AGENDA
OURAY CITY COUNCIL

Tuesday, June 11, 2024 - 4:00 PM

Ouray Community Center, 320 6th Ave, Ouray, CO 81427

VIRTUAL OPTION - https://zoom.us/j/8309524079
Meeting ID: 830 9524 079 Passcode: 43112 Or dial: +1 346 248 7799

Ouray Planning Commission Regular Meeting

- Changes to this agenda can be found on the bulletin board at City Hall
- Electronic copies of the Planning Commission Packet are available on the City website at www.cityofouray.com. A hard copy of the Packet is also available at the Administrative Office for interested citizens.
- Notice is hereby given that a majority or quorum of the City Council, Ouray Economic Development Committee, Beautification Committee, Tourism Advisory Committee, and/or Parks and Recreation Committee may be present at the above noticed Planning Commission meeting to discuss any or all of the matters on the agenda below for Council consideration

1. **ADMINISTRATIVE**
   - **A. Call to Order**
   - **B. Roll Call**
   - **C. Approve Minutes**
2. **CITIZENS COMMUNICATIONS**
   - **D. Public invited to speak on matters not on the agenda**
3. **PUBLIC HEARING**
   - **E. Ouray Riverwalk Affordable Rentals**
4. **Project Type: Planned Unit Development (PUD)**
   Submission: Preliminary PUD Application
   Applicant/Owner: Home Trust of Ouray County
   Address: 1507 North Oak Street, Ouray, Colorado 81427
   Parcel #: 451530319002
   Legal Description: City of Ouray; S: 25; T: 44N; R: 8W

   The applicant has submitted a Preliminary PUD application for a thirteen (13) unit multifamily residential development consisting of three, two-story buildings on a 0.53-acre site at 1507 Oak Street in Ouray, CO. The applicant has submitted this Preliminary PUD application pursuant to OMC Sec. 7-5-D-5-j, Planned Unit Development.
5. **ACTION ITEM**
   - **F. Consideration of Ouray Riverwalk Affordable Rentals Preliminary PUD Application**
6. **ADJOURNMENT**

Thomas W. Umbhau, AIA
Email: tommy@tommytsunamidesign.com

Preliminary Planned Unit Development (PUD) Narrative

Project: **Ouray River Walk Affordable Rentals**
Property Owner: **Home Trust of Ouray County**
Project Address: **1507 N Oak Street, Ouray, Colorado**
Applicant: **Home Trust of Ouray County**

The Ouray River Walk Affordable Rentals is a proposed Planned Unit Development at 1507 Oak Street in the City of Ouray, Colorado. The project is being developed by the Home Trust of Ouray County. The primary purpose of the project is to construct affordable rental units to add to the existing rental inventory within the city limits and serve as employee housing for employees of public entities and businesses that service the City of Ouray.

The project consists of three two story structures, Buildings A, B, and C. The project will have a total of thirteen (13) living units. Building A & C will be the same building, the only difference being that Building C will be the mirrored image of Building A. Both buildings consist of four living units per building, (2) single story units and (2) two story units. Building B will consist of five living units, (2) single story units and (3) two story units. All the buildings will be constructed to abide by the current adopted planning and building codes of the City of Ouray.

The intention is to support the Ouray Community Plan in terms of providing more affordable housing opportunities to promote year-round occupancy which in turn contributes to the vibrancy and sustainability of the city.

Before introducing the 'nuts & bolts' of the project design itself, it important to have a general understanding of 'affordable housing' and an understanding of the effort and research the Home Trust of Ouray County, the entity that is developing the project, has put forth.

What is Affordable Housing?

According to the Colorado Housing and Finance Authority (CHFA) and the U.S. Department of Housing and Urban Development (HUD), "Affordable housing is housing which costs 30% or less of the household's gross annual income."

The Need

As most people know, housing in our county is no longer affordable to many of our workforce. This is due to limited developable land and high land, infrastructure, and construction costs; limited availability of long-term rentals, and low wage/salary growth. In the time between 2019 and 2021, housing prices in Ouray County increased 120% yet wages only increased 30%.

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According to Region 10's "Mind the Gap - Workforce Housing" study, the households most affected by a lack of affordable housing are the ones in the "missing middle" which are households earning between 80% to 120% of the area median income (AMI). These households work in our schools, local governments, and businesses which are having trouble hiring due to a lack of affordable rental and ownership opportunities.

Region 10's Ouray County Employee Study (Jan 2023) shows that at least 270 units are needed over the next decade to meet the demand of Ouray County. And 50% of those units need to be available to households at 100% of the area median income (AMI) and below.

The Solution

The Home Trust of Ouray County (HTOC) is a 501(c)3 community land trust for affordable housing serving the "rural resort" county of Ouray, Colorado.

Our mission is to grow inclusive, economically diverse communities by providing permanently affordable homes and rentals for modest income households through the stewardship of community assets. We serve households earning up to 120% of the area median income (AMI).

As a community land trust, we are a non-profit organization governed by a board of directors made up of local residents, local government officials, and trustees. Land and buildings are bought and maintained by our organization, which we then rent or sell to income-qualified households for affordable housing and other community purposes. We maintain affordability in perpetuity through a legal document called a ground lease that restricts the use of the land for 99 years.

HTOC is the only local housing organization in Ouray County. As such we take a collaborative approach. Our community outreach efforts connect many partners including individual stakeholders, local governments, other nonprofits, and private foundations. HTOC started a local Housing Partners group in 2022 that meets monthly to discuss housing.

Our goal is to make sure that those who work in our communities are able to live in them. People who live in the community in which they work and who do not have to take a second job, do less commuting, have less stress, and have more time to invest in their community. They have more income to spend on things such as medical care, nutrition, recreation, and family activities.

Our communities also benefit from affordable housing. When people spend only 30% of their gross income on housing, they have more money to support local businesses and tax revenues increase: an economically diverse community drives economic growth through increased consumer spending. And local community organizations such as the Mountain Rescue Team, the Elks Lodge, and the Women's Club see an increase in membership and participation. Additional full-time residents bring vitality and stability to the community.

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The City of Ouray's 2021 Community Plan identified affordable housing as a top priority. The city's 2023 Strategic Plan has "Housing Attainability" through "Partners and Collaboration" as a "High" "Short-Term Goal".

To ascertain demand for affordable rental housing, HTOC conducted a county-wide rental survey in 2023, thanks to technical assistance through the Colorado Housing and Finance Authority's (CHFA) small-scale housing program. The survey found that there is demand for at least 27 affordable rental units in the city of Ouray.

The River Walk Rentals affordable housing project will offer 13 affordable rental units available to income-qualified tenants between 80-120% AMI to meet the workforce rental housing needs of the city of Ouray. This project also meets the city's identified need for "Partners and Collaboration" to achieve their goal of "Housing Attainability".

Why a Planned Unit Development?

To meet the goals of the project, the Home Trust implemented a Planned Unit Development (PUD) approach to designing and planning the project.

Per the Ouray Land Use Code, the PUD path promotes the Ouray Community Plan with respect to housing because:

- A PUD allows for flexibility with respect to dimensional requirements and increased density under certain conditions or circumstances.
- Additional density would allow more employees to be able to live in Ouray year-round, supporting local businesses, public entities, and the economy in general.
- Community members that live year-round in a community are more vested in the community and contribute to the community in many ways; safety, sustainability, community pride to name a few.

The Home Trust of Ouray County is seeking a density of 13 living units. In addition to the reasons stated above for increased density, the additional revenue generated by the three additional living units would help to solidify the financial pro forma regarding the overall project viability.

The Sketch Plan submittal has already been presented to and reviewed by the Planning Commission as an initial public review. Per the Sketch Plan submittal, the Home Trust of Ouray County requested flexibility on three items. Further discussion for each of these three items follows the list.

1. An increase in Floor Area
2. An adjustment to the dimensional requirements for off-street parking
3. Waiving the paving requirement for off street parking for a development that has (6) or more living units

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1. Increase in Floor Area

Per the Ouray Land Use Code (OLUC), the maximum allowable total building site coverage in R-2 zoning is 55%. The total building site coverage for the proposed development is 8,381 SF or 36%, 14% less than allowable and this includes all covered exterior square footage.

Per the OLUC, the maximum allowable square footage within R-2 zoning is 10,650 SF. The total conditioned space of the proposed development is 10,639 SF.

The exterior covered porches (unconditioned space) total 1,391 SF for a total of 12,030 SF, an increase of 13%. The 13% increase is the square footage used to create covered outdoor porches. Outdoor covered porches in mountain environments provide several functional and aesthetic advantages to residential architecture:

- Protects the inhabitants from inclement weather while entering or leaving the home.
- Provides 'snow management'—allowing a safer ingress egress from the home during winter months.
- Provides an important 'one story element' to the massing of the structures that promotes a more human scale and a nicer looking elevation from Oak Street.
- Promotes social interaction and sense of community.

It is for these reasons that a 13% increase in the floor area for this PUD to provide this important and necessary amenity should be considered, especially since it does not increase the building site coverage.

2. Adjustment of Off-Street Parking Dimensions

The required off-street parking based on the proposed units is seventeen (17) parking stalls. The proposal being put forward is showing eighteen parking stalls. Fourteen (14) standard front load parking stalls, perpendicular to Oak St and four (4) parallel stalls that run parallel to Oak St. The current OLUC's standard parking stall dimensions for front loaded parking stalls are 20'-0" long (depth) and 10'-0" wide. Due to the proximity of the front faces of buildings A & C to the general parking, the stall dimensions being proposed are 18'-0" long (depth) and 10'-0" wide thereby allowing more landscaped area between the parking and the buildings. There is still ample space between the property line and Oak St to allow for 2'-0" of additional depth of parking if the vehicle being parked is longer than 18'-0". The additional landscaping in the front of the buildings would help to soften the building elevation from Oak St. and provide two additional feet of separation between the buildings and the vehicles.

3. Paving Requirement

Per the OLUC, any development that is six units or more requires the off-street parking to be paved. The civil site plan in the sketch plan submittal shows the off-street parking as being paved per the OLUC. The developer would like to have the off-street parking be a gravel surface which would be consistent with existing conditions in that currently Oak Street is not paved.

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After consideration and deliberation, the planning commission approved the three items discussed above.

As part of the development and design process, the following items have been addressed by the development team.

Roads & Access

The proposed development runs parallel to N Oak Street. North Oak Street will be the primary access to the development and the off-street parking.

Water & Sewer

The City of Ouray will be providing water and sewer service to the development. The city's water and sewer main lines run in the north-south direction of N Oak St. Each unit in the development will be connected to the main water and sewer service lines. The service lines connecting to the city utilities will meet all code and standard city required specifications.

Fire Protection

The project is located within the city limits of Ouray. Building B of the development is required to be sprinklered. The required distance with respect to code has been provided between buildings. The nearest fire hydrant is within 300' of the property as required by the city code.

Water, Sewer & Utilities

The City of Ouray will be providing water and sewer service to the development. The city's water and sewer main lines run in the north-south direction of N Oak St. Each unit in the development will be connected to the main water and sewer service lines. The service lines connecting to the city utilities will meet all code and standard city required specifications.

A 6" ductile iron water main runs under North Oak Street. Each unit will have an individual ¾" water service. Per section 9-5-A of the Ouray Municipal Code.

An 8" PVC sanitary sewer main runs under North Oak Street. Each unit will have a 4" sanitary service. Per section 9-5-B of the Ouray Municipal Code.

There are two electrical transformers located on the north side of the property. It appears that electrical service is readily available. Coordination with San Miguel Power Association will be needed to finalize the service locations.

There are two fiber optic vaults owned by Clearnetworx located on the north and south side of the property. It appears that communication service is readily available. Coordination with Clearnetworx will be needed to finalize the service locations.

The Utility Plan is included in the sheet set of the submittal.

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Grading & Drainage

Approximately 51% of the site will be impervious (buildings, asphalt parking, etc.). All disturbed areas outside of these areas will be seeded or landscaped.

The three proposed buildings have finish floor elevations that step down from the south to the north to account for the slope of the site. The finished floor elevation of each building is approximately the same elevation as the existing ground to promote positive drainage away from the building while maintaining acceptable grades for the parking areas. Swales were added between the buildings to convey roof and site drainage to the east, ultimately flowing to the Uncompahgre River. Buildings will be built on crawlspaces. This will most likely result in a net excess of excavated material that will need to be properly disposed of off-site.

The parking area will drain to the west towards the road, as it is currently. The divide between the east and west drainage areas is approximately the same as the current conditions. The grading and drainage plan is provided in the sheet set of the submittal.

Stormwater

Stormwater will be conveyed via surface flow onsite. Swales between the buildings (swales 1, 2, and 3) will capture roof drainage and direct it east. A swale along the east property line (swale 4) will convey the stormwater from swale 1 and combine it with swale 2. Discharge from these swales will be conveyed under the gravel path via a storm pipe, size to be determined.

Surrounding Land Uses & Context

The immediate surrounding land uses are compatible and consistent with the proposed development. This is a residential neighborhood. The architectural design has responded to this by providing a design that considers the residential nature of the neighborhood. The massing and scale of the proposed structures is designed to fit into the neighborhood. The overall height of the structures is approximately the same as the neighbors to the north and south. The shape of the buildings is broken up into smaller, human scale elements. Porch elements have also been added to the west side of the units facing Oak St.

Sidewalks

Sidewalks are required by the City of Ouray and will be installed by the developer along North Oak Street.

Exterior Lighting

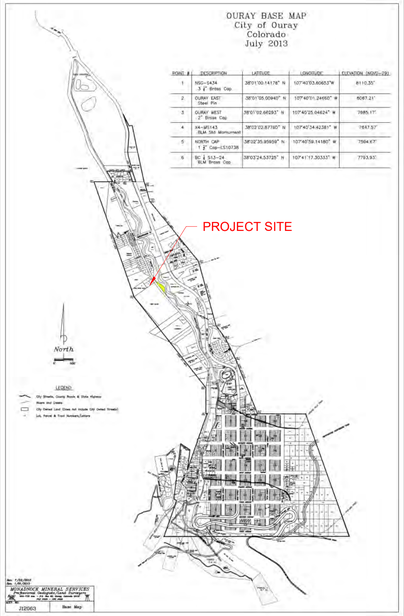
Any exterior lighting used will be fully cut-off fixtures that are dark sky compliant.

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Ouray Riverwalk Affordable Rentals
PRELIMINARY PUD SUBMITTAL
BUILDING A & C



VICINITY MAP



PRELIMINARY PUD CHECKLIST

	Application Requirements Please refer to the checklist below as you prepare your submission.	Comments
a.	Completed Master Land Use Application Form (which covers some of the items listed below)	COMPLETE
b.	Project name and legal property description (legal address, account #, or other recorded identifying parcel #)	COMPLETE--SEE MASTER LAND USE APPLICATION FORM
c.	Applicant name, address, telephone #, and email address	COMPLETE--SEE MASTER LAND USE APPLICATION FORM
d.	Property owner name, address, telephone #, and email address (if different than Applicant)	COMPLETE--SAME AS APPLICANT
e.	Contact name, address, telephone #, and email address (if different than Applicant)	COMPLETE--SAME AS APPLICANT
f.	Proof of ownership of the property	COMPLETE--SEE WARRANTY DEED
g.	Description of encumbrances, if any, and names of holders thereof	COMPLETE--NONE
h.	Any agent(s) authorized to act on behalf of the owner and written documentation that the owner has authorized the filing. (Corporations or similar entities must provide written documentation as to who is authorized to represent and act on behalf of the organization.)	COMPLETE--NONE
i.	Any contractor retained or to be retained to accomplish any portion of the improvement (names, addresses, telephone numbers, and email addresses of developers, designers, engineers, etc.)	COMPLETE--GENERAL CONTRACTOR: FCI
j.	Parcel zoning classification; location within any overlay zones	COMPLETE--SEE OMC PLANNING TABLE, SHT. G1.01
k.	Project narrative (provide a written description of the proposed project that includes the purpose, goals, current conditions, nature of the improvements planned, end result, etc.)	COMPLETE--ATTACHED SEPARATE DOCUMENT
l.	Accompanying the preliminary plat or included upon it shall be plans, drawings, or information for the following, prepared by a registered professional engineer, where applicable:	COMPLETE
	i. A vicinity sketch map	COMPLETE--SEE OMC PLANNING TABLE, SHT. G1.01
	ii. Lot number(s), block number(s), and location of lot lines	COMPLETE--SEE OMC PLANNING TABLE, SHT. G1.01
	iii. Measurements/calculations for: lot area, setbacks, density, floor area, site coverage, building impervious surface site coverage, building height, # existing lots, and # proposed lots	COMPLETE--SEE OMC PLANNING TABLE, SHT. G1.01
	iv. Five foot elevation contours at a minimum	COMPLETE--SEE SITE SURVEY, SHT. G1.03
	v. Boundaries of the 100-year floodplain and 100-year floodway	COMPLETE--SEE CIVIL DWGS
	vi. Relative location and dimensions of existing and proposed improvements, including buildings, structures, fences, and other significant features present on the site	COMPLETE--SEE SITE PLAN, SHT. G1.02
	vii. Location and dimensions of all existing and proposed streets, alleys, driveways, curb cuts, and other improvements showing the grade, cross section, and materials	COMPLETE--SEE CIVIL DWGS
	viii. Location, dimensions, and materials of areas dedicated for public use, such as parks, playgrounds, trails, bike paths, open space, common areas, walkway easements, parkways, and recreation facilities (including grading, topsoil, access, mitigation system, equipment, and landscape plantings), indication of payment in lieu, or proposed alternative provision of public access	N/A--NO DEDICATED AREAS FOR PUBLIC USE
	ix. Location, dimensions, and materials for all existing and proposed sidewalks	COMPLETE--SEE CIVIL DWGS
	x. Streetlight, street sign, or similar traffic control device locations and details	N/A--NONE IN PROJECT
	xi. Outdoor lighting locations and details	COMPLETE--SEE BUILDING ELECTRICAL DWGS
	xii. Location of existing utilities/utility lines (above and below ground), pipes, poles, and towers	COMPLETE--SEE CIVIL DWGS
	xiii. Location of existing culverts, drains, and drainage ways	COMPLETE--SEE CIVIL DWGS
	xiv. Location of watercourses, wooded areas, view corridors, and other key natural landscape features	COMPLETE--SEE PHOTOS SHT. G1.02
	xv. Plans for any storm drainage system showing location, pipe sizes, drains, ditches, surface drainage ways, and discharge points, demonstrating that site drainage is adequate to avoid damage or adverse effects to improvements, structures, and property on and off the site, including adjacent properties	COMPLETE--SEE CIVIL DWGS
	xvi. Plans for any proposed sanitary sewer system showing location, grade, pipe sizes, and invert elevations	COMPLETE--SEE CIVIL DWGS
	xvii. Plans for any water and fire protection system(s) showing locations, pipe sizes, valves, and storage tanks	COMPLETE--SEE CIVIL DWGS & PLUMBING DWGS & NOTES
	xviii. Confirmation that no building is located a distance in excess of 300 feet from nearest fire hydrant	COMPLETE--SEE CIVIL DWGS
	xix. Location(s) and acreage(s) of sites for single-family dwellings, multi-family dwellings, shopping facilities, community facilities, industrial, or other uses	COMPLETE--SEE SITE PLAN, SHT. G1.02
	xx. Dimensions and locations of areas planned for snow storage (include grade/drainage) and refuse collection	COMPLETE--SEE SITE PLAN, SHT. G1.02
	xxi. Parking details for required off-street parking spaces, including # spaces, dimensions, locations, materials, and maneuvering areas	COMPLETE--SEE CIVIL DWGS
	xxii. Landscaping plan	COMPLETE--SEE LANDSCAPING DWGS
	xxiii. Site grading plan	COMPLETE--SEE CIVIL DWGS
	xxiv.Architect or engineer drawings, floor plans, and diagrams, as may be required	COMPLETE--SEE ARCHITECTURAL DWGS
m.	Evidence that provision has been made for gas, electric, and phone service.	COMPLETE--UTILITY AVAILABILITY VERIFIED, SEE OMC PLANNING TABLE, SHT. G1.01
n.	Proof that a request for an access permit has been submitted to the Colorado Department of Transportation, if a new access road or driveway to the property intersects with Highway 550.	N/A
o.	A soils report prepared by a geologist or licensed engineer which addresses building foundation design requirements, when and where conditions dictate the need for such analysis.	COMPLETE--ATTACHED SEPARATE DOCUMENT
p.	Address whether the property is subject to natural /geologic hazards (flooding, landslides, rockfall, debris flow, etc.); if yes, include a brief description	COMPLETE--IMMEDIATE PROPERTY ONLY SUBJECT TO POSSIBLE RIVER FLOODING, THE DEVELOPMENT IS ABOVE THE FLOOD PLAIN
q.	Engineering Geology Report (if required per q. above)	COMPLETE--NOT REQUIRED
r.	The name, address, and telephone number of all surface owners, mineral owners and lessees of mineral rights (if any) as their names appear upon the plats or records in the Ouray County Clerk's Office. Addresses shall be used as listed most recently in a directory in general use or as on the tax records of Ouray County. Proof of mailing to the above of a notice of the hearing shall be required.	COMPLETE Home Trust of Ouray County 95 Meadows Circle, Ridgway, CO 81492 attn: Andrea Sokolowski director@hometrustoc.org (970) 309-9314
s.	Any proposed covenants, condominium declarations, articles of incorporation, and bylaws for any homeowners' association, and contracts for maintenance of improvements, if applicable	No Home Owners Association Ouray Property Management-management & maintenance P.O. Box Ouray, CO 81427 Denise and Miles Britt info@ouraypropertymanagement.com (970)325-9825
t.	Any proposed Development Agreement pertaining to the Planned Unit Development or indication of plans for same	COMPLETE--NO DEVELOPMENT AGREEMENT
u.	Any additional application-specific information, beyond that specified above, that may be required by the Administrator, Planning Commission, and/or City Council, as necessary and appropriate to evaluate fully whether an application complies with the requirements of this Land Use Code	COMPLETE--NONE AT THIS TIME
v.	Appropriate fees per City of Ouray's adopted fee schedule. For a Planned Unit Development Preliminary Plat Application, the fee is $800; please make check payable to the City of Ouray.	COMPLETE--PAID, COPY OF RECEIPT ATTACHED

BUILDING SQUARE FOOTAGE SUMMARY

Project:	**Ouray River Walk Affordable Rentals Project**
Developer:	**Home Trust of Ouray County**
Site Address:	**1507 North Oak Street, Ouray, CO**
APN	4515-303-19-002
Parcel Size:	23,197
Building Square Footages	
Building A	
Main Level Conditioned Space	2,039
Upper Level Conditioned Space	1,020
Building A - Conditioned Space	**3,059**
Main Level Covered Porches (Unconditioned Space)	372
Building A Total SF	3,431
Building B	
Main Level Conditioned Space	2,912
Upper Level Conditioned Space	1,609
Building B - Conditioned Space	**4,521**
Main Level Covered Porches (Unconditioned Space)	647
Building B Total SF	5,168
Building C	
Main Level Conditioned Space	2,039
Upper Level Conditioned Space	1,020
Building C - Conditioned Space	**3,059**
Main Level Covered Porches (Unconditioned Space)	372
Building C Total SF	3,431
Total SF ALL Buildings (Conditioned Space)	**10,639**
Total SF ALL Buildings (Unconditioned Space)	**1,391**
Total Building Square Footage (Conditioned & Unconditioned)	**12,030**
(max allowable 10,650 SF)	
Total Building Site Coverage	**8,381**
(max allowable site coverage 55%)	(36% site coverage)
Required Parking	17
Snow Storage	1,243 SF snow storage required
(3,727 SF land to be cleared)	

OURAY MUNICIPAL CODE-PLANNING

Project:	**Ouray River Walk Affordable Rentals Project**
Developer:	**Home Trust of Ouray County**
Site Address:	**1507 North Oak Street, Ouray, CO**
APN	4515-303-19-002
Parcel Size:	23,197 SF
Zoning:	R-2
Table 7-8-A	
Minimum Lot Area	3,500 SF
Maximum Density	2,370 SF per D.U. (Dwelling Unit)
	790 SF per L.U. (Lodging Unit
Minimum Front Setback	15'
Minimum Side Setback	5'
Minimum Rear Setback	5'
Maximum Floor Area	10,650 SF
Maximum Site Coverage	55%
Maximum Building Impervious Surface Site Coverage	80%
Maximum Height	35 ft
Max Size for Accessory Bldgs	600 SF
Required Parking	
1 Bedroom or Studio	1 per dwelling unit
2 Bedrooms and UP	1.5 per dwelling unit
Parking Stall Dimensions	10' x 20'
Snow Removal	1 SF for every 3 SF of land to be cleared
Utilites	
Electrical Power	San Miguel Power Association
Natural Gas	Black Hills
Sanitary Sewer	City of Ouray
Water	City of Ouray

Project Team

Developer: **Home Trust of Ouray County**
Contact: Andrea Sololowski, Director
95 Meadows Circle, Ridgway, CO 81492
director@hometrustoc.org
(970) 309-9314

Architect: **Tommy Tsunami Design, LLC**
Contact: Thomas W Umbhau, AIA
1480 E 2nd Ave., Suite 8, Durango CO 81301
tommy@tommytsunamidesign.com
(970) 382-9130

General Contractor: **FCI**
Contact: Matt Aupperle
186 Moose Lane, Durango, CO 81301
mauppeerle@fciol.com
(970) 259-8644

Attorney: **Dufford Waldeck**
Contact: Shelly Dackonish
744 Horizon Crt, #300, Grand Junction, CO 81506
dackonish@dwmk.com
(970) 248-5863

Landscape Architect: **Linda Robinson Studio, Inc**
Contact: Linda Robinson
P.O. Box 832, Dolores, CO 81323
lr@lindarobinsonstudio.com
(970) 739-0537

Surveyor: **Del-Mont Consultants, Inc**
Contact: Nick Barrett
215 Colorado Ave., Montrose, CO 81401
nbarrett@del-mont.com
(970) 249-2251

Geotechnical Engineer: **Lambert & Associates**
Contact: Daniel Lambert
P.O. Box 45, Montrose, CO 81402
office@lageot.com
(970) 249-2154

Civil Engineer: **PST Engineering**
Contact: Steve Pavlick
3520 Bennett St., Durango, CO 81301
stevep@psteng.net
(970) 903-3706

Structural Engineer: **Goff Engineering & Surveying, Inc**
Contact: Bill Hickam
126 Rock Point Dr., Suite A, Durango, CO 81301
bhickam@goffengineering.com
(970) 247-1705

MEP **Bighorn Consulting Engineers**
Contact: Mark Harringtoon
386 Indian Rd., Grand Junction, CO 81501
mark@bighorneng.com
(970) 241-8709

Code Consulting: **Shums, Coda Associates**
Contact: Steve Thomas
4610 S Ulster St., Ste. 150, Denver, CO 80237
steve.thomas@shumscoda.com
(303) 257-3572

Drawing Index - BUILDING A & C

#	NAME
GENERAL	
G1.01	COVER SHEET PRELIM PUD
G1.02	SITE PLAN
G1.03	SITE SURVEY
CIVIL	
C1.01	COVER SHEET
C1.02	CIVIL SITE PLAN
C1.03	UTILITY PLAN
C1.04	OVERALL GRADING & DRAINAGE PLAN
C1.05	BUILDING A - GRADING & DRAINAGE
C1.06	BUILDING B - GRADING & DRAINAGE
C1.07	BUILDING C - GRADING & DRAINAGE
C1.08	TYPICAL SECTION
C1.09	DETAILS 1
C1.10	DETAILS 2
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L1.02	LANDSCAPE PLANTING & LANDSCAPE SURFACES
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A1.02	UPPER LEVEL FLOOR PLAN
A1.05	ROOF PLAN
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A2.02	BUILDING ELEVATIONS
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M1-1	MECHANICAL-MAIN LEVEL PLAN
M1-2	MECHANICAL-UPPER LEVEL PLAN
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P0-1	PLUMBING COVER SHEET
P1-1	PLUMBING-MAIN LEVEL PLAN
P1-2	PLUMBING-UPPER LEVEL PLAN
ELECTRICAL	
E0-1	ELECTRICAL COVER SHEET
E1-3	LIGHTING-DETAILS
E2-1	ELECTRICAL-MAIN LEVEL PLAN
E3-1	ELECTRICAL SCHEDULES
E3-2	ELECTRICAL SCHEDULES
ES1-1	LIGHTING SITE PLAN
ES1-2	ELECTRICAL SITE PLAN

TOMMY TSUNAMI DESIGN

Tommy Tsunami Design, LLC

THOMAS W. UMBHAU
AIA, NCARB

Physical:
1480 E. 2nd Avenue, Suite 8
Durango, CO 81301

Mailing:
PO Box 3873
Durango, CO 81302

(970) 382 - 9130

tommytsunamidesign.com

THESE DRAWINGS AND SPECIFICATIONS SHALL REMAIN THE PROPERTY OF THE ARCHITECT AND SHALL NOT BE USED FOR ANY OTHER PROJECTS WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

ALL RIGHTS RESERVED

OURAY RIVER WALK RENTALS - BUILDING A&C
For: Home Trust of Ouray County
1507 OAK ST., OURAY, CO 81427
PROJECT NO: 009-2023 | ASSESSORS PARCEL NO: 4515-303-19-002
SET DESCRIPTION: PRELIMINARY PUD SUBMITTAL 2024-04-29

#	Revisions	Date

DESIGNED BY: TWU	SCALE: AS NOTED
DRAWN BY: TWU	DATE: --.--.--
CHECKED BY: TWU	

DRAWING TITLE
COVER SHEET
PRELIM PUD

SHEET NO.
G1.01



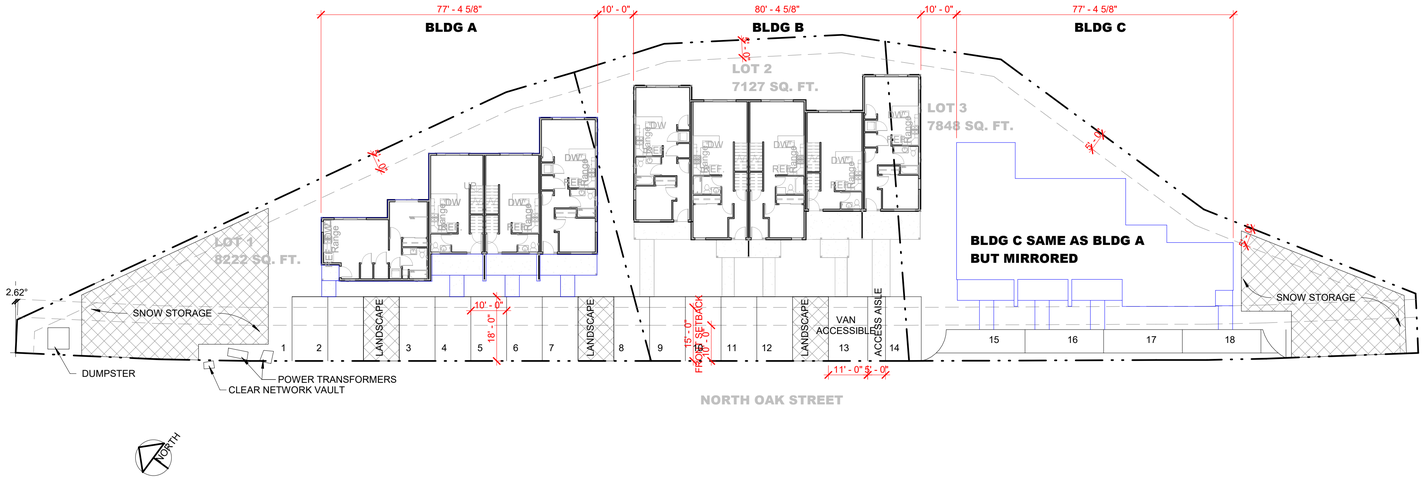
VIEW TO THE NORTH & UNCOMPAHGRE RIVER



VIEW TO THE SOUTH

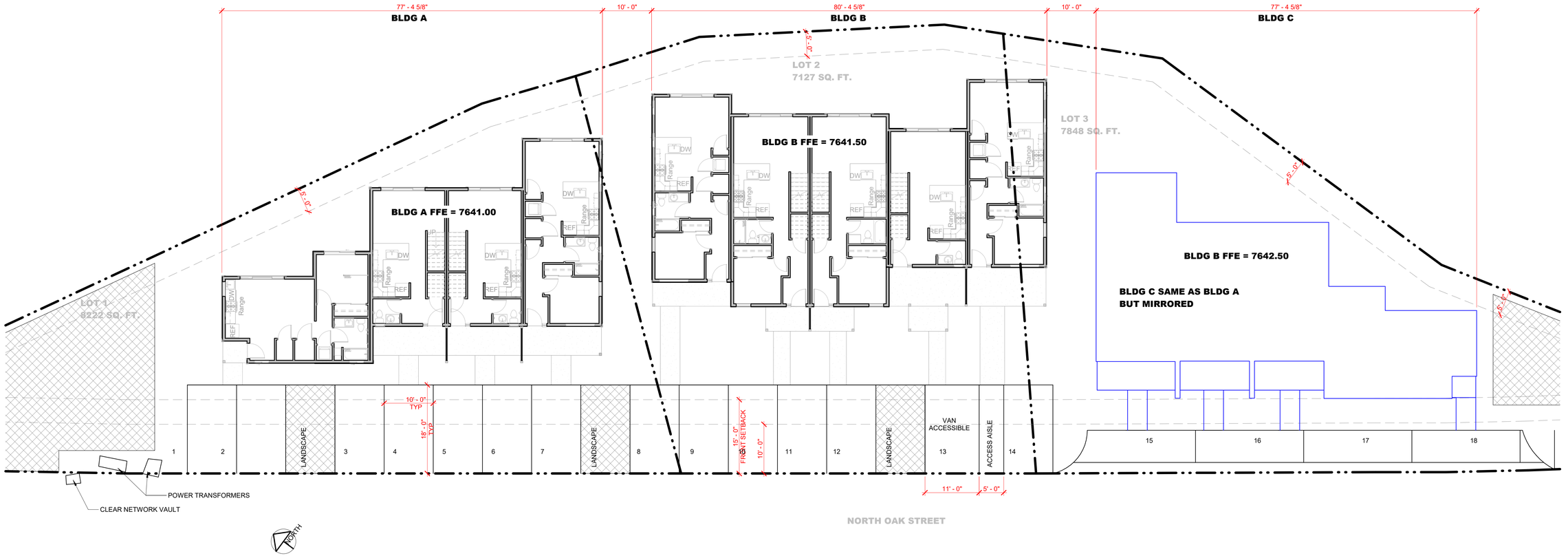


VIEW TO THE EAST



OVERALL SITE PLAN

1" = 20'-0"



ENLARGED SITE PLAN

1" = 10'-0"

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OURAY RIVER WALK RENTALS - BUILDING A&C
For: Home Trust of Ouray County
1507 OAK ST., OURAY, CO 81427

PROJECT NO:	009-2023
ASSESSORS PARCEL NO:	4515-303-19-002
SET DESCRIPTION:	PRELIMINARY PUD SUBMITTAL 2024-04-29

#	Revisions	Date

DESIGNED BY: TWU	SCALE: AS NOTED
DRAWN BY: TWU	DATE: --.--.--
CHECKED BY: TWU	

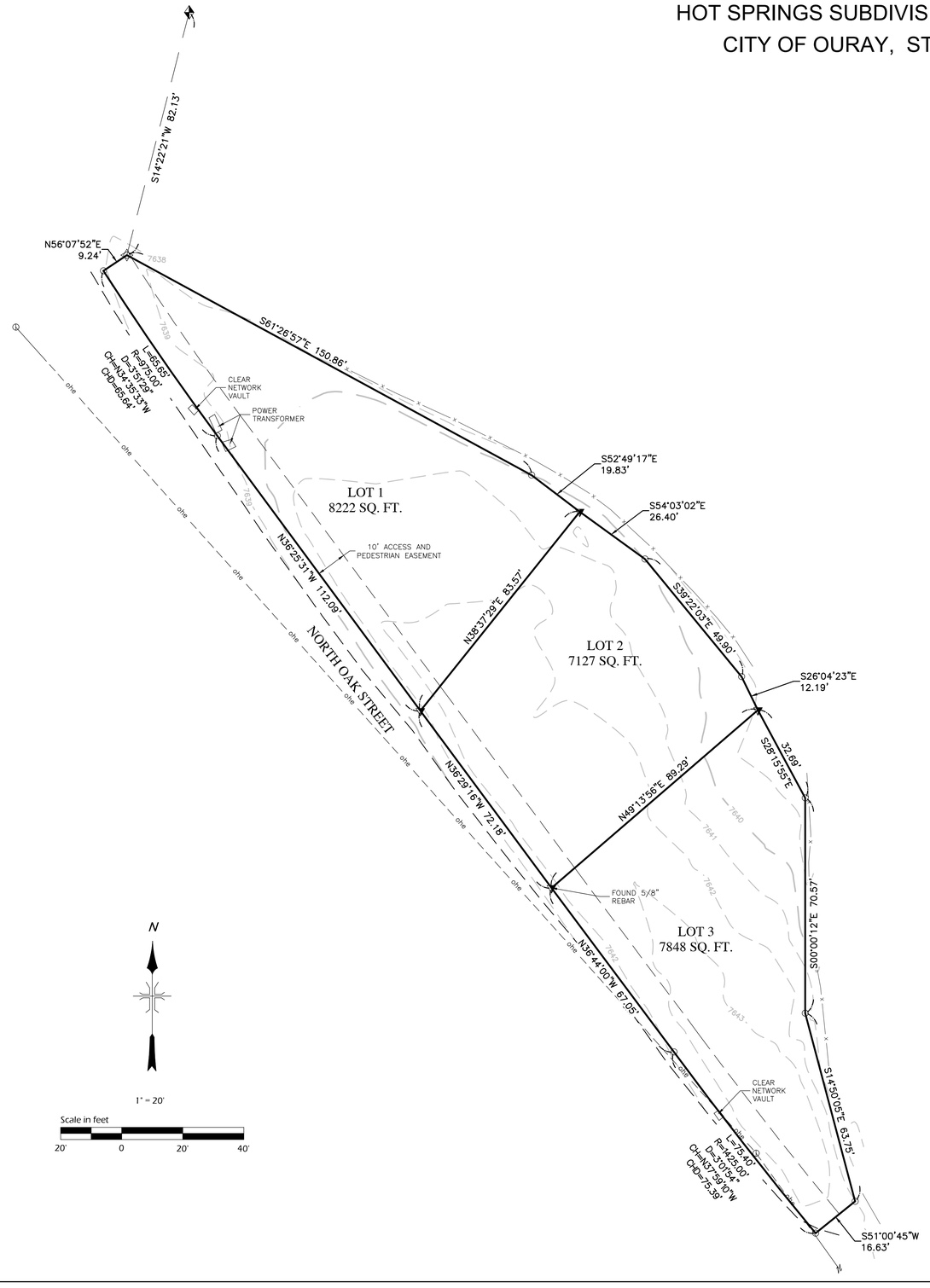
DRAWING TITLE: SITE PLAN

SHEET NO. G1.02

OURAY HOME TRUST EXHIBIT

HOT SPRINGS SUBDIVISION- FIRST AMENDMENT

CITY OF OURAY, STATE OF COLORADO



N

1" = 20'

Scale in feet

20' 0 20' 40'

LEGEND

- ○ = FOUND 2" ALUMINUM CAP ON 5/8" REBAR (LS 31160)
- ◆ = FOUND 3 1/4" ALUMINUM CAP ON 2 1/2" PIPE BLM
- ◇ = FOUND NAIL AND 3/4" BRASS DISC LS 31160
- ▼ = = FOUND 2" ALUMINUM CAP ON 5/8" REBAR (PLS 38727)

NOTICE: According to Colorado Law (13-80-105, CRS) you must commence any legal action based upon any defect in this survey within three (3) years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten (10) years from the date of the certification shown hereon.

FILE LOCATED AT: \\DMS14\PROJECTS\ACTIVE PROJECTS\2023\23123-OURAY HOME TRUST\C3D

DEL-MONT CONSULTANTS, INC.
ENGINEERING ▼ SURVEYING
125 Colorado Ave ▼ Montrose, CO 81401 ▼ (970) 249-2251
www.del-mont.com ▼ service@del-mont.com

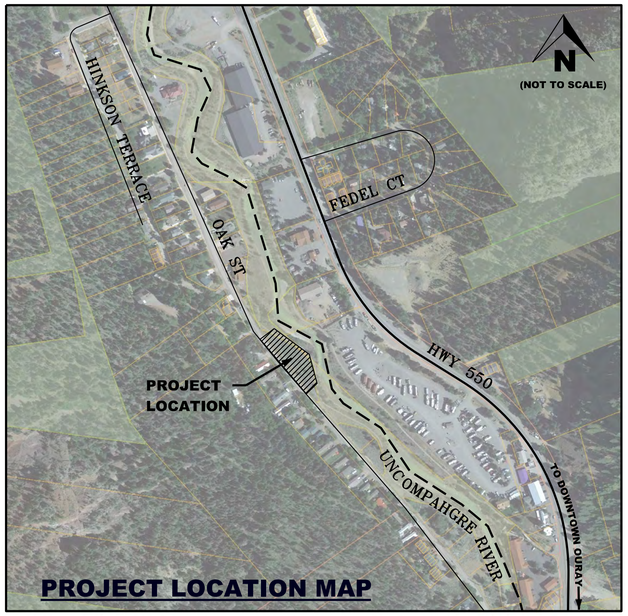
FIELD BOOK: 888	DRAWN BY: DCC	DATE: 2023-07-12	
SHEET: 1 of 1	FILE: 23123V_BDRY	JOB NO.: 23123	TYPE: EXHIBIT

TITLE: OURAY HOME TRUST EXHIBIT

CLIENT: HOME TRUST OF OURAY COUNTY

ADDRESS & PHONE:

OURAY RIVERWALK RENTALS
OURAY, COLORADO



PROJECT LOCATION MAP

LEGEND

EXISTING FEATURES

- EASEMENT
- PROPERTY LINE
- 4W — 4" WATER LINE
- 6W — 6" WATER LINE
- 8W — 8" SEWER LINE
- E — OH — OVERHEAD ELECTRIC
- E — E — UG ELECTRIC
- FO — UG FIBER OPTIC
- T — UG TELEPHONE
- G — GAS LINE
- ROAD CL
- FENCE
- UTILITY POLES
- WV — WATER HYDRANT, WATER VALVE
- SA — SEWER MANHOLE
- T — TELECOM PEDESTAL
- ELECTRICAL TRANSFORMER
- SIGN

PROPOSED FEATURES

- 4SS — 4" SEWER SERVICE
- W — WATER SERVICE
- SD — STORM DRAIN
- SWALE
- © — SEWER CLEANOUT
- ASPHALT
- CONCRETE
- GRAVEL
- ADA PARKING

PROPOSED CONTOURS

- MINOR CONTOUR
- 6455 — MAJOR CONTOUR

GENERAL NOTES:

1. ALL ITEMS LISTED IN THESE NOTES ARE INCIDENTAL TO THE PROJECT AND WILL NOT BE PAID FOR SEPARATELY UNLESS NOTED AND/OR A SPECIFIC ITEM IS LISTED IN THE BID TABULATION.
2. THE CONTRACTOR SHALL HAVE IN HIS POSSESSION AT ALL TIMES ONE (1) SIGNED COPY OF PLANS AND SPECIFICATIONS WHICH HAVE BEEN APPROVED BY THE APPROPRIATE AGENCIES.
3. ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE APPLICABLE STANDARDS (SEE LIST BELOW). THE CONTRACTOR MUST HAVE A COPY OF THESE DOCUMENTS ON SITE AT ALL TIMES. WHEN REQUIREMENTS IN THE DRAWINGS AND THE APPLICABLE STANDARDS CONFLICT THE MORE STRINGENT REQUIREMENT SHALL APPLY.
4. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS PRIOR TO THE COMMENCEMENT OF ANY WORK ON THE PROJECT AND/OR WORK IN THE PUBLIC RIGHT-OF-WAY OR PUBLIC EASEMENTS.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE OWNER/DEVELOPER OF ANY PROBLEMS IN CONFORMING TO THE APPROVED PLANS FOR ANY ELEMENT OF THE PROPOSED IMPROVEMENTS PRIOR TO ITS CONSTRUCTION.
6. THE DEVELOPER SHALL BE RESPONSIBLE FOR RESOLVING CONSTRUCTION PROBLEMS THAT ARISE DURING CONSTRUCTION ACTIVITIES DUE TO CHANGED CONDITIONS OR DESIGN ERRORS ENCOUNTERED BY THE CONTRACTOR DURING THE PROGRESS OF ANY PORTION OF THE PROPOSED WORK. IF IN THE OPINION OF AN AGENCY INSPECTOR OR THE OWNER'S REPRESENTATIVES, THE MODIFICATIONS TO THE APPROVED PLANS PROPOSED BY THE DEVELOPER INVOLVE SIGNIFICANT CHANGES TO THE CHARACTER OF THE WORK OR TO FUTURE CONTIGUOUS PUBLIC OR PRIVATE IMPROVEMENTS, THE DEVELOPER SHALL BE RESPONSIBLE FOR SUBMITTING REVISED PLANS TO THE APPROPRIATE AGENCIES FOR APPROVAL PRIOR TO ANY FURTHER CONSTRUCTION RELATED TO THAT PORTION OF THE WORK.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREPARING PROJECT "RECORD DRAWINGS"PER THE APPLICABLE STANDARDS (SEE LIST BELOW). THE CONTRACTOR SHALL ALSO PROVIDE ONE (1) COPY EACH TO THE OWNER, ENGINEER, AND ANY OTHER APPROPRIATE AGENCIES PRIOR TO FINAL ACCEPTANCE OF THE WORK.
8. THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS AT AND ADJACENT TO THE JOB SITE INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
9. SURVEY INFORMATION IS PROVIDED BY DEL-MONT CONSULTANTS, INC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL INFORMATION/LOCATIONS IDENTIFIED ON THESE PLANS PRIOR TO CONSTRUCTION.

INCIDENTAL DAMAGE:

10. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY PUBLIC OR PRIVATE IMPROVEMENTS, IN KIND, THAT WERE REMOVED OR DAMAGED DURING CONSTRUCTION INCLUDING BUT NOT LIMITED TO: RESIDENTIAL SERVICES, SIGNS, WATER LINES, SEWER LINES, STORM DRAINS, ETC.
11. THE CONTRACTOR SHALL REPAIR OR REPLACE EXISTING LANDSCAPING, IN KIND, THAT WAS REMOVED OR DAMAGED DURING CONSTRUCTION. THE CONTRACTOR SHALL GUARANTEE SAID LANDSCAPING FOR ONE YEAR (1) AFTER THE FINAL ACCEPTANCE OF THE CONSTRUCTION.
12. THE CONTRACTOR SHALL RESET ALL SURVEY MONUMENTS DISTURBED DURING CONSTRUCTION WITHIN 60 DAYS OF PROJECT COMPLETION.
13. ANY CONSTRUCTION DEBRIS OR MUD TRACKING IN THE PUBLIC RIGHT-OF-WAY SHALL BE REMOVED IMMEDIATELY BY THE CONTRACTOR. THE CONTRACTOR SHALL IMMEDIATELY FIX ANY DAMAGE OR EXCESSIVE PAVEMENT FAILURES OUTSIDE OF THE PROJECT LIMITS CAUSED BY PROJECT CONSTRUCTION AND SHALL PROPERLY BARRICADE THE AFFECTED AREA UNTIL NECESSARY REPAIRS ARE COMPLETE. FAILURE BY THE CONTRACTOR TO CORRECT ANY OF THE ABOVE CONDITIONS WITHIN PUBLIC RIGHT WITHIN 48 HOURS OF WRITTEN NOTICE BY THE INSPECTING AGENCY SHALL CAUSE THE INSPECTING AGENCY TO ISSUE A STOP WORK ORDER. AT THIS TIME, THE AGENCY MAY PERFORM THE CORRECTIVE WORK AND MAKE A CLAIM AGAINST THE ESCROW BOND OR LETTER OF CREDIT FOR ANY COST INCURRED BY THE AGENCY.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF ALL EXISTING ASPHALT FROM CONSTRUCTION EQUIPMENT. DAMAGED ASPHALT SHALL BE REPLACED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.

INSPECTIONS AND MATERIAL TESTING:

15. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH THE APPROVING AGENCIES, AGENCY INSPECTORS, AND OWNER'S REPRESENTATIVE REGARDING MATERIAL TESTING AND INSPECTION PROCEDURES. ANY REQUIRED RE-TESTING, RE-WORK, OR DELAYS RESULTING FROM THE FAILURE OF THE CONTRACTOR TO FOLLOW THE APPROPRIATE PROCEDURES SHALL BE AT THE CONTRACTORS EXPENSE.
16. THE DUTY OF THE AGENCY REPRESENTATIVES, OWNER, OR OWNER'S REPRESENTATIVES TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES IN, ON, OR NEAR THE CONSTRUCTION SITE.
17. THE CONTRACTOR SHALL RETAIN A GEOTECHNICAL TESTING LABORATORY TO PERFORM ALL REQUIRED TESTS.

GENERAL NOTE (CONT'D)

ON-SITE CONSTRUCTION:

18. WITH NOTIFICATION OF THE AGENCY INSPECTOR AND OWNER'S REPRESENTATIVE, CONTRACTOR SHALL ADJUST RIMS OF ALL CLEANOUTS, MANHOLES, VALVE COVERS, AND SURVEY MONUMENTS TO FINISH GRADE PRIOR TO FINAL MATERIAL PLACEMENT.
19. THE CONTRACTOR SHALL PROVIDE ALL LIGHTS, SIGNS, BARRICADES, FLAGMEN OR OTHER DEVICES NECESSARY TO PROVIDE FOR PUBLIC SAFETY IN ACCORDANCE WITH THE CURRENT MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. THE CONTRACTOR SHALL PROVIDE A TRAFFIC CONTROL PLAN, FOR EACH TEMPORARY TRAFFIC CONTROL SCENARIO, TO THE CITY OF DURANGO ENGINEERING DEPARTMENT FOR REVIEW AND APPROVAL BEFORE COMMENCING ANY WORK IN THE CITY RIGHT-OF-WAY OR EASEMENTS. THE CONTRACTOR SHALL EMPLOY A CERTIFIED TRAFFIC CONTROL SUPERVISOR (CTCS) TO BE RESPONSIBLE FOR ALL METHODS OF HANDLING TRAFFIC (MHT'S).
20. HOT MIX ASPHALT (HMA) SHALL BE CDOT GRADING SX (75). RECYCLED ASPHALT MAY BE INCORPORATED INTO THE MIX UP TO 20 PERCENT BY WEIGHT. HMA SHALL MEET THE REQUIREMENTS OF CDOT'S STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, SECTION 403.
21. CONCRETE INCLUDING ALL SIDEWALKS, CHASES, CURB AND GUTTER, CURB-CUTS, DRIVEWAY RETURNS, HANDICAP RAMPS, CROSS GUTTERS, COLLARS, SHALL BE CLASS D CONCRETE PER CDOT'S STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, SECTION 601.
22. ALL MANHOLE/VALVE CLEANOUT RING AND COVERS IN ASPHALT SHALL BE INSTALLED WITH CONCRETE COLLARS.

GRADING AND DRAINAGE:

23. A WATER TRUCK, IF CALLED FOR BY AN AGENCY INSPECTOR OR OWNER'S REPRESENTATIVE, WILL BE PROVIDED TO KEEP WIND EROSION IN CHECK.
24. ANY SETTLEMENT OR SOIL ACCUMULATIONS BEYOND THE PROPERTY LIMITS DUE TO GRADING OR EROSION SHALL BE REPAIRED IMMEDIATELY BY THE CONTRACTOR.
25. A STATE OF COLORADO STORMWATER QUALITY PERMIT IS REQUIRED FOR ALL CONSTRUCTION ACTIVITY DISTURBING AT LEAST 1 ACRE OF LAND (OR IS PART OF A COMMON PLAN OF DEVELOPMENT DISTURBING AT LEAST 1 ACRE OF LAND). THE ESTIMATED AREA OF DISTURBANCE ON THIS PROJECT IS APPROXIMATELY 0.6 ACRES. THEREFORE, A PERMIT IS NOT REQUIRED.

UTILITIES:

26. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH UTILITY PROVIDERS AND APPROVING AGENCIES FOR ANY PLANNED INTERRUPTION OF UTILITY SERVICES SUCH AS ELECTRICAL, TELEPHONE, WATER, SEWER, GAS, ETC.
27. CONTRACTOR SHALL CONTACT THE APPROPRIATE AGENCIES FOR THE LOCATION OF UNDERGROUND GAS, ELECTRIC, TELEPHONE, FIBER OPTIC, CABLE TV, AND ANY OTHER PUBLIC OR PRIVATE UTILITIES AT LEAST 2 FULL BUSINESS DAYS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
28. EXISTING UTILITY LOCATIONS AND DEPTHS SHOWN ON THESE PLANS ARE APPROXIMATE AND ALL EXISTING LINES MAY NOT BE SHOWN. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING CROSSING AND DEPTHS PRIOR TO CONSTRUCTION.

SHEET INDEX

COVER SHEET	1
SITE PLAN	2
UTILITY PLAN	3
GRADING & DRAINAGE PLAN	4-7
TYPICAL SECTION	8
DETAILS	9-10

APPROVING AGENCIES:	CITY OF OURAY
APPLICABLE STANDARDS:	OURAY MUNICIPAL CODE
INSPECTING AGENCIES:	CITY OF OURAY (FOR PUBLIC IMPROVEMENTS)
REQUIRED PERMITS*:	PER THE CITY OF OURAY MUNICIPAL CODE

COLORADO 811 — KNOW WHAT'S BELOW. CALL BEFORE YOU DIG.

FOR REVIEW ONLY

SHEET 1 OF 10

PST Engineering, LLC
2615 Main Avenue
Suite 209
Durango, CO 81301
970-403-5492
ENGINEERING

OURAY RIVERWALK RENTALS
HOME TRUST OF OURAY COUNTY
1507 OAK STREET
OURAY, CO 81427
COVER SHEET

REVISIONS:

#	Date	Description	Sheet

Date: 4-26-2024
Drawn By: BC
Chkd By: SP

File Path: ...\CAD_Cover Sheet.dgn

GRAPHIC SCALE
15 0 7.5 15 30 60
(IN FEET)

UNCOMPAHGRE RIVER

FLOODWAY BOUNDARY (NOTE 1)
100-YEAR FLOODPLAIN BOUNDARY (NOTE 1)
500-YEAR FLOODPLAIN BOUNDARY (NOTE 1)
8" PVC STORM DRAIN
8" NYLOPLAST IN-LINE DRAIN WITH LIGHT DUTY GRATE
SWALE 1
SWALE 2
SWALE 3
SWALE 4
EX PROPERTY LINE
EX PATH
EX LOT LINE (TYP.) (NOTE 2)
8SD
LOT 1
LOT 2
LOT 3
BUILDING A
BUILDING B
BUILDING C
PATIO (TYP.)
GRAVEL PARKING (TYP.)
EX WOOD RAIL FENCE (TYP.) TO REMAIN
EX EDGE OF GRAVEL (FROM GIS)
EX ELECTRIC TRANSFORMER (SAN MIGUEL POWER ASSOCIATION) TO REMAIN
EX UNDERGROUND FIBER OPTIC VAULT (CLEAR NETWORX) ADJUST TO GRADE (NOTE 4)
LOCATION OF DUMPSTER
EX ELECTRIC TRANSFORMER (SAN MIGUEL POWER ASSOCIATION)
EX WATER VALVE
NOTE 6
10' ACCESS AND PEDESTRIAN EASEMENT
FILL GAP BETWEEN EXISTING ROAD AND NEW SIDEWALK WITH ABC, CLASS 6 AS NECESSARY
4' SIDEWALK WITH 1' GUTTER LIP (NOTE 5)
EXTEND GRAVEL TO SIDEWALK
CONCRETE ADA PARKING (VAN ACCESSIBLE)
EX OVERHEAD ELECTRIC
NORTH OAK STREET
EX UNDERGROUND FIBER OPTIC VAULT (CLEAR NETWORX) ADJUST TO GRADE (NOTE 4)
PARALLEL PARKING (TYP.)
EX POWER POLE
EX SEWER MANHOLE
EXISTING FIRE HYDRANT
EX POWER POLE
EX TELEPHONE PEDESTAL
EX SEWER MANHOLE
EX SIGN
EX LIGHTPOLE
EX EDGE OF GRAVEL

NOTES:
1. FLOODPLAIN INFORMATION FROM FEMA FIRM PANEL #08091C0341E, EFFECTIVE JANUARY 11, 2024.
2. AS PART OF THE DEVELOPMENT, THE LOTS WILL BE CONSOLIDATED AND LOT LINES WILL BE REMOVED.
3. UNDERGROUND UTILITY LINES NOT SHOWN FOR CLARITY. SEE UTILITY PLAN.
4. ADJUST LID AS NECESSARY TO MATCH PROPOSED GRADE. ENSURE LID IS TRAFFIC RATED FOR VEHICLES.
5. SIDEWALK IN FRONT OF PARKING AREAS SHALL BE 6" THICK.
6. SIDEWALK MAY NEED TO BE ADJUSTED AROUND EXISTING TRANSFORMER. MINIMUM SIDEWALK WIDTH MUST BE MAINTAINED.

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SHEET 2 OF 10

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2615 Main Avenue
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Durango, CO 81301
970-403-5492
PST ENGINEERING

OURAY RIVERWALK RENTALS
HOME TRUST OF OURAY COUNTY
1507 OAK STREET
OURAY, CO 81427
CIVIL SITE PLAN

REVISIONS: #	Date	Description	Sheet

Date: 4-26-2024
Drawn By: AM
Chkd By: SP

File Path: ...\CAD_Site Plan.dgn

UNCOMPAHGRE RIVER

FLOODWAY BOUNDARY (TYP.)

EX PROPERTY LINE

EX PATH

8" PVC STORM DRAIN

8SD

GRAPHIC SCALE
10 0 5 10 20 40
(IN FEET)

BUILDING A

BUILDING B

BUILDING C

MECH

MECH*

4" SEWER SERVICE (TYP.)

3/4" WATER SERVICE (TYP.)

EX. UNDERGROUND FIBER OPTIC VAULT (CLEAR NETWORK)

EX. ELECTRIC TRANSFORMER (SAN MIGUEL POWER ASSOC)

EX UNDERGROUND FIBER OPTIC VAULT (CLEAR NETWORK)

NORTH OAK STREET

EX UNDERGROUND ELECTRIC (FROM SURVEY)

EX SIGN

EX LIGHTPOLE

EX FIBER OPTIC (FROM SURVEY)

EX FIBER OPTIC (FROM CITY)

EX 6" DIP WATER MAIN (FROM SURVEY)

EX ELECTRIC (FROM CITY)

EX FIBER OPTIC (FROM CITY)

EX FIBER OPTIC, EX ELECTRIC (X2) (FROM CITY)

SEE TYPICAL SECTION

EX 4" HDPE WATER (FROM SURVEY) (NOT IN USE)

EX 8" PVC SEWER MAIN (FROM SURVEY)

EX GAS MAIN (FROM CITY)

EX TELEPHONE (FROM CITY)

EX EDGE OF GRAVEL

NOTES:
1. UTILITIES LABELED "FROM CITY" ARE BASED ON APPROXIMATE LOCATIONS PROVIDED BY THE CITY OF OURAY.
2. UNITS WILL HAVE ELECTRIC SERVICE (NOT SHOWN) AND COMMUNICATION SERVICE (NOT SHOWN). IT IS NOT ANTICIPATED THAT THE UNITS WILL HAVE NATURAL GAS SERVICE. LOCATION OF SERVICES WILL BE COORDINATED WITH EACH UTILITY COMPANY.
3. OVERHEAD ELECTRIC LINE NOT SHOWN FOR CLARITY. SEE CIVIL SITE PLAN.
4. EACH SANITARY SERVICE SHALL HAVE A TWO-WAY CLEAN-OUT (NOT SHOWN FOR CLARITY). SEE DETAILS 1.
5. SANITARY SERVICE WILL UTILIZE SHARED TRENCHES WHEN POSSIBLE.

*MECHANICAL ROOM IS ON SECOND FLOOR.

COLORADO 811 KNOW WHAT'S BELOW. CALL BEFORE YOU DIG.

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SHEET 3 OF 10

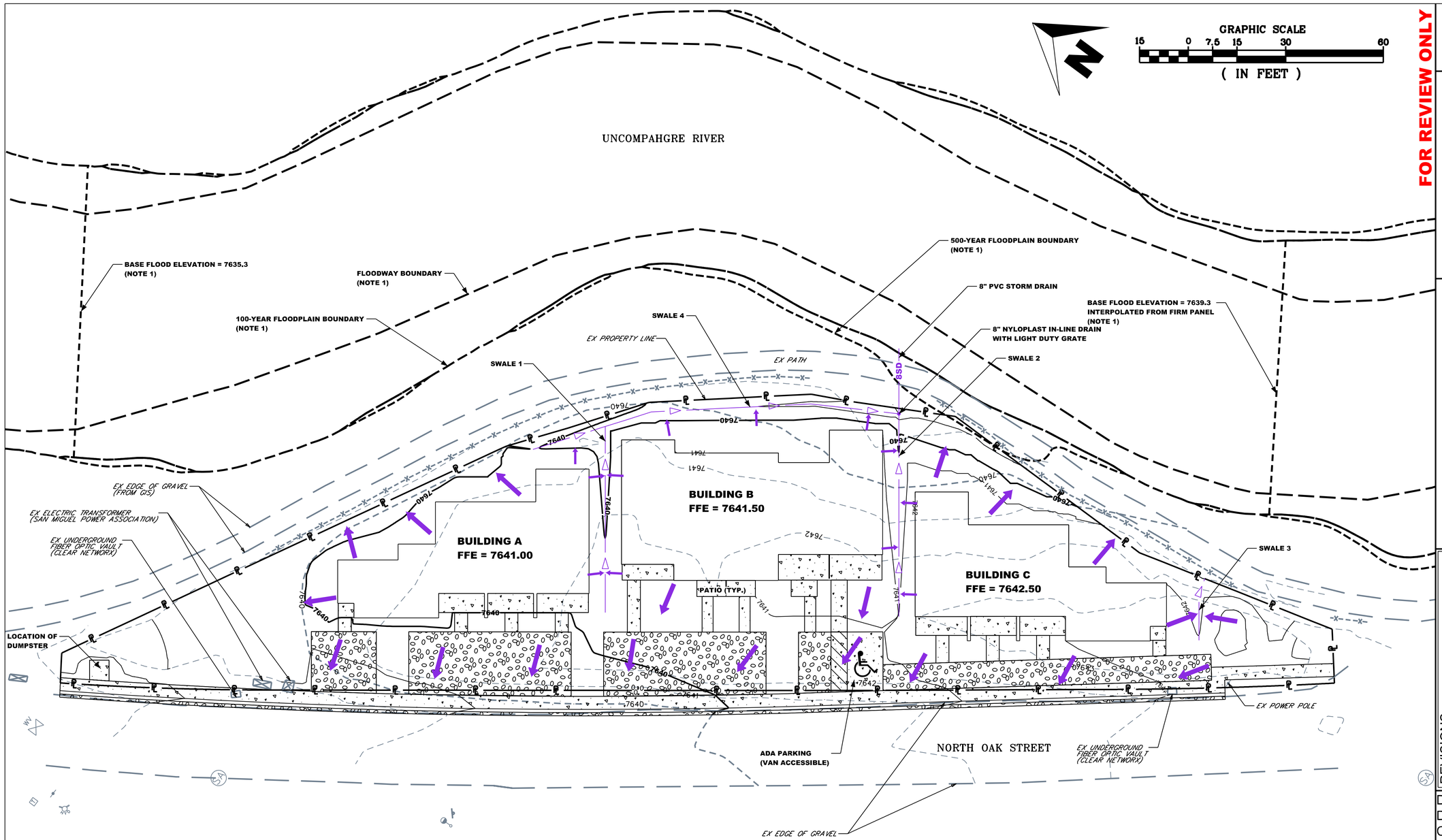
PST Engineering, LLC
2615 Main Avenue
Suite 209
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970-403-5492
PST ENGINEERING

OURAY RIVERWALK RENTALS
HOME TRUST OF OURAY COUNTY
1507 OAK STREET
OURAY, CO 81427
UTILITY PLAN

REVISIONS: #	Date	Description	Sheet

Date: 4-26-2024
Drawn By: AM
Chkd By: SP

File Path: ...\CAD_Utility Plan.dgn



NOTES:
1. FLOODPLAIN INFORMATION FROM FEMA FIRM PANEL #08091C0341E, EFFECTIVE JANUARY 11, 2024.
2. UTILITY LINES NOT SHOWN FOR CLARITY. SEE UTILITY PLAN.

COLORADO 811
KNOW WHAT'S BELOW. CALL BEFORE YOU DIG.

-- SURFACE FLOW ARROW

FOR REVIEW ONLY

SHEET 4 OF 10

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OURAY RIVERWALK RENTALS
HOME TRUST OF OURAY COUNTY
1507 OAK STREET
OURAY, CO 81427
OVERALL GRADE & DRAIN PLAN

REVISIONS:

#	Date	Description	Sheet

Date: 4-26-2024
Drawn By: AM
Chkd By: SP

File Path: ..._Grading & Drainage Plan.dgn

GRAPHIC SCALE
5 0 2.5 5 10 20
(IN FEET)

UNCOMPAHGRE RIVER

500-YEAR FLOODPLAIN BOUNDARY

100-YEAR FLOODPLAIN BOUNDARY

POINT LEGEND
BLDG = GROUND AT BUILDING
PATIO = EDGE OF PATIO
SW = SIDEWALK
EOP = EDGE OF PAVEMENT
SWALE = FLOWLINE OF SWALE/DITCH
INV = INVERT OF PIPE
EX = EXISTING SPOT ELEVATION

EX PATH

EX FENCE

BERM AS NECESSARY TO PROVIDE 6" MINIMUM SWALE DEPTH SEE DETAILS 1

SWALE 4

SWALE 1

BUILDING A
FFE = 7641.00

BUILD B

100 BLDG EL: 7640.50
101 BLDG EL: 7640.50
102 BLDG EL: 7640.50
103 BLDG EL: 7640.50
104 BLDG EL: 7640.50
105 BLDG EL: 7640.50
106 BLDG EL: 7640.50
107 BLDG EL: 7640.50
108 BLDG EL: 7640.50
109 BLDG EL: 7640.50
110 BLDG EL: 7640.50
111 BLDG EL: 7640.50
121 PATIO EL: 7640.50
120 PATIO EL: 7640.50
200 BLDG EL: 76
212 BLDG EL: 7641.00
225 PATIO EL: 7641.00
401 SWALE EL: 7640.00
402 SWALE EL: 7639.51
200 SWALE EL: 7640.25

PATIO= 7640.50 (6" STEP)
7" STEP= 7639.92
7" STEP= 7639.34

130 SW EL: 7639.29
131 SW EL: 7639.33
132 SW EL: 7639.83
133 SW EL: 7639.83
134 SW EL: 7639.83
135 SW EL: 7639.83
136 SW EL: 7639.83
137 SW EL: 7639.83

140 EOP EL: 7638.49
141 EOP EL: 7639.20
142 EOP EL: 7639.42
143 EOP EL: 7638.72
144 EOP EL: 7638.83
145 EOP EL: 7639.67
146 EOP EL: 7639.83
147 EOP EL: 7639.39
240 EOP EL: 7639.51
241 EOP EL: 7640.29
230 SW EL: 7640.36

150 EX EL: 7638.51
151 EX EL: 7638.76
152 EX EL: 7638.85
153 EX EL: 7639.42
250 EX EL: 7639.54

EX ELECTRIC TRANSFORMER (SAN MIGUEL POWER ASSOCIATION)

EX UNDERGROUND FIBER OPTIC VAULT (CLEAR NETWORX)

EX EDGE OF GRAVEL

EX PROPERTY LINE

NOTES:
1. UTILITY LINES NOT SHOWN FOR CLARITY. SEE UTILITY PLAN.
2. POINTS ADJACENT TO THE BUILDING ARE FOR ELEVATION ONLY. THEY ARE NOT TO BE USED FOR HORIZONTAL LAYOUT OF BUILDINGS.
3. SIDEWALK CROSS-SLOPES SHALL BE 2% MAX. (RECOMMENDED CONTRACTOR LAYOUT FOR 1.5%)
4. STAIR TREADS SHALL BE 7" TALL BY 11" WIDE, UNLESS OTHERWISE NOTED.

COLORADO 811
KNOW WHAT'S BELOW. CALL BEFORE YOU DIG.

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SHEET 5 OF 10

PST Engineering, LLC
2615 Main Avenue
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Durango, CO 81301
970-403-5492
ENGINEERING

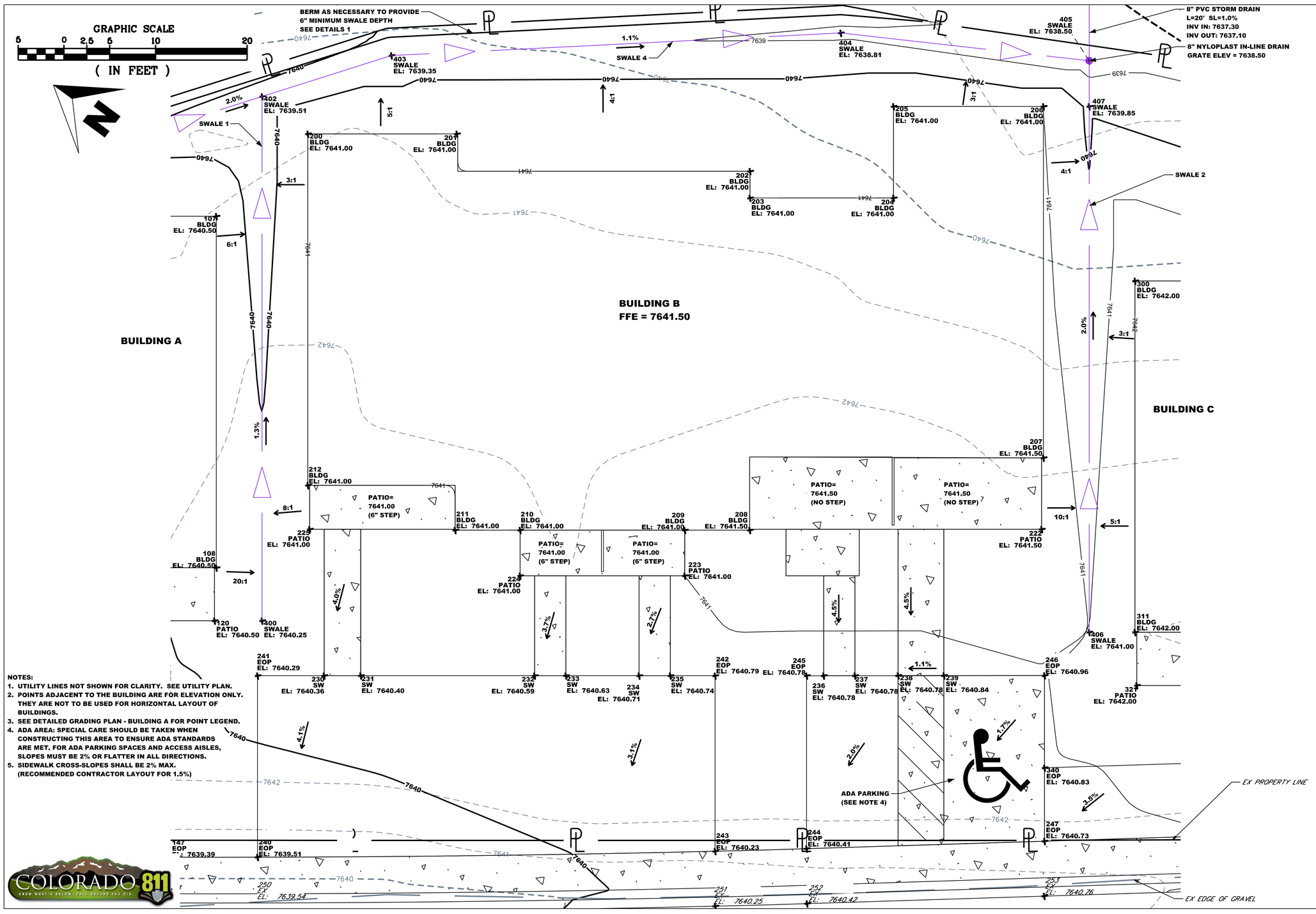
OURAY RIVERWALK RENTALS
HOME TRUST OF OURAY COUNTY
1507 OAK STREET
OURAY, CO 81427
DETAILED GRADING - BUILDING A

REVISIONS:

#	Date	Description

Date: 4-26-2024
Drawn By: AM
Chkd By: SP

File Path: ..._Grading & Drainage Plan.dgn



NOTES:
1. UTILITY LINES NOT SHOWN FOR CLARITY. SEE UTILITY PLAN.
2. POINTS ADJACENT TO THE BUILDING ARE FOR ELEVATION ONLY. THEY ARE NOT TO BE USED FOR HORIZONTAL LAYOUT OF BUILDINGS.
3. SEE DETAILED GRADING PLAN - BUILDING A FOR POINT LEGEND.
4. ADA AREA: SPECIAL CARE SHOULD BE TAKEN WHEN CONSTRUCTING THIS AREA TO ENSURE ADA STANDARDS ARE MET. FOR ADA PARKING SPACES AND ACCESS AISLES, SLOPES MUST BE 2% OR FLATTER IN ALL DIRECTIONS.
5. SIDEWALK CROSS-SLOPES SHALL BE 2% MAX. (RECOMMENDED CONTRACTOR LAYOUT FOR 1.5%)

COLORADO 811 KNOW WHAT'S BELOW. CALL BEFORE YOU DIG.

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SHEET 6 OF 10

PST Engineering, LLC
2615 Main Avenue
Suite 209
Durango, CO 81301
970-403-5492
PST ENGINEERING

OURAY RIVERWALK RENTALS
HOME TRUST OF OURAY COUNTY
1507 OAK STREET
OURAY, CO 81427
DETAILED GRADING - BUILDING B

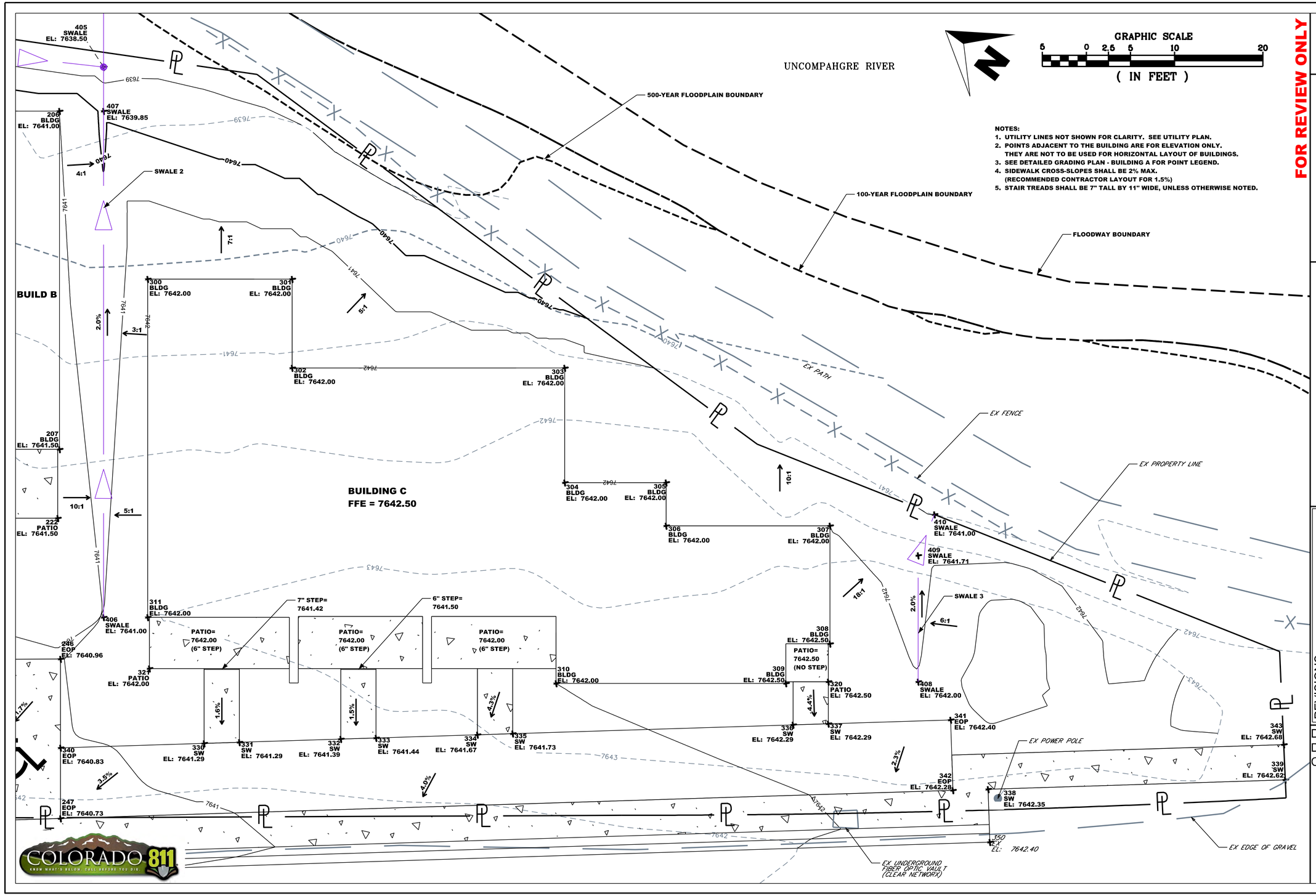
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#	Date	Description

Sheet

Date: 4-26-2024
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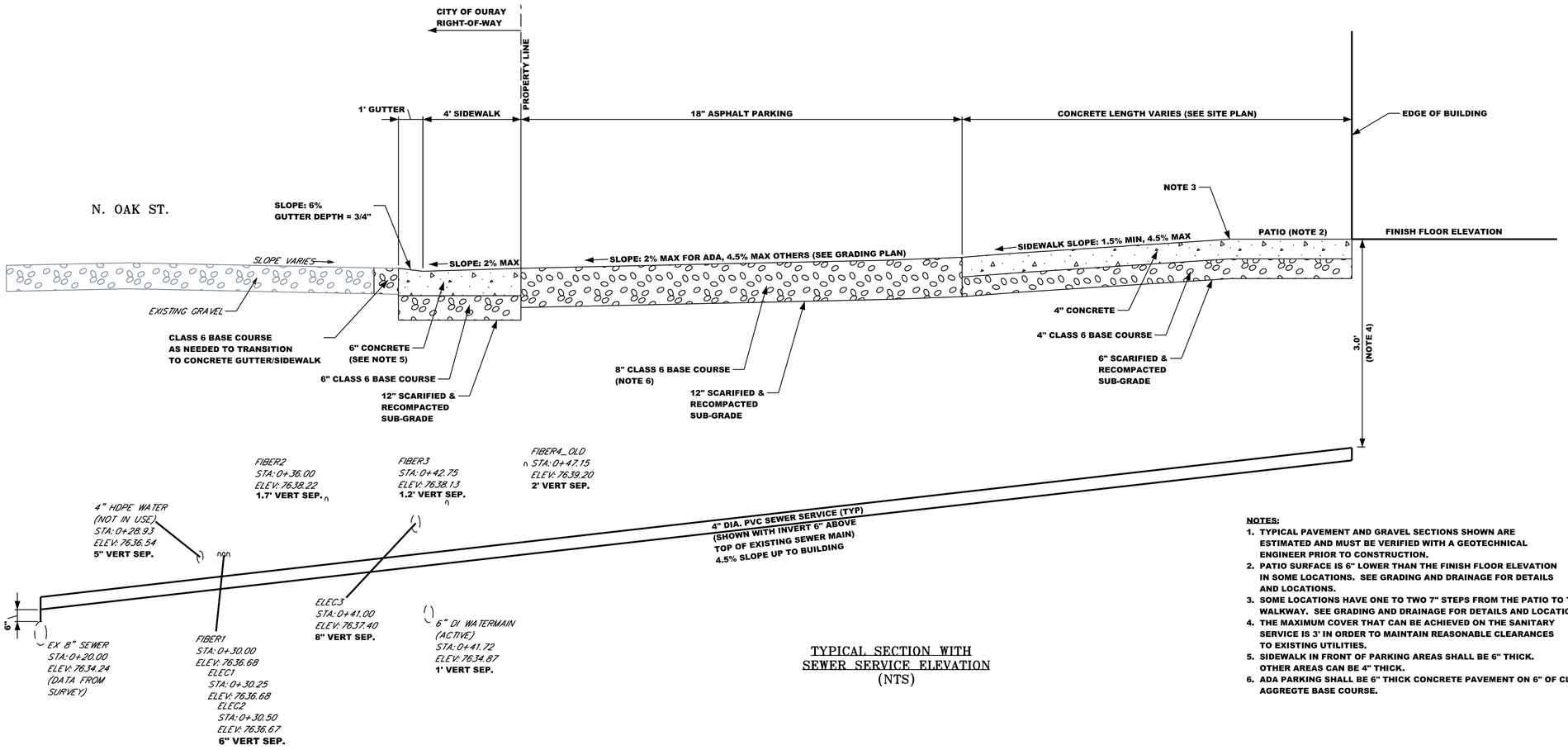
OURAY RIVERWALK RENTALS
HOME TRUST OF OURAY COUNTY
1507 OAK STREET
OURAY, CO 81427
DETAILED GRADING - BUILDING C

REVISIONS:			
#	Date	Description	Sheet

Date: 4-26-2024
Drawn By: AM
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File Path: ..._Grading & Drainage Plan.dgn

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TYPICAL SECTION WITH
SEWER SERVICE ELEVATION
(NTS)

NOTES:

1. TYPICAL PAVEMENT AND GRAVEL SECTIONS SHOWN ARE ESTIMATED AND MUST BE VERIFIED WITH A GEOTECHNICAL ENGINEER PRIOR TO CONSTRUCTION.
2. PATIO SURFACE IS 6" LOWER THAN THE FINISH FLOOR ELEVATION IN SOME LOCATIONS. SEE GRADING AND DRAINAGE FOR DETAILS AND LOCATIONS.
3. SOME LOCATIONS HAVE ONE TO TWO 7" STEPS FROM THE PATIO TO THE WALKWAY. SEE GRADING AND DRAINAGE FOR DETAILS AND LOCATIONS.
4. THE MAXIMUM COVER THAT CAN BE ACHIEVED ON THE SANITARY SERVICE IS 3' IN ORDER TO MAINTAIN REASONABLE CLEARANCES TO EXISTING UTILITIES.
5. SIDEWALK IN FRONT OF PARKING AREAS SHALL BE 6" THICK. OTHER AREAS CAN BE 4" THICK.
6. ADA PARKING SHALL BE 6" THICK CONCRETE PAVEMENT ON 6" OF CLASS 6 AGGREGTE BASE COURSE.

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SHEET 8 OF 10

PST Engineering, LLC
2615 Main Avenue
Suite 209
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ENGINEERING

OURAY RIVERWALK RENTALS
HOME TRUST OF OURAY COUNTY
1507 OAK STREET
OURAY, CO 81427
TYPICAL SECTION

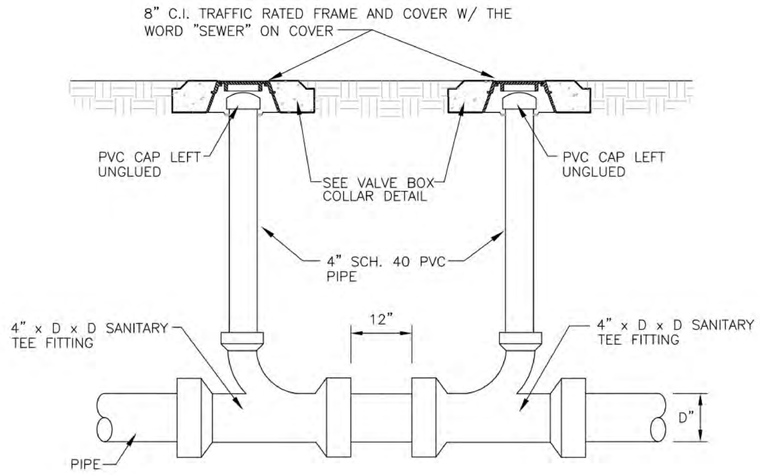
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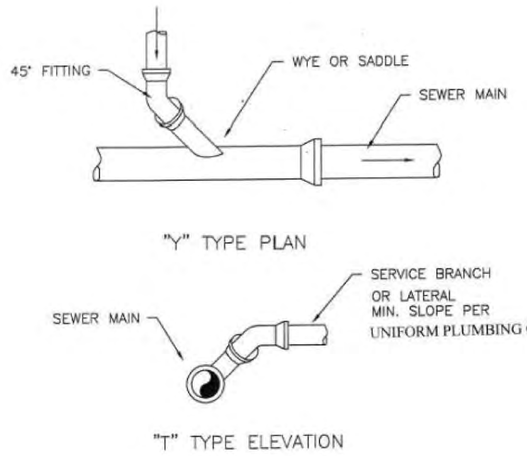
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Chkd By: AM

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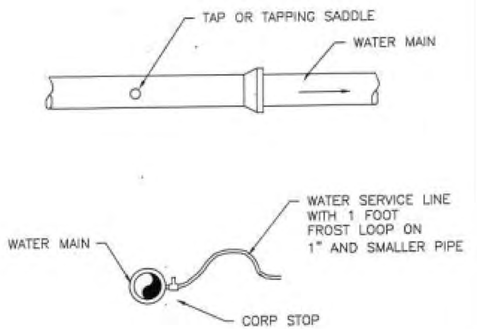
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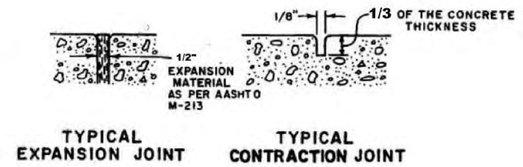
GRAVITY TWO WAY SANITARY CLEAN-OUT
N.T.S.



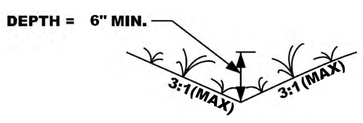
SEWER CONNECTION DETAIL
N.T.S.



WATER SERVICE CONNECTION
N.T.S.



SIDEWALK JOINT DETAILS
N.T.S.



GRASS LINED SWALE
N.T.S.

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SHEET 9 OF 10

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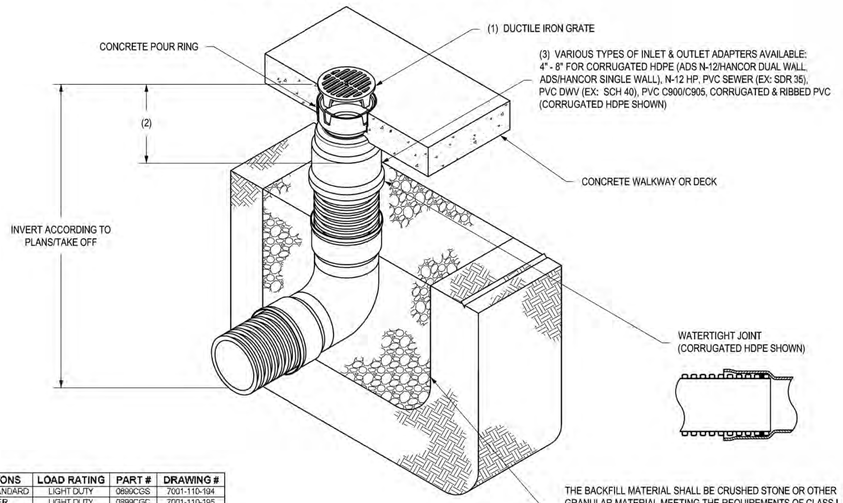
OURAY RIVERWALK RENTALS
HOME TRUST OF OURAY COUNTY
1507 OAK STREET
OURAY, CO 81427
DETAILS 1

REVISIONS:			
#	Date	Description	Sheet

Date: 4-26-2024
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File Path: ...\CAD_Details.dgn

NYLOPLAST 8" INLINE DRAIN: 2708AG _ _ X



GRATE OPTIONS	LOAD RATING	PART #	DRAWING #
PEDESTRIAN/STANDARD	LIGHT DUTY	0899CGS	7001-110-194
SOLID COVER	LIGHT DUTY	0899CGC	7001-110-195
BRONZE	N/A	0899CGB	7001-110-196
DOME	N/A	0899CGD	7001-110-197

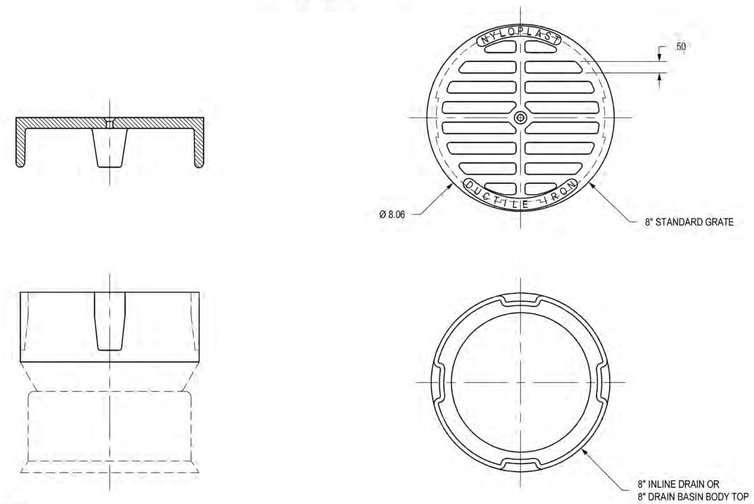
1 - GRATES/SOLID COVERS SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05 WITH THE EXCEPTION OF THE BRONZE GRATE.
2 - FOR COMPLETE DESIGN DETAILS SEE DRAWING NO. 7003-110-000.
3 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL), & PVC SEWER.

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DRAWN BY EBC	MATERIAL	ADS Nyloplast	3130 VERONA AVE BUFORD, GA 30518 PHN (770) 932-2443 FAX (770) 932-2490 www.nyloplast-us.com
DATE 11-15-06			
REVISED BY NMH	PROJECT NO./NAME	TITLE	8 IN INLINE DRAIN QUICK SPEC INSTALLATION DETAIL
DATE 03-15-16			
DWG SIZE A	SCALE 1:16 SHEET 1 OF 1	DWG NO. 7003-110-033	REV F

0899CGS

APPROX. DRAIN AREA = 18.77 SQ IN
APPROX. WEIGHT = 3.06 LBS



DIMENSIONS ARE FOR REFERENCE ONLY
ACTUAL DIMENSIONS MAY VARY
DIMENSIONS ARE IN INCHES
GRATE HAS LIGHT DUTY RATING
QUALITY: MATERIALS SHALL CONFORM TO ASTM A536 GRADE 70-50-05
PAINT: CASTINGS ARE FURNISHED WITH A BLACK PAINT
SIZE OF OPENING MEETS REQUIREMENTS OF AMERICAN DISABILITY ACT AS STATED IN FEDERAL REGISTER PART III, DEPARTMENT OF JUSTICE, 28 CFR PART 36.
LOCKING DEVICE AVAILABLE UPON REQUEST SEE DRAWING NO. 7001-110-038

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DATE 03-03-06	DUCTILE IRON		
REVISED BY CCA	PROJECT NO./NAME	TITLE	8 IN STANDARD GRATE ASSEMBLY
DATE 08-27-13			
DWG SIZE A	SCALE 1:4 SHEET 1 OF 1	DWG NO. 7001-110-194	REV C

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SHEET 10 OF 10

PST Engineering, LLC
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ENGINEERING

OURAY RIVERWALK RENTALS
HOME TRUST OF OURAY COUNTY
1507 OAK STREET
OURAY, CO 81427
DETAILS 2

REVISIONS:

#	Date	Description	Sheet

Date: 4-26-2024
Drawn By: AM
Chkd By: SP

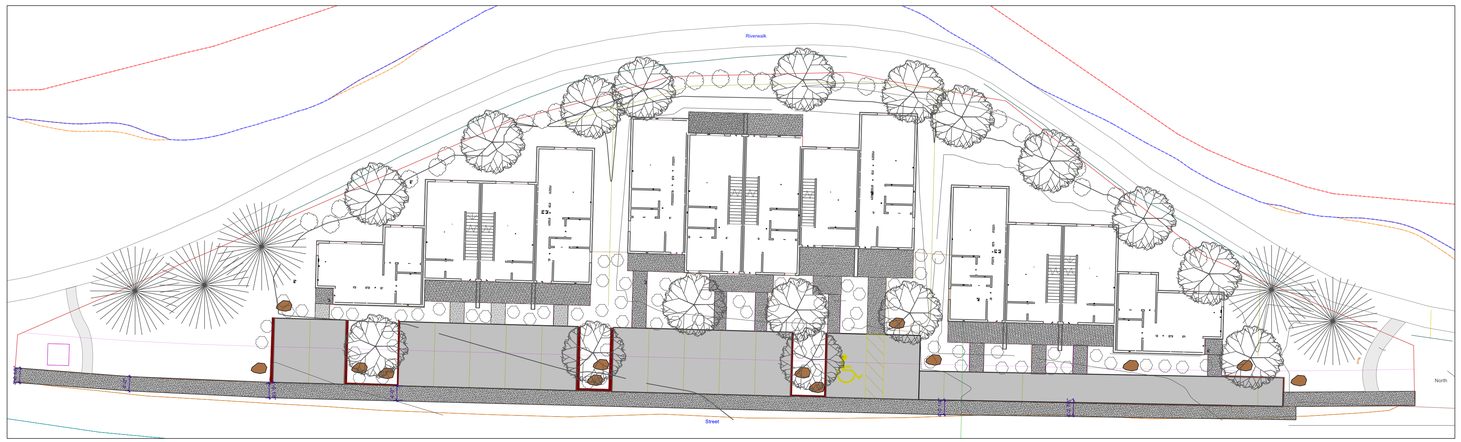
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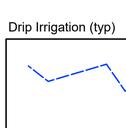
1 Overall Plan
Scale: 1" = 20'-0"

General Notes
1. Landscape is intended to blend with the sourrounding native landscape
2. Landscape materials will be native to the region
3. Existing evergreen trees on site will be transplanted to locations specified for evergreen trees on planting plan
4. Plantings should naturalize after establishment period, though some supplemental irrigation overtime is optimal for best results

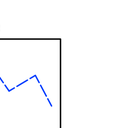


2 Hardscape Pieces
Scale: 1" = 20'-0"

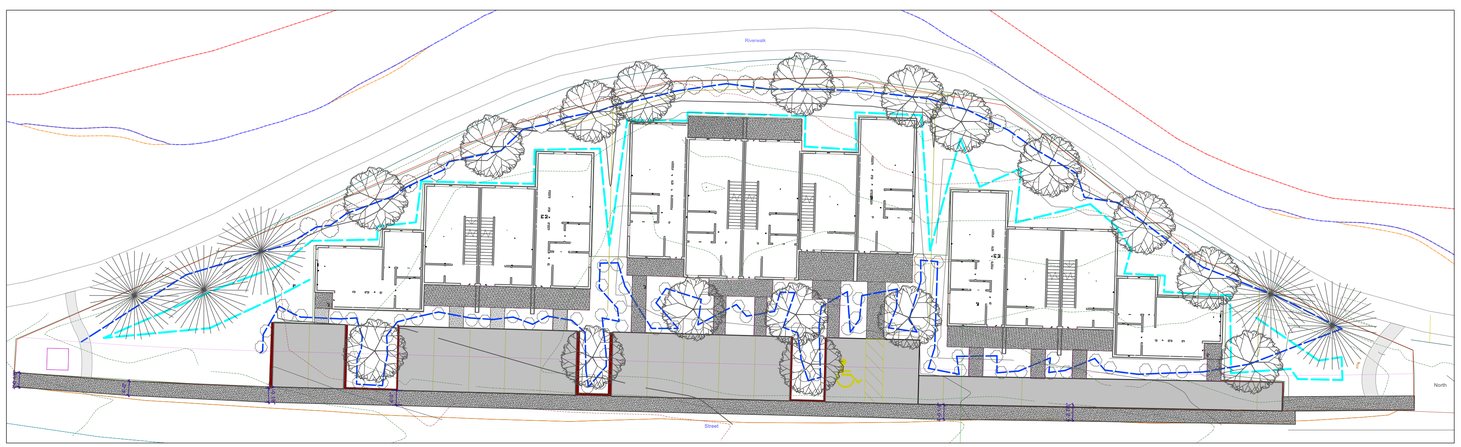
Asphalt or concrete curbing OR stategic placement of boulders will be neccessary to confine parking



Curb



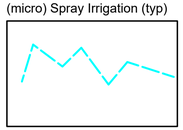
Boulders, locally or regionally collected



3 Irrigation Concept
Scale: 1" = 20'-0"

Irrigation Notes
1. Drip Irritation to be provided to all trees and shrubs
2. Microspray' irrigation to be provided all areas of grass and ground cover
3. Water line and plumbing details to be included on site development plans and building permit plans.

(micro) Spray Irrigation (typ)



Drip Irrigation (typ)

DESIGN DEVELOPMENT DOCUMENTATION 04/25/2024 - 03-27-2024

LRS
Linda Robinson Studio
LindaRobinsonStudio.com
Landscape Architecture Firm

Project Title
Ouray Riverfront Affordable Rentals

1507 Oak St., Ouray, CO 81427

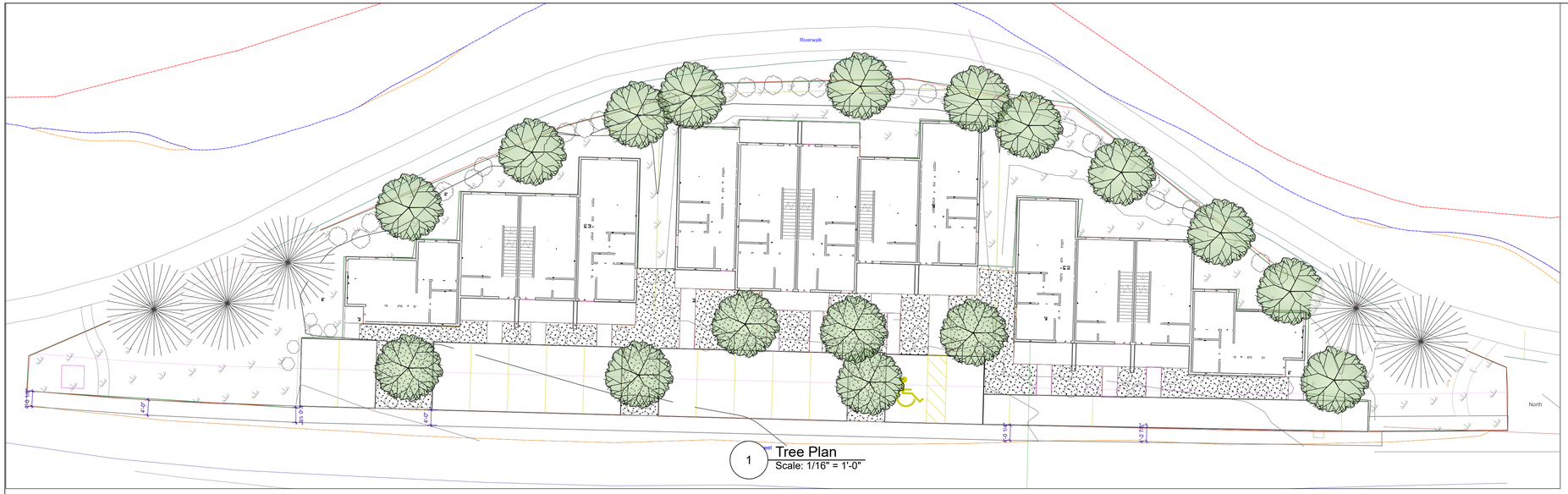
Landscape Architect
Linda Robinson Studio, Inc
LindaRobinsonStudio.com
Info@LindaRobinsonStudio.com
(970)739-0537

Project Manager	Drawn By
	LR
Date	Reviewed By
January 2024	LR

Project ID

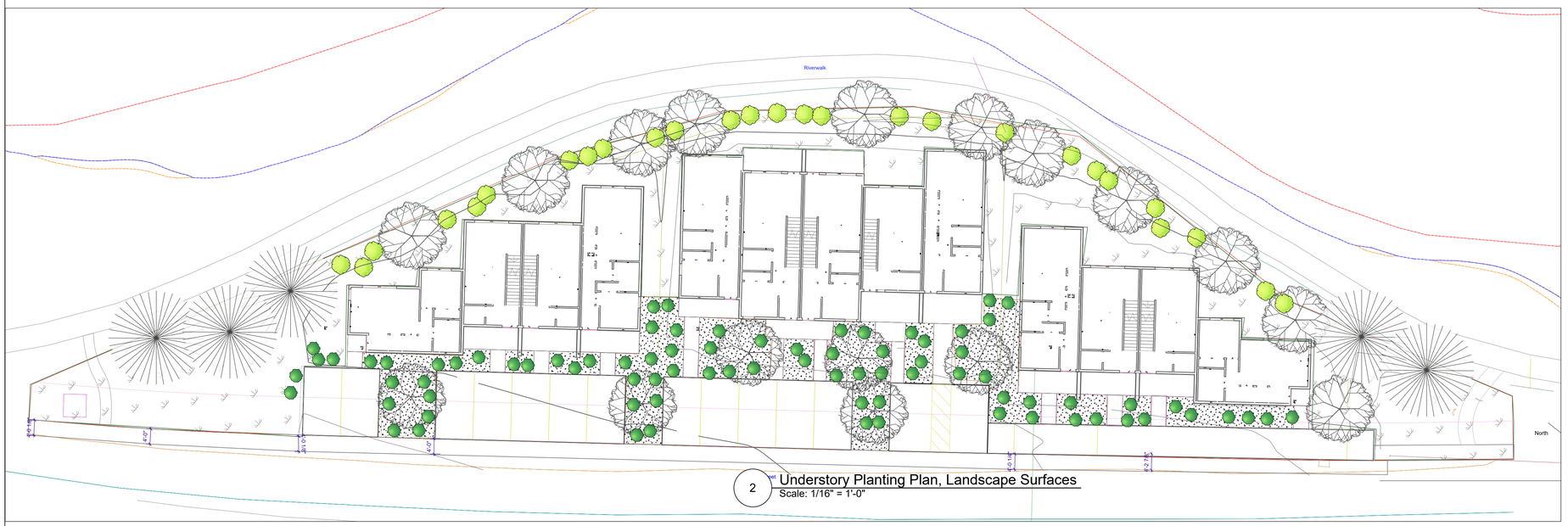
Sheet Title
Site Design
Hardscape Pieces
Irrigation Concept

Sheet No.
L1



1 Tree Plan
Scale: 1/16" = 1'-0"

Tree species			
Evergreen trees	Evergreen trees to be transplanted from construction envelope	17 Small deciduous trees	see table for species options



2 Understory Planting Plan, Landscape Surfaces
Scale: 1/16" = 1'-0"

Shrub species			
Potentilla species Currant species Snowberry species Red Twig Dogwood Twinberry honeysuckle	Low - medium shrubs on street side	Twinberry Honeysuckle Potentilla species Bog Birch Red Twig Dogwood Currant species Saskatoon Serviceberry Snowberry species	Medium shrubs along river walk

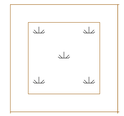
General Notes
1. Transplant existing evergreen trees from construction envelope and replant in locations per planting plan
2. Ammend all soil in areas to be planted with composted organic matter, locally sourced
3. Mulch around all shrubs with locally sourced wood chip mulch
4. Cover seeded areas with thin layer of aspen wood sawdust

Trees

Trees: 17 proposed. 13 required for 23,197 sq. ft. lot at 1/ 2000 sq. ft.

Trees	common name	botanical name	notes
Size 1.5" caliper minimum			
River trail options	Thinleaf Alder	Alnus incana	native, need to be protected from beavers, will bunch if trunk or roots are impacted
	Native Chokecherry	Prunus virginiana	Native, will bunch if trunk or roots are impacted
	Douglas Hawthorn	Crataegus douglasii	native, will bunch if trunk or roots are impacted, thorns may be lacking
	River Hawthorn	Crategus rivularis	will bunch if trunk or roots are impacted, sparse 1" thorns,
Along street side (above species may be included as well)	Spring Snow Crabapple -fruitless	Malus "spring snow"	fruitless, spring blooms-white. Best for street side of complex.

Landscape Areas



Native grass, seed mix:

Koeleria macrantha / prarie june grass
Festuca saximontana / rocky mountain fescue
Poa alpina / alpine bluegrass

Ammend soil with composted organic matter, locally or regionally sourced.

Mulch with Aspen sawdust, preferably composted.



Mulch as Landscape Surface
Mulch with 4" - 6" aged wood chips, preferably locally sourced without large chunks

Ammend soil in areas of shrub plantings with composted organic matter, locally sourced

Shrubs

Shrubs - River Walk.	common name	botanical name
quantity: 27 total	Twinberry honeysuckle	Lonicera involucrata
	Potentilla sp.	Potentilla fruiticosa sp.
	Bog Birch	Betula glandulosa
	Red Twig Dogwood	Cornus sericea Coloradoense
	Yellow Flowering Currant	Ribes aureum
	Alpine Currant	Ribes alpinum
	Wax Currant	Ribes cereum
	Saskatoon Serviceberry	Amelancier alniofolia
	Mountain Snowberry	Symphoricarpos oreophilus
	White Snowberry	Symphoricarpos albus
	Western Snowberry	Symporicarpos occidentals
Shrubs - street side	Potentilla sp.	Potentilla fruiticosa sp.
quantity: 82 total	Yellow Flowering Currant	Ribes aureum
	Alpine Currant	Ribes alpinum
	Wax Currant	Ribes cereum
	Mountain Snowberry	Symphoricarpos oreophilus
	White Snowberry	Symphoricarpos albus
	Western Snowberry	Symporicarpos occidentals
	Red Twig Dogwood	Cornus sericea Coloradoense
	Twinberry honeysuckle	Lonicera involucrata

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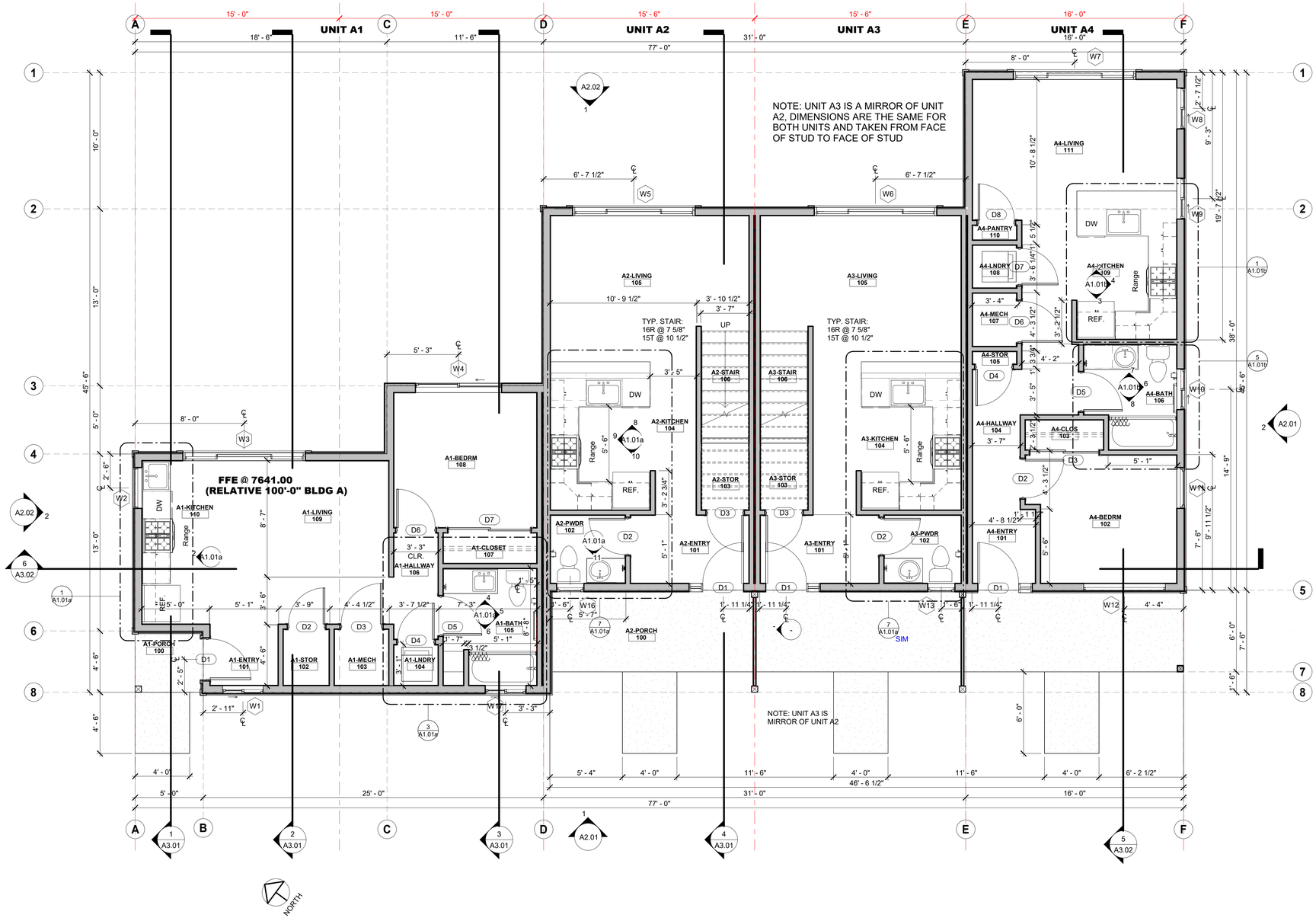
Landscape Architect
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(970)739-0537

Project Manager	Drawn By
	LR
Date	Reviewed By
January 2024	LR

Project ID

Sheet Title
Landscape Planting Plan, Landscape Surfaces

Sheet No.
L2



MAIN LEVEL FLOOR PLAN

1/4" = 1'-0"

BUILDING A

TOMMY TSUNAMI DESIGN

Tommy Tsunami Design, LLC

THOMAS W. UMBHAU
AIA, NCARB

Physical:
1480 E. 2nd Avenue, Suite 8
Durango, CO 81301

Mailing:
PO Box 3873
Durango, CO 81302

(970) 382 - 9130

tommytsunamidesign.com

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For: Home Trust of Ouray County
1507 OAK ST., OURAY, CO 81427

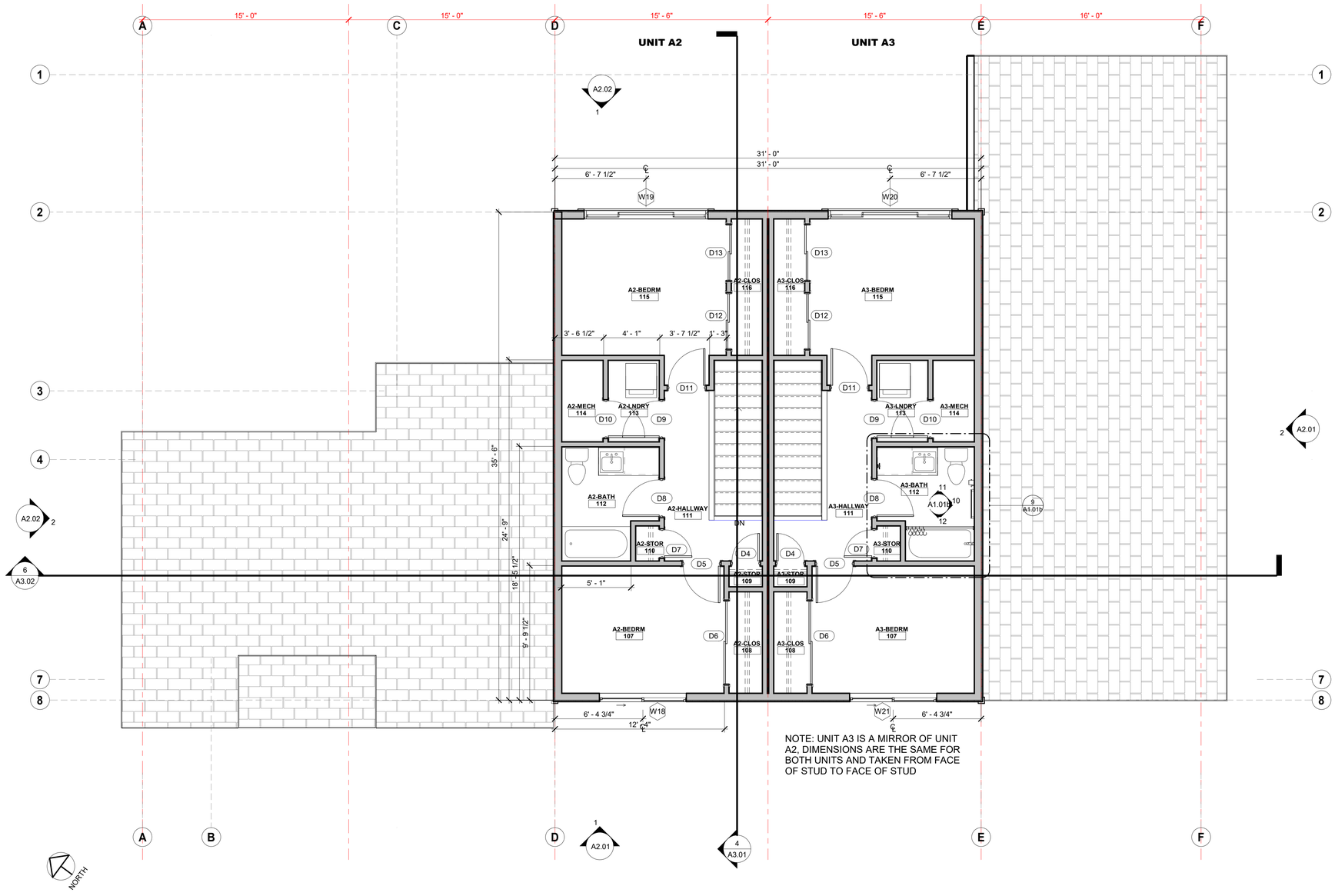
PROJECT NO: 009-2023
ASSESSORS PARCEL NO: 4515-303-19-002
SET DESCRIPTION: PRELIMINARY PUD SUBMITTAL 2024-04-29

#	Revisions	Date

DESIGNED BY: TWU	SCALE: AS NOTED
DRAWN BY: TWU	DATE: --.--.--
CHECKED BY: TWU	

DRAWING TITLE: MAIN LEVEL FLOOR PLAN

SHEET NO. A1.01



UPPER LEVEL FLOOR PLAN

1/4" = 1'-0"

BUILDING A

TOMMY TSUNAMI DESIGN

Tommy Tsunami Design, LLC

THOMAS W. UMBHAU
AIA, NCARB

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Durango, CO 81301

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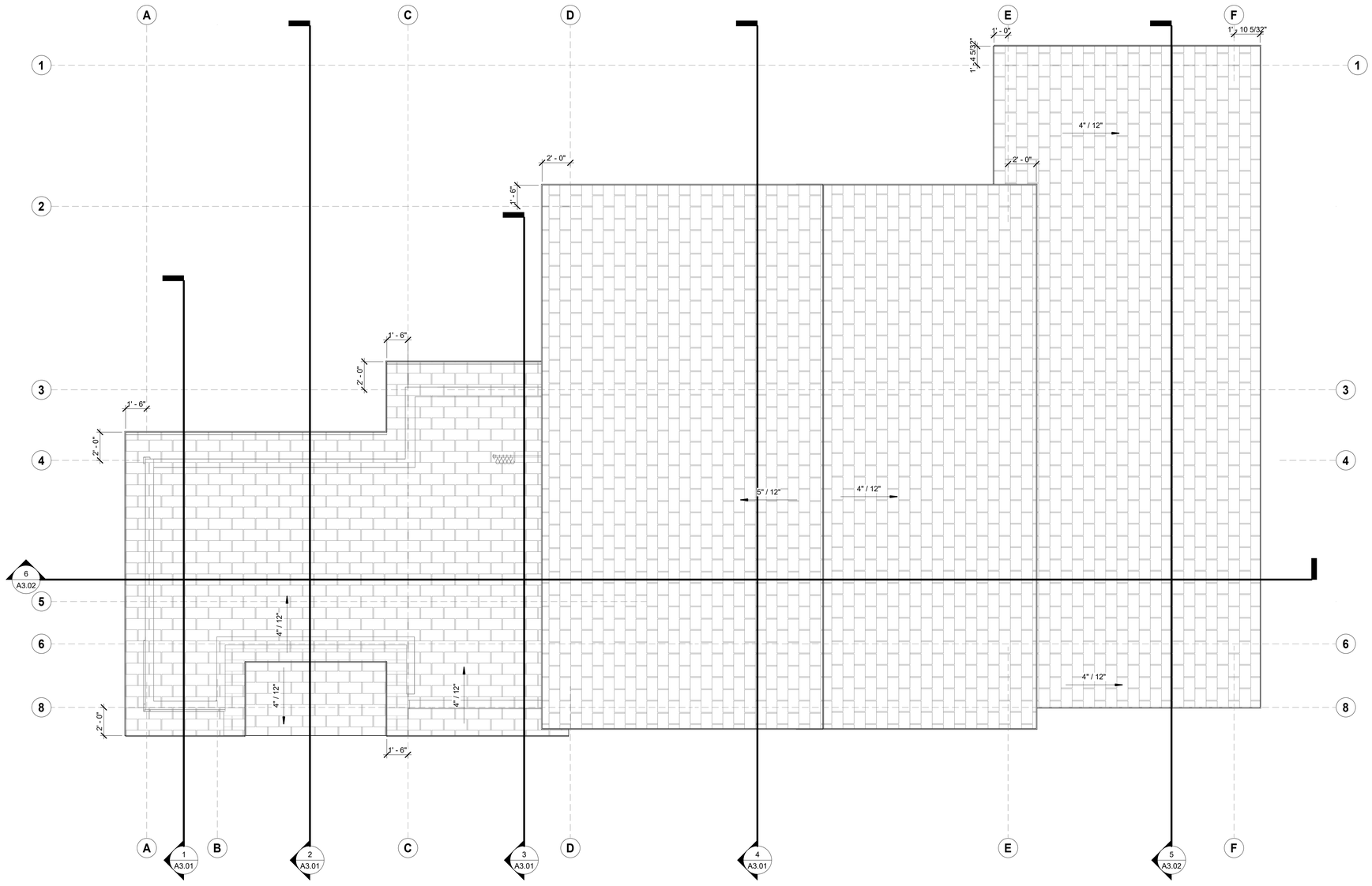
OURAY RIVER WALK RENTALS - BUILDING A&C
For: Home Trust of Ouray County
1507 OAK ST., OURAY, CO 81427
PROJECT NO: 009-2023
ASSESSORS PARCEL NO: 4515-303-19-002
SET DESCRIPTION: PRELIMINARY PUD SUBMITTAL 2024-04-29

#	Revisions	Date

DESIGNED BY: TWU	SCALE: AS NOTED
DRAWN BY: TWU	DATE: --.--.--
CHECKED BY: TWU	

DRAWING TITLE: UPPER LEVEL FLOOR PLAN

SHEET NO. A1.02



ROOF PLAN

1/4" = 1'-0"

BUILDING A

TOMMY TSUNAMI DESIGN

Tommy Tsunami Design, LLC

THOMAS W. UMBHAU
AIA, NCARB

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Mailing:
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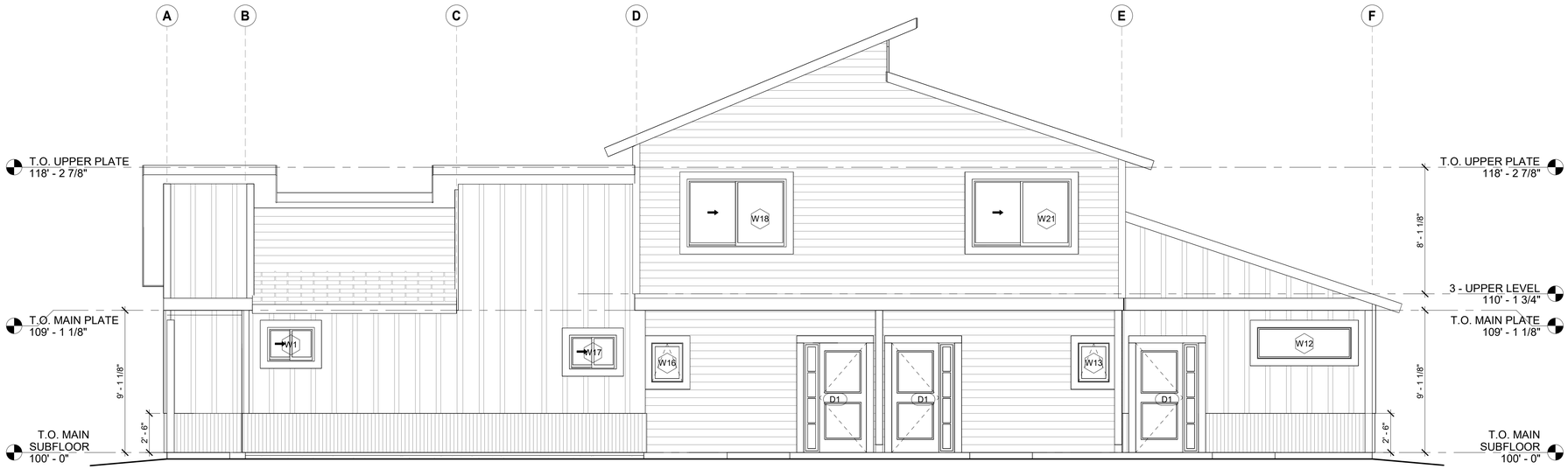
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#	Revisions	Date

DESIGNED BY: TWU	SCALE: AS NOTED
DRAWN BY: TWU	DATE: --.--.--
CHECKED BY: TWU	

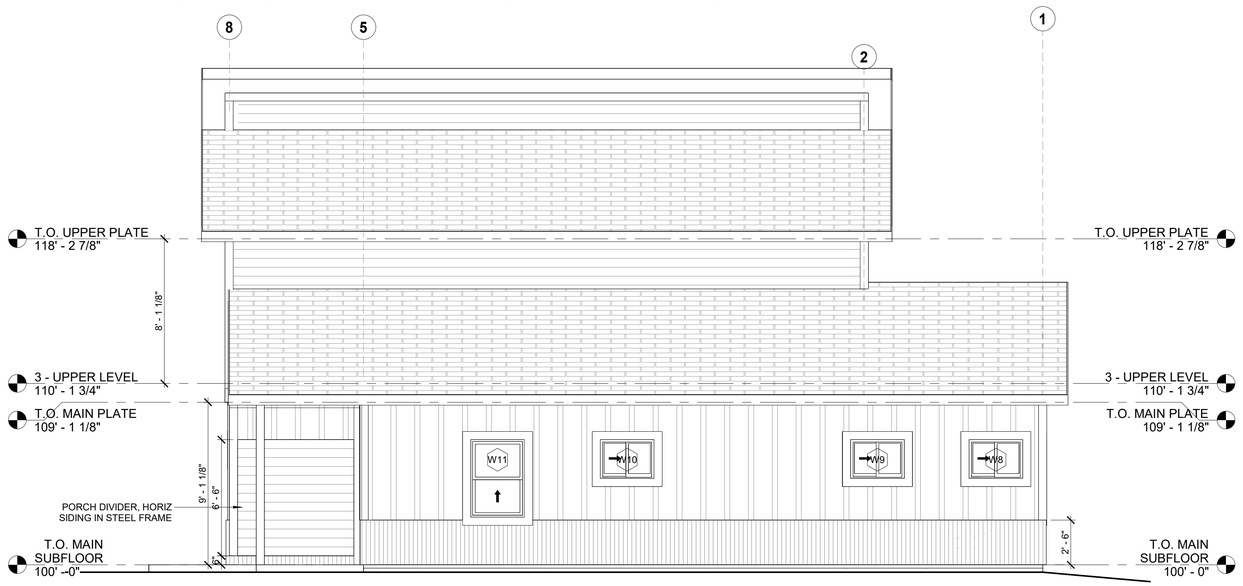
DRAWING TITLE: ROOF PLAN

SHEET NO. A1.05



1 WEST ELEVATION

1/4" = 1'-0"



2 SOUTH ELEVATION

1/4" = 1'-0"

EXTERIOR MATERIALS

ASPHALT SHINGLE ROOFING



1x6 HORIZONTAL SIDING



BOARD-n-BATT SIDING



1x6 HORIZONTAL SIDING



POST & BEAMS, PAINTED



METAL WAINSCOT



OUTLINE SPECIFICATIONS			
PROJECT:	**OURAY RIVER WALK AFFORDABLE RENTALS**		
EXTERIOR			
Item	**Description**	**Finish**	**Comments**
ROOFING	OWENS CORNING 30 YR ASPHALT SHINGLE	PRE-FINISHED	ENTIRE ROOF ICE & WATER SHIELD
FASCIA	LP SMARTSIDE FASCIA SERIES 440 7.21"	PAINT	COLOR TBD
SOFFIT	LP SMARTSIDE VENTED SOFFIT SERIES 38	PAINT	COLOR TBD
SIDING #1	LP SMARTSIDE 4X8 CEDAR TEXTURE SHEETS W/ LP 190 SERIES 1X4 BATTENS	PAINT	COLOR TBD
SIDING #2	LP SMARTSIDE 6" LAP SIDING, CEDAR TEXTURE	PAINT	COLOR TBD
SIDING #3	7/8" PRE-FINISHED COLORED CORRUGATED METAL WAINSCOT	PRE-FINISHED	COLOR TBD
WINDOWS	PELLA 250 SERIES VINYL WINDOWS--BLACK FRAMES	PRE-FINISHED	OR APPROVED EQUAL
WINDOW Trim #1	LP 440 SERIES 1X6 TRIM BOARDS IN BOARD-N-BATT FIELD AND HORIZ LAP SIDING	PAINT	
CORNER TRIM	LP 440 SERIES 1X6 TRIM BOARDS IN BOARD-N-BATT FIELD AND HORIZ LAP SIDING	PAINT	
DOOR TRIM	SAME AS WINDOW TRIM	PAINT	
CONCRETE FLATWORK	BROOM FINISHED		
TIMBER POSTS & BEAMS	ALL TIMBER TO BE ROUGH SAWN	PAINT	

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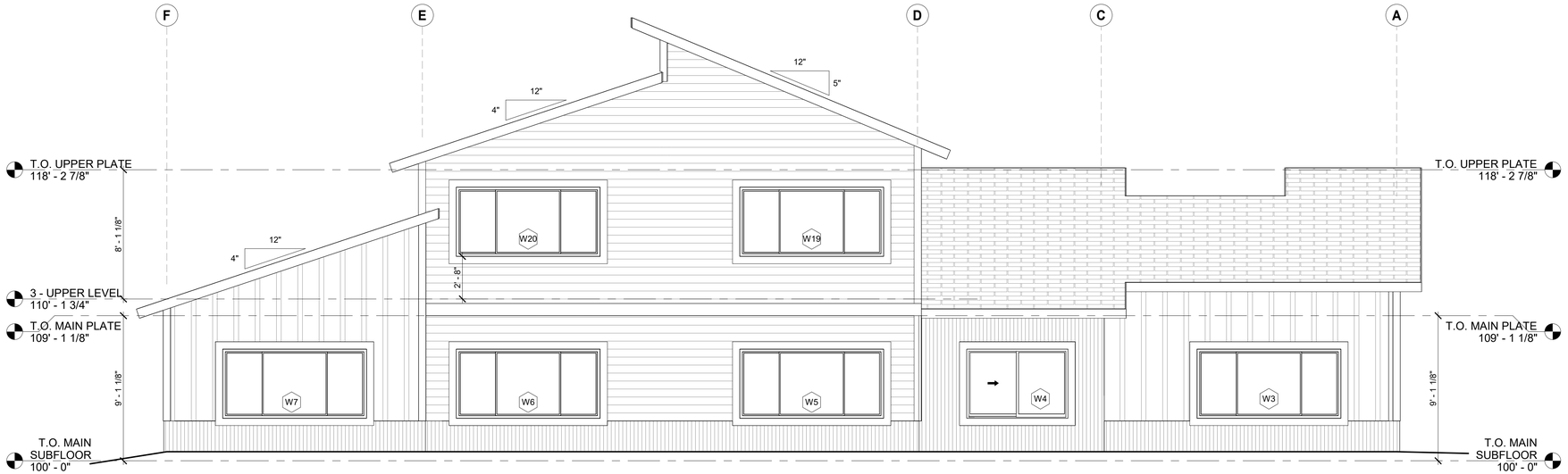
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OURAY RIVER WALK RENTALS - BUILDING A&C
For: Home Trust of Ouray County
1507 OAK ST., OURAY, CO 81427
PROJECT NO: 009-2023
ASSESSORS PARCEL NO: 4515-303-19-002
SET DESCRIPTION: **PRELIMINARY PUD SUBMITTAL 2024-04-29**

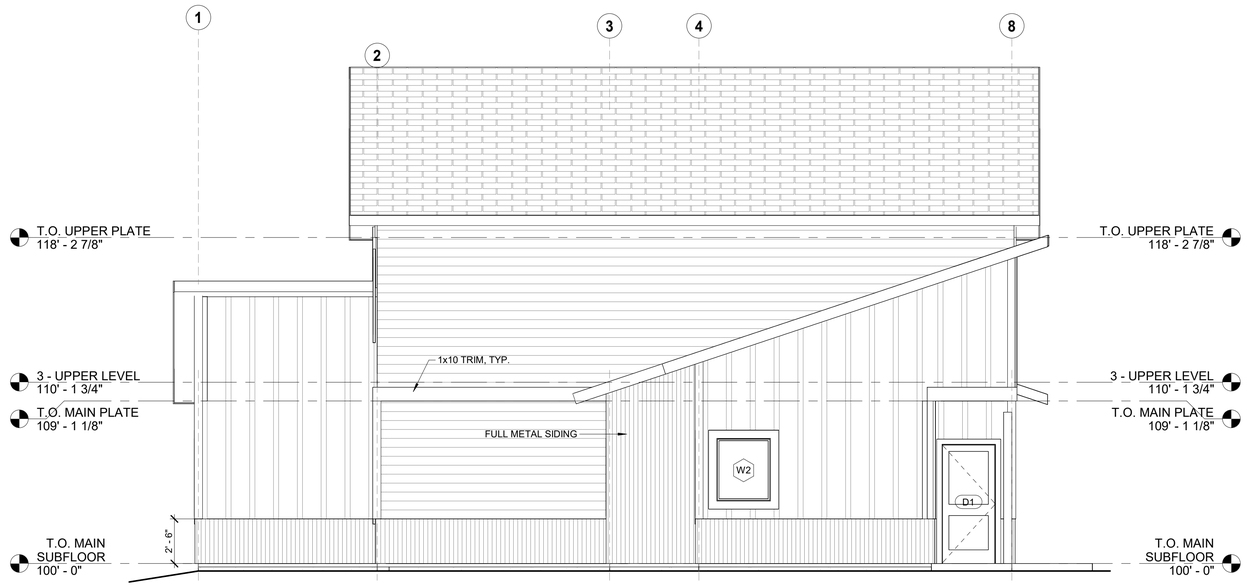
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DESIGNED BY: TWU
SCALE: AS NOTED
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CHECKED BY: TWU
DRAWING TITLE: BUILDING ELEVATIONS & EXTERIOR OUTLINE SPECIFICATIONS
SHEET NO: A2.01



1 EAST ELEVATION

1/4" = 1'-0"



2 NORTH ELEVATION

1/4" = 1'-0"

EXTERIOR MATERIALS

ASPHALT SHINGLE ROOFING



1x6 HORIZONTAL SIDING



BOARD-n-BATT SIDING



1x6 HORIZONTAL SIDING



POST & BEAMS, PAINTED



METAL WAINSCOT



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1507 OAK ST., OURAY, CO 81427

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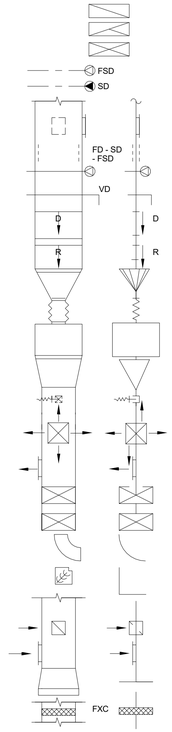
DRAWING TITLE: BUILDING ELEVATIONS

SHEET NO. A2.02

MECHANICAL ELEMENTS / VALVING

- EXISTING EQUIPMENT OR PIPE TO BE REMOVED.
- GATE VALVE
- GLOBE VALVE
- PLUG VALVE
- BUTTERFLY VALVE
- BALL VALVE
- SWING CHECK VALVE
- LIFT CHECK VALVE
- GATE VALVE, ANGLE
- GLOBE VALVE, ANGLE
- DIAPHRAGM VALVE
- BALANCING VALVE
- CBV — CIRCUIT SETTING BALANCING VALVE
- THREE WAY CONTROL VALVE
- TWO WAY CONTROL VALVE
- S — SOLENOID VALVE
- PRESSURE REDUCING VALVE (PRV)
- TPV — TEMPERATURE/PRESSURE RELIEF VALVE
- AIR VENT — HYDRAULIC SEPARATOR
- RELIEF/SAFETY VALVE
- GAS COCK
- AUTOMATIC FILL VALVE
- MV — MANUAL AIR VENT
- AV — AUTOMATIC AIR VENT (EXTEND DISCHARGE TO DRAIN)
- FLOW METER-VENTURI
- FLOW METER-ORIFICE
- DIRECTION OF FLOW
- R D — DIRECTION OF PITCH-RISE OR DROP
- STRAINER
- STRAINER WITH BLOW OFF VALVE
- PIPE RISING UP
- PIPE DROPPING DOWN
- CONCENTRIC REDUCER
- ECCENTRIC REDUCER
- UNION - SCREWED OR FLANGED
- STEAM LEAK DETECTOR
- FSD — FIRE SMOKE DAMPER
- CO — CARBON MONOXIDE
- CD — CARBON DIOXIDE
- AIR SEPARATOR
- A — ANCHOR
- G — GUIDE
- EJ — EXPANSION JOINT
- FS — FLOW SWITCH
- TT — TEMPERATURE TRANSMITTER
- PT/PS — PRESSURE TRANSMITTER OR PRESSURE SWITCH
- TH — THERMOMETER
- GAUGE WITH GAUGE COCK & SYPHON (STEAM)
- AQUASTAT
- GAS PRESSURE REGULATOR
- FLOAT OPERATED CONTROL VALVE
- STEAM TRAP
- EXPANSION LOOP
- VB — VACUUM BREAKER
- T — THERMOSTAT
- S — DIGITAL SENSOR
- OR — PUMP
- HEAT EXCHANGER

HVAC & DUCTWORK SYMBOLS



- SECTION THROUGH RETURN DUCT
- SECTION THROUGH EXHAUST AIR DUCT
- SECTION THROUGH SUPPLY OR OUTSIDE AIR DUCT
- FIRE / SMOKE DAMPER
- SMOKE DAMPER
- SUPPLY OR OUTSIDE AIR DUCT
- ACCESS DOOR (BOTTOM OR SIDE)
- ACOUSTICALLY LINED DUCT
- FIRE DAMPER, SMOKE DAMPER, FIRE/SMOKE DAMPER
- MANUAL VOLUME DAMPER
- INCLINED DROP IN DIRECTION OF ARROW
- INCLINED RISE IN DIRECTION OF ARROW
- TRANSITION, RECTANGULAR TO ROUND
- FLEXIBLE DUCT
- IN-LINE FAN
- TRANSITION, RECTANGULAR
- SPIN-IN COLLAR INTO ADAPTER ON TOP OF DUCT
- CEILING SUPPLY AIR REGISTER/GRILLE
- SIDEWALL SUPPLY AIR REGISTER (SR)
- ELBOW TURNED DOWN
- ELBOW TURNED UP
- ELBOW, RADIUS TYPE
- ELBOW, SQUARE OR RECTANGULAR TYPE WITH AIRFOIL TURNING VANES
- CEILING RETURN AIR REGISTER (RR)
- SIDEWALL RETURN AIR REGISTER (RR)
- OPEN END DUCT
- FLEXIBLE CONNECTION

LINE DESIGNATION SYMBOLS

CHWR	CHILLED WATER RETURN
CHWS	CHILLED WATER SUPPLY
CA	COMPRESSED AIR
CR	CONDENSER WATER RETURN
CS	CONDENSER WATER SUPPLY
D	DRAIN
HPR	HEAT PUMP RETURN
HPS	HEAT PUMP SUPPLY
HWR	HOT WATER RETURN
HWS	HOT WATER SUPPLY
G	NATURAL GAS
RH	REFRIGERANT HIGH PRESSURE VAPOR
R	REFRIGERANT LIQUID AND VAPOR LINE
RS	REFRIGERANT SUCTION / VAPOR
SMR	SNOWMELT RETURN
SMS	SNOWMELT SUPPLY
V	VENT PIPING

RESPONSIBLE DIVISION:

UNLESS OTHERWISE INDICATED ALL HEATING, VENTILATING, AIR CONDITIONING, PLUMBING, AND OTHER MECHANICAL EQUIPMENT, MOTORS, AND CONTROLS SHALL BE FURNISHED, SET IN PLACE AND WIRED AS FOLLOWS:

ITEM	FURNISHED	SET	POWER WIRED	CONTROL WIRED
EQUIPMENT	23	23	26	--
COMBINATION MAGNETIC MOTOR STARTERS, MAGNETIC MOTOR STARTERS, VFD'S AND CONTACTORS	23(1)	26	26(2)	23
FUSED AND UNFUSED DISCONNECT SWITCHES, THERMAL OVERLOAD SWITCHES AND HEATERS, MANUAL MOTOR STARTERS	26	26	26	--
MANUAL-OPERATING AND MULTI-SPEED SWITCHES	23	26	26	26
CONTROLS, RELAYS, TRANSFORMERS	23	23	26	23
THERMOSTATS (LOW VOLTAGE) AND TIME SWITCHES	23	23	26	23
THERMOSTATS (LINE VOLTAGE)	23	23	26	26
TEMPERATURE CONTROL PANELS	23	23	26	23
MOTOR AND SOLENOID VALVES, DAMPER MOTORS, PE & EP SWITCHES	23	23(2)	--	23(2)
PUSH-BUTTON STATIONS AND PILOT LIGHTS	23	23(2)	--	23(2)
HEATING, COOLING, VENTILATION AND AIR CONDITIONING CONTROLS	23	23	26	23
EXHAUST FAN SWITCHES	23	26	26	23(2)

SUBSCRIPT FOOTNOTES:
1. MOTOR STARTER TO INCLUDE CONTROL TRANSFORMER, HOA SWITCH, (1) NO AND (1)NC AUXILIARY CONTACT, AND "ON" AND "OFF" PILOT LIGHTS.
2. IF ITEM IS FOR LINE VOLTAGE, SET IN PLACE AND CONNECT UNDER DIVISION 26. WHERE FACTORY MOUNTED ON EQUIPMENT OR ATTACHED TO PIPING OR DUCTS AND USING LINE VOLTAGE FURNISH AND SET UNDER DIVISION 23, CONNECT UNDER DIVISION 26.

ABBREVIATIONS:

44" MOUNTING HEIGHT ABOVE FINISHED FLOOR TO CENTER OF DEVICE
A AMPS
A.D. ACCESS DOOR
AAV AIR ADMITTANCE VALVE
ABV ABOVE
AC AIR CONDITIONING UNIT
AC ABOVE COUNTER
AD AREA DRAIN (SEE SYMBOLS)
A.F.C. ABOVE FINISHED CEILING
A.F.G. ABOVE FINISHED GRADE
AIC AMPS INTERRUPTING CAPACITY
A.F.F. ABOVE FINISHED FLOOR
AHU AIR HANDLING UNIT
ALUM ALUMINUM
AP ACCESS PANEL OR DOOR
ATS AUTOMATIC TRANSFER SWITCH
AV AUDIO / VIDEO
AVG AVERAGE
AWG AMERICAN WIRE GAGE
BAS BUILDING AUTOMATION SYSTEM
BB BASEBOARD
BD BACK DRAFT DAMPER
BFP BACK FLOW PREVENTOR
BL BOILER
BLDG BUILDING
BLW BELOW
BOB BOTTOM OF BEAM
BOD BOTTOM OF DUCT
BOP BOTTOM OF PIPE
BSMT BASEMENT
BTU BRITISH THERMAL UNIT
C CHILLER
CAP CAPACITY
CB CIRCUIT BREAKER
CBV CIRCUIT BALANCING VALVE
CCT CORRELATED COLOR TEMPERATURE
CKT CIRCUIT
CFH CUBIC FEET PER HOUR
CFM CUBIC FEET PER MINUTE
CHWR CHILLED WATER RETURN
CHWS CHILLED WATER SUPPLY
CI CAST IRON
CL CENTER LINE
CLG CEILING
CMU CONCRETE MASONRY UNIT
CO CLEAN OUT
COL COLUMN
COMP COMPRESSOR
CONC CONCRETE
COND CONDENSATE
CONN CONNECTION
CONT CONTINUATION
CONTR CONTRACTOR
CRI COLOR RENDERING INDEX
CT COOLING TOWER
CT CURRENT TRANSFORMER
CU CONDENSING UNIT
CU COPPER
CUH CABINET UNIT HEATER
CVB CONSTANT VOLUME BOX
CWR CONDENSER WATER RETURN
CWS CONDENSER WATER SUPPLY
DB DRY BULB
DEPT DEPARTMENT
DF DRINKING FOUNTAIN
DIA DIAMETER
DIAG DIAGRAM
DIFF DIFFERENTIAL
DISCH DISCHARGE
DIV DIVISION
DN DOWN
DS DUCT SILENCER
DWG DRAWING
DX DIRECT EXPANSION
(E) EXISTING
EA EXHAUST AIR GRILLE/REGISTER
EAT ENTERING AIR TEMPERATURE
EC ELECTRICAL CONTRACTOR
ECC ECCENTRIC
EF EXHAUST FAN
EFF EFFICIENCY
EL ELEVATION
ELEC ELECTRIC
ELEV ELEVATOR
EM EMERGENCY FUNCTION
ENT ENTERING
EMT ELECTRIC METALLIC TUBE
EQ EQUAL
EQUIP EQUIPMENT
EQUIV EQUIVALENT
ES END SWITCH
ESP EXTERNAL STATIC PRESSURE
ET EXPANSION TANK
EWC ELECTRIC WATER COOLER
EWT ENTERING WATER TEMPERATURE
EX EXHAUST
EXPAN EXPANSION
EXT EXTERNAL
F DEGREES FAHRENHEIT
FA FREE AREA
FC FAN COIL UNIT
FC FOOTCANDLE
FCV FLOW CONTROL VALVE
FD FIRE DAMPER
FD FLOOR DRAIN
FIN FINISHED
FLA FULL LOAD AMPS
FLEX FLEXIBLE
FLR FLOOR
FOB FLAT ON BOTTOM
FOT FLAT ON TOP
FP FIRE PROTECTION
FP FIRE PUMP
FPM FEET PER MINUTE
FPS FEET PER SECOND
FS FLOW SWITCH
FSD FIRE/SMOKE DAMPER
FT FEET
FXC FLEXIBLE CONNECTION
GND GROUND
GA GAUGE
GAL GALLON
GALV GALVANIZED
GEC GROUND ELECTRODE CONDUCTOR
GFCI / GFI GROUND FAULT CIRCUIT INTERRUPTER
GC GENERAL CONTRACTOR
GPH GALLONS PER HOUR
GPM GALLONS PER MINUTE
GRS/LB GRAINS PER POUND
H 2O WATER
HB HOSE BIBB
HD HEAD (SEE SCHEDULES)
HP HEAT PUMP
HP HORSEPOWER
HR HOUR
HT HEIGHT
HTR HEATER
HWR HEATING WATER RETURN
HWS HEATING WATER SUPPLY
HX HEAT EXCHANGER
HZ HERTZ
ID INSIDE DIAMETER
IG ISOLATED GROUND
IN INCHES
INV INVERT
JBOX JUNCTION BOX
K KELVIN
KW KILOWATT
KVA KILO VOLT - AMPS
L LENGTH
LAT LEAVING AIR TEMPERATURE
LV LAVATORY
LB POUND
LD LINEAR DIFFUSER
LF LINEAR FEET
LIN LINEAR
LIQ LIQUID
LM LUMEN
LRA LOCKED ROTOR AMPS
LV LOUVER
LVG LEAVING
LWT LEAVING WATER TEMPERATURE
MBH THOUSANDS OF BTU PER HOUR
MC MECHANICAL CONTRACTOR
MCA MINIMUM CIRCUIT AMPACITY
MCB MAIN CIRCUIT BREAKER
MD MOTORIZED DAMPER
MDP MAIN DISTRIBUTION PANEL
MED MEDIUM
MFR MANUFACTURER
MIN MINIMUM
MISC MISCELLANEOUS
MLO MAIN LUG ONLY
MOCP MAXIMUM OVERCURRENT PROTECTION
MTD MOUNTED
MUA MAKE-UP AIR UNIT
N NEUTRAL
NC NORMALLY CLOSED
NEG NEGATIVE
NIC NOT IN CONTRACT
NL NIGHT / SECURITY LIGHT - DO NOT SWITCH
NO NORMALLY OPEN
NOM NOMINAL
NTS NOT TO SCALE
OA OUTSIDE AIR
OBD OPPOSED BLADE DAMPER
OC ON CENTER
OCC OCCUPIED
OCP OVER CURRENT PROTECTION
OD OUTSIDE DIAMETER
OL OVERLOAD
ORD OVERFLOW ROOF DRAIN
OZ OUNCE
PBD PARALLEL BLADE DAMPER
PD PRESSURE DROP
PH PHASE
POS POSITIVE PRESSURE
POS POINT OF SALES
PRV PRESSURE REDUCING VALVE
PS PRESSURE SWITCH
PSI POUNDS PER SQUARE INCH
PT PRESSURE TRANSMITTER
PTAC PACKAGED TERMINAL AIR CONDITIONER
PV PLUG VALVE
PVC POLYVINYL CHLORIDE
QTY QUANTITY
RA RETURN AIR GRILLE / REGISTER
RCP REFLECTED CEILING PLAN
RD ROOF DRAIN
REL RELIEF
REQD REQUIRED
RF RETURN FAN
RH RELATIVE HUMIDITY
RHC REHEAT COIL
RLA RATED LOAD AMPS
RM ROOM
RPM REVOLUTIONS PER MINUTE
SA SUPPLY AIR GRILLE / REGISTER
SC SHORT CIRCUIT
SCA SHORT CIRCUIT AVAILABLE
SCCR SHORT CIRCUIT CURRENT RATING
SCH SCHEDULE
SD SMOKE DAMPER
SEF SMOKE EXHAUST FAN
SF SUPPLY FAN
SH SENSIBLE HEAT
SH SHOWER
SP STATIC PRESSURE
SPD SURGE PROTECTION DEVICE
SPEC SPECIFICATION
SQ SQUARE
SS STAINLESS STEEL
SS SAFETY SHOWER
STD STANDARD
STL STEEL
SYS SYSTEM
TEMP TEMPERATURE
TR TRANSFER GRILLE / REGISTER
TR TAMPER RESISTANT
TT TEMPERATURE TRANSMITTER
TTB TELECOMMUNICATIONS TERMINAL BACKBOARD
TYP TYPICAL
TX TRANSFORMER
UC UNDERCUT DOOR
UH UNIT HEATER
UNO UNLESS NOTED OTHERWISE
UNOCC UNOCCUPIED
UR URINAL
V VOLTS
VA VOLT AMPERE
VA VALVE
VAV VARIABLE AIR VOLUME UNIT
VFD VARIABLE FREQUENCY DRIVE
VRF VARIABLE REFRIGERANT FLOW
VOLT VOLTAGE
VTR VENT THROUGH ROOF
W WIDTH
W WATTS
W/ WITH
W/O WITHOUT
WB WET BULB
WC WATER COLUMN
WC WATER CLOSET
WG WATER GAUGE
WP WEATHERPROOF
WPIU WEATHERPROOF IN-USE
WSR WITHSTAND RATING
XFMR TRANSFORMER

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SUBSTITUTIONS:

A. SUBSTITUTIONS: SUBSTITUTION OF SPECIFIED EQUIPMENT WILL BE ALLOWED THROUGH A PRIOR APPROVAL PROCESS INITIATED BY THE CONTRACTOR. CONTRACTOR SHALL SUBMIT INTENDED SUBSTITUTION AT LEAST FIVE DAYS PRIOR TO BID FOR APPROVAL FROM ENGINEER. SUBMITTAL SHALL INCLUDE CAPACITIES, DIMENSIONS AND OPERATING INSTRUCTIONS FOR EACH PIECE OF EQUIPMENT. SUBSTITUTION SHALL OCCUR AT NO COST TO THE OWNER. CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF APPROVED SUBSTITUTION AND SHALL INCUR ALL COSTS ASSOCIATED WITH THE SUBSTITUTION INCLUDING STRUCTURAL MODIFICATIONS, SPACE LAYOUT AND REDESIGN COSTS. SEE ALSO DIVISION I GENERAL REQUIREMENTS.

EXAMINATION OF SITE, DRAWINGS, SPECIFICATIONS:

A. EXAMINE CAREFULLY THE SITE AND CONDITIONS OF THE SITE. PROVIDE ALL NECESSARY EQUIPMENT AND LABOR TO INSTALL A COMPLETE WORKING SYSTEM WITHIN THE SITE CONDITIONS.

B. EXAMINE THE DRAWINGS AND SPECIFICATIONS AND 5 DAYS PRIOR TO BIDDING REPORT ANY ERRORS, OMISSIONS, INCONSISTENCIES, AND CONFLICTS TO THE ENGINEER TO BE REMEDIED IN AN ADDENDUM TO THE PROJECT PRIOR TO BID TIME.

C. DRAWINGS ARE DIAGRAMMATIC AND CATALOG NUMBERS GIVEN ARE FOR REFERENCE ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE CAPACITY OF THE EQUIPMENT MEETS THE DRAWING REQUIREMENTS AND SHALL NOT DIMENSION FROM THE MECHANICAL, PLUMBING, OR PIPING DRAWINGS.

D. THE LATEST ADOPTED VERSIONS OF THE INTERNATIONAL BUILDING CODES SHALL BE USED AS REQUIRED. THIS WILL ALSO INCLUDE THE LATEST ADOPTED VERSIONS OF THE MECHANICAL, PLUMBING AND ENERGY CONSERVATION CODES. ALL METHODS AND MATERIALS REQUIRED BY THESE CODES SHALL BE REQUIRED BY THESE SPECIFICATIONS UNLESS INDICATED OTHERWISE. OTHER APPLICABLE LOCAL CODES AND ORDINANCES SHALL BE AS REQUIRED AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO BE KNOWLEDGEABLE OF THESE REQUIREMENTS.

E. WHERE INSTALLATION PROCEDURES OR ANY PART THEREOF ARE REQUIRED TO BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE MANUFACTURER OF THE MATERIAL BEING INSTALLED, PRINTED COPIES OF THESE RECOMMENDATIONS SHALL BE FURNISHED TO THE ENGINEER PRIOR TO INSTALLATION. INSTALLATION OF THE ITEM WILL NOT BE ALLOWED TO PROCEED UNTIL THE RECOMMENDATIONS ARE RECEIVED. FAILURE TO FURNISH THESE RECOMMENDATIONS CAN BE CAUSE FOR REJECTION OF THE MATERIAL.

MECHANICAL SHEET LIST

Sheet Number	Sheet Name	Sheet Sequence
M0-1	MECHANICAL COVER SHEET	2
M3-1	MECHANICAL - SCHEDULES	4
GME1-0	MECHANICAL / ELECTRICAL CODE COMPLIANCE	1
M1-1	MECHANICAL - MAIN LEVEL PLAN	6
M1-2	MECHANICAL - UPPER LEVEL PLAN	6
M1-3	MECHANICAL - ROOF PLAN	6

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For: Home Trust of Ouray County
1507 OAK ST., OURAY, CO 81427
ASSESSORS PARCEL NO: 4515-303-19-002
PROJECT NO: 009-2023
SET DESCRIPTION: **DESIGN DEVELOPMENT 2024-03-29**

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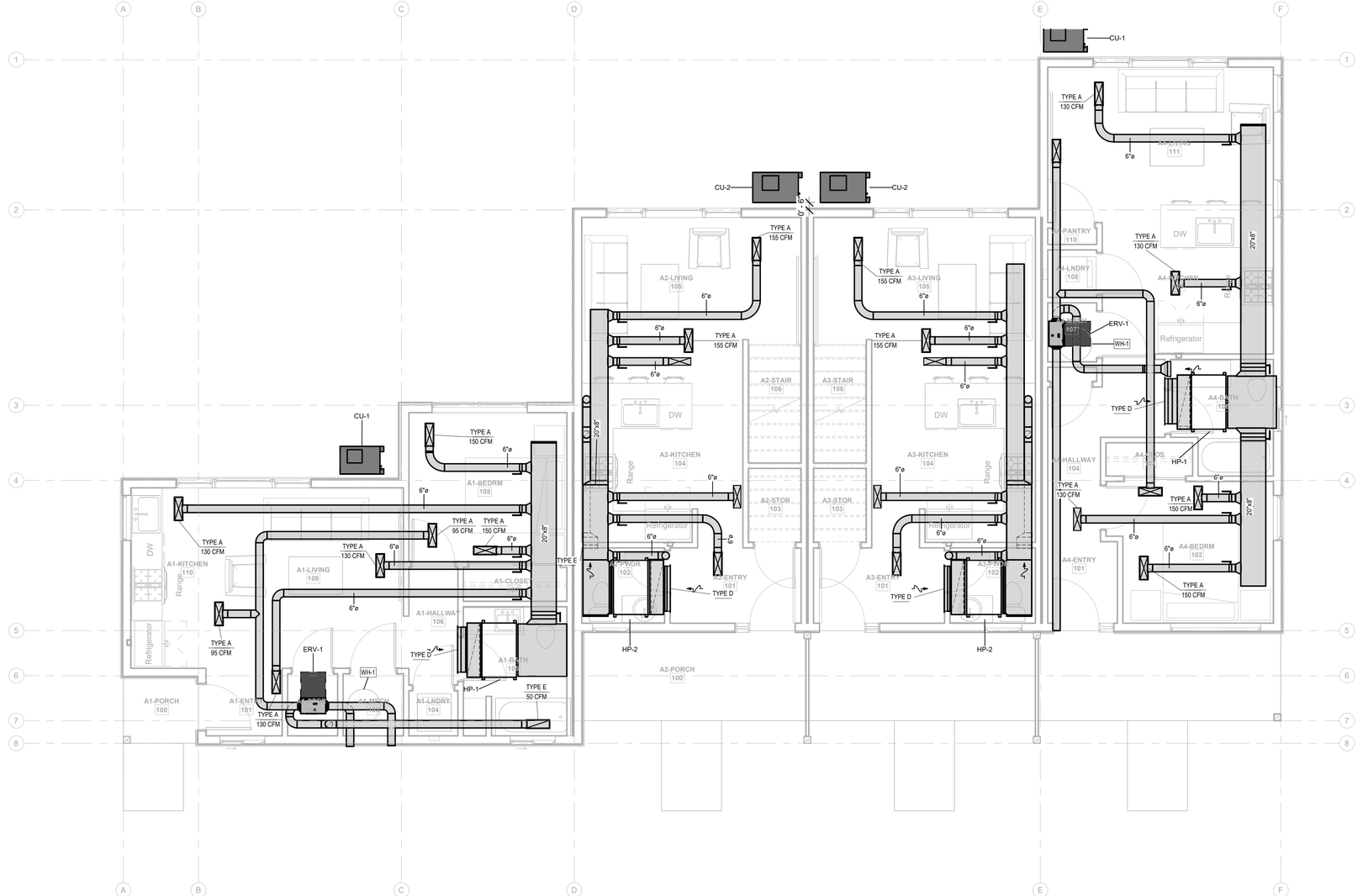
DRAWING TITLE
MECHANICAL COVER SHEET

SHEET NO.
M0-1

MECHANICAL GENERAL NOTES:

1. DRAWING IS DIAGRAMMATIC IN NATURE. LOCATIONS AND SIZES MAY VARY. DURING FIELD COORDINATION & INSTALLATION OF MECHANICAL, PLUMBING, & ELECTRICAL. DRAWINGS DO NOT NECESSARILY INDICATE EVERY REQUIRED OFFSET, FITTING, ETC. DRAWINGS ARE NOT TO BE SCALED FOR DIMENSIONS. TAKE ALL DIMENSIONS FROM ARCHITECTURAL DRAWINGS. CERTIFIED EQUIPMENT DRAWINGS AND FROM THE STRUCTURE ITSELF BEFORE FABRICATING ANY WORK. VERIFY ALL SPACE REQUIREMENTS COORDINATING WITH OTHER TRADES, AND INSTALL THE SYSTEMS IN THE SPACE PROVIDED WITHOUT EXTRA CHARGES TO THE OWNER.

2. DUCT DIMENSIONS DO NOT REFLECT ADDITIONAL DIMENSIONS FOR INSULATION. ALL DUCTING SHALL BE INSULATED PER 2021 IECC CODE REQUIREMENTS. (SUPPLY AND RETURN AIR DUCTS AND PLENUMS SHALL BE INSULATED WITH NOT LESS THAN R-6 INSULATION WHERE LOCATED IN UNCONDITIONED SPACES AND WHERE LOCATED OUTSIDE THE BUILDING WITH NOT LESS THAN R-8 INSULATION IN CLIMATE ZONES 0 THROUGH 4 AND NOT LESS THAN R-12 INSULATION IN CLIMATE ZONES 5 THROUGH 8. DUCTS LOCATED UNDERGROUND BENEATH BUILDINGS SHALL BE INSULATED AS REQUIRED IN THIS SECTION OR HAVE AN EQUIVALENT THERMAL DISTRIBUTION EFFICIENCY. UNDERGROUND DUCTS UTILIZING THE THERMAL DISTRIBUTION EFFICIENCY METHOD SHALL BE LISTED AND LABELED TO INDICATE THE R-VALUE EQUIVALENCY. WHERE LOCATED WITHIN A BUILDING ENVELOPE ASSEMBLY, THE DUCT OR PLENUM SHALL BE SEPARATED FROM THE BUILDING EXTERIOR OR UNCONDITIONED OR EXEMPT SPACES BY NOT LESS THAN R-8 INSULATION IN CLIMATE ZONES 0 THROUGH 4 AND NOT LESS THAN R-12 INSULATION IN CLIMATE ZONES 5 THROUGH 8. MESA COUNTY IS **CLIMATE ZONE 5B**)
3. COORDINATE FINAL LOCATION OF THERMOSTAT WITH OWNER PRIOR TO INSTALLATION. IF THERMOSTAT IS LOCATED ON EXTERIOR WALL PROVIDE THERMOSTAT WITH INSULATED BACKING.
4. ALL REFRIGERANT LINES SHALL BE INSULATED IN A WORKMAN LIKE MANNER PER MANUFACTURER'S INSTRUCTIONS. REFRIGERANT LINESET LONGEST LENGTHS SHALL BE 75'.
5. ROUTE CONDENSATE FROM CONDENSING MECHANICAL EQUIPMENT TO CONDENSATE NEUTRALIZATION KITS. CONDENSATE FROM NEUTRALIZATION KITS SHALL BE DISCHARGED INDIRECTLY THROUGH AIR GAP TO NEAREST FLOOR DRAIN.
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7. CONTRACTOR SHALL CLEAN AND SERVICE ALL EXISTING EQUIPMENT TO REMAIN. CONTRACTOR SHALL VERIFY ALL EQUIPMENT TO REMAIN IS PROPERLY FUNCTIONING PRIOR TO RE-USING EQUIPMENT. CONTRACTOR TO INSURE THAT FINAL MECHANICAL SYSTEM WILL OPERATE AS INTENDED ON PROVIDED DRAWINGS.
8. MECHANICAL EQUIPMENT MANUFACTURERS AS SCHEDULED ON MECHANICAL DRAWINGS ARE SUGGESTED MANUFACTURER'S. UNLESS NOTED OTHERWISE DUE TO OWNER/CLIENT REQUIREMENTS AND PREFERENCES. MECHANICAL CONTRACTOR CAN SUBMIT EQUIVALENT EQUIPMENT FROM MANUFACTURERS THAT DIFFER FROM SCHEDULED MECHANICAL EQUIPMENT. ALTERNATE MANUFACTURERS OF MECHANICAL EQUIPMENT WILL BE REVIEWED FOR EQUIVALENCE OF PERFORMANCE AND FUNCTIONALITY BY ENGINEER.
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10. WHERE EQUIPMENT REQUIRING ACCESS OR APPLIANCES ARE LOCATED ON AN ELEVATED STRUCTURE OR THE ROOF OF A BUILDING SUCH THAT PERSONNEL WILL HAVE TO CLIMB HIGHER THAN 16 FEET ABOVE GRADE TO ACCESS SUCH EQUIPMENT OR APPLIANCES, AN INTERIOR OR EXTERIOR MEANS OF ACCESS SHALL BE PROVIDED. SUCH ACCESS SHALL NOT REQUIRE CLIMBING OVER OBSTRUCTIONS GREATER THAN 30 INCHES IN HEIGHT OR WALKING ON ROOFS HAVING A SLOPE GREATER TAN 4 UNITS VERTICAL IN 12 UNITS HORIZONTAL. SUCH ACCESS SHALL NOT REQUIRE THE USE OF PORTABLE LADDERS. WHERE ACCESS INVOLVES CLIMBING OVER PARAPET WALLS, THE HEIGHT SHALL BE MEASURED TO THE TOP OF THE PARAPET WALL. PERMANENT LADDERS SHALL COMPLY WITH REQUIREMENTS LISTED IN SECTION 306.5 OF THE 2018 INTERNATIONAL MECHANICAL CODE.
11. WHERE APPLIANCES, EQUIPMENT, FANS OR OTHER COMPONENTS THAT REQUIRE SERVICE ARE INSTALLED ON A ROOF HAVING A SLOPE OF 3 UNITS VERTICAL IN 12 UNITS HORIZONTAL OR GREATER AND HAVING AN EDGE MORE THAN 30 INCHES ABOVE GRADE AT SUCH EDGE, A LEVEL PLATFORM SHALL BE PROVIDED ON EACH SIDE OF THE APPLIANCE OR EQUIPMENT TO WHICH ACCESS IS REQUIRED FOR SERVICE, REPAIR OR MAINTENANCE. THE PLATFORM SHALL BE NOT LESS THAN 30" IN ANY DIMENSION AND SHALL BE PROVIDED WITH GUARDS. PLATFORM SHALL BE DESIGNED SUCH THAT EQUIPMENT MAINTENANCE ACCESS IS MAINTAINED PER MANUFACTURER'S INSTALLATION REQUIREMENTS (I.E. ACCESS PANELS AND DOORS CAN BE OPENED AND COMPONENTS CAN BE REMOVED AND MAINTAINED PER MANUFACTURER REQUIREMENTS). THE GUARDS SHALL EXTEND NOT LESS THAN 42 INCHES ABOVE THE PLATFORM, SHALL BE CONSTRUCTED SO AS TO PREVENT THE PASSAGE OF A 21 INCH DIAMETER SPHERE AND SHALL COMPLY WITH THE LOADING REQUIREMENTS FOR GUARDS SPECIFIED IN THE INTERNATIONAL BUILDING CODE. ACCESS SHALL NOT REQUIRE WALKING ON ROOFS HAVING A SLOPE GREATER THAN 4 UNITS VERTICAL IN 12 UNITS HORIZONTAL. WHERE ACCESS INVOLVES OBSTRUCTIONS GREATER THAN 30 INCHES IN HEIGHT, SUCH OBSTRUCTIONS SHALL BE PROVIDED WITH LADDERS INSTALLED IN ACCORDANCE WITH SECTION 306.5 OR STAIRWAYS INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS SPECIFIED IN THE INTERNATIONAL BUILDING CODE IN THE PATH OF TRAVEL TO AND FROM APPLIANCES, FANS OR EQUIPMENT REQUIRING SERVICE.
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NORTH

MECHANICAL - MAIN FLOOR PLAN

1/4" = 1'-0"

BUILDING A

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For: Home Trust of Ouray County
1507 OAK ST., OURAY, CO 81427
PROJECT NO: 009-2023
ASSESSORS PARCEL NO: 4515-303-19-002
SET DESCRIPTION: **DESIGN DEVELOPMENT 2024-03-29**

#	Revisions	Date

DESIGNED BY: BCE	SCALE: AS NOTED
DRAWN BY: BCE	DATE: 03/29/2024
CHECKED BY: BCE	

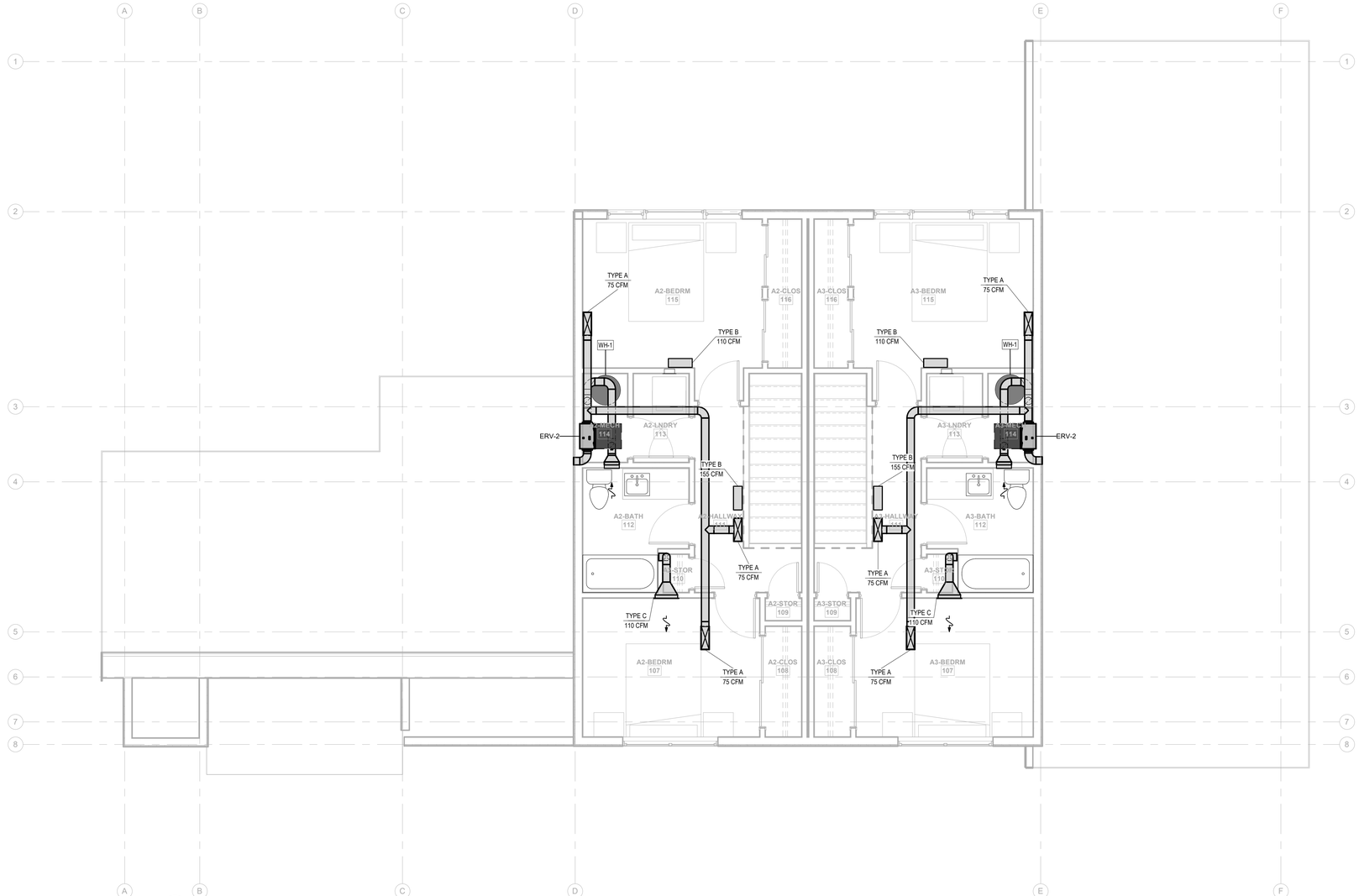
DRAWING TITLE: MECHANICAL - MAIN LEVEL PLAN

SHEET NO. M1-1

MECHANICAL GENERAL NOTES:

1. DRAWING IS DIAGRAMMATIC IN NATURE. LOCATIONS AND SIZES MAY VARY DURING FIELD COORDINATION & INSTALLATION OF MECHANICAL, PLUMBING, & ELECTRICAL. DRAWINGS DO NOT NECESSARILY INDICATE EVERY REQUIRED OFFSET, FITTING, ETC. DRAWINGS ARE NOT TO BE SCALED FOR DIMENSIONS. TAKE ALL DIMENSIONS FROM ARCHITECTURAL DRAWINGS, CERTIFIED EQUIPMENT DRAWINGS AND FROM THE STRUCTURE ITSELF BEFORE FABRICATING ANY WORK, VERIFY ALL SPACE REQUIREMENTS COORDINATING WITH OTHER TRADES, AND INSTALL THE SYSTEMS IN THE SPACE PROVIDED WITHOUT EXTRA CHARGES TO THE OWNER.

2. DUCT DIMENSIONS DO NOT REFLECT ADDITIONAL DIMENSIONS FOR INSULATION. ALL DUCTING SHALL BE INSULATED PER 2021 IECC CODE REQUIREMENTS. (SUPPLY AND RETURN AIR DUCTS AND PLENUMS SHALL BE INSULATED WITH NOT LESS THAN R-6 INSULATION WHERE LOCATED IN UNCONDITIONED SPACES AND WHERE LOCATED OUTSIDE THE BUILDING WITH NOT LESS THAN R-8 INSULATION IN CLIMATE ZONES 0 THROUGH 4 AND NOT LESS THAN R-12 INSULATION IN CLIMATE ZONES 5 THROUGH 8. DUCTS LOCATED UNDERGROUND BENEATH BUILDINGS SHALL BE INSULATED AS REQUIRED IN THIS SECTION OR HAVE AN EQUIVALENT THERMAL DISTRIBUTION EFFICIENCY. UNDERGROUND DUCTS UTILIZING THE THERMAL DISTRIBUTION EFFICIENCY METHOD SHALL BE LISTED AND LABELED TO INDICATE THE R-VALUE EQUIVALENCY. WHERE LOCATED WITHIN A BUILDING ENVELOPE ASSEMBLY, THE DUCT OR PLENUM SHALL BE SEPARATED FROM THE BUILDING EXTERIOR OR UNCONDITIONED OR EXEMPT SPACES BY NOT LESS THAN R-8 INSULATION IN CLIMATE ZONES 0 THROUGH 4 AND NOT LESS THAN R-12 INSULATION IN CLIMATE ZONES 5 THROUGH 8. MESA COUNTY IS **CLIMATE ZONE 5B**)
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MECHANICAL - UPPER FLOOR PLAN

1/4" = 1'-0"

BUILDING A

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DRAWN BY: BCE	DATE: 03/29/2024
CHECKED BY: BCE	

DRAWING TITLE: MECHANICAL - UPPER LEVEL PLAN

SHEET NO. M1-2

PLUMBING PIPE DESIGNATIONS

LINE TYPE	DESCRIPTION
140	HIGH TEMPERATURE (140°) WATER PIPE
	COLD WATER PIPE (CW)
CA	COMPRESSED AIR
DC	DECONTAMINATION PIPING
DER	DEIONIZED WATER RETURN
DES	DEIONIZED WATER SUPPLY
DIS	DISTILLED WATER SUPPLY
DIR	DISTILLED WATER RETURN
CD	EQUIPMENT CONDENSATE DRAIN
FP	FIRE MAIN
GW	GREASE WASTE PIPE
HE	HELIUM
HPS	HIGH PRESSURE STEAM
HPC	HIGH PRESSURE CONDENSATE
	HOT WATER RECIRCULATION (HWR)
	HOT WATER PIPE (HW)
H2	HYDROGEN
LPC	LOW PRESSURE CONDENSATE
LPS	LOW PRESSURE STEAM
MA	MEDICAL AIR
G	NATURAL GAS PIPE
N2	NITROGEN
N2O	NITROUS OXIDE
ORD	OVERFLOW STORM WATER PIPE
O2	OXYGEN
PG	PROPANE GAS
RD	ROOF DRAIN PIPE
	SOIL OR WASTE PIPE
S/O	SOIL / OIL WASTE PIPE
TWR	TOWER WATER RETURN
TWS	TOWER WATER SUPPLY
VAC	VACUUM
	VENT PIPE (V)

PLUMBING ELEMENTS / VALVING

LINE TYPE	DESCRIPTION
	PRESSURE REDUCING VALVE (PRV)
	GATE VALVE
	GLOBE VALVE
	PLUG VALVE
	BUTTERFLY VALVE
	BALL VALVE
	SWING CHECK VALVE
	LIFT CHECK VALVE
	GATE VALVE, ANGLE
	GLOBE VALVE, ANGLE
TPV	TEMPERATURE AND PRESSURE RELIEF VALVE
	RELIEF/SAFETY VALVE
	GAS COCK
	GAS PRESSURE REGULATOR
	STRAINER
	STRAINER WITH BLOW OFF VALVE
WH	WATER HEATER
M	WATER METER
	PRESSURE GAGE
	TEMPERATURE GAGE

LINE TYPE	DESCRIPTION
	PIPE RISING UP
	PIPE DROPPING DOWN
	UNION - SCREWED OR FLANGED
PT/PS	PRESSURE TRANSMITTER OR PRESSURE SWITCH
TH/TI	THERMOMETER/TEMPERATURE INDICATOR
PI/GA	GAUGE WITH GAUGE COCK/ PRESSURE INDICATOR
	BACKFLOW PREVENTOR (REDUCED ZONE)
	BACKFLOW PREVENTOR (DOUBLE CHECK VALVE ASSEMBLY)
SA	WATER HAMMER ARRESTER
	CIRCUIT SETTING
HB	HOSE BIBB
RD	ROOF DRAIN
FD	FLOOR DRAIN
AD	AREA DRAIN
CO	FLOOR CLEAN OUT
FS	FLOOR SINK
COG	CLEAN OUT TO GRADE
CO	WALL CLEAN OUT
	FLEXIBLE-CONNECTION
	CHECK VALVE
	VACUUM BREAKER

RESPONSIBLE DIVISION:

UNLESS OTHERWISE INDICATED ALL HEATING, VENTILATING, AIR CONDITIONING, PLUMBING, AND OTHER MECHANICAL EQUIPMENT, MOTORS, AND CONTROLS SHALL BE FURNISHED, SET IN PLACE AND WIRED AS FOLLOWS:

ITEM	FURNISHED	SET	POWER WIRED	CONTROL WIRED
EQUIPMENT	23	23	26	--
COMBINATION MAGNETIC MOTOR STARTERS, MAGNETIC MOTOR STARTERS, VFD'S AND CONTACTORS	23(1)	26	26(2)	23
FUSED AND UNFUSED DISCONNECT SWITCHES, THERMAL OVERLOAD SWITCHES AND HEATERS, MANUAL MOTOR STARTERS	26	26	26	--
MANUAL-OPERATING AND MULTI-SPEED SWITCHES	23	26	26	26
CONTROLS, RELAYS, TRANSFORMERS	23	23	26	23
THERMOSTATS (LOW VOLTAGE) AND TIME SWITCHES	23	23	26	23
THERMOSTATS (LINE VOLTAGE)	23	23	26	26
TEMPERATURE CONTROL PANELS	23	23	26	23
MOTOR AND SOLENOID VALVES, DAMPER MOTORS, PE & EP SWITCHES	23	23(2)	--	23(2)
PUSH-BUTTON STATIONS AND PILOT LIGHTS	23	23(2)	--	23(2)
HEATING, COOLING, VENTILATION AND AIR CONDITIONING CONTROLS	23	23	26	23
EXHAUST FAN SWITCHES	23	26	26	23(2)

SUBSCRIPT FOOTNOTES:
1. MOTOR STARTER TO INCLUDE CONTROL TRANSFORMER, HOA SWITCH, (1) NO AND (1)NC AUXILIARY CONTACT, AND "ON" AND "OFF" PILOT LIGHTS.
2. IF ITEM IS FOR LINE VOLTAGE, SET IN PLACE AND CONNECT UNDER DIVISION 26. WHERE FACTORY MOUNTED ON EQUIPMENT OR ATTACHED TO PIPING OR DUCTS AND USING LINE VOLTAGE FURNISH AND SET UNDER DIVISION 23, CONNECT UNDER DIVISION 26.

ABBREVIATIONS:

44" FINISHED FLOOR TO CENTER OF DEVICE	MOUNTING HEIGHT ABOVE
A	AMPS
A.D.	ACCESS DOOR
AAV	AIR ADMITTANCE VALVE
ABV	ABOVE
AC	AIR CONDITIONING UNIT
AC	ABOVE COUNTER
AD	AREA DRAIN (SEE SYMBOLS)
A.F.C.	ABOVE FINISHED CEILING
A.F.G.	ABOVE FINISHED GRADE
AIC	AMPS INTERRUPTING CAPACITY
A.F.F.	ABOVE FINISHED FLOOR
AHU	AIR HANDLING UNIT
ALUM	ALUMINUM
AP	ACCESS PANEL OR DOOR
ATS	AUTOMATIC TRANSFER SWITCH
AV	AUDIO / VIDEO
AVG	AVERAGE
AWG	AMERICAN WIRE GAGE
BAS	BUILDING AUTOMATION SYSTEM
BB	BASEBOARD
BD	BACK DRAFT DAMPER
BFP	BACK FLOW PREVENTOR
BL	BOILER
BLDG	BUILDING
BLW	BELOW
BOB	BOTTOM OF BEAM
BOD	BOTTOM OF DUCT
BOP	BOTTOM OF PIPE
BSMT	BASEMENT
BTU	BRITISH THERMAL UNIT
C	CHILLER
CAP	CAPACITY
CB	CIRCUIT BREAKER
CBV	CIRCUIT BALANCING VALVE
CCT	CORRELATED COLOR TEMPERATURE
CKT	CIRCUIT
CFH	CUBIC FEET PER HOUR
CFM	CUBIC FEET PER MINUTE
CHWR	CHILLED WATER RETURN
CHWS	CHILLED WATER SUPPLY
CI	CAST IRON
CL	CENTER LINE
CLG	CEILING
CMU	CONCRETE MASONRY UNIT
CO	CLEAN OUT
COL	COLUMN
COMP	COMPRESSOR
CONC	CONCRETE
COND	CONDENSATE
CONN	CONNECTION
CONT	CONTINUATION
CONTR	CONTRACTOR
CRI	COLOR RENDERING INDEX
CT	COOLING TOWER
CT	CURRENT TRANSFORMER
CU	CONDENSING UNIT
CU	COPPER
CUH	CABINET UNIT HEATER
CVB	CONSTANT VOLUME BOX
CWR	CONDENSER WATER RETURN
CWS	CONDENSER WATER SUPPLY
DB	DRY BULB
DEPT	DEPARTMENT
DF	DRINKING FOUNTAIN
DIA	DIAMETER
DIAG	DIAGRAM
DIFF	DIFFERENTIAL
DISCH	DISCHARGE
DIV	DIVISION
DN	DOWN
DS	DUCT SILENCER
DWG	DRAWING
DX	DIRECT EXPANSION
(E)	EXISTING
EA	EXHAUST AIR GRILLE/REGISTER
EAT	ENTERING AIR TEMPERATURE
EC	ELECTRICAL CONTRACTOR
ECC	ECCENTRIC
EF	EXHAUST FAN
EFF	EFFICIENCY
EL	ELEVATION
ELEC	ELECTRIC
ELEV	ELEVATOR
EM	EMERGENCY FUNCTION
ENT	ENTERING
EMT	ELECTRIC METALLIC TUBE
EQ	EQUAL
EQUIP	EQUIPMENT
EQUIV	EQUIVALENT
ES	END SWITCH
ESP	EXTERNAL STATIC PRESSURE
ET	EXPANSION TANK
EWC	ELECTRIC WATER COOLER
EWT	ENTERING WATER TEMPERATURE
EX	EXHAUST
EXPAN	EXPANSION
EXT	EXTERNAL
F	DEGREES FAHRENHEIT
FA	FREE AREA
FC	FAN COIL UNIT
FC	FOOTCANDLE
FCV	FLOW CONTROL VALVE
FD	FIRE DAMPER
FD	FLOOR DRAIN
FIN	FINISHED
FLA	FULL LOAD AMPS
FLEX	FLEXIBLE
FLR	FLOOR
FOB	FLAT ON BOTTOM
FOT	FLAT ON TOP
FP	FIRE PROTECTION
FP	FIRE PUMP
FPM	FEET PER MINUTE
FPS	FEET PER SECOND
FS	FLOW SWITCH
FSD	FIRE/SMOKE DAMPER
FT	FEET
FXC	FLEXIBLE CONNECTION
GND	GROUND
GA	GAUGE
GAL	GALLON
GALV	GALVANIZED
GEC	GROUND ELECTRODE CONDUCTOR
GFCI / GFI	GROUND FAULT CIRCUIT INTERRUPTER
GC	GENERAL CONTRACTOR
GPH	GALLONS PER HOUR
GPM	GALLONS PER MINUTE
GRS/LB	GRAINS PER POUND
H 2O	WATER
HB	HOSE BIBB
HD	HEAD (SEE SCHEDULES)
HP	HEAT PUMP
HP	HORSEPOWER
HR	HOUR
HT	HEIGHT
HTR	HEATER
HWR	HEATING WATER RETURN
HWS	HEATING WATER SUPPLY
HX	HEAT EXCHANGER
HZ	HERTZ
ID	INSIDE DIAMETER
IG	ISOLATED GROUND
IN	INCHES
INV	INVERT
JBOX	JUNCTION BOX
K	KELVIN
KW	KILOWATT
KVA	KILO VOLT - AMPS
L	LENGTH
LAT	LEAVING AIR TEMPERATURE
LV	LAVATORY
LB	POUND
LD	LINEAR DIFFUSER
LF	LINEAR FEET
LIN	LINEAR
LIQ	LIQUID
LM	LUMEN
LRA	LOCKED ROTOR AMPS
LV	LOUVER
LVG	LEAVING
LWT	LEAVING WATER TEMPERATURE
MBH	THOUSANDS OF BTU PER HOUR
MC	MECHANICAL CONTRACTOR
MCA	MINIMUM CIRCUIT AMPACITY
MCB	MAIN CIRCUIT BREAKER
MD	MOTORIZED DAMPER
MDP	MAIN DISTRIBUTION PANEL
MED	MEDIUM
MFR	MANUFACTURER
MIN	MINIMUM
MISC	MISCELLANEOUS
MLO	MAIN LUG ONLY
MOCP	MAXIMUM OVERCURRENT PROTECTION
MTD	MOUNTED
MUA	MAKE-UP AIR UNIT
N	NEUTRAL
NC	NORMALLY CLOSED
NEG	NEGATIVE
NIC	NOT IN CONTRACT
NL	NIGHT / SECURITY LIGHT - DO NOT SWITCH
NO	NORMALLY OPEN
NOM	NOMINAL
NTS	NOT TO SCALE
OA	OUTSIDE AIR
OBD	OPPOSED BLADE DAMPER
OC	ON CENTER
OCC	OCCUPIED
OCP	OVER CURRENT PROTECTION
OD	OUTSIDE DIAMETER
OL	OVERLOAD
ORD	OVERFLOW ROOF DRAIN
OZ	OUNCE
PBD	PARALLEL BLADE DAMPER
PD	PRESSURE DROP
PH	PHASE
POS	POSITIVE PRESSURE
POS	POINT OF SALES
PRV	PRESSURE REDUCING VALVE
PS	PRESSURE SWITCH
PSI	POUNDS PER SQUARE INCH
PT	PRESSURE TRANSMITTER
PTAC	PACKAGED TERMINAL AIR CONDITIONER
PV	PLUG VALVE
PVC	POLYVINYL CHLORIDE
QTY	QUANTITY
RA	RETURN AIR GRILLE / REGISTER
RCP	REFLECTED CEILING PLAN
RD	ROOF DRAIN
REL	RELIEF
REQD	REQUIRED
RF	RETURN FAN
RH	RELATIVE HUMIDITY
RHC	REHEAT COIL
RLA	RATED LOAD AMPS
RM	ROOM
RPM	REVOLUTIONS PER MINUTE
SA	SUPPLY AIR GRILLE / REGISTER
SC	SHORT CIRCUIT
SCA	SHORT CIRCUIT AVAILABLE
SCCR	SHORT CIRCUIT CURRENT RATING
SCH	SCHEDULE
SD	SMOKE DAMPER
SEF	SMOKE EXHAUST FAN
SF	SUPPLY FAN
SH	SENSIBLE HEAT
SH	SHOWER
SP	STATIC PRESSURE
SPD	SURGE PROTECTION DEVICE
SPEC	SPECIFICATION
SQ	SQUARE
SS	STAINLESS STEEL
SS	SAFETY SHOWER
STD	STANDARD
STL	STEEL
SYS	SYSTEM
TEMP	TEMPERATURE
TR	TRANSFER GRILLE / REGISTER
TR	TAMPER RESISTANT
TT	TEMPERATURE TRANSMITTER
TTB	TELECOMMUNICATIONS TERMINAL BACKBOARD
TYP	TYPICAL
TX	TRANSFORMER
UC	UNDERCUT DOOR
UH	UNIT HEATER
UNO	UNLESS NOTED OTHERWISE
UNOCC	UNOCCUPIED
UR	URINAL
V	VOLTS
VA	VOLT AMPERE
VA	VALVE
VAV	VARIABLE AIR VOLUME UNIT
VFD	VARIABLE FREQUENCY DRIVE
VRF	VARIABLE REFRIGERANT FLOW
VOLT	VOLTAGE
VTR	VENT THROUGH ROOF
W	WIDTH
W	WATTS
W/	WITH
W/O	WITHOUT
WB	WET BULB
WC	WATER COLUMN
WC	WATER CLOSET
WG	WATER GAUGE
WP	WEATHERPROOF
WPIU	WEATHERPROOF IN-USE
WSR	WITHSTAND RATING
XFMR	TRANSFORMER

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SUBSTITUTIONS:

A. SUBSTITUTIONS: SUBSTITUTION OF SPECIFIED EQUIPMENT WILL BE ALLOWED THROUGH A PRIOR APPROVAL PROCESS INITIATED BY THE CONTRACTOR CONTRACTOR SHALL SUBMIT INTENDED SUBSTITUTION AT LEAST FIVE DAYS PRIOR TO BID FOR APPROVAL FROM ENGINEER. SUBMITTAL SHALL INCLUDE CAPACITIES, DIMENSIONS AND OPERATING INSTRUCTIONS FOR EACH PIECE OF EQUIPMENT. SUBSTITUTION SHALL OCCUR AT NO COST TO THE OWNER. CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF APPROVED SUBSTITUTION AND SHALL INCUR ALL COSTS ASSOCIATED WITH THE SUBSTITUTION INCLUDING STRUCTURAL MODIFICATIONS, SPACE LAYOUT AND REDESIGN COSTS. SEE ALSO DIVISION I GENERAL REQUIREMENTS.

EXAMINATION OF SITE, DRAWINGS, SPECIFICATIONS:

A. EXAMINE CAREFULLY THE SITE AND CONDITIONS OF THE SITE. PROVIDE ALL NECESSARY EQUIPMENT AND LABOR TO INSTALL A COMPLETE WORKING SYSTEM WITHIN THE SITE CONDITIONS.

B. EXAMINE THE DRAWINGS AND SPECIFICATIONS AND 5 DAYS PRIOR TO BIDDING REPORT ANY ERRORS, OMISSIONS, INCONSISTENCIES, AND CONFLICTS TO THE ENGINEER TO BE REMEDIED IN AN ADDENDUM TO THE PROJECT PRIOR TO BID TIME.

C. DRAWINGS ARE DIAGRAMMATIC AND CATALOG NUMBERS GIVEN ARE FOR REFERENCE ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE CAPACITY OF THE EQUIPMENT MEETS THE DRAWING REQUIREMENTS AND SHALL NOT DIMENSION FROM THE MECHANICAL, PLUMBING, OR PIPING DRAWINGS.

D. THE LATEST ADOPTED VERSIONS OF THE INTERNATIONAL BUILDING CODES SHALL BE USED AS REQUIRED. THIS WILL ALSO INCLUDE THE LATEST ADOPTED VERSIONS OF THE MECHANICAL, PLUMBING AND ENERGY CONSERVATION CODES. ALL METHODS AND MATERIALS REQUIRED BY THESE CODES SHALL BE REQUIRED BY THESE SPECIFICATIONS UNLESS INDICATED OTHERWISE. OTHER APPLICABLE LOCAL CODES AND ORDINANCES SHALL BE AS REQUIRED AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO BE KNOWLEDGEABLE OF THESE REQUIREMENTS.

E. WHERE INSTALLATION PROCEDURES OR ANY PART THEREOF ARE REQUIRED TO BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE MANUFACTURER OF THE MATERIAL BEING INSTALLED, PRINTED COPIES OF THESE RECOMMENDATIONS SHALL BE FURNISHED TO THE ENGINEER PRIOR TO INSTALLATION. INSTALLATION OF THE ITEM WILL NOT BE ALLOWED TO PROCEED UNTIL THE RECOMMENDATIONS ARE RECEIVED. FAILURE TO FURNISH THESE RECOMMENDATIONS CAN BE CAUSE FOR REJECTION OF THE MATERIAL.

PLUMBING SHEET LIST

Sheet Number	Sheet Name	Sheet Sequence
P3-1	PLUMBING SCHEDULES	3
P0-1	PLUMBING COVER SHEET	1
P1-1	PLUMBING - MAIN LEVEL PLAN	6
P1-2	PLUMBING - UPPER LEVEL PLAN	6
P1-3	PLUMBING - ROOF PLAN	6

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PROJECT NO: 009-2023
ASSESSORS PARCEL NO: 4515-303-19-002
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DRAWING TITLE
PLUMBING COVER SHEET

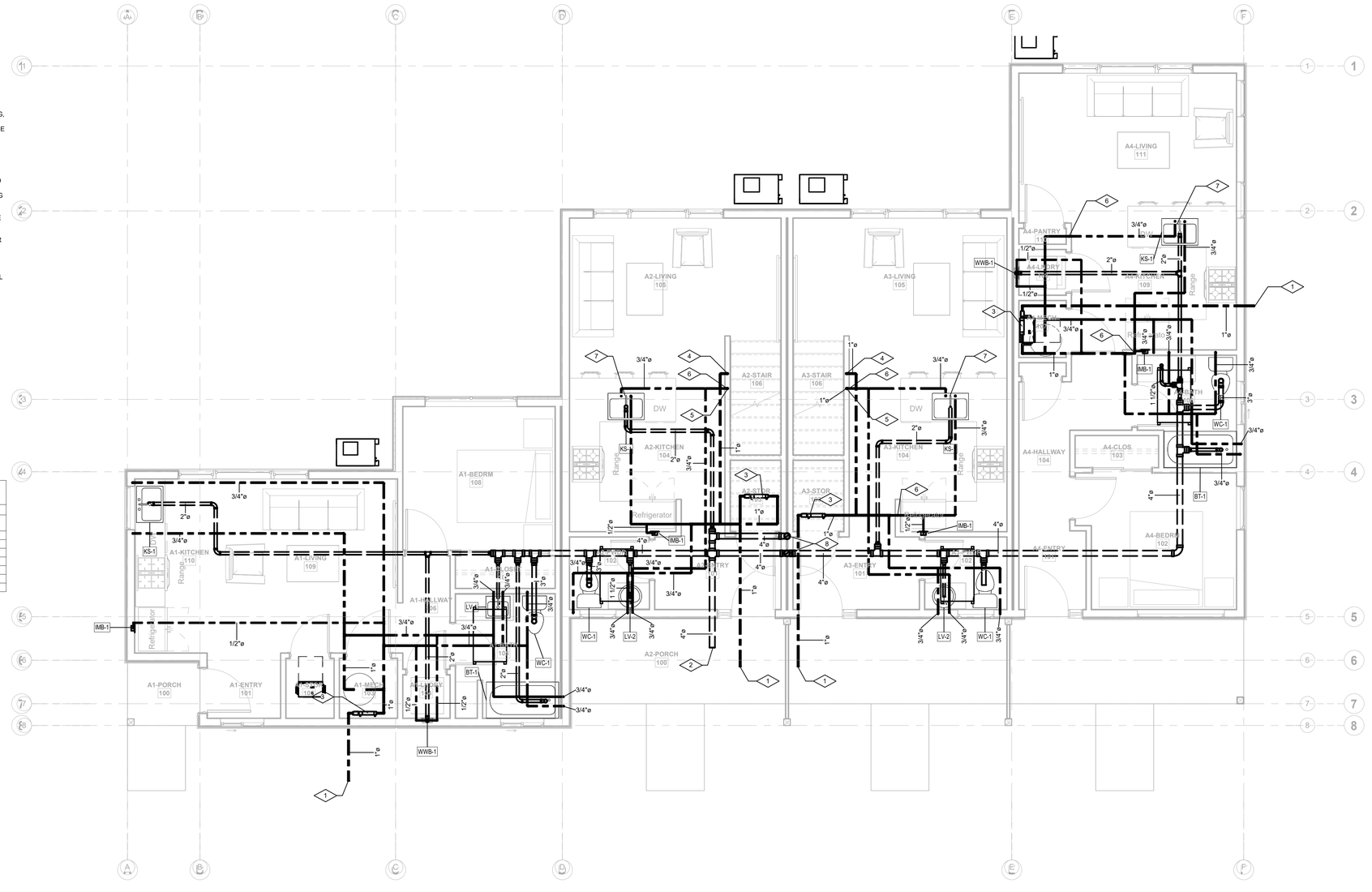
SHEET NO.
P0-1

PLUMBING GENERAL NOTES:

1. DRAWING IS DIAGRAMMATIC IN NATURE. LOCATIONS AND SIZES MAY VARY DURING FIELD COORDINATION & INSTALLATION OF MECHANICAL, PLUMBING, & ELECTRICAL. DRAWINGS DO NOT NECESSARILY INDICATE EVERY REQUIRED OFFSET, FITTING, ETC. DRAWINGS ARE NOT TO BE SCALED FOR DIMENSIONS. TAKE ALL DIMENSIONS FROM ARCHITECTURAL DRAWINGS. CERTIFIED EQUIPMENT DRAWINGS AND FROM THE STRUCTURE ITSELF BEFORE FABRICATING ANY WORK. VERIFY ALL SPACE REQUIREMENTS COORDINATING WITH OTHER TRADES, AND INSTALL THE SYSTEMS IN THE SPACE PROVIDED WITHOUT EXTRA CHARGES TO THE OWNER.
2. PIPE DIMENSIONS DO NOT REFLECT ADDITIONAL DIMENSIONS FOR INSULATION. ALL PIPING SHALL BE INSULATED PER 2018 IECC CODE REQUIREMENTS.
3. CONDENSING WATER HEATER, GAS FURNACE, AND BOILER VENT MATERIAL SHALL COMPLY WITH MANUFACTURER'S LISTED AND APPROVED MATERIALS. PVC SHALL NOT BE USED FOR FLUE/COMBUSTION AIR VENTING MATERIAL. ENGINEERS PREFERRED MATERIAL IS PRESSURE RATED, DOUBLE WALL, GASKETED, 316 STAINLESS STEEL CONDENSING FLUE VENTING MATERIAL. RECOMMENDED MANUFACTURER'S SELKIRK OR JERMIAS.
4. ROUTE CONDENSATE FROM CONDENSING MECHANICAL EQUIPMENT TO CONDENSATE NEUTRALIZATION KITS. CONDENSATE FROM NEUTRALIZATION KITS SHALL BE DISCHARGED INDIRECTLY THROUGH AIR GAP TO NEAREST FLOOR DRAIN.
5. ALL PLUMBING FIXTURES WITH QUICK CLOSING VALVES ON DOMESTIC COLD/HOT WATER SHALL BE PROVIDED WITH WATER HAMMER ARRESTOR.
6. ALL PLUMBING FIXTURES SHALL BE VENTED BY PLUMBING CONTRACTOR PER IPC REQUIREMENTS.
7. CONTRACTOR SHALL CLEAN AND SERVICE ALL EXISTING EQUIPMENT/PLUMBING FIXTURES TO REMAIN. CONTRACTOR SHALL VERIFY ALL EQUIPMENT/PLUMBING FIXTURES ARE PROPERLY FUNCTIONING PRIOR TO RE-USING EQUIPMENT/FIXTURES. CONTRACTOR TO INSURE THAT FINAL PLUMBING SYSTEM WILL OPERATE AS INTENDED ON PROVIDED DRAWINGS.
8. PLUMBING FIXTURE MANUFACTURERS AS SCHEDULED ON PLUMBING DRAWINGS ARE SUGGESTED MANUFACTURER'S AND MODELS. UNLESS NOTED OTHERWISE DUE TO OWNER/CLIENT REQUIREMENTS AND PREFERENCES. PLUMBING CONTRACTOR CAN SUBMIT EQUIVALENT FIXTURES FROM MANUFACTURERS THAT DIFFER FROM SCHEDULED PLUMBING FIXTURES. ALTERNATE MANUFACTURERS OF PLUMBING FIXTURES WILL BE REVIEWED FOR EQUIVALENCE OF PERFORMANCE AND FUNCTIONALITY BY ENGINEER.

P1-1 PLUMBING KEYNOTES

Note Number	Note Text
1	1"Ø DOMESTIC WATER ROUTED INTO THE BUILDING. PROVIDE A 1-1/2"Ø FIRE WATER ENTRY. EACH ENTRY IS SEPERATE TO EACH APARTMENT. SEE CIVIL SITE PLAN FOR MORE INFORMATION.
2	4"Ø WASTE EXIT FROM BUILDING. SEE CIVIL SITE PLAN FOR MORE INFORMATION.
3	1"Ø DOMESTIC WATER PRESSURE REDUCING BACKFLOW PREVENTOR.
4	1"Ø DOMESTIC COLD WATER ROUTED UPSTAIRS FOR FIXTURES LOCATED ON THE SECOND FLOOR.
5	1"Ø DOMESTIC HOT WATER ROUTED UPSTAIRS FOR FIXTURES LOCATED ON THE SECOND FLOOR.
6	DOMESTIC WATER ON THE MAIN FLOOR ROUTED DOWN BELOW THE FLOOR OF THE MAIN LEVEL AND ROUTED TO KS-1.
7	DOMESTIC WATER FROM BELOW ROUTED UP TO SUPPLY TO KS-1.
8	4"Ø WASTE PIPE ROUTED DOWN FROM THE SECOND FLOOR. PROVIDE AN AIRGAP PER IPC CODE.



NORTH

PLUMBING - MAIN FLOOR PLAN

1/4" = 1'-0"

BUILDING A

TOMMY TSUNAMI DESIGN

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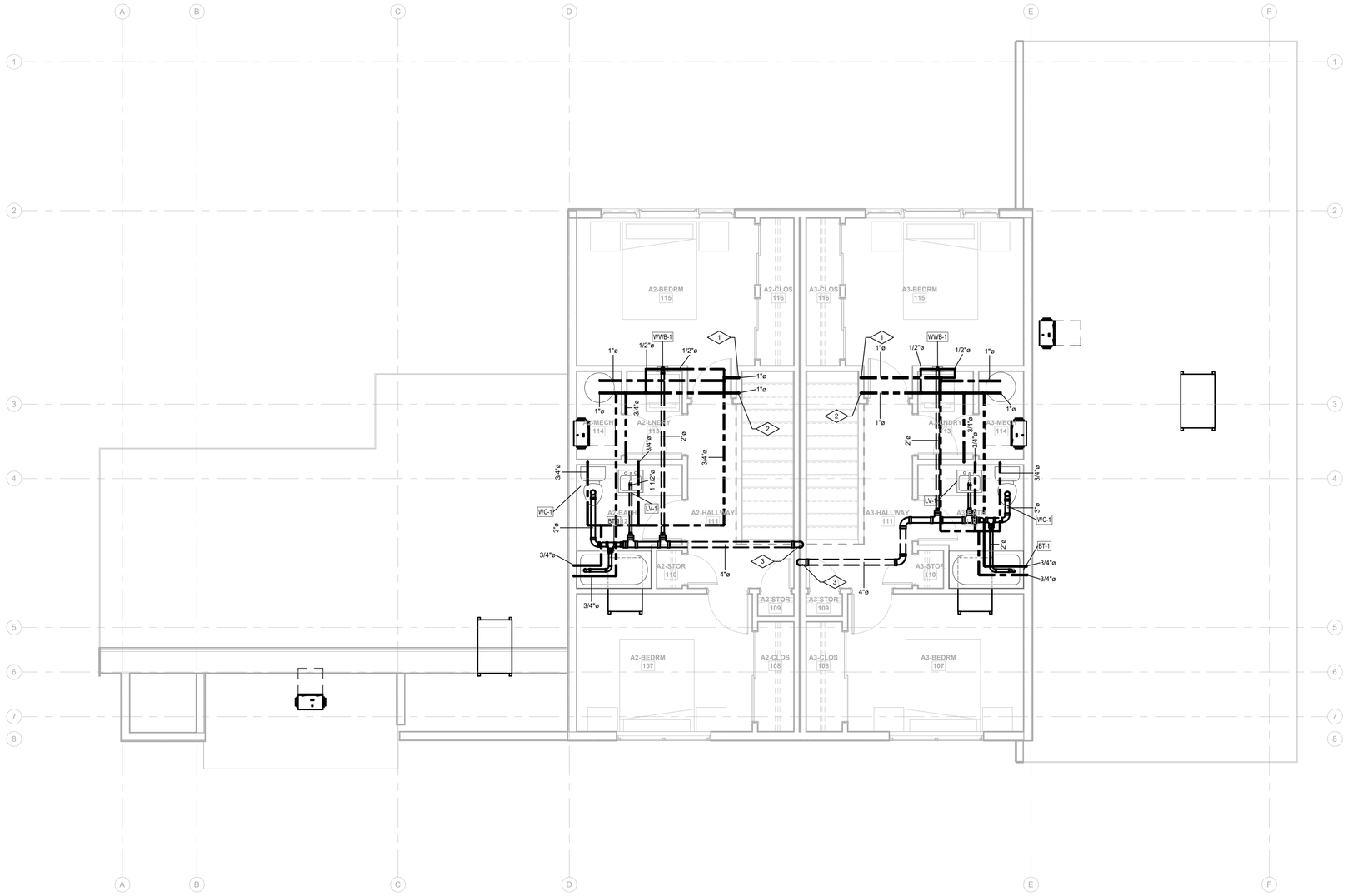
DRAWING TITLE: PLUMBING - MAIN LEVEL PLAN

SHEET NO: P1-1

PLUMBING GENERAL NOTES:

1. DRAWING IS DIAGRAMMATIC IN NATURE. LOCATIONS AND SIZES MAY VARY DURING FIELD COORDINATION & INSTALLATION OF MECHANICAL, PLUMBING, & ELECTRICAL. DRAWINGS DO NOT NECESSARILY INDICATE EVERY REQUIRED OFFSET, FITTING, ETC. DRAWINGS ARE NOT TO BE SCALED FOR DIMENSIONS. TAKE ALL DIMENSIONS FROM ARCHITECTURAL DRAWINGS, CERTIFIED EQUIPMENT DRAWINGS AND FROM THE STRUCTURE ITSELF BEFORE FABRICATING ANY WORK. VERIFY ALL SPACE REQUIREMENTS COORDINATING WITH OTHER TRADES, AND INSTALL THE SYSTEMS IN THE SPACE PROVIDED WITHOUT EXTRA CHARGES TO THE OWNER.
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7. CONTRACTOR SHALL CLEAN AND SERVICE ALL EXISTING EQUIPMENT/PLUMBING FIXTURES TO REMAIN. CONTRACTOR SHALL VERIFY ALL EQUIPMENT/PLUMBING FIXTURES ARE PROPERLY FUNCTIONING PRIOR TO RE-USING EQUIPMENT/FIXTURES. CONTRACTOR TO INSURE THAT FINAL PLUMBING SYSTEM WILL OPERATE AS INTENDED ON PROVIDED DRAWINGS.
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P1-2 PLUMBING KEYNOTES	
Note Number	Note Text
1	1"Ø DOMESTIC COLD WATER ROUTED FROM BELOW TO SUPPLY TO WH-1 AND FIXTURES ON THE SECOND FLOOR.
2	1"Ø DOMESTIC HOT WATER ROUTED FROM SECOND FLOOR TO BELOW TO SUPPLY FIXTURES O THE SECOND FLOOR.
3	4"Ø WASTE PIPE ROUTED FROM ABOVE DOWN TO 1ST FLOOR FOR TERMINATION. PROVIDE AN AIRGAP PER IPC CODE.



PLUMBING - UPPER FLOOR PLAN

1/4" = 1'-0"

BUILDING A

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DRAWING TITLE: PLUMBING - UPPER LEVEL PLAN

SHEET NO: P1-2

FIRE ALARM EQUIPMENT LEGEND

FACP	FIRE ALARM CONTROL PANEL
F	FIRE ALARM PULL STATION
	FIRE ALARM HORN
	FIRE ALARM STROBE
	FIRE ALARM HORN/STROBE
	CEILING MOUNTED SPEAKER
D	DUCT DETECTOR
R	REMOTE LAMP
S P	SMOKE DETECTOR - PHOTOELECTRIC
H 135°	135° STANDARD HEAT DETECTOR
PIR	PIR DETECTOR
DH	DOOR HOLD - MAGNETIC HOLD
FS	FLOW SWITCH
TS	TAMPER SWITCH

COMMUNICATION LEGEND

	CLOCK ONLY
	CLOCK / PA SPEAKER WALL MOUNTED
S	ROUND CEILING MOUNTED SPEAKER
S	SQUARE SPEAKER
IC	INTERCOM PUSH TO CALL SWITCH
WAP	WIRELESS ACCESS POINT ABOVE THE CEILING
PROJECTOR	ABOVE THE CEILING PROJECTOR CONNECTION
HDMI	WALL MOUNTED HDMI
	PLAIN DATA OUTLET
80"	PLAIN DATA OUTLET WITH MOUNTING HEIGHT
T	COMBINATION DATA/TELEPHONE
T	FLOOR MOUNTED COMBINATION DATA/TELEPHONE
T	CEILING MOUNTED COMBINATION DATA/TELEPHONE
	TELEVISION OUTLET

SECURITY SYSTEM LEGEND

	SECURITY CAMERA
HC	ADA DOOR OPERATOR PUSH BUTTON
DS	ELECTRIC DOOR STRIKE
CR	CARD READER FOR DOOR OPERATOR

GENERAL ELECTRICAL NOTES:

1. ALL ELECTRICAL WORK TO COMPLY WITH LATEST EDITION OF NEC, IECC AND ALL APPLICABLE GOVERNING CODES.
2. FIELD COORDINATION DURING CONSTRUCTION IS IMPERATIVE. CONTRACTORS BIDDING THIS WORK MUST MAKE REASONABLE ALLOWANCES FOR UNFORESEEN CONTINGENCIES.
3. ELECTRIC UTILITY TO ADVISE OWNER AND/OR THE ELECTRICAL ENGINEER PRIOR TO SERVICE MODIFICATION REQUIRING COST TO THE OWNER.

WIRING:

1. ALL WIRING IS SHOWN DIAGRAMMATICALLY ON DRAWING, FIELD VERIFY ALL CONDITIONS PRIOR TO ROUGH-IN.
2. ALL CONDUITS AND CONVEYANCES SHALL BE CONCEALED. IN THE EVENT THAT A NEW DEVICE IS BEING INSTALLED IN AN EXISTING DRYWALL PARTITION, PROVIDE A CUT IN TYPE BOX AND FISH FLEXIBLE CONDUIT DOWN INSIDE THE WALL FROM ABOVE THE CEILING AND REPAIR THE DRYWALL AROUND THE CONDUIT. TRANSITION TO EMT ONCE ABOVE THE CEILING.
3. SIZES OF WIRE AND CABLES ARE BASED UPON COPPER CONDUCTORS, UNLESS OTHERWISE INDICATED. ALL CIRCUITS SHALL CONTAIN (2) #12 AWG WITH (1) #12 GND IN 1/2" CONDUIT UNLESS NOTED OTHERWISE.
4. ALL BRANCH CIRCUITS WITH HOME RUNS OVER 50 FEET, WILL BE SIZED ONE SIZE LARGER.
5. ALL PENETRATIONS IN OR THROUGH FIRE RATED PARTITIONS SHALL BE FIRE STOPPED IN SUCH A WAY THAT THE PENETRATION MATCHES THE FIRE RATING OF THE WALL.
6. THE ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION BETWEEN THE APPROPRIATE DISCIPLINES AND CONTRACTORS.
7. COORDINATE ALL DEVICE, FIXTURE AND HARDWARE COLOR SELECTIONS WITH THE ARCHITECT PRIOR TO MAKING SHOP DRAWING SUBMITTALS.
8. COORDINATE THE MOUNTING HEIGHTS OF ALL RECEPTACLES MOUNTED ABOVE COUNTERS, CASEWORK AND APPLIANCE RECEPTACLES WITH ARCHITECTURAL ELEVATIONS.
9. BRANCH CIRCUIT AND SPECIAL SYSTEMS WIRING FOR DEVICES ON WALLS IN FINISHED AREAS WHICH CANNOT BE CONCEALED SHALL BE INSTALLED IN SURFACE MOUNTED RACEWAY.
10. ALL EXPOSED CONDUITS, BOXES, ETC. IN ROOMS TO BE PAINTED SHALL BE PAINTED TO MATCH THE SURROUNDING SURFACE. EXPOSED CONDUITS, BOXES, ETC. IN ROOMS WHICH ARE NOT PAINTED MAY BE LEFT UN-PAINTED. EXPOSED CONDUIT, BOXES, ETC. ON THE EXTERIOR OF BUILDINGS SHALL BE PAINTED TO MATCH THE SURROUNDING SURFACE AS CLOSELY AS POSSIBLE.
11. THE CONTRACTOR IS RESPONSIBLE FOR PATCHING, PAINTING, REPAIRING OR REPLACEMENT OF ALL WALLS, CEILING OR OTHER BUILDING ELEMENTS WHICH ARE DISTURBED AS PART OF THE DEMOLITION AND/OR INSTALLATION OF ELECTRICAL WORK.
12. PROVIDE ELECTRICAL CONNECTION TO ALL FIRE, SMOKE, AND FIRE / SMOKE DAMPERS INCLUDING POWER AND FIRE ALARM. VERIFY EXACT SIZE AND FINAL LOCATION OF ALL DAMPERS WITH THE MECHANICAL CONTRACTOR. ALL ROOFTOP UNITS RATED AT MORE THAN 2000 CFM WILL BE OUTFITTED WITH A DUCT DETECTOR IN THE RETURN DUCT. ALL ROOFTOP UNITS RATED AT MORE THAN 15000 CFM WILL BE OUTFITTED WITH A DUCT DETECTOR IN BOTH THE SUPPLY AND RETURN DUCT AT ROOFTOP LEVEL AND IN THE RETURN DUCT AT EVERY LEVEL THAT IS SERVED. ELECTRICAL CONTRACTOR WILL PROVIDE A REMOTE TEST STATION AND ALL WIRING NECESSARY TO COMPLETE INSTALLATION.
13. REFER TO THE MECHANICAL EQUIPMENT SCHEDULE FOR ADDITIONAL REQUIREMENTS ASSOCIATED WITH PLUMBING AND HVAC EQUIPMENT AND OWNER/GENERAL CONTRACTOR FURNISHED EQUIPMENT.

LIGHTING LEGEND

NOTES:

SYMBOLS SHOWN ARE STANDARD. VARIATION AND/OR COMBINATIONS MAY BE USED ON THE PLANS. THIS LIST SHOWS STANDARD SYMBOLS AND ALL MAY NOT APPEAR ON THE PROJECT DRAWINGS; HOWEVER, WHEREVER THE SYMBOL ON THE PROJECT DRAWINGS OCCUR, THE ITEM SHALL BE PROVIDED AND INSTALLED.

VARIATION AND/OR COMBINATION MAY BE USED ON THE PLANS.

A NUMBER NEXT TO A RECEPTACLE OR DEVICE INDICATES A CIRCUIT NUMBER.

AN UPPER CASE LETTER NEXT TO A SWITCH INDICATES THE FUNCTION OF THE SWITCH. A LOWER CASE LETTER INDICATES THE SWITCH CIRCUIT.

AN UPPER CASE LETTER NEXT TO A LIGHT FIXTURE INDICATES THE TYPE OF FIXTURE. REFER TO THE LUMINAIRE SCHEDULE FOR FIXTURE SPECIFICATIONS. A LOWER CASE LETTER NEXT TO A LIGHT CORRESPONDS TO THE SWITCH DESIGNATION.

SWITCHES

$	SINGLE POLE SWITCH
$2	TWO POLE SWITCH
$3	THREE-WAY SWITCH
$4	FOUR-WAY SWITCH
$D	DIMMER SWITCH
$3D	3 WAY DIMMER SWITCH - (4D INDICATES A 4WAY DIMMER)
$DR	DOOR ACTIVATED SWITCH
$MA	WALL MOUNTED DUAL TECHNOLOGY MANUAL ON / AUTO OFF VACANCY SENSOR SWITCH
$LV	LOW VOLTAGE LIGHT SWITCH
$TO	MANUAL MOTOR STARTER
$P	PILOT LIGHT SWITCH
$OS	AUTO ON / AUTO OFF LIGHT SWITCH
$MO	DUAL TECHNOLOGY MOTION / OCCUPANCY SENSOR LIGHT SWITCH
$MA	MANUAL ON / AUTO OFF DIMMING LIGHT SWITCH
$K	KEY OPERATED LIGHT SWITCH
$T	MANUAL ON - TIMED OFF LIGHT SWITCH
OS OS	CEILING MOUNTED DUAL TECHNOLOGY OCCUPANCY SENSOR SWITCH
MA MA	CEILING MOUNTED DUAL TECHNOLOGY MANUAL ON / AUTO OFF VACANCY SENSOR
$SC	SCENE CONTROL STATION
$MS	UNIT LIGHTING MANAGEMENT CONTROL STATION,

LIGHT FIXTURES

A	1'x4' LED TROFFER OR DIRECT/INDIRECT TYPE FIXTURE GRID, FLANGE OR SURFACE MOUNTED
A	2'x4' LED TROFFER OR DIRECT/INDIRECT TYPE FIXTURE GRID, FLANGE OR SURFACE MOUNTED
A	2'x2' LED TROFFER OR DIRECT/INDIRECT TYPE FIXTURE GRID, FLANGE OR SURFACE MOUNTED
	OPEN STRIP FIXTURE
	WALL BRACKET LINEAR FIXTURE
A	WALL MOUNTED SCONCE LIGHT FIXTURE
A	RECESSED DOWNLIGHT CAN FIXTURE
A	SURFACE CEILING OR PENDANT MOUNTED FIXTURE
EX2	DOUBLE FACE EXIT SIGN, WALL AND CEILING MOUNTED
EX1	SINGLE FACE EXIT SIGN, WALL AND CEILING MOUNTED
EM	WALL MOUNTED EMERGENCY LIGHT
EMR	EMERGENCY EXTERIOR EGRESS FIXTURE

LUMINAIRES:

1. COORDINATE THE LOCATION OF ALL LIGHTING EQUIPMENT INCLUDING BUT NOT LIMITED TO THE LUMINAIRES, SWITCHES WITH THE ARCHITECTURAL, STRUCTURAL AND MECHANICAL DRAWINGS AND ALL OTHER TRADES AS REQUIRED. REFER TO THE ARCHITECTURAL REFLECTED CEILING PLANS FOR DIMENSIONAL LOCATION OF LIGHT FIXTURES.
2. LIGHTING FIXTURES SHALL BE SUPPORTED FROM THE STRUCTURE ABOVE AND SHALL NOT BE SUPPORTED FROM THE T-BAR CEILING GRID.
3. THE ELECTRICAL CONTRACTOR IS TO CONFIRM THE LIGHT FIXTURES ORDERED WILL BE COMPATIBLE WITH THE CEILING TYPES AS SHOWN ON THE ARCHITECTURAL REFLECTED CEILING PLANS. NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO ORDERING THE FIXTURES.
4. VERIFY LUMINAIRE MOUNTING REQUIREMENTS AND OVERALL HEIGHT OF ALL PENDANT MOUNTED FIXTURES PRIOR TO ORDERING.
5. ALL LIGHT FIXTURES NEED TO BE COMPATIBLE WITH THE SWITCHES AND CONTROLS BEING PROVIDED.
6. THE LIGHTING PACKAGE SHALL BE APPROVED BY BOTH THE ARCHITECT AND ENGINEER AS APPROVED EQUAL BEFORE BID. NO LIGHT FIXTURE SHALL BE ORDERED UNTIL THE LIGHT FIXTURE SUBMITTAL PACKAGE HAS BEEN APPROVED IN WRITING BY THE ARCHITECT, GENERAL CONTRACTOR AND ELECTRICAL ENGINEER.
7. COORDINATE LUMINAIRE MOUNTING REQUIREMENTS PRIOR TO PLACING ORDER.

EMERGENCY AND EXIT LIGHTS:

1. PROVIDE EMERGENCY AND EXIT SIGNS AS PER ALL GOVERNING CODES.
2. EXIT SIGNS CONNECTED TO A REMOTE EMERGENCY HEAD REQUIRE EXTRA BATTERY CAPACITY TO OPERATE THE REMOTELY LOCATED EMERGENCY HEAD FOR EGRESS AWAY FROM THE BUILDING.
3. REFER TO THE PLANS FOR THE NUMBER OF FACES REQUIRED AT EACH EXIT. FIELD ADJUST THE LOCATION OF THE EXIT SIGNS AND NUMBER OF FACES FOR THE BEST VISIBILITY POSSIBLE.
4. ALL LIGHTING FIXTURES DENOTED WITH "EM" SHALL BE PROVIDED WITH AN ENGINEER APPROVED EMERGENCY LED DRIVER OR INVERTER TO OPERATE THE FIXTURE IN AN EMERGENCY MODE TO MEET ALL CURRENT GOVERNING CODES AND WILL BE CIRCUITED TO THE UNSWITCHED SIDE OF THE LIGHTING CIRCUIT.
5. ALL LIGHT FIXTURES DESIGNATED WITH "EM" OR SPECIFIED WITH AN EMERGENCY FUNCTION SHALL BE PROVIDE WITH ONE OF THE FOLLOWING.
   a. INTEGRAL TEST SWITCH
   b. REMOTE INFRARED HANDHELD DEVICE
   c. INTEGRAL ELECTRONIC DEVICE THAT AUTOMATICALLY PERFORMS CODE REQUIRED TESTS.
6. ALL STAIRWELLS AND PATHS OF EGRESS TO THE EXTERIOR DOORS AND THE EXTERIOR PATH OF EGRESS AWAY FROM THE BUILDING SHALL RECEIVE EMERGENCY LIGHTING PER CODE.

ELECTRICAL EQUIPMENT LEGEND

	BRANCH CIRCUIT PANELBOARD
	TELEPHONE TERMINAL BOARD
	ELECTRIC MOTOR
F	FUSED SAFETY SWITCH / DISCONNECT COMBINATION
	MOTOR STARTER
	CONTACTOR
LA-7	CIRCUITRY HOMERUN: PANEL LA - CIR. #7
	CONDUIT OR WIRE CONCEALED IN WALL/CLG. (SOLID LINE TYPE)
	CONDUIT OR WIRE UNDERFLOOR/UNDERGND. (CENTER LINE TYPE)

MAIN DISTRIBUTION GEAR

	CIRCUIT BREAKER IN A PANEL BOARD
	PAD MOUNTED UTILITY TRANSFORMER
100 A 2 POLE FUSED DISCONNECT	FUSED DISCONNECT 100A = AMP RATING 2P = NUMBER OF POLES
M	ELECTRICAL METER SHOWN ON ONE-LINE DIAGRAMS
PP1 225A MCB 120/208V 3PH, 4W / PP1 225A MLO 120/208V 3PH, 4W	ELECTRICAL POWER PANEL WITH MAIN LUG OR MAIN BREAKER PP1= PANEL NAME 225A MLO = MAIN LUG OR BREAKER SIZE 120/208V = PANEL VOLTAGE 3PH, 4 WIRE = PANEL PHASE, DISTRIBUTION TYPE

ELECTRICAL DEVICE LEGEND

	CEILING JUNCTION BOX - SURFACE/FLUSH
J	WALL JUNCTION BOX - SURFACE/FLUSH
	DUPLEX RECEPTACLE
	FLOOR MOUNTED RECEPTACLE
	SPLIT WIRED DUPLEX RECEPTACLE
	CEILING MOUNTED DUPLEX RECEPTACLE
	FLOOR MOUNTED FOURPLEX RECEPTACLE
	APPLIANCE RECEPTACLE - 3 WIRE
	DUPLEX RECEPTACLE
	FOURPLEX RECEPTACLE

ABBREVIATIONS PERTAIN TO ALL DUPLEX AND FOURPLEX RECEPTACLES:

AC	ABOVE COUNTER
AC GF	ABOVE COUNTER - GROUND FAULT CIRCUIT INTERRUPTER
AC USB	ABOVE COUNTER WITH USB PORT
AF	ARC FAULT PROTECTED
AF USB	ARC FAULT PROTECTED WITH USB PORT
AF GF	ARC FAULT WITH GROUND FAULT CIRCUIT INTERRUPTER
D	DEDICATED RECEPTACLE
D USB	DEDICATED RECEPTACLE WITH USB PORT
EM	RECEPTACLE CIRCUITED TO THE EMERGENCY PANEL WITH RED COVER PLATE
GF	GROUND FAULT CIRCUIT INTERRUPTER
GF WP	WEATHER PROOF GROUND FAULT CIRCUIT INTERRUPTER
PL	PLUG LOAD
72"	GENERAL PURPOSE WITH MOUNTING HEIGHT.

D	ELECTRIC HAND DRYER
T	THERMOSTAT
	OPEN/CLOSE/STOP PUSH BUTTON
<1>	DRAWING KEY NOTES
ROOM 100	ROOM DESIGNATION

RESPONSIBLE DIVISION:

UNLESS OTHERWISE INDICATED ALL HEATING, VENTILATING, AIR CONDITIONING, PLUMBING, AND OTHER MECHANICAL EQUIPMENT, MOTORS, AND CONTROLS SHALL BE FURNISHED, SET IN PLACE AND WIRED AS FOLLOWS:

ITEM	FURNISHED	SET	POWER WIRED	CONTROL WIRED
EQUIPMENT	23	23	26	--
COMBINATION MAGNETIC MOTOR STARTERS, MAGNETIC MOTOR STARTERS, VFD'S AND CONTACTORS	23(1)	26	26(2)	23
FUSED AND UNFUSED DISCONNECT SWITCHES, THERMAL OVERLOAD SWITCHES AND HEATERS, MANUAL MOTOR STARTERS	26	26	26	--
MANUAL-OPERATING AND MULTI-SPEED SWITCHES	23	26	26	26
CONTROLS, RELAYS, TRANSFORMERS	23	23	26	23
THERMOSTATS (LOW VOLTAGE) AND TIME SWITCHES	23	23	26	23
THERMOSTATS (LINE VOLTAGE)	23	23	26	26
TEMPERATURE CONTROL PANELS	23	23	26	23
MOTOR AND SOLENOID VALVES, DAMPER MOTORS, PE & EP SWITCHES	23	23(2)	--	23(2)
PUSH-BUTTON STATIONS AND PILOT LIGHTS	23	23(2)	--	23(2)
HEATING, COOLING, VENTILATION AND AIR CONDITIONING CONTROLS	23	23	26	23
EXHAUST FAN SWITCHES	23	26	26	23(2)

SUBSCRIPT FOOTNOTES:
1. MOTOR STARTER TO INCLUDE CONTROL TRANSFORMER, HOA SWITCH, (1) NO AND (1)NC AUXILIARY CONTACT, AND "ON" AND "OFF" PILOT LIGHTS.
2. IF ITEM IS FOR LINE VOLTAGE, SET IN PLACE AND CONNECT UNDER DIVISION 26. WHERE FACTORY MOUNTED ON EQUIPMENT OR ATTACHED TO PIPING OR DUCTS AND USING LINE VOLTAGE FURNISH AND SET UNDER DIVISION 23, CONNECT UNDER DIVISION 26.

ABBREVIATIONS:

44" AFF	MOUNTING HEIGHT ABOVE FINISHED FLOOR TO CENTER OF DEVICE
A	AMPS
A.D.	ACCESS DOOR
AAV	AIR ADMITTANCE VALVE
ABV	ABOVE
AC	AIR CONDITIONING UNIT
AC	ABOVE COUNTER
AD	AREA DRAIN (SEE SYMBOLS)
A.F.C.	ABOVE FINISHED CEILING
A.F.G.	ABOVE FINISHED GRADE
AIC	AMPS INTERRUPTING CAPACITY
A.F.F.	ABOVE FINISHED FLOOR
AHU	AIR HANDLING UNIT
ALUM	ALUMINUM
AP	ACCESS PANEL OR DOOR
ATS	AUTOMATIC TRANSFER SWITCH
AV	AUDIO / VIDEO
AVG	AVERAGE
AWG	AMERICAN WIRE GAGE
BAS	BUILDING AUTOMATION SYSTEM
BB	BASEBOARD
BD	BACK DRAFT DAMPER
BFP	BACK FLOW PREVENTOR
BL	BOILER
BLDG	BUILDING
BLW	BELOW
BOB	BOTTOM OF BEAM
BOD	BOTTOM OF DUCT
BOP	BOTTOM OF PIPE
BSMT	BASEMENT
BTU	BRITISH THERMAL UNIT
C	CHILLER
CAP	CAPACITY
CB	CIRCUIT BREAKER
CBV	CIRCUIT BALANCING VALVE
CCT	CORRELATED COLOR TEMPERATURE
CKT	CIRCUIT
CFH	CUBIC FEET PER HOUR
CFM	CUBIC FEET PER MINUTE
CHWR	CHILLED WATER RETURN
CHWS	CHILLED WATER SUPPLY
CI	CAST IRON
CL	CENTER LINE
CLG	CEILING
CMU	CONCRETE MASONRY UNIT
CO	CLEAN OUT
COL	COLUMN
COMP	COMPRESSOR
CONC	CONCRETE
COND	CONDENSATE
CONN	CONNECTION
CONT	CONTINUATION
CONTR	CONTRACTOR
CRI	COLOR RENDERING INDEX
CT	COOLING TOWER
CT	CURRENT TRANSFORMER
CU	CONDENSING UNIT
CU	COPPER
CUH	CABINET UNIT HEATER
CVB	CONSTANT VOLUME BOX
CWR	CONDENSER WATER RETURN
CWS	CONDENSER WATER SUPPLY
DB	DRY BULB
DEPT	DEPARTMENT
DF	DRINKING FOUNTAIN
DIA	DIAMETER
DIAG	DIAGRAM
DIFF	DIFFERENTIAL
DISCH	DISCHARGE
DIV	DIVISION
DN	DOWN
DS	DUCT SILENCER
DWG	DRAWING
DX	DIRECT EXPANSION
(E)	EXISTING
EA	EXHAUST AIR GRILLE/REGISTER
EAT	ENTERING AIR TEMPERATURE
EC	ELECTRICAL CONTRACTOR
ECC	ECCENTRIC
EF	EXHAUST FAN
EFF	EFFICIENCY
EL	ELEVATION
ELEC	ELECTRIC
ELEV	ELEVATOR
EM	EMERGENCY FUNCTION
ENT	ENTERING
EMT	ELECTRIC METALLIC TUBE
EQ	EQUAL
EQUIP	EQUIPMENT
EQUIV	EQUIVALENT
ES	END SWITCH
ESP	EXTERNAL STATIC PRESSURE
ET	EXPANSION TANK
EWC	ELECTRIC WATER COOLER
EWT	ENTERING WATER TEMPERATURE
EX	EXHAUST
EXPAN	EXPANSION
EXT	EXTERNAL
F	DEGREES FAHRENHEIT
FA	FREE AREA
FC	FAN COIL UNIT
FC	FOOTCANDLE
FCV	FLOW CONTROL VALVE
FD	FIRE DAMPER
FD	FLOOR DRAIN
FIN	FINISHED
FLA	FULL LOAD AMPS
FLEX	FLEXIBLE
FLR	FLOOR
FOB	FLAT ON BOTTOM
FOT	FLAT ON TOP
FP	FIRE PROTECTION
FP	FIRE PUMP
FPM	FEET PER MINUTE
FPS	FEET PER SECOND
FS	FLOW SWITCH
FSD	FIRE/SMOKE DAMPER
FT	FEET
FXC	FLEXIBLE CONNECTION
GND	GROUND
GA	GAUGE
GAL	GALLON
GALV	GALVANIZED
GEC	GROUND ELECTRODE CONDUCTOR
GFCI / GFI	GROUND FAULT CIRCUIT INTERRUPTER
GC	GENERAL CONTRACTOR
GPH	GALLONS PER HOUR
GPM	GALLONS PER MINUTE
GRS/LB	GRAINS PER POUND
H 2O	WATER
HB	HOSE BIBB
HD	HEAD (SEE SCHEDULES)
HP	HEAT PUMP
HP	HORSEPOWER
HR	HOUR
HT	HEIGHT
HTR	HEATER
HWR	HEATING WATER RETURN
HWS	HEATING WATER SUPPLY
HX	HEAT EXCHANGER
HZ	HERTZ
ID	INSIDE DIAMETER
IG	ISOLATED GROUND
IN	INCHES
INV	INVERT
JBOX	JUNCTION BOX
K	KELVIN
KW	KILOWATT
KVA	KILO VOLT - AMPS
L	LENGTH
LAT	LEAVING AIR TEMPERATURE
LV	LAVATORY
LB	POUND
LD	LINEAR DIFFUSER
LF	LINEAR FEET
LIN	LINEAR
LIQ	LIQUID
LM	LUMEN
LRA	LOCKED ROTOR AMPS
LV	LOUVER
LVG	LEAVING
LWT	LEAVING WATER TEMPERATURE
MBH	THOUSANDS OF BTU PER HOUR
MC	MECHANICAL CONTRACTOR
MCA	MINIMUM CIRCUIT AMPACITY
MCB	MAIN CIRCUIT BREAKER
MD	MOTORIZED DAMPER
MDP	MAIN DISTRIBUTION PANEL
MED	MEDIUM
MFR	MANUFACTURER
MIN	MINIMUM
MISC	MISCELLANEOUS
MLO	MAIN LUG ONLY
MOCP	MAXIMUM OVERCURRENT PROTECTION
MTD	MOUNTED
MUA	MAKE-UP AIR UNIT
N	NEUTRAL
NC	NORMALLY CLOSED
NEG	NEGATIVE
NIC	NOT IN CONTRACT
NL	NIGHT / SECURITY LIGHT - DO NOT SWITCH
NO	NORMALLY OPEN
NOM	NOMINAL
NTS	NOT TO SCALE
OA	OUTSIDE AIR
OBD	OPPOSED BLADE DAMPER
OC	ON CENTER
OCC	OCCUPIED
OCP	OVER CURRENT PROTECTION
OD	OUTSIDE DIAMETER
OL	OVERLOAD
ORD	OVERFLOW ROOF DRAIN
OZ	OUNCE
PBD	PARALLEL BLADE DAMPER
PD	PRESSURE DROP
PH	PHASE
POS	POSITIVE PRESSURE
POS	POINT OF SALES
PRV	PRESSURE REDUCING VALVE
PS	PRESSURE SWITCH
PSI	POUNDS PER SQUARE INCH
PT	PRESSURE TRANSMITTER
PTAC	PACKAGED TERMINAL AIR CONDITIONER
PV	PLUG VALVE
PVC	POLYVINYL CHLORIDE
QTY	QUANTITY
RA	RETURN AIR GRILLE / REGISTER
RCP	REFLECTED CEILING PLAN
RD	ROOF DRAIN
REL	RELIEF
REQD	REQUIRED
RF	RETURN FAN
RH	RELATIVE HUMIDITY
RHC	REHEAT COIL
RLA	RATED LOAD AMPS
RM	ROOM
RPM	REVOLUTIONS PER MINUTE
SA	SUPPLY AIR GRILLE / REGISTER
SC	SHORT CIRCUIT
SCA	SHORT CIRCUIT AVAILABLE
SCCR	SHORT CIRCUIT CURRENT RATING
SCH	SCHEDULE
SD	SMOKE DAMPER
SEF	SMOKE EXHAUST FAN
SF	SUPPLY FAN
SH	SENSIBLE HEAT
SH	SHOWER
SP	STATIC PRESSURE
SPD	SURGE PROTECTION DEVICE
SPEC	SPECIFICATION
SQ	SQUARE
SS	STAINLESS STEEL
SS	SAFETY SHOWER
STD	STANDARD
STL	STEEL
SYS	SYSTEM
TEMP	TEMPERATURE
TR	TRANSFER GRILLE / REGISTER
TR	TAMPER RESISTANT
TT	TEMPERATURE TRANSMITTER
TTB	TELECOMMUNICATIONS TERMINAL BACKBOARD
TYP	TYPICAL
TX	TRANSFORMER
UC	UNDERCUT DOOR
UH	UNIT HEATER
UNO	UNLESS NOTED OTHERWISE
UNOCC	UNOCCUPIED
UR	URINAL
V	VOLTS
VA	VOLT AMPERE
VA	VALVE
VAV	VARIABLE AIR VOLUME UNIT
VFD	VARIABLE FREQUENCY DRIVE
VRF	VARIABLE REFRIGERANT FLOW
VOLT	VOLTAGE
VTR	VENT THROUGH ROOF
W	WIDTH
W	WATTS
W/	WITH
W/O	WITHOUT
WB	WET BULB
WC	WATER COLUMN
WC	WATER CLOSET
WG	WATER GAUGE
WP	WEATHERPROOF
WPIU	WEATHERPROOF IN-USE
WSR	WITHSTAND RATING
XFMR	TRANSFORMER

SUBSTITUTIONS:

A. SUBSTITUTIONS: SUBSTITUTION OF SPECIFIED EQUIPMENT WILL BE ALLOWED THROUGH A PRIOR APPROVAL PROCESS INITIATED BY THE CONTRACTOR. CONTRACTOR SHALL SUBMIT INTENDED SUBSTITUTION AT LEAST FIVE DAYS PRIOR TO BID FOR APPROVAL FROM ENGINEER. SUBMITTAL SHALL INCLUDE CAPACITIES, DIMENSIONS AND OPERATING INSTRUCTIONS FOR EACH PIECE OF EQUIPMENT. SUBSTITUTION SHALL OCCUR AT NO COST TO THE OWNER. CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF APPROVED SUBSTITUTION AND SHALL INCUR ALL COSTS ASSOCIATED WITH THE SUBSTITUTION INCLUDING STRUCTURAL MODIFICATIONS, SPACE LAYOUT AND REDESIGN COSTS. SEE ALSO DIVISION I GENERAL REQUIREMENTS.

EXAMINATION OF SITE, DRAWINGS, SPECIFICATIONS:

A. EXAMINE CAREFULLY THE SITE AND CONDITIONS OF THE SITE. PROVIDE ALL NECESSARY EQUIPMENT AND LABOR TO INSTALL A COMPLETE WORKING SYSTEM WITHIN THE SITE CONDITIONS.

B. EXAMINE THE DRAWINGS AND SPECIFICATIONS AND 5 DAYS PRIOR TO BIDDING REPORT ANY ERRORS, OMISSIONS, INCONSISTENCIES, AND CONFLICTS TO THE ENGINEER TO BE REMEDIED IN AN ADDENDUM TO THE PROJECT PRIOR TO BID TIME.

C. DRAWINGS ARE DIAGRAMMATIC AND CATALOG NUMBERS GIVEN ARE FOR REFERENCE ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE CAPACITY OF THE EQUIPMENT MEETS THE DRAWING REQUIREMENTS AND SHALL NOT DIMENSION FROM THE MECHANICAL, PLUMBING, OR PIPING DRAWINGS.

D. THE LATEST ADOPTED VERSIONS OF THE INTERNATIONAL BUILDING CODES SHALL BE USED AS REQUIRED. THIS WILL ALSO INCLUDE THE LATEST ADOPTED VERSIONS OF THE MECHANICAL, PLUMBING AND ENERGY CONSERVATION CODES. ALL METHODS AND MATERIALS REQUIRED BY THESE CODES SHALL BE REQUIRED BY THESE SPECIFICATIONS UNLESS INDICATED OTHERWISE. OTHER APPLICABLE LOCAL CODES AND ORDINANCES SHALL BE AS REQUIRED AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO BE KNOWLEDGEABLE OF THESE REQUIREMENTS.

E. WHERE INSTALLATION PROCEDURES OR ANY PART THEREOF ARE REQUIRED TO BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE MANUFACTURER OF THE MATERIAL BEING INSTALLED, PRINTED COPIES OF THESE RECOMMENDATIONS SHALL BE FURNISHED TO THE ENGINEER PRIOR TO INSTALLATION. INSTALLATION OF THE ITEM WILL NOT BE ALLOWED TO PROCEED UNTIL THE RECOMMENDATIONS ARE RECEIVED. FAILURE TO FURNISH THESE RECOMMENDATIONS CAN BE CAUSE FOR REJECTION OF THE MATERIAL.

ELECTRICAL SHEET LIST

Sheet Number	Sheet Name
E0-1	ELECTRICAL COVER SHEET
E1-1	LIGHTING - MAIN LEVEL PLAN
E1-2	LIGHTING - UPPER LEVEL PLAN
E1-3	LIGHTING DETAILS
E2-1	ELECTRICAL - MAIN LEVEL PLAN
E2-2	ELECTRICAL - UPPER LEVEL PLAN
E2-3	ELECTRICAL - ROOF PLAN
E3-1	ELECTRICAL SCHEDULES
E3-2	ELECTRICAL SCHEDULES
E3-3	ELECTRICAL DETAILS
ES1-1	LIGHTING SITE PLAN
ES1-2	ELECTRICAL SITE PLAN

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OURAY RIVER WALK AFFORDABLE RENTALS
For: Home Trust of Ouray County
1507 OAK ST., OURAY, CO 81427

PROJECT NO.: 009-2023
ASSESSORS PARCEL NO.: 4515-303-19-002

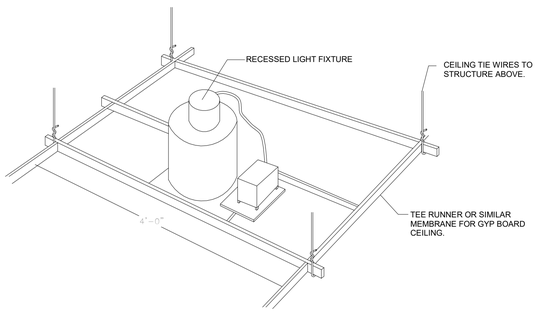
SET DESCRIPTION: **DESIGN DEVELOPMENT 2024-03-29**

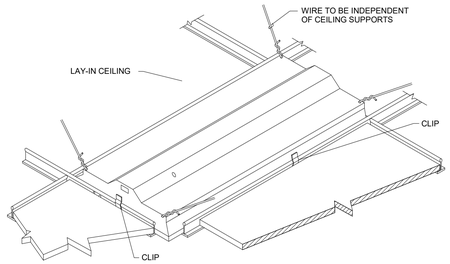
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DRAWING TITLE
ELECTRICAL COVER SHEET

SHEET NO.
E0-1





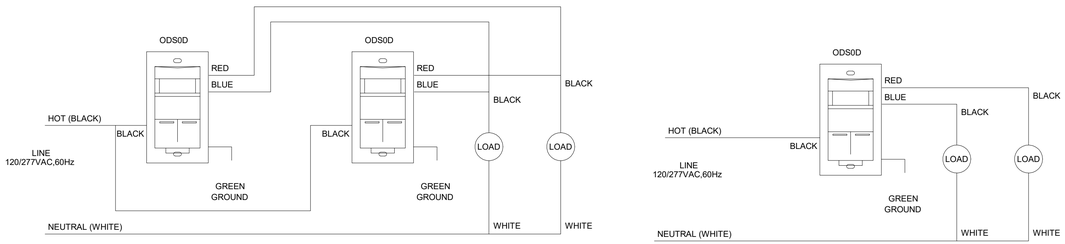
RECESSED LIGHT FIXTURE DETAIL

SCALE: NOT TO SCALE

NOTE:
1. ALL GRID MOUNTED FIXTURES ARE TO BE SUPPORTED FROM THE STRUCTURE ABOVE.
2. 200lb TEST WIRE HANGER AT EACH CORNER OF FIXTURE (TOTAL OF 4) OR 1 CADDY CLIP 515 PER SIDE (TOTAL OF 4)
3. TYPICAL ALL GRID MOUNTED FIXTURES.

LIGHTING FIXTURE SCHEDULE

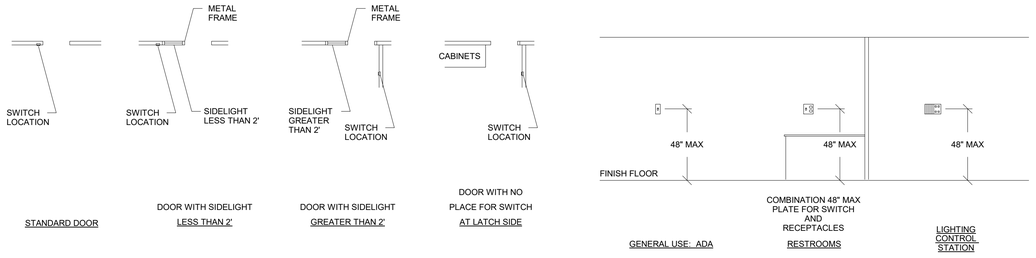
TYPE MARK	MANUFACTURER	MODEL	LAMP	DESCRIPTION
D1	HALO LIGHTING	SMD6R-6-9S-WH; SMD6RTRMWH	LED PHASE CUT DIMMING 900LM, SELCTABLE CCTK, 9W, 90CRI	6"DIA ROUND SURFACE LED DOWN LIGHT, 120V LED DIMMER, SELECTABLE COLOR TEMEPTURE
D2	HALO LIGHTING	RLS6-15-9FS-1E-WH-DM	LED PHASE CUT DIMMING 1588-1745LM, SELCTABLE CCTK,19W, 90CRI	6"DIA SLOPED CEIINLING LED DIRECT MOUNT MODULAR, SELECTABLE COLOR TEMPERTURE, 120V PHASE CUT DIMMING TO 5%
D3	HALO LIGHTING	RL6-LS-9FSD2W-1E-WH-DM	LED PHASE CUT DIMMING -900/1200LM, SELCTABLE CCTK, 13W, 90CRI	6"DIA RECESSED LED DOWN LIGHT, 0-10V DRIVER, SELECTABLE COLOR, SELECTABLE LUMENS SET TO 1200LM
S1	ALPHALITE INC.	ILL-2-L-8-35	LED DRIVER, 2463LM, 3500K, 82CRI, 20W	2'L SURFACE MOUNTRD LENSED LED STRIP LIGHT
SW1	FARO Barcelona	EL-1507-109E26LED-B	1 X 9W A19 LED BLUB - INCLUDED WITH FIXTURE	EXTERIOR WALL MOUNTED LIGHT, BLACK FINISH, WET LISTED,
SW2	EFFICIENT LIGHTING		LED	EXTERIOR WALL MOUNTED SMALL TRAPEZOID FIXTURE, DARK BRONE FINISH
V1	KUZCO LIGHTING	WS10324	NON DIMMING LED, 1200LM, 3000K, 90CRI, 15W	2'L LED SURFACE WALL VANITY LIGHT, BLACK FINISH, FROSTED ACRYLIC DIFFUSER LENS



BI-LEVEL SWITCHING DETAIL

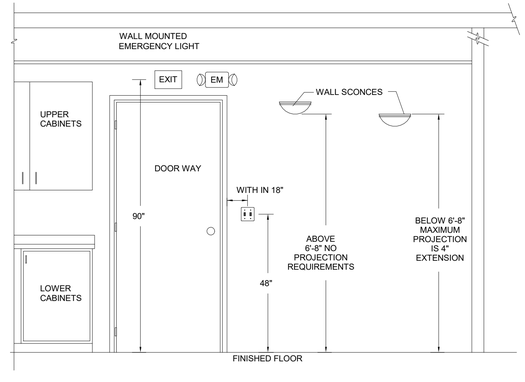
NOT TO SCALE

DETAIL NOTES:
1. PROVIDE SWITCHERS THAT ARE COMPATIBLE WITH THE LIGHT FIXTURES THAT ARE BEING INSTALLED.
2. PROVIDE DUAL CONTROL IN THE CORRIDORS AND ALL ROOMS WITH MORE THAN ONE DOOR.
3. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE EXACT LOCATION OF THE SWITCHES WITH THE ARCHITECTURAL DETAILS OF THE SPACE.



SWITCH MOUNTING DETAILS

SCALE: NOT TO SCALE



LIGHTING DEVICE MOUNTING HEIGHT DETAIL

NOT TO SCALE

DETAIL NOTES:
1. ALL DEVICES SHOWN ON THIS DETAIL ARE FOR REFERENCES OF MOUNTING HEIGHTS ONLY. THE ELECTRICAL CONTRACTOR SHALL FIELD ADJUST THE HEIGHTS AND LOCATIONS OF THE DEVICES AS REQUIRED FOR PROPER MOUNTING.
2. ALL DEVICES REQUIRED FOR THIS PROJECT MAY NOT APPEAR ON THIS DETAIL. ALL ITEMS SHOWN ON THIS DETAIL MAY NOT BE REQUIRED FOR THIS PROJECT.
3. THE AMERICANS WITH DISABILITIES ACT, KNOWN AS ADA, AFFECTS LIGHT FIXTURES USED IN CIRCULATION OR EGRESS SPACES. IN PRACTICE THIS MEANS THAT WALL MOUNTED FIXTURES LOCATED BELOW 6'-8" AFF IN HALLS, CORRIDORS, PASSAGEWAYS OR AISLES, MUST BE NO GREATER THAN 4" DEEP. THE ADA AFFECTS CONSTRUCTION FOR BOTH NEW AND EXISTING BUILDINGS.

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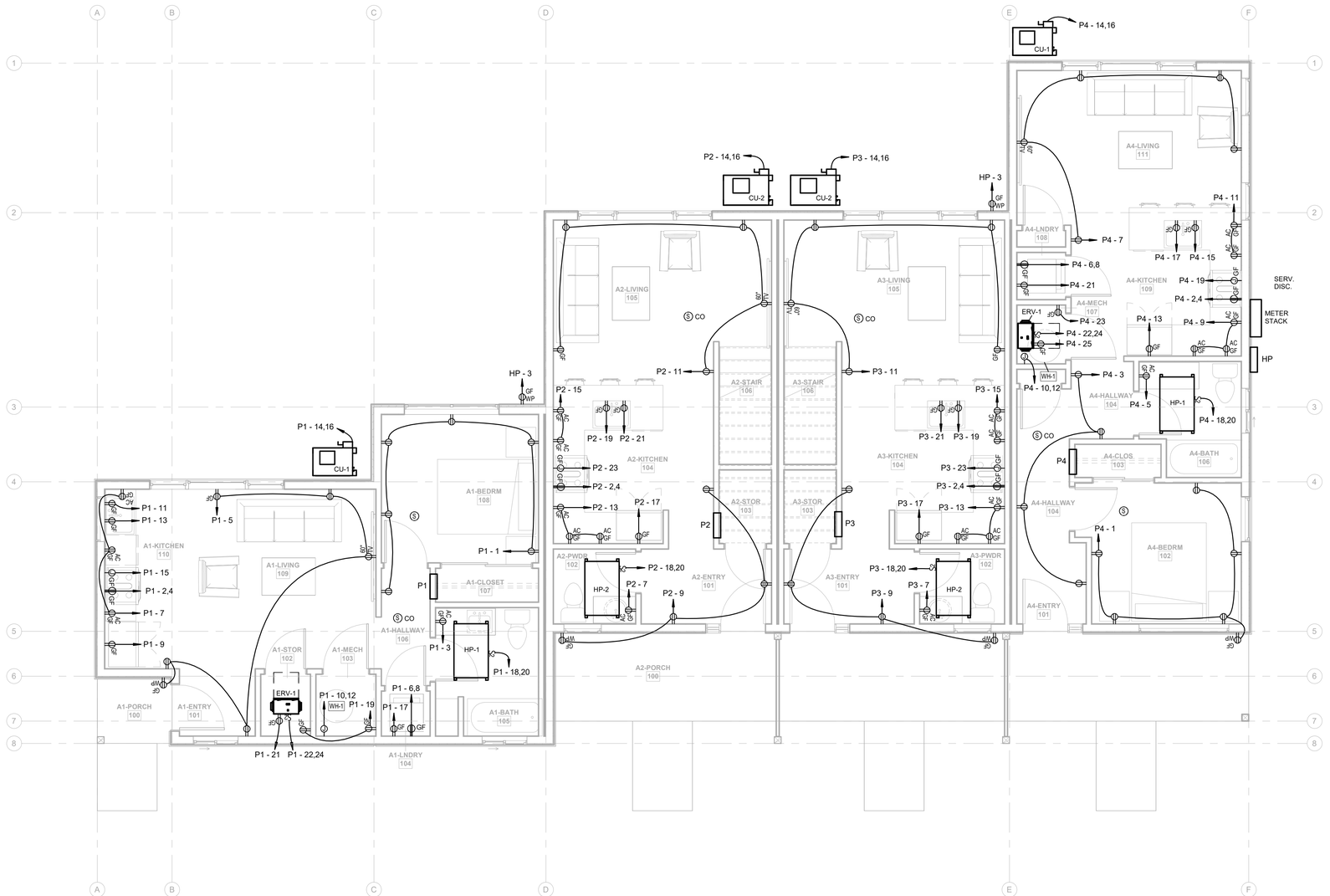
PROJECT NO: 009-2023
ASSESSORS PARCEL NO: 4515-303-19-002
SET DESCRIPTION: **DESIGN DEVELOPMENT 2024-03-29**

#	Revisions	Date

DESIGNED BY: BCE	SCALE: AS NOTED
DRAWN BY: BCE	DATE: 03/29/2024
CHECKED BY: BCE	

DRAWING TITLE: LIGHTING DETAILS

SHEET NO: E1-3



ELECTRICAL - MAIN FLOOR PLAN

1/4" = 1'-0"

BUILDING A

TOMMY TSUNAMI DESIGN

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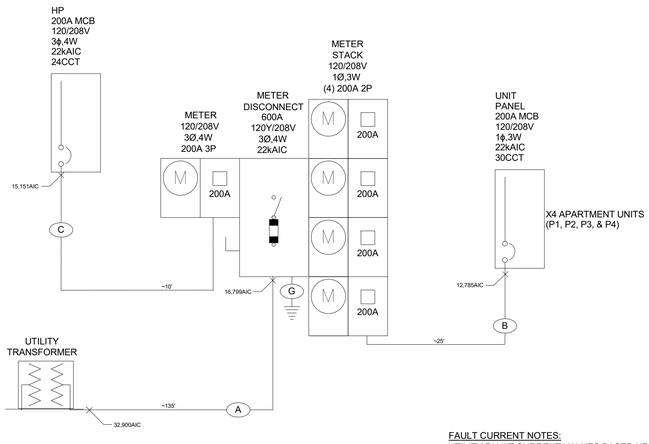
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CHECKED BY: BCE	

DRAWING TITLE
ELECTRICAL - MAIN LEVEL PLAN

SHEET NO.
E2-1



ONE-LINE CONDUCTOR LEGEND

- (A) (3) - 3"C (4#250kCMIL(AL, XHHW))
- (B) 2.5"C (3#250kCMIL(AL, THWN) + 1#4AWG(AL))
- (C) 3"C (4#250kCMIL(AL, THWN) + 1#4AWG(AL))
- (G) #1/0AWG(CU) TO STRUCTURAL STEEL OR METAL UNDERGROUND WATER PIPE
  #4AWG(CU) TO 20' UNCOATED CONCRETE ENCASED ELECTRODE PER NEC 250.66(B)
  #6AWG(CU) TO GROUND ROD PER 2020 NEC 250.52.
  PROVIDE AN INTERSYSTEM BONDING TERMINATION WITH THREE SPARE TERMINAL PER NEC 250.94.

LOAD SUMMARY

4 APARTMENTS =	153.78kVA
X45% (DERATION PER 2023 NEC 220.84)	69.2kVA
69.2kVA @ 208V 3 PHASE	192A
HOUSE PANEL	200A
TOTAL	600A

PROVIDE 600A RATED DISCONNECT

ELECTRICAL - ONE LINE

SCALE: NO SCALE

ELECTRICAL ONE-LINE NOTES:

1. METER STACK TO MEET UTILITY REQUIREMENTS.
2. PROVIDE GROUNDING AND BONDING MEETING 2023 NEC ARTICLE 250, TO INCLUDE 250.64(D) REQUIREMENTS.
3. PROVIDE SURGE SUPPRESSIVE DEVICES IN ALL RESIDENTIAL PANELS PER 2023 NEC ARTICLE 230.67.
4. PROVIDE SURGE PROTECTIVE DEVICES IN ACCORDANCE WITH 2023 NEC ARTICLE 215.18.
5. CIRCUITS IDENTIFIED WITHIN 2023 NEC 210.8(A) AND 210.12(B) ARE TO RECEIVE GROUND FAULT AND ARC FAULT PROTECTION, RESPECTIVELY. WHERE OUTLETS ARE BEHIND LARGE EQUIPMENT OR UNDER COUNTERS PROTECTION IS TO BE AT THE BREAKER.
6. FEEDERS EXTENDING FROM SERVICE GEAR TO INDIVIDUAL TENANT PANELS ARE TO BE INSTALLED UNDER SLAB, OR AS OTHERWISE ROUTED, SUCH THAT THE ELECTRICAL FEEDERS DO NOT EXTEND THROUGH NEIGHBORING UNITS.
7. PRELIMINARY UTILITY FAULT CURRENT VALUES BASED UPON AN ANTICIPATED TRANSFORMER OF 150kVA LOCATED AT AN ESTIMATED DISTANCE OF 135FT WITH AVAILABLE SECONDARY FAULT CURRENT OF 32,900A. IF INSTALLED TRANSFORMER IS DIFFERENT THAN DESCRIBED VALUES ABOVE, RECALCULATE THE FAULT CURRENT TO VERIFY AIC VALUES OF ALL PANELS.

GENERAL NOTES

1. ALL PENETRATIONS IN OR THROUGH FIRE RATED PARTITIONS SHALL BE FIRE STOPPED IN SUCH A WAY THAT THE PENETRATION MATCHES THE FIRE RATING OF THE WALL.
2. THE ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION BETWEEN THE APPROPRIATE DISCIPLINES AND CONTRACTORS. ALL EQUIPMENT IS TO BE INSTALLED TO STRICTLY CONFORM TO MANUFACTURER'S INSTALLATION GUIDELINES. ALL EQUIPMENT IS TO BE INSTALLED WITH ALL NECESSARY CONTROL/ACCESSORY OPTIONS TO FUNCTION AS INTENDED. IT IS THE RESPONSIBILITY OF THE EQUIPMENT MANUFACTURER/SUPPLIER AND THE CONTRACTOR/INSTALLER TO PROVIDE COMPLETE INSTALLATION AND FUNCTIONALITY OF ALL EQUIPMENT BASED ON DESIGN SPECIFICATIONS AS OUTLINED BY THE ARCHITECT/ENGINEER.
3. COORDINATE ALL DEVICE, FIXTURE AND HARDWARE COLOR SELECTIONS WITH THE ARCHITECT/OWNER PRIOR TO MAKING SHOP DRAWING SUBMITTALS.
4. ALL EXPOSED CONDUITS, BOXES, ETC. IN ROOMS TO BE PAINTED SHALL BE PAINTED TO MATCH THE SURROUNDING SURFACE. EXPOSED CONDUITS, BOXES, ETC. IN ROOMS WHICH ARE NOT PAINTED MAY BE LEFT UN-PAINTED. EXPOSED CONDUIT, BOXES, ETC. ON THE EXTERIOR OF BUILDINGS SHALL BE PAINTED TO MATCH THE SURROUNDING SURFACE AS CLOSELY AS POSSIBLE.
5. ALL SERVICEABLE MECHANICAL EQUIPMENT IS TO BE INSTALLED WITH AN ACCEPTABLE DISCONNECTING MEANS AND/OR SERVICE OUTLET AS REQUIRED BY GOVERNING CODES.
6. ALL INSTALLED EQUIPMENT THAT REQUIRES MARKING, TAGGING, OR OTHER IDENTIFICATION SHALL BE SO MARKED, TAGGED, OR OTHERWISE IDENTIFIED BY THE CONTRACTOR/INSTALLER AT THE TIME OF INSTALLATION IN COMPLIANCE WITH ALL GOVERNING CODES.
7. ALL 120V, SINGLE-PHASE, 15- AND 20-AMPERE BRANCH CIRCUITS SUPPLYING ELECTRICAL OUTLETS OR DEVICES IN GUEST ROOMS OR DORMITORY UNITS SHALL BE PROVIDED WITH ARC-FAULT CIRCUIT-INTERRUPTER PROTECTION IN ACCORDANCE WITH 2023 NEC 210.12(B).
8. ELECTRICAL CONTRACTOR SHALL PROVIDE ALL REQUIRED GROUND-FAULT CIRCUIT-INTERRUPTER PROTECTION FOR PERSONNEL IN ACCORDANCE WITH 2023 NEC 210.8, OR AS MAY BE REQUIRED BY OTHER SECTIONS OF 2023 NEC. ALL G.F.C.I. PROTECTION SHALL BE RESETTABLE IN ROOMS WHERE PROTECTION IS REQUIRED INCLUDING OUTSIDE RECEPTACLES.
9. ELECTRICAL CONTRACTOR SHALL PROVIDE REQUIRED GROUND-FAULT PROTECTION OF EQUIPMENT FOR ALL ELECTRIC HEAT TRACING AND HEATING PANELS IN ACCORDANCE WITH 2023 NEC 426.28, OR AS MAY BE REQUIRED BY OTHER SECTIONS OF 2023 NEC. ELECTRICAL CONTRACTOR SHALL ALSO PROVIDE FOR ANY REQUIRED AT-GRADE ACCESSIBLE SHUTOFF DEVICE(S) OR DISCONNECT(S) FOR ELECTRIC HEAT TRACE INSTALLED ON THE ROOF. ELECTRICAL CONTRACTOR TO DETERMINE MEANS OF PROTECTION BEFORE ORDERING ELECTRICAL EQUIPMENT AND DEVICES.
10. ELECTRICAL CONTRACTOR SHALL FOLLOW THE APPLICABLE INSTALLATION REQUIREMENTS OF 2023 NEC 406.12; AS AMENDED BY AHJ.
11. ELECTRICAL CONTRACTOR SHALL PROVIDE WEATHER-PROOF IN-USE COVERS FOR ALL EXTERIOR RECEPTACLES.
12. REFER TO MECHANICAL AND PLUMBING DESIGN DRAWINGS FOR ADDITIONAL EQUIPMENT INFORMATION.
13. RECEPTACLES THAT ARE INSTALLED TO SERVE AN ISLAND OR PENINSULAR COUNTERTOP SHALL BE INSTALLED IN ACCORDANCE WITH 2023 NEC 210.52(C)(3).
14. ELECTRICAL CONTRACTOR SHALL COORDINATE WITH OWNER AND LOCAL PHONE/DATA/TV SERVICE PROVIDER AND PROVIDE A MINIMUM OF ONE COMMUNICATIONS OUTLET IN EACH DWELLING UNIT PER 2023 NEC 805.156.

FAULT CURRENT NOTES:
UTILITY FAULT CURRENT VALUES BASED UPON AN ANTICIPATED TRANSFORMER OF 150kVA LOCATED AT AN ESTIMATED DISTANCE OF 135FT WITH AVAILABLE SECONDARY FAULT CURRENT OF 32,900A. IF INSTALLED TRANSFORMER IS DIFFERENT THAN DESCRIBED VALUES ABOVE, RECALCULATE THE FAULT CURRENT TO VERIFY AIC VALUES OF PANELS.

PRELIMINARY FAULT CURRENT CALCULATIONS:
F = 1.732xLxI / NxCxE
L - LENGTH OF CABLE IN FEET
I - AVAILABLE FAULT CURRENT
N - NUMBER OF CONDUCTORS PER PHASE
C - CONDUCTANCE CONSTANT
E - VOLTAGE LINE TO LINE
F - INTERMEDIARY VALUE FOR COMPUTATION
M = 1/(1+F)
M - MULTIPLIER TO ACHIEVE AVAILABLE FAULT
I(SC) = I(SC)*M

TRANSFORMER TO METER DISCONNECT
C - CONDUCTANCE CONSTANT
- 250kCMIL AL: 12,862
F = 1.732xLxI / NxCxE = 1.732 x 135FT x 32,900 A / 3 x 12,862 x 208 V = 0.985
M = 1 / 1+F = 1 / 1+0.985 = 0.511
I(SC) = IxM = 32,900 x 0.511 = 16,799 A

METER DISCONNECT TO HOUSE PANEL (HP)
C - CONDUCTANCE CONSTANT
- 250kCMIL AL: 12,862
F = 1.732xLxI / NxCxE = 1.732 x 10FT x 16,799 A / 1 x 12,862 x 208V = 0.109
M = 1 / 1+F = 1 / 1+0.109 = 0.902
I(SC) = IxM = 16,799 A x 0.902 = 15,151 A

METER DISCONNECT TO UNIT PANEL
C - CONDUCTANCE CONSTANT
- 250kCMIL AL: 12,862
F = 2xLxI / NxCxE = 2 x 25FT x 16,799 A / 1 x 12,862 x 208V = 0.314
M = 1 / 1+F = 1 / 1+0.314 = 0.761
I(SC) = IxM = 16,799 A x 0.314 = 12,785 A

Branch Panel: HP

Location: | **Volts:** 120/208 Wye | **A.I.C. Rating:** 22kAIC
Supply From: | **Phases:** 3 | **Mains Type:**
Mounting: Surface | **Wires:** 4 | **Mains Rating:** 200 A
Enclosure: NEMA3R | **MCB Rating:** 200 A

Notes:
BUILDING A HOUSE PANEL (TYPICAL OF BUILDING C HOUSE PANEL) - EV READY SPACE AND EV CAPABLE SPACE CIRCUIT BREAKER(S) TO BE LABELED " FOR FUTURE ELECTRIC EQUIPMENT"

CKT	Circuit Description	Trip	Poles	A		B		C		Poles	Trip	Circuit Description	CKT
1	EXTERIOR BLDG MOUNTED LIGHTS (SW2s)	20 A	1	90 VA	4800...					2	50 A	EV READY SPACE	2
3	EXTERIOR RECEPTACLES - GFCI 5mA	20 A	1			360 VA	4800...			--	--	--	4
5									4800...	2	50 A	EV CAPABLE SPACE	6
7					4800...					--	--	--	8
9													10
11													12
13													14
15													16
17													18
19													20
21													22
23													24
		Total Load:		9681 VA		5160 VA		4800 VA					
		Total Amps:		81.14 A		43.46 A		40 A					

Legend:

Load Classification	Connected Load	Demand Factor	Estimated Demand	Panel Totals	
Lighting	90 VA	100.00%	90 VA		
Power	19200 VA	100.00%	19200 VA	**Total Conn. Load:**	19641 VA
Receptacle	360 VA	100.00%	360 VA	**Total Est. Demand:**	19641 VA
				Total Conn.:	54.52 A
				Total Est. Demand:	54.52 A

Notes:

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OURAY RIVER WALK AFFORDABLE RENTALS
For: Home Trust of Ouray County
1507 OAK ST., OURAY, CO 81427
ASSESSORS PARCEL NO: 4515-303-19-002
PROJECT NO: 009-2023
SET DESCRIPTION: **DESIGN DEVELOPMENT 2024-03-29**

#	Revisions	Date

DESIGNED BY: BCE	SCALE: AS NOTED
DRAWN BY: BCE	DATE: 03/29/2024
CHECKED BY: BCE	

DRAWING TITLE: ELECTRICAL SCHEDULES

SHEET NO.: E3-1

Branch Panel: P1

Location:
Supply From:
Mounting: Recessed
Enclosure: NEMA1

Volts: 120/208 Single
Phases: 1
Wires: 3

A.I.C. Rating: 22kAIC
Mains Type:
Mains Rating: 200 A
MCB Rating: 200 A

Notes:
BUILDING A - UNIT 1 (A1)

CKT	Circuit Description	Trip	Poles	A		B		Poles	Trip	Circuit Description	CKT
1	BEDROOM - CAFCI	20 A	1	1080 VA	4000 VA			2	50 A	KITCHEN RANGE - GFCI 5mA	2
3	BATHROOM - GFCI 5mA	20 A	1			180 VA	4000 VA	--	--	--	4
5	LIVING/ENTRY/PORCH - CAFCI	20 A	1	1080 VA	2500 VA			2	30 A	LAUNDRY DRYER - GFCI 5mA	6
7	KITCHEN COUNTER - DUAL FUNCTION	20 A	1			540 VA	2500 VA	--	--	--	8
9	KITCHEN FRIDGE - DUAL FUNCTION	20 A	1	1200 VA	2500 VA			2	30 A	WH-1	10
11	KITCHEN DISPOSAL - DUAL FUNCTION	20 A	1			1200 VA	2500 VA	--	--	--	12
13	KITCHEN DISHWASHER - DUAL FUNCTION	20 A	1	1200 VA	1872 VA			2	30 A	CU-1	14
15	KITCHEN HOOD - DUAL FUNCTION	20 A	1			1200 VA	1872 VA	--	--	--	16
17	LAUNDRY WASHER - DUAL FUNCTION	20 A	1	1500 VA	274 VA			2	20 A	HP-1	18
19	MECH SERVICE RECEPTS - GFCI 5mA	20 A	1			360 VA	274 VA	--	--	--	20
21	ERV-1 POWER RECEPT - GFCI 5mA	20 A	1	180 VA	1500 VA			2	20 A	ERV-1 PRE-HEAT	22
23	UNIT LIGHTING CIRCUIT	20 A	1			289 VA	1500 VA	--	--	--	24
25											26
27											28
29											30
			Total Load:	18886 VA		16414 VA					
			Total Amps:	178.42 A		157.82 A					

Legend:

Load Classification	Connected Load	Demand Factor	Estimated Demand	Panel Totals	
Appliance - Dwelling Unit	5100 VA	75.00%	3825 VA		
Cooling	4291 VA	100.00%	4291 VA	**Total Conn. Load:**	35299 VA
Electric Clothes Dryer	5000 VA	100.00%	5000 VA	**Total Est. Demand:**	32424 VA
Electric Range - 3.5 kW to 8.75 kW	8000 VA	80.00%	6400 VA	**Total Conn.:**	169.71 A
Heating	8000 VA	100.00%	8000 VA	**Total Est. Demand:**	155.89 A
Lighting	289 VA	100.00%	289 VA		
Motor	1380 VA	100.00%	1380 VA		
Receptacle	3240 VA	100.00%	3240 VA		

Notes:

Branch Panel: P2

Location:
Supply From:
Mounting: Recessed
Enclosure: NEMA1

Volts: 120/208 Single
Phases: 1
Wires: 3

A.I.C. Rating: 22kAIC
Mains Type:
Mains Rating: 200 A
MCB Rating: 200 A

Notes:
BUILDING A - UNIT 2 (A2)

CKT	Circuit Description	Trip	Poles	A		B		Poles	Trip	Circuit Description	CKT
1	BEDROOM - CAFCI	20 A	1	1080 VA	4000 VA			2	50 A	KITCHEN RANGE - GFCI 5mA	2
3	BATHROOM - GFCI 5mA	20 A	1			180 VA	4000 VA	--	--	--	4
5	BEDROOM - CAFCI	20 A	1	1080 VA	2500 VA			2	30 A	LAUNDRY DRYER - GFCI 5mA	6
7	POWDER - GFCI 5mA	20 A	1			180 VA	2500 VA	--	--	--	8
9	ENTRY/PORCH - CAFCI	20 A	1	720 VA	2500 VA			2	30 A	WH-1	10
11	LIVING ROOM - CAFCI	20 A	1			900 VA	2500 VA	--	--	--	12
13	KITCHEN COUNTER - DUAL FUNCTION	20 A	1	540 VA	2600 VA			2	40 A	CU-2	14
15	KITCHEN COUNTER - DUAL FUNCTION	20 A	1			360 VA	2600 VA	--	--	--	16
17	KITCHEN FRIDGE - DUAL FUNCTION	20 A	1	1200 VA	284 VA			2	20 A	HP-2	18
19	KITCHEN DISPOSAL - DUAL FUNCTION	20 A	1			1200 VA	284 VA	--	--	--	20
21	KITCHEN DISHWASHER - DUAL FUNCTION	20 A	1	1200 VA	2500 VA			2	30 A	ERV-2 PRE-HEAT	22
23	KITCHEN HOOD - DUAL FUNCTION	20 A	1			1200 VA	2500 VA	--	--	--	24
25	LAUNDRY WASHER - DUAL FUNCTION	20 A	1	1500 VA	396 VA			1	20 A	ERV-2 POWER RECEPTACLE - GFCI 5mA	26
27	MECHANICAL SERVICE RECEPT - GFCI 5mA	20 A	1			180 VA	449 VA	1	20 A	UNIT LIGHTING CIRCUIT	28
29											30
			Total Load:	22100 VA		19031 VA					
			Total Amps:	208.57 A		182.99 A					

Legend:

Load Classification	Connected Load	Demand Factor	Estimated Demand	Panel Totals	
Appliance - Dwelling Unit	5100 VA	75.00%	3825 VA		
Cooling	5768 VA	100.00%	5768 VA	**Total Conn. Load:**	41131 VA
Electric Clothes Dryer	5000 VA	100.00%	5000 VA	**Total Est. Demand:**	38256 VA
Electric Range - 3.5 kW to 8.75 kW	8000 VA	80.00%	6400 VA	**Total Conn.:**	197.75 A
Heating	10000 VA	100.00%	10000 VA	**Total Est. Demand:**	183.92 A
Lighting	449 VA	100.00%	449 VA		
Motor	1596 VA	100.00%	1596 VA		
Receptacle	5220 VA	100.00%	5220 VA		

Notes:

Branch Panel: P3

Location:
Supply From:
Mounting: Recessed
Enclosure: NEMA1

Volts: 120/208 Single
Phases: 1
Wires: 3

A.I.C. Rating: 22kAIC
Mains Type:
Mains Rating: 200 A
MCB Rating: 200 A

Notes:
BUILDING A - UNIT 3 (A3)

CKT	Circuit Description	Trip	Poles	A		B		Poles	Trip	Circuit Description	CKT
1	BEDROOM - CAFCI	20 A	1	1080 VA	4000 VA			2	50 A	KITCHEN RANGE - GFCI 5mA	2
3	BATHROOM - GFCI 5mA	20 A	1			180 VA	4000 VA	--	--	--	4
5	BEDROOM - CAFCI	20 A	1	1080 VA	2500 VA			2	30 A	LAUNDRY DRYER - GFCI 5mA	6
7	POWDER - GFCI 5mA	20 A	1			180 VA	2500 VA	--	--	--	8
9	ENTRY/PORCH - CAFCI	20 A	1	720 VA	2500 VA			2	30 A	WH-1	10
11	LIVING ROOM - CAFCI	20 A	1			900 VA	2500 VA	--	--	--	12
13	KITCHEN COUNTER - DUAL FUNCTION	20 A	1	540 VA	2600 VA			2	40 A	CU-2	14
15	KITCHEN COUNTER - DUAL FUNCTION	20 A	1			360 VA	2600 VA	--	--	--	16
17	KITCHEN FRIDGE - DUAL FUNCTION	20 A	1	1200 VA	284 VA			2	20 A	HP-2	18
19	KITCHEN DISPOSAL - DUAL FUNCTION	20 A	1			1200 VA	284 VA	--	--	--	20
21	KITCHEN DISHWASHER - DUAL FUNCTION	20 A	1	1200 VA	2500 VA			2	30 A	ERV-2 PRE-HEAT	22
23	KITCHEN HOOD - DUAL FUNCTION	20 A	1			1200 VA	2500 VA	--	--	--	24
25	LAUNDRY WASHER - DUAL FUNCTION	20 A	1	1500 VA	396 VA			1	20 A	ERV-2 POWER RECEPTACLE - GFCI 5mA	26
27	MECHANICAL SERVICE RECEPT - GFCI 5mA	20 A	1			180 VA	449 VA	1	20 A	UNIT LIGHTING CIRCUIT	28
29											30
			Total Load:	22100 VA		19033 VA					
			Total Amps:	208.57 A		183.01 A					

Legend:

Load Classification	Connected Load	Demand Factor	Estimated Demand	Panel Totals	
Appliance - Dwelling Unit	5100 VA	75.00%	3825 VA		
Cooling	5768 VA	100.00%	5768 VA	**Total Conn. Load:**	41133 VA
Electric Clothes Dryer	5000 VA	100.00%	5000 VA	**Total Est. Demand:**	38258 VA
Electric Range - 3.5 kW to 8.75 kW	8000 VA	80.00%	6400 VA	**Total Conn.:**	197.75 A
Heating	10000 VA	100.00%	10000 VA	**Total Est. Demand:**	183.93 A
Lighting	449 VA	100.00%	449 VA		
Motor	1596 VA	100.00%	1596 VA		
Receptacle	5220 VA	100.00%	5220 VA		

Notes:

Branch Panel: P4

Location:
Supply From:
Mounting: Recessed
Enclosure: NEMA1

Volts: 120/208 Single
Phases: 1
Wires: 3

A.I.C. Rating: 22kAIC
Mains Type:
Mains Rating: 200 A
MCB Rating: 200 A

Notes:
BUILDING A - UNIT 4 (A4)

CKT	Circuit Description	Trip	Poles	A		B		Poles	Trip	Circuit Description	CKT
1	BEDROOM/PORCH - CAFCI	20 A	1	1080 VA	4000 VA			2	50 A	KITCHEN RANGE - GFCI 5mA	2
3	ENTRY/HALLWAY - CAFCI	20 A	1			720 VA	4000 VA	--	--	--	4
5	BATHROOM - GFCI 5mA	20 A	1	180 VA	2500 VA			2	30 A	LAUNDRY DRYER - GFCI 5mA	6
7	LIVING ROOM - CAFCI	20 A	1			900 VA	2500 VA	--	--	--	8
9	KITCHEN COUNTER - DUAL FUNCTION	20 A	1	540 VA	2500 VA			2	30 A	WH-1	10
11	KITCHEN COUNTER - DUAL FUNCTION	20 A	1			360 VA	2500 VA	--	--	--	12
13	KITCHEN FRIDGE - DUAL FUNCTION	20 A	1	1200 VA	1872 VA			2	30 A	CU-1	14
15	KITCHEN DISPOSAL - DUAL FUNCTION	20 A	1			1200 VA	1872 VA	--	--	--	16
17	KITCHEN DISHWASHER - DUAL FUNCTION	20 A	1	1200 VA	316 VA			2	20 A	HP-1	18
19	KITCHEN HOOD - DUAL FUNCTION	20 A	1			1200 VA	316 VA	--	--	--	20
21	LAUNDRY WASHER - DUAL FUNCTION	20 A	1	1500 VA	1500 VA			2	20 A	ERV-1 PRE-HEAT	22
23	MECH SERVICE RECEPT - GFCI 5mA	20 A	1			180 VA	1500 VA	--	--	--	24
25	ERV-1 POWER RECEPT - GFCI 5mA	20 A	1	180 VA							26
27	UNIT LIGHTING CIRCUIT	20 A	1			401 VA					28
29											30
			Total Load:	18568 VA		17648 VA					
			Total Amps:	177.35 A		169.69 A					

Legend:

Load Classification	Connected Load	Demand Factor	Estimated Demand	Panel Totals	
Appliance - Dwelling Unit	5100 VA	75.00%	3825 VA		
Cooling	4375 VA	100.00%	4375 VA	**Total Conn. Load:**	36215 VA
Electric Clothes Dryer	5000 VA	100.00%	5000 VA	**Total Est. Demand:**	33340 VA
Electric Range - 3.5 kW to 8.75 kW	8000 VA	80.00%	6400 VA	**Total Conn.:**	174.11 A
Heating	8000 VA	100.00%	8000 VA	**Total Est. Demand:**	160.29 A
Lighting	401 VA	100.00%	401 VA		
Motor	1380 VA	100.00%	1380 VA		
Receptacle	3960 VA	100.00%	3960 VA		

Notes:

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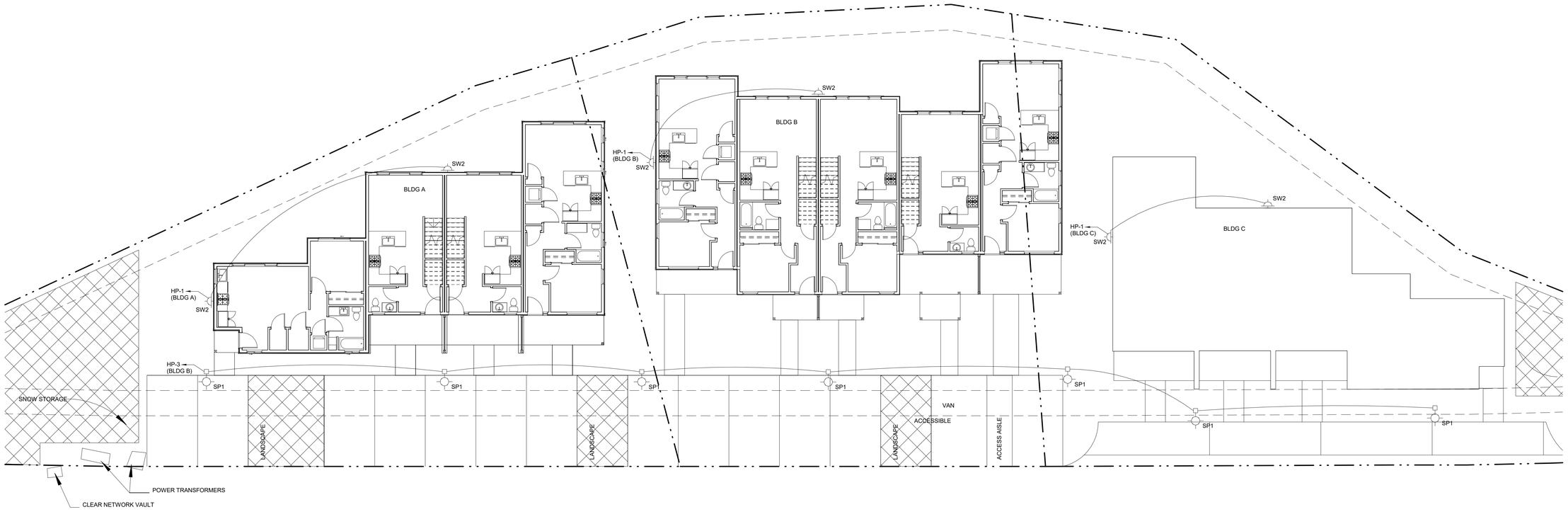
OURAY RIVER WALK AFFORDABLE RENTALS
For: Home Trust of Ouray County
1507 OAK ST., OURAY, CO 81427
PROJECT NO: 009-2023 ASSESSORS PARCEL NO: 4515-303-19-002
SET DESCRIPTION: **DESIGN DEVELOPMENT 2024-03-29**

#	Revisions	Date

DESIGNED BY: BCE
SCALE: AS NOTED
DRAWN BY: BCE
DATE: 03/29/2024
CHECKED BY: BCE

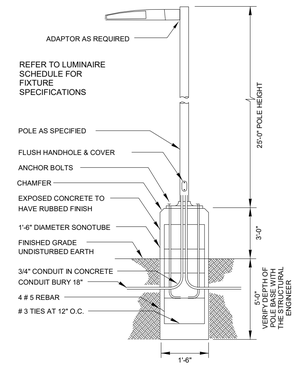
DRAWING TITLE
ELECTRICAL SCHEDULES

SHEET NO.
E3-2



LIGHTING - SITE PLAN

1" = 10'-0"



LIGHT POLE DETAIL

NOT TO SCALE

NOTES:
1. VERIFY THE BURY DEPTH AND DIAMETER OF THE SONOTUBE WITH THE STRUCTURAL ENGINEER PRIOR TO PURCHASING THE EQUIPMENT. DEPTH WILL DEPEND ON SOIL CONDITIONS. TYPICAL CONCRETE DEPTH IS 5 FT.
2. THE ELECTRICAL CONTRACTOR IS TO INSTALL VIBRATION DAMPERS IN ALL POLES, OBTAIN DAMPERS FROM POLE MANUFACTURER FOR EACH ALUMINUM POLE.
3. ALL OUTSIDE LIGHT SOURCES SHALL COMPLY WITH THE LOCAL ZONING AND DEVELOPMENT CODE.
4. NOTIFY ENGINEER OF ANY OBSTRUCTIONS TO POLE PLACEMENT IMMEDIATELY BEFORE PROCEEDING.

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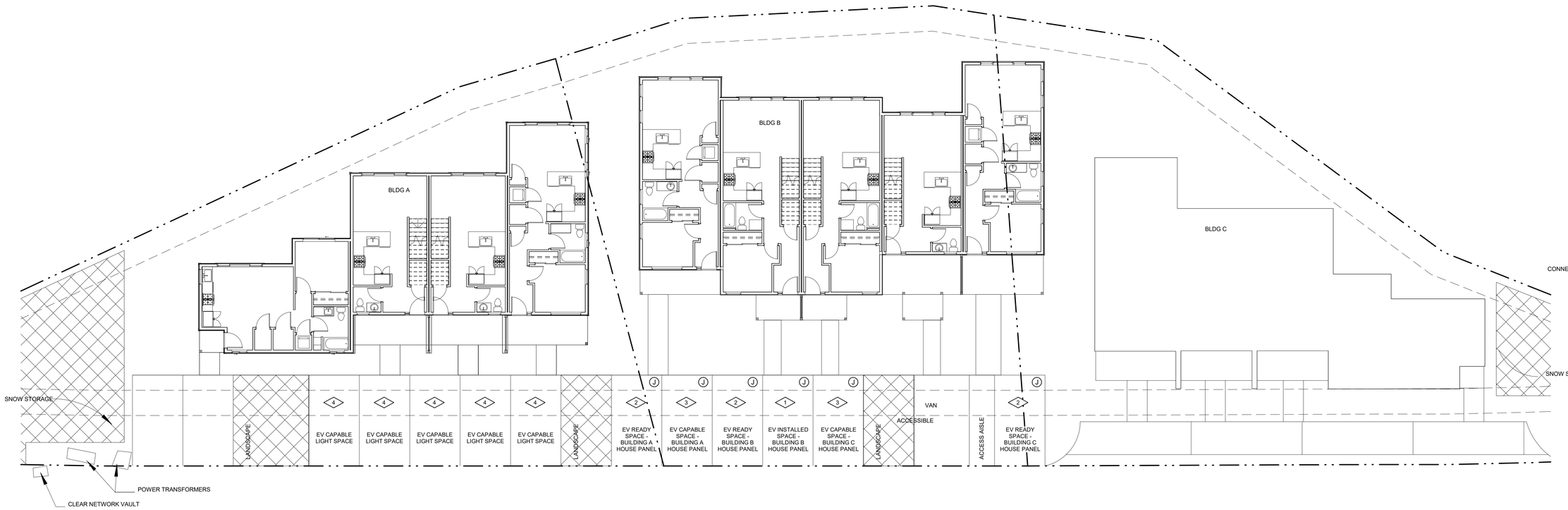
OURAY RIVER WALK AFFORDABLE RENTALS
For: Home Trust of Ouray County
1507 OAK ST., OURAY, CO 81427
PROJECT NO: 009-2023 | ASSESSORS PARCEL NO: 4515-303-19-002
SET DESCRIPTION: **DESIGN DEVELOPMENT 2024-03-29**

#	Revisions	Date

DESIGNED BY: BCE	SCALE: AS NOTED
DRAWN BY: BCE	DATE: 03/29/2024
CHECKED BY: BCE	

DRAWING TITLE: LIGHTING SITE PLAN

SHEET NO. ES1-1



NORTH

ELECTRICAL - SITE PLAN

1" = 10'-0"

ELECTRICAL SITE PLAN GENERAL NOTES:
1. ELECTRICAL EQUIPMENT ASSOCIATED WITH EACH PARKING SPACE TYPE, INCLUDING BRANCH CIRCUITS, CONDUIT AND/OR RACEWAY, JUNCTION BOXES, RECEPTACLES, AND ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE) SHALL BE PROPERLY INSTALLED AND LABELED FOR THEIR INTENDED USE.
2. ELECTRICAL CAPACITY AND RESERVED PHYSICAL SPACE FOR CIRCUIT BREAKERS IN THE MAIN ELECTRICAL SERVICE PANEL SHALL BE PROVIDED AND PROPERLY LABELED FOR THEIR INTENDED USE. THE DEDICATED CIRCUIT BREAKER SPACE SERVING FUTURE ELECTRIC EQUIPMENT IN THE ELECTRICAL PANEL SHALL BE LABELED "FOR FUTURE ELECTRIC EQUIPMENT."

ELECTRICAL SITE PLAN KEYNOTES

Note Number	Note Text
1	PER THE COLORADO MODEL ELECTRIC AND SOLAR READY CODE, ONE (5%) OF THE PARKING SPACES SHALL BE PROVIDED WITH A DEDICATED ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE) CONNECTION. EVSE IS DEFINED AS AN ELECTRIC VEHICLE CHARGING SYSTEM OR DEVICE THAT IS USED TO PROVIDE ELECTRICITY TO A PLUG-IN ELECTRIC VEHICLE OR PLUG-IN HYBRID ELECTRIC VEHICLE. THE EVSE SHALL BE DESIGNED TO ENSURE THAT A SAFE CONNECTION HAS BEEN MADE BETWEEN THE ELECTRICAL GRID AND THE VEHICLE, AND IS ABLE TO COMMUNICATE WITH THE VEHICLE'S CONTROL SYSTEM SO THAT ELECTRICITY FLOWS AT AN APPROPRIATE VOLTAGE AND CURRENT LEVEL. BUILDING B'S HOUSE PANEL (HP) IS DESIGNATED TO PROVIDE POWER FOR THE ONE (1) REQUIRED EVSE INSTALLED SPACE.
2	PER THE COLORADO MODEL ELECTRIC AND SOLAR READY CODE, THREE (15%) OF THE PARKING SPACES SHALL BE DESIGNATED AS AN ELECTRIC VEHICLE READY SPACE (EV READY SPACE). AN EV READY SPACE IS DEFINED AS A DESIGNATED VEHICLE PARKING SPACE THAT HAS THE ELECTRIC PANEL CAPACITY, RACEWAY WIRING, RECEPTACLE, AND CIRCUIT OVERPROTECTION DEVICES INSTALLED TO SUPPORT FUTURE IMPLEMENTATION OF ELECTRIC VEHICLE CHARGING. BUILDING A'S HOUSE PANEL (HP) IS DESIGNATED TO PROVIDE POWER FOR ONE (1) OF THE REQUIRED EV READY SPACES. BUILDING B'S HOUSE PANEL (HP) IS DESIGNATED TO PROVIDE POWER FOR ONE (1) OF THE REQUIRED EV READY SPACES. BUILDING C'S HOUSE PANEL (HP) IS DESIGNATED TO PROVIDE POWER FOR ONE (1) OF THE REQUIRED EV READY SPACES.
3	PER THE COLORADO MODEL ELECTRIC AND SOLAR READY CODE, TWO (10%) OF THE PARKING SPACES SHALL BE DESIGNATED AS AN ELECTRIC VEHICLE CAPABLE SPACE (EV CAPABLE SPACE). AN EV CAPABLE SPACE IS DEFINED AS A DESIGNATED VEHICLE PARKING SPACE THAT HAS THE ELECTRIC PANEL CAPACITY AND CONDUIT AND/OR RACEWAY INSTALLED TO SUPPORT FUTURE IMPLEMENTATION OF ELECTRIC VEHICLE CHARGING. BUILDING A'S HOUSE PANEL (HP) IS DESIGNATED TO PROVIDE POWER FOR ONE (1) OF THE REQUIRED EV CAPABLE SPACES. BUILDING C'S HOUSE PANEL (HP) IS DESIGNATED TO PROVIDE POWER FOR ONE (1) OF THE REQUIRED EV CAPABLE SPACES.
4	PER THE COLORADO MODEL ELECTRIC AND SOLAR READY CODE, FIVE (30%) OF THE PARKING SPACES SHALL BE DESIGNATED AS AN ELECTRIC VEHICLE CAPABLE LIGHT SPACE (EV CAPABLE LIGHT SPACE). AN EV CAPABLE LIGHT SPACE IS DEFINED AS A DESIGNATED VEHICLE PARKING SPACE THAT HAS CONDUIT AND/OR RACEWAY INSTALLED TO SUPPORT FUTURE IMPLEMENTATION OF ELECTRIC VEHICLE CHARGING INSTALLATION, AND HAS SUFFICIENT PHYSICAL SPACE ADJACENT TO THE EXISTING ELECTRICAL EQUIPMENT FOR FUTURE ELECTRIC UPGRADES. BUILDING A, B, & C ALL HAVE SUFFICIENT PHYSICAL SPACE ADJACENT TO THE PROPOSED ELECTRICAL EQUIPMENT FOR FUTURE ELECTRIC UPGRADES.

TOMMY TSUNAMI DESIGN

Tommy Tsunami Design, LLC

THOMAS W. UMBHAU
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CHECKED BY: BCE	

DRAWING TITLE
ELECTRICAL SITE PLAN

SHEET NO.
ES1-2

PRELIMINARY PUD CHECKLIST

	Application Requirements Please refer to the checklist below as you prepare your submission.	Comments
a.	Completed Master Land Use Application Form (which covers some of the items listed below)	COMPLETE
b.	Project name and legal property description (legal address, account #, or other recorded identifying parcel #)	COMPLETE--SEE MASTER LAND USE APPLICATION FORM
c.	Applicant name, address, telephone #, and email address	COMPLETE--SEE MASTER LAND USE APPLICATION FORM
d.	Property owner name, address, telephone #, and email address (if different than Applicant)	COMPLETE--SAME AS APPLICANT
e.	Contact name, address, telephone #, and email address (if different than Applicant)	COMPLETE--SAME AS APPLICANT
f.	Proof of ownership of the property	COMPLETE--SEE WARRANTY DEED
g.	Description of encumbrances, if any, and names of holders thereof	COMPLETE--NONE
h.	Any agent(s) authorized to act on behalf of the owner and written documentation that the owner has authorized the filing. (Corporations or similar entities must provide written documentation as to who is authorized to represent and act on behalf of the organization.)	COMPLETE--NONE
i.	Any contractor retained or to be retained to accomplish any portion of the improvement (names, addresses, telephone numbers, and email addresses of developers, designers, engineers, etc.)	COMPLETE--GENERAL CONTRACTOR: FCI
j.	Parcel zoning classification; location within any overlay zones	COMPLETE--SEE OMC PLANNING TABLE, SHT. G1.01
k.	Project narrative (provide a written description of the proposed project that includes the purpose, goals, current conditions, nature of the improvements planned, end result, etc.)	COMPLETE--ATTACHED SEPARATE DOCUMENT
l.	Accompanying the preliminary plat or included upon it shall be plans, drawings, or information for the following, prepared by a registered professional engineer, where applicable:	COMPLETE
	i. A vicinity sketch map	COMPLETE--SEE OMC PLANNING TABLE, SHT. G1.01
	ii. Lot number(s), block number(s), and location of lot lines	COMPLETE--SEE OMC PLANNING TABLE, SHT. G1.01
	iii. Measurements/calculations for: lot area, setbacks, density, floor area, site coverage, building impervious surface site coverage, building height, # existing lots, and # proposed lots	COMPLETE--SEE OMC PLANNING TABLE, SHT. G1.01
	iv. Five foot elevation contours at a minimum	COMPLETE--SEE SITE SURVEY, SHT. G1.03
	v. Boundaries of the 100-year floodplain and 100-year floodway	COMPLETE--SEE CIVIL DWGS
	vi. Relative location and dimensions of existing and proposed improvements, including buildings, structures, fences, and other significant features present on the site	COMPLETE--SEE SITE PLAN, SHT. G1.02
	vii. Location and dimensions of all existing and proposed streets, alleys, driveways, curb cuts, and other improvements showing the grade, cross section, and materials	COMPLETE--SEE CIVIL DWGS
	viii. Location, dimensions, and materials of areas dedicated for public use, such as parks, playgrounds, trails, bike paths, open space, common areas, walkway easements, parkways, and recreation facilities (including grading, topsoil, access, mitigation system, equipment, and landscape plantings), indication of payment in lieu, or proposed alternative provision of public access	N/A--NO DEDICATED AREAS FOR PUBLIC USE
	ix. Location, dimensions, and materials for all existing and proposed sidewalks	COMPLETE--SEE CIVIL DWGS
	x. Streetlight, street sign, or similar traffic control device locations and details	N/A--NONE IN PROJECT
	xi. Outdoor lighting locations and details	COMPLETE--SEE BUILDING ELECTRICAL DWGS
	xii. Location of existing utilities/utility lines (above and below ground), pipes, poles, and towers	COMPLETE--SEE CIVIL DWGS
	xiii. Location of existing culverts, drains, and drainage ways	COMPLETE--SEE CIVIL DWGS
	xiv. Location of watercourses, wooded areas, view corridors, and other key natural landscape features	COMPLETE--SEE PHOTOS SHT. G1.02
	xv. Plans for any storm drainage system showing location, pipe sizes, drains, ditches, surface drainage ways, and discharge points, demonstrating that site drainage is adequate to avoid damage or adverse effects to improvements, structures, and property on and off the site, including adjacent properties	COMPLETE--SEE CIVIL DWGS
	xvi. Plans for any proposed sanitary sewer system showing location, grade, pipe sizes, and invert elevations	COMPLETE--SEE CIVIL DWGS
	xvii. Plans for any water and fire protection system(s) showing locations, pipe sizes, valves, and storage tanks	COMPLETE--SEE CIVIL DWGS & PLUMBING DWGS & NOTES
	xviii. Confirmation that no building is located a distance in excess of 300 feet from nearest fire hydrant	COMPLETE--SEE CIVIL DWGS
	xix. Location(s) and acreage(s) of sites for single-family dwellings, multi-family dwellings, shopping facilities, community facilities, industrial, or other uses	COMPLETE--SEE SITE PLAN, SHT. G1.02
	xx. Dimensions and locations of areas planned for snow storage (include grade/drainage) and refuse collection	COMPLETE--SEE SITE PLAN, SHT. G1.02
	xxi. Parking details for required off-street parking spaces, including # spaces, dimensions, locations, materials, and maneuvering areas	COMPLETE--SEE CIVIL DWGS
	xxii. Landscaping plan	COMPLETE--SEE LANDSCAPING DWGS
	xxiii. Site grading plan	COMPLETE--SEE CIVIL DWGS
	xxiv.Architect or engineer drawings, floor plans, and diagrams, as may be required	COMPLETE--SEE ARCHITECTURAL DWGS
m.	Evidence that provision has been made for gas, electric, and phone service.	COMPLETE--UTILITY AVAILABILITY VERIFIED, SEE OMC PLANNING TABLE, SHT. G1.01
n.	Proof that a request for an access permit has been submitted to the Colorado Department of Transportation, if a new access road or driveway to the property intersects with Highway 550.	N/A
o.	A soils report prepared by a geologist or licensed engineer which addresses building foundation design requirements, when and where conditions dictate the need for such analysis.	COMPLETE--ATTACHED SEPARATE DOCUMENT
p.	Address whether the property is subject to natural /geologic hazards (flooding, landslides, rockfall, debris flow, etc.); if yes, include a brief description	COMPLETE--IMMEDIATE PROPERTY ONLY SUBJECT TO POSSIBLE RIVER FLOODING, THE DEVELOPMENT IS ABOVE THE FLOOD PLAIN
q.	Engineering Geology Report (if required per q. above)	COMPLETE--NOT REQUIRED
r.	The name, address, and telephone number of all surface owners, mineral owners and lessees of mineral rights (if any) as their names appear upon the plats or records in the Ouray County Clerk's Office. Addresses shall be used as listed most recently in a directory in general use or as on the tax records of Ouray County. Proof of mailing to the above of a notice of the hearing shall be required.	COMPLETE Home Trust of Ouray County 95 Meadows Circle, Ridgway, CO 81492 attn: Andrea Sokolowski director@hometrustoc.org (970) 309-9314
s.	Any proposed covenants, condominium declarations, articles of incorporation, and bylaws for any homeowners' association, and contracts for maintenance of improvements, if applicable	No Home Owners Association Ouray Property Management-management & maintenance P.O. Box Ouray, CO 81427 Denise and Miles Britt info@ourayspropertymanagement.com (970)325-9825
t.	Any proposed Development Agreement pertaining to the Planned Unit Development or indication of plans for same	COMPLETE--NO DEVELOPMENT AGREEMENT
u.	Any additional application-specific information, beyond that specified above, that may be required by the Administrator, Planning Commission, and/or City Council, as necessary and appropriate to evaluate fully whether an application complies with the requirements of this Land Use Code	COMPLETE--NONE AT THIS TIME
v.	Appropriate fees per City of Ouray's adopted fee schedule. For a Planned Unit Development Preliminary Plat Application, the fee is $800; please make check payable to the City of Ouray.	COMPLETE--PAID, COPY OF RECEIPT ATTACHED

BUILDING SQUARE FOOTAGE SUMMARY

Project:	**Ouray River Walk Affordable Rentals Project**
Developer:	**Home Trust of Ouray County**
Site Address:	**1507 North Oak Street, Ouray, CO**
APN	4515-303-19-002
Parcel Size:	23,197
Building Square Footages	
Building A	
Main Level Conditioned Space	2,039
Upper Level Conditioned Space	1,020
Building A - Conditioned Space	**3,059**
Main Level Covered Porches (Unconditioned Space)	372
Building A Total SF	3,431
Building B	
Main Level Conditioned Space	2,912
Upper Level Conditioned Space	1,609
Building B - Conditioned Space	**4,521**
Main Level Covered Porches (Unconditioned Space)	647
Building B Total SF	5,168
Building C	
Main Level Conditioned Space	2,039
Upper Level Conditioned Space	1,020
Building C - Conditioned Space	**3,059**
Main Level Covered Porches (Unconditioned Space)	372
Building C Total SF	3,431
Total SF ALL Buildings (Conditioned Space)	**10,639**
Total SF ALL Buildings (Unconditioned Space)	**1,391**
Total Building Square Footage (Conditioned & Unconditioned)	**12,030**
(max allowable 10,650 SF)	
Total Building Site Coverage	**8,381**
(max allowable site coverage 55%)	(36% site coverage)
Required Parking	17
Snow Storage	1,243 SF snow storage required
(3,727 SF land to be cleared)	

OURAY MUNICIPAL CODE-PLANNING

Project:	**Ouray River Walk Affordable Rentals Project**
Developer:	**Home Trust of Ouray County**
Site Address:	**1507 North Oak Street, Ouray, CO**
APN	4515-303-19-002
Parcel Size:	23,197 SF
Zoning:	R-2
Table 7-8-A	
Minimum Lot Area	3,500 SF
Maximum Density	2,370 SF per D.U. (Dwelling Unit)
	790 SF per L.U. (Lodging Unit
Minimum Front Setback	15'
Minimum Side Setback	5'
Minimum Rear Setback	5'
Maximum Floor Area	10,650 SF
Maximum Site Coverage	55%
Maximum Building Impervious Surface Site Coverage	80%
Maximum Height	35 ft
Max Size for Accessory Bldgs	600 SF
Required Parking	
1 Bedroom or Studio	1 per dwelling unit
2 Bedrooms and UP	1.5 per dwelling unit
Snow Removal	1 SF for every 3 SF of land to be cleared

Ouray Riverwalk Affordable Rentals
PRELIMINARY PUD SUBMITTAL
BUILDING B



Project Team

Developer: **Home Trust of Ouray County**
Contact: Andrea Sololowski, Director
95 Meadows Circle, Ridgway, CO 81492
director@hometrustoc.org
(970) 309-9314

Architect: **Tommy Tsunami Design, LLC**
Contact: Thomas W Umbhau, AIA
1480 E 2nd Ave., Suite 8, Durango CO 81301
tommy@tommytsunamidesign.com
(970) 382-9130

General Contractor: **FCI**
Contact: Matt Aupperle
186 Moose Lane, Durango, CO 81301
mauppeerle@fciol.com
(970) 259-8644

Attorney: **Dufford Waldeck**
Contact: Shelly Dackonish
744 Horizon Crt, #300, Grand Junction, CO 81506
dackonish@dwmk.com
(970) 248-5863

Landscape Architect: **Linda Robinson Studio, Inc**
Contact: Linda Robinson
P.O. Box 832, Dolores, CO 81323
lr@lindarobinsonstudio.com
(970) 739-0537

Surveyor: **Del-Mont Consultants, Inc**
Contact: Nick Barrett
215 Colorado Ave., Montrose, CO 81401
nbarrett@del-mont.com
(970) 249-2251

Geotechnical Engineer: **Lambert & Associates**
Contact: Daniel Lambert
P.O. Box 45, Montrose, CO 81402
office@lageot.com
(970) 249-2154

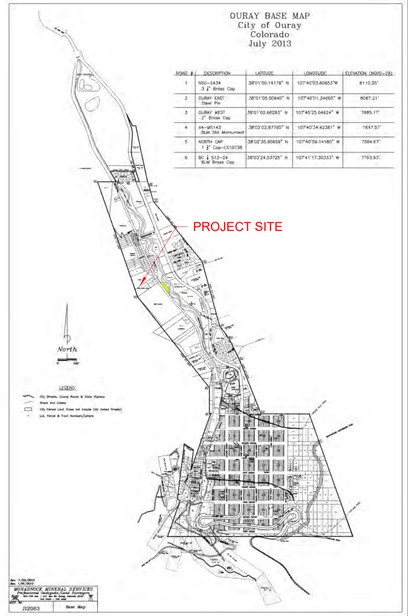
Civil Engineer: **PST Engineering**
Contact: Steve Pavlick
3520 Bennett St., Durango, CO 81301
stevep@psteng.net
(970) 903-3706

Structural Engineer: **Goff Engineering & Surveying, Inc**
Contact: Bill Hickam
126 Rock Point Dr., Suite A, Durango, CO 81301
bhickam@goffengineering.com
(970) 247-1705

MEP **Bighorn Consulting Engineers**
Contact: Mark Harringtoon
386 Indian Rd., Grand Junction, CO 81501
mark@bighorneng.com
(970) 241-8709

Code Consulting: **Shums, Coda Associates**
Contact: Steve Thomas
4610 S Ulster St., Ste. 150, Denver, CO 80237
steve.thomas@shumscoda.com
(303) 257-3572

VICINITY MAP



DRAWING INDEX - BUILDING B

#	NAME
GENERAL	
G1.01	COVER SHEET PRELIM PUD
G1.02	SITE PLAN
G1.03	SITE SURVEY
CIVIL	
C1.01	COVER SHEET
C1.02	CIVIL SITE PLAN
C1.03	UTILITY PLAN
C1.04	OVERALL GRADING & DRAINAGE PLAN
C1.05	BUILDING A - GRADING & DRAINAGE
C1.06	BUILDING B - GRADING & DRAINAGE
C1.07	BUILDING C - GRADING & DRAINAGE
C1.08	TYPICAL SECTION
C1.09	DETAILS 1
C1.10	DETAILS 2
LANDSCAPE	
L1.01	SITE DESIGN, HARDSCAPE, IRRIGATION
L1.02	LANDSCAPE PLANTING & LANDSCAPE SURFACES
ARCHITECTURAL	
A1.01	MAIN LEVEL FLOOR PLAN
A1.02	UPPER LEVEL FLR PLAN
A1.05	ROOF PLAN
A2.01	BUILDING ELEVATIONS & EXTERIOR OUTLINE SPECIFICATIONS
A2.02	BUILDING ELEVATIONS
MECHANICAL	
M0-1	MECHANICAL COVER SHEET
M1-1	MECHANICAL-MAIN LEVEL PLAN
M1-2	MECHANICAL-UPPER LEVEL PLAN
PLUMBING	
P0-1	PLUMBING COVER SHEET
P1-1	PLUMBING-MAIN LEVEL PLAN
P1-2	PLUMBING-UPPER LEVEL PLAN
ELECTRICAL	
E0-1	ELECTRICAL COVER SHEET
E1-3	LIGHTING-DETAILS
E2-1	ELECTRICAL-MAIN LEVEL PLAN
E3-1	ELECTRICAL SCHEDULES
E3-2	ELECTRICAL SCHEDULES
ES1-1	LIGHTING SITE PLAN
ES1-2	ELECTRICAL SITE PLAN

TOMMY TSUNAMI DESIGN

Tommy Tsunami Design, LLC

THOMAS W. UMBHAU
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#	Revisions	Date

DESIGNED BY: TWU	SCALE: AS NOTED
DRAWN BY: TWU	DATE: --.--.--
CHECKED BY: TWU	

DRAWING TITLE
COVER SHEET
PRELIM PUD

SHEET NO.
G1.01



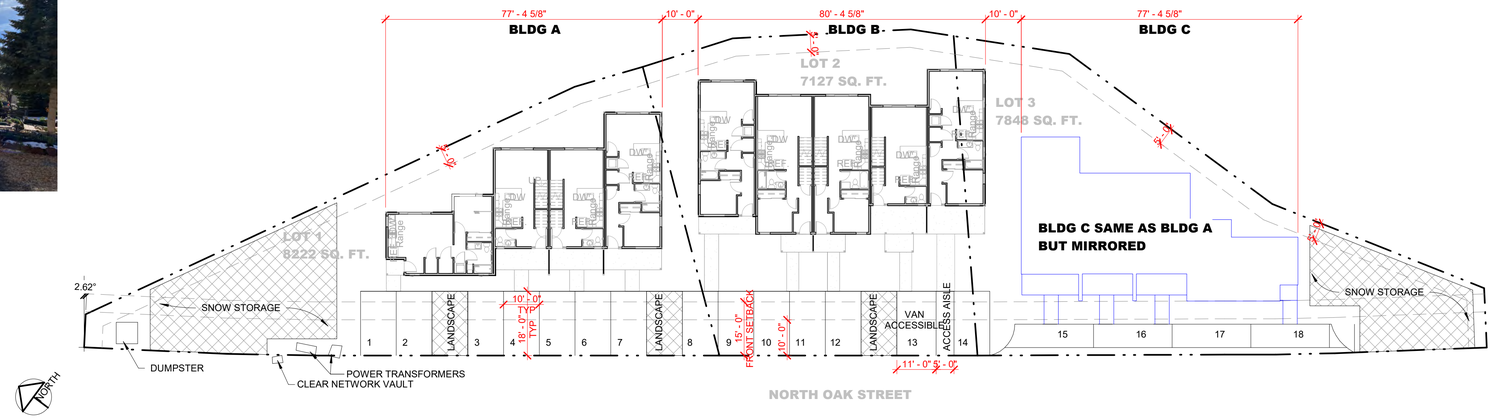
VIEW TO THE NORTH & UNCOMPAHGRE RIVER



VIEW TO THE SOUTH

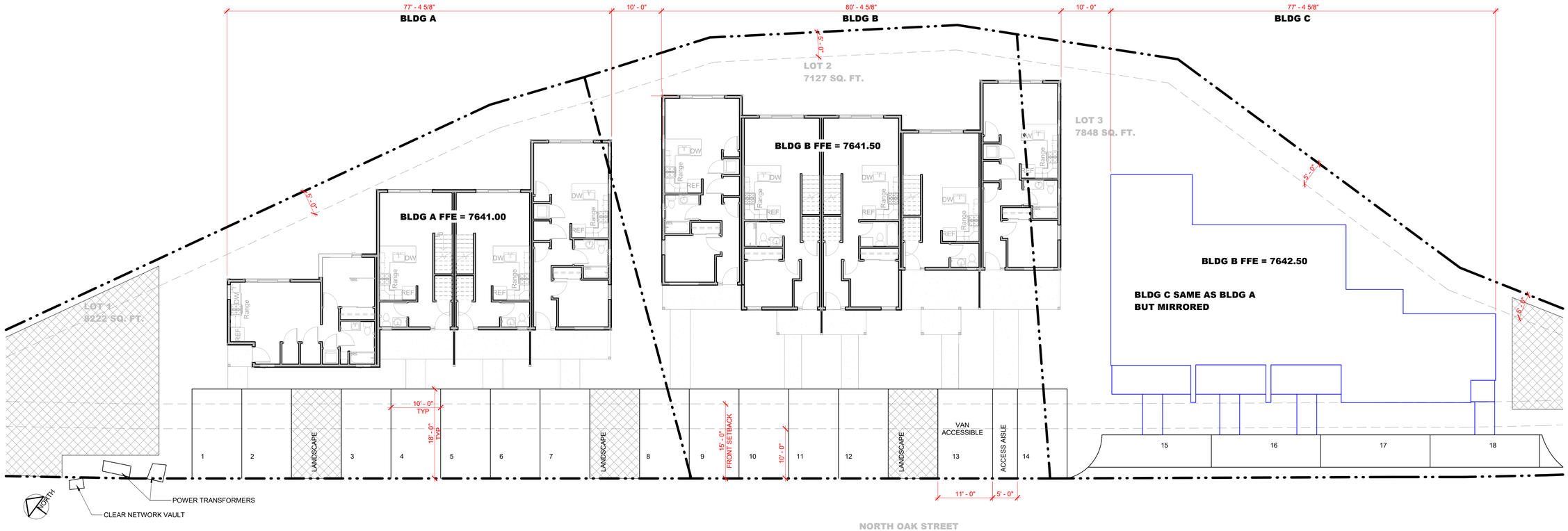


VIEW TO THE EAST



SITE PLAN

1" = 20'-0"



ENLARGED SITE PLAN

1" = 10'-0"

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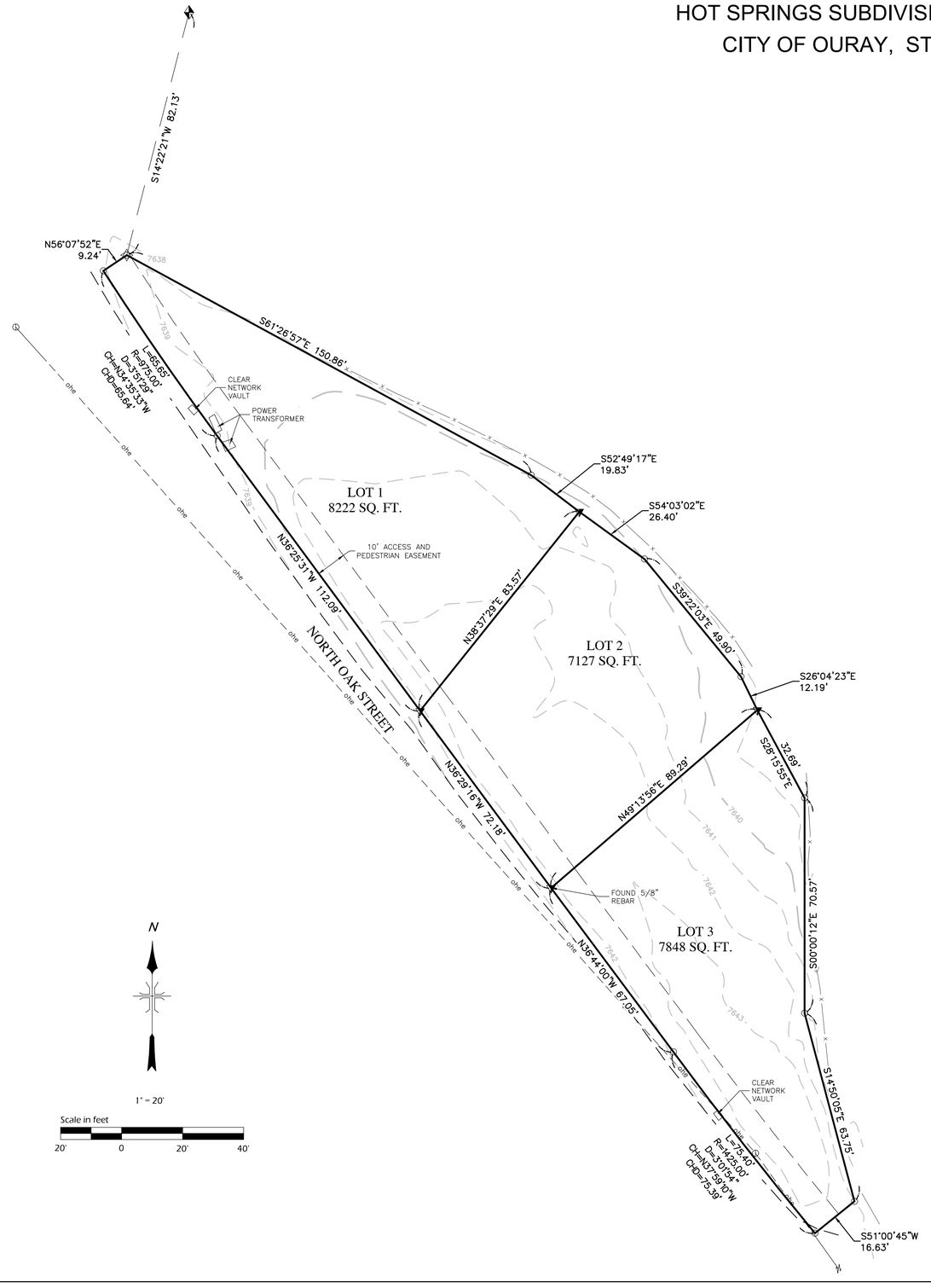
DRAWING TITLE: SITE PLAN

SHEET NO. G1.02

OURAY HOME TRUST EXHIBIT

HOT SPRINGS SUBDIVISION- FIRST AMENDMENT

CITY OF OURAY, STATE OF COLORADO



N

1" = 20'

Scale in feet

20' 0 20' 40'

LEGEND

- ○ = FOUND 2" ALUMINUM CAP ON 5/8" REBAR (LS 31160)
- ◆ = FOUND 3 1/4" ALUMINUM CAP ON 2 1/2" PIPE BLM
- ◇ = FOUND NAIL AND 3/4" BRASS DISC LS 31160
- ▼ = = FOUND 2" ALUMINUM CAP ON 5/8" REBAR (PLS 38727)

NOTICE: According to Colorado Law (13-80-105, CRS) you must commence any legal action based upon any defect in this survey within three (3) years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten (10) years from the date of the certification shown hereon.

FILE LOCATED AT: \\DMS14\PROJECTS\ACTIVE PROJECTS\2023\23123-OURAY HOME TRUST\C3D

DEL-MONT CONSULTANTS, INC.
ENGINEERING ▼ SURVEYING
125 Colorado Ave ▼ Montrose, CO 81401 ▼ (970) 249-2251
www.del-mont.com ▼ service@del-mont.com

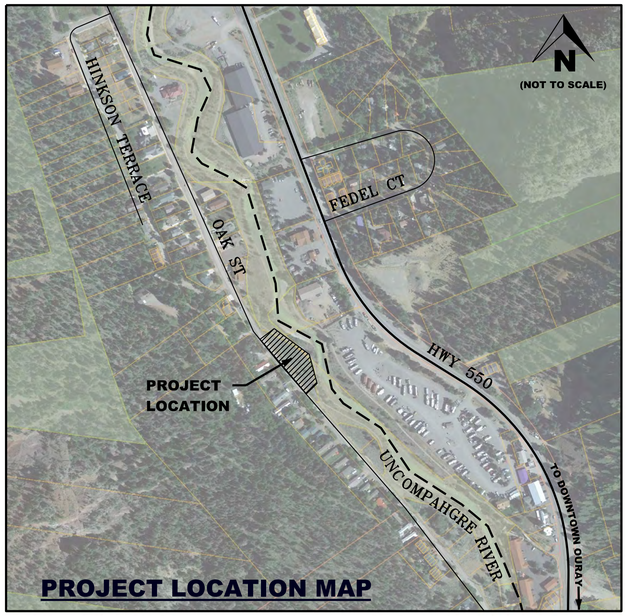
FIELD BOOK: 888	DRAWN BY: DCC	DATE: 2023-07-12	
SHEET: 1 of 1	FILE: 23123V_BDRY	JOB NO.: 23123	TYPE: EXHIBIT

TITLE: OURAY HOME TRUST EXHIBIT

CLIENT: HOME TRUST OF OURAY COUNTY

ADDRESS & PHONE:

OURAY RIVERWALK RENTALS
OURAY, COLORADO



PROJECT LOCATION MAP

LEGEND

EXISTING FEATURES

- EASEMENT
- PROPERTY LINE
- 4W — 4" WATER LINE
- 6W — 6" WATER LINE
- 8W — 8" SEWER LINE
- E — OH — OVERHEAD ELECTRIC
- E — E — UG ELECTRIC
- FO — UG FIBER OPTIC
- T — UG TELEPHONE
- G — GAS LINE
- ROAD CL
- FENCE
- UTILITY POLES
- WV — WATER HYDRANT, WATER VALVE
- SA — SEWER MANHOLE
- T — TELECOM PEDESTAL
- ELECTRICAL TRANSFORMER
- SIGN

PROPOSED FEATURES

- 4SS — 4" SEWER SERVICE
- W — WATER SERVICE
- SD — STORM DRAIN
- SWALE
- © — SEWER CLEANOUT
- ASPHALT
- CONCRETE
- GRAVEL
- ADA PARKING

PROPOSED CONTOURS

- MINOR CONTOUR
- 6455 — MAJOR CONTOUR

COLORADO 811 — KNOW WHAT'S BELOW. CALL BEFORE YOU DIG.

GENERAL NOTES:

1. ALL ITEMS LISTED IN THESE NOTES ARE INCIDENTAL TO THE PROJECT AND WILL NOT BE PAID FOR SEPARATELY UNLESS NOTED AND/OR A SPECIFIC ITEM IS LISTED IN THE BID TABULATION.
2. THE CONTRACTOR SHALL HAVE IN HIS POSSESSION AT ALL TIMES ONE (1) SIGNED COPY OF PLANS AND SPECIFICATIONS WHICH HAVE BEEN APPROVED BY THE APPROPRIATE AGENCIES.
3. ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE APPLICABLE STANDARDS (SEE LIST BELOW). THE CONTRACTOR MUST HAVE A COPY OF THESE DOCUMENTS ON SITE AT ALL TIMES. WHEN REQUIREMENTS IN THE DRAWINGS AND THE APPLICABLE STANDARDS CONFLICT THE MORE STRINGENT REQUIREMENT SHALL APPLY.
4. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS PRIOR TO THE COMMENCEMENT OF ANY WORK ON THE PROJECT AND/OR WORK IN THE PUBLIC RIGHT-OF-WAY OR PUBLIC EASEMENTS.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE OWNER/DEVELOPER OF ANY PROBLEMS IN CONFORMING TO THE APPROVED PLANS FOR ANY ELEMENT OF THE PROPOSED IMPROVEMENTS PRIOR TO ITS CONSTRUCTION.
6. THE DEVELOPER SHALL BE RESPONSIBLE FOR RESOLVING CONSTRUCTION PROBLEMS THAT ARISE DURING CONSTRUCTION ACTIVITIES DUE TO CHANGED CONDITIONS OR DESIGN ERRORS ENCOUNTERED BY THE CONTRACTOR DURING THE PROGRESS OF ANY PORTION OF THE PROPOSED WORK. IF IN THE OPINION OF AN AGENCY INSPECTOR OR THE OWNER'S REPRESENTATIVES, THE MODIFICATIONS TO THE APPROVED PLANS PROPOSED BY THE DEVELOPER INVOLVE SIGNIFICANT CHANGES TO THE CHARACTER OF THE WORK OR TO FUTURE CONTIGUOUS PUBLIC OR PRIVATE IMPROVEMENTS, THE DEVELOPER SHALL BE RESPONSIBLE FOR SUBMITTING REVISED PLANS TO THE APPROPRIATE AGENCIES FOR APPROVAL PRIOR TO ANY FURTHER CONSTRUCTION RELATED TO THAT PORTION OF THE WORK.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREPARING PROJECT "RECORD DRAWINGS"PER THE APPLICABLE STANDARDS (SEE LIST BELOW). THE CONTRACTOR SHALL ALSO PROVIDE ONE (1) COPY EACH TO THE OWNER, ENGINEER, AND ANY OTHER APPROPRIATE AGENCIES PRIOR TO FINAL ACCEPTANCE OF THE WORK.
8. THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS AT AND ADJACENT TO THE JOB SITE INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
9. SURVEY INFORMATION IS PROVIDED BY DEL-MONT CONSULTANTS, INC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL INFORMATION/LOCATIONS IDENTIFIED ON THESE PLANS PRIOR TO CONSTRUCTION.

INCIDENTAL DAMAGE:

10. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY PUBLIC OR PRIVATE IMPROVEMENTS, IN KIND, THAT WERE REMOVED OR DAMAGED DURING CONSTRUCTION INCLUDING BUT NOT LIMITED TO: RESIDENTIAL SERVICES, SIGNS, WATER LINES, SEWER LINES, STORM DRAINS, ETC.
11. THE CONTRACTOR SHALL REPAIR OR REPLACE EXISTING LANDSCAPING, IN KIND, THAT WAS REMOVED OR DAMAGED DURING CONSTRUCTION. THE CONTRACTOR SHALL GUARANTEE SAID LANDSCAPING FOR ONE YEAR (1) AFTER THE FINAL ACCEPTANCE OF THE CONSTRUCTION.
12. THE CONTRACTOR SHALL RESET ALL SURVEY MONUMENTS DISTURBED DURING CONSTRUCTION WITHIN 60 DAYS OF PROJECT COMPLETION.
13. ANY CONSTRUCTION DEBRIS OR MUD TRACKING IN THE PUBLIC RIGHT-OF-WAY SHALL BE REMOVED IMMEDIATELY BY THE CONTRACTOR. THE CONTRACTOR SHALL IMMEDIATELY FIX ANY DAMAGE OR EXCESSIVE PAVEMENT FAILURES OUTSIDE OF THE PROJECT LIMITS CAUSED BY PROJECT CONSTRUCTION AND SHALL PROPERLY BARRICADE THE AFFECTED AREA UNTIL NECESSARY REPAIRS ARE COMPLETE. FAILURE BY THE CONTRACTOR TO CORRECT ANY OF THE ABOVE CONDITIONS WITHIN PUBLIC RIGHT WITHIN 48 HOURS OF WRITTEN NOTICE BY THE INSPECTING AGENCY SHALL CAUSE THE INSPECTING AGENCY TO ISSUE A STOP WORK ORDER. AT THIS TIME, THE AGENCY MAY PERFORM THE CORRECTIVE WORK AND MAKE A CLAIM AGAINST THE ESCROW BOND OR LETTER OF CREDIT FOR ANY COST INCURRED BY THE AGENCY.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF ALL EXISTING ASPHALT FROM CONSTRUCTION EQUIPMENT. DAMAGED ASPHALT SHALL BE REPLACED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.

INSPECTIONS AND MATERIAL TESTING:

15. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH THE APPROVING AGENCIES, AGENCY INSPECTORS, AND OWNER'S REPRESENTATIVE REGARDING MATERIAL TESTING AND INSPECTION PROCEDURES. ANY REQUIRED RE-TESTING, RE-WORK, OR DELAYS RESULTING FROM THE FAILURE OF THE CONTRACTOR TO FOLLOW THE APPROPRIATE PROCEDURES SHALL BE AT THE CONTRACTORS EXPENSE.
16. THE DUTY OF THE AGENCY REPRESENTATIVES, OWNER, OR OWNER'S REPRESENTATIVES TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES IN, ON, OR NEAR THE CONSTRUCTION SITE.
17. THE CONTRACTOR SHALL RETAIN A GEOTECHNICAL TESTING LABORATORY TO PERFORM ALL REQUIRED TESTS.

GENERAL NOTE (CONT'D)

ON-SITE CONSTRUCTION:

18. WITH NOTIFICATION OF THE AGENCY INSPECTOR AND OWNER'S REPRESENTATIVE, CONTRACTOR SHALL ADJUST RIMS OF ALL CLEANOUTS, MANHOLES, VALVE COVERS, AND SURVEY MONUMENTS TO FINISH GRADE PRIOR TO FINAL MATERIAL PLACEMENT.
19. THE CONTRACTOR SHALL PROVIDE ALL LIGHTS, SIGNS, BARRICADES, FLAGMEN OR OTHER DEVICES NECESSARY TO PROVIDE FOR PUBLIC SAFETY IN ACCORDANCE WITH THE CURRENT MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. THE CONTRACTOR SHALL PROVIDE A TRAFFIC CONTROL PLAN, FOR EACH TEMPORARY TRAFFIC CONTROL SCENARIO, TO THE CITY OF DURANGO ENGINEERING DEPARTMENT FOR REVIEW AND APPROVAL BEFORE COMMENCING ANY WORK IN THE CITY RIGHT-OF-WAY OR EASEMENTS. THE CONTRACTOR SHALL EMPLOY A CERTIFIED TRAFFIC CONTROL SUPERVISOR (CTCS) TO BE RESPONSIBLE FOR ALL METHODS OF HANDLING TRAFFIC (MHT'S).
20. HOT MIX ASPHALT (HMA) SHALL BE CDOT GRADING SX (75). RECYCLED ASPHALT MAY BE INCORPORATED INTO THE MIX UP TO 20 PERCENT BY WEIGHT. HMA SHALL MEET THE REQUIREMENTS OF CDOT'S STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, SECTION 403.
21. CONCRETE INCLUDING ALL SIDEWALKS, CHASES, CURB AND GUTTER, CURB-CUTS, DRIVEWAY RETURNS, HANDICAP RAMPS, CROSS GUTTERS, COLLARS, SHALL BE CLASS D CONCRETE PER CDOT'S STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, SECTION 601.
22. ALL MANHOLE/VALVE CLEANOUT RING AND COVERS IN ASPHALT SHALL BE INSTALLED WITH CONCRETE COLLARS.

GRADING AND DRAINAGE:

23. A WATER TRUCK, IF CALLED FOR BY AN AGENCY INSPECTOR OR OWNER'S REPRESENTATIVE, WILL BE PROVIDED TO KEEP WIND EROSION IN CHECK.
24. ANY SETTLEMENT OR SOIL ACCUMULATIONS BEYOND THE PROPERTY LIMITS DUE TO GRADING OR EROSION SHALL BE REPAIRED IMMEDIATELY BY THE CONTRACTOR.
25. A STATE OF COLORADO STORMWATER QUALITY PERMIT IS REQUIRED FOR ALL CONSTRUCTION ACTIVITY DISTURBING AT LEAST 1 ACRE OF LAND (OR IS PART OF A COMMON PLAN OF DEVELOPMENT DISTURBING AT LEAST 1 ACRE OF LAND). THE ESTIMATED AREA OF DISTURBANCE ON THIS PROJECT IS APPROXIMATELY 0.6 ACRES. THEREFORE, A PERMIT IS NOT REQUIRED.

UTILITIES:

26. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH UTILITY PROVIDERS AND APPROVING AGENCIES FOR ANY PLANNED INTERRUPTION OF UTILITY SERVICES SUCH AS ELECTRICAL, TELEPHONE, WATER, SEWER, GAS, ETC.
27. CONTRACTOR SHALL CONTACT THE APPROPRIATE AGENCIES FOR THE LOCATION OF UNDERGROUND GAS, ELECTRIC, TELEPHONE, FIBER OPTIC, CABLE TV, AND ANY OTHER PUBLIC OR PRIVATE UTILITIES AT LEAST 2 FULL BUSINESS DAYS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
28. EXISTING UTILITY LOCATIONS AND DEPTHS SHOWN ON THESE PLANS ARE APPROXIMATE AND ALL EXISTING LINES MAY NOT BE SHOWN. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING CROSSING AND DEPTHS PRIOR TO CONSTRUCTION.

SHEET INDEX

COVER SHEET	1
SITE PLAN	2
UTILITY PLAN	3
GRADING & DRAINAGE PLAN	4-7
TYPICAL SECTION	8
DETAILS	9-10

APPROVING AGENCIES:	CITY OF OURAY
APPLICABLE STANDARDS:	OURAY MUNICIPAL CODE
INSPECTING AGENCIES:	CITY OF OURAY (FOR PUBLIC IMPROVEMENTS)
REQUIRED PERMITS*:	PER THE CITY OF OURAY MUNICIPAL CODE

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SHEET 1 OF 10

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ENGINEERING

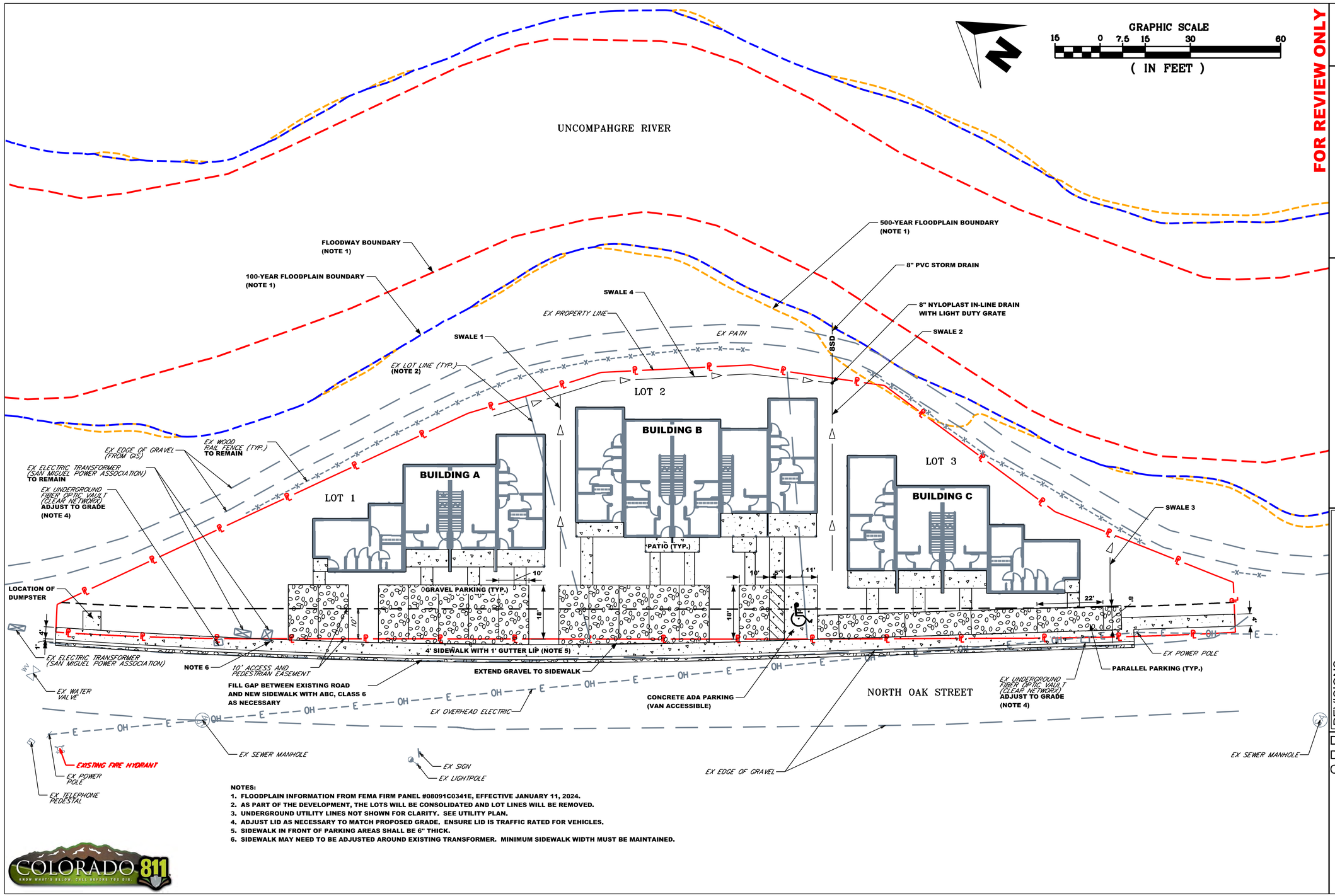
OURAY RIVERWALK RENTALS
HOME TRUST OF OURAY COUNTY
1507 OAK STREET
OURAY, CO 81427
COVER SHEET

REVISIONS:

#	Date	Description	Sheet

Date: 4-26-2024
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NOTES:

1. FLOODPLAIN INFORMATION FROM FEMA FIRM PANEL #08091C0341E, EFFECTIVE JANUARY 11, 2024.
2. AS PART OF THE DEVELOPMENT, THE LOTS WILL BE CONSOLIDATED AND LOT LINES WILL BE REMOVED.
3. UNDERGROUND UTILITY LINES NOT SHOWN FOR CLARITY. SEE UTILITY PLAN.
4. ADJUST LID AS NECESSARY TO MATCH PROPOSED GRADE. ENSURE LID IS TRAFFIC RATED FOR VEHICLES.
5. SIDEWALK IN FRONT OF PARKING AREAS SHALL BE 6" THICK.
6. SIDEWALK MAY NEED TO BE ADJUSTED AROUND EXISTING TRANSFORMER. MINIMUM SIDEWALK WIDTH MUST BE MAINTAINED.

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CIVIL SITE PLAN

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UNCOMPAHGRE RIVER

FLOODWAY BOUNDARY (TYP.)

EX PROPERTY LINE

EX PATH

8" PVC STORM DRAIN

8SD

GRAPHIC SCALE
10 0 5 10 20 40
(IN FEET)

BUILDING A

BUILDING B

BUILDING C

MECH

MECH*

4" SEWER SERVICE (TYP.)

3/4" WATER SERVICE (TYP.)

EX. UNDERGROUND FIBER OPTIC VAULT (CLEAR NETWORK)

EX. ELECTRIC TRANSFORMER (SAN MIGUEL POWER ASSOC)

EX UNDERGROUND FIBER OPTIC VAULT (CLEAR NETWORK)

NORTH OAK STREET

EX UNDERGROUND ELECTRIC (FROM SURVEY)

EX SIGN

EX LIGHTPOLE

EX FIBER OPTIC (FROM SURVEY)

EX FIBER OPTIC (FROM CITY)

EX 6" DIP WATER MAIN (FROM SURVEY)

EX ELECTRIC (FROM CITY)

EX FIBER OPTIC (FROM CITY)

EX FIBER OPTIC, EX ELECTRIC (X2) (FROM CITY)

SEE TYPICAL SECTION

EX 4" HDPE WATER (FROM SURVEY) (NOT IN USE)

EX 8" PVC SEWER MAIN (FROM SURVEY)

EX GAS MAIN (FROM CITY)

EX TELEPHONE (FROM CITY)

EX EDGE OF GRAVEL

NOTES:
1. UTILITIES LABELED "FROM CITY" ARE BASED ON APPROXIMATE LOCATIONS PROVIDED BY THE CITY OF OURAY.
2. UNITS WILL HAVE ELECTRIC SERVICE (NOT SHOWN) AND COMMUNICATION SERVICE (NOT SHOWN). IT IS NOT ANTICIPATED THAT THE UNITS WILL HAVE NATURAL GAS SERVICE. LOCATION OF SERVICES WILL BE COORDINATED WITH EACH UTILITY COMPANY.
3. OVERHEAD ELECTRIC LINE NOT SHOWN FOR CLARITY. SEE CIVIL SITE PLAN.
4. EACH SANITARY SERVICE SHALL HAVE A TWO-WAY CLEAN-OUT (NOT SHOWN FOR CLARITY). SEE DETAILS 1.
5. SANITARY SERVICE WILL UTILIZE SHARED TRENCHES WHEN POSSIBLE.

*MECHANICAL ROOM IS ON SECOND FLOOR.

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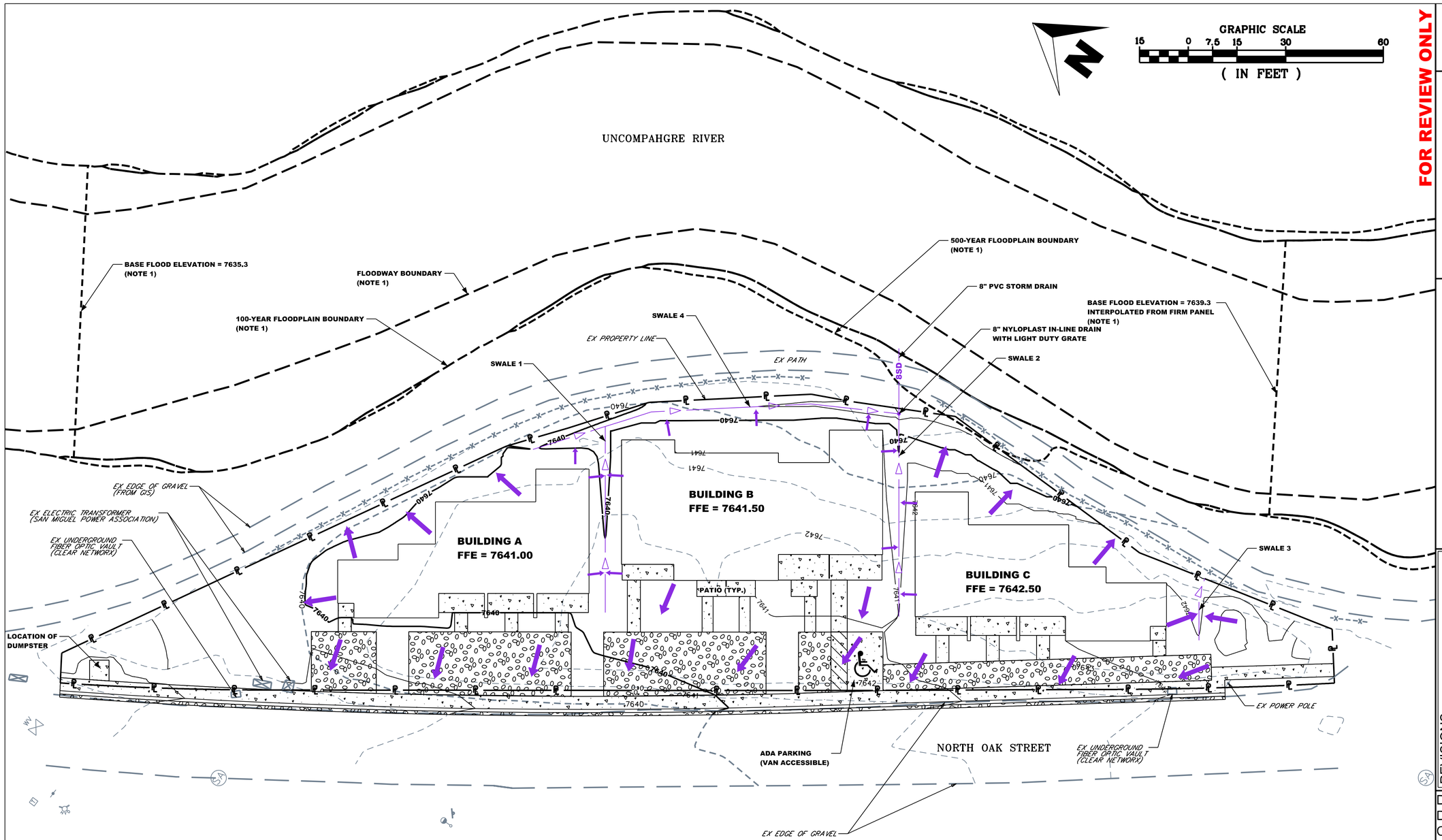
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UTILITY PLAN

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NOTES:
1. FLOODPLAIN INFORMATION FROM FEMA FIRM PANEL #08091C0341E, EFFECTIVE JANUARY 11, 2024.
2. UTILITY LINES NOT SHOWN FOR CLARITY. SEE UTILITY PLAN.

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-- SURFACE FLOW ARROW

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OVERALL GRADE & DRAIN PLAN

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GRAPHIC SCALE
5 0 2.5 5 10 20
(IN FEET)

UNCOMPAHGRE RIVER

500-YEAR FLOODPLAIN BOUNDARY

100-YEAR FLOODPLAIN BOUNDARY

POINT LEGEND
BLDG = GROUND AT BUILDING
PATIO = EDGE OF PATIO
SW = SIDEWALK
EOP = EDGE OF PAVEMENT
SWALE = FLOWLINE OF SWALE/DITCH
INV = INVERT OF PIPE
EX = EXISTING SPOT ELEVATION

BERM AS NECESSARY TO PROVIDE 6" MINIMUM SWALE DEPTH SEE DETAILS 1

SWALE 1

SWALE 4

EX PATH

EX FENCE

BUILDING A
FFE = 7641.00

BUILD B

100 BLDG EL: 7640.50
101 BLDG EL: 7640.50
102 BLDG EL: 7640.50
103 BLDG EL: 7640.50
104 BLDG EL: 7640.50
105 BLDG EL: 7640.50
106 BLDG EL: 7640.50
107 BLDG EL: 7640.50
108 BLDG EL: 7640.50
109 BLDG EL: 7640.50
110 BLDG EL: 7640.50
111 BLDG EL: 7640.50
121 PATIO EL: 7640.50
120 PATIO EL: 7640.50
200 BLDG EL: 76
212 BLDG EL: 7641.00
225 PATIO EL: 7641.00
401 SWALE EL: 7640.00
402 SWALE EL: 7639.51
200 SWALE EL: 7640.25

PATIO= 7640.50 (6" STEP)

7" STEP= 7639.92
7" STEP= 7639.34

130 SW EL: 7639.29
131 SW EL: 7639.33
132 SW EL: 7639.83
133 SW EL: 7639.83
134 SW EL: 7639.83
135 SW EL: 7639.83
136 SW EL: 7639.83
137 SW EL: 7639.83
141 EOP EL: 7639.20
142 EOP EL: 7639.42
145 EOP EL: 7639.67
146 EOP EL: 7639.83
241 EOP EL: 7640.29
230 SW EL: 7640.36
140 EOP EL: 7638.49
143 EOP EL: 7638.72
144 EOP EL: 7638.83
147 EOP EL: 7639.39
240 EOP EL: 7639.51
150 EX EL: 7638.51
151 EX EL: 7638.76
152 EX EL: 7638.85
153 EX EL: 7639.42
250 EX EL: 7639.54

EX ELECTRIC TRANSFORMER (SAN MIGUEL POWER ASSOCIATION)
EX UNDERGROUND FIBER OPTIC VAULT (CLEAR NETWORX)
EX EDGE OF GRAVEL
EX PROPERTY LINE

NOTES:
1. UTILITY LINES NOT SHOWN FOR CLARITY. SEE UTILITY PLAN.
2. POINTS ADJACENT TO THE BUILDING ARE FOR ELEVATION ONLY. THEY ARE NOT TO BE USED FOR HORIZONTAL LAYOUT OF BUILDINGS.
3. SIDEWALK CROSS-SLOPES SHALL BE 2% MAX. (RECOMMENDED CONTRACTOR LAYOUT FOR 1.5%)
4. STAIR TREADS SHALL BE 7" TALL BY 11" WIDE, UNLESS OTHERWISE NOTED.

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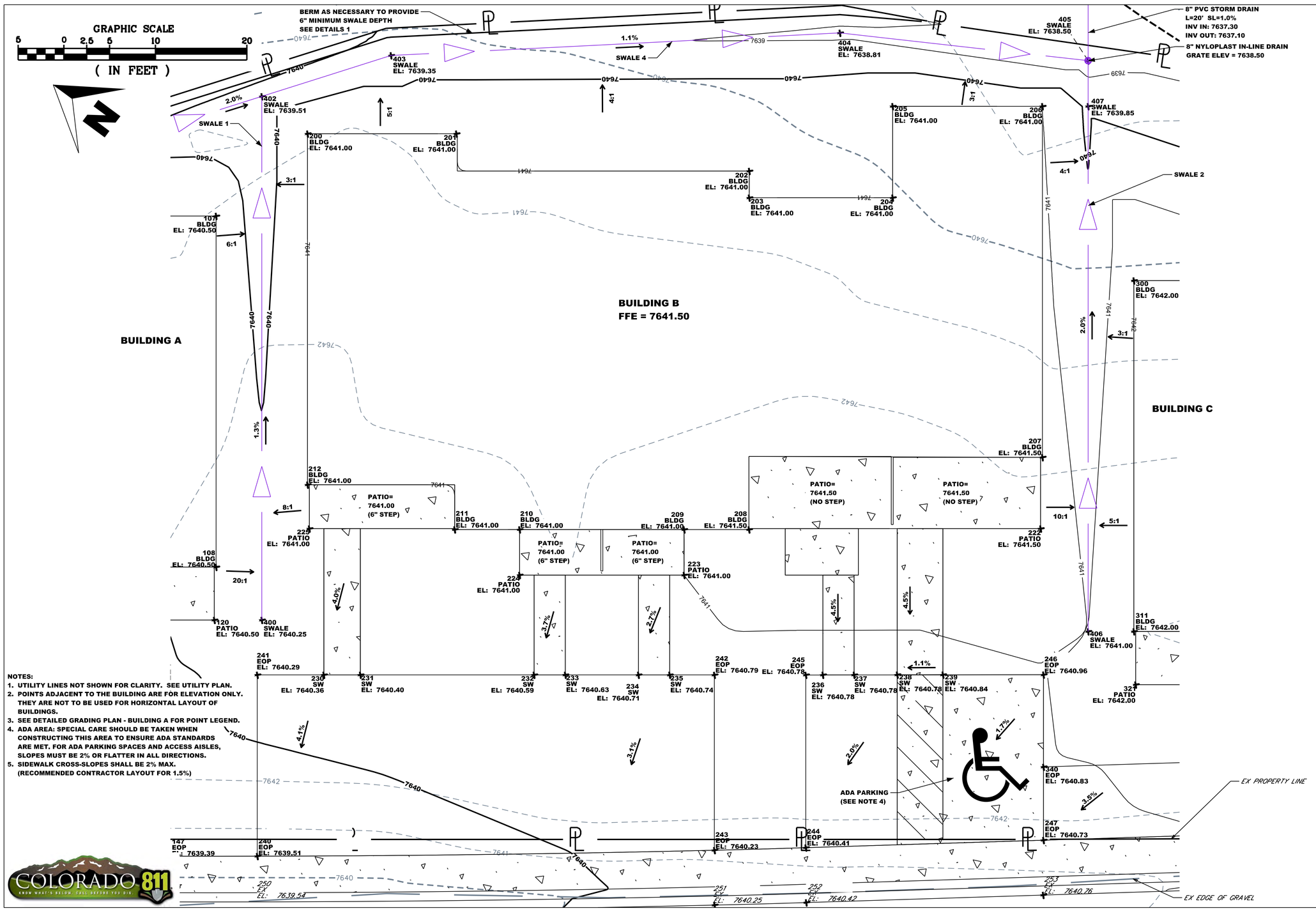
OURAY RIVERWALK RENTALS
HOME TRUST OF OURAY COUNTY
1507 OAK STREET
OURAY, CO 81427
DETAILED GRADING - BUILDING A

REVISIONS:

#	Date	Description

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File Path: ..._Grading & Drainage Plan.dgn



NOTES:
1. UTILITY LINES NOT SHOWN FOR CLARITY. SEE UTILITY PLAN.
2. POINTS ADJACENT TO THE BUILDING ARE FOR ELEVATION ONLY. THEY ARE NOT TO BE USED FOR HORIZONTAL LAYOUT OF BUILDINGS.
3. SEE DETAILED GRADING PLAN - BUILDING A FOR POINT LEGEND.
4. ADA AREA: SPECIAL CARE SHOULD BE TAKEN WHEN CONSTRUCTING THIS AREA TO ENSURE ADA STANDARDS ARE MET. FOR ADA PARKING SPACES AND ACCESS AISLES, SLOPES MUST BE 2% OR FLATTER IN ALL DIRECTIONS.
5. SIDEWALK CROSS-SLOPES SHALL BE 2% MAX. (RECOMMENDED CONTRACTOR LAYOUT FOR 1.5%)

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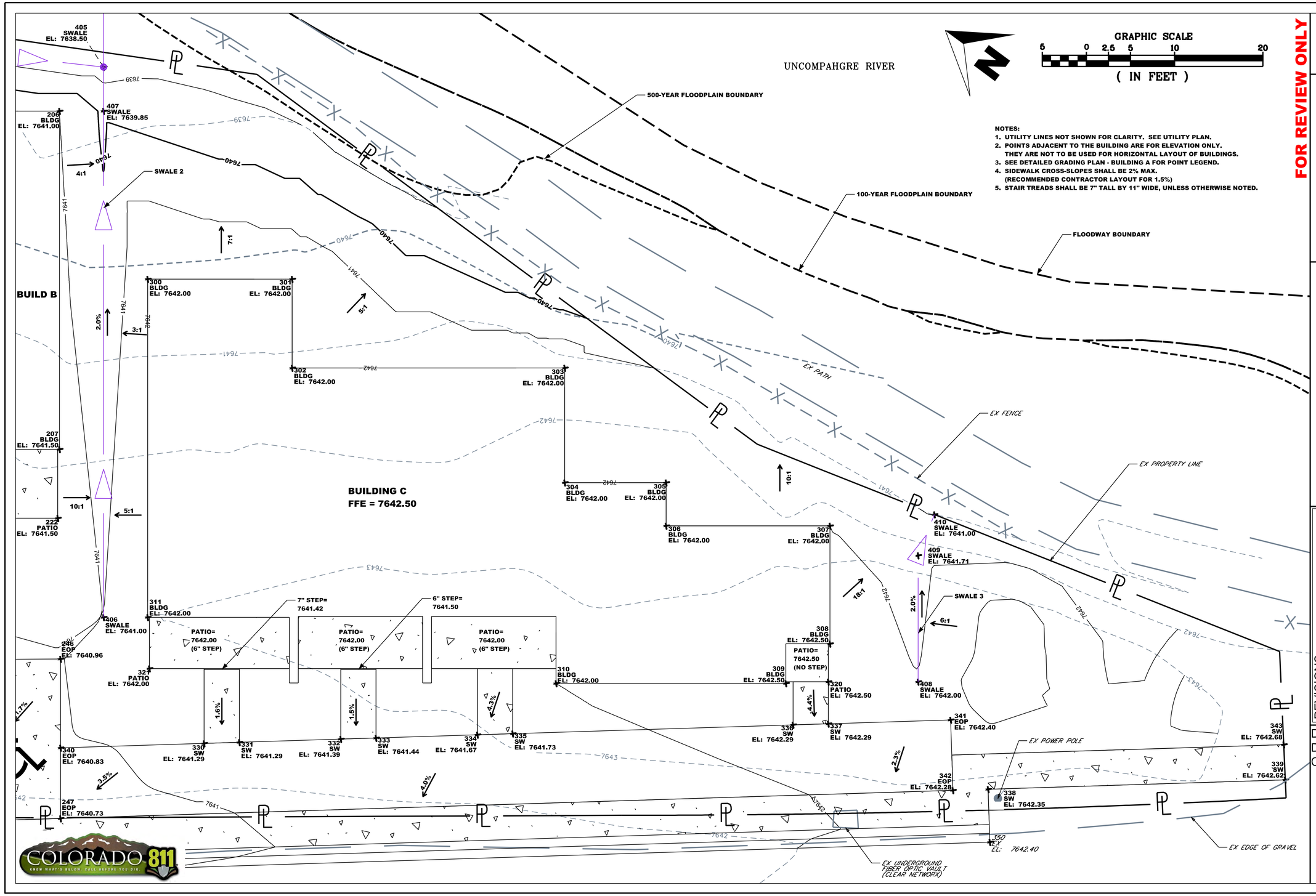
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OURAY, CO 81427
DETAILED GRADING - BUILDING B

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1507 OAK STREET
OURAY, CO 81427
DETAILED GRADING - BUILDING C

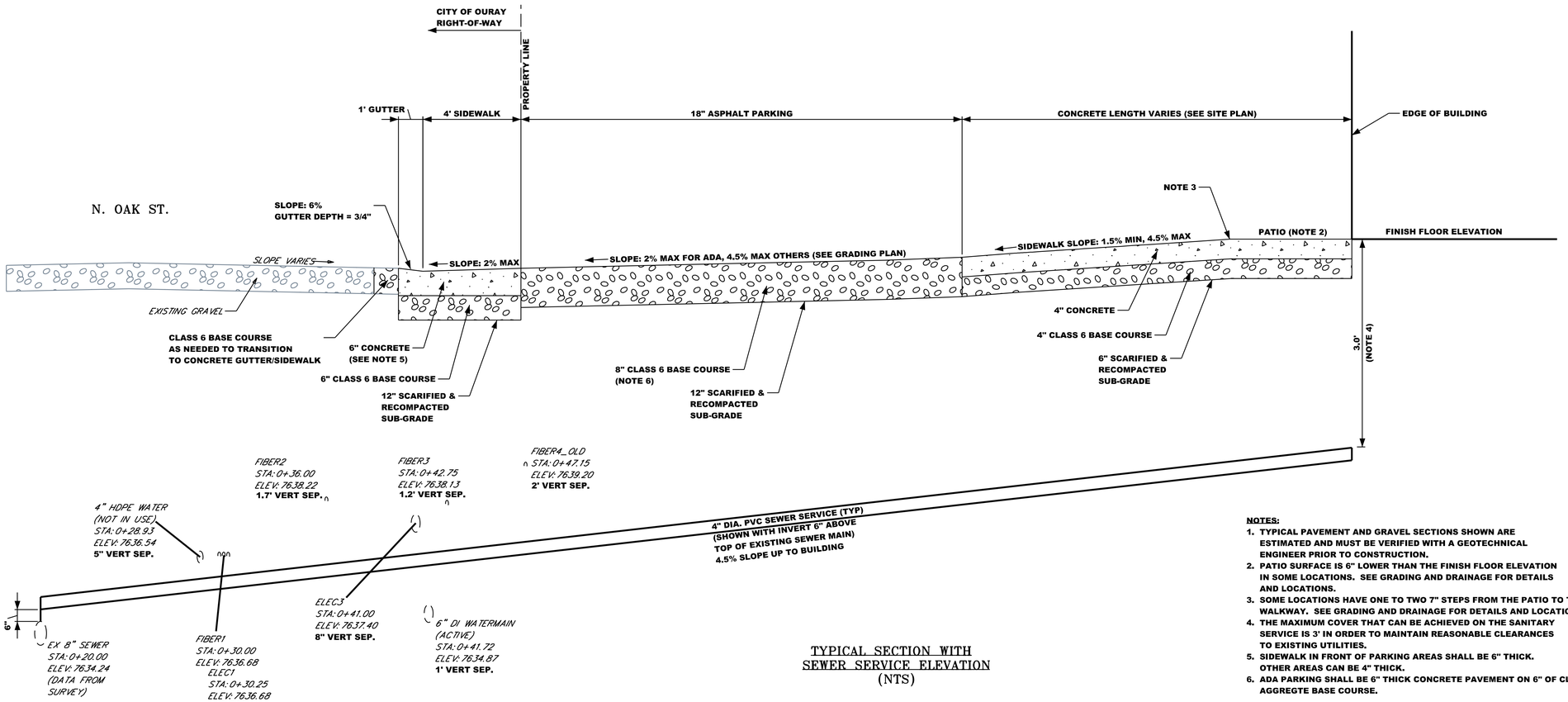
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TYPICAL SECTION WITH
SEWER SERVICE ELEVATION
(NTS)

NOTES:

1. TYPICAL PAVEMENT AND GRAVEL SECTIONS SHOWN ARE ESTIMATED AND MUST BE VERIFIED WITH A GEOTECHNICAL ENGINEER PRIOR TO CONSTRUCTION.
2. PATIO SURFACE IS 6" LOWER THAN THE FINISH FLOOR ELEVATION IN SOME LOCATIONS. SEE GRADING AND DRAINAGE FOR DETAILS AND LOCATIONS.
3. SOME LOCATIONS HAVE ONE TO TWO 7" STEPS FROM THE PATIO TO THE WALKWAY. SEE GRADING AND DRAINAGE FOR DETAILS AND LOCATIONS.
4. THE MAXIMUM COVER THAT CAN BE ACHIEVED ON THE SANITARY SERVICE IS 3' IN ORDER TO MAINTAIN REASONABLE CLEARANCES TO EXISTING UTILITIES.
5. SIDEWALK IN FRONT OF PARKING AREAS SHALL BE 6" THICK. OTHER AREAS CAN BE 4" THICK.
6. ADA PARKING SHALL BE 6" THICK CONCRETE PAVEMENT ON 6" OF CLASS 6 AGGREGTE BASE COURSE.

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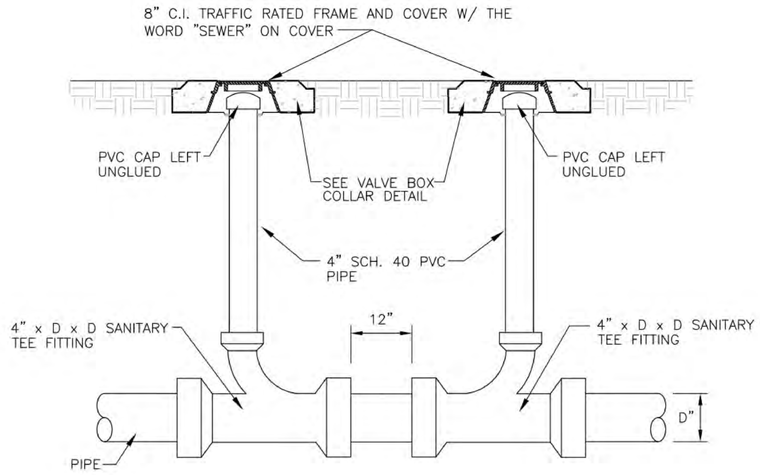
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HOME TRUST OF OURAY COUNTY
1507 OAK STREET
OURAY, CO 81427
TYPICAL SECTION

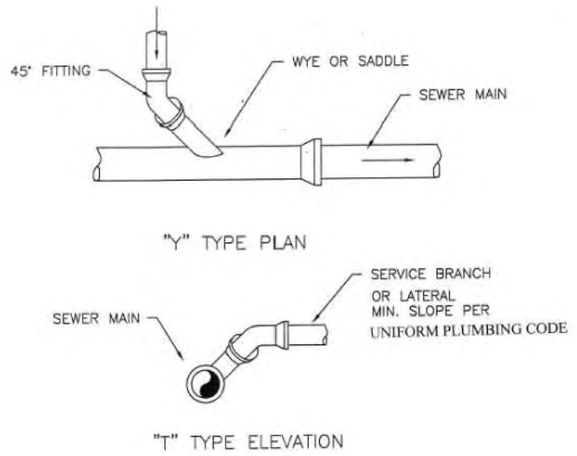
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Date: 4-26-2024
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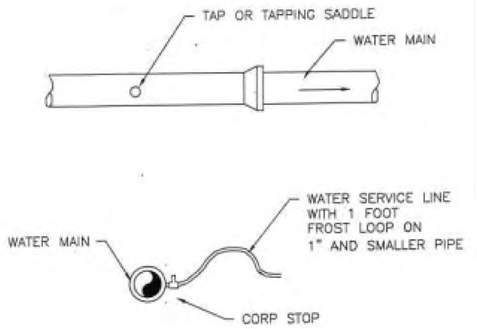
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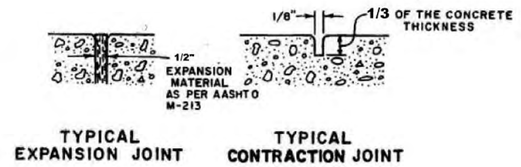
GRAVITY TWO WAY SANITARY CLEAN-OUT
N.T.S.



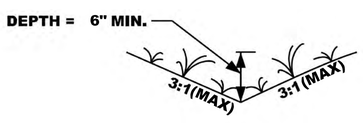
SEWER CONNECTION DETAIL
N.T.S.



WATER SERVICE CONNECTION
N.T.S.



SIDEWALK JOINT DETAILS
N.T.S.



GRASS LINED SWALE
N.T.S.

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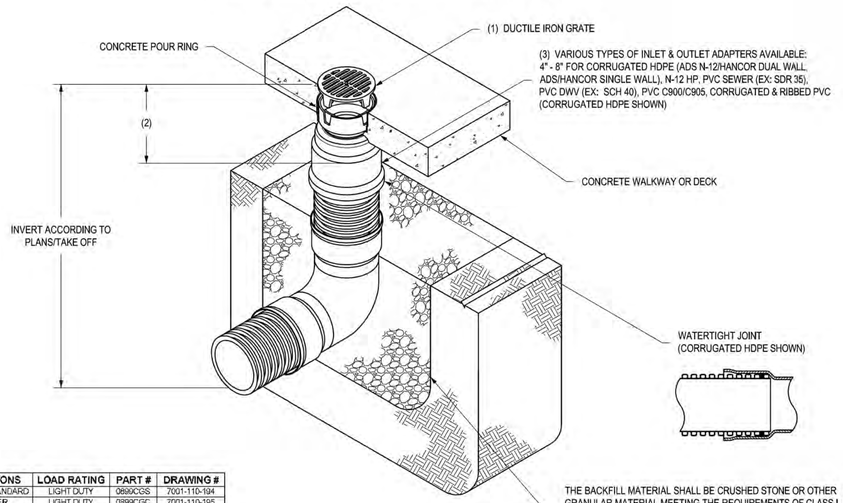
OURAY RIVERWALK RENTALS
HOME TRUST OF OURAY COUNTY
1507 OAK STREET
OURAY, CO 81427
DETAILS 1

REVISIONS:			
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Date: 4-26-2024
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NYLOPLAST 8" INLINE DRAIN: 2708AG _ _ X



GRATE OPTIONS	LOAD RATING	PART #	DRAWING #
PEDESTRIAN/STANDARD	LIGHT DUTY	0899CGS	7001-110-194
SOLID COVER	LIGHT DUTY	0899CGC	7001-110-195
BRONZE	N/A	0899CGB	7001-110-196
DOME	N/A	0899CGD	7001-110-197

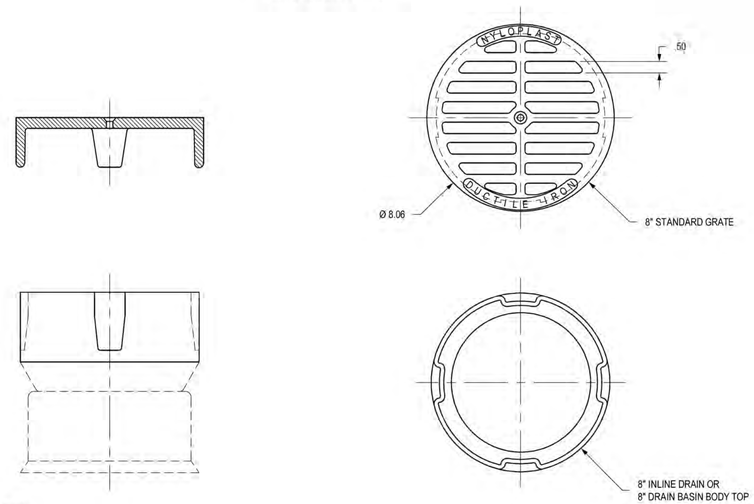
1 - GRATES/SOLID COVERS SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05 WITH THE EXCEPTION OF THE BRONZE GRATE.
2 - FOR COMPLETE DESIGN DETAILS SEE DRAWING NO. 7003-110-000.
3 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL), & PVC SEWER.

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DRAWN BY EBC	MATERIAL	ADS Nyloplast	3130 VERONA AVE BUFORD, GA 30518 PHN (770) 932-2443 FAX (770) 932-2490 www.nyloplast-us.com
DATE 11-15-06			
REVISED BY NMH	PROJECT NO./NAME	TITLE	8 IN INLINE DRAIN QUICK SPEC INSTALLATION DETAIL
DATE 03-15-16			
DWG SIZE A	SCALE 1:16 SHEET 1 OF 1	DWG NO. 7003-110-033	REV F

0899CGS

APPROX. DRAIN AREA = 18.77 SQ IN
APPROX. WEIGHT = 3.06 LBS



DIMENSIONS ARE FOR REFERENCE ONLY
ACTUAL DIMENSIONS MAY VARY
DIMENSIONS ARE IN INCHES
GRATE HAS LIGHT DUTY RATING
QUALITY: MATERIALS SHALL CONFORM TO ASTM A536 GRADE 70-50-05
PAINT: CASTINGS ARE FURNISHED WITH A BLACK PAINT
SIZE OF OPENING MEETS REQUIREMENTS OF AMERICAN DISABILITY ACT AS STATED IN FEDERAL REGISTER PART III, DEPARTMENT OF JUSTICE, 28 CFR PART 36.
LOCKING DEVICE AVAILABLE UPON REQUEST SEE DRAWING NO. 7001-110-038

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DRAWN BY EBC	MATERIAL	ADS Nyloplast	3130 VERONA AVE BUFORD, GA 30518 PHN (770) 932-2443 FAX (770) 932-2490 www.nyloplast-us.com
DATE 03-03-06	DUCTILE IRON		
REVISED BY CCA	PROJECT NO./NAME	TITLE	8 IN STANDARD GRATE ASSEMBLY
DATE 08-27-13			
DWG SIZE A	SCALE 1:4 SHEET 1 OF 1	DWG NO. 7001-110-194	REV C

FOR REVIEW ONLY

SHEET 10 OF 10

PST Engineering, LLC
2615 Main Avenue
Suite 209
Durango, CO 81301
970-403-5492
ENGINEERING

OURAY RIVERWALK RENTALS
HOME TRUST OF OURAY COUNTY
1507 OAK STREET
OURAY, CO 81427
DETAILS 2

REVISIONS:

#	Date	Description	Sheet

Date: 4-26-2024
Drawn By: AM
Chkd By: SP

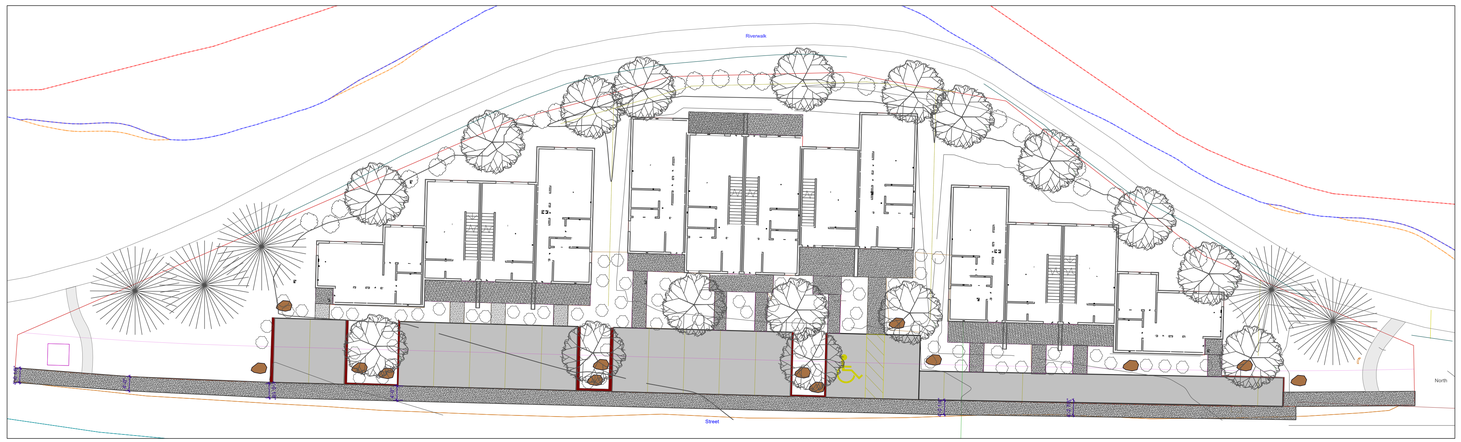
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COLORADO 811 KNOW WHAT'S BELOW. CALL BEFORE YOU DIG.



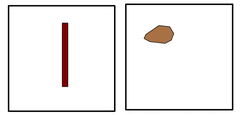
1 Overall Plan
Scale: 1" = 20'-0"

General Notes
1. Landscape is intended to blend with the sourrounding native landscape
2. Landscape materials will be native to the region
3. Existing evergreen trees on site will be transplanted to locations specified for evergreen trees on planting plan
4. Plantings should naturalize after establishment period, though some supplemental irrigation overtime is optimal for best results



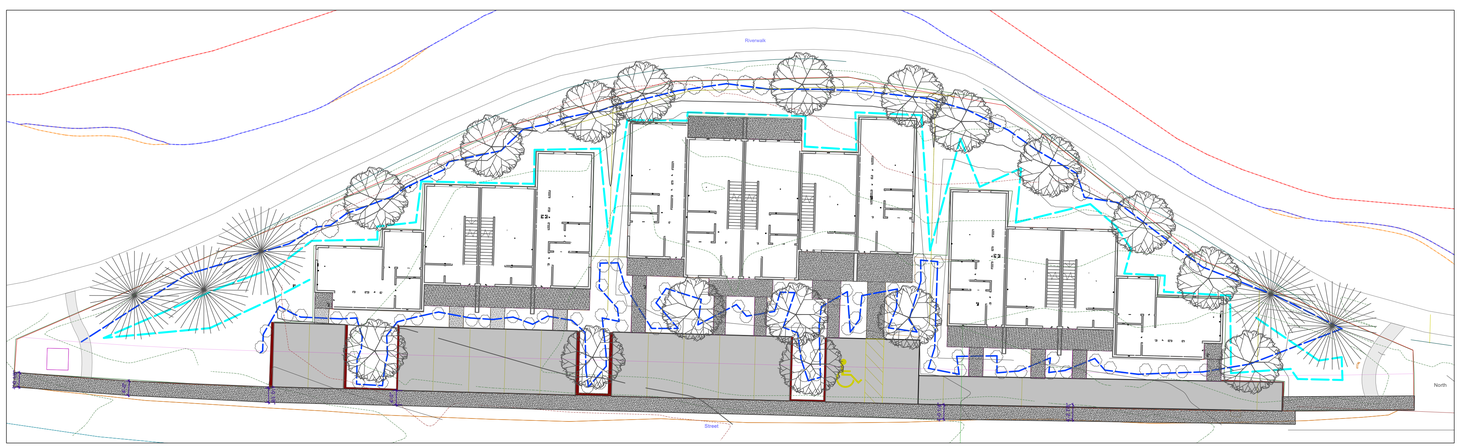
2 Hardscape Pieces
Scale: 1" = 20'-0"

Asphalt or concrete curbing OR stategic placement of boulders will be neccessary to confine parking



Curb

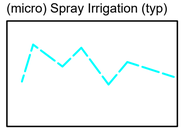
Boulders, locally or regionally collected



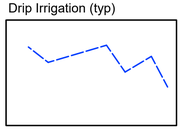
3 Irrigation Concept
Scale: 1" = 20'-0"

Irrigation Notes
1. Drip Irritation to be provided to all trees and shrubs
2. Microspray' irrigation to be provided all areas of grass and ground cover
3. Water line and plumbing details to be included on site development plans and building permit plans.

(micro) Spray Irrigation (typ)



Drip Irrigation (typ)



DESIGN DEVELOPMENT DOCUMENTATION 04/25/2024 - 03-27-2024

LRS
Linda Robinson Studio
LindaRobinsonStudio.com
Landscape Architecture Firm

Project Title
Ouray Riverfront Affordable Rentals

1507 Oak St., Ouray, CO 81427

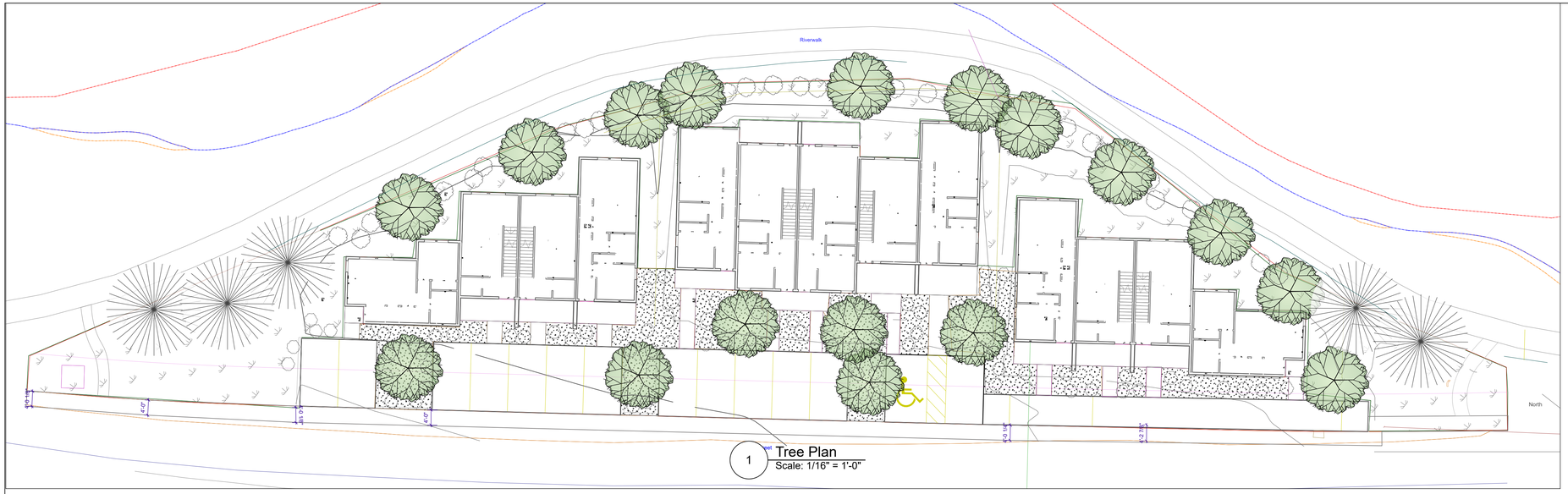
Landscape Architect
Linda Robinson Studio, Inc
LindaRobinsonStudio.com
Info@LindaRobinsonStudio.com
(970)739-0537

Project Manager	Drawn By
	LR
Date	Reviewed By
January 2024	LR

Project ID

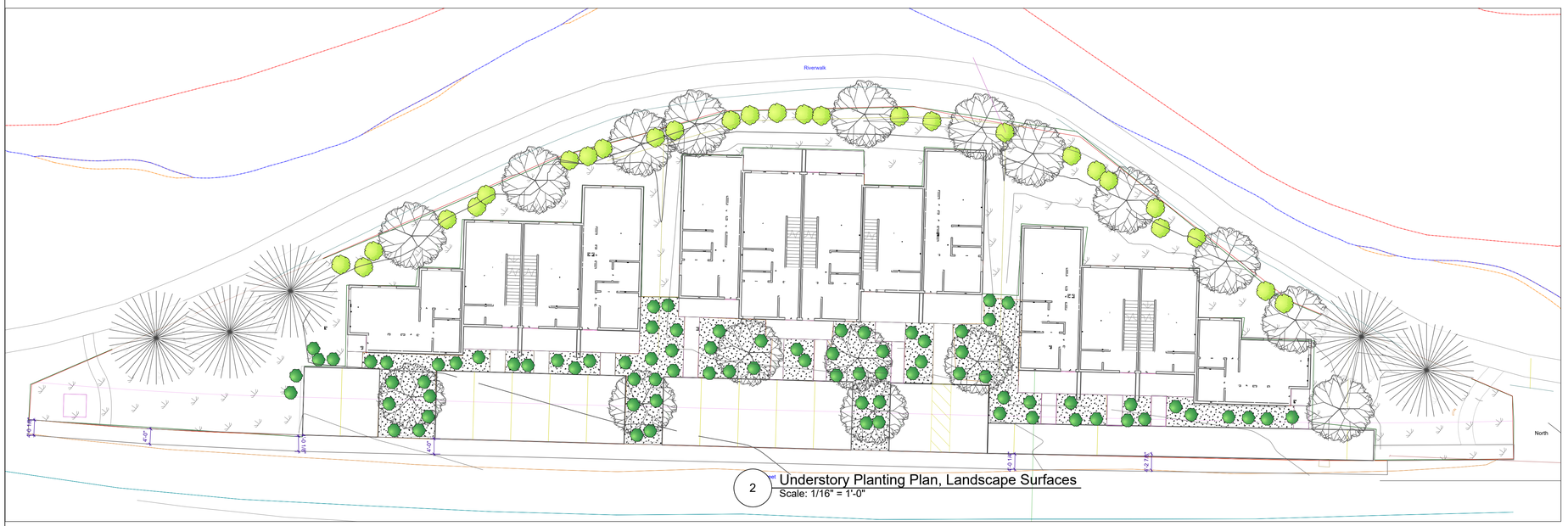
Sheet Title
Site Design
Hardscape Pieces
Irrigation Concept

Sheet No.
L1



1 Tree Plan
Scale: 1/16" = 1'-0"

Tree species			
Evergreen trees	Evergreen trees to be transplanted from construction envelope	17 Small deciduous trees	see table for species options



2 Understory Planting Plan, Landscape Surfaces
Scale: 1/16" = 1'-0"

Shrub species			
Potentilla species Currant species Snowberry species Red Twig Dogwood Twinberry honeysuckle	Low - medium shrubs on street side	Twinberry Honeysuckle Potentilla species Bog Birch Red Twig Dogwood Currant species Saskatoon Serviceberry Snowberry species	Medium shrubs along river walk

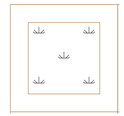
General Notes
1. Transplant existing evergreen trees from construction envelope and replant in locations per planting plan
2. Ammend all soil in areas to be planted with composted organic matter, locally sourced
3. Mulch around all shrubs with locally sourced wood chip mulch
4. Cover seeded areas with thin layer of aspen wood sawdust

Trees

Trees: 17 proposed. 13 required for 23,197 sq. ft. lot at 1/ 2000 sq. ft.

Trees	common name	botanical name	notes
Size 1.5" caliper minimum			
River trail options	Thinleaf Alder	Alnus incana	native, need to be protected from beavers, will bunch if trunk or roots are impacted
	Native Chokecherry	Prunus virginiana	Native, will bunch if trunk or roots are impacted
	Douglas Hawthorn	Crataegus douglasii	native, will bunch if trunk or roots are impacted, thorns may be lacking
	River Hawthorn	Crategus rivularis	will bunch if trunk or roots are impacted, sparse 1" thorns,
Along street side (above species may be included as well)	Spring Snow Crabapple -fruitless	Malus "spring snow"	fruitless, spring blooms-white. Best for street side of complex.

Landscape Areas



Native grass, seed mix:

Koeleria macrantha / prarie june grass
Festuca saximontana / rocky mountain fescue
Poa alpina / alpine bluegrass

Ammend soil with composted organic matter, locally or regionally sourced.

Mulch with Aspen sawdust, preferably composted.



Mulch as Landscape Surface
Mulch with 4" - 6" aged wood chips, preferably locally sourced without large chunks

Ammend soil in areas of shrub plantings with composted organic matter, locally sourced

Shrubs

Shrubs - River Walk.	common name	botanical name
quantity: 27 total	Twinberry honeysuckle	Lonicera involucrata
	Potentilla sp.	Potentilla fruiticosa sp.
	Bog Birch	Betula glandulosa
	Red Twig Dogwood	Cornus sericea Coloradoense
	Yellow Flowering Currant	Ribes aureum
	Alpine Currant	Ribes alpinum
	Wax Currant	Ribes cereum
	Saskatoon Serviceberry	Amelancier alniofolia
	Mountain Snowberry	Symphoricarpos oreophilus
	White Snowberry	Symphoricarpos albus
	Western Snowberry	Symporicarpos occidentals
Shrubs - street side	Potentilla sp.	Potentilla fruiticosa sp.
quantity: 82 total	Yellow Flowering Currant	Ribes aureum
	Alpine Currant	Ribes alpinum
	Wax Currant	Ribes cereum
	Mountain Snowberry	Symphoricarpos oreophilus
	White Snowberry	Symphoricarpos albus
	Western Snowberry	Symporicarpos occidentals
	Red Twig Dogwood	Cornus sericea Coloradoense
	Twinberry honeysuckle	Lonicera involucrata

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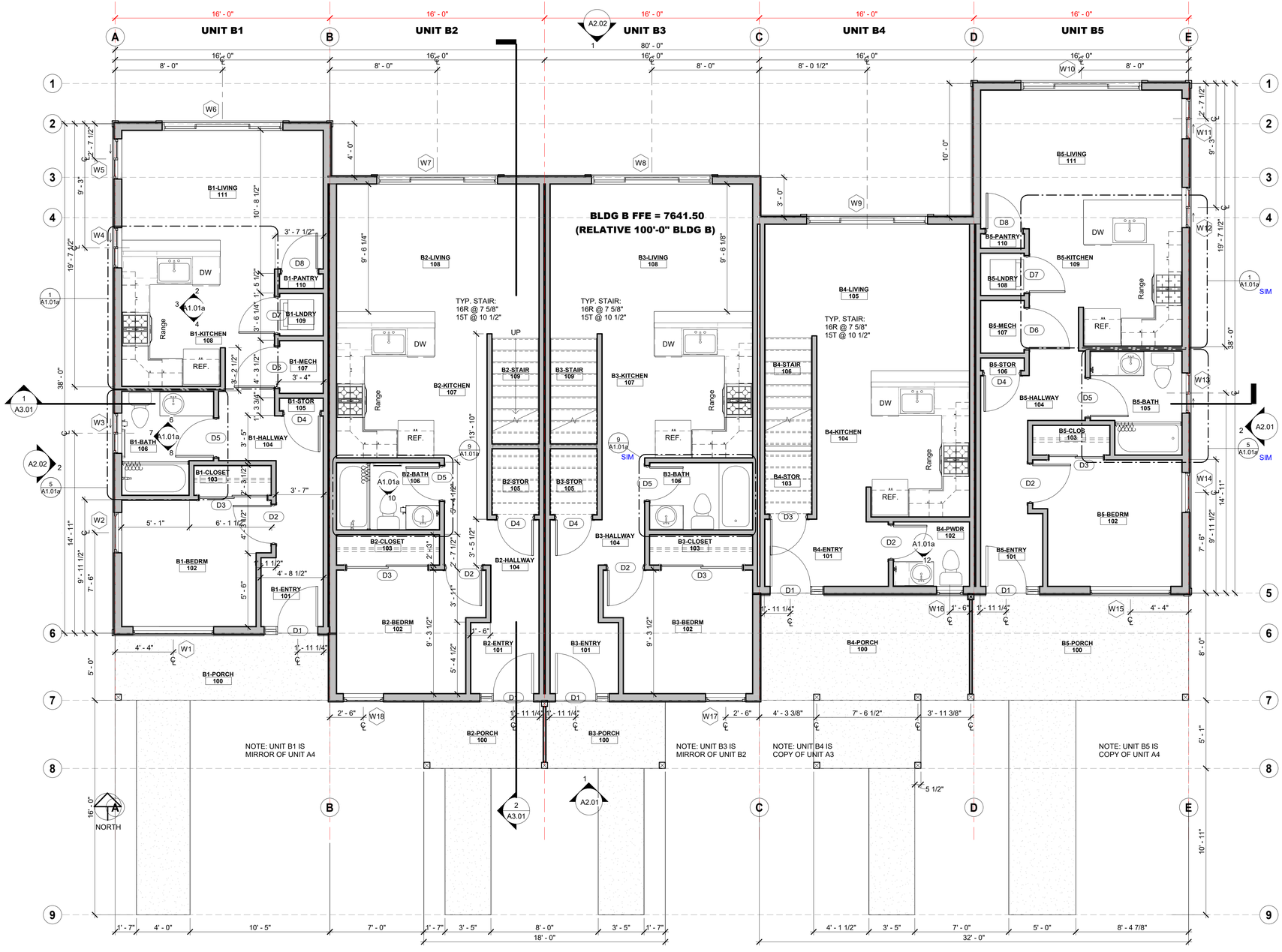
Landscape Architect
Linda Robinson Studio, Inc
LindaRobinsonStudio.com
Info@LindaRobinsonStudio.com
(970)739-0537

Project Manager	Drawn By
	LR
Date	Reviewed By
January 2024	LR

Project ID

Sheet Title
Landscape Planting Plan, Landscape Surfaces

Sheet No.
L2



MAIN LEVEL FLOOR PLAN

1/4" = 1'-0"

BUILDING B

TOMMY TSUNAMI DESIGN

Tommy Tsunami Design, LLC

THOMAS W. UMBHAU
AIA, NCARB

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For: Home Trust of Ouray County
1507 OAK ST., OURAY, CO 81427

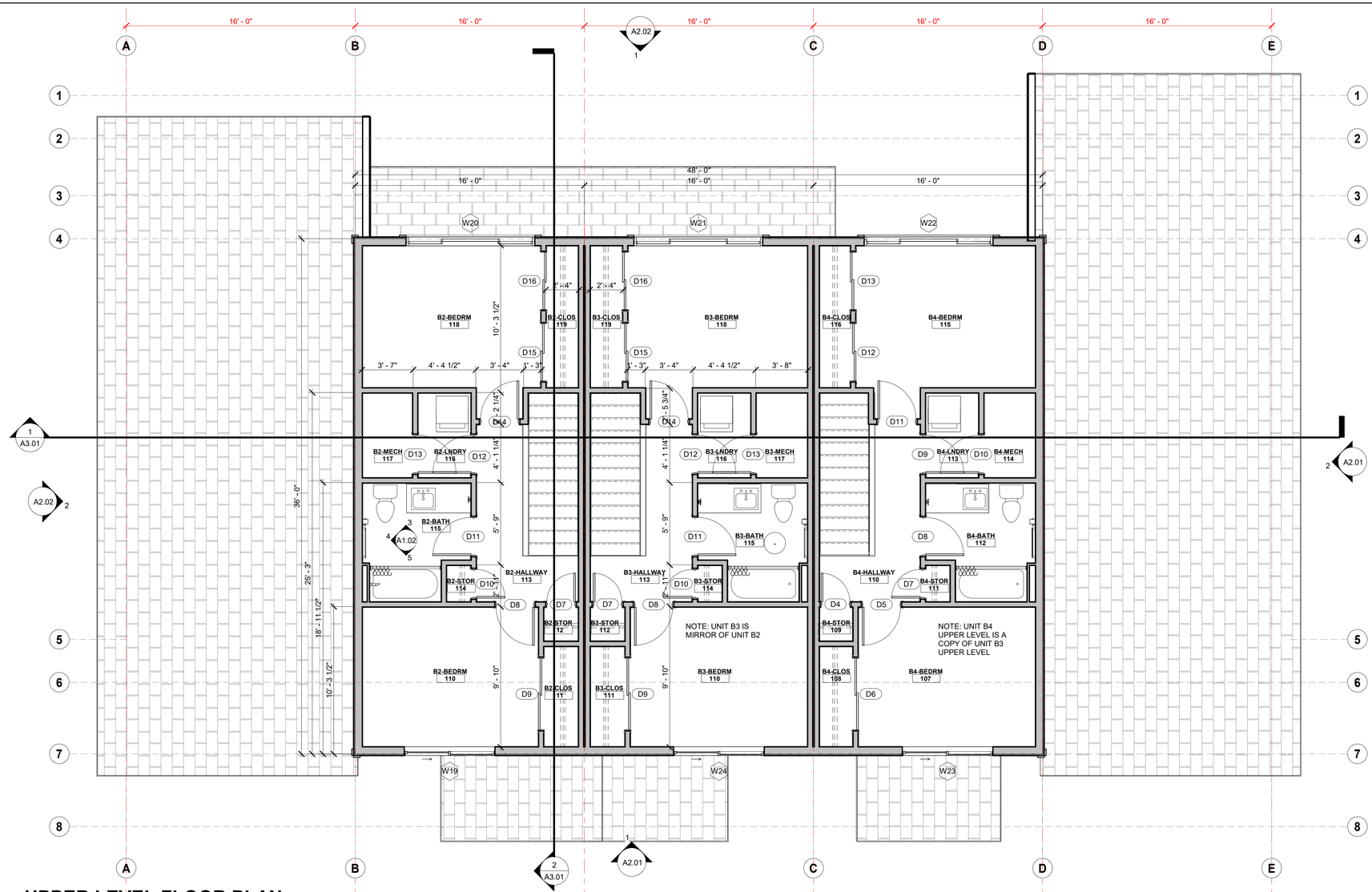
PROJECT NO: 009-2023
ASSESSORS PARCEL NO: 4515-303-19-002
SET DESCRIPTION:
PRELIMINARY PUD SUBMITT 2024-04-29

#	Revisions	Date

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DRAWN BY: TWU	DATE: --.--.--
CHECKED BY: TWU	

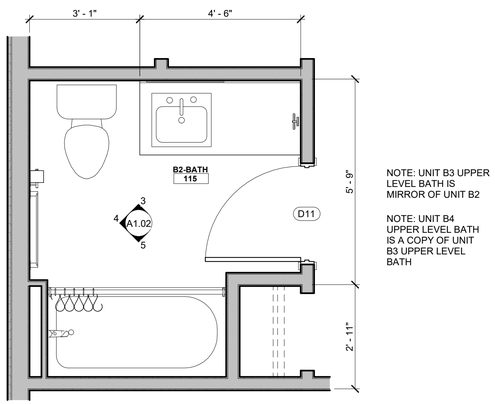
DRAWING TITLE: MAIN LEVEL FLOOR PLAN

SHEET NO. A1.01



UPPER LEVEL FLOOR PLAN
1/4" = 1'-0"

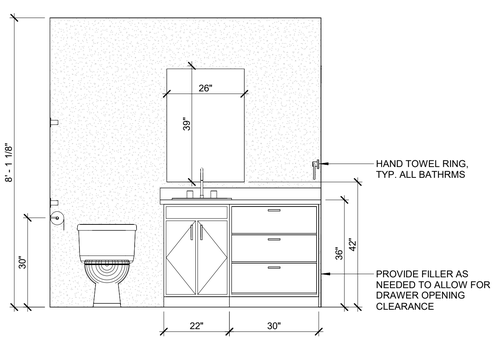
BUILDING B



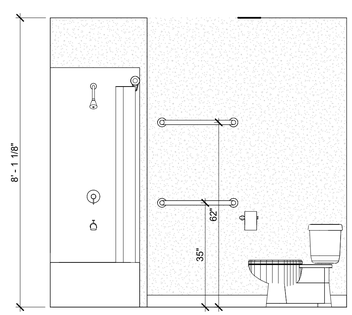
NOTE: UNIT B3 UPPER LEVEL BATH IS MIRROR OF UNIT B2

NOTE: UNIT B4 UPPER LEVEL BATH IS A COPY OF UNIT B3 UPPER LEVEL BATH

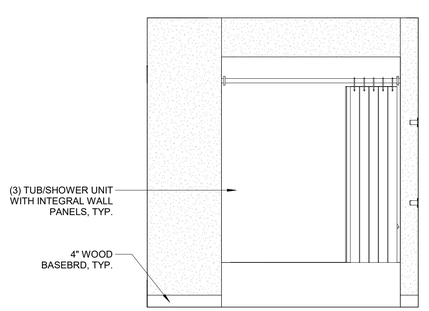
UNIT B2, B3, B4_UPPER LEVEL BATH PLAN
1/2" = 1'-0"



3 UNIT B2_UPPER LEVEL BATH_EAST SIDE
1/2" = 1'-0"



4 UNIT B2_UPPER LEVEL BATH_NORTH SIDE
1/2" = 1'-0"



5 UNIT B2_UPPER LEVEL BATH_WEST SIDE
1/2" = 1'-0"

TOMMY TSUNAMI DESIGN

Tommy Tsunami Design, LLC

THOMAS W. UMBHAU
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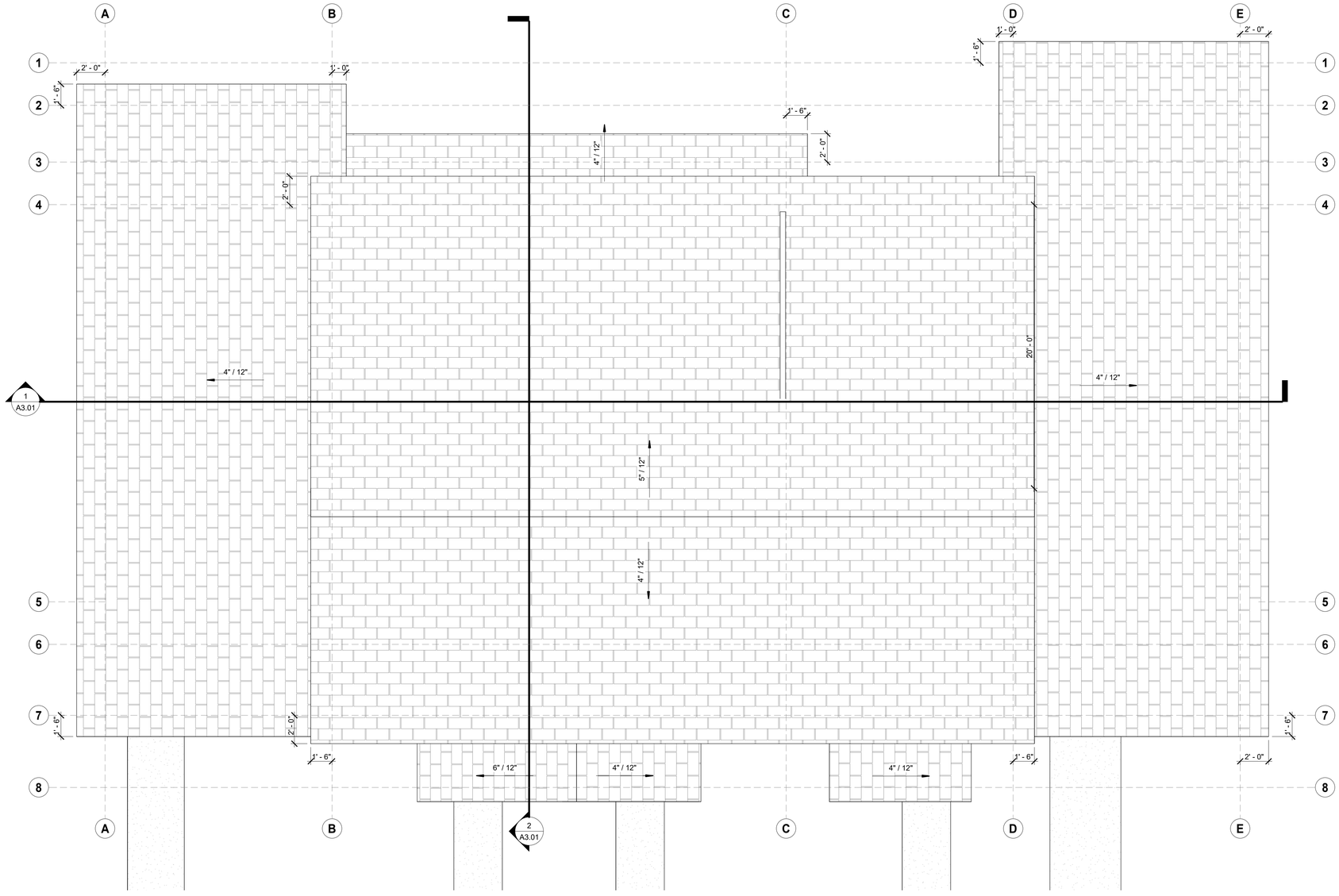
PROJECT NO: 009-2023
ASSESSORS PARCEL NO: 4515-303-19-002
SET DESCRIPTION: PRELIMINARY PUD SUBMITT 2024-04-29

#	Revisions	Date

DESIGNED BY: TWU	SCALE: AS NOTED
DRAWN BY: TWU	DATE: --.--.--
CHECKED BY: TWU	

DRAWING TITLE: UPPER LEVEL FLR PLAN

SHEET NO. A1.02



ROOF PLAN

1/4" = 1'-0"

BUILDING B

TOMMY TSUNAMI DESIGN

Tommy Tsunami Design, LLC

THOMAS W. UMBHAU
AIA, NCARB

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For: Home Trust of Ouray County
1507 OAK ST., OURAY, CO 81427

ASSESSORS PARCEL NO.: 4515-303-19-002
PROJECT NO.: 009-2023
SET DESCRIPTION: **PRELIMINARY PUD SUBMITT 2024-04-29**

#	Revisions	Date

DESIGNED BY: TWU	SCALE: AS NOTED
DRAWN BY: TWU	DATE: --.--.--
CHECKED BY: TWU	

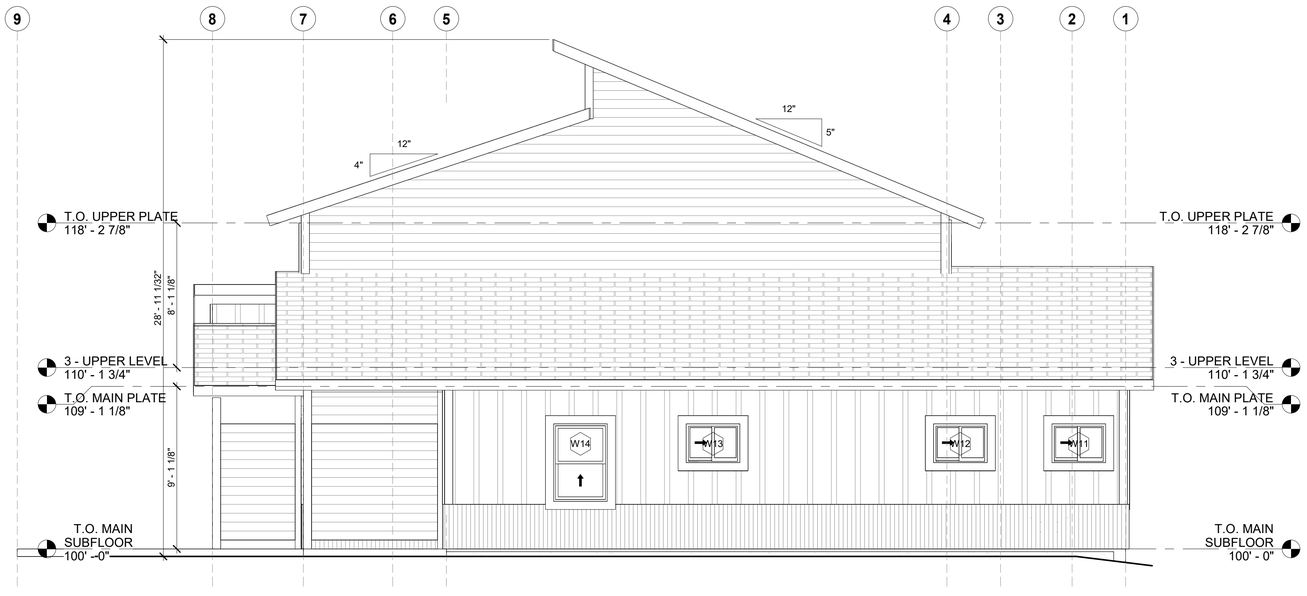
DRAWING TITLE: ROOF PLAN

SHEET NO.: A1.05



1 WEST ELEVATION

1/4" = 1'-0"



2 SOUTH ELEVATION

1/4" = 1'-0"

EXTERIOR MATERIALS

ASPHALT SHINGLE ROOFING



1x6 HORIZONTAL SIDING



BOARD-n-BATT SIDING



1x6 HORIZONTAL SIDING



POST & BEAMS, PAINTED



METAL WAINSCOT



OUTLINE SPECIFICATIONS			
PROJECT:	**OURAY RIVER WALK AFFORDABLE RENTALS**		
EXTERIOR			
Item	**Description**	**Finish**	**Comments**
ROOFING	OWENS CORNING 30 YR ASPHALT SHINGLE	PRE-FINISHED	ENTIRE ROOF ICE & WATER SHIELD
FASCIA	LP SMARTSIDE FASCIA SERIES 440 7.21"	PAINT	COLOR TBD
SOFFIT	LP SMARTSIDE VENTED SOFFIT SERIES 38	PAINT	COLOR TBD
SIDING #1	LP SMARTSIDE 4X8 CEDAR TEXTURE SHEETS W/ LP 190 SERIES 1X4 BATTENS	PAINT	COLOR TBD
SIDING #2	LP SMARTSIDE 6" LAP SIDING, CEDAR TEXTURE	PAINT	COLOR TBD
SIDING #3	7/8" PRE-FINISHED COLORED CORRUGATED METAL WAINSCOT	PRE-FINISHED	COLOR TBD
WINDOWS	PELLA 250 SERIES VINYL WINDOWS--BLACK FRAMES	PRE-FINISHED	OR APPROVED EQUAL
WINDOW Trim #1	LP 440 SERIES 1X6 TRIM BOARDS IN BOARD-N-BATT FIELD AND HORIZ LAP SIDING	PAINT	
CORNER TRIM	LP 440 SERIES 1X6 TRIM BOARDS IN BOARD-N-BATT FIELD AND HORIZ LAP SIDING	PAINT	
DOOR TRIM	SAME AS WINDOW TRIM	PAINT	
CONCRETE FLATWORK	BROOM FINISHED		
TIMBER POSTS & BEAMS	ALL TIMBER TO BE ROUGH SAWN	PAINT	

TOMMY TSUNAMI DESIGN

Tommy Tsunami Design, LLC

THOMAS W. UMBHAU
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For: Home Trust of Ouray County
1507 OAK ST., OURAY, CO 81427

ASSESSORS PARCEL NO.: 4515-303-19-002
PROJECT NO: 009-2023
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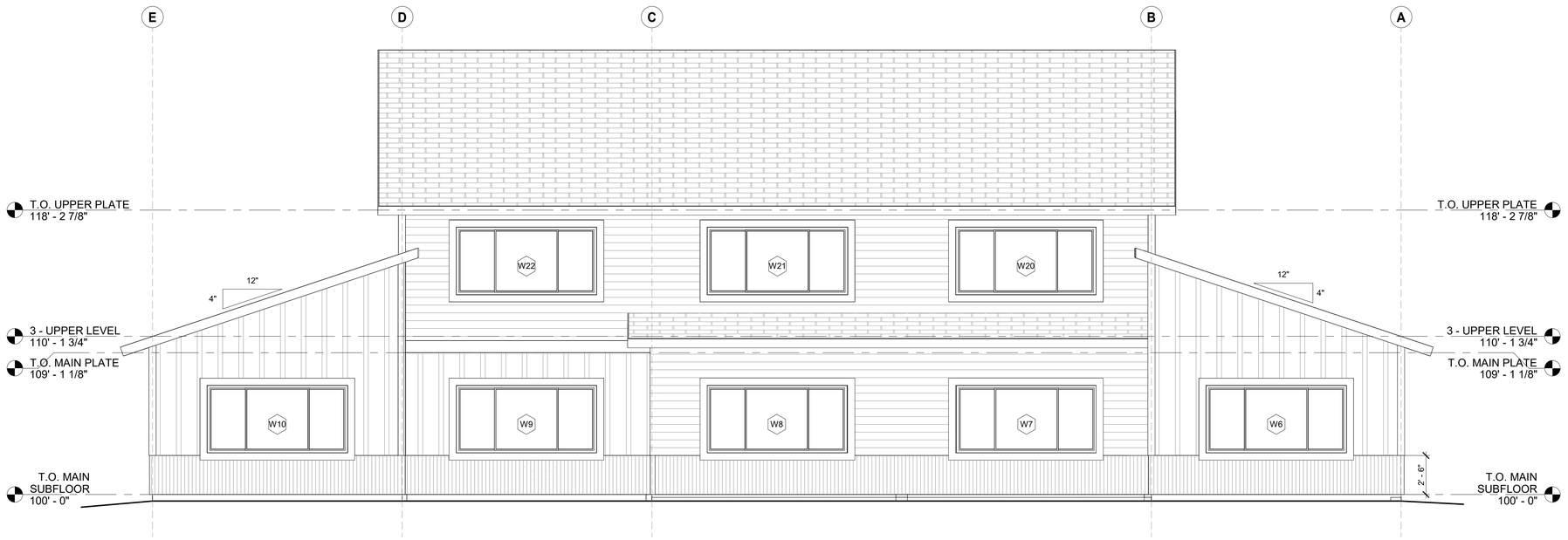
PRELIMINARY PUD SUBMITT 2024-04-29

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DESIGNED BY: TWU	SCALE: AS NOTED
DRAWN BY: TWU	DATE: --.--.--
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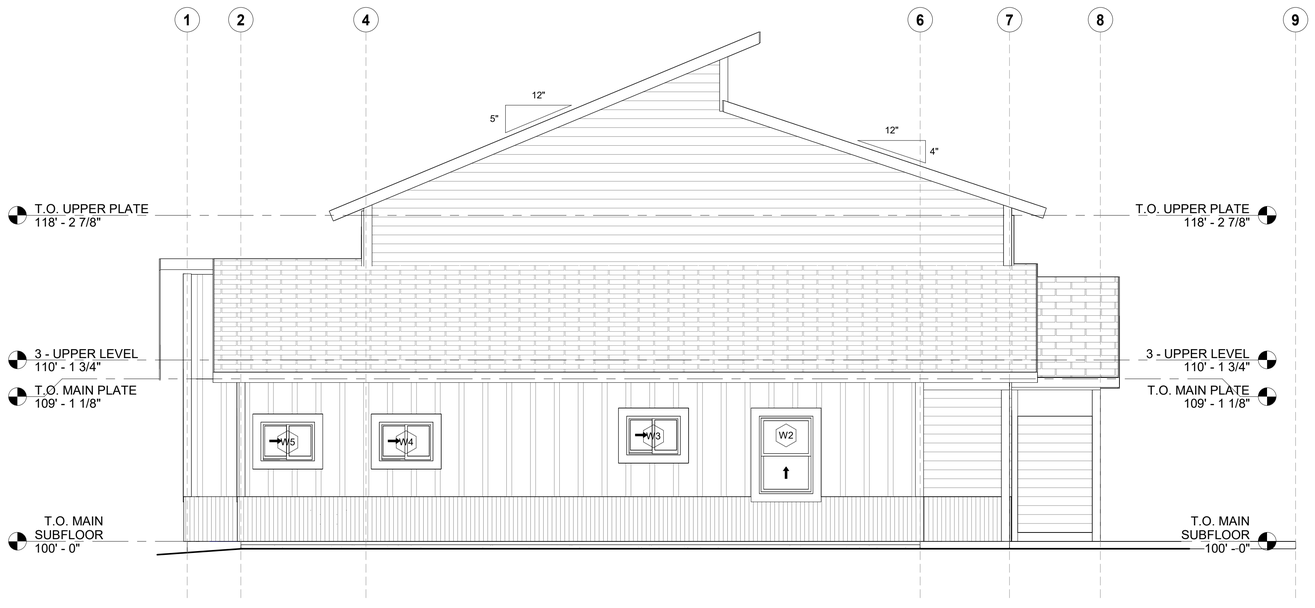
DRAWING TITLE: BUILDING ELEVATIONS & EXTERIOR OUTLINE SPECIFICATIONS

SHEET NO: A2.01



1 EAST ELEVATION

1/4" = 1'-0"



2 NORTH ELEVATION

1/4" = 1'-0"

EXTERIOR MATERIALS

ASPHALT SHINGLE ROOFING	
1x6 HORIZONTAL SIDING	
BOARD-n-BATT SIDING	
1x6 HORIZONTAL SIDING	
POST & BEAMS, PAINTED	
METAL WAINSCOT	

TOMMY TSUNAMI DESIGN

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1507 OAK ST., OURAY, CO 81427
PROJECT NO: 009-2023
ASSESSORS PARCEL NO: 4515-303-19-002
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#	Revisions	Date

DESIGNED BY: TWU	SCALE: AS NOTED
DRAWN BY: TWU	DATE: --.--.--
CHECKED BY: TWU	

DRAWING TITLE
BUILDING ELEVATIONS

SHEET NO.
A2.02

MECHANICAL ELEMENTS / VALVING

- EXISTING EQUIPMENT OR PIPE TO BE REMOVED.
- GATE VALVE
- GLOBE VALVE
- PLUG VALVE
- BUTTERFLY VALVE
- BALL VALVE
- SWING CHECK VALVE
- LIFT CHECK VALVE
- GATE VALVE, ANGLE
- GLOBE VALVE, ANGLE
- DIAPHRAGM VALVE
- BALANCING VALVE
- CBV — CIRCUIT SETTING BALANCING VALVE
- THREE WAY CONTROL VALVE
- TWO WAY CONTROL VALVE
- S — SOLENOID VALVE
- PRESSURE REDUCING VALVE (PRV)
- TPV — TEMPERATURE/PRESSURE RELIEF VALVE
- AIR VENT — HYDRAULIC SEPARATOR
- RELIEF/SAFETY VALVE
- GAS COCK
- AUTOMATIC FILL VALVE
- MV — MANUAL AIR VENT
- AV — AUTOMATIC AIR VENT (EXTEND DISCHARGE TO DRAIN)
- FLOW METER-VENTURI
- FLOW METER-ORIFICE
- DIRECTION OF FLOW
- R D — DIRECTION OF PITCH-RISE OR DROP
- STRAINER
- STRAINER WITH BLOW OFF VALVE
- PIPE RISING UP
- PIPE DROPPING DOWN
- CONCENTRIC REDUCER
- ECCENTRIC REDUCER
- UNION - SCREWED OR FLANGED
- STEAM LEAK DETECTOR
- FSD — FIRE SMOKE DAMPER
- CO — CARBON MONOXIDE
- CD — CARBON DIOXIDE
- AIR SEPARATOR
- A — ANCHOR
- G — GUIDE
- EJ — EXPANSION JOINT
- FS — FLOW SWITCH
- TT — TEMPERATURE TRANSMITTER
- PT/PS — PRESSURE TRANSMITTER OR PRESSURE SWITCH
- TH — THERMOMETER
- GAUGE WITH GAUGE COCK & SYPHON (STEAM)
- AQUASTAT
- GAS PRESSURE REGULATOR
- FLOAT OPERATED CONTROL VALVE
- STEAM TRAP
- EXPANSION LOOP
- VB — VACUUM BREAKER
- T — THERMOSTAT
- S — DIGITAL SENSOR
- OR — PUMP
- HEAT EXCHANGER

HVAC & DUCTWORK SYMBOLS

- SECTION THROUGH RETURN DUCT
- SECTION THROUGH EXHAUST AIR DUCT
- SECTION THROUGH SUPPLY OR OUTSIDE AIR DUCT
- FSD — FIRE / SMOKE DAMPER
- SD — SMOKE DAMPER
- SUPPLY OR OUTSIDE AIR DUCT
- ACCESS DOOR (BOTTOM OR SIDE)
- FD - SD - FSD — ACOUSTICALLY LINED DUCT
- FIRE DAMPER, SMOKE DAMPER, FIRE/SMOKE DAMPER
- VD — MANUAL VOLUME DAMPER
- D — INCLINED DROP IN DIRECTION OF ARROW
- R — INCLINED RISE IN DIRECTION OF ARROW
- TRANSITION, RECTANGULAR TO ROUND
- FLEXIBLE DUCT
- IN-LINE FAN
- TRANSITION, RECTANGULAR
- SPIN-IN COLLAR INTO ADAPTER ON TOP OF DUCT
- CEILING SUPPLY AIR REGISTER/GRILLE
- SIDEWALL SUPPLY AIR REGISTER (SR)
- ELBOW TURNED DOWN
- ELBOW TURNED UP
- ELBOW, RADIUS TYPE
- ELBOW, SQUARE OR RECTANGULAR TYPE WITH AIRFOIL TURNING VANES
- CEILING RETURN AIR REGISTER (RR)
- SIDEWALL RETURN AIR REGISTER (RR)
- OPEN END DUCT
- FXC — FLEXIBLE CONNECTION

LINE DESIGNATION SYMBOLS

CHWR	CHILLED WATER RETURN
CHWS	CHILLED WATER SUPPLY
CA	COMPRESSED AIR
CR	CONDENSER WATER RETURN
CS	CONDENSER WATER SUPPLY
D	DRAIN
HPR	HEAT PUMP RETURN
HPS	HEAT PUMP SUPPLY
HWR	HOT WATER RETURN
HWS	HOT WATER SUPPLY
G	NATURAL GAS
RH	REFRIGERANT HIGH PRESSURE VAPOR
R	REFRIGERANT LIQUID AND VAPOR LINE
RS	REFRIGERANT SUCTION / VAPOR
SMR	SNOWMELT RETURN
SMS	SNOWMELT SUPPLY
V	VENT PIPING

RESPONSIBLE DIVISION:

UNLESS OTHERWISE INDICATED ALL HEATING, VENTILATING, AIR CONDITIONING, PLUMBING, AND OTHER MECHANICAL EQUIPMENT, MOTORS, AND CONTROLS SHALL BE FURNISHED, SET IN PLACE AND WIRED AS FOLLOWS:

ITEM	FURNISHED	SET	POWER WIRED	CONTROL WIRED
EQUIPMENT	23	23	26	--
COMBINATION MAGNETIC MOTOR STARTERS, MAGNETIC MOTOR STARTERS, VFD'S AND CONTACTORS	23(1)	26	26(2)	23
FUSED AND UNFUSED DISCONNECT SWITCHES, THERMAL OVERLOAD SWITCHES AND HEATERS, MANUAL MOTOR STARTERS	26	26	26	--
MANUAL-OPERATING AND MULTI-SPEED SWITCHES	23	26	26	26
CONTROLS, RELAYS, TRANSFORMERS	23	23	26	23
THERMOSTATS (LOW VOLTAGE) AND TIME SWITCHES	23	23	26	23
THERMOSTATS (LINE VOLTAGE)	23	23	26	26
TEMPERATURE CONTROL PANELS	23	23	26	23
MOTOR AND SOLENOID VALVES, DAMPER MOTORS, PE & EP SWITCHES	23	23(2)	--	23(2)
PUSH-BUTTON STATIONS AND PILOT LIGHTS	23	23(2)	--	23(2)
HEATING, COOLING, VENTILATION AND AIR CONDITIONING CONTROLS	23	23	26	23
EXHAUST FAN SWITCHES	23	26	26	23(2)

SUBSCRIPT FOOTNOTES:
1. MOTOR STARTER TO INCLUDE CONTROL TRANSFORMER, HOA SWITCH, (1) NO AND (1)NC AUXILIARY CONTACT, AND "ON" AND "OFF" PILOT LIGHTS.
2. IF ITEM IS FOR LINE VOLTAGE, SET IN PLACE AND CONNECT UNDER DIVISION 26. WHERE FACTORY MOUNTED ON EQUIPMENT OR ATTACHED TO PIPING OR DUCTS AND USING LINE VOLTAGE FURNISH AND SET UNDER DIVISION 23, CONNECT UNDER DIVISION 26.

ABBREVIATIONS:

44" FINISHED FLOOR	MOUNTING HEIGHT ABOVE TO CENTER OF DEVICE	DIFF	DIFFERENTIAL	HR	HOUR	PTAC	PACKAGED TERMINAL AIR CONDITIONER
A	AMPS	DISCH	DISCHARGE	HT	HEIGHT	PV	PLUG VALVE
A.D.	ACCESS DOOR	DIV	DIVISION	HTR	HEATER	PVC	POLYVINYL CHLORIDE
AAV	AIR ADMITTANCE VALVE	DN	DOWN	HWR	HEATING WATER RETURN	QTY	QUANTITY
ABV	ABOVE	DS	DUCT SILENCER	HWS	HEATING WATER SUPPLY	RA	RETURN AIR GRILLE / REGISTER
AC	AIR CONDITIONING UNIT	DWG	DRAWING	HX	HEAT EXCHANGER	RCP	REFLECTED CEILING PLAN
AC	ABOVE COUNTER	DX	DIRECT EXPANSION	HZ	HERTZ	RD	ROOF DRAIN
AD	AREA DRAIN (SEE SYMBOLS)	(E)	EXISTING	ID	INSIDE DIAMETER	REL	RELIEF
A.F.C.	ABOVE FINISHED CEILING	EA	EXHAUST AIR GRILLE/REGISTER	IG	ISOLATED GROUND	REQD	REQUIRED
A.F.G.	ABOVE FINISHED GRADE	EAT	ENTERING AIR TEMPERATURE	IN	INCHES	RF	RETURN FAN
AIC	AMPS INTERRUPTING CAPACITY	EC	ELECTRICAL CONTRACTOR	INV	INVERT	RH	RELATIVE HUMIDITY
A.F.F.	ABOVE FINISHED FLOOR	ECC	ECCENTRIC	JBOX	JUNCTION BOX	RHC	REHEAT COIL
AHU	AIR HANDLING UNIT	EF	EXHAUST FAN	K	KELVIN	RLA	RATED LOAD AMPS
ALUM	ALUMINUM	EFF	EFFICIENCY	KW	KILOWATT	RM	ROOM
AP	ACCESS PANEL OR DOOR	EL	ELEVATION	KVA	KILO VOLT - AMPS	RPM	REVOLUTIONS PER MINUTE
ATS	AUTOMATIC TRANSFER SWITCH	ELEC	ELECTRIC	L	LENGTH	SA	SUPPLY AIR GRILLE / REGISTER
AV	AUDIO / VIDEO	ELEV	ELEVATOR	LAT	LEAVING AIR TEMPERATURE	SC	SHORT CIRCUIT
AVG	AVERAGE	EM	EMERGENCY FUNCTION	LV	LAVATORY	SCA	SHORT CIRCUIT AVAILABLE
AWG	AMERICAN WIRE GAGE	ENT	ENTERING	LB	POUND	SCCR	SHORT CIRCUIT CURRENT RATING
BAS	BUILDING AUTOMATION SYSTEM	EMT	ELECTRIC METALLIC TUBE	LD	LINEAR DIFFUSER	SCH	SCHEDULE
BB	BASEBOARD	EQ	EQUAL	LF	LINEAR FEET	SD	SMOKE DAMPER
BD	BACK DRAFT DAMPER	EQUIP	EQUIPMENT	LIN	LINEAR	SEF	SMOKE EXHAUST FAN
BFP	BACK FLOW PREVENTOR	EQUIV	EQUIVALENT	LIQ	LIQUID	SF	SUPPLY FAN
BL	BOILER	ES	END SWITCH	LM	LUMEN	SH	SENSIBLE HEAT
BLDG	BUILDING	ESP	EXTERNAL STATIC PRESSURE	LRA	LOCKED ROTOR AMPS	SH	SHOWER
BLW	BELOW	ET	EXPANSION TANK	LV	LOUVER	SP	STATIC PRESSURE
BOB	BOTTOM OF BEAM	EWC	ELECTRIC WATER COOLER	LVG	LEAVING	SPD	SURGE PROTECTION DEVICE
BOD	BOTTOM OF DUCT	EWT	ENTERING WATER TEMPERATURE	LWT	LEAVING WATER TEMPERATURE	SPEC	SPECIFICATION
BOP	BOTTOM OF PIPE	EX	EXHAUST	MBH	THOUSANDS OF BTU PER HOUR	SQ	SQUARE
BSMT	BASEMENT	EXPAN	EXPANSION	MC	MECHANICAL CONTRACTOR	SS	STAINLESS STEEL
BTU	BRITISH THERMAL UNIT	EXT	EXTERNAL	MCA	MINIMUM CIRCUIT AMPACITY	SS	SAFETY SHOWER
C	CHILLER	F	DEGREES FAHRENHEIT	MCB	MAIN CIRCUIT BREAKER	STD	STANDARD
CAP	CAPACITY	FA	FREE AREA	MD	MOTORIZED DAMPER	STL	STEEL
CB	CIRCUIT BREAKER	FC	FAN COIL UNIT	MDP	MAIN DISTRIBUTION PANEL	SYS	SYSTEM
CBV	CIRCUIT BALANCING VALVE	FC	FOOTCANDLE	MED	MEDIUM	TEMP	TEMPERATURE
CCT	CORRELATED COLOR TEMPERATURE	FCV	FLOW CONTROL VALVE	MFR	MANUFACTURER	TR	TRANSFER GRILLE / REGISTER
CKT	CIRCUIT	FD	FIRE DAMPER	MIN	MINIMUM	TR	TAMPER RESISTANT
CFH	CUBIC FEET PER HOUR	FD	FLOOR DRAIN	MISC	MISCELLANEOUS	TT	TEMPERATURE TRANSMITTER
CFM	CUBIC FEET PER MINUTE	FIN	FINISHED	MLO	MAIN LUG ONLY	TTB	TELECOMMUNICATIONS TERMINAL BACKBOARD
CHWR	CHILLED WATER RETURN	FLA	FULL LOAD AMPS	MOCP	MAXIMUM OVERCURRENT PROTECTION	TYP	TYPICAL
CHWS	CHILLED WATER SUPPLY	FLEX	FLEXIBLE	MTD	MOUNTED	TX	TRANSFORMER
CI	CAST IRON	FLR	FLOOR	MUA	MAKE-UP AIR UNIT	UC	UNDERCUT DOOR
CL	CENTER LINE	FOB	FLAT ON BOTTOM	N	NEUTRAL	UH	UNIT HEATER
CLG	CEILING	FOT	FLAT ON TOP	NC	NORMALLY CLOSED	UNO	UNLESS NOTED OTHERWISE
CMU	CONCRETE MASONRY UNIT	FP	FIRE PROTECTION	NEG	NEGATIVE	UNOCC	UNOCCUPIED
CO	CLEAN OUT	FP	FIRE PUMP	NIC	NOT IN CONTRACT	UR	URINAL
COL	COLUMN	FPM	FEET PER MINUTE	NL	NIGHT / SECURITY LIGHT - DO NOT SWITCH	V	VOLTS
COMP	COMPRESSOR	FPS	FEET PER SECOND	NO	NORMALLY OPEN	VA	VOLT AMPERE
CONC	CONCRETE	FS	FLOW SWITCH	NOM	NOMINAL	VA	VALVE
COND	CONDENSATE	FSD	FIRE/SMOKE DAMPER	NTS	NOT TO SCALE	VAV	VARIABLE AIR VOLUME UNIT
CONN	CONNECTION	FT	FEET	OA	OUTSIDE AIR	VFD	VARIABLE FREQUENCY DRIVE
CONT	CONTINUATION	FXC	FLEXIBLE CONNECTION	OBD	OPPOSED BLADE DAMPER	VRF	VARIABLE REFRIGERANT FLOW
CONTR	CONTRACTOR	GND	GROUND	OC	ON CENTER	VOLT	VOLTAGE
CRI	COLOR RENDERING INDEX	GA	GAUGE	OCC	OCCUPIED	VTR	VENT THROUGH ROOF
CT	COOLING TOWER	GAL	GALLON	OCP	OVER CURRENT PROTECTION	W	WIDTH
CT	CURRENT TRANSFORMER	GALV	GALVANIZED	OD	OUTSIDE DIAMETER	W	WATTS
CU	CONDENSING UNIT	GEC	GROUND ELECTRODE CONDUCTOR	OL	OVERLOAD	W/	WITH
CU	COPPER	GFCI / GFI	GROUND FAULT CIRCUIT INTERRUPTER	ORD	OVERFLOW ROOF DRAIN	W/O	WITHOUT
CUH	CABINET UNIT HEATER	GC	GENERAL CONTRACTOR	OZ	OUNCE	WB	WET BULB
CVB	CONSTANT VOLUME BOX	GPH	GALLONS PER HOUR	PBD	PARALLEL BLADE DAMPER	WC	WATER COLUMN
CWR	CONDENSER WATER RETURN	GPM	GALLONS PER MINUTE	PD	PRESSURE DROP	WC	WATER CLOSET
CWS	CONDENSER WATER SUPPLY	GRS/LB	GRAINS PER POUND	PH	PHASE	WG	WATER GAUGE
DB	DRY BULB	H 2O	WATER	POS	POSITIVE PRESSURE	WP	WEATHERPROOF
DEPT	DEPARTMENT	HB	HOSE BIBB	POS	POINT OF SALES	WPIU	WEATHERPROOF IN-USE
DF	DRINKING FOUNTAIN	HD	HEAD (SEE SCHEDULES)	PRV	PRESSURE REDUCING VALVE	WSR	WITHSTAND RATING
DIA	DIAMETER	HP	HEAT PUMP	PS	PRESSURE SWITCH	XFMR	TRANSFORMER
DIAG	DIAGRAM	HP	HORSEPOWER	PSI	POUNDS PER SQUARE INCH		
				PT	PRESSURE TRANSMITTER		

SUBSTITUTIONS:

A. SUBSTITUTIONS: SUBSTITUTION OF SPECIFIED EQUIPMENT WILL BE ALLOWED THROUGH A PRIOR APPROVAL PROCESS INITIATED BY THE CONTRACTOR. CONTRACTOR SHALL SUBMIT INTENDED SUBSTITUTION AT LEAST FIVE DAYS PRIOR TO BID FOR APPROVAL FROM ENGINEER. SUBMITTAL SHALL INCLUDE CAPACITIES, DIMENSIONS AND OPERATING INSTRUCTIONS FOR EACH PIECE OF EQUIPMENT. SUBSTITUTION SHALL OCCUR AT NO COST TO THE OWNER. CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF APPROVED SUBSTITUTION AND SHALL INCUR ALL COSTS ASSOCIATED WITH THE SUBSTITUTION INCLUDING STRUCTURAL MODIFICATIONS, SPACE LAYOUT AND REDESIGN COSTS. SEE ALSO DIVISION I GENERAL REQUIREMENTS.

EXAMINATION OF SITE, DRAWINGS, SPECIFICATIONS:

A. EXAMINE CAREFULLY THE SITE AND CONDITIONS OF THE SITE. PROVIDE ALL NECESSARY EQUIPMENT AND LABOR TO INSTALL A COMPLETE WORKING SYSTEM WITHIN THE SITE CONDITIONS.

B. EXAMINE THE DRAWINGS AND SPECIFICATIONS AND 5 DAYS PRIOR TO BIDDING REPORT ANY ERRORS, OMISSIONS, INCONSISTENCIES, AND CONFLICTS TO THE ENGINEER TO BE REMEDIED IN AN ADDENDUM TO THE PROJECT PRIOR TO BID TIME.

C. DRAWINGS ARE DIAGRAMMATIC AND CATALOG NUMBERS GIVEN ARE FOR REFERENCE ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE CAPACITY OF THE EQUIPMENT MEETS THE DRAWING REQUIREMENTS AND SHALL NOT DIMENSION FROM THE MECHANICAL, PLUMBING, OR PIPING DRAWINGS.

D. THE LATEST ADOPTED VERSIONS OF THE INTERNATIONAL BUILDING CODES SHALL BE USED AS REQUIRED. THIS WILL ALSO INCLUDE THE LATEST ADOPTED VERSIONS OF THE MECHANICAL, PLUMBING AND ENERGY CONSERVATION CODES. ALL METHODS AND MATERIALS REQUIRED BY THESE CODES SHALL BE REQUIRED BY THESE SPECIFICATIONS UNLESS INDICATED OTHERWISE. OTHER APPLICABLE LOCAL CODES AND ORDINANCES SHALL BE AS REQUIRED AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO BE KNOWLEDGEABLE OF THESE REQUIREMENTS.

E. WHERE INSTALLATION PROCEDURES OR ANY PART THEREOF ARE REQUIRED TO BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE MANUFACTURER OF THE MATERIAL BEING INSTALLED, PRINTED COPIES OF THESE RECOMMENDATIONS SHALL BE FURNISHED TO THE ENGINEER PRIOR TO INSTALLATION. INSTALLATION OF THE ITEM WILL NOT BE ALLOWED TO PROCEED UNTIL THE RECOMMENDATIONS ARE RECEIVED. FAILURE TO FURNISH THESE RECOMMENDATIONS CAN BE CAUSE FOR REJECTION OF THE MATERIAL.

MECHANICAL SHEET LIST

Sheet Number	Sheet Name	Sheet Sequence
M0-1	MECHANICAL COVER SHEET	2
M3-1	MECHANICAL - SCHEDULES	4
GME1-0	MECHANICAL / ELECTRICAL CODE COMPLIANCE	1
M1-1	MECHANICAL - MAIN FLOOR PLAN	6
M1-2	MECHANICAL - UPPER FLOOR PLAN	6
M1-3	MECHANICAL - ROOF PLAN	6

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OURAY RIVERWALK RENTALS - BUILDING B
For: Home Trust of Ouray County
1507 OAK ST., OURAY, CO 81427

PROJECT NO: 009-2023
ASSESSORS PARCEL NO: 4515-303-19-002

SET DESCRIPTION: **DESIGN DEVELOPMENT 2024-03-29**

#	Revisions	Date
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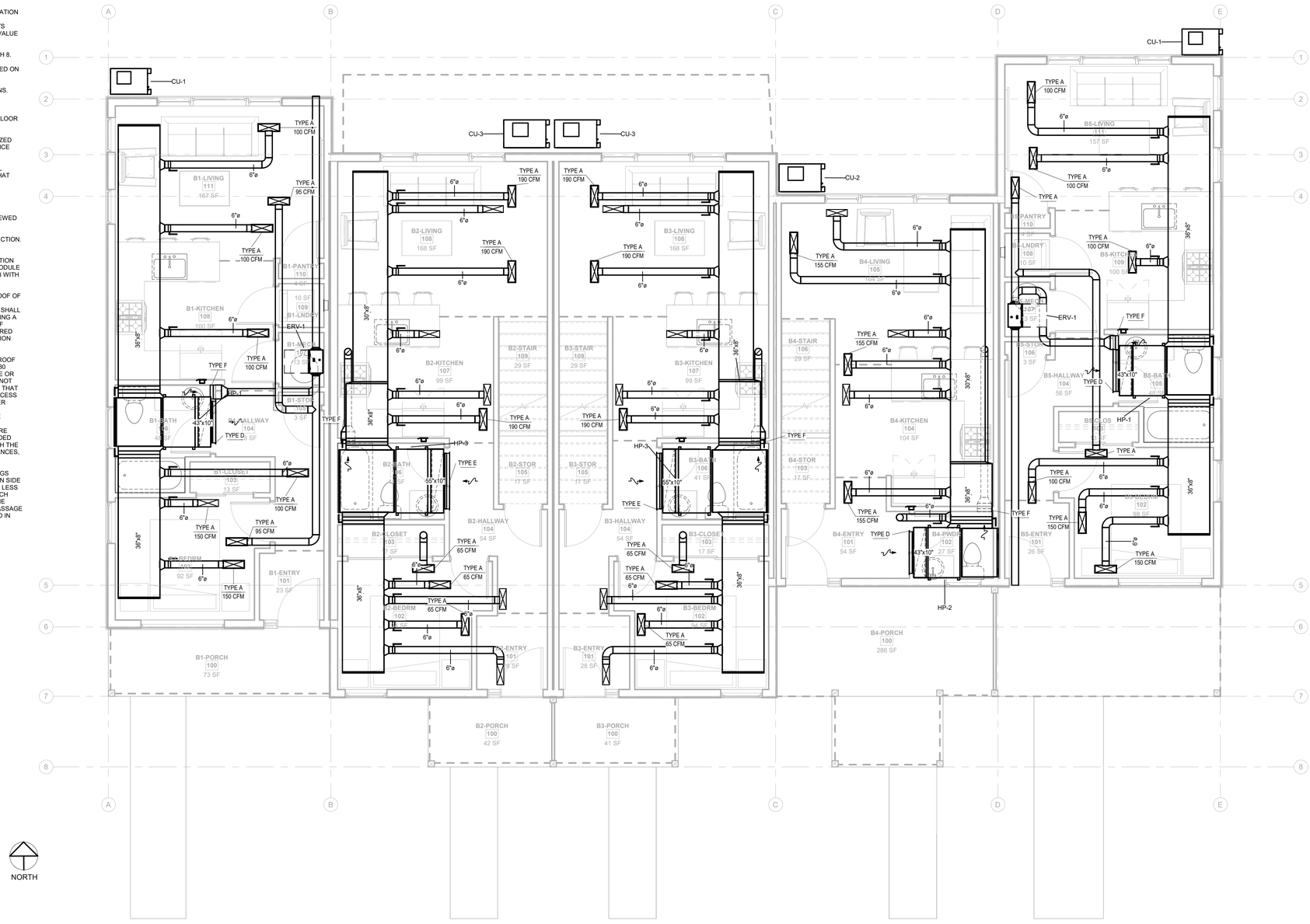
DRAWING TITLE
MECHANICAL COVER SHEET

SHEET NO.
M0-1

MECHANICAL GENERAL NOTES:

1. DRAWING IS DIAGRAMMATIC IN NATURE. LOCATIONS AND SIZES MAY VARY DURING FIELD COORDINATION & INSTALLATION OF MECHANICAL, PLUMBING, & ELECTRICAL. DRAWINGS DO NOT NECESSARILY INDICATE EVERY REQUIRED OFFSET, FITTING, ETC. DRAWINGS ARE NOT TO BE SCALED FOR DIMENSIONS. TAKE ALL DIMENSIONS FROM ARCHITECTURAL DRAWINGS. CERTIFIED EQUIPMENT DRAWINGS AND FROM THE STRUCTURE ITSELF BEFORE FABRICATING ANY WORK. VERIFY ALL SPACE REQUIREMENTS COORDINATING WITH OTHER TRADES, AND INSTALL THE SYSTEMS IN THE SPACE PROVIDED WITHOUT EXTRA CHARGES TO THE OWNER.

2. DUCT DIMENSIONS DO NOT REFLECT ADDITIONAL DIMENSIONS FOR INSULATION. ALL DUCTING SHALL BE INSULATED PER 2021 IECC CODE REQUIREMENTS. (SUPPLY AND RETURN AIR DUCTS AND PLENUMS SHALL BE INSULATED WITH NOT LESS THAN R-6 INSULATION WHERE LOCATED IN UNCONDITIONED SPACES AND WHERE LOCATED OUTSIDE THE BUILDING WITH NOT LESS THAN R-8 INSULATION IN CLIMATE ZONES 0 THROUGH 4 AND NOT LESS THAN R-12 INSULATION IN CLIMATE ZONES 5 THROUGH 8. DUCTS LOCATED UNDERGROUND BENEATH BUILDINGS SHALL BE INSULATED AS REQUIRED IN THIS SECTION OR HAVE AN EQUIVALENT THERMAL DISTRIBUTION EFFICIENCY. UNDERGROUND DUCTS UTILIZING THE THERMAL DISTRIBUTION EFFICIENCY METHOD SHALL BE LISTED AND LABELED TO INDICATE THE R-VALUE EQUIVALENCY. WHERE LOCATED WITHIN A BUILDING ENVELOPE ASSEMBLY, THE DUCT OR PLENUM SHALL BE SEPARATED FROM THE BUILDING EXTERIOR OR UNCONDITIONED OR EXEMPT SPACES BY NOT LESS THAN R-8 INSULATION IN CLIMATE ZONES 0 THROUGH 4 AND NOT LESS THAN R-12 INSULATION IN CLIMATE ZONES 5 THROUGH 8. MESA COUNTY IS **CLIMATE ZONE 5B**)
3. COORDINATE FINAL LOCATION OF THERMOSTAT WITH OWNER PRIOR TO INSTALLATION. IF THERMOSTAT IS LOCATED ON EXTERIOR WALL PROVIDE THERMOSTAT WITH INSULATED BACKING.
4. ALL REFRIGERANT LINES SHALL BE INSULATED IN A WORKMAN LIKE MANNER PER MANUFACTURER'S INSTRUCTIONS. REFRIGERANT LINESET LONGEST LENGTHS SHALL BE 75'.
5. ROUTE CONDENSATE FROM CONDENSING MECHANICAL EQUIPMENT TO CONDENSATE NEUTRALIZATION KITS. CONDENSATE FROM NEUTRALIZATION KITS SHALL BE DISCHARGED INDIRECTLY THROUGH AIR GAP TO NEAREST FLOOR DRAIN.
6. ALL MOTORIZED DAMPERS ON OUTDOOR AIR INTAKES AND EXHAUST SHALL BE PROVIDED WITH CLASS IA MOTORIZED DAMPERS WITH A MAXIMUM LEAKAGE RATE OF 4 CFM/FT² AT 1.0 INCH WATER GAUGE WHEN TESTED IN ACCORDANCE WITH AMCA 500D. (PER 2012 IECC)
7. CONTRACTOR SHALL CLEAN AND SERVICE ALL EXISTING EQUIPMENT TO REMAIN. CONTRACTOR SHALL VERIFY ALL EQUIPMENT TO REMAIN IS PROPERLY FUNCTIONING PRIOR TO RE-USING EQUIPMENT. CONTRACTOR TO INSURE THAT FINAL MECHANICAL SYSTEM WILL OPERATE AS INTENDED ON PROVIDED DRAWINGS.
8. MECHANICAL EQUIPMENT MANUFACTURERS AS SCHEDULED ON MECHANICAL DRAWINGS ARE SUGGESTED MANUFACTURERS. UNLESS NOTED OTHERWISE DUE TO OWNER/CLIENT REQUIREMENTS AND PREFERENCES. MECHANICAL CONTRACTOR CAN SUBMIT EQUIVALENT EQUIPMENT FROM MANUFACTURERS THAT DIFFER FROM SCHEDULED MECHANICAL EQUIPMENT. ALTERNATE MANUFACTURERS OF MECHANICAL EQUIPMENT WILL BE REVIEWED FOR EQUIVALENCE OF PERFORMANCE AND FUNCTIONALITY BY ENGINEER.
9. SINGLE PHASE VRF HEAT PUMP CONDENSER MODULES SHALL BE PROVIDED WITH LOCAL POWER SOURCE PROTECTION. POWER SOURCE PROTECTION DEVICE SHALL BE BETWEEN MAIN POWER SUPPLIED TO THE UNIT AND INTERNAL COMPONENTS. POWER PROTECTION DEVICE SHALL PROVIDE PROTECTION FROM VOLTAGE SAG AND SPORADIC FREQUENCY. POWER PROTECTION DEVICE SHALL AUTOMATICALLY SHUT OFF CONDENSER MODULE UPON DETECTION OF POWER EVENT. PHASE PROTECTION DEVICE SHALL AUTOMATICALLY ENERGIZE AND START UP CONDENSER MODULE UPON POWER EVENT ENDING. POWER MONITOR PROTECTION DEVICE SHALL BE SIMILAR/EQUIVALENT TO ICM #493 WITH 2-POLE CONFIGURATIONS.
10. WHERE EQUIPMENT REQUIRING ACCESS OR APPLIANCES ARE LOCATED ON AN ELEVATED STRUCTURE OR THE ROOF OF A BUILDING SUCH THAT PERSONNEL WILL HAVE TO CLIMB HIGHER THAN 16 FEET ABOVE GRADE TO ACCESS SUCH EQUIPMENT OR APPLIANCES, AN INTERIOR OR EXTERIOR MEANS OF ACCESS SHALL BE PROVIDED. SUCH ACCESS SHALL NOT REQUIRE CLIMBING OVER OBSTRUCTIONS GREATER THAN 30 INCHES IN HEIGHT OR WALKING ON ROOFS HAVING A SLOPE GREATER TAN 4 UNITS VERTICAL IN 12 UNITS HORIZONTAL. SUCH ACCESS SHALL NOT REQUIRE THE USE OF PORTABLE LADDERS. WHERE ACCESS INVOLVES CLIMBING OVER PARAPET WALLS, THE HEIGHT SHALL BE MEASURED TO THE TOP OF THE PARAPET WALL. PERMANENT LADDERS SHALL COMPLY WITH REQUIREMENTS LISTED IN SECTION 306.5 OF THE 2018 INTERNATIONAL MECHANICAL CODE.
11. WHERE APPLIANCES, EQUIPMENT, FANS OR OTHER COMPONENTS THAT REQUIRE SERVICE ARE INSTALLED ON A ROOF HAVING A SLOPE OF 3 UNITS VERTICAL IN 12 UNITS HORIZONTAL OR GREATER AND HAVING AN EDGE MORE THAN 30 INCHES ABOVE GRADE AT SUCH EDGE, A LEVEL PLATFORM SHALL BE PROVIDED ON EACH SIDE OF THE APPLIANCE OR EQUIPMENT TO WHICH ACCESS IS REQUIRED FOR SERVICE, REPAIR OR MAINTENANCE. THE PLATFORM SHALL BE NOT LESS THAN 30" IN ANY DIMENSION AND SHALL BE PROVIDED WITH GUARDS. PLATFORM SHALL BE DESIGNED SUCH THAT EQUIPMENT MAINTENANCE ACCESS IS MAINTAINED PER MANUFACTURER'S INSTALLATION REQUIREMENTS (I.E. ACCESS PANELS AND DOORS CAN BE OPENED AND COMPONENTS CAN BE REMOVED AND MAINTAINED PER MANUFACTURER REQUIREMENTS). THE GUARDS SHALL EXTEND NOT LESS THAN 42 INCHES ABOVE THE PLATFORM, SHALL BE CONSTRUCTED SO AS TO PREVENT THE PASSAGE OF A 21 INCH DIAMETER SPHERE AND SHALL COMPLY WITH THE LOADING REQUIREMENTS FOR GUARDS SPECIFIED IN THE INTERNATIONAL BUILDING CODE. ACCESS SHALL NOT REQUIRE WALKING ON ROOFS HAVING A SLOPE GREATER THAN 4 UNITS VERTICAL IN 12 UNITS HORIZONTAL. WHERE ACCESS INVOLVES OBSTRUCTIONS GREATER THAN 30 INCHES IN HEIGHT, SUCH OBSTRUCTIONS SHALL BE PROVIDED WITH LADDERS INSTALLED IN ACCORDANCE WITH SECTION 306.5 OR STAIRWAYS INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS SPECIFIED IN THE INTERNATIONAL BUILDING CODE IN THE PATH OF TRAVEL TO AND FROM APPLIANCES, FANS OR EQUIPMENT REQUIRING SERVICE.
12. GUARDS SHALL BE PROVIDED WHERE VARIOUS COMPONENTS THAT REQUIRE SERVICE AND ROOF HATCH OPENINGS ARE LOCATED WITHIN 10 FEET OF A ROOF EDGE OR OPEN SIDE OF A WALKING SURFACE AND SUCH EDGE OR OPEN SIDE IS LOCATED MORE THAN 30 INCHES ABOVE THE FLOOR, ROOF OR GRADE BELOW. THE GUARD SHALL EXTEND NOT LESS THAN 30 INCHES BEYOND EACH END OF COMPONENTS THAT REQUIRE SERVICE AND EACH END OF THE ROOF HATCH PARALLEL TO THE ROOF EDGE. THE TOP OF THE GUARD SHALL BE LOCATED NOT LESS THAN 42 INCHES ABOVE THE ELEVATED SURFACE ADJACENT TO THE GUARD. THE GUARD SHALL BE CONSTRUCTED SO AS TO PREVENT THE PASSAGE OF A 21 INCH DIAMETER SPHERE AND SHALL COMPLY WITH THE LOADING REQUIREMENTS FOR GUARDS SPECIFIED IN THE INTERNATIONAL BUILDING CODE. NOTE - GUARDS ARE NOT REQUIRED WHERE FALL ARREST/RESTRAINT ANCHORAGE DEVICES THAT COMPLY WITH ANSI/ASSP Z359.1 ARE INSTALLED.



NORTH

MECHANICAL - MAIN FLOOR PLAN

1/4" = 1'-0"

BUILDING B

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DRAWN BY: BCE	DATE: 03/29/2024
CHECKED BY: BCE	

DRAWING TITLE: MECHANICAL - MAIN FLOOR PLAN

SHEET NO. M1-1

MECHANICAL GENERAL NOTES:

1. DRAWING IS DIAGRAMMATIC IN NATURE. LOCATIONS AND SIZES MAY VARY DURING FIELD COORDINATION & INSTALLATION OF MECHANICAL, PLUMBING, & ELECTRICAL. DRAWINGS DO NOT NECESSARILY INDICATE EVERY REQUIRED OFFSET, FITTING, ETC. DRAWINGS ARE NOT TO BE SCALED FOR DIMENSIONS. TAKE ALL DIMENSIONS FROM ARCHITECTURAL DRAWINGS, CERTIFIED EQUIPMENT DRAWINGS AND FROM THE STRUCTURE ITSELF BEFORE FABRICATING ANY WORK. VERIFY ALL SPACE REQUIREMENTS COORDINATING WITH OTHER TRADES, AND INSTALL THE SYSTEMS IN THE SPACE PROVIDED WITHOUT EXTRA CHARGES TO THE OWNER.

2. DUCT DIMENSIONS DO NOT REFLECT ADDITIONAL DIMENSIONS FOR INSULATION. ALL DUCTING SHALL BE INSULATED PER 2021 IECC CODE REQUIREMENTS. (SUPPLY AND RETURN AIR DUCTS AND PLENUMS SHALL BE INSULATED WITH NOT LESS THAN R-6 INSULATION WHERE LOCATED IN UNCONDITIONED SPACES AND WHERE LOCATED OUTSIDE THE BUILDING WITH NOT LESS THAN R-8 INSULATION IN CLIMATE ZONES 0 THROUGH 4 AND NOT LESS THAN R-12 INSULATION IN CLIMATE ZONES 5 THROUGH 8. DUCTS LOCATED UNDERGROUND BENEATH BUILDINGS SHALL BE INSULATED AS REQUIRED IN THIS SECTION OR HAVE AN EQUIVALENT THERMAL DISTRIBUTION EFFICIENCY. UNDERGROUND DUCTS UTILIZING THE THERMAL DISTRIBUTION EFFICIENCY METHOD SHALL BE LISTED AND LABELED TO INDICATE THE R-VALUE EQUIVALENCY. WHERE LOCATED WITHIN A BUILDING ENVELOPE ASSEMBLY, THE DUCT OR PLENUM SHALL BE SEPARATED FROM THE BUILDING EXTERIOR OR UNCONDITIONED OR EXEMPT SPACES BY NOT LESS THAN R-8 INSULATION IN CLIMATE ZONES 0 THROUGH 4 AND NOT LESS THAN R-12 INSULATION IN CLIMATE ZONES 5 THROUGH 8. MESA COUNTY IS **CLIMATE ZONE 5B**)
3. COORDINATE FINAL LOCATION OF THERMOSTAT WITH OWNER PRIOR TO INSTALLATION. IF THERMOSTAT IS LOCATED ON EXTERIOR WALL PROVIDE THERMOSTAT WITH INSULATED BACKING.

4. ALL REFRIGERANT LINES SHALL BE INSULATED IN A WORKMAN LIKE MANNER PER MANUFACTURER'S INSTRUCTIONS. REFRIGERANT LINESET LONGEST LENGTHS SHALL BE 75'.

5. ROUTE CONDENSATE FROM CONDENSING MECHANICAL EQUIPMENT TO CONDENSATE NEUTRALIZATION KITS. CONDENSATE FROM NEUTRALIZATION KITS SHALL BE DISCHARGED INDIRECTLY THROUGH AIR GAP TO NEAREST FLOOR DRAIN.

6. ALL MOTORIZED DAMPERS ON OUTDOOR AIR INTAKES AND EXHAUST SHALL BE PROVIDED WITH CLASS IA MOTORIZED DAMPERS WITH A MAXIMUM LEAKAGE RATE OF 4 CFM/FT² AT 1.0 INCH WATER GAUGE WHEN TESTED IN ACCORDANCE WITH AMCA 500D. (PER 2012 IECC)

7. CONTRACTOR SHALL CLEAN AND SERVICE ALL EXISTING EQUIPMENT TO REMAIN. CONTRACTOR SHALL VERIFY ALL EQUIPMENT TO REMAIN IS PROPERLY FUNCTIONING PRIOR TO RE-USING EQUIPMENT. CONTRACTOR TO INSURE THAT FINAL MECHANICAL SYSTEM WILL OPERATE AS INTENDED ON PROVIDED DRAWINGS.

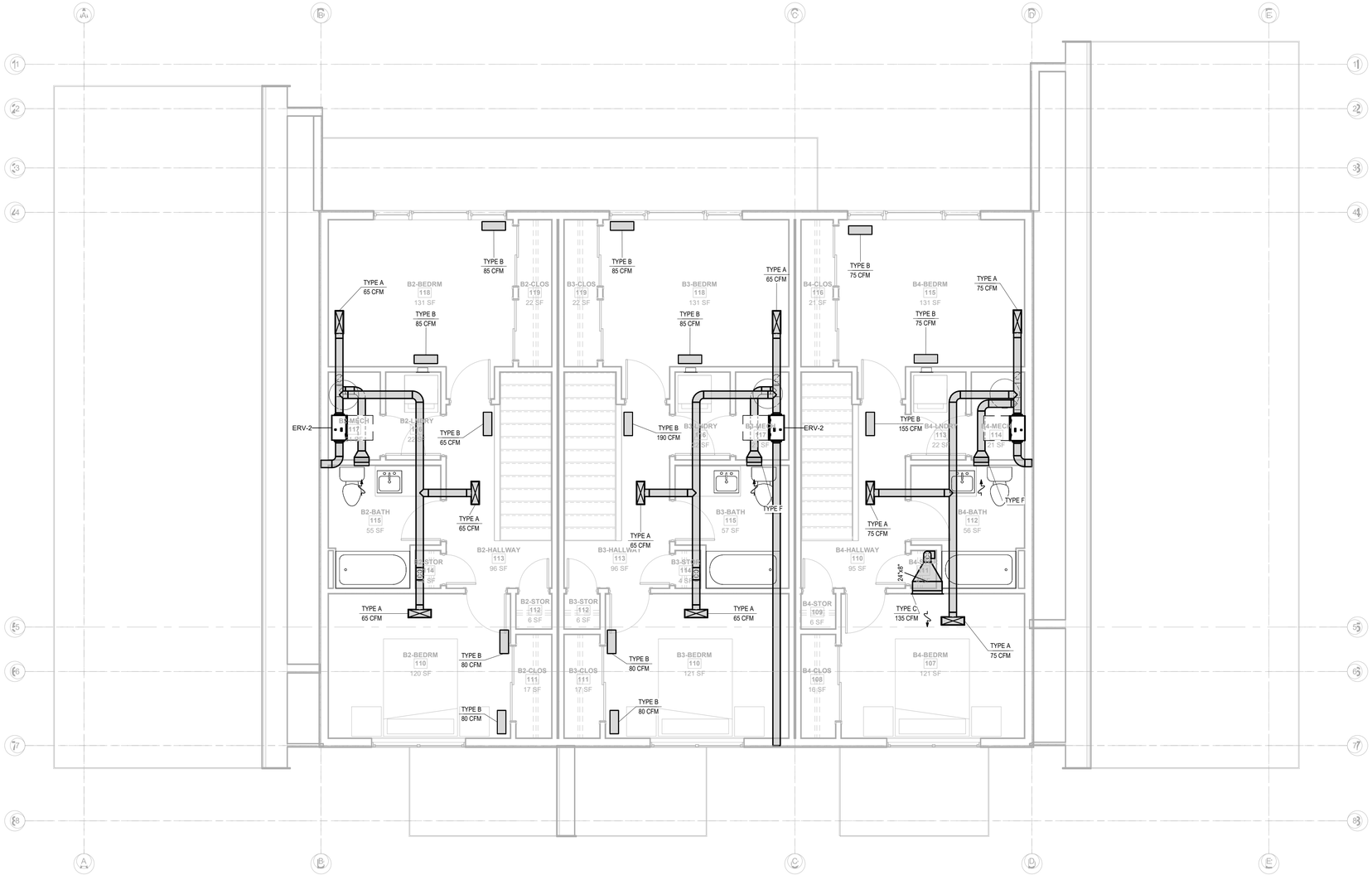
8. MECHANICAL EQUIPMENT MANUFACTURERS AS SCHEDULED ON MECHANICAL DRAWINGS ARE SUGGESTED MANUFACTURER'S. UNLESS NOTED OTHERWISE DUE TO OWNER/CLIENT REQUIREMENTS AND PREFERENCES. MECHANICAL CONTRACTOR CAN SUBMIT EQUIVALENT EQUIPMENT FROM MANUFACTURERS THAT DIFFER FROM SCHEDULED MECHANICAL EQUIPMENT. ALTERNATE MANUFACTURERS OF MECHANICAL EQUIPMENT WILL BE REVIEWED FOR EQUIVALENCE OF PERFORMANCE AND FUNCTIONALITY BY ENGINEER.

9. SINGLE PHASE VRF HEAT PUMP CONDENSER MODULES SHALL BE PROVIDED WITH LOCAL POWER SOURCE PROTECTION. POWER SOURCE PROTECTION DEVICE SHALL BE BETWEEN MAIN POWER SUPPLIED TO THE UNIT AND INTERNAL COMPONENTS. POWER PROTECTION DEVICE SHALL PROVIDE PROTECTION FROM VOLTAGE SAG AND SPORADIC FREQUENCY. POWER PROTECTION DEVICE SHALL AUTOMATICALLY SHUT OFF CONDENSER MODULE UPON DETECTION OF POWER EVENT. PHASE PROTECTION DEVICE SHALL AUTOMATICALLY ENERGIZE AND START UP CONDENSER MODULE UPON POWER EVENT ENDING. POWER MONITOR PROTECTION DEVICE SHALL BE SIMILAR/EQUIVALENT TO ICM #493 WITH 2-POLE CONFIGURATIONS.

10. WHERE EQUIPMENT REQUIRING ACCESS OR APPLIANCES ARE LOCATED ON AN ELEVATED STRUCTURE OR THE ROOF OF A BUILDING SUCH THAT PERSONNEL WILL HAVE TO CLIMB HIGHER THAN 16 FEET ABOVE GRADE TO ACCESS SUCH EQUIPMENT OR APPLIANCES, AN INTERIOR OR EXTERIOR MEANS OF ACCESS SHALL BE PROVIDED. SUCH ACCESS SHALL NOT REQUIRE CLIMBING OVER OBSTRUCTIONS GREATER THAN 30 INCHES IN HEIGHT OR WALKING ON ROOFS HAVING A SLOPE GREATER TAN 4 UNITS VERTICAL IN 12 UNITS HORIZONTAL. SUCH ACCESS SHALL NOT REQUIRE THE USE OF PORTABLE LADDERS. WHERE ACCESS INVOLVES CLIMBING OVER PARAPET WALLS, THE HEIGHT SHALL BE MEASURED TO THE TOP OF THE PARAPET WALL. PERMANENT LADDERS SHALL COMPLY WITH REQUIREMENTS LISTED IN SECTION 306.5 OF THE 2018 INTERNATIONAL MECHANICAL CODE.

11. WHERE APPLIANCES, EQUIPMENT, FANS OR OTHER COMPONENTS THAT REQUIRE SERVICE ARE INSTALLED ON A ROOF HAVING A SLOPE OF 3 UNITS VERTICAL IN 12 UNITS HORIZONTAL OR GREATER AND HAVING AN EDGE MORE THAN 30 INCHES ABOVE GRADE AT SUCH EDGE, A LEVEL PLATFORM SHALL BE PROVIDED ON EACH SIDE OF THE APPLIANCE OR EQUIPMENT TO WHICH ACCESS IS REQUIRED FOR SERVICE, REPAIR OR MAINTENANCE. THE PLATFORM SHALL BE NOT LESS THAN 30" IN ANY DIMENSION AND SHALL BE PROVIDED WITH GUARDS. PLATFORM SHALL BE DESIGNED SUCH THAT EQUIPMENT MAINTENANCE ACCESS IS MAINTAINED PER MANUFACTURER'S INSTALLATION REQUIREMENTS (I.E. ACCESS PANELS AND DOORS CAN BE OPENED AND COMPONENTS CAN BE REMOVED AND MAINTAINED PER MANUFACTURER REQUIREMENTS). THE GUARDS SHALL EXTEND NOT LESS THAN 42 INCHES ABOVE THE PLATFORM, SHALL BE CONSTRUCTED SO AS TO PREVENT THE PASSAGE OF A 21 INCH DIAMETER SPHERE AND SHALL COMPLY WITH THE LOADING REQUIREMENTS FOR GUARDS SPECIFIED IN THE INTERNATIONAL BUILDING CODE. ACCESS SHALL NOT REQUIRE WALKING ON ROOFS HAVING A SLOPE GREATER THAN 4 UNITS VERTICAL IN 12 UNITS HORIZONTAL. WHERE ACCESS INVOLVES OBSTRUCTIONS GREATER THAN 30 INCHES IN HEIGHT, SUCH OBSTRUCTIONS SHALL BE PROVIDED WITH LADDERS INSTALLED IN ACCORDANCE WITH SECTION 306.5 OR STAIRWAYS INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS SPECIFIED IN THE INTERNATIONAL BUILDING CODE IN THE PATH OF TRAVEL TO AND FROM APPLIANCES, FANS OR EQUIPMENT REQUIRING SERVICE.

12. GUARDS SHALL BE PROVIDED WHERE VARIOUS COMPONENTS THAT REQUIRE SERVICE AND ROOF HATCH OPENINGS ARE LOCATED WITHIN 10 FEET OF A ROOF EDGE OR OPEN SIDE OF A WALKING SURFACE AND SUCH EDGE OR OPEN SIDE IS LOCATED MORE THAN 30 INCHES ABOVE THE FLOOR, ROOF OR GRADE BELOW. THE GUARD SHALL EXTEND NOT LESS THAN 30 INCHES BEYOND EACH END OF COMPONENTS THAT REQUIRE SERVICE AND EACH END OF THE ROOF HATCH PARALLEL TO THE ROOF EDGE. THE TOP OF THE GUARD SHALL BE LOCATED NOT LESS THAN 42 INCHES ABOVE THE ELEVATED SURFACE ADJACENT TO THE GUARD. THE GUARD SHALL BE CONSTRUCTED SO AS TO PREVENT THE PASSAGE OF A 21 INCH DIAMETER SPHERE AND SHALL COMPLY WITH THE LOADING REQUIREMENTS FOR GUARDS SPECIFIED IN THE INTERNATIONAL BUILDING CODE. NOTE - GUARDS ARE NOT REQUIRED WHERE FALL ARREST/RESTRAINT ANCHORAGE DEVICES THAT COMPLY WITH ANSI/ASSP Z359.1 ARE INSTALLED.



NORTH

MECHANICAL - UPPER FLOOR PLAN

1/4" = 1'-0"

BUILDING B

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OURAY RIVERWALK RENTALS - BUILDING B
For: Home Trust of Ouray County
1507 OAK ST., OURAY, CO 81427

PROJECT NO: 009-2023
ASSESSORS PARCEL NO: 4515-303-19-002
SET DESCRIPTION: **DESIGN DEVELOPMENT 2024-03-29**

#	Revisions	Date
	DRAFT COPY	

DESIGNED BY: BCE	SCALE: AS NOTED
DRAWN BY: BCE	DATE: 03/29/2024
CHECKED BY: BCE	

DRAWING TITLE: MECHANICAL - UPPER FLOOR PLAN

SHEET NO. M1-2

PLUMBING PIPE DESIGNATIONS

LINE TYPE	DESCRIPTION
140	HIGH TEMPERATURE (140°) WATER PIPE
	COLD WATER PIPE (CW)
CA	COMPRESSED AIR
DC	DECONTAMINATION PIPING
DER	DEIONIZED WATER RETURN
DES	DEIONIZED WATER SUPPLY
DIS	DISTILLED WATER SUPPLY
DIR	DISTILLED WATER RETURN
CD	EQUIPMENT CONDENSATE DRAIN
FP	FIRE MAIN
GW	GREASE WASTE PIPE
HE	HELIUM
HPS	HIGH PRESSURE STEAM
HPC	HIGH PRESSURE CONDENSATE
	HOT WATER RECIRCULATION (HWR)
	HOT WATER PIPE (HW)
H2	HYDROGEN
LPC	LOW PRESSURE CONDENSATE
LPS	LOW PRESSURE STEAM
MA	MEDICAL AIR
G	NATURAL GAS PIPE
N2	NITROGEN
N2O	NITROUS OXIDE
ORD	OVERFLOW STORM WATER PIPE
O2	OXYGEN
PG	PROPANE GAS
RD	ROOF DRAIN PIPE
	SOIL OR WASTE PIPE
S/O	SOIL / OIL WASTE PIPE
TWR	TOWER WATER RETURN
TWS	TOWER WATER SUPPLY
VAC	VACUUM
	VENT PIPE (V)

PLUMBING ELEMENTS / VALVING

LINE TYPE	DESCRIPTION
	PRESSURE REDUCING VALVE (PRV)
	GATE VALVE
	GLOBE VALVE
	PLUG VALVE
	BUTTERFLY VALVE
	BALL VALVE
	SWING CHECK VALVE
	LIFT CHECK VALVE
	GATE VALVE, ANGLE
	GLOBE VALVE, ANGLE
TPV	TEMPERATURE AND PRESSURE RELIEF VALVE
	RELIEF/SAFETY VALVE
	GAS COCK
	GAS PRESSURE REGULATOR
	STRAINER
	STRAINER WITH BLOW OFF VALVE
WH	WATER HEATER
M	WATER METER
	PRESSURE GAGE
	TEMPERATURE GAGE

LINE TYPE	DESCRIPTION
	PIPE RISING UP
	PIPE DROPPING DOWN
	UNION - SCREWED OR FLANGED
PT/PS	PRESSURE TRANSMITTER OR PRESSURE SWITCH
TH/TI	THERMOMETER/TEMPERATURE INDICATOR
PI/GA	GAUGE WITH GAUGE COCK/ PRESSURE INDICATOR
	BACKFLOW PREVENTOR (REDUCED ZONE)
	BACKFLOW PREVENTOR (DOUBLE CHECK VALVE ASSEMBLY)
SA	WATER HAMMER ARRESTER
	CIRCUIT SETTING
HB	HOSE BIBB
RD	ROOF DRAIN
FD	FLOOR DRAIN
AD	AREA DRAIN
CO	FLOOR CLEAN OUT
FS	FLOOR SINK
COG	CLEAN OUT TO GRADE
CO	WALL CLEAN OUT
	FLEXIBLE-CONNECTION
	CHECK VALVE
	VACUUM BREAKER

RESPONSIBLE DIVISION:

UNLESS OTHERWISE INDICATED ALL HEATING, VENTILATING, AIR CONDITIONING, PLUMBING, AND OTHER MECHANICAL EQUIPMENT, MOTORS, AND CONTROLS SHALL BE FURNISHED, SET IN PLACE AND WIRED AS FOLLOWS:

ITEM	FURNISHED	SET	POWER WIRED	CONTROL WIRED
EQUIPMENT	23	23	26	--
COMBINATION MAGNETIC MOTOR STARTERS, MAGNETIC MOTOR STARTERS, VFD'S AND CONTACTORS	23(1)	26	26(2)	23
FUSED AND UNFUSED DISCONNECT SWITCHES, THERMAL OVERLOAD SWITCHES AND HEATERS, MANUAL MOTOR STARTERS	26	26	26	--
MANUAL-OPERATING AND MULTI-SPEED SWITCHES	23	26	26	26
CONTROLS, RELAYS, TRANSFORMERS	23	23	26	23
THERMOSTATS (LOW VOLTAGE) AND TIME SWITCHES	23	23	26	23
THERMOSTATS (LINE VOLTAGE)	23	23	26	26
TEMPERATURE CONTROL PANELS	23	23	26	23
MOTOR AND SOLENOID VALVES, DAMPER MOTORS, PE & EP SWITCHES	23	23(2)	--	23(2)
PUSH-BUTTON STATIONS AND PILOT LIGHTS	23	23(2)	--	23(2)
HEATING, COOLING, VENTILATION AND AIR CONDITIONING CONTROLS	23	23	26	23
EXHAUST FAN SWITCHES	23	26	26	23(2)

SUBSCRIPT FOOTNOTES:
1. MOTOR STARTER TO INCLUDE CONTROL TRANSFORMER, HOA SWITCH, (1) NO AND (1)NC AUXILIARY CONTACT, AND "ON" AND "OFF" PILOT LIGHTS.
2. IF ITEM IS FOR LINE VOLTAGE, SET IN PLACE AND CONNECT UNDER DIVISION 26. WHERE FACTORY MOUNTED ON EQUIPMENT OR ATTACHED TO PIPING OR DUCTS AND USING LINE VOLTAGE FURNISH AND SET UNDER DIVISION 23, CONNECT UNDER DIVISION 26.

ABBREVIATIONS:

44" FINISHED FLOOR	MOUNTING HEIGHT ABOVE TO CENTER OF DEVICE
A	AMPS
A.D.	ACCESS DOOR
AAV	AIR ADMITTANCE VALVE
ABV	ABOVE
AC	AIR CONDITIONING UNIT
AC	ABOVE COUNTER
AD	AREA DRAIN (SEE SYMBOLS)
A.F.C.	ABOVE FINISHED CEILING
A.F.G.	ABOVE FINISHED GRADE
AIC	AMPS INTERRUPTING CAPACITY
A.F.F.	ABOVE FINISHED FLOOR
AHU	AIR HANDLING UNIT
ALUM	ALUMINUM
AP	ACCESS PANEL OR DOOR
ATS	AUTOMATIC TRANSFER SWITCH
AV	AUDIO / VIDEO
AVG	AVERAGE
AWG	AMERICAN WIRE GAGE
BAS	BUILDING AUTOMATION SYSTEM
BB	BASEBOARD
BD	BACK DRAFT DAMPER
BFP	BACK FLOW PREVENTOR
BL	BOILER
BLDG	BUILDING
BLW	BELOW
BOB	BOTTOM OF BEAM
BOD	BOTTOM OF DUCT
BOP	BOTTOM OF PIPE
BSMT	BASEMENT
BTU	BRITISH THERMAL UNIT
C	CHILLER
CAP	CAPACITY
CB	CIRCUIT BREAKER
CBV	CIRCUIT BALANCING VALVE
CCT	CORRELATED COLOR TEMPERATURE
CKT	CIRCUIT
CFH	CUBIC FEET PER HOUR
CFM	CUBIC FEET PER MINUTE
CHWR	CHILLED WATER RETURN
CHWS	CHILLED WATER SUPPLY
CI	CAST IRON
CL	CENTER LINE
CLG	CEILING
CMU	CONCRETE MASONRY UNIT
CO	CLEAN OUT
COL	COLUMN
COMP	COMPRESSOR
CONC	CONCRETE
COND	CONDENSATE
CONN	CONNECTION
CONT	CONTINUATION
CONTR	CONTRACTOR
CRI	COLOR RENDERING INDEX
CT	COOLING TOWER
CT	CURRENT TRANSFORMER
CU	CONDENSING UNIT
CU	COPPER
CUH	CABINET UNIT HEATER
CVB	CONSTANT VOLUME BOX
CWR	CONDENSER WATER RETURN
CWS	CONDENSER WATER SUPPLY
DB	DRY BULB
DEPT	DEPARTMENT
DF	DRINKING FOUNTAIN
DIA	DIAMETER
DIAG	DIAGRAM
DIFF	DIFFERENTIAL
DISCH	DISCHARGE
DIV	DIVISION
DN	DOWN
DS	DUCT SILENCER
DWG	DRAWING
DX	DIRECT EXPANSION
(E)	EXISTING
EA	EXHAUST AIR GRILLE/REGISTER
EAT	ENTERING AIR TEMPERATURE
EC	ELECTRICAL CONTRACTOR
ECC	ECCENTRIC
EF	EXHAUST FAN
EFF	EFFICIENCY
EL	ELEVATION
ELEC	ELECTRIC
ELEV	ELEVATOR
EM	EMERGENCY FUNCTION
ENT	ENTERING
EMT	ELECTRIC METALLIC TUBE
EQ	EQUAL
EQUIP	EQUIPMENT
EQUIV	EQUIVALENT
ES	END SWITCH
ESP	EXTERNAL STATIC PRESSURE
ET	EXPANSION TANK
EWC	ELECTRIC WATER COOLER
EWT	ENTERING WATER TEMPERATURE
EX	EXHAUST
EXPAN	EXPANSION
EXT	EXTERNAL
F	DEGREES FAHRENHEIT
FA	FREE AREA
FC	FAN COIL UNIT
FC	FOOTCANDLE
FCV	FLOW CONTROL VALVE
FD	FIRE DAMPER
FD	FLOOR DRAIN
FIN	FINISHED
FLA	FULL LOAD AMPS
FLEX	FLEXIBLE
FLR	FLOOR
FOB	FLAT ON BOTTOM
FOT	FLAT ON TOP
FP	FIRE PROTECTION
FP	FIRE PUMP
FPM	FEET PER MINUTE
FPS	FEET PER SECOND
FS	FLOW SWITCH
FSD	FIRE/SMOKE DAMPER
FT	FEET
FXC	FLEXIBLE CONNECTION
GND	GROUND
GA	GAUGE
GAL	GALLON
GALV	GALVANIZED
GEC	GROUND ELECTRODE CONDUCTOR
GFCI / GFI	GROUND FAULT CIRCUIT INTERRUPTER
GC	GENERAL CONTRACTOR
GPH	GALLONS PER HOUR
GPM	GALLONS PER MINUTE
GRS/LB	GRAINS PER POUND
H 2O	WATER
HB	HOSE BIBB
HD	HEAD (SEE SCHEDULES)
HP	HEAT PUMP
HP	HORSEPOWER
HR	HOUR
HT	HEIGHT
HTR	HEATER
HWR	HEATING WATER RETURN
HWS	HEATING WATER SUPPLY
HX	HEAT EXCHANGER
HZ	HERTZ
ID	INSIDE DIAMETER
IG	ISOLATED GROUND
IN	INCHES
INV	INVERT
JBOX	JUNCTION BOX
K	KELVIN
KW	KILOWATT
KVA	KILO VOLT - AMPS
L	LENGTH
LAT	LEAVING AIR TEMPERATURE
LV	LAVATORY
LB	POUND
LD	LINEAR DIFFUSER
LF	LINEAR FEET
LIN	LINEAR
LIQ	LIQUID
LM	LUMEN
LRA	LOCKED ROTOR AMPS
LV	LOUVER
LVG	LEAVING
LWT	LEAVING WATER TEMPERATURE
MBH	THOUSANDS OF BTU PER HOUR
MC	MECHANICAL CONTRACTOR
MCA	MINIMUM CIRCUIT AMPACITY
MCB	MAIN CIRCUIT BREAKER
MD	MOTORIZED DAMPER
MDP	MAIN DISTRIBUTION PANEL
MED	MEDIUM
MFR	MANUFACTURER
MIN	MINIMUM
MISC	MISCELLANEOUS
MLO	MAIN LUG ONLY
MOCP	MAXIMUM OVERCURRENT PROTECTION
MTD	MOUNTED
MUA	MAKE-UP AIR UNIT
N	NEUTRAL
NC	NORMALLY CLOSED
NEG	NEGATIVE
NIC	NOT IN CONTRACT
NL	NIGHT / SECURITY LIGHT - DO NOT SWITCH
NO	NORMALLY OPEN
NOM	NOMINAL
NTS	NOT TO SCALE
OA	OUTSIDE AIR
OBD	OPPOSED BLADE DAMPER
OC	ON CENTER
OCC	OCCUPIED
OCP	OVER CURRENT PROTECTION
OD	OUTSIDE DIAMETER
OL	OVERLOAD
ORD	OVERFLOW ROOF DRAIN
OZ	OUNCE
PBD	PARALLEL BLADE DAMPER
PD	PRESSURE DROP
PH	PHASE
POS	POSITIVE PRESSURE
POS	POINT OF SALES
PRV	PRESSURE REDUCING VALVE
PS	PRESSURE SWITCH
PSI	POUNDS PER SQUARE INCH
PT	PRESSURE TRANSMITTER
PTAC	PACKAGED TERMINAL AIR CONDITIONER
PV	PLUG VALVE
PVC	POLYVINYL CHLORIDE
QTY	QUANTITY
RA	RETURN AIR GRILLE / REGISTER
RCP	REFLECTED CEILING PLAN
RD	ROOF DRAIN
REL	RELIEF
REQD	REQUIRED
RF	RETURN FAN
RH	RELATIVE HUMIDITY
RHC	REHEAT COIL
RLA	RATED LOAD AMPS
RM	ROOM
RPM	REVOLUTIONS PER MINUTE
SA	SUPPLY AIR GRILLE / REGISTER
SC	SHORT CIRCUIT
SCA	SHORT CIRCUIT AVAILABLE
SCCR	SHORT CIRCUIT CURRENT RATING
SCH	SCHEDULE
SD	SMOKE DAMPER
SEF	SMOKE EXHAUST FAN
SF	SUPPLY FAN
SH	SENSIBLE HEAT
SH	SHOWER
SP	STATIC PRESSURE
SPD	SURGE PROTECTION DEVICE
SPEC	SPECIFICATION
SQ	SQUARE
SS	STAINLESS STEEL
SS	SAFETY SHOWER
STD	STANDARD
STL	STEEL
SYS	SYSTEM
TEMP	TEMPERATURE
TR	TRANSFER GRILLE / REGISTER
TR	TAMPER RESISTANT
TT	TEMPERATURE TRANSMITTER
TTB	TELECOMMUNICATIONS TERMINAL BACKBOARD
TYP	TYPICAL
TX	TRANSFORMER
UC	UNDERCUT DOOR
UH	UNIT HEATER
UNO	UNLESS NOTED OTHERWISE
UNOCC	UNOCCUPIED
UR	URINAL
V	VOLTS
VA	VOLT AMPERE
VA	VALVE
VAV	VARIABLE AIR VOLUME UNIT
VFD	VARIABLE FREQUENCY DRIVE
VRF	VARIABLE REFRIGERANT FLOW
VOLT	VOLTAGE
VTR	VENT THROUGH ROOF
W	WIDTH
W	WATTS
W/	WITH
W/O	WITHOUT
WB	WET BULB
WC	WATER COLUMN
WC	WATER CLOSET
WG	WATER GAUGE
WP	WEATHERPROOF
WPIU	WEATHERPROOF IN-USE
WSR	WITHSTAND RATING
XFMR	TRANSFORMER

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SUBSTITUTIONS:

A. SUBSTITUTIONS: SUBSTITUTION OF SPECIFIED EQUIPMENT WILL BE ALLOWED THROUGH A PRIOR APPROVAL PROCESS INITIATED BY THE CONTRACTOR CONTRACTOR SHALL SUBMIT INTENDED SUBSTITUTION AT LEAST FIVE DAYS PRIOR TO BID FOR APPROVAL FROM ENGINEER. SUBMITTAL SHALL INCLUDE CAPACITIES, DIMENSIONS AND OPERATING INSTRUCTIONS FOR EACH PIECE OF EQUIPMENT. SUBSTITUTION SHALL OCCUR AT NO COST TO THE OWNER. CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF APPROVED SUBSTITUTION AND SHALL INCUR ALL COSTS ASSOCIATED WITH THE SUBSTITUTION INCLUDING STRUCTURAL MODIFICATIONS, SPACE LAYOUT AND REDESIGN COSTS. SEE ALSO DIVISION I GENERAL REQUIREMENTS.

EXAMINATION OF SITE, DRAWINGS, SPECIFICATIONS:

A. EXAMINE CAREFULLY THE SITE AND CONDITIONS OF THE SITE. PROVIDE ALL NECESSARY EQUIPMENT AND LABOR TO INSTALL A COMPLETE WORKING SYSTEM WITHIN THE SITE CONDITIONS.

B. EXAMINE THE DRAWINGS AND SPECIFICATIONS AND 5 DAYS PRIOR TO BIDDING REPORT ANY ERRORS, OMISSIONS, INCONSISTENCIES, AND CONFLICTS TO THE ENGINEER TO BE REMEDIED IN AN ADDENDUM TO THE PROJECT PRIOR TO BID TIME.

C. DRAWINGS ARE DIAGRAMMATIC AND CATALOG NUMBERS GIVEN ARE FOR REFERENCE ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE CAPACITY OF THE EQUIPMENT MEETS THE DRAWING REQUIREMENTS AND SHALL NOT DIMENSION FROM THE MECHANICAL, PLUMBING, OR PIPING DRAWINGS.

D. THE LATEST ADOPTED VERSIONS OF THE INTERNATIONAL BUILDING CODES SHALL BE USED AS REQUIRED. THIS WILL ALSO INCLUDE THE LATEST ADOPTED VERSIONS OF THE MECHANICAL, PLUMBING AND ENERGY CONSERVATION CODES. ALL METHODS AND MATERIALS REQUIRED BY THESE CODES SHALL BE REQUIRED BY THESE SPECIFICATIONS UNLESS INDICATED OTHERWISE. OTHER APPLICABLE LOCAL CODES AND ORDINANCES SHALL BE AS REQUIRED AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO BE KNOWLEDGEABLE OF THESE REQUIREMENTS.

E. WHERE INSTALLATION PROCEDURES OR ANY PART THEREOF ARE REQUIRED TO BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE MANUFACTURER OF THE MATERIAL BEING INSTALLED, PRINTED COPIES OF THESE RECOMMENDATIONS SHALL BE FURNISHED TO THE ENGINEER PRIOR TO INSTALLATION. INSTALLATION OF THE ITEM WILL NOT BE ALLOWED TO PROCEED UNTIL THE RECOMMENDATIONS ARE RECEIVED. FAILURE TO FURNISH THESE RECOMMENDATIONS CAN BE CAUSE FOR REJECTION OF THE MATERIAL.

PLUMBING SHEET LIST

Sheet Number	Sheet Name	Sheet Sequence
P3-1	PLUMBING SCHEDULES	3
P0-1	PLUMBING COVER SHEET	1
P1-1	PLUMBING - MAIN FLOOR PLAN	6
P1-2	PLUMBING - UPPER FLOOR PLAN	6
P1-3	PLUMBING - ROOF PLAN	6

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DRAWING TITLE
PLUMBING COVER SHEET

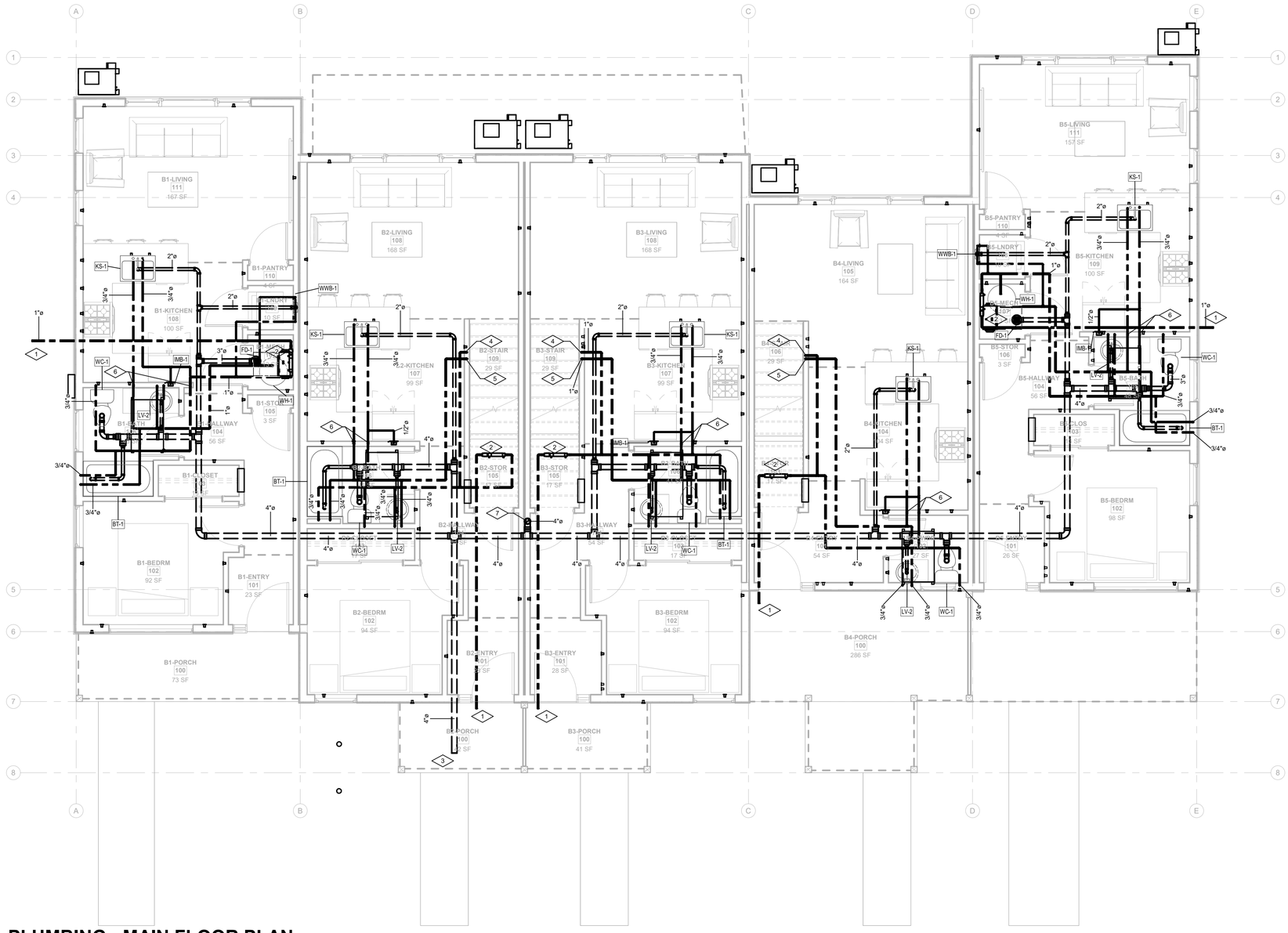
SHEET NO.
P0-1

PLUMBING GENERAL NOTES:

1. DRAWING IS DIAGRAMMATIC IN NATURE. LOCATIONS AND SIZES MAY VARY DURING FIELD COORDINATION & INSTALLATION OF MECHANICAL, PLUMBING, & ELECTRICAL. DRAWINGS DO NOT NECESSARILY INDICATE EVERY REQUIRED OFFSET, FITTING, ETC. DRAWINGS ARE NOT TO BE SCALED FOR DIMENSIONS. TAKE ALL DIMENSIONS FROM ARCHITECTURAL DRAWINGS. CERTIFIED EQUIPMENT DRAWINGS AND FROM THE STRUCTURE ITSELF BEFORE FABRICATING ANY WORK. VERIFY ALL SPACE REQUIREMENTS COORDINATING WITH OTHER TRADES, AND INSTALL THE SYSTEMS IN THE SPACE PROVIDED WITHOUT EXTRA CHARGES TO THE OWNER.
2. PIPE DIMENSIONS DO NOT REFLECT ADDITIONAL DIMENSIONS FOR INSULATION. ALL PIPING SHALL BE INSULATED PER 2018 IECC CODE REQUIREMENTS.
3. CONDENSING WATER HEATER, GAS FURNACE, AND BOILER VENT MATERIAL SHALL COMPLY WITH MANUFACTURER'S LISTED AND APPROVED MATERIALS. PVC SHALL NOT BE USED FOR FLUE/COMBUSTION AIR VENTING MATERIAL. ENGINEERS PREFERRED MATERIAL IS PRESSURE RATED, DOUBLE WALL, GASKETED, 316 STAINLESS STEEL CONDENSING FLUE VENTING MATERIAL. RECOMMENDED MANUFACTURER'S SELKIRK OR JERMIAS.
4. ROUTE CONDENSATE FROM CONDENSING MECHANICAL EQUIPMENT TO CONDENSATE NEUTRALIZATION KITS. CONDENSATE FROM NEUTRALIZATION KITS SHALL BE DISCHARGED INDIRECTLY THROUGH AIR GAP TO NEAREST FLOOR DRAIN.
5. ALL PLUMBING FIXTURES WITH QUICK CLOSING VALVES ON DOMESTIC COLD/HOT WATER SHALL BE PROVIDED WITH WATER HAMMER ARRESTOR.
6. ALL PLUMBING FIXTURES SHALL BE VENTED BY PLUMBING CONTRACTOR PER IPC REQUIREMENTS.
7. CONTRACTOR SHALL CLEAN AND SERVICE ALL EXISTING EQUIPMENT/PLUMBING FIXTURES TO REMAIN. CONTRACTOR SHALL VERIFY ALL EQUIPMENT/PLUMBING FIXTURES ARE PROPERLY FUNCTIONING PRIOR TO RE-USING EQUIPMENT/FIXTURES. CONTRACTOR TO INSURE THAT FINAL PLUMBING SYSTEM WILL OPERATE AS INTENDED ON PROVIDED DRAWINGS.
8. PLUMBING FIXTURE MANUFACTURERS AS SCHEDULED ON PLUMBING DRAWINGS ARE SUGGESTED MANUFACTURER'S AND MODELS. UNLESS NOTED OTHERWISE DUE TO OWNER/CLIENT REQUIREMENTS AND PREFERENCES. PLUMBING CONTRACTOR CAN SUBMIT EQUIVALENT FIXTURES FROM MANUFACTURERS THAT DIFFER FROM SCHEDULED PLUMBING FIXTURES. ALTERNATE MANUFACTURERS OF PLUMBING FIXTURES WILL BE REVIEWED FOR EQUIVALENCE OF PERFORMANCE AND FUNCTIONALITY BY ENGINEER.

P1-1 PLUMBING KEYNOTES

Note Number	Note Text
1	1"Ø DOMESTIC WATER ROUTED INTO UNIT BELOW FREEZE LINE. WATER IS ROUTED TO THE NEAREST STORAGE OR MECHANICAL ROOM FOR BACKFLOW PREVENTION. SEE CIVIL'S SITE PLAN FOR MORE INFORMATION.
2	1"Ø DOMESTIC WATER PRESSURE REDUCING BACK FLOW PREVENTOR. PROVIDE 1-1/2"Ø FIRE WATER ENTRY.
3	4"Ø SANITARY WASTE ROUTED OUT OF BUILDING. SEE CIVIL'S SITE PLAN FOR MORE INFORMATION.
4	1"Ø DOMESTIC COLD WATER RISER TO SECOND FLOOR.
5	1"Ø DOMESTIC HOT WATER ROUTED DOWN FROM WATER HEATER LOCATED ON SECOND FLOOR TO FIRST FLOOR.
6	3/4"Ø DOMESTIC WATER ROUTED DOWN BELOW THE FLOOR AND ROUTED TO KS-1. DOMESTIC WATER CONNECTIONS ARE FROM BELOW THE SINK.
7	4"Ø WASTE PIPE ROUTED DOWN FROM SECOND FLOOR TO 1ST FLOOR. PROVIDE VENTING OR AN AIRGAP PER IPC CODE.



PLUMBING - MAIN FLOOR PLAN

1/4" = 1'-0"

BUILDING B

TOMMY TSUNAMI DESIGN

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Preliminary Not For Construction

THESE DRAWINGS AND SPECIFICATIONS SHALL REMAIN THE PROPERTY OF THE ARCHITECT AND SHALL NOT BE USED FOR ANY OTHER PROJECTS WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

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OURAY RIVERWALK RENTALS - BUILDING B
For: Home Trust of Ouray County
1507 OAK ST., OURAY, CO 81427

PROJECT NO: 009-2023
ASSESSORS PARCEL NO: 4515-303-19-002
SET DESCRIPTION: **DESIGN DEVELOPMENT 2024-03-29**

#	Revisions	Date
	DRAFT COPY	

DESIGNED BY: BCE	SCALE: AS NOTED
DRAWN BY: BCE	DATE: 03/29/2024
CHECKED BY: BCE	

DRAWING TITLE: PLUMBING - MAIN FLOOR PLAN

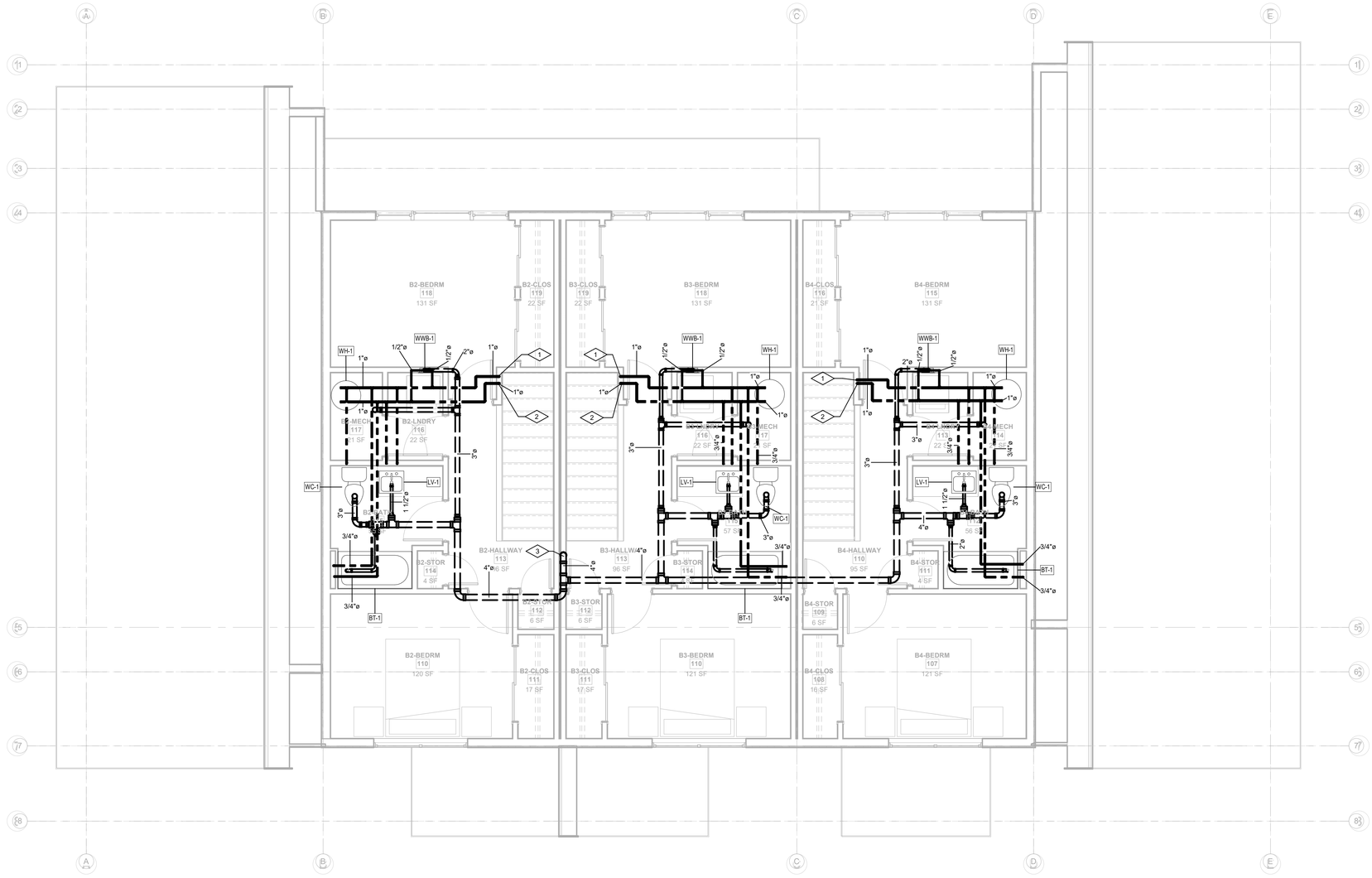
SHEET NO. P1-1

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P1-2 PLUMBING KEYNOTES

Note Number	Note Text
1	1"Ø DOMESTIC COLD WATER RISER FROM 1ST FLOOR TO SECOND FLOOR.
2	1"Ø DOMESTIC HOT WATER ROUTED DOWN FROM WATER HEATER LOCATED ON SECOND FLOOR TO FIRST FLOOR.
3	4"Ø WASTE PIPE ROUTED DOWN FROM SECOND FLOOR TO 1ST FLOOR. PROVIDE VENTING OR AN AIRGAP PER IPC CODE.



NORTH

PLUMBING - UPPER FLOOR PLAN

1/4" = 1'-0"

BUILDING B

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DRAWING TITLE: PLUMBING - UPPER FLOOR PLAN

SHEET NO.: P1-2

FIRE ALARM EQUIPMENT LEGEND

FACP	FIRE ALARM CONTROL PANEL
F	FIRE ALARM PULL STATION
	FIRE ALARM HORN
	FIRE ALARM STROBE
	FIRE ALARM HORN/STROBE
	CEILING MOUNTED SPEAKER
D	DUCT DETECTOR
R	REMOTE LAMP
S P	SMOKE DETECTOR - PHOTOELECTRIC
H 135°	135° STANDARD HEAT DETECTOR
PIR	PIR DETECTOR
DH	DOOR HOLD - MAGNETIC HOLD
FS	FLOW SWITCH
TS	TAMPER SWITCH

COMMUNICATION LEGEND

	CLOCK ONLY
	CLOCK / PA SPEAKER WALL MOUNTED
S	ROUND CEILING MOUNTED SPEAKER
S	SQUARE SPEAKER
IC	INTERCOM PUSH TO CALL SWITCH
WAP	WIRELESS ACCESS POINT ABOVE THE CEILING
PROJECTOR	ABOVE THE CEILING PROJECTOR CONNECTION
HDMI	WALL MOUNTED HDMI
	PLAIN DATA OUTLET
80"	PLAIN DATA OUTLET WITH MOUNTING HEIGHT
	COMBINATION DATA/TELEPHONE
	FLOOR MOUNTED COMBINATION DATA/TELEPHONE
	CEILING MOUNTED COMBINATION DATA/TELEPHONE
	TELEVISION OUTLET

SECURITY SYSTEM LEGEND

	SECURITY CAMERA
HC	ADA DOOR OPERATOR PUSH BUTTON
DS	ELECTRIC DOOR STRIKE
CR	CARD READER FOR DOOR OPERATOR

GENERAL ELECTRICAL NOTES:

1. ALL ELECTRICAL WORK TO COMPLY WITH LATEST EDITION OF NEC, IECC AND ALL APPLICABLE GOVERNING CODES.
2. FIELD COORDINATION DURING CONSTRUCTION IS IMPERATIVE. CONTRACTORS BIDDING THIS WORK MUST MAKE REASONABLE ALLOWANCES FOR UNFORESEEN CONTINGENCIES.
3. ELECTRIC UTILITY TO ADVISE OWNER AND/OR THE ELECTRICAL ENGINEER PRIOR TO SERVICE MODIFICATION REQUIRING COST TO THE OWNER.

WIRING:

1. ALL WIRING IS SHOWN DIAGRAMMATICALLY ON DRAWING, FIELD VERIFY ALL CONDITIONS PRIOR TO ROUGH-IN.
2. ALL CONDUITS AND CONVEYANCES SHALL BE CONCEALED. IN THE EVENT THAT A NEW DEVICE IS BEING INSTALLED IN AN EXISTING DRYWALL PARTITION, PROVIDE A CUT IN TYPE BOX AND FISH FLEXIBLE CONDUIT DOWN INSIDE THE WALL FROM ABOVE THE CEILING AND REPAIR THE DRYWALL AROUND THE CONDUIT. TRANSITION TO EMT ONCE ABOVE THE CEILING.
3. SIZES OF WIRE AND CABLES ARE BASED UPON COPPER CONDUCTORS, UNLESS OTHERWISE INDICATED. ALL CIRCUITS SHALL CONTAIN (2) #12 AWG WITH (1) #12 GND IN 1/2" CONDUIT UNLESS NOTED OTHERWISE.
4. ALL BRANCH CIRCUITS WITH HOME RUNS OVER 50 FEET, WILL BE SIZED ONE SIZE LARGER.
5. ALL PENETRATIONS IN OR THROUGH FIRE RATED PARTITIONS SHALL BE FIRE STOPPED IN SUCH A WAY THAT THE PENETRATION MATCHES THE FIRE RATING OF THE WALL.
6. THE ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION BETWEEN THE APPROPRIATE DISCIPLINES AND CONTRACTORS.
7. COORDINATE ALL DEVICE, FIXTURE AND HARDWARE COLOR SELECTIONS WITH THE ARCHITECT PRIOR TO MAKING SHOP DRAWING SUBMITTALS.
8. COORDINATE THE MOUNTING HEIGHTS OF ALL RECEPTACLES MOUNTED ABOVE COUNTERS, CASEWORK AND APPLIANCE RECEPTACLES WITH ARCHITECTURAL ELEVATIONS.
9. BRANCH CIRCUIT AND SPECIAL SYSTEMS WIRING FOR DEVICES ON WALLS IN FINISHED AREAS WHICH CANNOT BE CONCEALED SHALL BE INSTALLED IN SURFACE MOUNTED RACEWAY.
10. ALL EXPOSED CONDUITS, BOXES, ETC. IN ROOMS TO BE PAINTED SHALL BE PAINTED TO MATCH THE SURROUNDING SURFACE. EXPOSED CONDUITS, BOXES, ETC. IN ROOMS WHICH ARE NOT PAINTED MAY BE LEFT UN-PAINTED. EXPOSED CONDUIT, BOXES, ETC. ON THE EXTERIOR OF BUILDINGS SHALL BE PAINTED TO MATCH THE SURROUNDING SURFACE AS CLOSELY AS POSSIBLE.
11. THE CONTRACTOR IS RESPONSIBLE FOR PATCHING, PAINTING, REPAIRING OR REPLACEMENT OF ALL WALLS, CEILING OR OTHER BUILDING ELEMENTS WHICH ARE DISTURBED AS PART OF THE DEMOLITION AND/OR INSTALLATION OF ELECTRICAL WORK.
12. PROVIDE ELECTRICAL CONNECTION TO ALL FIRE, SMOKE, AND FIRE / SMOKE DAMPERS INCLUDING POWER AND FIRE ALARM. VERIFY EXACT SIZE AND FINAL LOCATION OF ALL DAMPERS WITH THE MECHANICAL CONTRACTOR. ALL ROOFTOP UNITS RATED AT MORE THAN 2000 CFM WILL BE OUTFITTED WITH A DUCT DETECTOR IN THE RETURN DUCT. ALL ROOFTOP UNITS RATED AT MORE THAN 15000 CFM WILL BE OUTFITTED WITH A DUCT DETECTOR IN BOTH THE SUPPLY AND RETURN DUCT AT ROOFTOP LEVEL AND IN THE RETURN DUCT AT EVERY LEVEL THAT IS SERVED. ELECTRICAL CONTRACTOR WILL PROVIDE A REMOTE TEST STATION AND ALL WIRING NECESSARY TO COMPLETE INSTALLATION.
13. REFER TO THE MECHANICAL EQUIPMENT SCHEDULE FOR ADDITIONAL REQUIREMENTS ASSOCIATED WITH PLUMBING AND HVAC EQUIPMENT AND OWNER/GENERAL CONTRACTOR FURNISHED EQUIPMENT.

LIGHTING LEGEND

NOTES:

SYMBOLS SHOWN ARE STANDARD. VARIATION AND/OR COMBINATIONS MAY BE USED ON THE PLANS. THIS LIST SHOWS STANDARD SYMBOLS AND ALL MAY NOT APPEAR ON THE PROJECT DRAWINGS; HOWEVER, WHEREVER THE SYMBOL ON THE PROJECT DRAWINGS OCCUR, THE ITEM SHALL BE PROVIDED AND INSTALLED.

VARIATION AND/OR COMBINATION MAY BE USED ON THE PLANS.

A NUMBER NEXT TO A RECEPTACLE OR DEVICE INDICATES A CIRCUIT NUMBER.

AN UPPER CASE LETTER NEXT TO A SWITCH INDICATES THE FUNCTION OF THE SWITCH. A LOWER CASE LETTER INDICATES THE SWITCH CIRCUIT.

AN UPPER CASE LETTER NEXT TO A LIGHT FIXTURE INDICATES THE TYPE OF FIXTURE. REFER TO THE LUMINAIRE SCHEDULE FOR FIXTURE SPECIFICATIONS. A LOWER CASE LETTER NEXT TO A LIGHT CORRESPONDS TO THE SWITCH DESIGNATION.

SWITCHES

$	SINGLE POLE SWITCH
$2	TWO POLE SWITCH
$3	THREE-WAY SWITCH
$4	FOUR-WAY SWITCH
$D	DIMMER SWITCH
$3D	3 WAY DIMMER SWITCH - (4D INDICATES A 4WAY DIMMER)
$DR	DOOR ACTIVATED SWITCH
$MA	WALL MOUNTED DUAL TECHNOLOGY MANUAL ON / AUTO OFF VACANCY SENSOR SWITCH
$LV	LOW VOLTAGE LIGHT SWITCH
$TO	MANUAL MOTOR STARTER
$P	PILOT LIGHT SWITCH
$OS	AUTO ON / AUTO OFF LIGHT SWITCH
$MO	DUAL TECHNOLOGY MOTION / OCCUPANCY SENSOR LIGHT SWITCH
$MA	MANUAL ON / AUTO OFF DIMMING LIGHT SWITCH
$K	KEY OPERATED LIGHT SWITCH
$T	MANUAL ON - TIMED OFF LIGHT SWITCH
OS OS	CEILING MOUNTED DUAL TECHNOLOGY OCCUPANCY SENSOR SWITCH
MA MA	CEILING MOUNTED DUAL TECHNOLOGY MANUAL ON / AUTO OFF VACANCY SENSOR
$SC	SCENE CONTROL STATION
$MS	UNIT LIGHTING MANAGEMENT CONTROL STATION,

LIGHT FIXTURES

A	1'x4' LED TROFFER OR DIRECT/INDIRECT TYPE FIXTURE GRID, FLANGE OR SURFACE MOUNTED
A	2'x4' LED TROFFER OR DIRECT/INDIRECT TYPE FIXTURE GRID, FLANGE OR SURFACE MOUNTED
A	2'x2' LED TROFFER OR DIRECT/INDIRECT TYPE FIXTURE GRID, FLANGE OR SURFACE MOUNTED
	OPEN STRIP FIXTURE
	WALL BRACKET LINEAR FIXTURE
A	WALL MOUNTED SCONCE LIGHT FIXTURE
A	RECESSED DOWNLIGHT CAN FIXTURE
A	SURFACE CEILING OR PENDANT MOUNTED FIXTURE
EX2	DOUBLE FACE EXIT SIGN, WALL AND CEILING MOUNTED
EX1	SINGLE FACE EXIT SIGN, WALL AND CEILING MOUNTED
EM	WALL MOUNTED EMERGENCY LIGHT
EMR	EMERGENCY EXTERIOR EGRESS FIXTURE

LUMINAIRES:

1. COORDINATE THE LOCATION OF ALL LIGHTING EQUIPMENT INCLUDING BUT NOT LIMITED TO THE LUMINAIRES, SWITCHES WITH THE ARCHITECTURAL, STRUCTURAL AND MECHANICAL DRAWINGS AND ALL OTHER TRADES AS REQUIRED. REFER TO THE ARCHITECTURAL REFLECTED CEILING PLANS FOR DIMENSIONAL LOCATION OF LIGHT FIXTURES.
2. LIGHTING FIXTURES SHALL BE SUPPORTED FROM THE STRUCTURE ABOVE AND SHALL NOT BE SUPPORTED FROM THE T-BAR CEILING GRID.
3. THE ELECTRICAL CONTRACTOR IS TO CONFIRM THE LIGHT FIXTURES ORDERED WILL BE COMPATIBLE WITH THE CEILING TYPES AS SHOWN ON THE ARCHITECTURAL REFLECTED CEILING PLANS. NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO ORDERING THE FIXTURES.
4. VERIFY LUMINAIRE MOUNTING REQUIREMENTS AND OVERALL HEIGHT OF ALL PENDANT MOUNTED FIXTURES PRIOR TO ORDERING.
5. ALL LIGHT FIXTURES NEED TO BE COMPATIBLE WITH THE SWITCHES AND CONTROLS BEING PROVIDED.
6. THE LIGHTING PACKAGE SHALL BE APPROVED BY BOTH THE ARCHITECT AND ENGINEER AS APPROVED EQUAL BEFORE BID. NO LIGHT FIXTURE SHALL BE ORDERED UNTIL THE LIGHT FIXTURE SUBMITTAL PACKAGE HAS BEEN APPROVED IN WRITING BY THE ARCHITECT, GENERAL CONTRACTOR AND ELECTRICAL ENGINEER.
7. COORDINATE LUMINAIRE MOUNTING REQUIREMENTS PRIOR TO PLACING ORDER.

EMERGENCY AND EXIT LIGHTS:

1. PROVIDE EMERGENCY AND EXIT SIGNS AS PER ALL GOVERNING CODES.
2. EXIT SIGNS CONNECTED TO A REMOTE EMERGENCY HEAD REQUIRE EXTRA BATTERY CAPACITY TO OPERATE THE REMOTELY LOCATED EMERGENCY HEAD FOR EGRESS AWAY FROM THE BUILDING.
3. REFER TO THE PLANS FOR THE NUMBER OF FACES REQUIRED AT EACH EXIT. FIELD ADJUST THE LOCATION OF THE EXIT SIGNS AND NUMBER OF FACES FOR THE BEST VISIBILITY POSSIBLE.
4. ALL LIGHTING FIXTURES DENOTED WITH "EM" SHALL BE PROVIDED WITH AN ENGINEER APPROVED EMERGENCY LED DRIVER OR INVERTER TO OPERATE THE FIXTURE IN AN EMERGENCY MODE TO MEET ALL CURRENT GOVERNING CODES AND WILL BE CIRCUITED TO THE UNSWITCHED SIDE OF THE LIGHTING CIRCUIT.
5. ALL LIGHT FIXTURES DESIGNATED WITH "EM" OR SPECIFIED WITH AN EMERGENCY FUNCTION SHALL BE PROVIDE WITH ONE OF THE FOLLOWING.
   a. INTEGRAL TEST SWITCH
   b. REMOTE INFRARED HANDHELD DEVICE
   c. INTEGRAL ELECTRONIC DEVICE THAT AUTOMATICALLY PERFORMS CODE REQUIRED TESTS.
6. ALL STAIRWELLS AND PATHS OF EGRESS TO THE EXTERIOR DOORS AND THE EXTERIOR PATH OF EGRESS AWAY FROM THE BUILDING SHALL RECEIVE EMERGENCY LIGHTING PER CODE.

ELECTRICAL EQUIPMENT LEGEND

	BRANCH CIRCUIT PANELBOARD
	TELEPHONE TERMINAL BOARD
	ELECTRIC MOTOR
F	FUSED SAFETY SWITCH / DISCONNECT COMBINATION
	MOTOR STARTER
	CONTACTOR
LA-7	CIRCUITRY HOMERUN: PANEL LA - CIR. #7
	CONDUIT OR WIRE CONCEALED IN WALL/CLG. (SOLID LINE TYPE)
	CONDUIT OR WIRE UNDERFLOOR/UNDERGND. (CENTER LINE TYPE)

MAIN DISTRIBUTION GEAR

	CIRCUIT BREAKER IN A PANEL BOARD
	PAD MOUNTED UTILITY TRANSFORMER
100 A 2 POLE FUSED DISCONNECT	FUSED DISCONNECT 100A = AMP RATING 2P = NUMBER OF POLES
M	ELECTRICAL METER SHOWN ON ONE-LINE DIAGRAMS
PP1 225A MCB 120/208V 3PH, 4W / PP1 225A MLO 120/208V 3PH, 4W	ELECTRICAL POWER PANEL WITH MAIN LUG OR MAIN BREAKER PP1= PANEL NAME 225A MLO = MAIN LUG OR BREAKER SIZE 120/208V = PANEL VOLTAGE 3PH, 4 WIRE = PANEL PHASE, DISTRIBUTION TYPE

ELECTRICAL DEVICE LEGEND

	CEILING JUNCTION BOX - SURFACE/FLUSH
J	WALL JUNCTION BOX - SURFACE/FLUSH
	DUPLEX RECEPTACLE
	FLOOR MOUNTED RECEPTACLE
	SPLIT WIRED DUPLEX RECEPTACLE
	CEILING MOUNTED DUPLEX RECEPTACLE
	FLOOR MOUNTED FOURPLEX RECEPTACLE
	APPLIANCE RECEPTACLE - 3 WIRE
	DUPLEX RECEPTACLE
	FOURPLEX RECEPTACLE

ABBREVIATIONS PERTAIN TO ALL DUPLEX AND FOURPLEX RECEPTACLES:

AC	ABOVE COUNTER
AC GF	ABOVE COUNTER - GROUND FAULT CIRCUIT INTERRUPTER
AC USB	ABOVE COUNTER WITH USB PORT
AF	ARC FAULT PROTECTED
AF USB	ARC FAULT PROTECTED WITH USB PORT
AF GF	ARC FAULT WITH GROUND FAULT CIRCUIT INTERRUPTER
D	DEDICATED RECEPTACLE
D USB	DEDICATED RECEPTACLE WITH USB PORT
EM	RECEPTACLE CIRCUITED TO THE EMERGENCY PANEL WITH RED COVER PLATE
GF	GROUND FAULT CIRCUIT INTERRUPTER
GF WP	WEATHER PROOF GROUND FAULT CIRCUIT INTERRUPTER
PL	PLUG LOAD
72"	GENERAL PURPOSE WITH MOUNTING HEIGHT.

D	ELECTRIC HAND DRYER
T	THERMOSTAT
	OPEN/CLOSE/STOP PUSH BUTTON
<1>	DRAWING KEY NOTES
ROOM 100	ROOM DESIGNATION

RESPONSIBLE DIVISION:

UNLESS OTHERWISE INDICATED ALL HEATING, VENTILATING, AIR CONDITIONING, PLUMBING, AND OTHER MECHANICAL EQUIPMENT, MOTORS, AND CONTROLS SHALL BE FURNISHED, SET IN PLACE AND WIRED AS FOLLOWS:

ITEM	FURNISHED	SET	POWER WIRED	CONTROL WIRED
EQUIPMENT	23	23	26	--
COMBINATION MAGNETIC MOTOR STARTERS, MAGNETIC MOTOR STARTERS, VFD'S AND CONTACTORS	23(1)	26	26(2)	23
FUSED AND UNFUSED DISCONNECT SWITCHES, THERMAL OVERLOAD SWITCHES AND HEATERS, MANUAL MOTOR STARTERS	26	26	26	--
MANUAL-OPERATING AND MULTI-SPEED SWITCHES	23	26	26	26
CONTROLS, RELAYS, TRANSFORMERS	23	23	26	23
THERMOSTATS (LOW VOLTAGE) AND TIME SWITCHES	23	23	26	23
THERMOSTATS (LINE VOLTAGE)	23	23	26	26
TEMPERATURE CONTROL PANELS	23	23	26	23
MOTOR AND SOLENOID VALVES, DAMPER MOTORS, PE & EP SWITCHES	23	23(2)	--	23(2)
PUSH-BUTTON STATIONS AND PILOT LIGHTS	23	23(2)	--	23(2)
HEATING, COOLING, VENTILATION AND AIR CONDITIONING CONTROLS	23	23	26	23
EXHAUST FAN SWITCHES	23	26	26	23(2)

SUBSCRIPT FOOTNOTES:
1. MOTOR STARTER TO INCLUDE CONTROL TRANSFORMER, HOA SWITCH, (1) NO AND (1)NC AUXILIARY CONTACT, AND "ON" AND "OFF" PILOT LIGHTS.
2. IF ITEM IS FOR LINE VOLTAGE, SET IN PLACE AND CONNECT UNDER DIVISION 26. WHERE FACTORY MOUNTED ON EQUIPMENT OR ATTACHED TO PIPING OR DUCTS AND USING LINE VOLTAGE FURNISH AND SET UNDER DIVISION 23, CONNECT UNDER DIVISION 26.

ABBREVIATIONS:

44" AFF	MOUNTING HEIGHT ABOVE FINISHED FLOOR TO CENTER OF DEVICE
A	AMPS
A.D.	ACCESS DOOR
AAV	AIR ADMITTANCE VALVE
ABV	ABOVE
AC	AIR CONDITIONING UNIT
AC	ABOVE COUNTER
AD	AREA DRAIN (SEE SYMBOLS)
A.F.C.	ABOVE FINISHED CEILING
A.F.G.	ABOVE FINISHED GRADE
AIC	AMPS INTERRUPTING CAPACITY
A.F.F.	ABOVE FINISHED FLOOR
AHU	AIR HANDLING UNIT
ALUM	ALUMINUM
AP	ACCESS PANEL OR DOOR
ATS	AUTOMATIC TRANSFER SWITCH
AV	AUDIO / VIDEO
AVG	AVERAGE
AWG	AMERICAN WIRE GAGE
BAS	BUILDING AUTOMATION SYSTEM
BB	BASEBOARD
BD	BACK DRAFT DAMPER
BFP	BACK FLOW PREVENTOR
BL	BOILER
BLDG	BUILDING
BLW	BELOW
BOB	BOTTOM OF BEAM
BOD	BOTTOM OF DUCT
BOP	BOTTOM OF PIPE
BSMT	BASEMENT
BTU	BRITISH THERMAL UNIT
C	CHILLER
CAP	CAPACITY
CB	CIRCUIT BREAKER
CBV	CIRCUIT BALANCING VALVE
CCT	CORRELATED COLOR TEMPERATURE
CKT	CIRCUIT
CFH	CUBIC FEET PER HOUR
CFM	CUBIC FEET PER MINUTE
CHWR	CHILLED WATER RETURN
CHWS	CHILLED WATER SUPPLY
CI	CAST IRON
CL	CENTER LINE
CLG	CEILING
CMU	CONCRETE MASONRY UNIT
CO	CLEAN OUT
COL	COLUMN
COMP	COMPRESSOR
CONC	CONCRETE
COND	CONDENSATE
CONN	CONNECTION
CONT	CONTINUATION
CONTR	CONTRACTOR
CRI	COLOR RENDERING INDEX
CT	COOLING TOWER
CT	CURRENT TRANSFORMER
CU	CONDENSING UNIT
CU	COPPER
CUH	CABINET UNIT HEATER
CVB	CONSTANT VOLUME BOX
CWR	CONDENSER WATER RETURN
CWS	CONDENSER WATER SUPPLY
DB	DRY BULB
DEPT	DEPARTMENT
DF	DRINKING FOUNTAIN
DIA	DIAMETER
DIAG	DIAGRAM
DIFF	DIFFERENTIAL
DISCH	DISCHARGE
DIV	DIVISION
DN	DOWN
DS	DUCT SILENCER
DWG	DRAWING
DX	DIRECT EXPANSION
(E)	EXISTING
EA	EXHAUST AIR GRILLE/REGISTER
EAT	ENTERING AIR TEMPERATURE
EC	ELECTRICAL CONTRACTOR
ECC	ECCENTRIC
EF	EXHAUST FAN
EFF	EFFICIENCY
EL	ELEVATION
ELEC	ELECTRIC
ELEV	ELEVATOR
EM	EMERGENCY FUNCTION
ENT	ENTERING
EMT	ELECTRIC METALLIC TUBE
EQ	EQUAL
EQUIP	EQUIPMENT
EQUIV	EQUIVALENT
ES	END SWITCH
ESP	EXTERNAL STATIC PRESSURE
ET	EXPANSION TANK
EWC	ELECTRIC WATER COOLER
EWT	ENTERING WATER TEMPERATURE
EX	EXHAUST
EXPAN	EXPANSION
EXT	EXTERNAL
F	DEGREES FAHRENHEIT
FA	FREE AREA
FC	FAN COIL UNIT
FC	FOOTCANDLE
FCV	FLOW CONTROL VALVE
FD	FIRE DAMPER
FD	FLOOR DRAIN
FIN	FINISHED
FLA	FULL LOAD AMPS
FLEX	FLEXIBLE
FLR	FLOOR
FOB	FLAT ON BOTTOM
FOT	FLAT ON TOP
FP	FIRE PROTECTION
FP	FIRE PUMP
FPM	FEET PER MINUTE
FPS	FEET PER SECOND
FS	FLOW SWITCH
FSD	FIRE/SMOKE DAMPER
FT	FEET
FXC	FLEXIBLE CONNECTION
GND	GROUND
GA	GAUGE
GAL	GALLON
GALV	GALVANIZED
GEC	GROUND ELECTRODE CONDUCTOR
GFCI / GFI	GROUND FAULT CIRCUIT INTERRUPTER
GC	GENERAL CONTRACTOR
GPH	GALLONS PER HOUR
GPM	GALLONS PER MINUTE
GRS/LB	GRAINS PER POUND
H 2O	WATER
HB	HOSE BIBB
HD	HEAD (SEE SCHEDULES)
HP	HEAT PUMP
HP	HORSEPOWER
HR	HOUR
HT	HEIGHT
HTR	HEATER
HWR	HEATING WATER RETURN
HWS	HEATING WATER SUPPLY
HX	HEAT EXCHANGER
HZ	HERTZ
ID	INSIDE DIAMETER
IG	ISOLATED GROUND
IN	INCHES
INV	INVERT
JBOX	JUNCTION BOX
K	KELVIN
KW	KILOWATT
KVA	KILO VOLT - AMPS
L	LENGTH
LAT	LEAVING AIR TEMPERATURE
LV	LAVATORY
LB	POUND
LD	LINEAR DIFFUSER
LF	LINEAR FEET
LIN	LINEAR
LIQ	LIQUID
LM	LUMEN
LRA	LOCKED ROTOR AMPS
LV	LOUVER
LVG	LEAVING
LWT	LEAVING WATER TEMPERATURE
MBH	THOUSANDS OF BTU PER HOUR
MC	MECHANICAL CONTRACTOR
MCA	MINIMUM CIRCUIT AMPACITY
MCB	MAIN CIRCUIT BREAKER
MD	MOTORIZED DAMPER
MDP	MAIN DISTRIBUTION PANEL
MED	MEDIUM
MFR	MANUFACTURER
MIN	MINIMUM
MISC	MISCELLANEOUS
MLO	MAIN LUG ONLY
MOCP	MAXIMUM OVERCURRENT PROTECTION
MTD	MOUNTED
MUA	MAKE-UP AIR UNIT
N	NEUTRAL
NC	NORMALLY CLOSED
NEG	NEGATIVE
NIC	NOT IN CONTRACT
NL	NIGHT / SECURITY LIGHT - DO NOT SWITCH
NO	NORMALLY OPEN
NOM	NOMINAL
NTS	NOT TO SCALE
OA	OUTSIDE AIR
OBD	OPPOSED BLADE DAMPER
OC	ON CENTER
OCC	OCCUPIED
OCP	OVER CURRENT PROTECTION
OD	OUTSIDE DIAMETER
OL	OVERLOAD
ORD	OVERFLOW ROOF DRAIN
OZ	OUNCE
PBD	PARALLEL BLADE DAMPER
PD	PRESSURE DROP
PH	PHASE
POS	POSITIVE PRESSURE
POS	POINT OF SALES
PRV	PRESSURE REDUCING VALVE
PS	PRESSURE SWITCH
PSI	POUNDS PER SQUARE INCH
PT	PRESSURE TRANSMITTER
PTAC	PACKAGED TERMINAL AIR CONDITIONER
PV	PLUG VALVE
PVC	POLYVINYL CHLORIDE
QTY	QUANTITY
RA	RETURN AIR GRILLE / REGISTER
RCP	REFLECTED CEILING PLAN
RD	ROOF DRAIN
REL	RELIEF
REQD	REQUIRED
RF	RETURN FAN
RH	RELATIVE HUMIDITY
RHC	REHEAT COIL
RLA	RATED LOAD AMPS
RM	ROOM
RPM	REVOLUTIONS PER MINUTE
SA	SUPPLY AIR GRILLE / REGISTER
SC	SHORT CIRCUIT
SCA	SHORT CIRCUIT AVAILABLE
SCCR	SHORT CIRCUIT CURRENT RATING
SCH	SCHEDULE
SD	SMOKE DAMPER
SEF	SMOKE EXHAUST FAN
SF	SUPPLY FAN
SH	SENSIBLE HEAT
SH	SHOWER
SP	STATIC PRESSURE
SPD	SURGE PROTECTION DEVICE
SPEC	SPECIFICATION
SQ	SQUARE
SS	STAINLESS STEEL
SS	SAFETY SHOWER
STD	STANDARD
STL	STEEL
SYS	SYSTEM
TEMP	TEMPERATURE
TR	TRANSFER GRILLE / REGISTER
TR	TAMPER RESISTANT
TT	TEMPERATURE TRANSMITTER
TTB	TELECOMMUNICATIONS TERMINAL BACKBOARD
TYP	TYPICAL
TX	TRANSFORMER
UC	UNDERCUT DOOR
UH	UNIT HEATER
UNO	UNLESS NOTED OTHERWISE
UNOCC	UNOCCUPIED
UR	URINAL
V	VOLTS
VA	VOLT AMPERE
VA	VALVE
VAV	VARIABLE AIR VOLUME UNIT
VFD	VARIABLE FREQUENCY DRIVE
VRF	VARIABLE REFRIGERANT FLOW
VOLT	VOLTAGE
VTR	VENT THROUGH ROOF
W	WIDTH
W	WATTS
W/	WITH
W/O	WITHOUT
WB	WET BULB
WC	WATER COLUMN
WC	WATER CLOSET
WG	WATER GAUGE
WP	WEATHERPROOF
WPIU	WEATHERPROOF IN-USE
WSR	WITHSTAND RATING
XFMR	TRANSFORMER

ELECTRICAL SHEET LIST

Sheet Number	Sheet Name
E0-1	ELECTRICAL COVER SHEET
E1-1	LIGHTING - MAIN FLOOR PLAN
E1-2	LIGHTING - UPPER FLOOR PLAN
E1-3	LIGHTING DETAILS
E2-1	ELECTRICAL - MAIN FLOOR PLAN
E2-2	ELECTRICAL - UPPER FLOOR PLAN
E2-3	ELECTRICAL - ROOF PLAN
E3-1	ELECTRICAL SCHEDULES
E3-2	ELECTRICAL SCHEDULES
E3-3	ELECTRICAL DETAILS
ES1-1	LIGHTING SITE PLAN
ES1-2	ELECTRICAL SITE PLAN

Bighorn Consulting Engineers, Inc.
Mechanical & Electrical Engineers
386 Indian Road
Grand Junction, CO 81501
Phone: (970) 241-8709

SUBSTITUTIONS:

A. SUBSTITUTIONS: SUBSTITUTION OF SPECIFIED EQUIPMENT WILL BE ALLOWED THROUGH A PRIOR APPROVAL PROCESS INITIATED BY THE CONTRACTOR. CONTRACTOR SHALL SUBMIT INTENDED SUBSTITUTION AT LEAST FIVE DAYS PRIOR TO BID FOR APPROVAL FROM ENGINEER. SUBMITTAL SHALL INCLUDE CAPACITIES, DIMENSIONS AND OPERATING INSTRUCTIONS FOR EACH PIECE OF EQUIPMENT. SUBSTITUTION SHALL OCCUR AT NO COST TO THE OWNER. CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF APPROVED SUBSTITUTION AND SHALL INCUR ALL COSTS ASSOCIATED WITH THE SUBSTITUTION INCLUDING STRUCTURAL MODIFICATIONS, SPACE LAYOUT AND REDESIGN COSTS. SEE ALSO DIVISION I GENERAL REQUIREMENTS.

EXAMINATION OF SITE, DRAWINGS, SPECIFICATIONS:

A. EXAMINE CAREFULLY THE SITE AND CONDITIONS OF THE SITE. PROVIDE ALL NECESSARY EQUIPMENT AND LABOR TO INSTALL A COMPLETE WORKING SYSTEM WITHIN THE SITE CONDITIONS.

B. EXAMINE THE DRAWINGS AND SPECIFICATIONS AND 5 DAYS PRIOR TO BIDDING REPORT ANY ERRORS, OMISSIONS, INCONSISTENCIES, AND CONFLICTS TO THE ENGINEER TO BE REMEDIED IN AN ADDENDUM TO THE PROJECT PRIOR TO BID TIME.

C. DRAWINGS ARE DIAGRAMMATIC AND CATALOG NUMBERS GIVEN ARE FOR REFERENCE ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE CAPACITY OF THE EQUIPMENT MEETS THE DRAWING REQUIREMENTS AND SHALL NOT DIMENSION FROM THE MECHANICAL, PLUMBING, OR PIPING DRAWINGS.

D. THE LATEST ADOPTED VERSIONS OF THE INTERNATIONAL BUILDING CODES SHALL BE USED AS REQUIRED. THIS WILL ALSO INCLUDE THE LATEST ADOPTED VERSIONS OF THE MECHANICAL, PLUMBING AND ENERGY CONSERVATION CODES. ALL METHODS AND MATERIALS REQUIRED BY THESE CODES SHALL BE REQUIRED BY THESE SPECIFICATIONS UNLESS INDICATED OTHERWISE. OTHER APPLICABLE LOCAL CODES AND ORDINANCES SHALL BE AS REQUIRED AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO BE KNOWLEDGEABLE OF THESE REQUIREMENTS.

E. WHERE INSTALLATION PROCEDURES OR ANY PART THEREOF ARE REQUIRED TO BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE MANUFACTURER OF THE MATERIAL BEING INSTALLED, PRINTED COPIES OF THESE RECOMMENDATIONS SHALL BE FURNISHED TO THE ENGINEER PRIOR TO INSTALLATION. INSTALLATION OF THE ITEM WILL NOT BE ALLOWED TO PROCEED UNTIL THE RECOMMENDATIONS ARE RECEIVED. FAILURE TO FURNISH THESE RECOMMENDATIONS CAN BE CAUSE FOR REJECTION OF THE MATERIAL.

TOMMY TSUNAMI DESIGN

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OURAY RIVERWALK RENTALS - BUILDING B
For: Home Trust of Ouray County
1507 OAK ST., OURAY, CO 81427

PROJECT NO: 009-2023
ASSESSORS PARCEL NO: 4515-303-19-002

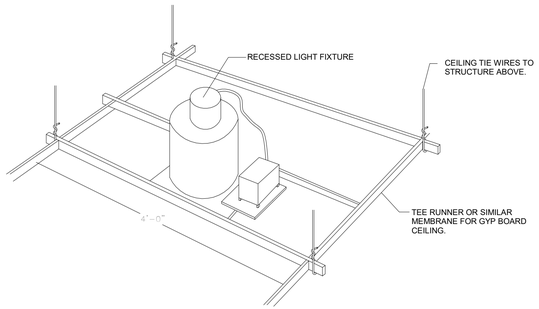
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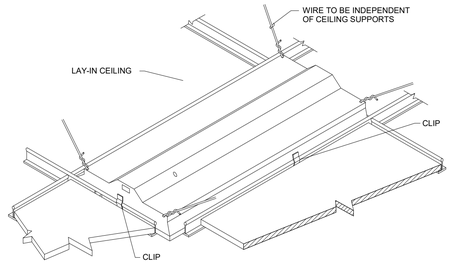
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BCE	AS NOTED
DRAWN BY	DATE
BCE	03/29/2024
CHECKED BY	
BCE	

DRAWING TITLE
ELECTRICAL COVER SHEET

SHEET NO.
E0-1

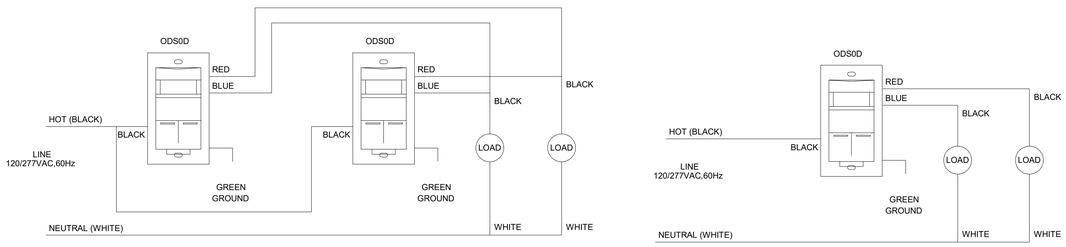




RECESSED LIGHT FIXTURE DETAIL

SCALE: NOT TO SCALE

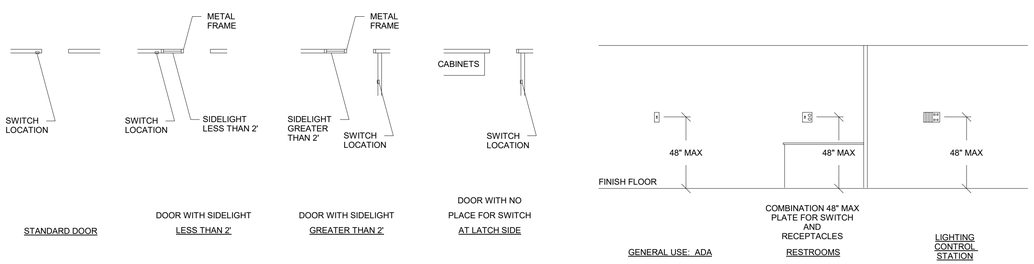
NOTE:
1. ALL GRID MOUNTED FIXTURES ARE TO BE SUPPORTED FROM THE STRUCTURE ABOVE.
2. 200lb TEST WIRE HANGER AT EACH CORNER OF FIXTURE (TOTAL OF 4) OR 1 CADDY CLIP 515 PER SIDE (TOTAL OF 4)
3. TYPICAL ALL GRID MOUNTED FIXTURES.



BI-LEVEL SWITCHING DETAIL

NOT TO SCALE

DETAIL NOTES:
1. PROVIDE SWITCHERS THAT ARE COMPATIBLE WITH THE LIGHT FIXTURES THAT ARE BEING INSTALLED.
2. PROVIDE DUAL CONTROL IN THE CORRIDORS AND ALL ROOMS WITH MORE THAN ONE DOOR.
3. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE EXACT LOCATION OF THE SWITCHES WITH THE ARCHITECTURAL DETAILS OF THE SPACE.

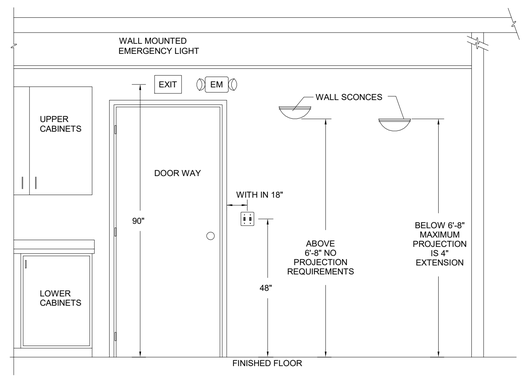


SWITCH MOUNTING DETAILS

SCALE: NOT TO SCALE

LIGHTING FIXTURE SCHEDULE

TYPE MARK	MANUFACTURER	MODEL	LAMP	DESCRIPTION
D1	HALO LIGHTING	SMD6R-6-9S-WH; SMD6RTRMWH	LED PHASE CUT DIMMING 900LM, SELCTABLE CCTK, 9W, 90CRI	6"DIA ROUND SURFACE LED DOWN LIGHT, 120V LED DIMMER, SELECTABLE COLOR TEMEPTURE
D2	HALO LIGHTING	RLS6-15-9FS-1E-WH-DM	LED PHASE CUT DIMMING 1588-1745LM, SELCTABLE CCTK,19W, 90CRI	6"DIA SLOPED CEINLING LED DIRECT MOUNT MODULAR, SELECTABLE COLOR TEMPERTURE, 120V PHASE CUT DIMMING TO 5%
D3	HALO LIGHTING	RL6-LS-9FSD2W-1E-WH-DM	LED PHASE CUT DIMMING -900/1200LM, SELCTABLE CCTK, 13W, 90CRI	6"DIA RECESSED LED DOWN LIGHT, 0-10V DRIVER, SELECTABLE COLOR, SELECTABLE LUMENS SET TO 1200LM
S1	ALPHALITE INC.	ILL-2-L-8-35	LED DRIVER, 2463LM, 3500K, 82CRI, 20W	2'L SURFACE MOUNTRD LENSED LED STRIP LIGHT
SP1	McGRAW-EDISON	GLNA-AF-02-LED-E1-SL2-BK-8030-800-MS/DIM-L20	1-10 Light Squares - LED	GALLEONAIRE LED POLE MOUNTED LIGHT, BLACK FINISH
SW1	FARO Barcelona	EL-1507-109E26LED-B	1 X 9W A19 LED BLUB - INCLUDED WITH FIXTURE	EXTERIOR WALL MOUNTED LIGHT, BLACK FINISH, WET LISTED,
SW2			LED	EXTERIOR WALL MOUNTED SMALL TRAPEZOID FIXTURE, DARK BRONE FINISH
V1	KUZCO LIGHTING	WS10324	NON DIMMING LED, 1200LM, 3000K, 90CRI, 15W	2'L LED SURFACE WALL VANITY LIGHT, BLACK FINISH, FROSTED ACRYLIC DIFFUSER LENS



LIGHTING DEVICE MOUNTING HEIGHT DETAIL

NOT TO SCALE

DETAIL NOTES:
1. ALL DEVICES SHOWN ON THIS DETAIL ARE FOR REFERENCES OF MOUNTING HEIGHTS ONLY. THE ELECTRICAL CONTRACTOR SHALL FIELD ADJUST THE HEIGHTS AND LOCATIONS OF THE DEVICES AS REQUIRED FOR PROPER MOUNTING.
2. ALL DEVICES REQUIRED FOR THIS PROJECT MAY NOT APPEAR ON THIS DETAIL. ALL ITEMS SHOWN ON THIS DETAIL MAY NOT BE REQUIRED FOR THIS PROJECT.
3. THE AMERICANS WITH DISABILITIES ACT, KNOWN AS ADA, AFFECTS LIGHT FIXTURES USED IN CIRCULATION OR EGRESS SPACES. IN PRACTICE THIS MEANS THAT WALL MOUNTED FIXTURES LOCATED BELOW 6'-8" AFF IN HALLS, CORRIDORS, PASSAGEWAYS OR AISLES, MUST BE NO GREATER THAN 4" DEEP. THE ADA AFFECTS CONSTRUCTION FOR BOTH NEW AND EXISTING BUILDINGS.

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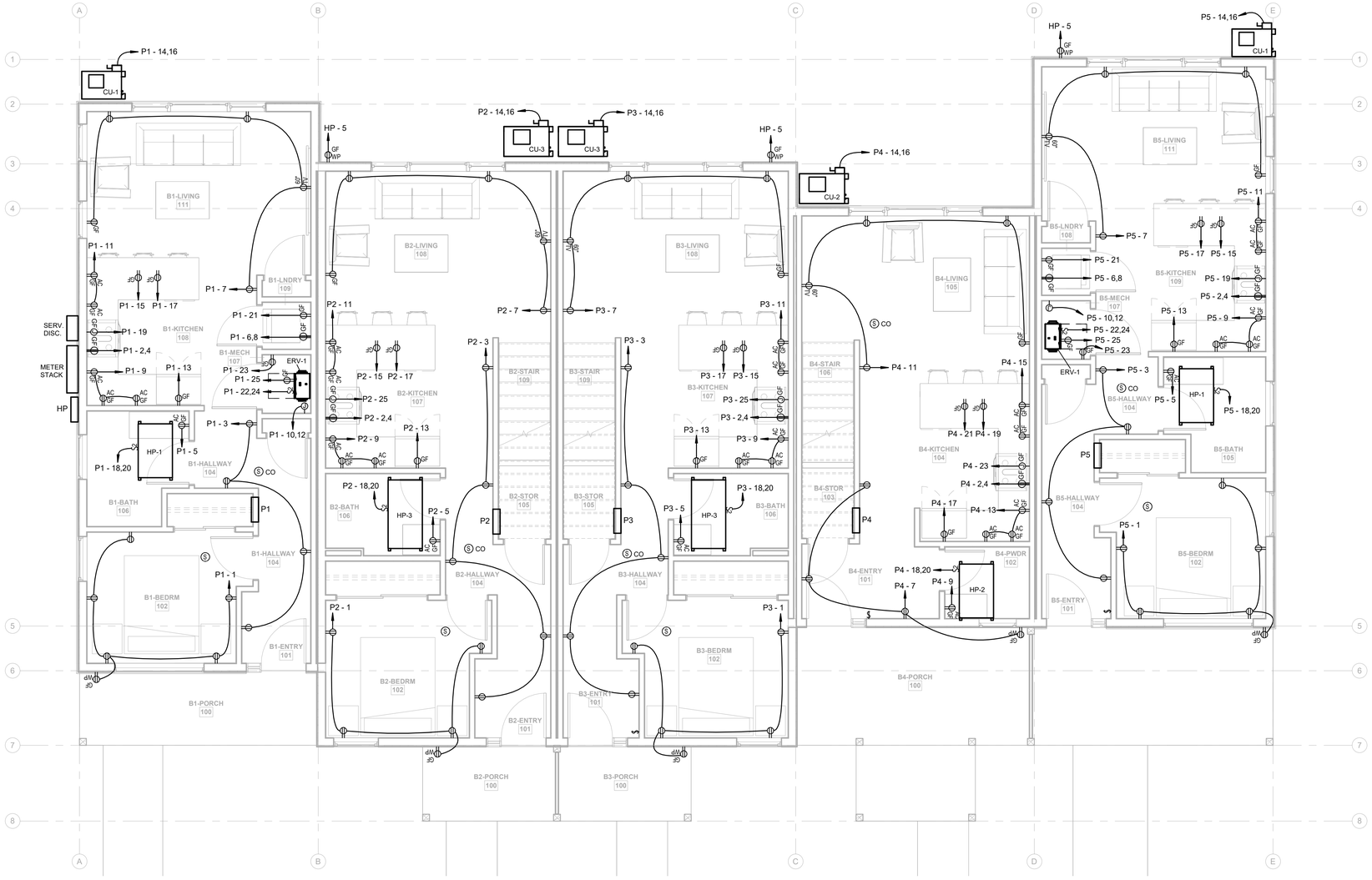
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CHECKED BY: BCE	

DRAWING TITLE
LIGHTING DETAILS

SHEET NO.
E1-3



NORTH

ELECTRICAL - MAIN FLOOR PLAN

1/4" = 1'-0"

BUILDING B

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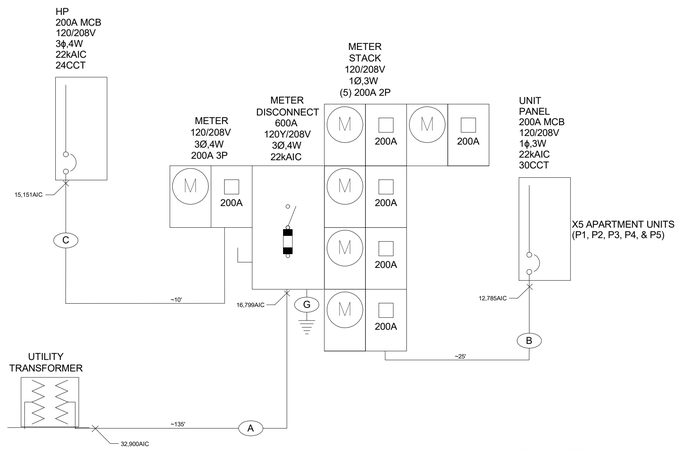
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DRAWING TITLE
ELECTRICAL - MAIN FLOOR PLAN

SHEET NO.
E2-1



ONE-LINE CONDUCTOR LEGEND

- (A) (3) - 3"C (4#250kCMIL(AL, XHHW))
- (B) 2.5"C (3#250kCMIL(AL, THWN) + 1#4AWG(AL))
- (C) 3"C (4#250kCMIL(AL, THWN) + 1#4AWG(AL))
- (G) #1/0AWG(CU) TO STRUCTURAL STEEL OR METAL UNDERGROUND WATER PIPE
  #4AWG(CU) TO 20' UNCOATED CONCRETE ENCASED ELECTRODE PER NEC 250.66(B)
  #6AWG(CU) TO GROUND ROD PER 2020 NEC 250.52.
  PROVIDE AN INTERSYSTEM BONDING TERMINATION WITH THREE SPARE TERMINAL PER NEC 250.94.

LOAD SUMMARY

5 APARTMENTS =	196.14kVA
X45% (DERATION PER 2023 NEC 220.84)	88.3kVA
69.2kVA @ 208V 3 PHASE	245A
HOUSE PANEL	200A
TOTAL	445A

PROVIDE 600A RATED DISCONNECT

FAULT CURRENT NOTES:
UTILITY FAULT CURRENT VALUES BASED UPON AN ANTICIPATED TRANSFORMER OF 150kVA LOCATED AT AN ESTIMATED DISTANCE OF 135FT WITH AVAILABLE SECONDARY FAULT CURRENT OF 32,900A. IF INSTALLED TRANSFORMER IS DIFFERENT THAN DESCRIBED VALUES ABOVE, RECALCULATE THE FAULT CURRENT TO VERIFY AIC VALUES OF PANELS.

PRELIMINARY FAULT CURRENT CALCULATIONS:
F = 1.732xLxI / NxCxE
L - LENGTH OF CABLE IN FEET
I - AVAILABLE FAULT CURRENT
N - NUMBER OF CONDUCTORS PER PHASE
C - CONDUCTANCE CONSTANT
E - VOLTAGE LINE TO LINE
F - INTERMEDIARY VALUE FOR COMPUTATION
M = 1/(1+F)
M - MULTIPLIER TO ACHIEVE AVAILABLE FAULT
I(SC) = I(SC)*M

TRANSFORMER TO METER DISCONNECT
C - CONDUCTANCE CONSTANT
- 250kCMIL AL: 12,862
F = 1.732xLxI / NxCxE = 1.732 x 135FT x 32,900 A / 3 x 12,862 x 208 V = 0.985
M = 1 / 1+F = 1 / 1+0.985 = 0.511
I(SC) = IxM = 32,900 x 0.511 = 16,799 A

METER DISCONNECT TO HOUSE PANEL (HP)
C - CONDUCTANCE CONSTANT
- 250kCMIL AL: 12,862
F = 1.732xLxI / NxCxE = 1.732 x 10FT x 16,799 A / 1 x 12,862 x 208V = 0.109
M = 1 / 1+F = 1 / 1+0.109 = 0.902
I(SC) = IxM = 16,799 A x 0.902 = 15,151 A

METER DISCONNECT TO UNIT PANEL
C - CONDUCTANCE CONSTANT
- 250kCMIL AL: 12,862
F = 2xLxI / NxCxE = 2 x 25FT x 16,799 A / 1 x 12,862 x 208V = 0.314
M = 1 / 1+F = 1 / 1+0.314 = 0.761
I(SC) = IxM = 16,799 A x 0.314 = 12,785 A

ELECTRICAL - ONE LINE

SCALE: NO SCALE

ELECTRICAL ONE-LINE NOTES:

1. METER STACK TO MEET UTILITY REQUIREMENTS.
2. PROVIDE GROUNDING AND BONDING MEETING 2023 NEC ARTICLE 250, TO INCLUDE 250.64(D) REQUIREMENTS.
3. PROVIDE SURGE SUPPRESSIVE DEVICES IN ALL RESIDENTIAL PANELS PER 2023 NEC ARTICLE 230.67.
4. PROVIDE SURGE PROTECTIVE DEVICES IN ACCORDANCE WITH 2023 NEC ARTICLE 215.18.
5. CIRCUITS IDENTIFIED WITHIN 2023 NEC 210.8(A) AND 210.12(B) ARE TO RECEIVE GROUND FAULT AND ARC FAULT PROTECTION, RESPECTIVELY. WHERE OUTLETS ARE BEHIND LARGE EQUIPMENT OR UNDER COUNTERS PROTECTION IS TO BE AT THE BREAKER.
6. FEEDERS EXTENDING FROM SERVICE GEAR TO INDIVIDUAL TENANT PANELS ARE TO BE INSTALLED UNDER SLAB, OR AS OTHERWISE ROUTED, SUCH THAT THE ELECTRICAL FEEDERS DO NOT EXTEND THROUGH NEIGHBORING UNITS.
7. PRELIMINARY UTILITY FAULT CURRENT VALUES BASED UPON AN ANTICIPATED TRANSFORMER OF 150kVA LOCATED AT AN ESTIMATED DISTANCE OF 135FT WITH AVAILABLE SECONDARY FAULT CURRENT OF 32,900A. IF INSTALLED TRANSFORMER IS DIFFERENT THAN DESCRIBED VALUES ABOVE, RECALCULATE THE FAULT CURRENT TO VERIFY AIC VALUES OF ALL PANELS.

GENERAL NOTES

1. ALL PENETRATIONS IN OR THROUGH FIRE RATED PARTITIONS SHALL BE FIRE STOPPED IN SUCH A WAY THAT THE PENETRATION MATCHES THE FIRE RATING OF THE WALL.
2. THE ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION BETWEEN THE APPROPRIATE DISCIPLINES AND CONTRACTORS. ALL EQUIPMENT IS TO BE INSTALLED TO STRICTLY CONFORM TO MANUFACTURER'S INSTALLATION GUIDELINES. ALL EQUIPMENT IS TO BE INSTALLED WITH ALL NECESSARY CONTROL/ACCESSORY OPTIONS TO FUNCTION AS INTENDED. IT IS THE RESPONSIBILITY OF THE EQUIPMENT MANUFACTURER/SUPPLIER AND THE CONTRACTOR/INSTALLER TO PROVIDE COMPLETE INSTALLATION AND FUNCTIONALITY OF ALL EQUIPMENT BASED ON DESIGN SPECIFICATIONS AS OUTLINED BY THE ARCHITECT/ENGINEER.
3. COORDINATE ALL DEVICE, FIXTURE AND HARDWARE COLOR SELECTIONS WITH THE ARCHITECT/OWNER PRIOR TO MAKING SHOP DRAWING SUBMITTALS.
4. ALL EXPOSED CONDUITS, BOXES, ETC. IN ROOMS TO BE PAINTED SHALL BE PAINTED TO MATCH THE SURROUNDING SURFACE. EXPOSED CONDUITS, BOXES, ETC. IN ROOMS WHICH ARE NOT PAINTED MAY BE LEFT UN-PAINTED. EXPOSED CONDUIT, BOXES, ETC. ON THE EXTERIOR OF BUILDINGS SHALL BE PAINTED TO MATCH THE SURROUNDING SURFACE AS CLOSELY AS POSSIBLE.
5. ALL SERVICEABLE MECHANICAL EQUIPMENT IS TO BE INSTALLED WITH AN ACCEPTABLE DISCONNECTING MEANS AND/OR SERVICE OUTLET AS REQUIRED BY GOVERNING CODES.
6. ALL INSTALLED EQUIPMENT THAT REQUIRES MARKING, TAGGING, OR OTHER IDENTIFICATION SHALL BE SO MARKED, TAGGED, OR OTHERWISE IDENTIFIED BY THE CONTRACTOR/INSTALLER AT THE TIME OF INSTALLATION IN COMPLIANCE WITH ALL GOVERNING CODES.
7. ALL 120V, SINGLE-PHASE, 15- AND 20-AMPERE BRANCH CIRCUITS SUPPLYING ELECTRICAL OUTLETS OR DEVICES IN GUEST ROOMS OR DORMITORY UNITS SHALL BE PROVIDED WITH ARC-FAULT CIRCUIT-INTERRUPTER PROTECTION IN ACCORDANCE WITH 2023 NEC 210.12(B).
8. ELECTRICAL CONTRACTOR SHALL PROVIDE ALL REQUIRED GROUND-FAULT CIRCUIT-INTERRUPTER PROTECTION FOR PERSONNEL IN ACCORDANCE WITH 2023 NEC 210.8, OR AS MAY BE REQUIRED BY OTHER SECTIONS OF 2023 NEC. ALL G.F.C.I. PROTECTION SHALL BE RESETTABLE IN ROOMS WHERE PROTECTION IS REQUIRED INCLUDING OUTSIDE RECEPTACLES.
9. ELECTRICAL CONTRACTOR SHALL PROVIDE REQUIRED GROUND-FAULT PROTECTION OF EQUIPMENT FOR ALL ELECTRIC HEAT TRACING AND HEATING PANELS IN ACCORDANCE WITH 2023 NEC 426.28, OR AS MAY BE REQUIRED BY OTHER SECTIONS OF 2023 NEC. ELECTRICAL CONTRACTOR SHALL ALSO PROVIDE FOR ANY REQUIRED AT-GRADE ACCESSIBLE SHUTOFF DEVICE(S) OR DISCONNECT(S) FOR ELECTRIC HEAT TRACE INSTALLED ON THE ROOF. ELECTRICAL CONTRACTOR TO DETERMINE MEANS OF PROTECTION BEFORE ORDERING ELECTRICAL EQUIPMENT AND DEVICES.
10. ELECTRICAL CONTRACTOR SHALL FOLLOW THE APPLICABLE INSTALLATION REQUIREMENTS OF 2023 NEC 406.12; AS AMENDED BY AHJ.
11. ELECTRICAL CONTRACTOR SHALL PROVIDE WEATHER-PROOF IN-USE COVERS FOR ALL EXTERIOR RECEPTACLES.
12. REFER TO MECHANICAL AND PLUMBING DESIGN DRAWINGS FOR ADDITIONAL EQUIPMENT INFORMATION.
13. RECEPTACLES THAT ARE INSTALLED TO SERVE AN ISLAND OR PENINSULAR COUNTERTOP SHALL BE INSTALLED IN ACCORDANCE WITH 2023 NEC 210.52(C)(3).
14. ELECTRICAL CONTRACTOR SHALL COORDINATE WITH OWNER AND LOCAL PHONE/DATA/TV SERVICE PROVIDER AND PROVIDE A MINIMUM OF ONE COMMUNICATIONS OUTLET IN EACH DWELLING UNIT PER 2023 NEC 805.156.

Branch Panel: HP

Location: | **Volts:** 120/208 Wye | **A.I.C. Rating:** 22kAIC
Supply From: | **Phases:** 3 | **Mains Type:**
Mounting: Surface | **Wires:** 4 | **Mains Rating:** 200 A
Enclosure: NEMA3R | **MCB Rating:** 200 A

Notes:
BUILDING B HOUSE PANEL - EV READY SPACE CIRCUIT BREAKER TO BE LABELED " FOR FUTURE ELECTRIC EQUIPMENT"

CKT	Circuit Description	Trip	Poles	A		B		C		Poles	Trip	Circuit Description	CKT
1	EXTERIOR BLDG MOUNTED LIGHTS (SW2s)	20 A	1	42 VA	4800...					2	50 A	EVSE INSTALLED SPACE	2
3	PARKING POLE SITE LIGHTING (SP1s)	20 A	1			598 VA	4800...			--	--	--	4
5	EXTERIOR RECEPTACLES - GFCI 5mA	20 A	1					540 VA	4800...	2	50 A	EV READY SPACE	6
7					4800...					--	--	--	8
9													10
11													12
13													14
15													16
17													18
19													20
21													22
23													24
			Total Load:	9638 VA		5345 VA		5340 VA					
			Total Amps:	80.32 A		44.54 A		44.5 A					

Legend:

Load Classification	Connected Load	Demand Factor	Estimated Demand	Panel Totals	
Lighting	640 VA	100.00%	640 VA		
Power	19200 VA	100.00%	19200 VA	Total Conn. Load:	20318 VA
Receptacle	540 VA	100.00%	540 VA	Total Est. Demand:	20318 VA
				Total Conn.:	56.4 A
				Total Est. Demand:	56.4 A

Notes:

Branch Panel: P1

Location: | **Volts:** 120/208 Single | **A.I.C. Rating:** 22kAIC
Supply From: | **Phases:** 1 | **Mains Type:**
Mounting: Recessed | **Wires:** 3 | **Mains Rating:** 200 A
Enclosure: NEMA1 | **MCB Rating:** 200 A

Notes:
BULDING B - UNIT 1 (B1)

CKT	Circuit Description	Trip	Poles	A		B		Poles	Trip	Circuit Description	CKT
1	BEDROOM/PORCH - CAFCI	20 A	1	1080 VA	4000 VA			2	50 A	KITCHEN RANGE - GFCI 5mA	2
3	ENTRY/HALLWAY - CAFCI	20 A	1			720 VA	4000 VA	--	--	--	4
5	BATHROOM - GFCI 5mA	20 A	1	180 VA	2500 VA			2	30 A	LAUNDRY DRYER - GFCI 5mA	6
7	LIVING ROOM - CAFCI	20 A	1			900 VA	2500 VA	--	--	--	8
9	KITCHEN COUNTER - DUAL FUNCTION	20 A	1	540 VA	2500 VA			2	30 A	WH-1	10
11	KITCHEN COUNTER - DUAL FUNCTION	20 A	1			360 VA	2500 VA	--	--	--	12
13	KITCHEN FRIDGE - DUAL FUNCTION	20 A	1	1200 VA	1872 VA			2	30 A	CU-1	14
15	KITCHEN DISPOSAL - DUAL FUNCTION	20 A	1			1200 VA	1872 VA	--	--	--	16
17	KITCHEN DISHWASHER - DUAL FUNCTION	20 A	1	1200 VA	316 VA			2	20 A	HP-1	18
19	KITCHEN HOOD - DUAL FUNCTION	20 A	1			1200 VA	316 VA	--	--	--	20
21	LAUNDRY WASHER - DUAL FUNCTION	20 A	1	1500 VA	1500 VA			2	20 A	ERV-1 PRE-HEAT	22
23	MECH SERVICE RECEPT - GFCI 5mA	20 A	1			180 VA	1500 VA	--	--	--	24
25	ERV-1 POWER RECEPT - GFCI 5mA	20 A	1	180 VA							26
27											28
29											30
			Total Load:	18568 VA		17248 VA					
			Total Amps:	176.84 A		165.84 A					

Legend:

Load Classification	Connected Load	Demand Factor	Estimated Demand	Panel Totals	
Appliance - Dwelling Unit	5100 VA	75.00%	3825 VA		
Cooling	4375 VA	100.00%	4375 VA	Total Conn. Load:	35815 VA
Electric Clothes Dryer	5000 VA	100.00%	5000 VA	Total Est. Demand:	32940 VA
Electric Range - 3.5 kW to 8.75 kW	8000 VA	80.00%	6400 VA	Total Conn.:	172.19 A
Heating	8000 VA	100.00%	8000 VA	Total Est. Demand:	158.37 A
Motor	1200 VA	100.00%	1200 VA		
Receptacle	4140 VA	100.00%	4140 VA		

Notes:

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OURAY RIVERWALK RENTALS - BUILDING B
For: Home Trust of Ouray County
1507 OAK ST., OURAY, CO 81427
PROJECT NO: 009-2023 | ASSESSORS PARCEL NO: 4515-303-19-002
SET DESCRIPTION: **DESIGN DEVELOPMENT 2024-03-29**

#	Revisions	Date
	DRAFT COPY	

DESIGNED BY	BCE
DRAWN BY	BCE
CHECKED BY	BCE
SCALE	AS NOTED
DATE	03/29/2024

DRAWING TITLE
ELECTRICAL SCHEDULES

SHEET NO.
E3-1

Branch Panel: P2

Location:
Supply From:
Mounting: Recessed
Enclosure: NEMA1

Volts: 120/208 Single
Phases: 1
Wires: 3

A.I.C. Rating: 22kAIC
Mains Type:
Mains Rating: 200 A
MCB Rating: 200 A

Notes:
BUILDING B - UNIT 2 (B2)

CKT	Circuit Description	Trip	Poles	A		B		Poles	Trip	Circuit Description	CKT
1	BEDROOM/PORCH - CAFCI	20 A	1	900 VA	4000 VA			2	50 A	KITCHEN RANGE - GFCI 5mA	2
3	ENTRY/HALLWAY - CAFCI	20 A	1			900 VA	4000 VA	--	--	--	4
5	BATHROOM - GFCI 5mA	20 A	1	180 VA	2500 VA			2	30 A	LAUNDRY DRYER - GFCI 5mA	6
7	LIVING ROOM - CAFCI	20 A	1			900 VA	2500 VA	--	--	--	8
9	KITCHEN COUNTER - DUAL FUNCTION	20 A	1	540 VA	2500 VA			2	30 A	WH-1	10
11	KITCHEN COUNTER - DUAL FUNCTION	20 A	1			360 VA	2500 VA	--	--	--	12
13	KITCHEN FRIDGE - DUAL FUNCTION	20 A	1	1200 VA	2600 VA			2	40 A	CU-3	14
15	KITCHEN DISPOSAL - DUAL FUNCTION	20 A	1			1200 VA	2600 VA	--	--	--	16
17	KITCHEN DISHWASHER - DUAL FUNCTION	20 A	1	1200 VA	343 VA			2	20 A	HP-3	18
19	BEDROOM/HALLWAY - CAFCI	20 A	1			1080 VA	343 VA	--	--	--	20
21	BATHROOM - GFCI 5mA	20 A	1	180 VA	2500 VA			2	30 A	ERV-2 PRE-HEAT	22
23	BEDROOM/HALLWAY - CAFCI	20 A	1			1080 VA	2500 VA	--	--	--	24
25	KITCHEN HOOD - DUAL FUNCTION	20 A	1	1200 VA	396 VA			1	20 A	ERV-2 POWER RECEPTACLE - GFCI 5mA	26
27	LAUNDRY WASHER - DUAL FUNCTION	20 A	1			1500 VA	180 VA	1	20 A	MECH SERVICE RECEPTACLE - GFCI 5mA	28
29											30
			Total Load:	20239 VA		21643 VA					
			Total Amps:	194.61 A		206.31 A					

Legend:

Load Classification	Connected Load	Demand Factor	Estimated Demand	Panel Totals	
Appliance - Dwelling Unit	5100 VA	75.00%	3825 VA		
Cooling	5886 VA	100.00%	5886 VA	**Total Conn. Load:**	41882 VA
Electric Clothes Dryer	5000 VA	100.00%	5000 VA	**Total Est. Demand:**	39007 VA
Electric Range - 3.5 kW to 8.75 kW	8000 VA	80.00%	6400 VA	**Total Conn.:**	201.36 A
Heating	10000 VA	100.00%	10000 VA	**Total Est. Demand:**	187.53 A
Motor	1596 VA	100.00%	1596 VA		
Receptacle	6300 VA	100.00%	6300 VA		

Notes:

Branch Panel: P3

Location:
Supply From:
Mounting: Recessed
Enclosure: NEMA1

Volts: 120/208 Single
Phases: 1
Wires: 3

A.I.C. Rating: 22kAIC
Mains Type:
Mains Rating: 200 A
MCB Rating: 200 A

Notes:
BUILDING B - UNIT 3 (B3)

CKT	Circuit Description	Trip	Poles	A		B		Poles	Trip	Circuit Description	CKT
1	BEDROOM/PORCH - CAFCI	20 A	1	900 VA	4000 VA			2	50 A	KITCHEN RANGE - GFCI 5mA	2
3	ENRTY/HALLWAY - CAFCI	20 A	1			900 VA	4000 VA	--	--	--	4
5	BATHROOM - GFCI 5mA	20 A	1	180 VA	2500 VA			2	30 A	LAUNDRY DRYER - GFCI 5mA	6
7	LIVING ROOM - CAFCI	20 A	1			900 VA	2500 VA	--	--	--	8
9	KITCHEN COUNTER - DUAL FUNCTION	20 A	1	540 VA	2500 VA			2	30 A	WH-1	10
11	KITCHEN COUNTER - DUAL FUNCTION	20 A	1			360 VA	2500 VA	--	--	--	12
13	KITCHEN FRIDGE - DUAL FUNCTION	20 A	1	1200 VA	2600 VA			2	40 A	CU-3	14
15	KITCHEN DISPOSAL - DUAL FUNCTION	20 A	1			1200 VA	2600 VA	--	--	--	16
17	KITCHEN DISHWASHER - DUAL FUNCTION	20 A	1	1200 VA	343 VA			2	20 A	HP-3	18
19	BEDROOM/HALLWAY - CAFCI	20 A	1			1080 VA	343 VA	--	--	--	20
21	BATHROOM - GFCI 5mA	20 A	1	180 VA	2500 VA			2	30 A	ERV-2 PRE-HEAT	22
23	BEDROOM/HALLWAY - CAFCI	20 A	1			1080 VA	2500 VA	--	--	--	24
25	KITCHEN HOOD - DUAL FUNCTION	20 A	1	1200 VA	180 VA			1	20 A	MECH SERVICE RECEPTACLE - GFCI 5mA	26
27	LAUNDRY WASHER - DUAL FUNCTION	20 A	1			1500 VA	396 VA	1	20 A	ERV-2 POWER RECEPTACLE - GFCI 5mA	28
29											30
			Total Load:	20023 VA		21859 VA					
			Total Amps:	192.53 A		207.83 A					

Legend:

Load Classification	Connected Load	Demand Factor	Estimated Demand	Panel Totals	
Appliance - Dwelling Unit	5100 VA	75.00%	3825 VA		
Cooling	5886 VA	100.00%	5886 VA	**Total Conn. Load:**	41882 VA
Electric Clothes Dryer	5000 VA	100.00%	5000 VA	**Total Est. Demand:**	39007 VA
Electric Range - 3.5 kW to 8.75 kW	8000 VA	80.00%	6400 VA	**Total Conn.:**	201.36 A
Heating	10000 VA	100.00%	10000 VA	**Total Est. Demand:**	187.53 A
Motor	1596 VA	100.00%	1596 VA		
Receptacle	6300 VA	100.00%	6300 VA		

Notes:

Branch Panel: P4

Location:
Supply From:
Mounting: Recessed
Enclosure: NEMA1

Volts: 120/208 Single
Phases: 1
Wires: 3

A.I.C. Rating: 22kAIC
Mains Type:
Mains Rating: 200 A
MCB Rating: 200 A

Notes:
BUILDING B - UNIT 4 (B4)

CKT	Circuit Description	Trip	Poles	A		B		Poles	Trip	Circuit Description	CKT
1	BEDROOM/HALLWAY - CAFCI	20 A	1	1080 VA	4000 VA			2	50 A	KITCHEN RANGE - GFCI 5mA	2
3	BEDROOM/HALLWAY - CAFCI	20 A	1			1080 VA	4000 VA	--	--	--	4
5	BATHROOM - GFCI 5mA	20 A	1	180 VA	2500 VA			2	30 A	LAUNDRY DRYER - GFCI 5mA	6
7	ENTRY/PORCH - CAFCI	20 A	1			720 VA	2500 VA	--	--	--	8
9	POWDER - GFCI 5mA	20 A	1	180 VA	2500 VA			2	30 A	WH-1	10
11	LIVING ROOM - CAFCI	20 A	1			900 VA	2500 VA	--	--	--	12
13	KITCHEN COUNTER - DUAL FUNCTION	20 A	1	540 VA	2600 VA			2	40 A	CU-2	14
15	KITCHEN COUNTER - DUAL FUNCTION	20 A	1			360 VA	2600 VA	--	--	--	16
17	KITCHEN FRIDGE - DUAL FUNCTION	20 A	1	1200 VA	316 VA			2	20 A	HP-2	18
19	KITCHEN DISPOSAL - DUAL FUNCTION	20 A	1			1200 VA	316 VA	--	--	--	20
21	KITCHEN DISHWASHER - DUAL FUNCTION	20 A	1	1200 VA	2500 VA			2	30 A	ERV-2 PRE-HEAT	22
23	KITCHEN HOOD - DUAL FUNCTION	20 A	1			1200 VA	2500 VA	--	--	--	24
25	LAUNDRY WASHER - DUAL FUNCTION	20 A	1	1500 VA							26
27	MECH SERVICE RECEPTACLE - GFCI 5mA	20 A	1			180 VA					28
29	ERV-2 POWER RECEPTACLE - GFCI 5mA	20 A	1	396 VA							30
			Total Load:	20692 VA		20056 VA					
			Total Amps:	198.14 A		192.84 A					

Legend:

Load Classification	Connected Load	Demand Factor	Estimated Demand	Panel Totals	
Appliance - Dwelling Unit	5100 VA	75.00%	3825 VA		
Cooling	5831 VA	100.00%	5831 VA	**Total Conn. Load:**	40747 VA
Electric Clothes Dryer	5000 VA	100.00%	5000 VA	**Total Est. Demand:**	37872 VA
Electric Range - 3.5 kW to 8.75 kW	8000 VA	80.00%	6400 VA	**Total Conn.:**	195.9 A
Heating	10000 VA	100.00%	10000 VA	**Total Est. Demand:**	182.08 A
Motor	1596 VA	100.00%	1596 VA		
Receptacle	5220 VA	100.00%	5220 VA		

Notes:

Branch Panel: P5

Location:
Supply From:
Mounting: Recessed
Enclosure: NEMA1

Volts: 120/208 Single
Phases: 1
Wires: 3

A.I.C. Rating: 22kAIC
Mains Type:
Mains Rating: 200 A
MCB Rating: 200 A

Notes:
BUILDING B - UNIT 5 (B5)

CKT	Circuit Description	Trip	Poles	A		B		Poles	Trip	Circuit Description	CKT
1	BEDROOM/PORCH - CAFCI	20 A	1	1080 VA	4000 VA			2	50 A	KITCHEN RANGE - GFCI 5mA	2
3	ENTRY/HALLWAY - CAFCI	20 A	1			720 VA	4000 VA	--	--	--	4
5	BATHROOM - GFCI 5mA	20 A	1	180 VA	2500 VA			2	30 A	LAUNDRY DRYER - GFCI 5mA	6
7	LIVING ROOM - CAFCI	20 A	1			900 VA	2500 VA	--	--	--	8
9	KITCHEN COUNTER - DUAL FUNCTION	20 A	1	540 VA	2500 VA			2	30 A	WH-1	10
11	KITCHEN COUNTER - DUAL FUNCTION	20 A	1			360 VA	2500 VA	--	--	--	12
13	KITCHEN FRIDGE - DUAL FUNCTION	20 A	1	1200 VA	1872 VA			2	30 A	CU-1	14
15	KITCHEN DISPOSAL - DUAL FUNCTION	20 A	1			1200 VA	1872 VA	--	--	--	16
17	KITCHEN DISHWASHER - DUAL FUNCTION	20 A	1	1200 VA	316 VA			2	20 A	HP-1	18
19	KITCHEN HOOD - DUAL FUNCTION	20 A	1			1200 VA	316 VA	--	--	--	20
21	LAUNDRY WASHER - DUAL FUNCTION	20 A	1	1500 VA	1500 VA			2	20 A	ERV-1 PRE-HEAT	22
23	MECH SERVICE RECEPTACLE - GFCI 5mA	20 A	1			180 VA	1500 VA	--	--	--	24
25	ERV-1 POWER RECEPTACLE - GFCI 5mA	20 A	1	180 VA							26
27											28
29											30
			Total Load:	18568 VA		17248 VA					
			Total Amps:	176.84 A		165.84 A					

Legend:

Load Classification	Connected Load	Demand Factor	Estimated Demand	Panel Totals	
Appliance - Dwelling Unit	5100 VA	75.00%	3825 VA		
Cooling	4375 VA	100.00%	4375 VA	**Total Conn. Load:**	35815 VA
Electric Clothes Dryer	5000 VA	100.00%	5000 VA	**Total Est. Demand:**	32940 VA
Electric Range - 3.5 kW to 8.75 kW	8000 VA	80.00%	6400 VA	**Total Conn.:**	172.19 A
Heating	8000 VA	100.00%	8000 VA	**Total Est. Demand:**	158.37 A
Motor	1200 VA	100.00%	1200 VA		
Receptacle	4140 VA	100.00%	4140 VA		

Notes:

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For: Home Trust of Ouray County
1507 OAK ST., OURAY, CO 81427

PROJECT NO: 009-2023
ASSESSORS PARCEL NO: 4515-303-19-002
SET DESCRIPTION: **DESIGN DEVELOPMENT 2024-03-29**

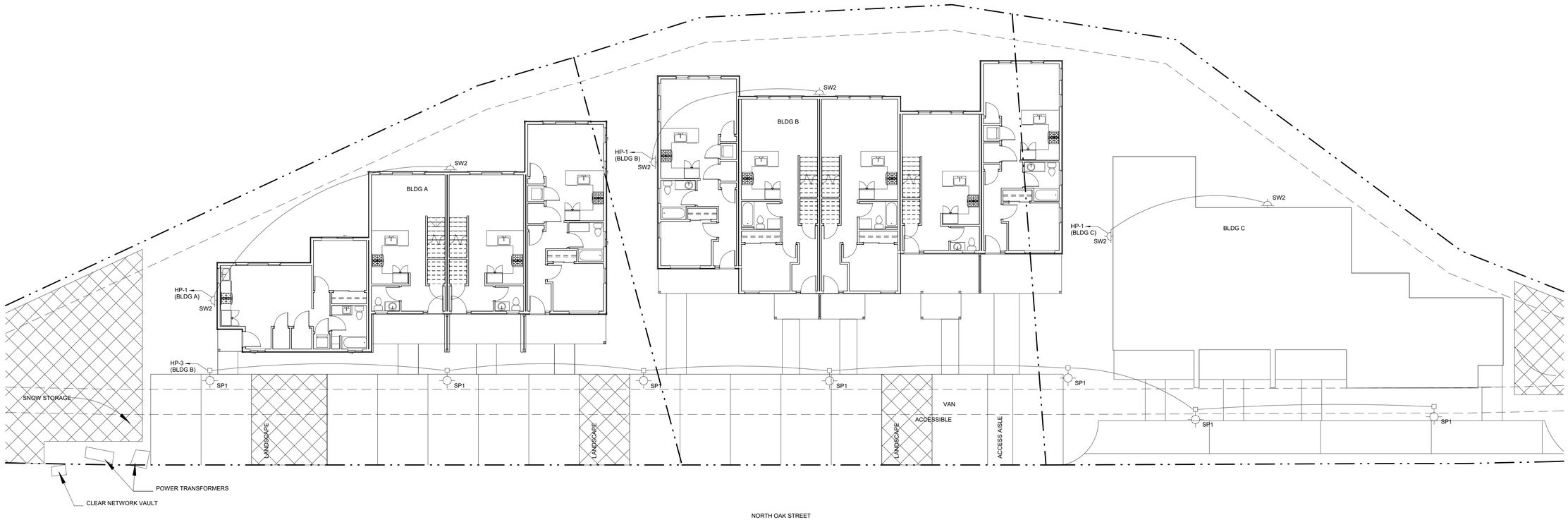
Revisions | Date

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DESIGNED BY: BCE	SCALE: AS NOTED
DRAWN BY: BCE	DATE: 03/29/2024
CHECKED BY: BCE	

DRAWING TITLE
ELECTRICAL SCHEDULES

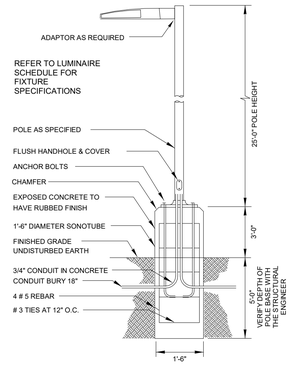
SHEET NO.
E3-2



NORTH

LIGHTING - SITE PLAN

1" = 10'-0"



LIGHT POLE DETAIL

NOT TO SCALE

NOTES:

1. VERIFY THE BURY DEPTH AND DIAMETER OF THE SONOTUBE WITH THE STRUCTURAL ENGINEER PRIOR TO PURCHASING THE EQUIPMENT. DEPTH WILL DEPEND ON SOIL CONDITIONS. TYPICAL CONCRETE DEPTH IS 5 FT.
2. THE ELECTRICAL CONTRACTOR IS TO INSTALL VIBRATION DAMPERS IN ALL POLES, OBTAIN DAMPERS FROM POLE MANUFACTURER FOR EACH ALUMINUM POLE.
3. ALL OUTSIDE LIGHT SOURCES SHALL COMPLY WITH THE LOCAL ZONING AND DEVELOPMENT CODE.
4. NOTIFY ENGINEER OF ANY OBSTRUCTIONS TO POLE PLACEMENT IMMEDIATELY BEFORE PROCEEDING.

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1507 OAK ST., OURAY, CO 81427

PROJECT NO: 009-2023
ASSESSORS PARCEL NO: 4515-303-19-002

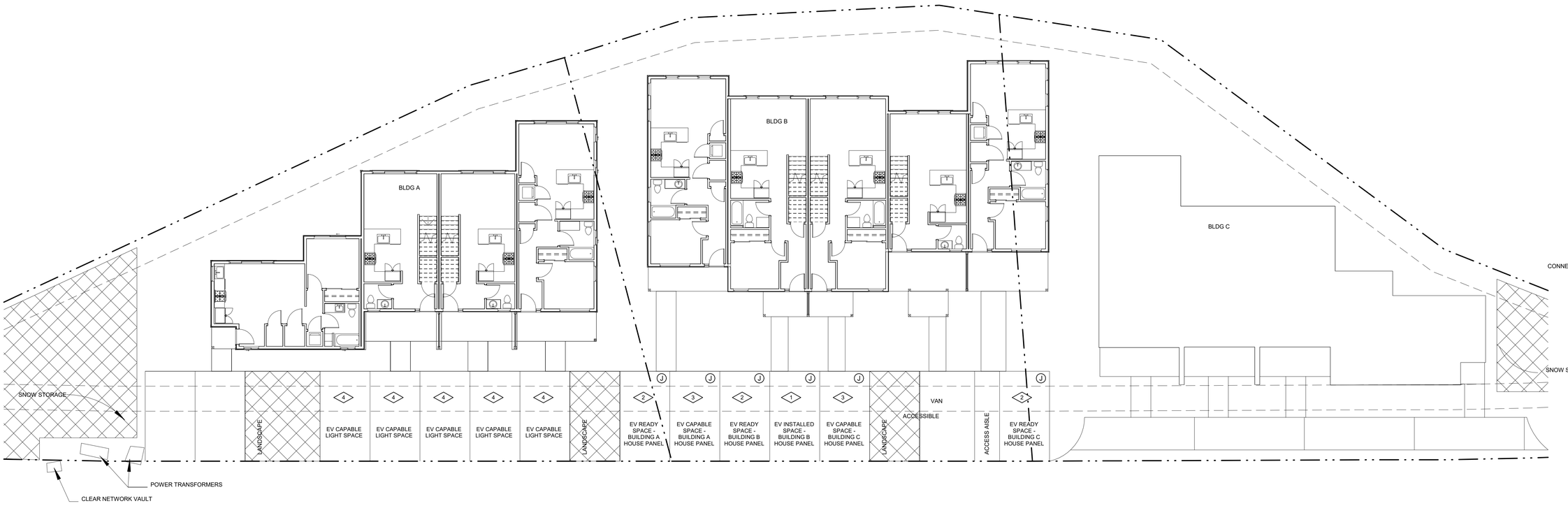
SET DESCRIPTION: **DESIGN DEVELOPMENT 2024-03-29**

#	Revisions	Date
	DRAFT COPY	

DESIGNED BY: BCE	SCALE: AS NOTED
DRAWN BY: BCE	DATE: 03/29/2024
CHECKED BY: BCE	

DRAWING TITLE
LIGHTING SITE PLAN

SHEET NO.
ES1-1



NORTH

ELECTRICAL - SITE PLAN

1" = 10'-0"

ELECTRICAL SITE PLAN GENERAL NOTES:
1. ELECTRICAL EQUIPMENT ASSOCIATED WITH EACH PARKING SPACE TYPE, INCLUDING BRANCH CIRCUITS, CONDUIT AND/OR RACEWAY, JUNCTION BOXES, RECEPTACLES, AND ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE) SHALL BE PROPERLY INSTALLED AND LABELED FOR THEIR INTENDED USE.
2. ELECTRICAL CAPACITY AND RESERVED PHYSICAL SPACE FOR CIRCUIT BREAKERS IN THE MAIN ELECTRICAL SERVICE PANEL SHALL BE PROVIDED AND PROPERLY LABELED FOR THEIR INTENDED USE. THE DEDICATED CIRCUIT BREAKER SPACE SERVING FUTURE ELECTRIC EQUIPMENT IN THE ELECTRICAL PANEL SHALL BE LABELED "FOR FUTURE ELECTRIC EQUIPMENT."

ELECTRICAL SITE PLAN KEYNOTES

Note Number	Note Text
1	PER THE COLORADO MODEL ELECTRIC AND SOLAR READY CODE, ONE (5%) OF THE PARKING SPACES SHALL BE PROVIDED WITH A DEDICATED ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE) CONNECTION. EVSE IS DEFINED AS AN ELECTRIC VEHICLE CHARGING SYSTEM OR DEVICE THAT IS USED TO PROVIDE ELECTRICITY TO A PLUG-IN ELECTRIC VEHICLE OR PLUG-IN HYBRID ELECTRIC VEHICLE. THE EVSE SHALL BE DESIGNED TO ENSURE THAT A SAFE CONNECTION HAS BEEN MADE BETWEEN THE ELECTRICAL GRID AND THE VEHICLE, AND IS ABLE TO COMMUNICATE WITH THE VEHICLE'S CONTROL SYSTEM SO THAT ELECTRICITY FLOWS AT AN APPROPRIATE VOLTAGE AND CURRENT LEVEL. BUILDING B'S HOUSE PANEL (HP) IS DESIGNATED TO PROVIDE POWER FOR THE ONE (1) REQUIRED EVSE INSTALLED SPACE.
2	PER THE COLORADO MODEL ELECTRIC AND SOLAR READY CODE, THREE (15%) OF THE PARKING SPACES SHALL BE DESIGNATED AS AN ELECTRIC VEHICLE READY SPACE (EV READY SPACE). AN EV READY SPACE IS DEFINED AS A DESIGNATED VEHICLE PARKING SPACE THAT HAS THE ELECTRIC PANEL CAPACITY, RACEWAY WIRING, RECEPTACLE, AND CIRCUIT OVERPROTECTION DEVICES INSTALLED TO SUPPORT FUTURE IMPLEMENTATION OF ELECTRIC VEHICLE CHARGING. BUILDING A'S HOUSE PANEL (HP) IS DESIGNATED TO PROVIDE POWER FOR ONE (1) OF THE REQUIRED EV READY SPACES. BUILDING B'S HOUSE PANEL (HP) IS DESIGNATED TO PROVIDE POWER FOR ONE (1) OF THE REQUIRED EV READY SPACES. BUILDING C'S HOUSE PANEL (HP) IS DESIGNATED TO PROVIDE POWER FOR ONE (1) OF THE REQUIRED EV READY SPACES.
3	PER THE COLORADO MODEL ELECTRIC AND SOLAR READY CODE, TWO (10%) OF THE PARKING SPACES SHALL BE DESIGNATED AS AN ELECTRIC VEHICLE CAPABLE SPACE (EV CAPABLE SPACE). AN EV CAPABLE SPACE IS DEFINED AS A DESIGNATED VEHICLE PARKING SPACE THAT HAS THE ELECTRIC PANEL CAPACITY AND CONDUIT AND/OR RACEWAY INSTALLED TO SUPPORT FUTURE IMPLEMENTATION OF ELECTRIC VEHICLE CHARGING. BUILDING A'S HOUSE PANEL (HP) IS DESIGNATED TO PROVIDE POWER FOR ONE (1) OF THE REQUIRED EV CAPABLE SPACES. BUILDING C'S HOUSE PANEL (HP) IS DESIGNATED TO PROVIDE POWER FOR ONE (1) OF THE REQUIRED EV CAPABLE SPACES.
4	PER THE COLORADO MODEL ELECTRIC AND SOLAR READY CODE, FIVE (30%) OF THE PARKING SPACES SHALL BE DESIGNATED AS AN ELECTRIC VEHICLE CAPABLE LIGHT SPACE (EV CAPABLE LIGHT SPACE). AN EV CAPABLE LIGHT SPACE IS DEFINED AS A DESIGNATED VEHICLE PARKING SPACE THAT HAS CONDUIT AND/OR RACEWAY INSTALLED TO SUPPORT FUTURE IMPLEMENTATION OF ELECTRIC VEHICLE CHARGING INSTALLATION, AND HAS SUFFICIENT PHYSICAL SPACE ADJACENT TO THE EXISTING ELECTRICAL EQUIPMENT FOR FUTURE ELECTRIC UPGRADES. BUILDING A, B, & C ALL HAVE SUFFICIENT PHYSICAL SPACE ADJACENT TO THE PROPOSED ELECTRICAL EQUIPMENT FOR FUTURE ELECTRIC UPGRADES.

TOMMY TSUNAMI DESIGN

Tommy Tsunami Design, LLC

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Preliminary Not For Construction

THE JE DRAWINGS AND SPECIFICATIONS SHALL REMAIN THE PROPERTY OF THE ARCHITECT AND SHALL NOT BE USED FOR ANY OTHER PROJECTS WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

ALL RIGHTS RESERVED

OURAY RIVERWALK RENTALS - BUILDING B
For: Home Trust of Ouray County
1507 OAK ST., OURAY, CO 81427

PROJECT NO: 009-2023
ASSESSORS PARCEL NO: 4515-303-19-002
SET DESCRIPTION: **DESIGN DEVELOPMENT 2024-03-29**

#	Revisions	Date
	DRAFT COPY	

DESIGNED BY: BCE	SCALE: AS NOTED
DRAWN BY: BCE	DATE: 03/29/2024
CHECKED BY: BCE	

DRAWING TITLE
ELECTRICAL SITE PLAN

SHEET NO.
ES1-2

320 6th Avenue
PO Box 468
Ouray, Colorado 81427

970.325.7211
Fax 970.325.7212
www.cityofouray.com

APPLICATION & PROPERTY SUMMARY

Project Name	Ouray Riverwalk Affordable Rentals
Project Type	Planned Unit Development (PUD) - Major
Applicant/Owner	Home Trust of Ouray County
Agent	Tommy Umbhau, AIA
Hearing Date	June 11, 2024
Hearing Body	Planning Commission

Application Summary:
Consideration for a thirteen (13) unit multi-family residential development consisting of three, two-story buildings. The applicant, Home Trust of Ouray County, has submitted this application pursuant to OMC Sec. 7-5-D-5-j, Planned Unit Development, due to the need for flexibility relative to certain development standards including but not limited to floor area and parking.

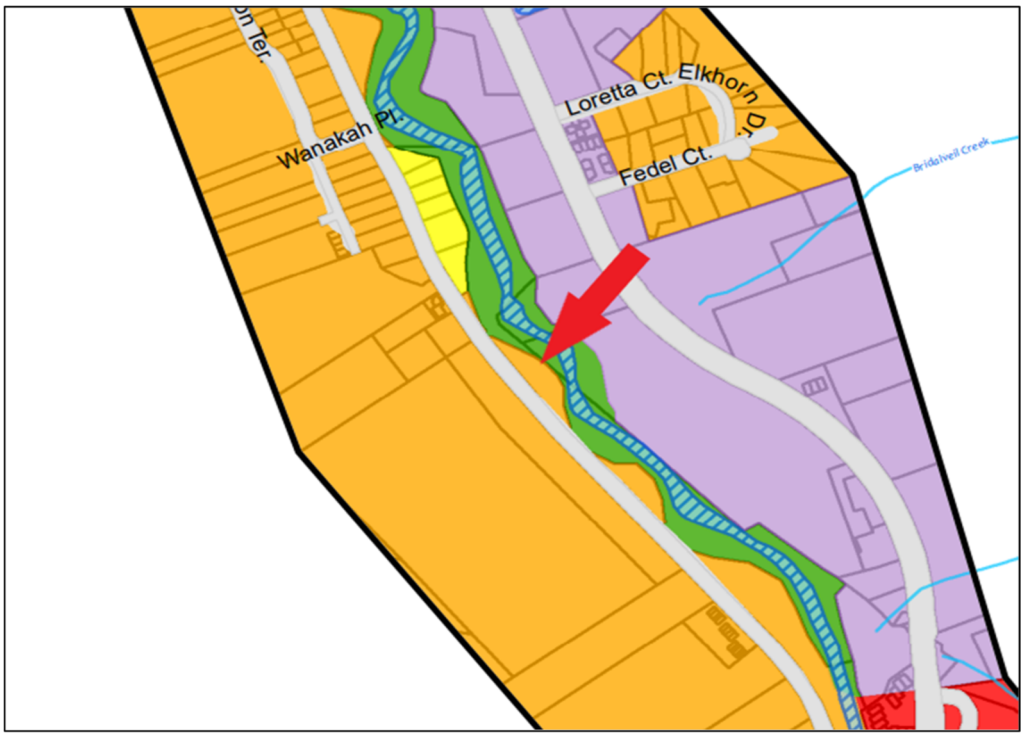
Prior Actions:
The Planning Commission unanimously approved the Ouray Riverwalk Affordable Rentals Sketch Plan application on April 9, 2024, subject to specific conditions and modifications.

Address	1507 North Oak St. Ouray, Colorado
Assessor Parcel Number	451530319002
Legal Description	Sec. 25; T44N; R8W
Zoning	R-2, Residential High Density
Existing Use	Vacant
Proposed Use	Multifamily Residential
Site Size	23,197 sq. ft. (0.53-acres)
National or Local Historic District Boundary	No
Commercial Historic Boundary	No

LOCATION MAP



ZONING MAP



R-2: Residential - High Density

ZONE DISTRICT DIMENSIONAL REQUIREMENTS

R-2	Required	Proposed
Minimum Lot Area	3,500 sq. ft.	23,197 sq. ft.
Maximum Density	2,370 sq. ft./DU	13 Dwelling Units Vary in size.
Front Setback	15ft. Subject to Lot Averaging	15ft.
Rear Setback	5ft.	5ft.
Side Setback	5ft.	North: 72ft. South: 51ft.
Maximum Floor Area	10,650 sq. ft.	12,030 sq. ft.
Maximum Site Coverage	55%	36%
Maximum Building Impervious Surface Site Coverage	80%	52%
Maximum Height	35ft.	25ft.
Maximum Size Accessory Dwelling Unit	1,000 sq. ft.	N/A

PROJECT DESCRIPTION

The Home Trust of Ouray County (Home Trust) is requesting consideration of a thirteen (13) unit multifamily Planned Unit Development (PUD) to be located at 1507 North Oak Street.

Home Trust is a 501(c)(3) organization and was founded as a Community Land Trust to develop and manage permanently affordable housing solutions for Ouray County residents and businesses through homeownership, rental and commercial opportunities. The organization is governed by a board of community residents and public representatives that provide lasting community assets and shared equity homeownership opportunities for families and communities.

Applications for a major PUD shall be submitted in accordance with the requirements set forth in Ouray Municipal Code (OMC) Sec. 7-5-D-5-j. The intent of the aforementioned code section is to promote the Planned Unit Development Act of 1972 and encourage innovative developments with unique and valued community attributes.

PUDs provide options to the applicant when designing a development by allowing flexibility with respect to dimensional requirements and increased densities under certain conditions or circumstances. Additionally, the intent of a PUD is to encourage conservation of a site's natural characteristics, and innovative residential, commercial and industrial development plans which will result in a more efficient use of open space and provide affordable housing for year around residents.

CRITERIA FOR DECISION

The decision criteria for major PUD applications are set forth in OMC Sec. 7-5-D-5-j-ii. Staff has provided an analysis of the relevant criteria in the information provided below.

1. **A PUD shall be in general conformity with the City's Master Plan and consistent with the objectives which include but are not limited to encouragement of innovative development with unique and valued community attributes, flexibility with respect to dimensional requirements and increased density, and conservation of a site's natural characteristics.**

The Community Plan was originally drafted in September of 1993 and the first update was in March of 2004. Most recently the City of Ouray (City) conducted the public process of updating their master plan, which was finalized and adopted by City Council in 2021. This document is advisory rather than regulatory and is the vision of the entire community used to guide the City Council, Planning Commission, and other boards and commissions of the City.

Included in the plan are fourteen elements that were established to further the overall vision of the community that are captured in four main themes: vibrant, thriving and healthy community; mindful growth to maintain community character; recreation capital of Colorado and be a sustainable City within a park; and provide exceptional governance with modern and maintained infrastructure. Although this application is congruent with the entirety of the Community Plan, three elements are most relevant: Housing, Land Use, and Economic Development. The following provides a review of those three elements.

<u>Housing</u>
Ouray seeks to provide attainable and quality housing opportunities to maintain a strong and diverse year-round community with a viable and healthy local workforce. This project aligns with the goals and action items set forth in the Housing Element of the Community Plan, including but not limited to the following:

> *Goal H-1: Support, encourage and require adequate, diverse and permanent attainable housing integrated throughout the community for local residents and employees.*
>
> *A. Assure that attainable housing is permanently affordable utilizing deed restrictions or other available tools.*
>
> *E. Support and encourage attainable rental and for-sale housing throughout the community in a variety of unit types and densities in all the city zoning districts, including accessory dwelling units, live-work units, small homes, multi-family developments, mixed-use developments, dormitory or "POD" style units, and other unit types that provide for attainable housing.*
>
> *I. Support, encourage and require new development to provide a variety of bedroom mixes, unit sizes, dwelling types, rental and ownership structures, and attainability limits that are based on an updated community housing needs assessment.*

The Home Trust will retain a vested interest in the affordability of the units and the management of the property long-term. The Home Trust will retain ownership of a minimum of seven of the thirteen proposed units. Should any of the other 6 units be sold to local employers for rental to their employees, the Home Trust will maintain a 99-year ground lease to ensure that these units remain affordable rentals. The development proposes a mix of unit types to accommodate various income ranges (up to 120% AMI) and family sizes which supports the mission of the Home Trust to provide inclusive and economically diverse housing resources.

Goal H-3: Promote high quality housing with good design practices that fit within the character of the city.

E. Assess appropriate locations for attainable housing throughout the city and surrounding area to avoid isolating low-income housing.

F. Strive to provide housing located in close proximity to existing or planned infrastructure, services, intermodal transit connections, sidewalks, trails and employment.

H. Encourage the creation of additional mixed income multi-family rental housing in the community.

The development location is in proximity to a mix of housing types including manufactured homes and single-family residences offering a complimentary dwelling type. Additionally, the subject parcel is within City limits directly adjacent to the Ouray Riverwalk providing easy access to trails, services, and amenities.

Land Use

Ouray maintains its small town and unique high alpine, historic character while allowing for growth as envisioned by the City, and as a growth center of Ouray County with a balanced mix of land uses. This project aligns with the goals and action items set forth in the Land Use Element of the Community Plan, including but not limited to the following:

Goal LU-1: The City of Ouray promotes the Future Land Use Plan to provide for a sustainable and vital community and achieve the Overall Vision.

C. Encourage compact developments that create true neighborhoods, reduce the amount of land for residential use, minimize resources consumed, and are located next to existing infrastructure.

Goal LU-4: Promote and encourage sustainable land use development.

A. Promote a compact, sustainable land use pattern that prioritizes infill and redevelopment of existing developed land and is well connected to existing and planned street, trail and sidewalk systems.

D. Consider requiring new development to provide for livable and sustainable design such as the provision of green spaces; green building practices; amenities for residents; and pedestrian and bike connectivity.

The proposal is for a multi-family development of thirteen dwelling units of various size, offering a diverse housing palette to residents of the area. Additionally, because of the strategic layout, the project offers a compact design minimizing impacts to the surrounding area while at the same time being located in an area that is pedestrian and bike friendly.

Also included in the Land Use Element is the Future Land Use Plan and corresponding map. This section is a guide used to inform and assist with making decisions within the City. The Future Land Use Map also is the foundation to the desired future zoning in the City and serves as a way to implement the community's overall vision, theme vision statements and the goals and actions set forth in the Community Plan.

The City of Ouray North Plat Figure 1 (Community Plan, pg. 40), identifies properties north

of the downtown area and designates these lands with a general classification. The designations help provide guidance for City staff, the Planning Commission, and the City Council in making decisions on certain land use applications, including rezonings, PUDs, conditional use permits, and subdivisions.

The subject parcel is identified on the Future Land Use Map as “Multi-Family” which includes a corresponding description of appropriate types of residential uses. This project categorically aligns with both the existing zoning and future land use map of the City, in addition to the provided characteristics of multi-family developments.

Economic Development

To encourage economic development in small cities, residents of the area who are employed by local businesses need permanent housing solutions. This project aligns with the goals and action items set forth in the Economic Development Element of the Community Plan, including but not limited to the following:

> *Goal ED-2: Diversify and innovate the economy to improve resiliency, spread out economic activity throughout the year and create a more relevant, active and vital community.*
>
> *L. Encourage and incentivize the provision of attainable housing; childcare; desired community amenities, connectivity and a high quality of life to drive economic resiliency.*
>
> *N. Establish a strong base workforce and foster collaborative leaders to lay the foundation for public and private projects that benefit the broader community.*

This project aims to provide accessible housing options, empowering individuals in the small community of Ouray to pursue employment opportunities without the burden of exorbitant housing costs and lengthy commutes. By doing so, it cultivates a more dynamic workforce, thereby fueling economic growth and fostering stability for both employees and business owners.

2. Compliance with the Colorado Planned Unit Development Act of 1972.

The Colorado Planned Unit Development Act of 1972 (Act) was enacted to provide a framework for the planned development of land which aimed to address issues related to sprawl, environmental conservation, and efficient land use planning. The Act empowered local governments to establish regulations governing PUDs that specifically allowed for flexible development standards tailored to fit specific needs of a community. This encouraged mixed land uses and flexible residential development fostering the creation of cohesive communities.

In order that the public health, safety, integrity, and general welfare may be furthered in an era of increasing urbanization and of growing demand for housing of all types and design, the powers set forth in CO Code § 24-67-102 (2022) are granted to all counties and municipalities to “encourage innovations in residential, commercial, and industrial development and renewal so that the growing demands of the population may be met by greater variety in type, design, and layout of buildings and by the conservation and more efficient use of open space ancillary to said buildings.” Additionally, the Act encourages “a more efficient use of land and of public services, or private services in lieu thereof, and to reflect changes in the technology of land development so that resulting economies may ensure to the benefit of those who need homes.”

Any county with respect to territory within the unincorporated portion of the county or any municipality with respect to territory within its corporate limits may authorize PUDs by enacting a resolution or ordinance which refers to the Act. The City of Ouray has taken this action establishing the ability for applicants to submit projects subject to the applicable standards set forth in OMC Sec. 7-5-D-5-j.

Home Trust has submitted such an application in accordance with the requirements set forth in OMC Sec. 7-5-D-5-j which requires conformance with CO Code § 24-67-102 (2022) for a multi-family development that includes a compact housing design sited in an area accessible to outdoor amenities as well as City services. The applicant has submitted a request for flexibility in certain areas of the proposal that otherwise would be in conflict with the applicable zoning district, which is encouraged by the Act to promote housing opportunities; these items include increased floor areas, alternative off-street parking dimensions and surfacing requirements.

Pursuant to CO Code § 24-67-102 (2022), the "[d]esign, construction, and other requirements applicable to a planned unit development may be different from or modifications of the requirements otherwise applicable by reason of any zoning or subdivision regulation, resolution, or ordinance of the county or municipality" so long as those requirements substantially comply with provisions of Colorado statutes applicable to municipal governments planning and zoning.

In review of the application materials and applicable regulations, the proposal complies with the intent and standards of both the Act and OMC and advances the objectives of each by allowing for flexible design standards and innovative ideas for affordable housing.

3. **A PUD shall have a minimum of (1) unit or lot.**

   The development proposes thirteen residential units that include the following: Building A and C noted on the site plan will be mirrored structures both consisting of four living units per building (eight total); two single story units and two, two story units. Building B will consist of five residential units.

STAFF ANALYSIS

The intent of PUD applications is to allow for flexibility with regard to certain design standards that otherwise could not be achieved, and to encourage innovative developments with unique and valued community attributes. Outlined below is an analysis of those areas requested by the applicant for consideration.

1. **Increase in Floor Area**

   The applicant has requested an increase in total floor area of the development specific to the addition of "unconditioned space" that would include outdoor covered porches. OMC Residential High Density Zoning (R-2) has a maximum allowable floor area square footage of 10,650 sq.ft.; the proposal contemplates 10,639sq.ft. of conditioned space. Floor Area, as defined in OMC Sec. 7-4 requires that "[g]arages, courts, decks and porches are to be included when covered by a roof."

   Home Trust has included exterior covered porches, totaling 1,391sq.ft., with the proposed development. The addition of the porches would exceed the maximum square footage allowance by 1,380sq.ft. or 13%.

This item was discussed during the Planning Commission meeting on April 9, 2024. The addition of exterior decks generates no on or offsite impacts, and furthermore provides an amenity for residents of the development to enjoy outdoor access to the surrounding aesthetics of the community. The Planning Commission approved the Sketch Plan application on 4/9/24 inclusive of the increased floor area as proposed, consistent with the recommendation included in the staff report supporting this design concept flexibility.

2. Off-Street Parking Dimensions

The application includes thirteen (13) units contained within three (3) buildings; Building A, B and C. Buildings A and C will be mirrored structures as noted on the site plan, both of which will consist of four (4) units per building; two (2) single story units and two (2) two story units. Building B will consist of five living units, (2) single story units and (3) two story units.

OMC Table 7-8-E sets forth parking requirements for new development. Based on the submitted application, the project requires the design to accommodate 16.5 parking stalls or 17 total. In addition, the dimensions set forth in OMC Sec. 7-8-E-2 require each front-loaded parking stall to be measured 20ft. (depth) by 10ft. (width).

The design submitted by the applicant includes fourteen (14) perpendicular front-loaded parking stalls and four (4) parallel parking stalls. To accommodate the design of the development, the application requests the fourteen front loaded parking stalls to measure 18ft. in depth by 10ft. in width, and the four parallel parking stalls to measure 22ft. in length by 8ft. in width. See Sheet 1 of 2 in the attached for more details.

This item was discussed during the Planning Commission meeting on April 9, 2024. Because the applicant is still able to provide adequate parking for the entirety of the development with a minimal decrease from the OMC parking stall dimension requirements, the Planning Commission approved the Sketch Plan application on 4/9/24 inclusive of the proposed reduction in parking stall dimensions, consistent with the recommendation included in the staff report supporting this design concept flexibility.

3. Paving Requirements

OMC Sec. 7-8-E-1-f requires that when “six or more spaces are required, the required parking and maneuvering areas shall be paved.”

Home Trust request the application of this standard be waived due to: 1) the cost associated with pavement and 2) the existing conditions of Oak St. is entirely gravel. Rather, the application requests the entirety of the parking areas be a gravel surface.

In staff’s review of this request, staff finds this decision would be better suited for the decision-making body to consider. As noted elsewhere in this staff report, the intent of PUD applications is to allow for flexibility from certain development standards, which this request aligns with; however future planning and development along Oak St. may lead to further pavement and improvements.

This item was discussed during the Planning Commission meeting on April 9, 2024. Included in the staff report for that meeting were two options in the recommended action for the decision-making body to consider and make the final determination. The Planning Commission agreed to waive this provision, approving Deferred Decision Option A which stated, “[t]he Planning Commission agrees to waive the paving requirement set forth in OMC Sec. 7-8-E-1-f thereby allowing all parking areas to be surfaced with gravel.”

4. **Other:**

Although not specifically requested by the application, staff has found the following items outlined below warrant analysis in accordance with OMC requirements.

a. Lot Consolidation

The development site is formally known as Parcel 2 of the Hot Springs Subdivision, First Amendment, recorded under reception no. 230220. In its current configuration, the development site is three (3) parcels.

As depicted on the submitted application materials, Building A and Building B are situated on existing property lines. To accommodate the development design and density in furtherance of the intent of PUD applications, and to avoid future ownership discrepancies for potential sales of units, staff has provided a condition of approval included in the recommended action whereby prior to issuance of the certificate of occupancy by the City, the applicant shall complete a Lot Consolidation of the parcels in accordance with OMC Sec. 7-5-D-5-g.

b. Landscaping

The applicant has submitted a landscaping plan in accordance with OMC Sec. 7-8-F. Upon review, the plan demonstrates that the proposed landscaping will provide vegetative coverage to ensure adequate buffering from adjacent uses while maintaining the character of the surrounding area. Additionally, a condition of approval has been added requiring the applicant to maintain the new landscaping to prevent it from deteriorating or dying.

c. Snow Storage

OMC Sec. 7-8-H sets forth the requirements for on-site snow storage. Snow accumulation is commonplace within the City and all development must plan for and manage this occurrence.

Included in the attached site plan are two dedicated on-site snow storage locations; one north of Building A and the other south of Building C. OMC Sec. 7-8-H requires one (1) sq.ft. of snow storage area per three (3) sq.ft. of cleared private land. The development contemplates clearing 3,727sq.ft. of private land thereby requiring 1,243 sq.ft. of snow storage space. The applicant has provided 2,483 sq.ft. satisfying this requirement.

d. Public Improvements

In accordance with OMC Sec. 7-8-I, the applicant shall be required to install a sidewalk along the entirety of the portion of the subject parcel that parallels Oak Street constructed to City standards. The applicant's submitted materials identify a 4ft. wide sidewalk with a 1ft. gutter lip paralleling Oak St. satisfying this requirement.

e. Fire/Hydrants

An existing hydrant is located at the north end of the subject parcel along Oak St. ensuring all structures are located less than 300ft. from the nearest hydrant pursuant to the requirements set forth in OMC Sec. 7-9-C-6.b.

f. Dedicated Park

Due to the size and unusual shape of the lot, and in alignment with the intent of PUD applications to allow for flexible design standards, staff are recommending that the Planning Commission consider waiving the provisions set forth in OMC Sec. 7-9-D-2-g, which would otherwise require the dedication of a park. Additionally, staff are recommending that the Planning Commission consider waiving the fee-in-lieu provision

set forth in OMC Sec. 7-9-D-2-i, which would otherwise require the developer to provide a cash payment in lieu of constructing a park, based on the applicant being a non-profit organization proposing a project that will provide affordable rental housing for the City's workforce.

g. Exterior Facade
To maintain the character of the area, the applicant has provided exterior façade renderings with their application materials. The exterior façade of the buildings will be constructed with LP Smartside using Earth-tone grays, rough cut timber post and beams, and asphalt shingle roofing. See the attached materials for further detail.

AGENCY COMMENT

Due to the scale and scope of the development and in accordance with the discretion set forth in OMC Sec. 7-5-C-2-d whereby "[a]dditional application-specific information, beyond that specified, may be required by the Administrator, Planning Commission, and/or City Council, as necessary and appropriate to evaluate fully whether an application complies with the requirements," staff distributed request for comment notifications on May 7, 2024 to the following employees:

- City of Ouray Building Inspector (mhaldeman@cityofouray.com)
- City of Ouray Fire Department (Fire@cityofouray.com)
- City of Ouray Public Works Director (jcoleman@cityofouray.com)
- City of Ouray Resources Director (rnoll@cityofouray.com)
- Ouray County Office of Emergency Management (kmitchell@ourayco.gov)

No comments and/or correspondence was received from the identified agencies regarding the application. Staff would advise the applicant to maintain communication with all agencies as the development moves forward.

PUBLIC NOTICE

Notification of the public hearing was completed by the City in accordance with the requirements set forth in OMC Sec. 7-5-C-3.

RECOMMENDED ACTION

Based on the specific findings, the Planning Commission may recommend approval, approve with conditions or recommend denying the application to the City Council, continue the public hearing, or remand it to the Applicant with instructions for modification or additional information or action.

Staff recommends Approval of the Ouray Riverwalk Affordable Rentals Planned Unit Development subject to the findings and conditions of approval provided below:

Findings:

1. The application demonstrates general conformity with the City's Master Plan and is consistent with the objectives stated in OMC Sec. 7-5-D-5-j-i.

2. The application demonstrates compliance with the Colorado Planned Unit Act of 1972.

3. The application contains at minimum one (1) unit or lot.

4. The application materials demonstrate compliance with the applicable provisions of OMC Secs. 7-9-C and 7-9-E.

5. Approval of this project shall allow the applicant to proceed with an application for a final planned unit development.

Conditions:

1. Prior to certificate of occupancy, the applicant shall complete a Lot Consolidation of the three parcels known as Parcel 2 of the Hot Springs Subdivision, First Amendment, in accordance with OMC Sec. 7-5-D-5-g. The plat shall contain the following language: “Approval of this Plan may create a vested property right pursuant to Article 68 of Title 24, C.R.S.” as required by OMC Sec. 7-5-C-11.

2. Prior to plat recording, a copy of the 99-year ground lease referenced herein shall be provided to the City.

3. Upon recordation of the Lot Consolidation, an electronic copy of the plat shall be provided to the City.

4. The applicant shall install stormwater management controls to ensure construction related activities do not cause damage or adverse effects to neighboring properties.

5. The applicant shall be required to install and maintain all improvements associated with this project approval unless determined otherwise by the decision-making body.

6. The applicant and/or future owners of the development shall be required to maintain the landscaping as outlined in the landscape plan to ensure the retention of a vegetated buffer between the development and the surrounding natural and built environment.

Waiver for Planning Commission Consideration:

A. The Planning Commission agrees to waive the provisions set forth in OMC Sec. 7-9-D-2-g, thereby waiving the requirement for the dedication of a park, and the Planning Commission agrees to waive the provisions set forth in OMC Sec. 7-9-D-2-i, thereby waiving the requirement for a cash payment in lieu of constructing a park.

OR

B. The Planning Commission does not agree to waive the requirements set forth in OMC Sec. 7-9-D-2-g and OMC Sec. 7-9-D-2-i, thereby requiring either the dedication of a park or a cash payment in lieu.

ATTACHMENTS

- Ouray Riverwalk Affordable Rentals PUD, Project Narrative
- Ouray Riverwalk Affordable Rentals PUD, Preliminary Plan Sheet Set