



EAGLE RIVER RESIDENCE

532 MAIN STREET
MINTURN, CO 81645

Patty + Ken Halliday

DESIGN REVIEW PACKAGE

21 MARCH 2025

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TOBIN SMITH ARCHITECT

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ABBREVIATIONS

ABV	ABOVE
AFF	ABOVE FINISHED FLOOR
ACOUS	ACOUSTICAL
ADJ	ADJUSTABLE
ANOD	ANODIZED
A/C	AIR CONDITIONING
ALT	ALTERNATE
ALUM	ALUMINUM
ADA	AMERICANS WITH DISABILITIES ACT
A.B.	ANCHOR BOLT
ARCH	ARCHITECT (URAL)
AD	AREA DRAIN
ASPH	ASPHALT
BRG	BEARING
BM	BEAM
B.M.	BENCH MARK
BTWN	BETWEEN
BIT	BITUMINOUS
BLK (G)	BLOCK (ING)
BD	BOARD
B.S.	BOTH SIDES
B.W.	BOTH WAYS
BOT	BOTTOM
B.O.B.	BOTTOM OF BEAM
B.O.D.	BOTTOM OF DECK
B.O.S.	BOTTOM OF STEEL
BLDG	BUILDING
BU	BUILT UP
CAB	CABINET
C.I.	CAST IRON
C.B.	CATCH BASIN
CLG	CEILING
CEM	CEMENT
CER TILE	CERAMIC TILE
CIR	CIRCLE
CIRC	CIRCULAR, CIRCUMFERENCE
CLR	CLEAR
COL	COLUMN
COMB	COMBINATION
CONC	CONCRETE
CMU	CONCRETE MASONRY UNIT
CONST	CONSTRUCTION
CONT	CONTINUOUS, CONTINUE
CTR	CONTRACTOR
C.J.	CONTROL JOINT
CNTR	COUNTERTOP
D	DEEP
DEMO	DEMOLISH, DEMOLITION
DTL	DETAIL
DIAG	DIAGONAL
DIA	DIAMETER
DIM	DIMENSION
DR	DOOR
D.H.	DOUBLE HUNG
DBL	DOUBLE
DS	DOWNSPOUT
DISP	DISPENSER
DWR	DRAWER
DWG	DRAWING
E	EAST
ELEC	ELECTRIC (AL)
ELEV	ELEVATION
ELV	ELEVATOR
EXIST	EXISTING
EPS	EXPANDED (EXTRUDED) POLYSTYRENE BOARD
EQ	EQUAL
EMERG	EMERGENCY
EX	EXHAUST
EXP	EXPOSED
EXP JT	EXPANSION JOINT
EIFS	EXTERIOR INSULATING FINISH SYSTEM
FEC	FIRE EXTINGUISHER CABINET
FIN	FINISH (ED)
FIN FLR	FINISHED FLOOR
FP	FIREPLACE
FLR	FLOOR (ING)
F.D.	FINISHED DIMENSION
FD	FLOOR DRAIN
FLUOR	FLUORESCENT
FRP	FIBERGLASS PEINFORCED PANEL
FRZR	FREEZER
FT	FOOT (FEET)
FTG	FOOTING
FOUND	FOUNDATION
GA	GAGE, GAUGE
GALV	GALVANIZED
G.C.	GENERAL CONTRACTOR
GL	GLASS
GYP BD	GYPSUM WALL BOARD
GYP	GYPSUM
H/C	HANDICAPPED
HDWE	HARDWARE
HDR	HEADER
HVAC	HEATING / VENTILATING / AIR CONDITIONING
H.D.	HEAVY DUTY
HGT	HEIGHT
H.	HIGH
HC	HOLLOW CORE
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HB	HOSE BIBB
INCAND	INCANDESCENT
IN	INCHES
INCL	INCLUDE (D), (ING)
ID	INSIDE DIAMETER
INSUL	INSULATION, INSULATING
INT	INTERIOR
LAM	LAMINATE (D)
LAV	LAVATORY
LH	LEFT HAND
L	LENGTH, LONG
LLH	LONG LEG HORIZONTAL
LLV	LONG LEG VERTICAL
MSRY	MASONRY
MAX	MAXIMUM
MECH	MECHANICAL
M.C.	MEDICINE CABINET
MED	MEDIUM
MBR	MEMBER
MEMB	MEMBRANE
MTL	METAL
M.	METER (S)
MIN	MINIMUM
MISC	MISCELLANEOUS
NOM	NOMINAL
N	NORTH
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
OC	ON CENTER (S)
O.H.	OPPOSITE HAND
OPG	OPENING
OPP	OPPOSITE
OD	OUTSIDE DIAMETER
PTD	PAINTED

ABBREVIATIONS (CONT.)

PANEL	ELECTRICAL PANELBOARD
PERF	PERFORATED
PLAS	PLASTER
P LAM	PLASTIC LAMINATE
PNL	PANEL
PL	PLATE
PLYWD	PLYWOOD
PVC	POLYVINYL CHLORIDE
POLYISO	POLYISOCYANURATE BOARD
PSI	POUNDS PER SQUARE INCH
PROP	PROPERTY LINE
R	RADIUS
REF	REFER (ENCE)
REFL	REFLECTED
REFG	REFRIGERATOR
RAG	RETURN AIR GRILLE
REQ'D	REQUIRED
RC	RAIN CHAIN
RD	ROOF DRAIN
RH	RIGHT HAND
RO	ROUGH OPENING
SCHED.	SCHEDULE
SEC	SECTION
SHT	SHEET
SHLV	SHELVING
SIM	SIMILAR
SC	SOLID CORE
S	SOUTH
SP	SPACE (S)
SPEC	SPECIFICATION, SPECIFIED
SQ	SQUARE
SS	STAINLESS STEEL
STD	STANDARD
STL	STEEL
STOR	STORAGE
STR	STAIR, STRINGER
SD	STORM DRAIN
STRUCT	STRUCTURAL
TAS	TEXAS ACCESSIBILITY STANDARDS
TEL	TELEPHONE
TV	TELEVISION
THK	THICK (NESS)
T&G	TONGUE AND GROOVE
T.O.P.	TOP OF PLATE
T.O.S.	TOP OF STEEL
T.O.W.	TOP OF WALL
T	TREAD, TEMPERED
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VERT	VERTICAL
WSCOT	WAINSCOT
WH	WATER HEATER
W/C	WATER CLOSET
WP	WATERPROOFING
WWF	WELDED WIRE FABRIC
W	WEST
WIN	WINDOW
W/	WITH
W/O	WITHOUT
WD	WOOD

ABBREVIATION SYMBOLS

∠	ANGLE
⏟	CENTERLINES
C	CHANNEL
d	PENNY
⌈	PLATE
φ	DIAMETER
W	WIDE FLANGE BEAM

DRAWING SYMBOLS

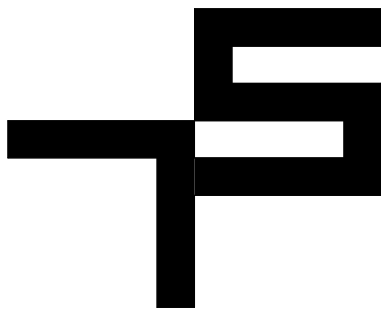
	DOOR NUMBER
	WINDOW NUMBER
	ELEVATION MARK - HEIGHT ABOVE REF. ELEV. (0' - 0")
	REVISION NUMBER
	ROOM NAME & NUMBER
	INTERIOR ELEVATION NUMBER & SHEET NUMBER
	DETAIL NUMBER SHEET NUMBER
	SHEET NUMBER EXTERIOR ELEVATION NUMBER
	SECTION NUMBER SHEET NUMBER

DRAWING INDEX

G000	INDEX SHEET
G001	BOILER PLATE
G002	SITE PHOTOS - WINTER
G003	SITE PHOTOS - SUMMER
G004	COLORADO COLORS
G005	EXTERIOR MATERIALS
3D-01	3D VIEWS
3D-02	3D VIEWS
3D-03	3D VIEWS
3D-04	3D VIEWS
3D-05	3D VIEWS CURRENT/ PREVIOUS
EX100	SURVEY - EXISTING
EX101	SURVEY - EXISTING

CIVIL	
C1.0	GRADING + DRAINAGE PLAN
C2.0	STORM SEWER PLAN
C4.0	DETAILS
C4.1	DETAILS

ARCHITECTURAL	
A100	SITE CONTEXT
A101	SITE PLANS
A102	ARCHITECTURAL FOUNDATION PLANS
A200	FLOOR PLAN - GROUND LEVEL
A201	FLOOR PLAN - UPPER LEVEL
A202	FLOOR PLAN - LOWER LEVEL
A240	ROOF PLAN
A262	EXTERIOR DOOR & WINDOW SCHEDULE
A400	EXTERIOR ELEVATIONS
A401	EXTERIOR ELEVATIONS
A500	BUILDING SECTIONS
A501	BUILDING SECTIONS



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21 MARCH 2025	PROJ. NO.	2401
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INDEX SHEET

G000

VICINITY MAP



LOCAL MAP



PROJECT DATA

NAME: EAGLE RIVER RESIDENCE

PROJECT ADDRESS:
532 MAIN STREET
MINTURN, CO 81645

ZONING: OLD TOWN CHARACTER AREA - RESIDENTIAL ZONE

BUILDING USE: SINGLE FAMILY RESIDENCE

SQUARE FOOTAGE

HOUSE - FINISHED:

GROUND LEVEL = 2,105 SQ FT

UPPER LEVEL = 842 SQ FT

LOWER LEVEL = 1,813 SQ FT

TOTAL FINISHED = 4,760 SQ FT

HOUSE - SUPPORT:

GARAGE = 590 SQ FT

LOWER LEVEL MECH = 158 SQ FT

TOTAL SUPPORT = 748 SQ FT

EXTERIOR ELEMENTS

ENTRY PORCH = 113 SQ FT

DECK/ STAIRS = 610 SQ FT

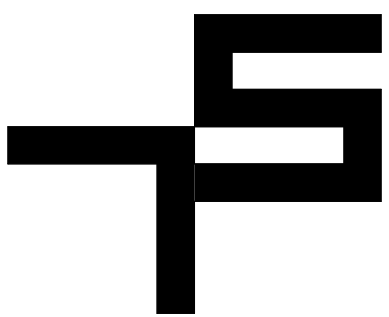
PATIO = 694 SQ FT

BALCONY = 75 SQ FT

WINDOW WELLS = 15 SQ FT

TOTAL EXTERIOR = 1,507 SQ FT

*** SEE SHEET A101 FOR LOT COVERAGE + IMPERVIOUS AREA CALCULATIONS ***



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BOILER PLATE

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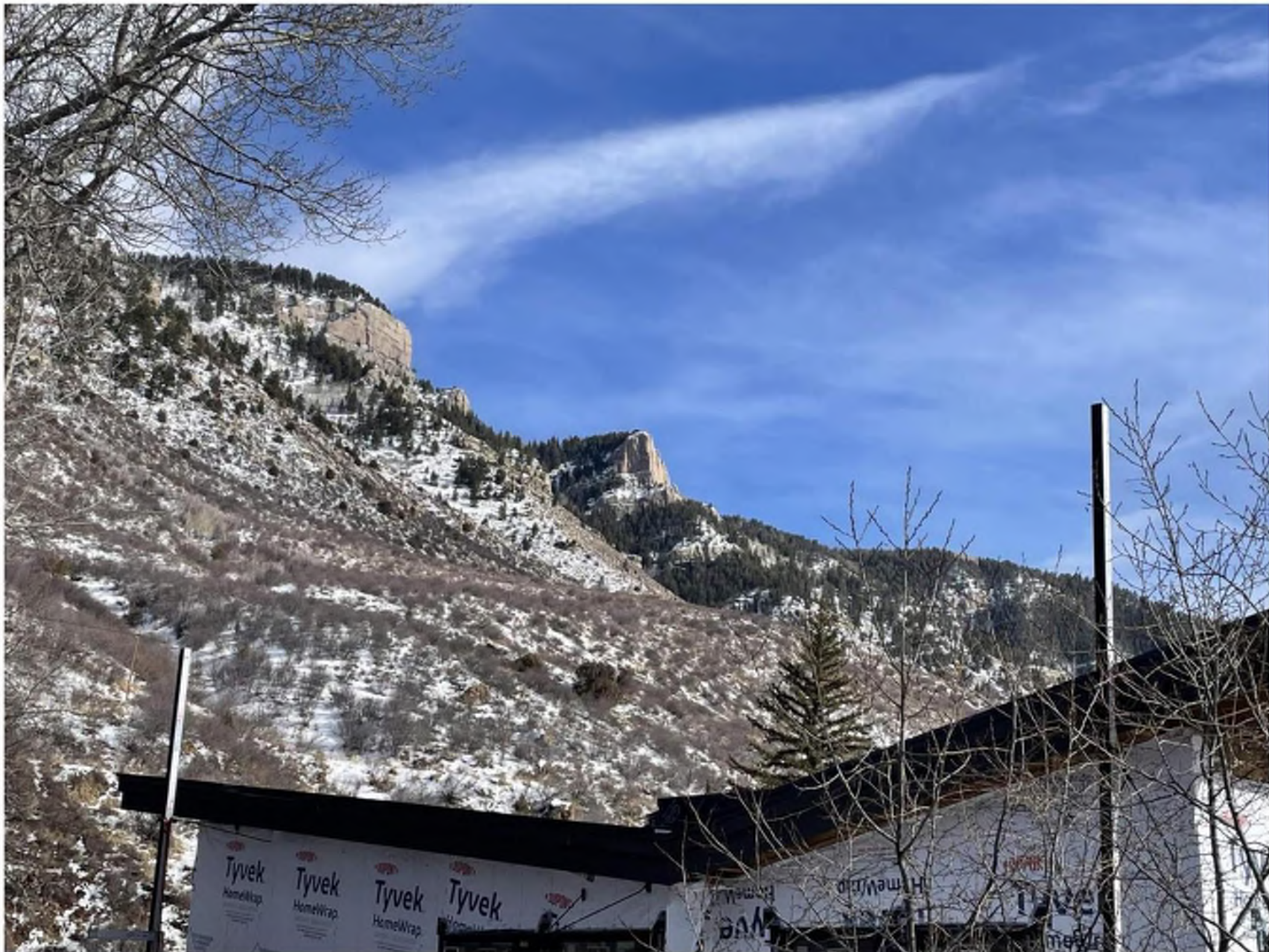
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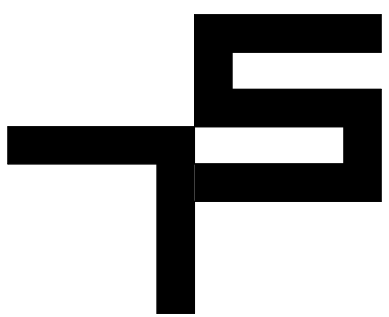
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SITE PHOTOS -
WINTER

G002





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SITE PHOTOS -
SUMMER

G003





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COLORADO
COLORS

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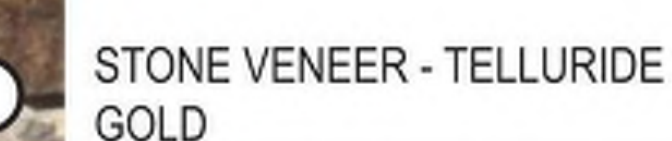
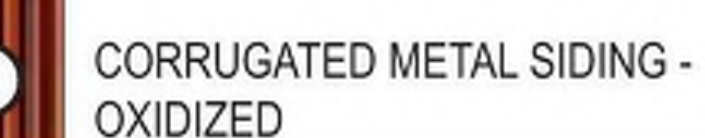
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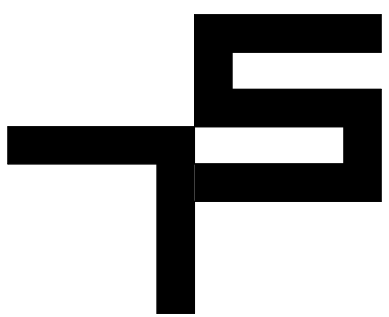
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EXTERIOR MATERIALS

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SURVEY -
EXISTING

EX100

IMPROVEMENT SURVEY PLAT WITH TOPOGRAPHY
Lot 3, Block 3
Booco's 2nd Addition to Minturn
& a Parcel of Land Situated in Section 26,
Township 5 South, Range 81 West, 6th P.M.
TOWN OF MINTURN, COUNTY OF EAGLE, STATE OF COLORADO

LEGAL DESCRIPTION:

(PARCEL 1) SPECIAL WARRANTY DEED REC.NO. 202400298
LOT 3, BLOCK 3, BOOCO'S 2ND ADDITION TO THE TOWN OF MINTURN, ACCORDING TO THE RECORDED PLAT THEREOF,
RECORDED 10-10-1901 AT RECEPTION NO. 20577 AND WARRANTY DEED REC.NO. 201908667 IN THE OFFICE OF THE CLERK
AND RECORDER, COUNTY OF EAGLE, STATE OF COLORADO.

TOGETHER WITH

(PARCEL 2) SPECIAL WARRANTY DEED REC.NO. 202400298 AND QUIET TITLE DECREE REC.NO. 201802728
A PARCEL OF LAND LOCATED IN THE SOUTHEAST 1/4, OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 5 SOUTH,
RANGE 81 WEST, 6TH PRINCIPAL MERIDIAN, TOWN OF MINTURN, EAGLE COUNTY, COLORADO, BEING MORE PARTICULARLY
DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTH CORNER OF LOT 3, BLOCK 3, BOOCO'S SECOND ADDITION, ALSO BEING THE EAST CORNER OF
LOT 2, SAID BLOCK 3, AND THE SOUTH CORNER OF A TRACT OF LAND DESCRIBED IN RECEPTION NUMBER 893524 TO
ELIZABETH & TIMOTHY CAMPBELL

THENCE NORTH 44 DEGREES 40 MINUTES 00 SECONDS EAST, ALONG THE SOUTHEAST LINE OF SAID CAMPBELL TRACT, A
DISTANCE OF 37.46 FEET TO THE EAST CORNER OF SAID CAMPBELL TRACT, BEING ON THE SOUTHWESTERLY HIGH WATER
LINE OF THE EAGLE RIVER PER RECORDED DEED;

THENCE ALONG SAID SOUTHWESTERLY HIGH WATER LINE OF THE EAGLE RIVER THE FOLLOWING COURSES AND DISTANCES:

SOUTH 10 DEGREES 31 MINUTES 22 SECONDS WEST, A DISTANCE OF 11.51 FEET;
SOUTH 35 DEGREES 27 MINUTES 44 SECONDS EAST, A DISTANCE OF 16.44 FEET;
SOUTH 13 DEGREES 50 MINUTES 16 SECONDS EAST, A DISTANCE OF 13.76 FEET;
SOUTH 48 DEGREES 37 MINUTES 29 SECONDS EAST, A DISTANCE OF 16.95 FEET TO THE NORTH CORNER OF A TRACT OF
LAND DESCRIBED IN RECEPTION NUMBER 200605871 TO BENJAMIN RADER, TRUSTEE;

THENCE SOUTH 44 DEGREES 32 MINUTES 25 SECONDS WEST, A DISTANCE OF 16.95, DEPARTING SAID HIGH WATER LINE
CORNER OF SAID LOT 3;

THENCE NORTH 47 DEGREES 40 MINUTES 00 SECONDS WEST, LONG THE NORTHEAST LINE OF SAID LOT 3, A DISTANCE OF
46.06 FEET;

THENCE NORTH 45 DEGREES 20 MINUTES 00 SECONDS WEST, CONTINUING ALONG SAID NORTHEAST LINE, A DISTANCE OF
3.95 FEET TO THE POINT OF BEGINNING.

NOTES:

- 1) DATE OF SURVEY: JANUARY 10, 2024 AND UPDATED SEPTEMBER 12, 2024.
- 2) STREET ADDRESS: 532 MAIN STREET (POSTED)
- 3) LOCATION OF IMPROVEMENTS AND LOT LINES ARE BASED UPON THE LEGAL DESCRIPTION ABOVE PROVIDED BY LAND
TITLE GUARANTEE COMPANY AND SURVEY MONUMENTS FOUND AT THE TIME OF THIS SURVEY AS SHOWN HEREON.
- 4) BENCHMARK: S-280 3.25" BRASS CAP SET IN ROCK, ELEVATION = 7894.4'
- 5) U.S. SURVEY FEET USED FOR THIS SURVEY.
- 6) BASIS OF BEARINGS: AN ASSUMED BEARING OF S 44° 32' 25" W BETWEEN THE SOUTHERLY PROPERTY CORNER OF LOT
3, BOOCO'S 2ND ADDITION TO THE TOWN OF MINTURN, REC.NO. 20577 (A FOUND 1.25" YELLOW PLASTIC CAP ON #5
REBAR, LS # ILLEGIBLE) AND THE NORTHEASTERLY PROPERTY CORNER OF PARCEL 2, AS DESCRIBED IN REC.NO.
20198667 (A FOUND 1.5" ALUMINUM CAP ON #5 REBAR, LS #27598). ALL BEARINGS HEREON ARE RELATIVE THERETO,
OF 9-19-2024.
- 7) TITLE COMMITMENT PROVIDED BY LAND TITLE GUARANTEE COMPANY, ORDER NO. V50071530-3, WITH AN EFFECTIVE DATE
OF 9-19-2024.
- 8) 1" CONTOURS SHOWN HEREON.
- 9) THE CENTERLINE FOR THE RECORDED SANITARY EASEMENT RECEPTION NO. 899598, DOES NOT COVER THE QUIET TITLE
REC.NO. 201802728 PARCEL 2 BECAUSE IT DID NOT EXIST WHEN THE EASEMENT WAS CREATED. IT ALSO DOES NOT
MATCH THE AS-BUILT LOCATION FOR CENTERLINE, MANHOLES WERE LOCATED AND POPPED TO MEASURE LOCATION OF
THE AS-BUILT LOCATION AS SHOWN HEREON, ACROSS LOT3 (PARCEL 1) AND PARCEL 2.
- 10) FEMA FLOOD INSURANCE RATE MAP NO. 08037C0580, DATED 12/4/2007 DESIGNATES THIS PROPERTY AS - ZONE X -
AREA OF MINIMAL FLOOD HAZARD. EXCEPT AS SHOWN HEREON.
- 11) NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS
SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT, IN NO EVENT, MAY ANY ACTION BASED UPON
ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN
HEREON.

CERTIFICATION:

I, RANDALL P. KIPP, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS LAND
SURVEY PLAT WAS PREPARED FOR KEN AND PATTY HALLIDAY REVOCABLE TRUST, AND IS THE RESULT OF A SURVEY
PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION, RESPONSIBILITY AND CHECKING. I FURTHER CERTIFY THAT THIS
LAND SURVEY PLAT IS IN CONFORMANCE WITH 38-51-102 C.R.S., MINIMUM STANDARDS FOR LAND PLATS, AND IS BASED
ON THE LAND SURVEYORS KNOWLEDGE, INFORMATION AND BELIEF, IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF
PRACTICE, AND IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

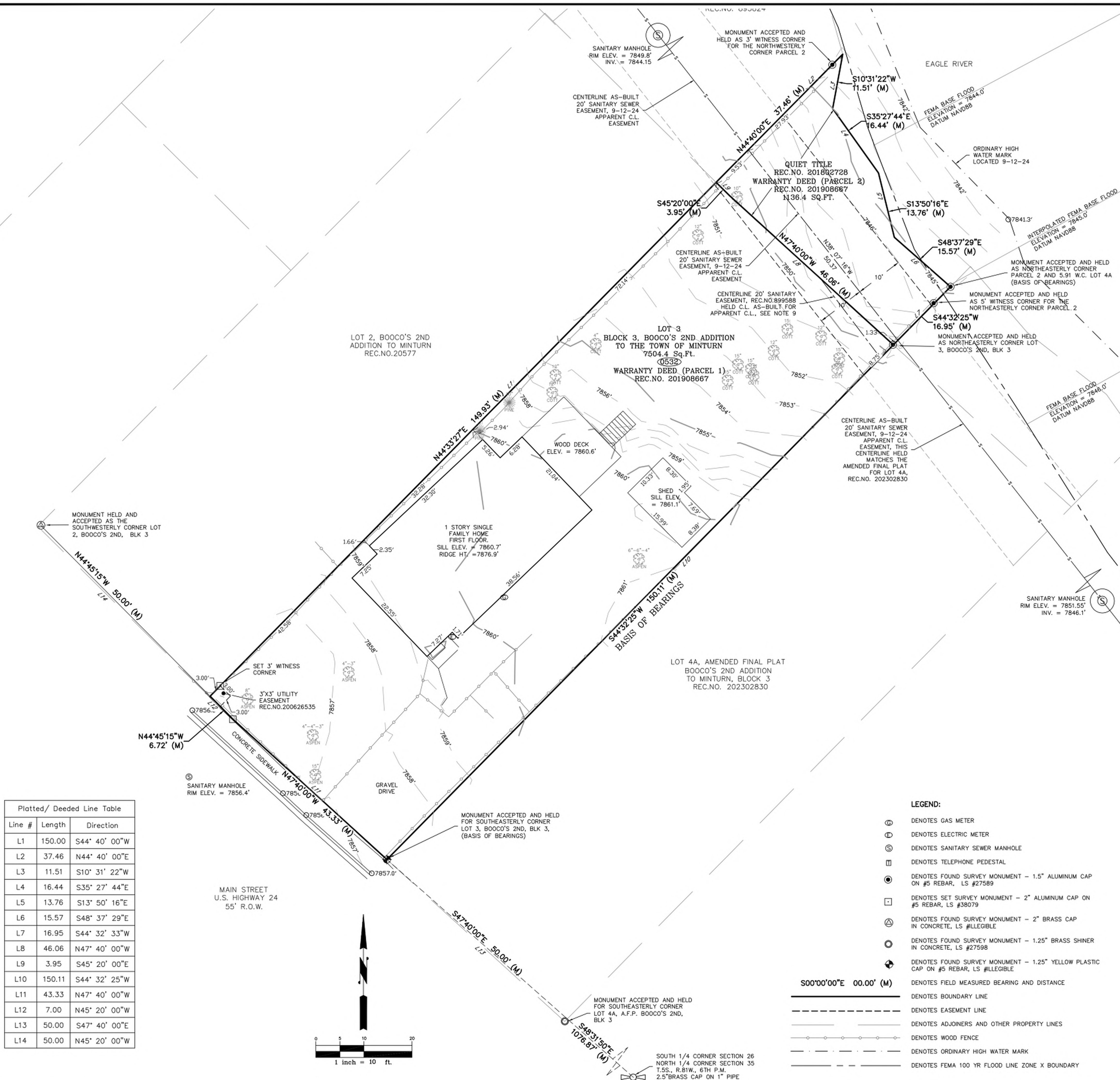


RANDALL P. KIPP P.L.S. #38079
COLORADO PROFESSIONAL LAND SURVEYOR

COUNTY SURVEYOR CERTIFICATION:

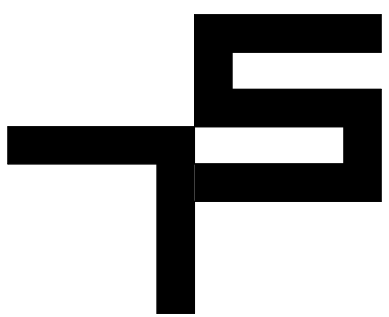
DEPOSITED THIS _____ DAY OF _____, 20____ AT _____ IN BOOK 1 OF THE EAGLE COUNTY
SURVEYOR'S LAND SURVEY PLATS/ RIGHTS-OF-WAY SURVEYS AT PAGE _____ THIS LAND SURVEY PLAT COMPLIES
WITH SECTION 38-51-102, OF THE COLORADO REVISED STATUTES.

REV.DATE 11-19-24 - ADDED NOTES	
REV.DATE 10-28-24 - ADDED FEMA FIRM FLOODPLAIN INFORMATION	
IMPROVEMENT SURVEY PLAT WITH TOPOGRAPHY Lot 3, Block 3, Booco's 2nd Addition to Minturn and a Parcel of Land in S-26, T.5S., R.81W., 6th P.M. TOWN OF MINTURN, COUNTY OF EAGLE, COLORADO	
JOB NO.: 241001	DATE: 10-03-24
SHEET 1 OF 1	DWG. NAME 241001-L3Booco's 2nd Blk 3
REV. DATE: 9-12-24 - ADDED OHWM	
KIPP LAND SURVEYING Randy Kipp P.L.S. P.O. Box 3154 Eagle, CO 81631 (970) 390-9540 email: randy@kipplandsurveying.com web: kipplandsurveying.com	



Platted/ Deeded Line Table		
Line #	Length	Direction
L1	150.00	S44° 40' 00"W
L2	37.46	N44° 40' 00"E
L3	11.51	S10° 31' 22"W
L4	16.44	S35° 27' 44"E
L5	13.76	S13° 50' 16"E
L6	15.57	S48° 37' 29"E
L7	16.95	S44° 32' 33"W
L8	46.06	N47° 40' 00"W
L9	3.95	S45° 20' 00"E
L10	150.11	S44° 32' 25"W
L11	43.33	N47° 40' 00"W
L12	7.00	N45° 20' 00"W
L13	50.00	S47° 40' 00"E
L14	50.00	N45° 20' 00"W

1 SURVEY - EXISTING



TOBIN SMITH
ARCHITECT

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21 MARCH 2025

EAGLE RIVER RESIDENCE

532 MAIN STREET
MINTURN, CO 81645

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TOBIN SMITH ARCHITECT, LLC.
2201 SAN PEDRO AVE.
SAN ANTONIO, TX 78212
210 326 6646 P

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P.O. BOX 288
GYPSUM, CO
81637 970.390.4931 T

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7443 S. CLARKSON CIR.
CENTENNIAL, CO 80122
303.566.0925 T

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EDWARDS, CO 81632
970.526.3373 T

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970.845.7885 T

SURVEYOR
KIPP LAND SURVEYING
P.O. BOX 3154
EAGLE, CO 81631
970.390.9540 T

21 MARCH 2025 PROJ. NO. 2401

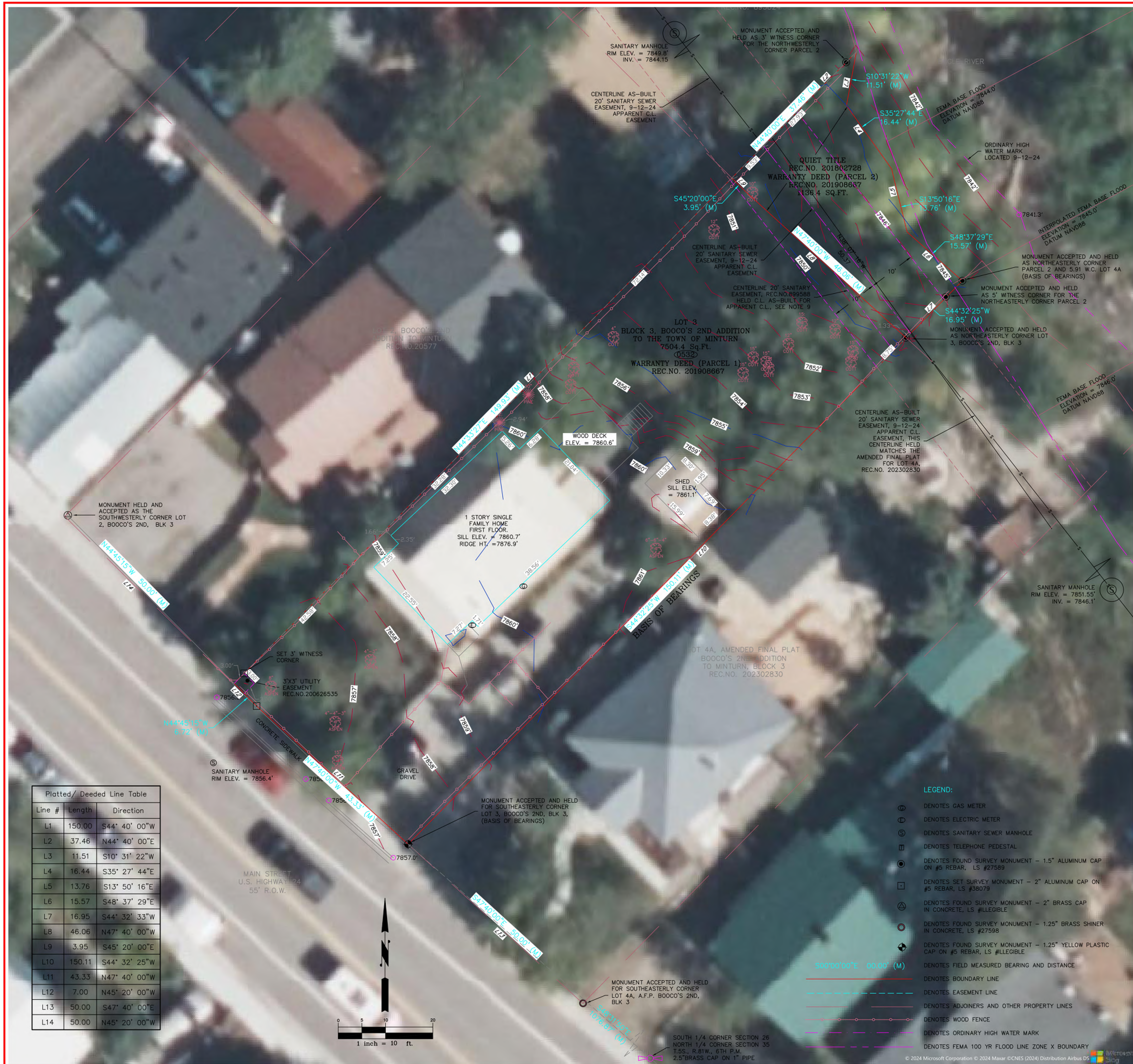
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SET ISSUE DATES

DATE ISSUE

REVISIONS

NO. DATE DESCRIPTION

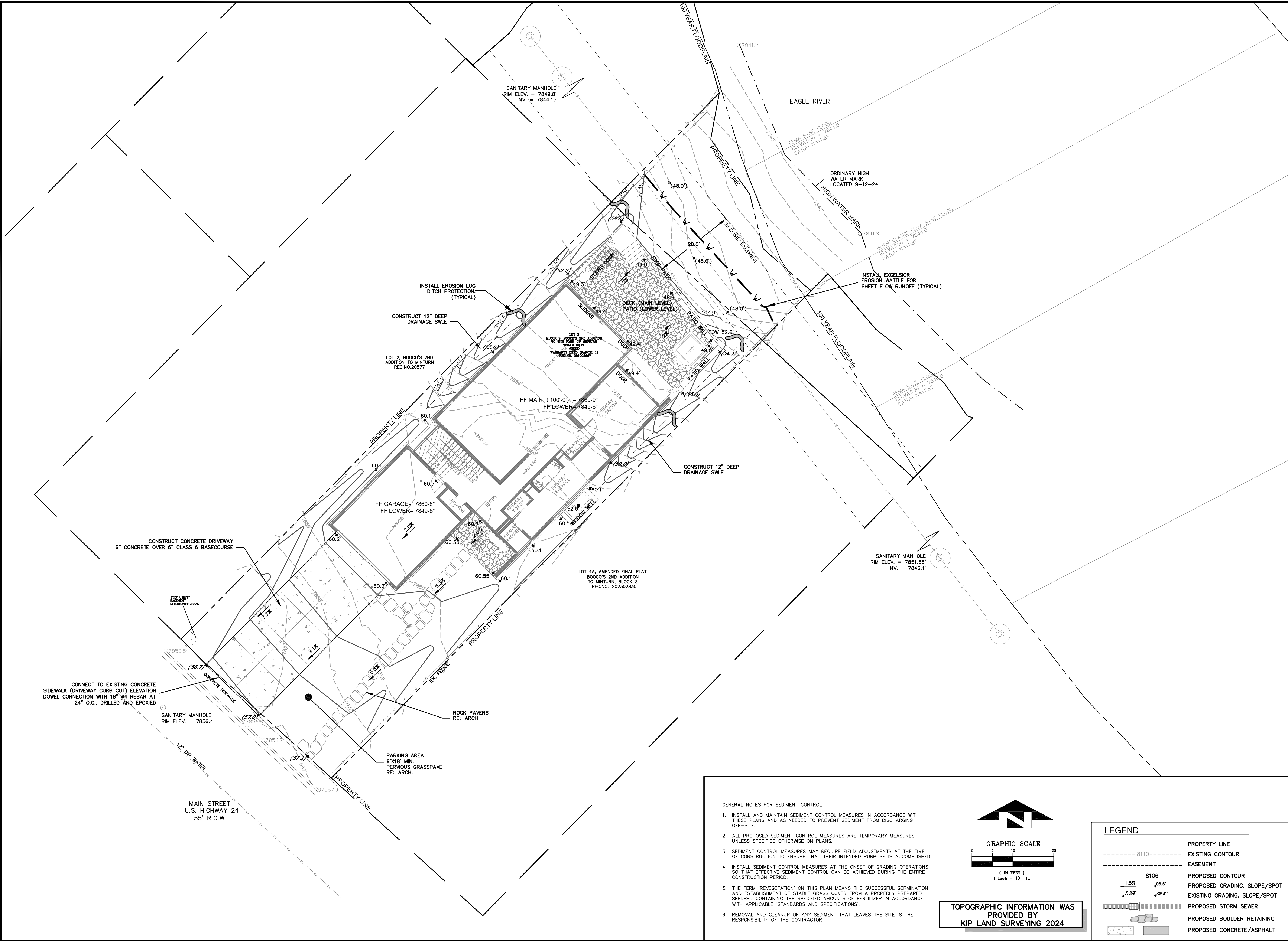


1 SURVEY - EXISTING

SURVEY - EXISTING

EX101

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ALPINE
ENGINEERING INC.
34510 HWY 6 UNIT A9 P.O. BOX 97
EDWARDS CO 81622-1703 970.296.3373
WWW.ALPINECIVIL.COM

532 MAIN STREET
MINTURN, CO

GRADING AND DRAINAGE PLAN

NO.	DATE	REVISIONS	BY
	12/16/2024	DRB SUBMITTAL	MCW

DESIGNED	MCW
DRAWN	TSL, MCW
CHECKED	MCW
JOB NO.	--
DATE	11/19/2024

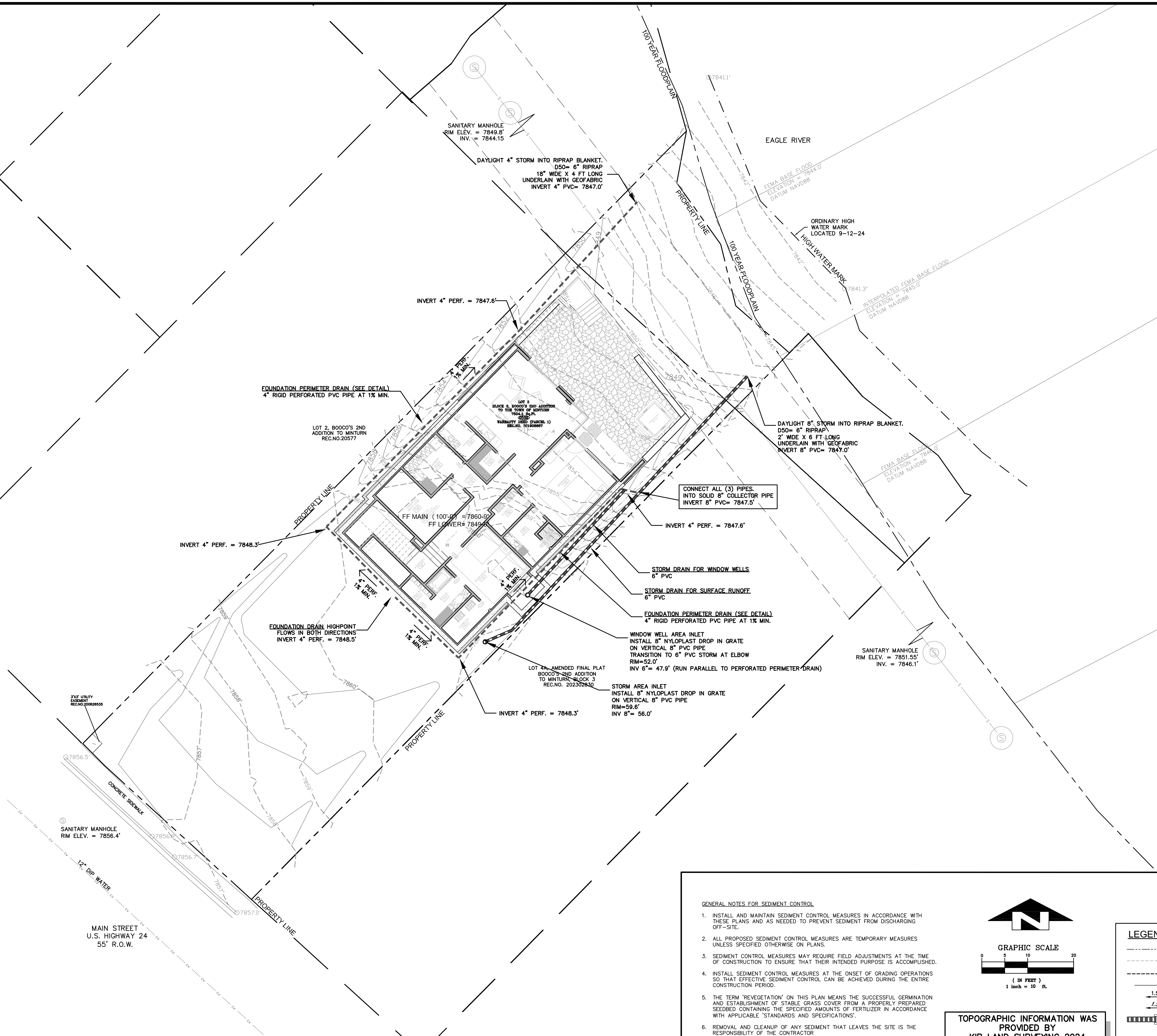
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532 MAIN STREET
MINTURN, CO
STORM SEWER PLAN

NO.	DATE	REVISIONS	BY
	12/16/2024	DBE SUBMITTAL	MCW
	03/20/2024	DBE SUBMITTAL	

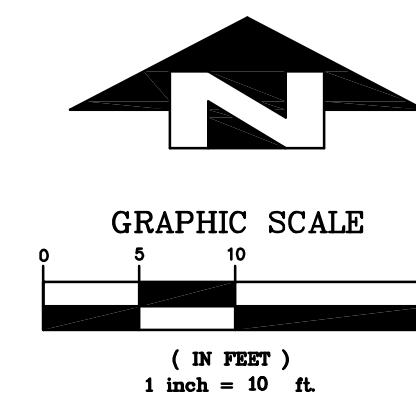
DESIGNED	MCW	BY	
DRAWN	TSL, MCW		
CHECKED	MCW		
JOB NO.	--		
DATE	11/19/2024		

SHEET
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GENERAL NOTES FOR SEDIMENT CONTROL

1. INSTALL AND MAINTAIN SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH THESE PLANS AND AS NEEDED TO PREVENT SEDIMENT FROM DISCHARGING OFF-SITE.
2. ALL PROPOSED SEDIMENT CONTROL MEASURES ARE TEMPORARY MEASURES UNLESS SPECIFIED OTHERWISE ON PLANS.
3. SEDIMENT CONTROL MEASURES MAY REQUIRE FIELD ADJUSTMENTS AT THE TIME OF CONSTRUCTION TO ENSURE THAT THEIR INTENDED PURPOSE IS ACCOMPLISHED.
4. INSTALL SEDIMENT CONTROL MEASURES AT THE ONSET OF GRADING OPERATIONS SO THAT EFFECTIVE SEDIMENT CONTROL CAN BE ACHIEVED DURING THE ENTIRE CONSTRUCTION PERIOD.
5. THE TERM 'REVEGETATION' ON THIS PLAN MEANS THE SUCCESSFUL GERMINATION AND ESTABLISHMENT OF STABLE GRASS COVER FROM A PROPERLY PREPARED SEEDBED CONTAINING THE SPECIFIED AMOUNTS OF FERTILIZER IN ACCORDANCE WITH APPLICABLE 'STANDARDS AND SPECIFICATIONS'.
6. REMOVAL AND CLEANUP OF ANY SEDIMENT THAT LEAVES THE SITE IS THE RESPONSIBILITY OF THE CONTRACTOR



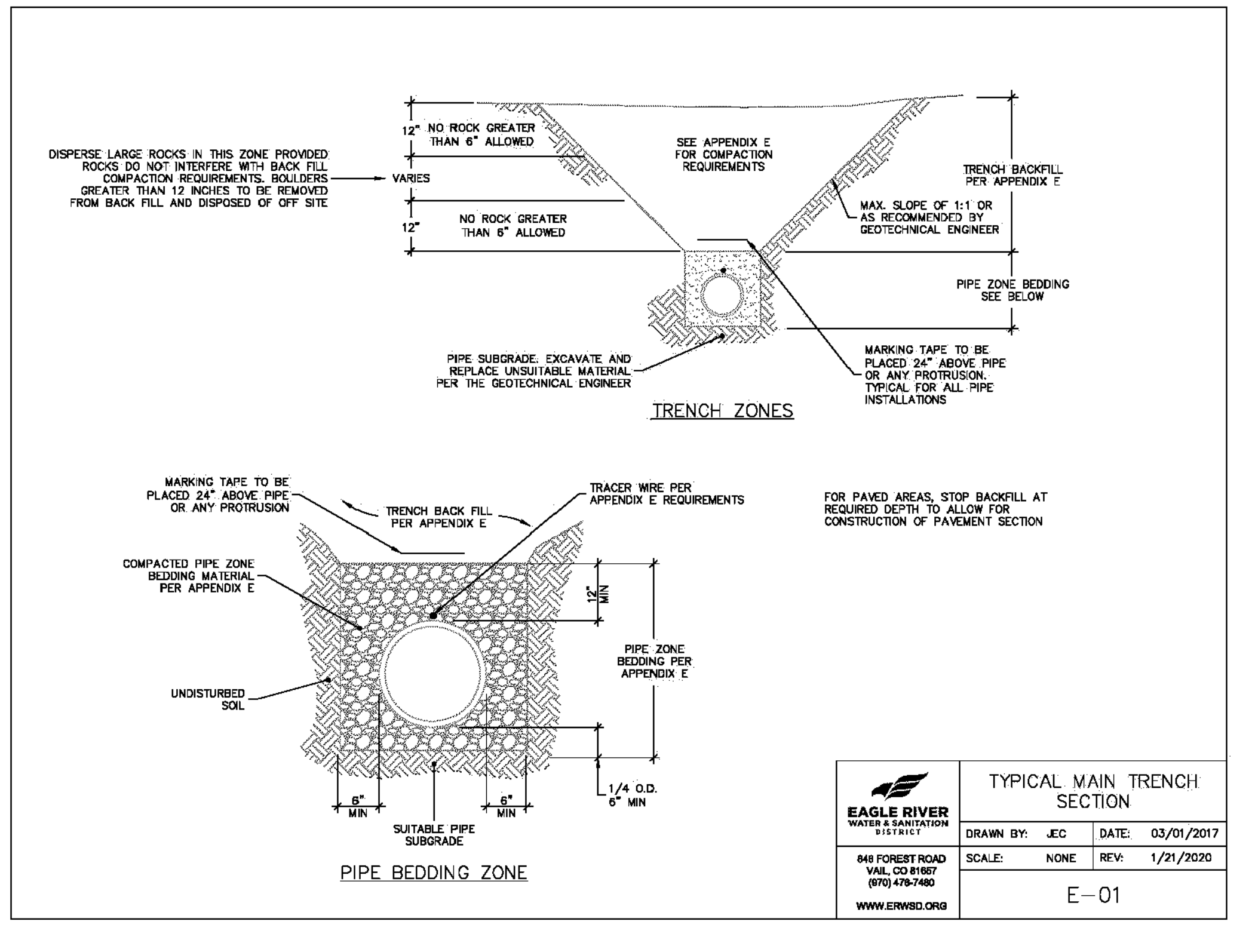
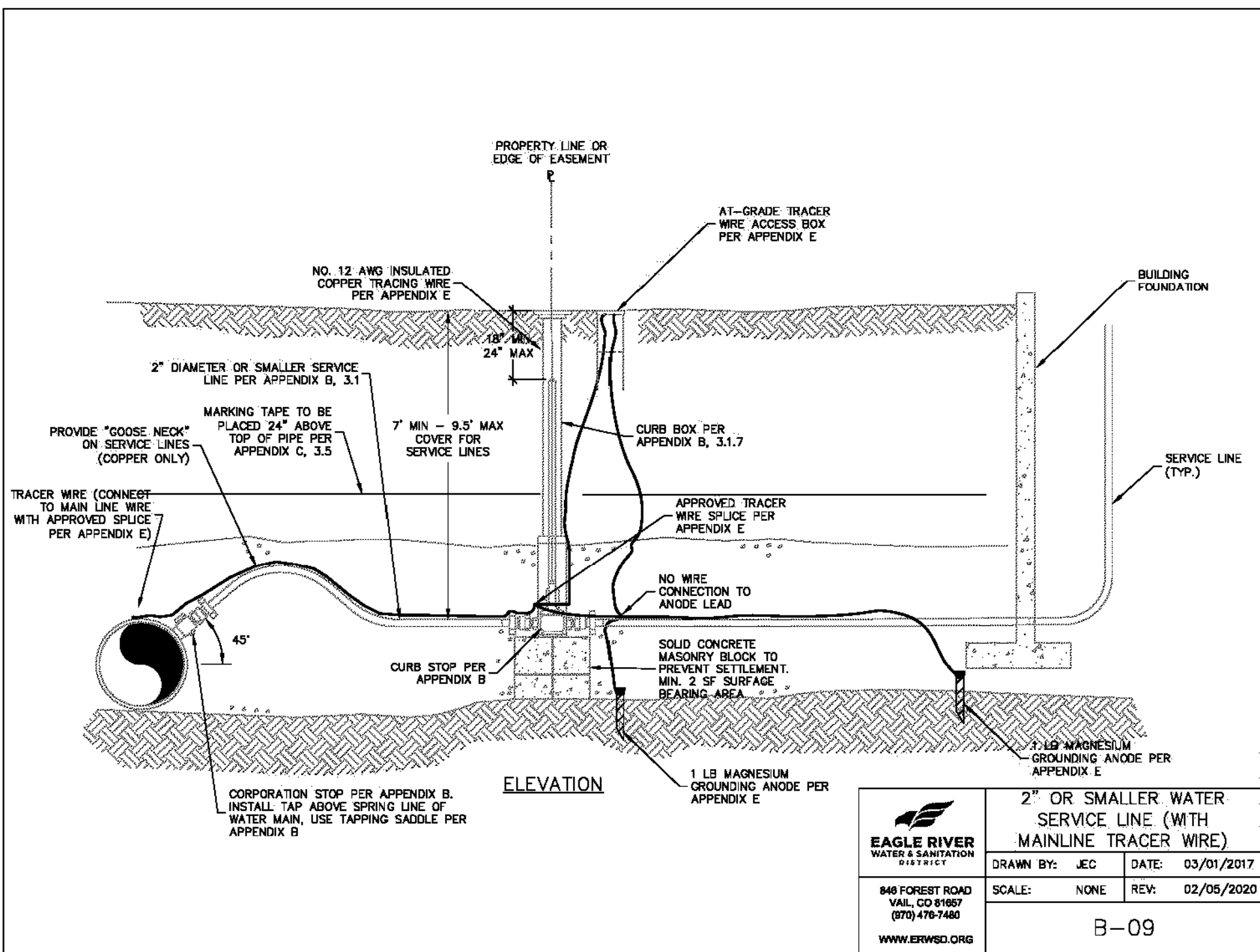
TOPOGRAPHIC INFORMATION WAS
PROVIDED BY
KIP LAND SURVEYING 2024

LEGEND

---	PROPERTY LINE
---	EXISTING CONTOUR
---	EASEMENT
---	PROPOSED CONTOUR
---	PROPOSED GRADING, SLOPE/SPOT
---	EXISTING GRADING, SLOPE/SPOT
---	PROPOSED STORM SEWER
---	PROPOSED BOULDER RETAINING
---	PROPOSED CONCRETE/ASPHALT

O:\Minturn\532 Main St. 2024\dwg\Master Details_532 Main St.dwg, 3/19/2025 3:46:49 PM, Wadley

								ALPINE ENGINEERING INC. 34510 HWY 6 UNIT A9 P.O. BOX 97 EDWARDS CO #R522 1870263373 WWW.ALPINECIVIL.COM 532 MAIN STREET MINTURN, CO DETAILS <table><tr><th>DESIGNED</th><th>DRAWN</th><th>CHECKED</th><th>JOB NO.</th><th>DATE</th></tr><tr><td>MCW</td><td>TSL, MCW</td><td>MCW</td><td>--</td><td>11/19/2024</td></tr></table> SHEET C4.0	DESIGNED	DRAWN	CHECKED	JOB NO.	DATE	MCW	TSL, MCW	MCW	--	11/19/2024																																																																																							
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C	EROSION LOG WATTLE DETAIL		F	ROADCUT DETAIL		J	DOWNSPOUT (BURIED)		K	STABILIZED CONSTRUCTION ENTRANCE																																																																																															
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532 MAIN STREET
MINTURN, CO
DETAILS

DESIGNED	MCW	NO.	DATE	REVISIONS	BY
DRAWN	ISL, MCW		12/16/2024	DRB, SUBMITTAL	MCW
CHECKED	MCW		03/20/2024	DRB, SUBMITTAL	
JOB NO.	--				
DATE	11/19/2024				

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RESIDENCE

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MINTURN, CO 81645

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210.326.6646 P

ARCHITECTURAL CONSULTANT
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81637 970.390.4931 T

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EDWARDS, CO 81632
970.526.3373 T

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16 ALPINE RANCH RD.
GYPSUM, CO 81637
970.524.6809 T

LIGHTING CONSULTANT
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3939 BLACK GOLD DR.
DALLAS, TX 75247
214.460.2673 T

GEOTECHNICAL ENGINEER
KUMAR & ASSOCIATES, INC.
5020 COUNTRY ROAD 154
GLENWOOD SPRINGS, CO 81601
970.845.7885 T

SURVEYOR
KIPP LAND SURVEYING
P.O. BOX 3154
EAGLE, CO 81631
970.390.9540 T

21 MARCH 2025 PROJ. NO. 2401
PROJ. ARCHITECT: TS DRAWN BY: ES

SET/ISSUE DATES	
DATE	ISSUE

REVISIONS		
NO.	DATE	DESCRIPTION

3D VIEWS

3D-01



1 AERIAL LOOKING NORTHEAST



2 AERIAL LOOKING NORTHWEST



3 AERIAL LOOKING SOUTHEAST



4 AERIAL LOOKING SOUTHWEST

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21 MARCH 2025 PROJ. NO. 2401
PROJ. ARCHITECT: TS DRAWN BY: ES

SET/ISSUE DATES	
DATE	ISSUE

REVISIONS		
NO.	DATE	DESCRIPTION

3D VIEWS

3D-02



1 FRONT VIEW- NORTHEAST



2 FRONT VIEW - SOUTHEAST



3 FRONT VIEW - GARAGE



4 FRONT VIEW - WALK-UP

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**EAGLE RIVER
RESIDENCE**

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SURVEYOR
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P.O. BOX 3154
EAGLE, CO 81631
970.390.9540 T

21 MARCH 2025 PROJ. NO. 2401
PROJ. ARCHITECT: TS DRAWN BY: ES

SET/ISSUE DATES	
DATE	ISSUE

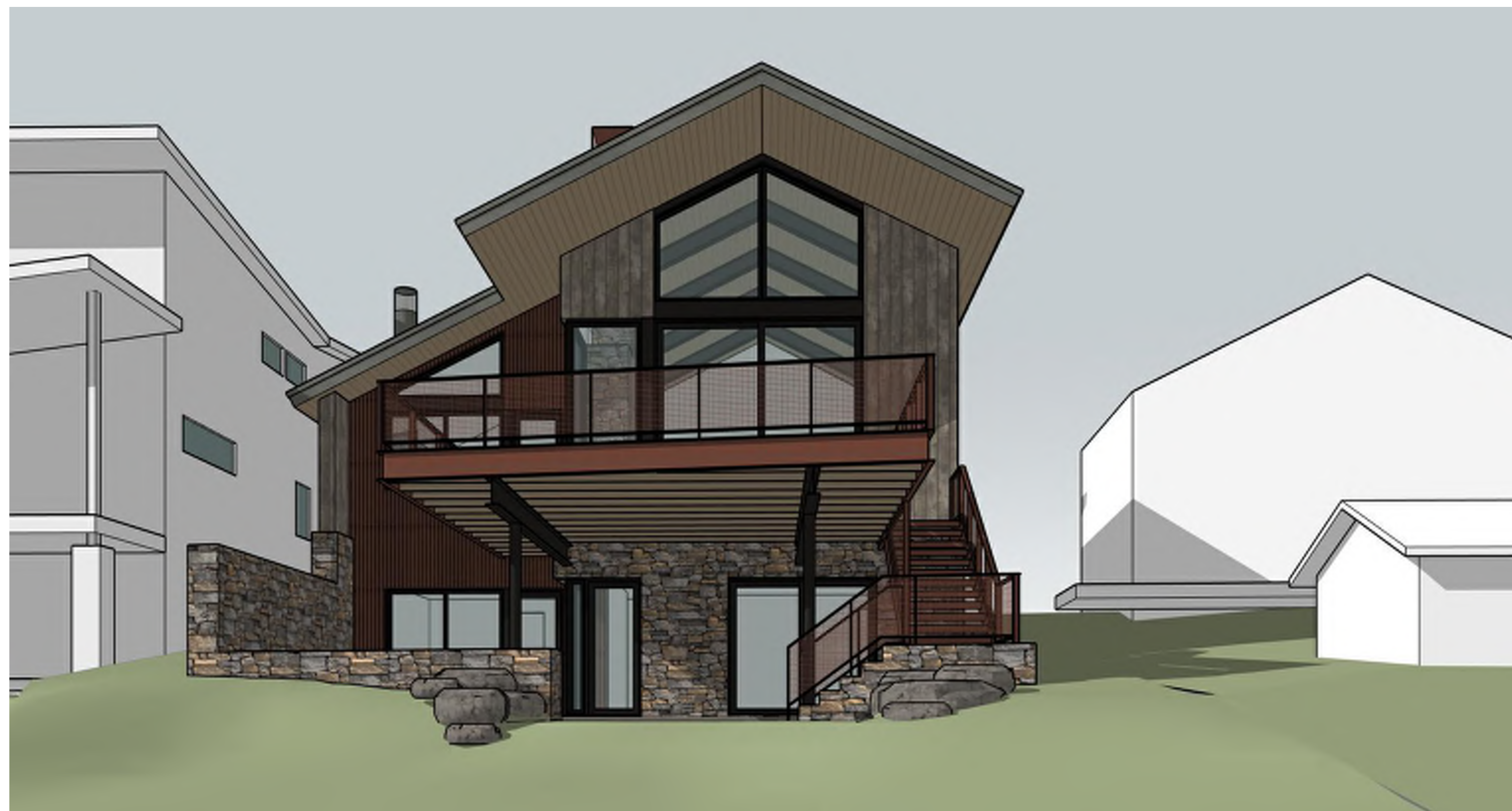
REVISIONS		
NO.	DATE	DESCRIPTION



1 REAR VIEW - NORTHWEST



2 REAR VIEW - SOUTHWEST



3 REAR VIEW - ON AXIS



4 REAR VIEW - LOWER PATIO



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SURVEYOR
KIPP LAND SURVEYING
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EAGLE, CO 81631
970.390.9540 T

21 MARCH 2025 PROJ. NO. 2401

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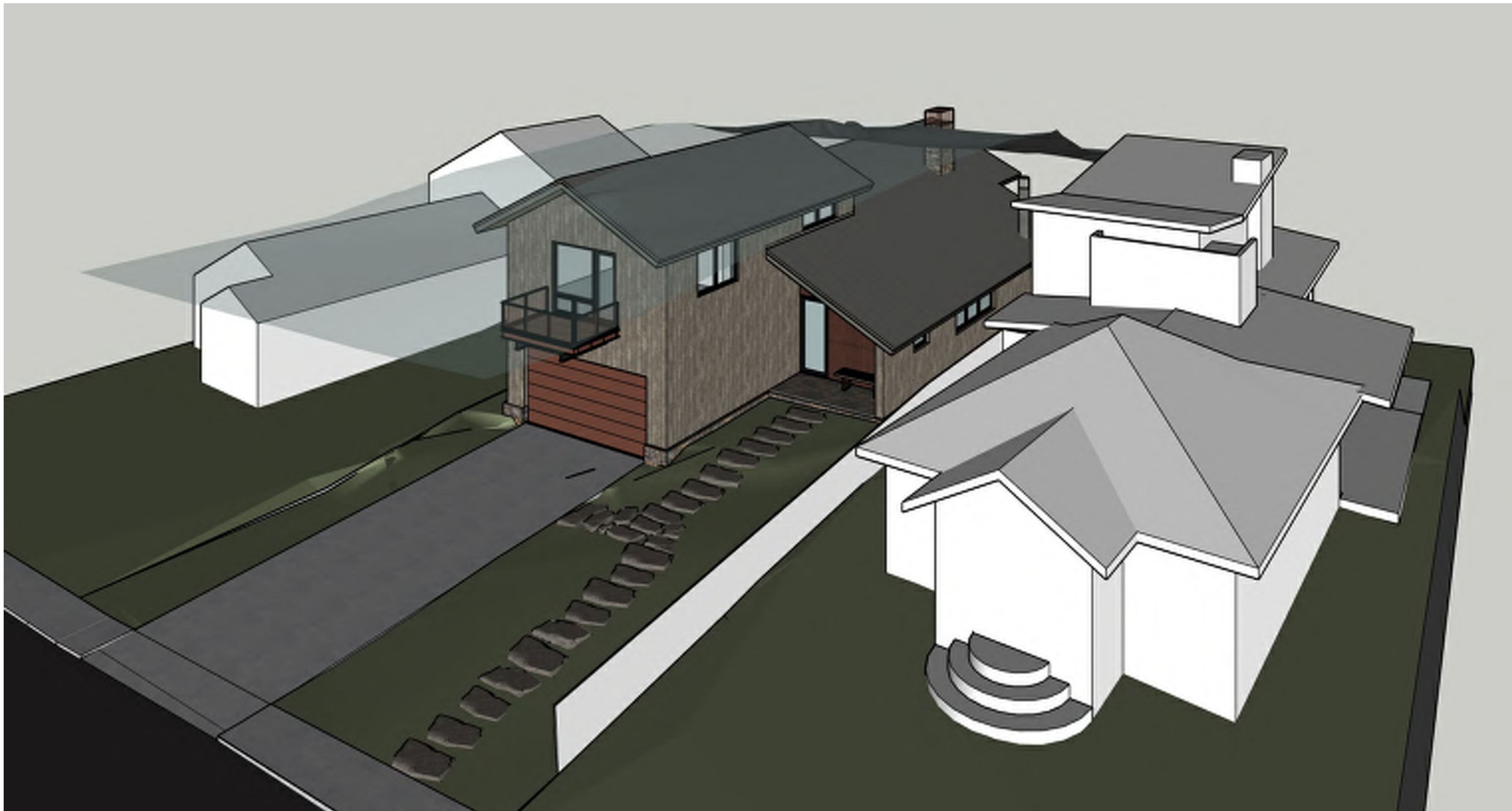
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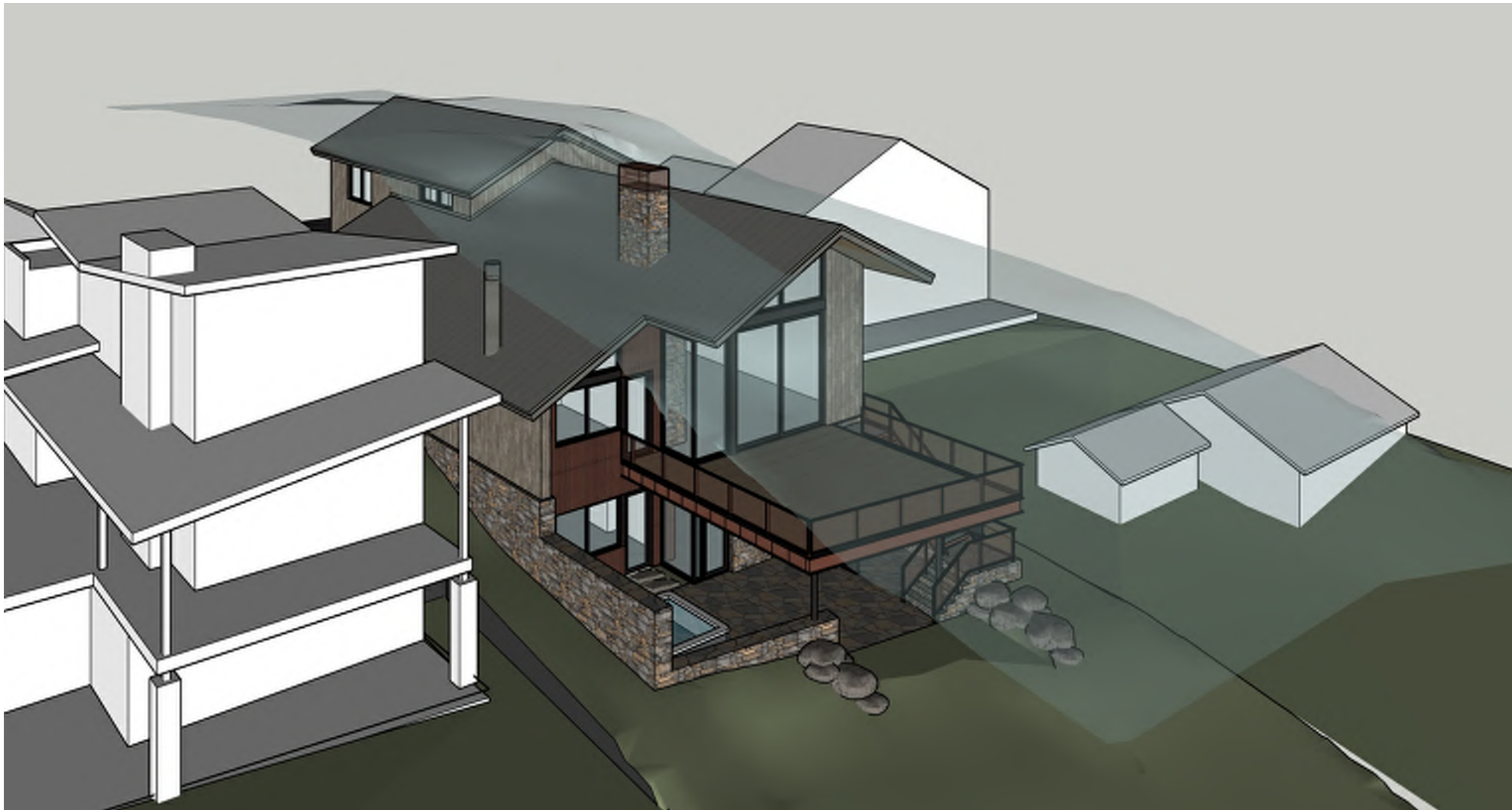
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3D VIEWS

3D-04



1 AERIAL LOOKING NORTHEAST W/ 28' PLANE
SCALE : 12" = 1'-0"



2 AERIAL LOOKING NORTHWEST W/ 28' PLANE
SCALE : 12" = 1'-0"



3 AERIAL LOOKING SOUTHWEST W/ 28' PLANE
SCALE : 12" = 1'-0"



4 AERIAL LOOKING SOUTHEAST W/ 28' PLANE
SCALE : 12" = 1'-0"

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1 NEW - AERIAL LOOKING NORTHEAST



2 NEW - AERIAL LOOKING SOUTHEAST



3 OLD - AERIAL LOOKING NORTHEAST



4 OLD - AERIAL LOOKING SOUTHEAST



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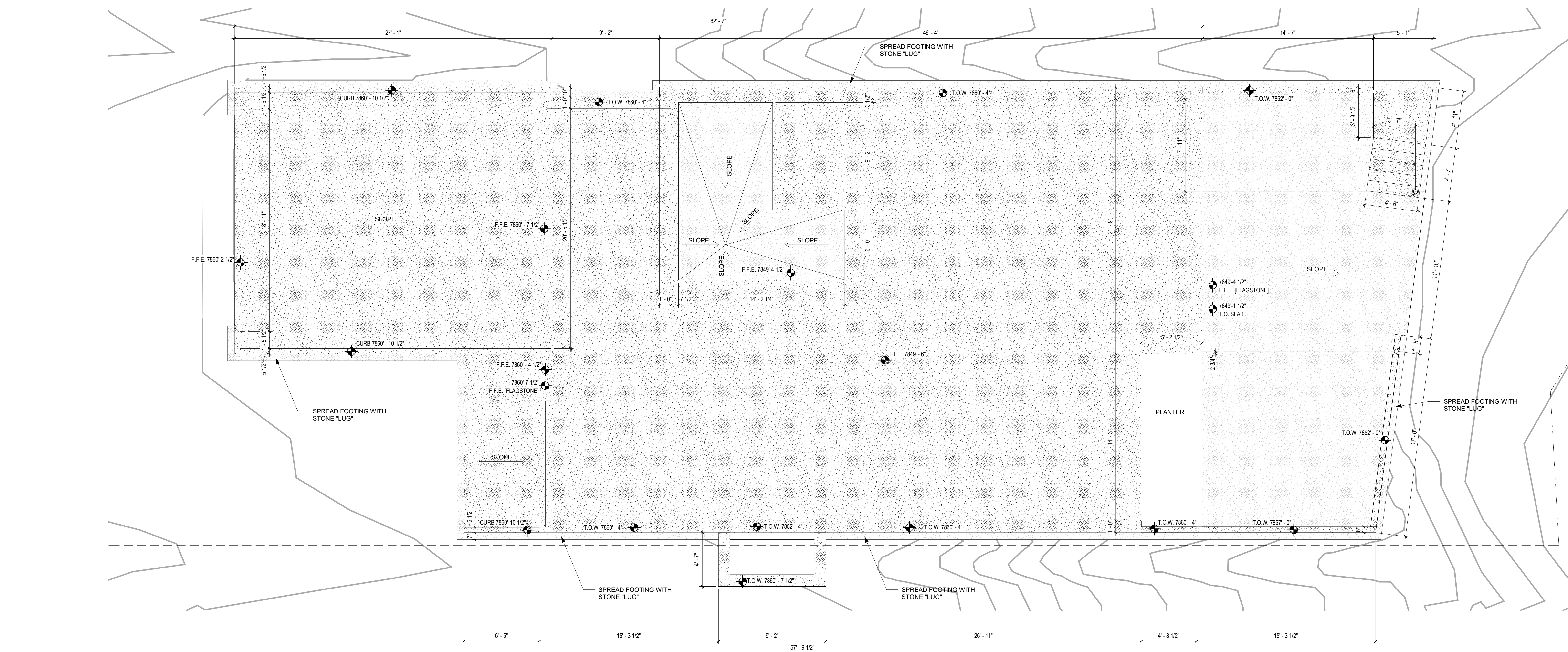
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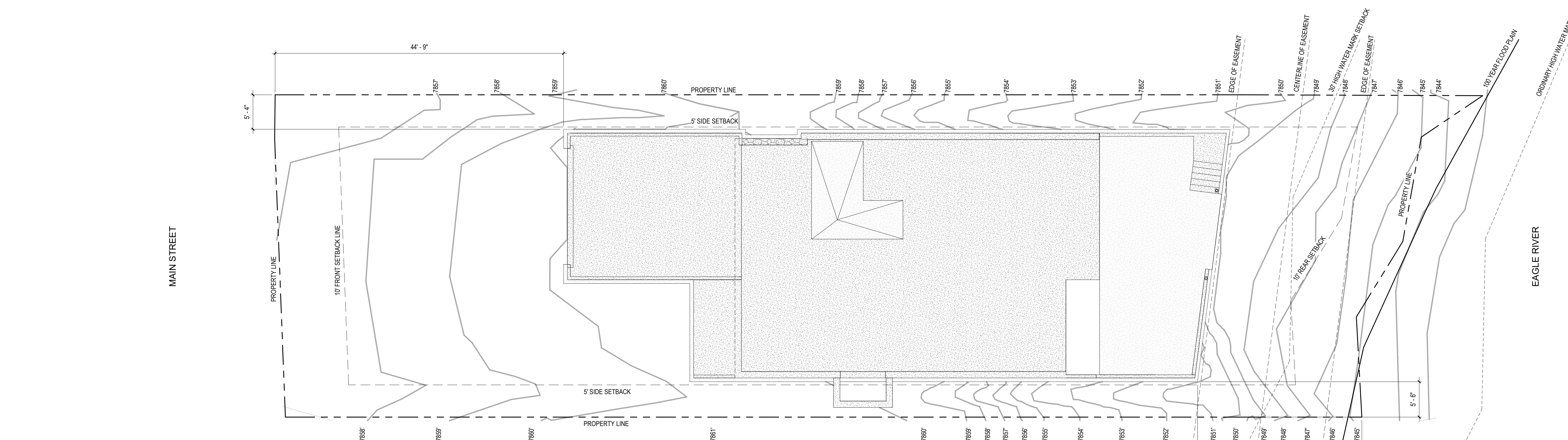
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[illegible]ARCHITECTURAL
FOUNDATION
PLANS

A102



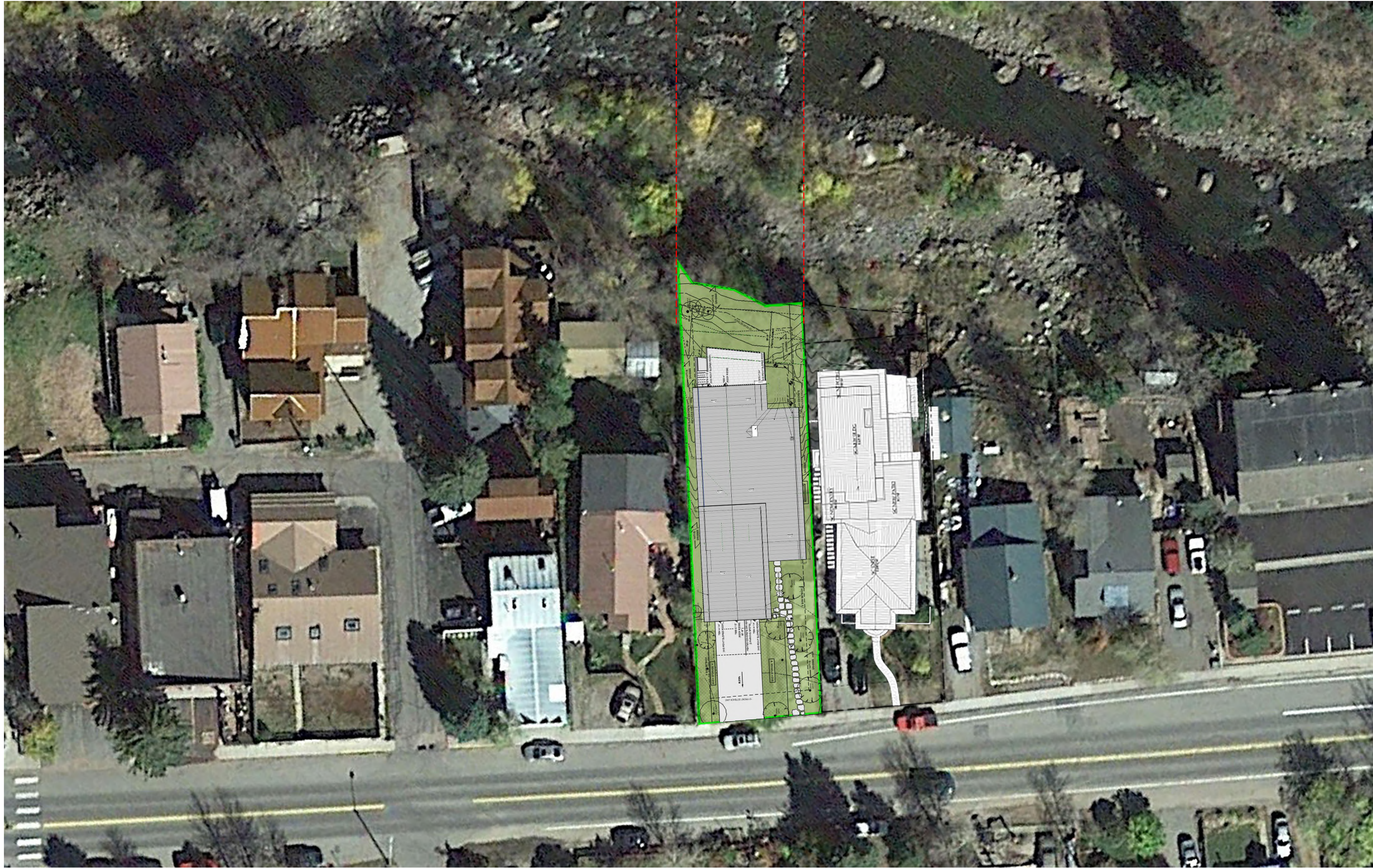
PROJECT
TRUE
1 ARCHITECTURAL FOUNDATION PLAN - ENLARGED
SCALE : 1/4" = 1'-0"



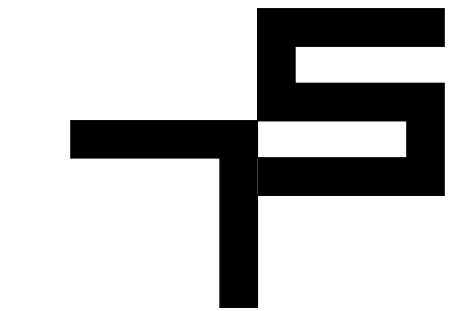

2 ARCHITECTURAL FOUNDATION PLAN
 SCALE : 1/8" = 1'-0"



2 SITE CONTEXT - EYE LEVEL VIEW



1 SITE CONTEXT - AERIAL VIEW



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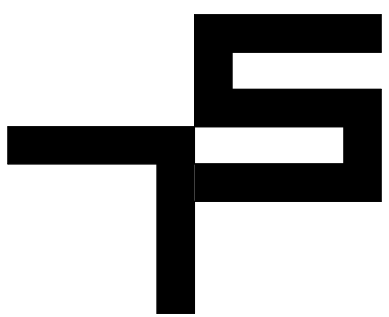
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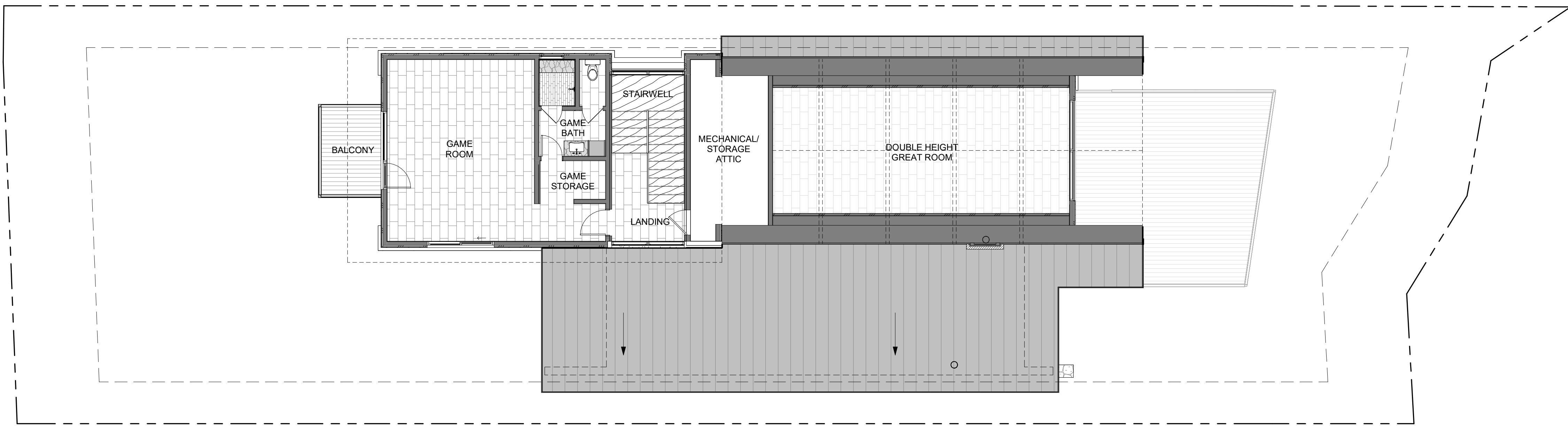
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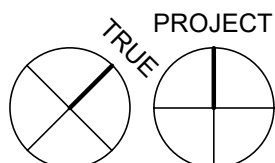
SITE PLANS

A101

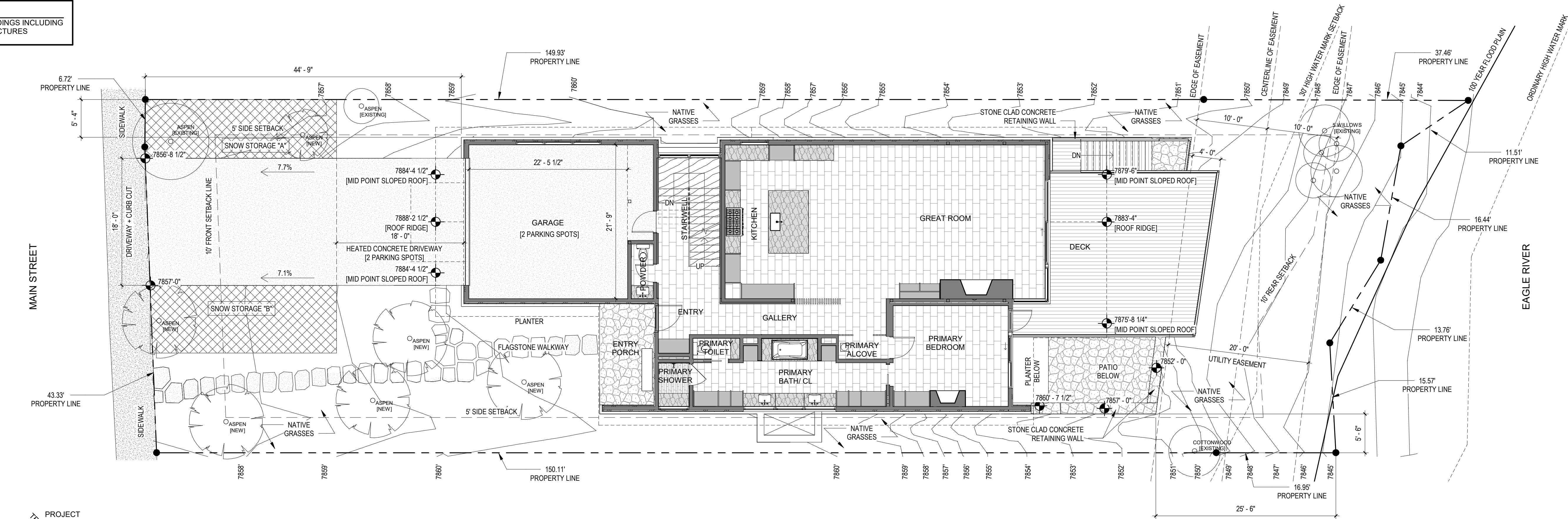


3 PLAN - UPPER LEVEL
SCALE: 1/8" = 1'-0"

CONDITIONED = 842 SQ FT
BALCONY = 75 SQ FT



NOTE:
SEE EX100 FOR EXISTING BUILDINGS INCLUDING
HOUSE, DECK AND SHED STRUCTURES



1 SITE PLAN - GROUND LEVEL
SCALE: 1/8" = 1'-0"

SNOW STORAGE "A" = 225 SQ FT
SNOW STORAGE "B" = 253 SQ FT
TOTAL = 478 SQ FT [5.5% OF LOT AREA]

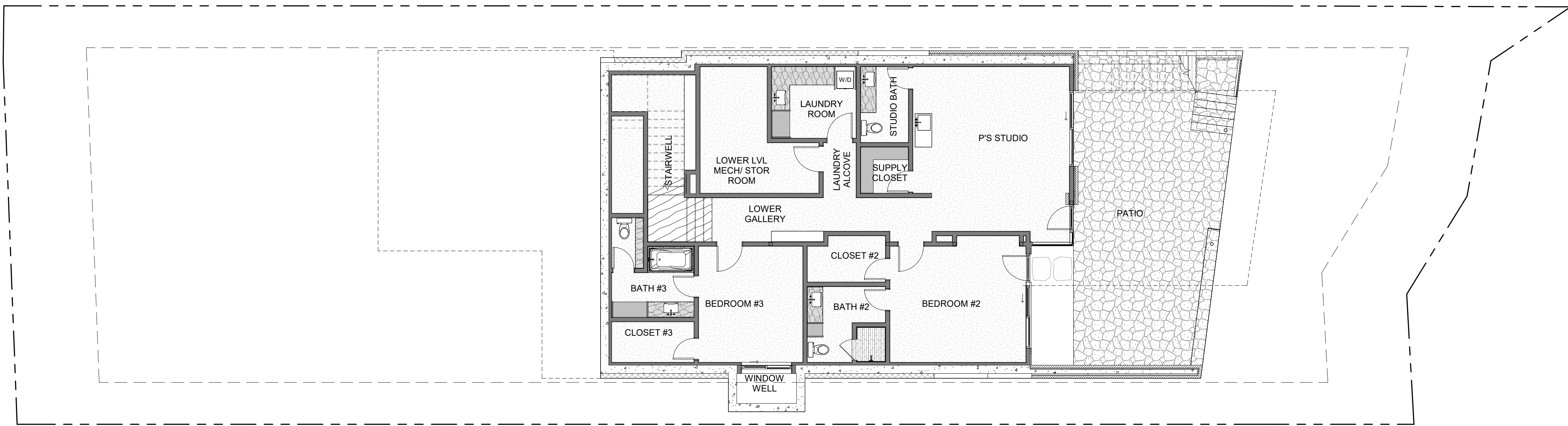
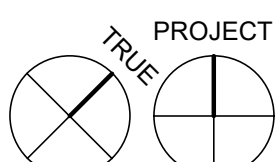
EXISTING TREES = 8
NEW TREES = 6
TOTAL TREES = 14

LOT AREA = 8640.8 SQ FT

CONDITIONED = 2,105 SQ FT
GARAGE = 590 SQ FT
TOTAL STRUCTURES = 2,695 SQ FT
LOT COVERAGE = 31.2% [45% MAX]

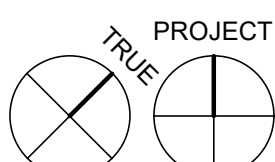
DRIVEWAY = 812 SQ FT
ENTRY PORCH = 113 SQ FT
DECK/STAIRSPATIO = 753 SQ FT
WINDOW WELL WALLS = 15 SQ FT
TOTAL IMPERV = 4,451 SQ FT [INCL STRUCTS]
IMPERV AREA = 50.8% [55% MAX]

*128 SQ FT OVER PREVIOUS YARD BELOW - CALCULATED AT 50%

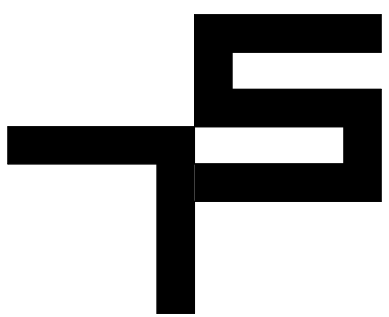


2 PLAN - LOWER LEVEL
SCALE: 1/8" = 1'-0"

CONDITIONED = 1,813 SQ FT
MECHANICAL = 155 SQ FT
PATIO = 694 SQ FT
WINDOW WELL WALLS = 15 SQ FT



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FLOOR PLAN -
GROUND LEVEL

A200

NOTES:

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-DO NOT SCALE FROM DRAWINGS.

-HOSE BIB AND GAS LOCATIONS SHOWN ON THIS PLAN.

-COORDINATE GAS REQUIREMENTS WITH APPLIANCES.

-ALL EXTERIOR WALLS TO HAVE THERMAL INSULATION,
ALL INTERIOR WALLS TO HAVE ACOUSTICAL INSULATION.

2x6 WALLS (STUDS AT 16" O.C.)

2x4 WALLS (STUDS AT 16" O.C.)

CMU WALLS

MASONRY VENEER

CONCRETE RETAINING WALLS

MATERIAL LEGEND

TILE - FIELD

CONCRETE

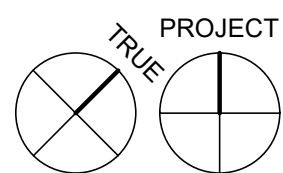
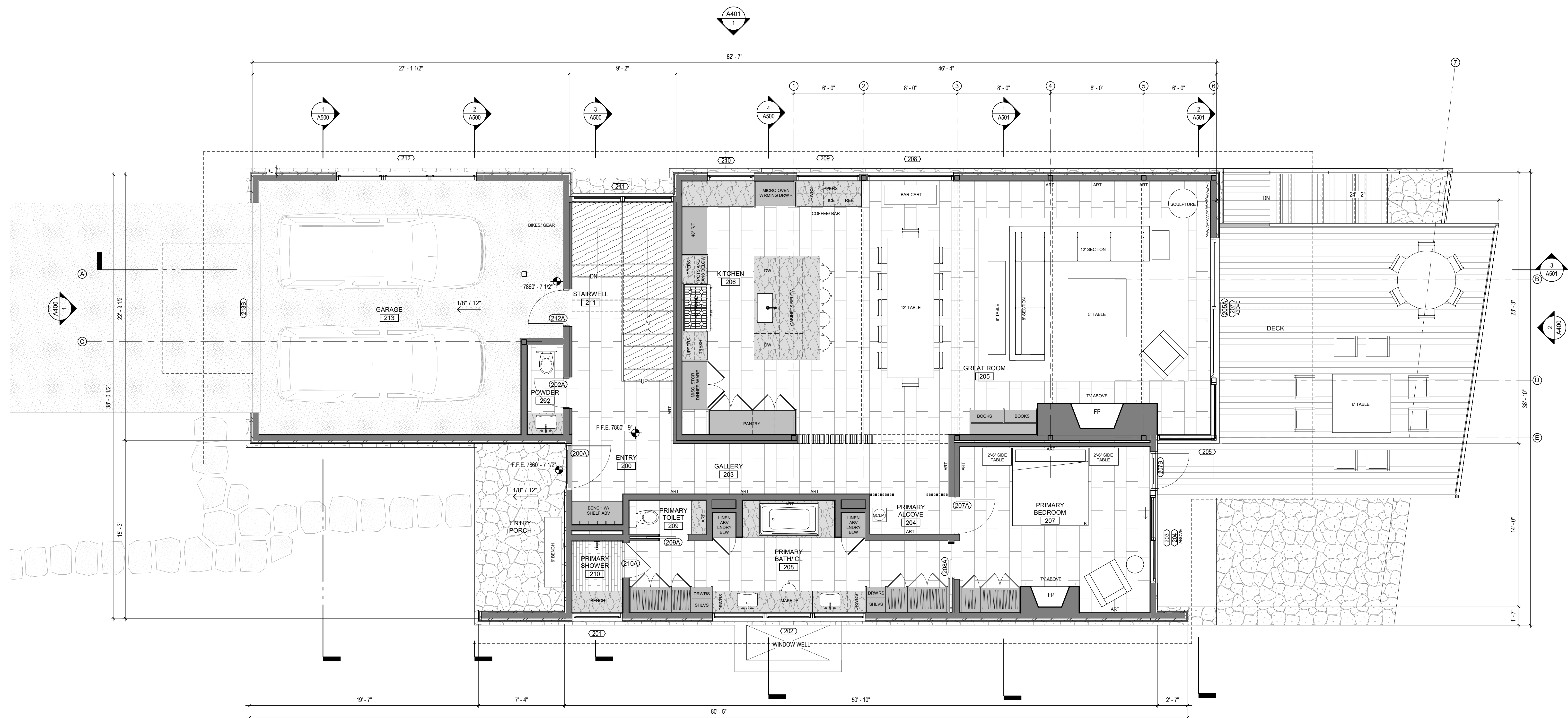
WOOD

TILE - SHOWER

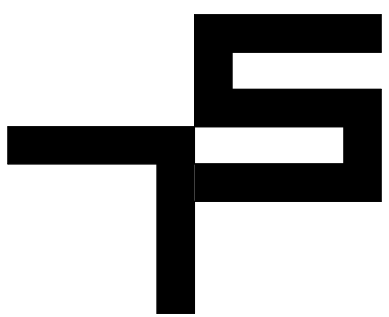
STONE - SLAB

COMPOSITE BOARDS

FLAGSTONE



1 FLOOR PLAN - GROUND LEVEL
SCALE: 1/4" = 1'-0"



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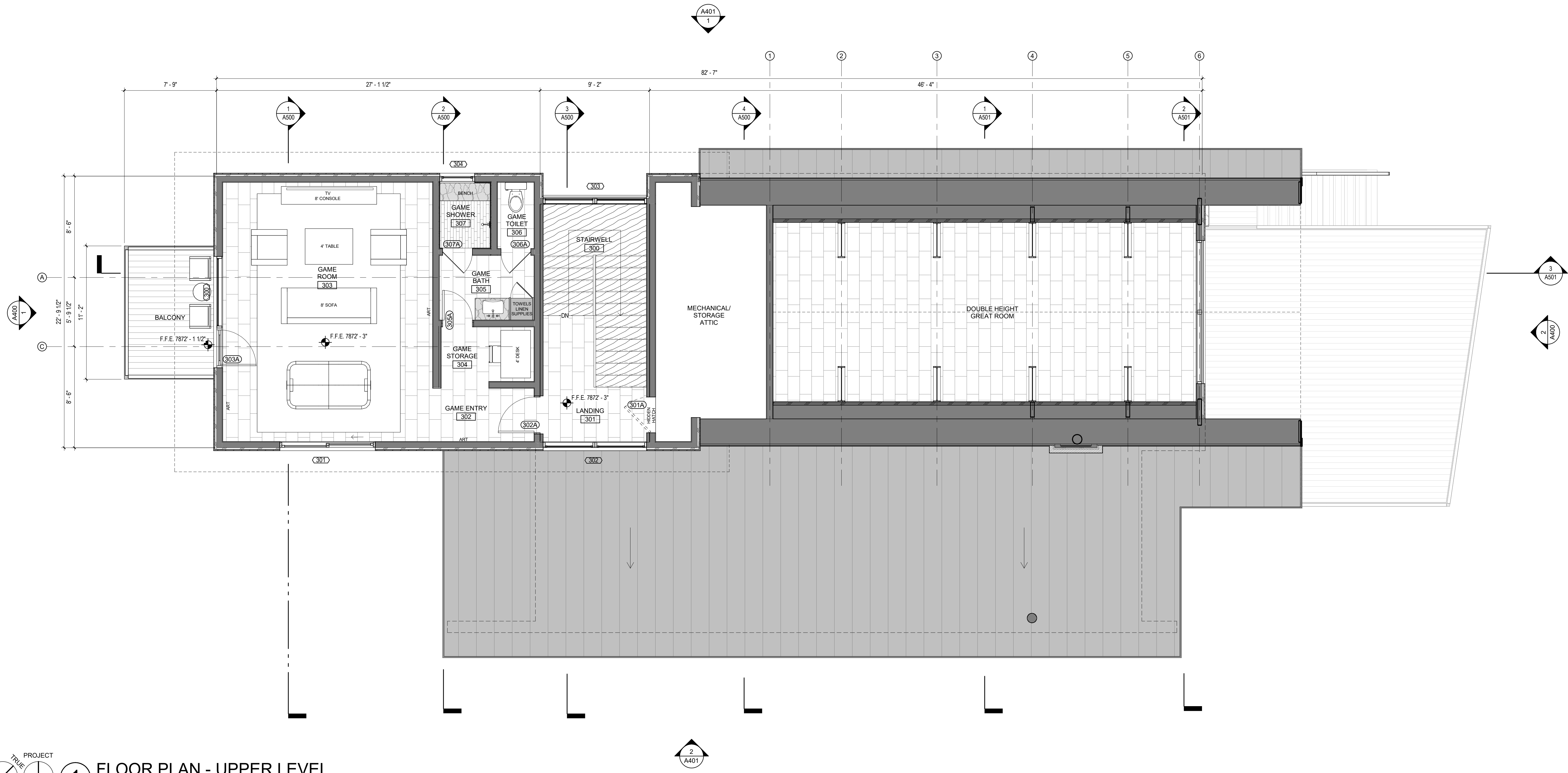
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MASONRY VENEER
CONCRETE RETAINING WALLS

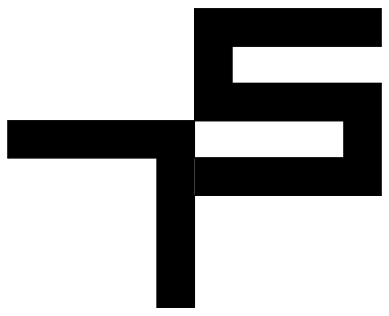
MATERIAL LEGEND

TILE - FIELD
CONCRETE
WOOD
TILE - SHOWER
STONE - SLAB
COMPOSITE BOARDS
FLAGSTONE



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

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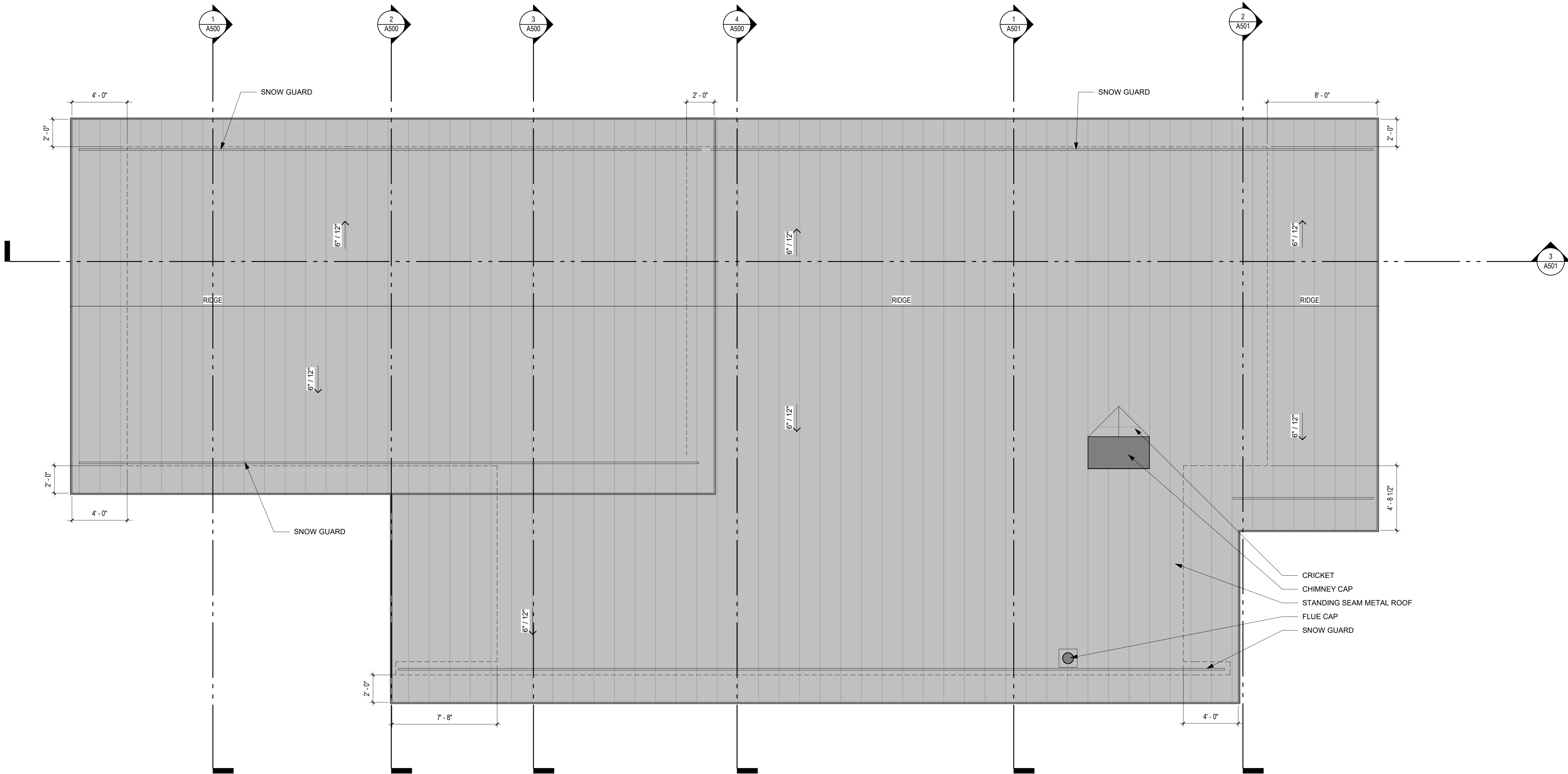
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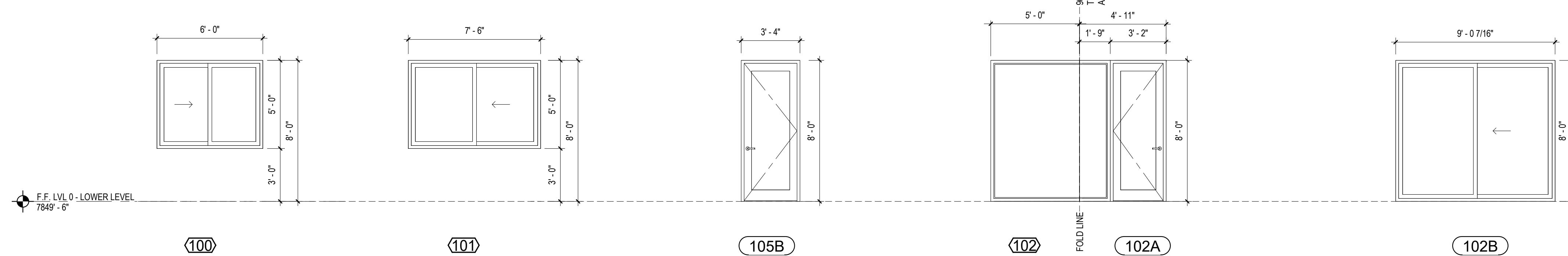
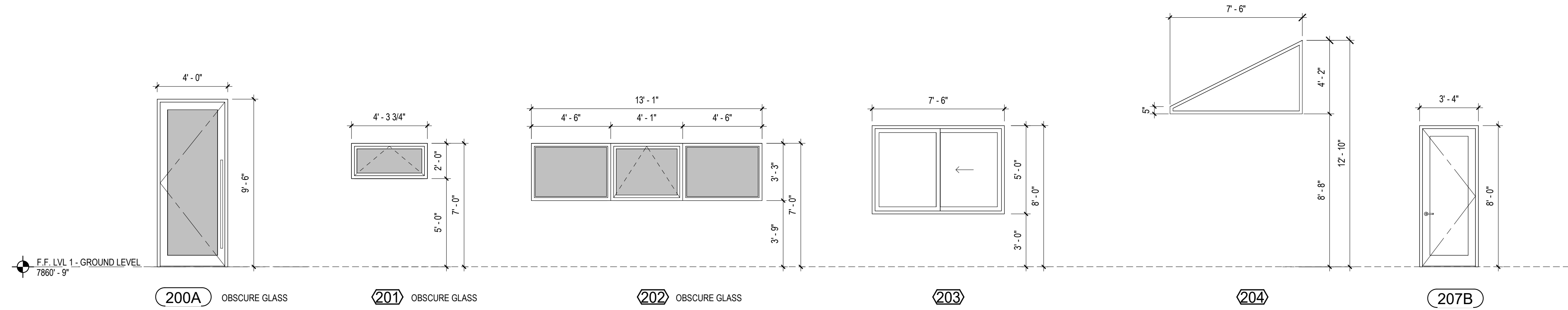
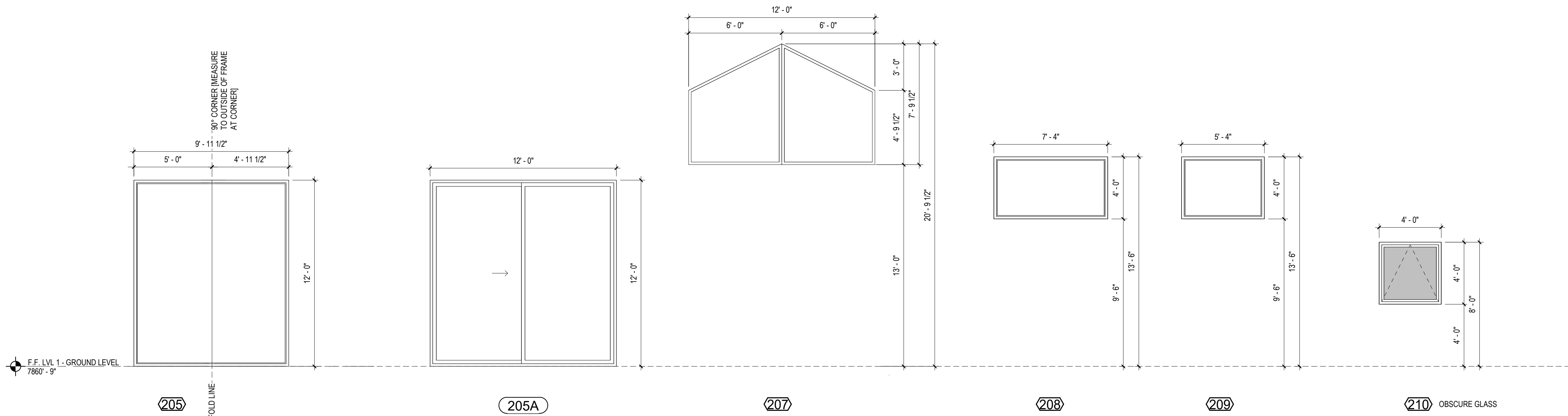
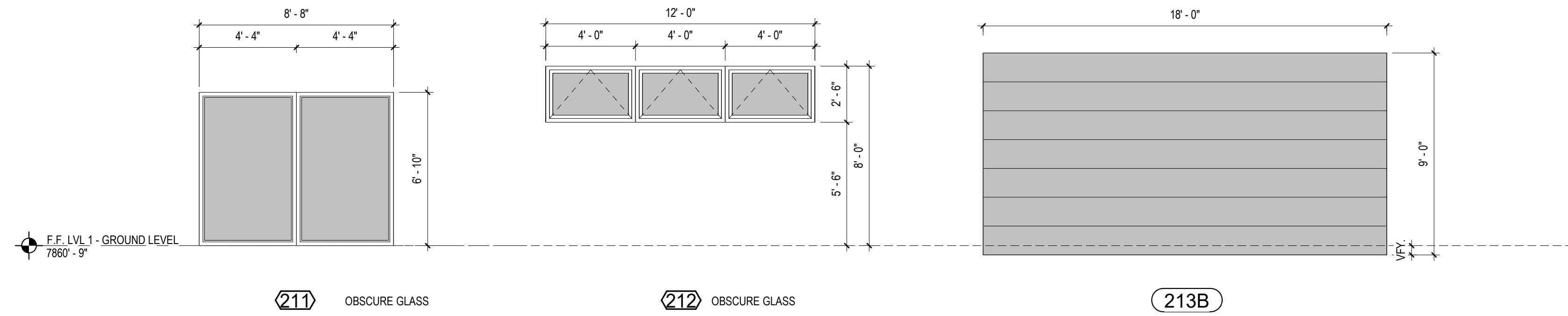
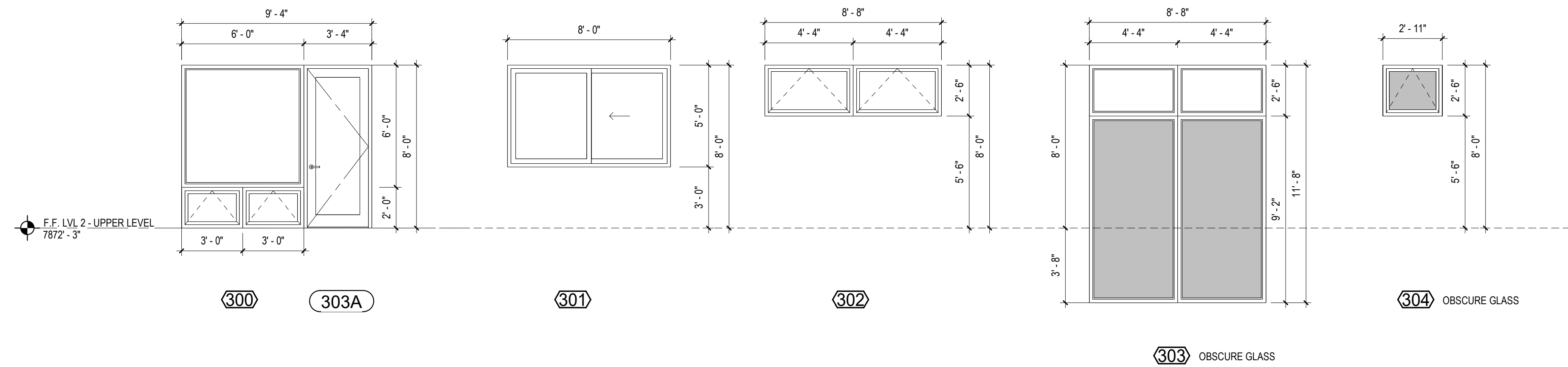
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ROOF PLAN

A240

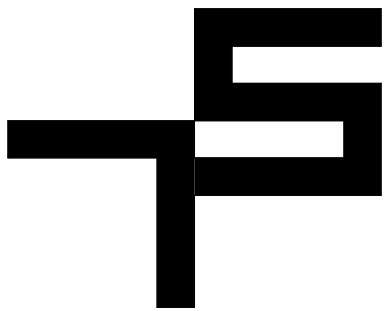


PROJECT
1 ROOF PLAN
SCALE : 1/4" = 1'-0"



WINDOW & DOOR NOTES

- ALL DOOR TYPES ARE DRAWN AS VIEWED FROM THE EXTERIOR. SWING INDICATION IS DIAGRAMMATIC ONLY - SEE PLAN FOR SWING.
- ALL WINDOW TYPES ARE DRAWN AS VIEWED FROM THE EXTERIOR. SWING INDICATION IS DIAGRAMMATIC ONLY - SEE EXTERIOR ELEVATIONS FOR SWING.
- ALL DOOR GLAZING SHALL BE TEMPERED INSULATED LOW-E GLASS.
- ALL WINDOW GLAZING SHALL BE INSULATED LOW-E GLASS UNLESS NOTED OTHERWISE. GLAZING SHALL BE TEMPERED AS REQUIRED BY CODE.
- ALL DOOR AND WINDOW GLAZING SHALL BE PROVIDED BY THE SAME MANUFACTURER.
- FIELD VERIFY BEFORE OPENING.



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21 MARCH 2025 PROJ. NO. 2401
PROJ. ARCHITECT: TS DRAWN BY: ES

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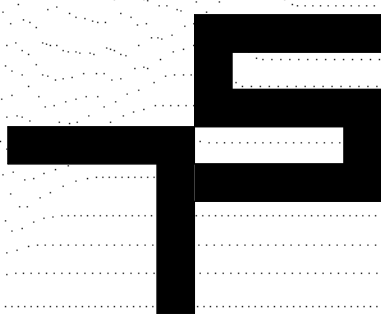
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EXTERIOR DOOR
& WINDOW
SCHEDULE

A262



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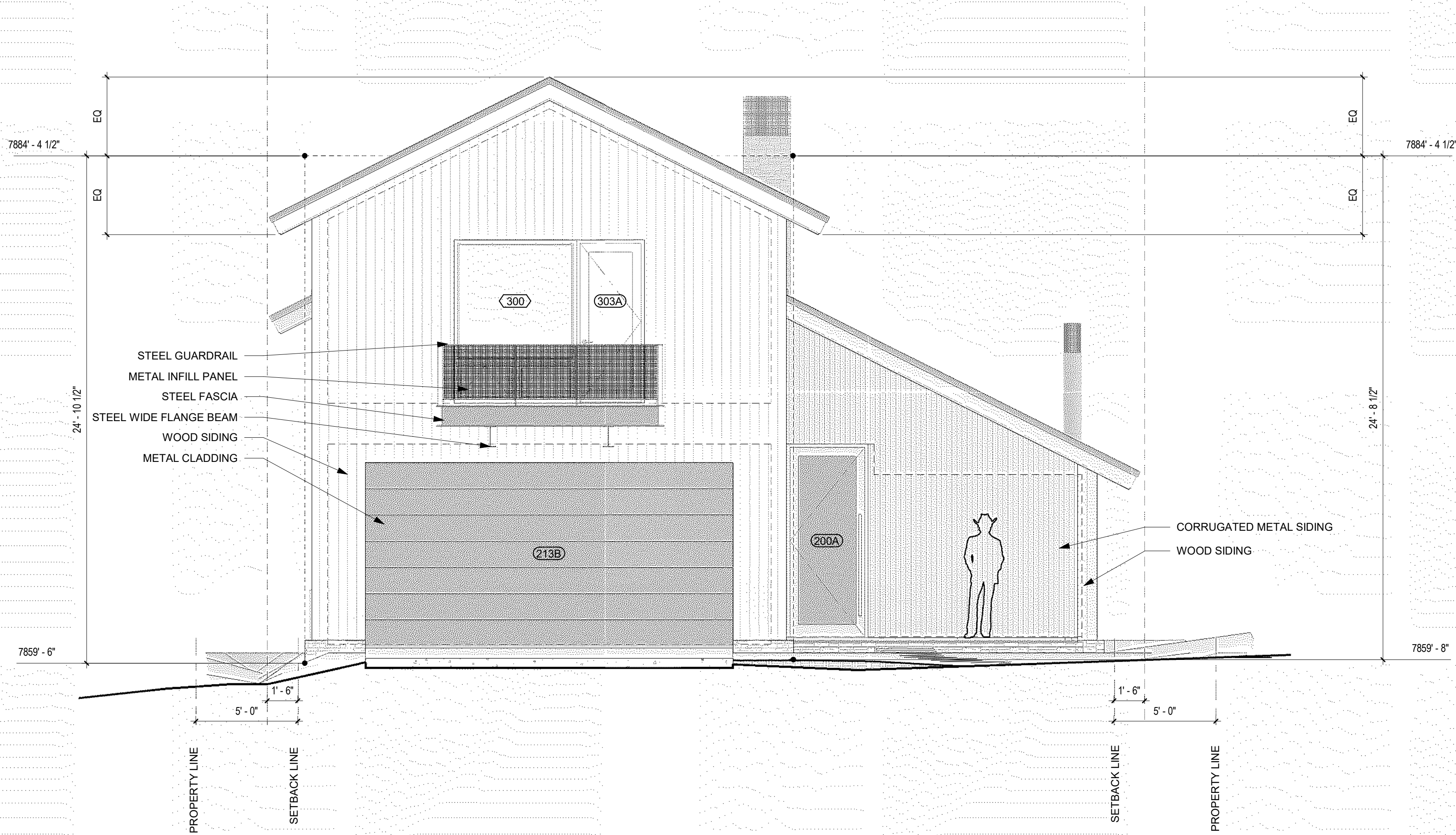
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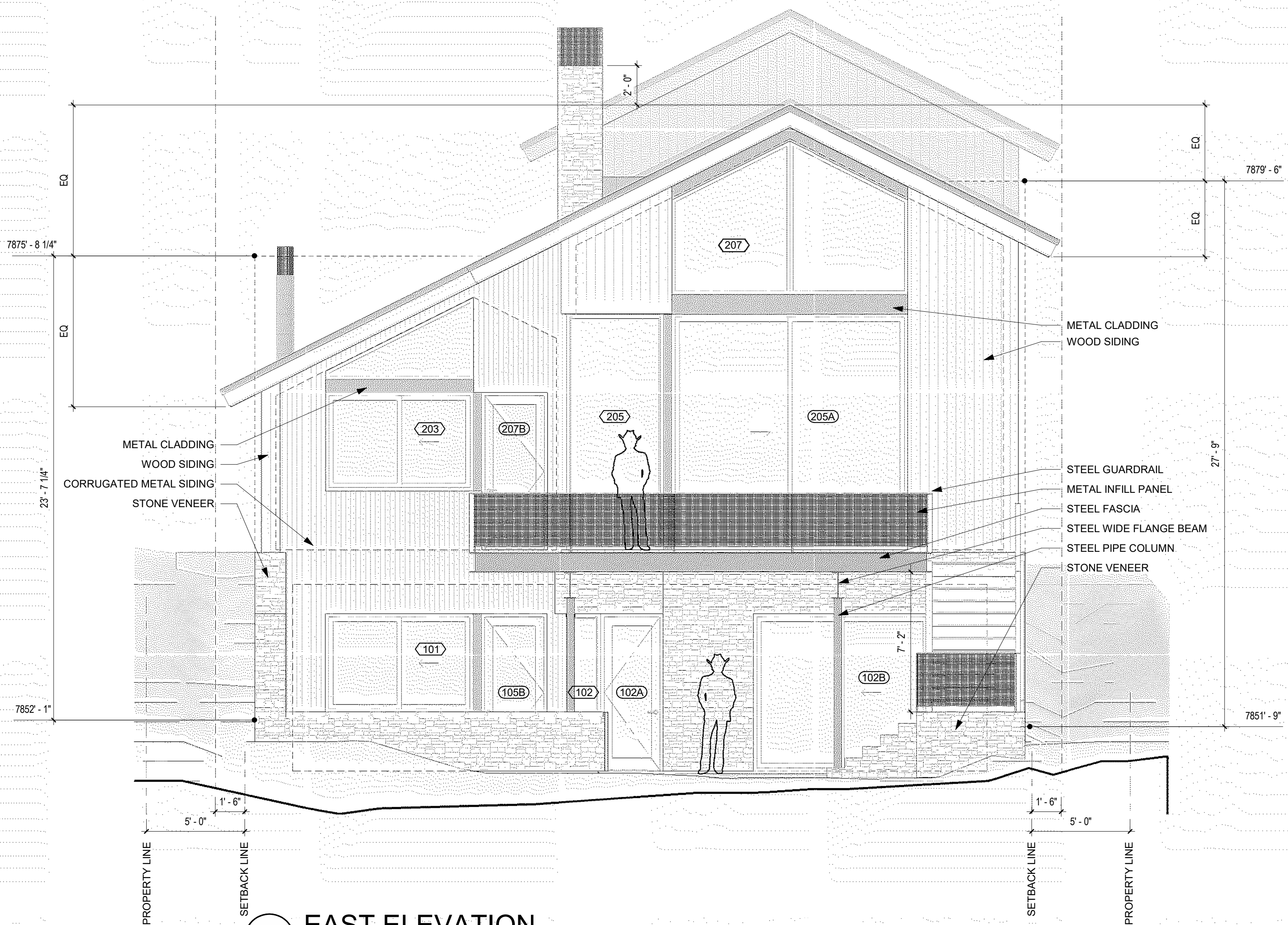
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NO.	DATE	DESCRIPTION

EXTERIOR
ELEVATIONS

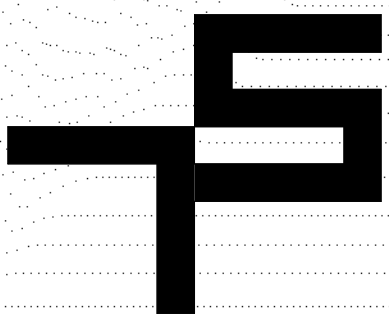
A400



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



2 EAST ELEVATION
SCALE: 1/4" = 1'-0"



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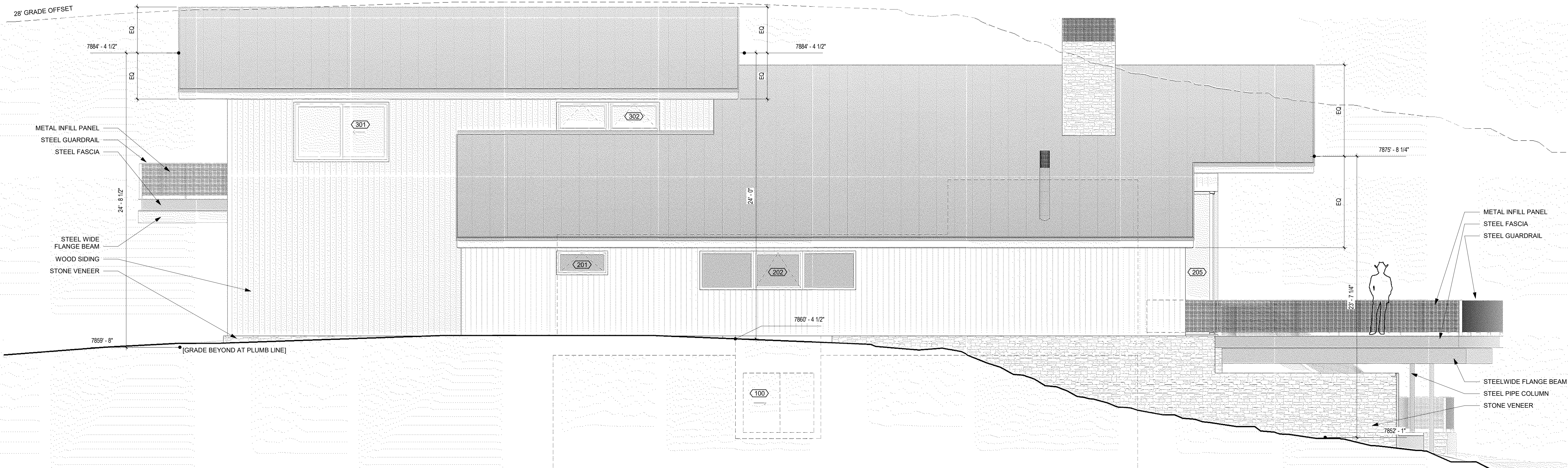
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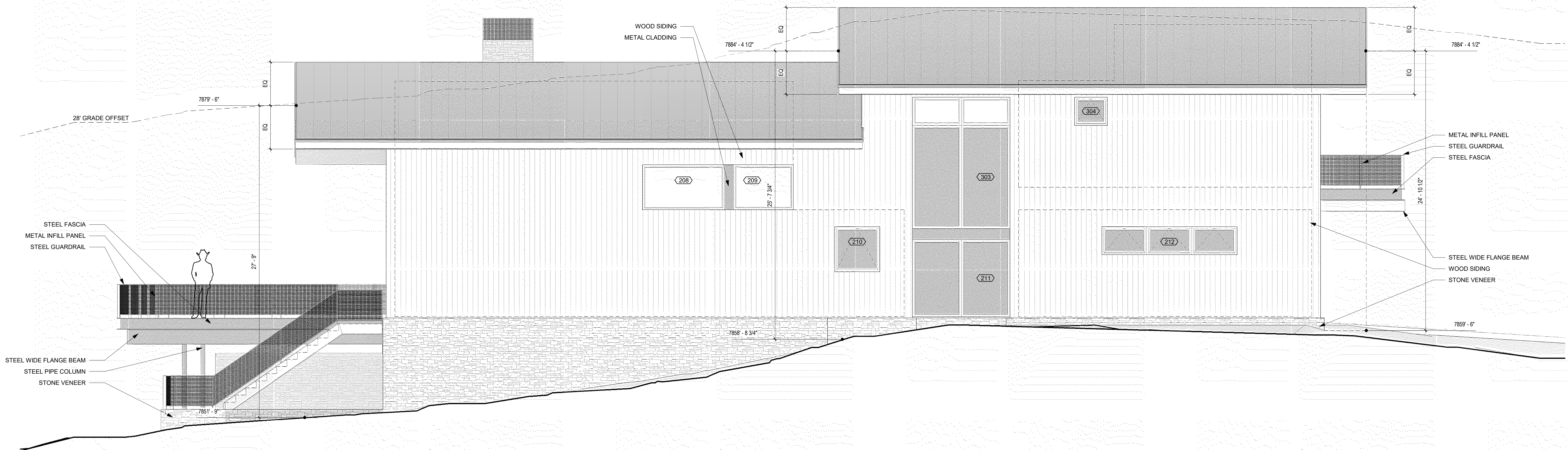
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EXTERIOR
ELEVATIONS

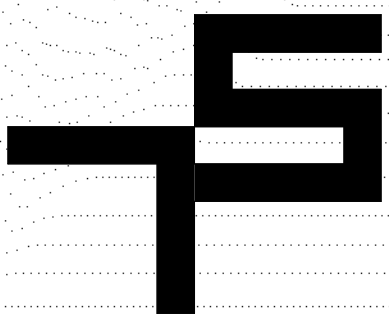
A401



2 SOUTH ELEVATION
SCALE : 1/4" = 1'-0"



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



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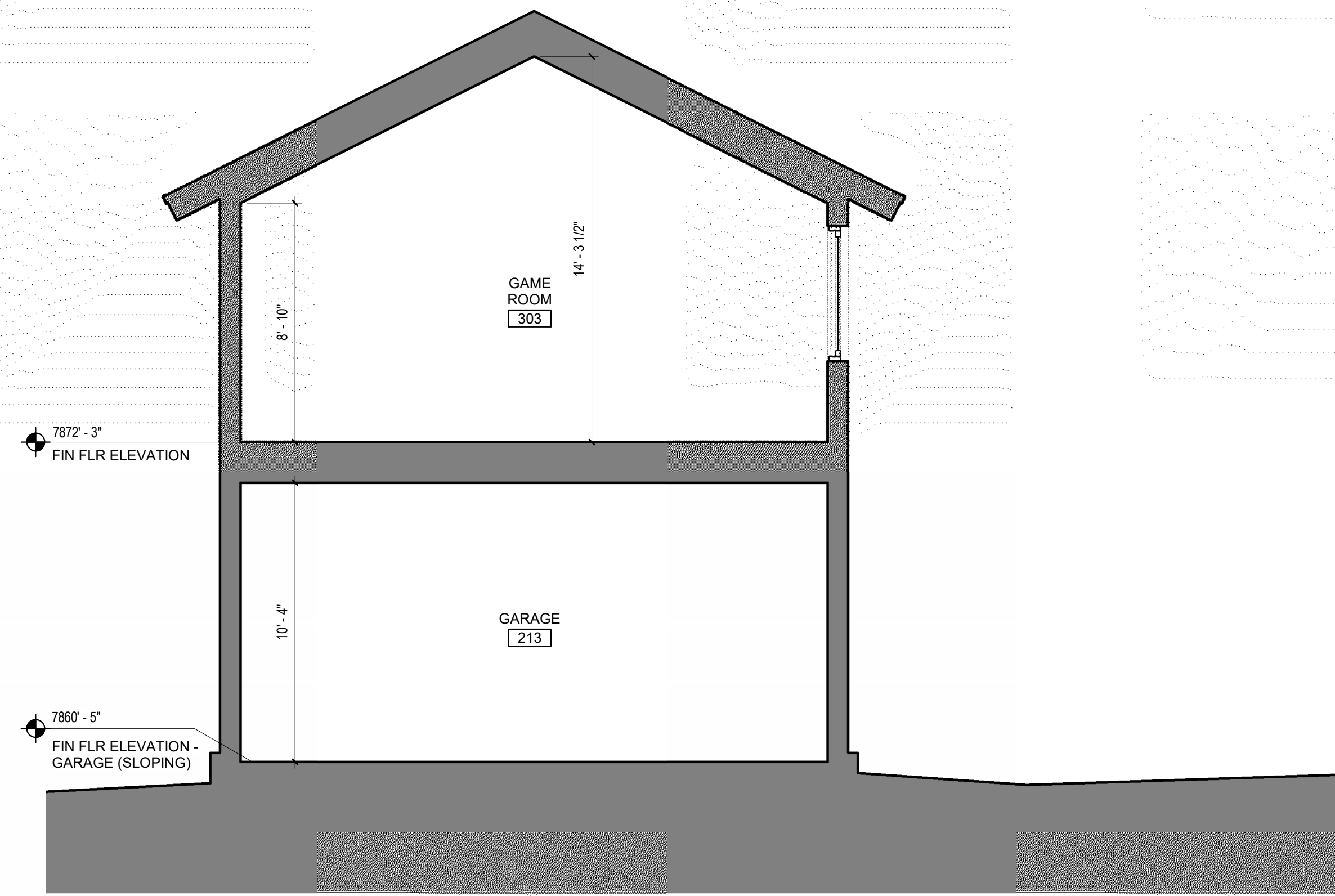
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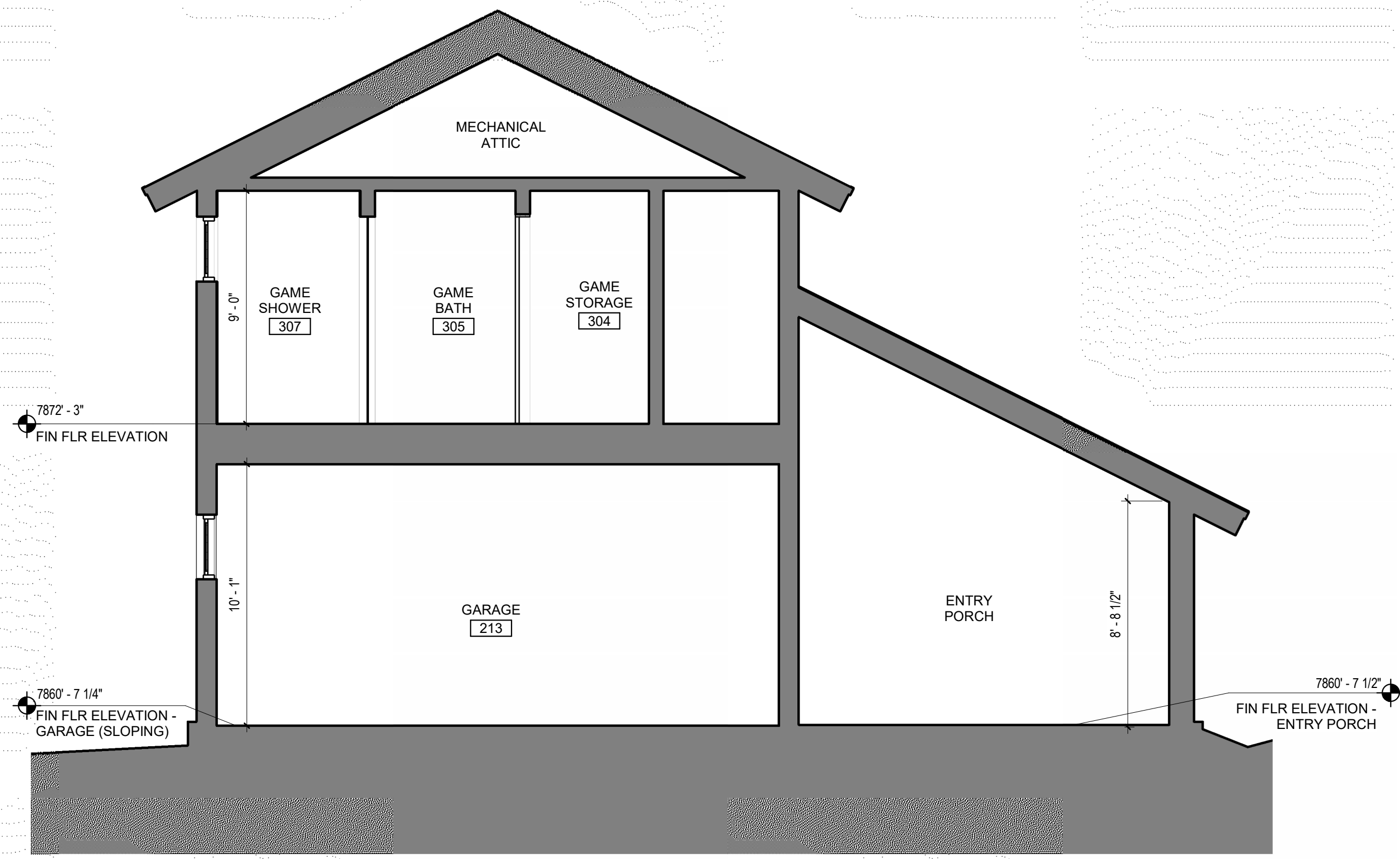
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BUILDING SECTIONS

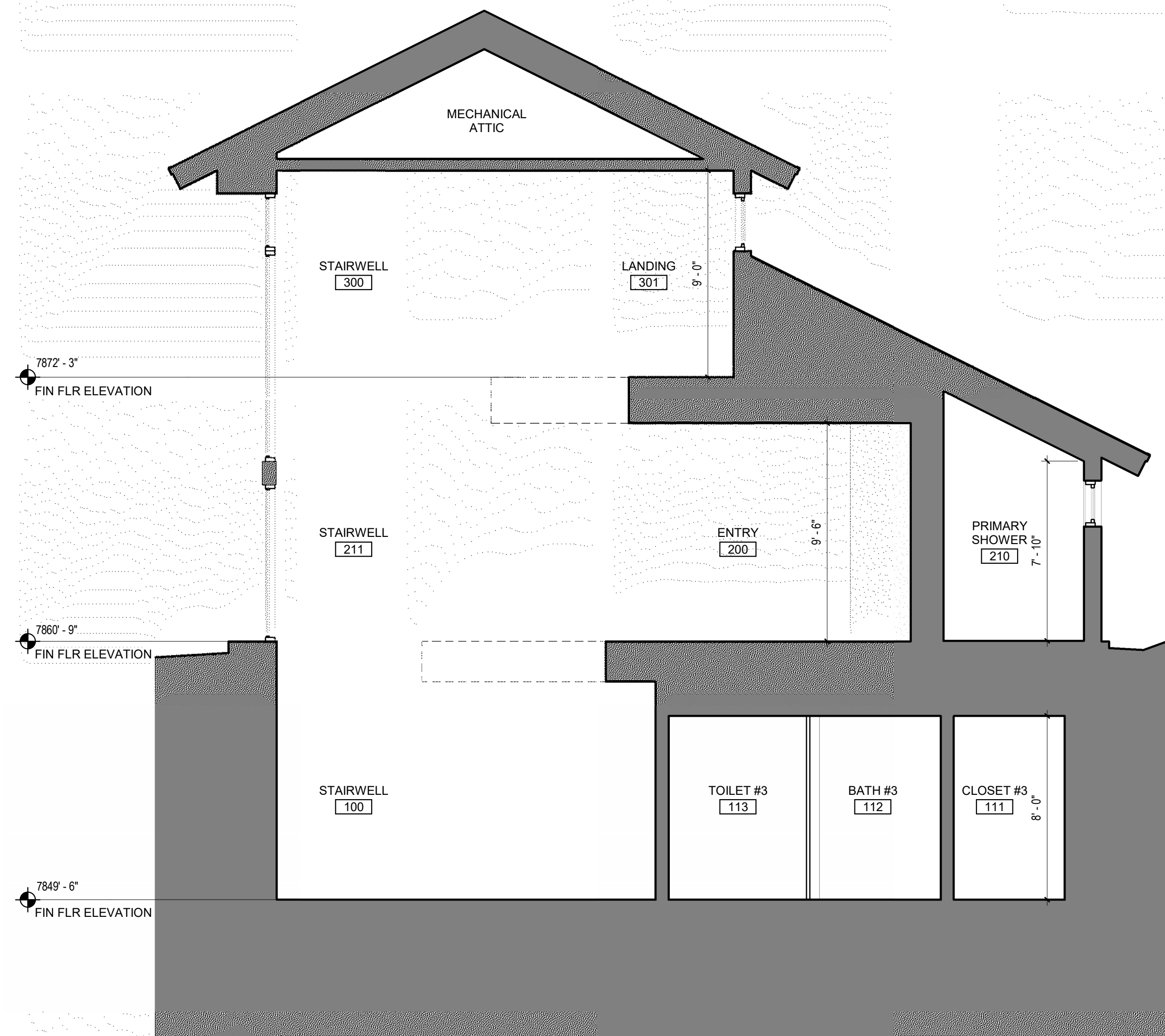
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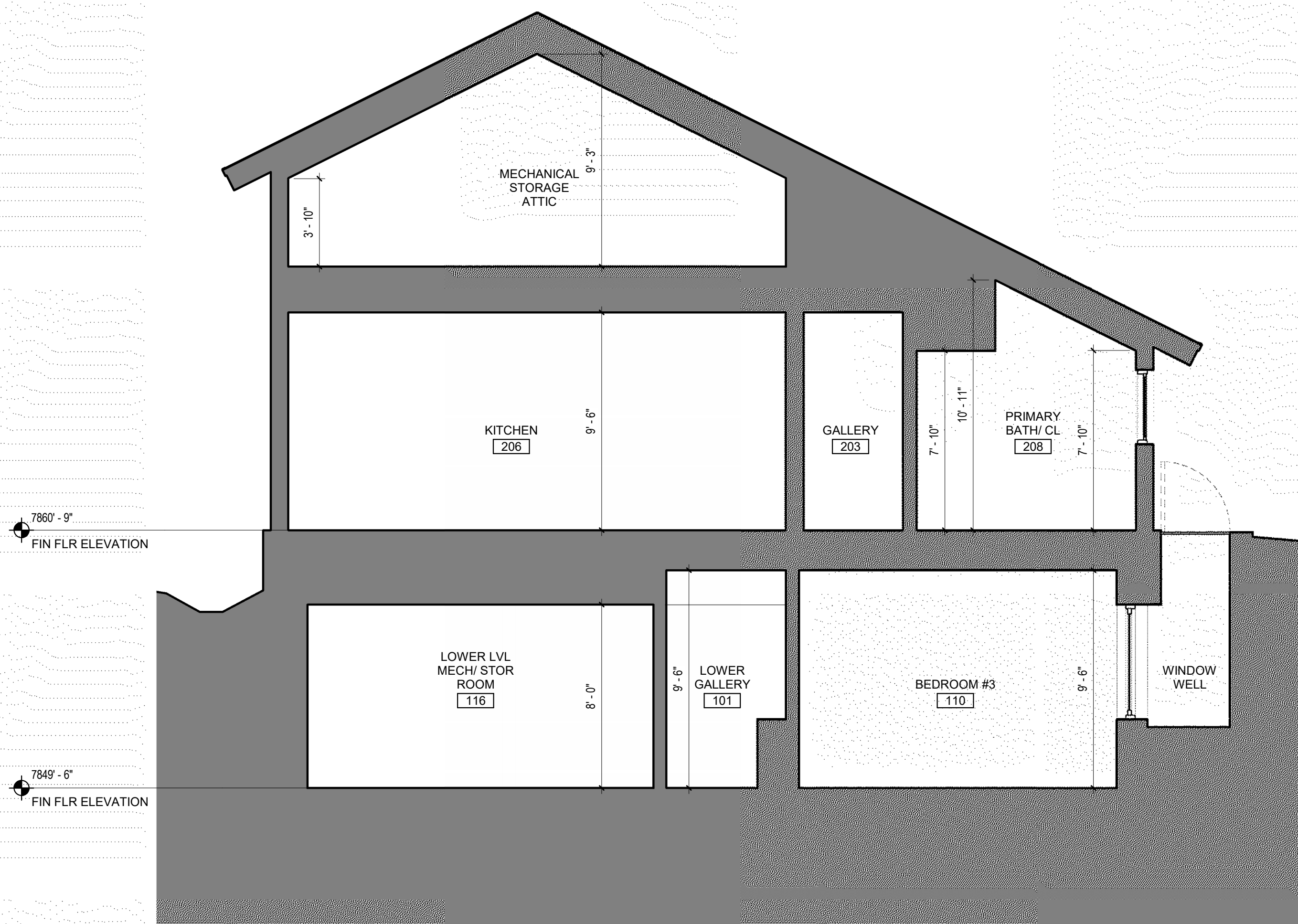
1 BUILDING SECTION
SCALE : 1/4" = 1'-0"



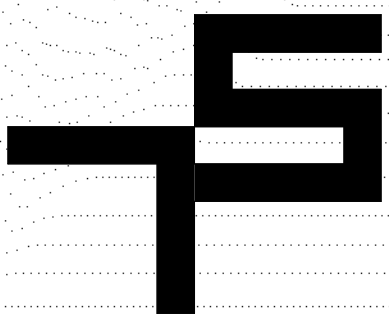
2 BUILDING SECTION
SCALE : 1/4" = 1'-0"



3 BUILDING SECTION
SCALE : 1/4" = 1'-0"



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



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BUILDING
SECTIONS

A501



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



2 BUILDING SECTION
SCALE : 1/4" = 1'-0"



3 BUILDING SECTION
SCALE : 1/4" = 1'-0"