

**PLANNING AND ZONING COMMISSION ACTION ITEM
STAFF SUMMARY
OCTOBER 2, 2019 PLANNING AND ZONING COMMISSION MEETING**

DATE: September 26, 2019

AGENDA ITEM NUMBER: 4

ACTION TO BE CONSIDERED:

Consideration of Resolution No. PZ 19-19, Series of 2019.

A RESOLUTION APPROVING A LEVEL III DEVELOPMENT PERMIT FOR A NEW DECK
ON A COMMERCIAL BUILDING LOCATED AT 765 W. ANEMONE TRAIL.

(PUBLIC HEARING)

SUMMARY:

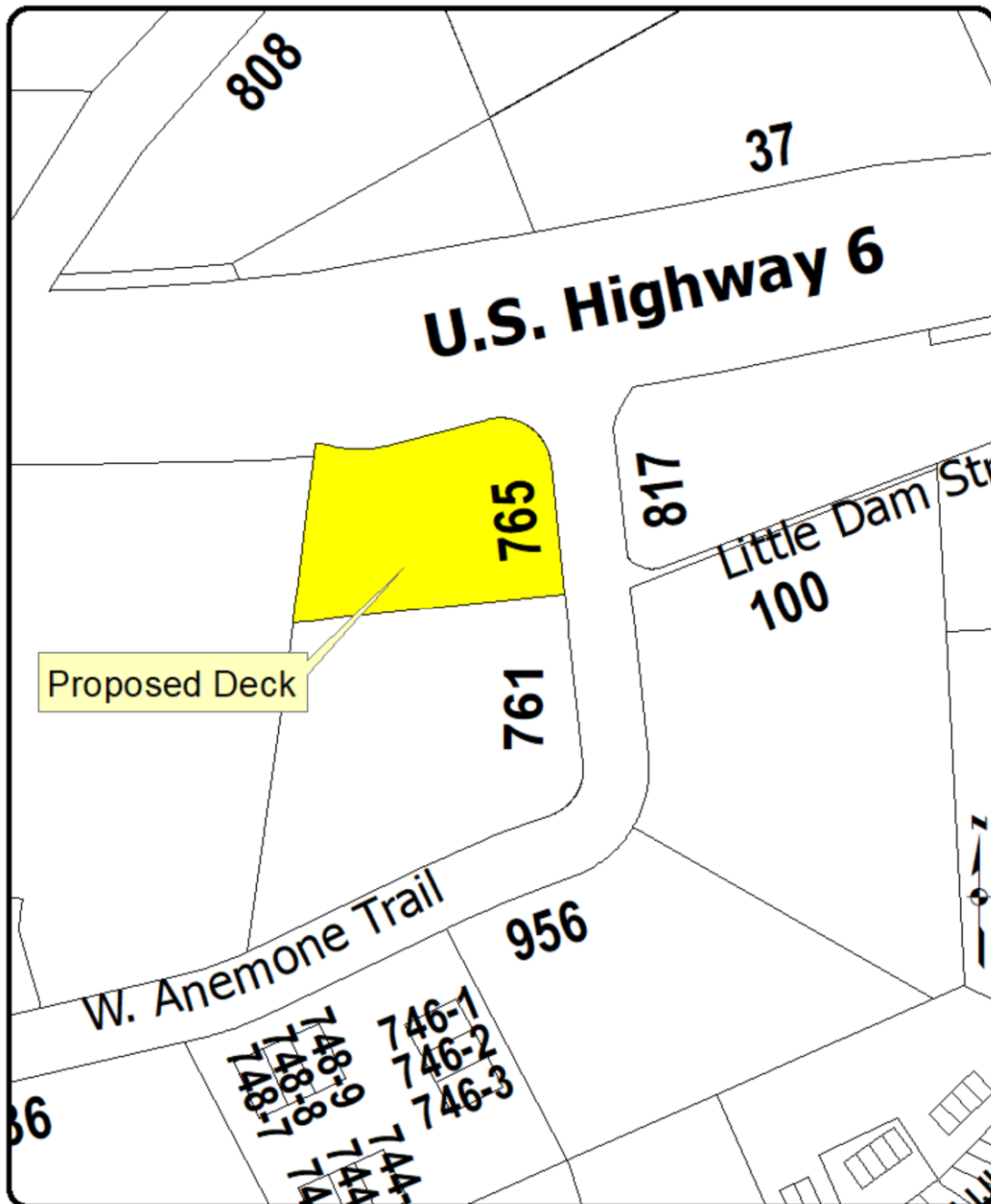
The Town has received a Level III Development Permit Application for a new deck on a commercial building to be located on the rear of the building located at 765 W. Anemone Trail. The new deck will provide the potential for outdoor seating associated with a restaurant use in the tenant space to which it is to be connected. A new deck on a commercial building requires a Public Hearing and approval by the Planning and Zoning Commission.



Proposed New Deck on the Rear of the Building

PUBLIC NOTICE:

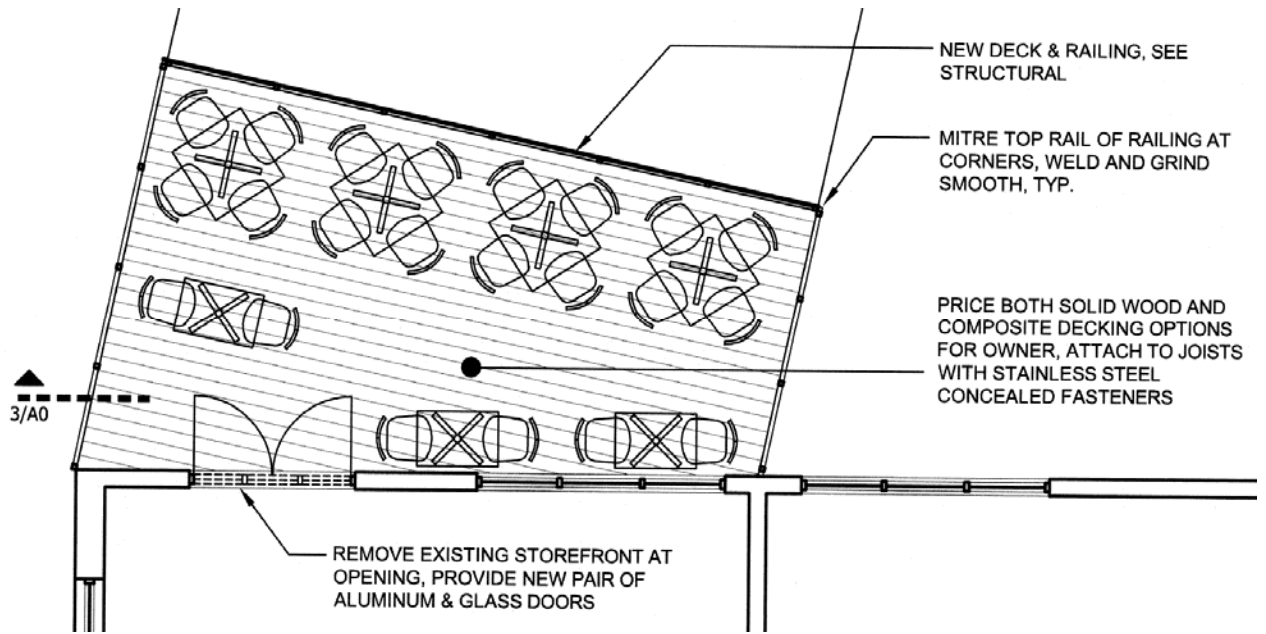
The Town posted a sign of the Public Hearing on the site on Wednesday, September 18th, 2019. A newspaper ad ran in the Summit Daily (Journal) on Friday, September 20, 2019, and a mailing noticing the public hearing time and date was sent out on Friday, September 20, 2019 to property owners within 300' of the site. The notices were made within the required 7-day minimum and 14-day maximum notice period required by the Dillon Municipal Code (the "Code").



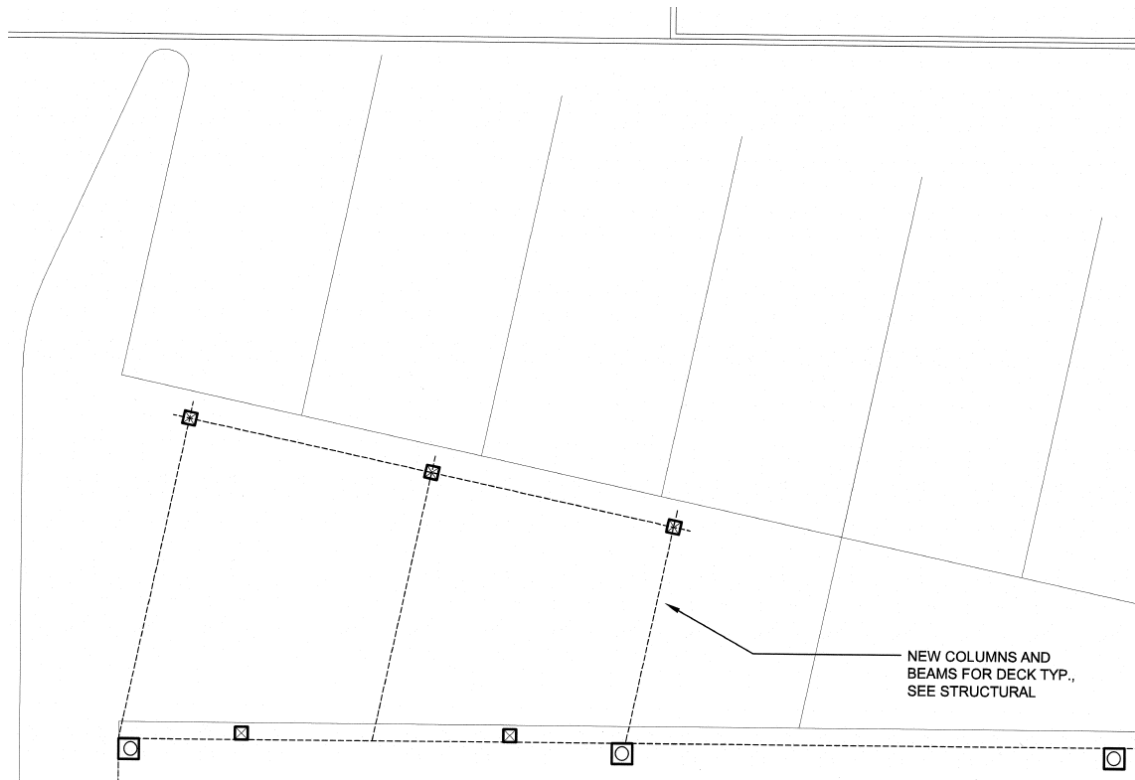
Project Vicinity Map



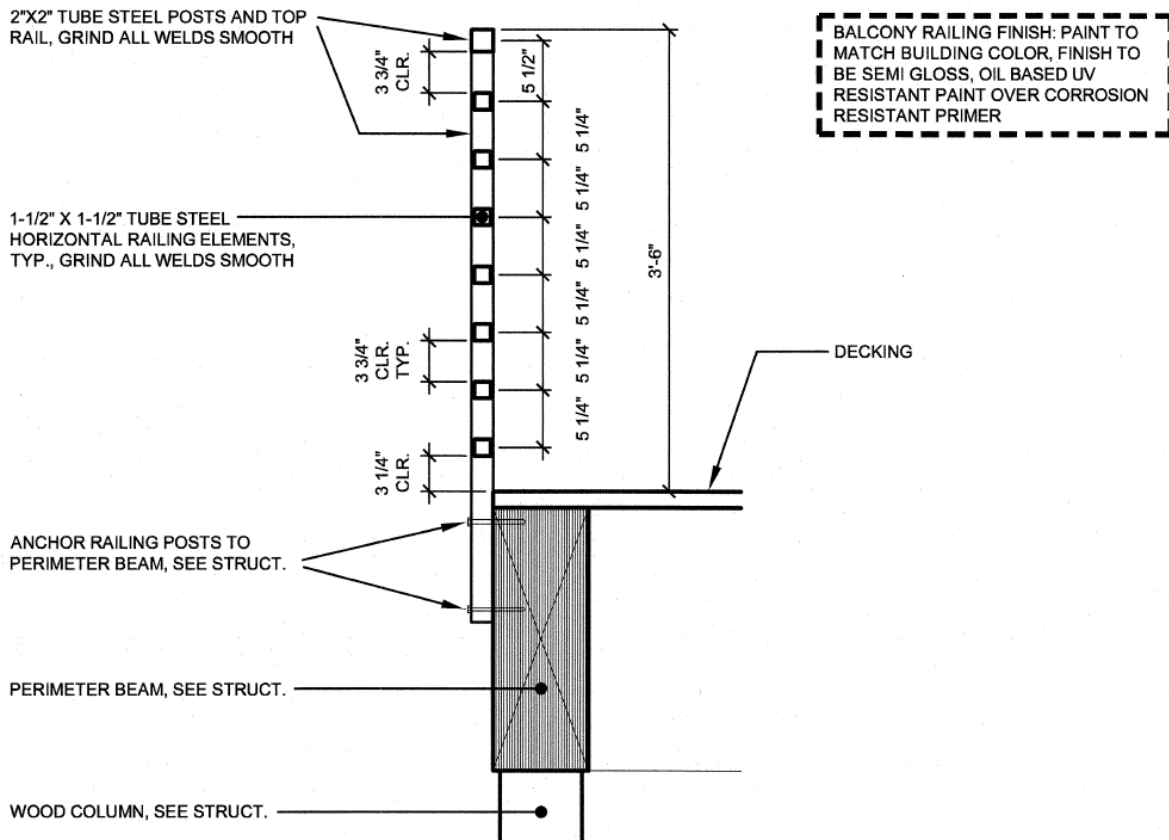
Rear of the Building Where the Deck is Proposed



Deck Configuration and Potential Outdoor Seating



Columns and Beams for Proposed Deck



Deck Railing Detail

CODE ANALYSIS:

Zoning District: The Application is located in the Mixed Use (MU) Zone. A deck is a permitted accessory use for a building; however, the Dillon Municipal Code (Code), requires a Level III Development Permit review process and Public Hearing for a new deck on a commercial building. The tenant space with the proposed deck could change use from retail to a restaurant use, as permitted in the zone. Impacts to consider for a potential restaurant deck are noise and visual impacts to adjacent residential properties. It is anticipated that the potential outdoor seating will not have substantial negative impacts on adjacent properties, given the location of the proposed deck on the commercially facing rear of the building, the close proximity of the site to the major thoroughfares, U.S. Highway 6 and Interstate 70, and that residential properties are not immediately adjacent to the site.

Lot Coverage: The MU zone allows for up to 40% lot coverage. The existing building, including the concrete apron around the building in which the proposed deck is to be built, covers approximately 19% of the site. The Application meets the lot coverage requirements of the Code.

Open Space: The MU zone requires open space for residential developments, but not commercial developments. Though not a requirement, the Application provides approximately 300 square feet of outdoor space.

Yards: Yards, or setbacks, are required in most zone districts from the side of a building to a property line. The MU zone requires the following yards (setbacks):

- Front Yard: 25'
- Side Yard: 10'
- Street Side Yard: 20'
- Rear Yard: 20'

The Application complies with the yard requirements of the Code.

Building Height: The Application does not increase the height of the building.

Design Guidelines: The architectural style, materials, and proposed colors are harmonious with the building.

Snow Storage: The Application does not impact snow storage on site.

Off-Street Parking: Parking is provided in the parking lot around the building. A shared parking agreement exists for this building and the adjacent building (761 W. Anemone Trail – Sun and Ski Sports). The outdoor deck space is greater than 20% of the interior tenant space it is attached to. Assuming that the tenant space has potential for a restaurant use, the deck was analyzed as outdoor seating, and it was determined that an addition 0.5 parking spaces are required. Based on the analysis of the existing parking and the uses in the buildings, it is determined that the two sites with the parking agreement provide enough parking spaces for the proposed development, including the potential change in use from retail to restaurant use in the tenant space attached to the proposed deck. The Application complies with the parking requirements of the Code.

Landscaping: There are no landscaping requirements associated with this Application. There has been added to the Resolution a condition of approval that would require the construction of a recycling and waste receptacle enclosure or screening for the building at 765 W. Anemone Trail in accordance with the screening requirements of the Code.

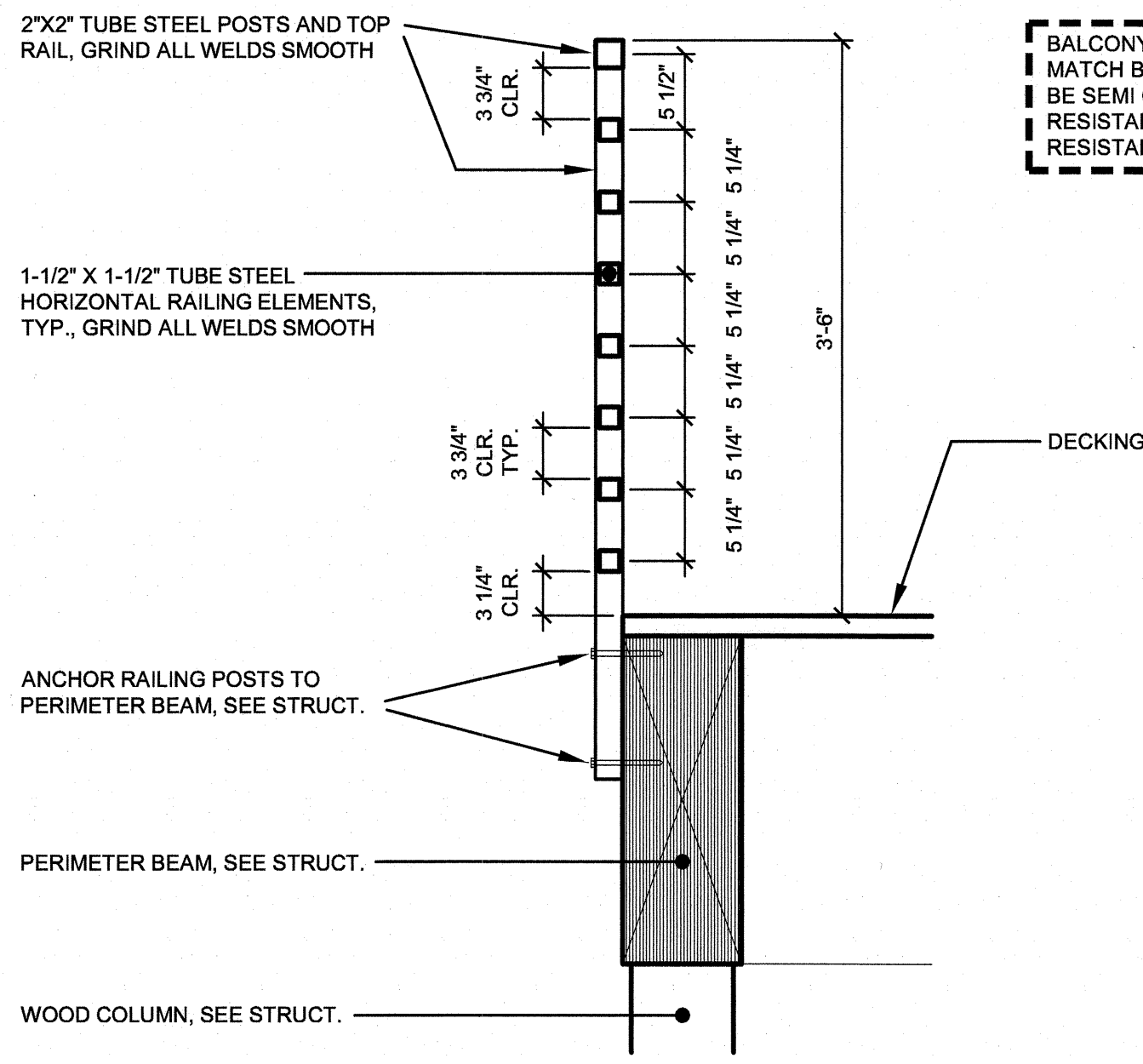
MOTION FOR APPROVAL:

I move the approval of Resolution 19-19, Series of 2019 with conditions as presented.

ACTION REQUESTED: Motion, Second, Roll Call Vote.

Resolutions require the affirmative vote of a majority of the members present.

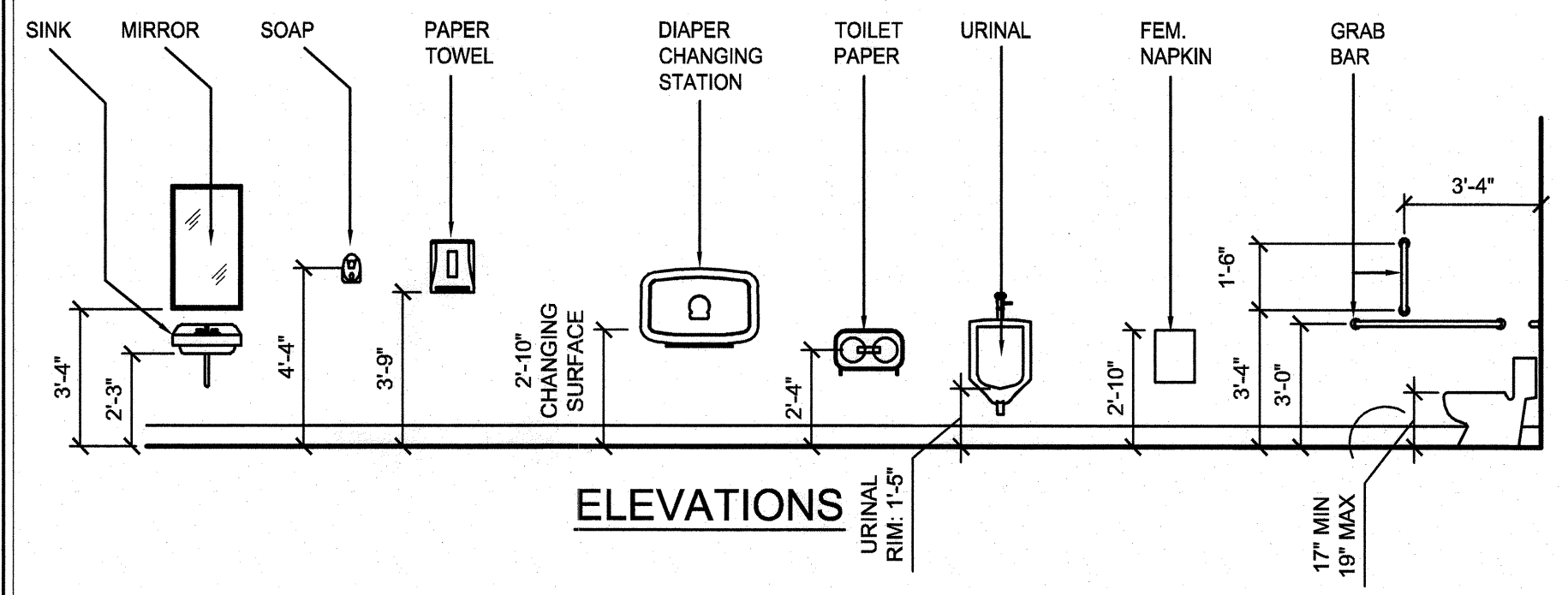
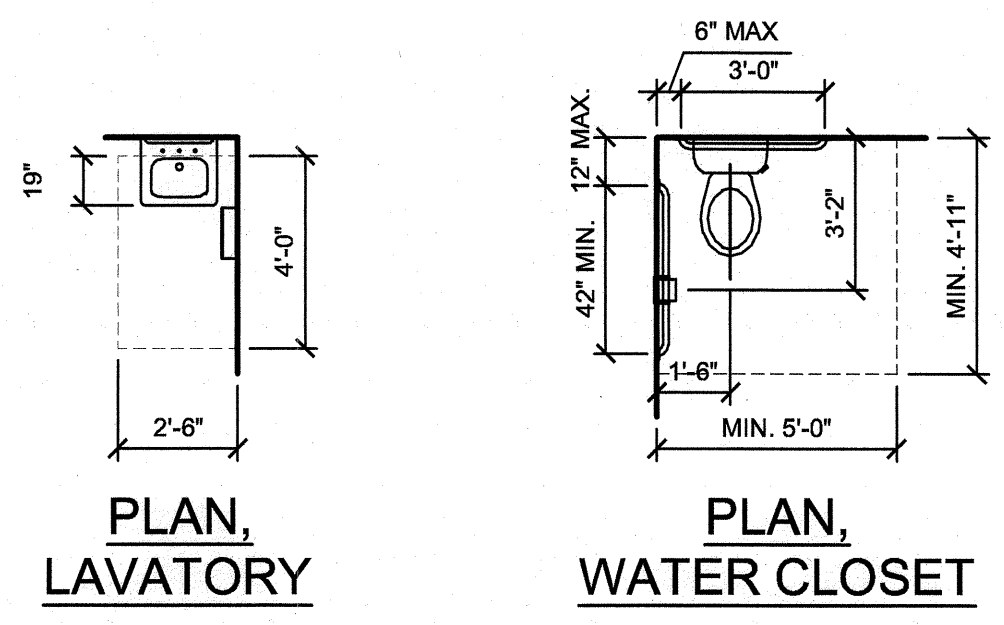
STAFF MEMBER RESPONSIBLE: Scott O'Brien, Public Works Director



BALCONY RAILING FINISH: PAINT TO MATCH BUILDING COLOR. FINISH TO BE SEMI GLOSS, OIL BASED UV RESISTANT PAINT OVER CORROSION RESISTANT PRIMER

3 DETAIL: BALCONY RAILING

1' = 1'-0" NOTE:



4 ADA BATHROOM STANDARDS

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

REGULATORY AUTHORITIES

BUILDING: SUMMIT COUNTY BUILDING INSPECTION DIVISION
37 PEAK ONE RD (SCR 1005)
FRISCO, CO 80443
TEL: (970) 668-3170

PLANNING: DILLON PLANNING DEPARTMENT
275 LAKE DILLON DR.
DILLON, CO 80435
TEL: (970) 262-3405

FIRE DEPT: LAKE DILLON FIRE RESCUE
0035 COUNTY SHOPS RD,
FRISCO, CO 80443
TEL: (970) 262-5100

PROJECT CONTACTS

OWNER: KEVIN FAULKNER
BROWN & ASSOCIATES
7687 W. 88TH AVE.
ARVADA, CO 80005
TEL: (970) 470-3811

ARCHITECT: JOHN SPONSELLER
ETHOS ARCHITECTURE GROUP
8025 W 25TH PLACE
LAKEWOOD, CO 80214
TEL: (303) 815-0161

STRUCTURAL ENGINEER: COLETTE SMITH
RMG ENGINEERS
48 Y RD.
SILVERTHORNE, CO 80498
TEL: (970) 673-9508

SHEET INDEX

ARCHITECTURAL
A0 COVER SHEET, CODE STUDY, DETAILS
A1 LOWER LEVEL & MAIN LEVEL FLOOR PLANS

STRUCTURAL
S1 STRUCTURAL FRAMING PLANS
S2 STRUCTURAL DETAILS

PROJECT SCOPE

312 SF BALCONY ADDITION TO 1,058 SF MAIN LEVEL RETAIL SPACE. FLOOR INFILL & STAIR DEMOLITION AT MAIN LEVEL RETAIL SPACE TO SEPARATE MAIN LEVEL SPACE FROM 1,524 SF LOWER LEVEL TENANT SPACE.

MATERIALS & SYMBOLS

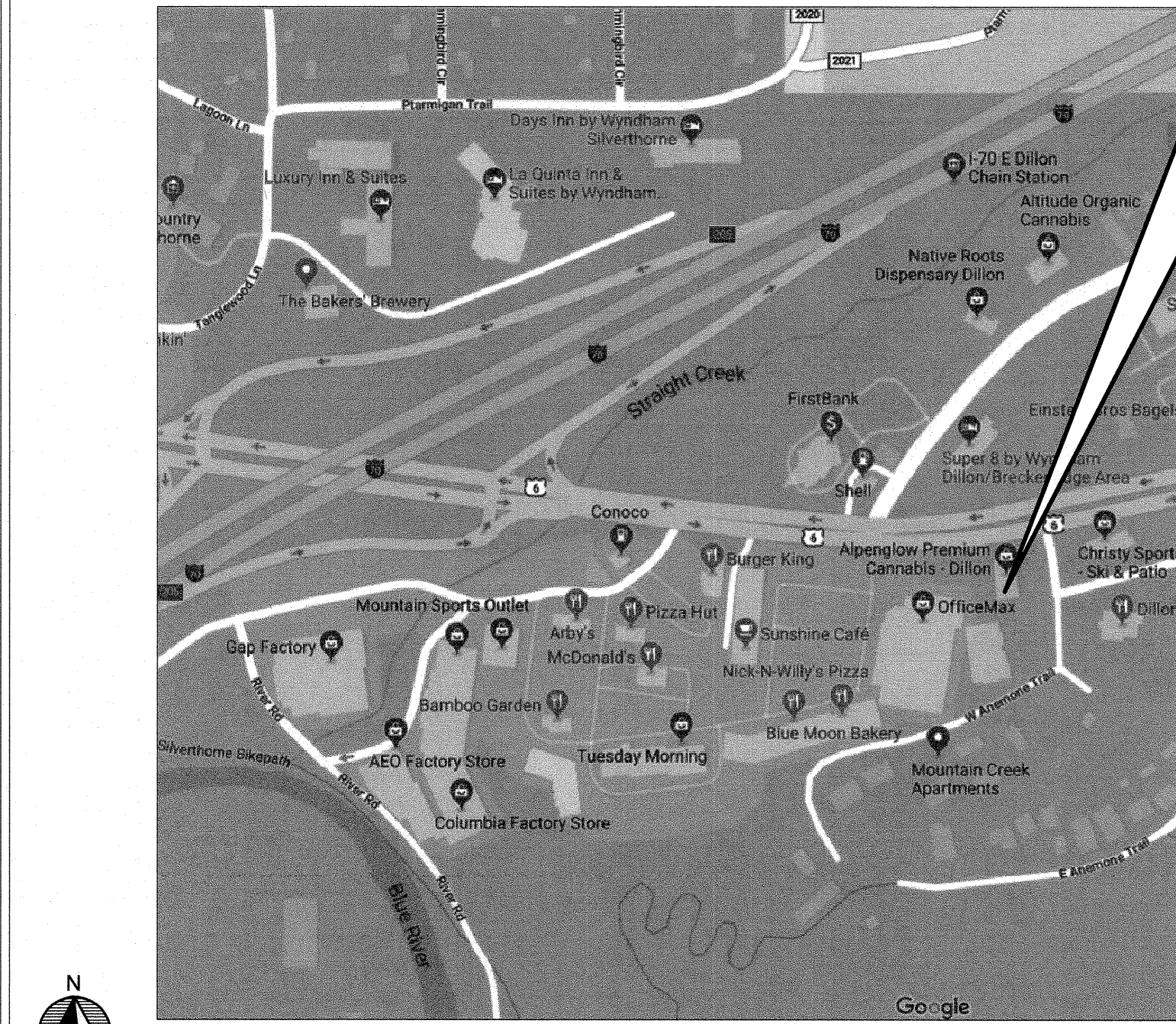
	EARTH		DOOR NUMBER		PLAN NORTH
	FINISH WOOD		EQUIPMENT NUMBER		SECTION/DETAIL REFERENCE
	PLYWOOD		KEY NOTE		WALL TYPE
	PLASTER OR GYPSUM BOARD		WINDOW TYPE		WALL SECTION REFERENCE
	CONCRETE		KITCHEN EQUIPMENT NUMBER		
	BATT INSULATION		ROOM/SPACE NUMBER		
	RIGID INSULATION		FURNITURE NUMBER		
	CONTINUOUS WOOD CONSTRUCTION		MISCELLANEOUS EQUIPMENT NUMBER		
	DISCONTINUOUS WOOD BLOCKING		WASHROOM & KITCHEN ACCESSORIES NUMBER		
	CONCRETE BLOCK		ELEVATION REFERENCE		
	BRICK				
	GRAVEL/BALLAST				
	METAL				

MODEL CODES

- SUMMIT COUNTY BUILDING DIVISION HAS ADOPTED 2012 INTERNATIONAL CODES, AMENDED FOR LOCAL CONDITIONS
- 2017 NATIONAL ELECTRICAL CODE (NEC)

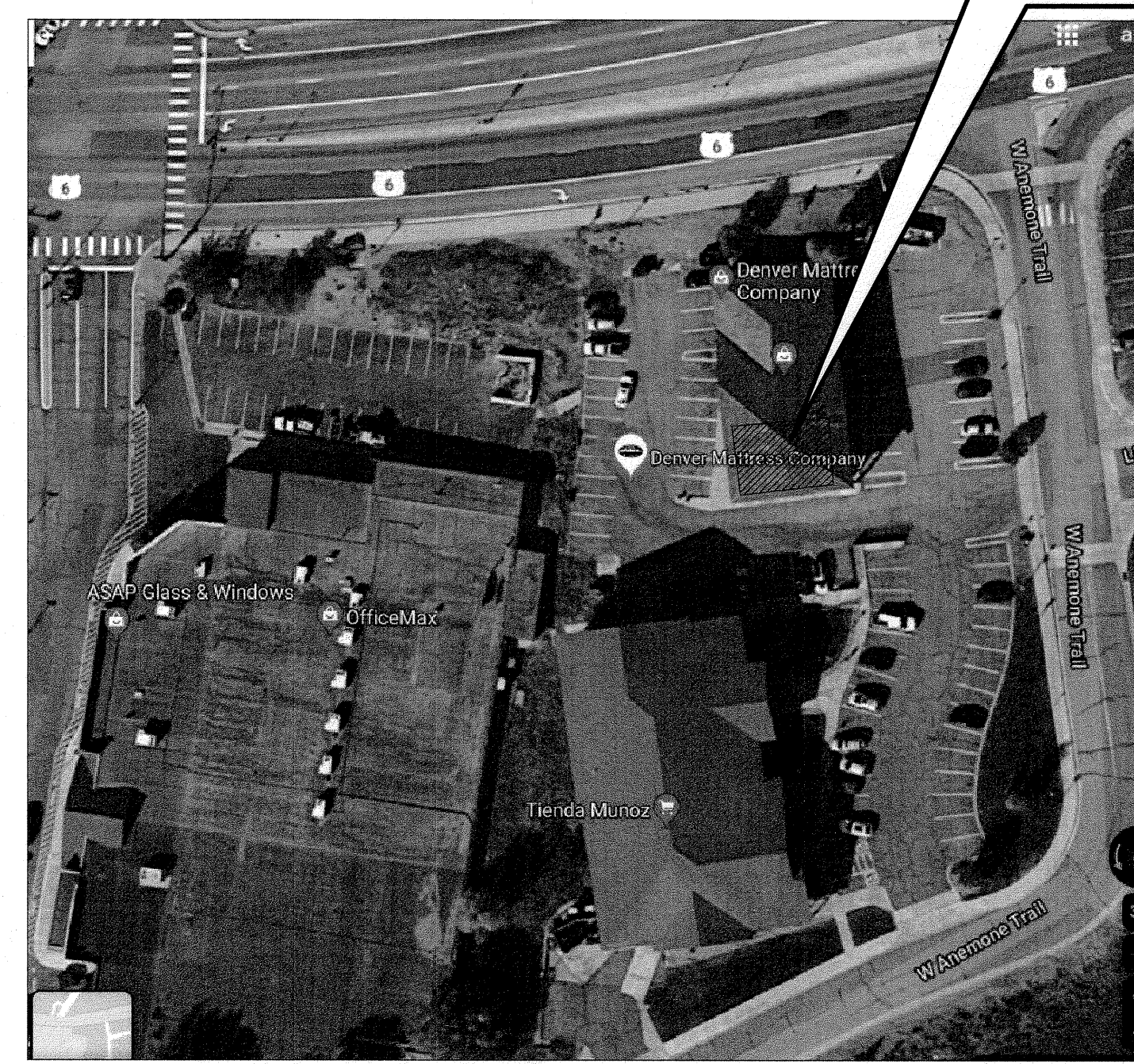
CODE SUMMARY

- TYPE OF CONSTRUCTION: TYPE 5-B, FULLY SPRINKLERED
- BUILDING AREA
ALLOWABLE: 6,000 SF
ACTUAL: 1,058 SF (MAIN LEVEL)
1,524 SF (LOWER LEVEL)
- EXITS REQUIRED: 1 PER TENANT, EXITS PROVIDED: 1 PER TENANT.



2 VICINITY MAP

N.T.S. NOTE:



1 SITE PLAN

N.T.S. NOTE:



GORE RANGE PLAZA
PARTIAL SHELL REMODEL
765 W. ANEMONE TRAIL
UNITS A & B
DILLON, CO 80435

Issue Record:

8.22.2019	FOR PLAN REVIEW

Revisions:

Drawn:
DRAWN BY: JS, KC

Checked:
CHECKED BY: JS

Project No.
19-218

Contents:

COVER, CODE, DETAILS

A0

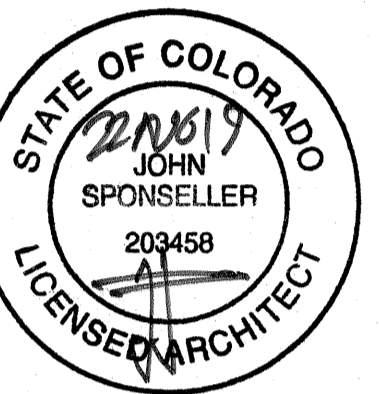
Date of Last Print:
8.22.2019

GENERAL NOTES

- 1. REVIEW ALL EXTERIOR AND INTERIOR FINISHES WITH BUILDING OWNER.

CONSULTANT:

8025 W. 25TH PL.
LAKEWOOD, CO 80214
TEL: (303) 815-0161
WEB: www.ethos-arch-group.com



GORE RANGE PLAZA
PARTIAL SHELL REMODEL
765 W. ANEMONE TRAIL
UNITS A & B
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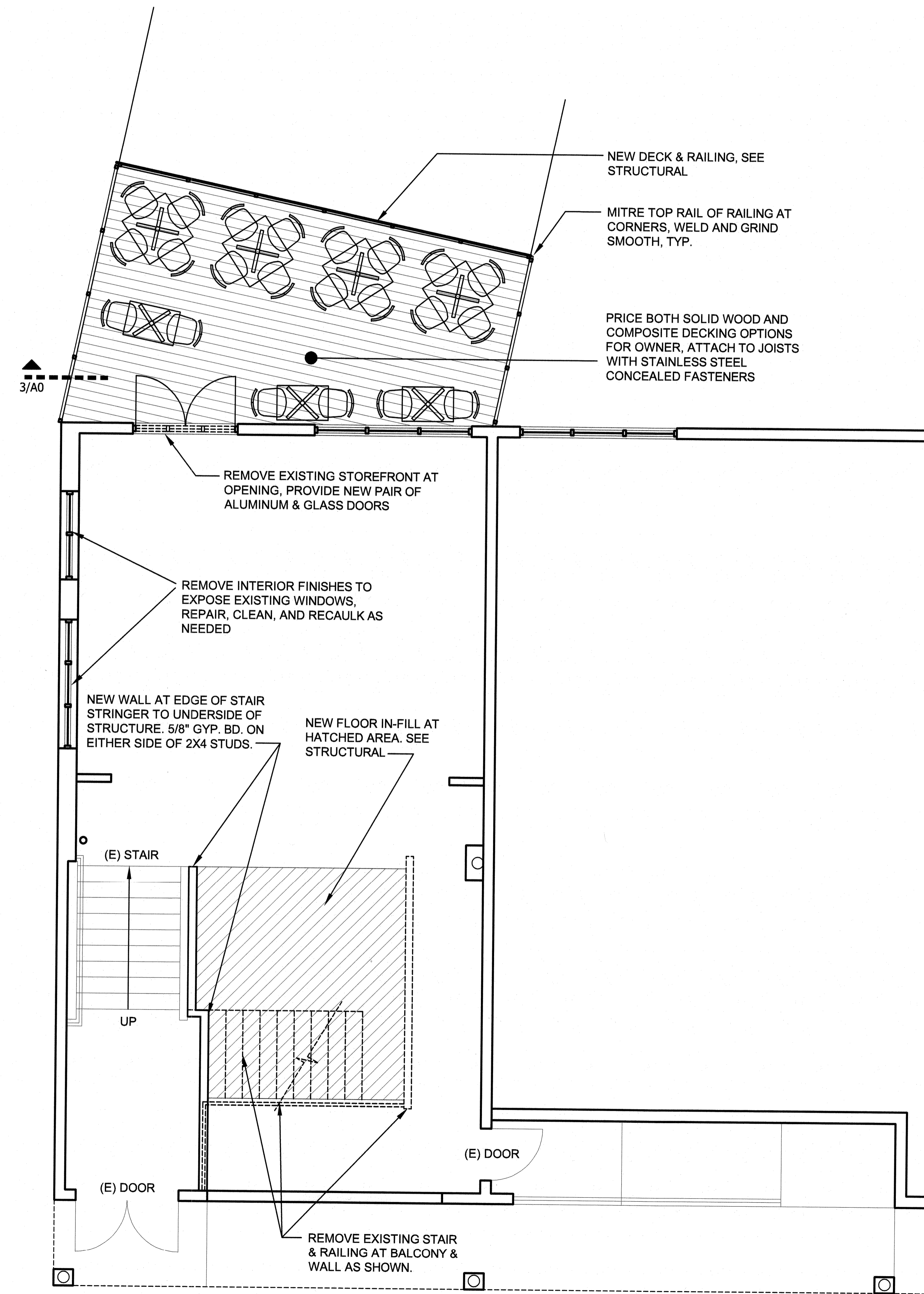
19-218

Contents:

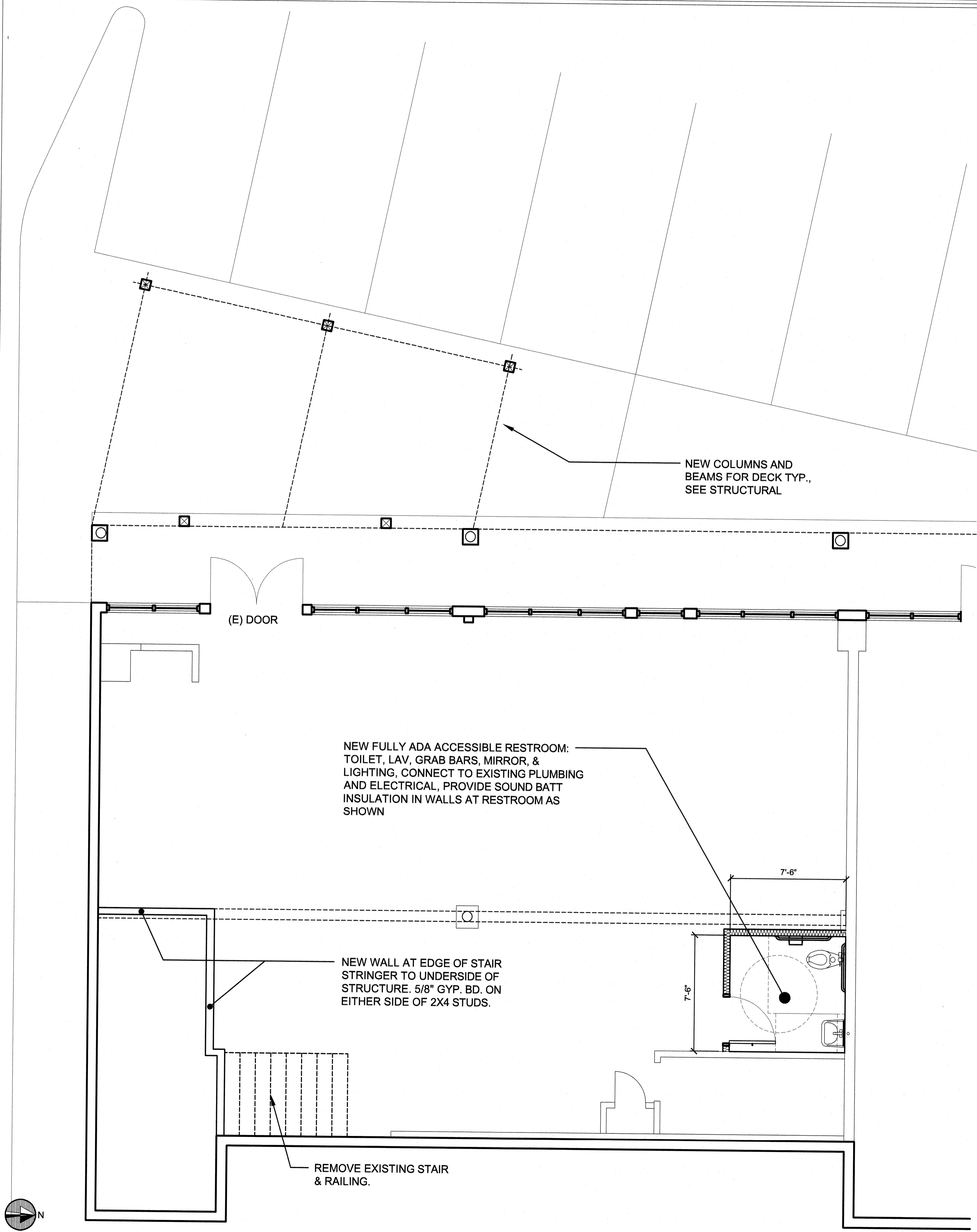
LOWER LEVEL AND MAIN LEVEL FLOOR PLANS

A1

Date of Last Print:
8.22.2019



2 MAIN LEVEL FLOOR PLAN
1/4"=1'-0" NOTE:



1 LOWER LEVEL FLOOR PLAN
1/4"=1'-0" NOTE:

STRUCTURAL NOTES

1. GENERAL NOTES

- All general notes apply to all structural drawings. This project is designed in accordance with the International Building Code (IBC), 2021 Edition, and the Minimum Design Loads for Buildings and Other Structures (ASCE 7-16) and the Summit County, Colorado Building Code, (2021 Edition).
- All material and workmanship shall be in accordance with applicable provisions of the codes specified above.
- LOADS UNLESS OTHERWISE NOTED:
 - Roof Snow Load: 15 psf
 - Roof Dead Load: 15 psf
 - Floor Live Load: 100 psf (Assembly Group A-2)
 - Floor Dead Load: 20 psf
 - Deck Live Load: 100 psf (Assembly Group A-2)
 - Deck Dead Load: 20 psf
 - Wind Base Wind Speed, V_s: 80 mph
 - Exposure: B
 - Wind Importance Factor, I_w: 1.0

2. COORDINATION

- DO NOT SCALE.** The layout shown is based solely on architectural plans and other written documentation by **Rocky Mountain Group** for "As Shown" conditions. The Engineer shall verify the layout and dimensions and dimensions on structural drawings shall verify all dimensions and legals prior to construction. All dimensions on structural drawings shall be checked against architectural drawings and any discrepancies shall be brought to the attention of the Architect and Engineer immediately. Refer to mechanical, electrical and architectural drawings for openings not shown on structural drawings.
- Shop drawings shall be prepared by the fabricator. Copying of these construction documents for use as shop drawings will not be permitted. Design team shall have 10 working days to review and return shop drawings for acceptance or resubmittal.
- These construction documents are prepared with information about the existing building provided by others. No investigation of the existing building was undertaken. If the contractor discovers existing conditions which vary from those shown on these documents, he shall notify the Engineer of Record immediately for guidance on the necessary changes to be made.
- All temporary shoring shall be the responsibility of the contractor. Removing or modifying partition or bearing walls could result in cosmetic damage to the existing structure. Prior to modification of the wall is the responsibility of the contractor. It should be noted that the process of shoring and modification of the wall can result in cracks appearing in the drywall or brittle finishes, such as stucco or tile floor. This cracking is typically aesthetic in nature and could occur throughout the house. RMG is not responsible for cosmetic damage that may occur.
- Design is void after two (2) years from original date of issue, unless updated to acceptable codes and practices at that time.
- A preconstruction meeting with personnel of **Rocky Mountain Group**, the architect, contractor and appropriate subcontractors is strongly recommended prior to construction to discuss structural plans.

3. CONCRETE

- Concrete has been designed and shall be constructed in accordance with the American Concrete Institute Building Code Requirements for Structural Concrete and "Specifications for Structural Concrete for Buildings" (ACI 308 and ACI 308.2) latest editions. Section 13 "Inspection" of ACI 308 is deleted in its entirety, see "Field Observations" paragraph. All concrete shall be of stone aggregate, unless noted otherwise.
- Concrete Slabs:**
 - See specifications for any additional durability requirements.
 - Min. 4800 psi for interior slabs on grade.
 - 4800 psi minimum compressive strength at age of 28 days.
 - Type III Cement, minimum of 340 pounds per cubic yard.
 - Fin. air not allowed.
 - 1" maximum aggregate size.
 - 3% maximum slump.
 - 4" (8" with superplasticizer) maximum slump.
 - Water reducing agent.
 - Use in accordance with manufacturer's recommendations.
 - Min. 3800 psi for footing, grade beams, and miscellaneous concrete.
 - 3800 psi minimum compressive strength at age of 28 days.
 - Type III Cement, minimum of 410 pounds per cubic yard.
 - 3/4" maximum aggregate size.
 - 6% to 8% entrained air.
 - 4" (8" with superplasticizer) maximum slump.
 - Use in accordance with manufacturer's recommendations.
- Reinforcing:** Use 60 ksi yield strength steel, except ties and bars to be welded shall be Grade 60. Provide not less than (2) #4 around all sides of all openings. Concrete and extend 2'-0" past edges of openings. No splices of reinforcement are permitted except as detailed or authorized by structural engineer. Where permitted, use contact lap splices, 13d lap diameter. 13d lap diameter. Support of reinforcement on form ties, wood, brick, brickbat or other unacceptable material, will not be permitted.
- Grout under base plates and bearing plates shall be non-shrink, non-metallic grout with a minimum compressive strength in 28 days of 15,000 psi.
- Reinforcement shall be placed such that the following minimum concrete protection is provided, unless noted otherwise:
 - Concrete surfaces poured against ground: 3" Clear
 - Formed surfaces exposed to ground or weather:
 - Bar #6 and larger: 2" Clear
 - Bar #5 and smaller: 1 1/2" Clear
 - Slabs: 1 1/2" Clear
 - Beams, Columns, Ties, Strips or spirals around primary reinforcement:
 - with no ties, strips or spirals: 1 1/2"
 - with ties, strips or spirals: 2"
- Foundation walls below grade shall be backfilled equally on both sides until the required levels are reached. Walls shall be appropriately shored when backfill is placed on one side only.
- The contractor is responsible for determining when it is safe to remove forms and/or shoring. Forms and shoring shall not be removed until the walls are strong enough to carry their own weight and any anticipated superimposed loads. For foundation walls, this typically requires at least 72 hours of cumulative curing time at a temperature of 50°F or more. Concrete must be adequately covered during cold periods to maintain this surface temperature. Due to varying weather conditions, alternative curing processes, and the use of Type III cement, **Rocky Mountain Group** suggests forms remain in place a minimum of 3 days to ensure the performance of the concrete has been met. When forms are stripped there must be no excessive deflection or distortion or discoloration and no evidence of damage to the concrete. Adequate thermal protection of the concrete shall be continued after stripping for a cumulative period of 48 hours at 50°F, or more, after the initial pour. See applicable notes for specifications on when to backfill foundation walls.

4. SPREAD FOOTING FOUNDATIONS

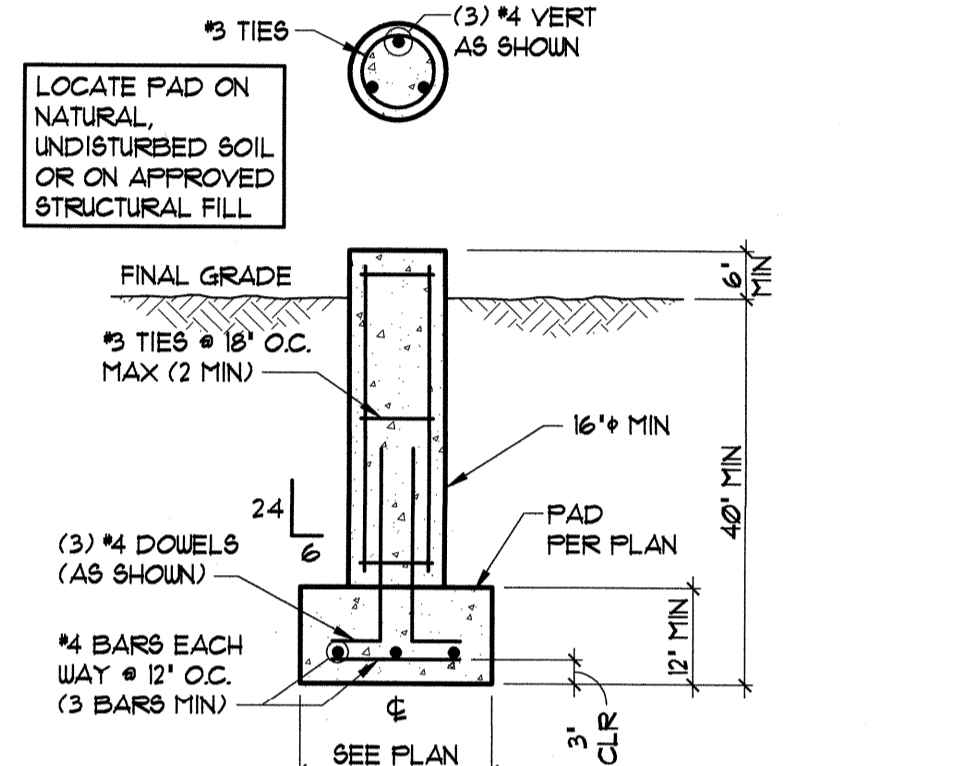
- The foundation design has been completed in accordance with pertinent standards, recommended design soil parameters, accepted engineering design procedures, and is based on the best information available at the time of completion. The design is intended to minimize differential movement as described in the reference Geotechnical Report. It must be recognized that foundation components will undergo movement. It shall be the responsibility of the contractor and/or present owner to inform any subsequent owners of the soil condition and advised to maintain good practices in the future with regard to surface and subsurface drainage, piping or partitions above floor slabs, and finish work above the floor slabs, etc.
- Foundation Design parameters include an assumed allowable bearing pressure of 2000 psf with no minimum dead load requirement.
- An open excavation observation by a licensed Colorado engineer shall be performed PRIOR TO CONSTRUCTION to observe the open excavation to determine that the soil type and conditions are consistent with design criteria of the soil report. If the soil properties are found to be different from this criteria, the foundation engineer shall be promptly notified so that the foundation design may be revised.
- The contractor shall be responsible to coordinate the location of mechanical openings, floor drains, inserts, depressions, buried cables and utilities, etc. with architectural, civil, mechanical and electrical drawings.
- Locate beam pockets and windows per structural / architectural plans. No beam pocket shall be within 16" clear of window frame. Drape horizontal reinforcing below pockets as required.
- Horizontally compact all interior and exterior backfill per Geotechnical engineers recommendations. It will also be necessary to adjust and maintain the grade immediately against foundations periodically to avoid the creation of a water trap as the backfill settles over time.
- Slope backfill away from the building a minimum of 10% for the first 10 feet (2x at paved areas) unless a more stringent requirement is specified by the geotechnical engineer. Carry roof drains across the backfilled areas. Do not allow water to stand or pond near the building. Do not flood the backfill.
- Contact Geotechnical engineer for proper preparation of subgrade for placement of floor slabs.
- Floor slabs have a high probability of moving vertically. Floor slabs shall be separated from all structural portions of building with an expansion joint of minimum 1/2" thick Styrofoam or other approved joint material. A gap in non-bearing partitions, the non-rigid connections with the masonry construction and rigid construction of door jams may be required by the geotechnical engineer. If required, these items may also require reconstruction over the life of the structure to maintain the independent vertical movement of the floor slabs.
- Unless a specific top of wall connection is shown, foundation wall stability is not dependent on floor framing for lateral support. A stud wall (cripple wall) or maximum of (3) 2x4 or (4) 2x6 plates (in addition to embedded masonry) are allowed along the top of the foundation wall including grades level walls unless noted otherwise. Walls having backfill on both the interior and exterior faces should have backfill on either side brought up approximately together. Otherwise, where possible, no exterior backfill be placed until the floor slab is in place or the bottom of the foundation wall is otherwise properly braced. Top of wall may also be braced if backfill is placed within 14 days of concrete pour.

5. STRUCTURAL STEEL

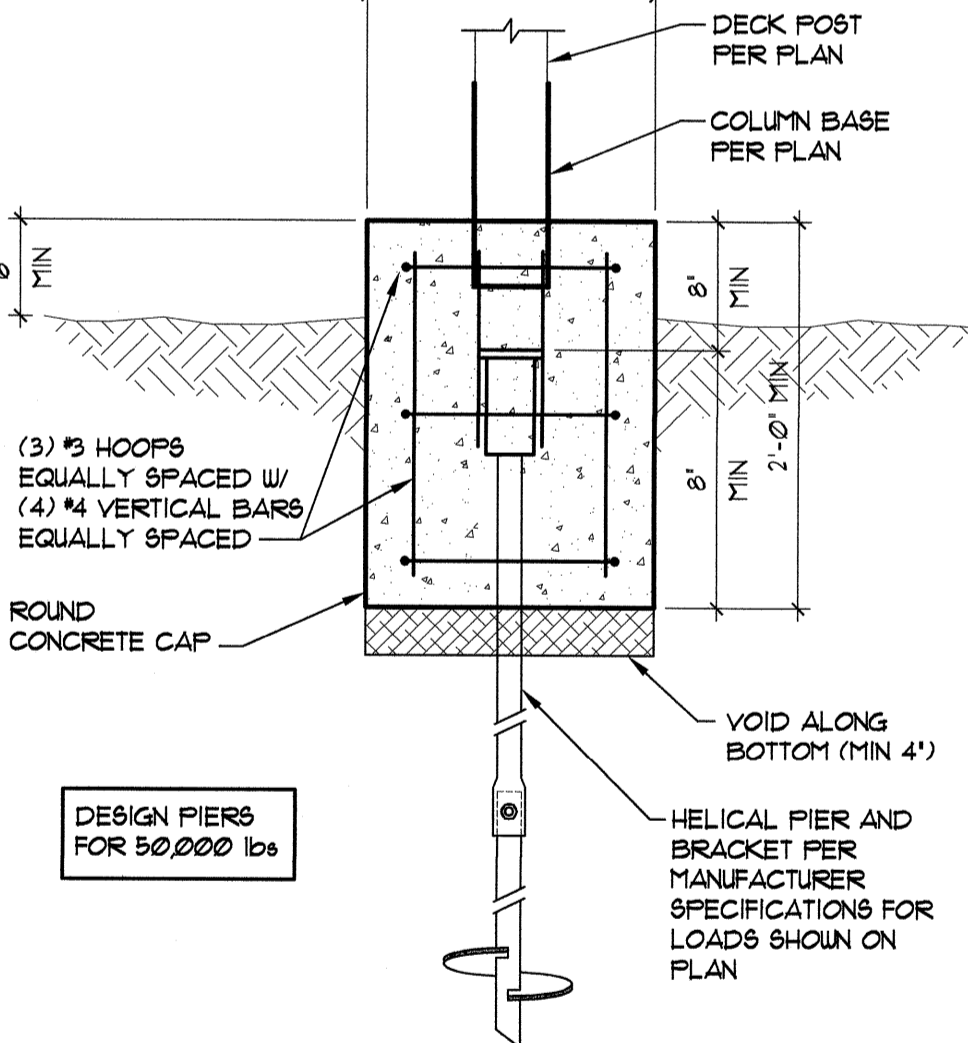
- Structural steel, including cast in angles, plates or other sections shall be detailed and erected in accordance with the American Institute of Steel Construction (AISC) Specifications and Code of Standard Practice, latest edition.
- All steel flange and channel structural steel shall conform to ASTM A992. All other structural shapes and miscellaneous steel shall conform to ASTM A36 unless otherwise noted. Tube steel columns shall conform to ASTM A500, Grade-B. Pipe columns shall conform to ASTM A53.
- Column base plates shall be set on 1 1/2" non-shrink grout with a minimum of (4) 3/4" diameter x 1'-0" anchor bolts, unless noted otherwise.
- Shop connections shall be welded with E70XX electrodes and ground smooth where exposed. Field connections shall be made with bolts conforming to ASTM A325N unless otherwise noted. Field welds shall be made with E70XX electrodes. All welding shall be in accordance with AWS "Structural Welding Code", latest edition and performed by certified, licensed welder.
- All beam connections not detailed on the drawings shall be standard framed beam connections as shown in Table II and III of the AISC "Manual of Steel Construction", latest edition, designed to carry the full capacity of the uniformly loaded member, unless noted otherwise.
- Field Quality Control: Inspect in accordance with AISC specifications. Materials engineer shall visually inspect all field welded connections and visually inspect all bolted connections to ascertain that all welds, bolts, nuts and required washers have been installed and are of proper type and that all facing surfaces have been brought into snug contact.

1. WOOD

- Tracing lumber shall be Hem Fir (unless noted otherwise) and as follows or better:
 - 2x4 studs: Stud Grade
 - 2x6 or larger studs: 2 Grade
 - Plating: 2 Grade
 - Deck Joists: DF #2
 - 2x and 4x Beams: 2 Grade
 - 6x or larger Beams: 1 Grade Beam and Stringer
 - Glulam Beams: 24F-V4 Drip unless noted otherwise
 - Poets: 1 Grade Post and Timber
- All wood construction shall be in conformance with the provisions of "The National Design Specification for Wood Construction", latest edition.
- Laminated Veneer Lumber (LVL) and prefabric joists shall be manufactured by "TruJoist" or equivalent or shall meet APA Performance Standards, and installed per manufacturer's specifications. Supplier shall furnish shop drawings showing all joists, bridging, blocking and miscellaneous accessories for review by the structural engineer prior to fabrication.
- Where not otherwise shown on plans, all nailing or screwing shall be as indicated in the Building Code. All sheathing must be nailed. Adhesives **SHALL NOT** be used in place of nailing.
- Metal connectors to be provided by Simpson Strong-Tie or equivalent.
- APA rated OSB may be used in lieu of plywood with prior approval from Engineer of Record.
- Wood roof and floor trusses shall be designed by others unless noted otherwise. Calculated live load deflection of trusses shall not exceed L/360 for floors and L/740 for roof of the overall span length. The truss supplier shall provide shop drawings and calculations prepared and stamped by a structural engineer registered in the state of Colorado for review by the Engineer of Record to verify they conform to requirements of the basic structure. These shop drawings shall show the locations of all trusses, connection plate sizes & capacity and the size & grade of lumber to be used. Truss fabrication shall not proceed until completion of shop drawings review by the Engineer of Record. Truss manufacturer or contractor shall provide blocking at bearing locations and bridging/lateral bracing as required for truss stability.
- Site fabricated trusses are to be adequately shored and installed by qualified personnel. Appropriate bracing shall be in place at all times.
- Floor sheathing shall conform to the provisions of tables: 2304.1 (1), 2304.1 (2), 2304.1 (3) or 2304.1 (4) in the 2021 IBC.
- The contractor shall not cut, notch or otherwise modify joists, beams, or trusses without the written consent of the Engineer of Record.



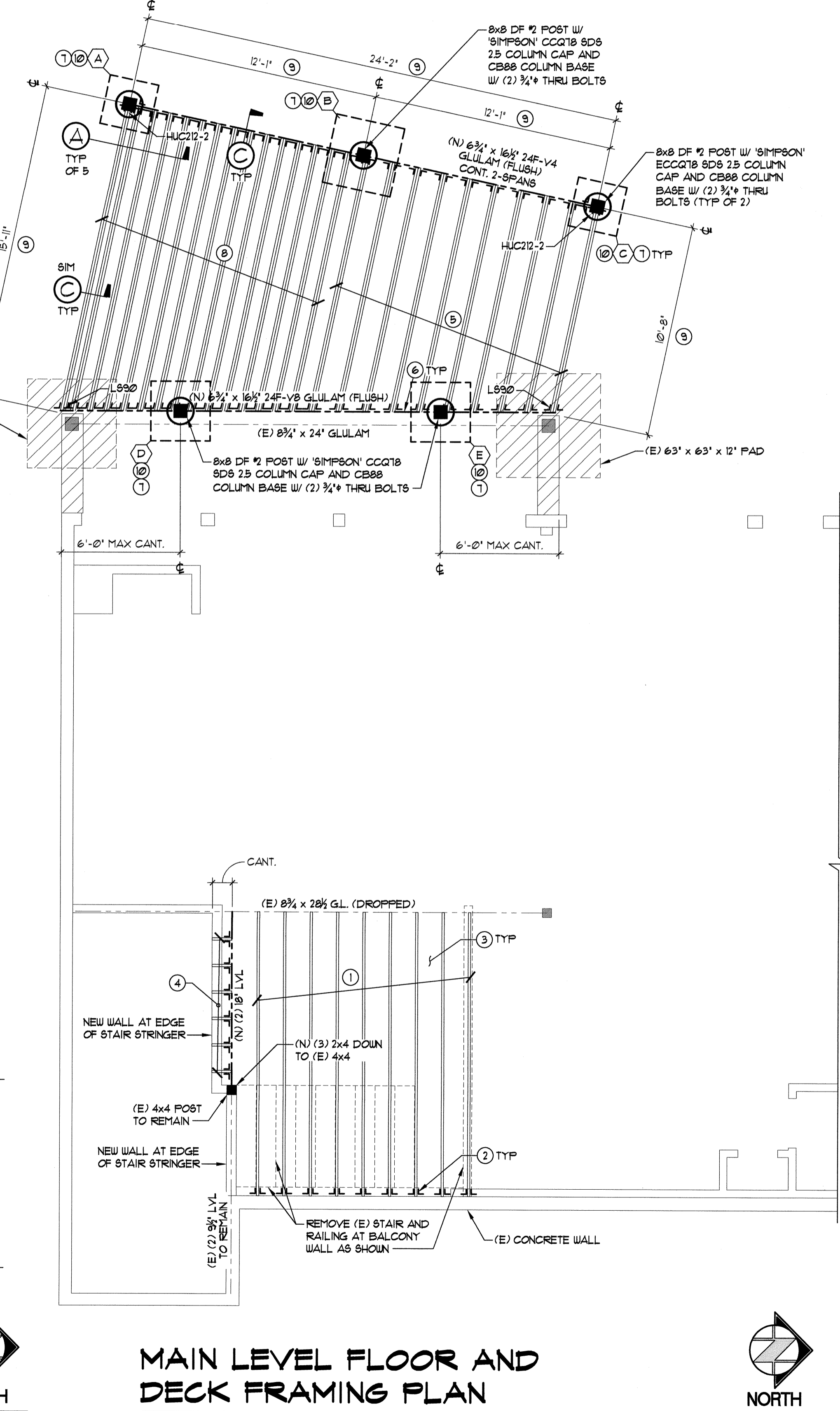
A PIER DETAIL
SCALE: 1/2" = 1'-0"



B ISOLATED PIER CAP
SCALE: 1" = 1'-0"

PARTIAL UPPER FLOOR FRAMING PLAN

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



MAIN LEVEL FLOOR AND DECK FRAMING PLAN

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

PAD SCHEDULE

A	30" x 30" x 12"
B	42" x 42" x 12"
C	30" x 30" x 12"
D	36" x 36" x 12"
E	36" x 36" x 12"

STRUCTURAL LEGEND

- (X) - DETAIL * OR LETTER
- (S) - SHEET DETAIL IS ON
- (I) - SEE PLAN NOTES

SOLID BOX INDICATES LOAD FROM ABOVE (CONTINUE POST DOWN TO FOUNDATION BELOW)

OPEN BOX INDICATES LOAD FROM ABOVE (CARRIED BY BEAM OR HEADER BELOW)

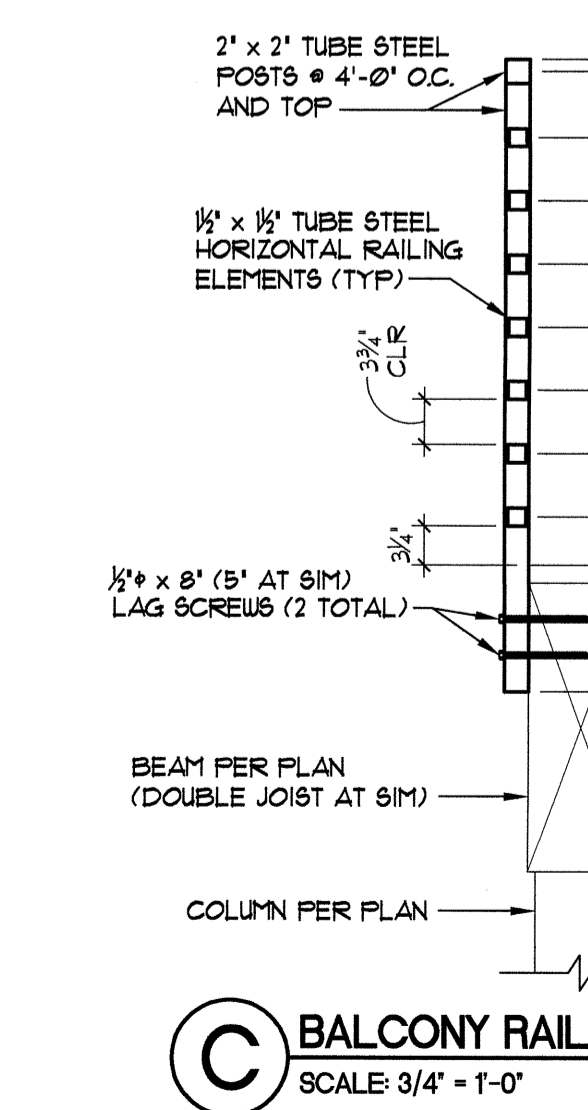
- JOIST/RAFTER SPAN
- CANTILEVER JOIST
- HANGER (PER PLAN)
- HEADER / BEAM
- BEARING WALL (INTERIOR)
- JOIST/RAFTER SPAN (BEAR ON BEAM)
- JOIST/RAFTER SPAN (FLASH FRAME TO BEAM)
- ANCHOR BOLT
- CANTILEVER
- CENTER LINE
- CONTINUOUS
- DIAMETER
- EXISTING
- FINISH FLOOR
- KING STUD
- KING POST
- LONG LEG HORIZONTAL
- LONG LEG VERTICAL
- LAMINATED VENEER LUMBER
- MAXIMUM
- MICRO-LAM
- NEW
- ON CENTER
- ORIENTED STRAND BOARD
- PLATE
- PRESSURE TREATED
- REVERSE
- ROUGH SAWN
- SIMILAR
- TRIMMER
- TYPICAL

GENERAL PLAN NOTES

- FLOOR SHEATHING:** 23/32" APA RATED OSB OR PLYWOOD W/ 10d NAILS @ 6" O.C. ALONG ALL SUPPORTED PANEL EDGES AND 12" O.C. IN FIELD
- EXTERIOR WALLS:** SHALL BE 2x6 STUDS @ 16" O.C. (TYP. - UNLESS NOTED OTHERWISE). EXTERIOR WALLS TO BE CONTINUOUSLY SHEATHED W/ 1/2" OSB W/ 8d @ 6" O.C. AT PANEL EDGES AND 12" O.C. IN THE FIELD (TYP. - UNLESS NOTED OTHERWISE)
- INTERIOR WALLS:** SHALL BE 2x STUDS @ 16" O.C. RE: ARCH'L PLANS FOR THICKNESS (TYP. - UNLESS NOTED OTHERWISE)
- BUILT-UP STUD COLUMNS:** SHALL BE CONTINUED DOWN TO FOUNDATION OR OTHER SUPPORTING MEMBER. BUILT-UP COLUMNS SHALL BE BLOCKED SOLID AT THE FLOOR SYSTEM
- MULTI-PLY BEAMS:** CONSISTING OF (3) OR MORE MEMBERS SHALL BE SECURED TOGETHER W/ (1) 1/2" THRU BOLT @ 16" O.C. STAGGERED (OFFSET EACH BOLT 2 1/2" FROM FACE OF BEAM)
- FLASH FRAMED (SIDE LOADED):** BUILT-UP LVL BEAMS CONSISTING OF (3) OR MORE MEMBERS SHALL BE SECURED TOGETHER W/ (2) 1/2" THRU BOLTS @ 16" O.C. (OFFSET EACH BOLT 2 1/2" FROM FACE OF BEAM)
- FLASH FRAMED (TOP LOADED):** BUILT-UP LVL BEAMS CONSISTING OF (4) OR MORE MEMBERS SHALL BE SECURED TOGETHER W/ (2) ROWS OF 1/2" THRU BOLTS STAGGERED @ 24" O.C. (OFFSET EACH BOLT 2 1/2" FROM FACE OF BEAM)

PLAN NOTES

- 18" BCI 80 2.0 FLOOR JOISTS @ 16" O.C. W/ 2x4 VERTICAL LVL STIFFENERS AT EACH END PER MANUFACTURER'S RECOMMENDATIONS.
- SIMPSON H416 W/ (2) 1/2" x 1/4" CONCRETE TITEN 2 SCREWS INTO (E) CONCRETE WALL
- FLOOR SHEATHING TO BE 23/32" MIN OSB OR PLYWOOD W/ 10d NAILS @ 6" O.C. ALONG ALL SUPPORTED PANEL EDGES AND 12" O.C. IN FIELD
- 18" BCI 80 2.0 FLOOR JOISTS @ 16" O.C. W/ INVERTED SIMPSON H416 HANGERS AT THE (2) 18" LVL
- (2) 2x2 DF @ 16" O.C. W/ LU810-2 FACE MOUNT HANGERS AND HU212-2 HANGERS WHERE SKEWED
- LAG (N) 6 1/4" x 24" GLULAM TO (E) 8 1/4" x 24" GLULAM W/ (3) 3/4" x 12" LAGS @ 16" O.C. EQUALLY SPACED VERTICALLY
- DIFFERENTIAL MOVEMENT IS MORE LIKELY IF PIERS/PADS ARE NOT TIED TO MAIN FOUNDATION SYSTEM
- (2) 2x2 DF @ 16" O.C. W/ LU810-2 FACE MOUNT HANGERS AND HU212-2 HANGERS WHERE SKEWED
- VERIFY DIMENSION PRIOR TO CONSTRUCTION
- SEE DETAIL (B) FOR HELICAL PIER OPTION



BALCONY RAILING DETAIL
SCALE: 3/4" = 1'-0"

CONSULTANT:

RMG
Rocky Mountain Group
ARCHITECTURAL
STRUCTURAL
FOUNDATIONS

14 INVERNESS DR. E. SUITE C-136, ENGLEWOOD, CO 80112
303.689.9475 - WWW.RMGENGINEERS.COM
BOULDER, COLORADO; DENVER, METRO; NORTHWEST COLORADO

COLORADO LICENSED PROFESSIONAL ENGINEER
802219
24688

**GORE RANGE PLAZA
PARTIAL SHELL REMODEL
765 W. ANEMONE TRAIL
UNITS A & B
DILLON, CO 80435**

Issue Record:
08-22-2019 FOR PLAN REVIEW

Revision:
Drawn: RSR
Checked: CAS
RMG Project No. 171791
Contents:
UPPER FLOOR FRAMING PLAN, MAIN FLOOR AND DECK FRAMING PLAN AND NOTES
Date of Last Print:
08-22-2019

S1

RESOLUTION NO. PZ 19-19
Series of 2019

A RESOLUTION APPROVING A LEVEL III DEVELOPMENT PERMIT FOR A NEW DECK ON A COMMERCIAL BUILDING LOCATED AT 765 W. ANEMONE TRAIL.

WHEREAS, the Planning and Zoning Commission of the Town of Dillon (“**Planning Commission**”) has received a Level III Development Application from Brown & Associates (the “**Applicant**”) for the construction of a new deck on a commercial building located at 765 W. Anemone Trail, Dillon, Colorado; and

WHEREAS, the Planning Commission has determined that the Application is complete; and

WHEREAS, following the required notice, a public hearing on the Application was held on October 2, 2019, before the Planning Commission; and

WHEREAS, following the public hearing the Planning Commission has made certain findings of fact regarding the Application and has determined that certain conditions which are reasonable and necessary to and relate to impacts created by the development should attach to the approval of the Application.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF DILLON, COLORADO, AS FOLLOWS:

Section 1. That the Planning Commission, following the required notice, held a public hearing on October 2, 2019 on the Application, and following said public hearing makes the following findings of fact:

1. That the Application is complete.
2. That the Application meets the applicable Town of Dillon Municipal Code (“Code”) requirements.
3. That the Application is compatible with the Mixed Use (MU) Zoning District.
4. That the Application is in general compliance with the Town of Dillon Comprehensive Plan.

Section 2. That the Planning Commission hereby approves the Level III Development Application for the construction of a new deck on a commercial building located at 765 W. Anemone Trail, Dillon, Colorado, with the following conditions:

- A. The Town Manager may approve additional minor changes to the Application that do not change the character or intent of the Application as approved by this resolution.
- B. Applicant shall obtain a Grading and Excavation Permit for the deck footing construction.
- C. Applicant shall construct, after obtaining required permits, an enclosure or screening for the recycling and waste receptacles serving the building at 765 W. Anemone Trail in accordance with the service area screening requirements of Section 16-8-70 of the Code.
- D. Applicant shall pay any water and sewer tap fees due for a change in use from retail to restaurant if a tenant finish application for a restaurant is submitted.
- E. A tenant finish for a potential restaurant shall be submitted to the Town.

APPROVED AND ADOPTED THIS 2nd DAY OF OCTOBER, 2019 BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF DILLON, COLORADO.

**PLANNING AND ZONING COMMISSION,
TOWN OF DILLON**

By: _____
Teresa England, Chairperson

ATTEST:

By: _____
Michelle Haynes, Secretary to the Commission