AGENDA ITEM or FINAL CONTRACT REVIEW SUBMITTAL FORM

Agenda Item: Landscaping Improvements Agreement; Swiss Holdings

Action Requested: Board of County Commissioners' Signature

Parties to the Agreement: BOCC, Swiss Holdings, LLC and Alpha Mechanical Solutions, LLC

Term Begins: **Term Ends:** **Grant Contract #:**

Summary:

Attached please find the Landscaping Improvements Agreement for Swiss Holdings, LLC and Alpha Mechanical Solutions associated with LUC 2018-00025.

Fiscal Impact:

Submitted by: Office of the County Attorney **Submitter's Email Address:** rmagruder@gunnisoncounty.org

Finance Review: (●) Required ( ) Not Required

Comments:
No concerns, ln.

Reviewed by: GUNCOUNTY1\lNienhueser Discharge Date: 9/14/2018

County Attorney Review: (●) Required ( ) Not Required

Comments:
ok db 9/14/18

Reveiwed by: GUNCOUNTY1\dBaumgarten Discharge Date: 9/14/2018 Certificate of Insurance Required Yes ( ) No (●)

County Manager Review:

Comments:

Reveiwed by: GUNCOUNTY1\emense Discharge Date: 9/14/2018

(●) Consent Agenda ( ) Regular Agenda ( ) Worksession Time Allotted: 0

Agenda Date: 9/18/2018

Revised April 2015

LANDSCAPING IMPROVEMENTS AGREEMENT
FOR
SWISS HOLDINGS, L.L.C.

THIS LANDSCAPING IMPROVEMENTS AGREEMENT FOR SWISS HOLDINGS, L.L.C. ("Agreement") is entered into this ___ day of September, 2018 among the BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF GUNNISON, COLORADO whose address is 200 E. Virginia, Gunnison, Colorado 81230 ("Gunnison County") and SWISS HOLDINGS, L.L.C., a Colorado limited liability company, whose address is 37610 U.S. Highway 50, Gunnison, Colorado 81230 ("Developer") and, jointly and severally, Alpha Mechanical Solutions, L.L.C., a Colorado limited liability company whose address is 37610 U.S. Highway 50, Gunnison, Colorado 81230 ("Operator") as follows:

1. Purpose. The purpose of this Agreement is to identify the landscaping improvements associated with Land Use Change Permit No: 2018-00025 regarding the renovation and additions to a building for use as a commercial warehouse and light industrial business for the Operator. The building is located at 37610 U.S. Highway 50, approximately 1 mile west of the City of Gunnison, south of U.S. Highway 50, bounded by Shavano Drive on the west and south, legally described as .92 acres in the NE1/4NW1/4 Section 10, Township 49 North, Range 1 West, N.M.P.M. ("Project").

As valuable and sufficient consideration for this Agreement, Gunnison County and the Developer agree that approval of such application by Gunnison County is expressly conditioned on completion of the landscaping improvements described in paragraph 7, below ("Improvements") to the specifications described herein and by the times specified herein. Gunnison County and the Developer further agree that such Improvements are appropriate and necessary requirements to be required by Gunnison County, and to be performed by the Developer and which Developer shall perform. Gunnison County and Developer further agree that an agreement guaranteeing the Developer's performance secured by suitable security to protect the interests of Gunnison County, and the public in the amount set forth herein is an appropriate condition to Gunnison County's approval of such land use change permit. The parties have entered into this Agreement to memorialize such understandings and agreements. The relationship of the parties to this Agreement is contractual; Developer is an independent contractor and is not an agent of Gunnison County.

2. DEVELOPER BOUND. The Developer agrees to accept and be bound by the terms and conditions of Gunnison County's issuance of its approval of the Land Use Change Permit No: 2018-00025 and the terms and conditions of this Agreement. Developer accepts Gunnison County's review and permitting authority, process and performance of same in connection with Land Use Change No: 2018-00025 as legal and valid and waives any defect therein.

3. CONSTRUCTION.

A. The Developer agrees to complete the Improvements as identified in paragraph 7 herein no later than June 30, 2019, acts of God and any cause beyond the reasonable control of the Developer excepted, including without limitation labor disputes, laws, regulations, or orders of any governmental entity , orders of court, inability to obtain any required authorization, act of war or conditions arising out of or attributable to war, riot, civil strike, insurrection or rebellion, fire, explosion, earthquake, storm, flood or other adverse weather condition, delay or failure by suppliers or materialmen, contractors, or subcontractors, shortage of or inability to obtain labor, supplies or materials.

B. The completion deadline set forth in this paragraph 3 may be extended by Gunnison County in its sole discretion upon written request of Developer if Gunnison County determines that: (1) such extension of time will not operate to the detriment of Gunnison County, the public or the owners of property within the Project; and (2) the County's security is adequate to ensure full performance by Developer by the extended completion date; and (3) that such an extension would not be in conflict with the conditions of the approved Land Use Change Permit. Gunnison County may require Developer to provide, at Developer's cost, supplemental estimates of the costs of completion and to provide additional security as a prerequisite to its extension of any completion date. Any extended completion date granted by the County hereunder may be further extended in like manner.

4. ESTIMATED COST. The total cost of the Improvements to be completed by the Developer is estimated currently to be TWO THOUSAND SIX HUNDRED AND NO/100 U.S. Dollars ($2,600.00).

5. SECURITY. In order to secure all obligations of the Developer herein, the Developer and Gunnison County agree that the Developer shall, at Developer's sole cost, and before starting work on any phase of the Project, and before conveying any portion of the Project, obtain and provide to Gunnison County a bond, an irrevocable letter of credit or other performance guarantee in a form and content satisfactory to Gunnison County to the benefit of Gunnison County in the amount of THREE THOUSAND TWO HUNDRED FIFTY AND NO/100 U.S. DOLLARS ($3,250.00) which is 125 percent of the currently estimated cost of the Improvements. If said security is in the form of cash, it will be placed by Gunnison County in an interest bearing account; the interest shall accrue to Developer at 1% less than received by Gunnison County.

Pending full performance of all of the terms and conditions hereof by the Developer, Gunnison County shall retain said security and shall remain the beneficiary of such security. In the event of any uncured default hereunder Gunnison County in its sole

discretion, and without any other authority required, may draw upon said security up to its full amount upon presentation by Gunnison County to the Developer of a written statement by Gunnison County that such uncured default exists. Upon timely performance of all terms and conditions hereof, said security shall be tendered by Gunnison County to the Developer.

6. CERTIFICATION.

A. Not later than July 15, 2019 Developer shall certify to Gunnison County whether the Developer's obligations regarding Improvements under this Agreement have been fully and faithfully performed. Upon receipt of such certification Gunnison County shall review the same and shall make an independent judgment whether to accept the same in the sole discretion of Gunnison County.

B. Not later than July 15, 2019, Developer shall provide to the Gunnison County Attorney a sworn affidavit, signed by the Developer's authorized representative, that the Improvements completed have been paid for, in full, by the Developer. The Developer shall be responsible for the information so provided. Said written certification will be reviewed by Gunnison County, but Gunnison County shall have no responsibility or liability to any party regarding the veracity of the information so provided.

7. SCOPE OF WORK.

A. The scope of work to be completed by the Developer shall be to acquire, plant and maintain six (6) Conifer trees (3"- 3.5" in diameter/12'-14' in height) along the north property line adjacent to U.S. Highway 50 and shall plant four (4) Conifer trees (3"- 3.5" in diameter/12'-14' in height) along the south property line, as identified on the site plan titled: *ALPHA MECHANICAL SOLUTIONS, LLC 37610 US Highway 50 Gunnison, CO 81230 Issue E – Review August 23, 2018* attached hereto and incorporated herein by reference as Appendix "A" and according to the cost estimate dated August 28, 2018 created by Mountain Rain Company attached hereto and incorporated herein by reference as Appendix "B".

B. The conditions of this Agreement and Land Use Change Permit No: 2018-00025 are such that if the obligations hereunder of the Developer are well, truly, faithfully and timely performed by Developer, and such performance is accepted by Gunnison County in Gunnison County's sole discretion, the Developer's obligations to Gunnison County under this Agreement, except as set forth in 7.C below shall be at an end; otherwise such conditions and obligations shall remain in full force and effect.

C. For a period of one year from and after the acceptance by Gunnison County of all of the work described in paragraph 7.A, above, Developer shall, at its own expense, make all needed replacements to such work as shall, in Gunnison County's reasonable opinion, become necessary. Gunnison County shall have the right to retain the full amount of security for up to two years following the acceptance of all of the work described in paragraph 7.A above, as security to ensure such replacement.

8. DEVELOPERS' DEFAULT. In the event of any default hereunder by the Developer, Gunnison County shall give notice to the Developer specifying the nature of such default, which notice shall be given by registered or certified mail with return receipt requested addressed to the Developer at: 37610 U.S. Highway 50, Gunnison, CO 81230. In the event the Developer does not remedy such default to the satisfaction of Gunnison County within 14 days following such notice, Gunnison County may elect, in its discretion:

8.1. To specifically enforce the terms and conditions of this Agreement;

8.2. To draw upon or otherwise obtain the benefit of the security;

8.3. To exercise any other rights and obtain any other remedies provided by law;

8.4. To obtain from the Developer either an extension of Gunnison County's security hereunder to guarantee the completion of the Improvements only on the conditions (1) that suitable additional security is provided the County to guarantee the construction of said Improvements within the new time period determined by Gunnison County, and (2) that Gunnison County determines that it would not be detrimental to the interest of Gunnison County, the public or the owners of property within the Project to allow such extension (3) that Gunnison County determines that it would not be in conflict with the conditions of the approved Land Use Change Permit.

9. NOTICE. All notices and other communications required or permitted under this Agreement shall be in writing and shall be by registered or certified mail, return receipt requested to the required party at the following addresses:

GUNNISON COUNTY: Board of County Commissioners
of Gunnison County of Gunnison, Colorado
c/o County Attorney's Office
200 East Virginia
Gunnison, CO 81230

DEVELOPER: Swiss Holdings, L.L.C.
37610 U.S. Highway 50
Gunnison, CO 81230

OPERATOR: Alpha Mechanical Solutions, L.L.C.
37610 U.S. Highway 50
Gunnison, CO 81230

10. RECORDING OF AGREEMENT. Upon its execution, this Agreement shall be recorded at the expense of the Developer and shall be a covenant running with the property herein described in order to put prospective purchasers or other interested parties on notice as to the terms and provisions hereof.

11. RETENTION OF POLICE POWERS. Gunnison County retains the power and right to impose additional requirements upon Developer with regard to the Project if the failure to do so would place the public or owners of property within the Project in a perilous condition, or in the event of substantially changed conditions; that is, nothing in this Agreement is or shall be construed to be a bargaining away of Gunnison County's police power.

12. TRANSFER OR ASSIGNMENT. No transfer or assignment of any of the rights or obligations of the Developer under this Agreement shall be permitted without prior written approval of Gunnison County which approval shall not unreasonably be withheld.

13. TITLE AND AUTHORITY. The Developer expressly warrants and represents to Gunnison County that it is the record owner of the real property constituting the Project, and further represents and warrants, together with the undersigned individual, that the undersigned individual has full power and authority to enter into this Agreement. The Developer and the undersigned individual understand that Gunnison County is relying on such representations and warranties in entering into this Agreement.

14. LITIGATION. Nothing contained herein shall prevent either party from obtaining a judicial determination of the violation of its rights hereunder; provided however, that written notice to the other party advising the other party of the alleged violation, and advising that in the event the matter is not resolved by the parties within 14 days thereafter, shall be a condition precedent to the commencement of any litigation.

15. TIME OF ESSENCE. It is mutually agreed that time of performance is an essential part of this Agreement and that all terms, covenants and conditions herein shall extend to and become obligatory upon the successors and assigns of the respective parties hereto.

16. VENUE AND CHOICE OF LAW. This Agreement is entered into in Gunnison County, Colorado and it is agreed that the exclusive jurisdiction and venue of any action pertaining to the interpretation or enforcement of this Agreement shall be in the District Court of

Gunnison County, Colorado. The exclusive choice of law pertaining to this transaction shall be that of the State of Colorado without giving effect to Colorado choice of law principles.

17. SEVERABILITY. If any term or provision of this Agreement shall be invalid or unenforceable, the remainder of this Agreement and the terms and provisions thereof shall not be affected thereby and all other terms and provisions of this Agreement shall be valid and enforceable to the full extent permitted by law.

18. HOLD HARMLESS CLAUSE. The Developer shall indemnify, defend and hold harmless Gunnison County, its officials, employees and agents from and against liability for damages, injury or death which may arise from the direct or indirect operations of the owner, Developer, contractors or subcontractors, which relate to the Project.

19. ENTIRE AGREEMENT. This Agreement contains the entire and only agreement between the parties regarding Landscaping improvements, and no oral statements or representations not contained in this Agreement shall be of any force and effect between the parties. This Agreement shall not be modified or amended in any manner except by written instrument executed by both parties herein.

20. BINDING AGREEMENT. This Agreement shall be binding upon and inure to the benefit of the heirs, personal representatives, successors and assigns of the parties hereto.

IN WITNESS WHEREOF the parties have executed this Agreement the date first above written.

BOARD OF COUNTYCOMMISSIONERS
OF THE COUNTY OF GUNNISON, COLORADO

By: _____
Phil Chamberland, Chairperson

ATTEST:

_____
Deputy County Clerk

SWISS HOLDINGS, L.L.C.,
a Colorado limited liability company

By: _____
Lisa Niederer, Managing Member

STATE OF COLORADO)
)ss.
COUNTY OF GUNNISON)

The foregoing instrument was acknowledged before me this 12th day of September, 2018 by Lisa Niederer, Managing Member for Swiss Holdings, L.L.C., a Colorado limited liability company, Developer herein.

Witness my hand and official seal.
My commission expires: 7/13/2019.

Yauna Stanley
Notary Public
Address:

ALPHA MECHANICAL SOLUTIONS, L.L.C.,
a Colorado limited liability company

By: Lisa Niederer
Lisa Niederer, Managing Member

STATE OF COLORADO)
)ss.
COUNTY OF GUNNISON)

The foregoing instrument was acknowledged before me this 12th day of September, 2018 by Lisa Niederer, Managing Member for Alpha Mechanical Solutions, L.L.C., a Colorado limited liability company, Operator herein.

Witness my hand and official seal.
My commission expires: 7/13/2019.

Yauna Stanley
Notary Public
Address:

ALPHA MECHANICAL SOLUTIONS, LLC

37610 US HIGHWAY 50
GUNNISON, CO 81230

ISSUE E - REVIEW AUGUST 23, 2018

BEN WHITE
ARCHITECTURE

PO BOX 2921
CRESTED BUTTE
COLORADO, 81224

TEL 970.349.5378
ben@benwhitearchitecture.com

ALPHA MECHANICAL SOLUTIONS
37610 US HIGHWAY 50
GUNNISON, CO 81230

General Notes

1.) DO NOT SCALE DRAWINGS. DRAWINGS MAY NOT BE PRINTED TO SCALE. REPORT ANY DIMENSIONAL DISCREPANCIES TO THE ARCHITECT.

2.) ALL WORK SHALL COMPLY WITH THE 2015 INTERNATIONAL BUILDING CODE AS AMENDED BY GUNNISON COUNTY, 2015 INTERNATIONAL EXISTING BUILDING CODE, GUNNISON COUNTY LAND USE RESOLUTION, AND ANY OTHER APPLICABLE STATE AND LOCAL CODES AND REGULATIONS.

3.) SOILS WERE ASSUMED TO BE UNIFORM AND NON-EXPANSIVE. FOOTINGS TO REST ON UNDISTURBED SOIL OR COMPACTED STRUCTURAL FILL. CONTACT ARCHITECT OR ENGINEER IF DIFFERING CONDITIONS ARE DISCOVERED DURING THE COURSE OF EXCAVATION.

4.) FIELD VERIFY EXISTING CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION.

5.) DIMENSIONS ARE TO FACE OF STUD WALL, CEILING JOIST, STONE WALL, CONCRETE, TOP OF BEAM, OR CENTERLINE OF LOG OR TIMBER UNLESS NOTED OTHERWISE.

6.) "TYPICAL" (TYP) MEANS IDENTICAL FOR ALL SIMILAR LOCATIONS.

7.) "SIMILAR" (SIM) MEANS COMPARABLE CHARACTERISTICS FOR THE CONDITION NOTED. VERIFY DIMENSIONS AND ORIENTATION WITH DRAWINGS.

8.) REFERENCE ELEVATIONS AND BUILDING SECTIONS FOR ALL EXTERIOR WALL FINISHES.

9.) FINISH FLOOR ELEVATIONS ARE SHOWN AS AN ARCHITECTURAL DATUM. REFERENCE SITE PLAN FOR ACTUAL ELEVATION REFERENCE.

10.) ALL LEGAL EXITS SHALL FUNCTION FROM THE INTERIOR SPACE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.

11.) COORDINATE ALL ELECTRICAL AND MECHANICAL WIRING, PIPING, DUCTS, ETC TO FIT WITHIN CEILINGS, WALLS, AND DEDICATED CHASES.

12.) COORDINATE ALL PLUMBING IN PROTECTED AREAS TO AVOID FREEZING OF PIPES AND TRAPS.

13.) INSTALL DOORS WITH JAMBS 4" FROM NEAREST WALL OR CENTERED IN OPENING UNLESS NOTED OTHERWISE.

14.) PROVIDE SOUND BATT INSULATION IN ALL OFFICE, RESTROOM, BATHROOM, AND SLEEPING ROOM WALLS UNLESS NOTED OTHERWISE.

15.) PROVIDE ALL NECESSARY BLOCKING IN STUD WALLS AND CEILINGS. LOCATIONS INCLUDE BUT ARE NOT LIMITED TO: TOILET ACCESSORIES, CEILING AND WALL MOUNTED ELECTRICAL FIXTURES, SHELVES, CABINETRY AND CASEWORK, BUILT-INS, DRAPERY RODS, COUNTER TOPS, AND FALSE BEAMS.

16.) COORDINATION OF BUILDING INSPECTIONS IS THE RESPONSIBILITY OF THE CONTRACTOR. ANY SPECIAL INSPECTIONS REQUIRED BY THE BUILDING INSPECTOR IS THE RESPONSIBILITY OF THE OWNER.

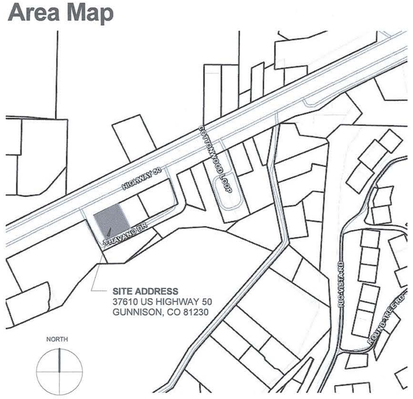
17.) DEFERRED SUBMITTALS SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT FOR APPROVAL PRIOR TO CONSTRUCTION.

18.) ONE COPY OF STAMPED CONSTRUCTION DOCUMENTS APPROVED BY THE BUILDING OFFICIAL SHALL BE KEPT AT THE SITE OF WORK FOR INSPECTION BY THE AUTHORITIES HAVING JURISDICTION AT ALL TIMES.

Graphic Symbols

- DOOR NUMBER - REF DOOR SCHEDULE
- WINDOWS & LOUVERS - REF WINDOW SCHEDULE
- SECTION - BUILDING SECTION OR WALL SECTION
- DETAILS, SECTIONS, OR ENLARGED PLANS
- ASSEMBLY TYPES - FLOOR, WALL, CEILING & ROOF
- KEY NOTES - REF APPLICABLE SCHEDULES
- REVISION TAG - REF TITLE BLOCK ISSUE LOG

Area Map



Life Safety Notes

BUILDING CODE REVIEW

BUILDING: ALPHA MECHANICAL SOLUTIONS, LLC
OWNER: FRED NIEDERER
LOCATION: GUNNISON COUNTY
ADDRESS: 37610 US HIGHWAY 50

GOVERNING CODES
2015 INTERNATIONAL EXISTING BUILDING CODE (IEBC)
2015 INTERNATIONAL BUILDING CODE (IBC)
2015 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
2015 INTERNATIONAL MECHANICAL CODE (IMC)
2015 INTERNATIONAL FIRE CODE (IFC)
2015 INTERNATIONAL PLUMBING CODE (IPC)
2014 NATIONAL ELECTRICAL CODE (NEC)
2015 INTERNATIONAL FUEL GAS CODE (IFG)
2009 ICC/ANSI A117.1 ACCESSIBILITY STANDARDS

2015 IBC CODE REVIEW NOTES

1004.1.2 OCCUPANCY CLASSIFICATION:
B - BUSINESS
S-2 - LOW HAZARD STORAGE
F-2 - LOW HAZARD FACTORY INDUSTRIAL

602.5 TYPE OF CONSTRUCTION - TYPE VB

TABLE 504.3 ALLOWABLE HEIGHT
B, S, F OCCUPANCIES, TYPE VB = 40 FT
EXISTING BUILDING HEIGHT = 20 FT (APPROX)

TABLE 504.4 ALLOWABLE STORIES
B, S-2, F-2 OCCUPANCIES, TYPE VB = 2
PROPOSED STORIES ABOVE GRADE = 2

TABLE 506.2 ALLOWABLE AREA
B OCCUPANCY, TYPE VB = 9,000 SF
PROPOSED B OCCUPANCY = 3,284 GSF
S-2, F-2 OCCUPANCIES, TYPE VB = 13,000 SF
PROPOSED S-2 & F-2 OCCUPANCIES = 6,107 SF
PROPOSED ADDITIONAL F-2 = 3,360 GSF

TABLE 508.4 - REQUIRED SEPARATION
B OCCUPANCY TO S-2 & F-2 OCCUPANCY = 2 HOURS
S-2 OCCUPANCY TO F-2 OCCUPANCY = 0 HOURS

TABLE 601 - FIRE RESISTANCE RATING , TYPE VB

PRIMARY STRUCTURAL FRAME	0 HOURS
BEARING WALLS, INTERIOR	0 HOURS
BEARING WALLS, EXTERIOR	0 HOURS
NON-BEARING WALLS, EXTERIOR	0 HOURS
NON-BEARING WALLS, INTERIOR	0 HOURS
FLOOR CONSTRUCTION	0 HOURS
ROOF CONSTRUCTION	0 HOURS

TABLE 602 - FIRE RESISTANCE RATING FOR EXTERIOR WALLS
0 TO 5 FT = 1 HOUR
5 FT TO 10 FT = 1 HOUR
10 FT TO 30 FT = 0 HOURS

THE ENTIRE PERIMETER OF THE BUILDING IS BEYOND 10 FT TO THE NEAREST ADJACENT BUILDING ENVELOPE. NO FIRE RATING IS REQUIRED.

TABLE 803.11 - INTERIOR WALL AND CEILING FINISHES
B-OCCUPANCY
EXIT PASSAGES - A
CORRIDORS - B
ROOMS & ENCLOSED SPACES - C

S-2 & F-2 OCCUPANCIES
EXIT PASSAGES - B
CORRIDORS - B
ROOMS & ENCLOSED SPACES - C

804.2 ALL FLOOR FINISHES IN EXIT ACCESS CORRIDORS SHALL BE NO LESS THAN CLASS II

903 AUTOMATIC SPRINKLER SYSTEM NOT REQUIRED
GROUP S-2 < 12,000 SF POTENTIAL VEHICLES < 5,000 SF

906.1 PORTABLE FIRE EXTINGUISHERS - REQUIRED IN ALL OCCUPANCIES WITHIN 75 FEET OF TRAVEL PER TABLE 906.1

914.2 EQUIPMENT ROOM IDENTIFICATION - A ROOM SIGN SHALL CLEARLY IDENTIFY THE MECHANICAL ROOM

TABLE 1004.1.2 - OCCUPANCY LOADS
B-OCCUPANCY, FIRST FLOOR (1,614 SF) = 17 OCC
B OCCUPANCY, SECOND FLOOR (1,614 SF) = 17 OCC
S-2 OCCUPANCY, FIRST FLOOR (1,618 SF) = 6 OCC
S-2 OCCUPANCY, SECOND FLOOR (982 SF) = 4 OCC
F-2 OCCUPANCY, FIRST FLOOR (3,275 SF) = 33 OCC
TOTAL PROPOSED BUILDING LOAD = 77 OCCUPANTS

F-2 OCCUPANCY, FUTURE ADDITION (3,226 SF) = 33 OCC

TABLE 1006.3.2(2) ONE EXIT FROM SECOND STORY
B OCCUPANCY
MAX OCCUPANCY = 49 OCC
MAX TRAVEL DISTANCE = 75 FT

1007.1 ACCESSIBLE MEANS OF EGRESS - ALL ACCESSIBLE SPACES ARE SERVED BY AT LEAST ONE ACCESSIBLE MEANS OF EGRESS.

TABLE 1017.2 - EXIT TRAVEL DISTANCES
B OCCUPANCY - 200 FT (WITHOUT SPRINKLER)
S-2, F-2 OCCUPANCIES - 300 FT (WITHOUT SPRINKLER)
ALL TRAVEL DISTANCES ARE LESS THAN 200 FT

TABLE 1020.2 MINIMUM CORRIDOR WIDTH FOR OCCUPANCY LOADS LESS THAN 50 = 36"

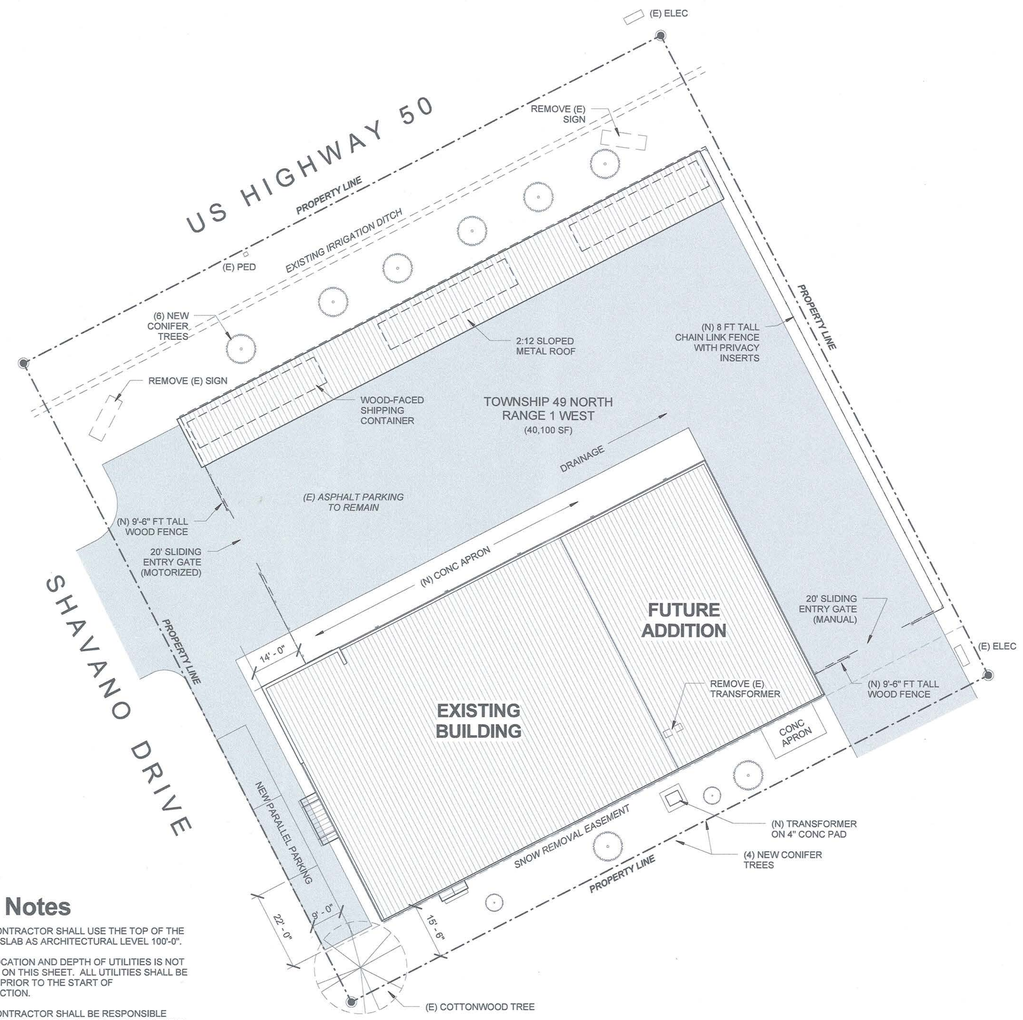
1104.4 MULTI-STORY BUILDING ACCESSIBLE SECOND STORY EXCEPTION #1, AGGREGATE AREA IS LESS THAN 3,000 SF

PARKING REQUIREMENTS
NO ADJUSTMENTS TO PARKING REQUIREMENTS.

TABLE 1106.1 - ACCESSIBLE PARKING SPACES
NO ADJUSTMENTS TO ACCESSIBLE PARKING SPACES.

1208.2 MINIMUM CEILING HEIGHTS
OCCUPIED SPACE = 7'-6"
BATHROOMS & STORAGE = 7'-0"

TABLE 2902.1 MINIMUM PLUMBING FIXTURES
B OCCUPANCY (34 OCCUPANTS)
WATER CLOSETS - 1 PER 25 FOR FIRST 50
LAVATORIES - 1 PER 40 FOR THE FIRST 80
S-2 & F-2 OCCUPANCIES (43 OCCUPANTS)
WATER CLOSETS - 1 PER 100
LAVATORIES - 1 PER 100
SERVICE SINK - 1
DRINKING FOUNTAIN - 1



Site Notes

1.) THE CONTRACTOR SHALL USE THE TOP OF THE EXISTING SLAB AS ARCHITECTURAL LEVEL 100'-0".

2.) THE LOCATION AND DEPTH OF UTILITIES IS NOT DETAILED ON THIS SHEET. ALL UTILITIES SHALL BE LOCATED PRIOR TO THE START OF CONSTRUCTION.

3.) THE CONTRACTOR SHALL BE RESPONSIBLE FOR RETURNING ALL DISTURBED AREAS TO THEIR ORIGINAL CONDITION.

4.) DRIVEWAY SURFACE SHALL BE MINIMUM 6" COMPACTED ROAD BASE AND SLOPED TO DRAIN AND 2" MIN OF HOT MIX ASPHALT.

5.) UNDERGROUND UTILITIES SHALL BE INSTALLED ON COMPACTED CLASS 6 FILL WITH APPROPRIATE WARNING TAPE WITHIN 12" OF FINAL GRADE.

6.) NO TRENCH OR EXCAVATION SHALL BE LEFT OPEN OVERNIGHT WITHOUT A TEMPORARY CONSTRUCTION FENCE.

1 / A0.1 **Site Plan** 1" = 20'-0"

TRUE NORTH
PROJECT NORTH
GRAPHIC SCALE 0 20 40 60

Contact Info

OWNER

ALPHA MECHANICAL SOLUTIONS
FRED NIEDERER, OWNER
312 SOUTH 10TH ST, STE B
GUNNISON, CO 81230
(970) 641-4157
ams81230@gmail.com

ARCHITECT

BEN WHITE ARCHITECTURE, LLC
BENJAMIN WHITE, AIA
PO BOX 2921
CRESTED BUTTE, CO 81224
(970) 349-5378
ben@benwhitearchitecture.com

STRUCTURAL ENGINEER

WILLIAMS ENGINEERING, LLC
BILL BARVITSKI
400 NORTH MAIN STREET
GUNNISON, CO 81230
(970) 641-2449
bill@williams-eng.net

SITE ADDRESS

37610 US HIGHWAY 50
GUNNISON, CO 81230
BLOCK 44, TOWN OF LAKE CITY
LOTS: 17, 18, 19, 20, 21, 22
ACCOUNT NO: R010552
PARCEL NO: 3787-100-00-008

Area Totals

MAIN LEVEL - EXISTING	
GROSS AREA	**6,751 SF**
NET AREA	**6,600 SF**
UPPER LEVEL - NEW	
GROSS AREA	**2,708 SF**
NET AREA	**2,613 SF**
TOTALS	
TOTAL GROSS AREA	**9,459 SF**
TOTAL NET AREA	**9,213 SF**
FUTURE ADDITION	
GROSS AREA	***3,318 SF***
NET AREA	***3,243 SF***
MISCELLANEOUS	
NORTH APRON	**1,391 SF**
WEST APRON	**70 SF**
SOUTH APRON	**160 SF**

** GROSS AREA IS TAKEN FROM THE OUTSIDE FACE OF EXTERIOR WALLS.*

*** NET AREA IS TAKEN FROM THE INSIDE FACE OF EXTERIOR WALLS.*

FLOOR AREA WITH CEILING HEIGHTS LESS THAN 5'-0" ARE INCLUDED.

Sheet Index

1.1	RENDERING
A0.1	COVER SHEET
A0.2	SURVEY
A1.1	MAIN LEVEL PLAN
A1.2	UPPER LEVEL PLAN
A1.3	ROOF PLAN
A2.1	ELEVATIONS
A3.1	SECTIONS & SCHEDULES
A4.1	MAIN LEVEL CEILING PLAN
A4.2	UPPER LEVEL CEILING PLAN
A7.1	3D VIEWS
A7.2	EXTERIOR IMAGES
A7.3	EXTERIOR IMAGES

FOR REVIEW ONLY
NOT FOR CONSTRUCTION

ISSUE LOG

A	6/5/18	SCHEMATIC DESIGN 01
B	6/6/18	REVIEW SET 01
C	6/11/18	REVIEW SET 02
D	6/22/18	COORDINATION
E	8/23/18	REVIEW SET

COVER SHEET

PROJECT NO.: 180507

PROJECT DATE: 6/5/18

SHEET NUMBER:

A0.1

8/24/2018 8:18:30 AM

BEN WHITE
ARCHITECTURE

PO BOX 2921
CRESTED BUTTE
COLORADO, 81224

TEL 970.349.5378
ben@benwhitearchitecture.com

1 A7.2 **Northwest View**

2 A7.2 **Northeast View**

FOR REVIEW ONLY
NOT FOR CONSTRUCTION

ALPHA MECHANICAL SOLUTIONS

37610 US HIGHWAY 50
GUNNISON, CO 81230

ISSUE LOG

A	6/5/18	SCHEMATIC DESIGN 01
B	6/6/18	REVIEW SET 01
C	6/11/18	REVIEW SET 02
D	6/22/18	COORDINATION
E	8/23/18	REVIEW SET

EXTERIOR IMAGES

PROJECT NO.: 180507

PROJECT DATE: 6/5/18

SHEET NUMBER:

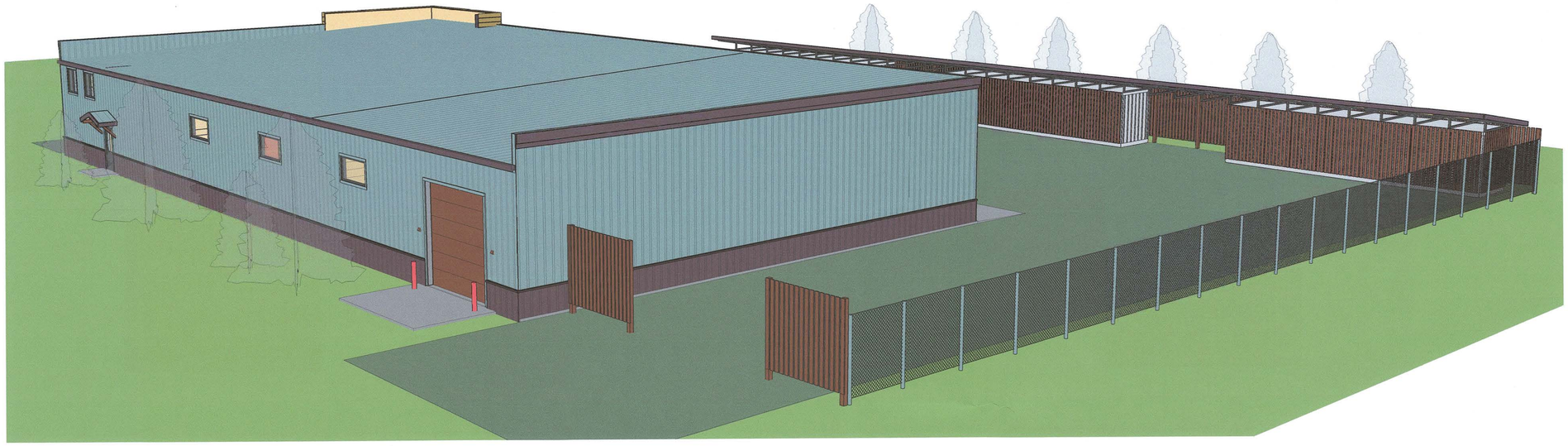
A7.2

8/24/2018 8:18:38 AM

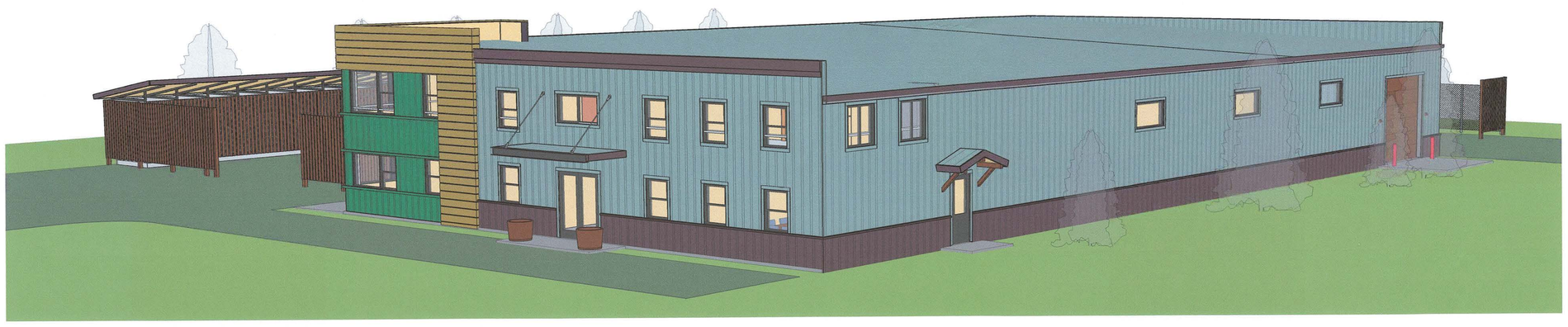
BEN WHITE
ARCHITECTURE

PO BOX 2921
CRESTED BUTTE
COLORADO, 81224

TEL 970.349.5378
ben@benwhitearchitecture.com



1 A7.3 **Southeast View**



2 A7.3 **Southwest View**

FOR REVIEW ONLY
NOT FOR CONSTRUCTION

ALPHA MECHANICAL SOLUTIONS

37610 US HIGHWAY 50
GUNNISON, CO 81230

ISSUE LOG

A	6/5/18	SCHEMATIC DESIGN 01
B	6/6/18	REVIEW SET 01
C	6/11/18	REVIEW SET 02
D	6/22/18	COORDINATION
E	8/23/18	REVIEW SET

EXTERIOR IMAGES

PROJECT NO.: 180507

PROJECT DATE: 6/5/18

SHEET NUMBER:

A7.3

8/24/2018 8:18:44 AM

Trees

August 28, 2018 at 3:43 PM

From William Crothers

To Fred Niederer

Sent from Mail for Windows 10

Mountain Rain Company
PO Box 923
Crested Butte, Co 81224
mtnrainco@yahoo.com
970-641-0984

Fred Niederer
River Walk
Gunnison, Co 81230

Tree planting-

10 Conifers – 10′ to 12′	$1800.00
Labor-20hrs@$40.00/hr	$ 800.00

Total	$2600.00

Please call with any questions.
Thank you,
Willie Crothers

APPENDIX B