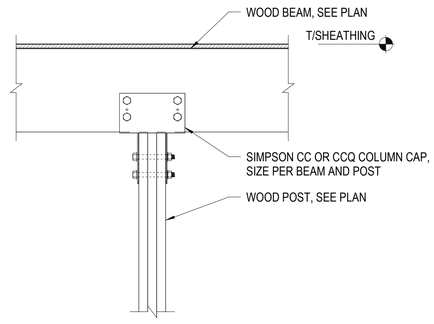
2/ S6.2 | 1" = 1'-0" | TYPICAL JOIST FRAMING INTO STEEL BEAM



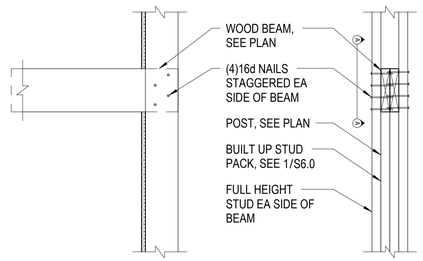
10/ S6.2 | 1" = 1'-0" | GARAGE ROOF FRAMING DETAIL



7/ S6.2 | 1" = 1'-0" | TYPICAL ROOF SISTERED CANTILEVER



4/ S6.2 | 1" = 1'-0" | WOOD BEAM OVER WOOD POST



DETAIL: A-A

3/ S6.2 | 1" = 1'-0" | WOOD BEAM FRAMING INTO STUD WALL

SLOPESIDE ENGINEERS
SLOPESIDE-ENGINEERS.COM
SKYLER: (484) 866-2854
BRIDGER: (970) 389-1544

COLORADO LICENSED — SKYLER M. FUSSNER — 61029 — 6/20/2023 — PROFESSIONAL ENGINEER

ZECK ADU

720 Hidden Mine Road
Crested Butte, CO 81224

#	Issue Name	Date
1	SD	04/26/23
2	DD	06/16/23
3	CD	6/21/23

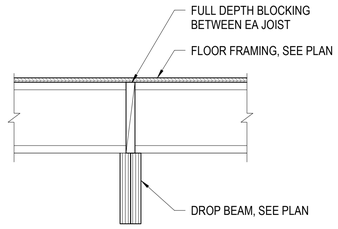
Project #	23.003
Date	06/16/2023
Drawn By	BWB
Checked By	SMF

WOOD DETAILS

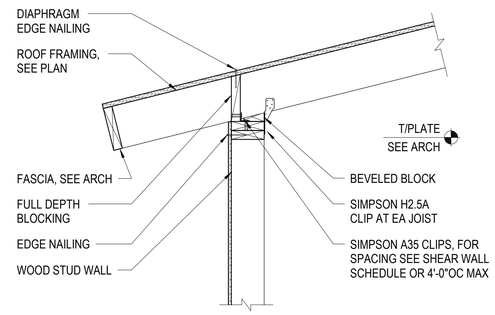
S6.2

Scale 1" = 1'-0"

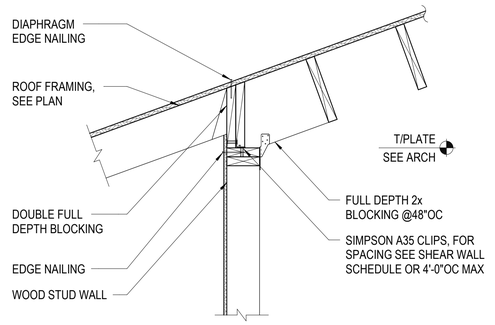
Slopeside Engineers
DATE: 6/20/2023
Project #: 23.003
FILE PATH: Autodesk Docs://23.003 - Zeck ADU/23.003 - Zeck ADU - R23.rvt
EOR: SKYLER FUSSNER



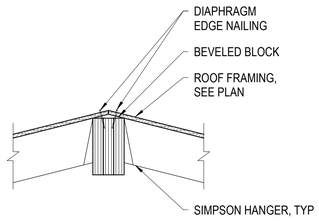
7/ S6.3 | 1" = 1'-0" | JOISTS OVER DROP BEAM



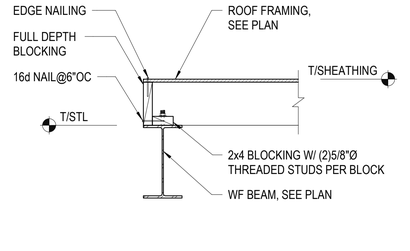
4/ S6.3 | 1" = 1'-0" | ROOF JOIST BEARING ON EXTERIOR WALL 2



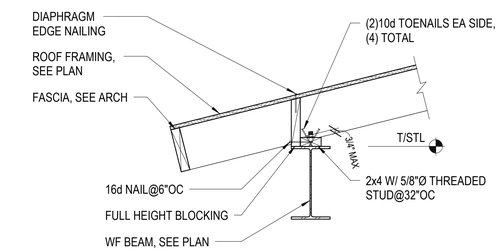
1/ S6.3 | 1" = 1'-0" | ROOF JOIST BEARING ON EXTERIOR WALL



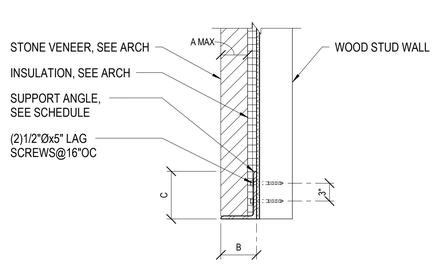
8/ S6.3 | 1" = 1'-0" | ROOF FRAMING DETAIL



5/ S6.3 | 1" = 1'-0" | PORCH RAFTER OVER STEEL BEAM

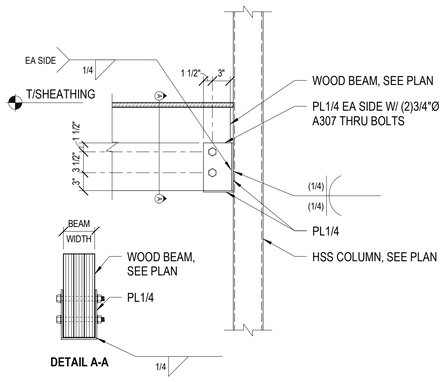


2/ S6.3 | 1" = 1'-0" | RAFTER OVER STEEL BEAM



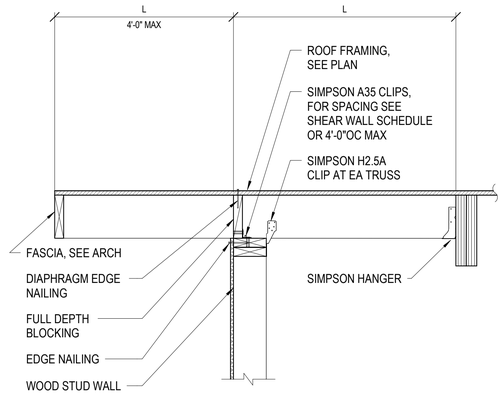
STONE THICKNESS 'A'	4"
MAX STONE HEIGHT	9'-0"
BOTTOM LEG 'B'	4"
VERTICAL LEG 'C'	8"
THICKNESS 'T'	3/8"

9/ S6.3 | 1" = 1'-0" | STONE SUPPORT ANGLE AT WOOD WALL



NOTES:
1. WOOD BEAM MAY BE SLOPING.

6/ S6.3 | 1" = 1'-0" | WOOD BEAM TO CONTINUOUS HSS COLUMN



3/ S6.3 | 1" = 1'-0" | ROOF OUTLOOKER

SLOPESIDE ENGINEERS
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COLORADO LICENSED
SKYLER M. FUSSNER
NO. 61029
6/20/2023
PROFESSIONAL ENGINEER

ZECK ADU

720 Hidden Mine Road
Crested Butte, CO 81224

#	Issue Name	Date
2	DD	06/16/23
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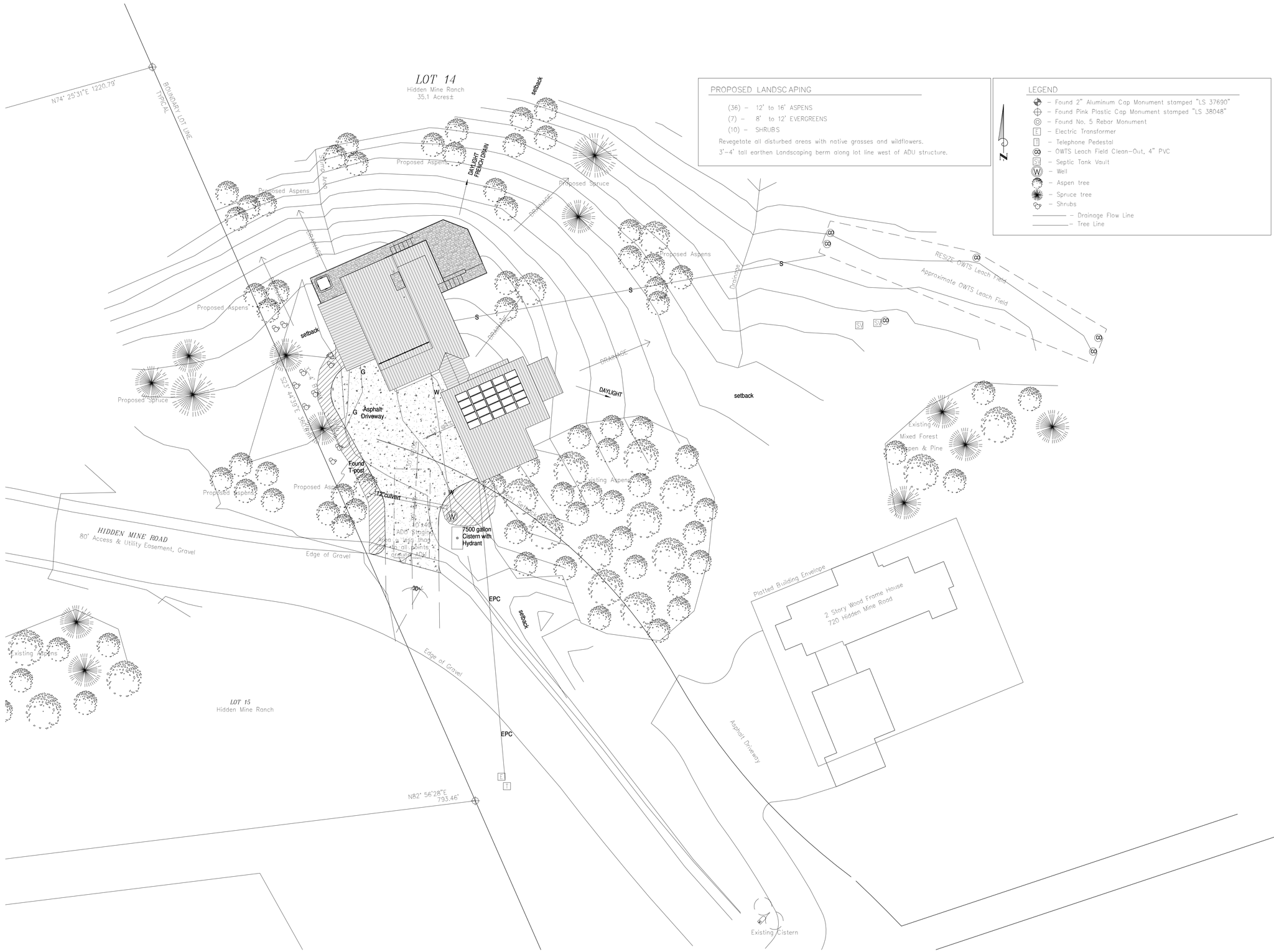
Project #	23.003
Date	06/16/2023
Drawn By	BWB
Checked By	SMF

WOOD DETAILS

S6.3

Scale 1" = 1'-0"

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EOR: SKYLER FUSSNER
DATE: 6/20/2023
Project #: 23.003
FILE PATH: Autodesk Docs://23.003 - Zeck ADU/23.003 - Zeck ADU - R23.rvt



1 Landscaping Plan
1" = 20'-0"

L1

Landscaping

07-17-2024

SCALE: 1" = 20'-0"

DRAWN BY: AHA

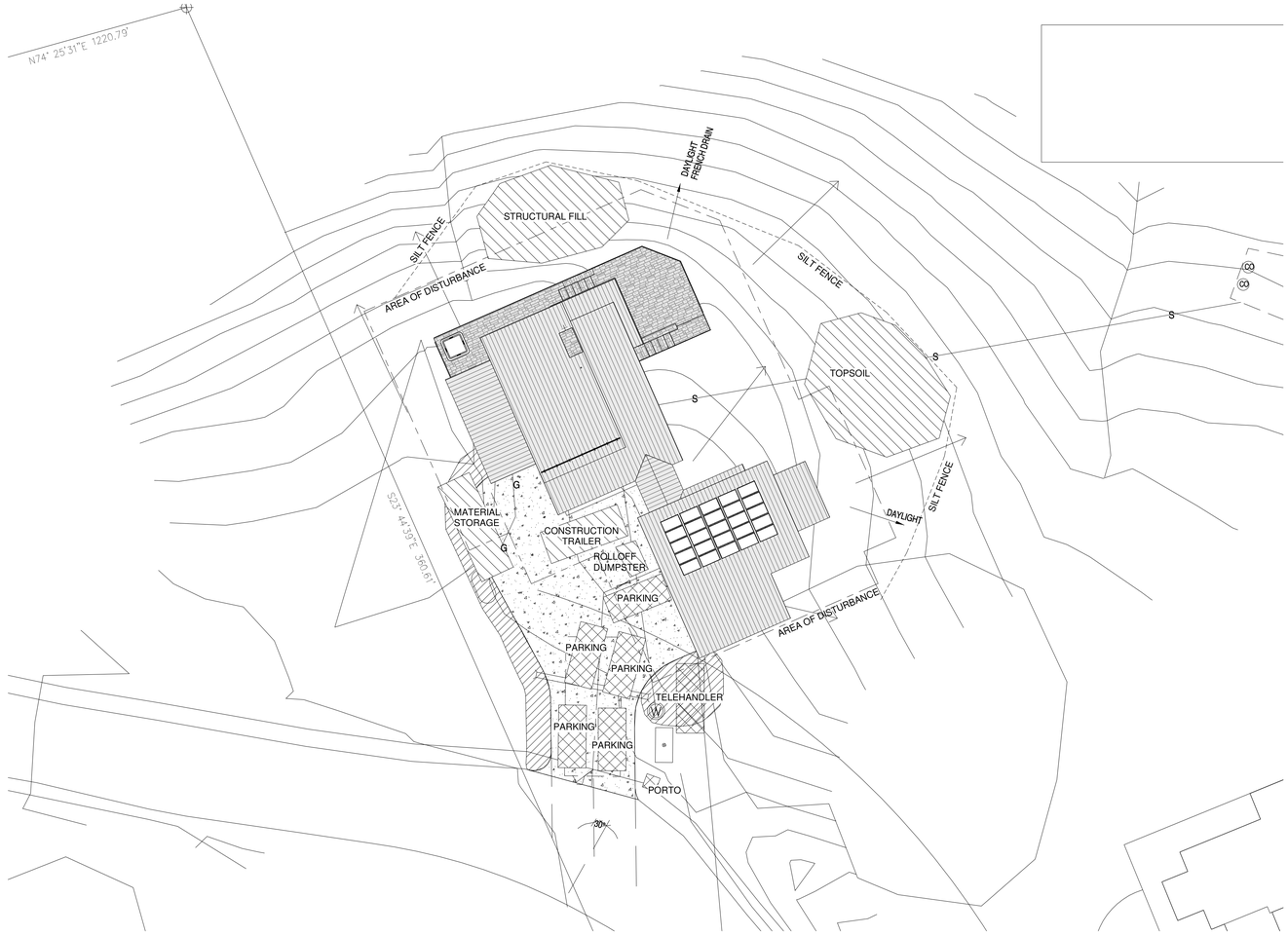
PROJECT ADDRESS:
720 Hidden Mine Road
CB, CO 81224

ZECK ADU

SET ISSUED	DATE

STATE OF COLORADO
ANDREW W. HADLEY
No. 43676/7
LICENSED ARCHITECT

ANDREW HADLEY ARCHITECT
POST OFFICE BOX 1294
CRESTED BUTTE, CO. 81224
(970) 349 - 0806



1 CONSTRUCTION MANAGEMENT PLAN
1" = 20'-0"

NOTES:

1. SILT FENCE:
   a) FENCE SHALL NOT BE INSTALLED ON SLOPE STEEPER THAN 3:1.
   b) OVERLAP JOINTS & FILTER FABRIC 6" @ POST.
   c) USE STAPLES, WIRE-RINGS OR EQ. TO ATTACH FABRIC TO POSTS.
   d) BURY BOTTOM OF FILTER FABRIC 12" MIN. IN GRADE WITH WASHED GRAVEL BACKFILL.
2. CONTRACTOR IS RESPONSIBLE FOR ONGOING INSPECTION & MAINTANENCE OF ALL STORM WATER CONTROLS & SHALL NOTIFY OWNER / ENGINEER IF ANY EROSION OR SEDIMENT CONCERNS BECOME APPARENT.
3. TEMPORARY STORM WATER CONTROLS SHOWN ARE SCHEMATIC AND SHALL BE ADJUSTED FOR SITE SPECIFIC CONDITIONS AS NEEDED BY CONTRACTOR.
4. REVEGETATE WITH NATURAL GRASSES AND WILDFLOWERS @ ALL DISTURBED AREAS.

CM

CONSTRUCTION MANAGEMENT PLAN

07-17-2024

SCALE: 1" = 20'-0"

DRAWN BY: CP

PROJECT ADDRESS:

720 Hidden Mine Road
CB, CO 81224

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ANDREW HADLEY ARCHITECT
POST OFFICE BOX 1294
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WILDLAND URBAN INTERFACE
FIRE HAZARD SEVERITY: VERY HIGH
REQUIRED DEFENSIBLE SPACE DEFENSIBLE ZONE: HIGH HAZARD 50'
IGNITION RESISTANT CONSTRUCTION
DEFENSIBLE SPACE: CONFORMING
WATER SUPPLY: CONFORMING

IGNITION RESISTANT CONSTRUCTION: CLASS 1

CONSTRUCTION NOTES

1) DEFENSIBLE SPACE SHALL BE CLEARED OF COMBUSTIBLE MATERIAL TO SLOW THE RATE AND INTENSITY OF AN ADVANCING WILDFIRE.

2) TREES WITHING DEFENSIBLE SPACE SHALL BE SPACED 10 FEET APART AND 10 FEET FROM ANY STRUCTURE.

3) HARDENED ZONE: PROVIDE A 5FT NON-COMBUSTIBLE PERIMETER AROUND ENTIRE STRUCTURE USING ROCK, GRAVEL, OR PAVERS.

4) FUEL GAS CONTAINERS, SUCH AS LP, SHALL BE LOCATED WITHIN THE DEFENSIBLE ZONE.

5) MAINTENANCE OF THE DEFENSIBLE SPACE SHALL BE THE RESPONSIBILITY OF THE OWNER.

CLASS 1 IGNITION-RESISTANT CONSTRUCTION
ROOF ASSEMBLY: CLASS A RATING OR NON COMBUSTIBLE ROOF COVERING.

EXTERIOR WALLS: (IGNITION RESISTANT) 1-HOUR FIRE RESISTANCE, OR APPROVED NONCOMBUSTIBLE MATERIALS, OR FIRE-TREATED WOOD PER IBC 2303.2, OR IGNITION-RESISTANT MATERIALS PER WUI 503.2

APPENDAGES & PROJECTIONS: (1-HOUR RATED) UNENCLOSED, ACCESSORY WITH HABITABLE SPACES 1-HOUR RATED CONSTRUCTION, OR NONCOMBUSTIBLE MATERIALS, OR FIRE-RETARDANT-TREATED WOOD OR IGNITION-RESISTANT MATERIALS PER WUI SECTION 503.2

EXTERIOR GLAZING: DOUBLE-PANE WINDOWS TEMPERED GLASS

EXTERIOR DOORS: NONCOMBUSTIBLE & TEMPERED GLAZING
APPROVED NONCOMBUSTIBLE CONSTRUCTION, OR 1-3/4" SOLID CORE WOOD, OR 20-MINUTE FIRE PROTECTION RATING.
GLAZING SHALL BE TEMPERED, GARAGE DOORS ARE EXEMPT.

VENTS: (VERIFY WITH THE MECHANICAL DESIGN) SHALL NOT EXCEED 144 SQUARE INCHES EACH COVERED IN MESH NOT TO EXCEED ¼" SQUARE SHALL NOT BE LOCATED LESS THAN 10' TO THE PROPERTY LINE.

*ALL MATERIALS MUST CONFORM TO THE INTERNATIONAL WILDLAND URBAN INTERFACE CODE (IWUIC) 2021
*SIDING TESTS UL 723 AND ASTM E-84 MUST BE MET
*VINTAGE WOODS FLAME REPEL CLASS A FIRE-RATED PRODUCTS TO BE USED

GENERAL NOTES

DEFENSIBLE SPACE ZONES

ZONE 1: 0 – 5 FEET FROM THE HOME

GOAL:

THIS ZONE IS DESIGNED TO PREVENT FLAMES FROM COMING IN DIRECT CONTACT WITH THE STRUCTURE. USE NONFLAMMABLE, HARD SURFACE MATERIALS IN THIS ZONE, SUCH AS ROCK, GRAVEL, SAND, CEMENT, BARE EARTH OR STONE/CONCRETE PAVERS.

CRITICAL STEPS:

REMOVE ALL FLAMMABLE VEGETATION, INCLUDING SHRUBS. SLASH, MULCH, AND OTHER WOOD DEBRIS.

DO NOT STORE FIREWOOD OR OTHER COMBUSTIBLE MATERIALS INSIDE THIS ZONE.

PRUNE TREE BRANCHES HANGING OVER THE ROOF AND REMOVE ALL FUELS WITHIN 10 FEET OF CHIMNEY.

REGULARLY REMOVE ALL PINE NEEDLES AND OTHER DEBRIS FROM ROOF, DECK AND GUTTERS.

RAKE AND DISPOSE OF PINE NEEDLES, DEAD LEAVES, MULCH, AND OTHER ORGANIC DEBRIS WITHIN 5 FEET OF ALL DECKS AND STRUCTURES. FARTHER THAN 5 FEET FROM STRUCTURES, RAKING MATERIAL WILL NOT SIGNIFICANTLY REDUCE THE LIKLIHOOD OF IGNITION AND CAN NEGATIVELY AFFECT OTHER TREES.

ZONE 2: 5 – 30 FEET FROM THE HOME

GOAL:

THIS ZONE IS DESIGNED TO GIVE AN APPROACHING FIRE LESS FUEL, WHICH WILL HELP REDUCE ITS INTENSITY AS IT GETS NEARER THE HOME OR ANY STRUCTURE.

CRITICAL STEPS:

MOW GRASSES TO 4 INCHES TALL OR LESS.

AVOID LARGE ACCUMULATIONS OF SURFACE FUELS SUCH AS LOGS, BRANCHES, SLASH AND MULCH.

REMOVE ENOUGH TREES TO CREATE AT LEAST 10 FEET OF SPACE BETWEEN CROWNS. MEASURE FROM THE OUTERMOST BRANCH OF ONE TREE TO THE NEAREST BRANCH OF THE NEXT TREE – SMALL GROUPS OF TWO OR THREE TREES MAY BE LEFT ON SOME AREAS OF ZONE 2. SPACING OF 30 FEET SHOULD BE MAINTAINED BETWEEN REMAINING TREE GROUPS TO ENSURE FIRE DOES NOT JUMP FROM ONE GROUP TO ANOTHER.

REMOVE LADDER FUELS UNDER REMAINING TREES. THIS IS ANY VEGETATION THAT CAN BRING FIRE FROM THE GROUND UP INTO TALLER FUELS.

PRUNE TREE BRANCHES TO A HEIGHT OF 6-10 FEET FROM THE GROUND OR A THIRD OF THE TOTAL HEIGHT OF THE TREE, WHICHEVER IS LESS.

REMOVE STRESSED, DISEASED, DEAD OR DYING TREES AND SHRUBS. THIS REDUCES THE AMOUNT OF VEGETATION AVAILABLE TO BURN AND IMPROVES FOREST HEALTH. COMMON GROUND JUNIPERS SHOLD BE REMOVED WHENEVER POSSIBLE BECAUSE THEY ARE HIGHLY FLAMMABLE AND TEND TO HOLD A LAYER OF FLAMMABLE MATERIAL BENEATH THEM – YOU CAN KEEP ISOLATED SHRUBS IN ZONE 2, AS LONG AS THEY ARE NOT GROWING UNDER TREES. KEEP SHRUBS AT LEAST 10 FEET AWAY FROM THE EDGE OF TREE BRANCHES – PERIODICALLY PRUNE AND MAINTAIN SHRUBS TO PREVENT EXCESSIVE GROWTH.

REMOVE DEAD STEMS ANNUALLY.

SPACING BETWEEN CLUMPS OF SHRUBS SHOULD BE AT LEAST 2 TIMES MATURE HEIGHT. EACH CLUMP SHOULD HAVE A DIAMETER OF NO MORE THAN TWICE THE MATURE HEIGHT OF THE VEGETATION. EXAMPLE: FOR SHRUBS THAT GROW 6 FEET TALL, SPACE CLUMPS 15 FEET APART OR MORE (MEASURED FROM THE EDGE OF THE CROWNS OF VEGETATION CLUMPS), EACH CLUMP OF THESE SHRUBS SHALL NOT EXCEED 12 FEET IN DIAMETER.

ZONE 3: 30- 50 FEET FROM HOME

GOAL:

THIS ZONE FOCUSES ON MITIGATION THAT KEEPS FIRE ON THE GROUND, BUT ITS ALSO SPACE TO MAKE CHOICES THAT CAN IMPROVE FOREST HEALTH. HEALTHY FORESTS INCLUDE TREES OF MULTIPLE AGES, SIZES AND SPECIES, WHERE ADEQUATE GROWING ROOM IS MAINTAINED OVER TIME. IF THE DISTANCE OF 100 FEET TO THE EDGE OF ZONE 3 STRETCHES BEYOND PROPERTY BOUNDARIES, IT IS ENCOURAGED TO WORK WITH ADJOINING PROPERTY OWNERS TO COMPLETE AN APPROPRIATE DEFENSIBLE SPACE. IF STRUCTURES ARE ON STEEP SLOPES OR HAVE CERTAIN TOPOGRAPHICAL CONSIDERATIONS, THIS ZONE MAY BE LARGER.

CRITICAL STEPS:

MOWING GRASSES IS NOT NECESSARY IN ZONE 3.

WATCH FOR HAZARDS ASSOCIATED WITH LADDER FUELS. THE CHANCE OF A SURFACE FIRE CLIMBING INTO THE TREES IS REDUCED IN A FOREST WHERE SURFACE FUELS ARE WIDELY SEPARATED AND LOW REE BRANCHES ARE REMOVED.

TREE CROWN SPACING OF 6 – 10 FEET IS SUGGESTED. CONSIDER CREATING OPENINGS OR MEADOWS BETWEEN SMALL CLUMPS OF TREES SO FIRE MUST TRANSITION TO THE GROUND TO KEEP MOVING.

ANY APPROVED METHOD OF SLASH TREATMENT IS ACCEPTABLE IN THIS ZONE, INCLUDING REMOVAL, PILING AND BURNING, LOP AND SCATTER, OR MULCHING. LOP AND SCATTER OR MULCHING TREATMENTS SHOULD BE MINIMIZED IN FAVOR OF TREATMENTS THAT REDUCE THE AMOUNT OF WOODY MATERIAL IN THE ZONE. THE FARTHER THIS MATERIAL IS FROM THE STRUCTURE, THE BETTER.

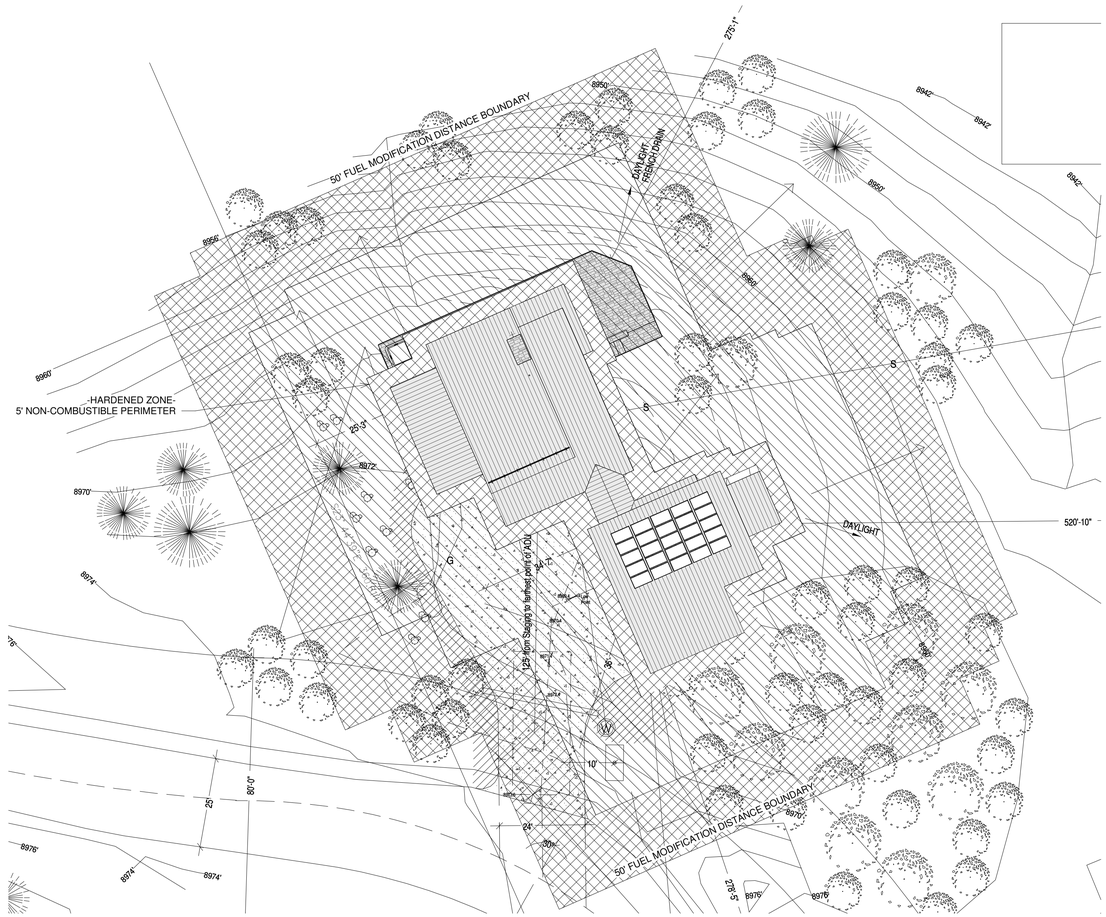


TABLE 503.1 IGNITION-RESISTANT CONSTRUCTION[a]

DEFENSIBLE SPACE[c]	FIRE HAZARD SEVERITY					
	Moderate Hazard		High Hazard		Extreme Hazard	
	Water Supply[b]		Water Supply[b]		Water Supply[b]	
	Conforming[d]	Nonconforming[e]	Conforming[d]	Nonconforming[e]	Conforming[d]	Nonconforming[e]
Nonconforming	IR 2	IR 1	IR 1	IR 1 N.C.	IR 1 N.C.	Not Permitted
Conforming	IR 3	IR 2	IR 2	IR 1	IR 1	IR 1 N.C.
1.5 × Conforming	Not Required	IR 3	IR 3	IR 2	IR 2	IR 1

a. Access shall be in accordance with Section 403.
b. Subdivisions shall have a conforming water supply in accordance with Section 402.1.
IR 1. Ignition-resistant construction in accordance with Section 504.
IR 2. Ignition-resistant construction in accordance with Section 505.
IR 3. Ignition-resistant construction in accordance with Section 506.
N.C. Exterior walls shall have a fire-resistance rating of not less than 1 hour and the exterior surfaces of such walls shall be noncombustible. Usage of log wall construction is allowed.
c. Conformance based on Section 603.
d. Conformance based on Section 404.
e. A nonconforming water supply is any water system or source that does not comply with Section 404, including situations where there is no water supply for structure protection or fire suppression.

	Class 1 (fire-suppression system required for class 1)	Class 2	Class 3
Roof	Class A assembly which includes, among other things, coverings of brick, masonry or an exposed concrete roof deck, ferrous or copper shingles or sheets, metal sheets and shingles, clay or concrete roof tile or slate installed on noncombustible roof decks, ferrous, copper or metals sheets installed without a roof deck on noncombustible framing, or 16oz/sf copper sheets installed over combustible roof decks.	Class A or noncombustible roof covering. Any space between the roof covering and roof deck, the space at the eave ends shall be firestopped to preclude the entry of flames or embers	Class B or non-combustible roof covering
Roof Valleys	Flashing not less than 0.019" (no.26 gage) corrosion-resistant metal.	Same as Class 1	Same as Class 1
Eaves and soffits	Protected on the underside by Ignition-resistant materials or 1-hour fire-resistance-rated construction, 2" nominal lumber, 1" nominal fire-retardance-treated lumber, or ¾" nominal fire-retardant-treated plywood	Combustible eaves, fascias, and soffits shall be enclosed with solid materials with a minimum thickness of ¾". Exposed rafter tails shall not be permitted unless constructed of heavy timber materials.	
Gutters and downspouts	Non-combustible materials and a means to prevent the accumulations of leaves and debris	Same as Class 1	Same as Class 1
Exterior walls	1-hour fire-resistance-rated, noncombustible materials, heavy timber (log walls), fire-retardant-treated wood, ignition-resistant materials (ASTM E84 extended test and includes weathering)	Same as Class 1	
Underfloor enclosure	Underfloor areas shall be enclosed to the ground with exterior wall construction or the underside of exposed floors, structural columns, beams and supporting wall construction is 1-hour fire-resistance-rated, heavy timber, or fire-retardant-treated wood.	Same as Class 1	Same as Class 1
Decks and projections	1-hour fire-resistance-rated construction, heavy timber, non-combustible materials, Fire-retardant-treated wood, or ignition-resistant materials	Same as Class 1	
Decks projecting over a descending slope greater than 10%	Underfloor area enclosed to within 6" of the ground with exterior walls construction.	Same as Class 1	
Exterior Glazing	Multi-layered panels, tempered, or 20-minute fire rated	Same as Class 1	
Exterior Doors	Non-combustible, solid core wood at least 1 ¾" thick, or 20-minute fire-rated (overhead garage doors exempt from this WUI requirement)	Same as Class 1	
Attic vents, foundation or underfloor vents or other ventilation openings	Not exceed 144 square inches each, covered with noncombustible corrosion-resistant mesh with openings not to exceed ¼" or designed to prevent flame or ember into the structure.	Same as Class 1	
Vent location	Not located in soffits, in eave overhangs, between rafters at eaves, or in other overhang areas.	Same as Class 1	
Exterior walls of detached accessory structures located less than 50 feet from a building containing habitable space	1-hour fire-resistance-rated, heavy timber, log wall, or non-combustible materials or fire-retardant-treated wood on the exterior side.	Same as Class 1	

WUI

WILDLAND URBAN INTERFACE

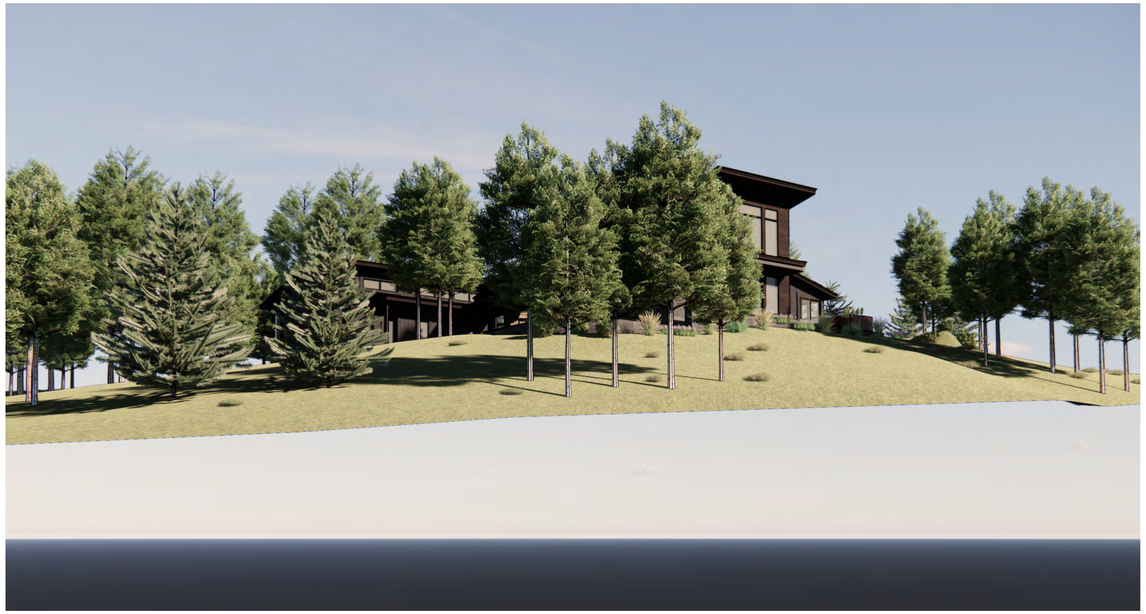
07-17-2024
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CB, CO 81224

ZECK ADU

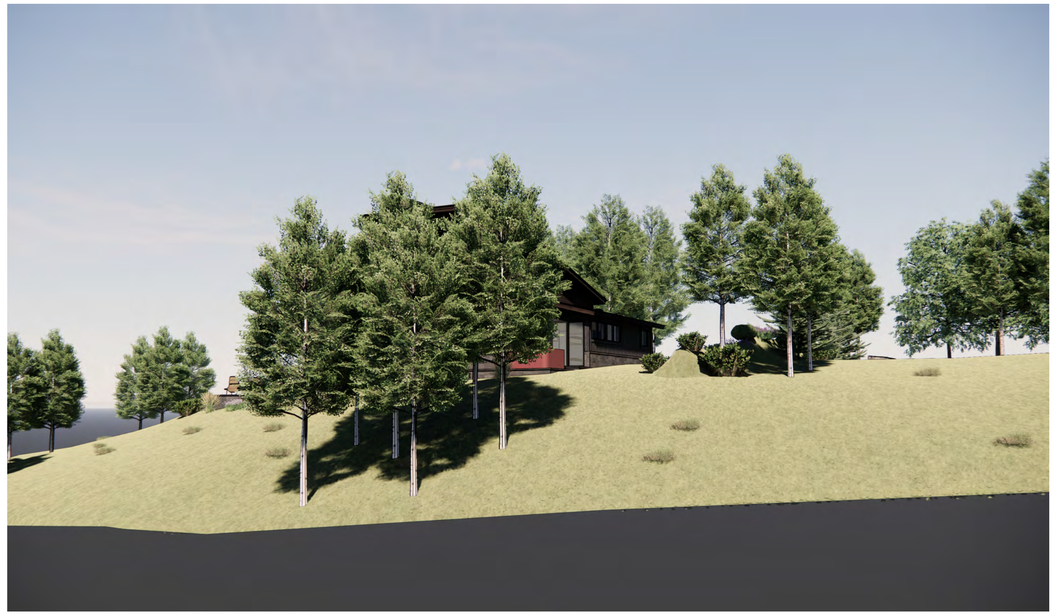
SET ISSUED	DATE

STATE OF COLORADO
ANDREW W. HADLEY
No. 45676D
REGISTERED ARCHITECT

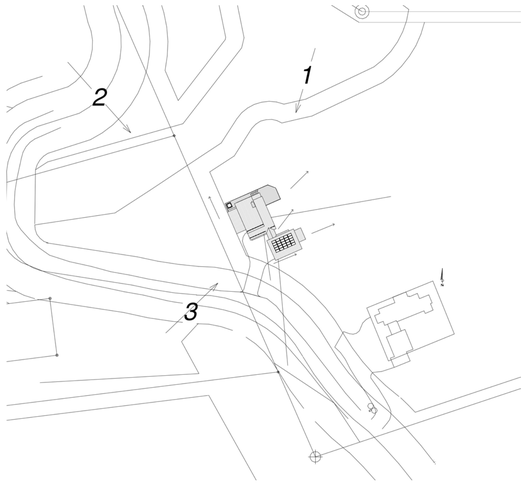
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PERSPECTIVE 1



PERSPECTIVE 2



PERSPECTIVE MAP ***N***



PERSPECTIVE 3

P3

Landscape Screening Perspectives

05-07-2024

SCAL

DRAWN CP

PROJECT

720 Hidden Mine Road
CB, CO 81224

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ANDREW HADLEY ARCHITECT
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81224