

**Historic Preservation Review City Hall - 1711 Miner Street,  
Idaho Springs, CO 80452 Agenda**



**Tuesday, May 19, 2026**

**Tel: (303) 567-4421 Fax: (303) 567-4955**

**Video from Meetings are viewable on the City's Website.**

**You must join the Zoom Meeting**

**(<https://us02web.zoom.us/j/86724487181>)**

**to participate in a meeting remotely.**

**Passcode: 963042**

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- 1. Call to Order (6:00 P.M.)**
- 2. Roll Call**
- 3. Swearing in Alternate Member**
  - a. Alternate Member Patti Tyler
- 4. Agenda Approval**
  - a. Motion to approve the agenda of May 19th, 2026
- 5. Public Comment**
- 6. Conflict of Interest**
- 7. Approval of Minutes**
  - a. Motion to approve the minutes from March 17th, 2026
- 8. General Updates**
- 9. New Business**
  - a. Public Hearing: COA26-001: A request for a Certificate of Appropriateness at 1921 Virginia Street, zoned R-1, to construct a wooden ramp at the front entrance of the existing structure.
  - b. Public Hearing: COA26-002: A request for a Certificate of Appropriateness at 1743 Miner Street, zoned HD, to construct a new entry door and window on the west side of the building and place mechanical equipment on the roof of the building.
- 10. Old Business**
- 11. Adjourn**

## **In-person and remote meeting public attendance and participation instructions:**

### **Participation**

- To provide scheduled public comment, either in person or remotely, please fill out and return the Public Comment Form on the City's website. All requests must be submitted to the City Clerk ([cityclerk@idahospringsco.com](mailto:cityclerk@idahospringsco.com)) by 6 p.m. (Six) the Wednesday before the scheduled meeting.
- To provide unscheduled public comment, please join the Zoom Meeting, identify yourself with your full first and last name, and use the "Raise Hand" feature to indicate your desire to speak.

### **General Guidelines**

- Each public comment, whether scheduled or unscheduled, is limited to three (3) minutes.
- The Commission typically does not provide feedback during public comment sessions.
- If you would like to provide materials for the Commission to review along with your Comment, please sign up for Scheduled Public Comment and provide those materials to the City Clerk by the Wednesday Deadline.

**HISTORIC PRESERVATION REVIEW COMMISSION  
REGULAR MEETING  
March 17<sup>th</sup>, 2026**

The HPRC of the City of Idaho Springs held a regular meeting on March 17<sup>th</sup>, 2026. Chair Manifold called the meeting to order at 6:03 p.m.

Answering the roll: Commissioner Strickland, Commissioner Glazer, Alternate Commissioner Erica Duvic and Chair Lisa Manifold. Commissioner Grimm attended via ZOOM and Vice Chair Michael Davenport arrived in person at 6:06 pm. Commissioner Tyler was absent. Staff present were Community Development Planner Dylan Graves and Deputy City Clerk Wonder Martell.

**AGENDA APPROVAL**

Chair Lisa Manifold advised the commission that they have an agenda before them with a needed amendment of moving item 4b to 9b (swearing in of reappointed commissioner Davenport). Commissioner Strickland moved to approve the agenda as amended, Commissioner Duvic seconded. Second followed by an all in-favor voice vote. At 6:06 pm Commissioner Davenport arrived in person so the amendment of 4b was reversed because of the availability to swear in Commissioner Davenport as originally scheduled as 4b of the agenda.

**SWEARING IN REAPPOINTED MEMBERS**

Deputy City Clerk Wonder Martell swore in reappointed commissioner Shannon Glazer to an additional 4-year term and Commissioner Davenport to an additional 4-year term as well. Chair Manifold advised the commission that Commissioner Tyler would be willing to be appointed as alternate to this commission. Community Development Planner Dylan Graves advised the commission that the city did not receive a letter of intent from Commissioner Tyler requesting to be reappointed, that she was not part of the commission at this time, and she could submit a letter of intent asking city council to appoint her as alternate if she would like to go that direction. The commission selected to promote Alternate Commission Member Erica Duvic to a regular member.

**APPOINTMENT OF CHAIR AND VICE CHAIR**

The commission has a short discussion about the appointment of chair and vice chair. Chair Lisa Manifold stated that she was happy to step down as chair as during her term as Chair she had hit 2 out of 3 of her goals so she felt ok stepping down if someone else wanted to be chair. Commissioner Davenport stated that he would be happy to be an interim Chair, but he feels like the chair should be a local resident to support the community.

Commissioner Strickland moved to reappoint Lisa Manifold to Chair. Commissioner Glazer seconded, second followed by an all in favor roll call vote.

Commissioner Strickland moved to appoint alternate Erica Duvic to Vice Chair. Commissioner Glazer seconded, second followed by an all in favor roll call vote.

**PUBLIC COMMENT**

**CONFLICT OF INTEREST**

## **APPROVAL OF MINUTES**

Commissioner Strickland moved to approve the minutes of July 22<sup>nd</sup>, 2025. Chair Manifold seconded second followed by discussion. Commissioner Strickland advised Deputy City Clerk Wonder Martell that there were a few corrections needed in the minutes. Page 2, New Business, Public Hearing COA25-001 Under Applicant, 8<sup>th</sup> line Commissioner Strickland (rather than “Clark”). Page 3, COA25-002. Under Applicant, last line ...coal chute that they would... (not tat). Under Commission Discussion, line 2, Commissioner Strickland.... Line 5, same. Paragraph 2, line 1 requirement, as the (not “they”) way they... Page 4, 4<sup>th</sup> line Commissioner Strickland. Chair Lisa Manifold added that the word swearing was misspelled as searing and that Commissioner Grimm was misspelled as Grim (missing an M). Deputy City Clerk Martell thanked the commission and advised that she would make these corrections. Discussion followed by an all in favor voice vote.

## **GENERAL UPDATE**

Community Development Planner Mr. Graves advised the Commission that the Zion Church is still working on their COA application with the plot lines and that the home on Wall Street was still interested and working on being locally designated. Chair Manifold asked staff about the Carlson Housing Project and suggested that the city involve/invite public comments on this development as there has been a lot of community interest in this development and allowing for participation and communication is a good idea. Commission Davenport asked if the plans had changed since the last submittal for this project? Community Development Planner Mr. Graves advised that the preliminary drawings that have been recently submitted have changed quite a bit since the first submission. Mr. Graves advised the commission that he had submitted a letter of interest for a grant to rehab the train engine. Commissioner Davenport advised the commission that the Historic Sites and Facilities Board has asked staff to provide the list of ideas/suggestions for the train cover.

## **NEW BUSINESS:**

**Consideration of Letters of Support for Indian Hot Springs Preservation Grant Applications. Hot Springs Owner Daniel Kim attended via ZOOM.**

## **GEOTHERMAL MINI GRANT-**

Community Development Planner Dylan Graves advised the Commission that Mr. Kim has asked for letters of support for his two current grant applications. Mr. Kim advised the Commission that he has 2 grants to submit. The 1<sup>st</sup> one is due 04/01/2026 and is for exterior work and some plumbing. The 2<sup>nd</sup> one is a mini grant for the geothermal study. Mr. Graves stated that he drafted 2 letters of support that are in the packet for the commissioners to review. Commissioner Davenport stated that this is worth supporting. Commissioner Glazer asked how plumbing could be included in the historic grant.

Daniel Kim stated that part of the reason for these grants is to study historic production and what they can do for the future, working with the Colorado State energy office. Mr. Graves reminded the Commission that the Hot Springs received local designation 2 years ago and there is a question of whether the water contributes to the historic site.

Mr. Kim stated that there are 2 current wells, and that the study shows above the mountain to the East would be a more sufficient place for 2 more wells, but they need more of a study completed. Commissioner Strickland asked if the study was on the natural plumbing and or the man-made conduit. Commissioner Strickland also questioned if there were any historic aspects of plumbing that need to be sacrificed and that the natural plumbing dates back to 1877. Mr. Kim advised that it does date back to the 1800's and that the discovery of the historic well system will be well preserved for the future of the resort.

Chair Manifold asked if they were attempting to create 2 new wells? Mr. Kim advised the commission that they are, but that is not included in this historic grant, only the current system and that the 2 new wells would be privately funded. Mr. Kim stated that everyone that has seen the geothermal results thinks this will be a game changer for the town and geothermal energy. Mr. Kim stated he took over the resort 3.5 years ago and the production of the current well system changes every day.



Commissioner Strickland stated that the historic nature of the prong needs to be taken into account. Vice Chair Duvic stated that this discussion was getting a bit in the woods as this was just a request for letters of support and that it's a state historical fund grant so the historic nature will definitely be protected. Mr. Kim mentioned that the current piping is not something they want to reuse, as there are more efficient products to use at this time. Commissioner Davenport stated that they wouldn't want people to keep using lead pipes. Commissioner Strickland recommended documenting all current materials and existing system.

#### **EXTERIOR & PLUMBING GRANT-**

Commissioner Davenport asked Mr. Kim how much was being sought for with this grant. Mr. Kim advised the commission that it is a match grant so \$250,000.00 with a \$250,000.00 match. Chair Manifold asked if they were going to look at the roof? Mr. Kim stated that the preservation wants him to continue to operate so this grant will be used mostly on Building A on the South side. Vice Chair Duvic asked to see the grant details, what does this grant cover. Mr. Kim advised that Building A has about \$500,000.00 in windows, doors and trim and this will finish off that section, providing more roofing, windows and doors and hopefully painting and trim, this is a continuation of the project. Commissioner Davenport mentioned that doing work in May, as mentioned, could take longer as usually the process is much slower, and that it may take much longer than May to get the funding of the grant and that he can't count construction cost done prior to being approved. Mr. Kim wanted to clarify with the Commission that they are currently doing work under their first approved/funded grant, this one that he is asking for support for will be used to complete this project.

#### **MOTION**

The commission signaled unified and full support of the two grant applications for the Indian Hot Springs. Letters of support approved.

#### **OLD BUSINESS**

Chair Manifold advised that she has spoken with the Idaho Springs Elks Club and they are also interested in maybe forming a Historic District in the area of 16<sup>th</sup> Avenue. Chair Manifold stated that with the residents on 16<sup>th</sup> and Wall Street and the Elks Club, they could get a historic district formed in that area.

#### **ADJOURN**

Commissioner Davenport moved to adjourn the regular meeting and move to work session, Commissioner Strickland seconded, followed by an all-in for voice vote. Regular meeting adjourned at 6:51 pm to go into work session.

# IDAHO SPRINGS HPRC STAFF REPORT

**Meeting Date:** Tuesday, May 19, 2026

**Page 1 of 4**

**Item:**

## **Certificate of Appropriateness (COA) COA26-001 – Entry Ramp at 1921 Virginia Street**

**Presented by:**

Dylan Graves  
Community Development Planner

**PROPOSAL:**

This is a request for a Certificate of Appropriateness (COA) for a wooden exterior entry ramp at the entrance to the Zion Lutheran Church building at 1921 Virginia Street. The wooden ramp is replacing an existing concrete staircase. The goal of the ramp is to provide an accessible entry point to the church for visitors and parishioners.

This ramp was built without a COA and is now coming before the HPRC for review. Staff have allowed the applicant to keep the ramp for the time being until the HPRC renders a decision. If it is determined that the ramp does not meet the city's *Design Guidelines for Historic Structures* and this COA request is denied, the ramp will need to be removed.

Staff believe that the existing concrete staircase to enter the building and the proposed wooden ramp encroach on city Right-of-Way (ROW). The existing stairs have been in place for decades but this new ramp improvement needs a license agreement to remain in place on the city's ROW. If HPRC determines that this project can be approved, staff recommend that it be approved with a condition that a license agreement be required to allow the ramp in the city's ROW. If a license agreement cannot be secured, the HPRC approved would be invalidated and the ramp would need to be removed.

**ATTACHMENTS:**

1. Architectural Details
2. Applicant Narrative/Cover Letter

**VICINITY MAP:**



**BACKGROUND:**

The subject property was designated as a Local Historic Site in 2007, via Ordinance #7, Series 2007. The property is the site of the Zion Lutheran Church. The church building was formally dedicated on November 14, 1897, which is within the city's period of significance (1877-1920).

The building has been maintained over the years, with renovations and repairs completed several times throughout its history, most recently in the 1970s when rock walls were expanded and an exterior staircase was added and in 1980s when the basement was expanded and interior renovations occurred. Original windows have been replaced, but used original window glass as much as possible in the design of updated stained glass.

The church was built by a group of Swedish immigrant miners and their families. The *Idaho Springs Historic Resources Survey Plan* from 2022 indicates it is of Late Victorian architectural style.

The Historic Preservation Review Commission (HPRC) shall review and approve said proposed modifications before exterior work can be undertaken at the subject property, per Sec. 21-104 of the Idaho Springs Municipal Code (ISMC). The zoning of the property is Residential Two (R-2).

### **CRITERIA FOR APPROVAL.**

For the Commission to grant a COA for any application, pursuant to ISMC Sec. 21-104(F), the Commission shall determine that the application meets the following criteria:

**1. The proposed work is consistent with and promotes the purposes of these regulations, as set out in Subsection 22-2(A) of the Municipal Code;**

The structure is a local historic site and is an important landmark in the Sunnyside neighborhood as a high-quality example of a Late Victorian era church building. The proposed work is intended to improve access to the building for people with mobility needs, as there historically has not been an entrance to the church without stairs.

The applicant has reviewed the Municipal Code and the city's *Design Guidelines* and has indicated that he believes the wooden ramp in question meets the regulations contained therein, and staff agrees.

**2. With respect to an existing structure, the proposed work will not adversely materially affect its historic quality.**

Staff do not believe that the proposed work will adversely materially affect the structure's historic quality. The proposed wooden ramp is "permanent" in that it is affixed to the ground and to the exterior of the church, but it is a minor addition to the building, rather than a change to the building itself. If the ramp were to be removed in the future, it would have no lasting, permanent impact on the historic structure.

Additionally, the ramp is unlikely to obscure the historic features of the existing structure. The historic integrity of the building will be maintained.

The ramp is necessary to provide accessible entry to the building. Historically, all access points have required stairs for ingress/egress. The project seeks to improve the building's accessibility, which in turn will allow it to remain in its historical use in the future. The proposed work allows for accessibility without permanently modifying the existing structure.

**3. The proposed work will have no adverse material effect on the historic atmosphere and character of the District as a whole or on other designated sites, including state and national designations.**

The proposed work is unlikely to have an adverse material effect on the historic atmosphere of the Historic District. The ramp is wooden and features a simple design that does not detract from the property's historic character:



The site has local historic designation but none of the adjacent properties are designated as historic resources. As such, this proposed work will not impact any other historic properties or districts.

**4. The proposed work is in compliance with all current, applicable design guidelines.**

The proposed work appears to be compliant with all current, applicable design guidelines. The proposed work does not appear to obscure the façade of the building and maintains the building's original scale, mass, and form.

The work appears to use appropriate building materials for a historic site and design for the ramp appears to be suitable as a minor accessory structure for a Late Victorian era structure.

The ramp could benefit from painting to match the current color scheme and protect the wood. Staff would recommend that the ramp be painted to match, though the *Design Guidelines* do not require paint. Nevertheless, the ramp currently seems to stand out because it is not painted and painting it white to match the main building color may help improve its aesthetic appeal.

**5. In determining compliance with the criteria of this Section with regard to contributing buildings, the Commission shall consider the following:**

- a. The effect upon the general historic and architectural character of the structure.
- b. The architectural style, arrangement, texture and material used on the existing and proposed structures and their relation and compatibility with other structures in the District and other designated sites, including state and national designations.

- c. The effects of the proposed work in creating, changing, destroying or otherwise affecting the exterior architectural features of the structure upon which such work is done.
- d. The effects of the proposed work upon the protection, enhancement, and perpetuation of the structure.
- e. The condition of existing improvements and whether or not they are a hazard to public health and safety.
- f. The compatibility of accessory structures and fences with the main structure on the site, with other structures and with the character of the District or designated site.
- g. Substantial compliance with the Secretary of the Interior's "Standards for Historic Preservation Projects" as they apply to building exteriors only, except those relating to paint color, which shall not apply.

Staff believe that these criteria are suitably met, as discussed through the rest of the staff report.

**STAFF RECOMMENDATION:**

Staff recommend the Historic Preservation Review Commission approve COA26-001, A request for an exterior entry ramp at the front entrance of the Zion Lutheran Church, located at 1921 Virginia Street, conditioned upon the following:

Applicant shall execute a license agreement with terms acceptable to the City for that portion of the improvement located within the City's right-of-way and the City may decline to execute same in its sole discretion and be under no obligation to enter into same. In the event applicant and City do not enter into said license agreement, applicant shall submit a revised application for HPRC consideration depicting a different design which removes the improvement from the City's right-of-way.



## Concrete Restoration Scratch Pad

### Chemical Grouts

Hydro Active  
Injection Ports  
Pumps & Accessories  
Soil Stabilization  
Waterstop Systems

### Concrete Repair

Bonding Agents  
Formed Mortars  
Hand Applied Mortars  
Machine Applied Mortars  
Underlayment Materials

### Decorative Concrete

Broom Finish  
Chemical Stains  
Protective Sealers  
Spray Texture  
Stamp Overlay

### Epoxy Resin

Bonding Agents  
Control Joint Systems  
Epoxy Flooring  
Injection Resin  
Protective Coatings  
Resin Mortars  
Structural Adhesives  
Structural Strengthening

### Grouting

Cable Grout  
Grout Aids  
Multi-Purpose Grout  
Waterstop Grouts

### Precast Products

Bar Supports  
Coil Inserts  
Ferrule Inserts  
Ring Lift System  
Welded Wire Girder  
Uni Lift System

### Protective Coatings

Cementitious Coatings  
Corrosion Inhibitors  
Cure & Seal  
Elastomeric Coatings  
Graffiti Protection  
Penetrating Sealers  
Sealer Healer

### Restoration & Cleaners

Degreasers  
Efflorescence Removal  
Graffiti Removal  
Limestone & Masonry  
Cleaners  
Paint Strippers  
Restoration Cleaners

### Safety

Ear Plugs  
Glasses  
Gloves  
Goggles  
Particle Masks  
Respirators

### Sealants

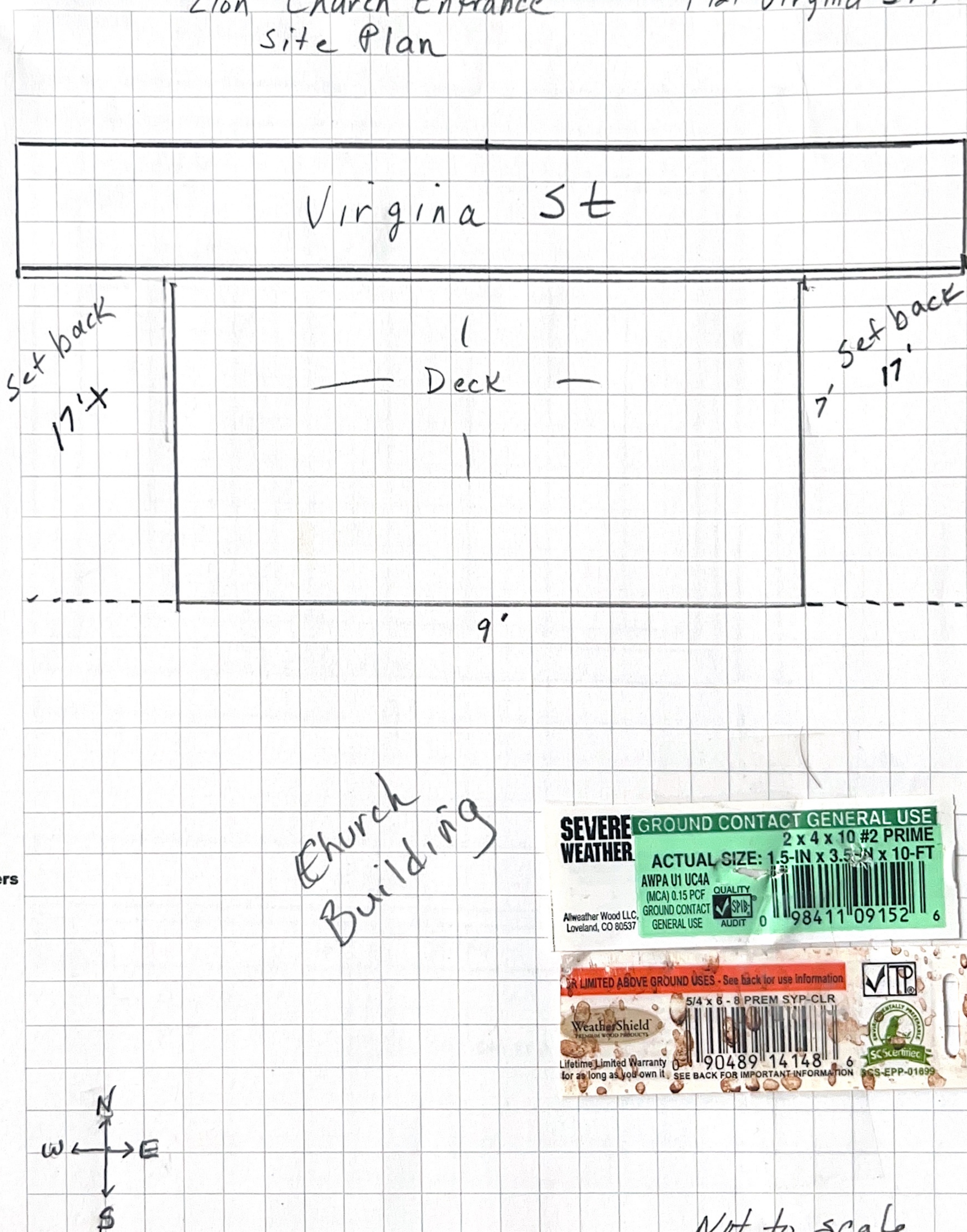
Polyurethane  
Silicone

### Accessories

Duct Tape  
Masking Tape  
Plastic Sheeting

Zion Church Entrance  
Site Plan

1921 Virginia St.



| Albuquerque      | Anaheim          | Denver           | El Paso          | Las Vegas        | Ontario          | Phoenix          | Salt Lake / Boise | San Diego        | Van Nuys         |
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Cure & Seal  
Elastomeric Coatings  
Graffiti Protection  
Penetrating Sealers  
Sealer Healer

**Restoration & Cleaners**

Degreasers  
Efflorescence Removal  
Graffiti Removal  
Limestone & Masonry  
Cleaners  
Paint Strippers  
Restoration Cleaners

**Safety**

Ear Plugs  
Glasses  
Gloves  
Goggles  
Particle Masks  
Respirators

**Sealants**

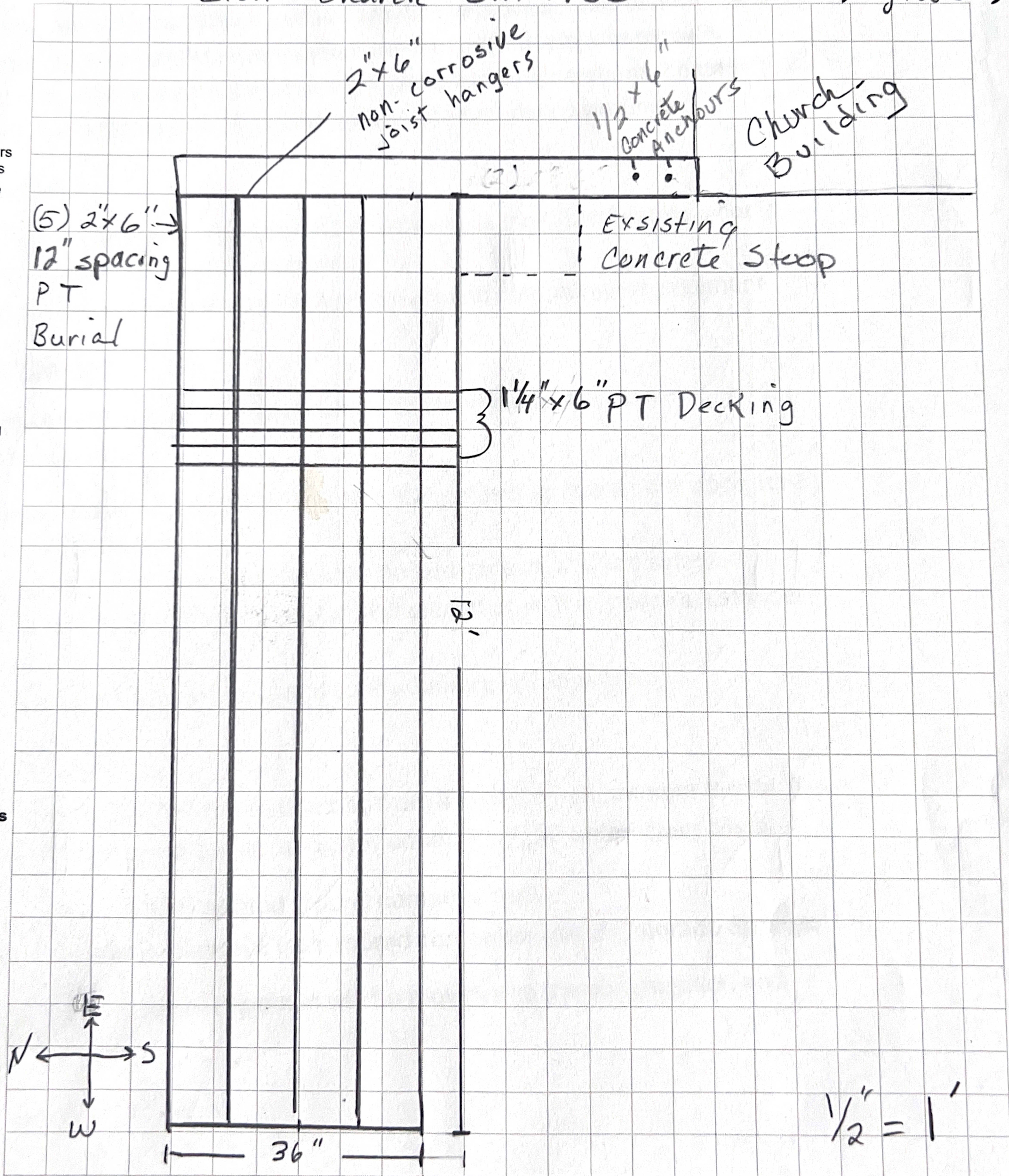
Polyurethane  
Silicone

**Accessories**

Duct Tape  
Masking Tape  
Plastic Sheeting

Zion Church Entrance

1921 Virginia St.



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# Construction Details: Cross Section of Deck Plan

## Directions:

Fill in ALL blanks on this page with the dimensions and materials which will be used to build the structure. Please print legibly.

Type of wood Pressure treated #2 Prime  
Ex. Doug/Fir/Larch #2

Type of beam/post connection (see examples below):

- A ☒  
B ☐  
C ☐

Size and amount of lags or bolts

(4) 1/2 x 6" anchor

Ex. 2-3/8" x 4 1/2" lags @ 16 o.c.

1 1/4" or 2 x 6 decking

Ex. 1 x 4 or 2 x 6 decking

2 x 6 Rim Joist

Ex. 2 x 10

2 x 6 Joists / Spaced 16" apart

Ex. 2x10 spaced 24" apart

Span 7'

(Example 12')

2) 2 x 6 Beam

Ex. 2) 2x10

Height from grade to bottom of beams 14"

Ex. 48"

See Height notes

4 x 4 posts

Spaced 36" apart

(ex. 4x4 posts spaced 8' apart)

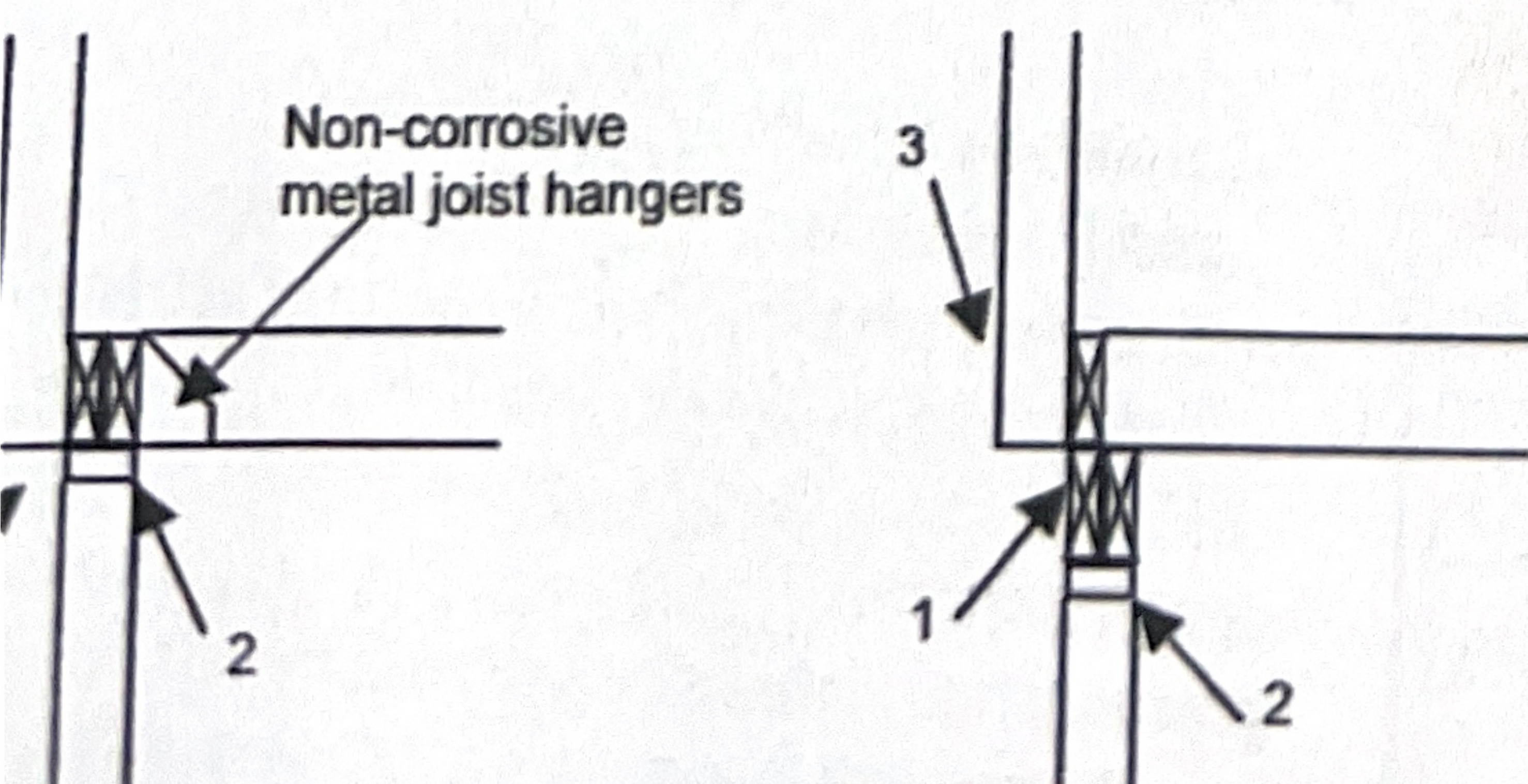
Finished Grade

## Height Notes:

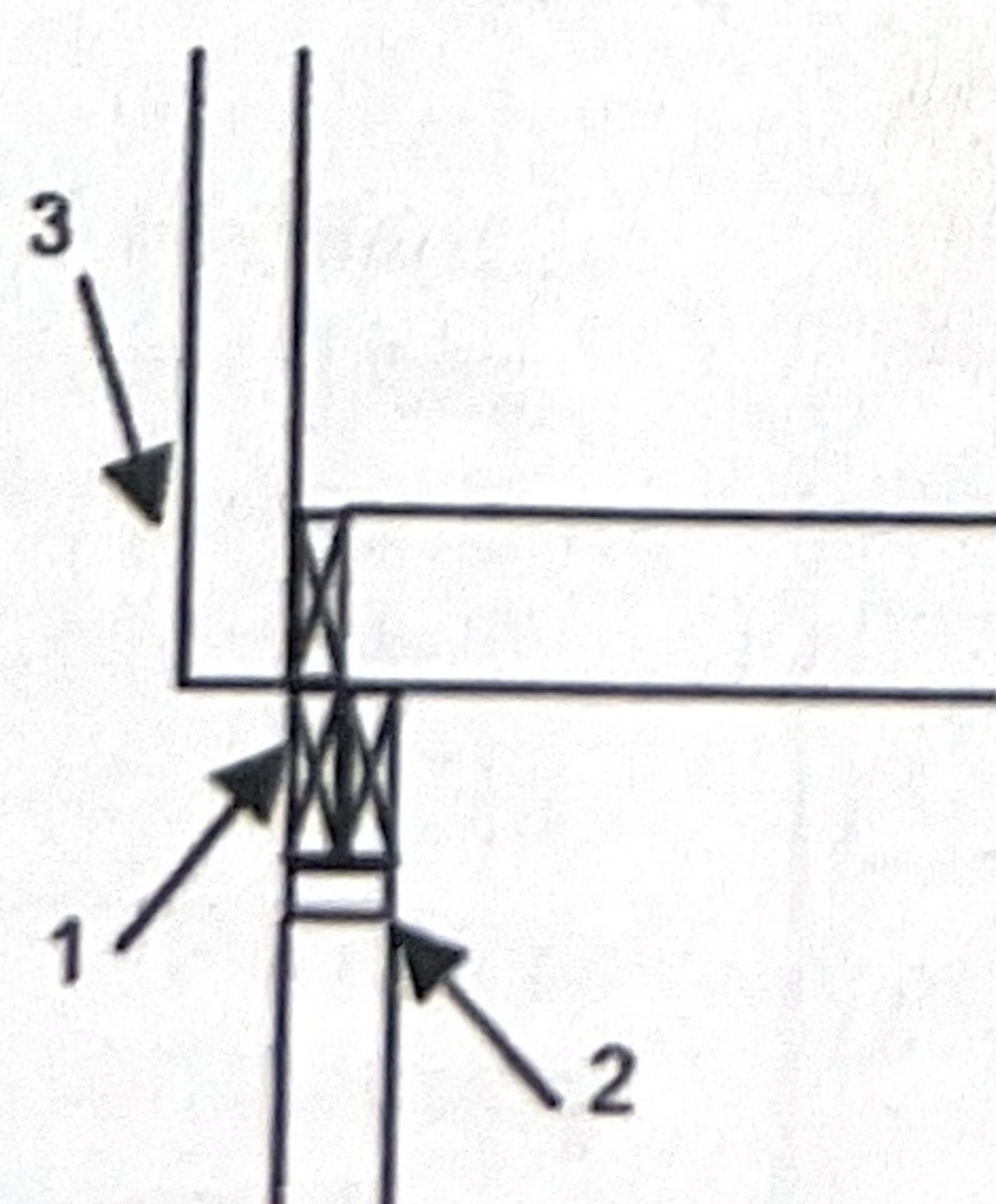
- 1) If an exit or egress from an existing building passes under the proposed deck or if there is a patio under the deck a minimum 6'8" headroom must be maintained under the beam. Please indicate any openings in existing wall under the deck
- 2) Minimum 36" height above a basement egress window

Check with your building official for local minimum footing depth requirements

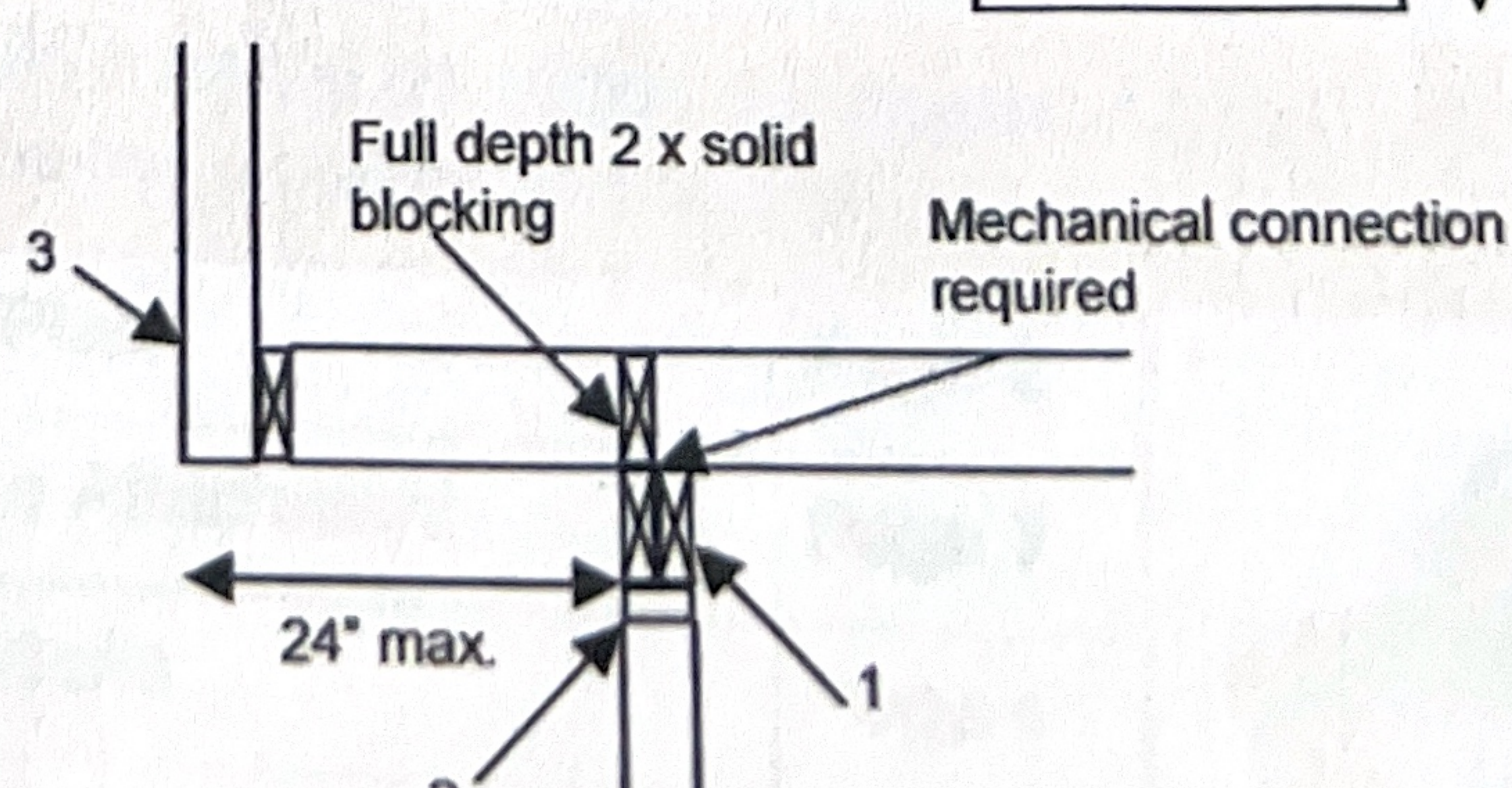
## Beam/Post Connections



Type A



Type B



Type C

- 1) Beam splices to occur over posts with 1 1/2" bearing
- 2) Non-corrosive metal post/beam connector
- 3) Lag or carriage bolt railing to beam



# Zion Lutheran Church Ramp Project

Planning, Construction, and Community Impact

## Introduction

The Zion Lutheran Church Ramp Project is an initiative to improve accessibility at our local church by constructing a ramp that allows easier entry for individuals with mobility challenges. This document outlines the objectives, planning considerations, construction process, and anticipated impact on the congregation and broader community.

## Project Objectives

- Provide a safe and welcoming entrance for all visitors, including seniors, people using wheelchairs, and families with strollers.
- Enhance the church's commitment to inclusivity and community engagement.

## Planning and Design

The planning phase involved consultation with church leadership. Key design considerations included:

- Ramp slope and width will allow easy access to our elderly congregational members.
- Non-slip surface materials and handrails on both sides for added safety.
- Integration with existing landscaping and preservation of the church's historical aesthetics.
- Signage and lighting for visibility and safety during evening events.

## Funding and Budget

Funding for the ramp project has been donated from a Zion Church member family. The estimated budget includes materials, labor, any contingency for unforeseen costs.

- Material costs: Pressure treated ground contact wood.
- Labor: In-house with guidance from retired contractor out of Colorado Springs.

Throughout construction, regular updates will be provided to the congregation and community members.



## Community Impact

The ramp project will foster greater inclusion, enabling all members and visitors to participate fully in church services and activities. It demonstrates the church's commitment to hospitality and accessibility and may set a positive example for other institutions in the area.

- Improved attendance and participation in church events
- Enhanced safety for all visitors and members
- Strengthened relationships with local disability advocacy groups
- Match local historical sites for walkways and ramps

## Conclusion

The Church Ramp Project is a meaningful step toward a more inclusive and welcoming environment. By prioritizing accessibility, the church reaffirms its mission of serving all members of the community.



# IDAHO SPRINGS HPRC STAFF REPORT

**Meeting Date:** Tuesday, May 19, 2026

**Page 1 of 4**

**Presented by:**  
Dylan Graves  
Community Development Planner

**Item:**

## **Certificate of Appropriateness (COA) COA26-002 – Entry Door, Window Replacement, and Mechanical Equipment at 1743 Miner Street**

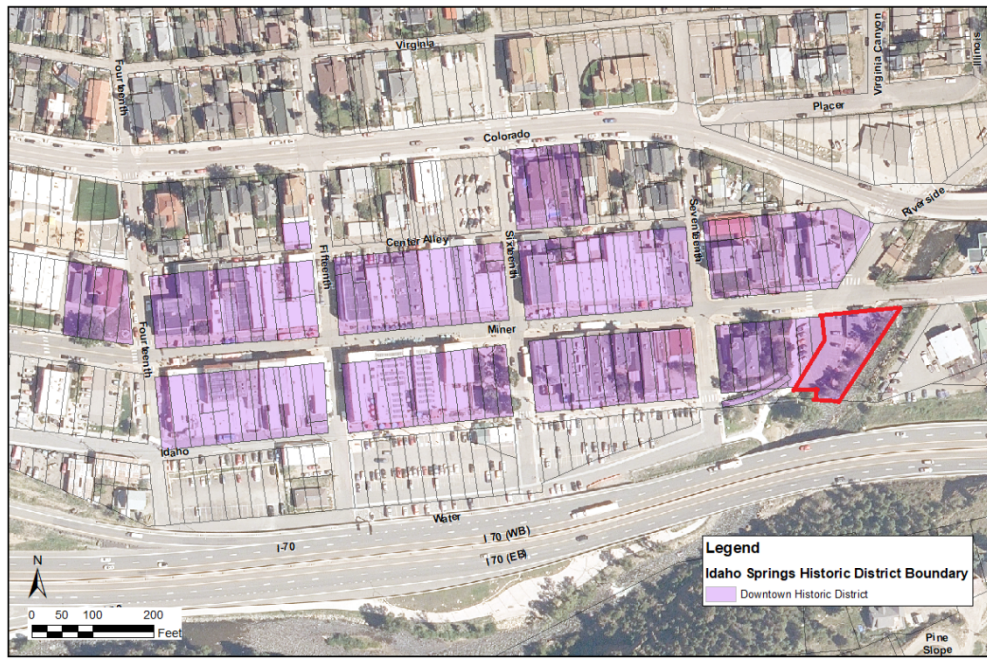
### **PROPOSAL:**

This is a request for a Certificate of Appropriateness (COA) for exterior additions at 1743 Miner Street, which is on the very eastern boundary of the Historic District adjacent to Clear Creek.

### **ATTACHMENTS:**

1. Architectural Details
2. Applicant Narrative/Cover Letter

### **VICINITY MAP:**



### **BACKGROUND:**

The subject property is located within the Idaho Springs Historic District at 1743 Miner Street. This building was constructed in 1938, outside of the city's period of significance. The city's National Register of Historic Places Nomination Form determined that this building is a noncontributing structure in the Historic District. As such, staff's review will focus on the impact that the proposed changes have to the Historic District and the area as a whole, with less consideration for the building itself since it is noncontributing.



The proposed work is depicted on the elevation drawing below. The proposed work includes a new exterior door on the western façade of the building, which will provide egress to their existing exterior patio space from the interior of the building. The applicant proposes that the door will match the existing front door on the north façade of the building.

The proposed work also includes the installation of mechanical equipment necessary for the proposed kitchen installation on the interior of the building:



The *Design Guidelines for Historic Structures* provides an exemption for small mechanical installations that are screened from view and do not exceed 3' by 2.5' by 2.5'. The proposed mechanical equipment is larger than the exemption would allow, so is included in this review. The applicant proposes to paint the mechanical equipment to match the existing trim of the building to help it blend in with the rest of the building.

The Historic Preservation Review Commission (HPRC) shall review and approve said proposed modifications before exterior work can be undertaken at the subject property, per Sec. 21-104 of the Idaho Springs Municipal Code (ISMC). The zoning of the property is Historic Downtown (HD).

### **CRITERIA FOR APPROVAL.**

For the Commission to grant a COA for any application, the Commission shall determine that the application meets the following criteria:

**1. The proposed work is consistent with and promotes the purposes of these regulations, as set out in Subsection 22-2(A) of the Municipal Code;**

The structure is a noncontributing structure to the downtown Historic District. As such, the proposed work would be reviewed against Part Three of the *Design Guidelines*. The goal of Subsection 22-2(A) is to foster civic pride in the Historic District; protect the unique scenic and historic atmosphere and character of the city; strengthen the city's economy; preserve and protect the continued existence of historic structures and sites; draw a reasonable balance between the desires of property owners and the preservation of city heritage; and prevent the use of adverse materials or design that are incompatible with the historic character of the District.

The applicant has reviewed the purpose of the regulations and believes that the request is consistent with that purpose.



2. **With respect to an existing structure, the proposed work will not adversely materially affect its historic quality.**

The existing building is a noncontributing building, built in 1938. *The City of Idaho Springs Historic Resources Survey Plan, 2022*, states that the building's architectural type is "commercial" and its integrity level is "low". Given that the applicant proposes to source a door similar to the existing front entry door, staff believe that this is consistent with the existing structure and will not detract from the building's historic qualities.

Front door – 1743 Miner Street:



The mechanical equipment is necessary to construct a kitchen on the building. Historically, mechanical equipment has been found on the building's roof, as seen in this 1992 photo:





The previous mechanical equipment was removed in ~2019 when the building was converted from a restaurant to a bike shop. The applicant has stated that he will paint the mechanical equipment to match the current trim (i.e. black). As such, staff do not believe that the proposed mechanical equipment on the building's roof will have an adverse impact on the historic quality.

**3. The proposed work will have no adverse material effect on the historic atmosphere and character of the District as a whole or on other designated sites, including state and national designations.**

The proposed work is unlikely to have an adverse material effect on the historic atmosphere of the Historic District.

The applicant has stated that the new door will substantially match the existing door on the front of the building. City staff have proposed a condition that this be required before building permits will be issued for the exterior door.

The mechanical equipment is

**4. The proposed work is in compliance with all current, applicable design guidelines.**

The proposed work appears to be compliant with all current, applicable design guidelines. The proposed work meets the guidance for porches, balconies, and awnings, as discussed above.

The proposed work is minor in nature. Staff reviewed the addition of a new door on the west façade of the building against the city's *Design Guidelines*, specifically Section 15: Windows, Doors, and Other Openings.

Mechanical equipment falls under Section 30: Other Mechanical Equipment.

.

**5. In determining compliance with the criteria of this Section with regard to contributing buildings, the Commission shall consider the following:**

- a. The effect upon the general historic and architectural character of the structure.
- b. The architectural style, arrangement, texture and material used on the existing and proposed structures and their relation and compatibility with other structures in the District and other designated sites, including state and national designations.
- c. The effects of the proposed work in creating, changing, destroying or otherwise affecting the exterior architectural features of the structure upon which such work is done.
- d. The effects of the proposed work upon the protection, enhancement, and perpetuation of the structure.
- e. The condition of existing improvements and whether or not they are a hazard to public health and safety.
- f. The compatibility of accessory structures and fences with the main structure on the site, with other structures and with the character of the District or designated site.



- g. Substantial compliance with the Secretary of the Interior's "Standards for Historic Preservation Projects" as they apply to building exteriors only, except those relating to paint color, which shall not apply.**

Staff believe that these criteria are suitably met, as discussed through the rest of the staff report.

**STAFF RECOMMENDATION:**

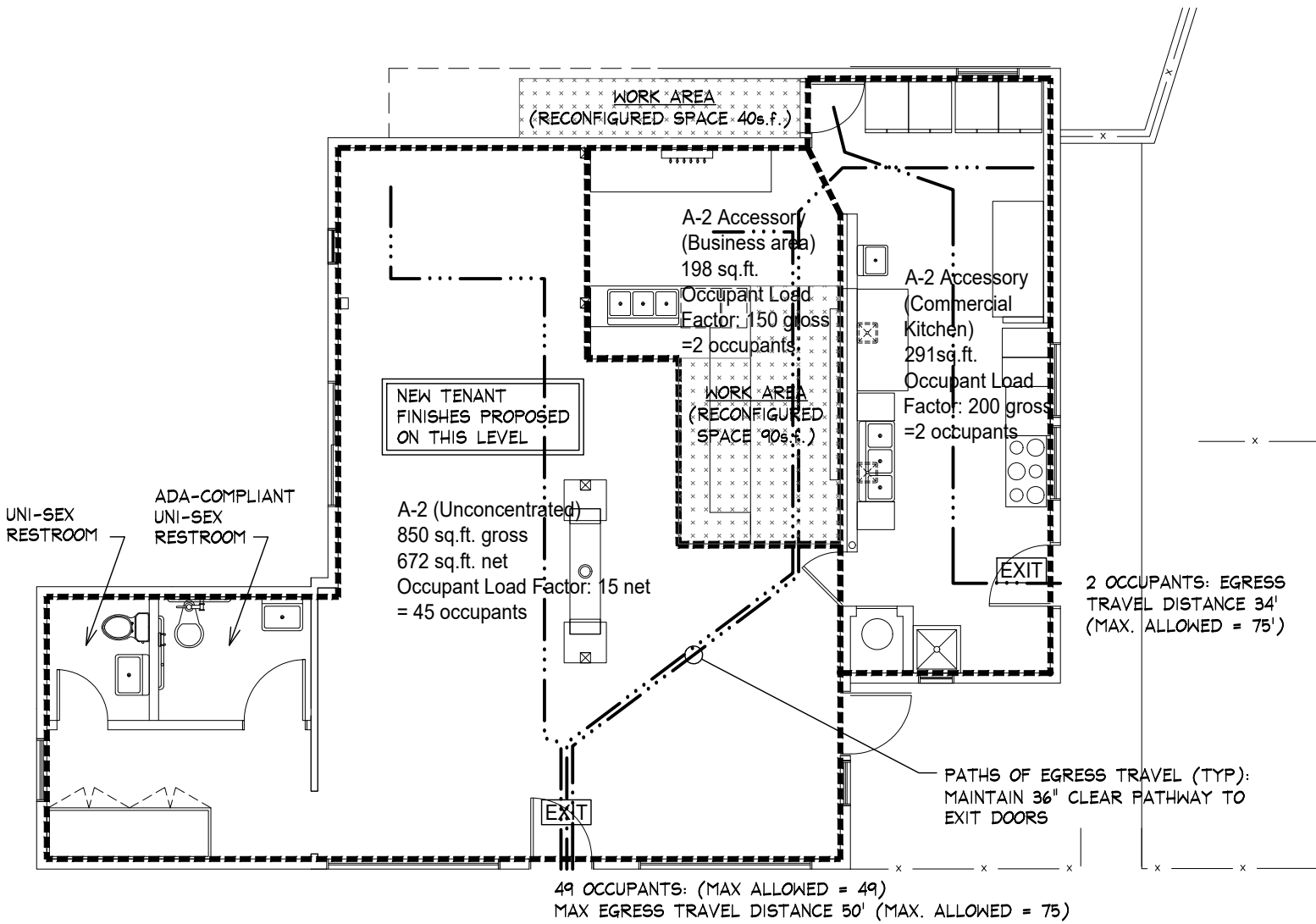
Staff recommend the Historic Preservation Review Commission approve COA26-002, a Certificate of Appropriateness (COA) for exterior rehabilitation work at 1743 Miner Street, including a new exterior door and roof-mounted mechanical equipment, with the following conditions:

1. The new door proposed for the west façade of the building shall match the front door of the existing building to the maximum extent possible, matching materials found elsewhere in the Historic District.
2. Roof-mounted mechanical equipment shall be painted to blend in with the surrounding building and shall be screened from street view.

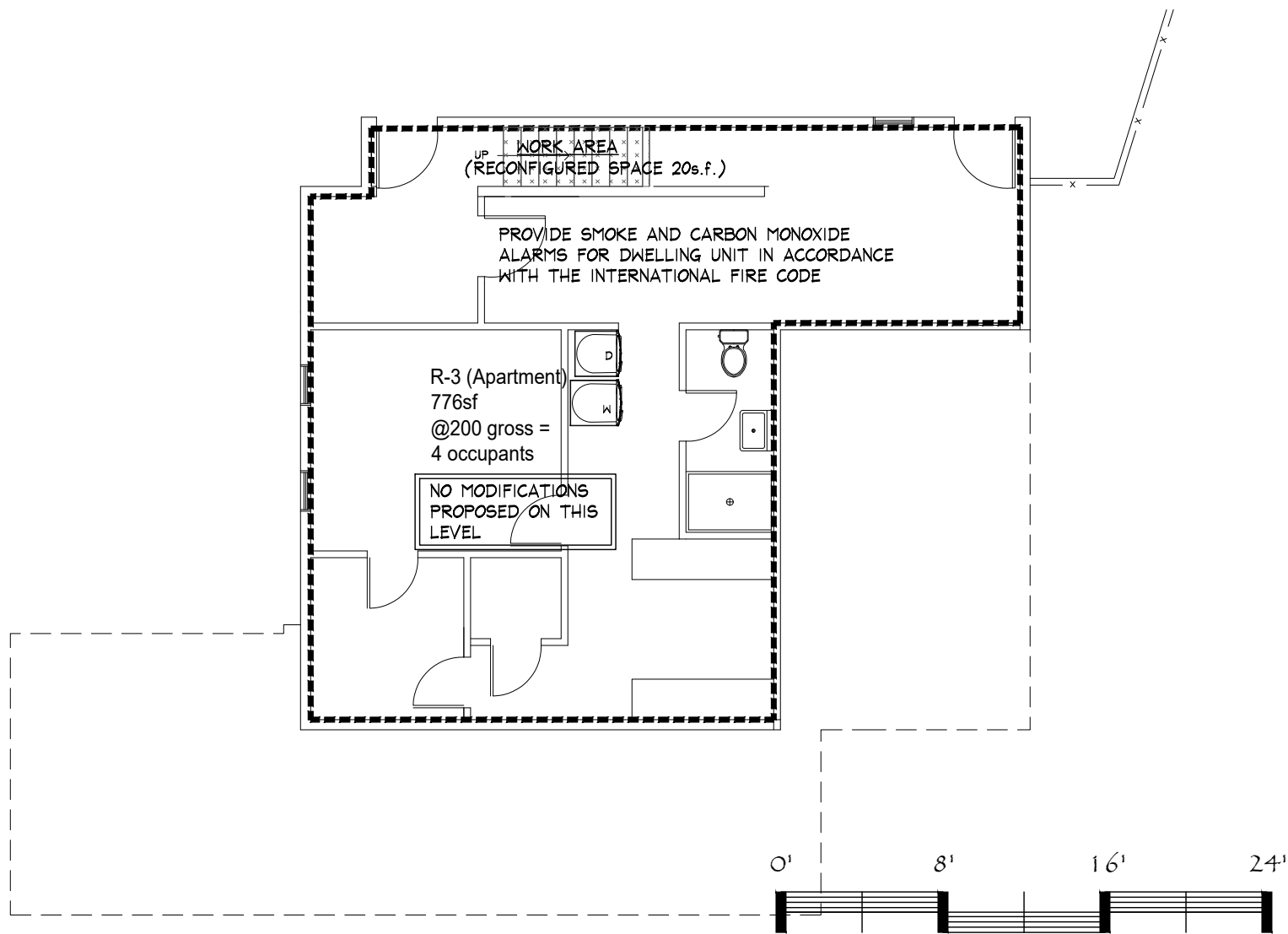
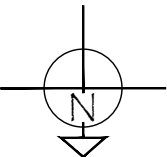


BUILDING DATA

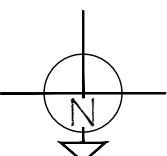
- **2-Story building:** Main/ street level and Lower/Garden level
- **Gross Floor Area:** 2115 SF (Main Level: 1,339 SF | Lower Level: 776 SF)
- **Construction Type:** VB, non-sprinklered
- **Occupancy:** Main: A-2 | Lower: R-3 (existing non-separated occupancies, no change in occupancy proposed.)
- **Occupant Load:** Upper: 49 | Lower: 4 (see adjacent diagram)
- **Work Areas:** Upper: 130 SF | Lower: 20 SF (see adjacent diagram)



1 Street / Main Level Code Plan  
1/8" = 1'-0"



2 Garden / Lower Level Code Plan  
1/8" = 1'-0"



CODE ANALYSIS and SUMMARY OF WORK

The City of Idaho Springs has adopted the 2018 International Codes. This project is reviewed under the 2018 International Existing Building Code (IEBC), utilizing the work area compliance method. Code references below refer to the IEBC unless otherwise noted. No change of occupancy is proposed. The proposed work includes elements of Level 1 and Level 2 alterations, corresponding to Chapters 7 and 8 of the IEBC.

**Level 1 Alterations:** 602.1 "Level 1 alteration include the removal and replacement or the covering of existing materials, elements, equipment, or fixtures using new materials, elements, equipment, or fixtures that serve the same purpose."

- **701.2 Conformance.** Level 1 alterations shall not cause the building to become less safe than its existing condition.
- **702.1, 702.2, 702.3 Interior finishes and trim.** Miscellaneous tenant finishes are the extent of potential Level 1 alterations and TBD by Owner. Installation of any new finishes shall comply with Chapter 8 (Interior Finishes) of the *International Building Code*.

**Level 2 alterations:** 603.1 "Level 2 alterations include the reconfiguration of space, the addition or elimination of any door or window, the reconfiguration or extension of any system, or the installation of any additional equipment." The following are the proposed Level 2 alterations:

- Removal of stairs between levels and infilling the floor opening, finishing with materials matching existing. The existing stair is not an exit access stairway or part of the egress path for either level. (*Reconfiguration of space.*)
- New bar and back-bar configuration. (*Reconfiguration of space.*)
- New door and window replacing an existing window. (*Addition or elimination of any door or window*)
- New kitchen and bar equipment, plumbing and appliances. (*Reconfiguration/ extension of kitchen systems*) (plumbing, electrical and ventilation)
- New unit heater for main space. (*Reconfiguration of heat system*)
- New gas fireplace. (*Installation of additional equipment*)

SECTION 802 BUILDING ELEMENTS AND MATERIALS

- No building elements or materials requiring compliance upgrades are included in the scope of proposed work.
- **802.2 Vertical openings.** The existing vertical opening (stairway) is being removed and infilled to match existing floor construction. The existing stair is not an exit access stairway or part of the egress path for either level.

SECTION 803 FIRE PROTECTION

- **803.2.2, 803.2.2.1 Automatic sprinkler systems.** Work areas are less than 50% of the floor area. No conditions triggering installation of an automatic sprinkler system are present.
- **803.4.3 Smoke Alarms.** Because a *work area* exists within the Group R-3 occupancy, smoke alarms shall be provided throughout the dwelling unit in accordance with the *International Fire Code*.

SECTION 804 CARBON MONOXIDE DETECTION

- **804.1 Carbon monoxide alarms.** Because a *work area* exists within the Group R-3 occupancy, carbon monoxide alarms shall be provided throughout the dwelling unit in accordance with Section 1103.9 of the *International Fire Code*.

SECTION 805 MEANS OF EGRESS (See Egress Diagram)

- The adjacent diagram shows occupancy load calculations and egress travel distances to exits.
- The proposed new exterior door to the patio is not a necessary component for egress and is not considered in this analysis.
- **805.1 Scope.** The requirements of this section are limited, as no work areas include exits shared by more than one tenant. Regardless, the exiting requirements of the IBC are still met for each occupancy:
  - A-2: Occupancy load of 49 allows one exit and 75ft max exit travel distance. (Two exits are provided with a max 43ft of exit travel distance)
  - R-3 occupancy. Occupancy load of 4 allows one exit.
  - The existing egress configuration will remain unchanged for both occupancies.
- **805.8 Exit signs.** Existing, illuminated exit signs to remain. (A-2 occupancy)

SECTION 806 STRUCTURAL

- No structural changes are proposed.

SECTIONS 807, 808 and 809 ELECTRICAL, MECHANICAL, PLUMBING (respectively)

- Refer to MEP design drawings for work relative to these trades
- **809.1 Minimum (plumbing) fixtures.** The existing facilities meet the minimum fixture count required for bar/tavern with an occupant load of 49. (IPC Table 403.1)
  - Requirement: 1 water closet and 1 lavatory for each sex; 2 total of each.
    - IPC 403.2.1 allows 2, non-designated restrooms to meet the requirement of separate facilities.
    - Two unisex bathrooms are provided. One is ADA accessible.
  - Drinking fountain: Not required for restaurants/bars where water is served. (IPC 410.4)
  - Service Sink: 1 service sink required. Existing service sink to remain.

SECTION 810 ENERGY CONSERVATION

- **810.1 Minimum requirements.** Level 2 alterations shall conform to the energy requirements of the *International Energy Conservation Code* or *International Residential Code* as they relate to new construction only. No new construction is proposed. Energy compliance will be limited to new M.E.P. equipment and installations.

END OF IEBC CHAPTER 8

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Miner's Den Tenant Finish

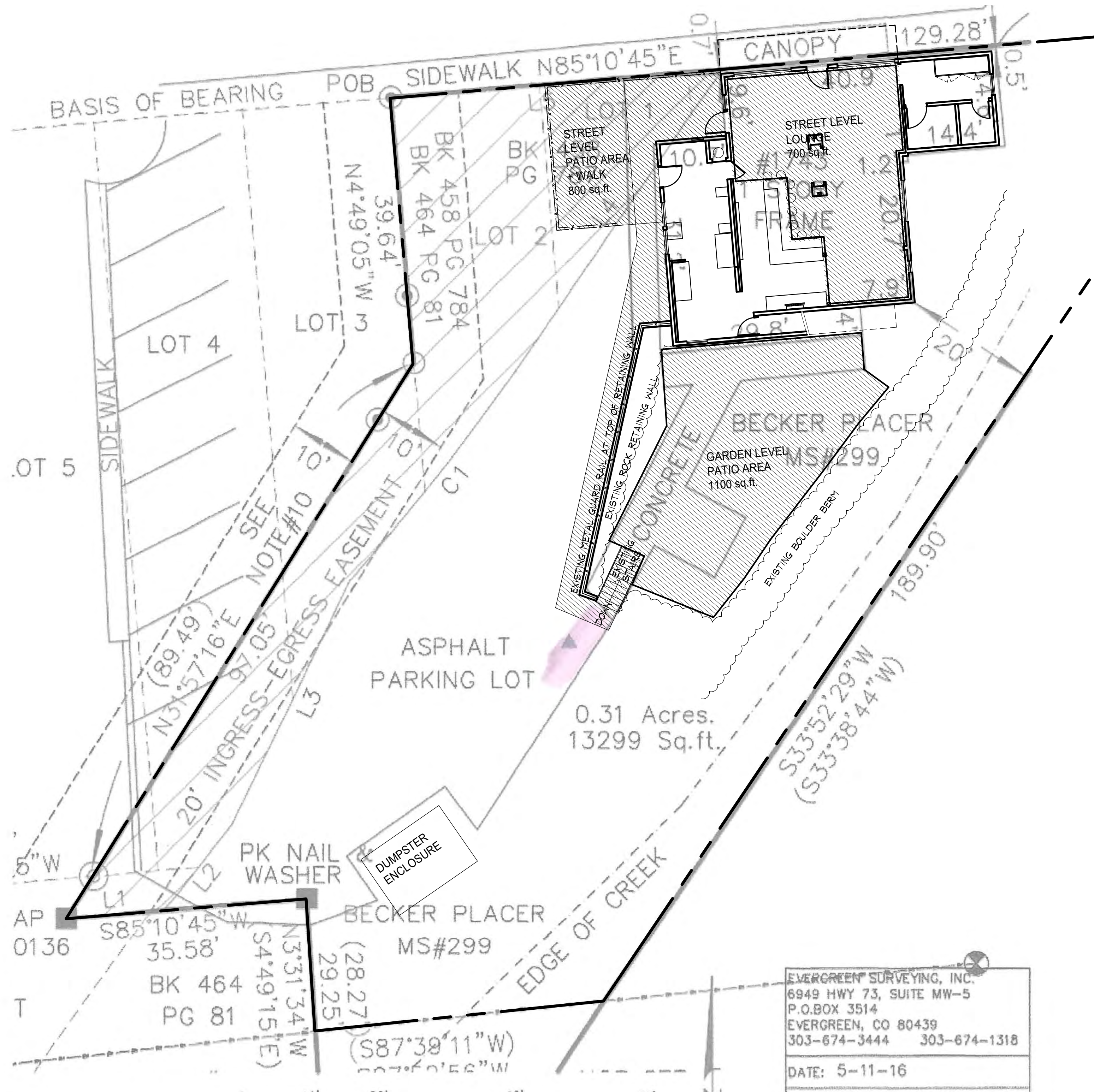
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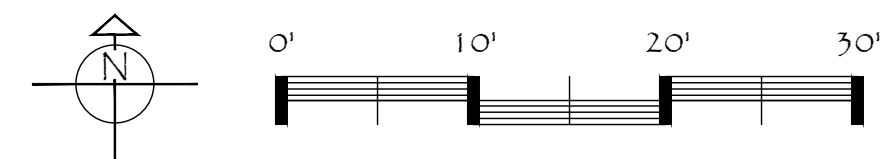
DATES:  
3-12-26 Schematic  
3-24-26 Liquor License  
5-1-26 Bldg Permit

A1.0





1 Site Plan  
1" = 10'



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Miner's Den Tenant Finish

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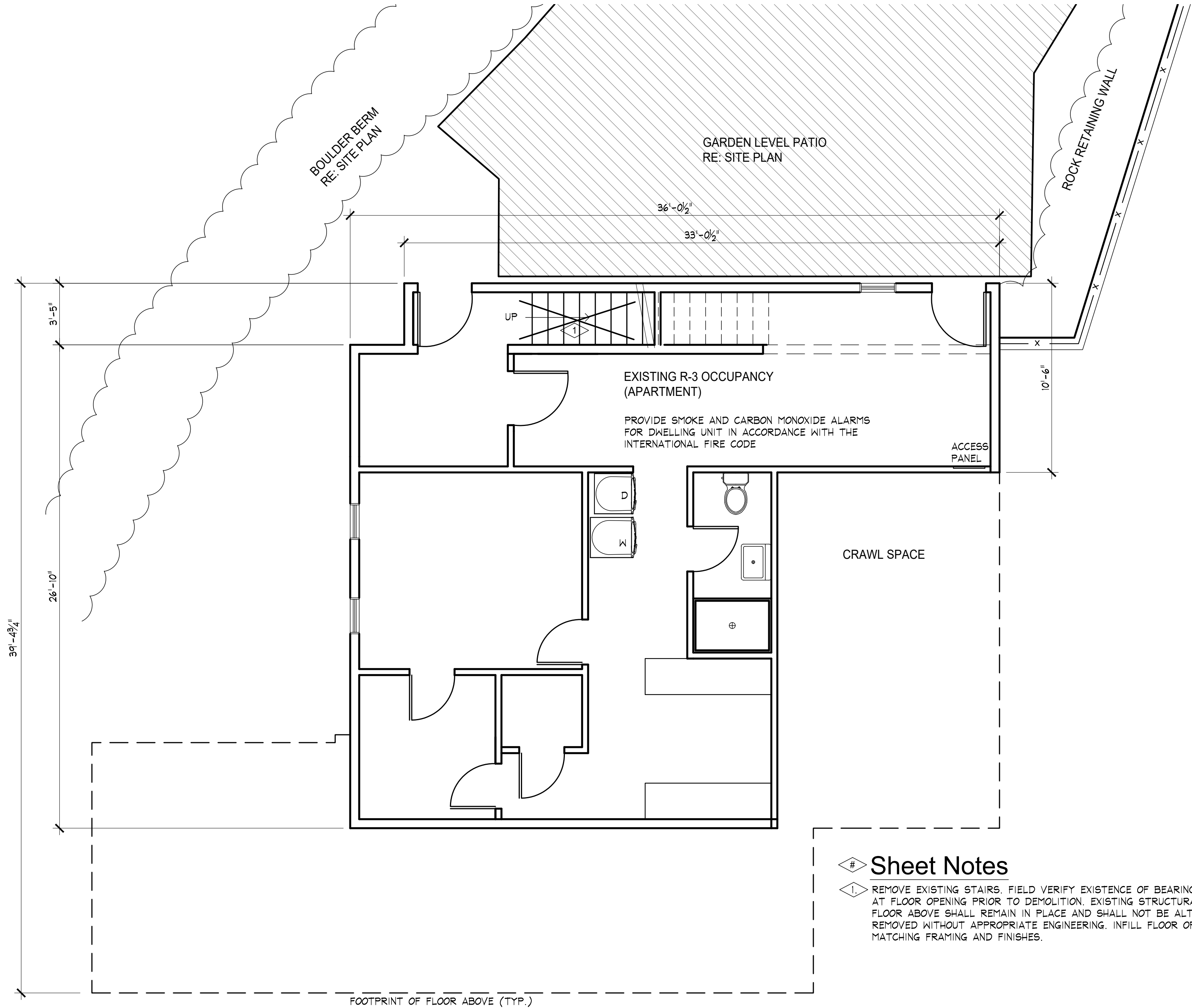
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A1.1





- # Sheet Notes
1. REMOVE EXISTING STAIRS. FIELD VERIFY EXISTENCE OF BEARING WALL OR BEAM AT FLOOR OPENING PRIOR TO DEMOLITION. EXISTING STRUCTURAL SUPPORT OF FLOOR ABOVE SHALL REMAIN IN PLACE AND SHALL NOT BE ALTERED OR REMOVED WITHOUT APPROPRIATE ENGINEERING. INFILL FLOOR OPENING WITH MATCHING FRAMING AND FINISHES.

1 Garden/Lower Level Floor Plan

1/4" = 1'-0"

0' 4' 8' 12'

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A2.0

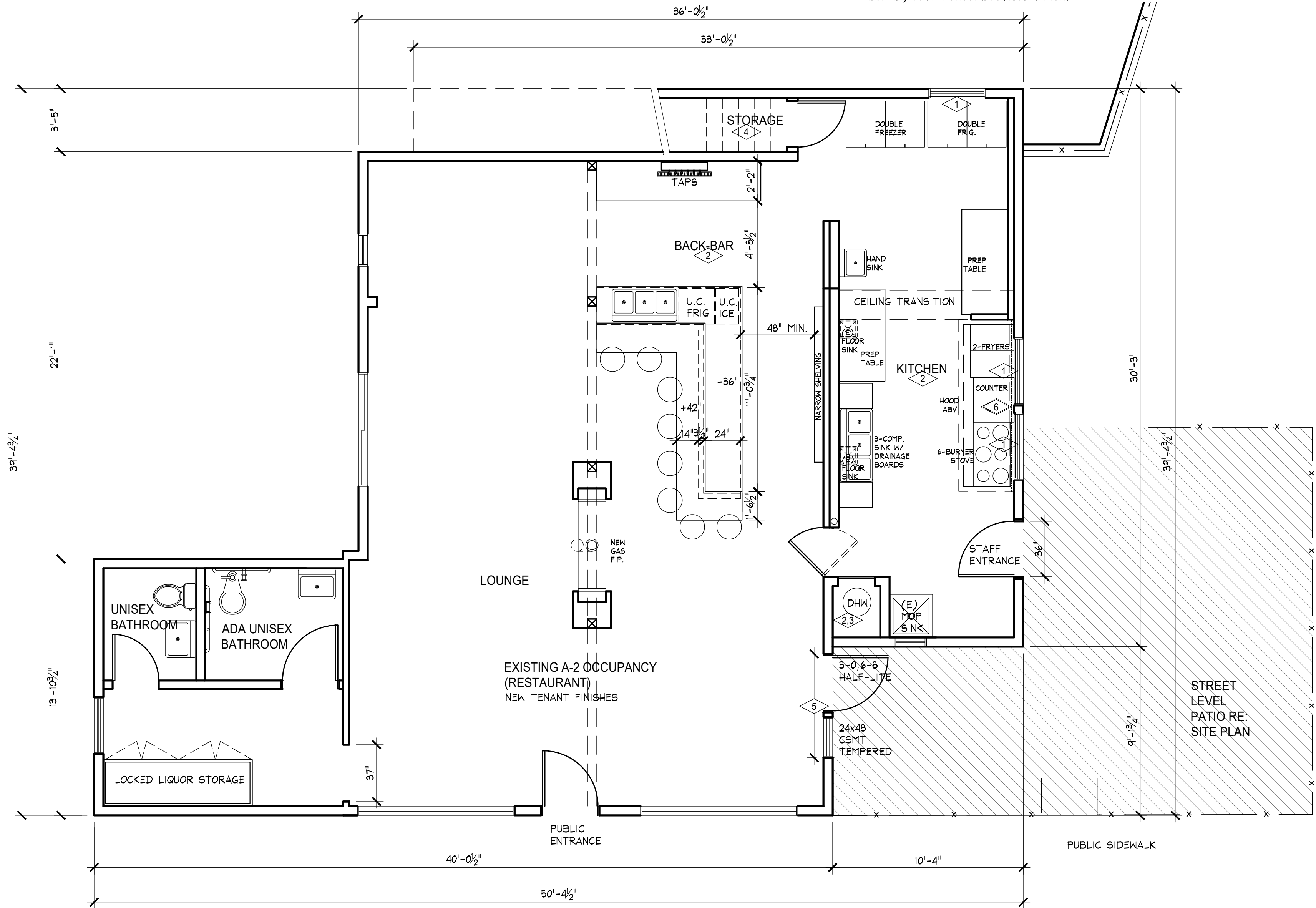


General Notes

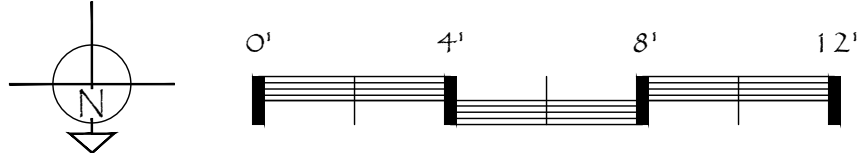
- 1. FLOOR PLANS HAVE NOT BEEN DIMENSIONALLY VERIFIED. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND FIELD CONDITIONS PRIOR TO FABRICATION AND INSTALLATION. ALL EQUIPMENT SHALL BE FIELD VERIFIED FOR FIT AND CODE-COMPLIANT INSTALLATION.
- 2. CONTRACTOR SHALL COORDINATE ALL MECHANICAL, ELECTRICAL, AND PLUMBING EQUIPMENT AND INSTALLATION REQUIREMENTS WITH THE ENGINEERING DRAWINGS AND APPROPRIATE TRADES.
- 3. CONTRACTOR SHALL COORDINATE WITH OWNER TO CONFIRM FINAL LAYOUTS, EQUIPMENT FIT, AND SELECTION OF INTERIOR DESIGN MATERIALS AND FINISHES, INCLUDING BUT NOT LIMITED TO NEW BAR AND FIREPLACE ELEMENTS.

Sheet Notes

- 1. THOROUGHLY CLEAN WINDOW AND ADJACENT HEAD, SILL, AND JAMB CONDITIONS. INSTALL FLAT-BLACK PLYWOOD PANELS BEHIND EXISTING WINDOWS AND AIR-SEAL PERIMETER TO MINIMIZE LONG-TERM DIRT INTRUSION.
- 2. NEW KITCHEN EQUIPMENT SHALL BE PROVIDED BASED ON THIS SCHEMATIC LAYOUT. REFER TO ENGINEERED M.E.P. DRAWINGS FOR DESIGN REQUIREMENTS AND COORDINATION.
- 3. RECONFIGURE CLOSET AS REQUIRED FOR CODE-COMPLIANT M.E.P. INSTALLATIONS.
- 4. REMOVE EXISTING STAIRS. INFILL FLOOR OPENING TO CREATE NEW STORAGE SPACE ON THIS LEVEL. STORAGE WILL HAVE DIMINISHING CEILING HEIGHT UNDER THE EXISTING SLOPED ROOF.
- 5. REPLACE EXISTING WINDOW WITH NEW DOOR AND ADJACENT WINDOW. REFER TO ELEVATIONS ON SHEET A3.1.
- 6. PROVIDE NONCOMBUSTIBLE WALL AND CEILING SURFACES, WHERE REQUIRED, AT KITCHEN HOOD PER MANUFACTURER REQUIREMENTS. FURR FROM EXISTING CONSTRUCTION USING METAL FRAMING AND NONCOMBUSTIBLE SHEATHING (CEMENT BOARD) WITH NONCOMBUSTIBLE FINISH.



1 Street/Main Level Floor Plan  
1/4" = 1'-0"



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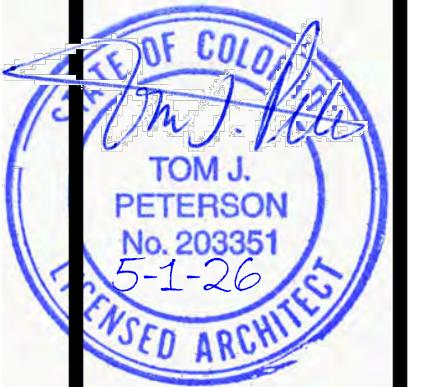
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A2.1



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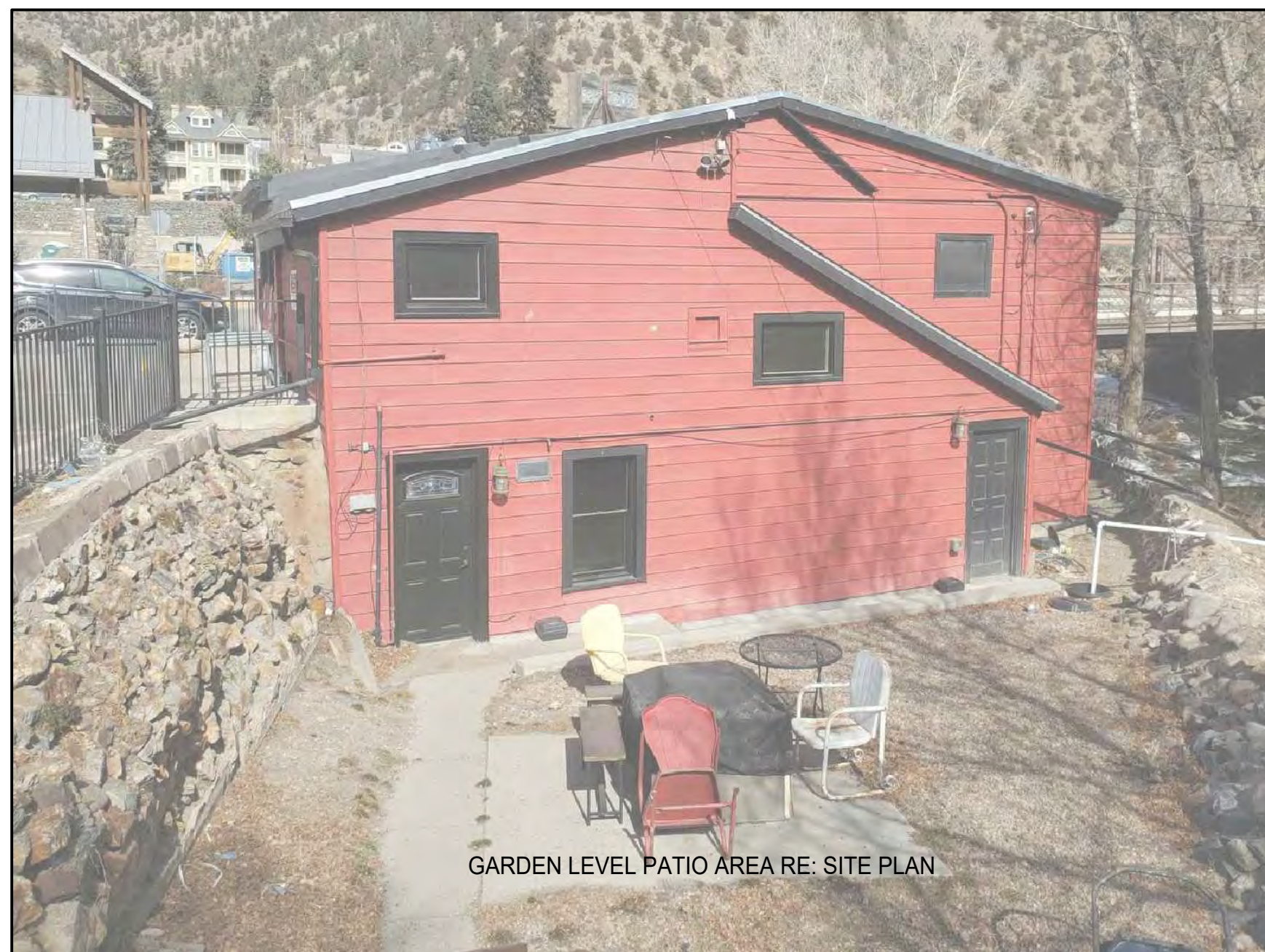
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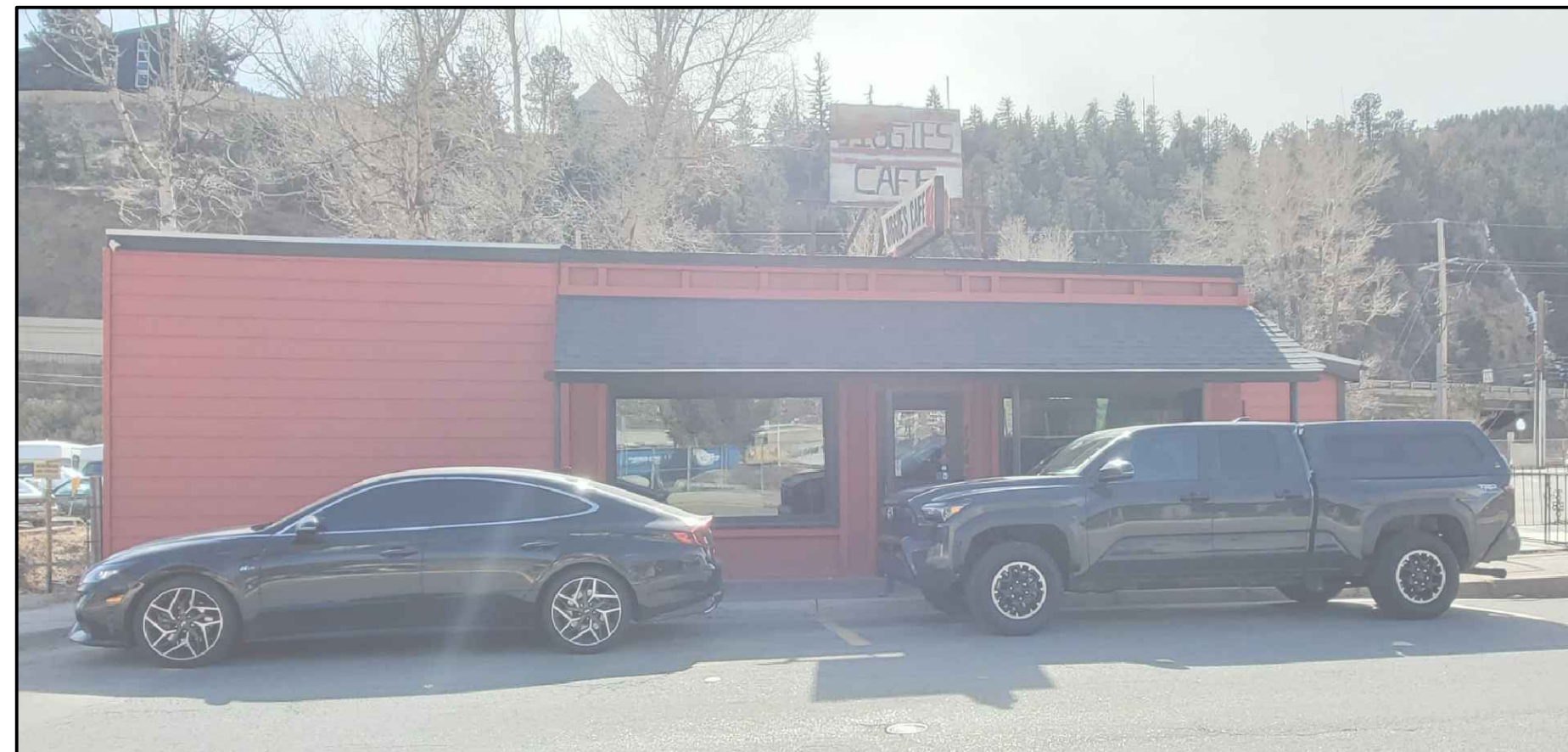
3-12-26 Schematic  
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A3.1



GARDEN LEVEL PATIO AREA RE: SITE PLAN

3 South Perspective  
no scale Back of building



1 North Perspective  
no scale Front of building



2 West Perspective  
no scale Side of building



| HOOD SCHEDULE                                                                                                      |     |           |              |               |              |                               |    |    |     |                     |             |            |             |                  |
|--------------------------------------------------------------------------------------------------------------------|-----|-----------|--------------|---------------|--------------|-------------------------------|----|----|-----|---------------------|-------------|------------|-------------|------------------|
| TAG                                                                                                                | MFR | MODEL NO. | EXHAUST TYPE | AIRFLOW       |              | TOTAL UNIT ELECTRICAL SERVICE |    |    |     | PHYSICAL PROPERTIES |             |            |             | ADDITIONAL NOTES |
|                                                                                                                    |     |           |              | EXHAUST (CFM) | SUPPLY (CFM) | VOLTS                         | PH | HZ | MCA | MCCP                | LENGTH (IN) | DEPTH (IN) | HEIGHT (IN) |                  |
| XBL1                                                                                                               |     |           |              |               |              |                               |    |    |     |                     |             |            |             |                  |
| GENERAL NOTES                                                                                                      |     |           |              |               |              |                               |    |    |     |                     |             |            |             |                  |
| -CONTRACTOR TO VERIFY ALL SPECIFICATIONS WITH MFR DOCUMENTATION PRIOR TO INSTALLATION.                             |     |           |              |               |              |                               |    |    |     |                     |             |            |             |                  |
| -CONTRACTOR SHALL FURNISH AND INSTALL WITH NECESSARY CONTROLS, RELAYS, ETC. REQUIRED FOR UNIT TO OPERATE PROPERLY. |     |           |              |               |              |                               |    |    |     |                     |             |            |             |                  |
| -REQUIRED FIRE SUPPRESSION SYSTEMS BY OTHERS                                                                       |     |           |              |               |              |                               |    |    |     |                     |             |            |             |                  |
| -ENSURE SERVICE AND CODE CLEARANCES ARE COMPLIED WITH                                                              |     |           |              |               |              |                               |    |    |     |                     |             |            |             |                  |
| -CLEARANCES TO COMBUSTIBLE MATERIALS SHALL BE MET                                                                  |     |           |              |               |              |                               |    |    |     |                     |             |            |             |                  |
| ADDITIONAL NOTES                                                                                                   |     |           |              |               |              |                               |    |    |     |                     |             |            |             |                  |

| EXHAUST FAN SCHEDULE |             |           |     |     |                            |                      |                               |    |    |     |       |                             |                     |
|----------------------|-------------|-----------|-----|-----|----------------------------|----------------------|-------------------------------|----|----|-----|-------|-----------------------------|---------------------|
| TAG                  | MFR.        | MODEL NO. | CFM | RPM | E.S.P. (IN W.C.<br>@ ALT.) | OUTLET SIZE<br>(IN.) | TOTAL UNIT ELECTRICAL SERVICE |    |    |     |       | OPERATIONAL<br>WEIGHT (LBS) | ADDITIONAL<br>NOTES |
|                      |             |           |     |     |                            |                      | VOLTS                         | PH | HZ | FLA | MOCSP |                             |                     |
| SE-1                 | GREENWICK   | SP-AT0    | 70  | 730 | 1                          |                      | 115                           | 1  | 60 | 14  | 20    | 12                          | 12.3                |
| GEF-1                | CAPITV/MARE |           |     |     |                            |                      |                               |    |    |     |       |                             |                     |

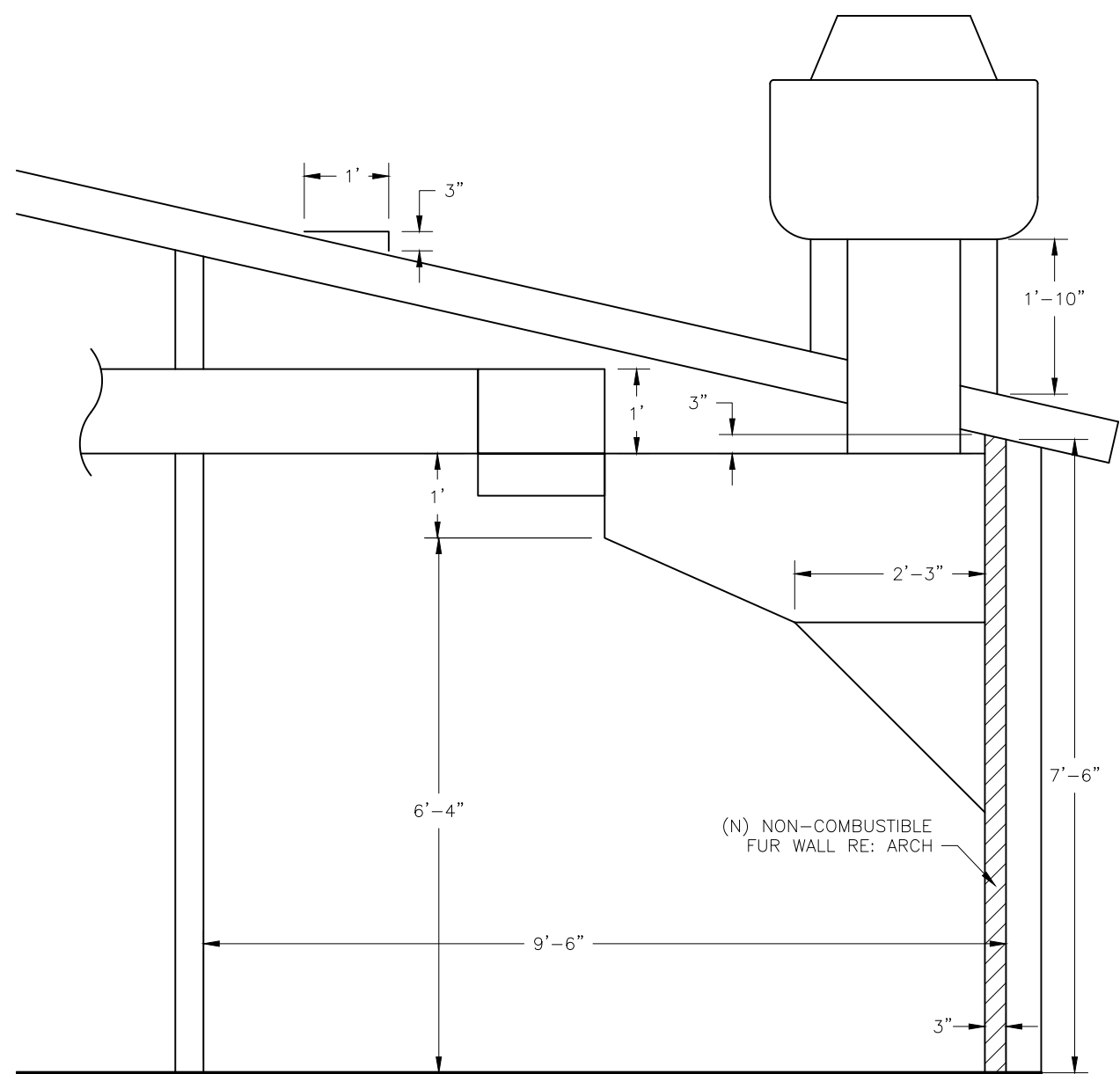
**GENERAL NOTES**

- CONTRACTOR SHALL FURNISH AND INSTALL WITH NECESSARY CONTROLS, RELAYS, ETC. REQUIRED FOR UNIT TO OPERATE PROPERLY.
- PROVIDE ETL OR UL LISTED NON-FUSED DISCONNECT.
- CONTRACTOR TO INSTALL PER MANUFACTURERS SPECIFICATIONS
- FOLLOW MFR REQUIRED CLEARANCE DISTANCES

**ADDITIONAL NOTES**

1. TO BE CONTROLLED FROM LIGHT SWITCH
2. PROVIDED WITH INTEGRAL BACKDRAFT DAMPER AND MOUNTING BRACKETS
3. OR APPROVED EQUAL

| GAS-FIRED MAKEUP AIR UNIT SCHEDULE                                                                                                                                                                            |                    |             |       |      |                         |      |                     |                   |                   |                  |                   |                   |                              |                               |      |       |    |      |     |      |                          |                  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|-------------|-------|------|-------------------------|------|---------------------|-------------------|-------------------|------------------|-------------------|-------------------|------------------------------|-------------------------------|------|-------|----|------|-----|------|--------------------------|------------------|
| TAG                                                                                                                                                                                                           | MFR.               | MODEL NO.   | CFM   |      | E.S.P. (IN W.C. @ ALT.) | H.P. | EVAPORATIVE COOLING |                   |                   |                  | HEATING CAPACITY  |                   | GAS INLET PRESSURE (IN W.C.) | TOTAL UNIT ELECTRICAL SERVICE |      |       |    |      |     |      | OPERATIONAL WEIGHT (LBS) | ADDITIONAL NOTES |
|                                                                                                                                                                                                               |                    |             | TOTAL | O.A. |                         |      | FLOW RATE (GPM)     | EVAP. EAT (°F DB) | EVAP. LAT (°F DB) | MBH INPUT @ S.E. | MBH OUTPUT @ ALT. | BURNER EFFICIENCY |                              | MIN.                          | MAX. | VOLTS | PH | HZ   | MCA | MOCP |                          |                  |
| MUA-1                                                                                                                                                                                                         | VENTILATION DIRECT | V20.250-200 | 1900  | 1900 | 0.5                     | 1    | 3.15                | 91                | 70                | 163604           | 150616            | 92                | 5                            | 14                            | 240  | 1     | 60 | 13.2 | 20  | 956  | 1                        |                  |
| GENERAL NOTES                                                                                                                                                                                                 |                    |             |       |      |                         |      |                     |                   |                   |                  |                   |                   |                              |                               |      |       |    |      |     |      |                          |                  |
| -CONTRACTOR SHALL FURNISH AND INSTALL WITH NECESSARY CONTROLS, RELAYS, ETC. REQUIRED FOR UNIT TO OPERATE PROPERLY.                                                                                            |                    |             |       |      |                         |      |                     |                   |                   |                  |                   |                   |                              |                               |      |       |    |      |     |      |                          |                  |
| -PROVIDE 1/2" OR 1" LISTED NON-FUSED DISCONNECT.                                                                                                                                                              |                    |             |       |      |                         |      |                     |                   |                   |                  |                   |                   |                              |                               |      |       |    |      |     |      |                          |                  |
| -PROVIDE WITH 24V PROGRAMMABLE THERMOSTAT, LOOSE WITH 50' OF WIRE.                                                                                                                                            |                    |             |       |      |                         |      |                     |                   |                   |                  |                   |                   |                              |                               |      |       |    |      |     |      |                          |                  |
| -ELECTRICAL CONTRACTOR SHALL OBTAIN A COPY OF THE MECHANICAL AND PLUMBING EQUIPMENT SUBMITTALS TO COMPARE AGAINST CURRENT MECHANICAL EQUIPMENT SCHEDULE. REPORT ANY DISCREPANCIES TO ENGINEER.                |                    |             |       |      |                         |      |                     |                   |                   |                  |                   |                   |                              |                               |      |       |    |      |     |      |                          |                  |
| -ENSURE SERVICE AND CODE CLEARANCES ARE COMPLIED WITH.                                                                                                                                                        |                    |             |       |      |                         |      |                     |                   |                   |                  |                   |                   |                              |                               |      |       |    |      |     |      |                          |                  |
| ADDITIONAL NOTES                                                                                                                                                                                              |                    |             |       |      |                         |      |                     |                   |                   |                  |                   |                   |                              |                               |      |       |    |      |     |      |                          |                  |
| 1. MECHANICAL CONTRACTOR MUST VERIFY WITH MANUFACTURER VENTILATION DIRECT THAT UNIT CAN RUN ON 5" WATER COLUMN. PUBLISHED VALUE IS 7" BUT THESE UNITS ARE INSTALLED ON LOWER PRESSURE GAS SERVICES REGULARLY. |                    |             |       |      |                         |      |                     |                   |                   |                  |                   |                   |                              |                               |      |       |    |      |     |      |                          |                  |



## SECTION VIEW

SCALE: 1/2" = 1'-0"

## MECHANICAL LEGEND

NOTE: ALL ITEMS MIGHT NOT APPEAR ON DRAWINGS

| DESCRIPTION                                         | ABBREY  | SYMBOL                      |
|-----------------------------------------------------|---------|-----------------------------|
| DUCTWORK                                            |         |                             |
| FLEXIBLE DUCTWORK                                   |         |                             |
| THERMOSTAT                                          | TSTAT   |                             |
| METER                                               | MTR     |                             |
| DIFFUSER, CEILING MOUNT/WALL OR SIDE MOUNT          |         |                             |
| RETURN AIR GRILLE, CEILING MOUNT/WALL OR SIDE MOUNT | RAG     |                             |
| DIFFUSER/RAG ID                                     |         | <br>TAG → SG-1<br>→ +100CFM |
| SUPPLY AIR DUCT, UP/OUT & DOWN/IN                   | SA      |                             |
| RETURN OR EXHAUST DUCT, UP/OUT & DOWN/IN            | RAG     |                             |
| DUCT SMOKE DETECTOR                                 | SD      |                             |
| BACKDRAFT DAMPER                                    | BD      |                             |
| MOTOR OPERATED DAMPER                               | MOD     |                             |
| MANUAL VOLUME DAMPER                                | MVD     |                             |
| DOOR UNDERCUT & HEIGHT                              | UC      |                             |
| CONNECTION TO EXISTING SYSTEM                       |         |                             |
| SECTION DETAIL, NO./SHEET NO.                       |         |                             |
| FILTER                                              | FIL     |                             |
| AXIAL FAN                                           |         |                             |
| FLOW ARROW                                          |         |                             |
| OUTSIDE AIR (FRESH AIR)                             | O.A.    |                             |
| NEW/EXISTING TO BE RELOCATED                        | (N)/(R) |                             |
| EXISTING                                            | (E)     |                             |

## GOVERNING CODES

- 2018 INTERNATIONAL BUILDING CODE
- 2018 INTERNATIONAL PLUMBING CODE
- 2018 INTERNATIONAL MECHANICAL CODE
- 2018 INTERNATIONAL ENERGY CONSERVATION CODE
- 2018 INTERNATIONAL FUEL GAS CODE
- 2018 INTERNATIONAL FIRE CODE
- 2018 INTERNATIONAL EXISTING BUILDING CODE
- 2023 NATIONAL ELECTRIC CODE

## MECHANICAL GENERAL NOTES

1. INSTALLATION IS TO BE COMPLETE AND OPERATIONAL AND IS TO BE IN ACCORDANCE WITH BUILDING DEPARTMENT REQUIREMENTS. COORDINATE ALL WORK WITH ALL AFFECTED TRADES, INCLUDING MECHANICAL, ELECTRICAL, PLUMBING, AND HVAC TRADES. EXISTING INSTALLATION, UTILITY COMPANY SPECIFICATIONS AND STANDARDS, AND MANUFACTURER'S RECOMMENDATIONS.
2. COMPLY WITH STATE AND LOCAL CODES AND UTILITY COMPANY REGULATIONS.
3. CUTTING AND PATCHING SHALL BE IN AN APPROVED MANNER. PATCH TO MATCH ADJACENT SURFACE. NEW ROOF OPENINGS ARE TO BE COORDINATED WITH THE ELECTRICAL, MAINTENANCE, AND PLUMBING DEPARTMENTS BETWEEN O.A. INTAKES AND EXHAUSTS, GAS VENTS, AND PLUMBING VENTS.
4. OBTAIN, PAY FOR, AND MAINTAIN PERMITS, LICENSES, CERTIFICATES OF INSPECTION, AND LIABILITY INSURANCE.
5. FIELD CHECK EXISTING CONDITIONS AND INCLUDE ALL COSTS IN BID REQUIRED TO ACCOMMODATE EXISTING CONDITIONS AND TO PROVIDE A COMPLETE INSTALLATION.
6. USE CONICAL SPIN IN FITTINGS WITH MANUAL DAMPERS ON EACH BRANCH LINE (WHERE POSSIBLE).
7. PROVIDE EXCAVATING AND BACKFILLING FOR MECHANICAL WORK. PROTECT ACCORDING TO OSHA STANDARDS.
8. VERIFY ALL ELECTRICAL CHARACTERISTICS PRIOR TO RETURNING MECHANICAL EQUIPMENT.
9. ALL INSULATION SHALL HAVE A FLAME SPREAD RATING NOT EXCEEDING 25 OR A SMOKE DEVELOPMENT INDEX OF 50.
10. ACOUSTIC LINER SHALL BE 1 1/2-IN GLASS FIBERGLASS WITH BLACK COATED MAT SURFACE. LINER SHALL BE MANVILLE "JNAACOUSTIC".
11. ALL SUPPLY AND RETURN AIR DUCTS AND PLENUMS SHALL BE INSULATED WITH A MINIMUM OF R-8 INSULATION WHEN LOCATED IN UNCONDITIONED SPACES AND A MINIMUM OF R-12 INSULATION WHEN LOCATED OUTSIDE THE BUILDING. WHEN LOCATED WITHIN A BUILDING EQUIPMENT ASSEMBLY, THE DUCT OR PLENUM SHALL BE INSULATED FROM THE EQUIPMENT ASSEMBLY AND THE SHAPES OF THE DUCTS OR EXIST SPACES BY A MINIMUM OF R-12 INSULATION.
12. ALL DUCT DIMENSIONS ARE INTERIOR DIMENSIONS. IF INSULATION IS REQUIRED, THEN CONTRACTOR SHALL PLAN FOR AND ACCOMMODATE THE INCREASE OF THE EXTERIOR DIMENSION OF THE DUCT.
13. BALANCE AIR SYSTEMS IN ACCORDANCE WITH STANDARDS OF NEBB. SUBMIT BALANCE INFORMATION ON STANDARD FORMS PREPARED BY NEBB OR EQUIVALENT.
14. BRANCH DUCT TAKE-OFFS: CHAMFER MIN OF 1.33 TIMES BRANCH DUCT WIDTH IN THE DIRECTION OF FLOW, MINIMUM OF 4 INCHES.
15. PROVIDE FLEXIBLE DUCT CONNECTORS BETWEEN DUCTWORK AND MECHANICAL EQUIPMENT WHERE VIBRATION TRANSMISSION MAY RESULT.
16. FLEXIBLE DUCTOR SHALL BE MADE OF A SPRING STEEL HELIX SUPPORTING A PLASTIC CORE, INSULATED WITH 1" FIBERGLASS, IN A COPOLYMER VAPOR BARRIER JACKET, AND LIMITED TO A MAXIMUM LENGTH OF 10 FEET.
17. FLEX PIPING SHALL BE UL-LISTED, TYPE B, DOUBLE WALL, GAS VENT PIPING. ALL DUCTWORK SHALL TERMINATE WITHIN 12 INCHES OF THE FLEET VENT PIPING SHALL BE MANUFACTURED BY METALBESTOS, HART & COOLEY, DURAVENT, OR APPROVED EQUIVALENT.
18. MANUAL VOLUME DAMPERS TO BE DOWCO SERIES AV OR EQUAL AS MANUFACTURED BY RUSKIN CREATIVE METALS.
19. DUCTWORK SHALL BE GALVANIZED SHEET METAL CONSTRUCTION AND INSTALLED ACCORDING TO THE LATEST MANUFACTURER'S FITTINGS, TRANSITION, ETC. SHALL BE SEALED WITH MON-EOC INDUSTRIES ECO DUCT SEAL 44-50 TO SMACNA CLASS "C" STANDARDS. PROVIDE DUCTS, CONNECTIONS, DAMPERS, TURNING VANS, AND ACCESS TO ALL DUCTWORK. THE LOCATION AND SHAPE OF ALL DUCTS SHALL BE GRADUAL. ALL DUCTWORK SIZES SHOWN ON PLANS ARE INTERIOR DIMENSIONS UNLESS NOTED OTHERWISE.
20. EXPOSED UNROUTED DUCTWORK SHALL PRE-MANUFACTURED COMMERCIAL GRADE DUCT STANDARDS. UNROUTED FORMED GALVANIZED SHEET METAL IS NOT BE AN ACCEPTABLE BUILDING MATERIAL.
- 20.1. ALL EXPOSED DUCTWORK SHALL BE CONSTRUCTED WITH THE HIGHEST QUALITY WORKMANSHIP AND SHALL BE PROTECTED FROM DAMAGE. ALL DUCTWORK SHALL BE INSULATED FROM INSIDE THE DUCTWORK MINIMIZING EXPOSED SEALANT AND INSTALLATION HARDWARE. CONNECTIONS SHALL BE SLIP JOINTS OR FLANGE-TO-FLANGE CONNECTIONS UNLESS NOTED OTHERWISE.
21. FILTERS SHALL BE 2" RIGID, PLATED, DISPOSABLE TYPE, AND 30% EFFICIENT. FILTERS SHALL BE 3" RO-30, PROVIDE THREE COMPLETE SETS OF FILTERS: CONSTRUCTION, REPLACEMENT AT BALANCING, AND REPLACEMENT SET TO OWNER.
22. TEES, 90° ELBOWS UP TO 18" WIDE AND 45° ELBOWS SHALL CONSIST OF AN INSIDE RADIUS GREATER THAN HALF THE DUCT WIDTH, OR BE FURNISHED WITH TURNING VANS. TEES, ELBOWS, AND 90° TURNERS SHALL BE SEALED OR EQUIPPED WITH AIR FOIL TYPE DUCT VANS. BRANCH TAKEOFFS OF MAIN SHALL BE "WYE" TYPE WHERE POSSIBLE.
23. IF LEAKAGE IN EXCESS OF 5% OF THE SYSTEM DESIGN FLOW IS INDICATED AFTER BALANCING, RESEAL TO ELIMINATE EXCESS LEAKAGE.
24. PROVIDE A COMPLETE SYSTEM OF AUTOMATIC TEMPERATURE CONTROLS, INCLUDING EQUIPMENT, DAMPERS, AND TURNERS. PROVIDE A DISPROPORTIONATE TEMPERATURE CONTROL CONTRACTOR MAY BE THE MECHANICAL CONTRACTOR OR APPROVED SUB-CONTRACTOR. ACCEPTABLE AUTOMATIC TEMPERATURE CONTROL EQUIPMENT AND MANUFACTURERS SHALL BE: POWERS, HONEYWELL, JOHNSON CONTROLS, OR CONTROLS FURNISHED BY THE SPECIFIC EQUIPMENT MANUFACTURER. ALL CONTROL WIRING (LINE VOLTAGE OR LOW VOLTAGE) REQUIRED TO COMPLETE THE AUTOMATIC TEMPERATURE CONTROL SYSTEM SHALL BE INSTALLED BY THE TEMPERATURE CONTROL SUBCONTRACTOR.
25. FURNACE UNIT THERMOSTATS SHALL BE PROGRAMMABLE, ELECTRONIC, AUTOMATIC HEATING/COOLING; HONEYWELL T8000 OR EQUIVALENT BY UNIT MANUFACTURER.
26. DUCT DETECTORS SHALL BE INSTALLED IN THE RETURN AIR PLENUM IN ALL SYSTEMS GREATER THAN 2000 CFM. COORDINATE DETECTORS WITH FIRE DETECTOR IF APPLICABLE. DETECTORS SHALL CONTAIN IONIZATION TYPE DETECTOR WITH SAMPLING TUBES EXTENDING THROUGH THE WIDTH OF THE AIR DUCT. ALARM STATUS INDICATING LIGHTS SHALL BE VISIBLE ON THE FRONT OF THE DETECTOR. A KEY CONTACT AND RETURN TO BATHROOM LIGHT IF SHOWN OR ACCESSIBLE TEST JACK SHALL BE PROVIDED, INCLUDING REMOTE STATION S WHERE DETECTORS ARE NOT REACHABLE. DETECTORS SHALL BE DETECTOR CONTACTS (DPT) RATED A FIVE (5) AMPERES SUPPLY VAC 120 OR 28 VDC RESISTIVE. UNIT SHALL HAVE SELF CONTAINED POWER REQUIRED 120/240V POWER.
27. SEQUENCE OF OPERATIONS: HVAC UNITS SHALL EACH BE CONTROLLED BY A HEATING/COOLING THERMOSTAT. TOILET EXHAUST FANS SHALL BE CONTROLLED BY A WALL SWITCH. KITCHEN EXHAUST FANS SHALL BE CONTROLLED BY A WALL SWITCH OR AS INSTRUCTED BY ARCHITECT OR ENGINEER. KITCHEN HOOD EXHAUST FANS SHALL BE INTERLOCKED WITH THE MAKEUP AIR FAN FOR SIMULTANEOUS OPERATION. OPERATION OF DUCT DETECTORS SHALL SHUT DOWN ITS RESPECTIVE HVAC UNIT.
28. A "COMBUSTION BALANCE" SHALL BE PERFORMED BY THE MECHANICAL CONTRACTOR, TO DISTRIBUTE UNIFORMLY THROUGHOUT THE SYSTEM. A DISPROPORTIONATE AMOUNT OF AIR SHOULD BE ROUTED TO AREAS WITH SIGNIFICANT AMOUNT OF GLASS, OR HIGH INTERNAL GAINS. BID REQUIRED ALLOW AN ADDITIONAL BALANCE OF THE SYSTEM TO SATISFY THE DESIGNER'S REQUIREMENTS.

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# MECHANICAL PLAN

1743 MINER STREET  
IDAHO SPRINGS, COLORADO

# MINER'S DEN TENANT FINISH

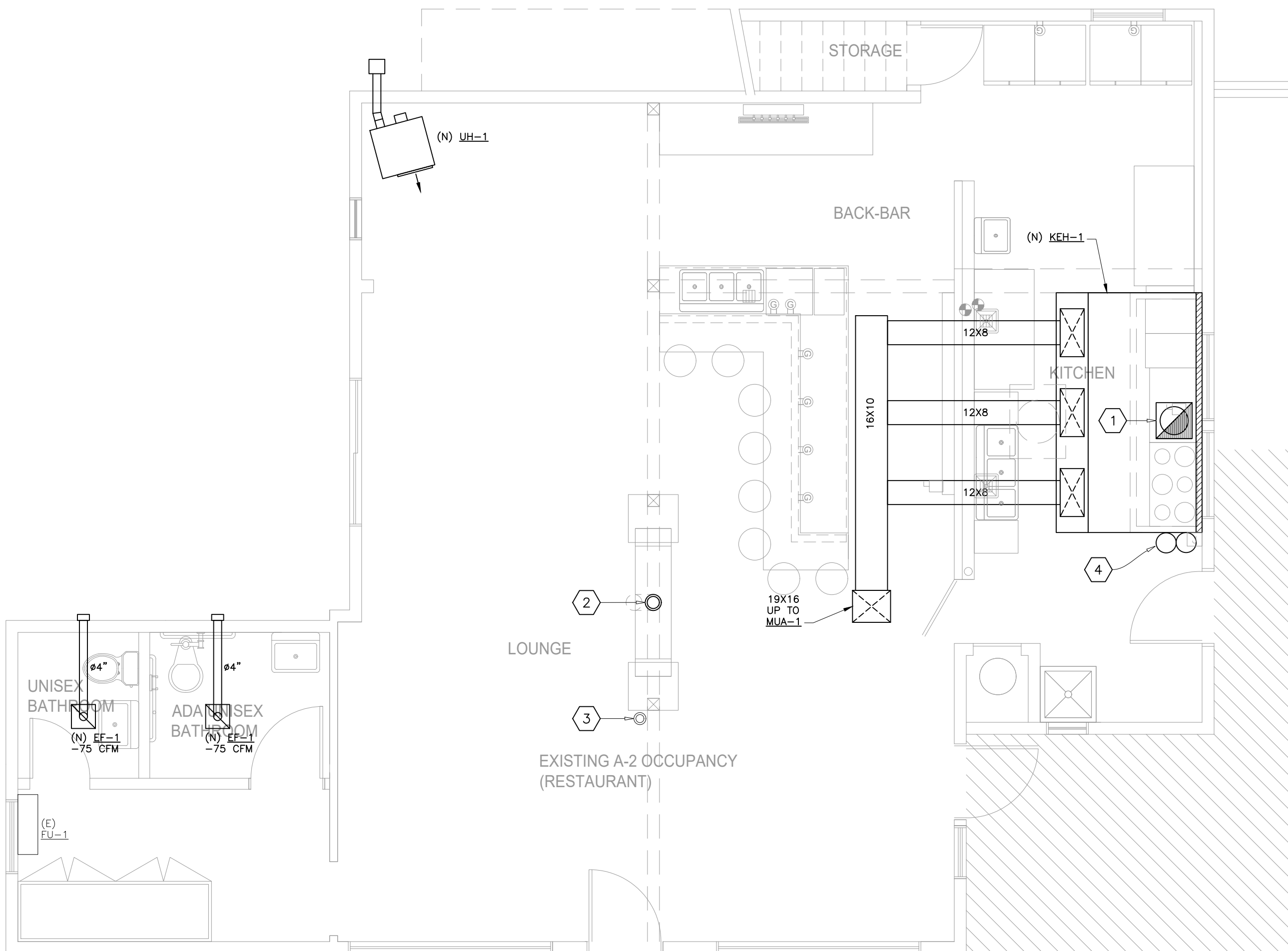
| UNIT HEATER SCHEDULE                                                                                                                                                                           |        |            |                  |      |                      |                  |                               |      |                               |     |    |     |      |    |                          |                     |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|------------|------------------|------|----------------------|------------------|-------------------------------|------|-------------------------------|-----|----|-----|------|----|--------------------------|---------------------|
| TAG                                                                                                                                                                                            | MFR.   | MODEL NO.  | AIRFLOW<br>(CFM) | H.P. | HEATING CAPACITY     |                  | GAS INLET<br>PRESSURE (IN.WG) |      | TOTAL UNIT ELECTRICAL SERVICE |     |    |     |      |    | OPERATIONAL WEIGHT (LBS) | ADDITIONAL<br>NOTES |
|                                                                                                                                                                                                |        |            |                  |      | M/BH INPUT<br>@ 5 L. | OUTPUT @<br>ALT. | MIN.                          | MAX. | VOLTS                         | PH  | HZ | FLA | MCCP |    |                          |                     |
| 124-1                                                                                                                                                                                          | MORINE | HOT SPARKS | 200              |      |                      | 50,000           | 38,400                        |      |                               | 120 |    |     |      | 20 | 90                       | 1,2,3               |
| GENERAL NOTES                                                                                                                                                                                  |        |            |                  |      |                      |                  |                               |      |                               |     |    |     |      |    |                          |                     |
| -CONTRACTOR SHALL FURNISH AND INSTALL WITH NECESSARY CONTROLS, RELAYS, ETC. REQUIRED FOR UNIT TO OPERATE PROPERLY .                                                                            |        |            |                  |      |                      |                  |                               |      |                               |     |    |     |      |    |                          |                     |
| -PROVIDE EIT, ETL OR UL LISTED NON-FUSED DISCONNECT                                                                                                                                            |        |            |                  |      |                      |                  |                               |      |                               |     |    |     |      |    |                          |                     |
| -PROVIDE WITH 241 PROGRAMMABLE THERMOSTAT, LOOSE WITH 60" OF WIRE                                                                                                                              |        |            |                  |      |                      |                  |                               |      |                               |     |    |     |      |    |                          |                     |
| -ELECTRICAL CONTRACTOR SHALL OBTAIN A COPY OF THE MECHANICAL AND PLUMBING EQUIPMENT SUBMITTALS TO COMPARE AGAINST CURRENT MECHANICAL EQUIPMENT SCHEDULE. REPORT ANY DISCREPANCIES TO ENGINEER. |        |            |                  |      |                      |                  |                               |      |                               |     |    |     |      |    |                          |                     |
| -ENSURE SERVICE AND CODE CLEARANCES ARE COMPLIED WITH                                                                                                                                          |        |            |                  |      |                      |                  |                               |      |                               |     |    |     |      |    |                          |                     |
| ADDITIONAL NOTES                                                                                                                                                                               |        |            |                  |      |                      |                  |                               |      |                               |     |    |     |      |    |                          |                     |
| 1. PROVIDE HIGH ALTITUDE KIT AND DOWNWARD NOZZLE, OR APPROPRIATE NOZZLE SO UNIT IS NOT BLOWING DIRECTLY AT PATRONS. LIKELY DIRECT DOWN AT FLOOR                                                |        |            |                  |      |                      |                  |                               |      |                               |     |    |     |      |    |                          |                     |
| 2. FOLLOW ALL MFRS REQUIREMENTS FOR DISTANCE TO COMBUSTIBLES. PROVIDE PROPER KIT AND INSULATION THROUGH ROOF, FOLLOWING ALL REQUIRED CLEARANCES FROM COMBUSTIBLES.                             |        |            |                  |      |                      |                  |                               |      |                               |     |    |     |      |    |                          |                     |
| 3. HANG FROM CEILING STRUCTURE, OR WALL MOUNT, MUST BE ABSOLUTE MINIMUM OF 16" ABOVE GROUND                                                                                                    |        |            |                  |      |                      |                  |                               |      |                               |     |    |     |      |    |                          |                     |

KEYED NOTES:

- 1 NEW 18X18 WELDED GREASE DUCT W/ 2 LAYERS 3M FIRE WRAP UP THRU ROOF, HEADER RAFTERS IF REQUIRED RE: STRUCTURAL
- 2 NEW FLUE VENT FOR NEW GAS FIRE PLACE
- 3 EXISTING FLUE VENT TO REMAIN
- 4 NEW ANSUL FIRE SUPPRESSION SYSTEM BY OTHERS

| VENTILATION REQUIREMENTS       |           |                                 |                                 |
|--------------------------------|-----------|---------------------------------|---------------------------------|
| AREA                           | AREA (SF) | OPERABLE OPENINGS REQUIRED (SF) | OPERABLE OPENINGS PROVIDED (SF) |
| BAR / LOUNGE                   | 866       | 34.6                            | 38                              |
| CODE REFERENCE: 2018 IMC 402.2 |           |                                 |                                 |

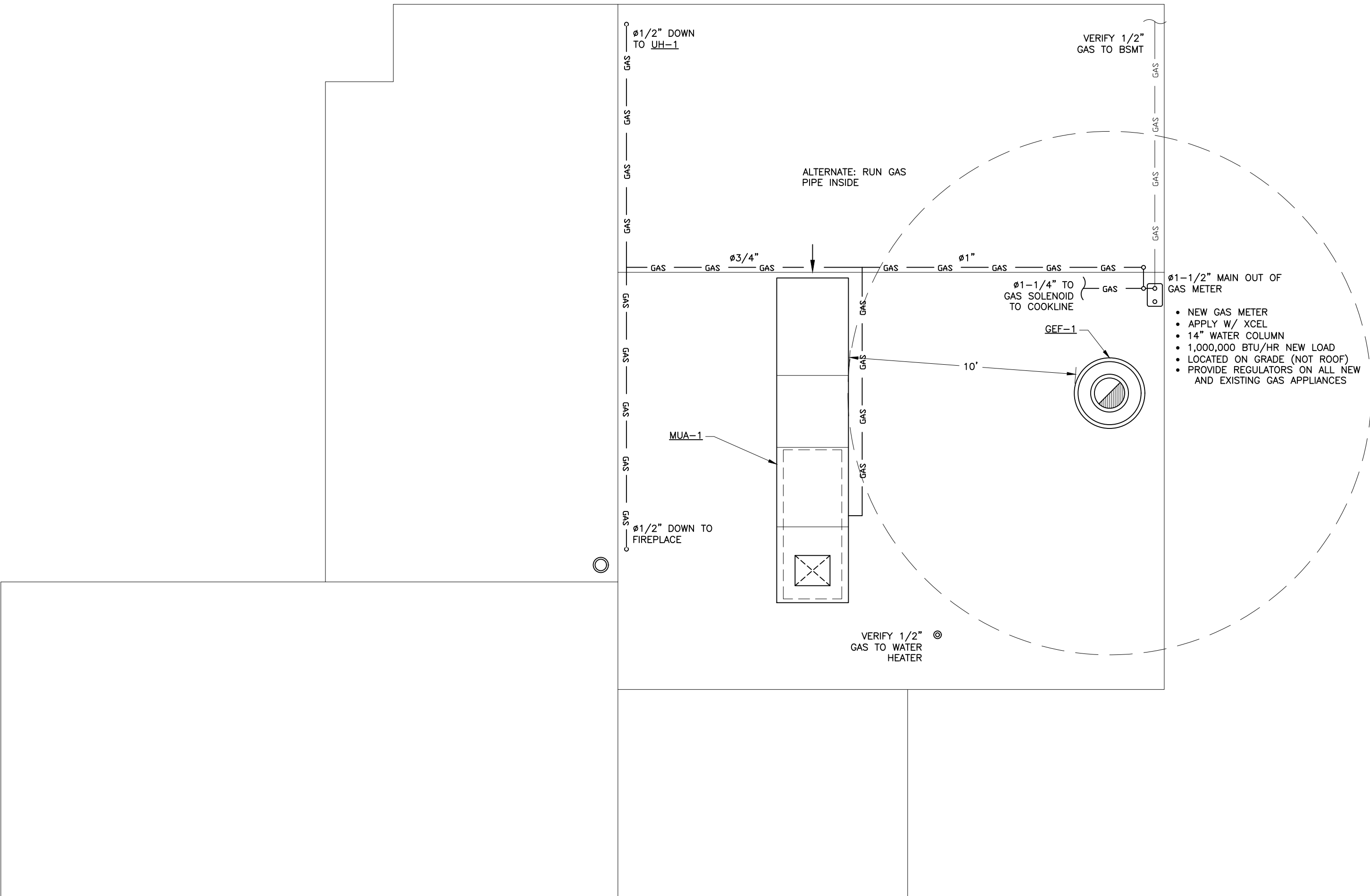
| GAS FURNACE UNIT SCHEDULE                                                                                                                                                                      |           |           |       |      |                         |      |                  |                  |                   |      |                              |       |                               |    |     |      |                          |                  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|-----------|-------|------|-------------------------|------|------------------|------------------|-------------------|------|------------------------------|-------|-------------------------------|----|-----|------|--------------------------|------------------|
| TAG                                                                                                                                                                                            | MFR.      | MODEL NO. | CFM   |      | E.S.P. (IN W.C. @ ALT.) | H.P. | COOLING CAPACITY |                  | HEATING CAPACITY  |      | GAS INLET PRESSURE (IN W.C.) |       | TOTAL UNIT ELECTRICAL SERVICE |    |     |      | OPERATIONAL WEIGHT (LBS) | ADDITIONAL NOTES |
|                                                                                                                                                                                                |           |           | TOTAL | O.A. |                         |      | COIL SIZE (TON)  | MBH INPUT @ S.L. | MBH OUTPUT @ ALT. | MIN. | MAX.                         | VOLTS | PH                            | HZ | MCA | MOCP |                          |                  |
| FU-1                                                                                                                                                                                           | PRESSLESS | NV 33     |       |      |                         |      | NONE             |                  | 33                | 18   | 3.5                          |       |                               |    |     |      |                          | 1                |
| GENERAL NOTES                                                                                                                                                                                  |           |           |       |      |                         |      |                  |                  |                   |      |                              |       |                               |    |     |      |                          |                  |
| -CONTRACTOR SHALL FURNISH AND INSTALL WITH NECESSARY CONTROLS, RELAYS, ETC. REQUIRED FOR UNIT TO OPERATE PROPERLY.                                                                             |           |           |       |      |                         |      |                  |                  |                   |      |                              |       |                               |    |     |      |                          |                  |
| -PROVIDE ETL OR UL LISTED NON-FUSED DISCONNECT.                                                                                                                                                |           |           |       |      |                         |      |                  |                  |                   |      |                              |       |                               |    |     |      |                          |                  |
| -PROVIDE WITH 24V PROGRAMMABLE THERMOSTAT, LOOSE WITH 50' OF WIRE.                                                                                                                             |           |           |       |      |                         |      |                  |                  |                   |      |                              |       |                               |    |     |      |                          |                  |
| -ELECTRICAL CONTRACTOR SHALL OBTAIN A COPY OF THE MECHANICAL AND PLUMBING EQUIPMENT SUBMITTALS TO COMPARE AGAINST CURRENT MECHANICAL EQUIPMENT SCHEDULE. REPORT ANY DISCREPANCIES TO ENGINEER. |           |           |       |      |                         |      |                  |                  |                   |      |                              |       |                               |    |     |      |                          |                  |
| ADDITIONAL NOTES                                                                                                                                                                               |           |           |       |      |                         |      |                  |                  |                   |      |                              |       |                               |    |     |      |                          |                  |
| 1. UNIT IS EXISTING. SERVICE MAKE OPERABLE.                                                                                                                                                    |           |           |       |      |                         |      |                  |                  |                   |      |                              |       |                               |    |     |      |                          |                  |



## MECHANICAL PLAN

SCALE: 1/8" = 1'-0"





| FUEL GAS PIPING CALCULATIONS                                                                                    |  |                      |      |                                                           |                           |
|-----------------------------------------------------------------------------------------------------------------|--|----------------------|------|-----------------------------------------------------------|---------------------------|
| SYSTEM PRESSURE:                                                                                                |  | 14.00 (IN WC)        |      |                                                           |                           |
| ALLOWABLE DROP:                                                                                                 |  | 7.00 (IN WC)         |      |                                                           |                           |
| NOTES:                                                                                                          |  |                      |      |                                                           |                           |
| -GAS UTILITY COMPANY TO SET NEW METER AND MAIN LINE REGULATOR WITH OUTLET SYSTEM PRESSURE ABOVE                 |  |                      |      |                                                           |                           |
| -GC TO START APPLICATION FOR NEW SERVICE W/ LOCAL UTILITY.                                                      |  |                      |      |                                                           |                           |
| -PROVIDE LOCAL GAS REGULATORS WHERE REQUIRED                                                                    |  |                      |      |                                                           |                           |
| -GC TO CONFIRM AVAILABLE PRESSURE W/ LOCAL UTILITY. NOTIFY ENGINEER IMMEDIATELY IF PRESSURE SETTING UNAVAILABLE |  |                      |      |                                                           |                           |
| LONGEST LENGTH                                                                                                  |  | 75 FT                |      | ELEVATION (FT) = 7,526                                    |                           |
| FUEL GAS RATING                                                                                                 |  | 728 BTU / CUBIC FOOT |      | **PER IFG 402.4 EQUATION 4-1, LOW-PRESSURE GAS EQUATION** |                           |
|                                                                                                                 |  |                      |      | TOTAL 999                                                 |                           |
| PIPE SECTION                                                                                                    |  | MBH                  | CFH  | PIPE SIZE                                                 | EXISTING SIZE OR PROPOSED |
| MAIN                                                                                                            |  | 999                  | 1372 | 1.20                                                      | 1 1/4" 1 1/2"             |
| COOKLINE                                                                                                        |  | 600                  | 824  | 0.99                                                      | 1" 1 1/4"                 |
| ROOF/MUA                                                                                                        |  | 274                  | 376  | 0.74                                                      | 3/4" 1"                   |
| WATER HEATER                                                                                                    |  | 65                   | 89   | 0.43                                                      | 1/2" 1/2"                 |
| BASMENT                                                                                                         |  | 80                   | 82   | 0.41                                                      | 1/2" 1/2"                 |
| FIREPLACE/UNIT HEATER                                                                                           |  | 110                  | 151  | 0.52                                                      | 3/4" 3/4"                 |
| FIRE PLACE                                                                                                      |  | 60                   | 82   | 0.41                                                      | 1/2" 1/2"                 |
| UNIT HEATER                                                                                                     |  | 60                   | 82   | 0.41                                                      | 1/2" 1/2"                 |

MECHANICAL ROOF/GAS PLAN

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

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**MECHANICAL PLAN**

1743 MINER STREET  
IDAHO SPRINGS, COLORADO

MINER'S DEN TENANT FINISH

ENGINEERING COMPANY

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4/23/2025  
40380  
PROFESSIONAL ENGINEER

CHECKED BY

BPD

DRAWN BY

DRK

RENO JAMES PROJECT NUMBER

25365

SHEET NO.

MP2



| GREASE INTERCEPTOR SCHEDULE (HYDROMECHANICAL)                        |        |           |              |                  |             |              |              |             |              |                       |                  |                  |
|----------------------------------------------------------------------|--------|-----------|--------------|------------------|-------------|--------------|--------------|-------------|--------------|-----------------------|------------------|------------------|
| TAG                                                                  | MFR    | MODEL NO. | MATERIAL     | RATED FLOW (GPM) | INLET (IN.) | OUTLET (IN.) | DIMENSIONS   |             |              | SHIPPING WEIGHT (LBS) | WET WEIGHT (LBS) | ADDITIONAL NOTES |
|                                                                      |        |           |              |                  |             |              | LENGTH (IN.) | WIDTH (IN.) | HEIGHT (IN.) |                       |                  |                  |
| GI-1                                                                 | SCHIER | GB3       | POLYETHYLENE | 50               | 4           | 4            | 37           | 28          | 21           | 69                    | 404              | 1,2,3            |
| GENERAL NOTES                                                        |        |           |              |                  |             |              |              |             |              |                       |                  |                  |
| -ACCEPTABLE MANUFACTURES INCLUDE: SCHIER, ZURN, CANPLAS              |        |           |              |                  |             |              |              |             |              |                       |                  |                  |
| -UNIT TO BE PROVIDED WITH FLOW-CONTROL DEVICE UNLESS NOTED OTHERWISE |        |           |              |                  |             |              |              |             |              |                       |                  |                  |
| ADDITIONAL NOTES                                                     |        |           |              |                  |             |              |              |             |              |                       |                  |                  |
| 1. V/F SIZING APPLICATION WITH WASTE WATER JURISDICTION              |        |           |              |                  |             |              |              |             |              |                       |                  |                  |
| 2. PROVIDE REMOTE PUMPING KIT. INSTALL IN CRAWL SPACE                |        |           |              |                  |             |              |              |             |              |                       |                  |                  |
| 3. INSTALL PER MANUFACTURER'S INSTRUCTIONS INCLUDING VENTING         |        |           |              |                  |             |              |              |             |              |                       |                  |                  |

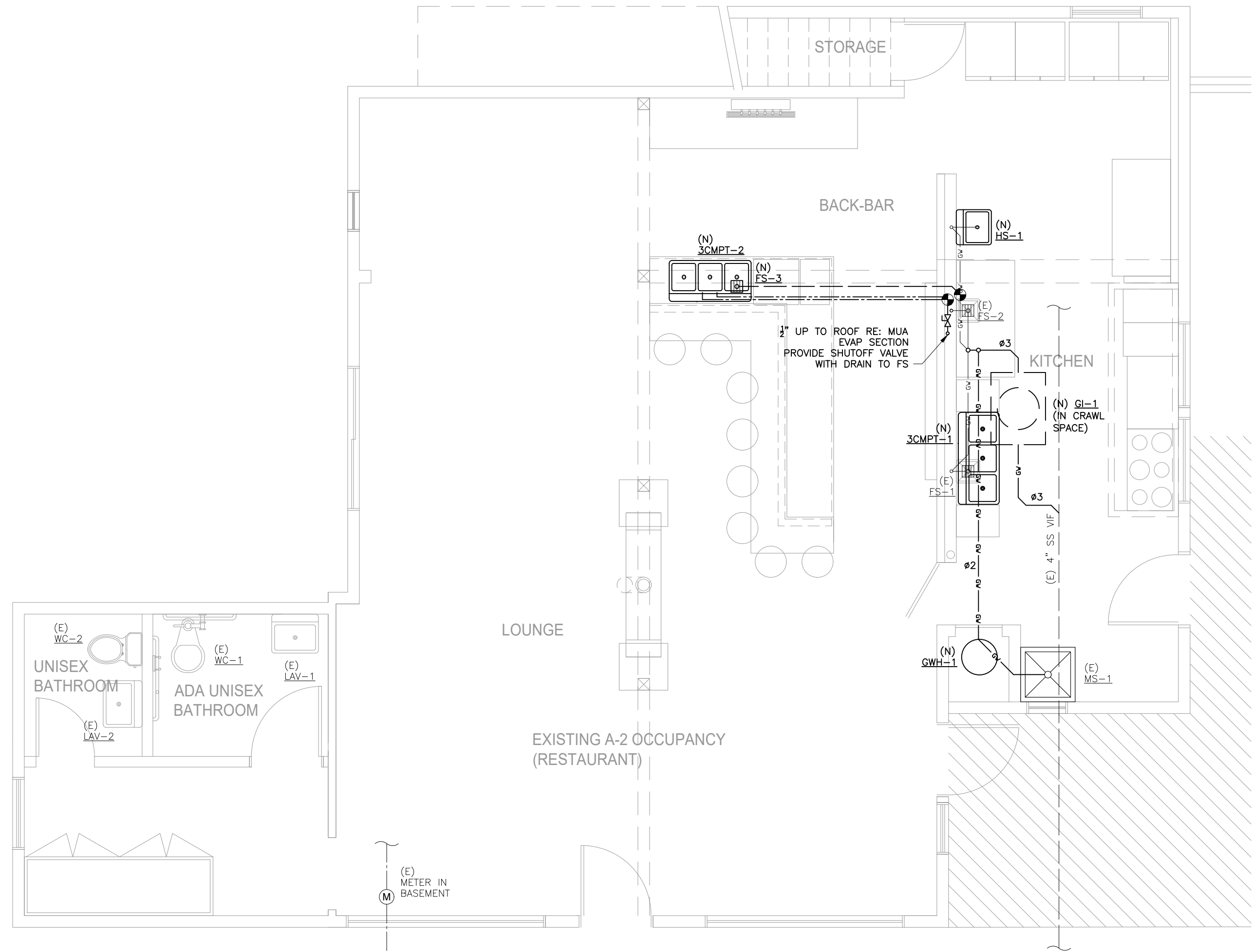
| PLUMBING FIXTURE SCHEDULE                                                                                                                             |                            |              |              |              |             |      |         |        |                                           |                  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|--------------|--------------|--------------|-------------|------|---------|--------|-------------------------------------------|------------------|
| TAG                                                                                                                                                   | FIXTURE                    | DESCRIPTION  | MFR          | MODEL NO.    | CONNECTIONS |      |         |        | REMARKS                                   | ADDITIONAL NOTES |
|                                                                                                                                                       |                            |              |              |              | CW          | HW   | WASTE   | VENT   |                                           |                  |
| (E) WC-1                                                                                                                                              | WATER CLOSET               | GB3          | EXISTING     | N/A          | 1/2"        | -    | 4"      | 2"     |                                           |                  |
| (E) LAV-1                                                                                                                                             | LAVATORY                   | WALL-MOUNTED | EXISTING     | N/A          | 1/2"        | 1/2" | 1-1/2"  | 1-1/4" |                                           |                  |
| (E) MS-1                                                                                                                                              | MOP SINK                   | FLOOR MOUNT  | EXISTING     | N/A          | 1/2"        | 1/2" | 3"      | 2"     |                                           |                  |
| (E) FS-1, FS-2                                                                                                                                        | FLOOR SINK                 | FLOOR MOUNT  | EXISTING     | N/A          | 1/2"        | 1/2" | 2"      | 1-1/4" |                                           |                  |
| (N) FS-3                                                                                                                                              | FLOOR SINK                 | FOR BAR SINK | ZURN         | Z1900        | -           | -    | 3"      | COMBO  | COMBO WASTE & VENT, PROVIDE GRATE         |                  |
| (N) HS-1                                                                                                                                              | HAND SINK                  | WALL MOUNT   | PER CUSTOMER | PER CUSTOMER | 1/2"        | 1/2" | 2"      | 1-1/4" | NSF, STUB-INS ARE EXISTING                |                  |
| (N) 3-COMP-1                                                                                                                                          | KITCHEN 3 COMPARTMENT SINK |              | PER CUSTOMER | PER CUSTOMER | 1/2"        | 1/2" | TO FS-1 | N/A    | NSF SS, CUSTOMER SELECT, STUB-IN EXISTING |                  |
| (N) 3-COMP-2                                                                                                                                          | BAR 3 COMPARTMENT SINK     |              | PER CUSTOMER | PER CUSTOMER | 1/2"        | 1/2" | TO FS-2 | N/A    | NSF SS, CUSTOMER SELECT                   |                  |
| GENERAL NOTES                                                                                                                                         |                            |              |              |              |             |      |         |        |                                           |                  |
| -MODEL NUMBERS SHOWN ARE FOR REFERENCE ONLY. WRITTEN SPECIFICATION REQUIREMENTS AND NOTES TAKE PRECEDENCE                                             |                            |              |              |              |             |      |         |        |                                           |                  |
| -REFER TO ARCHITECTURAL DRAWINGS FOR ALL MOUNTING HEIGHTS FOR WALL MOUNTED EQUIPMENT AND FIXTURES                                                     |                            |              |              |              |             |      |         |        |                                           |                  |
| -ALL ACCESSIBLE FIXTURES SHALL COMPLY WITH ICC/ANSI A117.1 (ADA). REFER TO ARCHITECTURAL DRAWINGS FOR SPECIFIC ACCESSIBLE EQUIPMENT/FIXTURE LOCATIONS |                            |              |              |              |             |      |         |        |                                           |                  |
| -ALL EQUIPMENT AND FIXTURES SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDED INSTALLATION INSTRUCTIONS                                               |                            |              |              |              |             |      |         |        |                                           |                  |
| -“N/A” OR BLANK SECTIONS INDICATE THAT ITEM IS TO BE CONTRACTOR SELECT/OWNER PROVIDED OR THAT THIS ITEM IS TO BE COORDINATED BETWEEN THE TEAM         |                            |              |              |              |             |      |         |        |                                           |                  |
| -CONFIRM LEFT/RIGHT SIDE LEVERS W/ ARCHITECT PRIOR TO PURCHASING, AND/OR PROVIDE ON WIDE SIDE OF ADA ACCESS                                           |                            |              |              |              |             |      |         |        |                                           |                  |
| -PROVIDE AN ASSE 1070 APPROVED TEMPERING VALVE ADJUSTED TO 110°F AT ALL PUBLIC LAVATORIES USED FOR HAND WASHING                                       |                            |              |              |              |             |      |         |        |                                           |                  |
| ADDITIONAL NOTES                                                                                                                                      |                            |              |              |              |             |      |         |        |                                           |                  |

| PIPING INSULATION SCHEDULE                                                         |                               |           |           |      |
|------------------------------------------------------------------------------------|-------------------------------|-----------|-----------|------|
| FLUID TYPE                                                                         | NOMINAL PIPE DIAMETER         |           |           |      |
|                                                                                    | <1"                           | 1"-1 1/2" | 1 1/2"-4" | >4"  |
|                                                                                    | INSULATION THICKNESS (INCHES) |           |           |      |
| HOT WATER (140°F MAX)                                                              | 1"                            | 1"        | 1.5"      | 1.5" |
| STEAM (k=0.29 MINIMUM)                                                             | 3"                            | 4"        | 4.5"      | 4.5" |
| CHILLED WATER, REFRIGERANT SUCTION                                                 | 1"                            | 1"        | 1"        | 1"   |
| REFRIGERANT HOT GAS / LIQUID                                                       | 1.5"                          | 1.5"      | 2"        | 2"   |
| CONDENSATE DISPOSAL                                                                | 0.5"                          | 0.5"      | 0.5"      | 0.5" |
| ROOF DRAINS (UNHEATED AREAS)                                                       | 0.5"                          | 0.5"      | 0.5"      | 0.5" |
| *CONDUCTIVITY (k) = 0.25 UNLESS NOTED OTHERWISE                                    |                               |           |           |      |
| *INSULATION ON COLD PIPING SHALL HAVE A VAPOR BARRIER APPLIED INCLUDING ALL JOINTS |                               |           |           |      |
| *INSULATION VALUES DO NOT APPLY TO DIRECT-BURIED HOT WATER SYSTEMS                 |                               |           |           |      |

| CONDENSATE DRAIN SIZING                    |                           |
|--------------------------------------------|---------------------------|
| EQUIPMENT CAPACITY                         | MIN. PIPE DIAMETER (INCH) |
| UP TO 20 TONS OF REFRIGERATION             | 3/8"                      |
| OVER 20 TONS TO 40 TONS OF REFRIGERATION   | 1"                        |
| OVER 40 TONS TO 90 TONS OF REFRIGERATION   | 1 1/8"                    |
| OVER 90 TONS TO 125 TONS OF REFRIGERATION  | 1 1/2"                    |
| OVER 125 TONS TO 250 TONS OF REFRIGERATION | 2"                        |

| PLUMBING LEGEND |        |                                 |
|-----------------|--------|---------------------------------|
| SYMBOL          | ABV.   | DESCRIPTION                     |
| -----           | CW     | POTABLE COLD WATER              |
| -----           | HW     | POTABLE HOT WATER               |
| -----           | SS     | SANITARY SEWER (ABOVE FLOOR)    |
| -----           | SS     | SANITARY SEWER (BELOW FLOOR)    |
| -----           | GAS    | GAS (LOCATION AS NOTED)         |
| -----           | GW     | GREASE WATER (BELOW GRADE)      |
| -----           | C      | CONDENSATE                      |
| -----           | FS     | FIRE SPRINKLER                  |
| -----           | CWS    | CHILLED WATER SUPPLY            |
| -----           | CWR    | CHILLED WATER RETURN            |
| -----           | S      | STEAM                           |
| -----           | ST     | STORM WATER                     |
| -----           | A      | AIR COMPRESSED AIR              |
| -----           | VAC    | VACUUM                          |
| -----           | O2     | OXYGEN (MEDICAL)                |
| -----           | NO2    | NITROUS OXIDE (MEDICAL)         |
| -----           | REG    | PRESS. REDUCING VALVE/REGULATOR |
| -----           | GV     | GATE VALVE                      |
| -----           | BV     | BALL VALVE                      |
| -----           | RBPB   | RED. PRESS. BACKFLOW PREV.      |
| -----           | CV     | CHECK VALVE                     |
| -----           | BV     | BALL VALVE                      |
| -----           |        | FLEXIBLE CONNECTOR              |
| -----           |        | STRAINER                        |
| -----           |        | RISER DOWN                      |
| -----           |        | RISER UP                        |
| -----           | WCO    | WALL/STACK CLEANOUT             |
| -----           | ZWCO   | TWO WAY CLEANOUT @ GRADE        |
| -----           | MTR/SM | METER/SUB-METER                 |
| -----           | FD     | FLOOR DRAIN                     |
| -----           | FS     | FLOOR SINK                      |
| -----           | RD     | ROOF DRAIN                      |
| -----           |        | FLOW ARROW                      |
| -----           | HB     | HOSE BIB                        |
| -----           | TEE    | PIPING TEE                      |
| -----           | PR     | PIPING REDUCER                  |
| -----           | PA     | PIPING ANCHOR                   |
| -----           | POC    | POINT OF CONNECTION             |
| -----           | NEW    | NEW                             |
| -----           | (E)    | EXISTING TO REMAIN              |
| -----           | (R)    | EXISTING TO BE RELOCATED        |
| -----           | (ER)   | EXISTING TO BE REPLACED         |
| -----           | (ED)   | EXISTING TO BE DEMOLISHED       |
| -----           | NC     | NORMALLY CLOSED                 |

| PLUMBING GENERAL NOTES                                                                                                                                                                                                                                                                                  |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| 1. WORK SHALL CONFORM TO ADOPTED CODES OF THE AUTHORITY HAVING JURISDICTION, THE INTERNATIONAL PLUMBING CODE, AND APPLICABLE LOCAL STANDARDS.                                                                                                                                                           |  |
| 2. INSTALLATION IS TO BE COMPLETE AND OPERATIONAL AND IS TO BE IN ACCORDANCE WITH BUILDING DEPARTMENT REQUIREMENTS. COORDINATE INSTALLATION IN EVERY RESPECT WITH WORK OF OTHER TRADES, EXISTING INSTALLATION, UTILITY COMPANY SERVICES AND STANDARDS, AND MANUFACTURER'S RECOMMENDATIONS.              |  |
| 3. CUTTING AND PATCHING SHALL BE IN AN APPROVED MANNER, PATCH TO MATCH ADJACENT SURFACE. NEW ROOF OPENINGS ARE TO BE COORDINATED WITH STRUCTURE. MAINTAIN REQUIRED CLEARANCE BETWEEN O.A. INTAKES AND EXHAUSTS, GAS VENTS, AND PLUMBING VENTS.                                                          |  |
| 4. OBTAIN, PAY FOR, AND MAINTAIN PERMITS, LICENSES, CERTIFICATES OF INSPECTION, AND LIABILITY INSURANCE.                                                                                                                                                                                                |  |
| 5. FIELD CHECK EXISTING CONDITIONS AND INCLUDE ALL COSTS IN BID REQUIRED TO ACCOMMODATE EXISTING CONDITIONS AND TO PROVIDE A COMPLETE INSTALLATION.                                                                                                                                                     |  |
| 6. PIPING MATERIAL SHALL BE AS FOLLOWS:                                                                                                                                                                                                                                                                 |  |
| 6.1. WASTE AND VENT ABOVE GRADE: CAST IRON WITH NO-HUB FITTINGS; DWV COPPER WITH SOLDER JOINTS; PVC PLASTIC PIPE AND FITTINGS (PVC USE IS LIMITED TO APPLICATIONS APPROVED BY BUILDING DEPT). SOLVENT MUST BE A CONTRASTING COLOR TO THE PIPE COLOR. ABS IS ALLOWED IF APPROVED BY BUILDING DEPARTMENT. |  |
| 6.2. WASTE AND VENT BELOW GRADE: CAST IRON WITH HUB AND SPIGOT FITTINGS; PVC PLASTIC PIPE AND FITTINGS.                                                                                                                                                                                                 |  |
| 6.3. DOMESTIC WATER ABOVE GRADE: ASTM B88, TYPE L COPPER WITH LEAD FREE SOLDER JOINTS                                                                                                                                                                                                                   |  |
| 6.4. DOMESTIC WATER BELOW GRADE: ASTM B88, TYPE K COPPER, WITH LEAD FREE SOLDER JOINTS                                                                                                                                                                                                                  |  |
| 6.5. NATURAL GAS ABOVE GRADE: SCHEDULE 40 BLACK STEEL: 2" AND SMALLER ASTM A53, TYPE F WITH SWEDED JOINTS, CONCEALED TO BE WELDED; 2-1/2" AND LARGER ASTM A53, GRADE B, TYPE E, WITH WELDED JOINTS.                                                                                                     |  |
| 6.6. DRAIN LINES: DWV COPPER WITH SOLDER JOINTS.                                                                                                                                                                                                                                                        |  |
| 6.7. PIPE INSULATION: SEE PIPE INSULATION SCHEDULE                                                                                                                                                                                                                                                      |  |
| 7. PROVIDE GAS REGULATORS AT GAS FIRED APPLIANCES AS REQUIRED TO PROVIDE CORRECT INLET GAS PRESSURE.                                                                                                                                                                                                    |  |
| 8. PROVIDE SPECIAL ORIFICES OR EQUIPMENT REQUIRED FOR GAS APPLIANCES TO OPERATE AT 5000 FT ABOVE SEA LEVEL.                                                                                                                                                                                             |  |
| 9. PROVIDE PLUMBING FIXTURES WITH STOPS, CARRIERS, TRIM, BOLTS, CAPS, ETC. ALL FITTINGS AND APPURTENANCES SHALL BE CHROME PLATED BRASS UNLESS OTHERWISE NOTED. RUN ALL PIPING ON WARM SIDE OF THE BUILDING INSULATION.                                                                                  |  |
| 10. PROVIDE ESCUTCHEON PLATES AS REQUIRED, ALL SHALL BE ATTACHED TO WALL WITH SILICON AND WHEN PROVIDED WITH A SCREW, THE SCREW SHALL BE LOCATED IN THE DOWN OR "6 O'CLOCK" POSITION.                                                                                                                   |  |
| 11. PROVIDE 16 GAUGE CARBON STEEL STRIKER PLATES AT EACH STUD WITH GAS PIPING PENETRATION FOR PUNCTURE PROTECTION OF GAS PIPING IN THE WALL.                                                                                                                                                            |  |
| 12. PROVIDE PIPE SUPPORTS AND EXPANSION LOOPS AS REQUIRED.                                                                                                                                                                                                                                              |  |
| 13. ALL EXPOSED PIPING IN PUBLIC AREAS SHALL BE ATTACHED AS CLOSE AS POSSIBLE TO THE STRUCTURE.                                                                                                                                                                                                         |  |
| 14. PAINT ALL EXPOSED GAS PIPING WITH A ZINC RICH PRIMER TO HELP PREVENT CORROSION.                                                                                                                                                                                                                     |  |
| 15. PROVIDE CONDENSATE PIPING FOR ALL CONDENSATE PRODUCING EQUIPMENT. CONDENSATE PIPING SHALL BE MINIMUM 3/4" PVC AT UNIFORM SLOPE, 1" PER FT MINIMUM. PROVIDE CONDENSATE PUMPS AS REQUIRED.                                                                                                            |  |



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

| WATER HEATER CALCULATIONS (TANK)                                       |                   |               |                              |                                                  |
|------------------------------------------------------------------------|-------------------|---------------|------------------------------|--------------------------------------------------|
| PROJECT INFORMATION                                                    |                   |               |                              |                                                  |
| CITY/STATE = IDAHO SPRINGS, CO                                         |                   |               |                              |                                                  |
| ALTITUDE = 7,528 FEET                                                  |                   |               |                              |                                                  |
| ADJUSTMENT FACTOR= 0.30                                                |                   |               |                              |                                                  |
| GROUNDWATER TEMP = 40 DEGREES FAHRENHEIT                               |                   |               |                              |                                                  |
| WATER HEATER EFFICIENCY = 80%                                          |                   |               |                              |                                                  |
| TOTAL WATER HEATER BTU/HR INPUT = 0 BTU/HR                             |                   |               |                              |                                                  |
| TOTAL WATER HEATER KW = 0 KW                                           |                   |               |                              |                                                  |
| PLUMBING FIXTURE                                                       | WATER USAGE (GPH) | # OF FIXTURES | MAX HOURLY REQUIREMENT (GPH) | TEMP. RISE TO MEET TARGET TEMPERATURE OF FIXTURE |
| TARGET TEMPERATURE 110°F                                               |                   |               | 70                           |                                                  |
| HAND SINKS/LAVS (FOOD)                                                 | 5                 | 3             | 15                           |                                                  |
| TARGET TEMPERATURE 120°F                                               |                   |               | 80                           |                                                  |
| 3-COMP                                                                 | 13.36             | 1             | 13                           |                                                  |
| 3-COMP #2 (BAR)                                                        | 8.18              | 1             | 8                            |                                                  |
| MOP SINK/UTILITY SINK                                                  | 7                 | 1             | 7                            |                                                  |
| WATER HEATER SIZE REQUIRED @ ALTITUDE                                  |                   |               |                              |                                                  |
| GAS WATER HEATER REQUIRED =                                            |                   |               | 45161 BTU/HR INPUT           |                                                  |
| OR                                                                     |                   |               |                              |                                                  |
| ELECTRIC WATER HEATER REQUIRED =                                       |                   |               | 8.14 KW                      |                                                  |
| *LOCAL HEALTH DEPARTMENT REQUIREMENTS MAY RESULT IN DIFFERENT RESULTS* |                   |               |                              |                                                  |

| GAS WATER HEATER SCHEDULE (TANK)                                                                                                                                                                                                                                                                         |                |            |                |                           |                      |                       |            |             |     |       |     |                |              |                       |                          |                  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|------------|----------------|---------------------------|----------------------|-----------------------|------------|-------------|-----|-------|-----|----------------|--------------|-----------------------|--------------------------|------------------|
| TAG                                                                                                                                                                                                                                                                                                      | MFR            | MODEL NO.  | STORAGE (GAL.) | CAPACITY MBH INPUT @ S.L. | INLET WATER TEMP (F) | OUTLET WATER TEMP (F) | EFFICIENCY | CONNECTIONS |     |       |     | DIAMETER (IN.) | HEIGHT (IN.) | SHIPPING WEIGHT (LBS) | OPERATIONAL WEIGHT (LBS) | ADDITIONAL NOTES |
|                                                                                                                                                                                                                                                                                                          |                |            |                |                           |                      |                       |            | CW          | HW  | DRAIN | GAS |                |              |                       |                          |                  |
| GWH-1                                                                                                                                                                                                                                                                                                    | BRADFORD WHITE | LG250H653N | 46             | 65,000                    | 40                   | 140                   | 80%        | 3/4         | 3/4 |       | 1/2 | 25.5           | 59           | 193                   | 591                      | 1,2,3,4          |
| GENERAL NOTES                                                                                                                                                                                                                                                                                            |                |            |                |                           |                      |                       |            |             |     |       |     |                |              |                       |                          |                  |
| -CONTRACTOR SHALL FURNISH AND INSTALL WITH NECESSARY CONTROLS, RELAYS, ETC. REQUIRED FOR UNIT TO OPERATE PROPERLY.                                                                                                                                                                                       |                |            |                |                           |                      |                       |            |             |     |       |     |                |              |                       |                          |                  |
| -PROVIDE WATER HEATER PAN AND DRAIN CONNECTION                                                                                                                                                                                                                                                           |                |            |                |                           |                      |                       |            |             |     |       |     |                |              |                       |                          |                  |
| -ROUTE T&P VALVE & DRAIN PAN DISCHARGE TO NEAREST ACCEPTABLE RECEPTACLE                                                                                                                                                                                                                                  |                |            |                |                           |                      |                       |            |             |     |       |     |                |              |                       |                          |                  |
| -PLUMBING CONTRACTOR TO FOLLOW MANUFACTURER'S EXPANSION TANK REQUIREMENTS                                                                                                                                                                                                                                |                |            |                |                           |                      |                       |            |             |     |       |     |                |              |                       |                          |                  |
| -FOLLOW MFR REQUIRED CLEARANCE DISTANCES                                                                                                                                                                                                                                                                 |                |            |                |                           |                      |                       |            |             |     |       |     |                |              |                       |                          |                  |
| -ELECTRICAL CONTRACTOR SHALL OBTAIN A COPY OF THE MECHANICAL AND PLUMBING EQUIPMENT SUBMITTALS TO COMPARE AGAINST CURRENT MECHANICAL EQUIPMENT SCHEDULE. REPORT ANY DISCREPANCIES TO ELECTRICAL ENGINEER FOR VERIFICATION OF THE EQUIPMENT SELECTION AND REQUIRED REVISION OF THE DRAWINGS OR SCHEDULES. |                |            |                |                           |                      |                       |            |             |     |       |     |                |              |                       |                          |                  |
| ADDITIONAL NOTES                                                                                                                                                                                                                                                                                         |                |            |                |                           |                      |                       |            |             |     |       |     |                |              |                       |                          |                  |
| 1. REPLACE EXISTING WATER HEATER WITH THIS NEW ONE. PROVIDE MFR'S RECOMMENDED EXPANSION TANK. 4" VENT COLLAR REQUIRED. UPSIZE IF REQUIRED.                                                                                                                                                               |                |            |                |                           |                      |                       |            |             |     |       |     |                |              |                       |                          |                  |
| 2. APPROVED EQUAL IS ACCEPTABLE                                                                                                                                                                                                                                                                          |                |            |                |                           |                      |                       |            |             |     |       |     |                |              |                       |                          |                  |
| 3. COMBUSTION AIR: 33 SQ INCHES FREE OPENING REQUIRED HIGH AND LOW. UPPER OPENING IS APPROX 6X12X75% = 54 SQ INCHES OKAY; LOWER IS APPROX 6X16X75% = 72 SQ INCHES OKAY                                                                                                                                   |                |            |                |                           |                      |                       |            |             |     |       |     |                |              |                       |                          |                  |
| 4. PROVIDE T&P VALVE ROUTED TO NEW OVERFLOW PAN. DRAIN OVERFLOW PAN TO APPROVED DRAIN EXISTING IN CLOSET, OR PROVIDE A NEW ONE IF REQUIRED. OR PROVIDE WATER HEATER STAND AND DRAIN TO MOP SINK                                                                                                          |                |            |                |                           |                      |                       |            |             |     |       |     |                |              |                       |                          |                  |

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|                       |
|-----------------------|
| CUSTOMER              |
| KENNY COBURN          |
| KENNYCOBURN@GMAIL.COM |
| 214-505-1188          |

|                           |
|---------------------------|
| PLUMBING PLAN             |
| 1743 MINER STREET         |
| IDAHO SPRINGS, COLORADO   |
| MINER'S DEN TENANT FINISH |

|                        |
|------------------------|
| ENGINEERING COMPANY    |
| RENO JAMES ENGINEERING |
| 3760 VANCE ST #301     |
| WHEAT RIDGE, CO 80033  |
| 303.800.5105           |
| DKING@RENOJAMES.COM    |

|                       |
|-----------------------|
| ENGINEER              |
| DANKING, P.E.         |
| 3760 VANCE ST #301    |
| WHEAT RIDGE, CO 80033 |
| 303.800.5105          |
| DKING@RENOJAMES.COM   |

|                                         |
|-----------------------------------------|
| ENGINEERS STAMP                         |
| COLORADO LICENSED PROFESSIONAL ENGINEER |
| 12/23/2026                              |
| 40380                                   |
| DKING                                   |
| CHECKED BY BPD                          |
| DRAWN BY DRK                            |
| RENO JAMES PROJECT NUMBER #PRD_JH       |
| SHEET NO.                               |



| (E) SP1                                                                                         |                       |      |                                         |       |        |                                  |   |            |            |            |       |      |      |                  |                          |
|-------------------------------------------------------------------------------------------------|-----------------------|------|-----------------------------------------|-------|--------|----------------------------------|---|------------|------------|------------|-------|------|------|------------------|--------------------------|
| VOLTS: 120/240V 1Ø-3-WIRE                                                                       |                       |      | LOCATION: EXTERIOR                      |       |        | MOUNTING: SURFACE-MOUNTED NEMA 1 |   |            |            |            |       |      |      |                  |                          |
| MAINS: 100 AMPS                                                                                 |                       |      | FED BY: UTILITY XFMR ACROSS CLEAR CREEK |       |        | A.I.C.: 10.000A                  |   |            |            |            |       |      |      |                  |                          |
| MAIN BREAKER: NONE                                                                              |                       |      |                                         |       |        |                                  |   |            |            |            |       |      |      |                  |                          |
| NOTE                                                                                            | DESCRIPTION           | CODE | kVA                                     | DKVA  | BKR    | CKT#                             | A | B          | CKT#       | BKR        | DKVA  | kVA  | CODE | DESCRIPTION      | NOTE                     |
|                                                                                                 | EXISTING LOAD         | 9    | 1.20                                    | 1.20  | 20A2P  | 1                                | X |            | 12         | 30A2P      | 2.40  | 2.40 | 6    | EXISTING LOAD    |                          |
|                                                                                                 | "                     | 9    | 1.20                                    | 1.20  | "      | 3                                |   | X          | 14         | "          | 2.40  | 2.40 | 2    | EXISTING LOAD    |                          |
|                                                                                                 | BSMT / LIVING RM BSMT | 2    | 1.20                                    | 1.20  | 20A1PT | 5                                | X |            | 15         | 20A2PT     | 1.20  | 1.20 | 2    | EXISTING LOAD    |                          |
|                                                                                                 | BSMT / BSMT           | 2    | 1.20                                    | 1.20  | 20A1PT | 7                                |   | X          | 16         | "          | 1.20  | 1.20 | 2    | EXISTING LOAD    |                          |
|                                                                                                 | 1ST FLOOR / BSMT      | 2    | 1.20                                    | 1.20  | 20A1PT | 9                                | X |            | 17         | 20A1PT     | 1.20  | 1.20 | 2    | EXISTING LOAD    |                          |
|                                                                                                 | 1ST FLOOR / BSMT      | 2    | 1.20                                    | 1.20  | 20A1PT | 11                               |   | X          | 18         | 20A1PT     | 1.20  | 1.20 | 2    | 1ST FLOOR / BSMT |                          |
| DESCRIPTION                                                                                     |                       | CODE | DF                                      | CON.  | DEM.   | PHASE                            |   | kVA (CON.) | kVA (DEM.) | AMP (DEM.) | NOTES |      |      |                  |                          |
| LIGHTING                                                                                        |                       | 1    | 125%                                    | 0.00  | 0.00   |                                  |   | A          | 8.4        | 8.4        | 70.0  |      |      |                  |                          |
| RECEPTACLES (UP TO 10kW)                                                                        |                       | 2    | 100%                                    | 12.00 | 12.00  |                                  |   | B          | 8.4        | 8.4        | 70.0  |      |      |                  |                          |
| RECEPTACLES (OVER 10kW)                                                                         |                       | 3    | 50%                                     | 0.00  | 0.00   |                                  |   |            |            |            |       |      |      |                  | A = ARC FAULT PROTECTION |
| MOTOR                                                                                           |                       | 4    | 100%                                    | 0.00  | 0.00   |                                  |   |            |            |            |       |      |      |                  | C = COMBO AFCI/GFCI      |
| LARGEST MOTOR                                                                                   |                       | 5    | 125%                                    | 0.00  | 0.00   |                                  |   |            |            |            |       |      |      |                  | F = FUTURE USE           |
| ELEC. SPACE HEATING                                                                             |                       | 6    | 100%                                    | 2.40  | 2.40   |                                  |   |            |            |            |       |      |      |                  | G = GFCI BREAKER         |
| ELEC. WATER HEATING                                                                             |                       | 7    | 125%                                    | 0.00  | 0.00   |                                  |   |            |            |            |       |      |      |                  | L = LOCKABLE BREAKER     |
| SUB-PANEL                                                                                       |                       | 8    | 100%                                    | 0.00  | 0.00   |                                  |   |            |            |            |       |      |      |                  | S = SHUNT TRIP BREAKER   |
| OTHER                                                                                           |                       | 9    | 100%                                    | 2.40  | 2.40   |                                  |   |            |            |            |       |      |      |                  | T = TAMPER PROOF BREAKER |
| KITCHEN EQUIP. (TABLE 220.56)                                                                   |                       | 10   | 100%                                    | 0.00  | 0.00   |                                  |   |            |            |            |       |      |      |                  |                          |
|                                                                                                 |                       |      |                                         |       |        | CONNECTED =                      |   | 70 AMPS    |            |            |       |      |      |                  |                          |
|                                                                                                 |                       |      |                                         |       |        | DEMAND =                         |   | 70 AMPS    |            |            |       |      |      |                  |                          |
| GENERAL NOTES:                                                                                  |                       |      |                                         |       |        |                                  |   |            |            |            |       |      |      |                  |                          |
| -E.C. TO VERIFY EXISTING CONDITIONS IN FIELD AND NOTIFY E.O.R. OF ANY DISCREPANCIES IMMEDIATELY |                       |      |                                         |       |        |                                  |   |            |            |            |       |      |      |                  |                          |



**The Miner's Den  
1743 Miner St  
Idaho Springs, CO, 80452**

Dylan and Commissioners,

I am requesting on behalf of The Miner's Den a COA for an additional door and a new window to be allowed on the west side of the building at 1743 Miner St, Idaho Springs, CO 80452. This building is non-contributing but still lies within the historic district. We are also requesting mechanical equipment on the roof of the building that is required for the interior kitchen that is being installed at the property.

This door will allow ingress and egress from the west area patio area without any patron or employee having to enter or exit onto the public sidewalk in the front of the building. Thus, improving both the safety and convenience for all individuals at The Miner's Den.

We believe this door will have no materially adverse effect on this building's historic quality, nor on the historic atmosphere and character of the district. We believe this falls within all current and applicable guidelines as the door will be fashioned to replicate the front door of the building. We have reviewed section 5 under the criteria for determining compliance and believe that we are in compliance with all applicable criteria. We have additionally reviewed section 15 of the Design Guidelines concerning windows and doors and believe we meet all applicable requirements. The mechanical equipment will be painted to match the roof and trim colors of the building to help it blend into the surroundings.

Thank you in advance for your consideration of our request.

Sincerely,

Kenny Cobern

Miner Street Building Owner LLC – Owner/Partner

The Miner's Den LLC – Owner/Partner