DESIGN REVIEW APPLICATION

TOWN OF MINTURN PLANNING AND ZONING DEPARTMENT
P.O. Box 309 302 Pine Street Minturn, Colorado 81649-0309
Phone: 970-827-5645 Fax: 970-827-5545 Email: planner@minturn.org

Project Name:

Belden Place - Duplex Lot 7 (12 Plex) Flats

Project Location

Street Address: 0036 Abby Road

Zoning: PUD

Parcel Number(s): Not assigned

Application Request:

Design review for a multi-family 12 Plex (Flats)

Applicant:

Name: Greg Macik, TAB Associates, Inc.

Mailing Address: 56 Edwards Village Blvd, Suite 210, Edwards, CO 81632

Phone: 970-766-1470 x107

Email: greg@tabassociates.com

Property Owner:

Name: Alison Perry, Miners Base Camp LLC

Mailing Address: PO Box 1134 Minturn, CO 81645

Phone: 970-306-2264

Email: perry@vailland.com

Required Information:

Lot Size: 27,233	Type of Residence (Single Family, ADU, Duplex) Multi Family	# of Bedrooms 12 units 30 beds	# On-site Parking Spaces 10 ext 27 int
# of Stories: 4	Snow storage sq ft: 1500	Building Footprint sq ft: 11,423	Total sq ft Impervious Surface: 15,336

Signature:

Greg Macik

Fee Paid:_____ **Date Received:**_____ **Planner:**_____

Belden Place

12 Plex (Flats) - 0036 Abby Road

Lot 7

Minturn, Colorado 81645

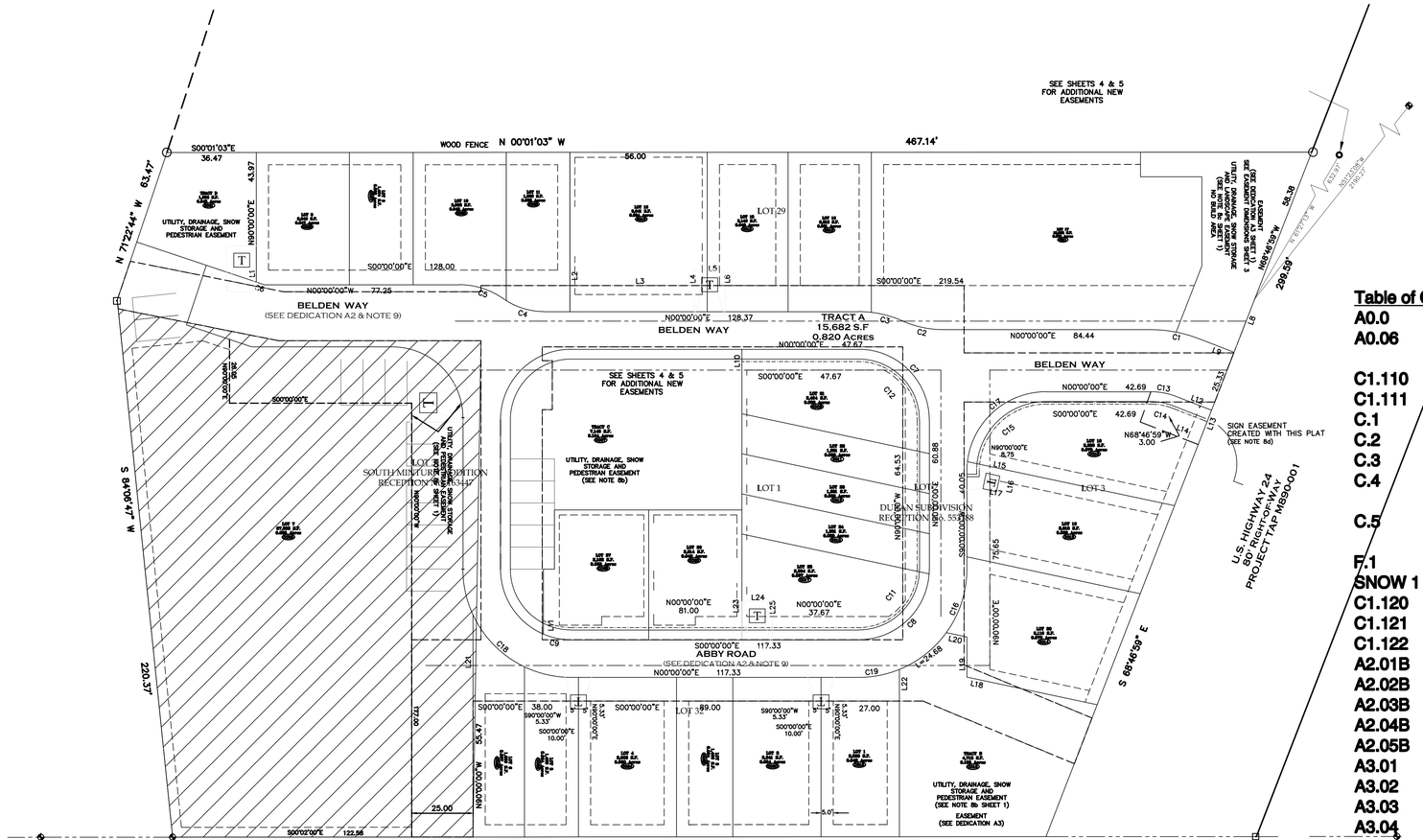


Table of Contents

VICINITY MAP

Design Review Submittal - Rev.
09/04/2024

TAB Associates
The Architectural Balance
0056 Edwards Village Blvd.
Edwards, CO 81632
(970) 766-1470
fax: (970) 766-1471
email: tab@vail.net
www.tabassociates.com
Civil Engineer:
Timberline Engineering
(970) 963 9869
Structural Engineer:
Jirsa-Hedrick
(303) 839-1963
Mechanical Engineer:
Bighorn Consulting Engineers
(970) 241 8709
Electrical Engineer:

Seal

Belden Place - 12 Plex (Flats)
Lot 7
0036 Abby Road, Minturn, Colorado 81645

Revisions:
1 BLDG DEP. CONS. 08/09/2024

Issue Dates:
CDs - 12/12/2023

Sheet Title:
Cover Sheet

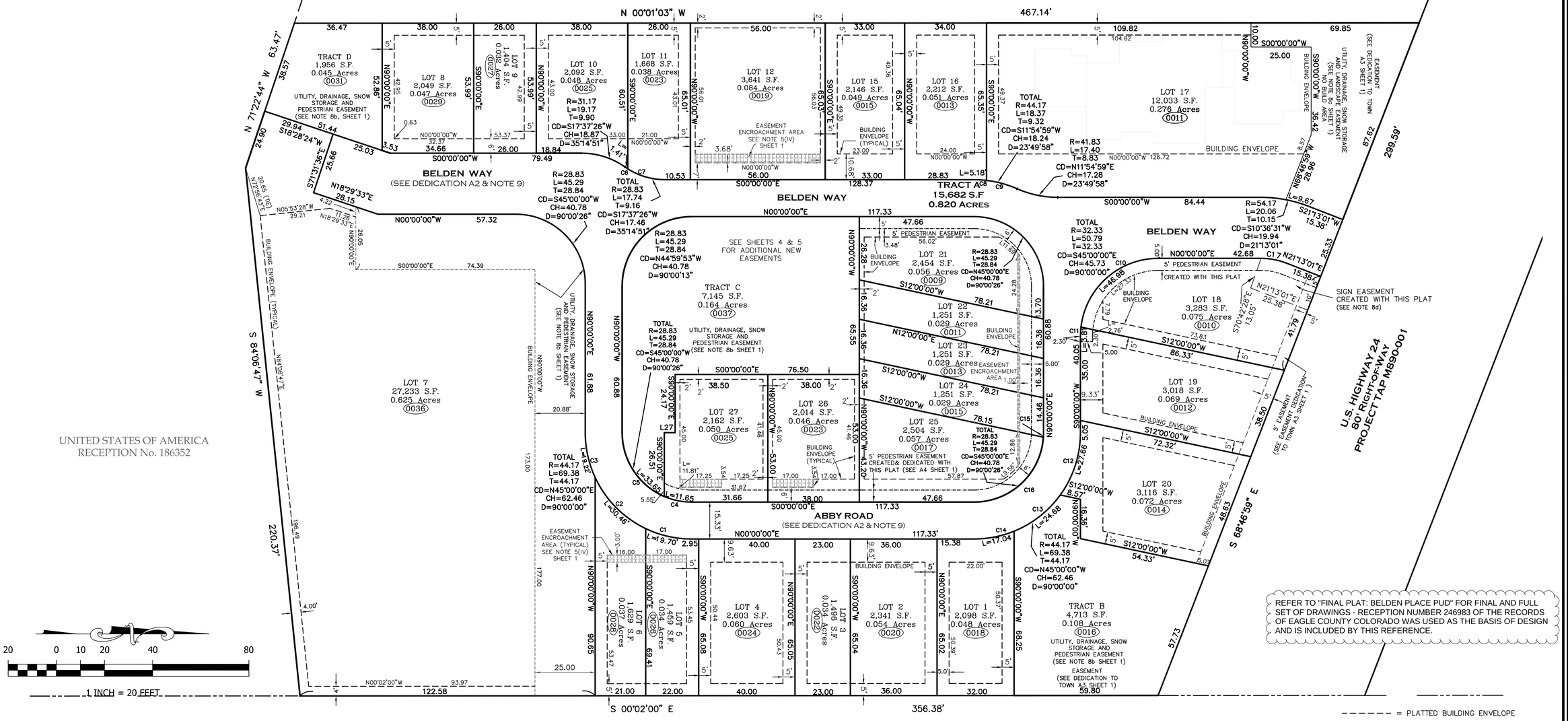
Project No:
2136

Sheet No:
A0.00

FINAL PLAT
BELDEN PLACE, P.U.D.
Town of Minturn, County of Eagle, State of Colorado

SUBDIVISION

LOT 28
SOUTH MINTURN ADDITION
RECEPTION No. 163447



UNITED STATES OF AMERICA
RECEPTION No. 186352

REFER TO "FINAL PLAT: BELDEN PLACE PUD" FOR FINAL AND FULL SET OF DRAWINGS - RECEPTION NUMBER 246983 OF THE RECORDS OF EAGLE COUNTY COLORADO WAS USED AS THE BASIS OF DESIGN AND IS INCLUDED BY THIS REFERENCE.

= PLATTED BUILDING ENVELOPE
= PEDESTRIAN EASEMENT
= EASEMENT ENCROACHMENT AREA SEE NOTE 5(IV)

L27 = S00°00'00"W 4.50

CURVE TABLE

CURVE	LENGTH	RADIUS	Tangent	Chord	Chd Brng	Delta
C1	19.70	44.17	10.01	19.53	N12°46'33"E	25°33'06"
C2	30.46	44.17	15.86	29.86	N45°18'32"E	39°30'53"
C3	19.22	44.17	9.76	19.07	N77°31'59"E	24°56'01"
C4	11.65	28.83	5.91	11.57	N11°34'15"E	23°08'56"
C5	33.65	28.83	19.03	31.77	N56°34'28"E	66°51'30"
C6	1.41	28.83	0.71	1.41	N33°50'32"E	2°48'39"
C7	16.32	28.83	8.39	16.11	N16°13'06"E	32°26'12"
C8	5.18	44.17	2.59	5.18	S03°21'35"W	6°43'11"
C9	13.19	44.17	6.65	13.14	S15°16'34"W	17°06'47"
C10	46.98	32.33	28.73	42.95	S41°37'23"E	83°14'46"
C11	3.81	32.33	1.91	3.81	S86°37'23"E	6°45'14"
C12	27.66	44.17	14.30	27.21	N72°03'40"W	35°52'40"
C13	24.68	44.17	12.67	24.36	N38°06'40"W	32°01'20"
C14	17.04	44.17	8.63	16.93	N11°03'00"W	22°06'00"
C15	1.89	28.83	0.94	1.89	N88°07'42"W	3°45'03"
C16	43.41	28.83	27.01	39.42	N43°07'29"W	86°15'24"
C17	10.68	28.83	5.40	10.62	N10°36'31"E	21°13'28"

UNITED STATES OF AMERICA
RECEPTION No.246983

PRELIMINARY

COLORADO REGISTERED MATTHEW S. SLAGLE 34998 07-09-2024 PROFESSIONAL LAND SURVEYOR

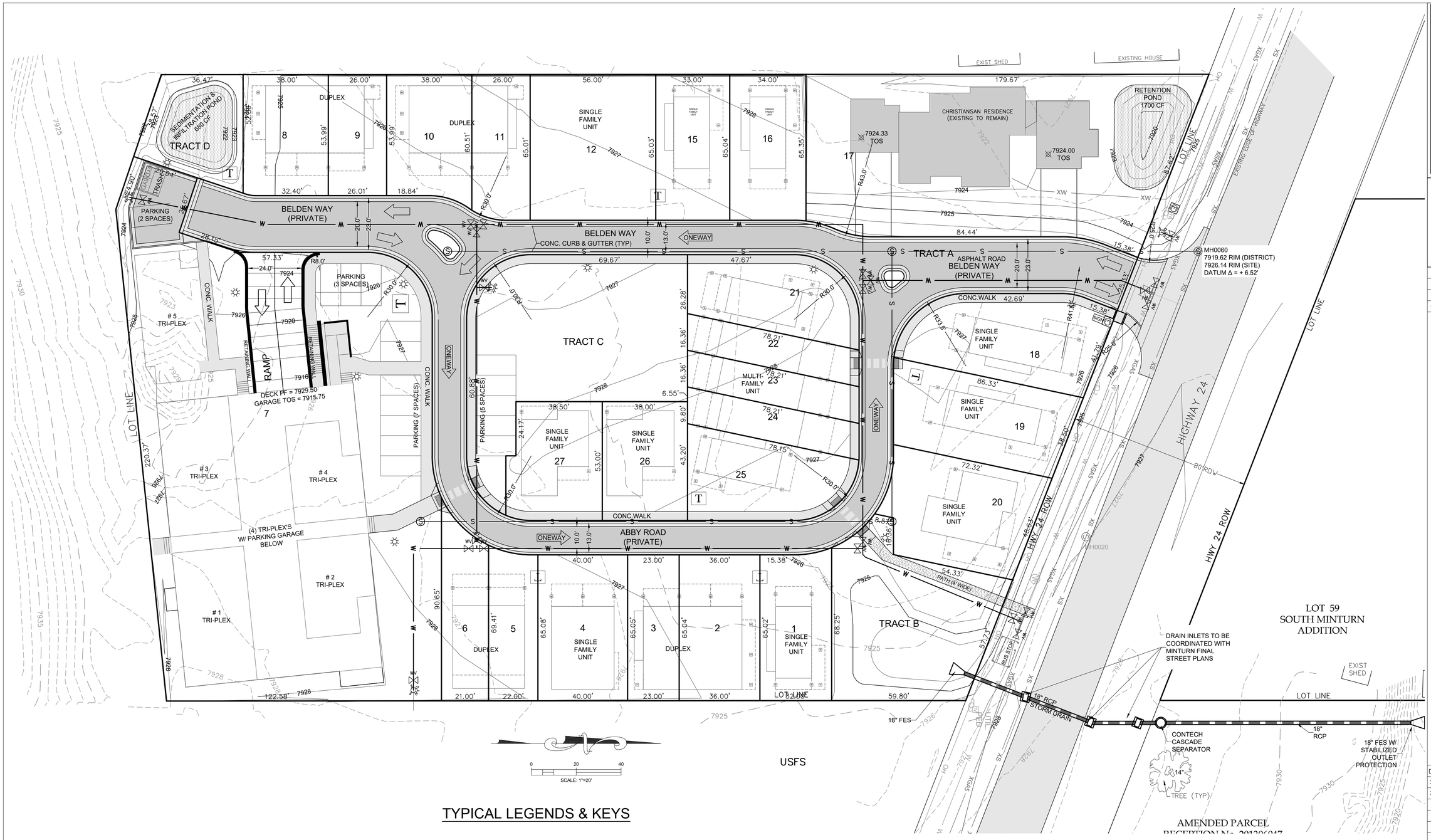
Matthew S. Slagle PLS 34998
Professional Land Surveyor
State of Colorado

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED 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.

SLAGLE SURVEY SERVICES
800 Castle Drive - P.O. Box 751 Eagle, Colorado 81631
970.471.1499 Office matthew@slaglesurvey.com
www.SlagleSurvey.com

FINAL PLAT
BELDEN PLACE, P.U.D.
Town of Minturn, County of Eagle, State of Colorado

DRAWN BY:	JOB NUMBER:	DRAWING NAME:
MSS	18029	18029_PUD-23.dwg
SHEET 3 OF 5		DATE: 11-11-2023



TYPICAL LEGENDS & KEYS

AD	= AREA DRAIN
CFS	= CUBIC FEET PER SECOND
CONC	= CONCRETE
EC	= EDGE OF CONCRETE
EOA	= EDGE OF ASPHALT
EP	= EDGE OF PAVEMENT
EX	= EXISTING
FF	= FINISHED FLOOR
FG	= FINISHED GRADE
FL	= FLOW LINE
GD	= GRADE/GROUND
HP	= HIGH POINT
LP	= LOW POINT
TBC	= TOP BACK OF CURB
TD	= TRENCH DRAIN
TOS	= TOP OF SLAB
TOW	= TOP OF WALL
TYP	= TYPICAL
WH	= WALL HEIGHT
TOW	= TOP BACK OF WALK
EL	= ELEVATION
TOP	= TOP OF PIPE

CONTOUR LEGEND:

EXISTING 1' CONTOUR	7929
EXISTING 5' CONTOUR	7930
PROPOSED 1' CONTOUR	7929
PROPOSED 5' CONTOUR	7930

EXISTING UTILITIES LINE KEY:

WATER	XW
SEWER	XS
OVERHEAD ELEC, TELE, CATV	OH
GAS	XGAS

EXISTING UTILITIES SYMBOL KEY:

- WATER VAULT
- WATER VALVE
- FIRE HYDRANT
- SEWER MANHOLE
- UTILITY POLE
- ELECTRIC TRANSFORMER
- CABLE TV PEDESTAL

PROPOSED UTILITY SYMBOL KEY:

- WATER VAULT
- WATER VALVE
- FIRE HYDRANT
- SEWER MANHOLE
- UTILITY POLE
- ELECTRIC TRANSFORMER
- CABLE TV PEDESTAL
- ELECTRIC SPLICE VAULT
- STREET LIGHT

INDICATES DIRECTION OF TRAFFIC FLOW

LINE KEY:

WATER	W
SEWER	S

PARKING NOTES:

PARKING SPACES 9' X 18' MIN.

REFER TO "BELDEN PLACE PUD - FINAL PLAN SUBMITTAL" FOR FULL DEVELOPMENT SITE PLANE, PREPARED BY TIMBERLINE ENGINEERING DATE JULY 12, 2024, WAS USED AS THE BASIS OF DESIGN AND IS INCLUDED BY THE REFERENCE.

EARTHWORK:
5175 CYD CUT
8130 CYD FILL
2955 CYD NET <FILL>
(DOES NOT INCLUDE ONSITE HAUL-IN ±1000 CYD)

TIMBERLINE ENGINEERING llc CIVIL STRUCTURAL
218 E. Valley Rd. p 970.963.9869
SITE 104-PMB 177
Carbondale, Colorado 81623
timberlineengineering@gmail.com

COLORADO REGISTERED PROFESSIONAL ENGINEER DAVID JOHN MARTINEZ 39276

Belden Place - 12 Plex (Flats)
Lot 7

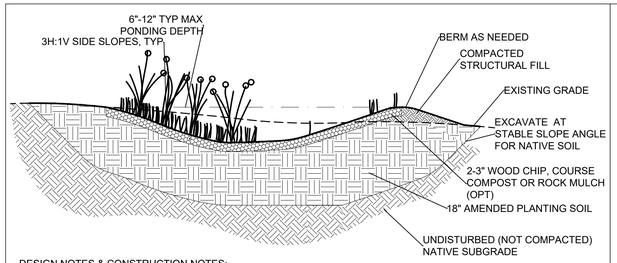
0036 Abby Road, Minturn, Colorado 81645

NOT FOR CONSTRUCTION

DATE	REVISION
2/15/22	Permit Set
7/29/24	Review comments 1

Title: PROPOSED SITE PLAN

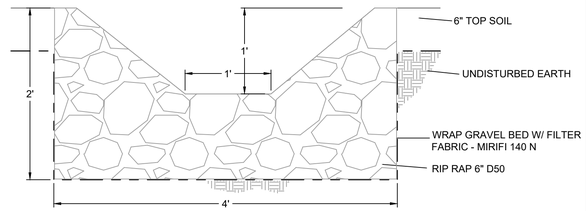
Sheet: C.111



DESIGN NOTES & CONSTRUCTION NOTES:

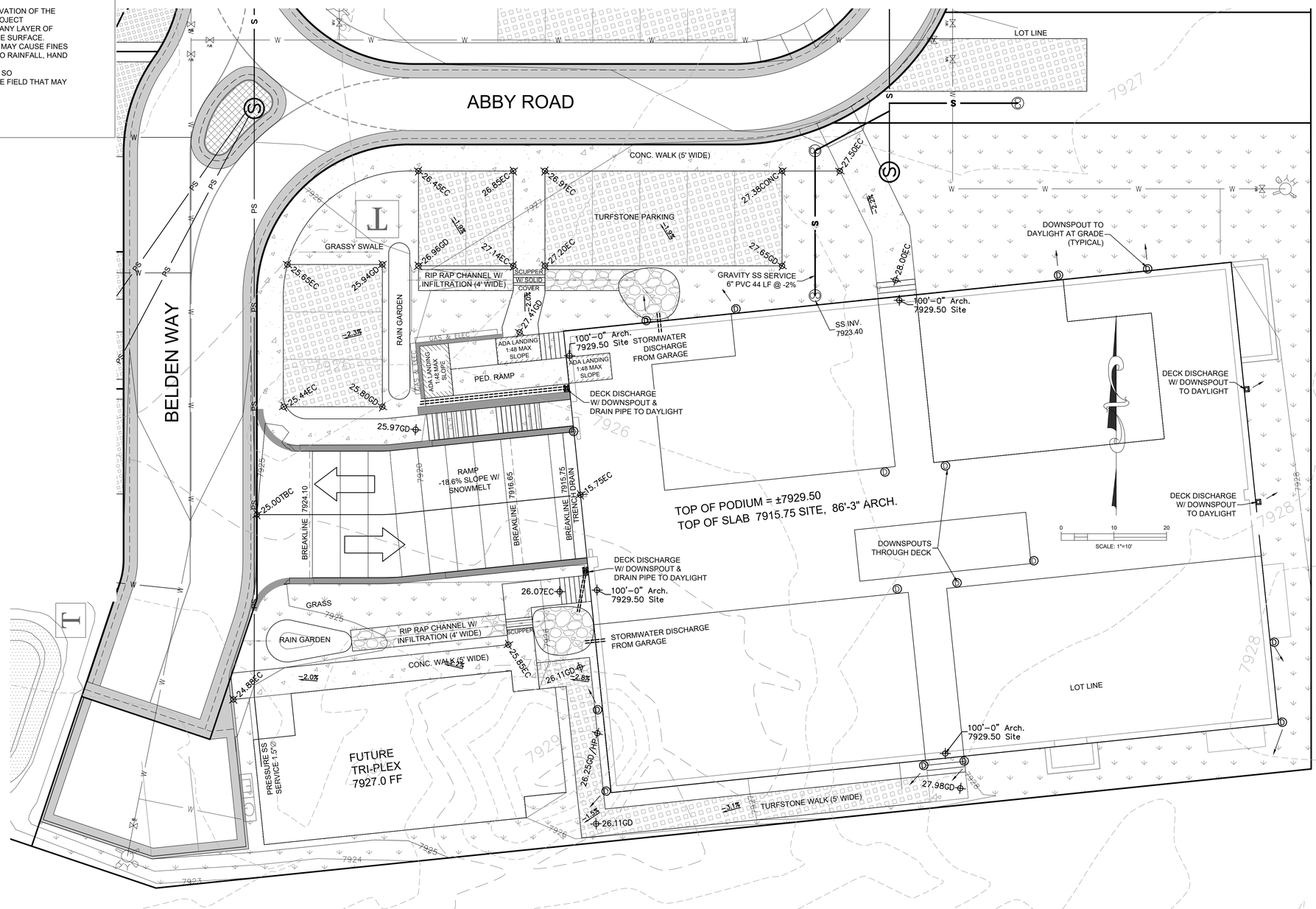
1. PLANT WITH PLANTS PER LANDSCAPE ARCHITECT DWGS. NATIVE PLANTS ARE PREFERRED, BECAUSE NON-NATIVE AND INVASIVE SPECIES CAN MOVE DOWNSTREAM AND DAMAGE HABITAT. IF NON-NATIVES ARE CHOSEN, BE SURE THAT THEY WILL NOT DAMAGE DOWNSTREAM HABITAT.
2. BUILD AND VEGETATE RAIN GARDEN AS EARLY AS POSSIBLE TO ESTABLISH PLANTINGS BEFORE DIRECTING STORMWATER RUNOFF TO IT OR DIVERT STORMWATER AROUND FACILITY. PREFERABLY, THIS PERIOD WOULD LAST A MINIMUM OF 3 MONTHS OR PER LANDSCAPE ARCHITECT/DESIGNER GUIDELINES.
3. INFILTRATION AREAS (THE AREA OF THE RAIN GARDEN AS DEFINED BY THE TOP ELEVATION OF THE FACILITY) SHALL BE FENCED OFF FROM THE FIRST DAY OF EARTH MOVING UNTIL PROJECT COMPLETION TO PREVENT COMPACTION OF THE SUBGRADE. DIRT TRACKING ONTO ANY LAYER OF THE FACILITY AND STOCKPILING OF CONSTRUCTION MATERIALS THAT MAY CLOG THE SURFACE.
4. DURING EXCAVATION OF NATIVE SOILS TO THE BOTTOM OF THE FACILITY, RAINFALL MAY CAUSE FINES TO CLOG THE SURFACE OF THE FACILITY. IF THE NATIVE SOIL HAS BEEN EXPOSED TO RAINFALL, HAND RAKE THE SURFACE TO A DEPTH OF 3" TO RESTORE INFILTRATION CAPACITY.
5. CALL THE CIVIL ENGINEER 48 HOURS IN ADVANCE OF CONSTRUCTING THIS FACILITY SO CONSTRUCTION OBSERVATION MAY BE PERFORMED TO IDENTIFY VARIATIONS IN THE FIELD THAT MAY AFFECT DESIGN AND VERIFY PROPER CONSTRUCTION.
6. DURING INSTALLATION, DISTURB NATIVE SOILS AS LITTLE AS POSSIBLE.

RAIN GARDEN
DETAIL



RIP CHANNEL W/ INFILTRATION
DETAIL

SHEET INDEX:



ABBREVIATION KEY

AD	= AREA DRAIN
CFS	= CUBIC FEET PER SECOND
CONC	= CONCRETE
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WH	= WALL HEIGHT
TOW	= TOP BACK OF WALK
EL	= ELEVATION
TOP	= TOP OF PIPE
WV	= WATER VALVE
WW	= WINDOW WELL

CONTOUR LEGEND:

EXISTING 1' CONTOUR	7929
EXISTING 5' CONTOUR	7930
PROPOSED 1' CONTOUR	7929
PROPOSED 5' CONTOUR	7930

LINE KEY:

WATER	W
SEWER	S

PROPOSED UTILITY SYMBOL KEY:

- WATER VAULT
- STREET LIGHT
- WATER VALVE
- FIRE HYDRANT
- SEWER MANHOLE
- UTILITY POLE
- ELECTRIC TRANSFORMER
- CABLE TV PEDESTAL
- ELECTRIC SPLICE VAULT

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Belden Place - 12 Plex (Flats)
Lot 7

0036 Abby Road, Minturn, Colorado 81645

NOT FOR CONSTRUCTION

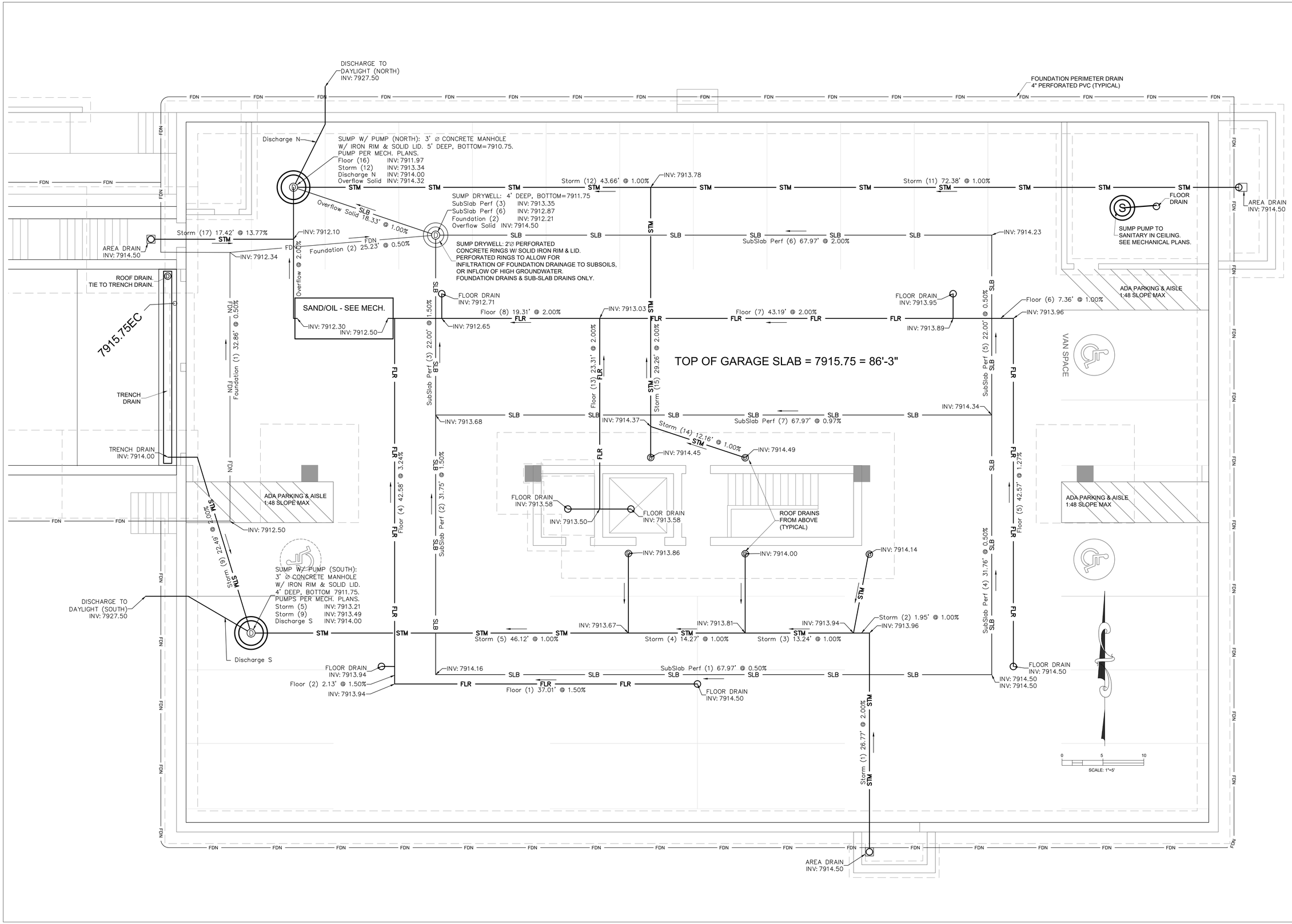
DATE	REVISION
2/15/22	Permit Set
7/29/24	Review comments 1
9/4/24	Review comments 2

Title:

SITE GRADING & DRAINAGE PLAN

Sheet:

C.1



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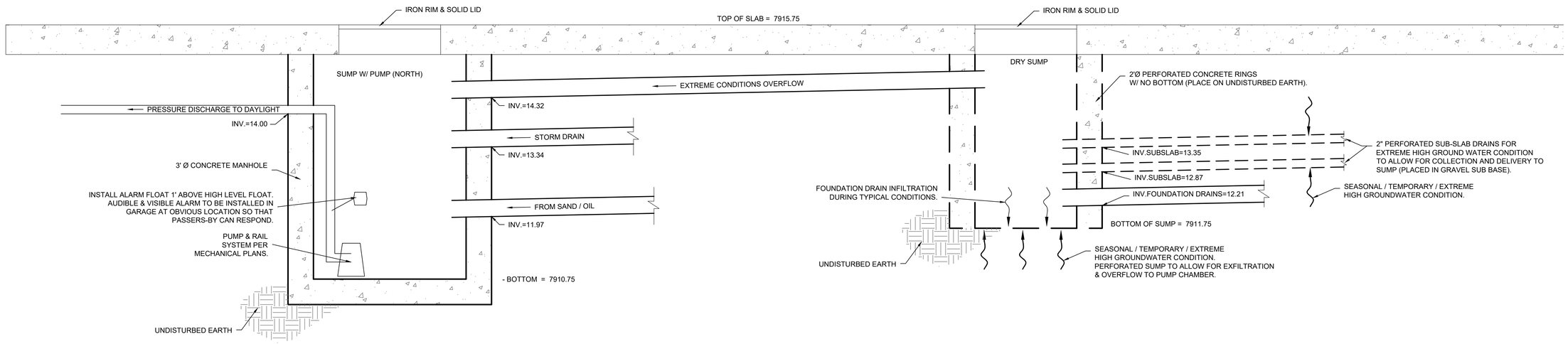
DATE	REVISION
2/15/22	Permit Set
7/29/24	Review comments 1
9/4/24	Review comments 2

Title: GARAGE DRAINAGE PLAN

Sheet: C.2



DRY SUMP & NORTH DRAINAGE SCHEMATIC

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COLORADO REGISTERED PROFESSIONAL ENGINEER
DAVID JOHN ANDERSON
39276

Belden Place - 12 Plex (Flats)
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DATE	REVISION
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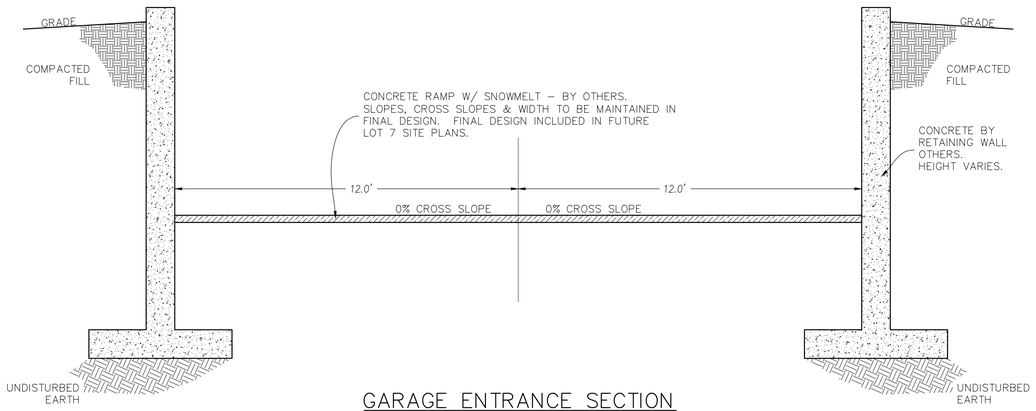
7/29/24	Review comments 1
9/4/24	Review comments 2

Title:

DRAINAGE DETAILS

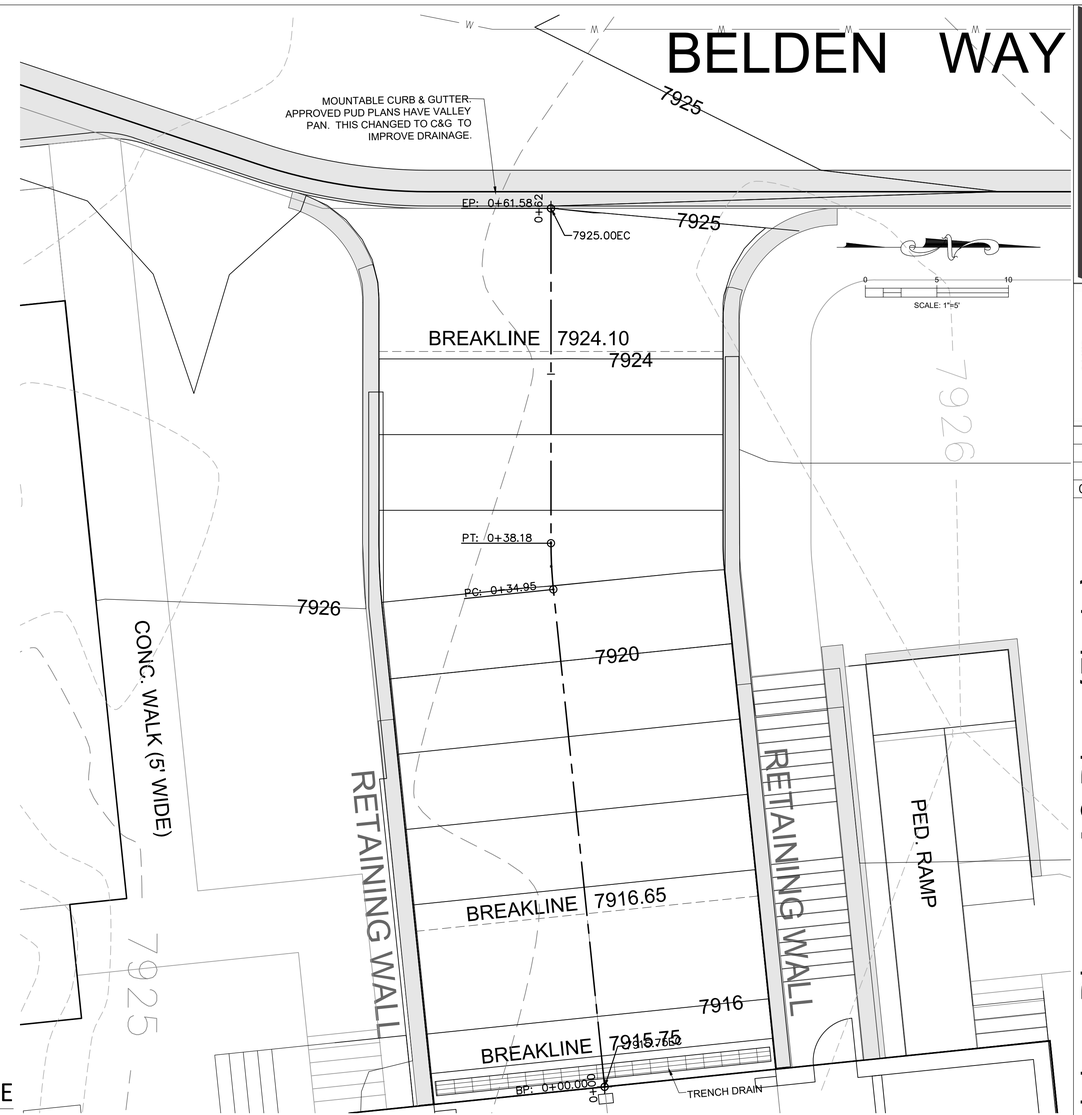
Sheet:

C.3

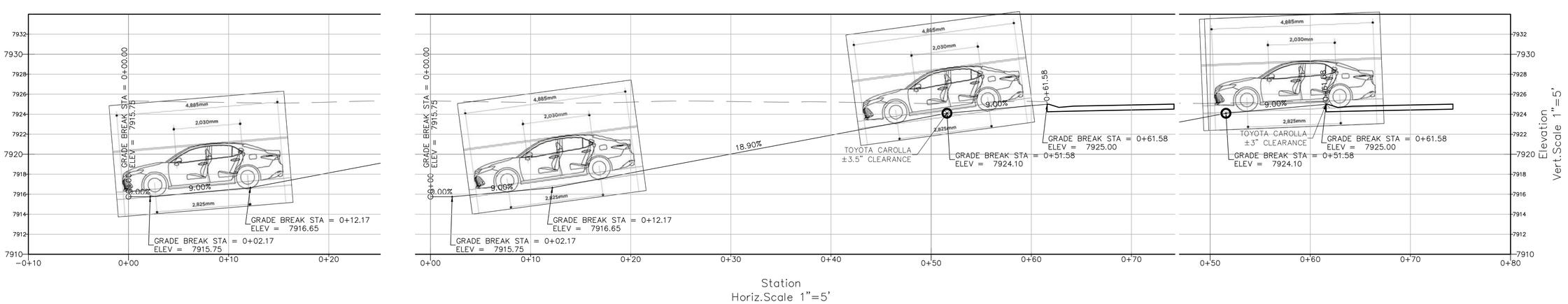


GARAGE ENTRANCE SECTION

STA. BEGIN TO END



GARAGE ENTRANCE PROFILE
W/ VEHICLE CLEARANCE



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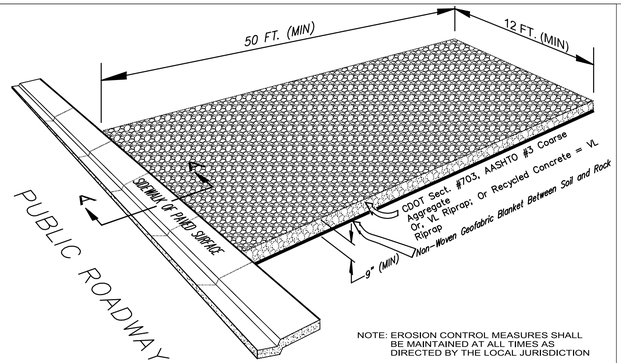
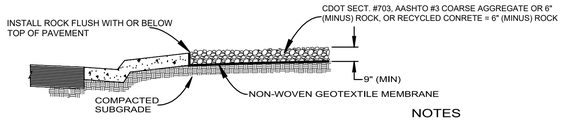
9/4/24	Review comments 2

Title: GARAGE ENTRANCE PLAN & PROFILE

Sheet: C.4



NOTE: EROSION CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES AS DIRECTED BY THE LOCAL JURISDICTION



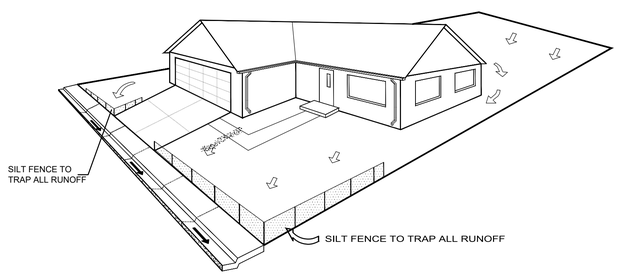
NOTES

1. ALL ROCK TO BE REMOVED UPON COMPLETION OF CONSTRUCTION.
2. PUBLIC ROADWAY TO BE KEPT CLEAN AND FREE OF MUD, DIRT AND DEBRIS AT ALL TIMES.

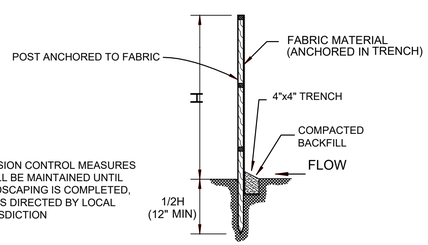
SECTION A-A
-NTS-

TEMPORARY VEHICLE TRACKING CONTROL DETAIL

SILT FENCE INSTALLATION DETAIL

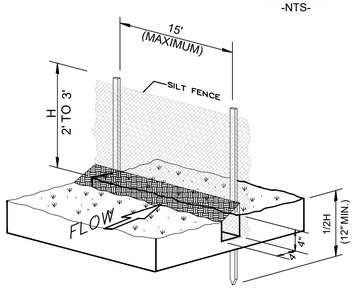


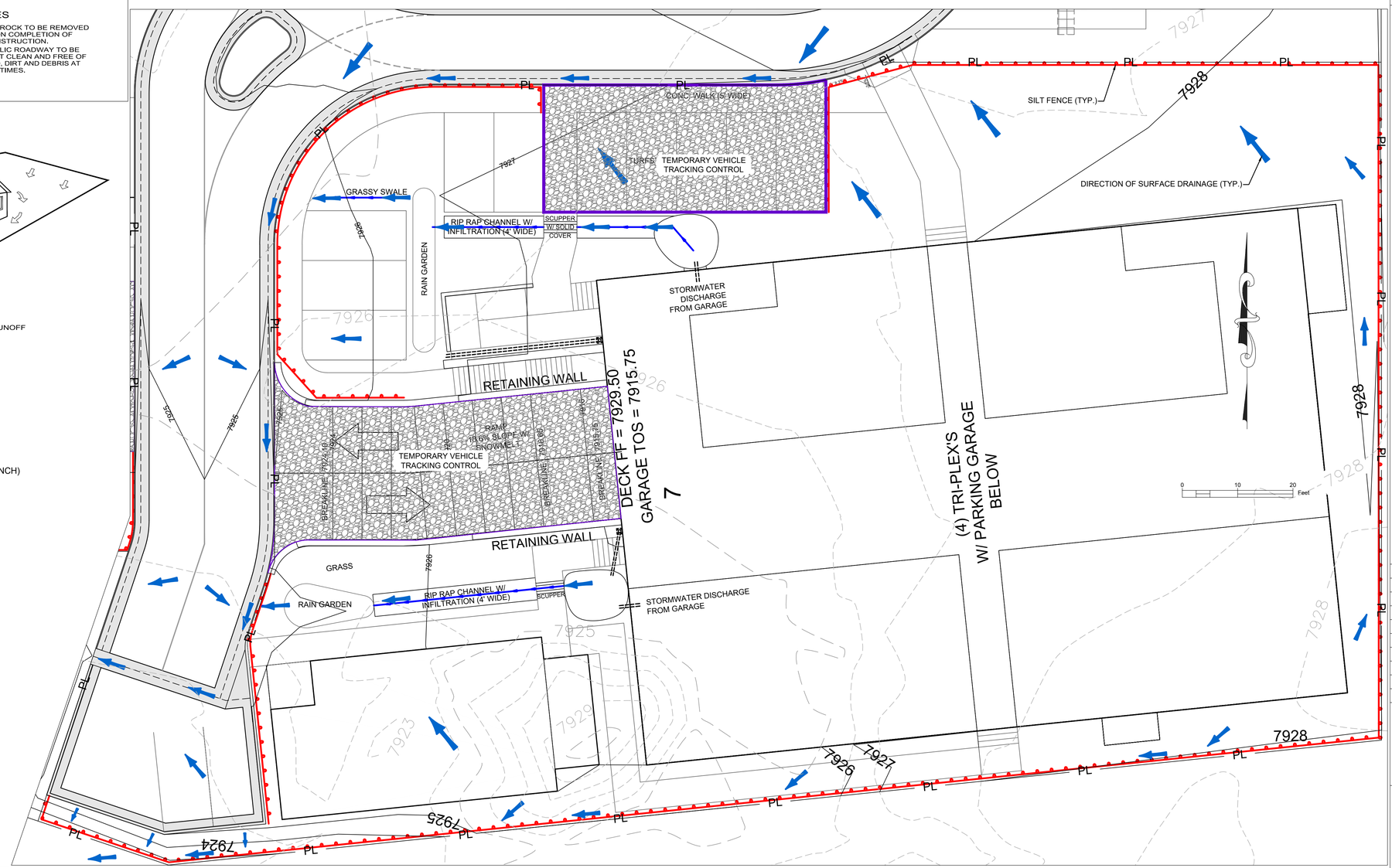
NOTE: EROSION CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES AS DIRECTED BY LOCAL JURISDICTION



NOTE: EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL LANDSCAPING IS COMPLETED, OR AS DIRECTED BY LOCAL JURISDICTION

SECTION
-NTS-





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39276

Belden Place - 12 Plex (Flats)
Lot 7

0036 Abby Road, Minturn, Colorado 81645

NOT FOR CONSTRUCTION

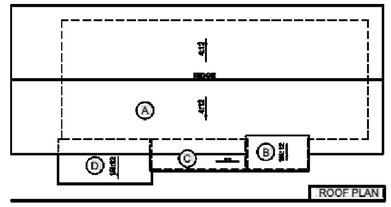
DATE	REVISION
2/15/22	Permit Set
7/29/24	Review comments 1
9/4/24	Review comments 2

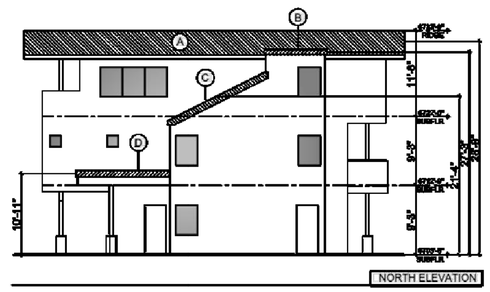
Title: STORM WATER MANAGEMENT PLAN & DETAILS

Sheet: C.5

BELDEN PLACE PUD GUIDE INFORMATION
The following is an abrieviated verision of information found in the PUD guide.

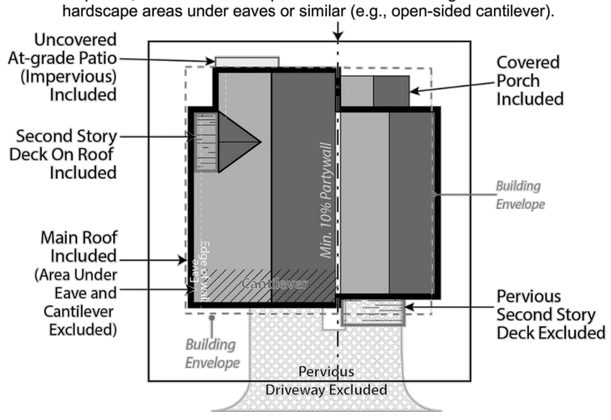
Building Height. Determining building height uses a weighted height calculation as measured from final/finished grade. Max heights - 28' for single famil and duplex, 35' for Row Houses and Flats.





ROOF MARK	ROOF AREA (SF)	ROOF AREA %	AVG HEIGHT	WEIGHTED AVG
A	594	35.1	29'-9"	3,426.35'
B	49	3.0	21'-9"	66.55'
C	69	4.3	23'-4"	102.35'
D	76	5.3	10'-11"	72.07'
TOTAL:	1,688	100.0	-	3,666.57' / 100 = 28'-11" AVG ROOFHT

Site Coverage. Site coverage means the portion of a lot covered by materials forming any unbroken surface, impervious to water including, but not limited to: buildings, streets, slab on-grade patios, exterior fireplaces, and other hardscape materials. Site coverage excludes non-hardscape areas under eaves or similar (e.g., open-sided cantilever).



BUILDING PLACEMENT AND ENVELOPES
Residential building envelopes are necessary in order to maximize the buildability and economic viability of the lots while offering greenspace and or space between neighbors to the greatest extent possible. All portions of structure- including fireplaces, chimneys, window wells, eaves, overhangs, etc. must be contained within property lines; however, with the platted building envelope acting as building setbacks for each lot, encroachments are available for certain features.

The following encroachments are permitted beyond the platted building envelope:

Unenclosed or uncovered decks; deck supports; eaves up to 18" beyond the envelope; porches, patios and landings less than 30" above the surrounding natural or finished grade; window or light wells; heat or A/C units; residential solar alternative energy installations; fences; counterforts below grade; staircases (enclosed or otherwise); structures of less than 6" in height; landscaping and drainage features. No encroachment may be located within 24" from the property line or directly on top of in-ground utility easements. Underground parking elements and staircases may encroach within 12" of the most southern property line on Lot 7.

1. SINGLE-FAMILY DETACHED

a. Style
(1) Residences with the same architectural elevations and coloring shall not be placed adjacent to each other or directly across the street from one another.
(2) Each residential unit type shall have at least two (2) elevations to provide stylistic diversity. This may include:
i. Roof forms/lines and profiles
ii. Varied window and door styles
iii. Varied entry treatments and locations including porches, columns, etc.
iv. Two or three story homes
v. Second or third story decks or balconies

b. Building Form
(1) The mass of the residence should strongly reflect the architectural style and be scaled to provide visual interest and depth, reduce boxiness and achieve an articulated form on the front and sides of the homes.
(2) Roofs shall be designed and pitched accordingly in consideration of solar technology and/or drainage.
(3) Roof-top decks are permitted only on certain lots as established by developer and cannot be added on buildings not constructed with this initial feature.

2. DUPLEX/TRI-PLEX or MULTIFAMILY STRUCTURES

a. Style
(1) Structures shall have at least two (2) elevations to provide stylistic diversity.
(2) Units may be multi-stories.
(3) Units may be divided horizontally (townhomes) or vertically (flats).
(4) Second story decks or balconies permitted.
(5) Units have no minimum length of connection and may be joined via shared walls of the garage, external staircases, or main living area wall(s) or floors.

b. Building Form
(1) The mass of the residence should strongly reflect the architectural style and be scaled to provide visual interest and depth, reduce boxiness and achieve an articulated form on the front of the homes.
(2) Roofs shall be designed and pitched accordingly in consideration of solar technology and/or drainage.
(3) Roof-top decks are permitted only on certain lots as established by developer and cannot be added on buildings not constructed with this initial feature.

3. MATERIALS

a. Roofing materials are limited to the following:
(1) Artificial wood shingle (to mimic wood shake shingle). Treated wood shake shingles or any other combustible material is prohibited.
(2) Standing seam metal.
(3) Asphalt shingles.
(4) Imitation (composite or similar); or, real slate tiles.
(5) Non-reflective solar tiles that mimic the above-mentioned products
(6) Any other recommended FireWise materials similar to the above-mentioned products.

b. Siding materials are limited to the following:
(1) Metal
(2) Wood
(3) Composite siding
(4) Fiber cement board (commonly known as "Hardie Board")
(5) Stucco.
(6) Any other recommended FireWise materials similar to the above-mentioned products.
(7) All siding materials to have non-reflective finishes.

c. Doors and Windows:
(1) Structures with multiple garage doors must always have identical, matching doors.
(2) All replacement windows shall be consistent and match the aesthetic of previous windows unless otherwise approved by the design review board. Skylight or solar tubes permitted.
(3) Screen or storm doors, in addition to typical front doors are permitted. Screen or storm doors cannot replace front doors at any time.

d. Design Elements. This development may incorporate mountain appropriate design elements into the buildings, including, but not limited to, exposed heavy timber beams as accent elements or entry features, walls faced with wood, stone, faux stone or cultured stone, metal railings or accents. Stucco may only be utilized in small quantities on building facades and is not to be used as a primary material for home.

e. Building materials for residential exteriors shall include at least two (2) types of materials as part of the building façade.

I. LANDSCAPING – *See also PUD Landscaping Plan*
Shall not interfere with any drainage way, utility, pedestrian access, or entry into any structure. Landscaping shall not obscure windows, be installed under gas fireplace or dryer vents, nor shall any landscaping material overtake any yard, or spread into any common or neighboring yards.

Landscaping minimums:
1. At least one (1) tree per 1,200 sf of lot area and two (2) shrubs for all lots. *See also official Landscaping Plan for Belden Place.*
2. All landscaping proposed on the approved Landscaping Plan shall be installed initially with expectations for maintenance.
3. No exposed soil is permitted. Soil must be covered in groundcover that may consist of seed (includes wildflower seed), cobble, perennials, mulch, or similar.
4. All dead materials must be replaced during the same season death occurs.

TAB Associates
The Architectural Balance
0056 Edwards Village Blvd.
Edwards, CO 81632
(970) 766-1470
fax: (970) 766-1471
email: tab@vail.net
www.tabassociates.com
Civil Engineer:
Timberline Engineering
(970) 963 9669
Structural Engineer:
Jirsa-Hedrick
(303) 839-1963
Mechanical Engineer:
Bighorn Consulting Engineers
(970) 241 8709
Electrical Engineer:

Seal

Belden Place - 12 Plex (Flats)
Lot 7
0036 Abby Road, Minturn, Colorado 81645

Revisions:

Issue Dates:
CDs - 12/12/2023

Sheet Title:
PUD Information

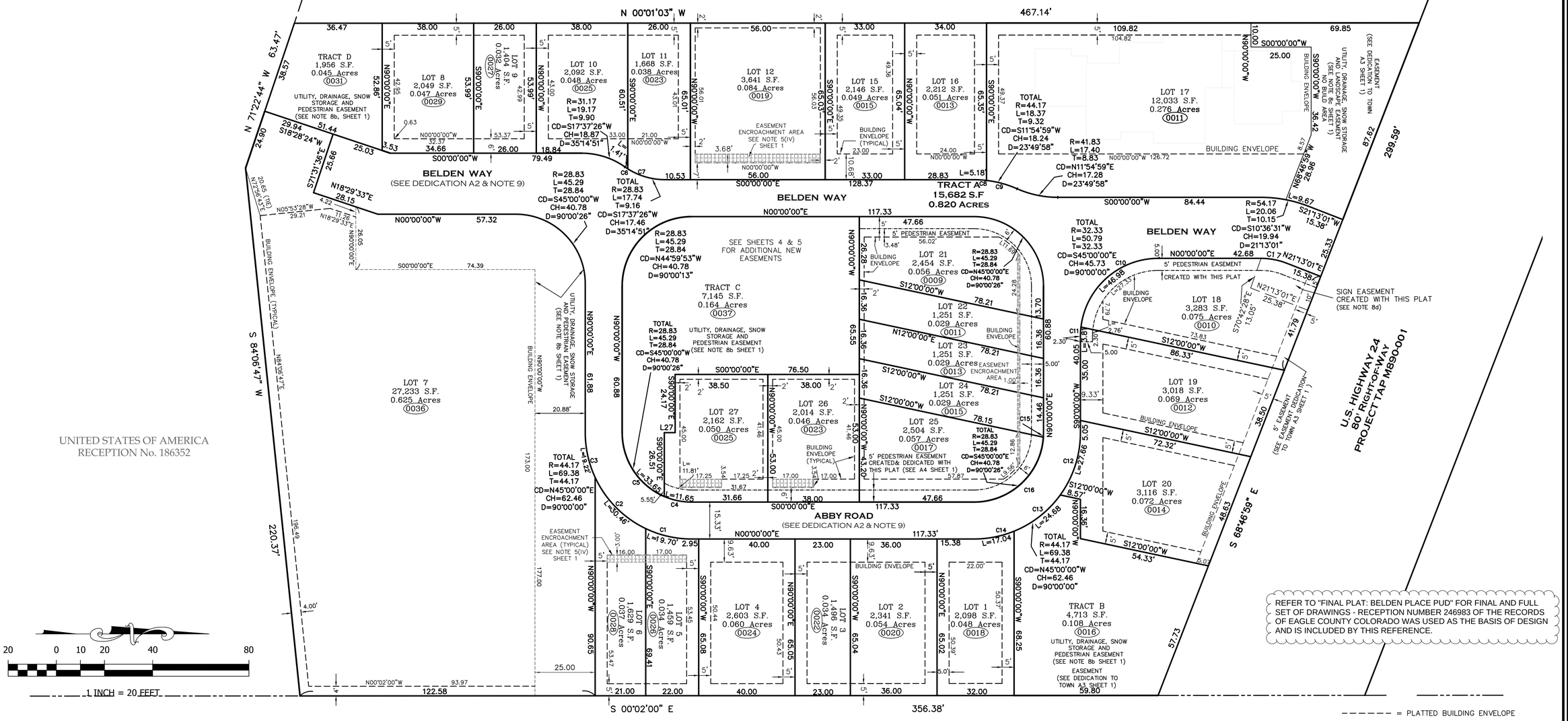
Project No:
2136

Sheet No:
A0.06

FINAL PLAT
BELDEN PLACE, P.U.D.
Town of Minturn, County of Eagle, State of Colorado

SUBDIVISION

LOT 28
SOUTH MINTURN ADDITION
RECEPTION No. 163447



UNITED STATES OF AMERICA
RECEPTION No. 186352

REFER TO "FINAL PLAT: BELDEN PLACE PUD" FOR FINAL AND FULL SET OF DRAWINGS - RECEPTION NUMBER 246983 OF THE RECORDS OF EAGLE COUNTY COLORADO WAS USED AS THE BASIS OF DESIGN AND IS INCLUDED BY THIS REFERENCE.

= PLATTED BUILDING ENVELOPE
= PEDESTRIAN EASEMENT
= EASEMENT ENCROACHMENT AREA SEE NOTE 5(IV)

L27 = S00°00'00"W 4.50

CURVE TABLE

CURVE	LENGTH	RADIUS	Tangent	Chord	Chd Brng	Delta
C1	19.70	44.17	10.01	19.53	N12°46'33"E	25°33'06"
C2	30.46	44.17	15.86	29.86	N45°18'32"E	39°30'53"
C3	19.22	44.17	9.76	19.07	N77°31'59"E	24°56'01"
C4	11.65	28.83	5.91	11.57	N11°34'15"E	23°08'56"
C5	33.65	28.83	19.03	31.77	N56°34'28"E	66°51'30"
C6	1.41	28.83	0.71	1.41	N33°50'32"E	2°48'39"
C7	16.32	28.83	8.39	16.11	N16°13'06"E	32°26'12"
C8	5.18	44.17	2.59	5.18	S03°21'35"W	6°43'11"
C9	13.19	44.17	6.65	13.14	S15°16'34"W	17°06'47"
C10	46.98	32.33	28.73	42.95	S41°37'23"E	83°14'46"
C11	3.81	32.33	1.91	3.81	S86°37'23"E	6°45'14"
C12	27.66	44.17	14.30	27.21	N72°03'40"W	35°52'40"
C13	24.68	44.17	12.67	24.36	N38°06'40"W	32°01'20"
C14	17.04	44.17	8.63	16.93	N11°03'00"W	22°06'00"
C15	1.89	28.83	0.94	1.89	N88°07'42"W	3°45'03"
C16	43.41	28.83	27.01	39.42	N43°07'29"W	86°15'24"
C17	10.68	28.83	5.40	10.62	N10°36'31"E	21°13'28"

UNITED STATES OF AMERICA
RECEPTION No.246983

PRELIMINARY

COLORADO REGISTERED MATTHEW S. SLAGLE 34998 07-09-2024 PROFESSIONAL LAND SURVEYOR

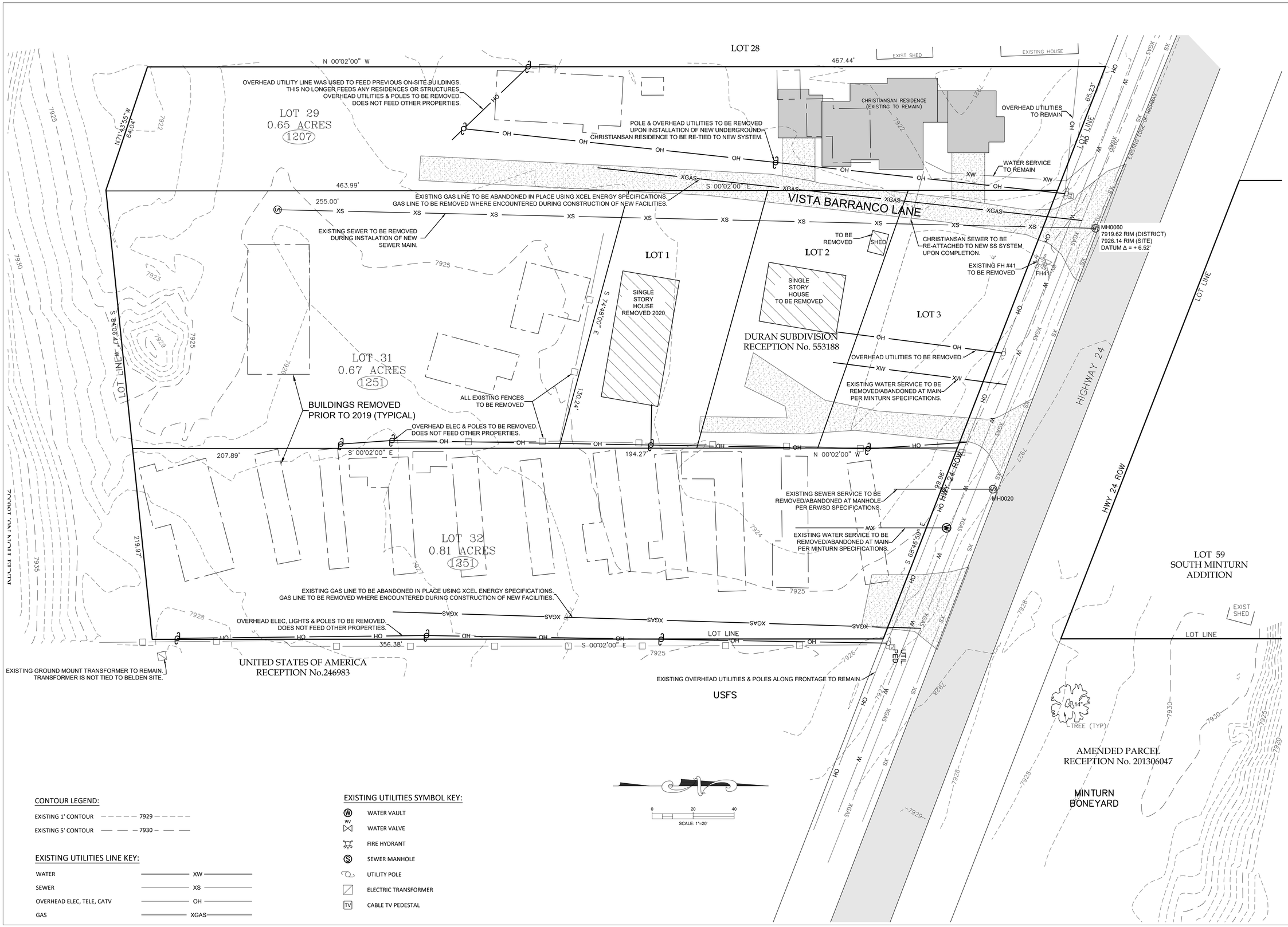
Matthew S. Slagle PLS 34998
Professional Land Surveyor
State of Colorado

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED 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.

SLAGLE SURVEY SERVICES
800 Castle Drive - P.O. Box 751 Eagle, Colorado 81631
970.471.1499 Office matthew@slaglesurvey.com
www.SlagleSurvey.com

FINAL PLAT
BELDEN PLACE, P.U.D.
Town of Minturn, County of Eagle, State of Colorado

DRAWN BY:	JOB NUMBER:	DRAWING NAME:
MSS	18029	18029_PUD-23.dwg
SHEET 3 OF 5		DATE: 11-11-2023



CONTOUR LEGEND:

EXISTING 1' CONTOUR — 7929

EXISTING 5' CONTOUR — 7930

EXISTING UTILITIES LINE KEY:

WATER	XW
SEWER	XS
OVERHEAD ELEC, TELE, CATV	OH
GAS	XGAS

EXISTING UTILITIES SYMBOL KEY:

- WATER VAULT
- WATER VALVE
- FIRE HYDRANT
- SEWER MANHOLE
- UTILITY POLE
- ELECTRIC TRANSFORMER
- CABLE TV PEDESTAL

TIMBERLINE ENGINEERING LLC
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timberlineengineering@gmail.com

COLORADO REGISTERED PROFESSIONAL ENGINEER DAVID JOHN ANDERSON 39276

Belden Place - 12 Plex (Flats)
Lot 7

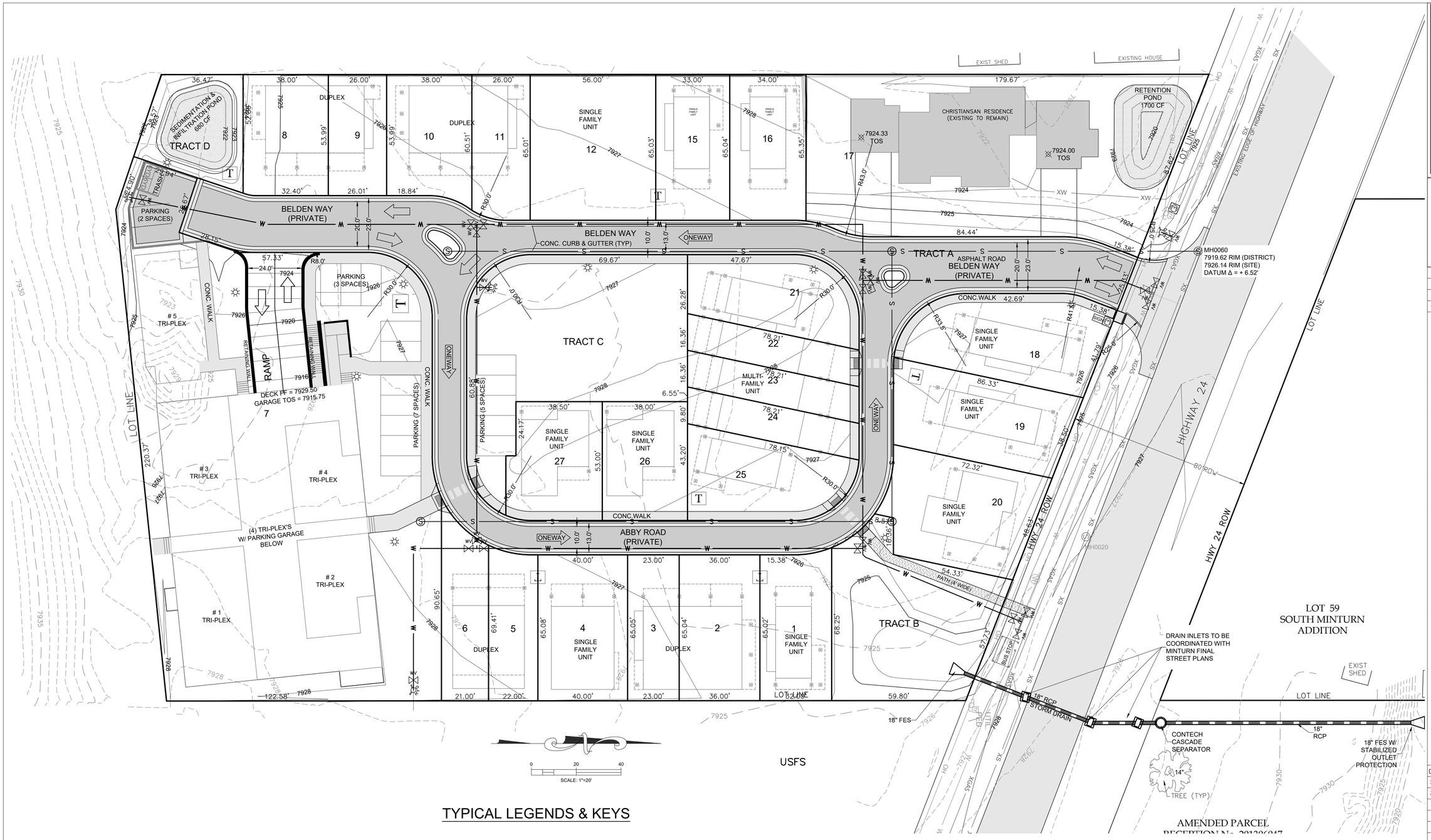
0036 Abby Road, Minturn, Colorado 81645

NOT FOR CONSTRUCTION

DATE	REVISION
2/15/22	Permit Set
7/29/24	Review comments 1

Title: EXISTING SITE & DEMOLITION PLAN

Sheet: C.110



TYPICAL LEGENDS & KEYS

AD	= AREA DRAIN
CFS	= CUBIC FEET PER SECOND
CONC	= CONCRETE
EC	= EDGE OF CONCRETE
EOA	= EDGE OF ASPHALT
EP	= EDGE OF PAVEMENT
EX	= EXISTING
FF	= FINISHED FLOOR
FG	= FINISHED GRADE
FL	= FLOW LINE
GD	= GRADE/GROUND
HP	= HIGH POINT
LP	= LOW POINT
TBC	= TOP BACK OF CURB
TD	= TRENCH DRAIN
TOS	= TOP OF SLAB
TOW	= TOP OF WALL
TYP	= TYPICAL
WH	= WALL HEIGHT
TOW	= TOP BACK OF WALK
EL	= ELEVATION
TOP	= TOP OF PIPE

CONTOUR LEGEND:

EXISTING 1' CONTOUR	7929
EXISTING 5' CONTOUR	7930
PROPOSED 1' CONTOUR	7929
PROPOSED 5' CONTOUR	7930

EXISTING UTILITIES LINE KEY:

WATER	XW
SEWER	XS
OVERHEAD ELEC, TELE, CATV	OH
GAS	XGAS

EXISTING UTILITIES SYMBOL KEY:

- WATER VAULT
- WATER VALVE
- FIRE HYDRANT
- SEWER MANHOLE
- UTILITY POLE
- ELECTRIC TRANSFORMER
- CABLE TV PEDESTAL

PROPOSED UTILITY SYMBOL KEY:

- WATER VAULT
- WATER VALVE
- FIRE HYDRANT
- SEWER MANHOLE
- UTILITY POLE
- ELECTRIC TRANSFORMER
- CABLE TV PEDESTAL
- ELECTRIC SPLICE VAULT
- STREET LIGHT

INDICATES DIRECTION OF TRAFFIC FLOW

LINE KEY:

WATER	W
SEWER	S

PARKING NOTES:

PARKING SPACES 9' X 18' MIN.

REFER TO "BELDEN PLACE PUD - FINAL PLAN SUBMITTAL" FOR FULL DEVELOPMENT SITE PLANE, PREPARED BY TIMBERLINE ENGINEERING DATE JULY 12, 2024, WAS USED AS THE BASIS OF DESIGN AND IS INCLUDED BY THE REFERENCE.

EARTHWORK:
5175 CYD CUT
8130 CYD FILL
2955 CYD NET <FILL>
(DOES NOT INCLUDE ONSITE HAUL-IN ±1000 CYD)

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Belden Place - 12 Plex (Flats)
Lot 7

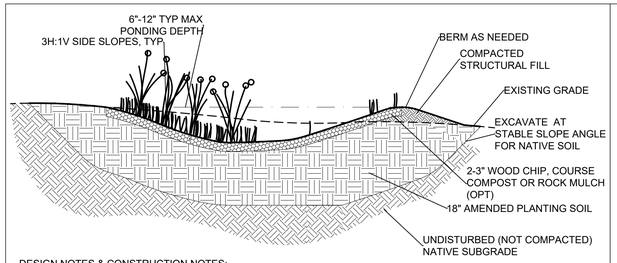
0036 Abby Road, Minturn, Colorado 81645

NOT FOR CONSTRUCTION

DATE	REVISION
2/15/22	Permit Set
7/29/24	Review comments 1

Title: PROPOSED SITE PLAN

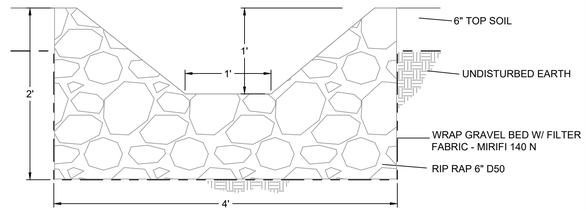
Sheet: C.111



DESIGN NOTES & CONSTRUCTION NOTES:

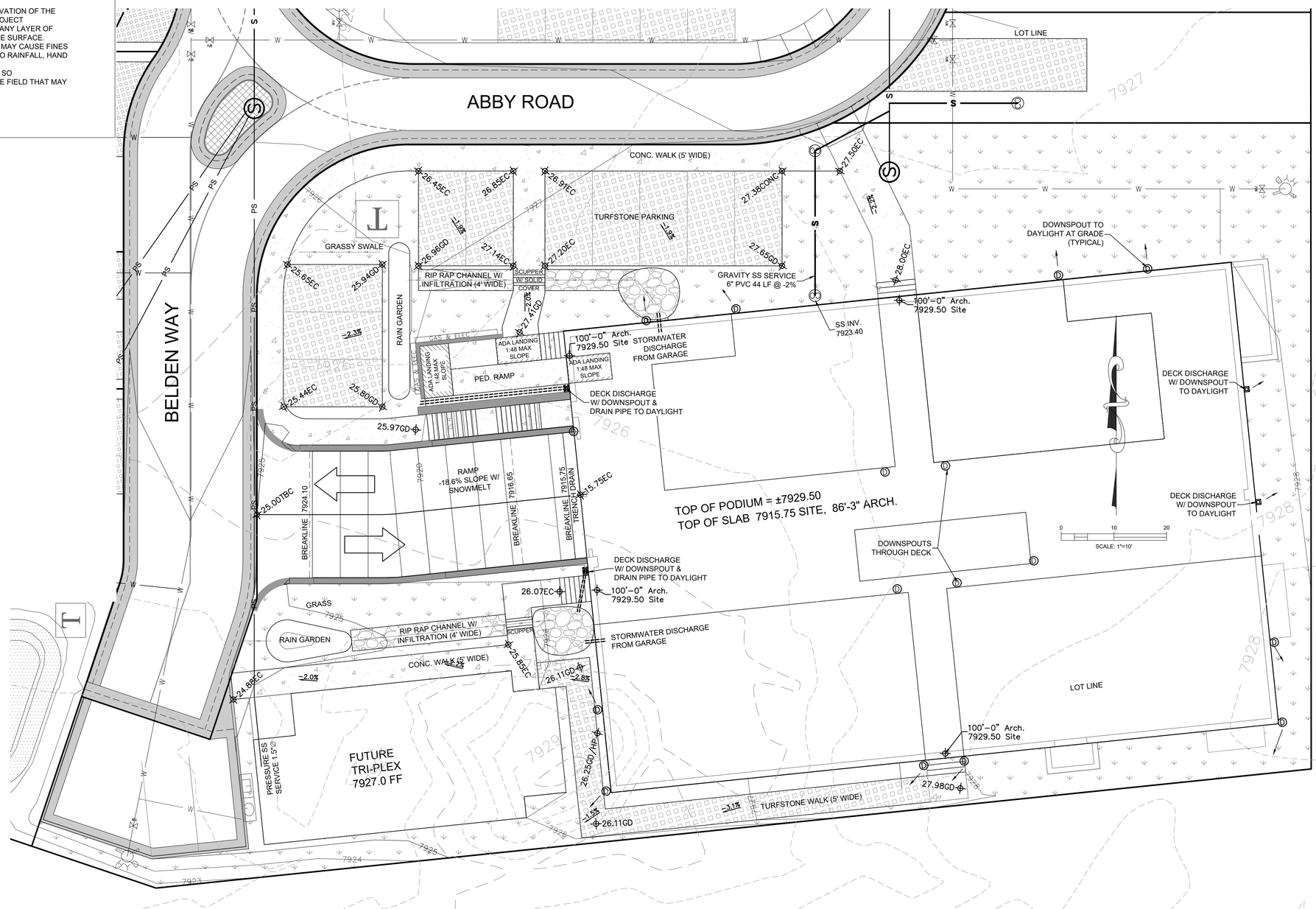
1. PLANT WITH PLANTS PER LANDSCAPE ARCHITECT DWGS. NATIVE PLANTS ARE PREFERRED, BECAUSE NON-NATIVE AND INVASIVE SPECIES CAN MOVE DOWNSTREAM AND DAMAGE HABITAT. IF NON-NATIVES ARE CHOSEN, BE SURE THAT THEY WILL NOT DAMAGE DOWNSTREAM HABITAT.
2. BUILD AND VEGETATE RAIN GARDEN AS EARLY AS POSSIBLE TO ESTABLISH PLANTINGS BEFORE DIRECTING STORMWATER RUNOFF TO IT OR DIVERT STORMWATER AROUND FACILITY. PREFERABLY, THIS PERIOD WOULD LAST A MINIMUM OF 3 MONTHS OR PER LANDSCAPE ARCHITECT/DESIGNER GUIDELINES.
3. INFILTRATION AREAS (THE AREA OF THE RAIN GARDEN AS DEFINED BY THE TOP ELEVATION OF THE FACILITY) SHALL BE FENCED OFF FROM THE FIRST DAY OF EARTH MOVING UNTIL PROJECT COMPLETION TO PREVENT COMPACTION OF THE SUBGRADE. DIRT TRACKING ONTO ANY LAYER OF THE FACILITY AND STOCKPILING OF CONSTRUCTION MATERIALS THAT MAY CLOG THE SURFACE.
4. DURING EXCAVATION OF NATIVE SOILS TO THE BOTTOM OF THE FACILITY, RAINFALL MAY CAUSE FINES TO CLOG THE SURFACE OF THE FACILITY. IF THE NATIVE SOIL HAS BEEN EXPOSED TO RAINFALL, HAND RAKE THE SURFACE TO A DEPTH OF 3" TO RESTORE INFILTRATION CAPACITY.
5. CALL THE CIVIL ENGINEER 48 HOURS IN ADVANCE OF CONSTRUCTING THIS FACILITY SO CONSTRUCTION OBSERVATION MAY BE PERFORMED TO IDENTIFY VARIATIONS IN THE FIELD THAT MAY AFFECT DESIGN AND VERIFY PROPER CONSTRUCTION.
6. DURING INSTALLATION, DISTURB NATIVE SOILS AS LITTLE AS POSSIBLE.

RAIN GARDEN
DETAIL



RIP CHANNEL W/ INFILTRATION
DETAIL

SHEET INDEX:



ABBREVIATION KEY

AD	= AREA DRAIN
CFS	= CUBIC FEET PER SECOND
CONC	= CONCRETE
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TBC	= TOP BACK OF CURB
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TOS	= TOP OF SLAB
TOW	= TOP OF WALL
TYP	= TYPICAL
WH	= WALL HEIGHT
TOW	= TOP BACK OF WALK
EL	= ELEVATION
TOP	= TOP OF PIPE
WV	= WATER VALVE
WW	= WINDOW WELL

CONTOUR LEGEND:

EXISTING 1' CONTOUR	7929
EXISTING 5' CONTOUR	7930
PROPOSED 1' CONTOUR	7929
PROPOSED 5' CONTOUR	7930

LINE KEY:

WATER	W
SEWER	S

PROPOSED UTILITY SYMBOL KEY:

- WATER VAULT
- STREET LIGHT
- WATER VALVE
- FIRE HYDRANT
- SEWER MANHOLE
- UTILITY POLE
- ELECTRIC TRANSFORMER
- CABLE TV PEDESTAL
- ELECTRIC SPLICE VAULT

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Belden Place - 12 Plex (Flats)
Lot 7

0036 Abby Road, Minturn, Colorado 81645

NOT FOR CONSTRUCTION

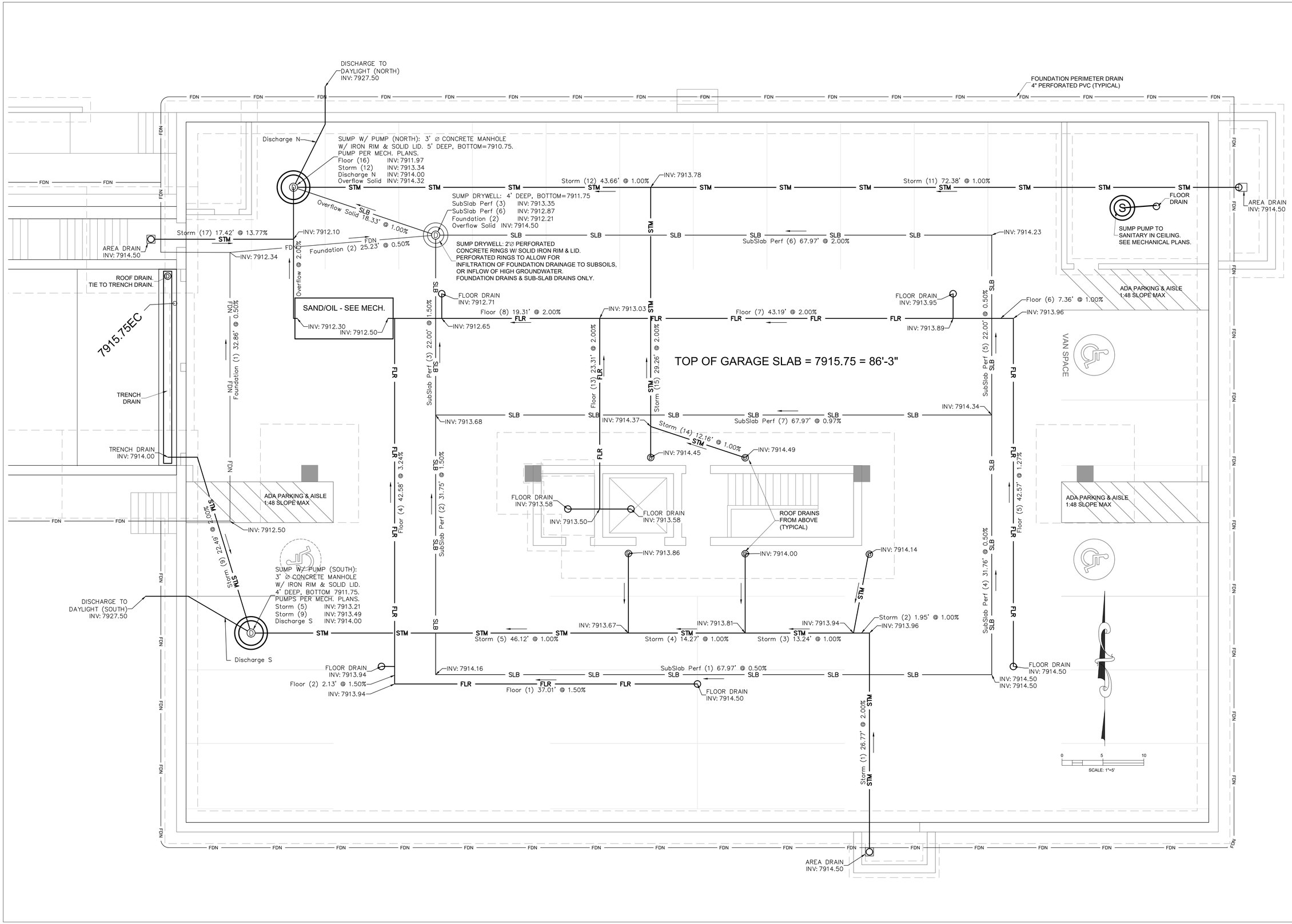
DATE	REVISION
2/15/22	Permit Set
7/29/24	Review comments 1
9/4/24	Review comments 2

Title:

SITE GRADING & DRAINAGE PLAN

Sheet:

C.1



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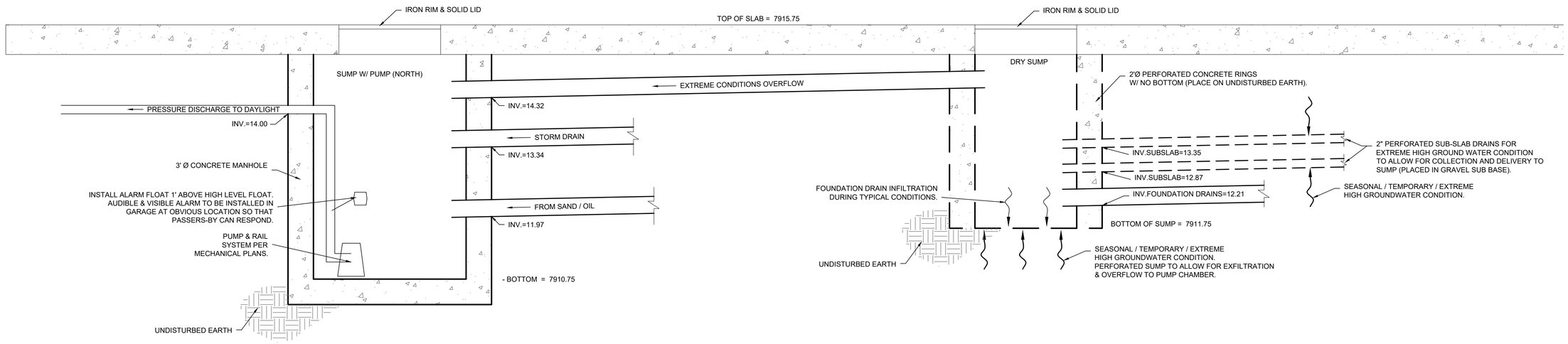
DATE	REVISION
2/15/22	Permit Set
7/29/24	Review comments 1
9/4/24	Review comments 2

Title: GARAGE DRAINAGE PLAN

Sheet: C.2



DRY SUMP & NORTH DRAINAGE SCHEMATIC

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Belden Place - 12 Plex (Flats)
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0036 Abby Road, Minturn, Colorado 81645

NOT FOR CONSTRUCTION

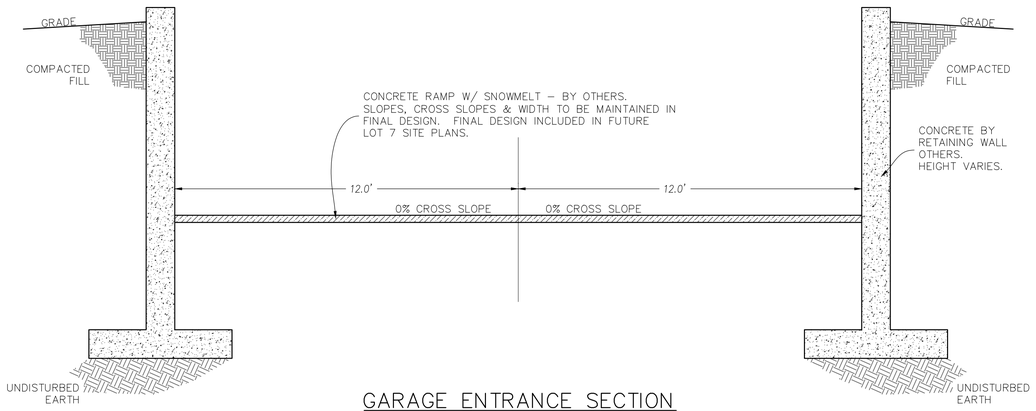
DATE	REVISION
2/15/22	Permit Set
7/29/24	Review comments 1
9/4/24	Review comments 2

Title:

DRAINAGE DETAILS

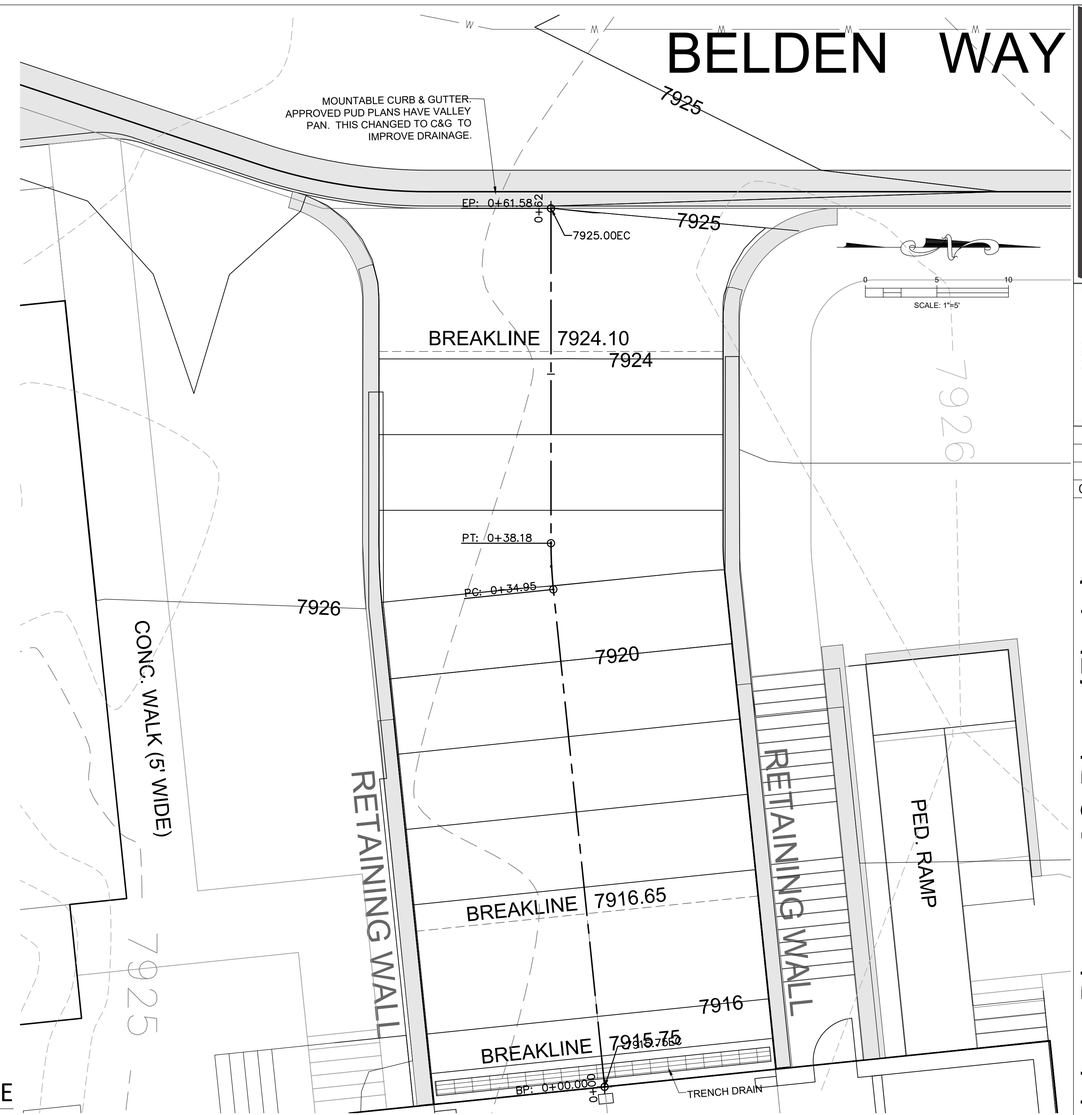
Sheet:

C.3

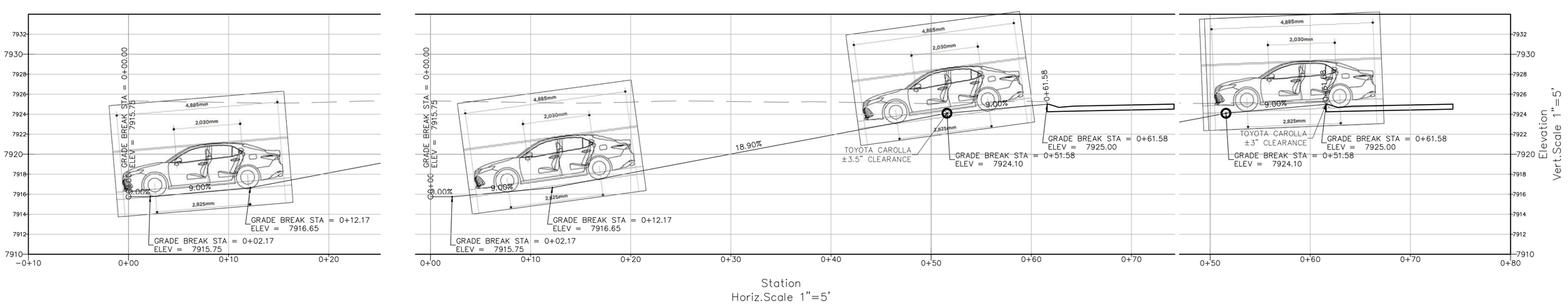


GARAGE ENTRANCE SECTION

STA. BEGIN TO END



GARAGE ENTRANCE PROFILE
W/ VEHICLE CLEARANCE



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Belden Place - 12 Plex (Flats)
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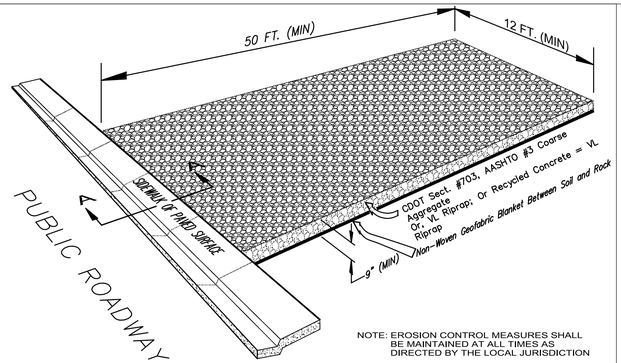
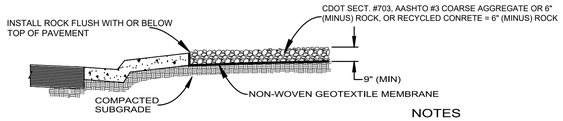
DATE	REVISION
2/15/22	Permit Set
7/29/24	Review comments 1
9/4/24	Review comments 2

Title: GARAGE ENTRANCE PLAN & PROFILE

Sheet: C.4



NOTE: EROSION CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES AS DIRECTED BY THE LOCAL JURISDICTION



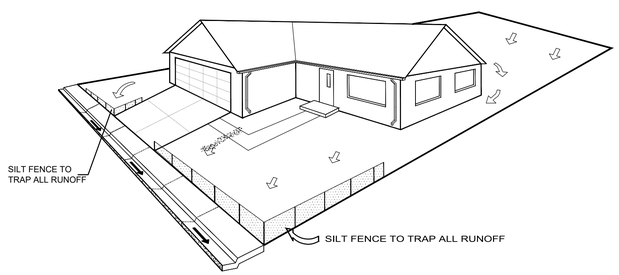
NOTES

1. ALL ROCK TO BE REMOVED UPON COMPLETION OF CONSTRUCTION.
2. PUBLIC ROADWAY TO BE KEPT CLEAN AND FREE OF MUD, DIRT AND DEBRIS AT ALL TIMES.

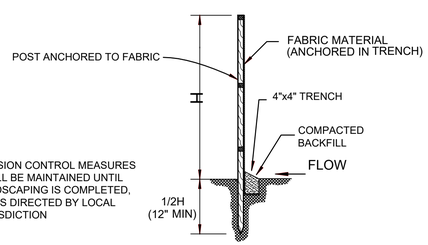
SECTION A-A
-NTS-

TEMPORARY VEHICLE TRACKING CONTROL DETAIL

SILT FENCE INSTALLATION DETAIL

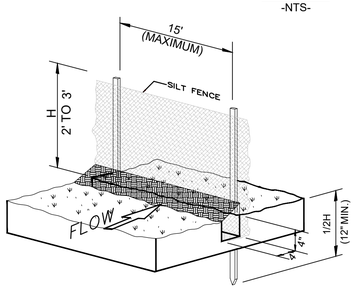


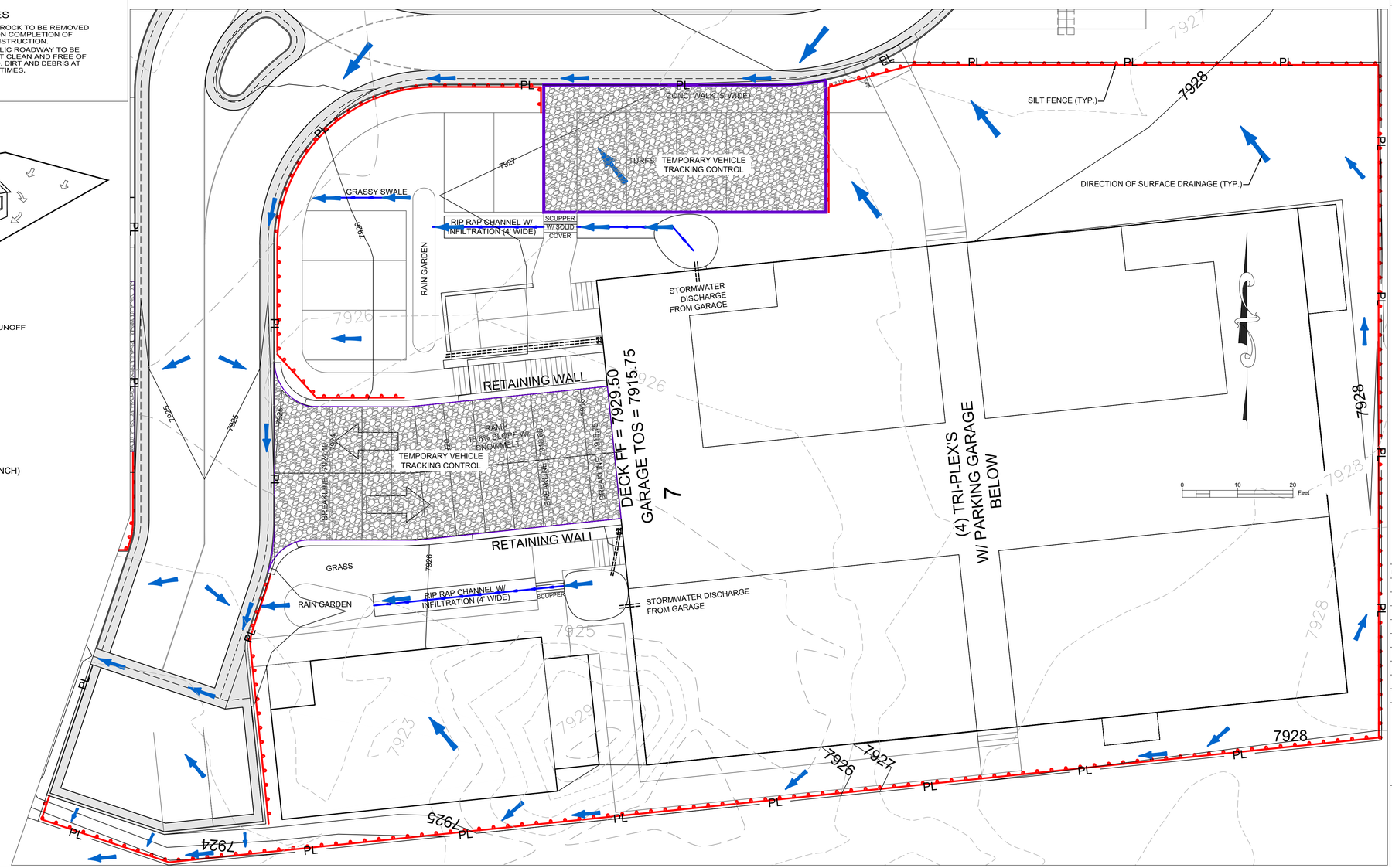
NOTE: EROSION CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES AS DIRECTED BY LOCAL JURISDICTION



NOTE: EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL LANDSCAPING IS COMPLETED, OR AS DIRECTED BY LOCAL JURISDICTION

SECTION
-NTS-





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Carbondale, Colorado 81623
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COLORADO REGISTERED PROFESSIONAL ENGINEER
DAVID JOHN ANDERSON
39276

Belden Place - 12 Plex (Flats)
Lot 7

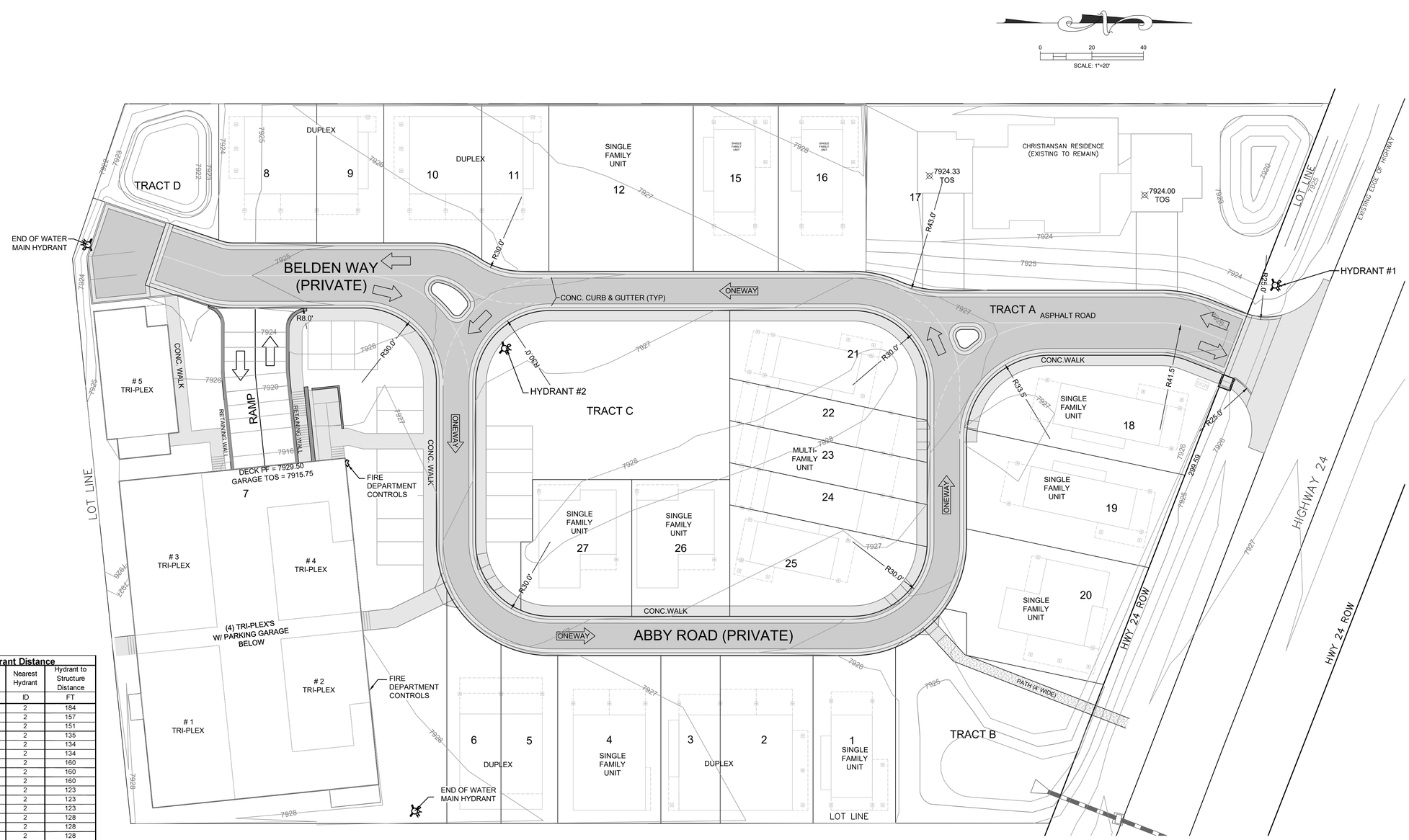
0036 Abby Road, Minturn, Colorado 81645

NOT FOR CONSTRUCTION

DATE	REVISION
2/15/22	Permit Set
7/29/24	Review comments 1
9/4/24	Review comments 2

Title: STORM WATER MANAGEMENT PLAN & DETAILS

Sheet: C.5



Belden Fire Hydrant Distance

Unit ID	Nearest Hydrant	Hydrant to Structure Distance
	ID	FT
Lot 1	2	184
Lot 2	2	157
Lot 3	2	151
Lot 4	2	135
Lot 5	2	134
Lot 6	2	134
Lot 7 - Unit 1	2	160
Lot 7 - Unit 2	2	160
Lot 7 - Unit 3	2	160
Lot 7 - Unit 4	2	123
Lot 7 - Unit 5	2	123
Lot 7 - Unit 6	2	123
Lot 7 - Unit 7	2	128
Lot 7 - Unit 8	2	128
Lot 7 - Unit 9	2	128
Lot 7 - Unit 10	2	91
Lot 7 - Unit 11	2	91
Lot 7 - Unit 12	2	91
Lot 7 - Unit 13	2	129
Lot 7 - Unit 14	2	129
Lot 7 - Unit 15	2	129
Lot 8	2	89
Lot 9	2	78
Lot 10	2	51
Lot 11	2	50
Lot 12	2	48
Lot 15	2	93
Lot 16	2	125
Lot 17	1	46
Lot 18	1	55
Lot 19	1	94
Lot 20	1	130
Lot 21	2	94
Lot 22	2	94
Lot 23	2	97
Lot 24	2	103
Lot 25	2	115
Lot 26	2	75
Lot 27	2	56

TIMBERLINE ENGINEERING LLC CIVIL STRUCTURAL
218 E. Valley Rd. p 970.963.9869
SITE 104-PMB 177
Carbondale, Colorado 81623
timberlineengineering@gmail.com

COLORADO REGISTERED PROFESSIONAL ENGINEER DAVID JOHN ANDERSON 39276

Belden Place - 12 Plex (Flats)
Lot 7

0036 Abby Road, Minturn, Colorado 81645

NOT FOR CONSTRUCTION

DATE	REVISION
2/15/22	Permit Set
7/29/24	Review comments 1

Title: FIRE

Sheet: F.1

- INDICATES SNOW STORAGE AREAS (15 SF UNLESS NOTED OTHERWISE)

LOT SNOW STORAGE TABLE

LOT ID	REMOVAL AREA	STORAGE AREA REQUIRED 5%	STORAGE AREA PROVIDED
	SF	SF	SF
1	477	24	30
2	460	23	30
3	230	12	15
4	460	23	30
5	236	12	15
6	337	17	30
8	568	28	30
9	406	20	30
10	591	30	30
11	519	26	30
12	690	35	45
15	460	23	30
16	460	23	30
17	1086	54	60
18	452	23	30
19	495	25	30
20	501	25	30
21	234	12	15
22	228	11	15
23	228	11	15
24	228	11	15
25	726	36	45
26	356	18	30
27	356	18	30

SITE SNOW STORAGE TABLE

REMOVAL AREA ID	REMOVAL AREA	STORAGE AREA REQUIRED 5%	STORAGE AREA PROVIDED
	SF	SF	SF
ROAD, WALK & PATH	20615	1031	2000
GUEST PARKING	810	41	45

LOT 7 SNOW STORAGE TABLE

REMOVAL AREA ID		STORAGE	STORAGE
	SF	SF	SF
LOT 7 PARKING WALKS	4565	228	285
LOT 7 PODIUM	4804	240	381

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COLORADO REGISTERED PROFESSIONAL ENGINEER DAVID JOHN ANDERSON 39276

Belden Place - 12 Plex (Flats)
Lot 7

0036 Abby Road, Minturn, Colorado 81645

NOT FOR CONSTRUCTION

DATE	REVISION
2/15/22	Permit Set
7/29/24	Review comments 1

Title: SNOW REMOVAL & STORAGE PLAN

Sheet: SNOW 1

BELDEN PLACE P.U.D.
PRELIMINARY SUBMITTAL
Minturn, Colorado

PLANT LEGEND:

DECIDUOUS TREES

ABB.	BOTANIC	COMMON	SPACING	SIZE	QTY
MAH	*Malus* 'Honeycrisp'	Honeycrisp Apple	as shown	2" Cal	4
POT	*Populus tremuloides*	Quaking Aspen	as shown	2" Cal	9
SAB	*Sorbus aucuparia* 'Black Hawk'	Black Hawk European Mountain Ash	as shown	2" Cal	6

EVERGREEN TREES

ABB.	BOTANIC	COMMON	SPACING	SIZE	QTY
PPB	*Picea pungens* 'Baby Blue Eyes'	Baby Blue Eyes Spruce	as shown	6'	11

ORNAMENTAL TREES

ABB.	BOTANIC	COMMON	SPACING	SIZE	QTY
AMG	*Amelanchier x grandiflora*	Autumn Brilliance Serviceberry	as shown	8' clump	21
CMT	*Crataegus x mordenensis* 'Toba'	Toba Hawthorn	as shown	2" Cal	5
MAS	*Malus x* 'Spring Snow'	Spring Snow Crabapple	as shown	2" Cal	8
MAT	*Malus* 'Thunderchild'	Thunderchild Crabapple	as shown	2" Cal	5
QUG	*Quercus gambelii*	Gambel Oak	as shown	8' clump	11

PLANT LEGEND:

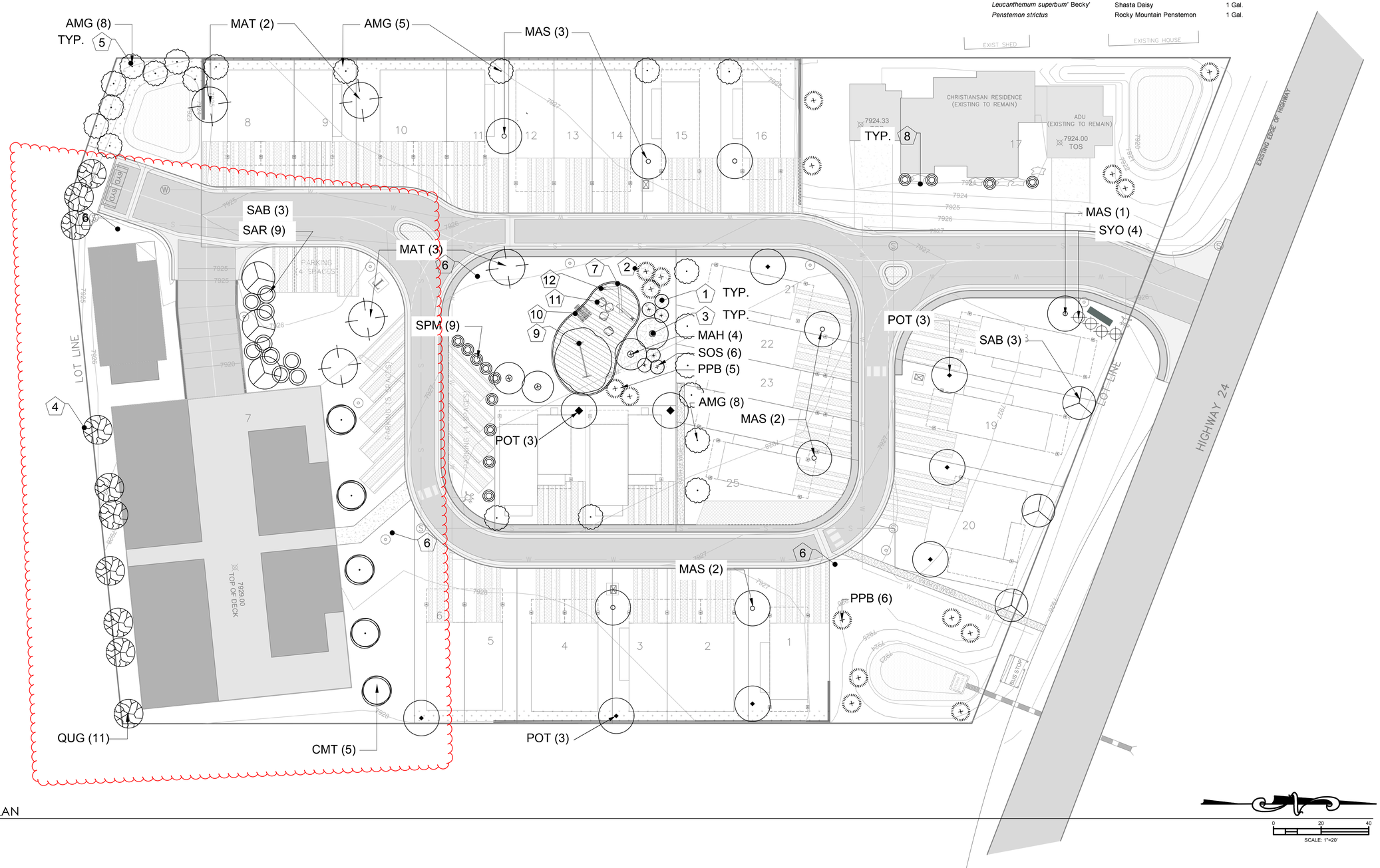
DECIDUOUS SHRUBS

ABB.	BOTANIC	COMMON	SPACING	SIZE	QTY
SAR	*Salix repens*	Creeping Willow	as shown	5 Gal.	9
SOS	*Sorbaria sorbifolia*	Ash-leaf Spirea	as shown	5 Gal.	6
SPM	*Syringa patula* 'Miss Kim'	Miss Kim Lilac	as shown	5 Gal.	9
SYO	*Symphoricapos occidentalis*	Western Snowberry	as shown	5 Gal.	4

*Plus a minir

PERENNIALS *This list will be used as a guide for planting

BOTANIC	COMMON	SIZE
Ajuga reptans	Bronze Carpet Bugle	4"
Fragaria frel 'Lipstick'	Lipstick Strawberry	4"
Potentilla neumanniana	Creeping Potentilla	4"
Viola labradorica	Labrador Violet	4"
Acquilegia hybrid	Rocky Mountain Columbine	1 Gal.
Geranium macrorrhizum 'Bevan's Variety'	Bevan's Geranium	1 Gal.
Hemerocallis 'Little Business'	Little Business Daylily	1 Gal.
Iris missouriensis	Rocky Mountain Iris	1 Gal.
Liatris spicata	Liatris	1 Gal.
Leucanthemum superbum' Becky'	Shasta Daisy	1 Gal.
Penstemon strictus	Rocky Mountain Penstemon	1 Gal.



1 LANDSCAPE PLAN

SCALE: 1"=20'

Belden Place PUD
South Minturn Addition
Lot 7
Minturn, Colorado

TIMBERLINE ENGINEERING, LLC
P.O. Box 842
Carbondale, Colorado 81623
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Title: LANDSCAPE

Sheet: C.120

BELDEN PLACE P.U.D.

PRELIMINARY SUBMITTAL

Minturn, Colorado

NOT FOR CONSTRUCTION

HATCH LEGEND:

- FIBAR ENGINEERED PLAYGROUND SURFACE
- CONCRETE DRIVEWAY RIBBON
- 3" SHREDDED MULCH
- TURF GRASS
- PERENNIAL MIX. MAY BE WILDFLOWER MIX (SEED)
- TREDSTONE DRIVEABLE GRASSCPAE ADJACENT TO DRIVE-WAY RIBBONS

MATERIAL & DETAIL LEGEND:

1. SHRUB PLANTING, RE: 1, SHEET C.122
2. TYPICAL MULCHING UNDER PLANTED MATERIALS RE: 9, SHEET C.122
3. TREE PLANTING, RE: 3, SHEET C.122
4. EXISTING TREE PROTECTION, RE: 4, SHEET C.122
5. TREE ON SLOPE, RE: 5, SHEET C.122
6. DOG WASTE STATION, RE: 6, SHEET C.122
7. CONCRETE EDGER, RE: 7, SHEET C.122
8. METAL EDGER, RE: 8, SHEET C.122
9. TIRE SWING, RE: 9, SHEET C.122
10. ADA PICNIC TABLE, RE: 10, SHEET C.122
11. BOULDER, RE: 11, SHEET C.122
12. BALANCE LOGS RE: 12, SHEET C.122

GENERAL NOTES:

1. CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE STATE AND LOCAL CODES AND REGULATIONS.
2. CONTRACTOR TO CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO BEFORE DIGGING, INCLUDING BUT NOT LIMITED TO, TRENCHING, SHRUB AND TREE PLANTING PITS. IF UTILITIES OCCUR WITHIN (3) THREE FEET OF PROPOSED FOOTINGS, THE CONTRACTOR SHALL REPORT SUCH CONDITIONS TO THE OWNER.
3. CONTRACTOR IS RESPONSIBLE FOR FULL ON-SITE INVESTIGATIONS AS NEEDED IN ORDER TO GAIN A FULL UNDERSTANDING OF EXISTING CONDITIONS PRIOR TO CONSTRUCTION. FAILURE TO INSPECT THE SITE PRIOR TO CONSTRUCTION SHALL NOT BE CAUSE FOR REQUESTING ADDITIONAL MONIES BY THE CONTRACTOR.
4. THE CONTRACTOR SHALL OBTAIN, AT HIS EXPENSE, ALL PERMITS WHICH ARE NECESSARY TO PERFORM THE PROPOSED WORK.
5. THE LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR FOR SAFETY PRECAUTIONS OR PROBLEMS UTILIZED IN CONNECTION WITH THE WORK, AND HE/SHE WILL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
6. VERIFY ALL CONDITIONS AT THE JOB SITE AND NOTIFY LANDSCAPE ARCHITECT AND THE OWNER'S REP. IMMEDIATELY OF ANY DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES PRIOR TO ANY DEMOLITION OR CONSTRUCTION.

SIGHT TRIANGLE NOTES:

PEDESTRIAN SIGHT TRIANGLES: NO ITEMS THAT ARE WIDER THAN 18" MAY BE TALLER THAN 30" WITHIN THE PEDESTRIAN SIGHT TRIANGLE.

CORNER SIGHT TRIANGLES: NO ITEMS TALLER THAN 30" MAY BE PLACED WITHIN THE CORNER SIGHT TRIANGLE, EXCEPT FOR TRAFFIC CONTROL DEVICES AND EQUIPMENT. TREES MUST BE LIMBED TO 8 FEET AT ADEQUATE MATURITY. TREES SHALL BE PLANTED A MINIMUM OF 10 FEET FROM LIGHT OR UTILITY POLES.

ROADWAY SIGHT TRIANGLES: NO ITEMS THAT ARE WIDER THAN 18" MAY BE TALLER THAN 30" WITHIN THE ROADWAY SIGHT TRIANGLE EXCEPT FOR STREET TREES AND TRAFFIC CONTROL DEVICES AND EQUIPMENT.

TREE PROTECTION ZONE (TPZ) NOTES:

1. CONTRACTOR SHALL VERIFY FINAL BOUNDARIES OF TPZ PRIOR TO COMMENCEMENT OF CONSTRUCTION/DEMOLITION ACTIVITIES. EXCESSIVE BRANCH PRUNING ON EXISTING TREES FOR CONSTRUCTION CLEARANCE WILL NOT BE PERMITTED. PRUNING FOR BUILDING CLEARANCE SHALL BE MINIMIZED. DUE TO SCOPE OF CONSTRUCTION AND SIZE OF EX. ROW TREES, USE CHAIN LINK FENCING TO ESTABLISH TPZ.
2. THE TREE LAWN WITHIN THE BOUNDARY OF THE TREE DRIPLINE SHALL NOT BE ROTOTILLED AT ANY TIME. ROTOTILLING IS ONLY PERMITTED IN AREAS OUTSIDE OF EXISTING TREE DRIPLINE WHERE CONCRETE & HARDSCAPE ARE REMOVED.

LANDSCAPE NOTES:

1. ALL NEW LANDSCAPE AND IRRIGATION SHALL BE UNDER WARRANTY FOR A PERIOD OF (1) ONE YEAR. THE WARRANTY PERIOD SHALL COMMENCE ONCE ALL PUNCH LIST ITEMS ARE SATISFACTORY COMPLETED AND A LETTER OF FINAL COMPLETION IS PROVIDED FROM THE OWNER'S REPRESENTATIVE. ALL LANDSCAPE AND IRRIGATION MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR 1 YEAR AFTER THE FINAL COMPLETION IS PROVIDED IN WRITING.
2. PLANT MATERIAL AND BED LOCATIONS TO BE STAKED BY THE LANDSCAPE CONTRACTOR FOR REVIEW BY THE OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT. ALL ADJUSTMENTS SHALL BE MADE BY THE CONTRACTOR. THE CONTRACTOR SHALL NOT DIG PLANT PITS UNTIL LOCATIONS ARE APPROVED.
3. ROUGH GRADING TO PLUS OR MINUS ONE TENTH OF A FOOT BY GENERAL CONTRACTOR. LANDSCAPE CONTRACTOR TO PROVIDE FINISH GRADING IN ALL LANDSCAPE AREAS. LANDSCAPE CONTRACTOR TO APPROVE ROUGH GRADES PRIOR TO MOBILIZATION. MOBILIZATION ON THE PART OF THE LANDSCAPE CONTRACTOR WILL INDICATE THAT ROUGH GRADING IS ACCEPTABLE TO THE LANDSCAPE CONTRACTOR, AND THEREFORE BE RESPONSIBLE FOR PROVIDING ALL FINISHED GRADES TO MEET THE CIVIL GRADING PLANS.
4. TREES AND SHRUBS WILL BE INSPECTED ON-SITE. LANDSCAPE PLANT MATERIALS MAY BE REJECTED AT ANY TIME DUE TO ISSUES OF QUALITY.
5. ALL NEW LANDSCAPE AREAS SHALL BE IRRIGATED BY A COMMERCIAL GRADE, FULLY AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. TREES, SHRUBS, AND DECORATIVE GRASSES SHALL BE IRRIGATED BY A SEPARATE ZONE FROM SOD/GRASS; THIS INCLUDES TREES PLANTED IN SOD/GRASS AREA. THE IRRIGATION SYSTEM IS TO HAVE A RAIN SENSOR SHUTOFF INSTALLED. IRRIGATION TO BE DESIGN/BUILD, CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH ARCHITECT, LANDSCAPE ARCHITECT, AND MECHANICAL AND FOR GENERATION OF AN IRRIGATION PLAN FOR REVIEW WITH AS BUILT PLAN AS REQUIRED.
6. ALL PLANT MATERIAL SHALL MEET OR EXCEED CURRENT AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1 AND THE COLORADO NURSERY ACT AND ACCOMPANYING RULE AND REGULATIONS.
7. TRUNK-WRAP TAPE: TWO LAYERS OF CRINKLED PAPER CEMENTED TOGETHER WITH BITUMINOUS MATERIAL, 4 INCHES (102 MM) WIDE MIN.
8. WRAPPING TREE TRUNKS: WRAP TREES WITH TRUNK-WRAP TAPE. START AT BASE OF TRUNK AND SPIRAL COVER TRUNK TO HEIGHT OF FIRST BRANCHES. OVERLAP WRAP, EXPOSING HALF THE WIDTH, AND SECURELY ATTACH WITHOUT CAUSING GIRDLING. DO NOT USE STAPLES. INSPECT TREE TRUNKS FOR INJURY, IMPROPER PRUNING, AND INSECT INFESTATION AND TAKE CORRECTIVE MEASURES REQUIRED BEFORE WRAPPING. DO NOT WRAP ROUGH BARK, POPULUS OR GLEDITSIA TREES. REMOVE WRAP IN SPRING.
   - 8.1. NO TREE SHALL BE WRAPPED AFTER MAY 21 OR BEFORE NOVEMBER 1.
   - 8.2. ALL DECIDUOUS TREES SHALL BE WRAPPED BY NOV. 15. REMOVE TREE WRAP BY MAY 15.
   - 8.3. CONTRACTOR SHALL BE RESPONSIBLE FOR WRAPPING AND UNWRAPPING TREES DURING THE WARRANTY PERIOD.
9. FIBER MULCH AT PLANTING BEDS: ORGANIC MULCH FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS A TOP DRESSING OF TREES AND SHRUBS, CONSISTING OF SHREDDED REDWOOD MULCH NOT LARGER THAN FOUR INCHES (4") IN LENGTH. SUBMIT 1.0 CF SAMPLE FOR APPROVAL.

SOIL PREPARATION:

SOIL SHALL BE AMENDED BASED ON THE SOIL TEST RECOMMENDATIONS (TO ADDRESS SPECIFIC DEFICIENCIES & ISSUES IN EXISTING SOIL). THE FOLLOWING INCLUDES THE SOIL TEST REQUIREMENTS AND RECOMMENDATIONS TO BE USED IN CONJUNCTION WITH THE SOIL TEST RESULTS:

1. SOIL ANALYSIS, BULK DENSITY TESTING AND REMEDIATION REQUIRED. SOIL ANALYSIS FROM A LOCAL ACCREDITED SOIL ANALYSIS LABORATORY WITH EXPERIENCE IN LOCAL URBAN SOILS SHALL BE REQUIRED WHEN PLANTS ARE TO BE INSTALLED IN GREEN SPACE. ALL SOIL REMEDIATION SHALL BE BASED ON THE SOIL ANALYSIS.
   - 1.1. MINIMUM SOIL ANALYSIS MUST DETERMINE SOIL TEXTURE AND STRUCTURE, PH BALANCE, SOIL SALINITY, FREE LIME, ORGANIC MATTER (OM) CONTENT, PLANT AVAILABLE NUTRIENTS AND COMPACTION.
   - 1.2. DEPTH OF LANDSCAPE SOIL ANALYSIS SHALL BE 24IN FOR TREES AND 8IN FOR ALL OTHER AREAS
   - 1.3. SOIL REMEDIATION REQUIRED BASED ON SOIL ANALYSIS.

2. COMPOSTED MATERIAL SHALL CONSIST OF AGED ORGANIC MATTER, FREE OF WEED OR OTHER NOXIOUS PLANT SEEDS, LUMPS, STONES, OR OTHER FOREIGN CONTAMINANTS HARMFUL TO PLANT LIFE, AND HAVING THE FOLLOWING CHARACTERISTICS BASED ON A NUTRIENT TEST PERFORMED NO LONGER THAN 3 MONTHS PRIOR TO ITS INCORPORATION INTO THE PROJECT:
   - 1.1. ORGANIC MATTER: 25% MINIMUM.
   - 1.2. SALT CONTENT: 5.0 MMHOS/CM MAXIMUM.
   - 1.3. PH: 8.5 MAXIMUM.
   - 1.4. CARBON TO NITROGEN RATIO OF 10:1 TO 20:1.
   - 1.5. PARTICLE SIZE NO PARTICLE SMALLER THAN SILT OR CLAY SIZE, OR LARGER THAN ½" DIAMETER
   - 1.6. ACCEPTABLE COMPOST PRODUCT: CLASS I COMPOST, SUCH AS ECOGRO OR BIO-COMP, AS PROVIDED BY A1 ORGANICS, EATON, CO, OR APPROVED EQUAL.

2. FINISH GRADE TO BE BELOW THE EDGE OF PAVEMENT PRIOR TO SODDING OR PLANTING:
   - 1.1. SEEDED/SODDED AREAS: ALLOW 1 INCH FOR SOD.
   - 1.2. PLANTED AREAS: ALLOW 3 INCHES FOR MULCH.

4. AFTER APPLYING SOIL CONDITIONER AND FERTILIZER, THOROUGHLY TILL AREA TO DEPTH OF 6" MINIMUM UNTIL SOIL IS WELL PULVERIZED AND THOROUGHLY MIXED.

Belden Place PUD

South Minturn Addition
Lot 7
Minturn, Colorado

TIMBERLINE ENGINEERING, LLC
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timberlineengineering@gmail.com

Title:
LANDSCAPE NOTES

Sheet:
C.121

BELDEN PLACE P.U.D.

PRELIMINARY PLAT SUBMITTAL

South Minturn Addition

Lots 29,31 & 32

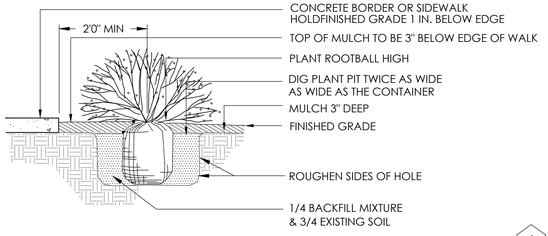
Minturn, Colorado

Nurture Design

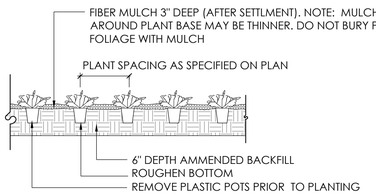
KELLY HYZY, PLA
8047 Lodgepole Trail
Lone Tree, CO 80124
(p) 970.779.0799

NOT FOR CONSTRUCTION

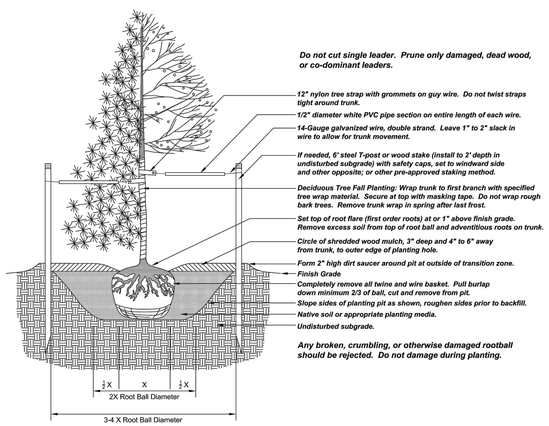
PRUNE ALL DAMAGED OR DEAD WOOD IMMEDIATELY PRIOR TO PLANTING



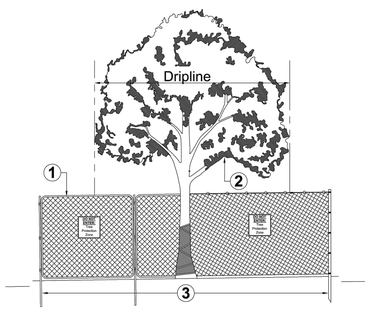
1 SHRUB PLANTING
SCALE: 3/4" = 1'-0"



2 PERENNIAL & GROUNDCOVER PLANTING
SCALE: 3/4" = 1'-0"



3 TREE PLANTING
SCALE: N.T.S.

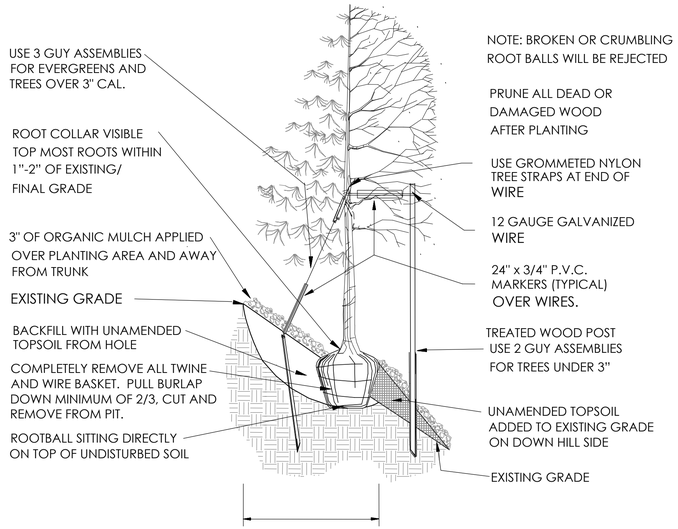


AREA 1: TREE PROTECTION ZONE
THE TREE PROTECTION ZONE (TPZ) SHALL BE EQUAL TO DRIPLINE OR 18" RADIALLY FROM THE TREE FOR EVERY ONE INCH OF TRUNK DIAMETER AT BREAST HEIGHT (DBH = 4.5' ABOVE SOIL LINE), WHICHEVER IS GREATER.

AREA 2: LOWER CANOPY PROTECTION

AREA 3: CRITICAL ROOT ZONE AND/OR STRUCTURAL ROOT ZONE PROTECTION

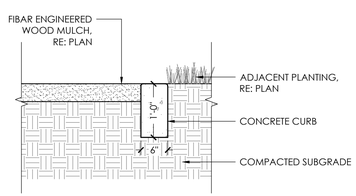
4 EXISTING TREE PROTECTION
SCALE: N.T.S.



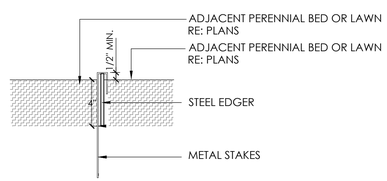
5 TREE ON SLOPE
N.T.S.

Superior Pet Waste Eliminator Station

6 DOG WASTE STATION
N.T.S.



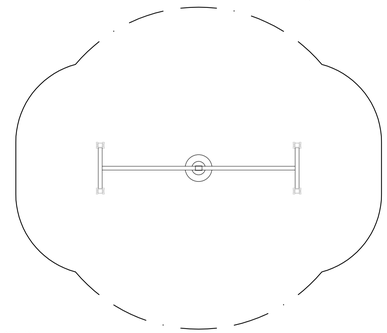
7 CONCRETE EDGER
SCALE: 3/4" = 1'-0"



NOTES:
1. CONTRACTOR TO SUBMIT SAMPLE PRIOR TO ORDERING MATERIAL OR DELIVERING TO SITE.
2. NO EDGER REQUIRED WHEN MULCH IS ADJACENT TO PAVEMENT, BORDER, OR WALLS.
3. SET ALL EDGING 1/2" ABOVE FINISH GRADE AS SHOWN.
4. EDGING SHALL ABUT ALL CONCRETE CURBS AND WALKS PERPENDICULAR, AND FLUSH W/ GRADES OF CONCRETE.
5. ALL JOINTS TO BE SECURELY STAKED.
6. CONTRACTOR SHALL CUT TOP EDGE(S) AS NEEDED TO BE PARALLEL WITH GRADE.

8 METAL EDGER
SCALE: 3/4" = 1'-0"

PD PLAY
PD PLAY
2458 SOUTH SANTA FE AVE
VISTA, CA 92084
TOLL FREE: 1-800-585-3131
PHONE: (760) 597-5990
FAX: (760) 597-5991
www.pdplay.com



PLAN VIEW

SIZE: 5' X 15'
USE ZONE: 24' X 27'
WEIGHT: 800 LBS
AGES: 2 - 12

NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWING.
3. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
4. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
5. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info AND ENTER REFERENCE NUMBER 787-181.

9 TIRE SWING
SCALE: N.T.S.

PD PLAY
PD PLAY
2458 SOUTH SANTA FE AVE
VISTA, CA 92084
TOLL FREE: 1-800-585-3131
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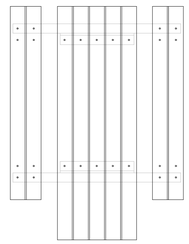


PLAN VIEW

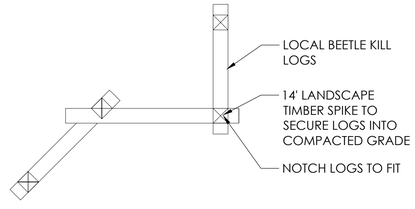
SIZE: 0' X 0'
USE ZONE: 0' X 0'
WEIGHT: 550 LBS
AGES: 2 - 12

NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWING.
3. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
4. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
5. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info AND ENTER REFERENCE NUMBER 787-102.

10 ADA PICNIC TABLE
SCALE: N.T.S.

NOTES:
1. Boulders to reveal 2-3' above grade. Re: plan for locations.
2. Place boulders 4-6" below the surface of the ground for stablization
3. Fill and compact soil around boulders before planting and mulching

11 BOULDER
N.T.S.



12 BALANCE LOGS
N.T.S.

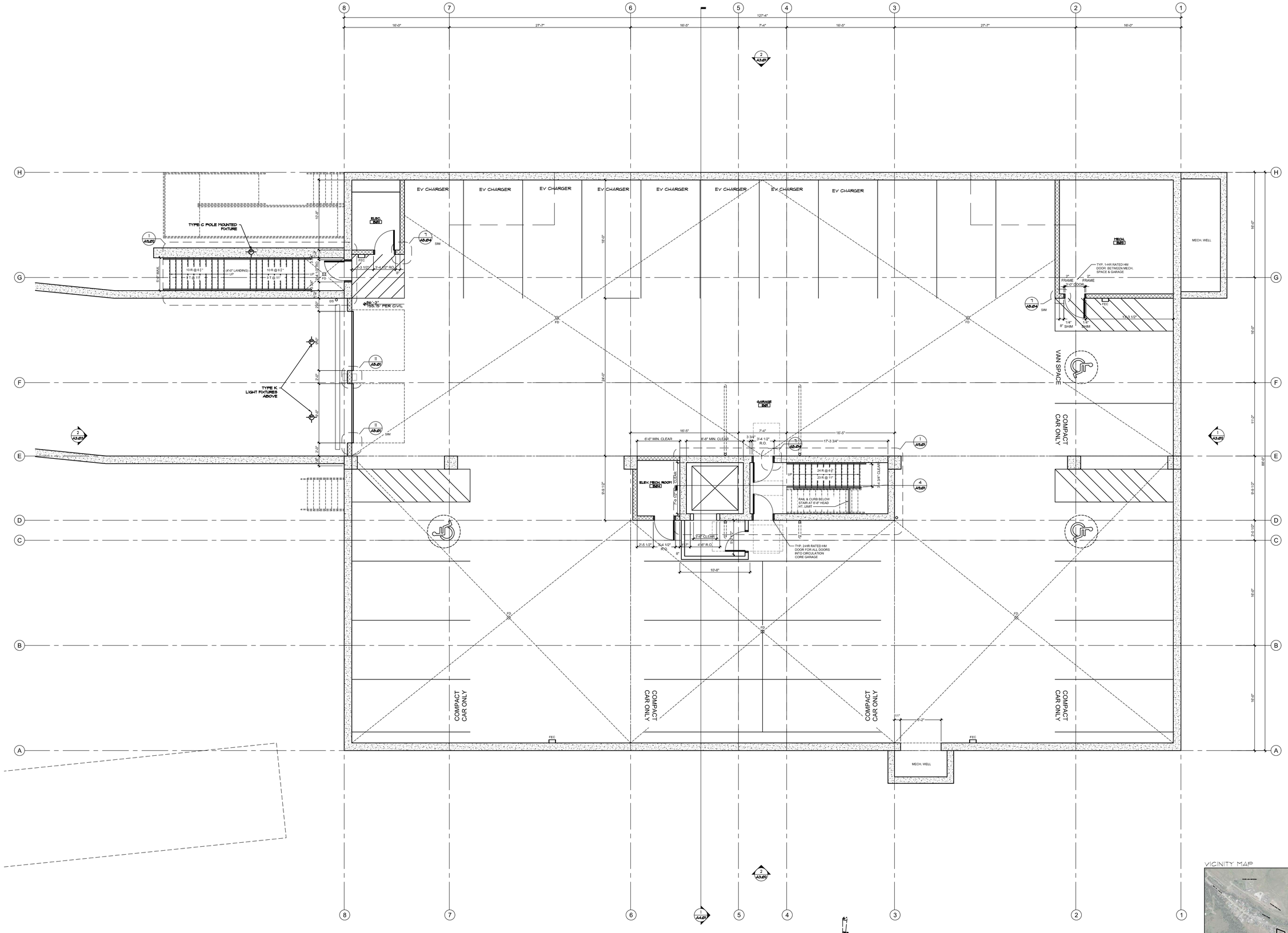
Belden Place PUD
South Minturn Addition
Lot 7
Minturn, Colorado

TIMBERLINE ENGINEERING, LLC
P.O. Box 842
Carbondale, Colorado 81623
970.963.9869
timberlineengineering@gmail.com

DATE	REVISION
3/23/20	Coordination
4/03/20	Conceptual Plan

Title:
LANDSCAPE DETAILS

Sheet:
C.122



1 A2.01B GARAGE FLOOR PLAN - DIMENSIONS
SCALE: 3/16"=1'-0"

VICINITY MAP

TAB Associates
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Jirsa-Hedrick:
(303) 839-1963
Mechanical Engineer:
Bighorn Consulting Engineers
(970) 241 8709
Electrical Engineer:

Seal

Belden Place - 12 Plex (Flats) Lot 7

0036 Abby Road, Minturn, Colorado 81645

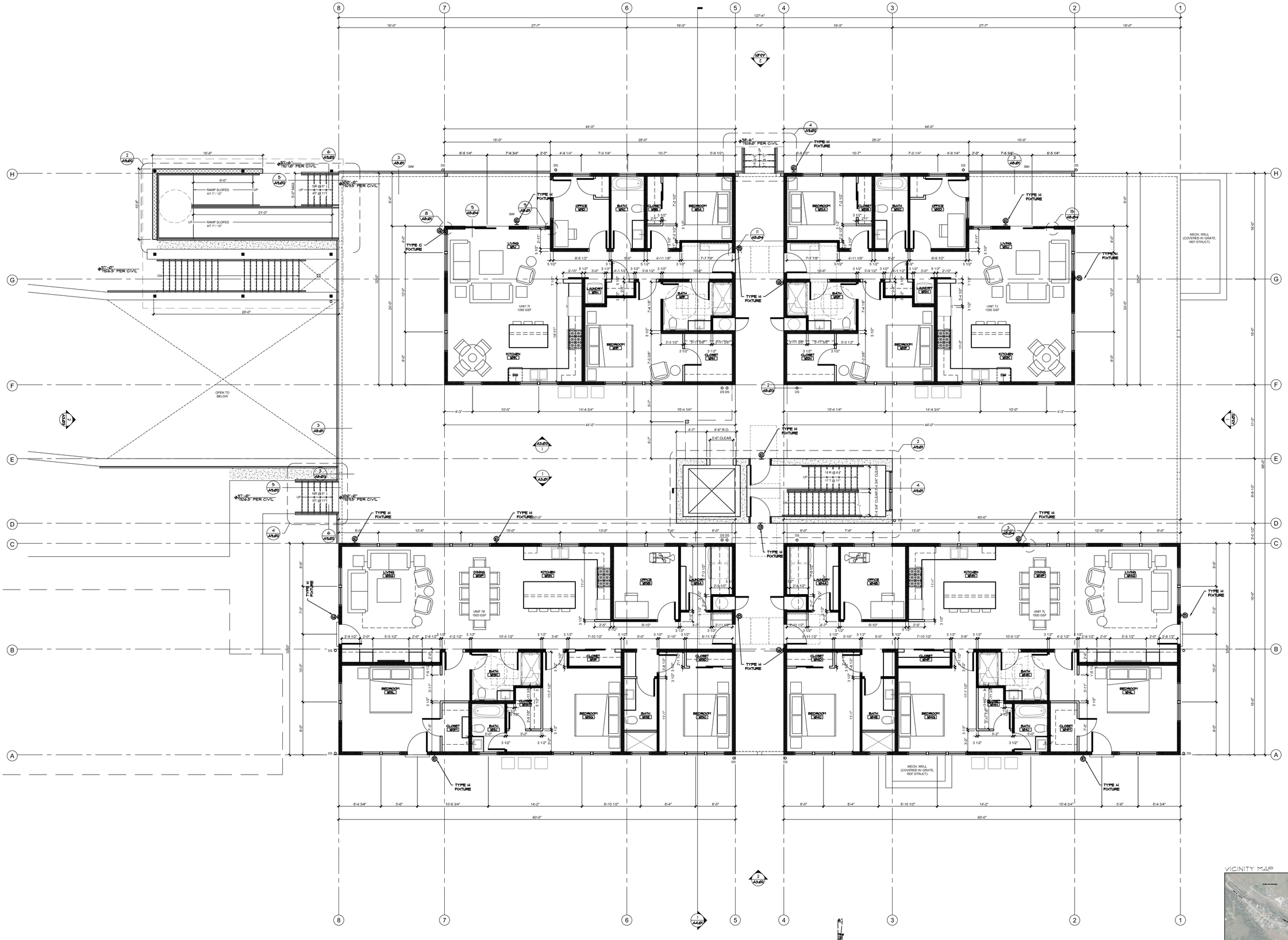
Revisions:

Issue Dates:
CDs - 12/12/2023

Sheet Title:
Garage Floor Plan - Dimensions

Project No:
2136

Sheet No:
A2.01B



1 A2.02B FIRST FLOOR PLAN - DIMENSIONS
SCALE: 3/16"=1'-0"

VICINITY MAP

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Belden Place - 12 Plex (Flats)
Lot 7
0036 Abby Road, Minturn, Colorado 81645

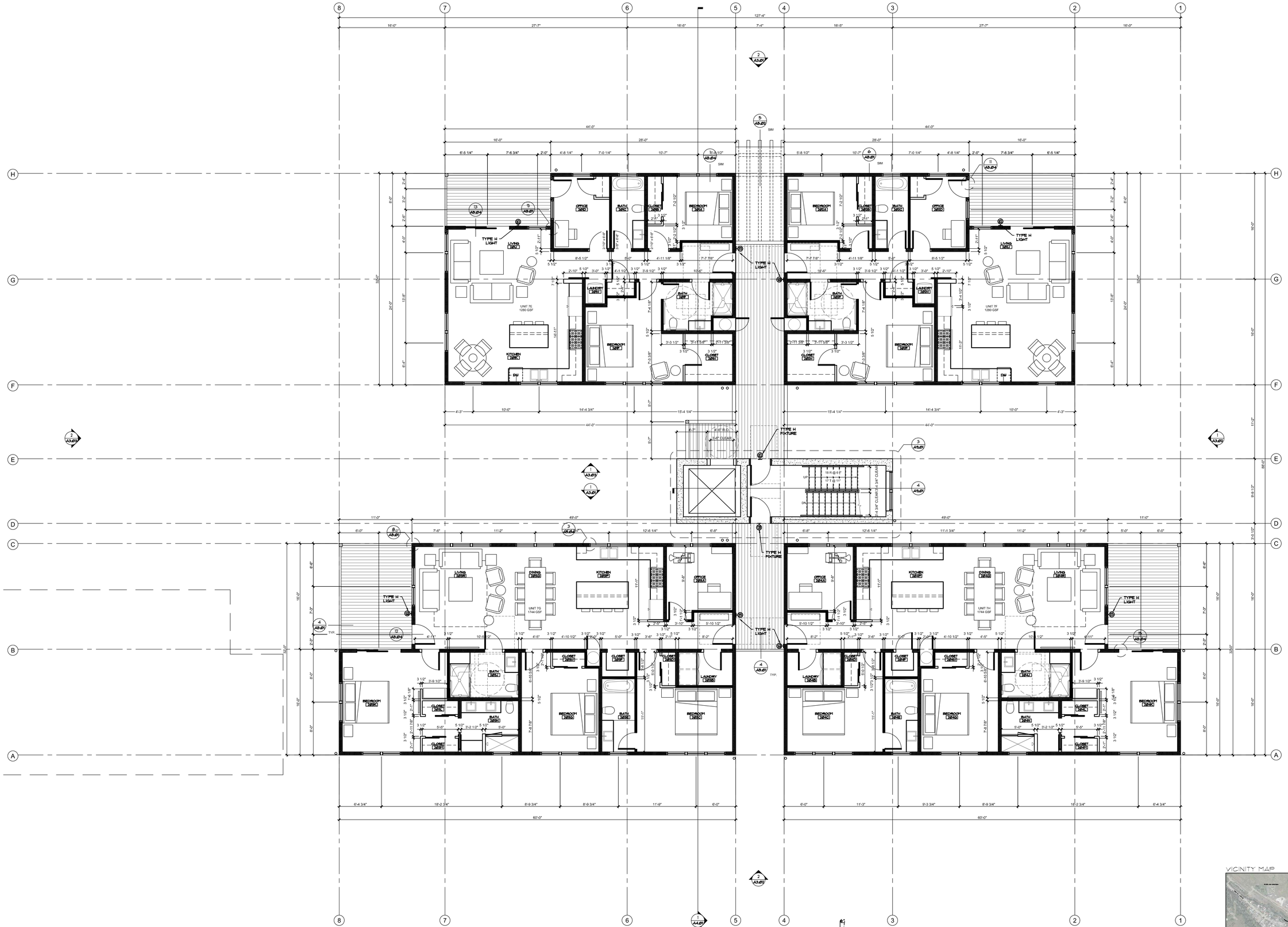
Revisions:

Issue Dates:
CDs - 12/12/2023

Sheet Title:
First Floor Plan - Dimensions

Project No:
2136

Sheet No:
A2.02B



1 A2.03B SECOND FLOOR PLAN - DIMENSIONS
SCALE: 3/16"=1'-0"

TAB Associates
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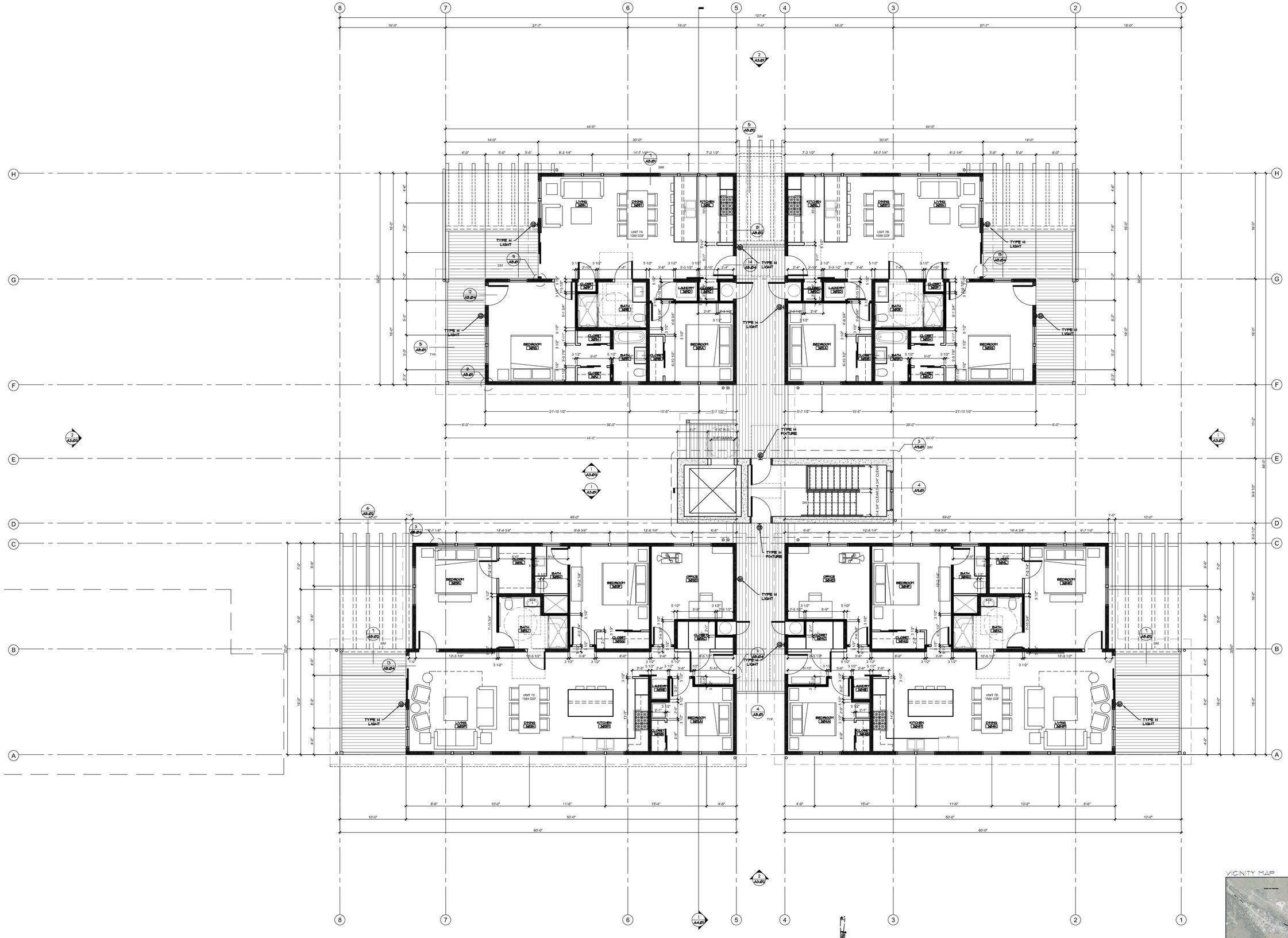
Revisions:

Issue Dates:
CDs - 12/12/2023

Sheet Title:
Second Floor Plan - Dimensions

Project No:
2136

Sheet No:
A2.03B



1 THIRD FLOOR PLAN - DIMENSIONS
A2.04B SCALE: 3/16"=1'-0"

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0036 Abby Road, Minturn, Colorado 81645

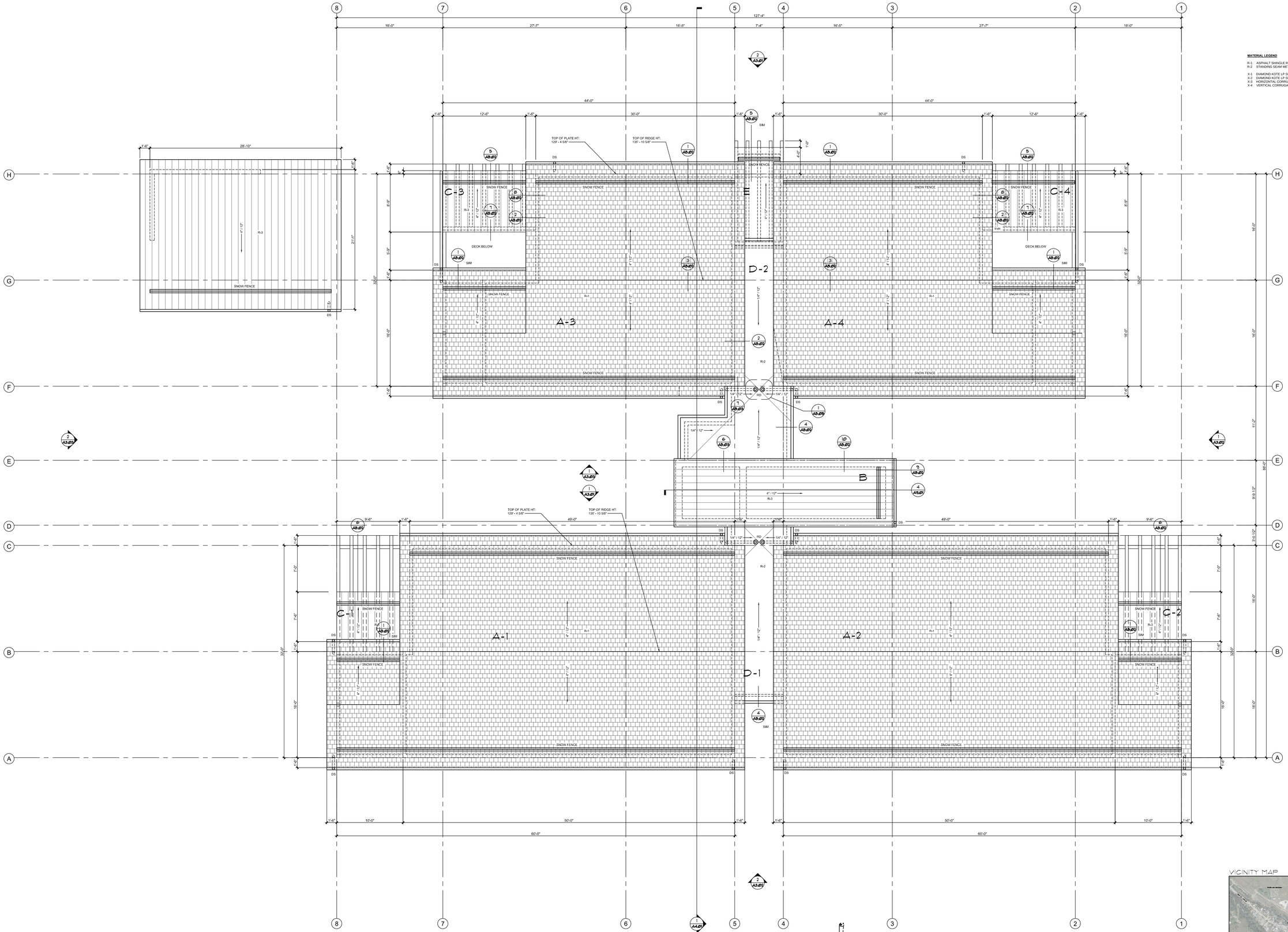
Revisions:

Issue Dates:
CDs - 12/12/2023

Sheet Title:
Third Floor Plan - Dimensions

Project No:
2136

Sheet No:
A2.04B



MATERIAL LEGEND

R-1: ASPHALT SHINGLE ROOF
R-2: STANDING SEAM METAL ROOF

X-1: DIAMOND KOTE LP SMARTSIDE LAP SIDING
X-2: DIAMOND KOTE LP SMARTSIDE VERTICAL SIDING
X-3: HORIZONTAL CORRUGATED METAL SIDING
X-4: VERTICAL CORRUGATED METAL SIDING

1 A2.05B ROOF PLAN - DIMENSIONS
SCALE: 3/16"=1'-0"

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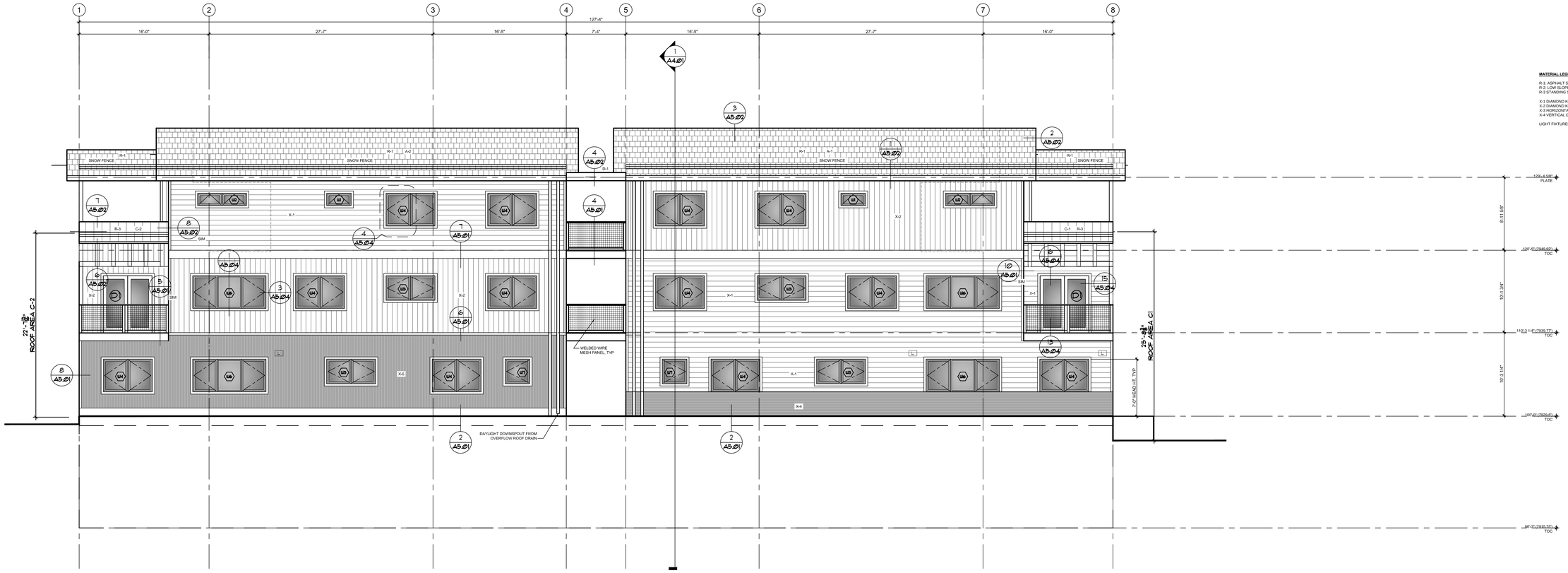
Revisions:

Issue Dates:
CDs - 12/12/2023

Sheet Title:
Roof Plan - Dimensions

Project No:
2136

Sheet No:
A2.05B



1 A3.01 EXTERIOR ELEVATION - NORTH (REAR UNITS)
SCALE: 3/16"=1'-0"

MATERIAL LEGEND

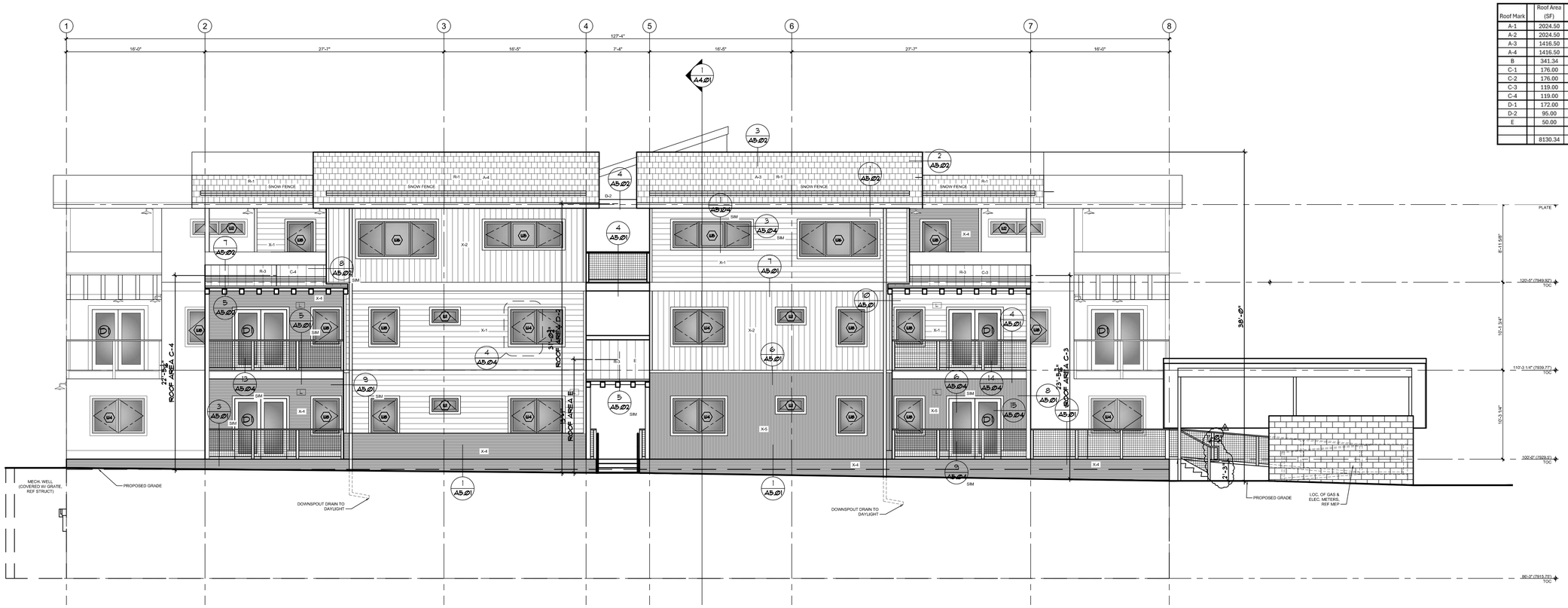
R-1: ASPHALT SHINGLE ROOF
R-2: LOW SLOPE EPDM
R-3 STANDING SEAM METAL ROOF

X-1 DIAMOND KOTE LP SMARTSIDE LAP SIDING
X-2 DIAMOND KOTE LP SMARTSIDE VERTICAL SIDING
X-3 HORIZONTAL CORRUGATED METAL SIDING
X-4 VERTICAL CORRUGATED METAL SIDING

LIGHT FIXTURES L

ROOF AREA DIMENSIONS (HEIGHT) SHOWN ON ELEVATION WITH MOST RESTRICTIVE HEIGHT

Roof Mark	Roof Area (SF)		Roof Area %		Avg Hgt (Ft)		Weighted Avg (Ft)	
A-1	2024.50	/ by total	24.90	X	35.53	=	884.72	
A-2	2024.50	/ by total	24.90	X	33.52	=	834.67	
A-3	1416.50	/ by total	17.42	X	35.03	=	610.31	
A-4	1416.50	/ by total	17.42	X	33.52	=	584.00	
B	341.34	/ by total	4.20	X	34.00	=	142.74	
C-1	176.00	/ by total	2.16	X	25.70	=	55.63	
C-2	176.00	/ by total	2.16	X	22.65	=	49.03	
C-3	119.00	/ by total	1.46	X	23.45	=	34.32	
C-4	119.00	/ by total	1.46	X	22.42	=	32.82	
D-1	172.00	/ by total	2.12	X	31.48	=	66.60	
D-2	95.00	/ by total	1.17	X	31.06	=	36.29	
E	50.00	/ by total	0.61	X	13.08	=	8.04	
	8130.34		100.00		341.44		3339.17	33.39
								33' 4 11/16"



2 A3.01 EXTERIOR ELEVATION - NORTH
SCALE: 3/16"=1'-0"

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Belden Place - 12 Plex (Flats)
Lot 7
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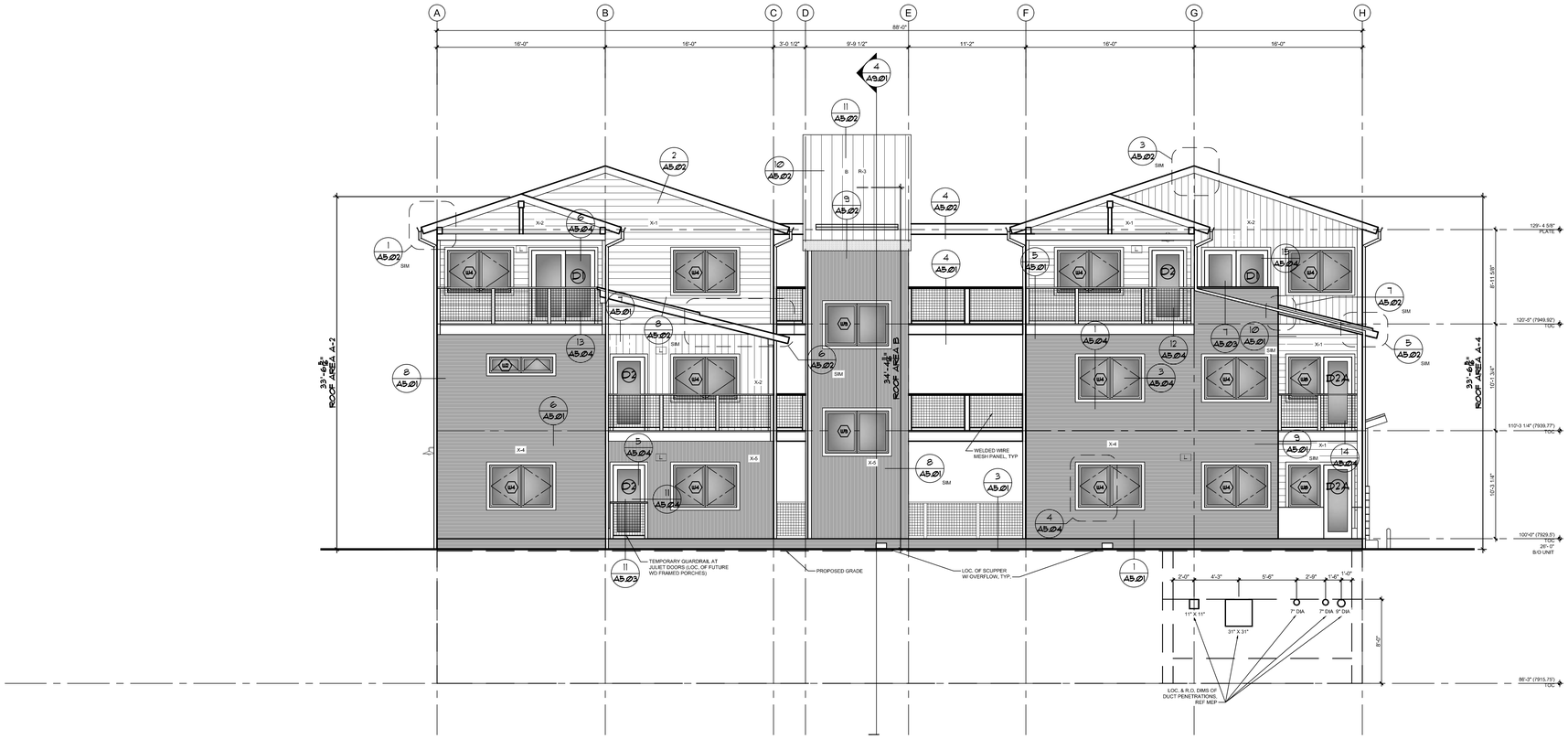
Revisions:
3 REVIEW COMM. 07/08/2024

Issue Dates:
CDs - 12/12/2023

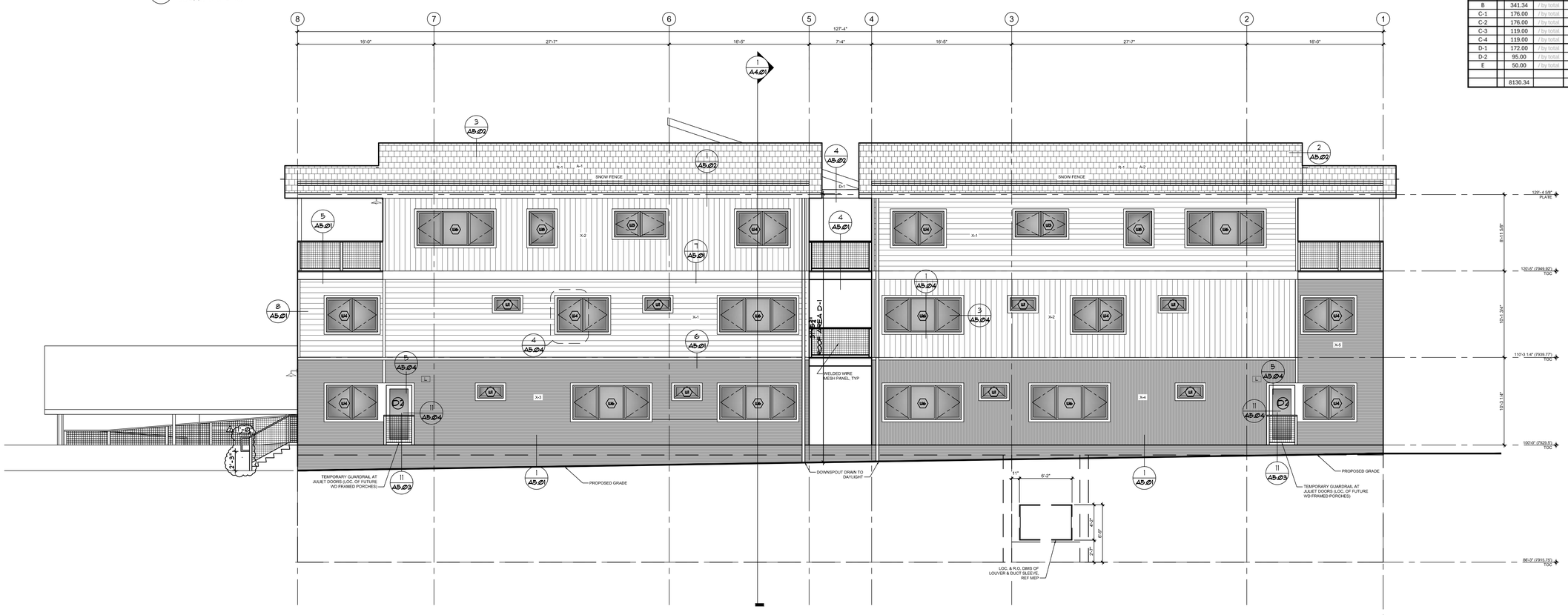
Sheet Title:
Exterior Elevations

Project No:
2136

Sheet No:
A3.01



1 A3.01 EXTERIOR ELEVATION - EAST
SCALE: 3/16"=1'-0"



2 A3.01 EXTERIOR ELEVATION - SOUTH
SCALE: 3/16"=1'-0"

MATERIAL LEGEND

R-1: ASPHALT SHINGLE ROOF
R-2: LOW SLOPE EPDM
R-3 STANDING SEAM METAL ROOF

X-1 DIAMOND KOTE LP SMARTSIDE LAP SIDING
X-2 DIAMOND KOTE LP SMARTSIDE VERTICAL SIDING
X-3 HORIZONTAL CORRUGATED METAL SIDING
X-4 VERTICAL CORRUGATED METAL SIDING

LIGHT FIXTURES

ROOF AREA DIMENSIONS (HEIGHT) SHOWN ON ELEVATION WITH MOST RESTRICTIVE HEIGHT

Roof Mark	Roof Area (SF)		Roof Area %		Avg Hgt (Ft)		Weighted Avg (Ft)	
A-1	2024.50	/ by total	24.90	X	35.53	=	884.72	
A-2	2024.50	/ by total	24.90	X	33.52	=	834.67	
A-3	1416.50	/ by total	17.42	X	35.03	=	610.31	
A-4	1416.50	/ by total	17.42	X	33.52	=	584.00	
B	341.34	/ by total	4.20	X	34.00	=	142.74	
C-1	176.00	/ by total	2.16	X	25.70	=	55.63	
C-2	176.00	/ by total	2.16	X	22.65	=	49.03	
C-3	119.00	/ by total	1.46	X	23.45	=	34.32	
C-4	119.00	/ by total	1.46	X	22.42	=	32.82	
D-1	172.00	/ by total	2.12	X	31.48	=	66.60	
D-2	95.00	/ by total	1.17	X	31.06	=	36.29	
E	50.00	/ by total	0.61	X	13.08	=	8.04	
	8130.34		100.00		341.44		3339.17	33.39
								33' 4 11/16"

VICINITY MAP

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Belden Place - 12 Plex (Flats)
Lot 7
0036 Abby Road, Minturn, Colorado 81645

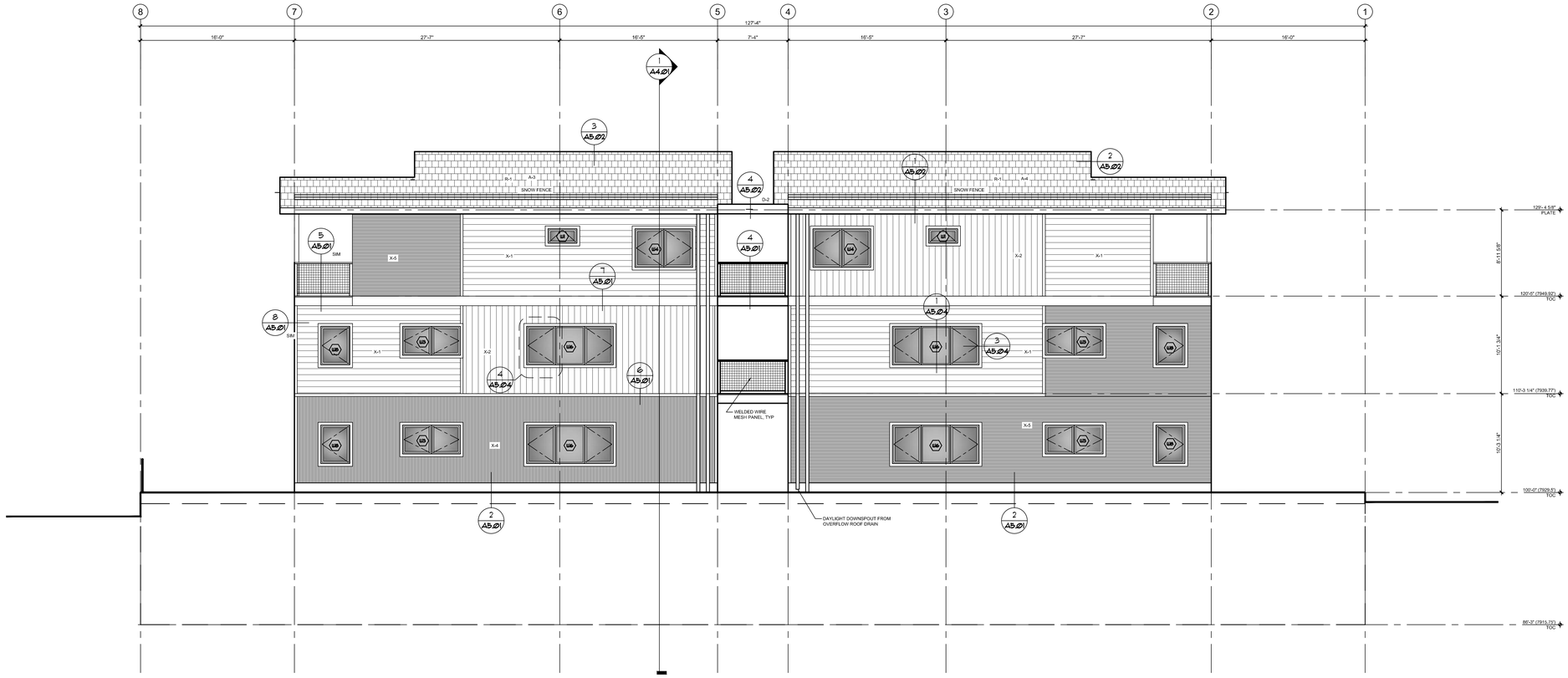
Revisions:
1 REVIEW COMM. 01/08/2014

Issue Dates:
CDs - 12/12/2023

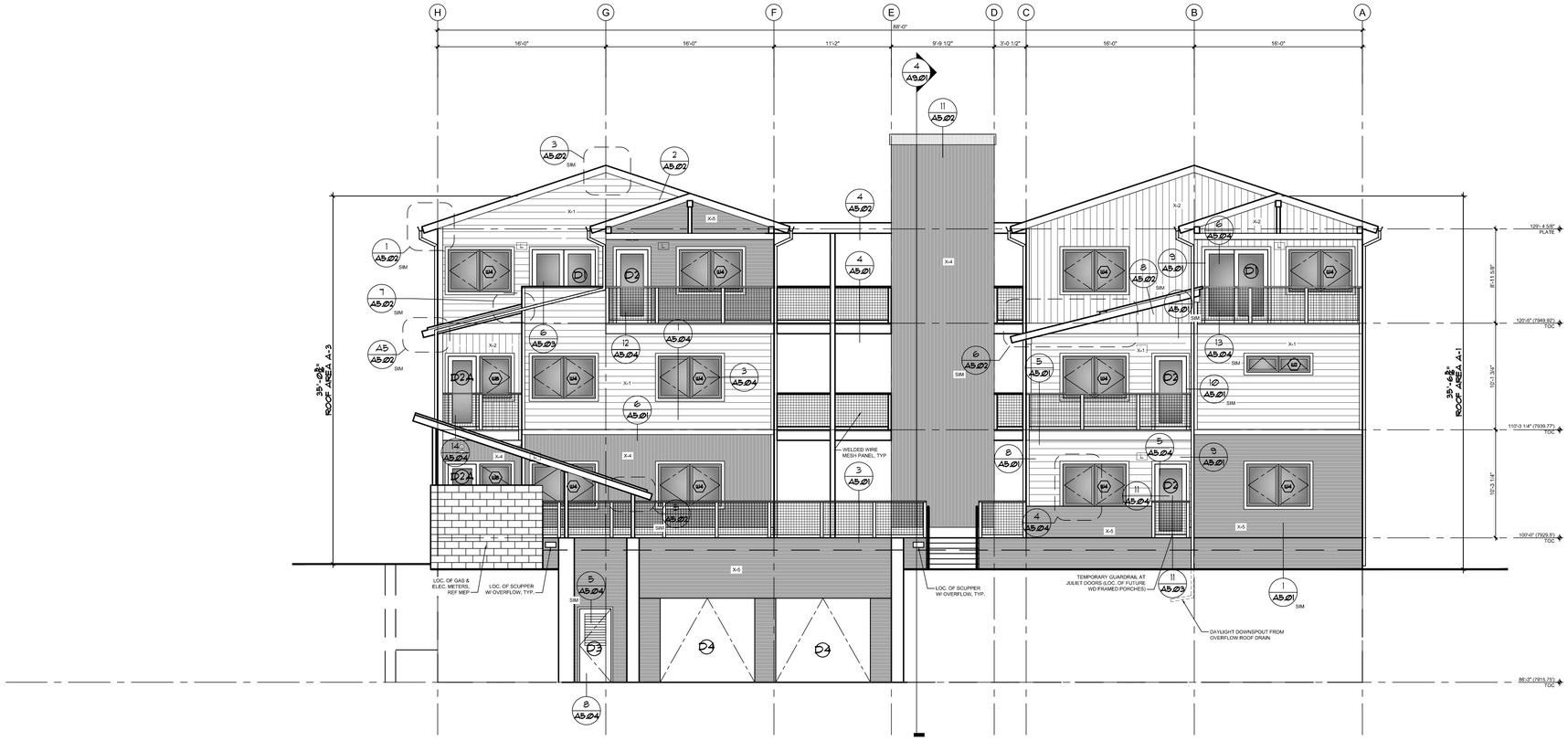
Sheet Title:
Exterior Elevations

Project No:
2136

Sheet No:
A3.02



1 A3.03 EXTERIOR ELEVATION - SOUTH (FRONT UNITS)
SCALE: 3/16"=1'-0"



2 A3.03 EXTERIOR ELEVATION - WEST
SCALE: 3/16"=1'-0"

MATERIAL LEGEND

R-1: ASPHALT SHINGLE ROOF
R-2: LOW SLOPE EPDM
R-3 STANDING SEAM METAL ROOF

X-1 DIAMOND KOTE LP SMARTSIDE LAP SIDING
X-2 DIAMOND KOTE LP SMARTSIDE VERTICAL SIDING
X-3 HORIZONTAL CORRUGATED METAL SIDING
X-4 VERTICAL CORRUGATED METAL SIDING

LIGHT FIXTURES L

ROOF AREA DIMENSIONS (HEIGHT) SHOWN ON ELEVATION WITH MOST RESTRICTIVE HEIGHT

Roof Mark	Roof Area (SF)		Roof Area %		Avg Hgt (Ft)		Weighted Avg (Ft)	
A-1	2024.50	/ by total	24.90	X	35.53	=	884.72	
A-2	2024.50	/ by total	24.90	X	33.52	=	834.67	
A-3	1416.50	/ by total	17.42	X	35.03	=	610.31	
A-4	1416.50	/ by total	17.42	X	33.52	=	584.00	
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C-3	119.00	/ by total	1.46	X	23.45	=	34.32	
C-4	119.00	/ by total	1.46	X	22.42	=	32.82	
D-1	172.00	/ by total	2.12	X	31.46	=	66.60	
D-2	95.00	/ by total	1.17	X	31.06	=	36.29	
E	50.00	/ by total	0.61	X	13.08	=	8.04	
	8130.34		100.00		341.44		3339.17	33.39
								33' 4 11/16"

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Revisions:

Issue Date:
CDs - 12/12/2023

Sheet Title:
Exterior Elevations

Project No:
2136

Sheet No:
A3.03

*** NOTE: RENDERS ARE FOR VISUAL REPRESENTATION. PLEASE SEE ELEVATIONS FOR ACCURATE MATERIAL PALETTE ***

VICINITY MAP

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Revisions:

Issue Dates:
CDs - 12/12/2023

Sheet Title:
Renders

Project No:
2136

Sheet No:
A3.04

LAP SIDING EXAMPLE
MATERIAL EXAMPLE ONLY
NOT FOR COLOR

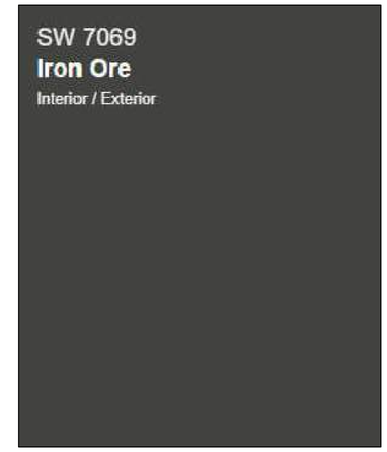
X-1
1 A3.5 LAP SIDING

SIMILAR TO DIAMOND KOTE LP
8" LAP SIDING
COLOR: ELKHORN

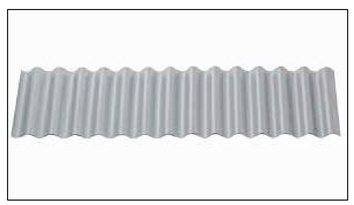
X-2
2 A3.5 VERTICAL SIDING

SIMILAR TO DIAMOND KOTE LP
VERTICAL GROOVED SIDING
COLOR:BORDEAUX

VERTICAL SIDING EXAMPLE
MATERIAL EXAMPLE ONLY
NOT FOR COLOR



PAINTED ITEMS:
SHERWIN WILLIAMS 7069 -
IRON ORE
TRIM, WOOD BEAMS, GUTTERS
AND OTHER METALS



X-3
4-5 A3.5 HORIZONTAL CORRUGATED PANELS

X-4
VERTICAL CORRUGATED PANELS

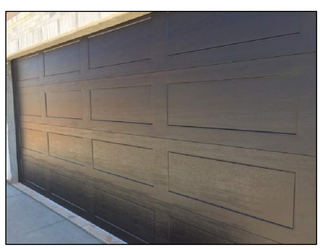
SIMILAR TO WESTERN STATES METAL
ROOFING - GALVANIZED $\frac{7}{8}$"
CORRUGATED PANELS

R-1
7A A3.5 ROOFING

SIMILAR GAF DESIGNER SHINGLES
WOODLAND "CASTLEWOOD GRAY"

R-3
7B A3.5 ROOFING

SIMILAR WESTERN STATES
2" STANDING SEAM - 12" WIDTH
COLOR: GALVANIZED TO MATCH
CORRUGATED PANELS



8 A3.5 GARAGE DOOR

SIMILAR RAYNOR ASPEN SERIES
TEXTURED PANELS
COLOR: SLATE GRAY

NOTE:

- WINDOWS SIMILAR TO:SIERRA PACIFIC "BLACK" WOOD CLAD WINDOWS

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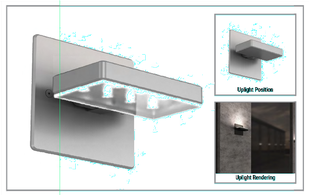
Revisions:

Issue Dates:
CDs - 12/12/2023

Sheet Title:
Materials

Project No:
2136

Sheet No:
A3.05



Lumière

EON 303-W1-LEDB1

Ceiling / Wall Mount
Direct / Indirect

Typical Applications

• Hospitality • Commerical Landscape • Outdoor Area/Site • Residential • Architectural

Interactive Menu

Product Certification

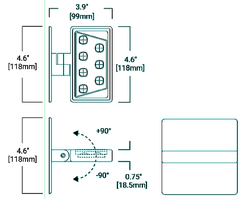
Product Features

wet location

Top Product Features

- Adjustable direct or indirect luminaire - 180° Adjustable at knuckle
- 2700K, 3000K or 3500K or 4000K Color Temperature and Amber (585-595nm)
- Forward/Lateral Throw or Flood Optics with diffuse glass sealed lens
- Patented AccuLED OpticsTM System
- Universal Input LED Driver Included (120 - 277V, 50/60 Hz)
- ELV or 0-10 Dimming

Dimensions



TECHNICAL DATA
50°C Maximum Temperature Rating
External Supply Wiring 90°C Minimum

1 A3.6 LIGHT FIXTURE - TYPE C AND H

VIA WET

WALL
DIRECT
STATIC WHITE

LUMENWERX

Project:
Type:

DESCRIPTION
Via Wet offers architectural lighting for wet locations in both exterior and interior applications. With a simple 3¾" high by 4½" wide profile of extruded aluminum, Via Wet can be installed in recessed, ceiling, wall, or pendant mounting.
Fully sealed, Via Wet is suitable for extreme weather condition, -20□/-4□F to +□□/104□F. A choice of output options provides up to 1000 Lumens per foot section.

Services: For latest information on services click

IMPORTANT
Fixture must be installed with lens facing down.

Order Guide

Up to 89 lm/W performance

LUMINAIRE ID	DISTRIBUTION	PROTECTIVE OPTIC	OPTIC	LIGHT SOURCE	CRI	LUMEN PACKAGE
VIAWETW	D			SW		
VIAWETW Via Wet Wall	D - Direct	TMG - Tempered Clear Glass PYC - Clear Polycarbonate	HLO - High-Efficiency Lambertian Optic PMO - Precision Micro-Prism Optic	SW - Static white	80CRI - 80 CRI 90CRI - 90 CRI	500LMF - Low output 500 lm/ft 750LMF - Medium output 750 lm/ft 1000LMF - High output 1000 lm/ft

COLOR TEMP.	LUMINAIRE LENGTH	VOLTAGE	DRIVER [2]	ELECTRICAL
27K - 2700K 30K - 3000K 35K - 3500K 40K - 4000K 50K - 5000K	#FT - Specify nominal length (#) in 1 foot increments. **Standard nominal lengths:** Single units: 2' and 4' Continuous runs: lengths over 4'	120V - 120V 277V - 277V UNV - 120V-277V 347V [1] - 347V [1] Only available with 0-10 driver.	01 - 1% 0-10V DA [1] - DALI LTD10 [2] - Low-temperature 10% 0-10V [1] PoE (Power-over-Ethernet)Compact Elec. Consult factory for details. [2] In-line commissioning is required. [3] Suitable for temperature down to -40°C/F.	1C - 1 circuit #MC [1] - Multi circuit EC - Emergency-powered fixture NL - Night light fixture DL - Daylight fixture GTD [1,2,3] - Generator transfer device fixture [1] Specify total number of circuits (#), including any circuits required for electrical section options. Provide drawing or layout specifications. Minimum 4 section per circuit. [2] Minimum 6 fixtures [3] Not available with 347V [4] Not available for environments where the ambient temperature falls below 4°F (-20°F).

ELECTRICAL SECTIONS (optional) [1, 2]	POWER FEED	MOUNTING	FINISH	OPTION
		HMB		
#EC## [3] - Emergency-powered section #NL## [3] - Night light section #DL## [3] - Daylight section #GTD## [3,4,5,6] - Generator transfer device section NA - None [1] Specify with multi circuit (#MC) electrical option only. [2] Provide drawing or layout specifications. Consult factory for other configurations. Default section length is 4'. [3] Specify quantity (#) and section length in inches (##). [4] Minimum 4' section. [5] Not available with 347V. [6] Not available for environments where the ambient temperature falls below 0°C (32°F).	EF - End feed BF - Back feed	HMB - Horizontal mounting bracket	W - Matte white AL - Aluminum CF# - Custom finish, specify RAL#	NATA - Natatorium finish NA - None

3737 Cote-Vertu, St-Laurent, Quebec, Canada H4R 2C9
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VIAWET-WALL-SPEC-REV1 February 15, 2023

1 / 3

2 A3.6 LIGHT FIXTURE - TYPE K

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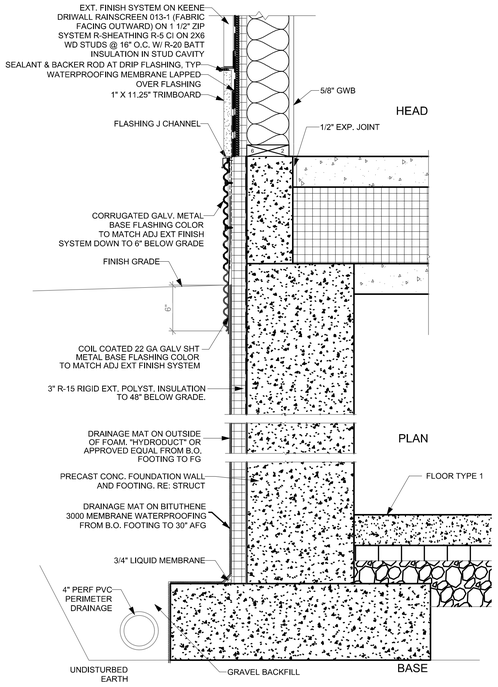
Light Fixtures

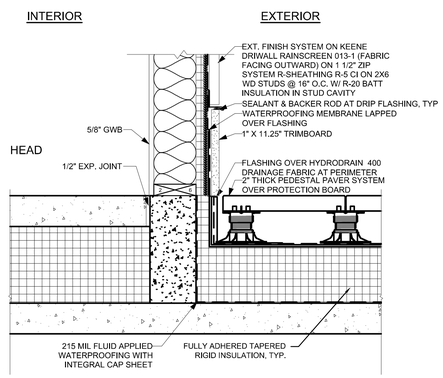
Project No:
2136

Sheet No:
A3.06



PRECAST CONCRETE FOUNDATION WALL. 1 TYPE

1 A5.01 SECTION DETAIL - CURB AT GRADE
SCALE: 3"=1'-0"



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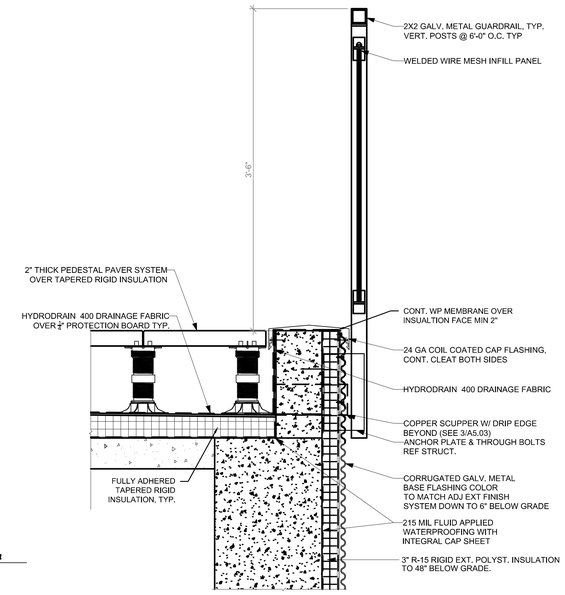

3 A5.01 SECTION DETAIL - CURB AT GUARDRAIL
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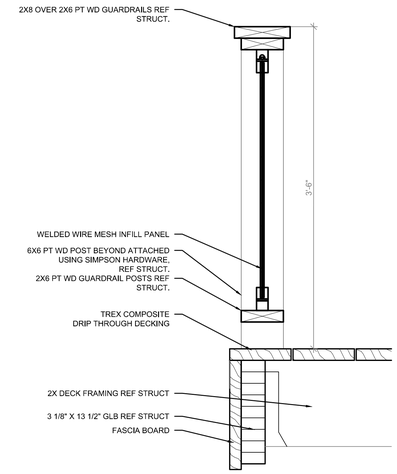

4 A5.01 SECTION DETAIL - W.W.M. GUARDRAIL
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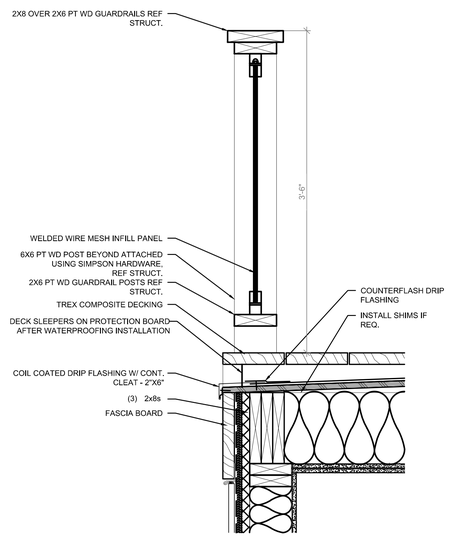

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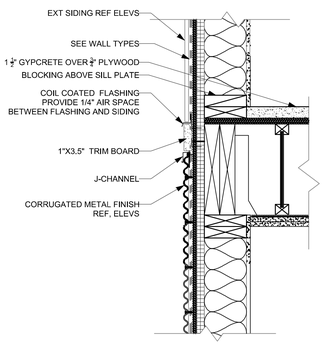
SCALE: 1 1/2"=1'-0"



6 A5.01 SECTION DETAIL - FLOOR TRANSITION
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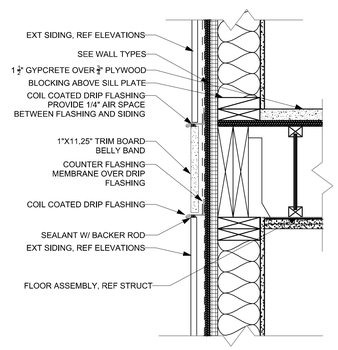
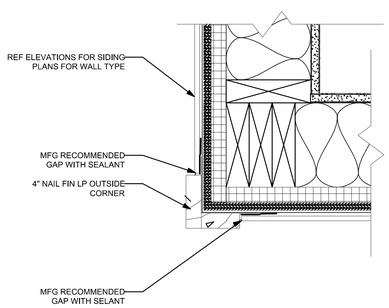


7 A5.01 SECTION DETAIL - FLOOR TRANSITION
SCALE: 1 1/2"=1'-0"



8 A5.01 PLAN DETAIL - CORNER TRIM
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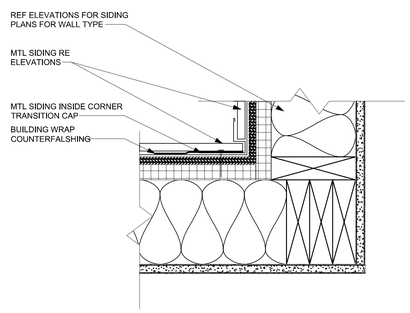

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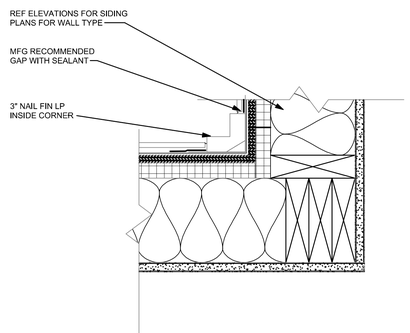

10 A5.01 PLAN DETAIL - CORNER TRIM
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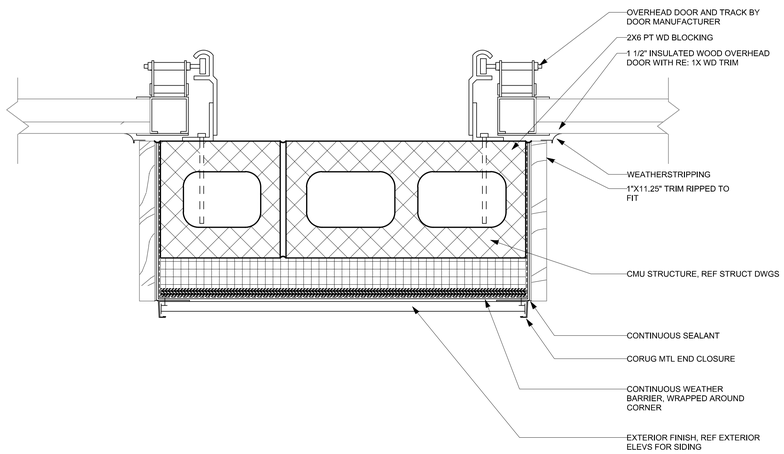

11 A5.01 PLAN DETAIL - GARAGE DOOR
SCALE: 3"=1'-0"

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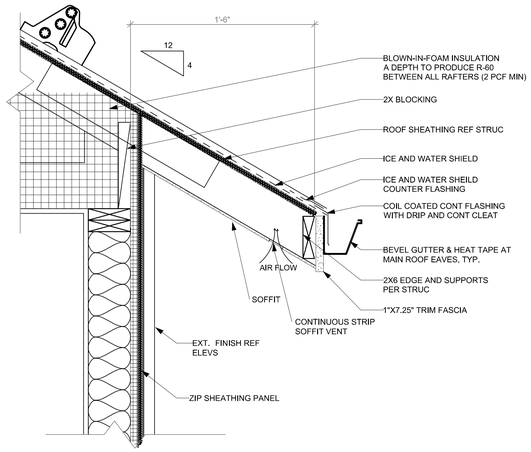

1 A5.02 SECTION DETAIL - FASCIA
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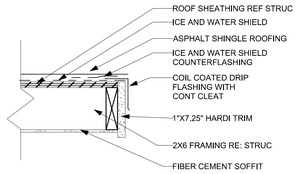

2 A5.02 SECTION DETAIL - EAVE
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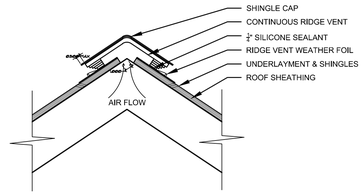

3 A5.02 SECTION DETAIL - RIDGE
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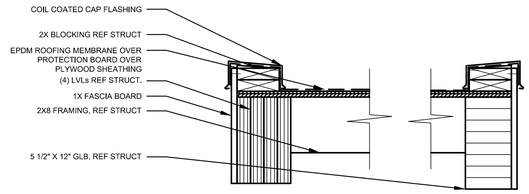

4 A5.02 SECTION DETAIL - COVERED WALKWAY
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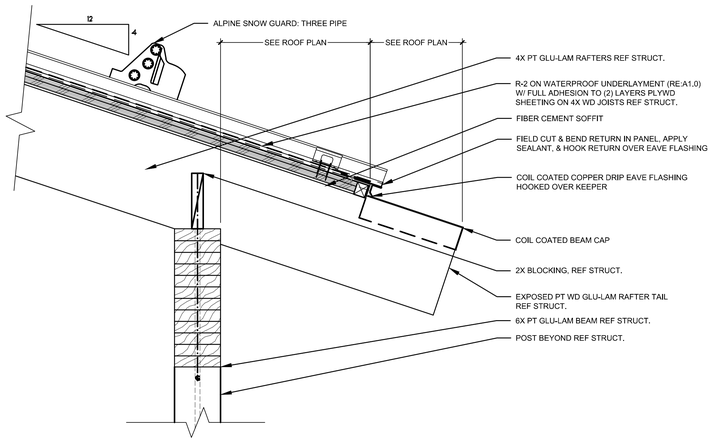

5 A5.02 SECTION DETAIL - OVERHANG
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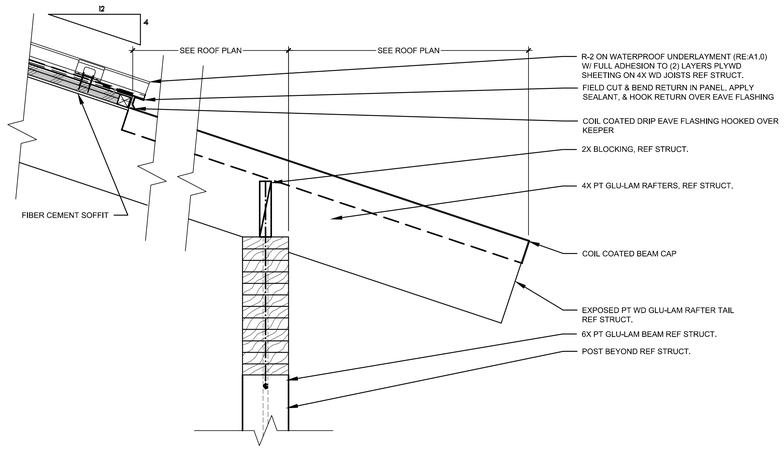

6 A5.02 SECTION DETAIL - OVERHANG
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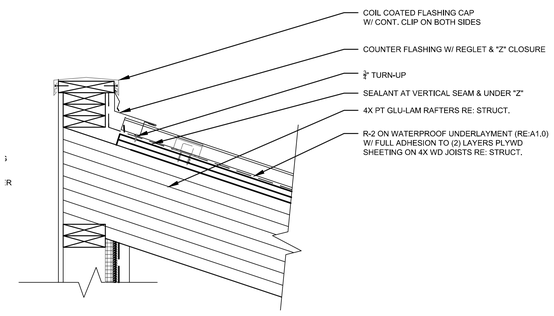

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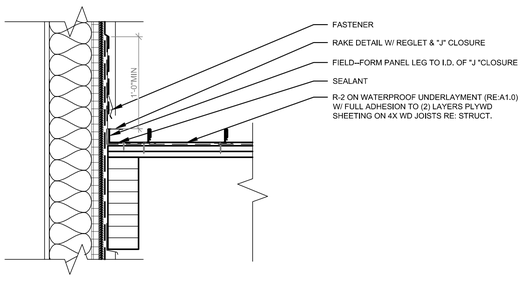
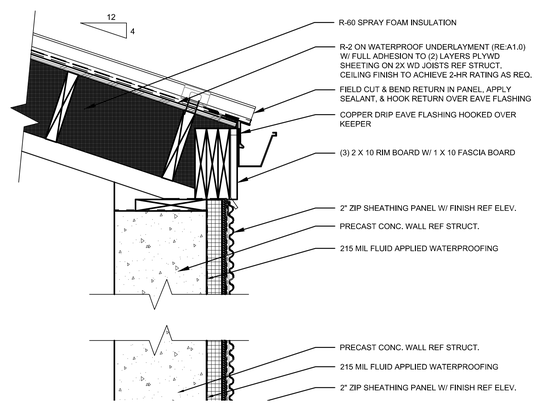
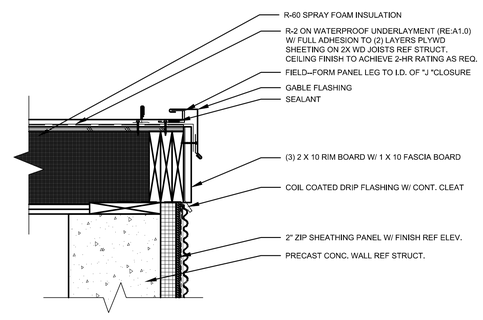


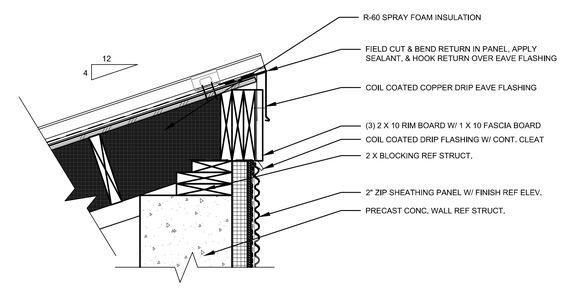
8 A5.02 SECTION DETAIL - OVERHANG
SCALE: 1 1/2"=1'-0"



9 A5.02 SECTION DETAIL - STAIR TOWER
SCALE: 1 1/2"=1'-0"



10 A5.02 SECTION DETAIL - STAIR TOWER
SCALE: 1 1/2"=1'-0"



11 A5.02 SECTION DETAIL - STAIR TOWER
SCALE: 1 1/2"=1'-0"

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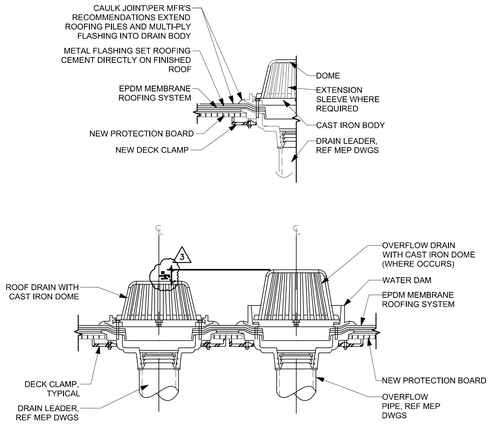

1 A5.03 SECTION DETAIL - ROOF DRAIN
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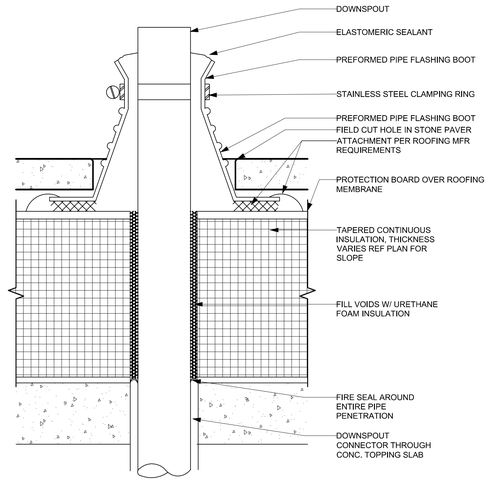

2 A5.03 SECTION DETAIL - DS @ PODIUM
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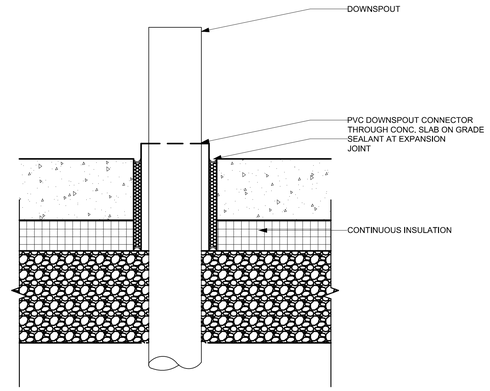

3 A5.03 SECTION DETAIL - DS @ SLAB
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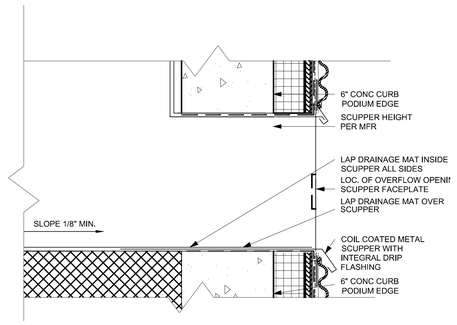

4 A5.03 SECTION DETAIL - SCUPPER
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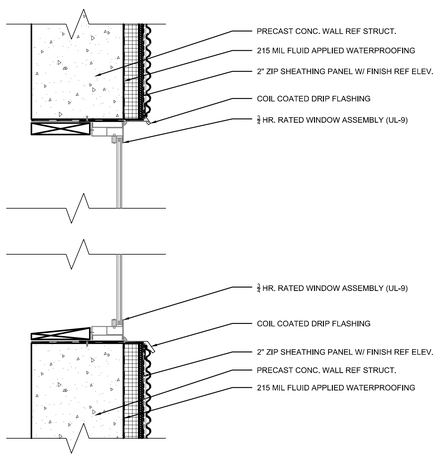
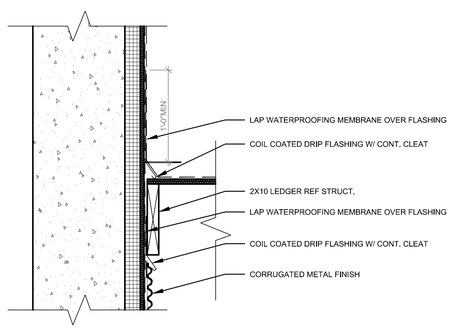


5 A5.03 WINDOW DETAIL - HEAD/SILL
SCALE: 1 1/2"=1'-0"



6 A5.03 SECTION DETAIL - FLAT ROOF
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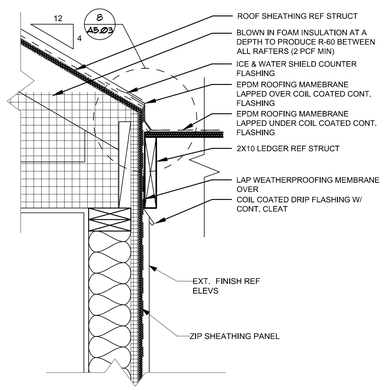
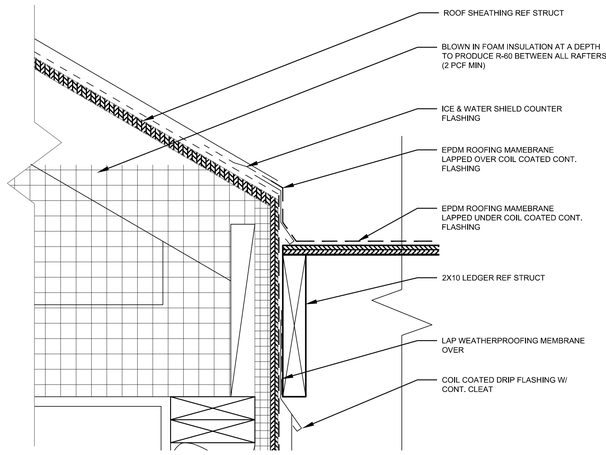


7 A5.03 SECTION DETAIL - FLAT ROOF
SCALE: 1 1/2"=1'-0"



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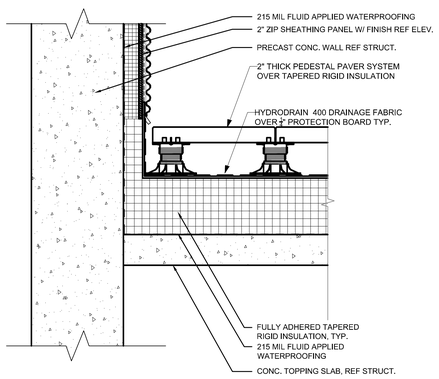
SCALE: 3"=1'-0"



9 A5.03 SECTION DETAIL - PODIUM @ CORE
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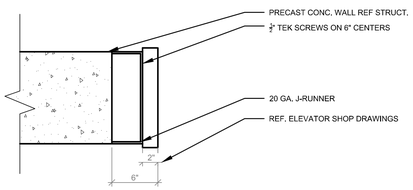

10 A5.03 PLAN DETAIL - ELEVATOR DOOR JAMB
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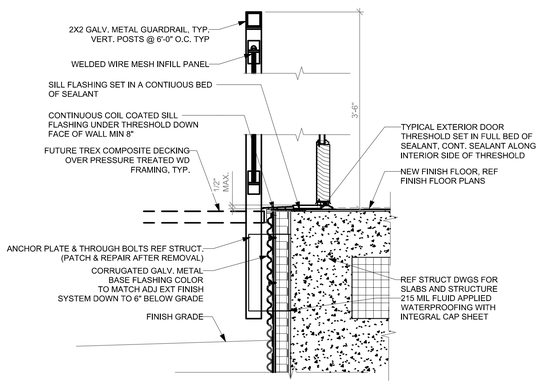

11 A5.03 SECTION DETAIL - TEMP. GUARDRAIL
SCALE: 1 1/2"=1'-0"

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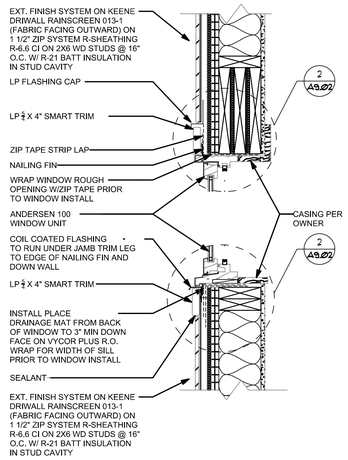
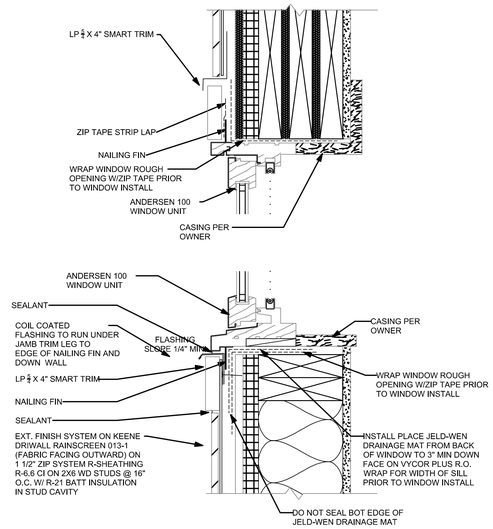
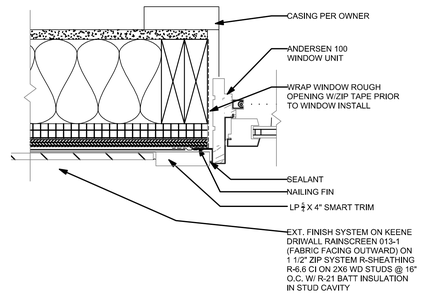


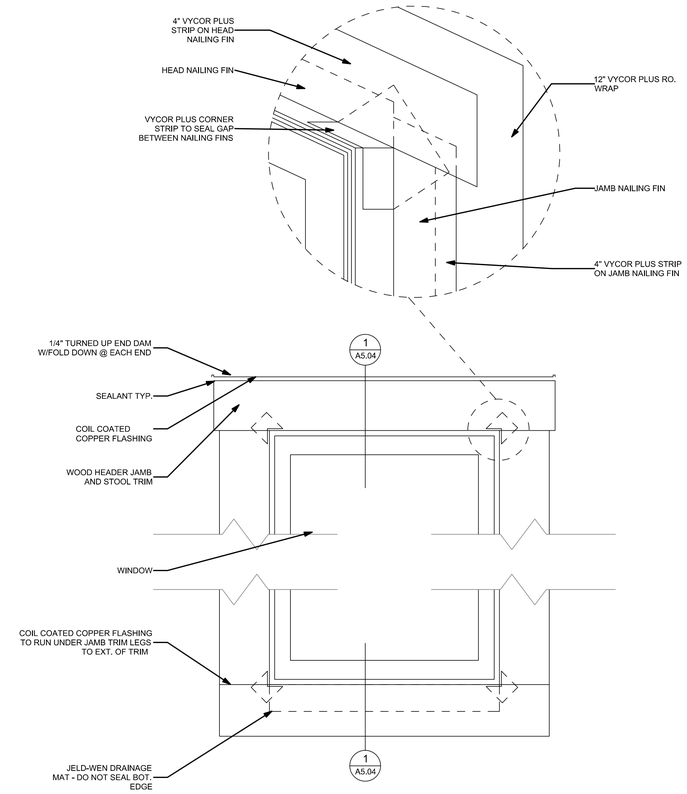
1 A5.04 WINDOW DETAIL - HEAD/SILL
SCALE: 1 1/2"=1'-0"



2 A5.04 WINDOW DETAIL - HEAD/SILL
SCALE: 3"=1'-0"



3 A5.04 WINDOW DETAIL - JAMB
SCALE: 3"=1'-0"



4 A5.04 WINDOW DETAIL - FLASHING
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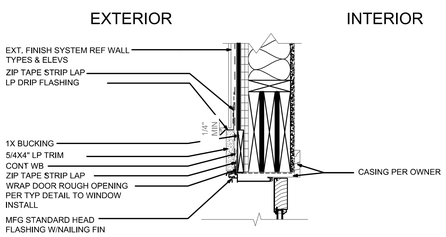
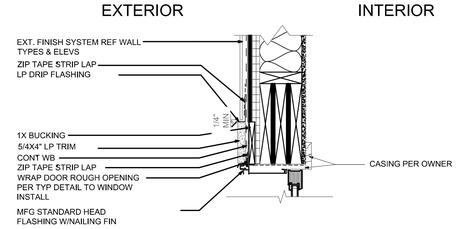


5 A5.04 DOOR DETAIL - INSWING HEAD TYP.
SCALE: 1 1/2"=1'-0"



6 A5.04 DOOR DETAIL - SLIDER HEAD TYP.
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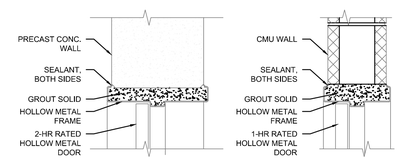
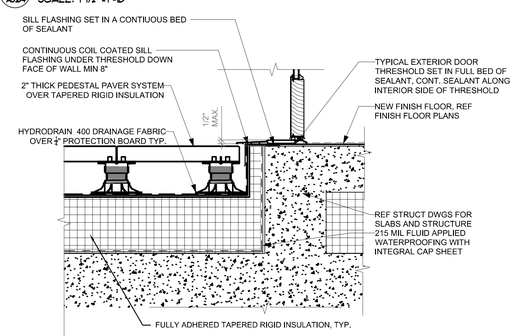
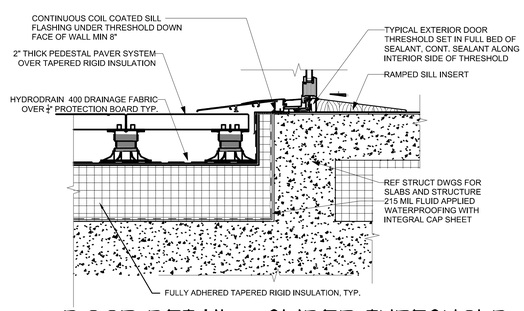


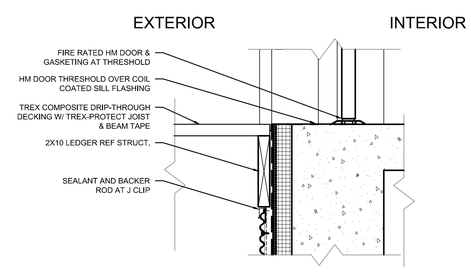
7 A5.04 DOOR DETAIL - HM HEAD / JAMB
SCALE: 1 1/2"=1'-0"



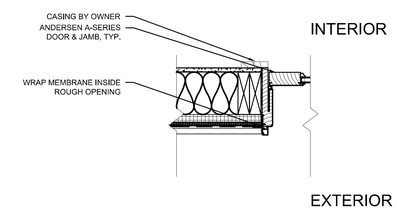
8 A5.04 DOOR DETAIL - INSWING THRESHOLD
SCALE: 1 1/2"=1'-0"



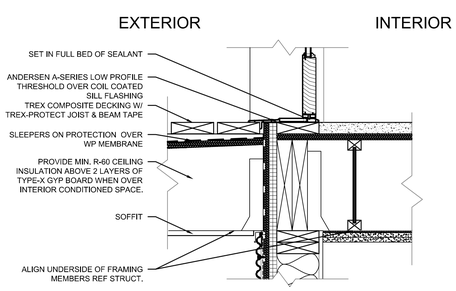
9 A5.04 DOOR DETAIL - SLIDER THRESHOLD
SCALE: 1 1/2"=1'-0"



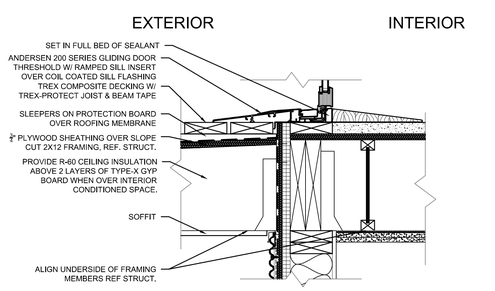
10 A5.04 DOOR DETAIL - HM THRESHOLD
SCALE: 1 1/2"=1'-0"



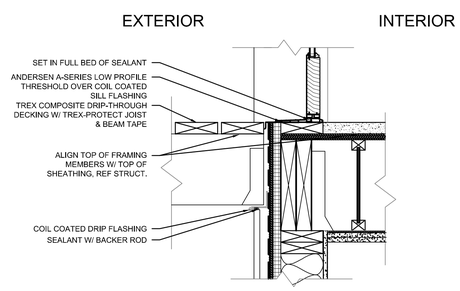
11 A5.04 DOOR DETAIL - INSWING JAMB, TYP.
SCALE: 1 1/2"=1'-0"



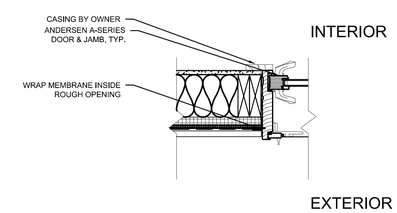
12 A5.04 DOOR DETAIL - INSWING THRESHOLD
SCALE: 1 1/2"=1'-0"



13 A5.04 DOOR DETAIL - SLIDER THRESHOLD
SCALE: 1 1/2"=1'-0"



14 A5.04 DOOR DETAIL - INSWING THRESHOLD
SCALE: 1 1/2"=1'-0"



15 A5.04 DOOR DETAIL - SLIDER JAMB, TYP.
SCALE: 1 1/2"=1'-0"

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