



## GENERAL DEVELOPMENT APPLICATION

448 East First Street, Suite 112

Salida, CO 81201

Phone: 719-530-2626 Fax: 719-539-5271

Email: [planning@cityofsalida.com](mailto:planning@cityofsalida.com)

### 1. TYPE OF APPLICATION (Check-off as appropriate)

- ☐ Annexation
- ☐ Pre-Annexation Agreement
- ☐ Variance
- ☐ Appeal Application (Interpretation)
- ☒ Certificate of Approval
- ☐ Creative Sign Permit
- ☒ Historic Landmark/District
- ☐ License to Encroach
- ☐ Text Amendment to Land Use Code
- ☐ Watershed Protection Permit
- ☐ Conditional Use

☐ Administrative Review:  
(Type) \_\_\_\_\_

☐ Limited Impact Review:  
(Type) \_\_\_\_\_

☐ Major Impact Review:  
(Type) \_\_\_\_\_

☒ Other: Minor Activity

### 2. GENERAL DATA (To be completed by the applicant)

#### A. Applicant Information

Name of Applicant: Kaelen Johnson

Mailing Address: 1848 Gaylord St Denver, CO 80206

Telephone Number: 720.988.5429

FAX: \_\_\_\_\_

Email Address: steve@riden1.com, johnsonkaelen@gmail.com

Power of Attorney/ Authorized Representative: Steven James Riden AIA Architect PC

(Provide a letter authorizing agent to represent you, include representative's name, street and mailing address, telephone number, and FAX)

#### B. Site Data

Name of Development: West Third

Street Address: 139 W. 3rd Street Salida CO 81201

Legal Description: Lot <sup>2 within 23-26</sup> \_\_\_\_\_ Block 49 Subdivision <sup>Haskells addition</sup> \_\_\_\_\_ (attach description)

**Disclosure of Ownership:** List all owners' names, mortgages, liens, easements, judgments, contracts and agreements that run with the land. (May be in the form of a current certificate from a title insurance company, deed, ownership and encumbrance report, attorney's opinion, or other documentation acceptable to the City Attorney)

I certify that I have read the application form and that the information and exhibits herewith submitted are true and correct to the best of my knowledge.

Signature of applicant/agent

Date

9/22/2020

Signature of property owner

Date

10/14/2020

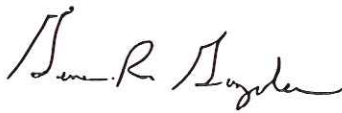
Thursday, October 22, 2020

To whom this may concern,

Steven James Riden A.I.A. Architect P.C., is authorized to represent us in all matters pertaining to the building renovation of 139 W 3rd. St Salida, CO. 81201

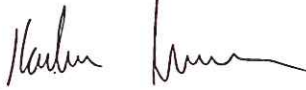
Building Owner:

Gene Gonzales

A handwritten signature in black ink, appearing to read "Gene R. Gonzales", written in a cursive style.

General Contractor:

Kaelen Johnson

A handwritten signature in black ink, appearing to read "Kaelen Johnson", written in a cursive style.

## Summary

Parcel Number 380705149003  
 Account Number R380705149003  
 Property Address 139 W THIRD ST  
 SALIDA, CO  
 Brief Tax Description LOT 2 WONG-BROWN SUB EXEMPTION PLAT 387401 SAL346 REC 447172 447540  
 (Note: Not to be used on legal documents)  
 Class Commercial  
 Subdivision Wong-Brown Subdivision Exemption  
 Neighborhood 2500  
 Tax District District 07  
 Millage Rate 49.026  
 Acres 0.143458



## Owner Name & Mailing Address

**Disclaimer: Mailing address is used for Chaffee County ad-valorem taxation purposes.**

Gonzales Gene R  
 Gonzales Teresita  
 8900 S River Rd  
 Alamosa, CO 811019641

## Buildings

Occupancy Restaurant  
 Built As Restaurant  
 Square Feet 1600  
 Year Built 1955  
 Adjusted Year Built 1961  
 HVAC Hot Water Radiant  
 Building Condition Average  
 Building Quality Average  
 Interior Stories 1

Roof Type Flat  
 Roof Cover  
 Foundation  
 Tot # of Rooms 0  
 Bed Rooms 0  
 Baths 0  
 Total Basement Area 0  
 ExteriorWall  
 Value \$43,850

Occupancy Res In Comm 1  
 Built As Apartment <= 3 Stories  
 Square Feet 1348  
 Year Built 1950  
 Adjusted Year Built 1950  
 HVAC Hot Water Radiant  
 Building Condition Average  
 Building Quality Average  
 Interior Plaster  
 Stories 2

Roof Type Flat  
 Roof Cover Composition Roll  
 Foundation 24 Concrete  
 Tot # of Rooms 5  
 Bed Rooms 3  
 Baths 2  
 Total Basement Area 0  
 ExteriorWall Masonry Common Brick  
 Value \$80,142

| Type   | Description | Units or Square Footage |
|--------|-------------|-------------------------|
| Add On | R ATS Z     | 1400                    |
| Add On | R ATS Z     | 3200                    |

## Land

| Description        | Acres    | Square Footage | Value     |
|--------------------|----------|----------------|-----------|
| Merchandising Land | 0.050735 | 2,210.00       | \$76,784  |
| Residential Land   | 0.092723 | 4,039.00       | \$140,331 |

## Valuation

|                         | 2020       | 2019       | 2018       | 2017       |
|-------------------------|------------|------------|------------|------------|
| Land Value              | \$217,115  | \$217,115  | \$174,850  | \$174,850  |
| Building Value          | \$123,992  | \$123,992  | \$130,027  | \$130,027  |
| Total Value             | \$341,107  | \$341,107  | \$304,877  | \$304,877  |
| Assessed Land Value     | \$32,300   | \$32,300   | \$31,620   | \$31,620   |
| Assessed Building Value | \$18,450   | \$18,450   | \$23,510   | \$23,510   |
| Total Assessed Value    | \$50,750   | \$50,750   | \$55,130   | \$55,130   |
| Estimated Total Taxes   | \$2,488.07 | \$2,488.07 | \$2,666.14 | \$2,597.62 |

Sale date range:

From:

01/01/2018

To:

11/10/2020

Sales by Neighborhood

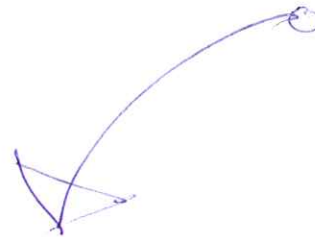
Sales by Subdivision

1500

Feet



Sales by Distance



Sales

| Sale Date  | Sale Price | Instrument                      | Reception Number | Vacant or Improved | Grantor       | Grantee                            |
|------------|------------|---------------------------------|------------------|--------------------|---------------|------------------------------------|
| 11/27/2018 | \$660,000  | Warranty Deed for Joint Tenants | 447172           | Improved           | HO WINNIE     | GONZALES GENE R, GONZALES TERESITA |
| 11/27/2018 | \$0        | Correction Deed                 | 447540           | Improved           | HO WINNIE     | GONZALES GENE R & TERESITA         |
| 06/10/2011 | \$350,000  | Warranty Deed                   | 394344           | Improved           | WONG CHUN HUI | HO WINNIE                          |

Photos



Sketches



### 3. APPLICATION CONTENTS (City Code Section 16-12-80(b)(2))

#### A. All Projects, 7 copies of all materials are required for major applications, 2 for minor:

- ☒ 1) **General Development Application.**
- ☒ 2) **Photographs.** All applications shall be accompanied by photographs reasonably and accurately depicting the current status of the building, structure or site, or that portion thereof, subject to the application. Include photographs showing all sides of the structure, particularly the front and any side affected by the proposed project and detailed photographs of the features affected by the project.
- ☒ 3) **Drawing Format.** Drawings shall be large enough so that all information is legible but no smaller than 11" x 17". Sketch drawings are acceptable if they provide accurate information and are reasonable drawn to scale.
- ☒ 4) **Dimensioned Site Plan.** Site plan showing street locations, existing structure and proposed new elements or structures.
- ☒ 5) **Dimensioned Floor Plan(s).** Floor plans showing existing structures and proposed new elements or structures.
- ☒ 6) **Dimensioned Roof Plan.** Roof plan showing proposed new roof elements in context of the existing roof.
- ☒ 7) **Dimensioned Exterior Elevations.** Exterior elevations showing appearance of proposed project with all materials and indicating finishes.
- ☒ 8) **Building Sections and Construction Details.** Sections and details as required adequately explaining and clarifying the project. Note all materials and finishes.
- ☒ 9) **Specification of Materials.** Manufacturer's product literature and material samples. Product literature is required for replacement windows.
- ☒ 10) **Bids.** If proposing to replace existing historic materials or features with replicas rather than repair or restore, firm bids must be provided for both restoration and replication.
- ☐ 11) **Window Replacement.** If proposing to replace historic windows (aside from wooden replica sash replacement) justification shall be provided as outlined in National Park Service Preservation Brief #9. Submittal must include written assessment of condition of existing windows.
- ☐ 12) **New Construction** shall include the following information:
  - ☐ a. **Block Site Plan.** A site plan or aerial photograph showing relationship of proposed structure to existing structures.
  - ☐ b. **Written Statement.** A written statement of the design philosophy and building program.
  - ☐ c. **Massing Model.** A massing model illustrating the relationship between the new structure(s) and existing building(s) on the project site and adjacent lots.
  - ☐ d. **Photographs.** Photographs of the surrounding structures including both block faces and side streets.
- ☐ 13) **Demolition or relocation** of a building, structure or site shall include the following:
  - ☐ a. A detailed description of the reasons supporting or justifying the proposed demolition or relocation, including a delineation and explanation of all economic data where economic hardship or other economic cause is given as a reason for the proposed demolition or relocation.
  - ☐ b. A detailed development or redevelopment plan for the demolition and/or receiving relocation site and a schedule for completion of the work.
  - ☐ c. Elevations, building sections, construction details, specifications and massing model of proposed replacement structure similar to those required for new construction.
  - ☐ d. For landmark or contributing structures the applicant must submit a report prepared by an architect, appraiser, engineer or other qualified person experienced in the rehabilitation, renovation and/or restoration of historic buildings, structures or sites addressing:
    - ☐ i) The structural soundness of the building, structure or site and its suitability for rehabilitation, renovation, restoration or relocation.
    - ☐ ii) The economic and structural/engineering feasibility of the rehabilitation, renovation and/or restoration of the building, structure or site at its current location.
    - ☐ iii) The economic and structural/engineering feasibility of relocating the building, structure or site.
- ☐ 14) **Application Fee.** \$50.00 for a Minor Activity. \$100 for a Major Activity. Cash or check made out to City of Salida.



S

STEVEN JAMES RIDEN  
ARCHITECT  
115 G STREET SALIDA, CO. 81201  
steve@riden1.com  
970-389-0150

N

MEMBER OF AMERICAN INSTITUTE OF ARCHITECTS

139 WEST THIRD STREET  
CHAFFEE COUNTY  
SALIDA, COLORADO 81201

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LEGAL DESCRIPTION:  
PARCEL # 380705149003  
139 WEST THIRD STREET  
PORTION OF LOTS 23-26 BLOCK 49  
ORIGINAL TOWN HASKELL'S ADDITION  
CITY OF SALIDA  
CHAFFEE COUNTY, COLORADO

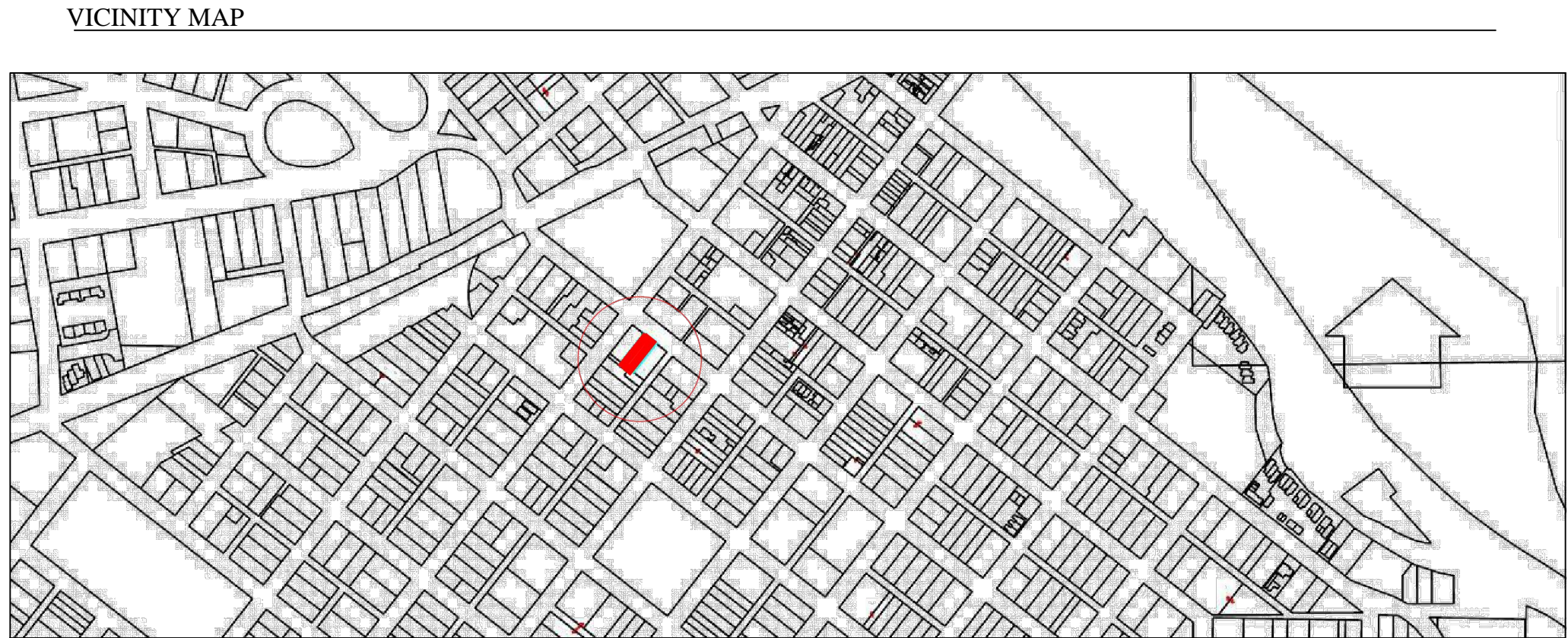
OWNER:  
GENE R. AND TERESITA GONZALES  
9800 S. RIVER ROAD ALAMOSA, COLORADO 81101-9641

ARCHITECT:  
STEVEN JAMES RIDEN CO. #202680  
6849 US HWY 50  
HOWARD, CO. 81233  
970-389-0150  
steve@riden1.com

BUILDER:  
KAELEN JOHNSON  
1848 GAYLORD ST. DENVER, CO. 80206  
720.988.5429  
johnsonkaelen@gmail.com

STRUCTURAL ENGINEER:  
JOHN PARTCH CO. PE #33878  
SGM, INC.  
118 WEST 6TH STREET  
GLENWOOD SPRINGS, CO. 81601  
970-945-1004

MECHANICAL ENGINEER:



SITE AND BUILDING ANALYSIS

|                              |                                   |
|------------------------------|-----------------------------------|
| ZONING -                     | C-2<br>DOWNTOWN HISTORIC DISTRICT |
| LOT SIZE -                   | .14 ACRES = 6,249.1 SQ. FT.       |
| EXISTING MAIN LEVEL -        | = 6,173.02 SQ. FT.                |
| EXISTING UPPER LEVEL -       | = 1,025.37 SQ. FT.                |
| ADDITION TO UPPER LEVEL -    | = 720.67 SQ. FT.                  |
| TOTAL UPPER LEVEL -          | = 1,746.04 SQ. FT.                |
| TOTAL -                      | = 7,919.07 SQ. FT.                |
| MINIMUM LOT SIZE             | N/A                               |
| DENSITY                      | N/A                               |
| MINIMUM FRONTAGE             | N/A                               |
| MAXIMUM LOT COVERAGE ALLOWED | 100%                              |
| MINIMUM LANDSCAPE            | N/A                               |
| MINIMUM SETBACK              | N/A                               |
| MAXIMUM BUILDING HEIGHT      | 35 FT.                            |
| PARKING:                     |                                   |
| EXISTING                     |                                   |
| REQUIRED                     |                                   |

BUILDING DESIGN CRITERIA

ADOPTED CODES FOR CONSTRUCTION:  
2015 INTERNATIONAL BUILDING CODE  
2015 INTERNATIONAL FIRE CODE  
2015 INTERNATIONAL PLUMBING CODE  
2015 INTERNATIONAL MECHANICAL CODE  
2015 INTERNATIONAL FUEL GAS CODE  
2009 INTERNATIONAL ENERGY CONSERVATION CODE  
2015 INTERNATIONAL EXISTING BUILDING CODE  
2017 NATIONAL ELECTRIC CODE

LOCAL AMENDMENTS TO THE CODE

|                           |             |
|---------------------------|-------------|
| GROUND SNOW LOAD          | 40PSF       |
| WIND SPEED:               | 120 VULT    |
| SEISMIC DESIGN CATEGORY   | C           |
| FROST DEPTH               | 24"         |
| WINTER DESIGN TEMPERATURE | -16 degrees |

OCCUPANCY CLASSIFICATION:

|                     |      |
|---------------------|------|
| ASSEMBLY GROUP      | A-2, |
| MERCANTILE GROUP    | M,   |
| RESIDENTIAL (HOTEL) | R-1  |

CONSTRUCTION TYPE VA  
THE EXISTING AND PROPOSED ARE TO BE COVERED BY  
AN AUTOMATIC FIRE SUPPRESSION SYSTEM PER  
NFPA 13 AND PER IBC 903.3.1.1  
AREA LIMITATIONS HAVE NOT BEEN EXCEEDED



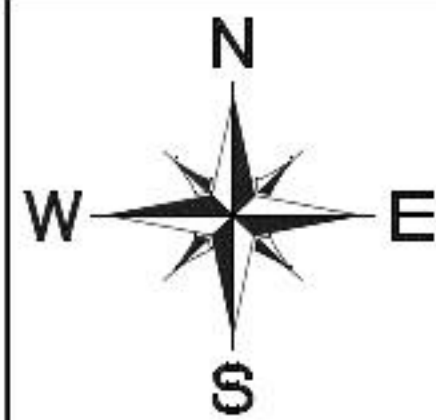












SCALE  
1" = 10'

## LEGEND

- FOUND MONUMENT AS NOTED
- SET 1 1/2" ALUMINUM CAP LS 37937
- ELECTRIC METER
- GAS METER
- WATER VALVE
- WATER METER
- POWER POLE
- ELECTRIC METER
- GAS METER
- FENCE
- OVERHEAD ELECTRIC
- CONCRETE

# WONG-BROWN SUBDIVISION EXEMPTION

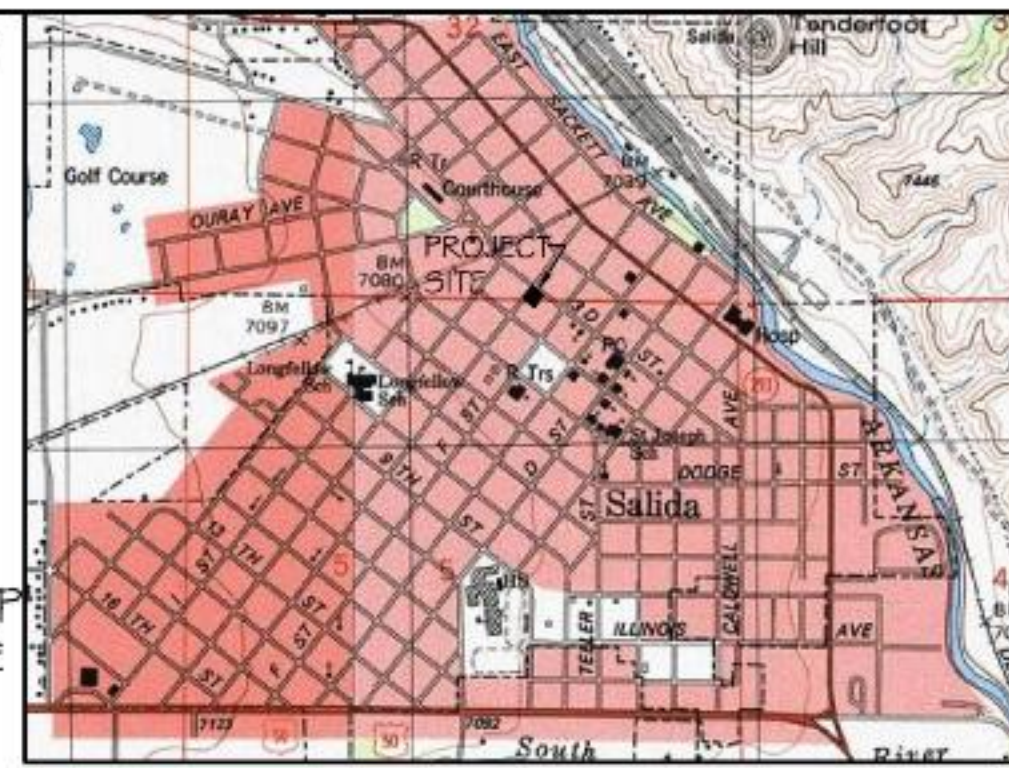
LOCATED IN LOT 22 AND WITHIN A  
PORTION OF LOTS 23 THROUGH 26,  
BLOCK 49 IN THE ORIGINAL TOWN  
(NOW CITY) OF SALIDA AND HASKELL'S  
ADDITION TO THE CITY OF SALIDA,  
CHAFFEE COUNTY, COLORADO

## CITY OF SALIDA ACCEPTANCE

THE UNDERSIGNED CLERK OF THE PLANNING COMMISSION OF THE CITY OF  
SALIDA, COLORADO, DOES HEREBY ACKNOWLEDGE AND ACCEPT THIS  
SUBDIVISION EXEMPTION PLAT, DATED THIS \_\_\_\_\_ DAY OF  
\_\_\_\_\_, 2010.

CLERK OF PLANNING COMMISSION, CITY OF SALIDA

## VICINITY MAP NOT TO SCALE



## CERTIFICATE OF DEDICATION AND OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED BEING ALL OF THE OWNER, MORTGAGEE, AND LESSOR OF CERTAIN PARCELS OF LAND IN CHAFFEE  
COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

**EXEMPTION NO. 322901**  
ALL OF LOT 22 AND A PORTION OF LOTS 23, 24, 25 AND 26 IN BLOCK NO. 49, LOCATED WITHIN THE ORIGINAL TOWN (NOW CITY) OF SALIDA, AND WITHIN HASKELL'S  
ADDITION TO THE CITY OF SALIDA, CHAFFEE COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE POINT OF INTERSECTION OF THE NORTHWESTERLY BOUNDARY OF THE ALLEY IN SAID BLOCK WITH THE SOUTHWESTERLY BOUNDARY OF THIRD STREET  
IN SAID CITY OF SALIDA;  
THENCE NORTH 152°14' WEST ALONG SAID STREET BOUNDARY 100.40 FEET;  
THENCE SOUTH 37°31' WEST 100.00 FEET TO THE LOT LINE COMMON TO SAID LOTS NO. 22 AND 23;  
THENCE NORTH 152°14' WEST ALONG SAID LOT LINE 50.00 FEET TO THE SOUTHEASTERLY BOUNDARY OF 10<sup>TH</sup> STREET IN SAID CITY;  
THENCE SOUTH 57°40' WEST ALONG SAID 10<sup>TH</sup> STREET BOUNDARY 25.00 FEET TO THE CORNER COMMON TO SAID LOT NO. 22 AND LOT NO. 21 ON THE  
SOUTHWESTERLY BOUNDARY OF 10<sup>TH</sup> STREET;  
THENCE SOUTH 57°41' EAST ALONG THE LOT LINE COMMON TO SAID LOTS NO. 21 AND 22 A DISTANCE OF 150.00 FEET TO THE SAID NORTHWESTERLY ALLEY  
BOUNDARY;  
THENCE NORTH 152°14' EAST ALONG SAID ALLEY BOUNDARY 125.00 FEET TO THE POINT OF BEGINNING.

DIRECTIONS ARE BASED ON THE BEARING SOUTH 57°40' WEST BETWEEN CONTROL MONUMENTS FOR THE CITY OF SALIDA AT THE INTERSECTION OF THE CENTERLINES  
OF THIRD STREET AND 10<sup>TH</sup> STREET AND THE CENTERLINES OF SEVENTH STREET AND 10<sup>TH</sup> STREET, BOTH MONUMENTS BEING 5/8-INCH STEEL REINFORCING BARS WITH  
1-INCH ALUMINUM CAPS STAMPED 11770.

TOGETHER WITH AN EASEMENT FOR HIGHWAYS AND EGRESS TO SUBJECT PROPERTY UPON AND ACROSS THE FRONT FIFTY (50) FEET OF THE SOUTHWESTERLY HALF OF  
LOT NO. 23, BLOCK NO. 49 IN THE ORIGINAL TOWN AND HASKELL'S ADDITION TO THE TOWN (NOW CITY) OF SALIDA, CHAFFEE COUNTY, COLORADO.  
SUBJECT TO PROVISIONS CONTAINED IN DEEDS RECORDED IN BOOK AND AT PAGE 11 IN WHICH SAID EASEMENT SHALL BE SEPT UNDESTRUCTED BY ALL PARTIES.  
EXCEPTING THEREFROM THAT PORTION CONVEYED TO ROBERT L. SPENCER, JR., BY WARRANTY DEED RECORDED FEBRUARY 27, 1995 AT RECEPTION NO. 277599.

**EXEMPTION NO. 374006**  
FRACTIONAL PARTS OF LOTS NO. 23, 24, 25 AND 26 IN BLOCK NO. 49, Lying IN THE ORIGINAL TOWN (NOW CITY) OF SALIDA, AND PARTLY IN HASKELL'S ADDITION, TO  
THE TOWN (NOW CITY) OF SALIDA, CHAFFEE COUNTY, COLORADO, DESCRIBED AS FOLLOWS, TO WIT:  
BEGINNING AT THE NORTHERLY CORNER OF SAID BLOCK NO. 49, AT THE INTERSECTION OF 10<sup>TH</sup> AND THIRD STREETS;  
THENCE SOUTHWESTERLY ALONG THE LINE OF SAID 10<sup>TH</sup> STREET, 100 FEET;  
THENCE SOUTHEASTERLY PARALLEL WITH SAID THIRD STREET, 50 FEET;  
THENCE NORTHEASTERLY PARALLEL WITH SAID 10<sup>TH</sup> STREET, 100 FEET TO THIRD STREET;  
THENCE NORTHWESTERLY ALONG THE LINE OF THIRD STREET, 50 FEET TO THE PLACE OF BEGINNING.

SUBJECT TO A RIGHT-OF-WAY ACROSS THE FRONT 50 FEET OF THE SOUTHWESTERLY 1/2 OF LOT NO. 23, TO BE USED FOR THE PURPOSE OF HIGHWAY AND EGRESS  
FROM THE GARAGE ON THE ADJOINING PREMISES.

HAVE BY THESE PRESENTS Laid Out and Platted the same into LOTS, BLOCKS OR TRACTS, AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF:  
**WONG-BROWN SUBDIVISION EXEMPTION**  
THE UNDERSIGNED HEREBY DEDICATES TO THE PUBLIC ALL UTILITY EASEMENTS ON THE PROPERTY AS DESCRIBED AND AS SHOWN HEREON. THE UNDERSIGNED HEREBY  
FURTHER DEDICATE TO THE PUBLIC UTILITIES THE RIGHT TO INSTALL, MAINTAIN AND OPERATE PIPES, TRANSMISSION LINES, SERVICE LINES AND APPURTENANCES TO  
PROVIDE SUCH UTILITY SERVICES WITHIN THIS SUBDIVISION OR PROPERTY CONTIGUOUS THEREON, UNDER, ALONG AND ACROSS UTILITY EASEMENTS AS SHOWN  
HEREON.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2010.

CHEN-HUI WONG MORTGAGEE/UNHOLDERS FIRST COUNTRY BANK

CASBY BROWN INVESTMENTS, LLC MORTGAGEE/UNHOLDERS

COUNTY OF CHAFFEE )

STATE OF COLORADO )

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2010, BY CHEN-HUI WONG, WITNESS MY HAND AND SEAL.

MY COMMISSION EXPIRES \_\_\_\_\_

NOTARY PUBLIC

COUNTY OF CHAFFEE )

STATE OF COLORADO )

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2010, BY CASBY BROWN INVESTMENTS, LLC, WITNESS MY HAND AND SEAL.

MY COMMISSION EXPIRES \_\_\_\_\_

NOTARY PUBLIC

## GENERAL NOTES

- 1) BASIS OF BEARING FOR THIS SURVEY IS GRID NORTH FROM COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, BASED ON G.P.S. OBSERVATIONS ALONG THE SOUTHEASTERLY RIGHT-OF-WAY OF 10<sup>TH</sup> STREET BETWEEN A 1 1/2" ALUMINUM CAP STAMPED LS 16117 AND A 1" IRON ROD HAVING A BEARING OF SOUTH 130°06'13" WEST.
- 2) LOT 1 GRANTS AN EASEMENT ACROSS LOT 1 FOR GAS AND ELECTRIC LINES TO LOT 2 IN THE LOCATION NOTED ON THE MAP. OWNERS OF LOT 1 HAVE THE EXPRESS PERMISSION FROM THE OWNERS OF LOT 2 TO MOVE UTILITIES TO ANOTHER LOCATION, AT THE DISCRETION OF OWNERS OF LOT 1, SO LONG AS THE NEW LOCATION IS SUITABLE AND APPROPRIATE, AND THERE IS MINIMAL DISRUPTION IN SERVICE TO LOT 2.

## CERTIFICATION OF TITLE INSURANCE

I, \_\_\_\_\_, A LICENSED TITLE INSURANCE AGENT IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE PROPERTY HEREBY DEDICATED AND AS SHOWN AND DESCRIBED ON THIS PLAT AND FOUND TITLE VESTED IN CASBY BROWN INVESTMENTS, LLC, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES EXCEPT AS LISTED BELOW:

\_\_\_\_\_

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2010.

TITLE AGENT

## CITY CLERK'S CERTIFICATE

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT \_\_\_\_\_ M. ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2010, AND IS DULY RECORDED.

CITY CLERK

## CLERK AND RECORDER'S CERTIFICATE

THIS PLAT WAS FILED IN THE OFFICE OF THE CLERK AND RECORDER OF CHAFFEE COUNTY, COLORADO, AT \_\_\_\_\_ M. ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2010 UNDER RECEPTION NUMBER \_\_\_\_\_.

CHAFFEE COUNTY CLERK AND RECORDER

## LAND SURVEYOR'S CERTIFICATE

I, SYDNEY A. SCHEREN, A REGISTERED LAND SURVEYOR LICENSED TO PRACTICE IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS LAND SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION AND THAT THIS PLAT REPRESENTS THE RESULTS OF SAID SURVEY AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

SYDNEY A. SCHEREN  
COLORADO P.L.S. 37937



NOTES: 1) ACCORDING TO COLORADO LAW, YOU MUST OBTAIN AN ORIGINAL SURVEY FROM THE SURVEYOR WHO PERFORMED THE SURVEY. THIS PLAT IS NOT A SUBSTITUTE FOR AN ORIGINAL SURVEY. IF YOU LOSE THIS PLAT, YOU MUST OBTAIN AN ORIGINAL SURVEY FROM THE SURVEYOR WHO PERFORMED THE SURVEY. THIS PLAT IS NOT A SUBSTITUTE FOR AN ORIGINAL SURVEY. IF YOU LOSE THIS PLAT, YOU MUST OBTAIN AN ORIGINAL SURVEY FROM THE SURVEYOR WHO PERFORMED THE SURVEY.

## CERTIFICATION OF TITLE INSURANCE

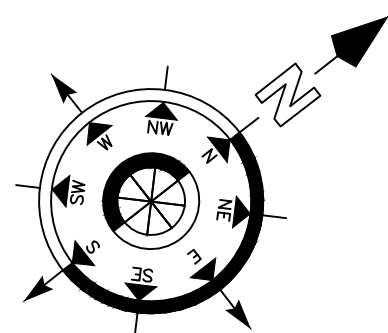
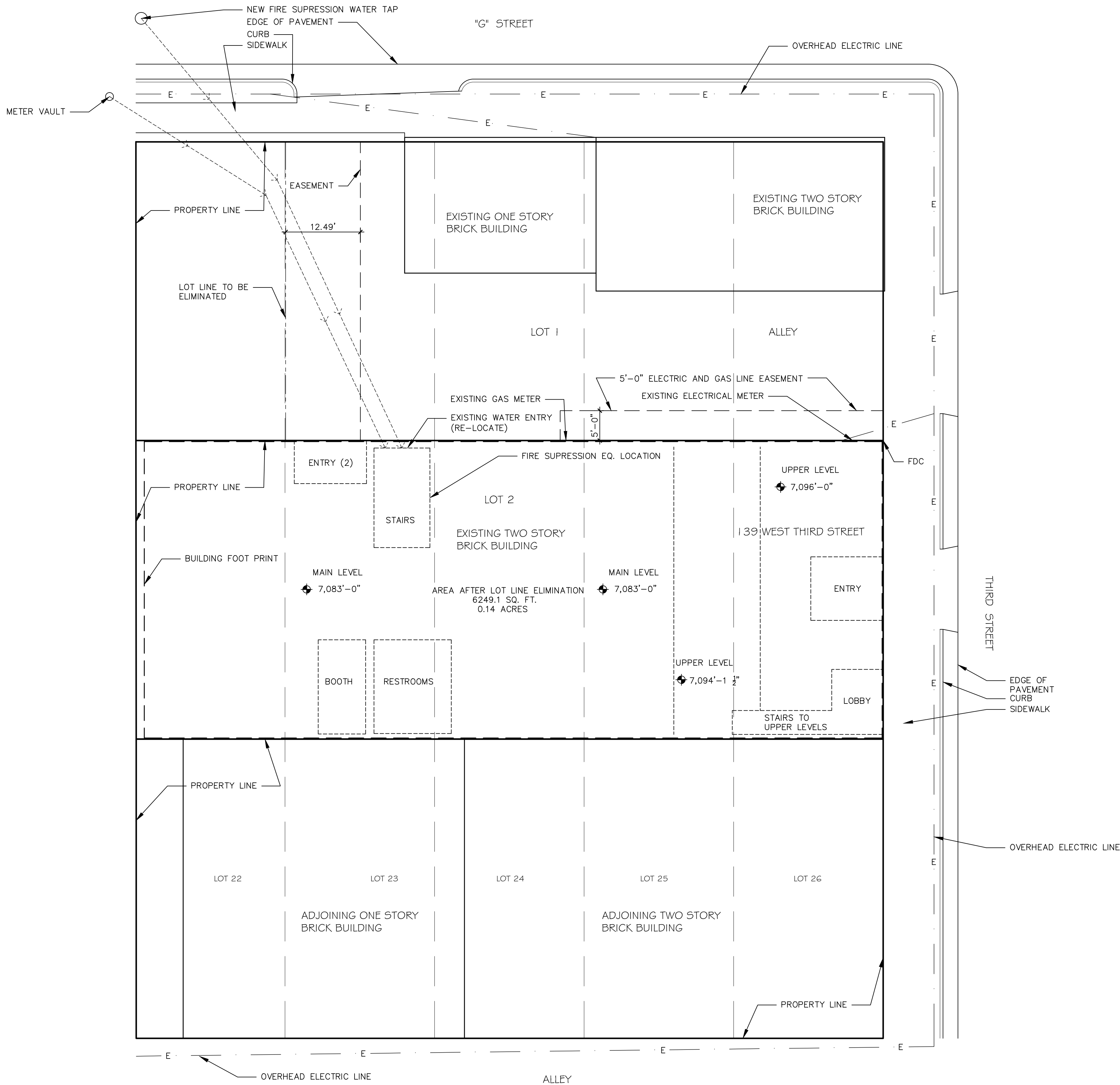
I, \_\_\_\_\_, A LICENSED TITLE INSURANCE AGENT IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE PROPERTY HEREBY DEDICATED AND AS SHOWN AND DESCRIBED ON THIS PLAT AND FOUND TITLE VESTED IN CHEN-HUI WONG, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES EXCEPT AS LISTED BELOW:

\_\_\_\_\_

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2010.

TITLE AGENT





SITE DEVELOPMENT PLAN  
1" = 10'-0"

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



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JOB NUMBER 20-1

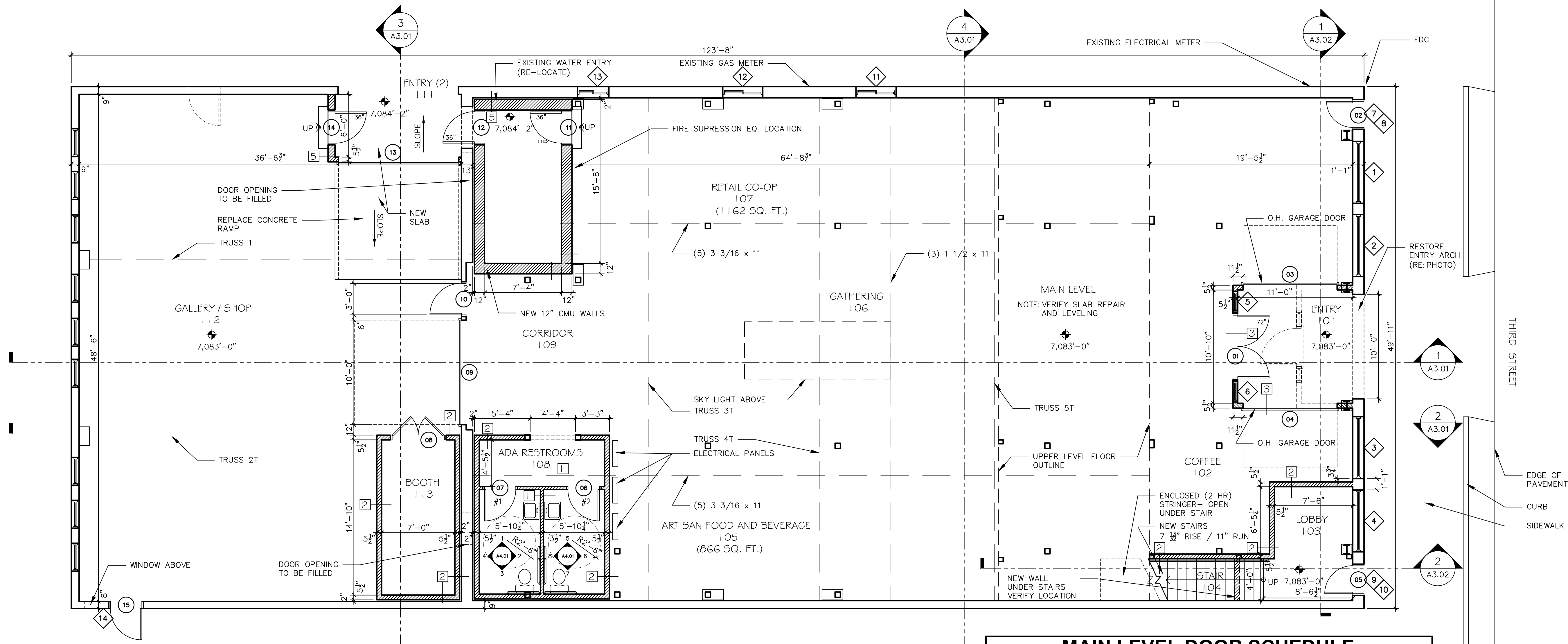
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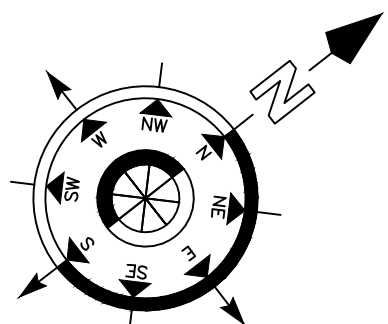
# REVISION DATE INITIAL

SD001



### WALL TYPE LEGEND

|   |  |
|---|--|
| 1 | — 2x4 INTERIOR WALL<br>RE: 1/DT1                     |
| 2 | — 2x6 2 HR. AREA<br>SEPARATION WALL<br>RE: 2/DT1     |
| 3 | — 2x6 EXTERIOR WALL<br>W/ STUCCO SIDING<br>RE: 3/DT1 |
| 4 | — 2x6 INTERIOR SHOWER WALL<br>RE: 4/DT1              |
| 5 | — 8" CMU INTERIOR WALL<br>RE: 5/DT1                  |



## MAIN LEVEL FLOOR PLAN

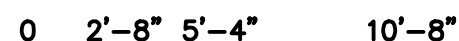
$$\underline{3/16'' = 1'-0''}$$

===== = WALLS TO BE REMOVED

 = NEW WALLS

□ = COLUMNS

NOTE: FIRE SUPPRESSION THROUGHOUT



SCALE:  $3/16" = 1'-0"$

## MAIN LEVEL DOOR SCHEDULE

| MARK | DOOR   |        | Style                       | Type       | Frame Material | FIRE RATING LABEL | NOTES    |
|------|--------|--------|-----------------------------|------------|----------------|-------------------|----------|
|      | SIZE   |        |                             |            |                |                   |          |
|      | WD     | HGT    |                             |            |                |                   |          |
| 1    | 6'-0"  | 8'-0"  | Hinged - Double - Full Lite | SOLID CORE | ---            | 1 HOUR            | ---      |
| 2    | 2'-6"  | 6'-8"  | Hinged - Single - Panel     | SOLID CORE | ---            | 1 HOUR            | ---      |
| 3    | 9'-0"  | 8'-0"  | Overhead - Sectional        | ---        | ---            | 1 HOUR            | ---      |
| 4    | 9'-0"  | 8'-0"  | Overhead - Sectional        | ---        | ---            | 1 HOUR            | ---      |
| 5    | 2'-8"  | 6'-8"  | Hinged - Single - Panel     | SOLID CORE | ---            | 1 HOUR            | ---      |
| 6    | 3'-0"  | 7'-0"  | Hinged - Single             | SOLID CORE | STEEL          | 1 HOUR            | ---      |
| 7    | 3'-0"  | 7'-0"  | Hinged - Single             | SOLID CORE | STEEL          | 1 HOUR            | ---      |
| 8    | 5'-0"  | 7'-0"  | Hinged - Double             | SOLID CORE | STEEL          | 1 HOUR            | ---      |
| 9    | 10'-0" | 10'-0" | Overhead - Sectional        | ---        | ---            | 1 HOUR            | ---      |
| 10   | 3'-0"  | 7'-0"  | Hinged - Single             | SOLID CORE | STEEL          | 1 HOUR            | W/closer |
| 11   | 3'-0"  | 7'-0"  | Hinged - Single             | SOLID CORE | STEEL          | 1 HOUR            | W/closer |
| 12   | 3'-0"  | 7'-0"  | Hinged - Single             | SOLID CORE | STEEL          | 1 HOUR            | W/closer |
| 13   | 11'-6" | 11'-0" | Overhead - Sectional        | ---        | ---            | 1 HOUR            | ---      |
| 14   | 3'-0"  | 7'-0"  | Hinged - Single             | SOLID CORE | STEEL          | 1 HOUR            | W/closer |
| 15   | 3'-0"  | 6'-8"  | Hinged - Single - Panel     | SOLID CORE | ---            | 1 HOUR            | ---      |

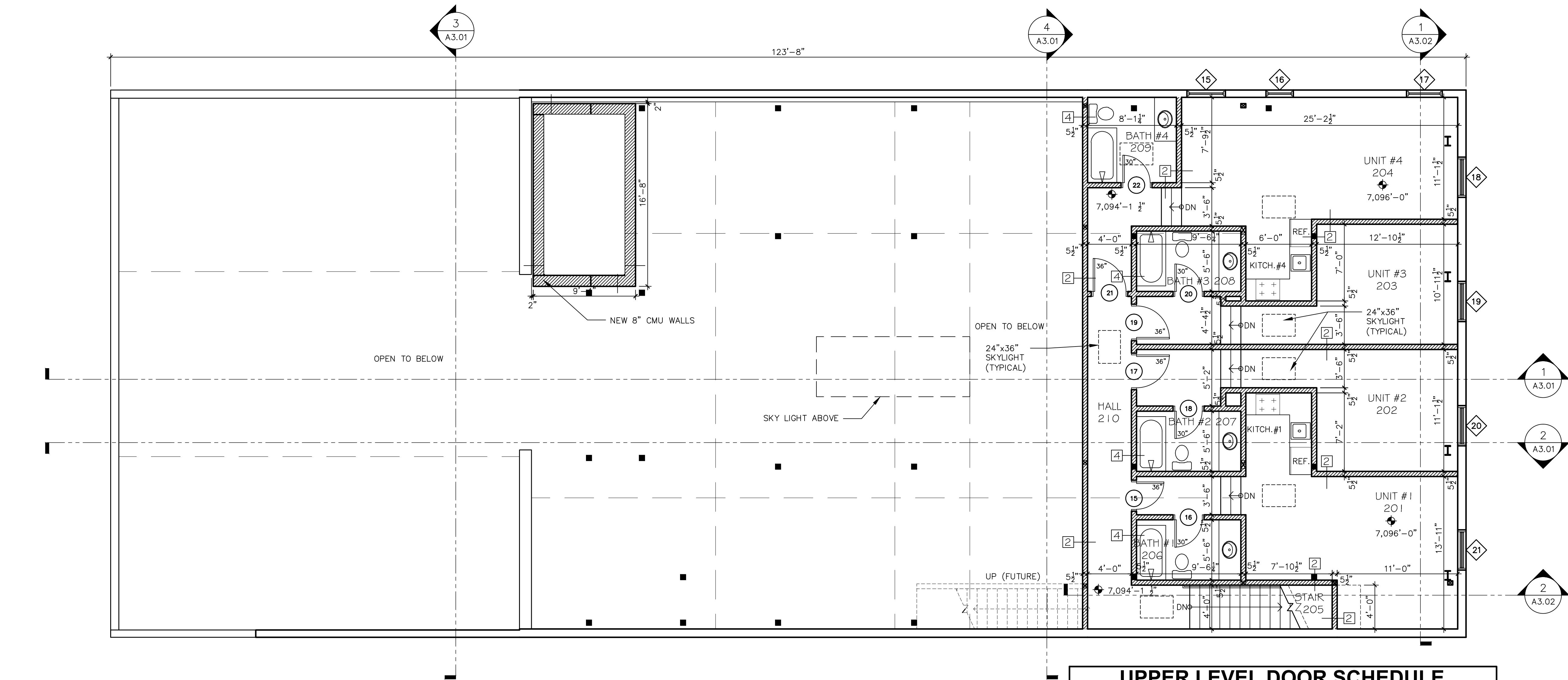
## MAIN LEVEL WINDOW SCHEDULE

| MARK | SIZE   |        | Style   | Sill Height | NOTES  |
|------|--------|--------|---------|-------------|--------|
|      | WIDTH  | HEIGHT |         |             |        |
| 1    | 5'-11" | 8'-11" | Picture | 1'-4"       | verify |
| 2    | 5'-11" | 8'-11" | Picture | 1'-4"       | verify |
| 3    | 5'-11" | 8'-11" | Picture | 1'-4"       | verify |
| 4    | 5'-11" | 8'-11" | Picture | 1'-4"       | verify |
| 5    | 2'-0"  | 8'-2"  | Picture | 0"          | verify |
| 6    | 2'-0"  | 8'-2"  | Picture | 0"          | verify |
| 7    | 2'-10" | 1'-4"  | Picture | 7'-0"       | verify |
| 8    | 3'-10" | 3'-0"  | Picture | 8'-4"       | verify |
| 9    | 3'-0"  | 1'-4"  | Picture | 7'-0"       | verify |
| 10   | 3'-0"  | 3'-0"  | Picture | 8'-4"       | verify |
| 11   | 3'-10" | 3'-10" | Glider  | 6'-1 1/2"   | verify |
| 12   | 3'-10" | 3'-10" | Glider  | 6'-1 1/2"   | verify |
| 13   | 3'-10" | 3'-10" | Glider  | 6'-1 1/2"   | verify |
| 14   | 5'-6"  | 6'-0"  | Picture | 7'-0"       | verify |

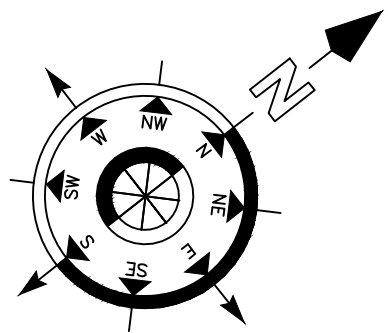
## MAIN LEVEL SPACE INVENTORY

| Name                      | Number | AREA       | QTY | Description |
|---------------------------|--------|------------|-----|-------------|
| ENTRY                     | 101    | 119.17 SF  | 1   |             |
| COFFEE                    | 102    | 213.24 SF  | 1   |             |
| LOBBY                     | 103    | 85.54 SF   | 1   |             |
| STAIR                     | 104    | 57.14 SF   | 1   |             |
| ARTISAN FOOD AND BEVERAGE | 105    | 866.64 SF  | 1   |             |
| GATHERING                 | 106    | 807.80 SF  | 1   |             |
| RETAIL CO-OP              | 107    | 1161.93 SF | 1   |             |
| ADA RESTROOMS             | 108    | 177.00 SF  | 1   |             |
| CORRIDOR                  | 109    | 303.24 SF  | 1   |             |
| STAIR (2)                 | 110    | 122.67 SF  | 1   |             |
| ENTRY (2)                 | 111    | 78.04 SF   | 1   |             |
| GALLERY/SHOP              | 112    | 1562.28 SF | 1   |             |
| BOOTH                     | 113    | 103.83 SF  | 1   |             |
|                           |        |            | 13  |             |

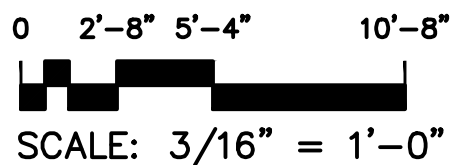




| WALL TYPE LEGEND |  |
|------------------|--|
| 1                | 2x4 INTERIOR WALL<br>RE: 1/DT1                     |
| 2                | 2x6 2 HR. AREA<br>SEPARATION WALL<br>RE: 2/DT1     |
| 3                | 2x6 EXTERIOR WALL<br>W/ STUCCO SIDING<br>RE: 3/DT1 |
| 4                | 2x6 INTERIOR SHOWER WALL<br>RE: 4/DT1              |
| 5                | 8" CMU INTERIOR WALL<br>RE: 5/DT1                  |



UPPER LEVEL FLOOR PLAN  
3/16" = 1'-0"

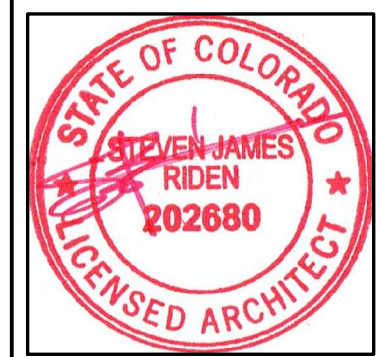


= NEW WALLS  
 = COLUMNS  
 = COLUMNS ABOVE  
NOTE: FIRE SUPPRESSION THROUGHOUT

| UPPER LEVEL<br>SPACE INVENTORY |        |           |     |             |
|--------------------------------|--------|-----------|-----|-------------|
| Name                           | Number | AREA      | QTY | Description |
| BEDROOM                        | 201    | 326.24 SF | 1   |             |
| BEDROOM (2)                    | 202    | 200.40 SF | 1   |             |
| BEDROOM (3)                    | 203    | 200.40 SF | 1   |             |
| BEDROOM (4)                    | 204    | 366.05 SF | 1   |             |
| STAIR                          | 205    | 47.67 SF  | 1   |             |
| BATHROOM                       | 206    | 57.13 SF  | 1   |             |
| BATHROOM (2)                   | 207    | 57.13 SF  | 1   |             |
| BATHROOM (3)                   | 208    | 57.13 SF  | 1   |             |
| BATHROOM (4)                   | 209    | 58.08 SF  | 1   |             |
| HALLWAY                        | 210    | 165.15 SF | 1   |             |
| STAIR (2)                      | 211    | 122.67 SF | 1   |             |
|                                |        |           | 11  |             |

| UPPER LEVEL DOOR SCHEDULE |       |       |                 |                |                   |        |
|---------------------------|-------|-------|-----------------|----------------|-------------------|--------|
| DOOR                      |       | Style | Type            | Frame Material | FIRE RATING LABEL | NOTES  |
| MARK                      | SIZE  |       |                 |                |                   |        |
|                           | WD    | HGT   |                 |                |                   |        |
| 15                        | 2'-6" | 7'-0" | Hinged - Single | SOLID CORE     | STEEL             | 1 HOUR |
| 16                        | 2'-6" | 7'-0" | Hinged - Single | SOLID CORE     | STEEL             | 1 HOUR |
| 17                        | 3'-0" | 7'-0" | Hinged - Single | SOLID CORE     | STEEL             | 1 HOUR |
| 18                        | 2'-6" | 7'-0" | Hinged - Single | SOLID CORE     | STEEL             | 1 HOUR |
| 19                        | 3'-0" | 7'-0" | Hinged - Single | SOLID CORE     | STEEL             | 1 HOUR |
| 20                        | 2'-6" | 7'-0" | Hinged - Single | SOLID CORE     | STEEL             | 1 HOUR |
| 21                        | 3'-0" | 7'-0" | Hinged - Single | SOLID CORE     | STEEL             | 1 HOUR |
| 22                        | 2'-6" | 7'-0" | Hinged - Single | SOLID CORE     | STEEL             | 1 HOUR |

| UPPER LEVEL WINDOW SCHEDULE |       |        |             |             |       |
|-----------------------------|-------|--------|-------------|-------------|-------|
| MARK                        | SIZE  |        | Style       | Sill Height | NOTES |
|                             | WIDTH | HEIGHT |             |             |       |
| 15                          | 3'-8" | 4'-7"  | Casement    | 2'-6"       | ---   |
| 16                          | 2'-6" | 3'-0"  | Picture     | 3'-9"       | ---   |
| 17                          | 3'-3" | 3'-3"  | Casement    | 3'-9"       | ---   |
| 18                          | 3'-8" | 6'-2"  | Double Hung | 2'-10"      | ---   |
| 19                          | 3'-8" | 6'-2"  | Double Hung | 2'-10"      | ---   |
| 20                          | 3'-8" | 6'-2"  | Double Hung | 2'-10"      | ---   |
| 21                          | 3'-8" | 6'-2"  | Double Hung | 2'-10"      | ---   |



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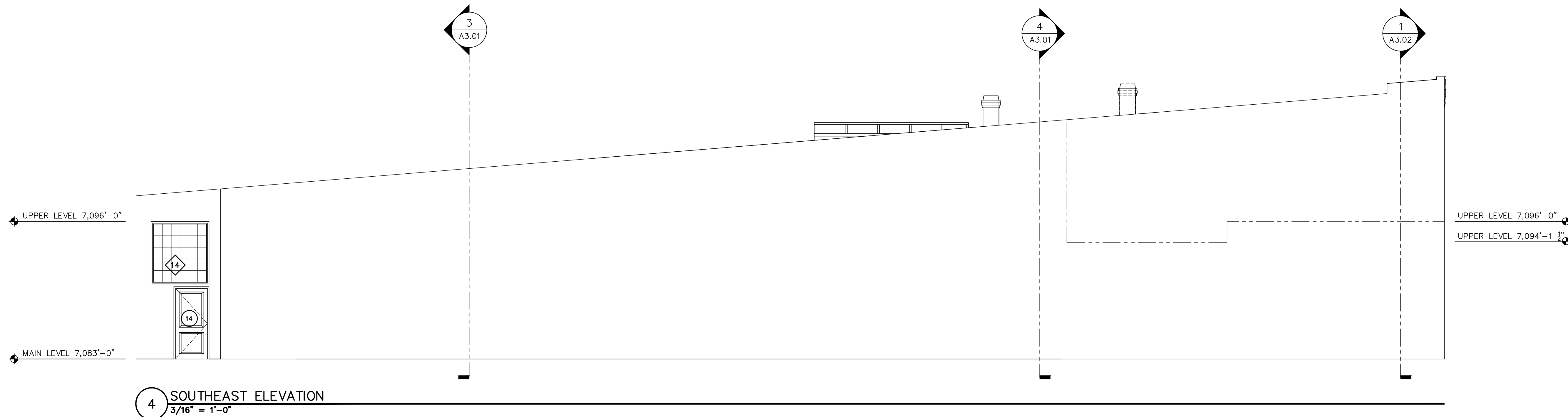
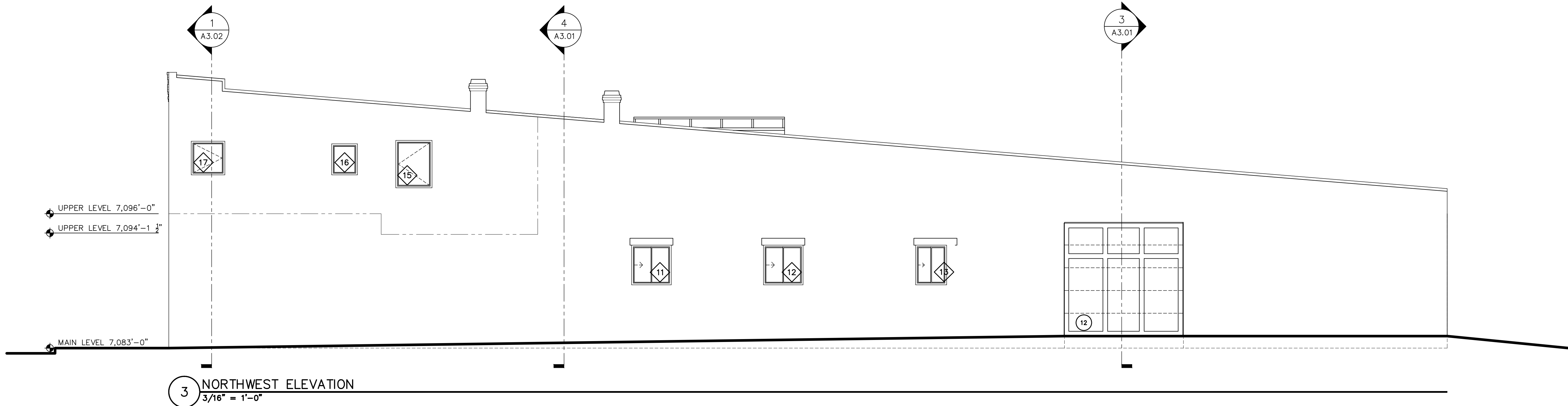
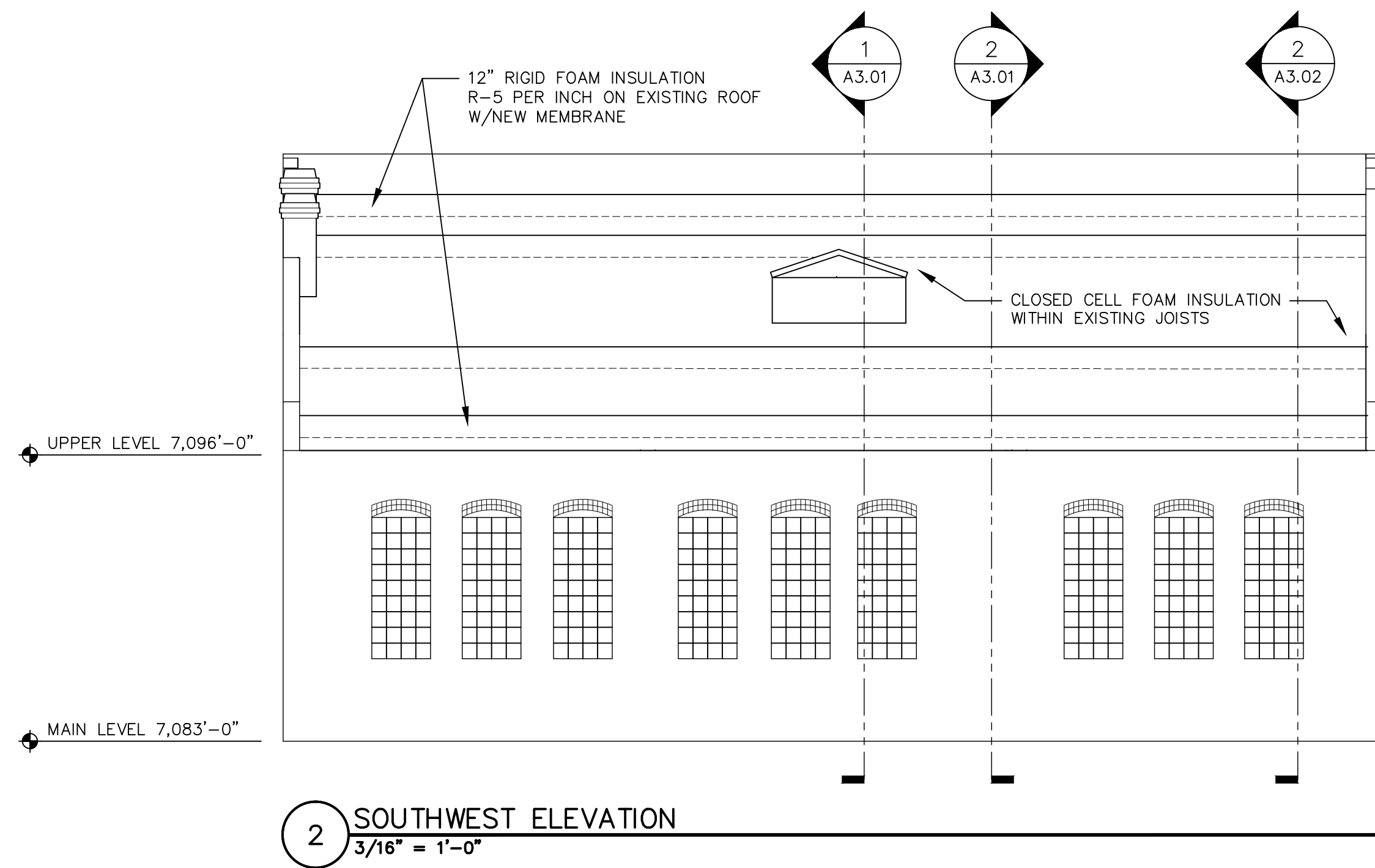
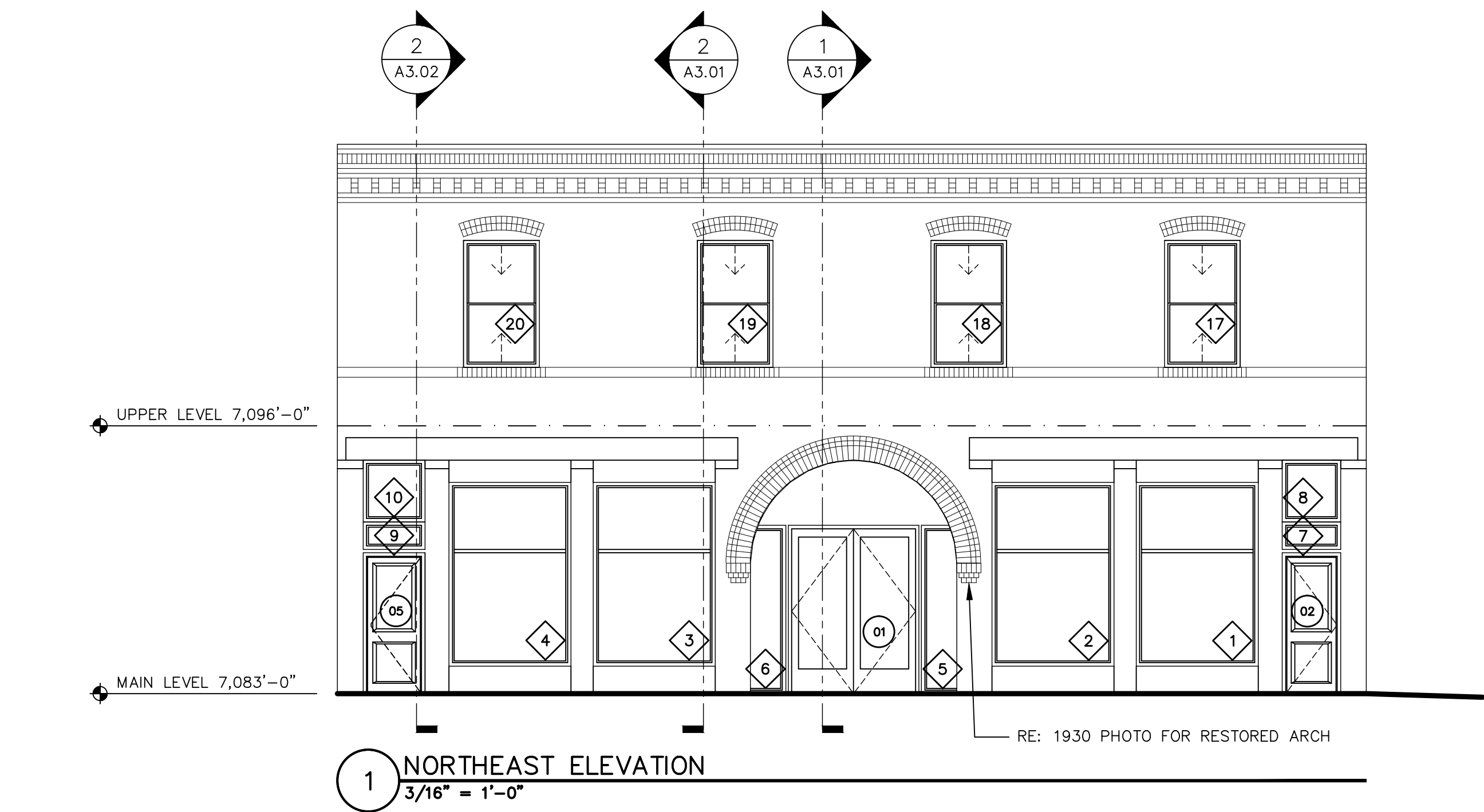
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| ISSUE      |                |
| #          | REVISION DATE  |
|            | INITIAL        |





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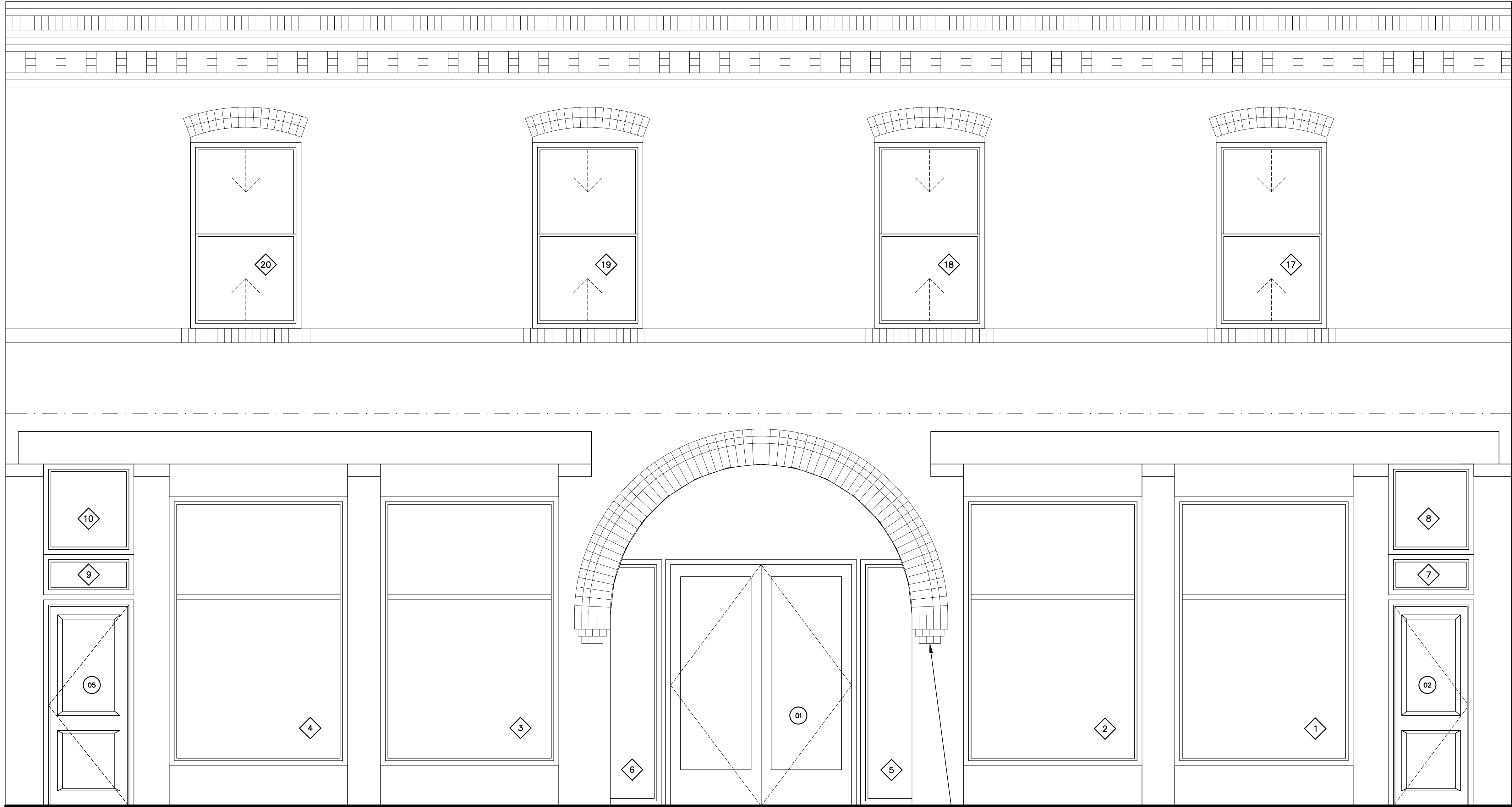
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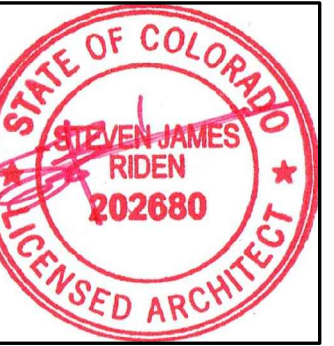
A2.01

UPPER LEVEL 7,096'-0"

MAIN LEVEL 7,083'-0"



1 NORTHEAST ELEVATION  
1/2" = 1'-0"



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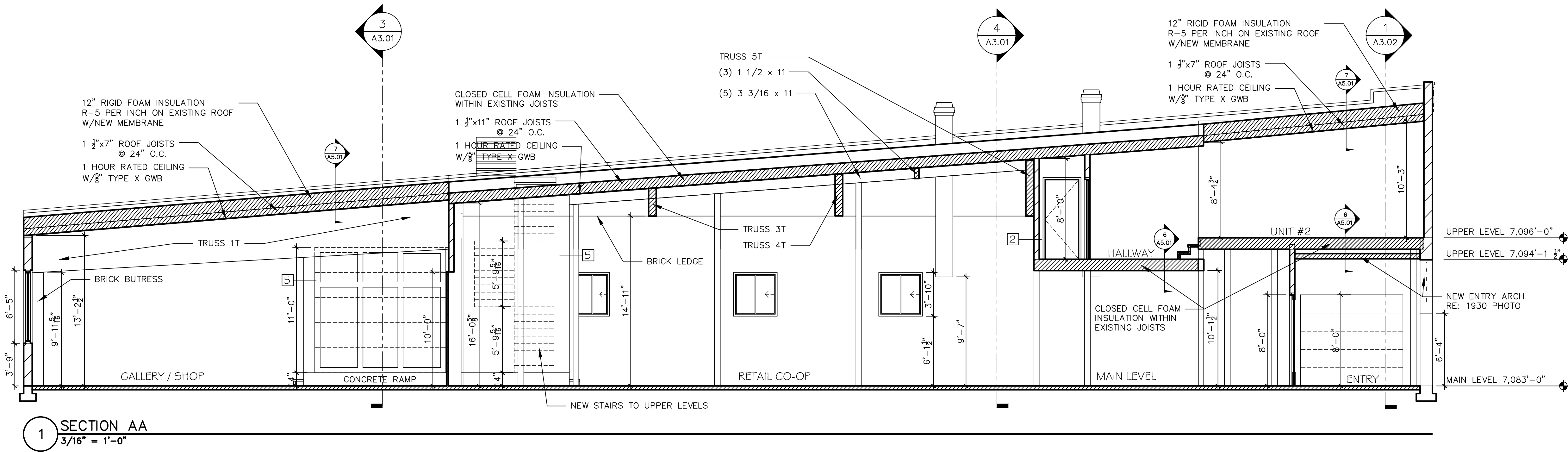
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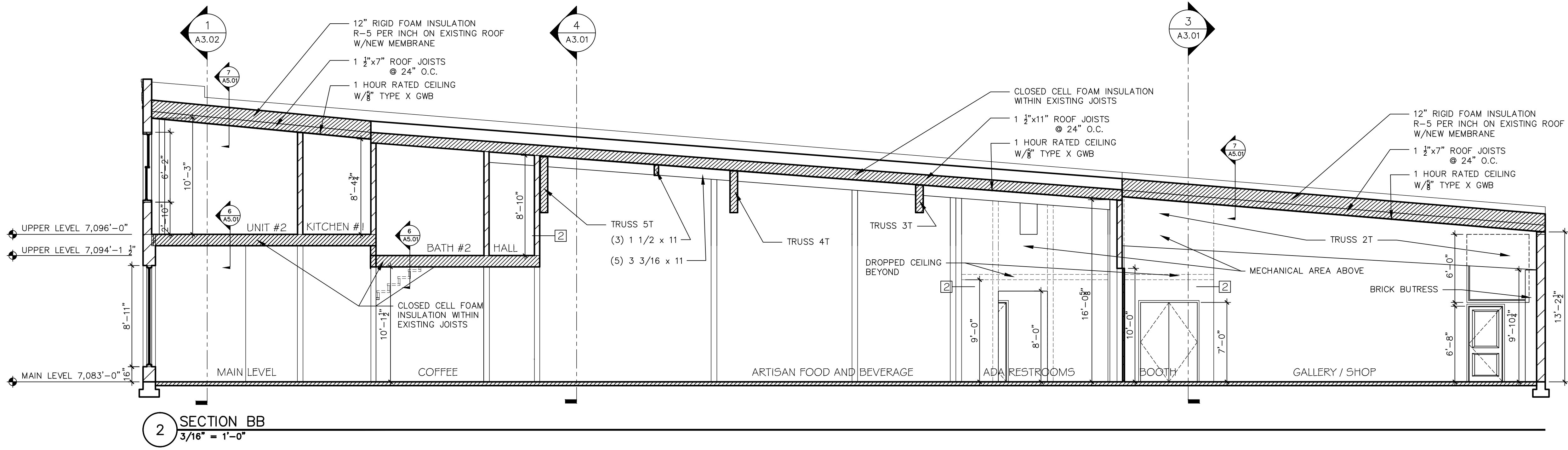
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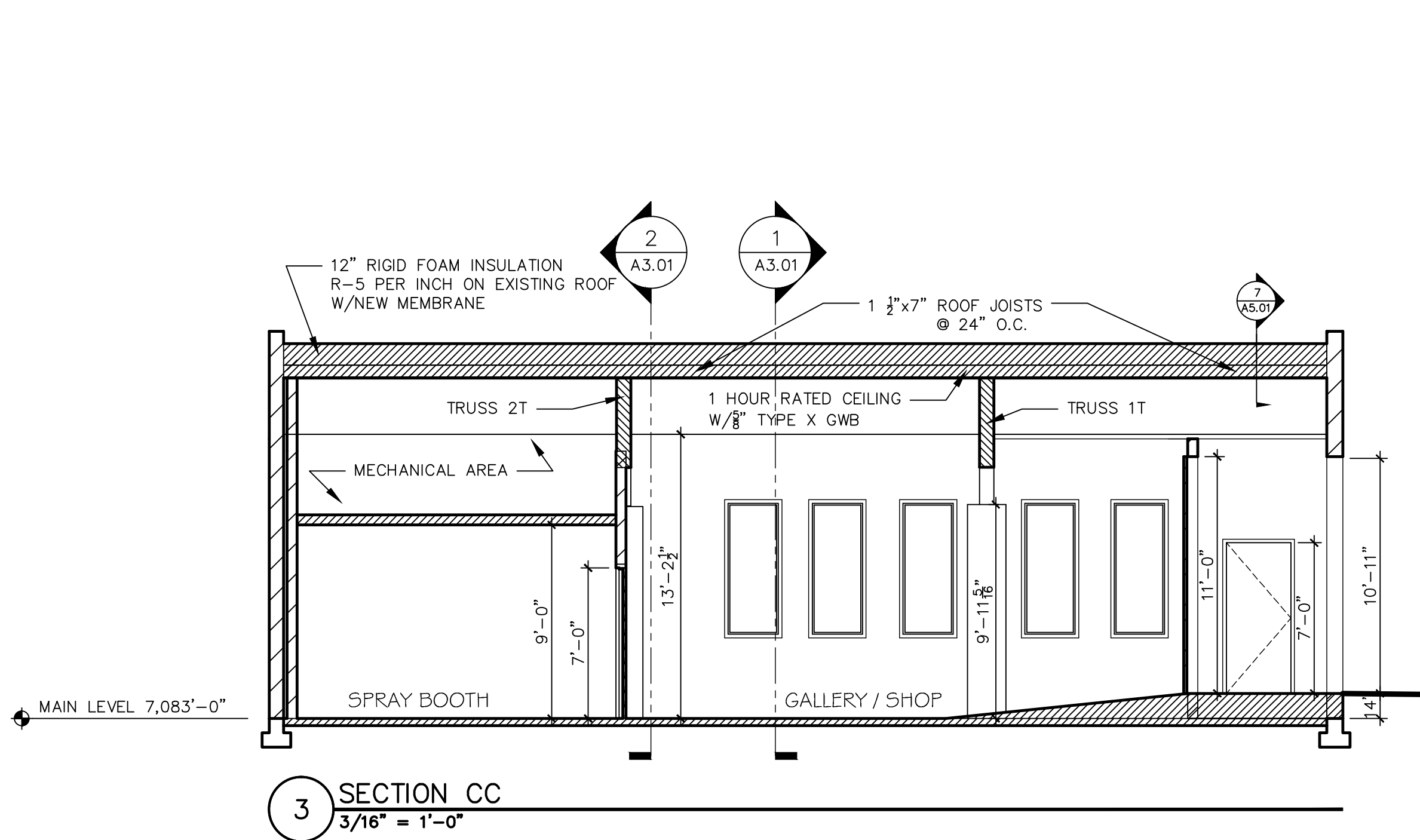
| WALL TYPE LEGEND |  |
|------------------|--|
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| 2                | 2x6 2 HR. AREA<br>SEPARATION WALL<br>RE: 2/DT1     |
| 3                | 2x6 EXTERIOR WALL<br>W/ STUCCO SIDING<br>RE: 3/DT1 |
| 4                | 2x6 INTERIOR SHOWER WALL<br>RE: 4/DT1              |
| 5                | 8" CMU INTERIOR WALL<br>RE: 5/DT1                  |



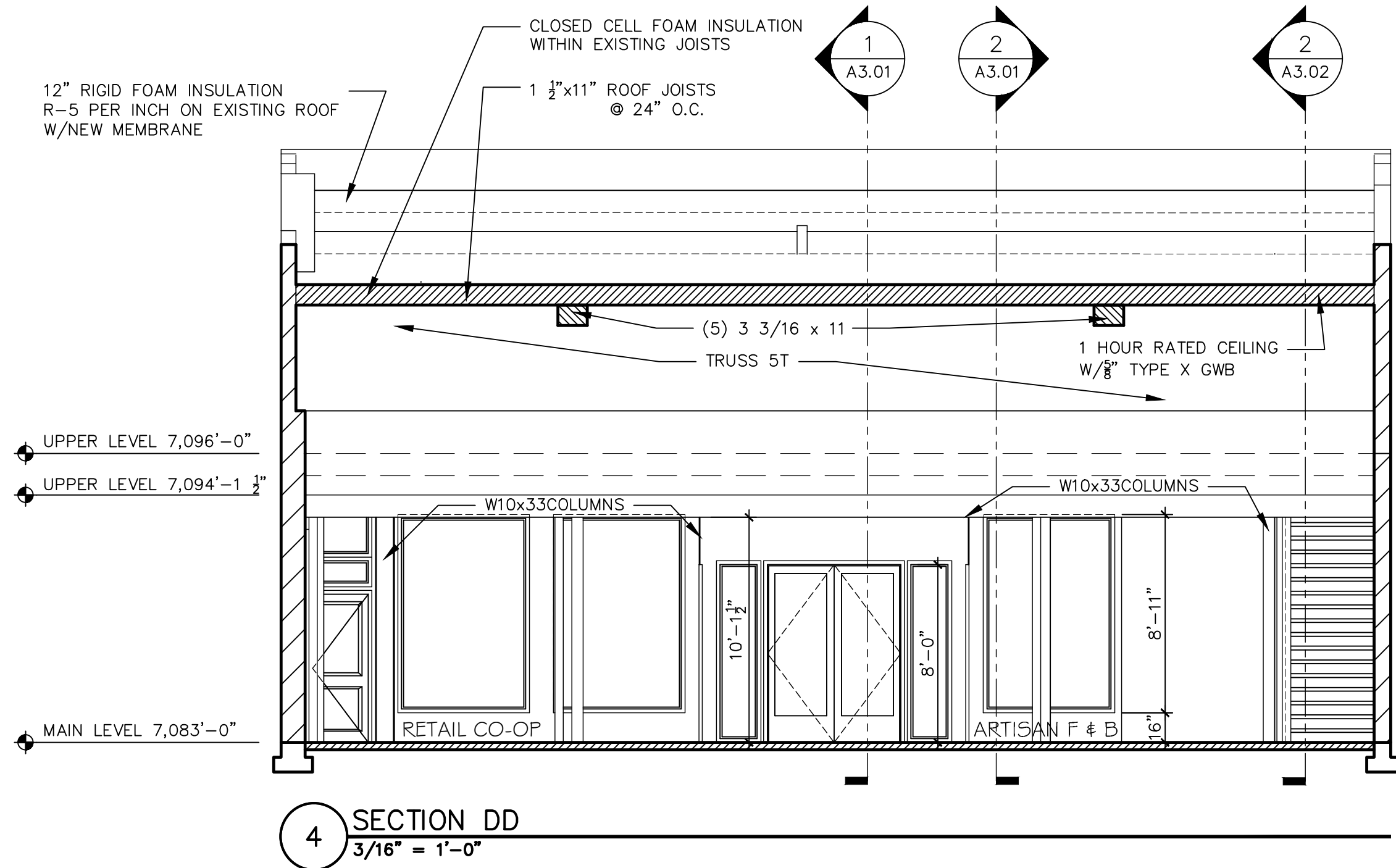
1 SECTION AA  
3/16" = 1'-0"



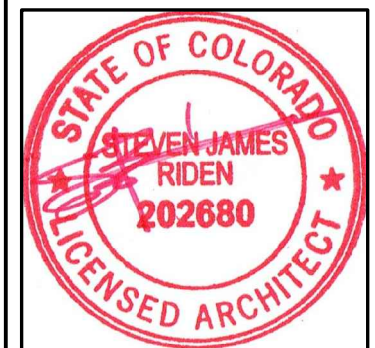
2 SECTION BB  
3/16" = 1'-0"



3 SECTION CC  
3/16" = 1'-0"



4 SECTION DD  
3/16" = 1'-0"



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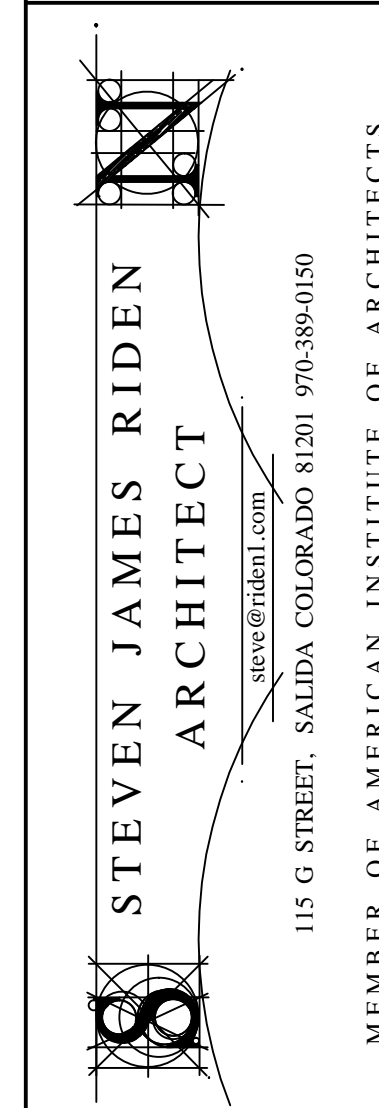
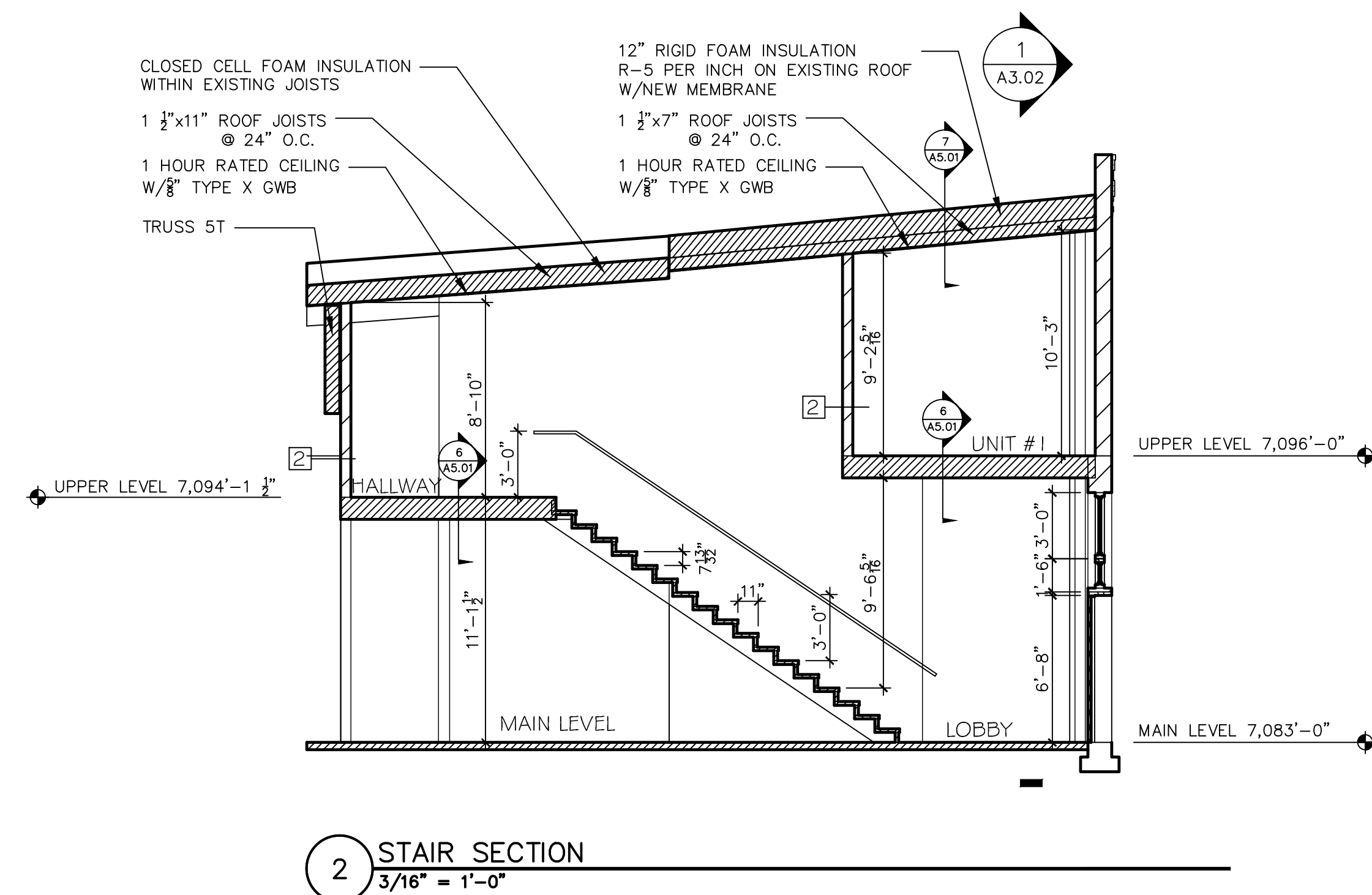
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A3.01



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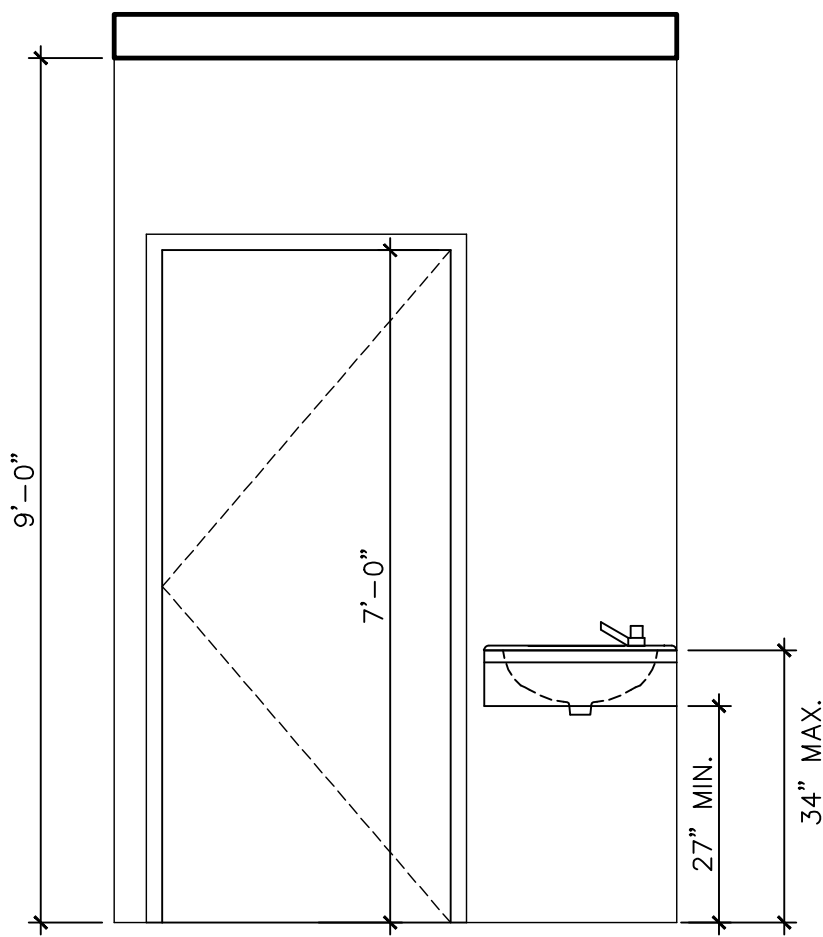
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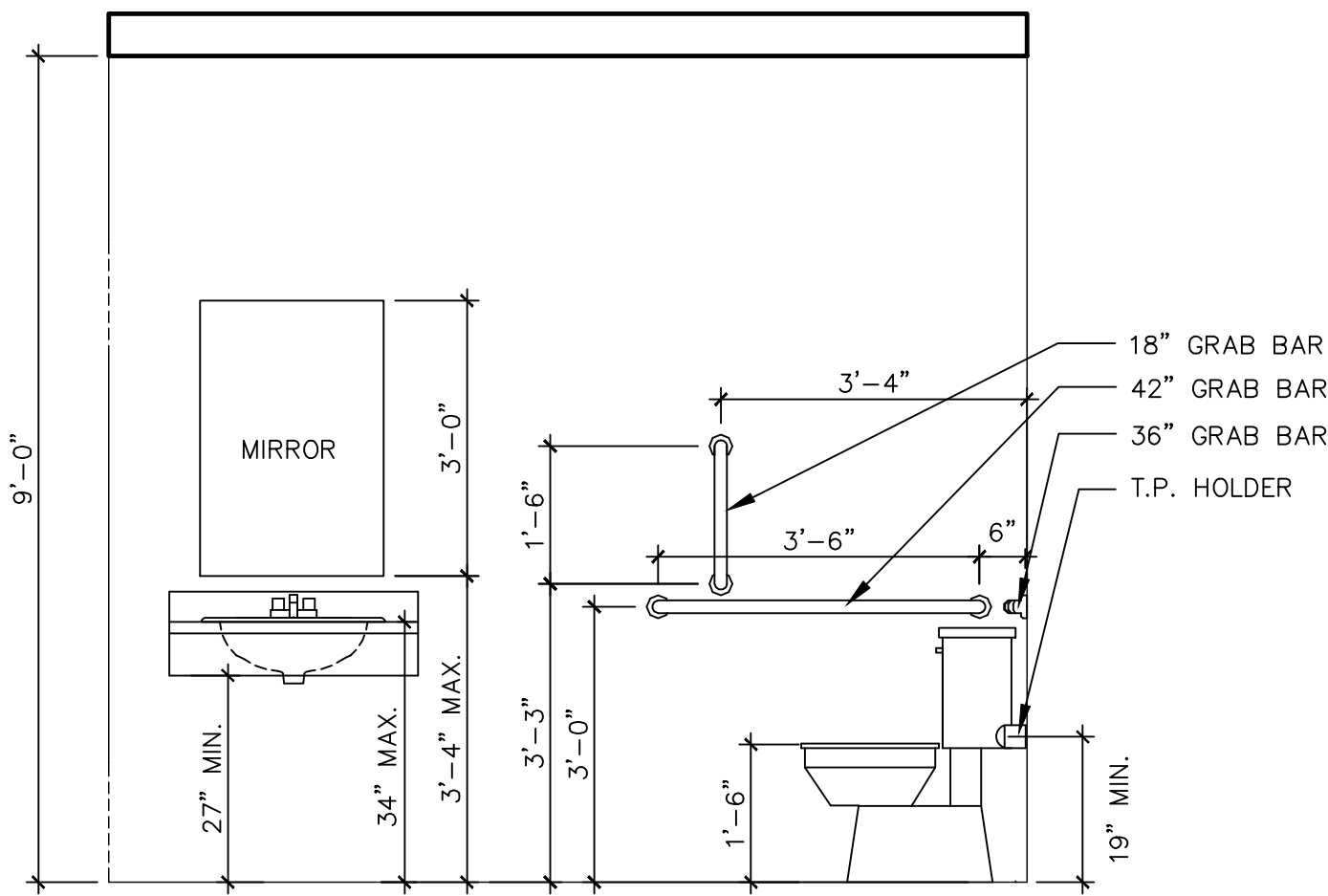
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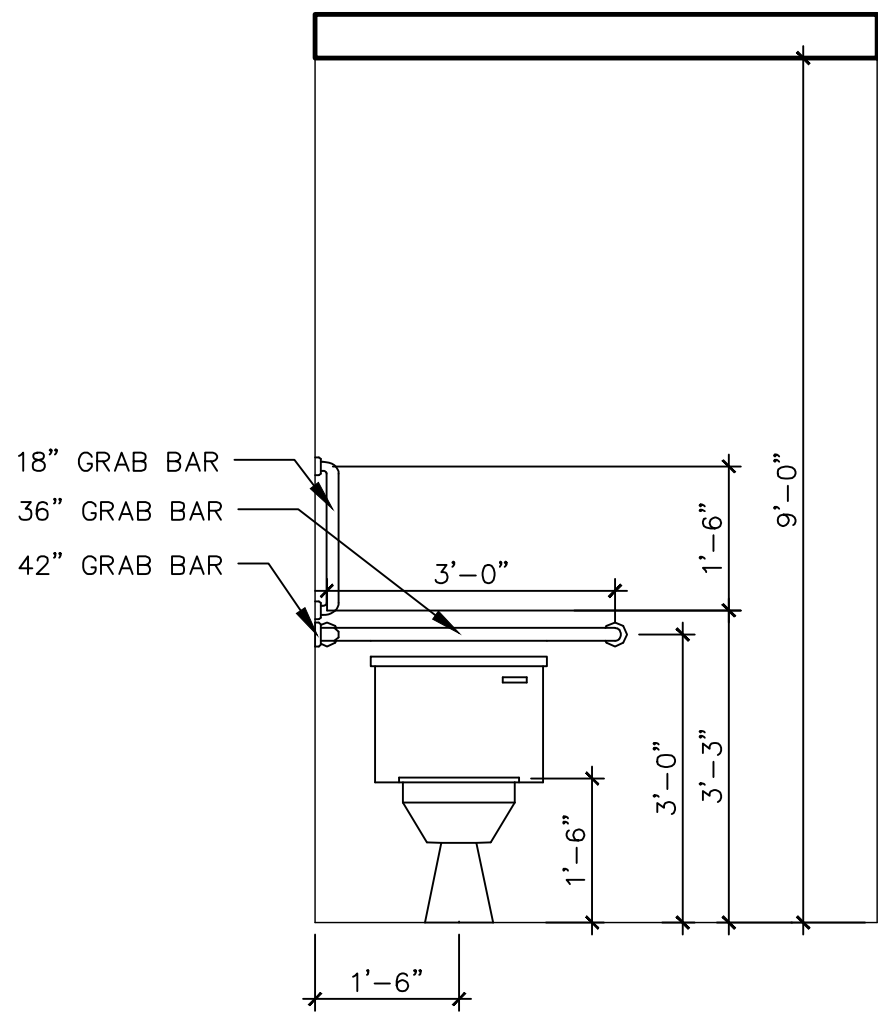
1 ADA RESTROOM #1  
1/2" = 1'-0"

NOTE: PROVIDE 48" TILE OR RESILIENT WALL COVERING ABOVE FINISHED FLOOR



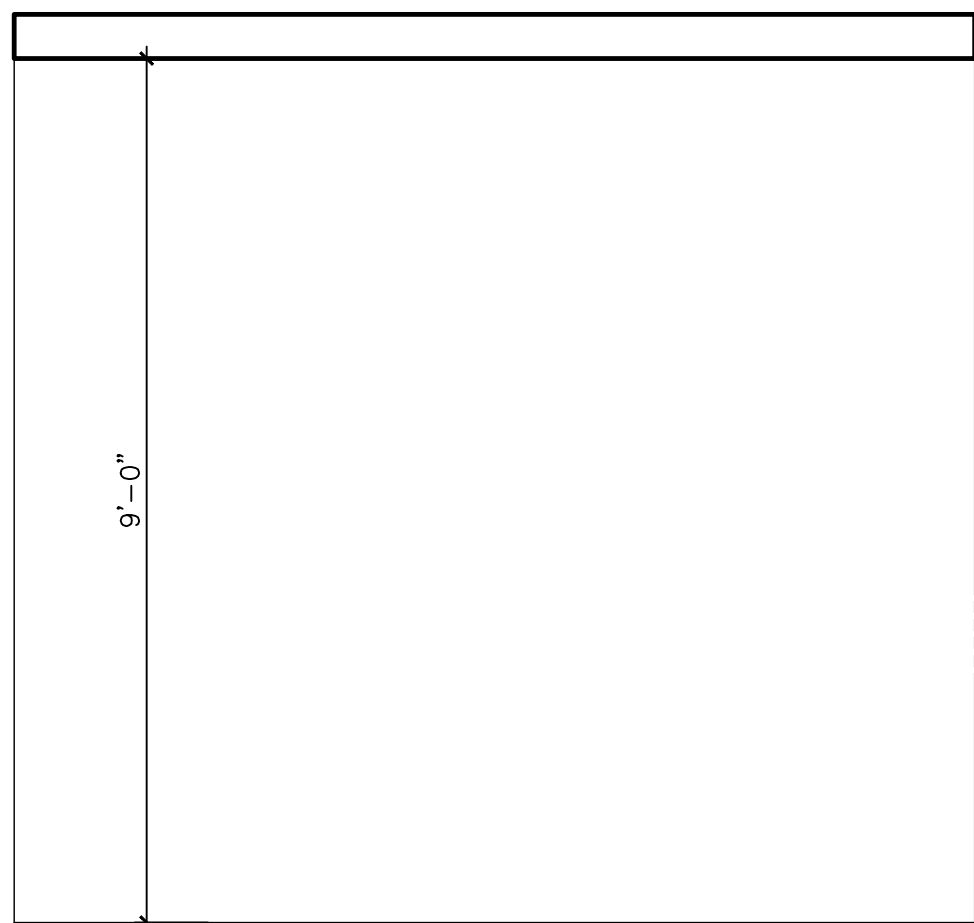
2 ADA RESTROOM #1 (2)  
1/2" = 1'-0"

NOTE: PROVIDE 48" TILE OR RESILIENT WALL COVERING ABOVE FINISHED FLOOR.



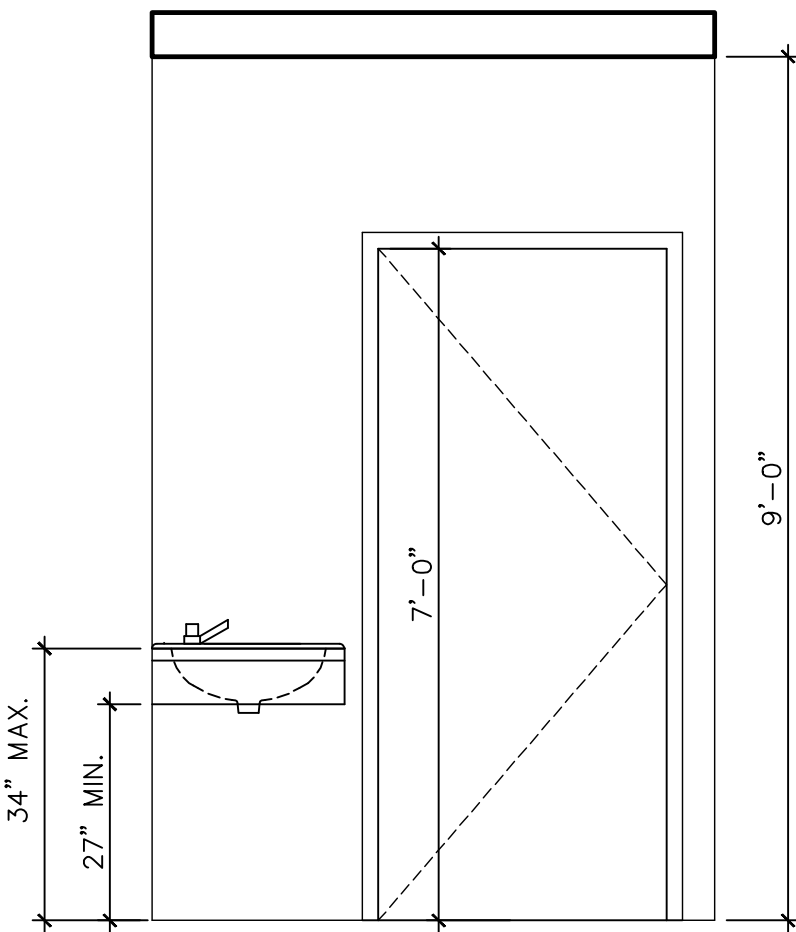
3 ADA RESTROOM #1 (3)  
1/2" = 1'-0"

NOTE: PROVIDE 48" TILE OR RESILIENT WALL COVERING ABOVE FINISHED FLOOR



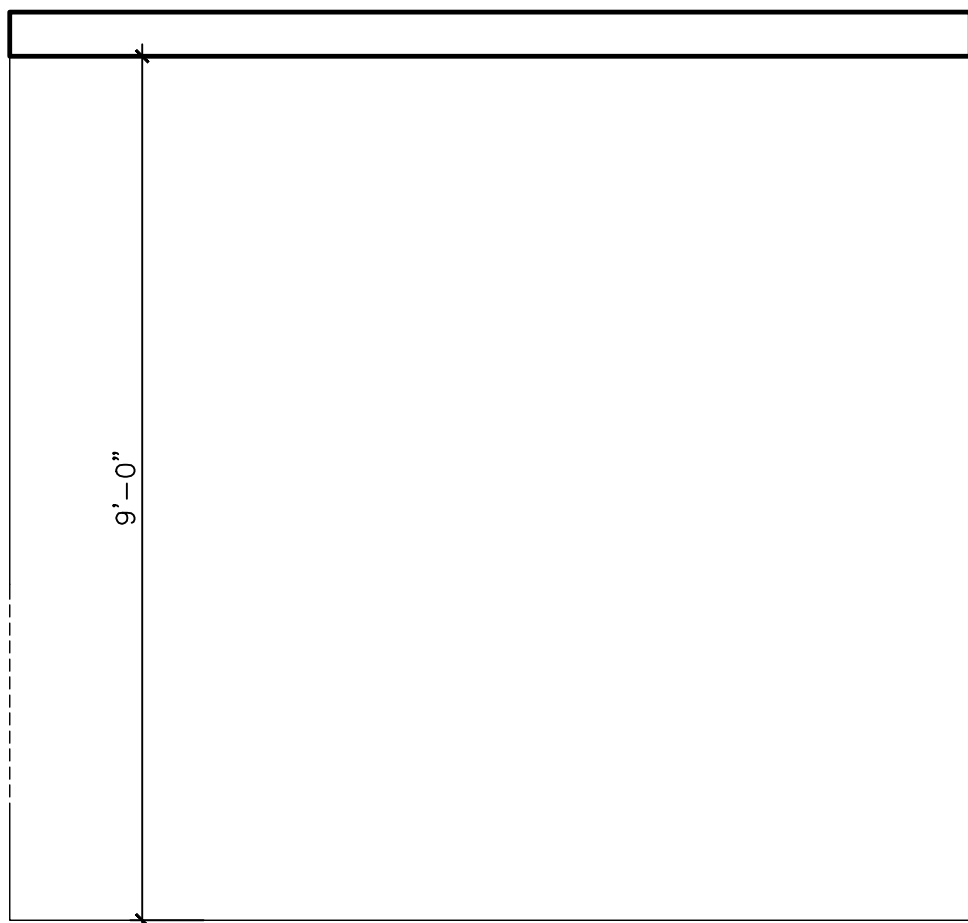
4 ADA RESTROOM #1 (4)  
1/2" = 1'-0"

NOTE: PROVIDE 48" TILE OR RESILIENT WALL COVERING ABOVE FINISHED FLOOR.



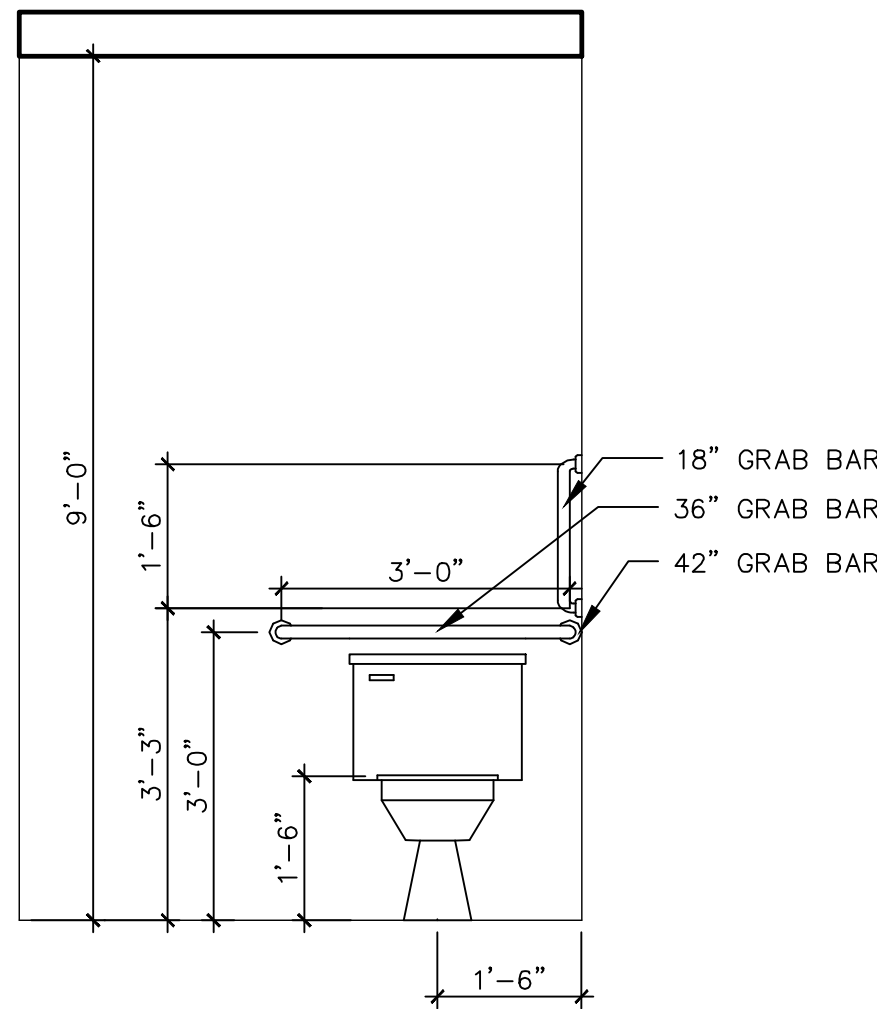
5 ADA RESTROOM #2  
1/2" = 1'-0"

NOTE: PROVIDE 48" TILE OR RESILIENT WALL COVERING ABOVE FINISHED FLOOR



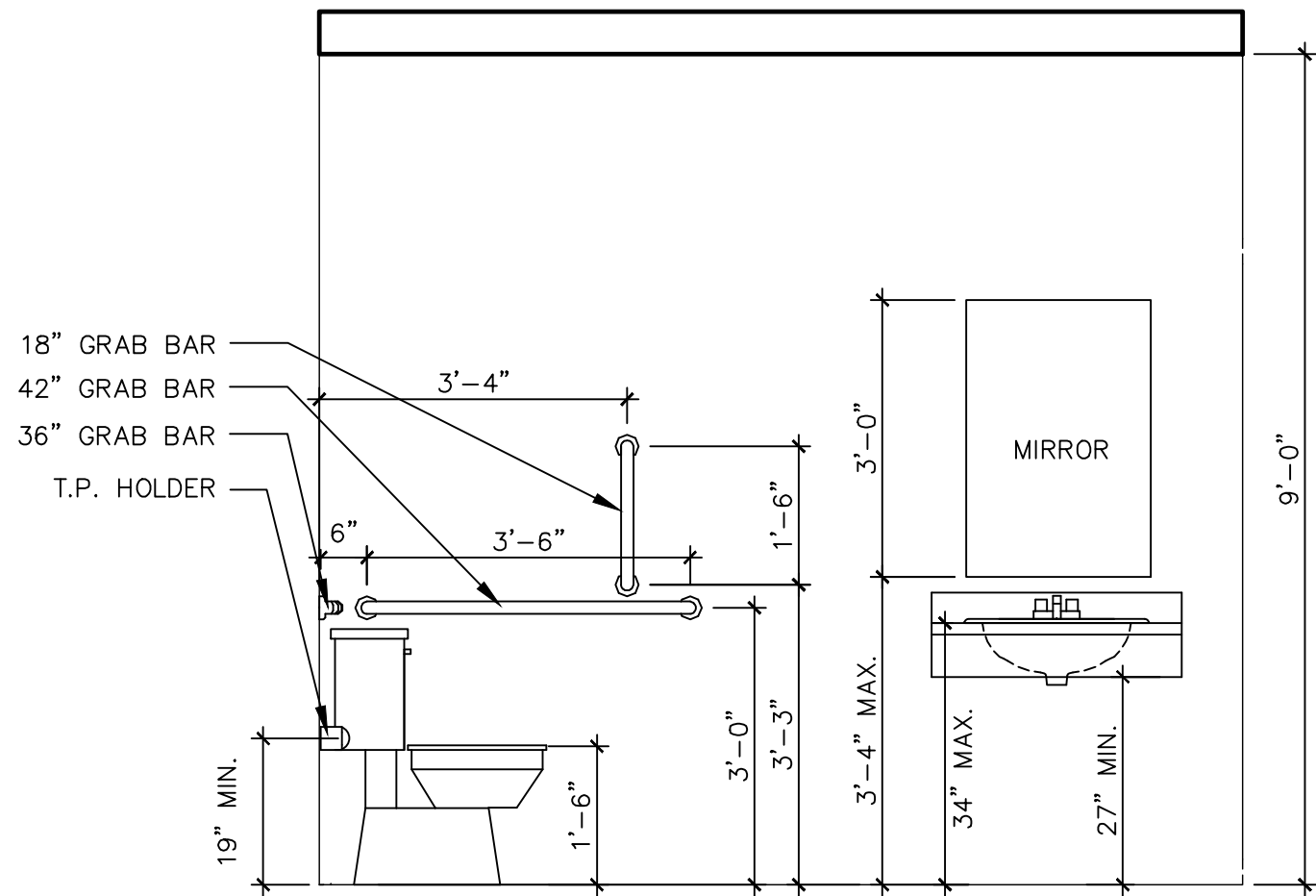
6 ADA RESTROOM #2 (2)  
1/2" = 1'-0"

NOTE: PROVIDE 48" TILE OR RESILIENT WALL COVERING ABOVE FINISHED FLOOR.



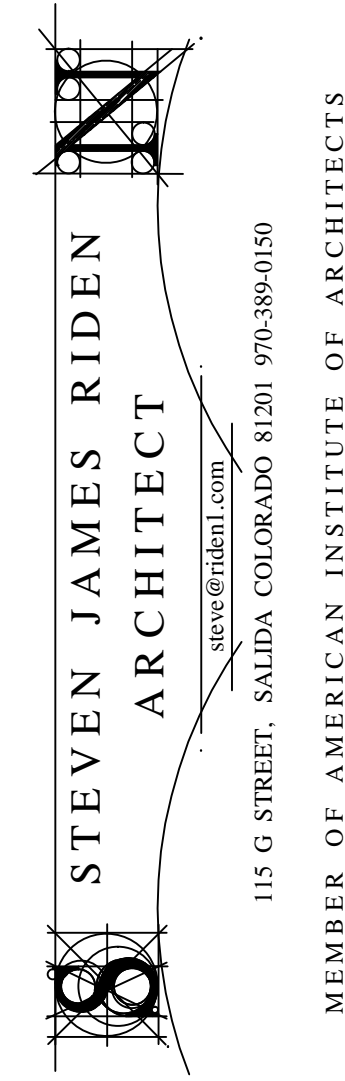
7 ADA RESTROOM #2 (3)  
1/2" = 1'-0"

NOTE: PROVIDE 48" TILE OR RESILIENT WALL COVERING ABOVE FINISHED FLOOR



8 ADA RESTROOM #2 (4)  
1/2" = 1'-0"

NOTE: PROVIDE 48" TILE OR RESILIENT WALL COVERING ABOVE FINISHED FLOOR.



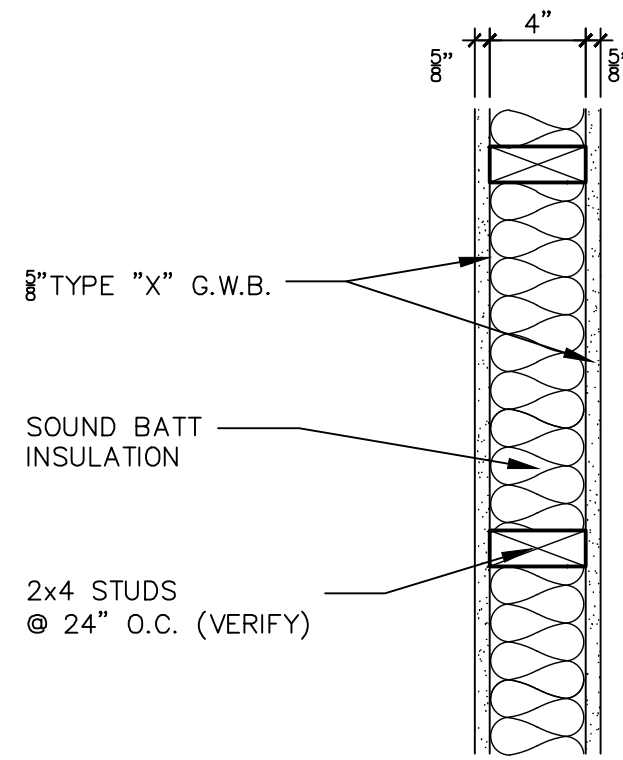
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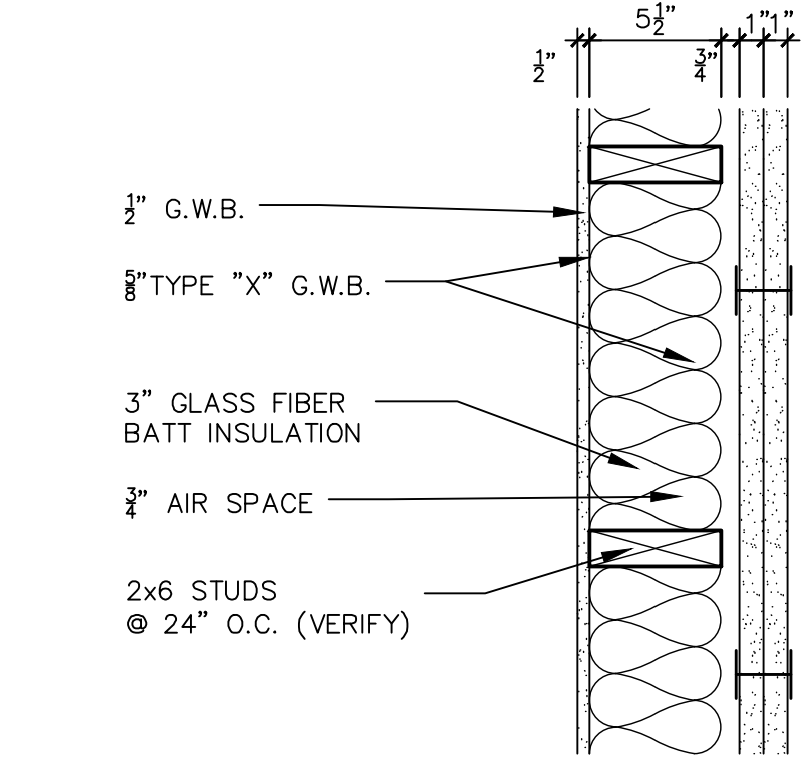
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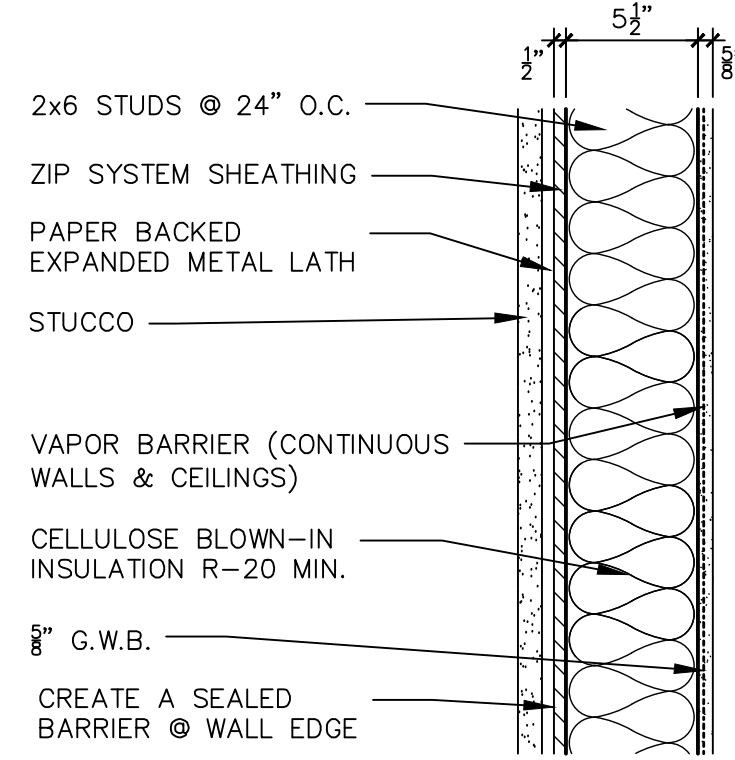
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| JOB NUMBER: | 20-1           |         |
| DRAWN BY:   | TH             |         |
| DATE:       | SEPT. 17, 2020 |         |
| ISSUE:      |                |         |
| #           | REVISION DATE  | INITIAL |



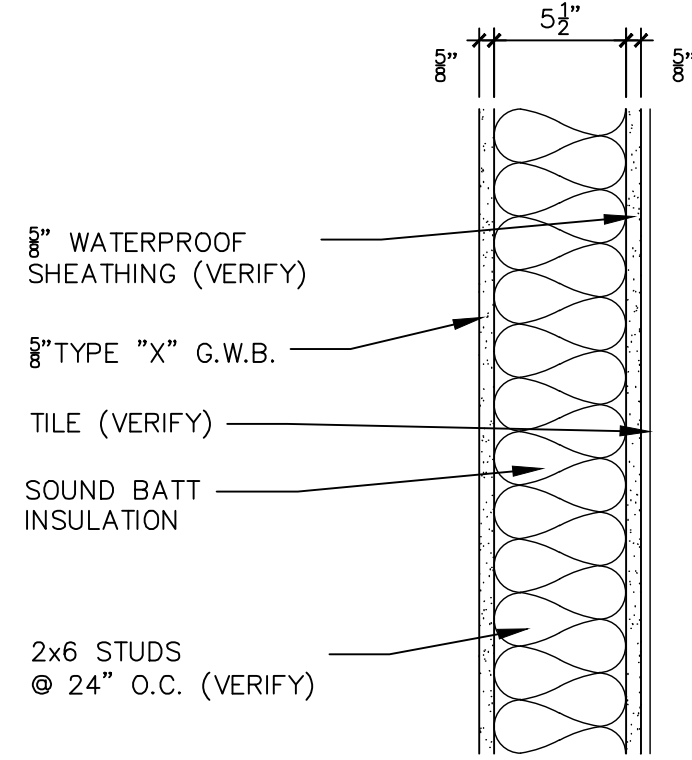
1 2x4 INTERIOR WALL  
1 1/2" = 1'-0" NOTE: PLAN VIEW  
GA FILE# WP 3510



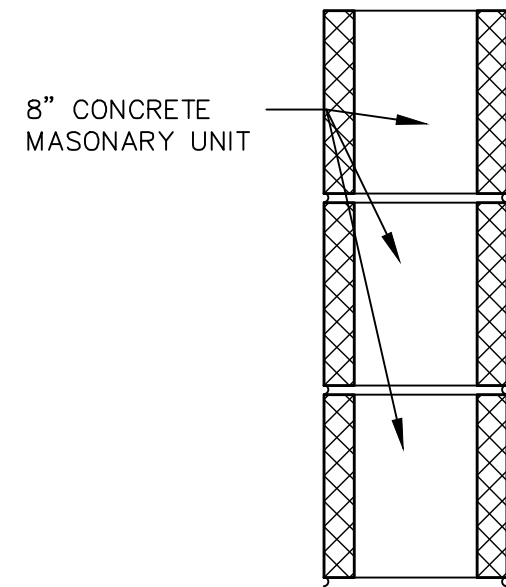
2 2HR. AREA SEPARATION WALL  
1 1/2" = 1'-0" NOTE: PLAN VIEW  
UL U336



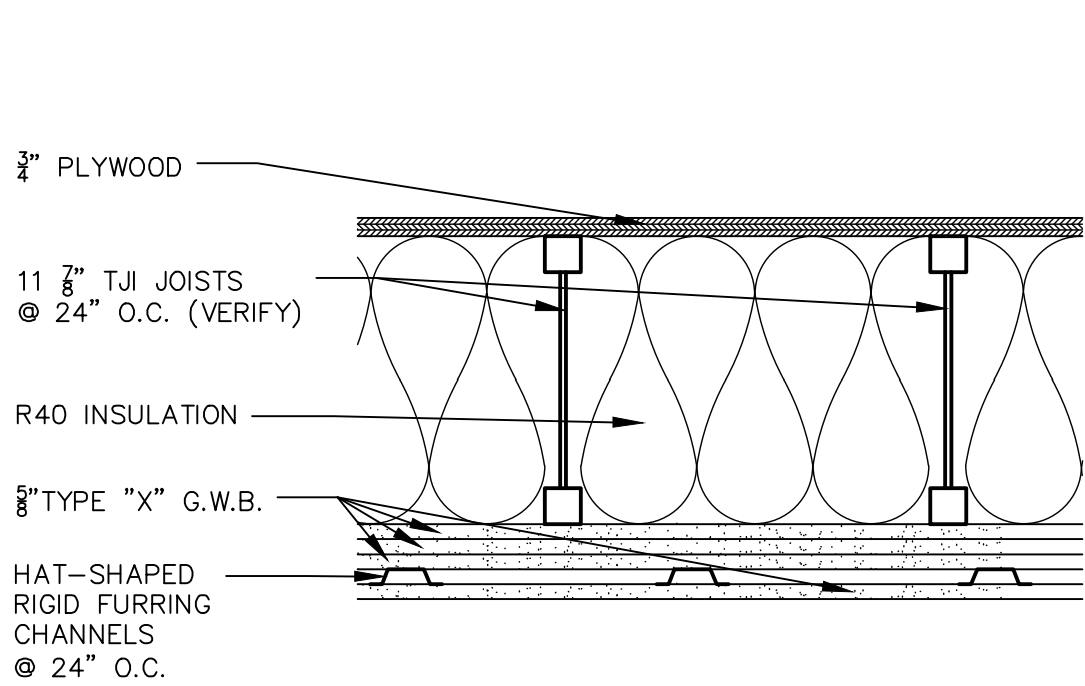
3 2x6 STUCCO SIDING  
1 1/2" = 1'-0"



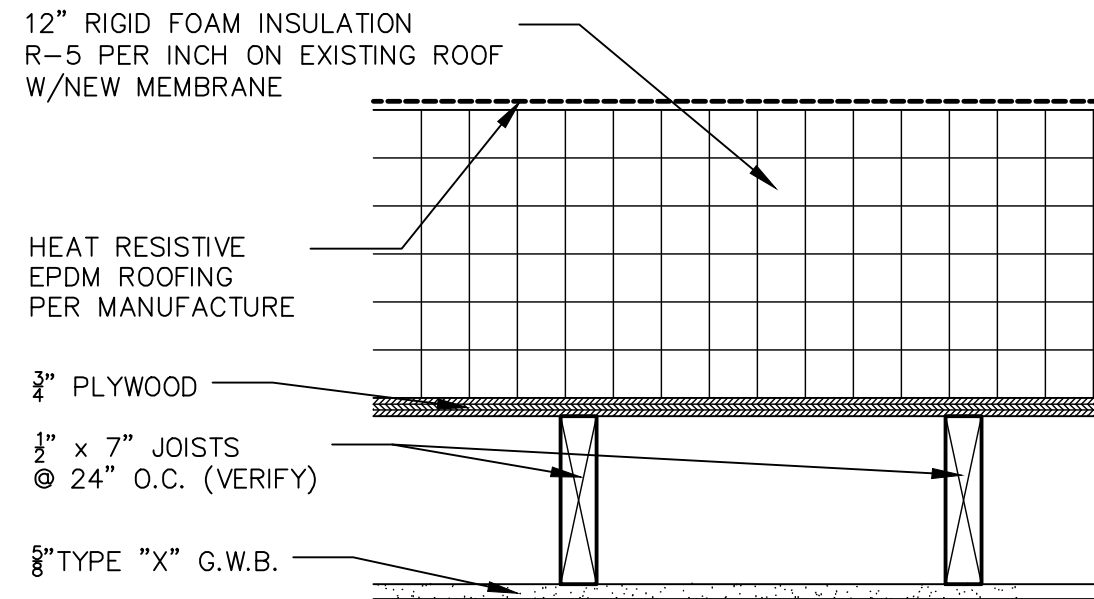
4 2x6 INTERIOR SHOWER WALL  
1 1/2" = 1'-0"



5 8x8x16 CMU WALL  
1 1/2" = 1'-0"



6 2 HOUR FLOOR/CEILING  
1 1/2" = 1'-0"  
GA FILE NO. FC 5750



7 2x12 ROOF FURRING  
1 1/2" = 1'-0"



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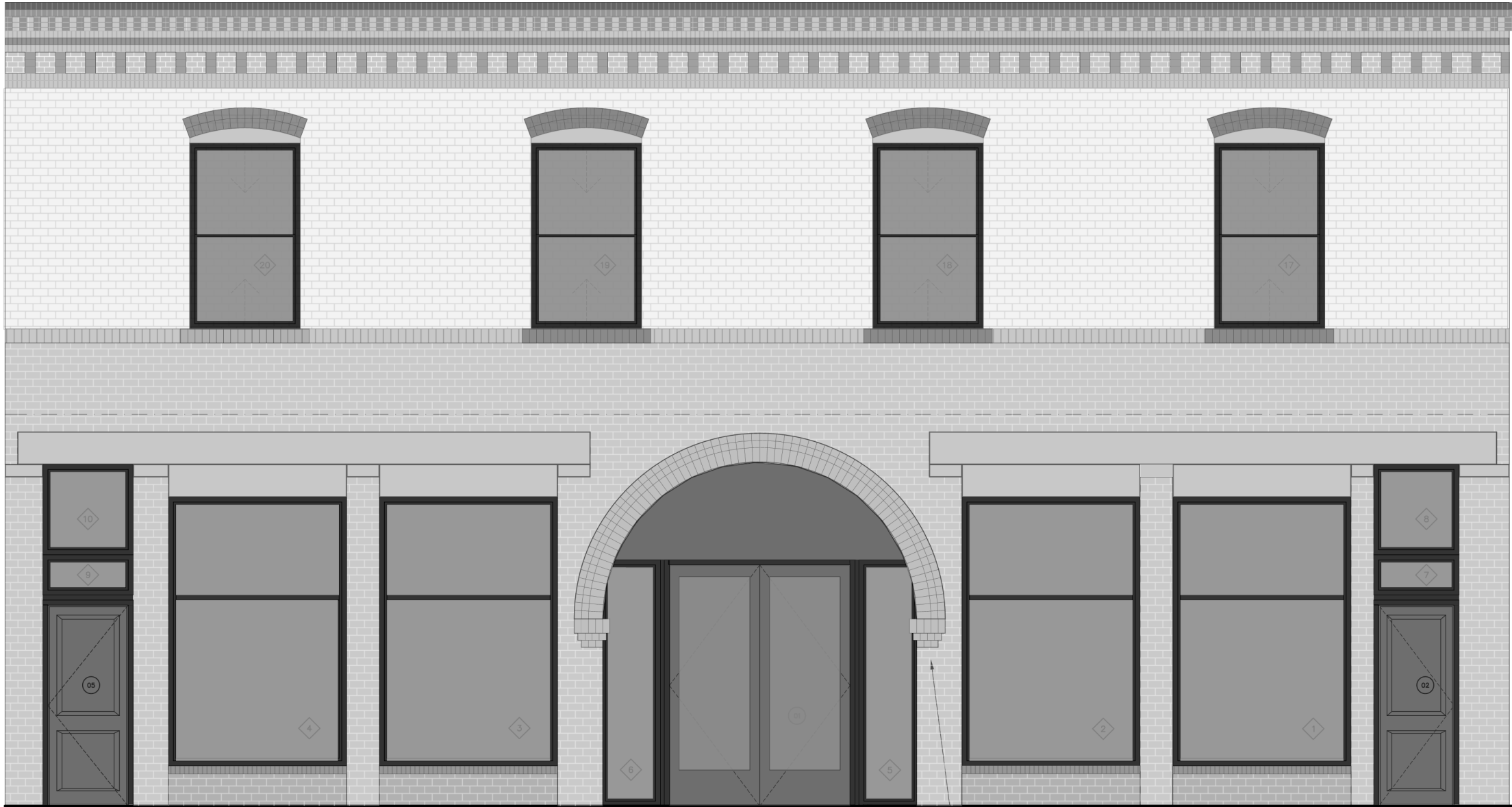
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UPPER LEVEL 7,096'-0"

MAIN LEVEL 7,083'-0"



1 NORTHEAST ELEVATION  
1/2\" = 1'-0"



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SJR NUMBER: 20-1

DRAWN BY: TH

DATE: JUNE 18, 2020

ISSUE:

REVISION DATE:

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Unit Features

Ultimate Commercial Door: UCD  
Ultimate Commercial Door 2 1/4": UCD2.25

Frame:

- Frame thickness: 1 1/16" (27).
- Frame width: 4 9/16" (116).
- Sill Options:
  - Standard factory installed thermal barrier saddle low profile 0.500" (13) by 7.125" (181) sill. Optional; thermal barrier saddle low profile 0.250" (6) by 7.125" (181) sill. Offset saddle low profile 0.500" (13) by 7.00" (178) sill with 0.250" (6) offset.
  - Optional factory installed thermal barrier saddle low profile 0.500" (13) by 8.125" (210) sill. Optional; thermal barrier saddle low profile 0.250" (6) by 8.125" (210) sill.
  - Optional factory installed thermal barrier saddle low profile 0.500" (13) by 9.125" (235) sill. Optional; thermal barrier saddle low profile 0.250" (6) by 9.125" (235) sill.
  - Optional: No sill.
  - Finishes: Standard: Mill Finish Aluminum, Optional: Dark Bronze Anodized Aluminum, Gold Anodized Aluminum.

Panel:

- Panel thickness: UCD: 1 3/4" (44) and UCD2.25: 2 1/4" (57).
- Top rail height:
  - UCD panel: 6" (152).
  - UCD2.25 panel: 8 1/8" (206).
    - Panel core material is solid Pine or follows the species of the door.
- Stile width, locking and hinge stiles are 6" (153) wide with LVL core.
- Bottom rail height: 11 3/8" (289) is solid pine or follows the species of the door.
- Optional 6" (152) intermediate rail is solid pine or follows the species of the door, is centered 26" (660) or 40 5/16" (1024) from bottom of door sill.

Glass and Glazing:

- Select quality complying with ASM C 1036. Comply with 16 CFR 1201 Safety Standard for Architectural Glazing Materials. Tempered insulating glass IGMA.IGCC certified to performance level CBA when tested in accordance with ASTM E 774.
- Glazing Seal: Tempered insulating glass hermetically sealed placed into an exterior bed of silicone.
- UCD has 3/4" IG with removable interior vinyl glazing stops with clear wood covers, no visible fasteners.
- UCD2.25 has 1" IG with nailed on glazing stops.
- Glazing Method: Tempered Insulating Glass (Altitude Adjusted)
- Glass Type: Clear; Bronze; Gray; Reflective Bronze; Low E2 Argon or without Argon; Low E3 Argon or without Argon; Low E2/ERS Argon or air; Low E3/ERS Argon or air; Obscure; Laminated; Decorative glass options.

CE Optional Glazing:

- Glazing Seal: Silicone beading exterior
- Standard Glazing: Low E2 Argon or air
- Optional Glazing: Clear insulating glass, Low E3 Argon or air, Low E1 Argon or Air, Low E2/ERS Argon or air, Low E3/ERS Argon or air, Laminated, Laminated Bronze tint, Laminated Gray tint, Laminated Green tint, Laminated White tint, Sandblaster
- Glass panes available in 3,4, and 6mm thicknesses
- Insulating glass will be altitude adjusted with capillary tubes for higher elevations, Argon gas not included

Unit Features

Hardware:

- Hinges: 4 1/2" (114) x 4 1/2" (114) square corner ball bearing hinges. Standard finish color and substrate: Satin Chrome (US26D) over brass substrate.
  - Optional: Bronze finish over Brass substrate (US10A), Solid Brass (US3), Stainless Steel (US32D).
- UCD panel: Three hinges per panel for units less than 85 9/16" (2173) high rough opening, four hinges per panel on doors with 85 9/16" or larger (2173) rough opening.
- UCD2.25 panel: Three hinges per panel up to 85 9/16" (2173) high. Four hinges per panel over 85 9/16" (2173), 5 hinges per panel on units over 95" (2413) high. If panel width is greater than 35 13/16" (910), door has 4 hinges.
- No lock no bore is standard.
  - Optional Commercial Hardware Package:
    - Closer, rim device, mortise lock, removable mullion and kick plate.
  - Optional hardware Routs and Preps.
    - Von Duprin Push pad Rim Devices and Trim Sets.
    - Von Duprin Cross Bar Device and Trim Sets.
    - Von Duprin 5547 Concealed Vertical Rod Exit Device. (2 1/4" Door only)
    - Sargent 8200 Mortise Lock Prep.
    - Schlage L Mortise Lock and Trim Sets.
    - Schlage ND Cylindrical locks.
    - Alarm Lock.

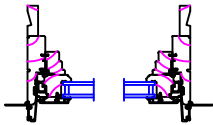
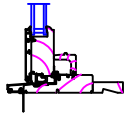
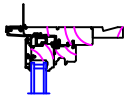
Raised/Flat Panel Option:

- 6" (152) Intermediate rail is constructed of finger-joint, edge-glued pine, or laminated veneer lumber (LVL) core.
  - Raised or Flat Extira® panel constructed of medium density fiberboard (MDF) core with wood laminate veneer to interior.
  - Exterior Standard Stamped Raised Panel uses .080" (2) aluminum with foam backing.
- Two placement options are available:
  - Low Placement, 26" (660) on center (OC) of 6" (152) intermediate rail from bottom of door sill for a 10 13/16" (275) visible panel height.
  - High Placement, 40 5/16" (1024) OC of 6" (152) intermediate rail from bottom of door sill for a 25 1/8" (638) visible panel height.

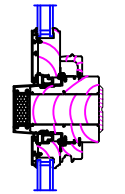
Weather Strip:

- Beige bulb type weather strip at top rails and hinge stiles.
  - Optional: Black.
- Black pile type weather strip at locking stiles.
- Panel drips and screws will be color matched to the panel clad color, for Custom Color clad the panel drips will be painted to match the panels but the screws will remain stainless steel.
- Sweep across panel bottom.
  - Optional: Bronze or Beige.

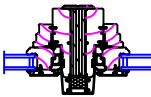
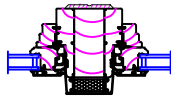
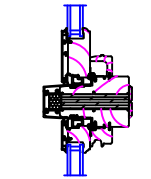
6 9/16"  
1" IG



SOLID SPACE  
(3/8, 1, 2, 3, 4 & 6")

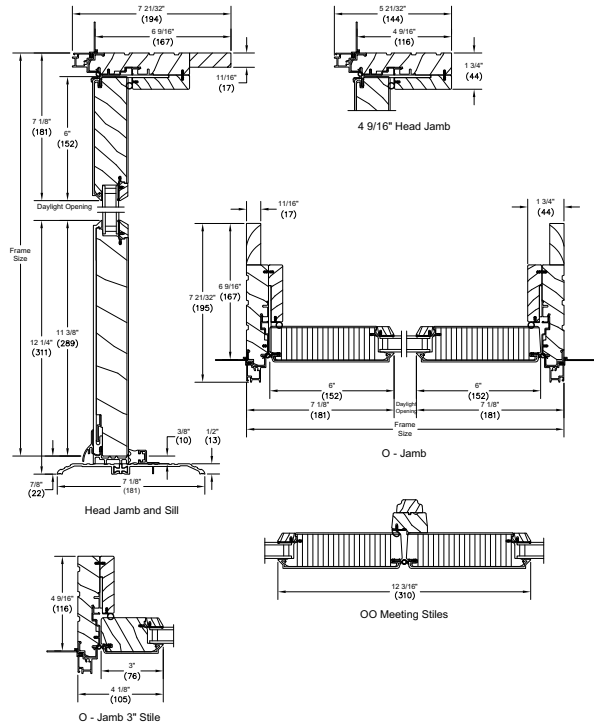


STRUCTURAL(1 & 2")



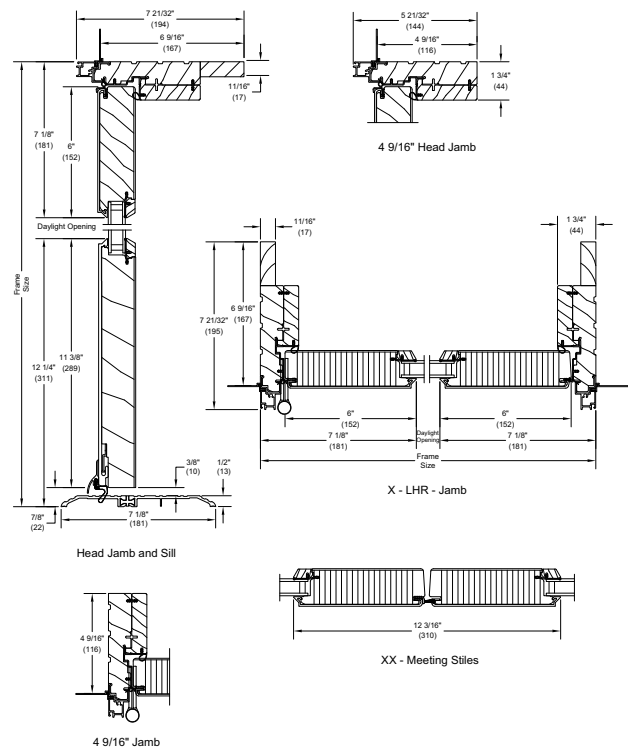
1 3/4" Commercial Section Details: Stationary and Sidelite

Scale: 3" = 1' 0"



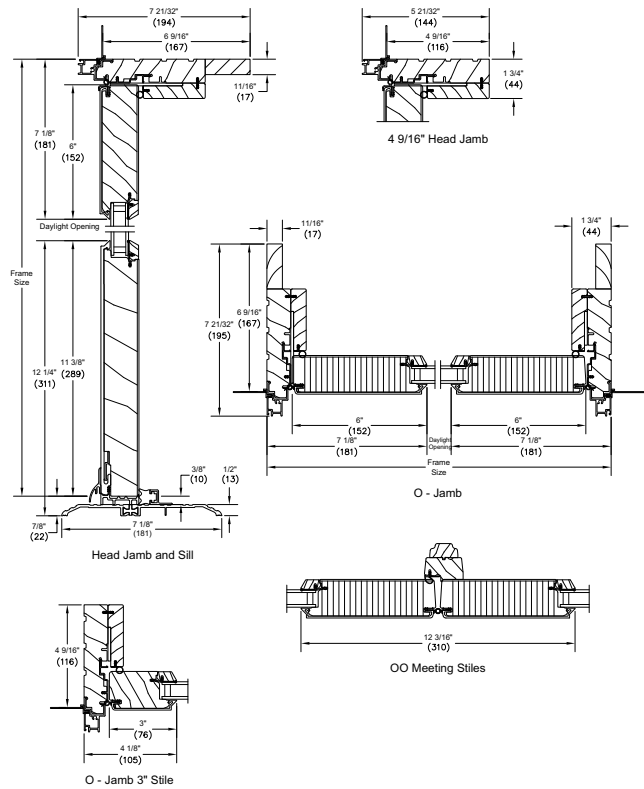
1 3/4" Commercial Section Details: Operating

Scale: 3" = 1' 0"



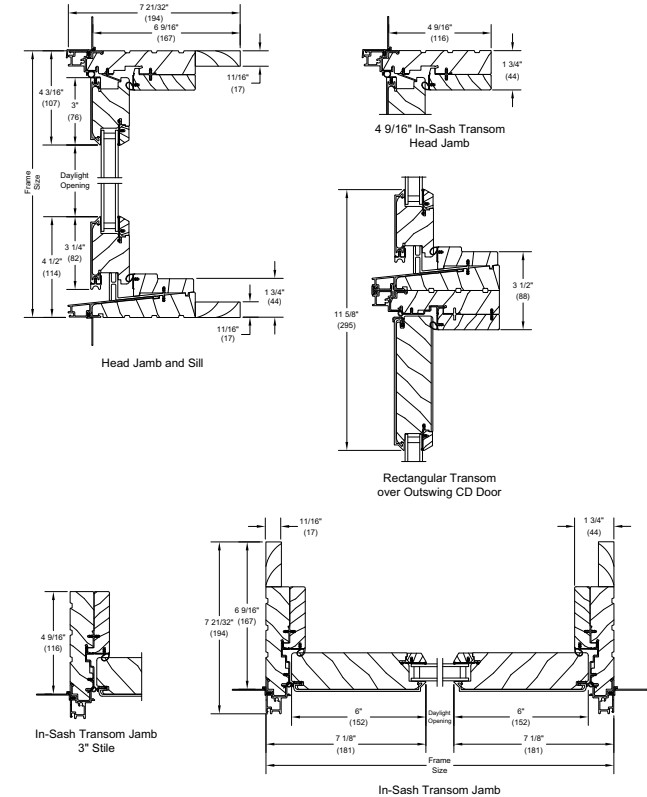
1 3/4" Commercial Section Details: Stationary and Sidelite

Scale: 3" = 1' 0"



1 3/4" and 2 1/4" Commercial Section Details: In-Sash Transom

Scale: 3" = 1' 0"



NOTE: Sidelite Transom not available with CE mark.

1 3/4" and 2 1/4" Commercial Section Details: Direct Glaze Transom

Scale: 3" = 1' 0"

