

BELDEN PLACE

Lot 19 - 0012 Abby Road

Single Family Minturn, CO 81645

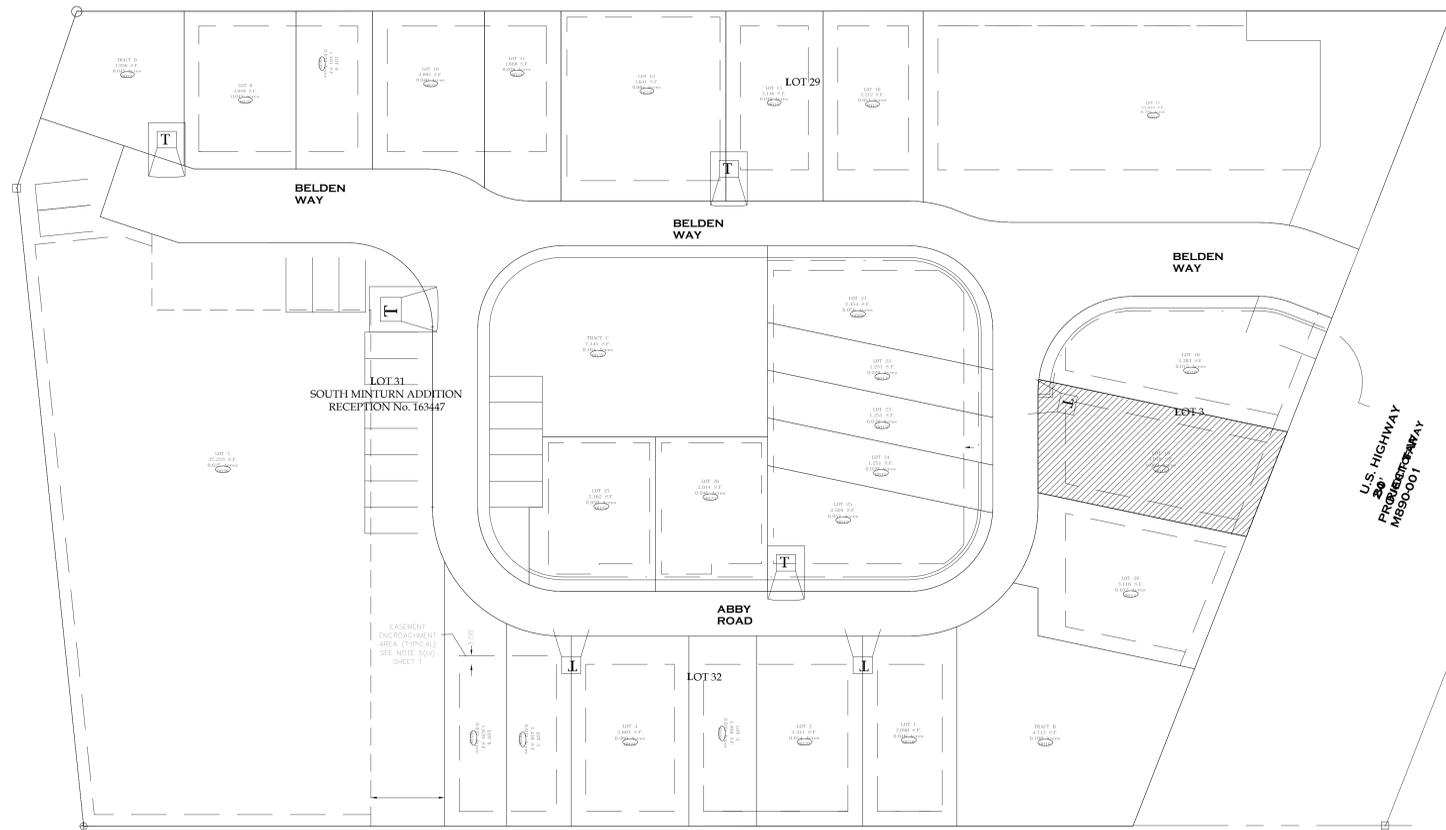


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VICINITY MAP

**DESIGN REVIEW BOARD REVISED
03/12/2025**



TAB Associates
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0066 Edwards Village Blvd.
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Mechanical Engineer
Electrical Engineer

Seal

**Belden Place - Single Family
Lot 19 - 0012 Abby Road**
Minturn, Colorado

Revisions:		
No.	Description	Date
1	DRB Rev	3/12/25

Issue Dates:
DRB - 02/14/2025

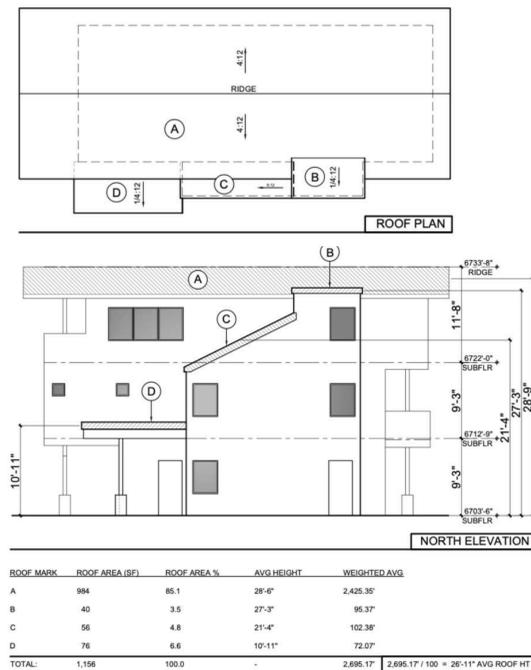
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Cover

Project No:
2215

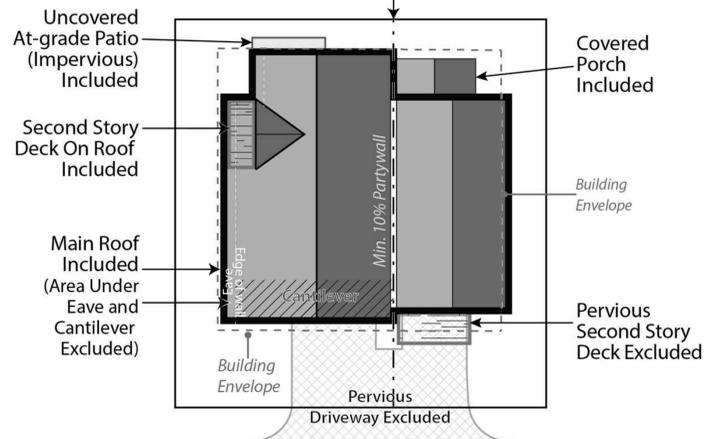
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BELDEN PLACE PUD GUIDE INFORMATION
The following is an abbreviated version of information found in the PUD guide.

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.



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 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.



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Seal

Belden Place - Single Family
Lot 19 - 0012 Abby Road
Minturn, Colorado

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No	Description	Date

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DRB - 02/14/2025

Sheet Title:
PUD GUIDE

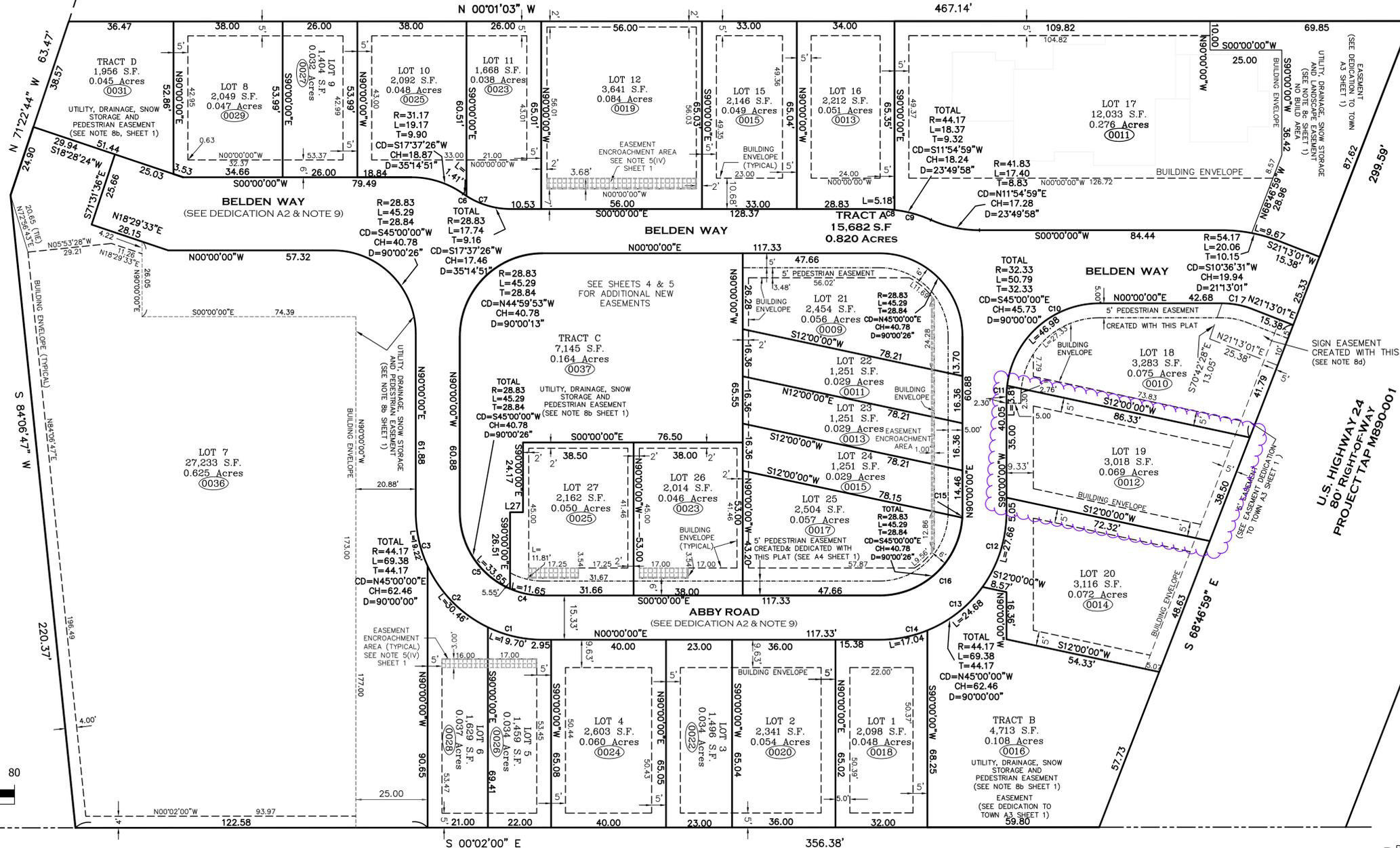
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2215

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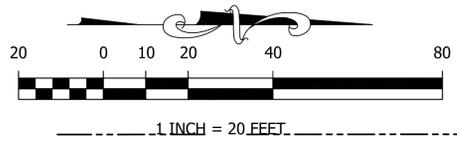
FINAL PLAT
BELDEN PLACE, P.U.D.
 Town of Minturn, County of Eagle, State of Colorado

SHEET 3 OF 5
 SUBDIVISION
 EASEMENTS

LOT 28
 SOUTH MINTURN ADDITION
 RECEPTION No. 163447



UNITED STATES OF AMERICA
 RECEPTION No. 186352



CURVE TABLE						
CURVE	LENGTH	RADIUS	Tangent	Chord	Chd Bng	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"

L27 = S00°00'00"W 4.50

UNITED STATES OF AMERICA
 RECEPTION No. 246983

**THIS SHEET IS A PORTION OF
 THE FINAL PLAT, REFER TO
 COMPLETE - FINAL PLAT,
 BELDEN PLACE PUD**

--- = PLATTED BUILDING ENVELOPE
 - - - - - = PEDESTRIAN EASEMENT
 [Hatched Area] = EASEMENT ENCROACHMENT AREA SEE NOTE 5(V)

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.



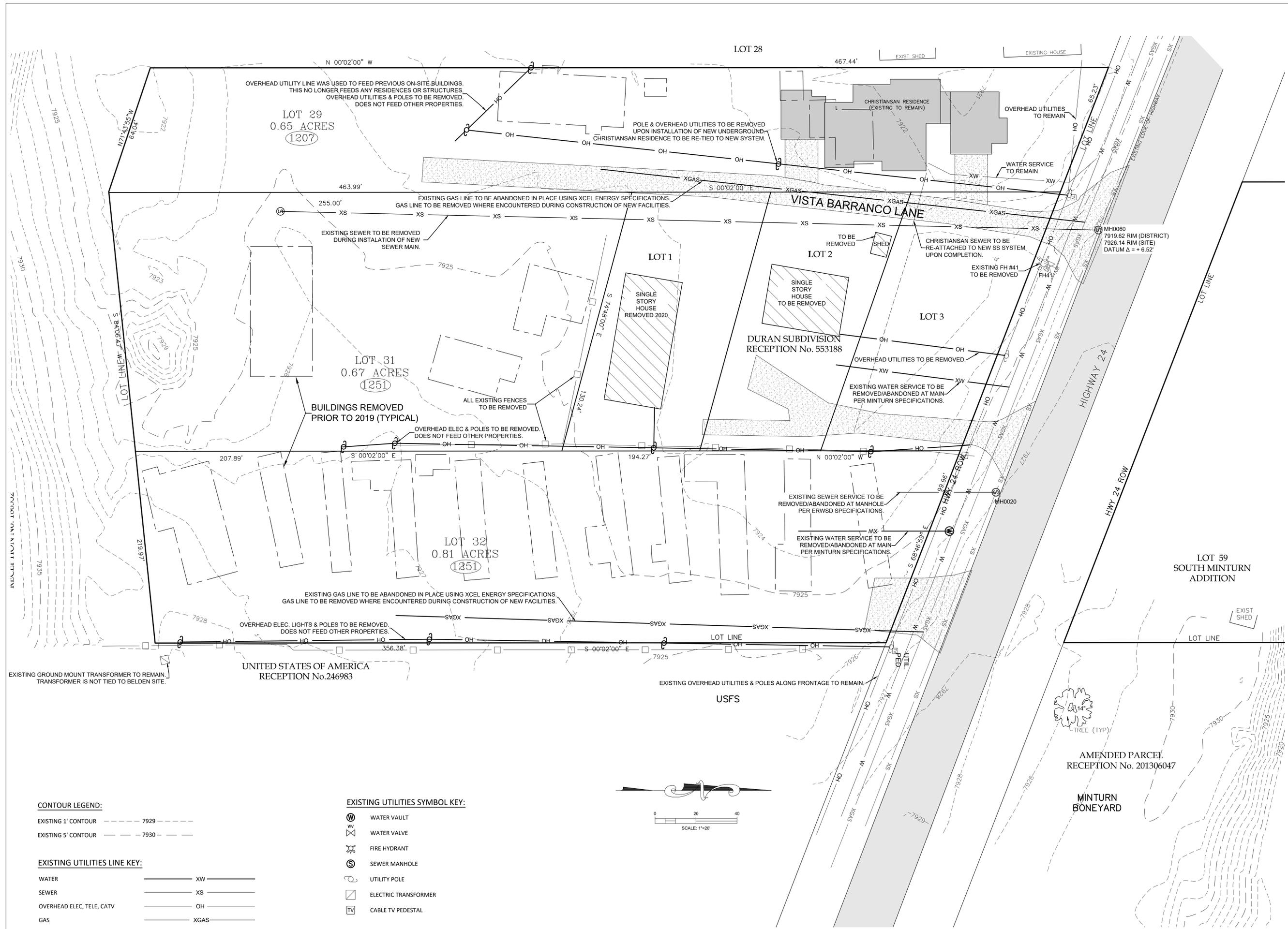
Matthew S. Slagle PLS 34998
 Professional Land Surveyor
 State of Colorado



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



LOT 29
0.65 ACRES
(1207)

LOT 31
0.67 ACRES
(1251)

LOT 32
0.81 ACRES
(1251)

LOT 1

LOT 2

LOT 3

LOT 28

LOT 59
SOUTH MINTURN
ADDITION

OVERHEAD UTILITY LINE WAS USED TO FEED PREVIOUS ON-SITE BUILDINGS. THIS NO LONGER FEEDS ANY RESIDENCES OR STRUCTURES. OVERHEAD UTILITIES & POLES TO BE REMOVED. DOES NOT FEED OTHER PROPERTIES.

POLE & OVERHEAD UTILITIES TO BE REMOVED UPON INSTALLATION OF NEW UNDERGROUND CHRISTIANSAN RESIDENCE TO BE RE-TIED TO NEW SYSTEM.

EXISTING GAS LINE TO BE ABANDONED IN PLACE USING XCEL ENERGY SPECIFICATIONS. GAS LINE TO BE REMOVED WHERE ENCOUNTERED DURING CONSTRUCTION OF NEW FACILITIES.

EXISTING SEWER TO BE REMOVED DURING INSTALLATION OF NEW SEWER MAIN.

BUILDINGS REMOVED PRIOR TO 2019 (TYPICAL)

OVERHEAD ELEC & POLES TO BE REMOVED. DOES NOT FEED OTHER PROPERTIES.

DURAN SUBDIVISION
RECEPTION No. 553188

EXISTING SEWER SERVICE TO BE REMOVED/ABANDONED AT MANHOLE. PER ERWSD SPECIFICATIONS.

EXISTING WATER SERVICE TO BE REMOVED/ABANDONED AT MAIN. PER MINTURN SPECIFICATIONS.

UNITED STATES OF AMERICA
RECEPTION No. 246983

EXISTING OVERHEAD UTILITIES & POLES ALONG FRONTAGE TO REMAIN

AMENDED PARCEL
RECEPTION No. 201306047

MINTURN
BONEYARD

CONTOUR LEGEND:

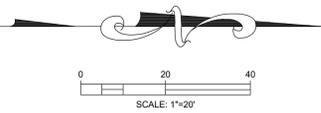
EXISTING 1' CONTOUR - - - - - 7929
EXISTING 5' CONTOUR - - - - - 7930

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



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Lot 19 - 0012 Abby Road
Minturn, Colorado

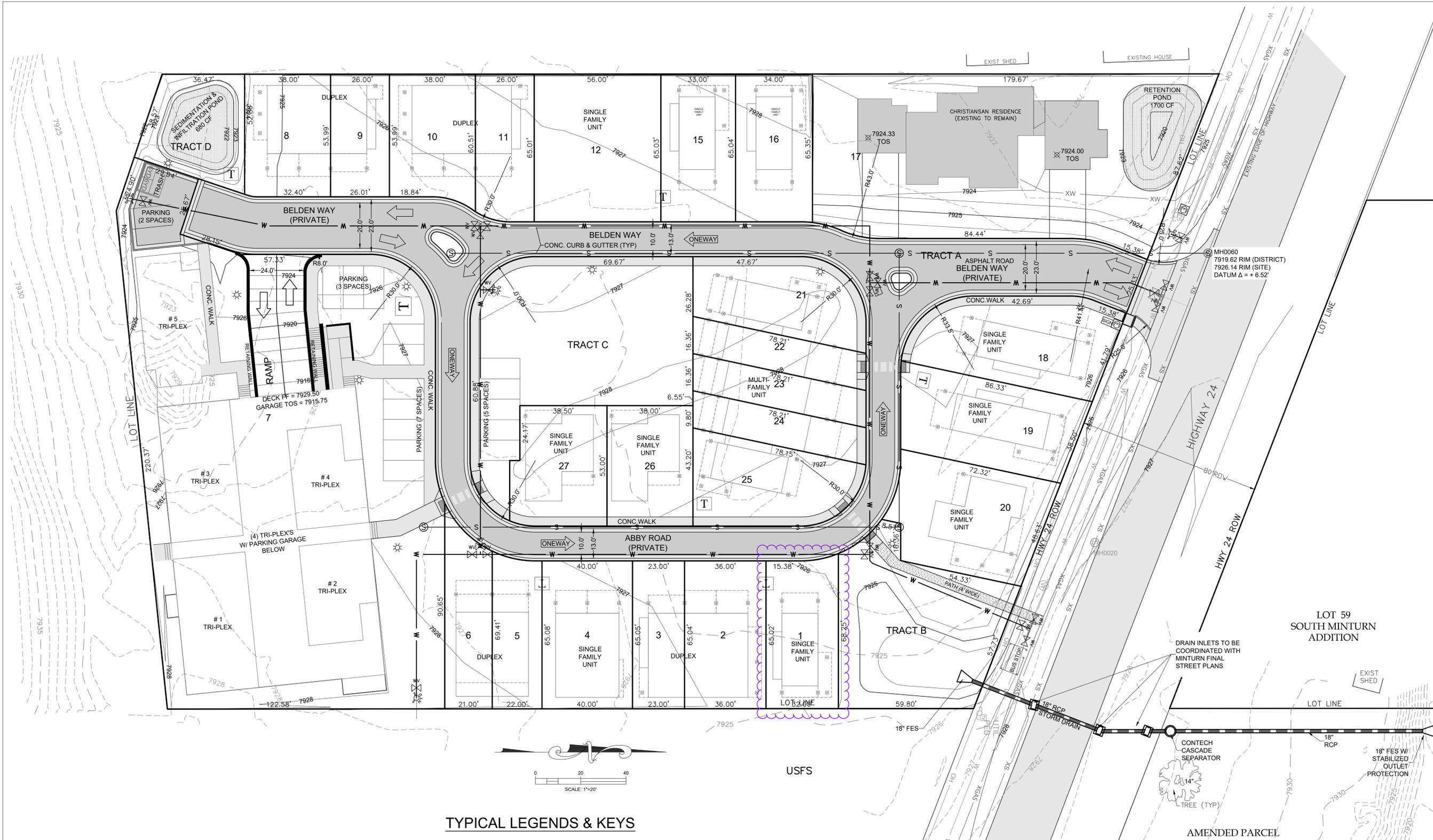
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DATE	REVISION
2/15/22	Permit Set
7/29/24	Review comments 1

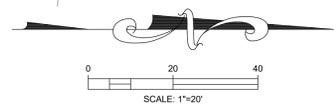
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EXISTING SITE & DEMOLITION PLAN

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 SPICE VAULT
 - STREET LIGHT



- LINE KEY:**
- WATER --- W ---
 - SEWER --- S ---

PARKING NOTES:
PARKING SPACES 9' X 18' MIN.

REFER TO COMPLETE - FINAL PLAT, BELDEN PLACE PUD

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

TIMBERLINE ENGINEERING CIVIL STRUCTURAL
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STE 104 PMB 177
Carbondale, Colorado 81623
timberlineengineering@gmail.com

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Lot 19 - 0012 Abby Road
Minturn, Colorado**

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

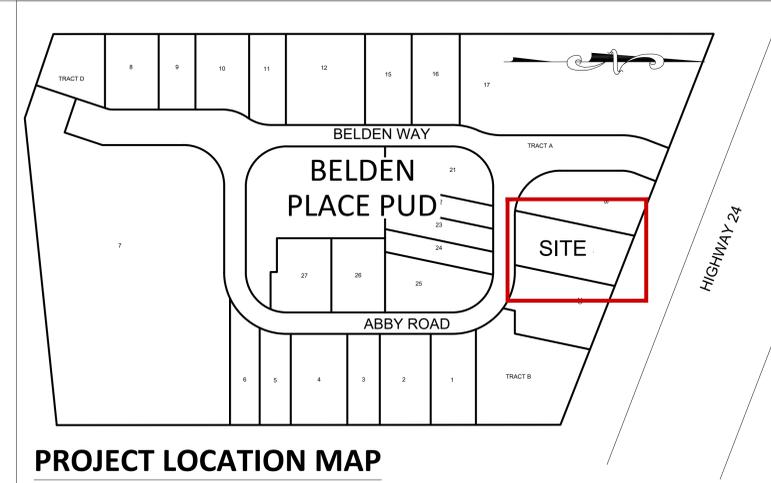
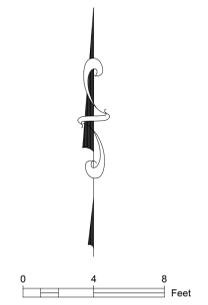
Title: PROPOSED SITE PLAN

Sheet:

C.111



BOULDER WALL TO BE REMOVED AND/OR BURIED DURING ROW GRADING



PROJECT LOCATION MAP

UNIT 19

SHEET INDEX:

- C.1 SITE PLAN W/ GRADING
- C.2 UTILITY PLAN & EROSION CONTROL PLAN
- C.3 EROSION CONTROL DETAILS

CONTACTS

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 970 390-3489

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Structural Engineer: KRM Consultants, Inc.
 PO Box 4572
 Vail, CO 81658
 970 949-9391

Geotechnical Engineer: Kumar & Associates, Inc.
 5020 County Road 154
 Glenwood Springs, CO 81601
 970 345-7988

Water: Town of Minturn Public Works
 Arnold Martinez
 970 445-2416

Sewer: Eagle River Water & Sanitation District
 970 477-5451

Electric & Gas: Excel Energy
 Electrical Emergency 800 895-1999
 Gas Emergency 800 895-2999

Call before you dig: 811

LINE KEY:

WATER	_____	W
SEWER	_____	S
ELECTRIC	_____	UEL
GAS	_____	GAS
TELEPHONE	_____	TEL
CATV	_____	CTV
PROPERTY LINE	_____	PL

CONTOUR LEGEND:

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

PROPOSED UTILITY SYMBOL KEY:

	WATER VAULT		STREET LIGHT
	WATER VALVE		
	FIRE HYDRANT		
	SEWER MANHOLE		
	UTILITY POLE		
	ELECTRIC TRANSFORMER		
	CABLE TV PEDESTAL		
	ELECTRIC SPICE VAULT		
	WATER SERVICE CURB STOP		
	SANITARY SEWER CLEANOUT		

ABBREVIATION KEY

AD	= AREA DRAIN
CFS	= CUBIC FEET PER SECOND
CONC	= CONCRETE
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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

SITE PLAN W/ GRADING

TIMBERLINE ENGINEERING CIVIL, STRUCTURAL

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 Centennial, Colorado 81623
 timberlineengineering@gmail.com

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Belden Place
UNIT 19 - SINGLE FAMILY RESIDENCE
 Minturn, Colorado

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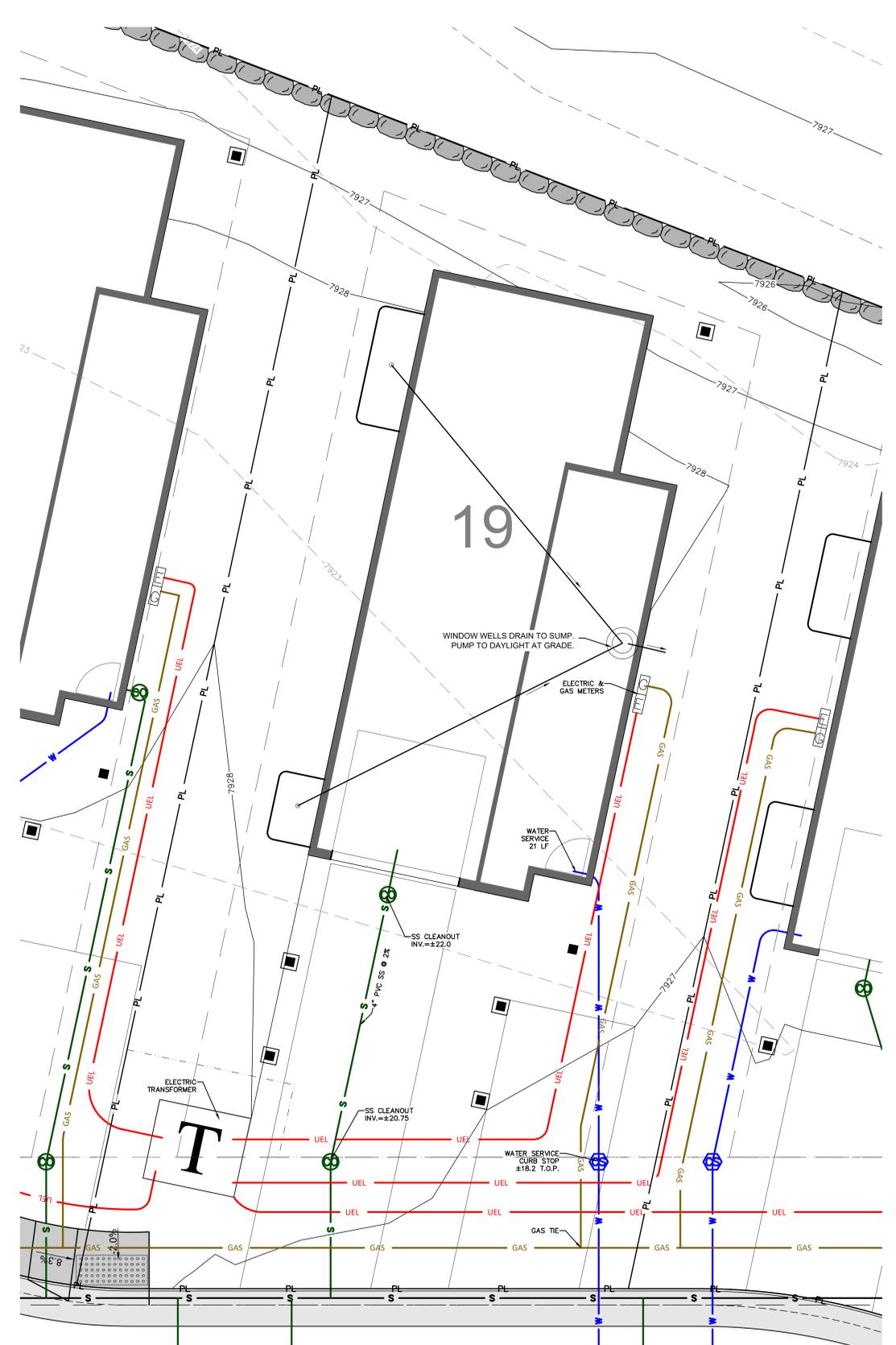
DATE	REVISION
2/14/25	DRB Coordination
3/17/25	DRB Updates
4/17/25	DRB Updates2

Title: **SITE PLAN**

Sheet: **C.1**



EROSION CONTROL PLAN



UTILITY PLAN

NOTES:
 1. WATER SERVICE LINES SHALL BE TYPE K COPPER
 2. WATER SERVICE CONNECTIONS ARE TO BE COMPRESSION OR SILVER-SOLDERED

NOT FOR CONSTRUCTION

DATE	REVISION
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3/17/25	DRB Updates
4/17/25	DRB Updates2



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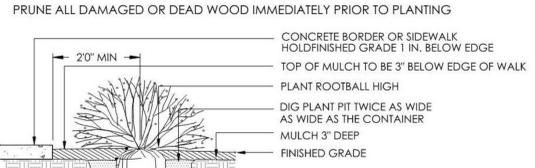
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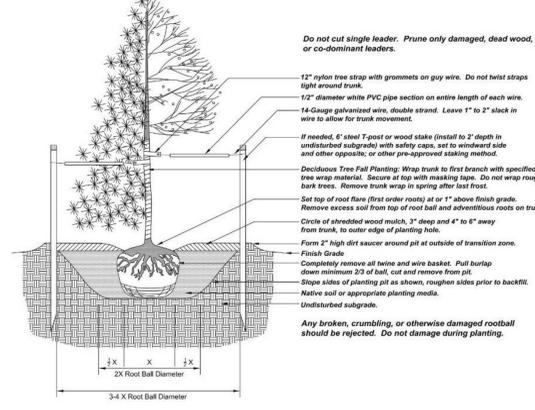
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Landscape Plan

Project No:
2215

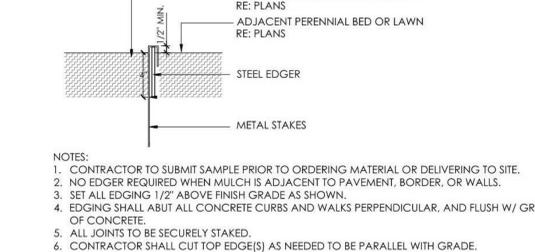
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A1.1



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



3 TREE PLANTING
SCALE: N.T.S.



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

ORNAMENTAL TREES

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

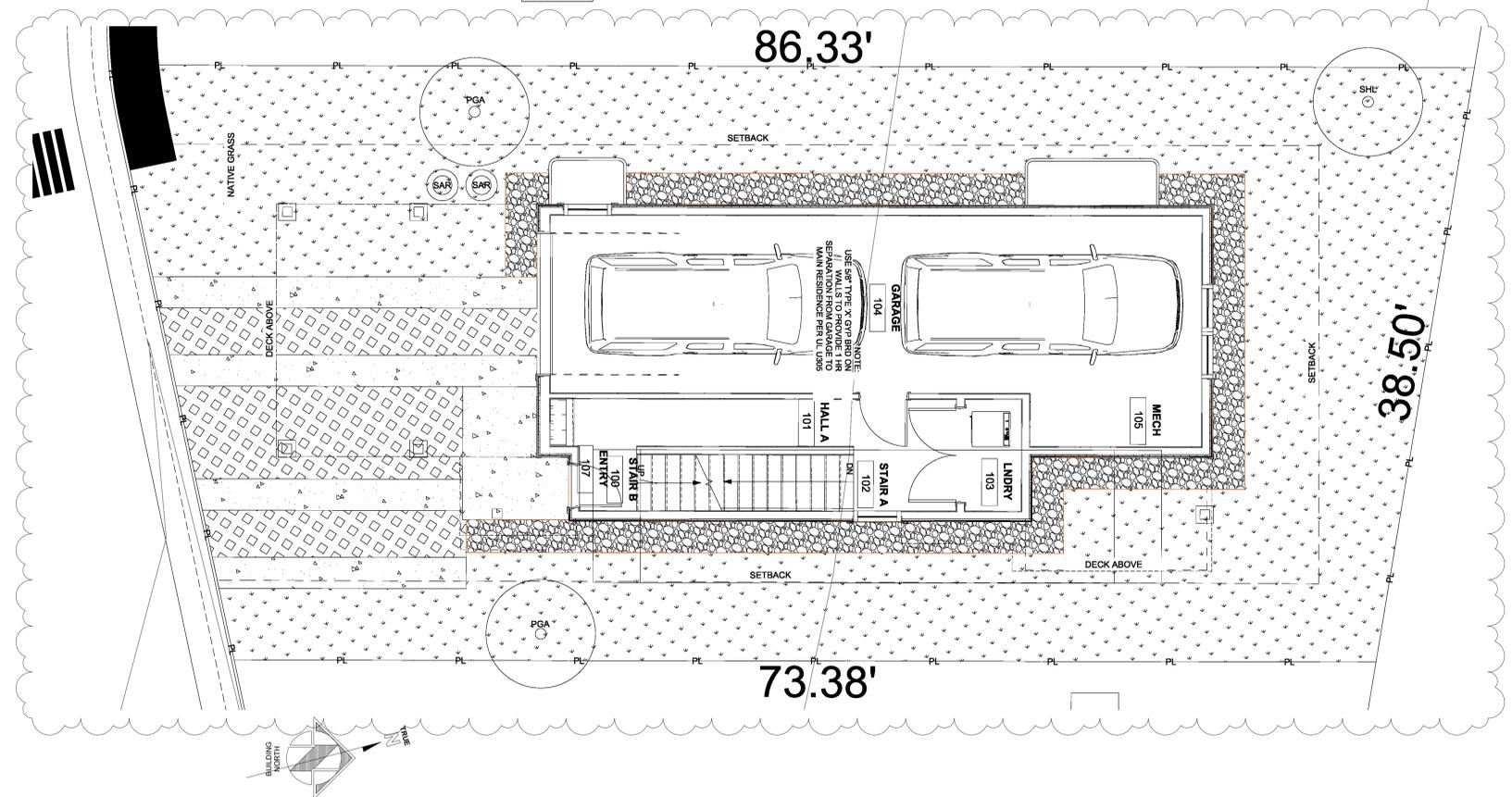
DECIDUOUS SHRUBS

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

PLAN IS ENLARGED DETAIL AND UPDATE FROM THE PUD APPROVED PLAN. REFER TO PUD APPROVED PLAN FOR ADDITIONAL INFORMATION

SITE CALCULATIONS

SITE SOFT	3,018 SQFT
BUILDING COVERAGE	1,200 SQFT
IMPERVIOUS COVERAGE (includes Building)	1,294 SQFT
SITE COVERAGE ALLOWED	45%
SITE COVERAGE	42.9%



GENERAL NOTES:

- CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE STATE AND LOCAL CODES AND REGULATIONS.
- 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.
- 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.
- THE CONTRACTOR SHALL OBTAIN, AT HIS EXPENSE, ALL PERMITS WHICH ARE NECESSARY TO PERFORM THE PROPOSED WORK.
- 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.
- 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:

- 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.
- 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.

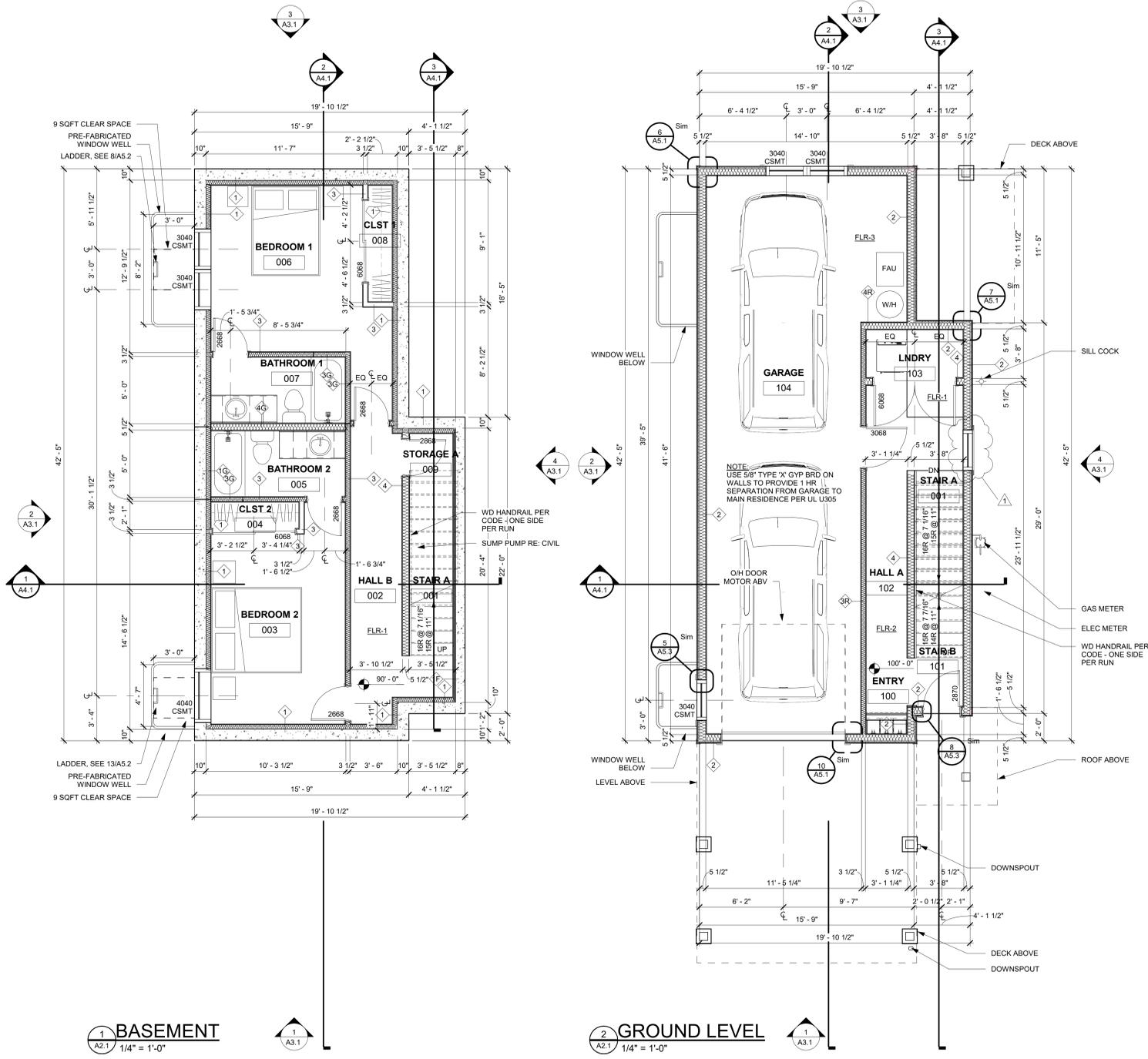
LANDSCAPE NOTES:

- 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.
- 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.
- 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.
- TREES AND SHRUBS WILL BE INSPECTED ON-SITE. LANDSCAPE PLANT MATERIALS MAY BE REJECTED AT ANY TIME DUE TO ISSUES OF QUALITY.
- 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.
- 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.
- TRUNK-WRAP TAPE: TWO LAYERS OF CRINKLED PAPER CEMENTED TOGETHER WITH BITUMINOUS MATERIAL, 4 INCHES (102 MM) WIDE MIN.
- 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.
- NO TREE SHALL BE WRAPPED AFTER MAY 21 OR BEFORE NOVEMBER 1.
- ALL DECIDUOUS TREES SHALL BE WRAPPED BY NOV. 15. REMOVE TREE WRAP BY MAY 15.
- CONTRACTOR SHALL BE RESPONSIBLE FOR WRAPPING AND UNWRAPPING TREES DURING THE WARRANTY PERIOD.
- 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:
- 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.
 - MINIMUM SOIL ANALYSIS MUST DETERMINE SOIL TEXTURE AND STRUCTURE, PH BALANCE, SOIL SALINITY, FREE LIME, ORGANIC MATTER (OM) CONTENT, PLANT AVAILABLE NUTRIENTS AND COMPACTION.
 - DEPTH OF LANDSCAPE SOIL ANALYSIS SHALL BE 24IN FOR TREES AND 8IN FOR ALL OTHER AREAS
 - SOIL REMEDIATION REQUIRED BASED ON SOIL ANALYSIS.
 - 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:
 - ORGANIC MATTER: 25% MINIMUM.
 - SALT CONTENT: 5.0 MMHOS/CM MAXIMUM.
 - PH: 8.5 MAXIMUM.
 - CARBON TO NITROGEN RATIO OF 10:1 TO 20:1.
 - PARTICLE SIZE NO PARTICLE SMALLER THAN SILT OR CLAY SIZE, OR LARGER THAN 1/2" DIAMETER
 - ACCEPTABLE COMPOST PRODUCT: CLASS I COMPOST, SUCH AS ECOGRO OR BIO-COM, AS PROVIDED BY A1 ORGANICS, EATON, CO. OR APPROVED EQUAL.
 - FINISH GRADE TO BE BELOW THE EDGE OF PAVEMENT PRIOR TO SODDING OR PLANTING:
 - SEEDED/SODDED AREAS: ALLOW 1 INCH FOR SOD.
 - PLANTED AREAS: ALLOW 3 INCHES FOR MULCH.
 - AFTER APPLYING SOIL CONDITIONER AND FERTILIZER, THOROUGHLY TILL AREA TO DEPTH OF 6" MINIMUM UNTIL SOIL IS WELL PULVERIZED AND THOROUGHLY MIXED.

AREA SUMMARY	
PROPOSED CONDITIONED SQUARE FOOTAGE	
BASEMENT LEVEL	678 SF
GROUND LEVEL	166 SF
MAIN LEVEL	792 SF
UPPER LEVEL	727 SF
TOTAL	2,363 SF
PROPOSED UNCONDITIONED SQUARE FOOTAGE	
BASEMENT LEVEL	0
GROUND LEVEL	513 SF
MAIN LEVEL	0
UPPER LEVEL	0
TOTAL	513 SF
TOTAL COND & UNCOND	2,866 SF



1 BASEMENT
1/4" = 1'-0"

2 GROUND LEVEL
1/4" = 1'-0"



NOTES:

- CLOSET NOTES:**
- SINGLE HANGING: DESIGNATED BY SINGLE DASHED LINE IN CLOSETS TO BE: 16" SHELF @ 7'-0" AFF, 16" SHELF & ROD @ 5'-6" AFF.
 - DOUBLE HANGING: DESIGNATED BY DOUBLE DASHED LINE IN CLOSETS TO BE: 16" SHELF & ROD @ 7'-0" AFF, 12" SHELF & ROD @ 3'-6" AFF.
 - SHELVES @ WALK-IN CLOSETS: 6 - 16" SHELVES @ 1'-2" OC, 1st SHELF @ 1'-2" AFF, SHELF WIDTH TO BE CLOSET WIDTH, LESS 4'-0" OR AS OTHERWISE INDICATED.
 - LINEN SHELVES: 6 SHELVES, WIDTH AS NOTED, @ 1'-2" OC, 1st SHELF @ 1'-2" AFF, FULL CLOSET WIDTH.
 - STORAGE SHELVES: 6 - 16" SHELVES @ 1'-2" OC, 1st SHELF @ 1'-2" AFF, FULL CLOSET WIDTH.
- GENERAL CLOSET NOTES:**
- ALL SHELVES & VERTICAL DIVIDERS TO BE AC PLYWOOD WITH 1x2 EDGE, SPECIES TO BE SPECIFIED BY DEVELOPER.
 - CLEATS TO BE 1/2" CLEAR PINE.
 - PROVIDE ROD SUPPORTS @ 36" OC MAX.
 - ALL TO BE STAINED TO MATCH CASE & BASE.

- FLOOR PLAN GENERAL NOTES:**
- PATCH EXISTING CONSTRUCTION SCHEDULED TO REMAIN. REPAIRED SURFACES TO BE FLUSH WITH ADJACENT FINISH SURFACES. TO SAME QUALITY AS NEW CONSTRUCTION PRIOR TO INSTALLING NEW FINISHES. REFER TO THE FINISH MANUFACTURER'S GUIDELINES FOR INSTALLATION.
 - PATCH EXISTING FIRE-RATED WALLS, FLOOR CEILINGS, ETC. SO AS TO MAINTAIN THE FIRE-RADIATING. ADD FIRE-SMOKE DAMPERS WHERE NEW DUCTS CROSS. ADD FIRE STOP AT ALL.
 - PATCH WALLS AT REMOVED RECEPTACLE OPENINGS SO AS TO RECEIVE SUBSEQUENT WORK.
 - PATCH AND LEVEL FLOOR SUBSTRATES TO RECEIVE NEW WORK AS SCHEDULED.
 - COORDINATE ALL FLOOR CORE DRILLING WITH EXISTING.
 - DO NOT SCALE DRAWINGS.
 - IN ROOMS WITH FLOOR DRAINS, SLOPE CONCRETE SURFACE WITHIN 18" RADIUS AT 1/4" PER FOOT TOWARD FLOOR DRAIN, UNLESS OTHERWISE INDICATED.
 - ALL SPOT ELEVATIONS SHOWN ON THE FLOOR PLANS OUTSIDE THE BUILDING RELATE TO USGS ELEVATIONS. ALL SPOT ELEVATIONS INSIDE THE BUILDING REFER TO BUILDING REFERENCE ELEVATIONS. NOTIFY ARCHITECT IMMEDIATELY SHOULD CONDITIONS BE FOUND CONTRADICTORY TO THESE DRAWINGS.
 - ALL ANGLES SHOWN ON THE FLOOR PLANS ARE 90 DEGREES UNLESS OTHERWISE NOTED.
 - ALL DIMENSIONS ARE TO GRID LINE, FACE OF CONCRETE OR MASONRY, OR FACE OF GYPSUM BOARD, UNLESS OTHERWISE NOTED.
 - ALL FLOOR PLAN DIMENSIONS ARE NOMINAL DIMENSIONS, UNLESS NOTED AS ACTUAL.

- GENERAL NOTES:**
- DO NOT SCALE DRAWINGS. USE GIVEN DIMENSIONS. IMMEDIATELY NOTIFY ARCHITECT IF ADDITIONAL INFORMATION IS REQUIRED. ALL DIMENSIONS ARE GIVEN TO FACE OF WALL FRAMING. SEE WALL SECTIONS AND WALL TYPES FOR EXACT CONSTRUCTION.
 - SEE SHEET A0.1 FOR WALL TYPES INDICATED ON FLOOR PLANS.
 - PROVIDE ALL NECESSARY BLOCKING FOR PROPER ATTACHMENT OF WORK IN WALLS AND CEILINGS. LOCATIONS INCLUDE BUT NOT LIMITED TO: TOILET AND BATH ACCESSORIES, WALL AND CEILING MOUNTED ELECTRICAL EQUIPMENT, WINDOW TREATMENTS, CASEWORK, COUNTERTOPS, ETC.
 - WHERE WALL PARTITIONS ARE A CONTINUATION OF EXISTING ONES, NEW FINISH SURFACES MUST BE FLUSH AND CONTINUOUS WITH EXISTING SURFACES ON BOTH SIDES. INFILL OPENINGS IN EXISTING WALLS WITH MATERIAL TO MATCH EXISTING WALL THICKNESS, TEXTURE, AND FINISH.
 - REFERENCE S-SERIES DRAWINGS FOR STRUCTURAL NOTES AND DETAILS AND COORDINATE.
 - EXISTING BUILDING DIMENSIONS AND ELEVATIONS ARE BASED UPON EXISTING SURVEY INFORMATION. IMMEDIATELY NOTIFY ARCHITECT IF CONDITIONS ARE ENCOUNTERED THAT DO NOT AGREE WITH DIMENSIONS AND/OR ELEVATIONS SHOWN.
 - VERIFY ALL PITCHED FLOOR AREAS SHOWN WITH PITCH LINES WITH THE ARCHITECT. PROVIDE A SLAB DEPRESSION AT ALL FLOOR DRAINS WHERE PITCH LINES ARE NOT SHOWN ON DRAWINGS.
 - PROVIDE 4" RETURN FROM FACE OF ADJACENT WALL FOR ANY DOORS NOT DIMENSIONED.
 - SEE MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS FOR ITEMS NOT SHOWN ON ARCHITECTURAL DRAWINGS AND COORDINATE.
 - ALL INTERIOR WALLS SHALL EXTEND TO UNDERSIDE OF ROOF DECK AND STEEL STRUCTURE (BEAM) UNLESS NOTED OTHERWISE. SEE PARTITION WALL TYPES ON SHEET A0.03.
 - DATUM 100'-0" INDICATED ON ALL DRAWINGS, OTHER THAN CIVIL SERIES EQUALS XXXXXX ON CIVIL DRAWINGS.
 - ALL STEEL LOCATED BELOW AND EXPOSED TO GRADE TO BE COATED WITH BITUMINOUS DAMPROOFING.
 - CONTRACTOR TO COMPLY WITH ALL REQUIREMENTS FOR SPECIAL INSPECTIONS, 2015 IBC-1704.

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Revisions:		
No.	Description	Date
1	DRB Rev	3/12/25

Issue Dates:
DRB - 02/14/2025

Sheet Title:
Basement & Ground Floor Plans

Project No:
2215

Sheet No:
A2.1

- STICK RIDGE
B.O. RIDGE +20'-2 5/8"
T.O. RIDGE 8360.68'
- T.O. WALL PLATE
T.O. PLATE
+10'-0"
110'-0"
- FLOOR SPOT ELEV
MAIN LEVEL
T.O. PLYWD/CONC/GYP
100'-0" (8466.5)
- TRUSS RIDGE
+20'-2 5/8"
T.O. RIDGE 8360.68'
- TRUSS BEARING
T.O. PLATE
+10'-0"
110'-0"
+16"-HEEL

NOTES:

- ROOF FINISH LEGEND**
- NOTES:**
- HATCHED AREAS INDICATE OVERBUILT ROOF & CRICKETS, RE. STRUCTURAL
 - ALL GUTTERS & DOWNSPOUTS TO RECEIVE HEAT TAPE FOR ENTIRE LENGTH, RE. DIAGRAM ON ELECTRICAL PLANS
 - T.O. RIDGE ELEVATIONS GIVEN AT TOP OF ROOF SHEATHING
 - CONTRACTOR TO VERIFY CHIMNEY DIMENSIONS WITH FIREPLACE MANUFACTURERS' REQUIREMENTS
- R-1 TAMKO ASPHALT SHINGLES, HERITAGE PREMIUM, COLOR: NATURAL TIMBER
- R-2 COIL COATED MTL STANDING SEAM ROOF SEE SYSTEM NOTES SHEET A0.1
- COIL COATED MTL FLASHING, GUTTERS, AND DOWNSPOUTS
- OVERHANGS ARE 2'-0" FROM FACE OF FRAMING TYP. U.N.O.
- CHIMNEY CAP - 6" SANDSTONE CAP
- ROOF BEAMS - ROUGH SAWN TIMBER

- GENERAL NOTES:**
- DO NOT SCALE DRAWINGS. USE GIVEN DIMENSIONS. IMMEDIATELY NOTIFY ARCHITECT IF ADDITIONAL INFORMATION IS REQUIRED. ALL DIMENSIONS ARE GIVEN TO FACE OF WALL FRAMING. SEE WALL SECTIONS AND WALL TYPES FOR EXACT CONSTRUCTION
 - SEE SHEET A0.1 FOR WALL TYPES INDICATED ON FLOOR PLANS
 - PROVIDE ALL NECESSARY BLOCKING FOR PROPER ATTACHMENT OF WORK IN WALLS AND CEILINGS. LOCATIONS INCLUDE BUT NOT LIMITED TO: TOILET AND BATH ACCESSORIES, WALL AND CEILING MOUNTED ELECTRICAL EQUIPMENT, WINDOW TREATMENTS, CASEWORK, COUNTERTOPS, ETC.
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 - REFERENCE S-SERIES DRAWINGS FOR STRUCTURAL NOTES AND DETAILS AND COORDINATE.
 - EXISTING BUILDING DIMENSIONS AND ELEVATIONS ARE BASED UPON EXISTING SURVEY INFORMATION. IMMEDIATELY NOTIFY ARCHITECT IF CONDITIONS ARE ENCOUNTERED THAT DO NOT AGREE WITH DIMENSIONS AND/OR ELEVATIONS SHOWN.
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 - PROVIDE 4" RETURN FROM FACE OF ADJACENT WALL FOR ANY DOORS NOT DIMENSIONED.
 - SEE MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS FOR ITEMS NOT SHOWN ON ARCHITECTURAL DRAWINGS AND COORDINATE.
 - ALL INTERIOR WALLS SHALL EXTEND TO UNDERSIDE OF ROOF DECK AND STEEL STRUCTURE (BEAM) UNLESS NOTED OTHERWISE. SEE PARTITION WALL TYPES ON SHEET A0.3
 - DATUM 100'-0" INDICATED ON ALL DRAWINGS, OTHER THAN CIVIL SERIES EQUALS XXXX.XX ON CIVIL DRAWINGS
 - ALL STEEL LOCATED BELOW AND EXPOSED TO GRADE TO BE COATED WITH BITUMINOUS DAMPROOFING
 - CONTRACTOR TO COMPLY WITH ALL REQUIREMENTS FOR SPECIAL INSPECTIONS, 2015 IBC-1704.

- CLOSET NOTES:**
- SINGLE HANGING: DESIGNATED BY SINGLE DASHED LINE IN CLOSETS TO BE: 16" SHELF @ 7'-0" AFF, 16" SHELF & ROD @ 3'-6" AFF.
 - DOUBLE HANGING: DESIGNATED BY DOUBLE DASHED LINE IN CLOSETS TO BE: 16" SHELF & ROD @ 7'-0" AFF, 12" SHELF & ROD @ 3'-6" AFF.
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 - CLEATS TO BE 1x2 CLEAR PINE
 - PROVIDE ROD SUPPORTS @ 36" OC MAX.
 - ALL TO BE STAINED TO MATCH CASE & BASE.

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 - COORDINATE ALL FLOOR CORE DRILLING WITH EXISTING
 - DO NOT SCALE DRAWINGS.
 - IN ROOMS WITH FLOOR DRAINS, SLOPE CONCRETE SURFACE WITHIN 18" RADIUS AT 1/4" PER FOOT TOWARD FLOOR DRAIN, UNLESS OTHERWISE INDICATED.
 - ALL SPOT ELEVATIONS SHOWN ON THE FLOOR PLANS OUTSIDE THE BUILDING RELATE TO USGS ELEVATIONS. ALL SPOT ELEVATIONS INSIDE THE BUILDING REFER TO BUILDING REFERENCE ELEVATIONS. NOTIFY ARCHITECT IMMEDIATELY SHOULD CONDITIONS BE FOUND CONTRADICTORY TO THESE DRAWINGS.
 - ALL ANGLES SHOWN ON THE FLOOR PLANS ARE 90 DEGREES UNLESS OTHERWISE NOTED.
 - ALL DIMENSIONS ARE TO GRID LINE, FACE OF CONCRETE OR MASONRY, OR FACE OF GYPSUM BOARD, UNLESS OTHERWISE NOTED.
 - ALL FLOOR PLAN DIMENSIONS TO MASONRY ARE NOMINAL DIMENSIONS, UNLESS NOTED AS ACTUAL.



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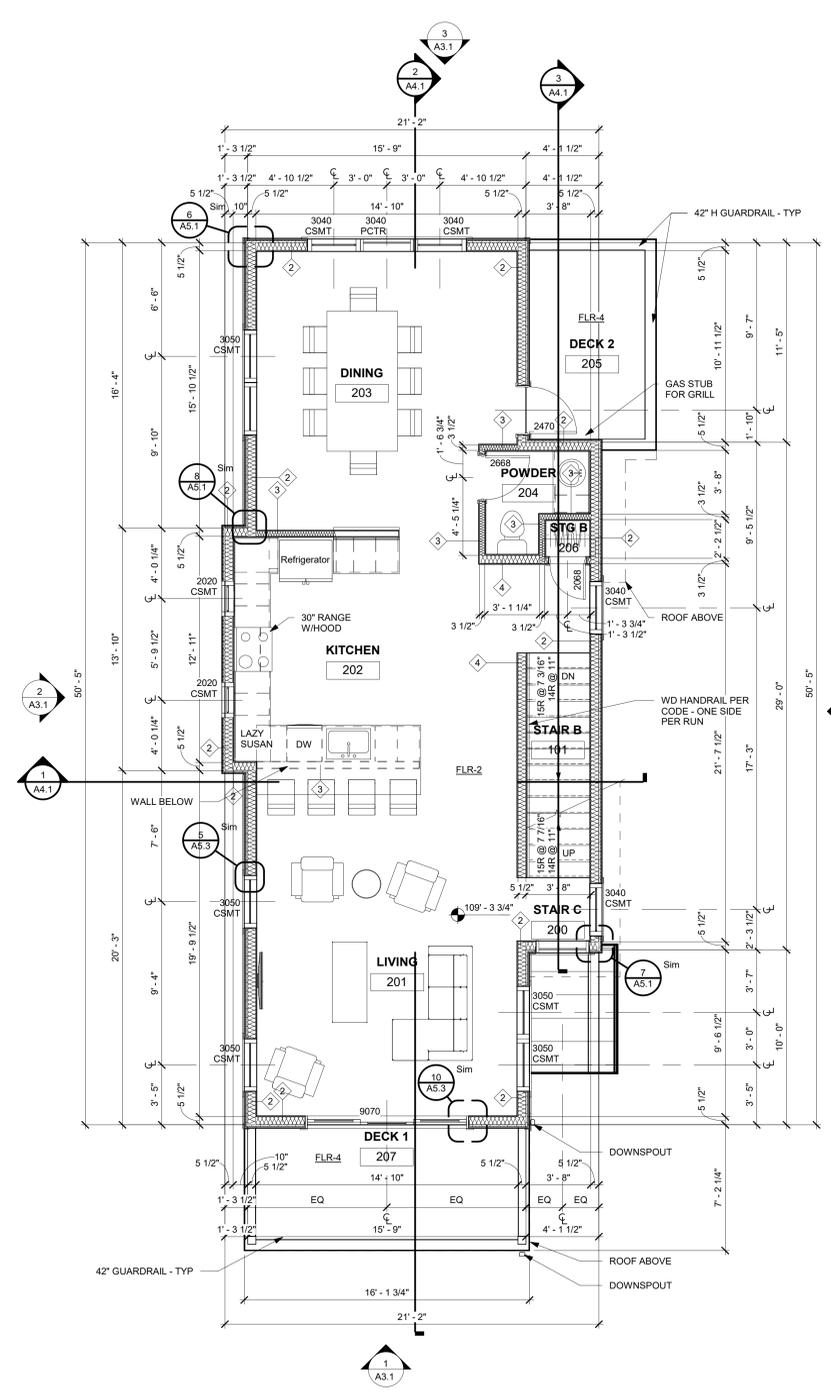
Revisions:		
No	Description	Date

Issue Dates:
DRB - 02/14/2025

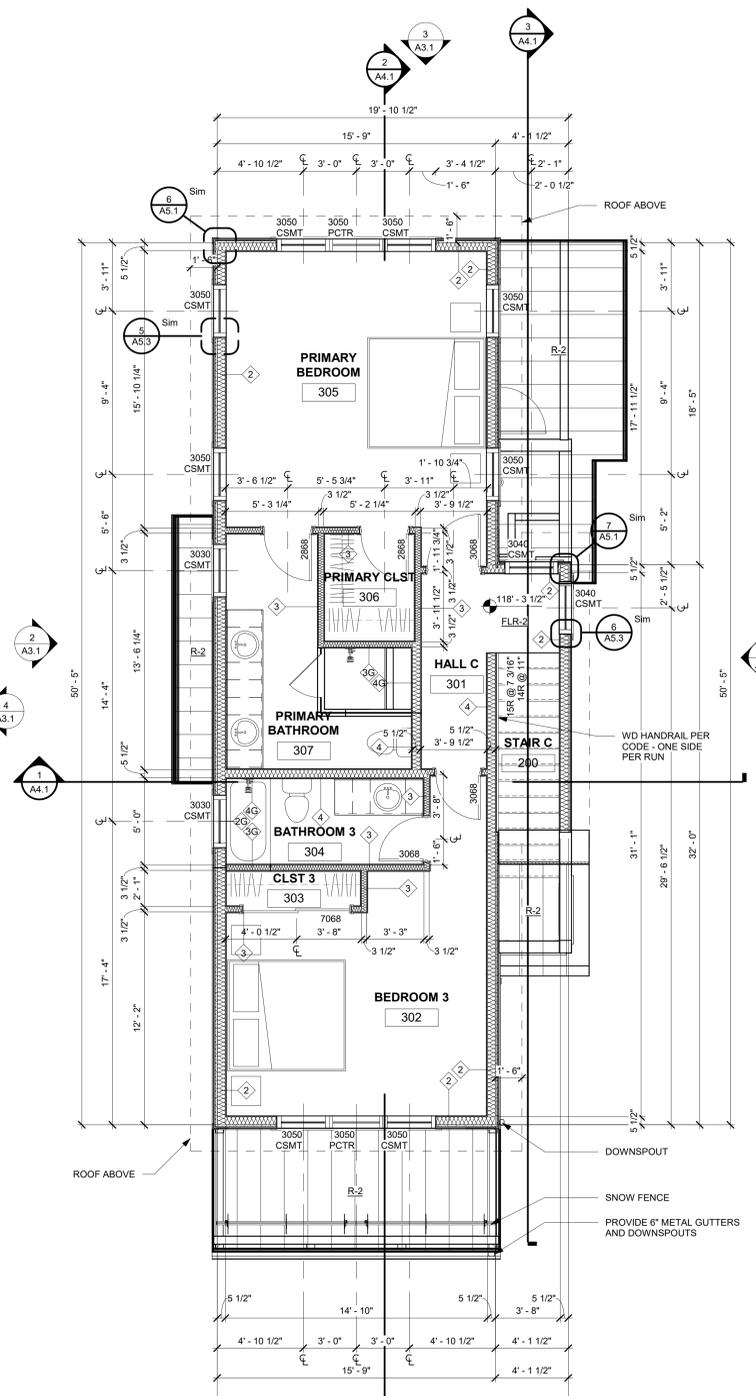
Sheet Title:
Main, Upper, & Roof Plans

Project No:
2215

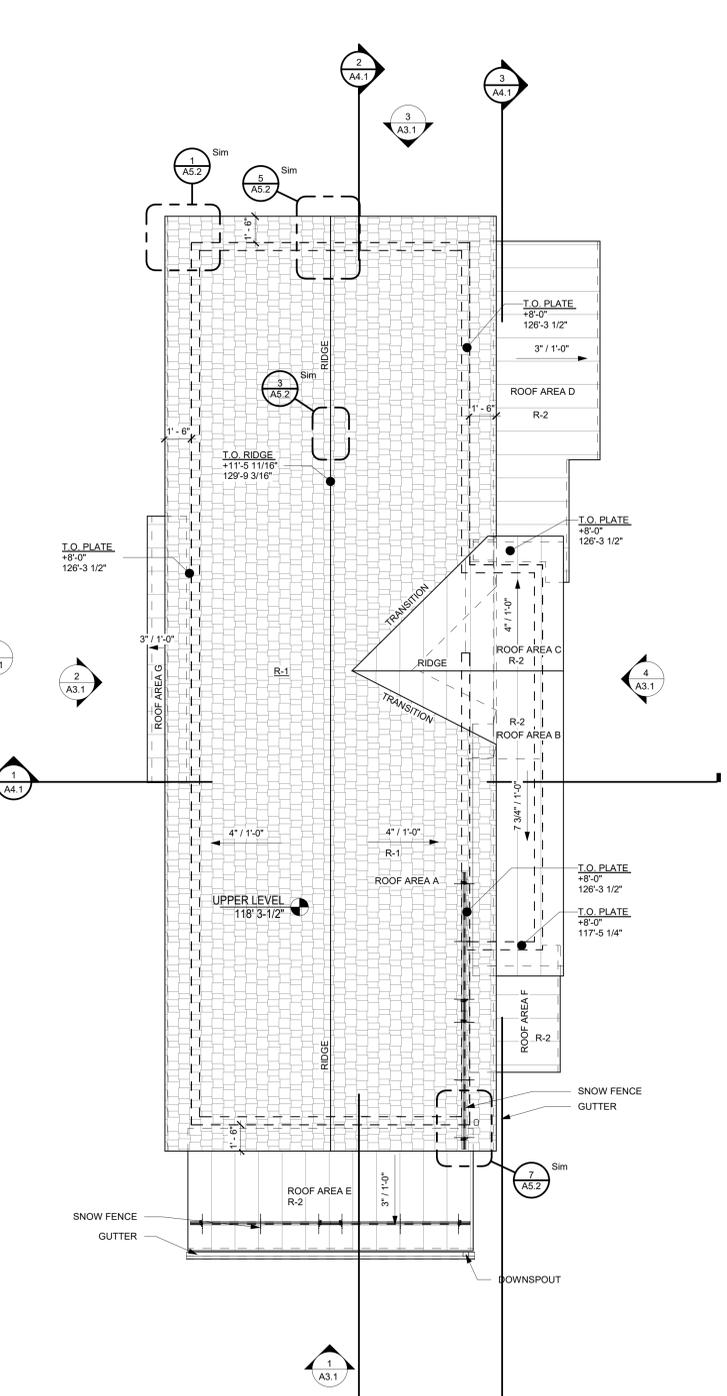
Sheet No:
A2.2



1 MAIN LEVEL
A2.2 1/4" = 1'-0"



2 UPPER LEVEL
A2.2 1/4" = 1'-0"



3 ROOF PLAN
A2.2 1/4" = 1'-0"



Roof Mark	Roof Area (SF)	Roof Area %	Avg Hgt (Ft)	Weighted Avg (Ft)
A	962.12	66.30	28.61	1896.88
B	101.92	7.02	24.14	169.55
C	63.53	4.38	28.49	124.73
D	125.31	8.64	18.80	162.34
E	138.95	9.58	19.26	184.42
F	25.51	1.76	8.91	15.66
G	33.79	2.33	19.13	44.56
	1451.13	100.00	147.34	2598.15
				25'-11 3/4"

NOTES:

EXTERIOR MATERIAL LEGEND:

- X-1 DIAMOND KOTE LP SMARTSIDE LAP SIDING
COLOR - FRENCH GREY
- X-2 DIAMOND KOTE LP SMARTSIDE VERTICAL SIDING
COLOR - FRENCH GREY
- X-3 VERTICAL CORRUGATED METAL SIDING
COLOR - OLD TOWN GRAY

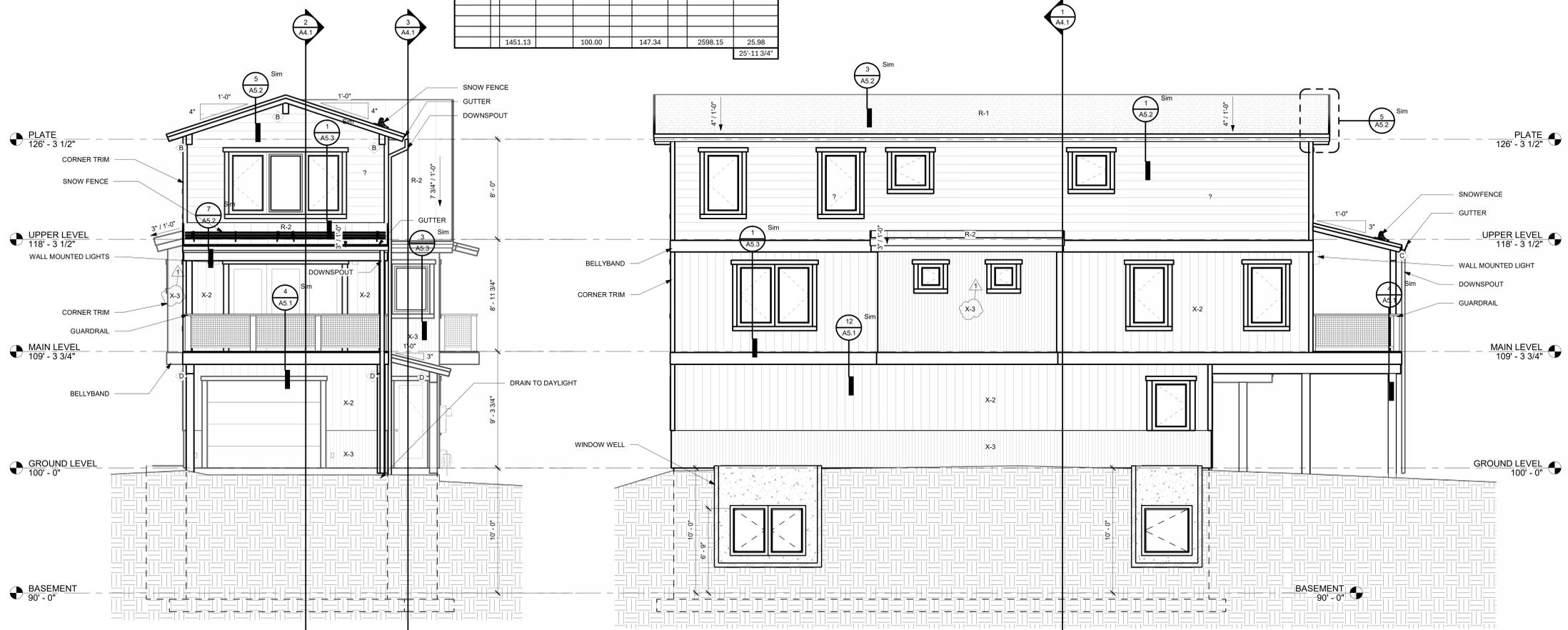
- R-1 ASPHALT SHINGLE ROOF
- R-2 STANDING SEAM METAL ROOF

EXTERIOR ELEVATION GENERAL NOTES:

1. EXTERIOR FINISHES INDICATED ON ELEVATIONS SEE "EXTERIOR MATERIAL LEGEND" FOR MATERIALS.
2. REFERENCE ROOF PLAN FOR LOCATIONS OF ROOF COMPONENTS NOT INDICATED ON EXTERIOR ELEVATIONS.
3. REFER TO MEP AND STRUCTURAL DRAWINGS FOR ANY ADDITIONAL WORK.
4. ASSUME ALL PAINTED SURFACES WILL BE REPAINTED. THIS INCLUDES BUT IS NOT LIMITED TO: DOORS, DOOR FRAMES, WINDOW FRAMES, AND HEADERS, CEILINGS, HANDRAILS, EXPOSED MECHANICAL, CMU ACCENTS, SOFFITS, STRUCTURAL BEAMS, AND ETC.
5. PROVIDE ALLOWANCE TO SEAL AND CAULK VARIOUS WALL PENETRATIONS AND HOLES AROUND EXTERIOR PERIMETER OF BUILDING. SIMILAR AREAS SUCH AS HOSE BIBS, PIPES, ETC.
6. PROVIDE ALLOWANCE TO REVIEW ALL EXPOSED ELECTRICAL CONDUIT TO DETERMINE FEASIBILITY TO REMOVE OR RELOCATE. INCLUDE IN ALLOWANCE LABOR AND MATERIALS TO REMOVE OR RELOCATE.
7. SEE CIVIL PLANS FOR NOTE TO RESEAL ALL HORIZONTAL CONCRETE AND ASPHALT JOINTS AT BUILDING.
8. WHEN A PORTION OF A WALL IS PAINTED ASSUME THE ENTIRE WALL IS PAINTED TO INSIDE OR OUTSIDE CORNERS.
9. DO NOT SCALE DRAWINGS.
10. ALL ANGLES SHOWN ON THE FLOOR PLANS ARE 90 DEGREES UNLESS NOTED OTHERWISE.

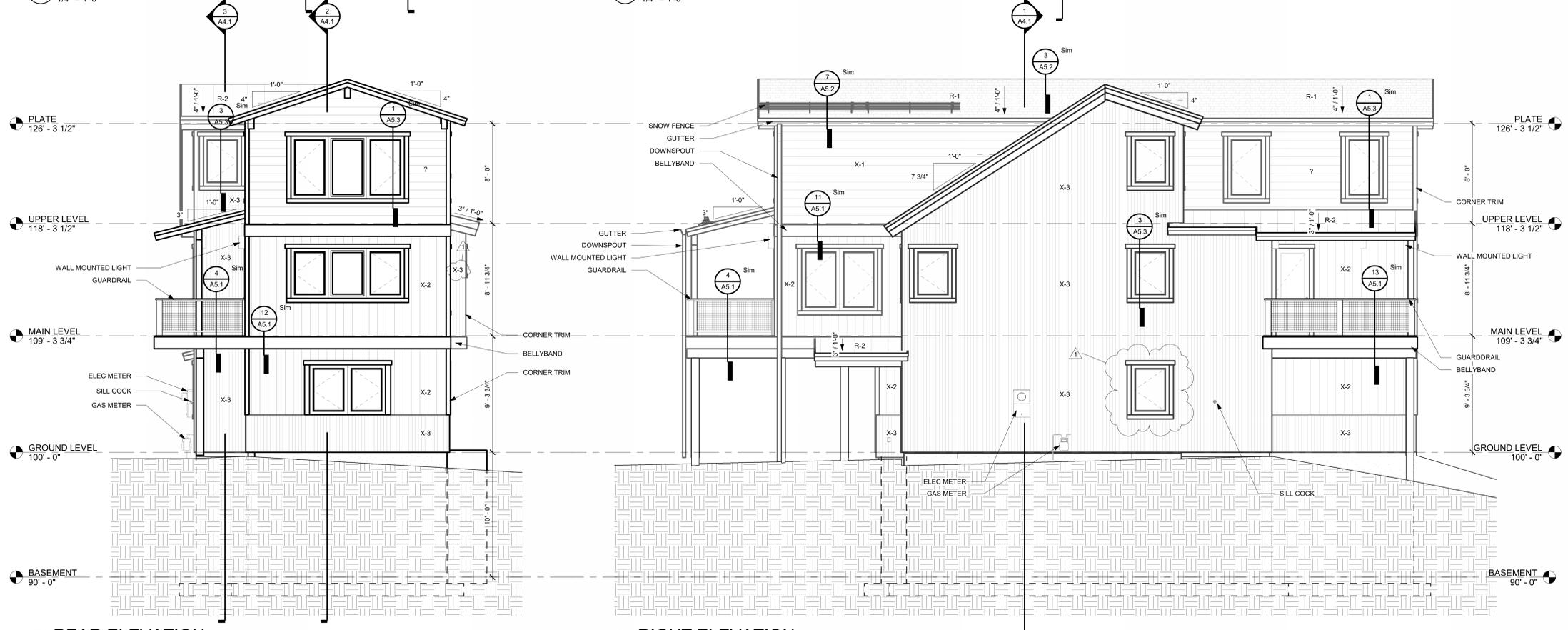
BEAMWORK LEGEND:

- A 4X10
- B 6X10
- C 6X12
- D 8X12
- E 10X14
- F 12X16



1 FRONT ELEVATION
A3.1 1/4" = 1'-0"

2 LEFT ELEVATION
A3.1 1/4" = 1'-0"



3 REAR ELEVATION
A3.1 1/4" = 1'-0"

4 RIGHT ELEVATION
A3.1 1/4" = 1'-0"



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Electrical Engineer

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Lot 19 - 0012 Abby Road
Minturn, Colorado

Revisions:		
No.	Description	Date
1	DRB Rev	3/12/25

Issue Dates:
DRB - 02/14/2025

Sheet Title:
Exterior Elevations

Project No:
2215

Sheet No:
A3.1



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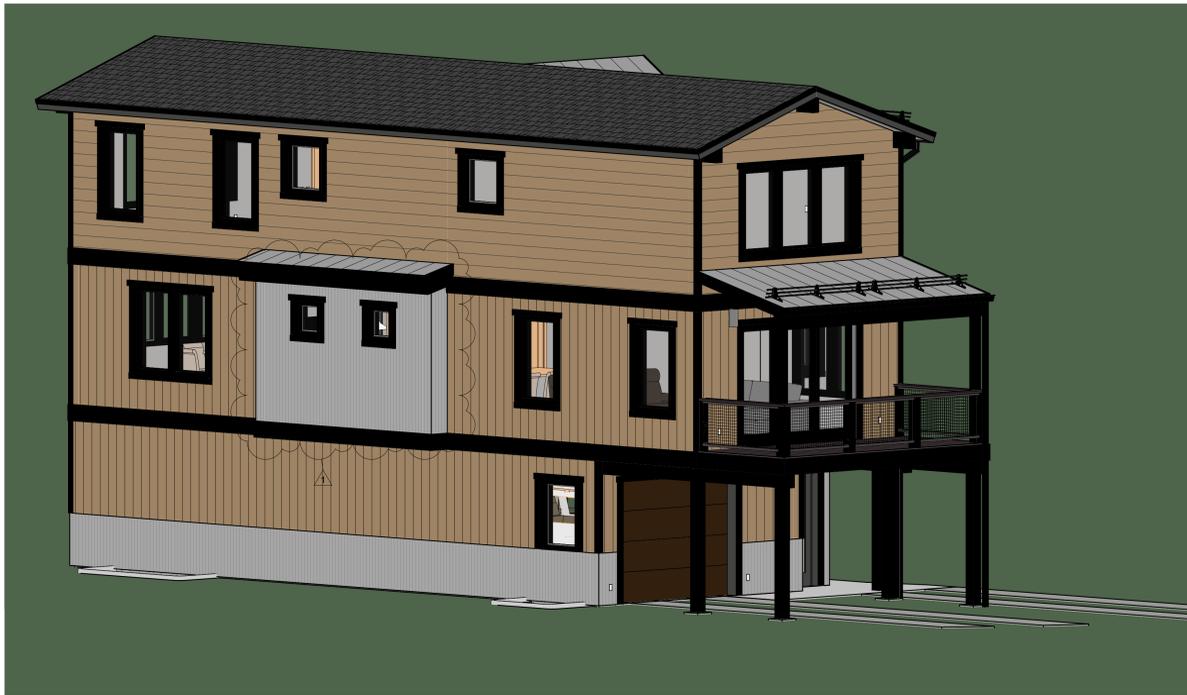
Revisions:		
No.	Description	Date
1	DRB Rev	3/12/25

Issue Dates:
 DRB - 02/14/2025

Sheet Title:
Exterior Color Elevations & 3D

Project No:
 2215

Sheet No:
A3.3



1 SOUTHWEST ELEVATION
 A3.3



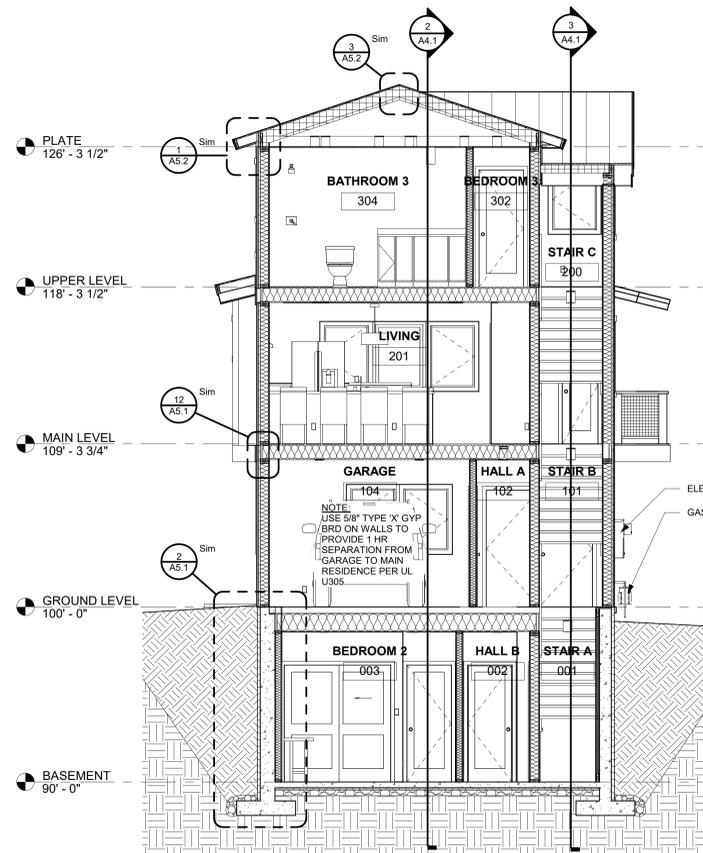
2 SOUTHEAST ELEVATION
 A3.3



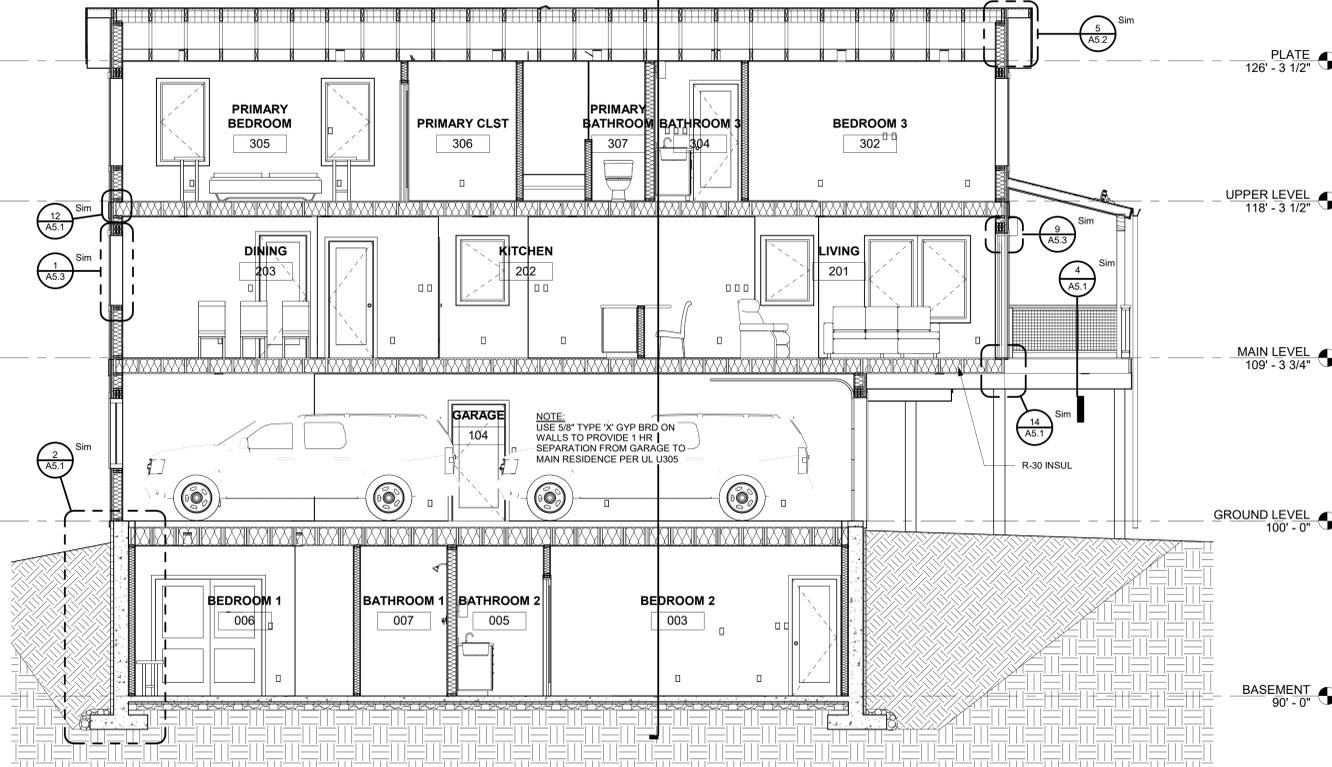
3 NORTHWEST ELEVATION
 A3.3



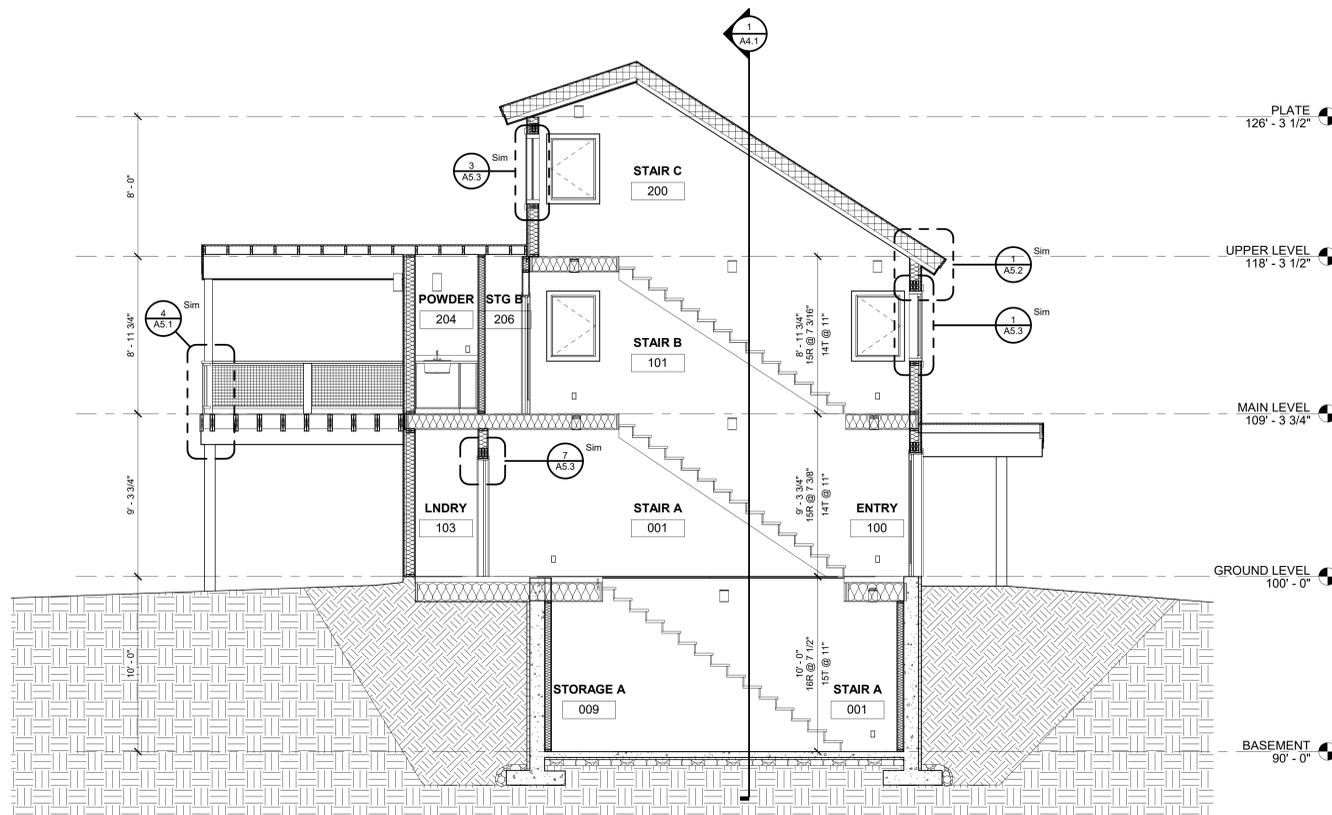
4 NORTHEAST ELEVATION
 A3.3



1 SHORT SECTION
A4.1 1/4" = 1'-0"



2 LONG SECTION
A4.1 1/4" = 1'-0"



3 STAIR SECTION
A4.1 1/4" = 1'-0"

NOTES:

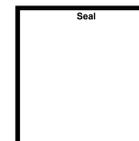
EXTERIOR MATERIAL LEGEND:

- X-1 DIAMOND KOTE LP SMARTSIDE LAP SIDING
COLOR - FRENCH GREY
- X-2 DIAMOND KOTE LP SMARTSIDE VERTICAL SIDING
COLOR - FRENCH GREY
- X-3 VERTICAL CORRUGATED METAL SIDING
COLOR - OLD TOWN GRAY

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



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Revisions:		
No	Description	Date

Issue Dates:
DRB - 02/14/2025

Sheet Title:
Building Sections

Project No:
2215

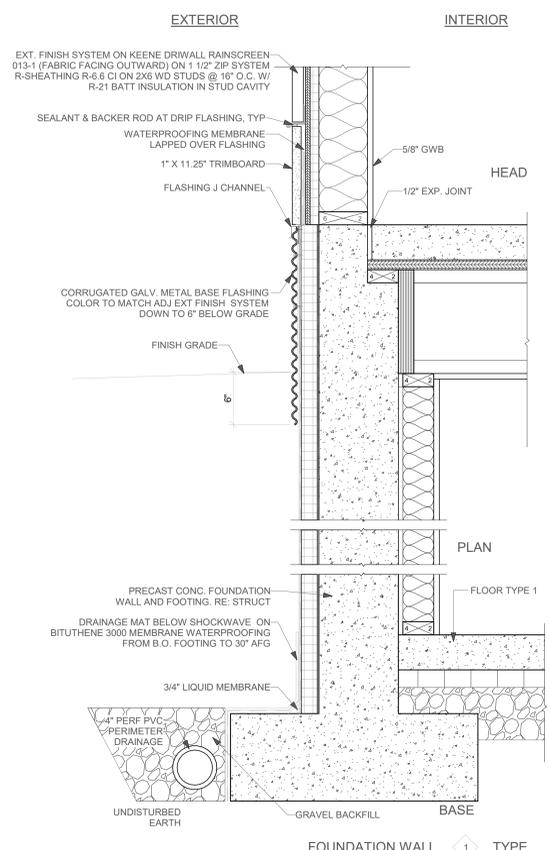
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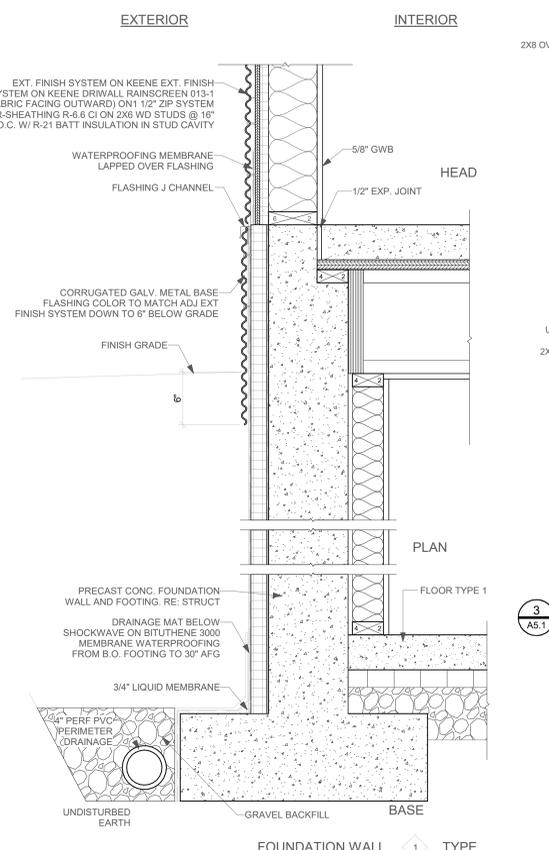
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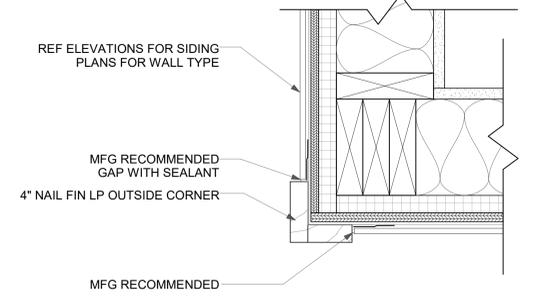
Belden Place - Singel Family
Lot 19 - 0012 Abby Road
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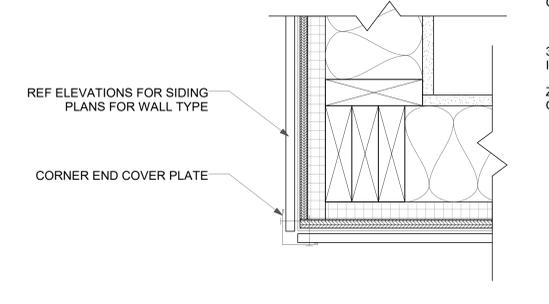
1 FOUNDATION DETAIL - CORRUGATED SIDING
 A5.1 1 1/2" = 1'-0"



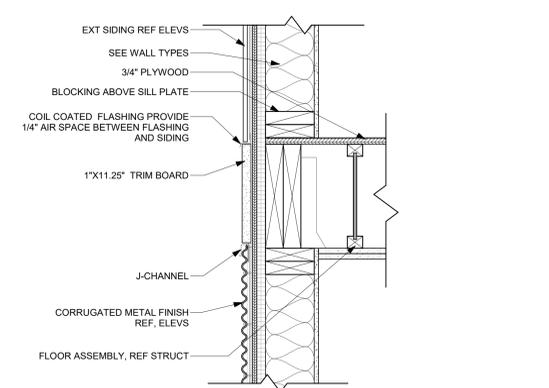
2 FOUNDATION DETAIL - WOOD SIDING
 A5.1 1 1/2" = 1'-0"



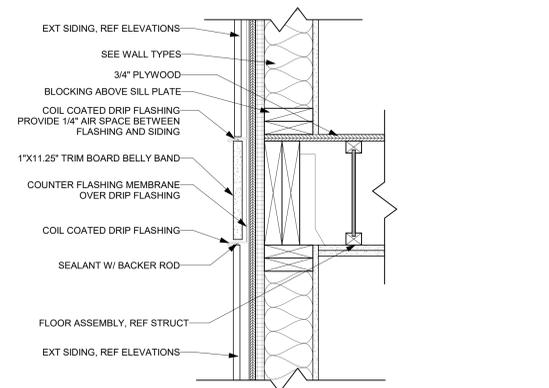
6 PLAN DETAIL - CORNER TRIM
 A5.1 3" = 1'-0"



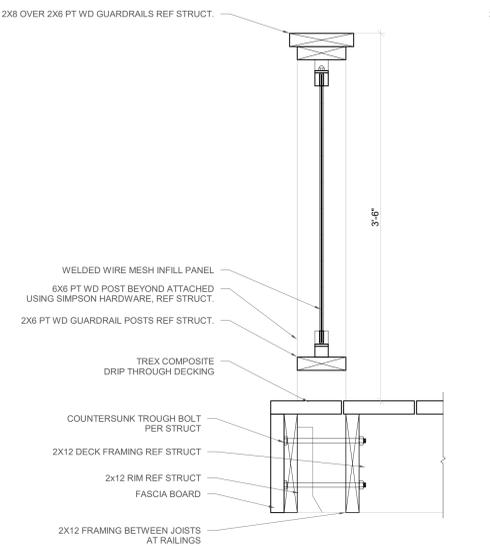
7 PLAN DETAIL - CORNER TRIM MTL
 A5.1 3" = 1'-0"



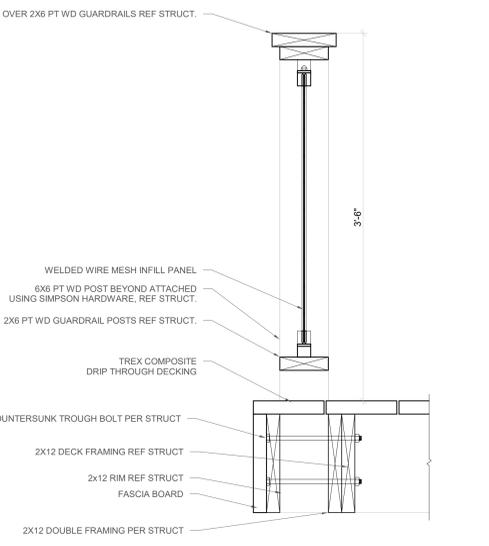
11 FLOOR TRANSITION MTL
 A5.1 1 1/2" = 1'-0"



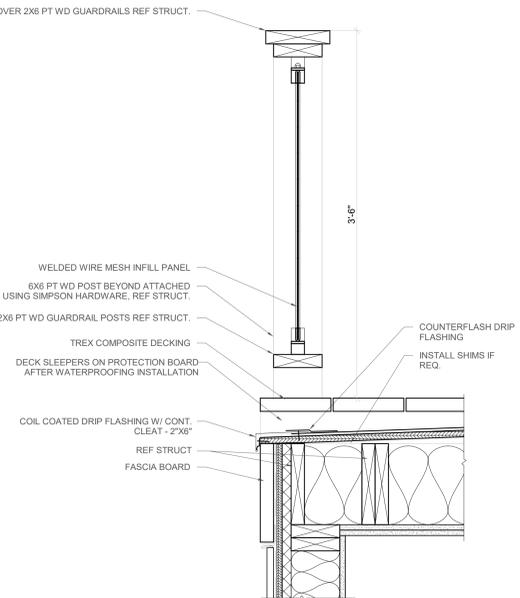
12 FLOOR TRANSITION
 A5.1 1 1/2" = 1'-0"



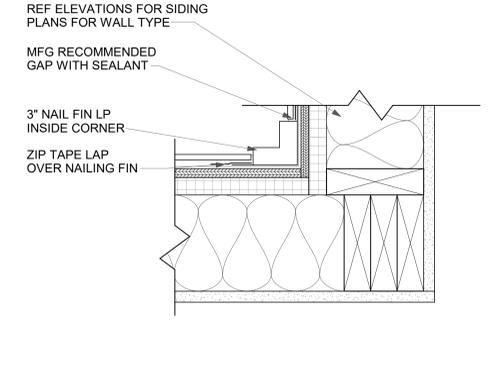
3 DRIP THROUGH DECK - PERP STRUC
 A5.1 1 1/2" = 1'-0"



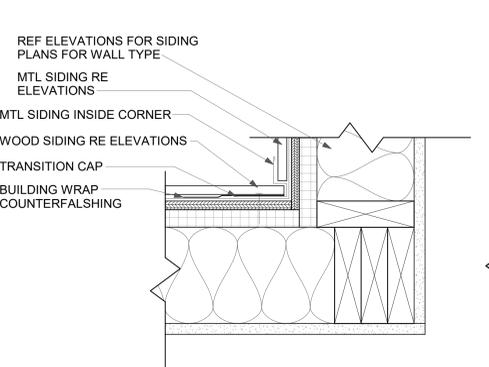
4 DRIP THROUGH DECK - PARA STRUC
 A5.1 1 1/2" = 1'-0"



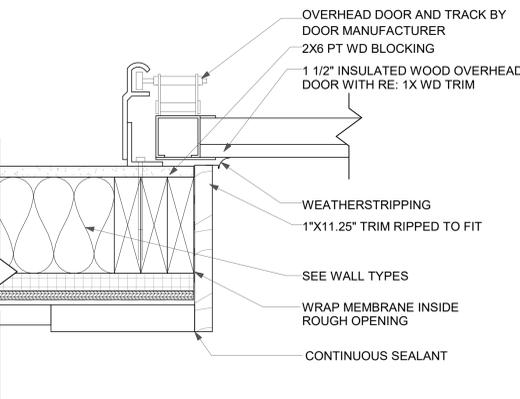
5 WATERPROOF DECK
 A5.1 1 1/2" = 1'-0"



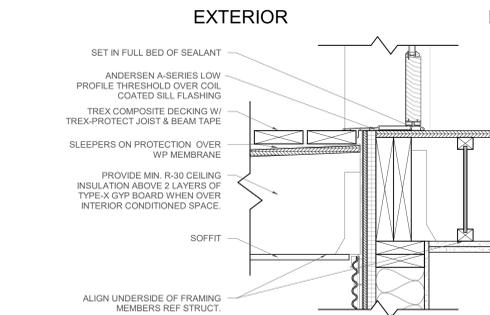
8 PLAN DETAIL - INSIDE TRIM
 A5.1 3" = 1'-0"



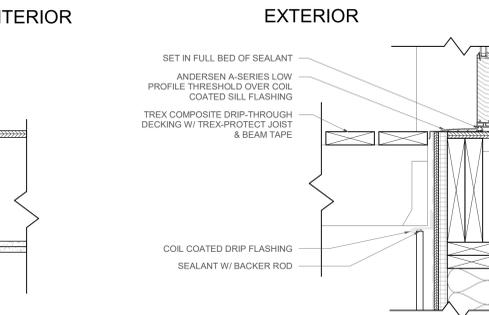
9 PLAN DETAIL - INSIDE TRIM MTL
 A5.1 3" = 1'-0"



10 GARAGE DOOR JAMB
 A5.1 3" = 1'-0"



13 DOOR THRESHOLD @ WP DECK
 A5.1 1 1/2" = 1'-0"



14 DOOR THRESHOLD @ DECK
 A5.1 1 1/2" = 1'-0"

Revisions:

No	Description	Date

Issue Dates:
 DRB - 02/14/2025

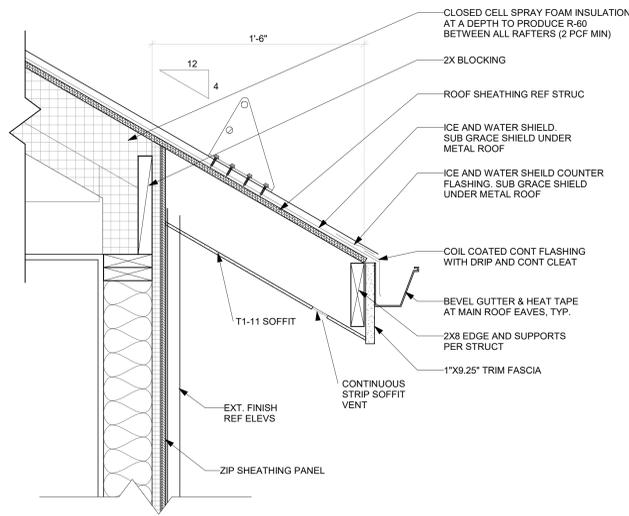
Sheet Title:
Details

Project No:
 2215

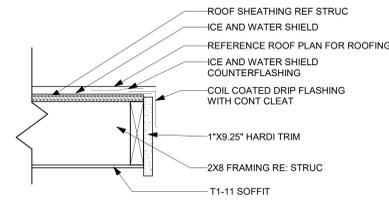
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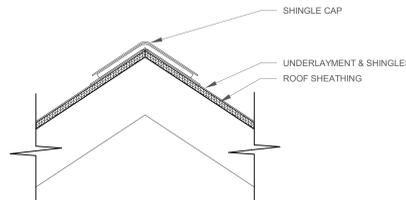
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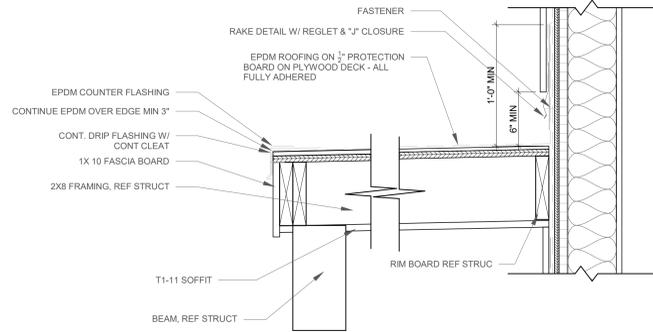
1 FASCIA AT TRUSS
AS.2 / 1 1/2" = 1'-0"



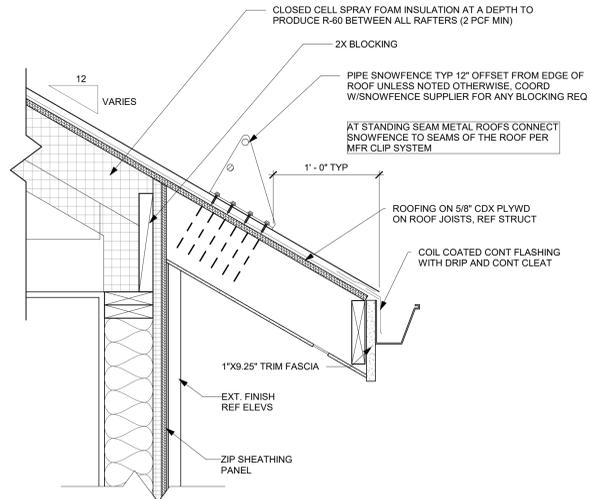
2 TYPICAL EAVE
AS.2 / 1 1/2" = 1'-0"



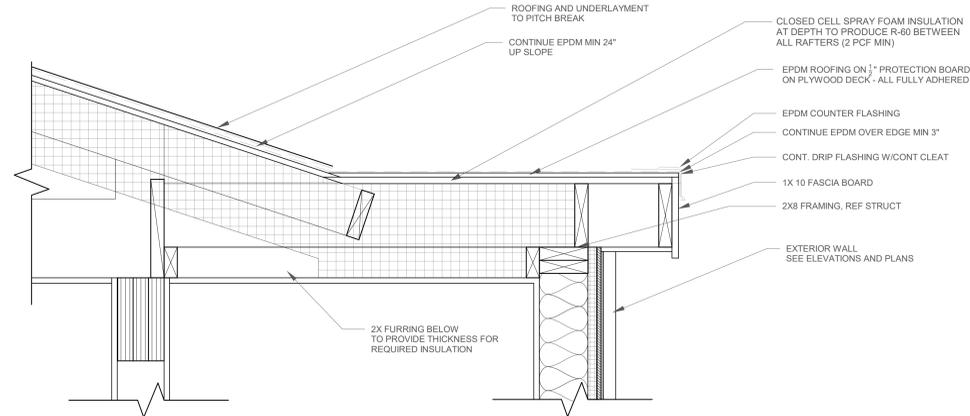
3 TYPICAL RIDGE
AS.2 / 1 1/2" = 1'-0"



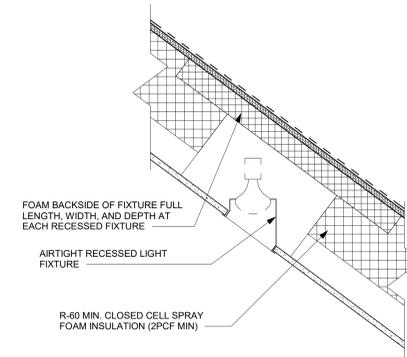
4 COVERED WALKWAY
AS.2 / 1 1/2" = 1'-0"



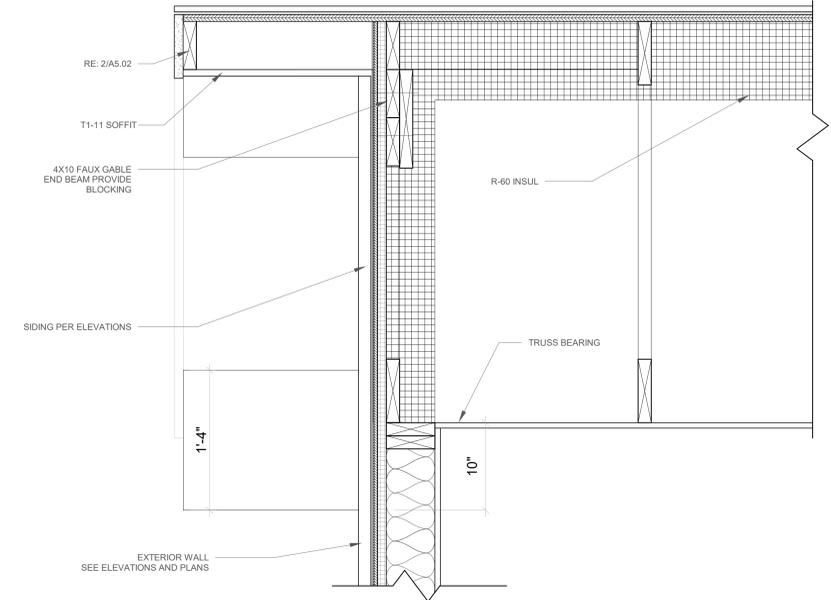
7 ROOF SNOWFENCE
AS.2 / 1 1/2" = 1'-0"



6 STAIR ROOF - LOW SLOPE TRANSITION
AS.2 / 1 1/2" = 1'-0"

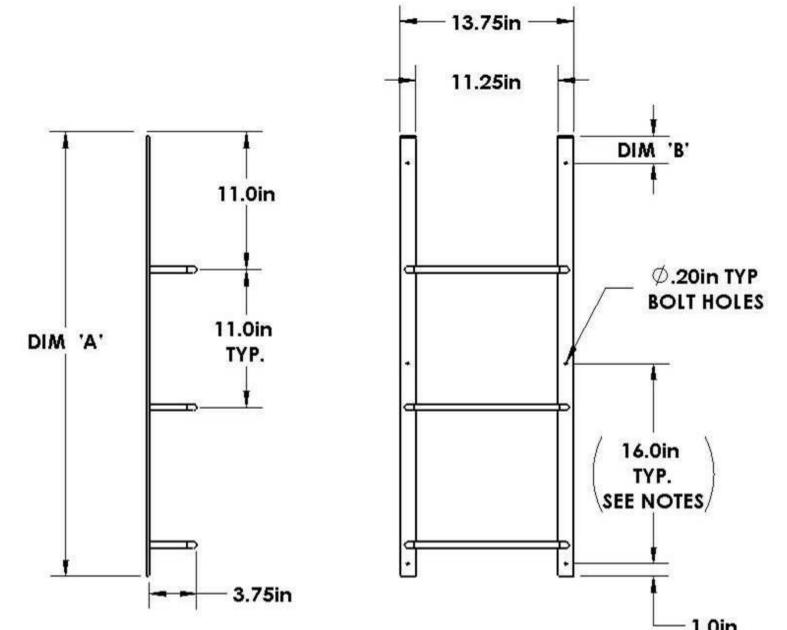


9 RECESSED LIGHT FIXTURE
AS.2 / 1 1/2" = 1'-0"



5 GABLE END DETAIL
AS.2 / 1 1/2" = 1'-0"

WINDOW WELL SUPPLY™ **STEEL EGRESS LADDER BOLT MOUNT**



Ladder Size	Dim 'A' [in]	Dim 'B' [in]
3 Rung	35.0	2.0
4 Rung	46.0	1.0
5 Rung	57.0	8.0
6 Rung	68.0	3.0
7 Rung	79.0	1.0

Material: Powder-coated Steel
Rung Spacing: 11.0in
Hole Spacing: 16.0in, hole spacing may vary
Hole Diameter: 0.20in
Screw Size*: #10 (3/16in)

PERMANENTLY FIXED LADDER

REV A

8 EGRESS LADDER
AS.2 / 1/4" = 1'-0"



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Belden Place - Singel Family
Lot 19 - 0012 Abby Road
Minturn, Colorado

Revisions:		
No	Description	Date

Issue Dates:
DRB - 02/14/2025

Sheet Title:
Details

Project No:
2215

Sheet No:
A5.2



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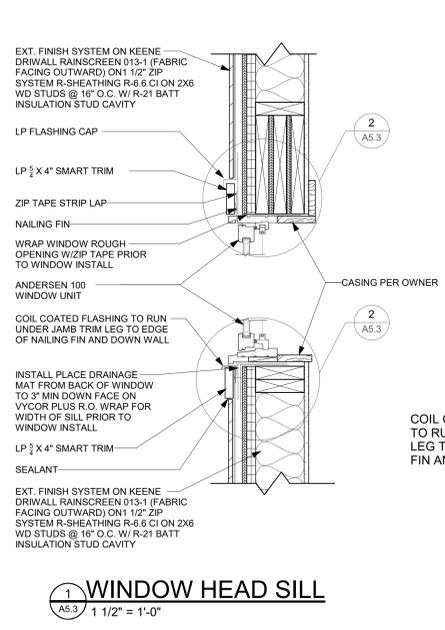
Revisions:		
No	Description	Date

Issue Dates:
 DRB - 02/14/2025

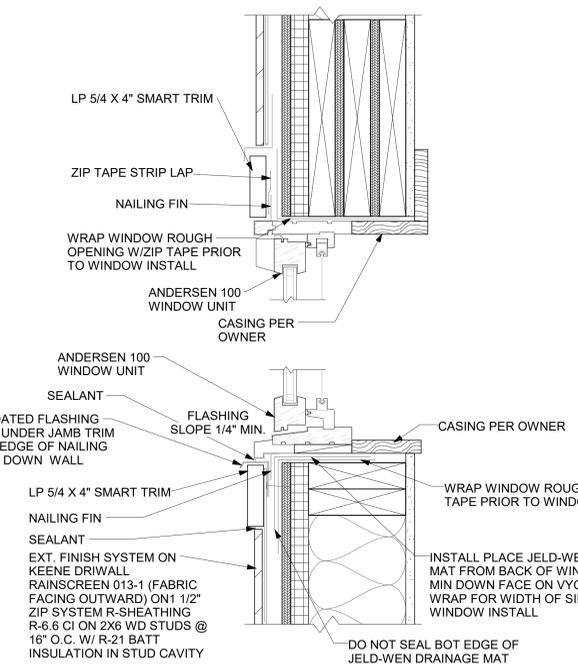
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Details

Project No:
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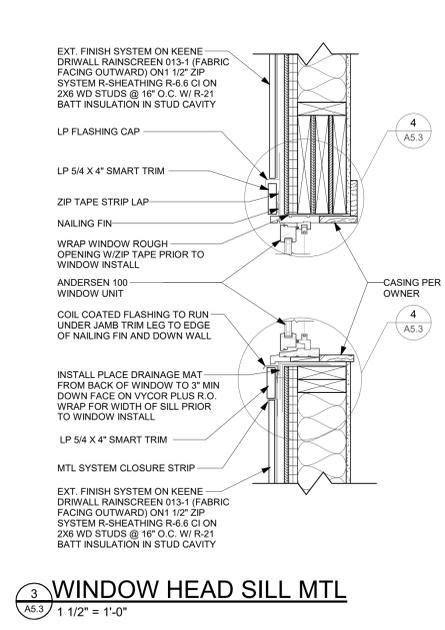
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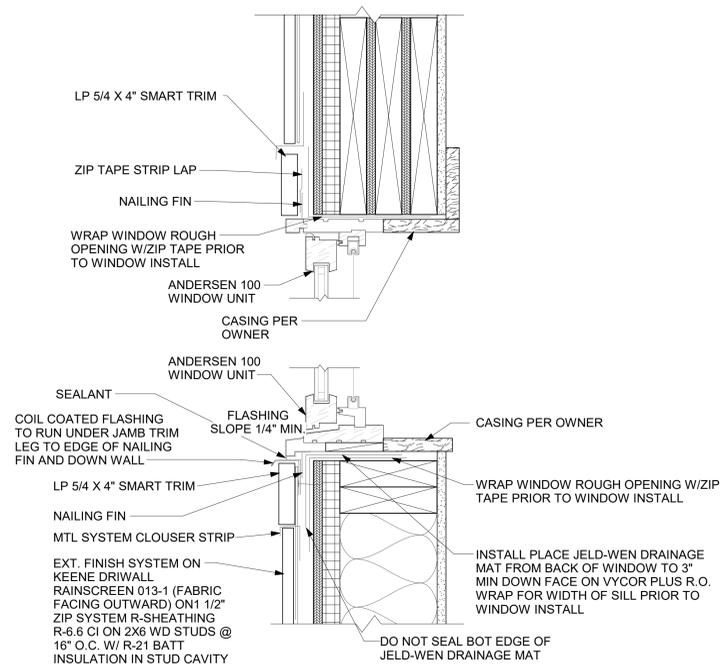
1 WINDOW HEAD SILL
 A5.3 1 1/2" = 1'-0"



2 WINDOW HEAD SILL - ENLARGED
 A5.3 3" = 1'-0"



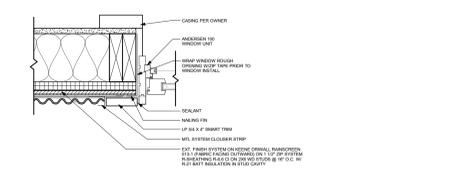
3 WINDOW HEAD SILL MTL
 A5.3 1 1/2" = 1'-0"



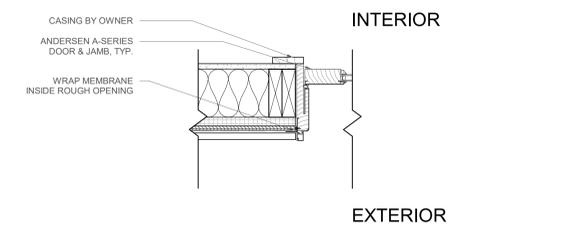
4 WINDOW HEAD SILL MTL - ENLARGED
 A5.3 3" = 1'-0"



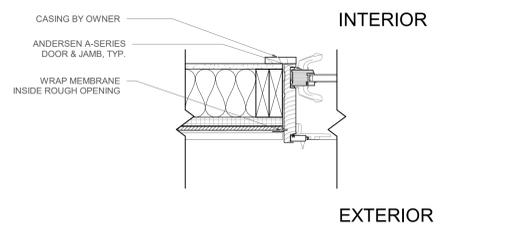
5 WINDOW JAMB
 A5.3 1 1/2" = 1'-0"



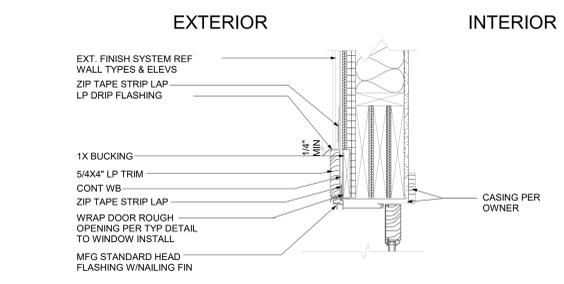
6 WINDOW JAMB MTL
 A5.3 1 1/2" = 1'-0"



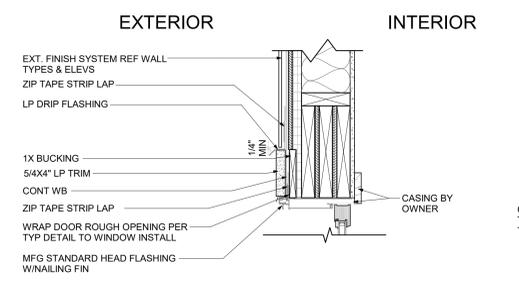
7 WINDOW JAMB - SWING
 A5.3 1 1/2" = 1'-0"



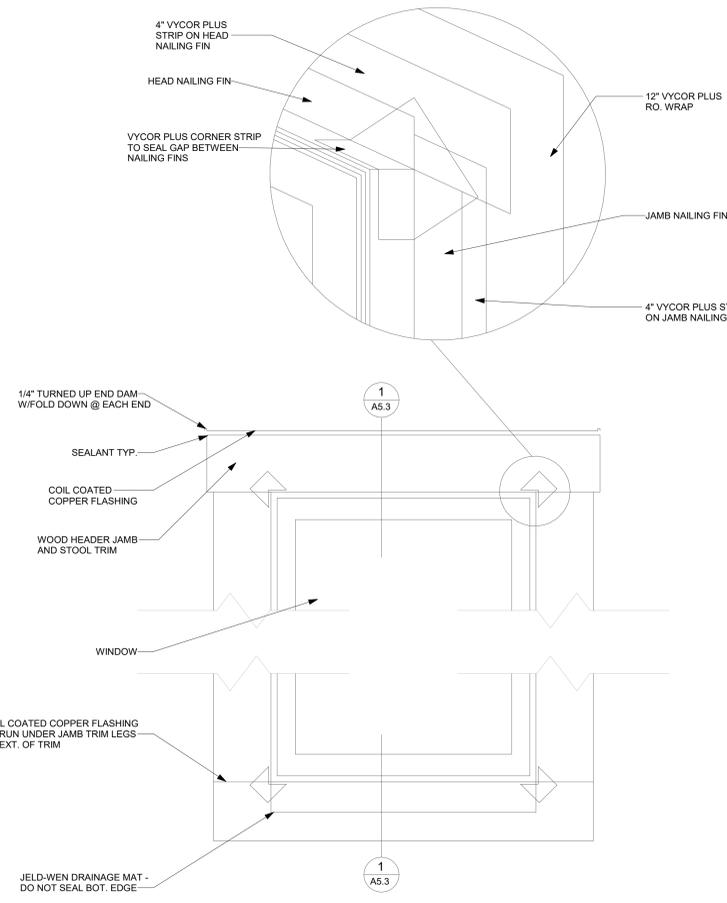
8 WINDOW JAMB - SLIDER
 A5.3 1 1/2" = 1'-0"



9 WINDOW JAMB - SWING
 A5.3 1 1/2" = 1'-0"



10 WINDOW JAMB - SLIDER
 A5.3 1 1/2" = 1'-0"



11 WINDOW FLASHING
 A5.3 1 1/2" = 1'-0"

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Revisions:		
No	Description	Date

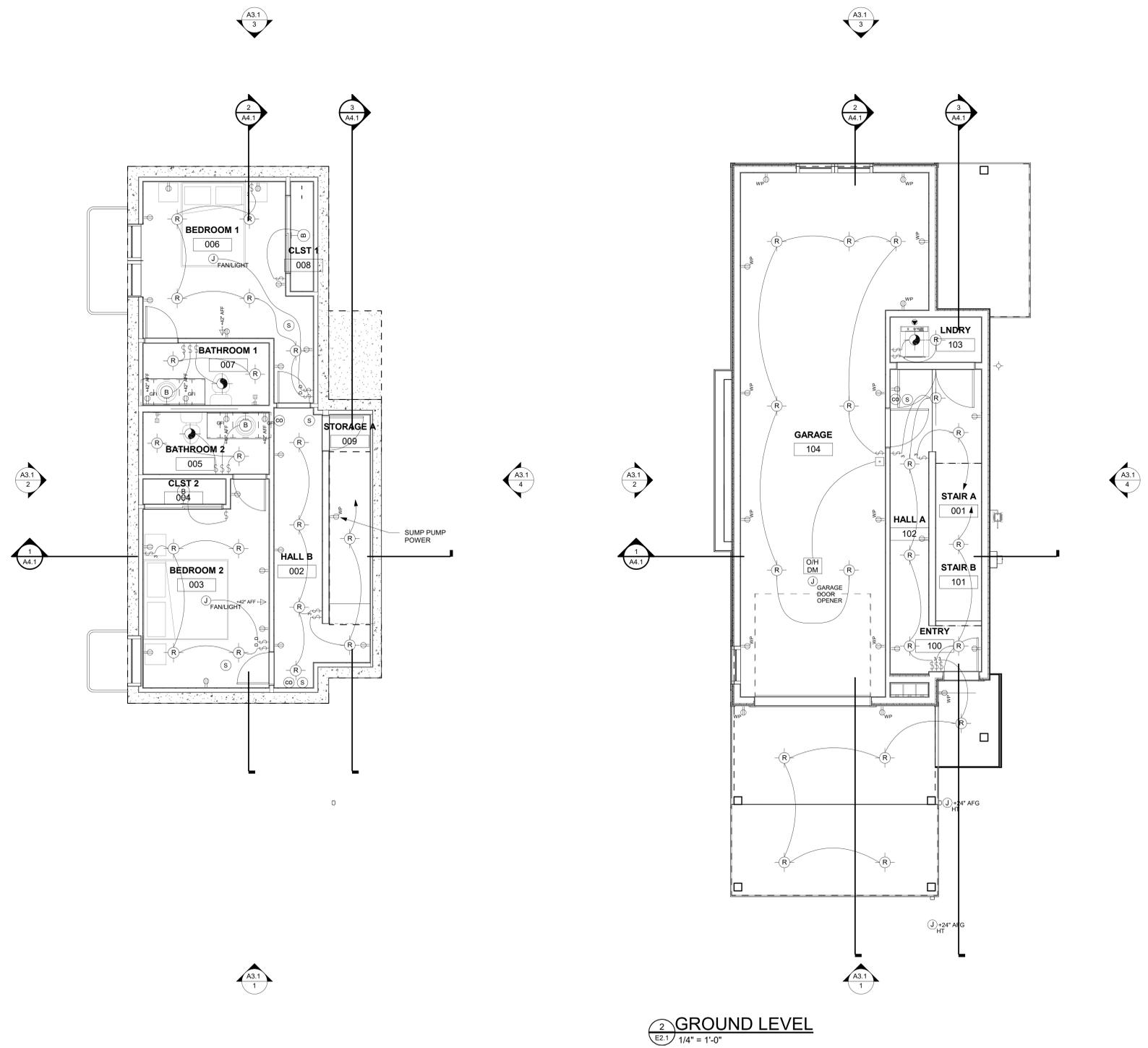
Issue Dates:
 DRB - 02/14/2025

Sheet Title:
Basement & Ground Power and Lighting Plans

Project No:
 2215

Sheet No:
E2.1

ELECTRICAL LEGEND			
(B)	WALL MTD. LIGHT FIXTURE	—	LED TAPE LIGHT 3 WATTS PER FT.
(P)	PENDANT LIGHT FIXTURE	□	SURFACE MOUNTED FLUORESCENT LIGHT FIXTURE
(R)	RECESSED LIGHT FIXTURE	□	UNDER CABINET SURFACE MOUNTED HALOGEN LIGHT FIXTURE OR FLUOR. ABOVE CLOSET DOOR
(S)	SURFACE LIGHT FIXTURE		
(H)	HEAT LAMP FIXTURE		
(R)	RECESSED CEILING SPOTLIGHT		
(B)	WALL MTD. LOW-VOLTAGE		
S	SWITCH	S	KEY OPERATED SWITCH
S ₃	3-WAY SWITCH	S	MANUAL START SWITCH
S ₄	4-WAY SWITCH	S	PILOT LIGHT SWITCH
S ₀	DIMMER SWITCH	S	LOW VOLTAGE SWITCH
S	GFI SWITCH	S	VARIABLE SPEED SWITCH
S	TIMED SWITCH	S	THERMAL OVERLOAD SWITCH
S	WATERPROOF SWITCH	S	MOMENTARY CONTACT SWITCH
EO	ELECTRIC OPERATOR	T	THERMOSTAT
DO	DUPLEX OUTLET	B	BELL
SO	SINGLE OUTLET	GO	GARAGE OPENER/ BELL BUTTON
SDO	SWITCHED DUPLEX OUTLET	TE	TELEPHONE
SFO	GFI OUTLET	CC	COMPORT-CONNECT W/ 1" CONDUIT, HOMERUN FROM TELEPHONE BOX TO OFFICE
WFO	WATERPROOF OUTLET	TV	TELEVISION
FO	FLOOR OUTLET	P	PANEL
FPO	FOUR PLEX OUTLET	MD	MOTOR DISCONNECT
J	JUNCTION BOX	EF	EXHAUST FAN
J _{HT}	JUNCTION BOX FOR HEAT TAPE	SL	STEP LIGHT
J _{FAN}	REINFORCED JUNCTION BOX W/ BLOCKING FOR FAN	(S)	SPEAKERS
SO	220V SPECIAL OUTLET	(M)	MOTOR
(S)	SMOKE DETECTOR INTERCONNECTED AND HARDWIRED	(O/H DM)	OVERHEAD DOOR MOTOR
(H)	RATE OF RISE/HEAT DETECTOR		
(CO)	CARBON MONOXIDE DETECTOR INTERCONNECTED AND HARDWIRED		



1 BASEMENT
 1/4" = 1'-0"

2 GROUND LEVEL
 1/4" = 1'-0"

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Revisions:		
No	Description	Date

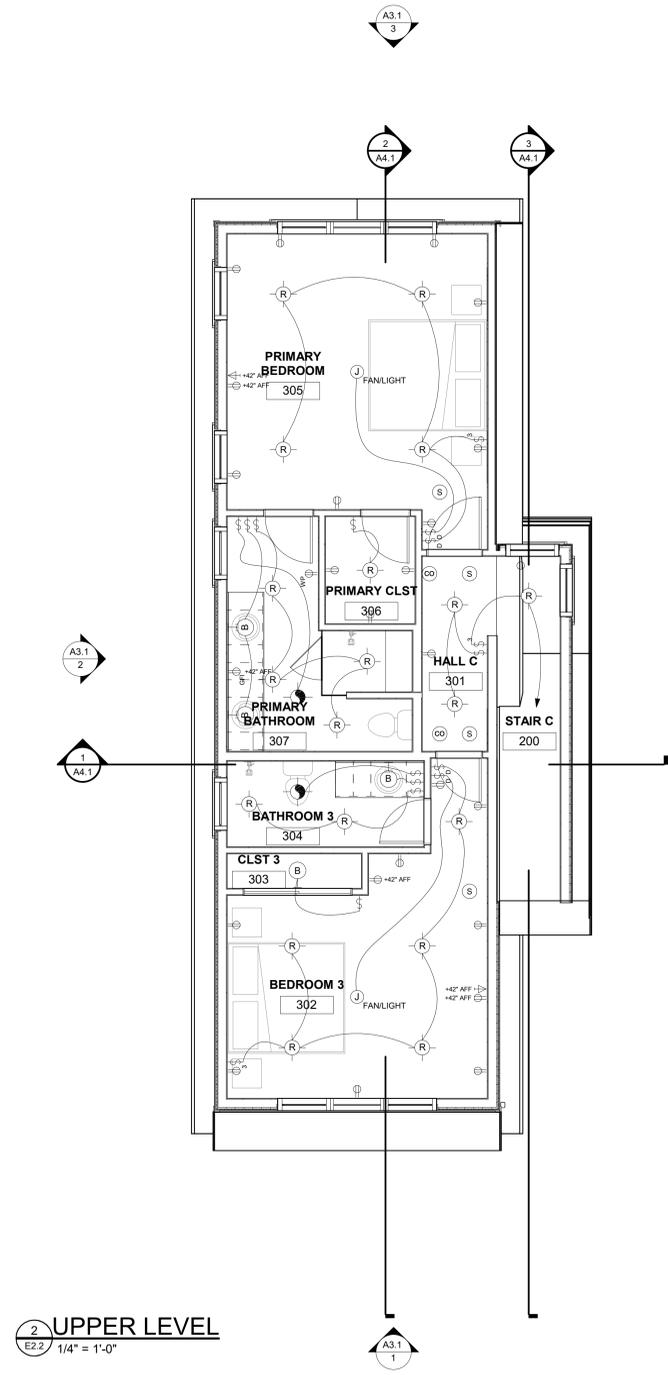
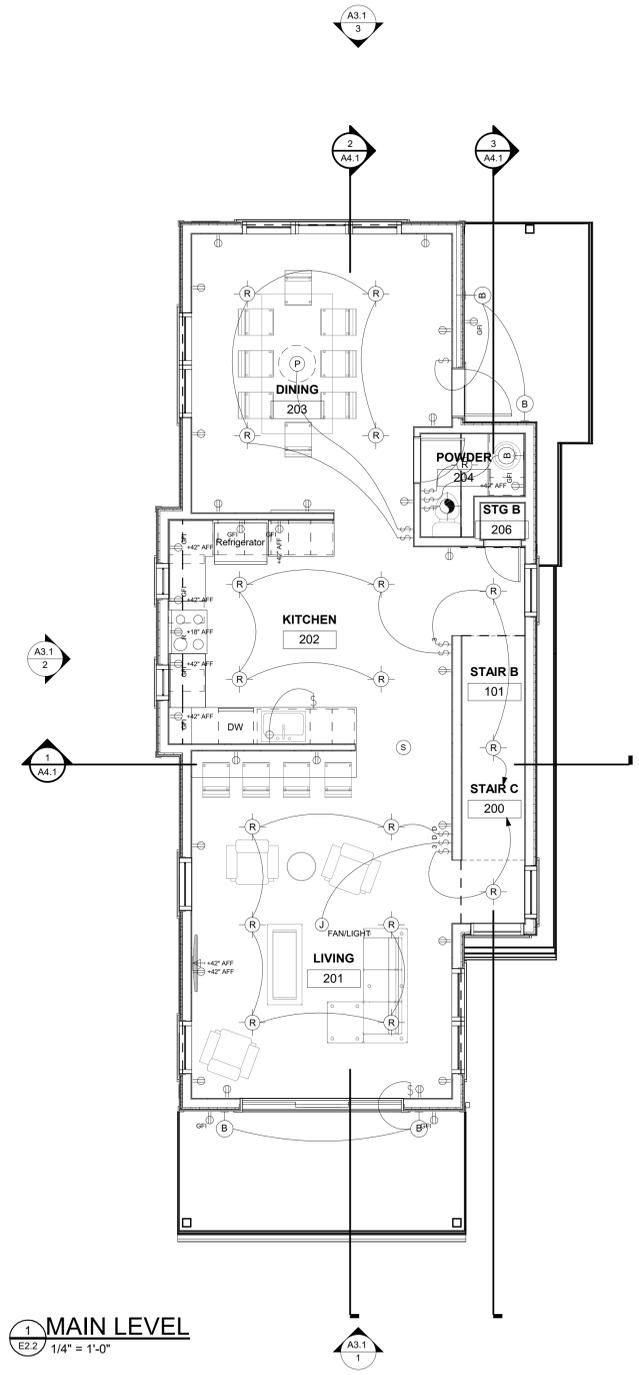
Issue Dates:
 DRB - 02/14/2025

Sheet Title:
Main & Upper Power and Lighting Plans

Project No:
 2215

Sheet No:
E2.2

ELECTRICAL LEGEND			
(B)	WALL MTD. LIGHT FIXTURE	—	LED TAPE LIGHT 3 WATTS PER FT.
(P)	PENDANT LIGHT FIXTURE	□	SURFACE MOUNTED FLUORESCENT LIGHT FIXTURE
(R)	RECESSED LIGHT FIXTURE	□	UNDER CABINET SURFACE MOUNTED HALOGEN LIGHT FIXTURE OR FLUOR. ABOVE CLOSET DOOR
(S)	SURFACE LIGHT FIXTURE		
(H)	HEAT LAMP FIXTURE		
(R)	RECESSED CEILING SPOTLIGHT		
(B)	WALL MTD. LOW-VOLTAGE		
S	SWITCH	S	KEY OPERATED SWITCH
S ₃	3-WAY SWITCH	S	MANUAL START SWITCH
S ₄	4-WAY SWITCH	S	PILOT LIGHT SWITCH
S _D	DIMMER SWITCH	S	LOW VOLTAGE SWITCH
S _{GFI}	GFI SWITCH	S	VARIABLE SPEED SWITCH
S _T	TIMED SWITCH	S	THERMAL OVERLOAD SWITCH
S _{WP}	WATERPROOF SWITCH	S	MOMENTARY CONTACT SWITCH
EO	ELECTRIC OPERATOR	T	THERMOSTAT
DO	DUPLEX OUTLET	B	BELL
SO	SINGLE OUTLET	GO	GARAGE OPENER/ BELL BUTTON
SDO	SWITCHED DUPLEX OUTLET	TE	TELEPHONE
GFO	GFI OUTLET	CC	COMPORT-CONNECT W/ 1" CONDUIT, HOMERUN FROM TELEPHONE BOX TO OFFICE
WFO	WATERPROOF OUTLET	TV	TELEVISION
FO	FLOOR OUTLET	P	PANEL
FPO	FOUR PLEX OUTLET	MD	MOTOR DISCONNECT
J	JUNCTION BOX	E	EXHAUST FAN
J _{HT}	JUNCTION BOX FOR HEAT TAPE	SL	STEP LIGHT
J _{RJ}	REINFORCED JUNCTION BOX W/ BLOCKING FOR FAN	(S)	SPEAKERS
SO	220V SPECIAL OUTLET	(M)	MOTOR
(S)	SMOKE DETECTOR INTERCONNECTED AND HARDWIRED	(O/H)	OVERHEAD DOOR MOTOR
(H)	RATE OF RISE/HEAT DETECTOR		
(CO)	CARBON MONOXIDE DETECTOR INTERCONNECTED AND HARDWIRED		



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