PLANNING AND ZONING COMMISSION ACTION ITEM
STAFF SUMMARY
June 7, 2017 PLANNING AND ZONING COMMISSION MEETING

DATE: May 30, 2013

AGENDA ITEM NUMBER: 6

ACTION TO BE CONSIDERED:

Consideration of a Resolution No. PZ 06-17, Series of 2017: **A RESOLUTION BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF DILLON, COLORADO, APPROVING A LEVEL III DEVELOPMENT APPLICATION FOR A CONDITIONAL USE PERMIT FOR AN ACCESSORY APARTMENT AT 151 TENDERFOOT STREET, DILLON, COLORADO; AND, SETTING FORTH DETAILS IN RELATION THERETO.**

PUBLIC HEARING

SUMMARY:

The Town received an application for a Conditional Use Permit for an Accessory Dwelling Unit at 151 Tenderfoot Street, Lot 16, Block L, New Town of Dillon, Dillon, Colorado. The proposed project would include the construction of a three car garage addition with a small Accessory Dwelling Unit above it. The application demonstrates conformance to the Code Sections pertaining to Conditional Use Permits and Accessory Dwelling Units, Section 16-5-220 and Section 16-4-40, respectively.

Project: Pasterkamp Addition with Accessory Apartment

Location: Lot 16, Block L, New Town of Dillon

Address: 151 Tenderfoot Street

Owners: Jim and Susan Pasterkamp

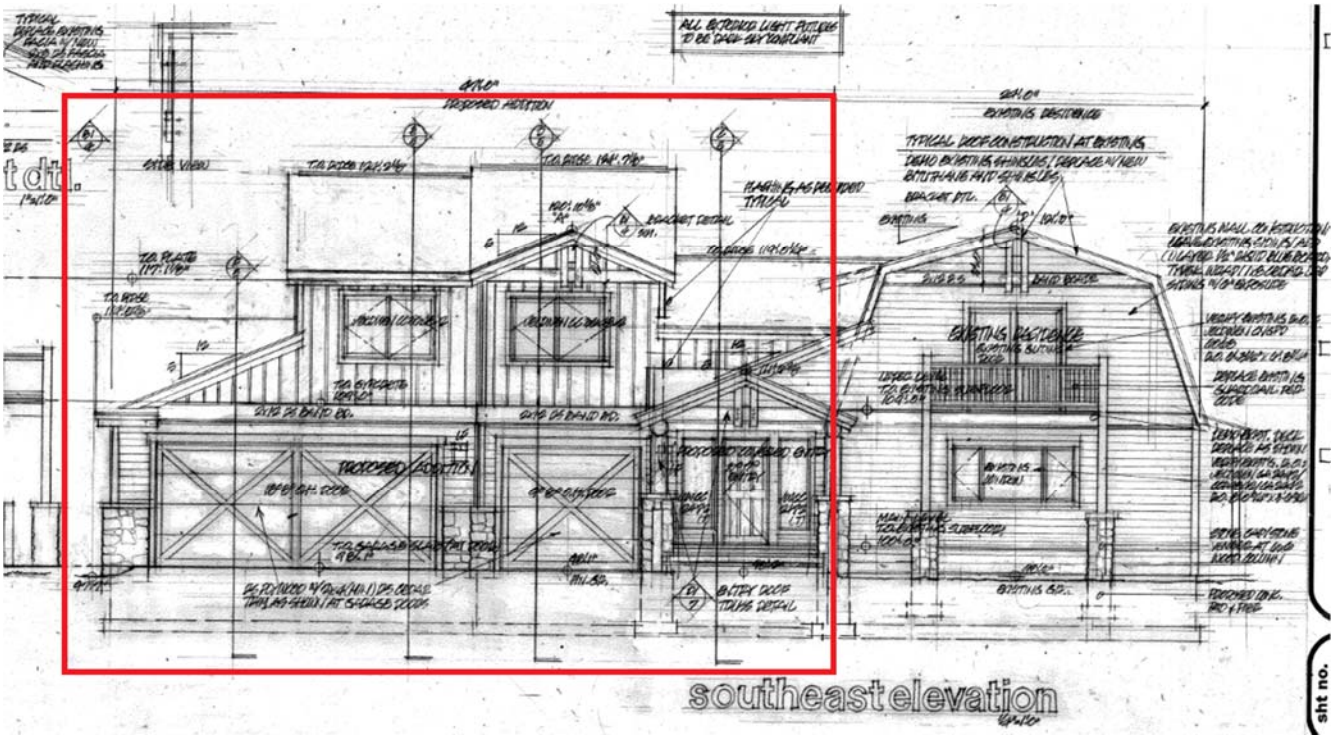
Architect: Bill Marvin, Hodges/Marvin Architects, Inc.

Development Application: Level III Conditional Use Permit for an Accessory Apartment;

Residential Remodel with attached garage footprint addition.

Application Date: April 24, 2017

Existing Residence at 151 Tenderfoot Street. Note Dense, existing vegetation.



Residential addition highlighted in red.

Code Analysis:

Zoning: Residential Low (RL). Accessory Apartments are permitted through a Level III Conditional Use Development Permit process. Two (2) parking spaces shall be provided for the accessory apartment, the apartment shall not exceed 900 SF nor be greater than 1/3 of the primary residence, the apartment shall be deed restricted to minimal six (6) month rental terms and the apartment may not be sold as a separate property. Additional water / sewer tap fees shall be paid.
An Accessory Dwelling Unit may be permitted in the RE, RL, RM, and RH zones in a single family residence (Sec. 16-4-40). The subject property is zoned Residential Low (RL). The provisions required in this Code section to satisfy this allowance are provided in detail, by subsection, in Resolution PZ 06-17, Series of 2017. This application does meet those provisions

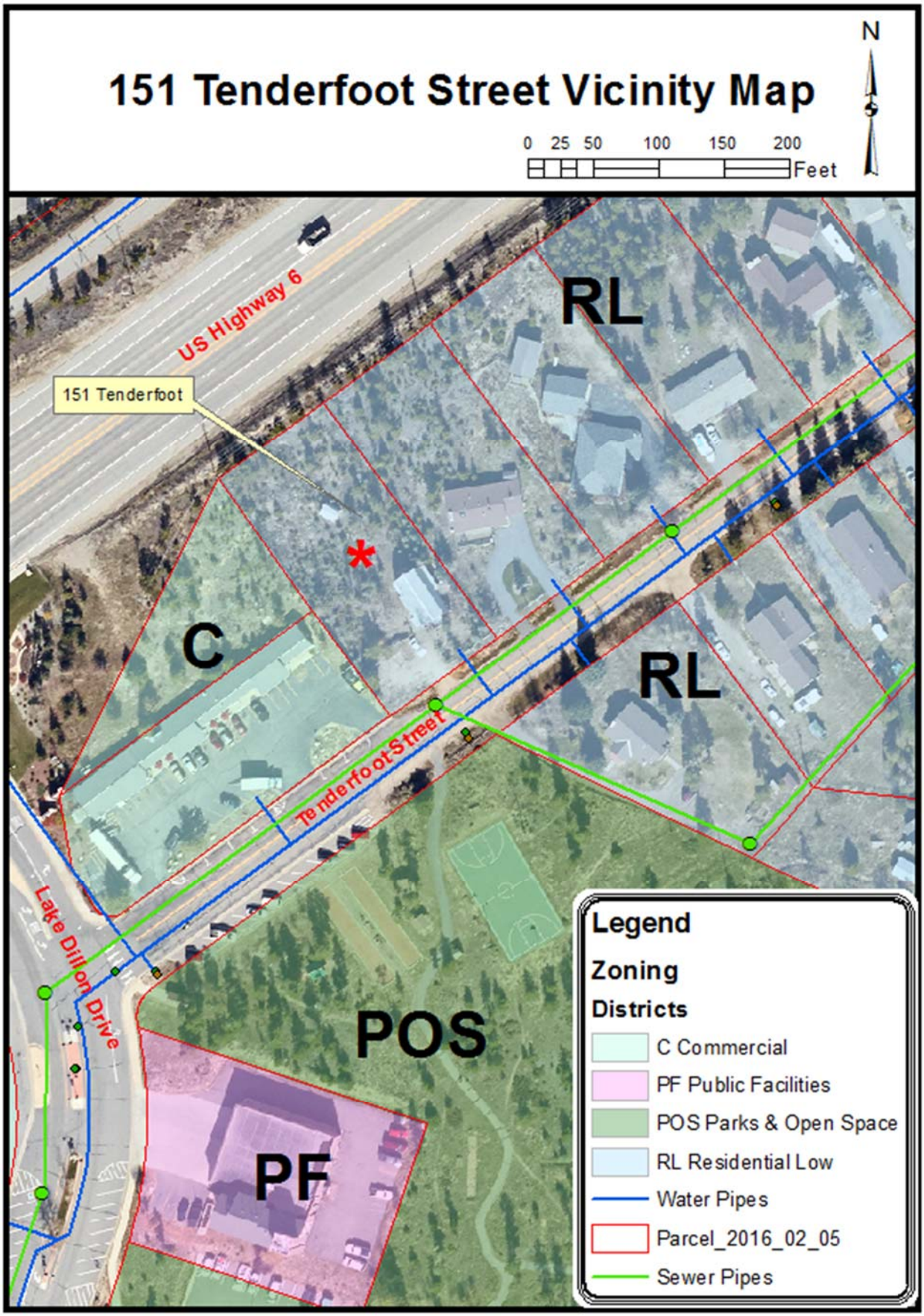
Yards (Setbacks): The side setbacks for the RL zone are 8', and the proposed addition is set back greater than eight feet from the side lot line. The proposed addition is also well clear of the required 15' rear yard and 20' front yard. (Sec. 16-3-130)

Easements: The proposed addition will not be constructed in any known easements. (Sec. 16-9-10)

Parking: Two (2) dedicated parking spaces are required for the proposed Accessory Dwelling Unit.

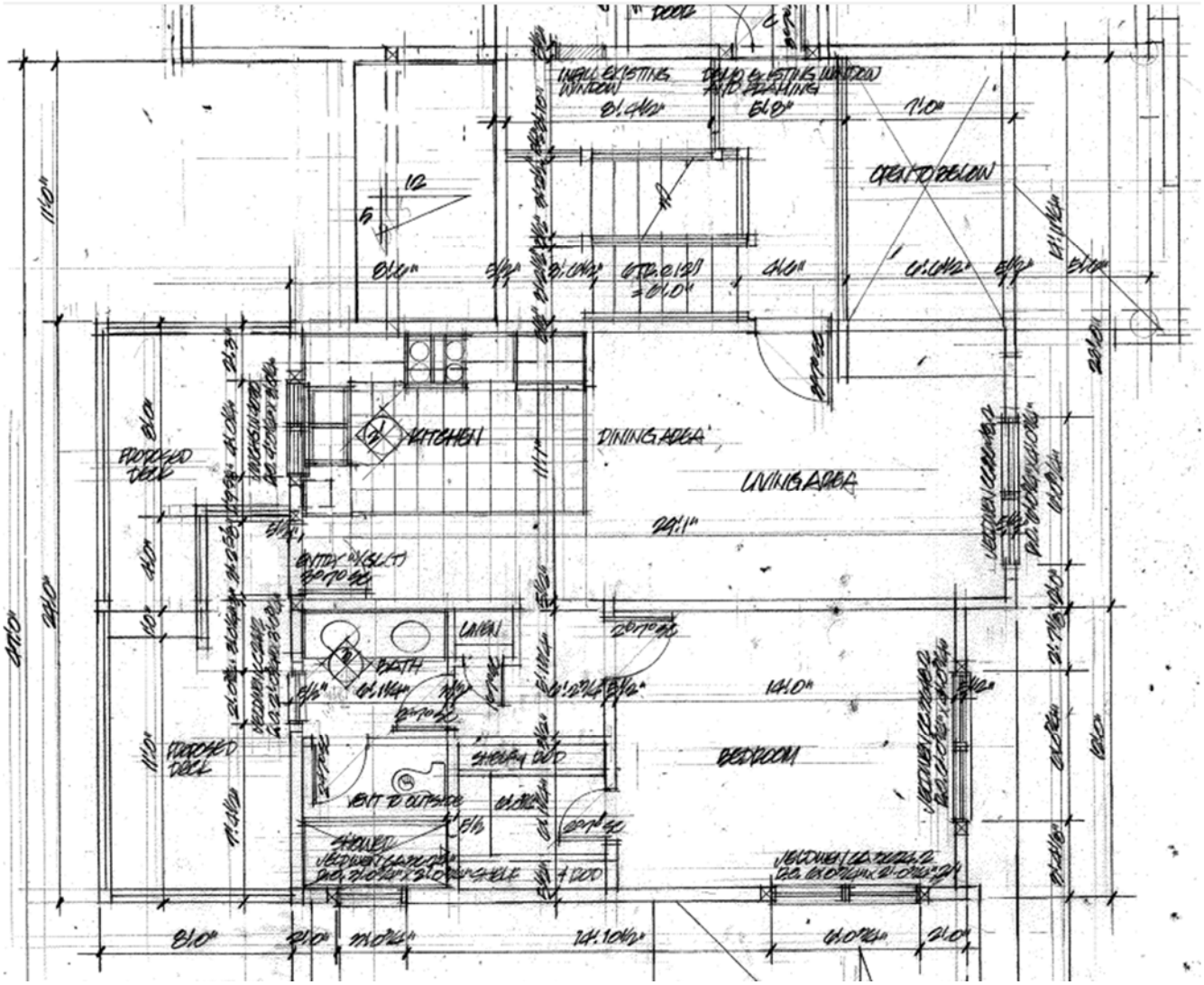
Comprehensive Plan Reference:

- Section 6, Part II "Land Use Guidelines" refers to the desire to create diversity in residential land uses in an effort to increase year-round residents in the community.
- Section 6, Part III "Residential / Mixed Use Zoning Classification" provides for up to six (6) units per acre in the Residential Low zoning district and states that accessory units are permitted in the zone.


151 Tenderfoot Street Vicinity Map
N
0 25 50 100 150 200
Feet
US Highway 6
151 Tenderfoot
RL
C
RL
Tenderfoot Street
Lake Dillon Drive
POS
PF
Legend
Zoning
Districts
C Commercial
PF Public Facilities
POS Parks & Open Space
RL Residential Low
Water Pipes
Parcel_2016_02_05
Sewer Pipes

Square Footage Analysis:
Existing:
Main: 960 SF
Upper: 960 SF
Total: 1920 SF
Proposed:
Stairway: 358.5 SF
Garage / 3-Car: 1008 SF
Accessory Apartment above Garage: 1-Bed – 1-Bath / Kitchen with Oven: 696 SF
Total: 2062.5
Total Residence with Addition: 3982.5 SF
Total Heated Living Area (Excludes Garage): 2,974.5 SF
Percentage of Total SF: 696 SF / 2974.5 SF = 23.4% (33.3% Permitted by Code)

Lot Coverage:
Lot Size: 22,500 SF
Existing Structure: 1020 SF
Existing Shed: Assume 10’ x 12’ = 120 SF
Proposed: 1355 SF
Total Lot Coverage: 2,495 SF
Percent Lot Coverage: 11.1% (40% Allowed by Code)



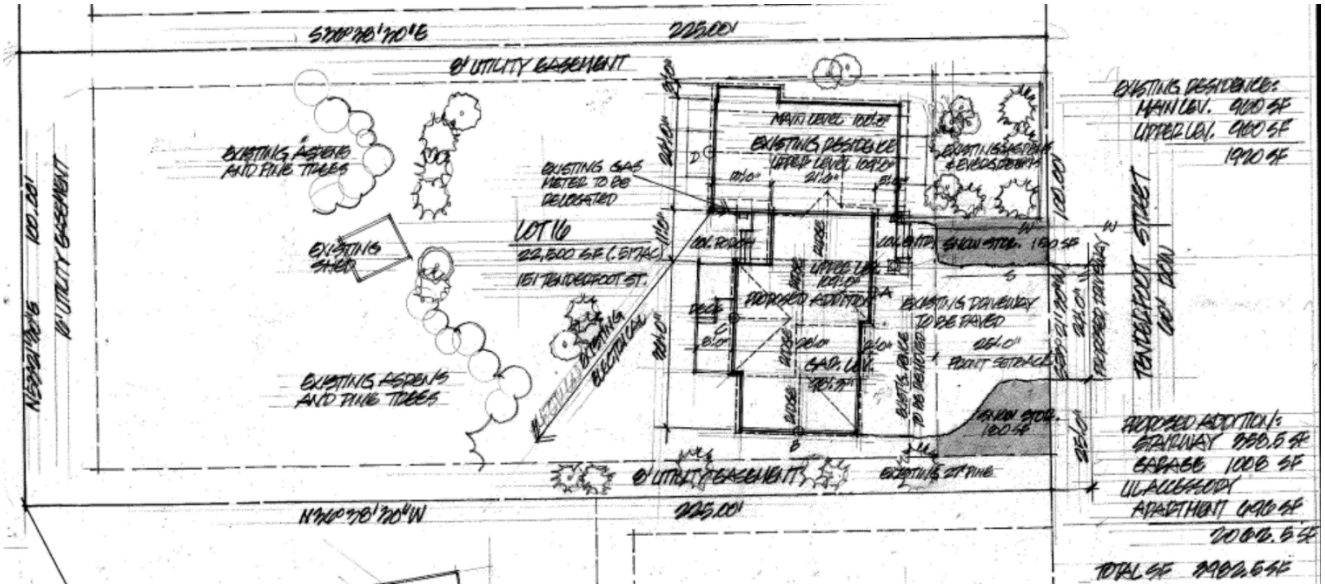
Accessory Apartment Floor Plan

Snow Storage:

Area to be cleared of snow: 1,290 SF
Snow Storage Requirement: 1,290 SF x 0.25 = 322.5 SF
Snow Storage Provided: 330 SF

Parking:

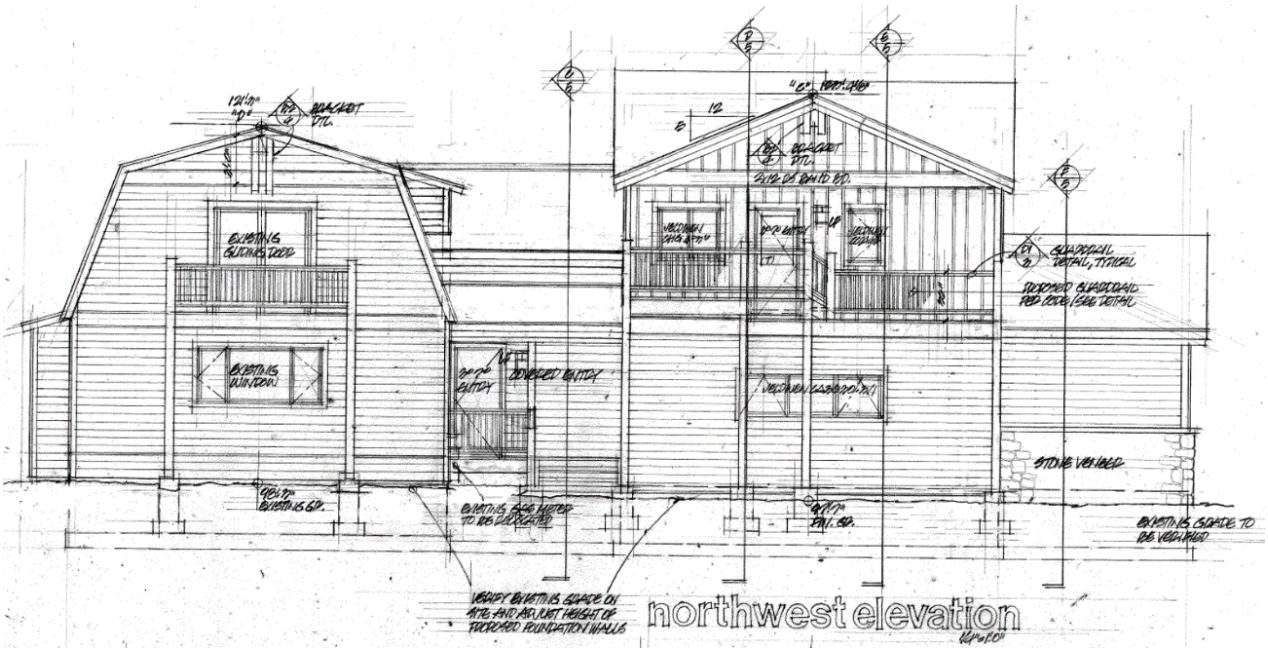
Three (3) parking spaces are provide in the garage and at least two (2) exterior parking spaces are provided on site. Of those spaces, two (2) are to be reserved for the accessory apartment.



151 Tenderfoot Street Site Plan with shaded Snow Storage Areas

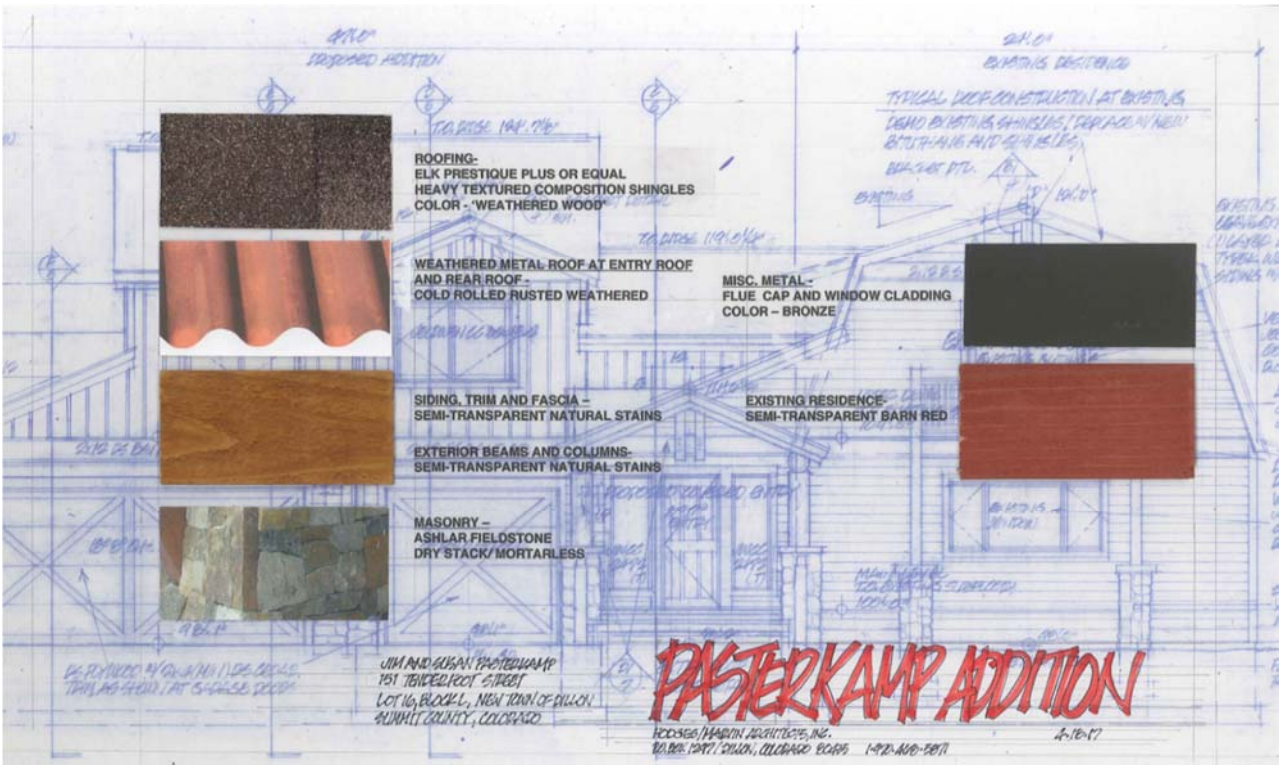
Building Height:

Low ground elevation: 97.7’ (southeast elevation)
High ground elevation: 98.6’ (northwest elevation)
Base Elevation: 98.2’
Highest Ridge Elevation: 124’ – 7-1/8” = 124.7’
Building Height: 124.7’ – 98.2’ = 26.5’ (30’ Permitted by Code)

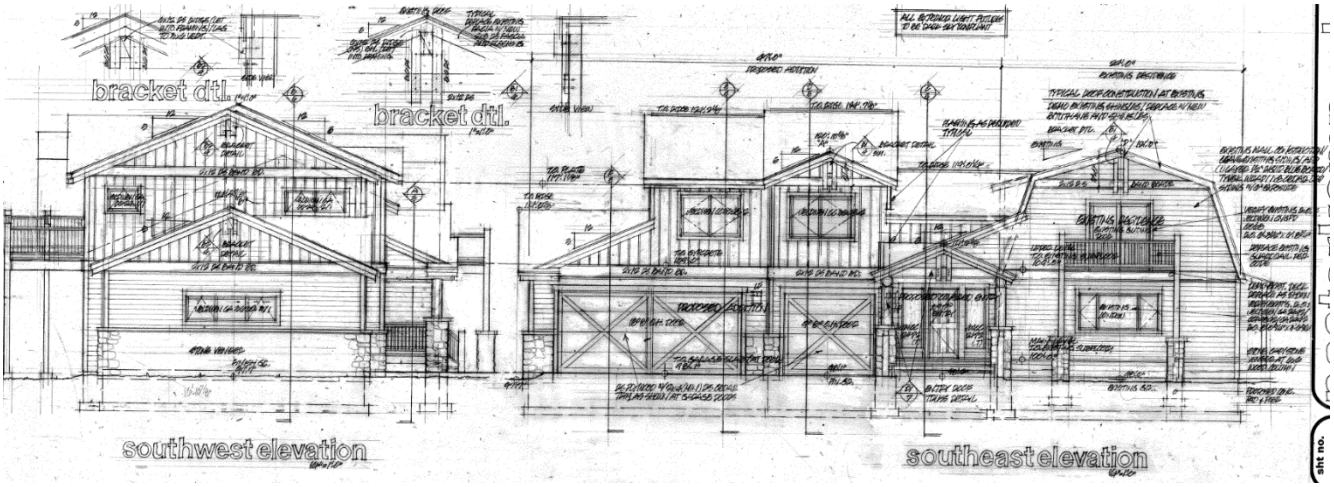


Architecture:

The project has timbers and beams, wood siding, stone features, and design characteristics described in the Town of Dillon Architectural Guidelines. The architectural design exhibits aspects of historic mountain architectural elements in the roof lines and building elements depicted in the Guidelines, and is complimentary with the existing structure and surrounding neighborhood. The design has articulation and varied roof pitches and elevations. Gable truss features and hardware tie the addition aesthetically with the existing residence. The proposed colors lend to a complimentary aesthetic.



Material Board.



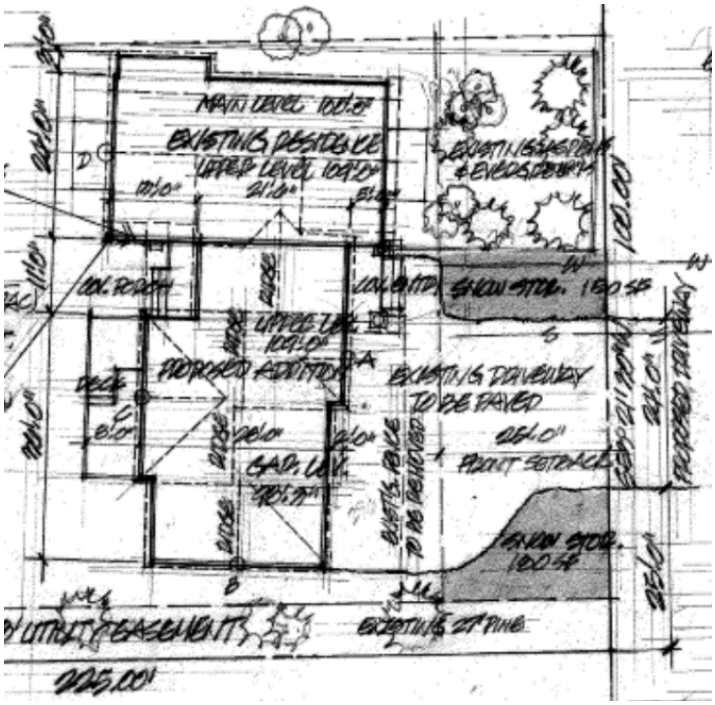
Complimentary gable truss details, roof pitches, siding patterns, and stone elements.

Street Trees:

Code Requirement:
Sec. 16-7-30. - Specific requirements. Excerpt
(e) Trees shall be provided in the following manner:
(1) Street trees shall be provided for all projects where front yards are required, at a rate of one (1) tree for every fifteen (15) linear feet, or fraction thereof, of street frontage, including street side yards.
(2) In addition to the street trees required above, trees shall be provided for all projects other than single-family, at a rate of one (1) tree per five (5) parking spaces or fraction thereof. These trees shall be placed within or immediately adjacent to the parking lot.
(3) Within all other yards, trees shall be provided in a number adequate to buffer the project from adjacent uses.
(4) All required trees shall be a minimum of six (6) feet in height, with the exception that twenty-five percent (25%) of the required trees for any project shall be a minimum of eight (8) feet in height.
(5) All required trees shall have a minimum caliper, measured two (2) inches above ground level, of one and one-half (1½) inches.
(6) A minimum of thirty percent (30%) of all required trees shall be evergreens, and at least twenty-five percent (25%) of the evergreens shall be a minimum of eight (8) feet in height.

-Required Trees: 100 LF Frontage / (1 tree/15 LF) = 7 trees, 3 of which shall be evergreens

Site Evaluation:
The site plan shows 11 evergreen and aspen trees in the front portion of the 100' wide property. The site is heavily vegetated with a mix of deciduous and evergreen trees. No additional trees are required to screen the residence from the roadway.



Water / Sewer Tap Fees (EQR's):

- Existing 2-Bed / 2-Bath home: 1 EQR assessed balance
- 0.65 EQR's additional assessed for 1-Bed / 1- Bath / Full Kitchen Apartment
    - = 0.65 EQR x $14,966.00 = **$9,727.90 due**

Impact Fees:

Summit County Housing Authority 5A affordable housing funding.

- Additions between 1,500 and 2,499 SF are assessed $0.50 / SF.
- Proposed addition:
    - Total SF Proposed: 2,062.5 SF
    - Garage Exemption: -600 SF (per 5A Measure)
    - Assessed Area: 1,462.5 SF
- Impact Fees Due: $0.50/SF x 1,462.5 SF = **$732.25 due**

CONDITIONS OF APPROVAL:

1. The applicant shall obtain a Grading and Excavation Permit with the Town prior to performing any site disturbing activity.

2. The foundations shall be surveyed by a Colorado Licensed Surveyor and an Improvement Location Certificate plat provided to the Town prior to Building Permit finalization. The following information is to be provided: location of the foundation showing adherence to the setbacks, and providing a building height certification meeting the maximum building height limit.

3. The applicant shall re-vegetate all disturbed areas by planting a native grass seed or turf grass seed mix, ensure growth through watering or irrigation, and maintain a vegetative ground cover.

4. The applicant shall pay the required water and sewer tap fees.

5. The applicant shall pay all applicable Impact Fees.

6. The applicant shall file with the Town the required restrictive covenant preventing subdividing into separate ownership.

7. The applicant shall file with the Town a deed restriction that prevents short term rentals of the Accessory Apartment.

8. The applicant shall verify the functionality of the water service curbstop valve. The curbstop water service valve shall be observed and documented as functional by the Dillon Water Department. It is the owner's responsibility to maintain the curbstop valve in an operational condition in accordance with the Dillon Municipal Code.

STAFF RECOMMENDATION:

Staff recommends approval of Resolution PZ 06-17, Series of 2017.

ACTION REQUESTED:

Public Hearing.
Motion, Second, Roll Call Vote.
Resolutions require the affirmative vote of a majority of the members present.

Unless called up by / a decision petitioned to Town Council, the ruling of the Planning and Zoning Commission on this matter shall stand.

STAFF MEMBER RESPONSIBLE: Ned West, Town Planner

RESOLUTION NO. PZ 06-17
Series of 2017

A RESOLUTION BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF DILLON, COLORADO, APPROVING A LEVEL III DEVELOPMENT APPLICATION FOR A CONDITIONAL USE PERMIT FOR AN ACCESSORY APARTMENT AT 151 TENDERFOOT STREET, DILLON, COLORADO; AND, SETTING FORTH DETAILS IN RELATION THERETO.

WHEREAS, the Planning and Zoning Commission of the Town of Dillon has received a Class III development application for a Conditional Use Permit for an Accessory Apartment at 151 Tenderfoot Street, Lot 16, Block L, New Town of Dillon, Dillon, Colorado; and

WHEREAS, following the required notice, a public hearing was held on June 7th, 2017, before the Planning and Zoning Commission of the Town of Dillon on a Conditional Use Permit for an Accessory Apartment at 151 Tenderfoot Street, Lot 16, Block L, New Town of Dillon, Dillon, Colorado; and

WHEREAS, following the public hearing the Planning and Zoning Commission of the Town of Dillon has made certain findings of fact regarding a Conditional Use Permit for an Accessory Apartment at 151 Tenderfoot Street, Lot 16, Block L, New Town of Dillon, Dillon, Colorado; and

WHEREAS, the Planning and Zoning Commission of the Town of Dillon has determined that certain conditions which are reasonable and necessary to and relate to impacts created by the proposed development should attach to the approval of the application for the Class III conditional use permit.

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

Section 1. That the Planning and Zoning Commission of the Town of Dillon, following the required notice, held a public hearing on June 7th, 2017, on the application for a conditional use permit for an Accessory Apartment at 151 Tenderfoot Street, Dillon, Colorado, and following said public hearing makes the following findings of fact:

A. That the application for the conditional use permit for an Accessory Apartment is complete.

B. That the proposed Class III application for a Conditional Use Permit for an Accessory Apartment complies with the specific requirements of Section 16-5-220 "Conditional use criteria" of the Town of Dillon Municipal Code, as detailed as follows:

1. The use is listed as an allowed conditional use within the zone, or is otherwise identified as a conditional use and is consistent with the intent and purpose of the Comprehensive Plan and applicable zoning district.

   The site is zoned Residential Low (RL), an Accessory Apartment is allowed in the Residential Low (RL) zoning district so long as certain provisions of the Dillon Municipal Code are met. The Accessory Apartment is consistent with the existing residential uses in this developed neighborhood, and Accessory Apartments exist in nearby properties.

2. The parcel is suitable for the proposed conditional use, considering such factors as size, shape, location, topography, soils, slope stability, drainage and natural features.

   The proposed Accessory Apartment to be constructed above the proposed garage addition is suitable for the parcel. The size, shape, location, topography, soils, slope stability, drainage, and natural features are not anticipated to be affected by the proposed garage and Accessory Apartment project.

3. The proposed conditional use will not have significant adverse impacts on the air or water quality of the community.

   The existing site is developed with appropriate drainage and vegetation, and any areas disturbed during the project are to be re-vegetated to ensure soil stability and thus the protection of air and water quality. Town staff cannot identify any potential air quality concerns with the proposed Accessory Apartment use on this property.

4. The proposed conditional use will not substantially limit, impair or preclude the use of surrounding properties for the uses permitted in the applicable zoning district.

   The existing developed site is adjacent to existing residences and commercially zoned property. The proposed garage addition with the Accessory Apartment above will not substantially limit or impair the existing uses on the surrounding properties.

5. Adequate public utilities and services are available or will be made available to the site prior to the establishment of the conditional use.

   The existing site is already served by gas, electric, water, and sanitary sewer facilities. The project requires the assessment of additional water and sewer tap fees, which the applicant has agreed to pay. Such payment shall be made prior to issuance of a building permit.

Section 2. That the proposed Class III application for a conditional use permit for an Accessory Apartment complies with the specific requirements of Section 16-4-40

"Accessory Apartments and secondary units" of the Town of Dillon Municipal Code, as detailed as follows:

A secondary residential unit or Accessory Apartment may be permitted in the RE, RL, RM and RH zones in a single-family residence, subject to the following provisions:

1. The Planning and Zoning Commission shall review and approve, under the Level III process, a site plan showing the location of the unit.

   The applicant has applied for a Level III development permit for the proposed project. The application includes a site plan indicating the proposed location of the 3-car garage addition with the 1-bedroom, 1-bathroom Accessory Apartment above accessed by an interior stairwell proposed with the project.

2. The property owner shall pay all required water and sewer tap fees.

   The property owner shall pay an additional 0.65 EQR water and sewer tap fee associated with the Accessory Apartment. The fee shall be paid in full prior to issuance of the building permit.

3. The unit shall meet all building code requirements.

   Once approved by the Town, the plans will be submitted to the Summit County Building Inspection Department for their review, approval, Building Permit issuance, and inspections.

4. Two (2) parking spaces shall be provided per unit, and such parking area shall be landscaped to buffer parking from neighboring properties.

   Two parking spaces for the Accessory Apartment are provided as part of the application. The parcel is currently landscaped, and the proposed additional parking spaces are buffered from adjoining properties.

5. The habitable portion of the Accessory Apartment is not greater than nine hundred (900) square feet in size, nor is it more than one-third (⅓) the size of the heated living area of the primary residential unit.

   The habitable portion of the Accessory Apartment is approximately 696 square feet of the overall heated portion of the residence which is approximately 2974.5 square feet. This sub-section is satisfied with the application.

6. A restrictive covenant is filed stating the unit will not be subdivided into a separate ownership unit from the primary unit.

   The property owner shall execute the restrictive covenant to not subdivide into separate ownership, and must file said restrictive covenant as a condition of approval of this Resolution.

7. The unit is deed restricted against utilization as a short-term rental, which means it may not be rented for periods of time of less than six (6) months.

The property owner shall execute the deed restriction preventing the short term rental of the property and must file said deed restriction as a condition of approval of this Resolution.

8. The unit design is compatible with the neighborhood and the principal structure.

   The design melds the existing barn style architecture with mountain architectural style. Complimentary elements are on both the existing and proposed portions of the residence. The architecture is compatible with the neighborhood.

9. The unit may be a separate building from the primary structure, when placed above a freestanding garage, or on lots greater than one (1) acre.

   The Accessory Apartment will be constructed above a new attached garage; therefore, this sub-section does not apply.

Section 3. That the Planning and Zoning Commission of the Town of Dillon does hereby approve a conditional use permit for an Accessory Apartment at 151 Tenderfoot Street, Dillon, Colorado with the following conditions:

1. The applicant shall obtain a Grading and Excavation Permit with the Town prior to performing any site disturbing activity.

2. The foundations shall be surveyed by a Colorado Licensed Surveyor and an Improvement Location Certificate plat provided to the Town prior to Building Permit finalization. The following information is to be provided: location of the foundation showing adherence to the setbacks, and providing a building height certification meeting the maximum building height limit.

3. The applicant shall re-vegetate all disturbed areas by planting a native grass seed or turf grass seed mix, ensure growth through watering or irrigation, and maintain a vegetative ground cover.

4. The applicant shall pay the required water and sewer tap fees.

5. The applicant shall pay all applicable Impact Fees.

6. The applicant shall file with the Town the required restrictive covenant preventing subdividing into separate ownership.

7. The applicant shall file with the Town a deed restriction that prevents short term rentals of the Accessory Apartment.

8. The applicant shall verify the functionality of the water service curbstop valve. The curbstop water service valve shall be observed and documented as functional by the Dillon Water Department. It is the owner's responsibility to maintain the curbstop valve in an operational condition in accordance with the Dillon Municipal Code.

APPROVED AND ADOPTED THIS 7TH DAY OF JUNE, 2017 BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF DILLON, COLORADO.

PLANNING AND ZONING COMMISSION,
TOWN OF DILLON

By: _____
Nat Nosari, Chairperson

ATTEST:

By: _____
Corrie Woloshan, Secretary to the Commission

Design Criteria

1. Building Code: 2012 International Residential Code
2. Live Loading:
   - 2.1. Residential:
     - 2.1.1. Floors = 40 PSF
     - 2.1.2. Decks = 70 PSF + Drifting Snow
   - 2.2. Snow:
     - 2.2.1. Flat Roof Snow = 70 PSF
3. Wind Loading:
   - 3.1. Wind Speed (3 second gust) = 90 MPH
   - 3.2. Wind Importance Factor = 1.0
   - 3.3. Exposure Category = B

Foundations:

1. Foundations are designed without an engineer's soil investigation. The foundation design criteria were based on tables 1804.4 and 1610.1 for purposes of foundation design. Assumed foundation design criteria shall be confirmed by a soils engineer, at Owner's expense, prior to construction.(This procedure may require revisions to foundation design, at additional expense to the Owner, if soils engineer determines that such design criteria are inappropriate for this building site.)
2. Foundations and retaining walls have been designed for the following assumed design pressures:
   - 2.1. Allowable Bearing Pressure = 2000 psf
3. Bottom of exterior footings, grade beams, and walls shall bear a minimum 40 in. below final exterior grade for frost protection.
4. Foundation walls or grade beams having earth placed on each side shall have both sides filled simultaneously to maintain a common elevation.

Cast-In-Place Concrete and Reinforcement

1. Concrete shall conform to applicable provisions of ACI 301 and 318.
2. Minimum concrete compressive strength at 28 days and unit weight:

Usage	Strength, PSI	Weight, PCF
Unless Noted Below	4000	145
Footing	3000	145
Walls	4000	145
Slabs on Grade	4000	145

3. Maximum water/cement ratio:
   - 3.1. f'c=3000 psi 0.60 max w/c ratio
   - 3.2. f'c=4000 psi 0.50 max w/c ratio
4. Portland Cement shall be Type I/II.
5. Concrete placement in extreme temperatures (cold or hot):
   - 5.1. When placing concrete in hot weather, follow recommendations of ACI 305.
   - 5.2. When placing concrete in cold weather (temperatures below 40 degrees Fahrenheit, follow recommendations of ACI 306.
6. Reinforcement shall be fabricated and placed per ACI Manual and Standard of Practice (ACI 315).
   - 6.1. Unless noted, provide continuous reinforcing around corners and through construction/control joints.
   - 6.2. Keep reinforcement clean and free of dirt, oil, and scale. Oil forms prior to placing reinforcement.
   - 6.3. Add (2) #5's around all four sides of each opening, extending 2'-0" minimum beyond opening.
7. Reinforcing:
   - 7.1. Bars: ASTM A615-grade 60, except grade 40 for bars noted as field bent, stirrups, and ties. ASTM 706-grade 60 for reinforcing to be welded.
   - 7.2. Welded Wire Fabric: ASTM A185
8. Splice bars with contact laps unless noted otherwise:

Bar Size	Splice Length
#3	19"
#4	25"
#5	31"

9. Minimum concrete cover over reinforcing shall be:
   - 9.1. Concrete Cast against earth 3"
   - 9.2. Concrete exposed to earth and weather 2"
   - 9.3. Concrete not exposed to earth and weather 3/4"
10. Epoxy and Expansion anchors, unless noted otherwise, shall be prepared and installed in accordance with the manufacturer's installation instructions and minimum embedment specified on plans.
    - 10.1. Epoxy anchors, such as threaded rods, rebar dowels, and similar anchors, shall be installed using one of the following adhesives: Simpson "SET" adhesive or Hilti HIT HY150/HIT-ICE adhesive.
    - 10.2. Expansion anchors shall be one of the following: Simpson Strong-Bolt, Hilti Kwik Bolt TZ, or Red Head Trubolt.

Structural Steel

1. Steel Sections:
   - 1.1. Wide Flange and WT sections - ASTM A992 or ASTM 572 Grade 50, Fy=50 ksi
   - 1.2. Other rolled shapes, M, S, HP, C, MC, and angles - ASTM A36, Fy=36 ksi
   - 1.3. Pipe - ASTM A53, Fy=35 ksi
   - 1.4. Square and Rectangular HSS - ASTM A500, Fy=46 ksi
   - 1.5. Round HSS - ASTM A500, Fy=42 ksi
   - 1.6. Plate - ASTM A36, Fy=36 ksi
   - 1.7. Anchor rods - ASTM F1554 Grade 36, Fy=36 ksi
2. All structural steel shall be fabricated and erected per the current edition of AISC Steel Construction Manual.
3. Connections:
   - 3.1. Engineer of Record has designed all connections. If a connection design is inadvertently omitted from contract documents the contractor shall request connection design from the Structural Engineer.
   - 3.2. Bolted Connections:
     - 3.2.1. Minumum bolt diameter: 3/4"à A325 unless noted otherwise
     - 3.2.2. Snug tight bolts unless noted otherwise
   - 3.3. Welded Connections:
     - 3.3.1. Welding Qualifications: Welding shall be done only by welding operators currently qualified according to AWS D1.1.
     - 3.3.2. E70XX series electrodes
     - 3.3.3. 3/16" continuous fillet welds unless noted otherwise
4. Shop Cleaning and Painting
   - 4.1. Coordinate all shop painting of structural steel with Architect's painting requirements as specified on the architectural drawings and specifications. Primer paint shall be compatible with architectural finish paint. Clean structural steel scheduled to receive architectural finish paint in accordance with SP-6 "Commercial Blast Cleaning".
   - 4.2. Members that are exposed to earth or weather in the finished structure shall be hot-dipped galvanized unless noted otherwise. Galvanizing shall not contaminate or otherwise impede the welding process.
5. Shop Drawings.
   - 5.1. Submit Shop Drawings including complete details and schedules for fabrication and shop assembly of members, and details, schedules, procedures and diagrams showing the sequence of erection.
     - 5.1.1. Include details of cuts, connections, camber, holes and other pertinent data. Indicate welds by standard AWS symbols, show size, length and type of each weld.
     - 5.1.2. Provide setting drawings, templates and directions for the installation of anchor bolts and other anchorages to be installed under other Sections of Work.

Wood Framing

1. All framing and details not specifically specified shall comply with the prescriptive (non-engineered) requirements of the International Residential Code.
2. Submittals: Submit requested layout drawings for the following wood elements:
   - 2.1. Premanufactured Trusses: Submit dimensioned layout of drawings designating trusses, geometry, and locations. Submit truss designs indicating all design loads. Truss designs shall be signed and sealed by the manufacturer's engineer licensed in the state in which the project is located.
3. Products: Unless noted other wise on the drawings, all wood framing shall have the following minimum properties and be at a moisture content of 19% or less:
   - 3.1. Studs: Hem-Fir Stud Grade or better @ 16" o.c.
   - 3.2. Light Framing (4x of less):
     - 3.2.1. Hem-Fir No. 2 (HF No. 2)
       - Flexural Stress Fb = 850 psi
       - Compressive Stress Fc = 1300 psi
       - Horizontal Shear Stress Fv = 150 psi
       - Modulus of Elasticity E = 1,300,000 psi
   - 3.3. Heavy Timbers (5x5 or larger):
     - 3.3.1. Douglas Fir-Larch No. 1 (DFL No. 1)
       - Fb = 1350 psi
       - Fc = 925 psi
       - Fv = 170 psi
       - E = 1,600,000 psi
     - 3.3.2. Douglas Fir-Larch No. 2 (DFL No. 2)
       - Fb = 875 psi
       - Fc = 600 psi
       - Fv = 170 psi
       - E = 1,600,000 psi
   - 3.4. See architectural drawings for appearance grading of members.
   - 3.5. Sills: All sill plates shall be pressure treated Hem Fir or Southern Pine.
   - 3.6. Engineered Wood:
     - 3.6.1. Laminated Veneer Lumber - 1 3/4" (LVL - 1.9E):
       - Flexural Stress Fb = 2600 psi
       - Compressive Parallel to Grain Fc = 2510 psi
       - Horizontal Shear Stress Fv = 285 psi
       - Modulus of Elasticity E = 1,900,000 psi
   - 3.7. Wood I-Joist: Boise Cascade "BCI" engineered wood I-Joists
     - 3.7.1. Substitution of equal product is acceptable upon Submittal of equal by contractor and approval by structural engineer.
   - 3.8. Structural Panels (Plywood or OSB):
     - 3.8.1. Sheathing for roofs and walls shall conform to APA PS-1 standards. Lay panel with long dimension perpendicular to joists with short edges staggered. All panels shall be exposure I, U.N.O. on plan.
     - 3.8.2. Panel grades and thickness:

Element	APA Span Rating (min)	Min Thickness (in)
Roofs	40/20	19/32
Floors (STRUD-I T&G)	24 oc Single Floor	23/32
Shear Walls	32/16	15/32
Exterior Walls	32/16	15/32

   - 3.9. Prefabricated Wood Trusses:
     - 3.9.1. Comply with all applicable provisions of state and local building and safety codes and other federal (OSHA) safety requirements. These include:
       - 3.9.1.1. Manufacture and installation of trusses shall comply with ANSI/TPI 1 "National Design Standard for Metal Plate Connected Wood Truss Construction"
       - 3.9.1.2. TPI HIB "Commentary and Recommendations for Handling Installing and Bracing Metal Plate Connected Wood Trusses"
       - 3.9.1.3. TPI DSB "Recommended Design Specification for Temporary Bracing and Metal Plate Connected Wood Trusses"
       - 3.9.1.4. Wood structural design shall conform to the NDS
     - 3.9.2. Design Responsibility: Fabricator shall be responsible for all member and connection design and detailing, and for all dimensioning, coordination, and erection of trusses. Contract documents show only basic locations and configurations required for trusses. Detailed positioning and spacing of trusses is the responsibility of the fabricator.
       - 3.9.2.1. Truss Design Requirements: Design trusses to resist the dead loads of the completed construction and the larger of the live, snow, and wind-uplift loads specified on the drawings or required in the applicable codes/standards.
       - 3.9.2.2. Bottom chords shall be designed for the live loads required in the applicable codes/standards.
       - 3.9.2.3. Metal anchorage devices for the trusses shall be designed for specified wind uplift less 0.6 of the resisting dead load. Toe nailing of tresses is not acceptable.
4. Connectors
   - 4.1. All blots, metal connectors, hangers, anchors, and fasteners in contact with preservative treated wood shall be hot dipped galvanized or stainless steel.
   - 4.2. Anchor Bolts:
     - 4.2.1. Provide 1/2" embedded bolts @ 32" OC (max), with 7" minimum embed, tops of walls for attaching sill plates. As a minimum, provide 2 bolts, each within 12" of the ends of each piece of sill plate.
   - 4.3. Nails:
     - 4.3.1. Minimum nailing shall comply with Table 2304.9.1 of the IBC unless more stringent requirements are shown on these drawings.
     - 4.3.2. All nails are to be common nails. Where power nails are used, the shall be equivalent in diameter to the common nails indicated.
   - 4.4. Bolts:
     - 4.4.1. All bolts shall conform to ASTM 307.
     - 4.4.2. Holes for bolts shall be 1/16" oversize.
     - 4.4.3. Retighten all bolts prior to closing in.
   - 4.5. Lag Screws:
     - 4.5.1. Lag screws shall penetrate the main member a minimum of 8 times the shaft diameter.
     - 4.5.2. Lead holes for lag screws shall be 60% to 70% of lag shank diameter in compliance with AITC criteria.
5. Installations:
   - 5.1. Floor and Roof Sheathing:
     - 5.1.1. Floors: Glue and nail 8d @ 6" OC edges and 8d @ 12" OC field, unless noted otherwise on plans
     - 5.1.2. Roofs: Nail 8d @ 6" OC edges and 8d @ 12" OC field, unless noted otherwise on plans
   - 5.2. Wall Sheathing: Nail 8d @ 6" OC edges and 8d 12" OC field
   - 5.3. General Framing Tolerances:
     - 5.3.1. Framing members which will be covered by finishes such as wallboard, plaster, or ceramic tile set in a mortar setting bed, shall be within the following limits:
       - 5.3.1.1. Layout of walls and partitions: 1/4 from intended position;
       - 5.3.1.2. Plates and runners: 1/4 inch in 8 feet from a straight line;
       - 5.3.1.3. Studs: 1/4 inch in 8 feet out of plumb, not cumulative;
       - 5.3.1.4. Face of framing members: 1/4 inch in 8 feet from a true plane.
     - 5.3.2. Framing members which will be covered by ceramic tile set in dry-set mortar, latex-portland cement mortar, or organic adhesive shall be within the following limits:
       - 5.3.2.1. Layout of walls and partitions: 1/4 inch from intended position;
       - 5.3.2.2. Plates and runners: 1/8 inch in 8 feet from a straight line;
       - 5.3.2.3. Studs: 1/8 inch in 8 feet out of plumb, not cumulative; Face of framing members: 1/8 in 8 feet from a true plane

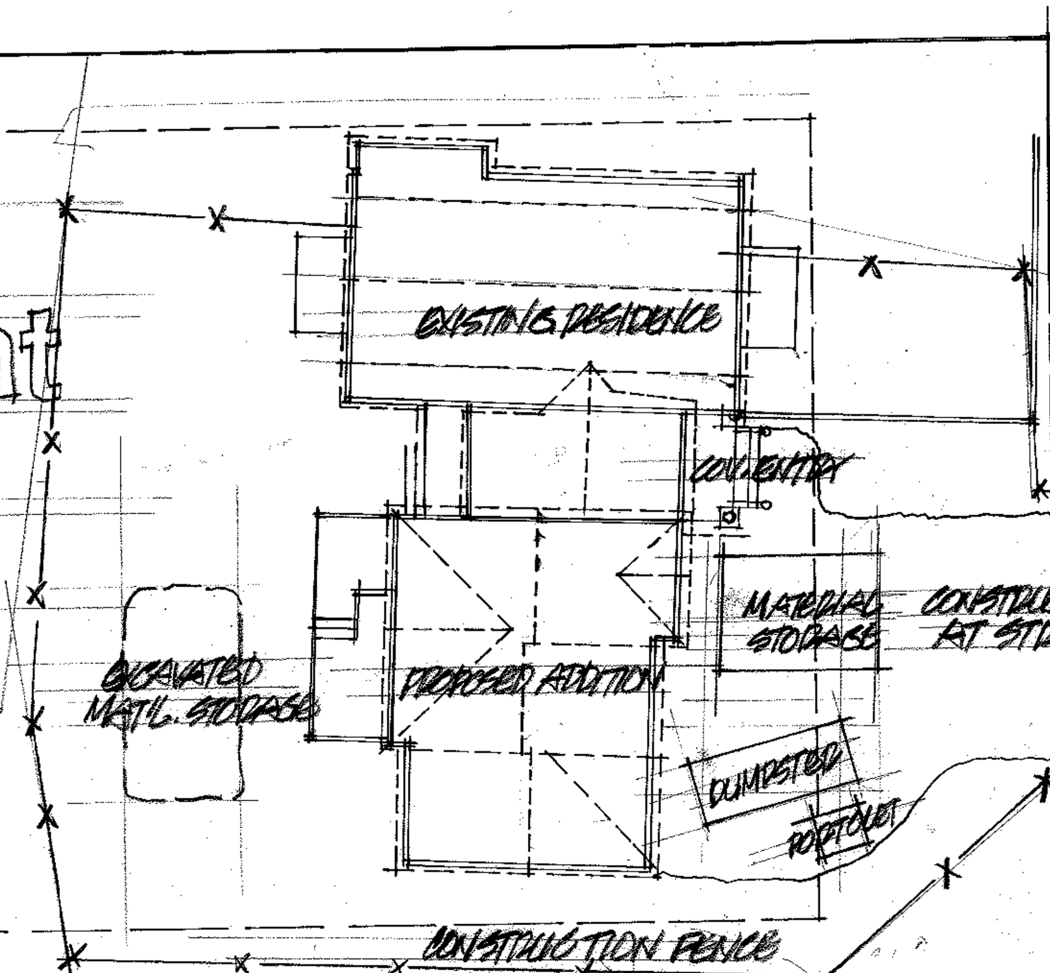
MISCELLANEOUS NOTES

1. The Contractor is solely responsible for all safety regulations, programs and precautions related to all work on this project.
2. The Contractor is solely responsible for the protection of persons and property either on or adjacent to the project and shall protect it against injury, damage, or loss.
3. Means and methods of construction and erection of structural materials are solely the Contractor's responsibility.
4. Do not place equipment when shipping or operating weight exceeds weight indicated on structural drawings..
5. Fireproofing of structural elements is not shown on the structural drawings. Refer to the specifications and architectural drawings for fire rating requirements.
6. Do not scale these drawings, use the dimensions shown.
7. No structural modifications, alterations, or repairs shall be made without prior review by Structural Engineer. Submit details and calculations prepared by a professional engineer registered in state where project is located and employed by contractor.

Quality Control

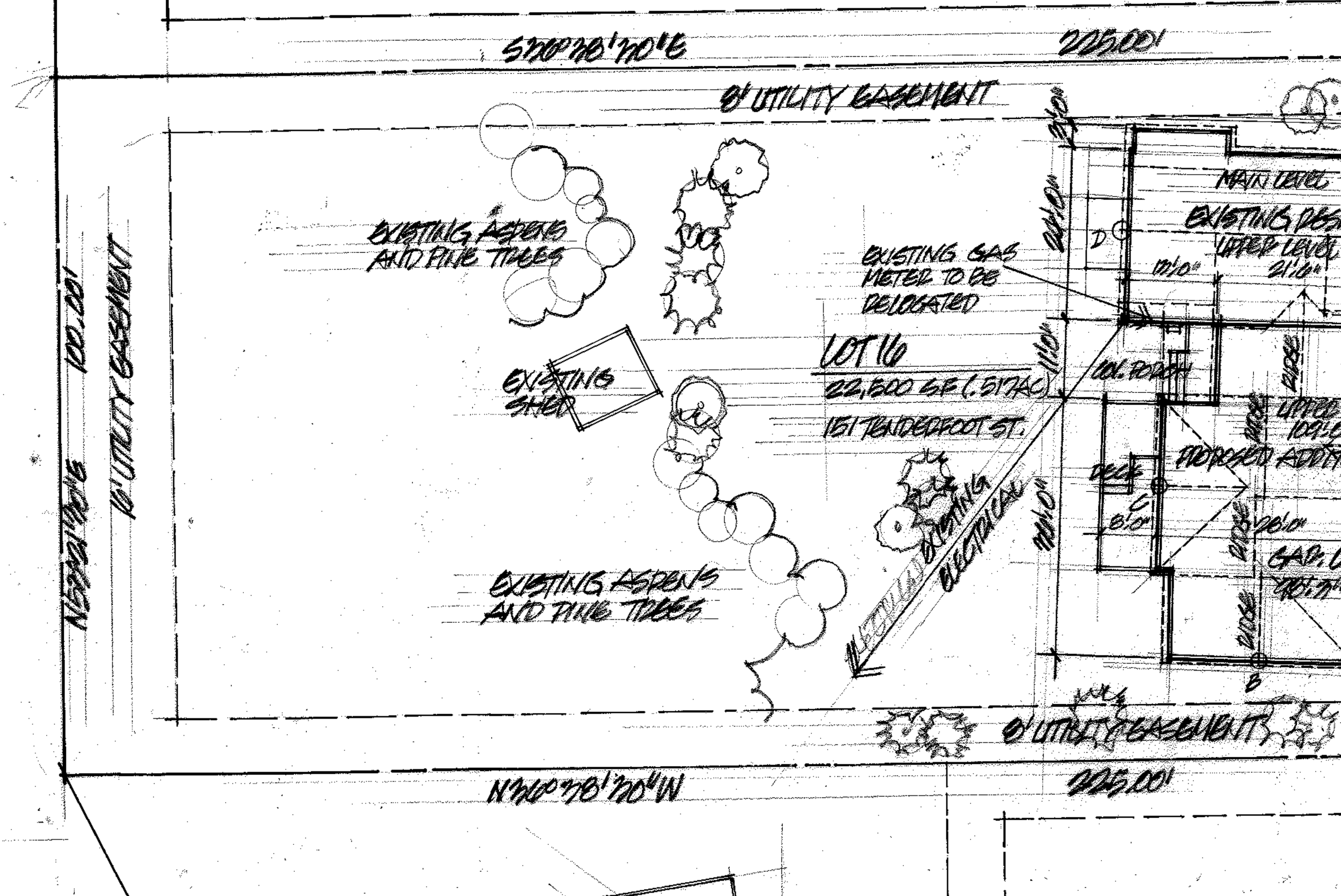
1. The Contractor is responsible for quality control, including workmanship and materials furnished by his subcontractors and suppliers.
2. Inspection or testing by the Owner does not relieve the Contractor of his responsibility to perform the work in accordance with the Contract Documents.
3. Workmanship: The Contractor is responsible and shall bear the cost of correcting work which does not conform to the specified requirements.
4. Correct deficient work by means acceptable to the Architect. The cost of extra work incurred by the Architect to approve corrective work shall be borne by the Contractor.

typical construction notes



contruction management plan

PARTIAL SITE PLAN



EXISTING RESIDENCE:
MAIN LEV. 960 SF
UPPER LEV. 960 SF
1920 SF

PROPOSED ADDITION:
STAIRWAY 358.5 SF
GARAGE 1008 SF
U.L. ACCESSORY APARTMENT 696 SF
2062.5 SF

TOTAL SF 3982.5 SF

LOT 16, BLOCK L, NEW TOWN OF DILLON
TOWN OF DILLON, SUMMIT COUNTY, COLORADO

LANDSCAPING NOTES:
1) ALL AREAS DISTURBED DURING CONSTRUCTION TO RECEIVE TOP SOIL AND BE RESEEDED W/ A NATIVE GRASS MIX, AREAS PRONE TO EROSION (DRAINAGE SWALES) TO RECEIVE STRAW AND NETTING.
(2) EXISTING TREES TO BE SAVED OR REPLACED AND ON SITE ROCKS TO BE USED FOR LANDSCAPING.
3) HAND WATER ALL RESEEDED AREAS UNTIL ESTABLISHED.

site plan

1" = 20'-0"

LOT 17A

PASTERKAMP ADDITION DRAWING SCHEDULE

1. 1/20 SCALE SITE PLAN W/ EXISTING TREES / SITE TABULATION / LANDSCAPING NOTES / TYPICAL CONSTRUCTION NOTES / CONSTRUCTION MANAGEMENT PLAN
2. MAIN LEVEL FLOOR PLAN / UPPER LEVEL FLOOR PLAN W/ SQ. FTGS.
3. ROOF PLAN / FLOOR AND WALL ASSEMBLIES AT ACCESSORY UNIT TO RESIDENCE / DETAIL SECTION AT A-3 AT ENTRY / CABINET ELEVATIONS / GUARDRAIL DETAIL
4. SOUTHEAST (FRONT) ELEVATION / SOUTHWEST ELEVATION / NORTHWEST ELEVATION / NORTHEAST ELEVATION / ROOF BRACKET DETAILS
5. BUILDING SECTIONS: B/5 THRU F-5 / TYPICAL INSULATION NOTES / TYPICAL WALL, FLOOR AND ROOF CONSTRUCTION NOTES
6. FOUNDATION PLAN / FOUNDATION DETAILS / MAIN LEVEL FLOOR FRAMING PLAN / STEEL COLUMN DETAILS: S1/6 AND S2/6
7. UPPER LEVEL FLOOR FRAMING PLAN / ROOF FRAMING PLAN / ENTRY ROOF BRACKET DETAIL: D1/7 / TYPICAL FRAMING DETAILS: D2/7 THRU D6/7 / STEEL BEAM CONNECTION DETAIL: D7/7 / MISCELLANEOUS NOTES

site tabulation

LOT SIZE 22,500 SF (.517 AC)
BUILDING COVERAGE:
EXISTING: 1020 SF
PROPOSED: 1355 SF
2375 SF (10.55%)
DECKS: 312 SF (1.39%)
PAVING: 1290 SF (5.73%)

SNOW STORAGE REQUIRED: 1290 (.25) = 323 SF
PROPOSED: 360 SF

SECOND FLOOR ACCESSORY APARTMENT = 696 SF LIV. SP.
EXISTING/PROPOSED LIV. SP. + GARAGE = 3286.5 SF
PROPOSED ACCESSORY/EXISTING + PROPOSED SF = 21.17%
696/3286.5 = 21.17%
(MAXIMUM ALLOWED) = 30%

BUILDING HEIGHT

POINT	NAT'L. GD. ELEV.	FIN. GD. ELEV.	MEASURED FROM	ROOF ELEVATION	CALCULATION	HEIGHT
A		98'-1"	FIN. GRADE	120'-10 1/8"	120'-10 1/8" - 98'-1"	22'-9 1/8"
B		97'-7"	FIN. GRADE	114'-5 7/8"	114'-5 7/8" - 97'-7"	16'-10 7/8"
C		97'-7"	FIN. GRADE	123'-4 1/8"	123'-4 1/8" - 97'-7"	25'-9 1/8"
D	98'-11"		NAT'L. GD.	121'-11"	121'-11" - 98'-11"	23'-0"

hodges/marvin architects, inc.
box 1297, dillon, colorado, 80435
970-468-5871

pasterkamp addn

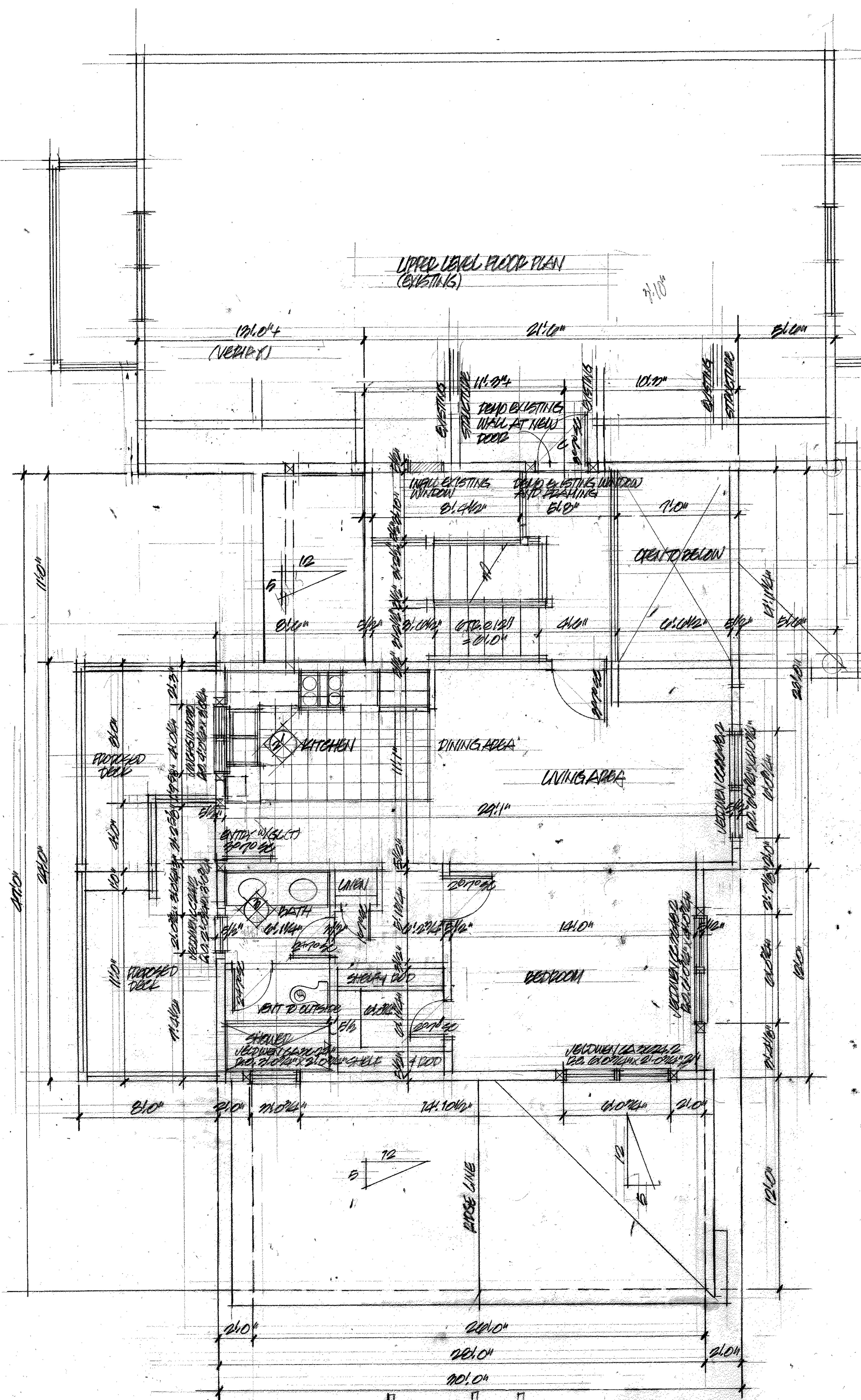
issued

revised

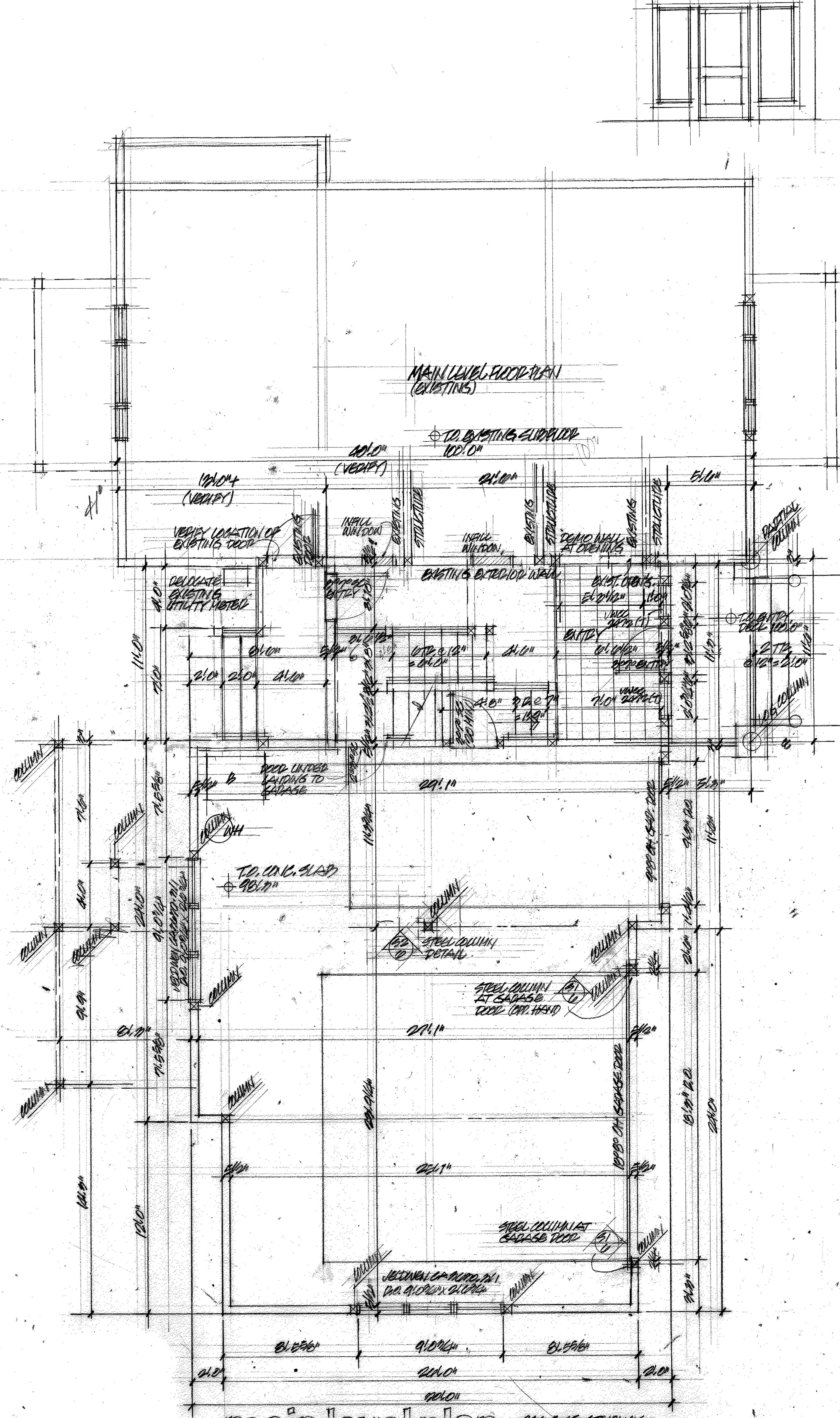
sht no. 1

rda no.

job no.



upper level plan 1/4"=1'0"
696 SF APARTMENT
122 SF STAIRWAY
818 SF TOTAL



main level plan 1/4"=1'0"
236.5 SF STAIRWAY
1008 SF GARAGE
1244.5 SF TOTAL

hodges/marvin architects, inc.
box 1297, dillon, colorado, 80435
970-468-5871

issued: FOR PERMIT, BID & CONSTRUCTION

revised

pasterkamp add'n

LOCATION:
181 TEXTERRUT STREET
LOT 11, BLOCK L, NEW TOWN OF DILLON
SUMMIT COUNTY, COLORADO

OWNERS:
VIN & SUSAN PASTERKAMP
12000 NORTH 5TH ST.
PARKER, COLORADO 80134
PHONE: 1-303-[illegible]

sht no. 2

rda no.

job no. 1605

FLOOR ASSEMBLY AT ACCESSORY APARTMENT OVER GARAGE

GA FILE NO. FC 5241	GENERIC	1 HOUR FIRE	45 to 49 STC SOUND

WOOD I-JOISTS, GYPSUM WALLBOARD, RESILIENT CHANNELS

Base layer 1/2" type X gypsum wallboard applied at right angles to resilient channels 16" o.c. with 1 1/4" Type S drywall screws 12" o.c. Resilient channels applied at right angles to minimum 9 1/2" deep wood I-joists, with minimum 1 1/4" deep x 1 1/2" wide flanges and minimum 3/8" webs, 24" o.c. with 1 1/4" Type W drywall screws. **Face** layer 1/2" type X gypsum wallboard applied at right angles to channels with 1 5/8" Type S drywall screws 12" o.c. Face layer end joints located midway between channels and attached to base layer with 1 1/2" Type G screws 12" o.c. Edge joints offset 24" from base layer edge joints. Wood I-joists supporting 5/8" oriented strand board applied at right angles to I-joists with 8d common nails 12" o.c.

Approx. Ceiling Weight: 5 psf
Fire Test: NRCC A-4440.1 (Revised), 6-24-97
Sound Test: NRCC B-3150.1, 6-30-00
IIC & Test: 40 (68 C & P)
NRCC B-3150.1, 6-30-00;
NRCC B-3150.2, 6-30-00

A1/3 PROPOSED FLOOR ASSEMBLY OVER GARAGE:
1 1/2" GYPCRETE / 3/4" T&G PLYWOOD SUBFLOOR (GLUED & NAILED) / 11 7/8" BCI FLOOR JOISTS @ 16" O.C. / R-38 (MIN) INSULATION / RC CHANNELS / (2) LAYERS 5/8" TYPE 'X' RC SHEETROCK

GA FILE NO. WP 3242	GENERIC	1 HOUR FIRE	50 to 54 STC SOUND

GYPSUM WALLBOARD, RESILIENT CHANNELS, MINERAL OR GLASS FIBER INSULATION, WOOD STUDS

Resilient channels 16" o.c. attached at right angles to ONE SIDE of 2 x 4 wood studs 16" or 24" o.c. with 1 1/4" Type S drywall screws. One layer 5/8" type X gypsum wallboard or gypsum veneer base applied at right angles to channels with 1" Type S drywall screws 8" o.c. with vertical joints located midway between studs End joints backblocked with resilient channels. 3" mineral or glass fiber insulation in stud space.

OPPOSITE SIDE: One layer 5/8" type X gypsum wallboard or gypsum veneer base applied at parallel or at right angles to studs with 6d cement coated nails, 1 7/8" long, 0.0915" shank, 15/16" heads, 7" o.c.

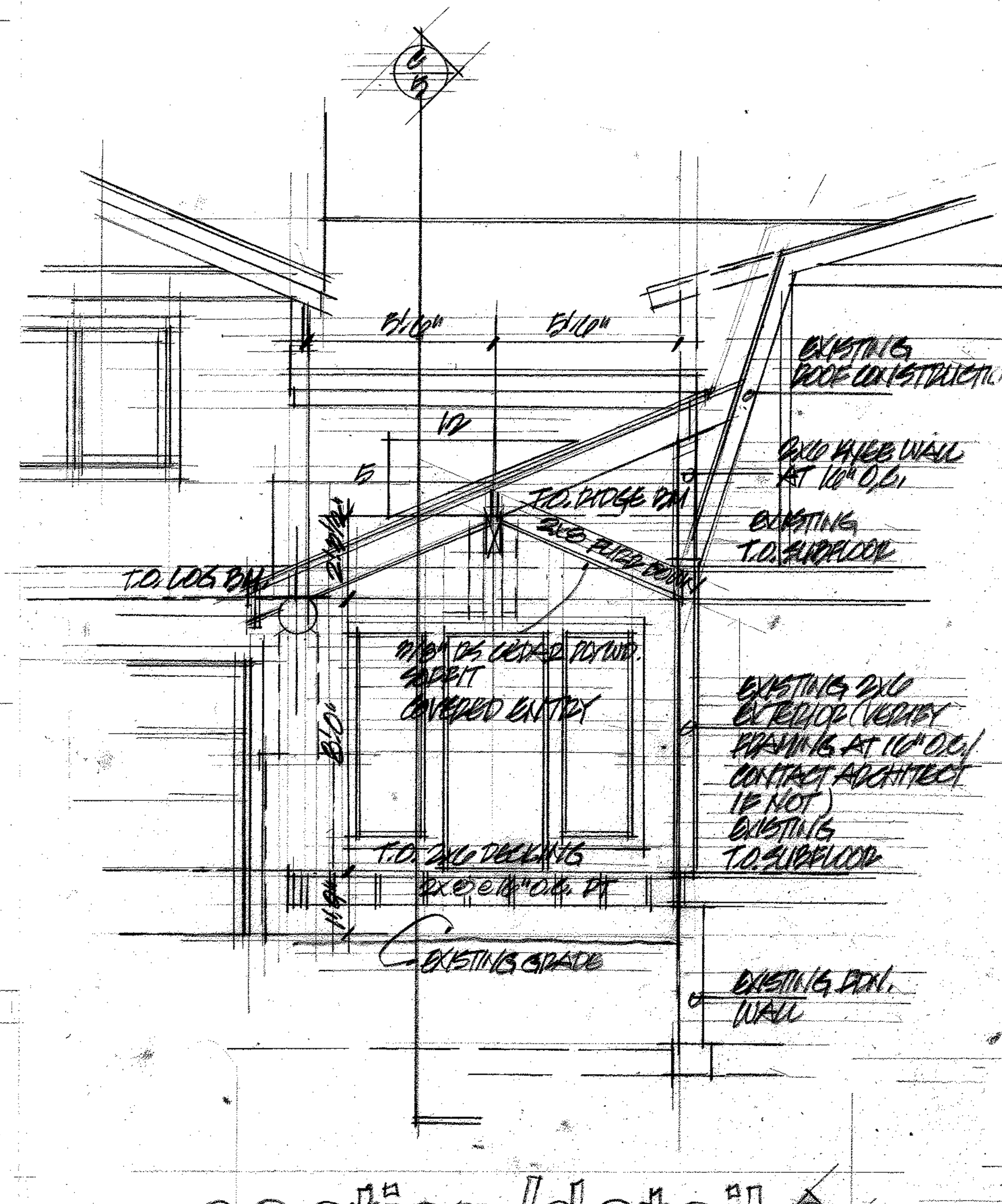
Vertical joints staggered 24" on opposite sides. Sound tested with studs spaced 24" o.c. (STC=50). Also sound tested with studs spaced 16" o.c. and with two layers of 5/8" type X gypsum board on the resilient channel side (STC=50). **(LOAD-BEARING)**

Thickness: 5 3/8"
Approx. Weight: 7 psf
Fire Test: Based on UL R14196, 05NK05371, 2-15-05, UL Design U305
Sound Test: NRCC TL93-103, 3-98
NRCC TL93-118, 3-98

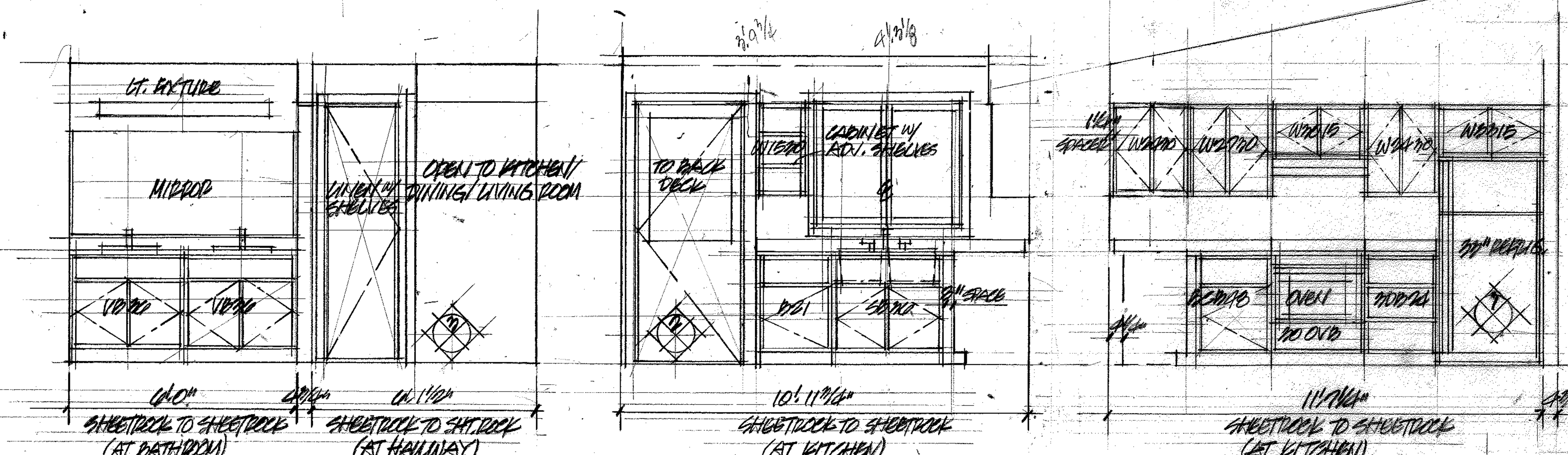
WALL ASSEMBLY AT ACCESSORY APARTMENT TO STAIRS

A2/3 5/8" TYPE 'X' 'FC' SHEETROCK / 2x6 @ 16" O.C. W/ R-19 (MIN) INSULATION / RC CHANNELS (APARTMENT SIDE) / 5/8" TYPE 'X' FIRECODE SHEETROCK

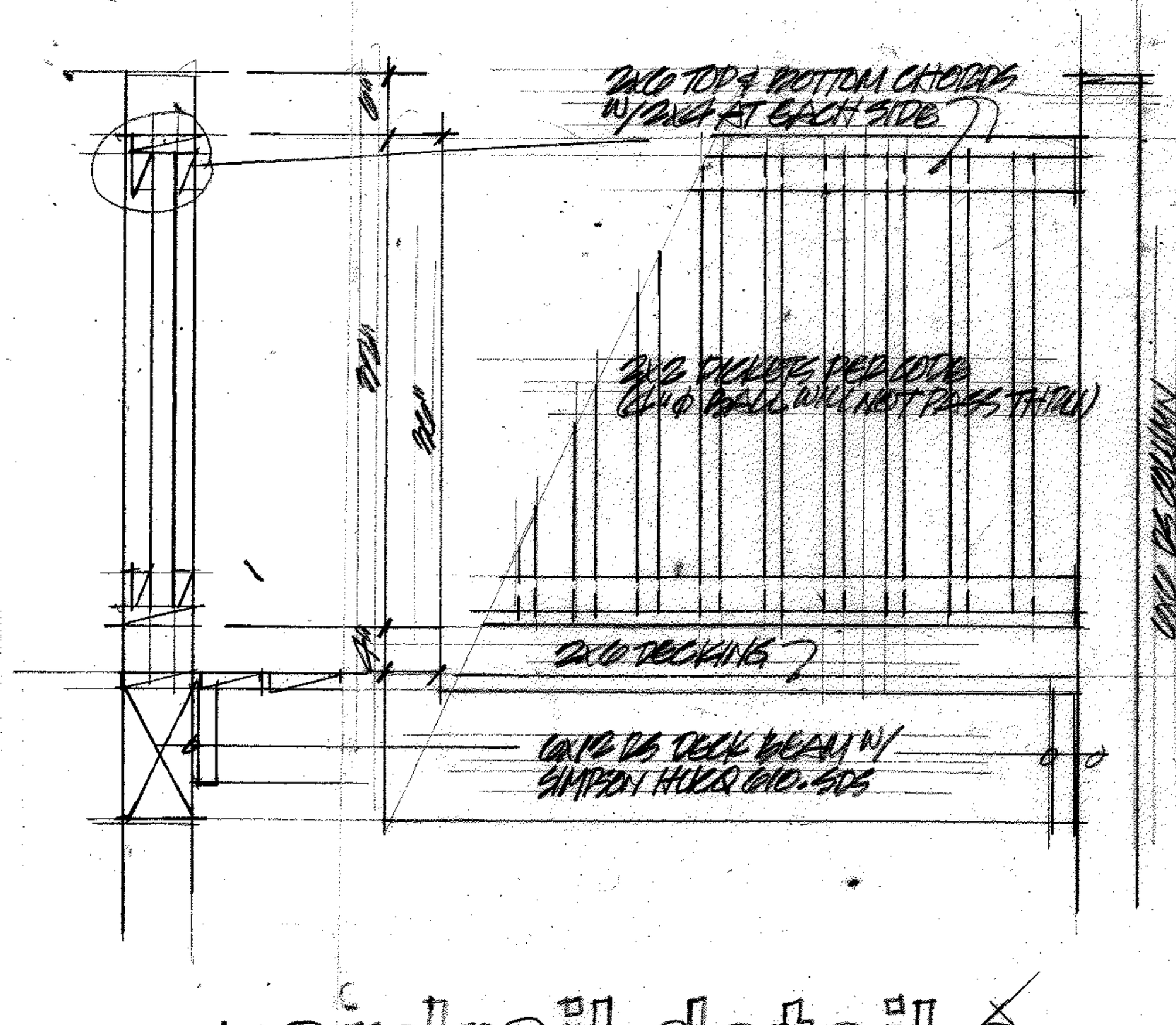
assembly details
AT ACCESSORY APARTMENT



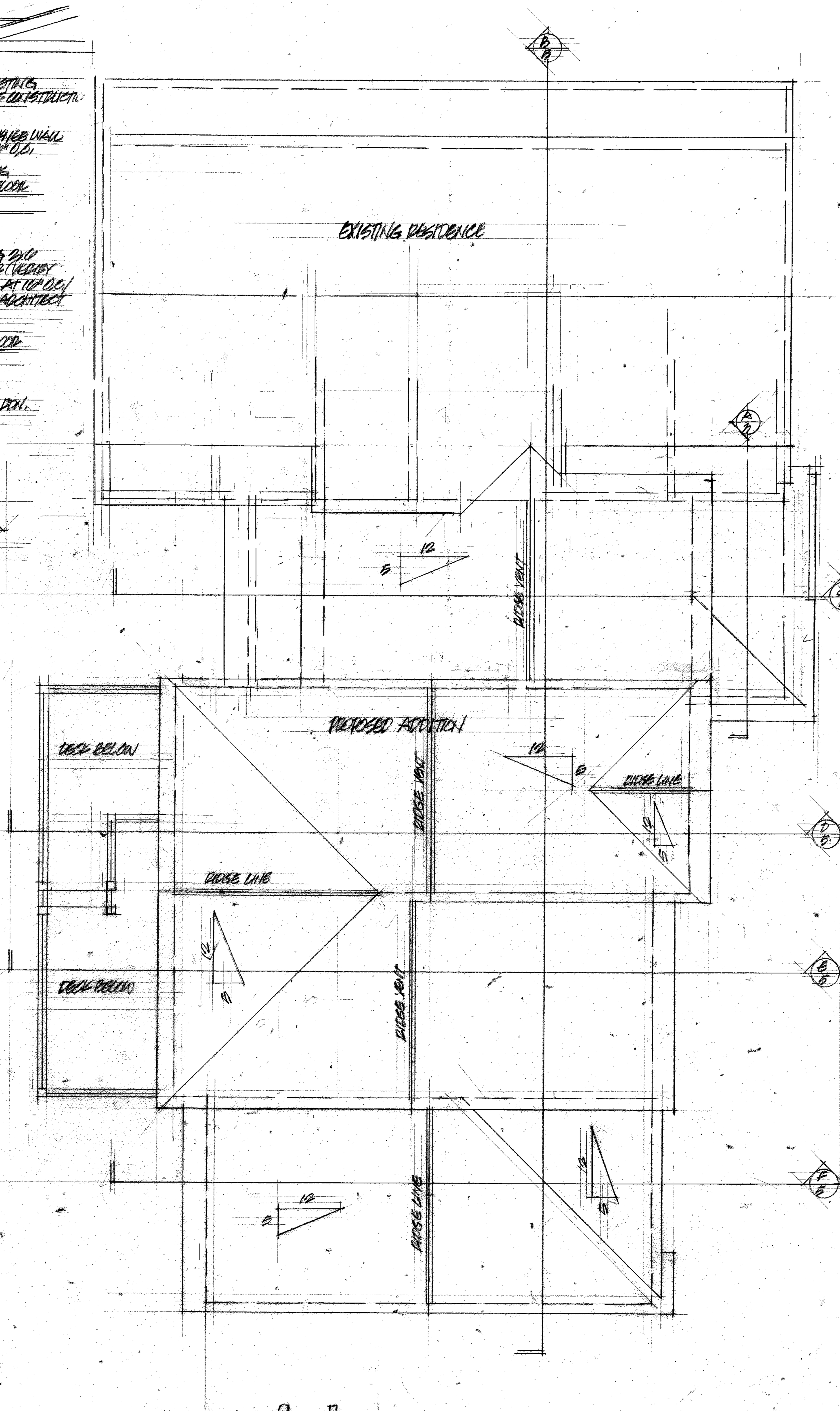
section/detail
@ PROPOSED ENTRY



cabinet elevations



guardrail detail
TYPICAL 1"=1'-0"



roof plan

pasterkamp add'n.

hodges/marvin architects, inc.
box 1297, dillon, colorado, 80435
970-468-5871

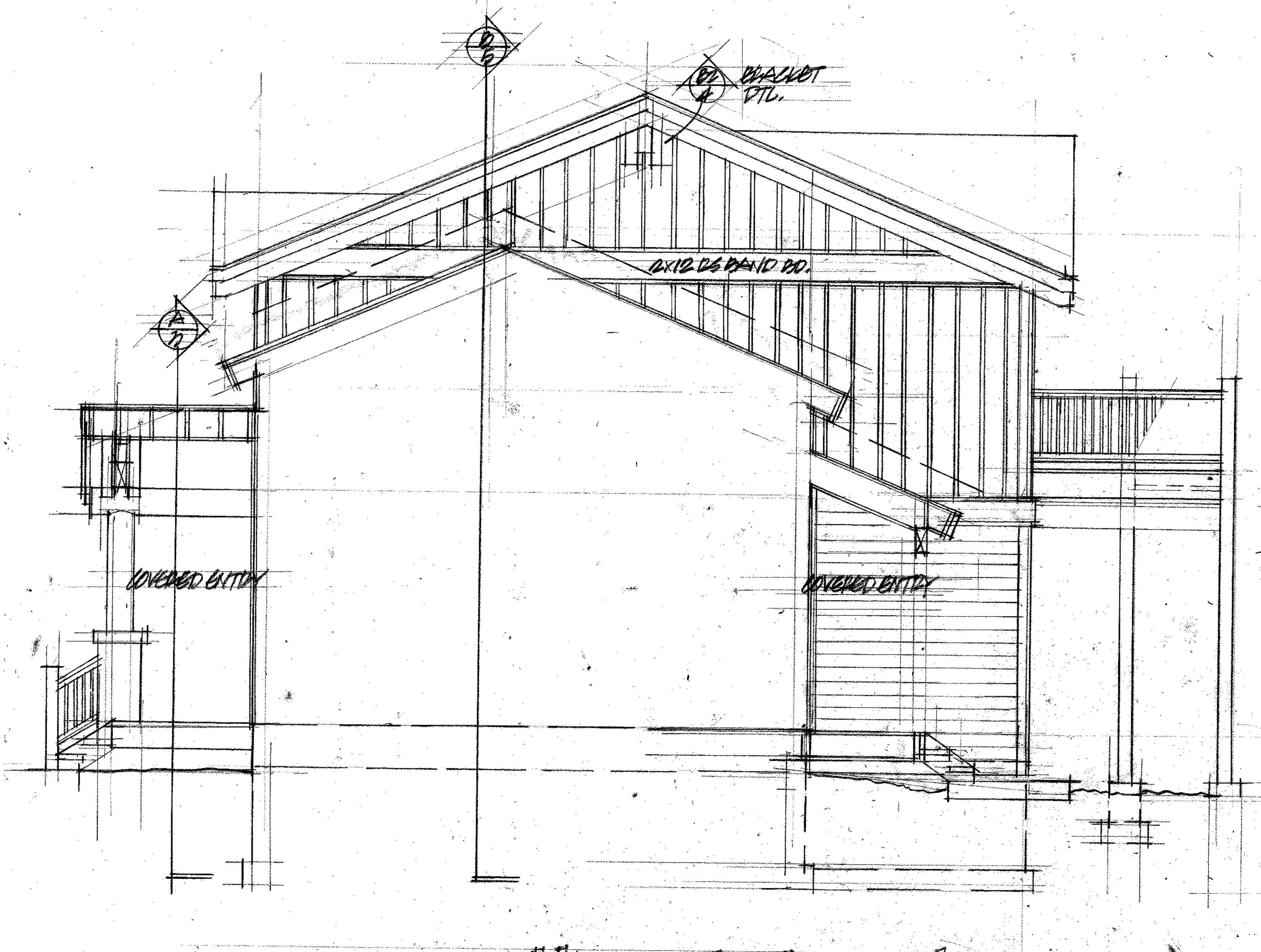
revised

issued

sht no. 3

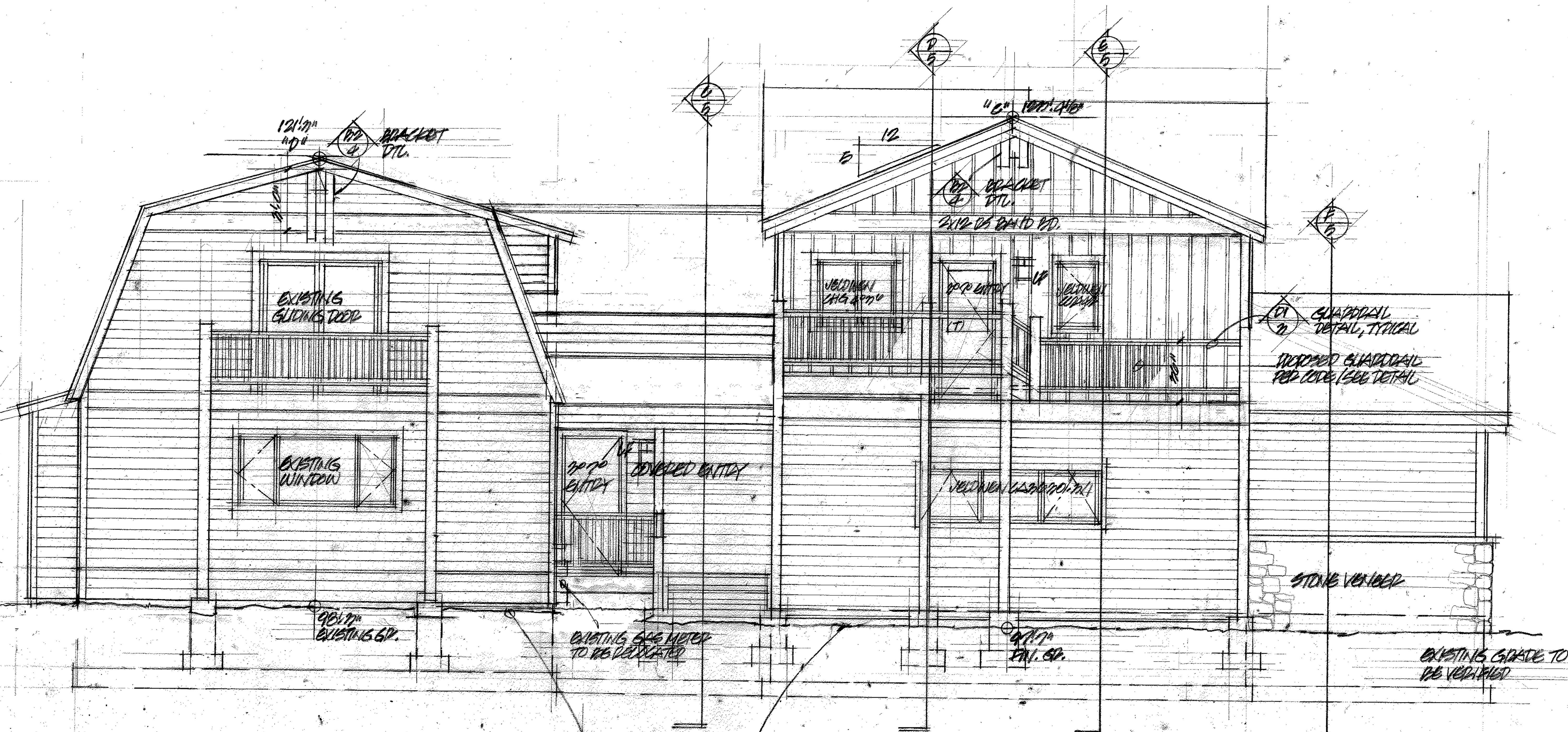
rda no.

job no.



northeast elevation

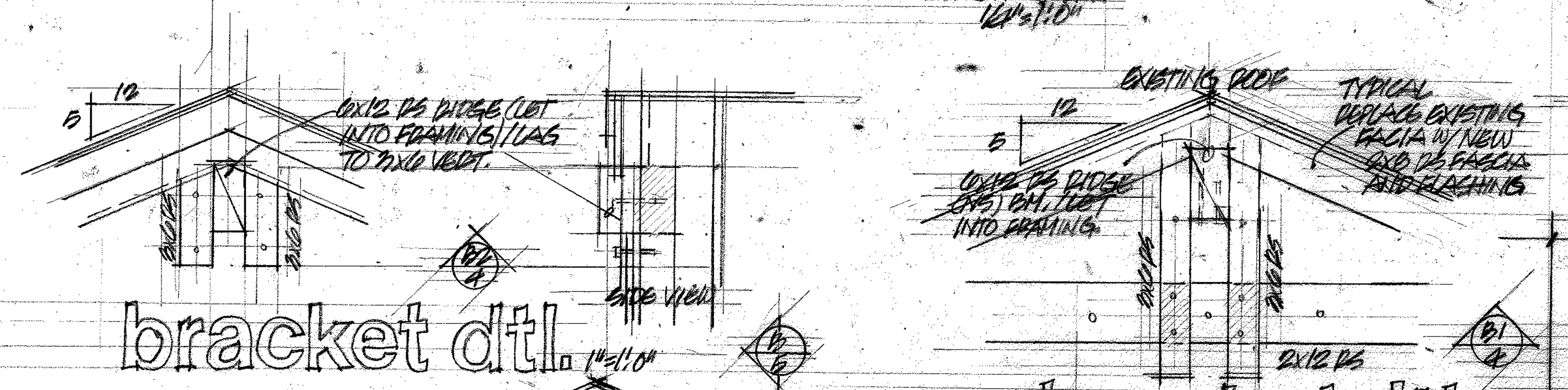
1/4" = 1'-0"



northwest elevation

1/4" = 1'-0"

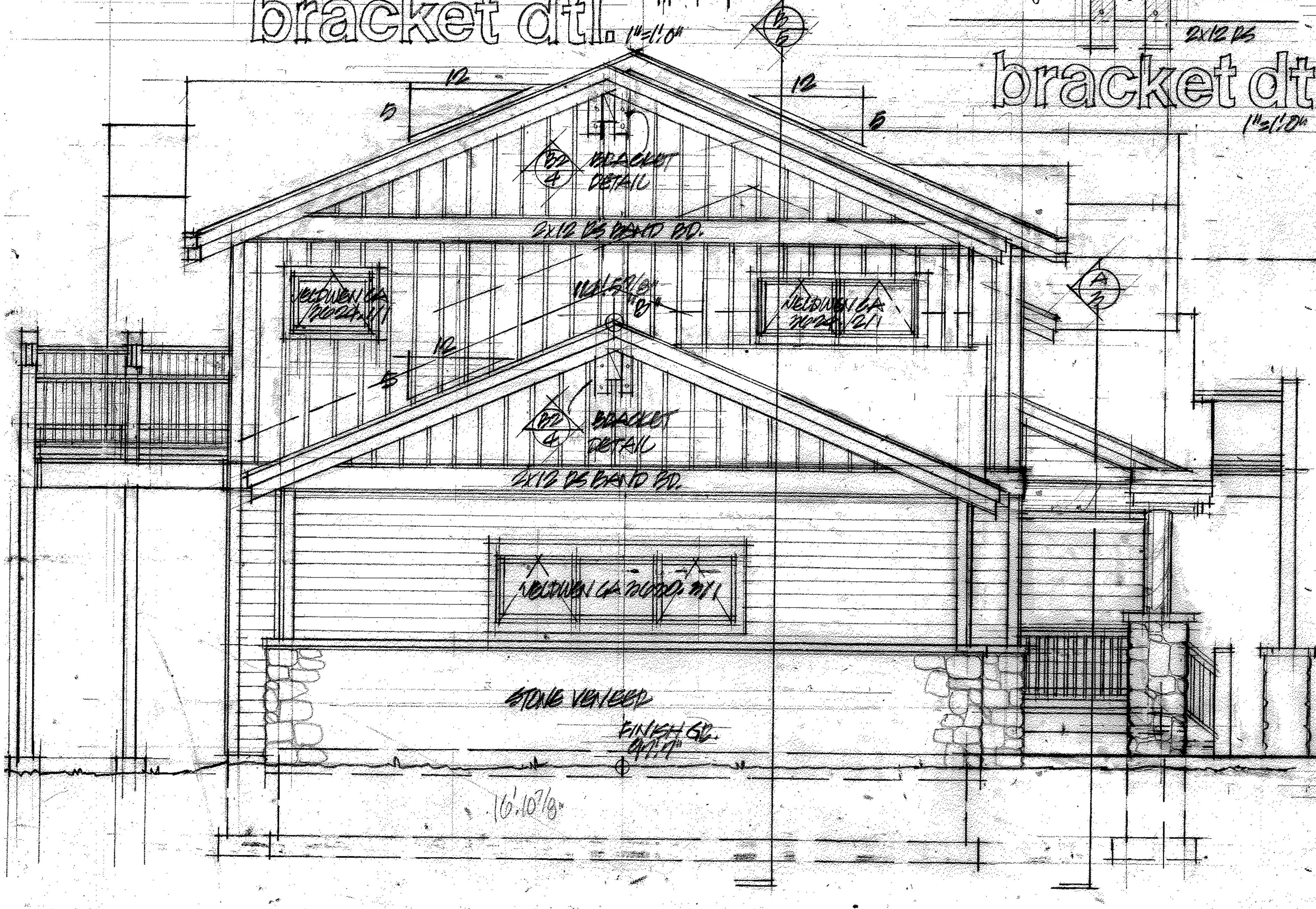
ALL EXTERIOR LIGHT FIXTURES TO BE "DARK SKY" COMPLIANT



bracket dtl.

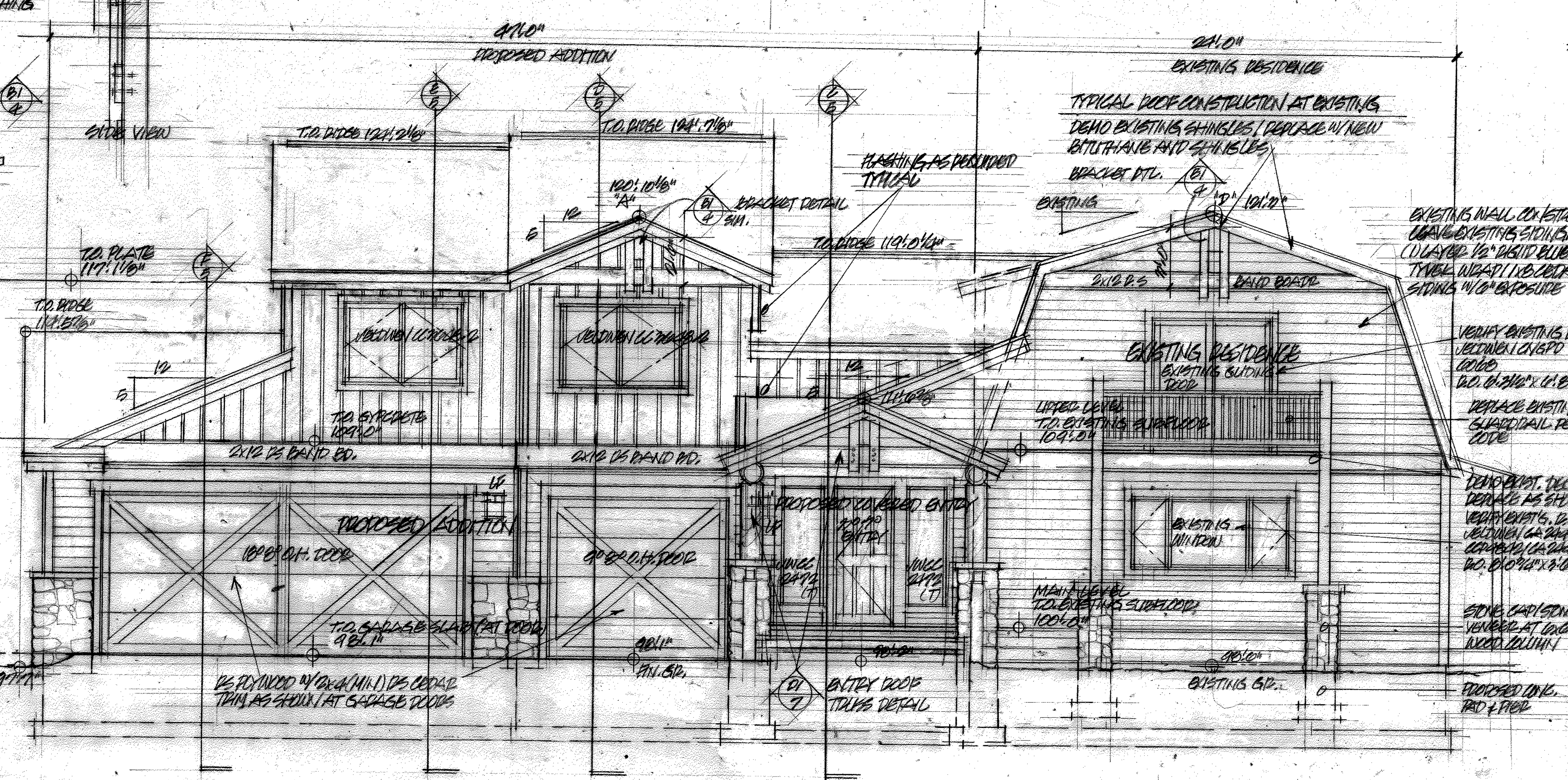
bracket dtl.

1" = 1'-0"



southwest elevation

1/4" = 1'-0"



southeast elevation

1/4" = 1'-0"

hodges/marvin architects, inc.

box 1297, dillon, colorado, 80435

970-468-5871

issued

revised

pasterkamp add'n.

rda no.

sht no.

4

job no.

section F/5
1/4"=1'-0"

section E/5
1/4"=1'-0"

section D/5
1/4"=1'-0"

TYPICAL EXTERIOR WALL CONSTRUCTION (AT ADDITION)
RS CEDAR BOARD & BATTEN SIDING / 1x8 RS CEDAR LAP SIDING (W/ 6" EXPOSURE) / TYVEK / 1/2" PLYWD. SHEATHING / 2x6 @ 16" O.C. / R-20 (MIN) BLOWN IN BATT W/ BIBS / VAPOR BARRIER / 5/8" SHEETROCK

TYPICAL FLOOR CONST. (OVER GARAGE)
1 1/2" GYPCRETE / 3/4" T&G PLYWOOD SUBFLOOR (GLUED & NAILED) / 11 7/8" 'I' JOISTS @ 16" O.C. / R-38 (MIN) INSULATION / RC CHANNELS (2) LAYERS 5/8" TYPE 'X' FC SHEETROCK

TYPICAL ROOF CONSTRUCTION AT ADDITION
ASPHALT COMPOSITION SHINGLES / BITUTHENE / 5/8" ROOF DECKING (40/20 PANEL SPAN RATING) / ROOF FRAMING / R-49 (MIN) INSULATION / VAPOR BARRIER / 5/8" SHEETROCK

- 2" (R-10) INSULATION AT FOUNDATION WALLS AND UNDER ENTIRE GARAGE SLAB
- R-22 (MIN) INSULATION AT EXTERIOR WALLS
- R-49 (MIN) INSULATION AT ROOF CONSTRUCTION
- 'U' VALUE = .35 AT ALL PROPOSED WINDOWS

section C/5
1/4"=1'-0"

section B/5
1/4"=1'-0"

hodges/marvin architects, inc.
box 1297, dillon, colorado, 80435
970-468-5871

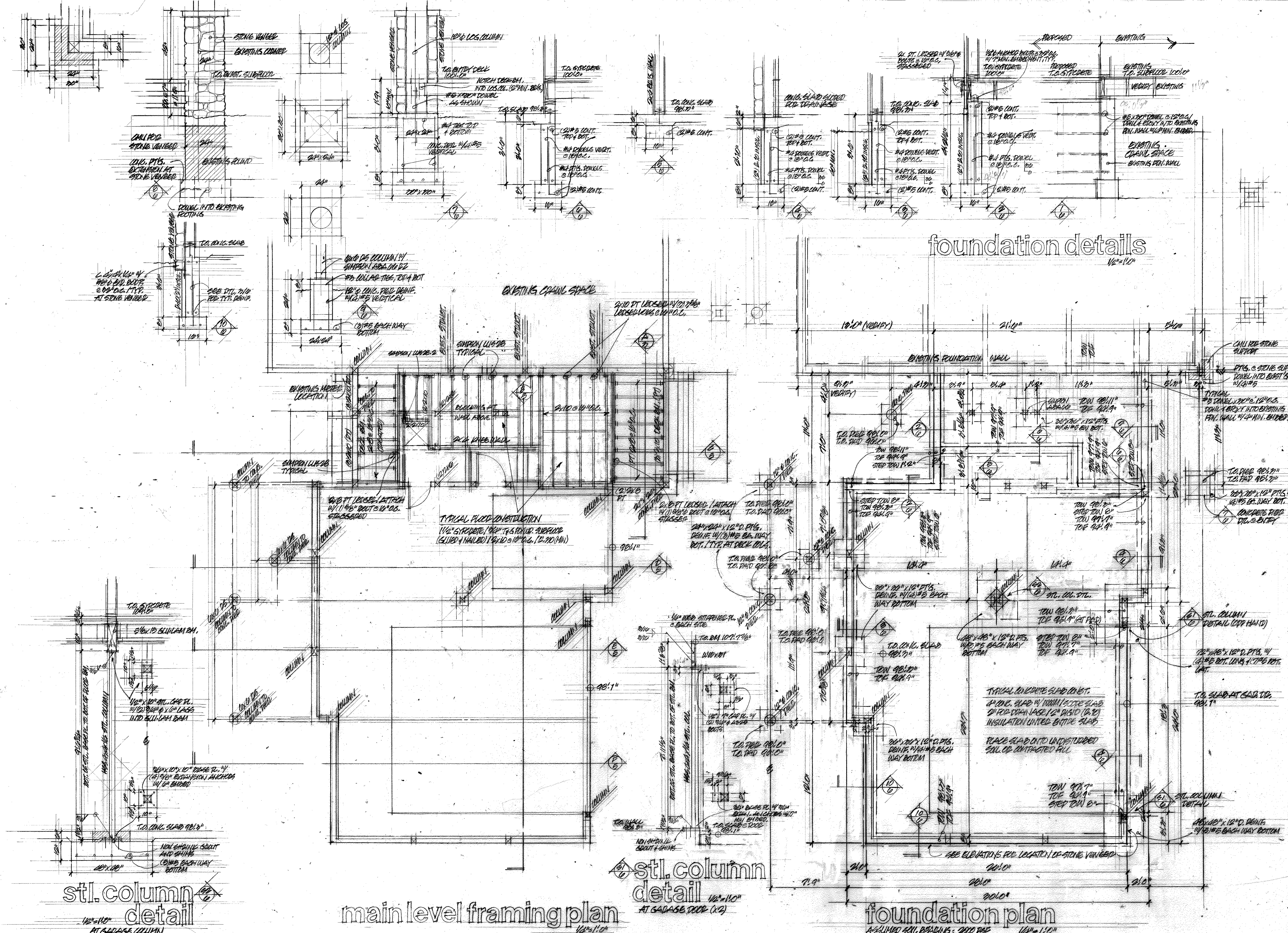
FOR PERMIT, BID & CONSTRUCTION
issued
revised

pasterkamp add'n.

LOCATION:
161 TENDERFOOT STREET
LOT 16, BLOCK L, NEW TOWN OF DILLON
SUMMIT COUNTY, COLORADO

OWNERS:
JIM & SUSAN PASTERKAMP
18800 NORTH 8TH ST.
PARKER, COLORADO 80134
PHONE: 1.303.380.5891

sht no. 5
rda no.
job no. 1605



hodges/marvin architects, inc.
box 1297, dillon, colorado, 80435
970-468-5871

pasterkamp addn.

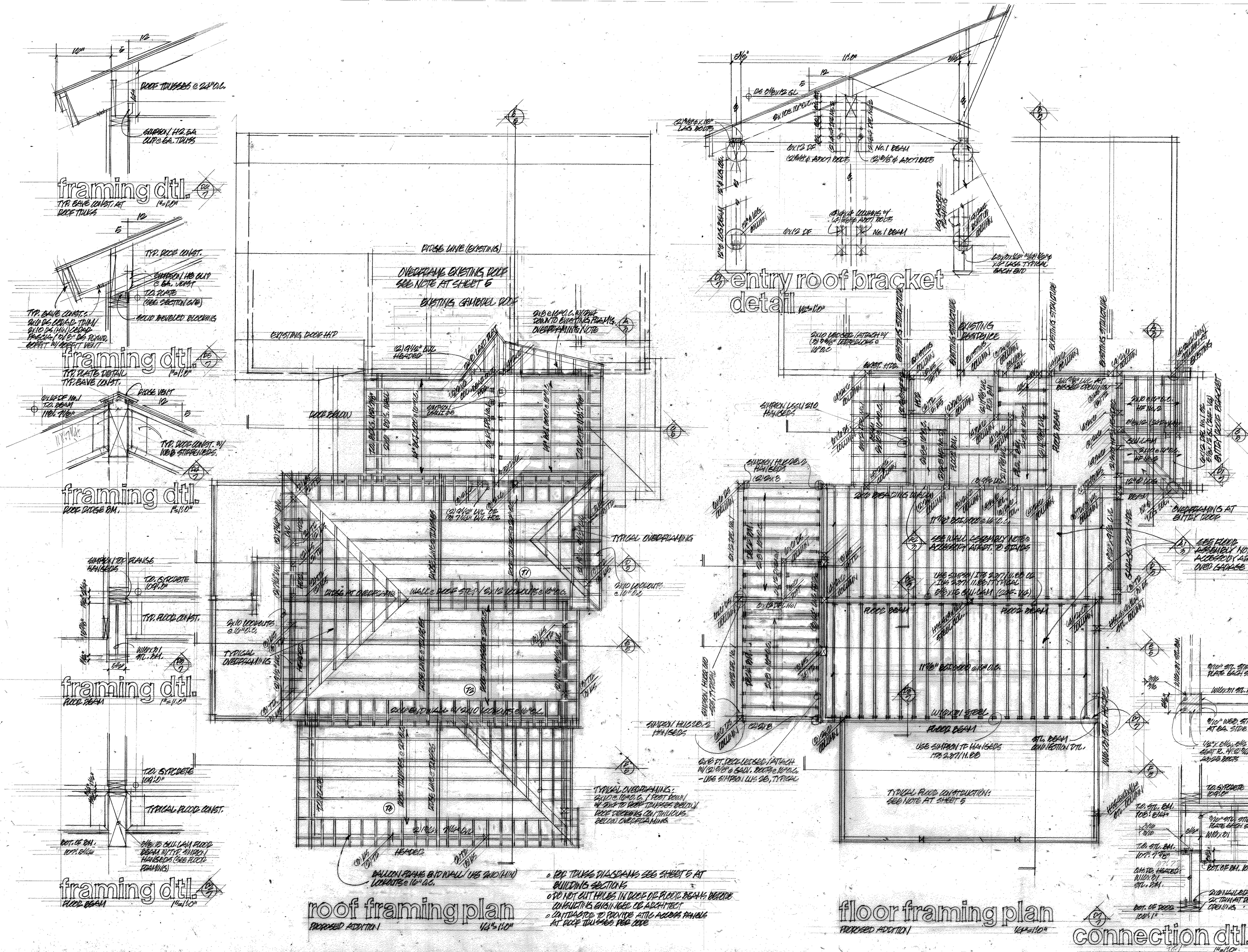
issued

revised

sht no. 6

rda no.

job no.



hodges/marvin architects, inc.
box 1297, dillon, colorado, 80435
970-468-5871

FOR PERMIT, BID & CONSTRUCTION

issued

revised

pasterkamp add'n

rda no.

sht no. 7

job no.