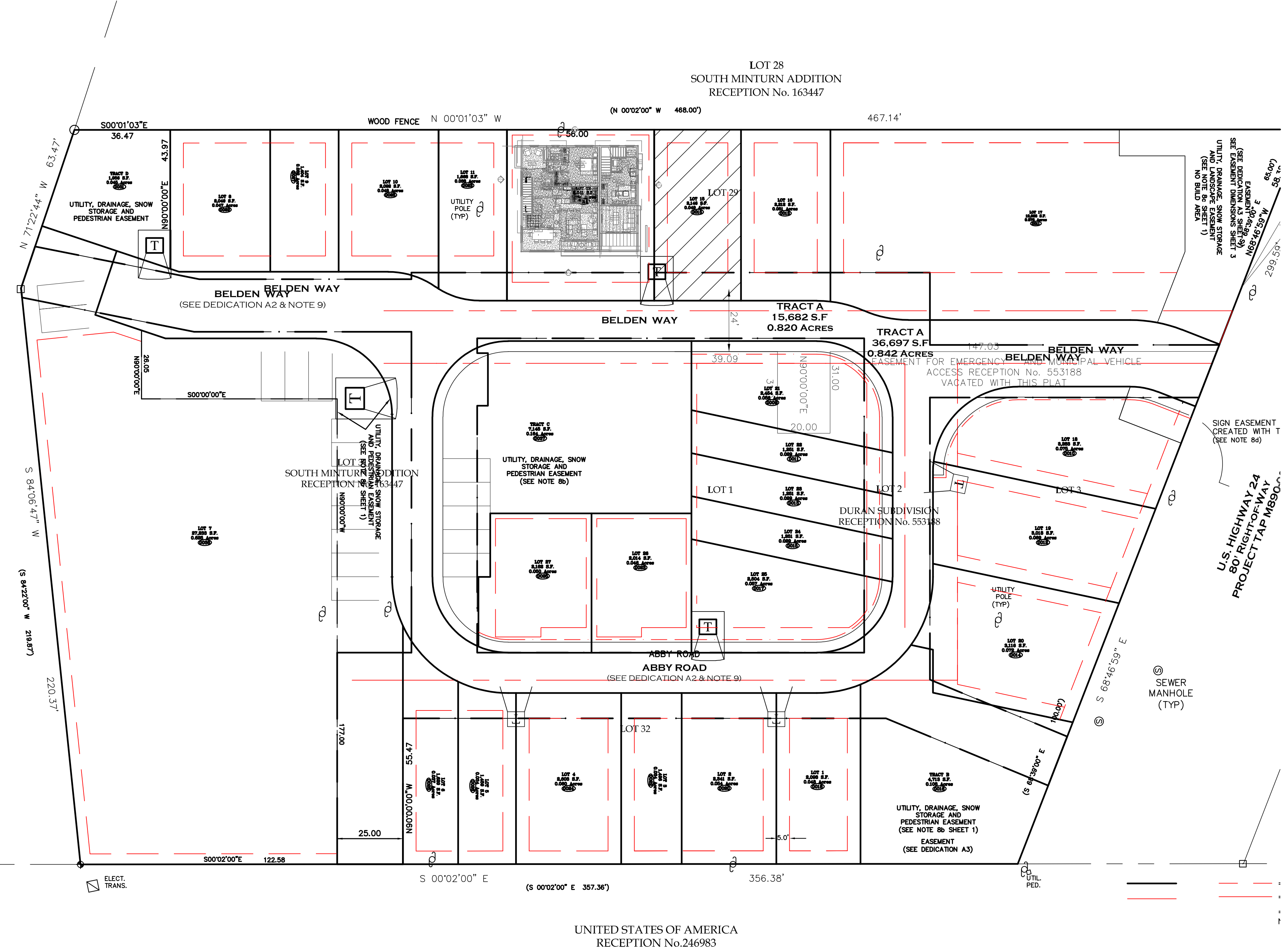


Belden Place

Lot 15 - 0015 Beldan Way

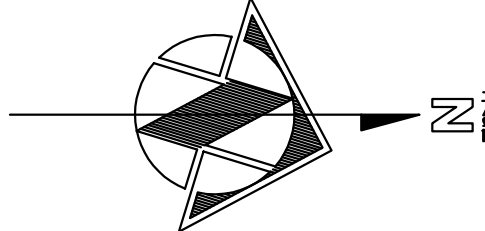
Single Family Residences

Minturn, Colorado 81645



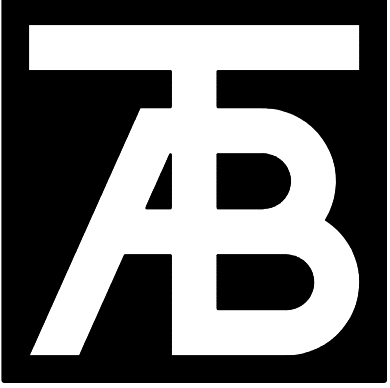
Design Review Submittal - Revised

09/13/2024



Vicinity Map

A0.00	COVER SHEET
A0.02	PUD GUIDE INFORMATION
	FINAL PLAT
C1.110	SURVEY
C1.111	OVERALL DEVELOPMENT SITE PLAN
C.1	SITE PLAN
C.2	DETAILS AND CROSS SECTION
A1.1	LANDSCAPE PLAN AND DETAILS
A2.1	FLOOR PLANS
A2.2	ROOF PLAN
A3.1	EXTERIOR ELEVATIONS
A3.2	MATERIALS
A3.3	RENDERINGS
A4.1	SECTIONS
A5.01	DETAILS
A5.02	DETAILS
A5.03	DETAILS



TAB Associates
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fax: (970) 766-1471
email: tab@val.net
www.tabassociates.com
Civil Engineer:
Timberline Engineering
(970) 953-5985
Structural Engineer:
KRM Consultants, Inc.
(970) 948-6591

Seal

Belden Place - Single FamIl
Lot 15 - 0015 Beldan Way
Minturn, Colorado 81645

Revisions:

Issue Dates:
20220509 Struct Coord
DRB-11/28/2023
DRB-09/13/2024

Sheet Title:
Cover

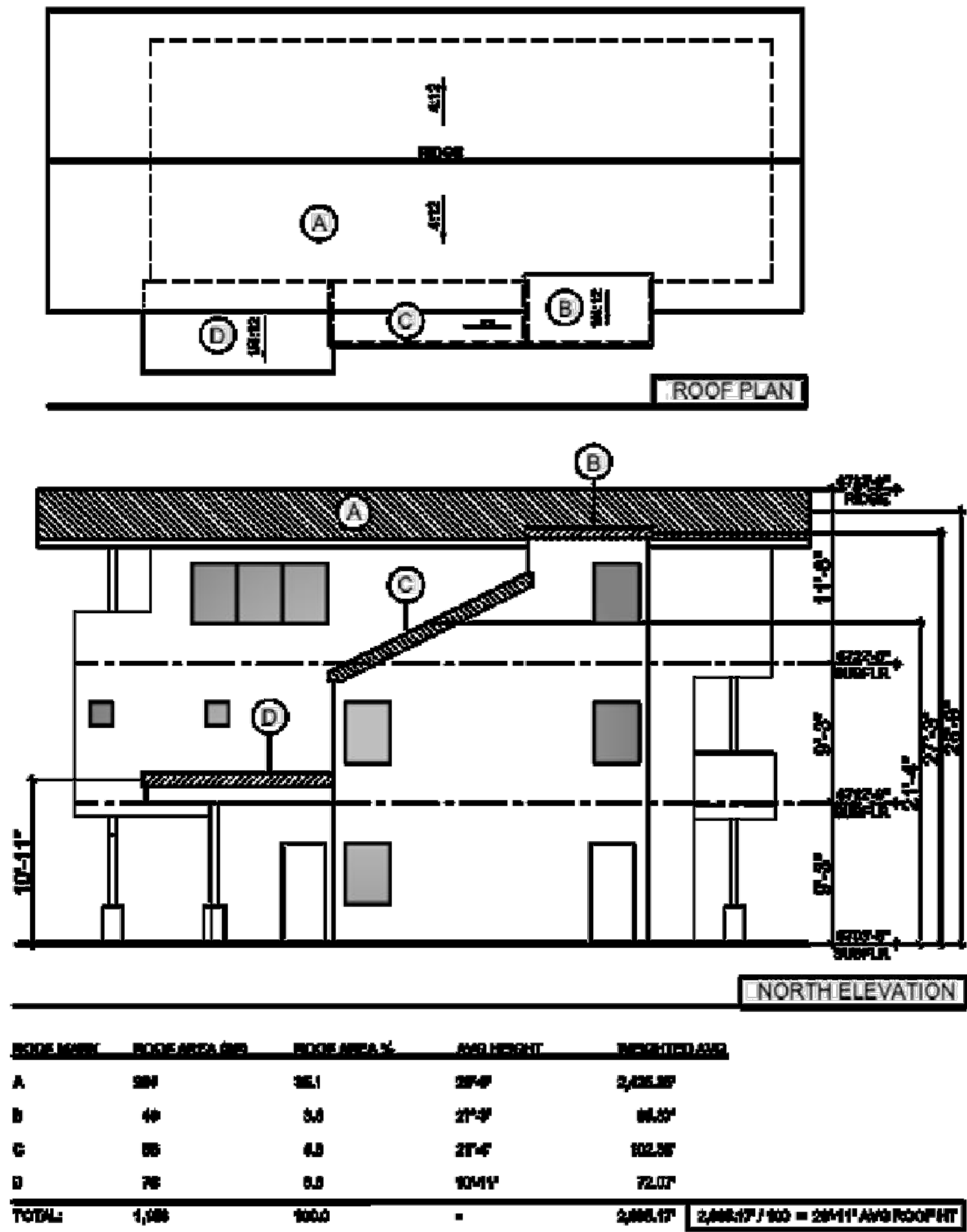
Project No:
2215

Sheet No:
A0.0

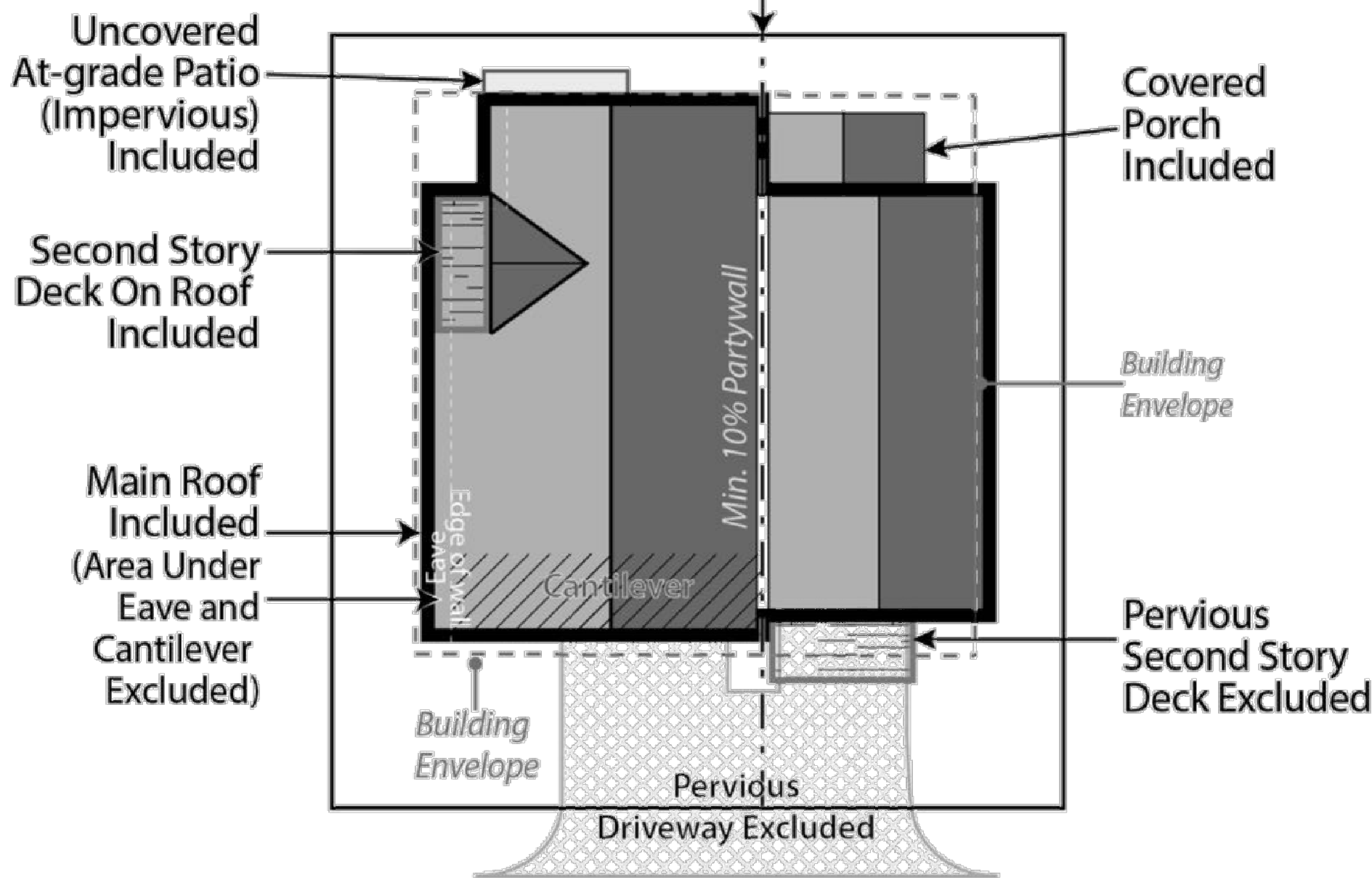
BELDEN PLACE PUD GUIDE INFORMATION

The following is an abrieved 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, 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.

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email: tab@tab.net
www.tabassociates.com

Civil Engineer:
Timberline Engineering
(970) 963 9669

Structural Engineer:
KPM Consultants, Inc.
(970) 949-9391

Belden Place - Single Family
Lot 15 - 0015 Belden Way
Minturn, Colorado 81645

Revisions:

Issue Dates:
20220509 Struct Coord
DRB-11/28/2023
CDs-03/11/2024

Sheet Title:
PUD Information

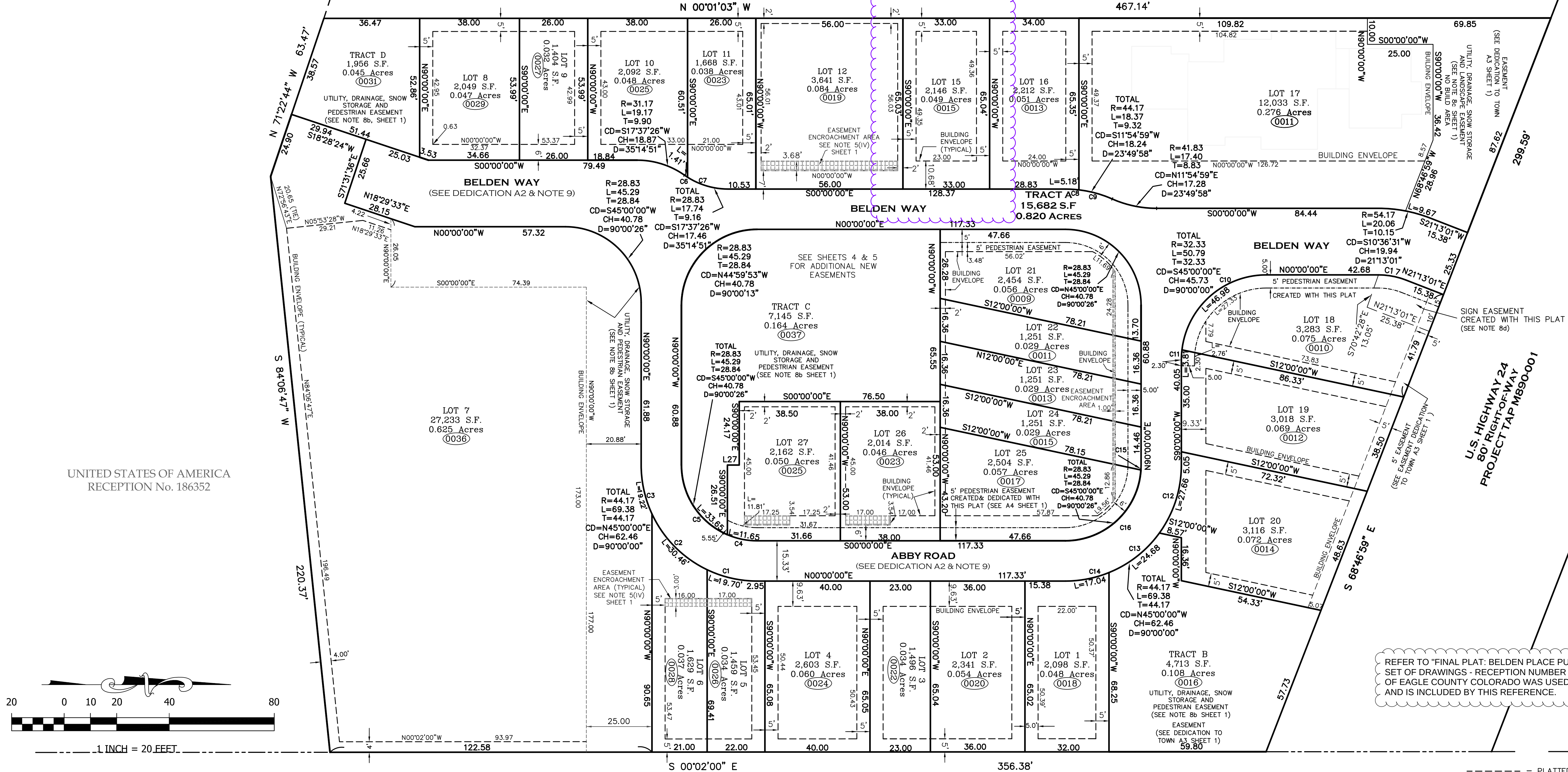
Project No:
2215

Sheet No:
A0.2

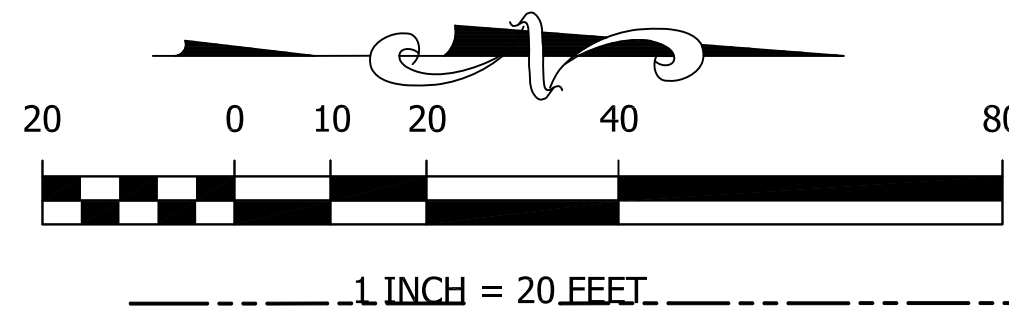
FINAL PLAT
BELDEN PLACE, P.U.D.
Town of Minturn, County of Eagle, State of Colorado

SHEET 3 OF 5
SUBDIVISION

LOT 28
SOUTH MINTURN ADDITION
RECEPTION No. 163447



UNITED STATES OF AMERICA
RECEPTION No. 186352



L27 = S00°00'00\"W 4.50

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\"

UNITED STATES OF AMERICA
RECEPTION No.246983



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

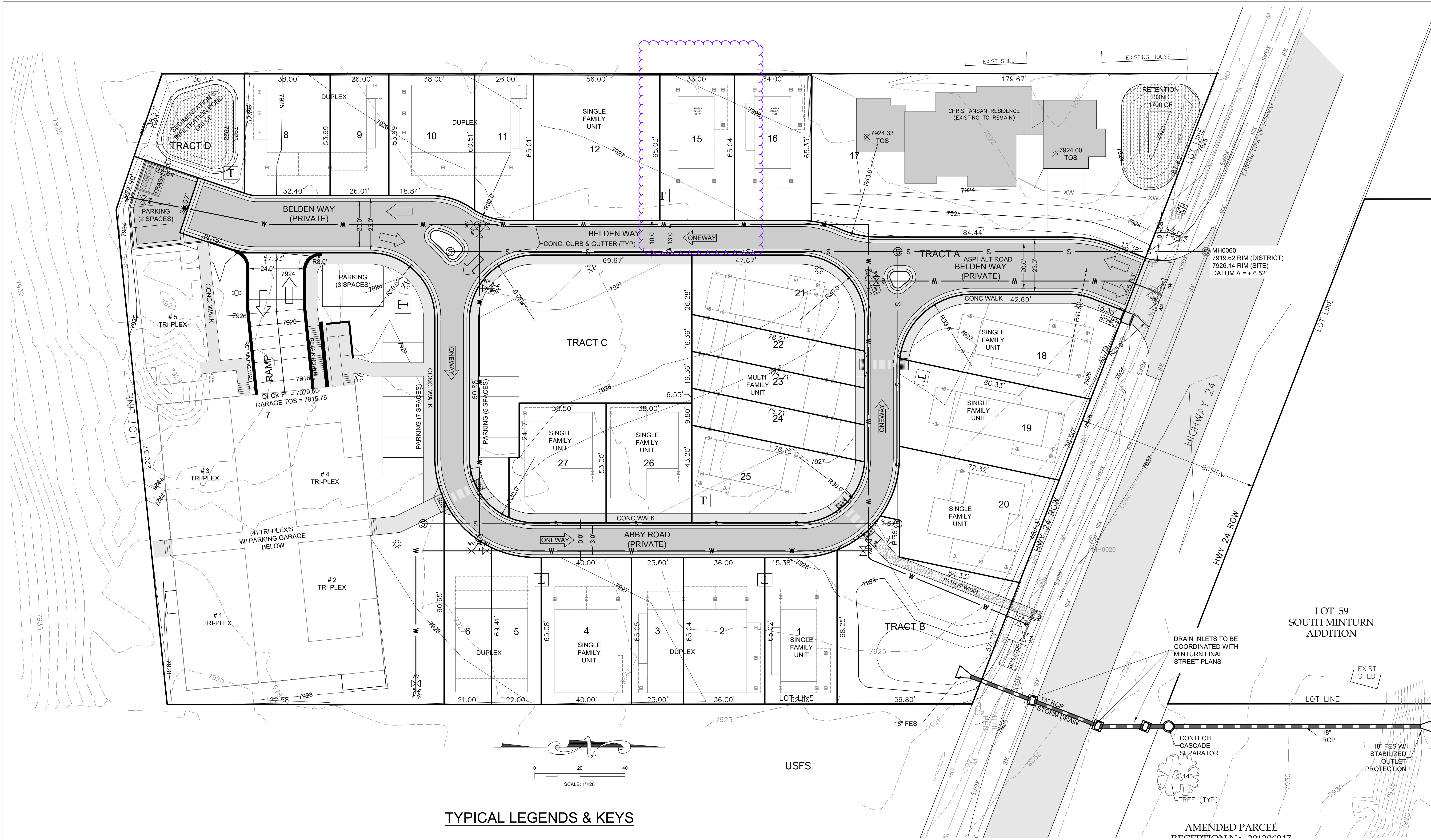
FINAL PLAT
BELDEN PLACE, P.U.D.
Town of Minturn, County of Eagle, State of Colorado

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

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.

REFER TO "FINAL PLAT: BELDEN PLACE PUD" FOR FINAL AND FULL SET OF DRAWINGS - RECEPTION NUMBER 202409455 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)



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

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

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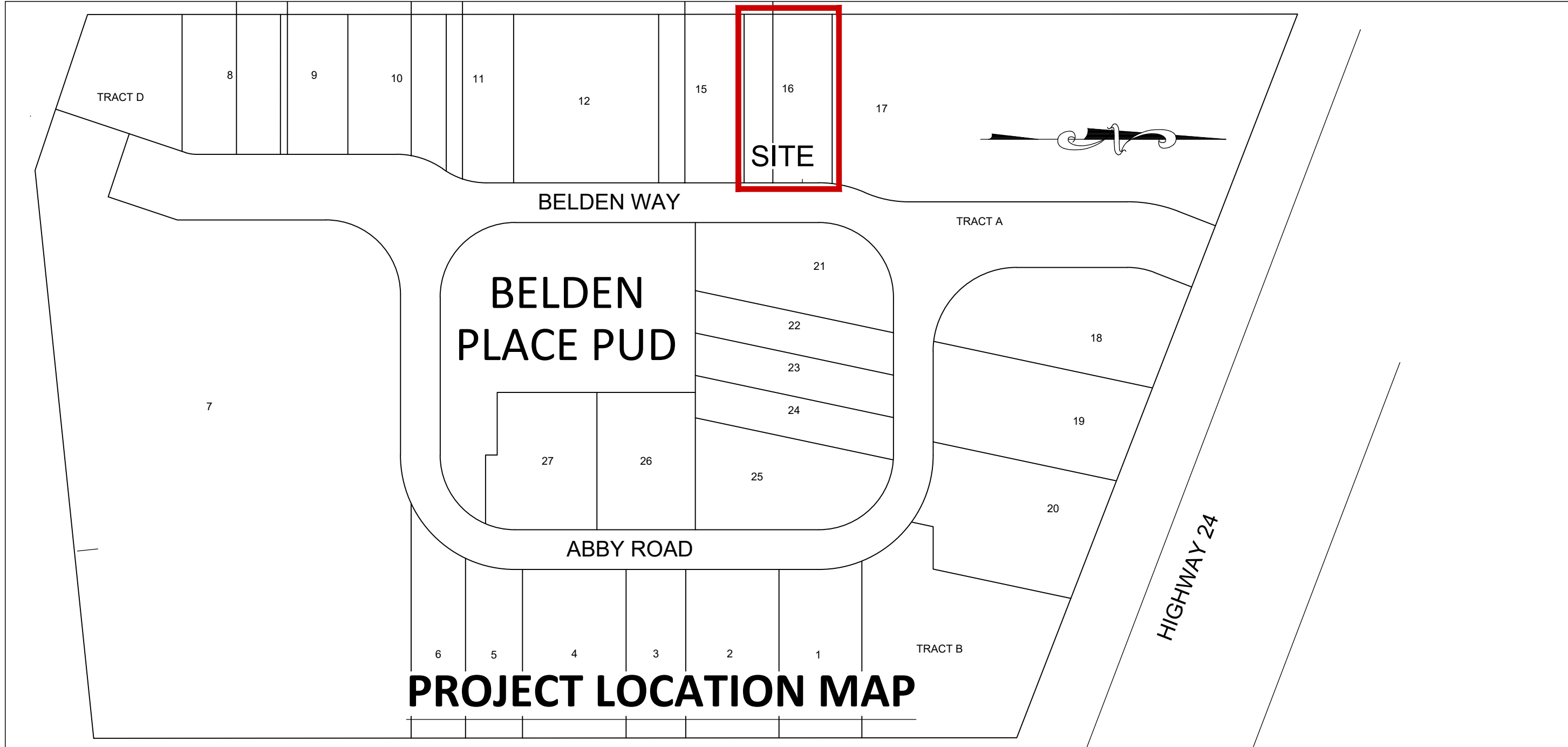
Belden Place - 12 Plex (Flats)
Lot 7

NOT FOR CONSTRUCTION

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

Title: **PROPOSED SITE PLAN**

Sheet: **C.111**



- ABBREVIATION KEY**
- AD = AREA DRAIN
 - CFS = CUBIC FEET PER SECOND
 - CONC = CONCRETE
 - EC = EDGE OF CONCRETE
 - EOA = EDGE OF ASPHALT
 - EP = EDGE OF PAVEMENT
 - EK = 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
 - WV = WATER VALVE
 - WW = WINDOW WELL

- CONTOUR LEGEND:**
- EXISTING 1' CONTOUR = 7929
 - EXISTING 5' CONTOUR = 7930
 - PROPOSED 1' CONTOUR = 7929
 - PROPOSED 5' CONTOUR = 7930

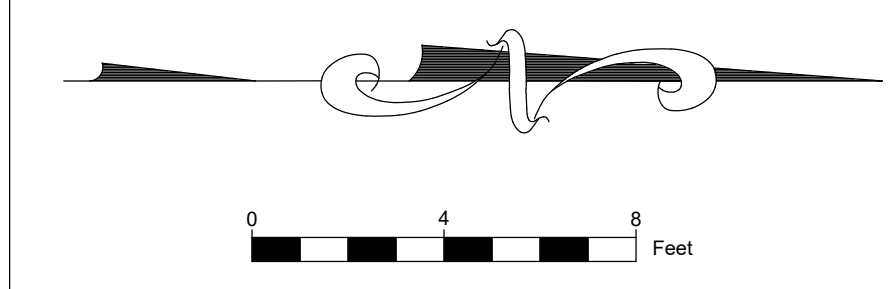
- LINE KEY:**
- WATER = W
 - SEWER = S
 - ELECTRIC = UEL
 - GAS = GAS
 - TELEPHONE = TEL
 - CATV = CTV
 - PROPERTY LINE = PL

- PROPOSED UTILITY SYMBOL KEY:**
- WV = WATER VAULT
 - WV = WATER VALVE
 - FD = FIRE HYDRANT
 - SM = SEWER MANHOLE
 - UP = UTILITY POLE
 - ET = ELECTRIC TRANSFORMER
 - CTV = CABLE TV PEDESTAL
 - ESV = ELECTRIC SPICE VAULT
 - WSCS = WATER SERVICE CURB STOP
 - SSC = SANITARY SEWER CLEANOUT
 - SL = STREET LIGHT

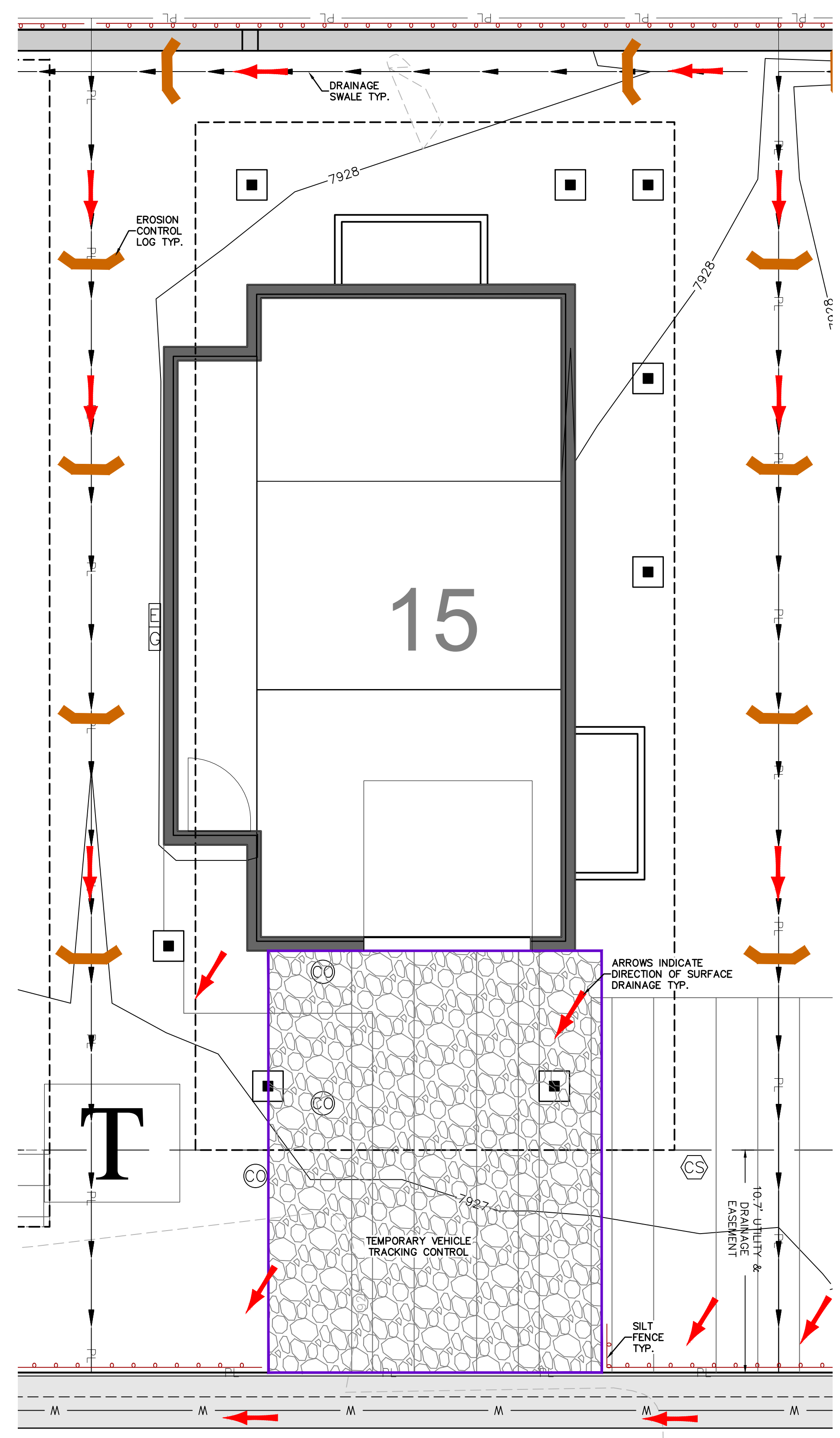
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SITE CALCULATIONS - 16:

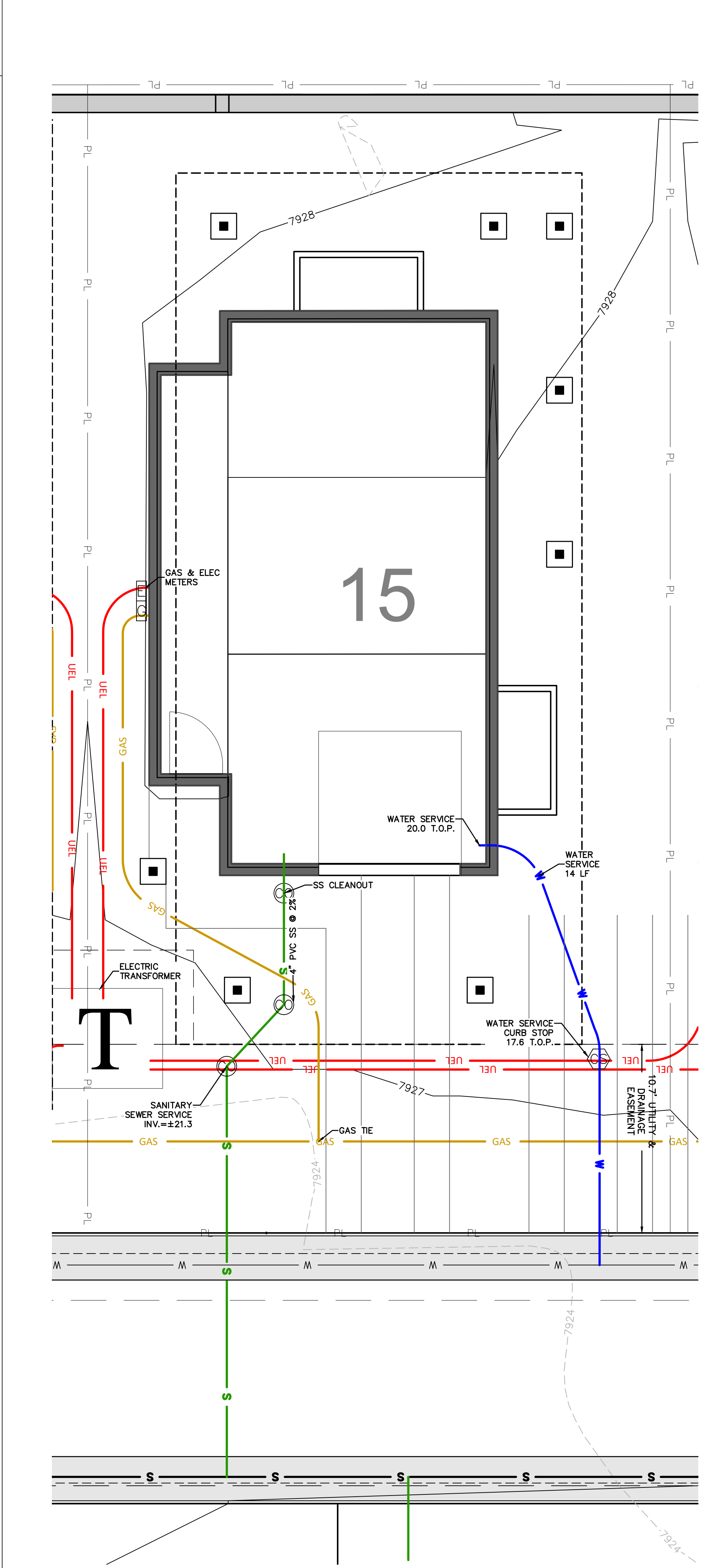
SITE SOFT	2,212 SQFT
BUILDING COVERAGE	922 SQFT
IMPERVIOUS COVERAGE (Includes Building)	1,026 SQFT
SITE COVERAGE ALLOWED	60%
SITE COVERAGE	46.4%



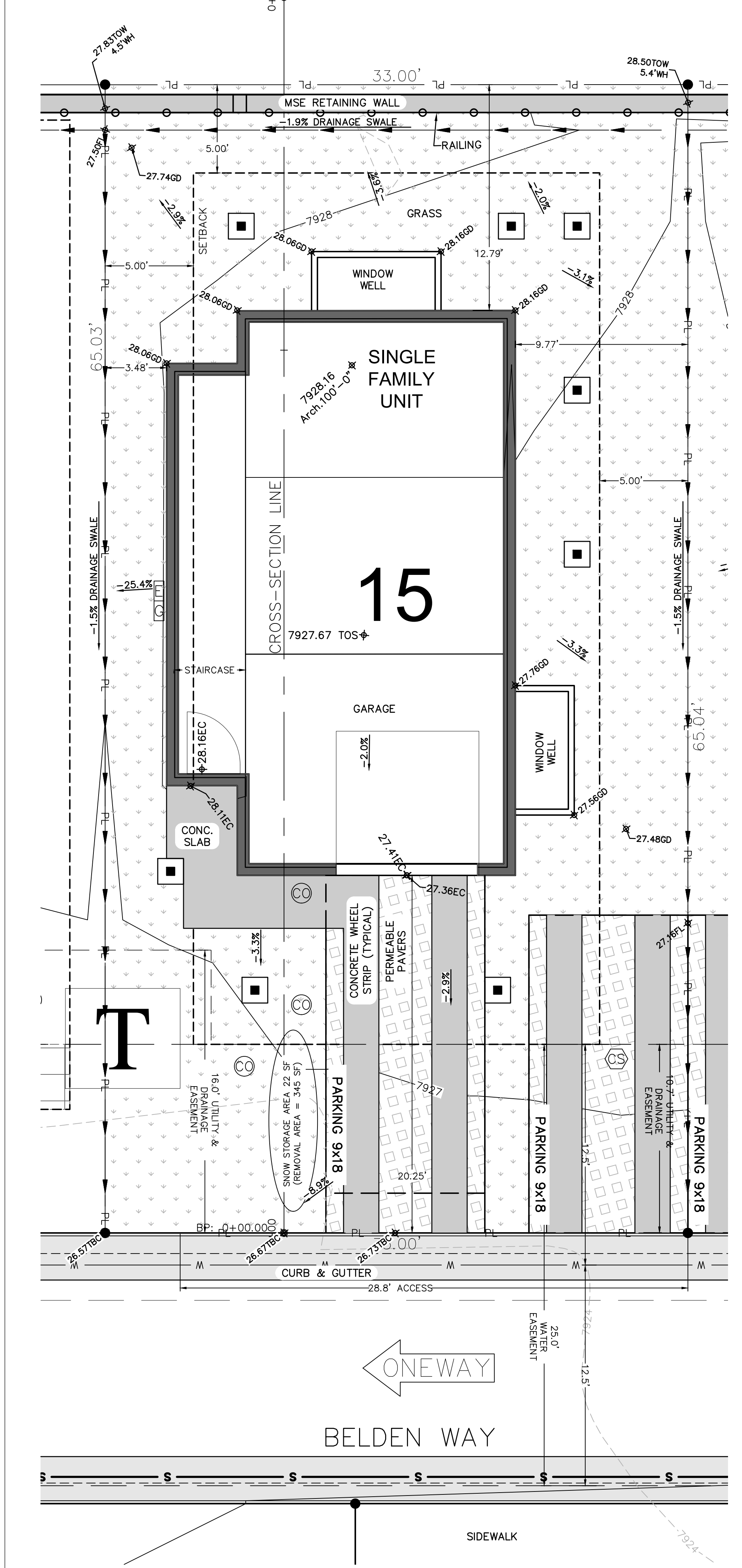
DRAINAGE & EROSION CONTROL PLAN



UTILITY PLAN



SITE PLAN WITH GRADING



UNIT 15

SHEET INDEX:

- C.1 SITE PLAN
- C.3 DETAILS & CROSS SECTION

TIMBERLINE ENGINEERING, LLC CIVIL/STRUCTURAL

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STE 104-PMB 177
Colorado, Colorado 81623
timberlineengineering@gmail.com

COLORADO REGISTERED PROFESSIONAL ENGINEER
39276

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Belden Place UNIT 16 SINGLE FAMILY RESIDENCE

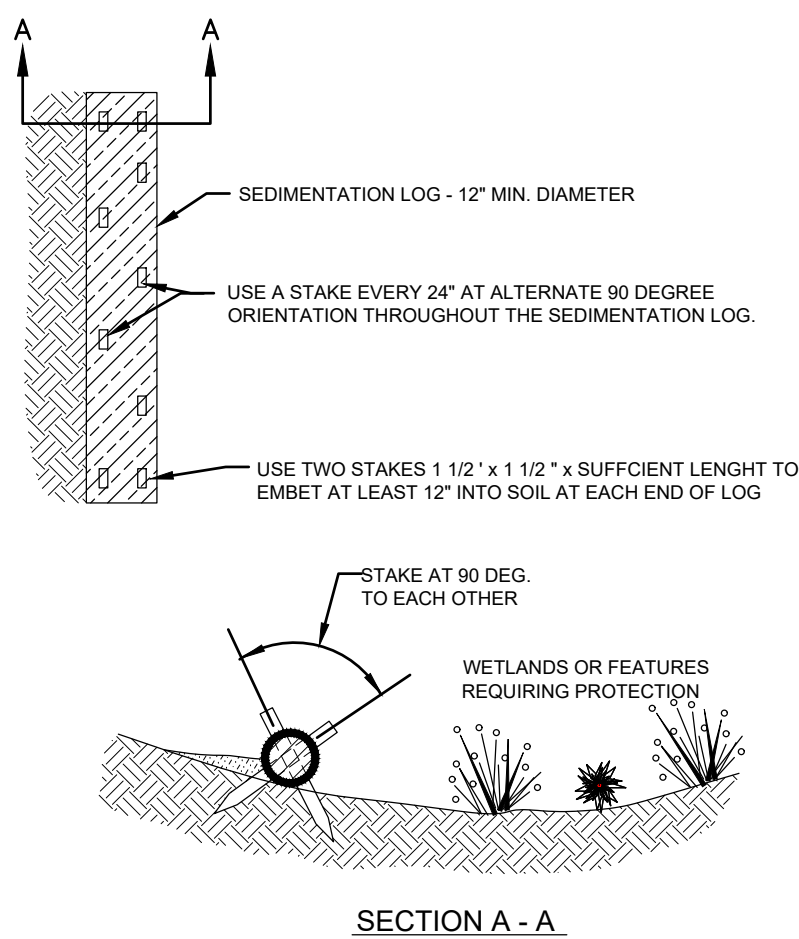
Minturn, Colorado

NOT FOR CONSTRUCTION

DATE	REVISION
1/2/24	DRB Coordination
7/27/24	DRB Comments

Title: SITE PLAN

Sheet: C.1



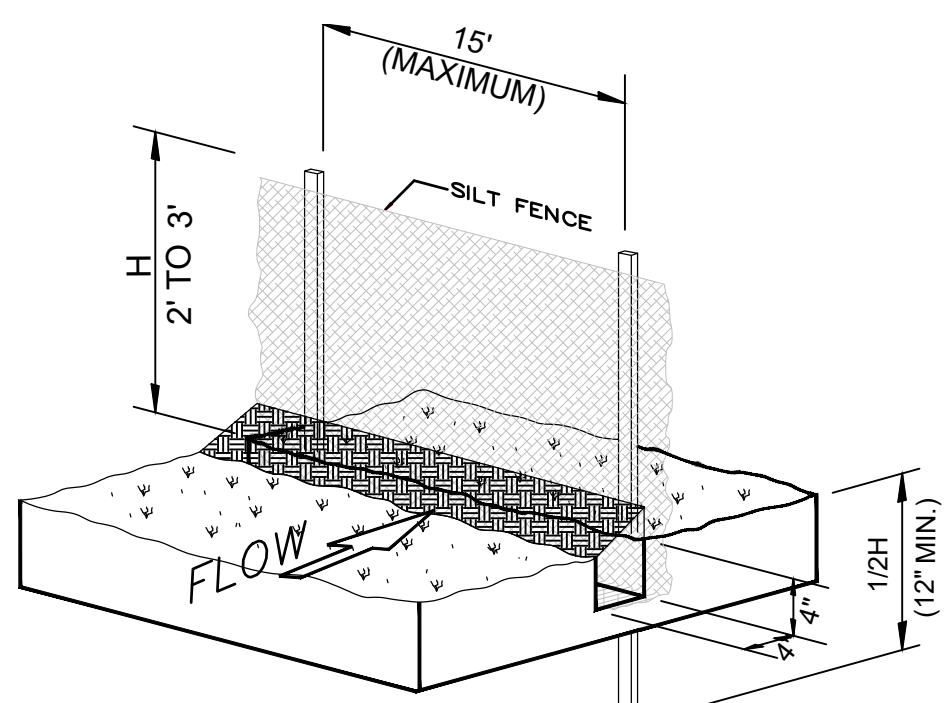
SEDIMENT CONTROL LOG INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
 - LOCATION AND LENGTH OF SEDIMENT CONTROL LOG.
2. SEDIMENT CONTROL LOGS INDICATED ON INITIAL SWMP PLAN SHALL BE INSTALLED PRIOR TO ANY LAND-DISTURBING ACTIVITIES.
3. SEDIMENT CONTROL LOGS SHALL CONSIST OF STRAW, COMPOST, EXCELSIOR, OR COCONUT FIBER.
4. NOT FOR USE IN CONCENTRATED FLOW AREAS.
5. THE SEDIMENT CONTROL LOG SHALL BE TRENCHED INTO THE GROUND A MINIMUM OF 2".

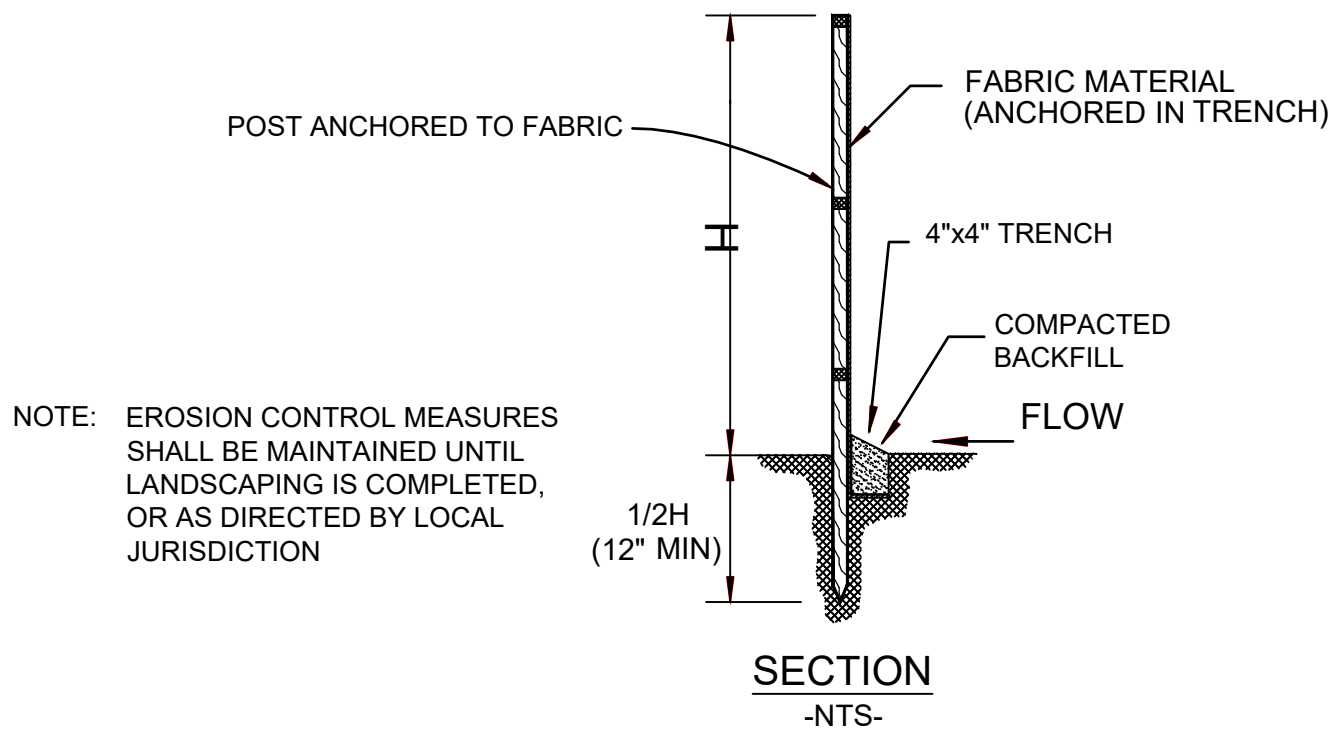
SEDIMENT CONTROL LOG MAINTENANCE NOTES

1. THE SWMP MANAGER SHALL INSPECT SEDIMENT CONTROL LOGS DAILY, DURING AND AFTER ANY STORM EVENT AND MAKE REPAIRS OR CLEAN OUT UPSTREAM SEDIMENT AS NECESSARY.
2. SEDIMENT ACCUMULATED UPSTREAM OF SEDIMENT CONTROL LOGS SHALL BE REMOVED WHEN THE UPSTREAM SEDIMENT DEPTH IS WITHIN 1/2 THE HEIGHT OF THE CREST OF LOG.
3. SEDIMENT CONTROL LOG SHALL BE REMOVED AT THE END OF CONSTRUCTION. IF ANY DISTURBED AREA EXISTS AFTER REMOVAL, IT SHALL BE COVERED WITH TOP SOIL, DRILL SEEDING AND CRIMP MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.

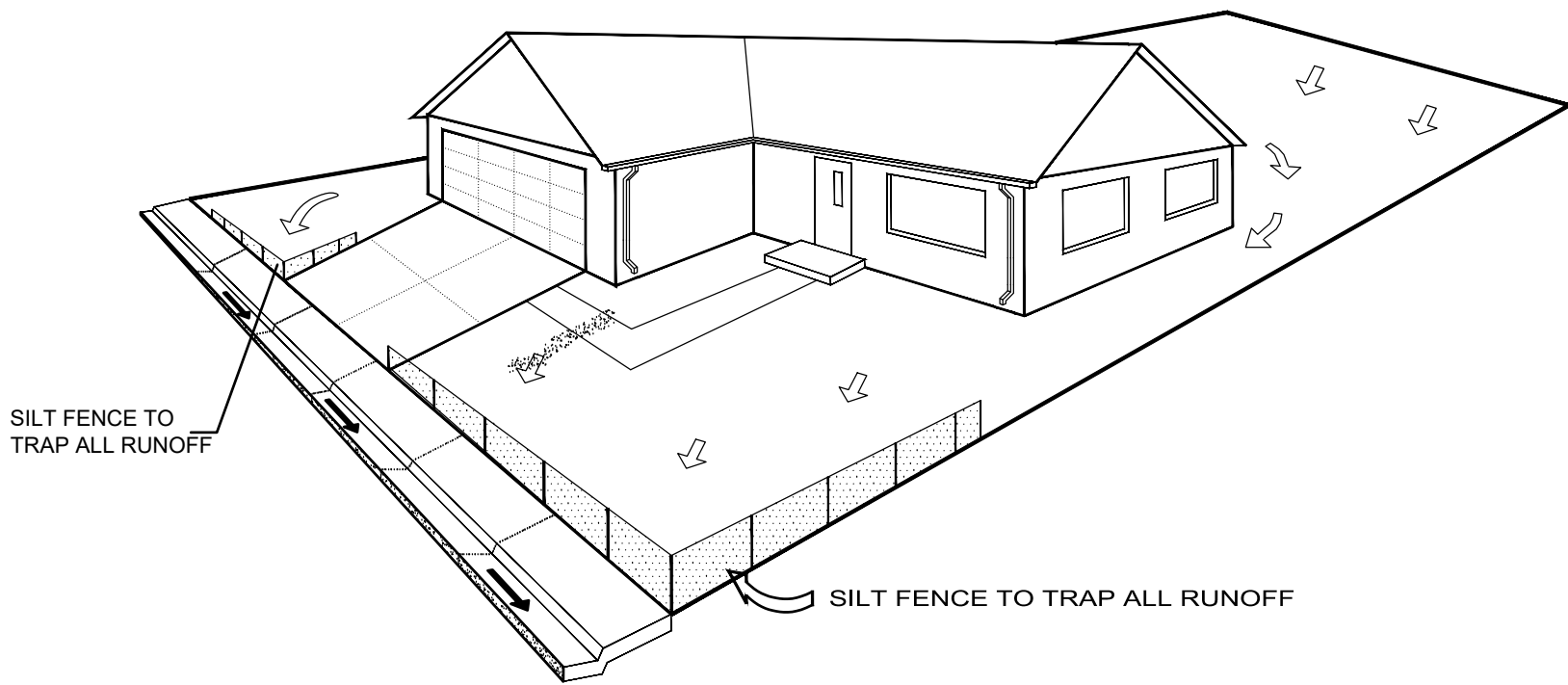
EROSION CONTROL LOG
DETAIL



SILT FENCE INSTALLATION
-NTS-

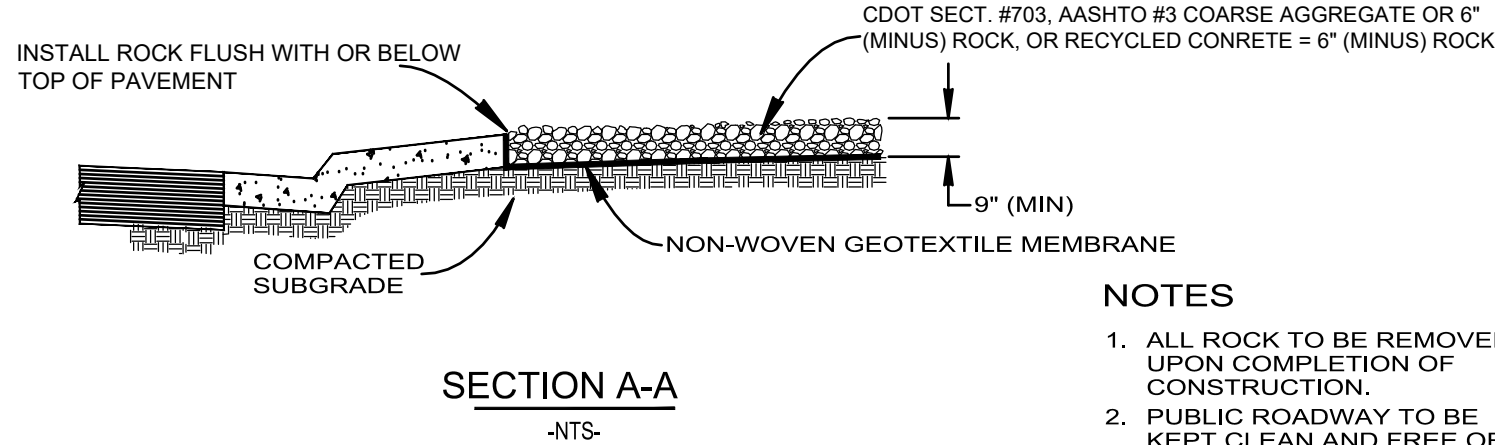
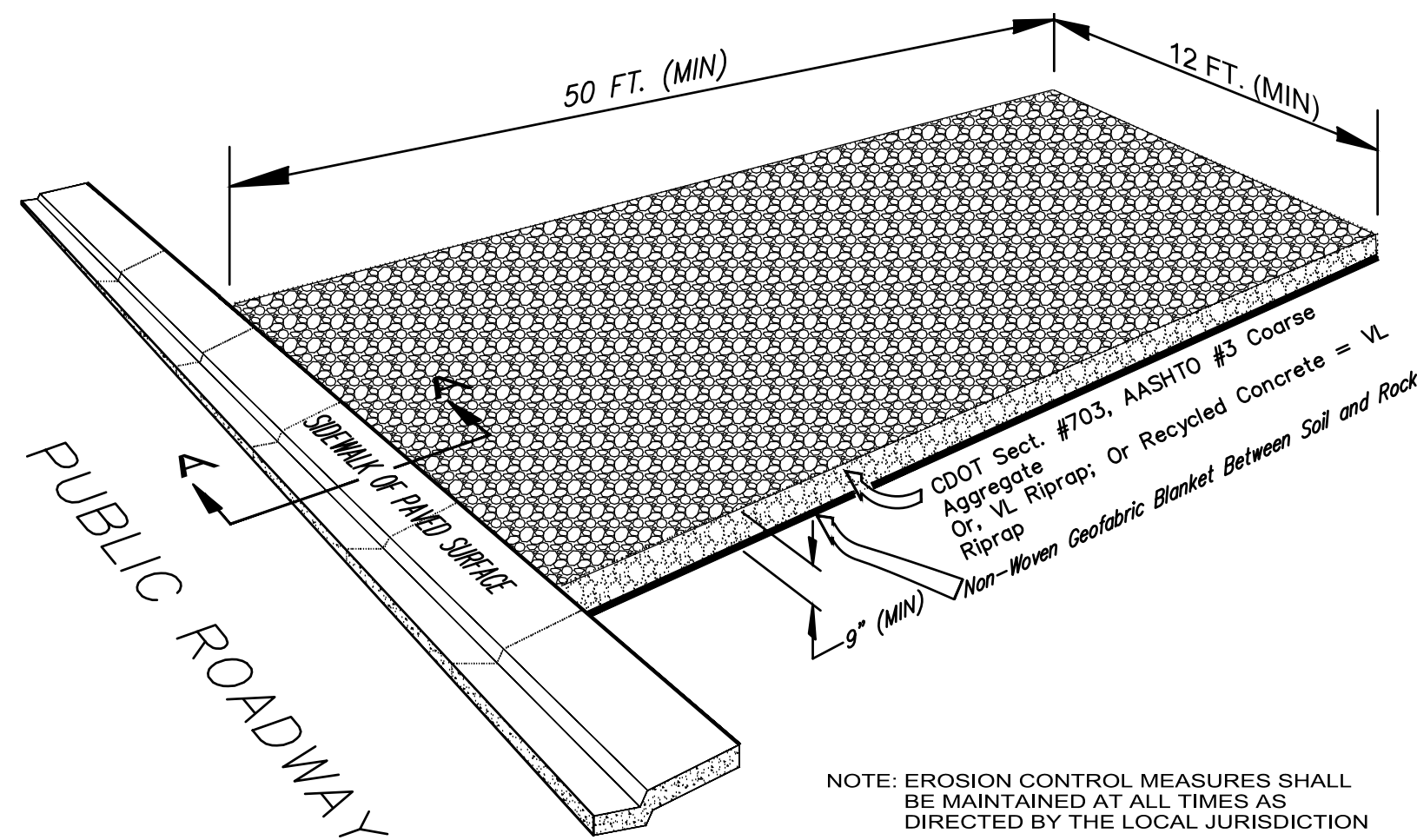


SILT FENCE INSTALLATION
DETAIL



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

SILT FENCE PLACEMENT
DETAIL

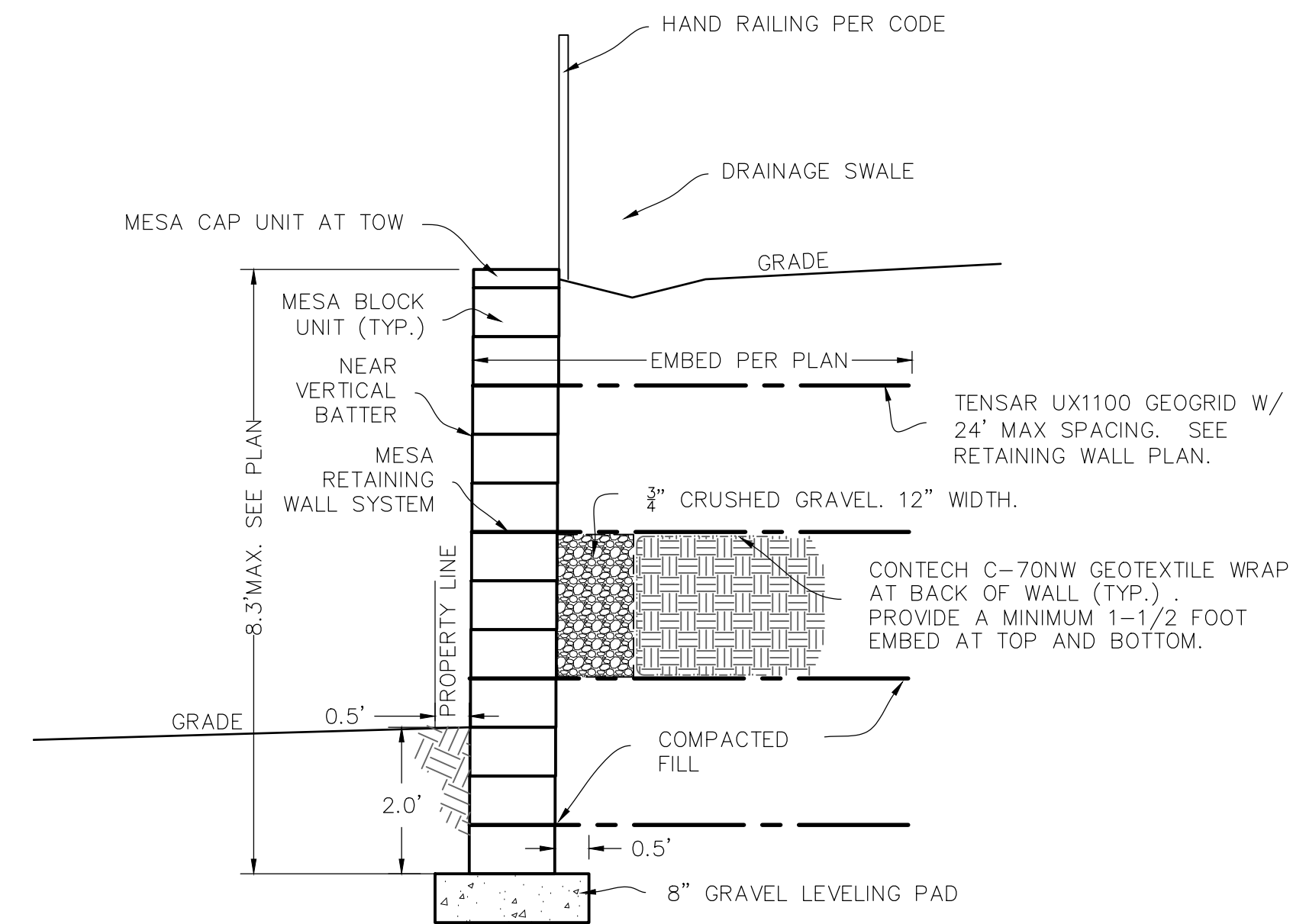
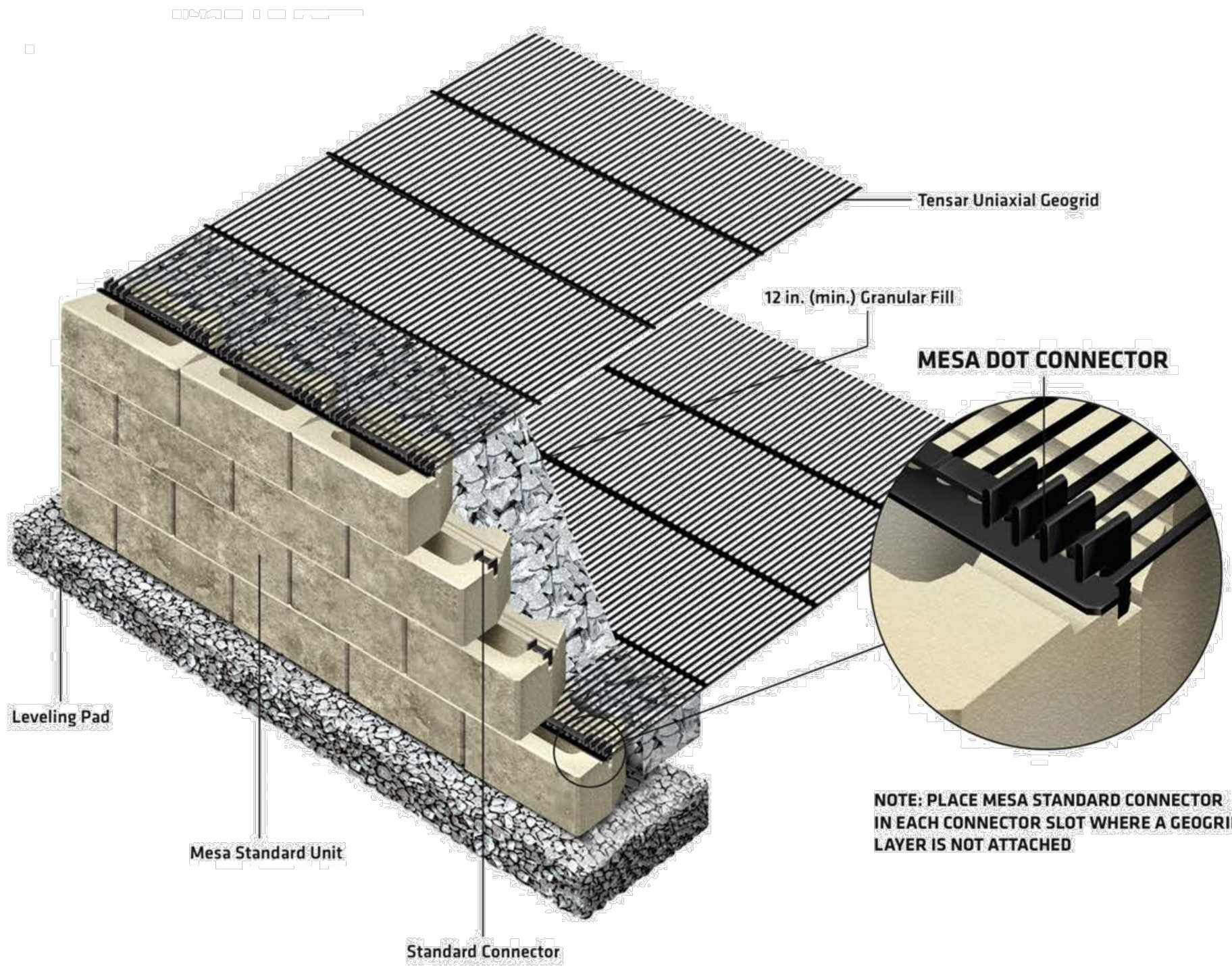


NOTES

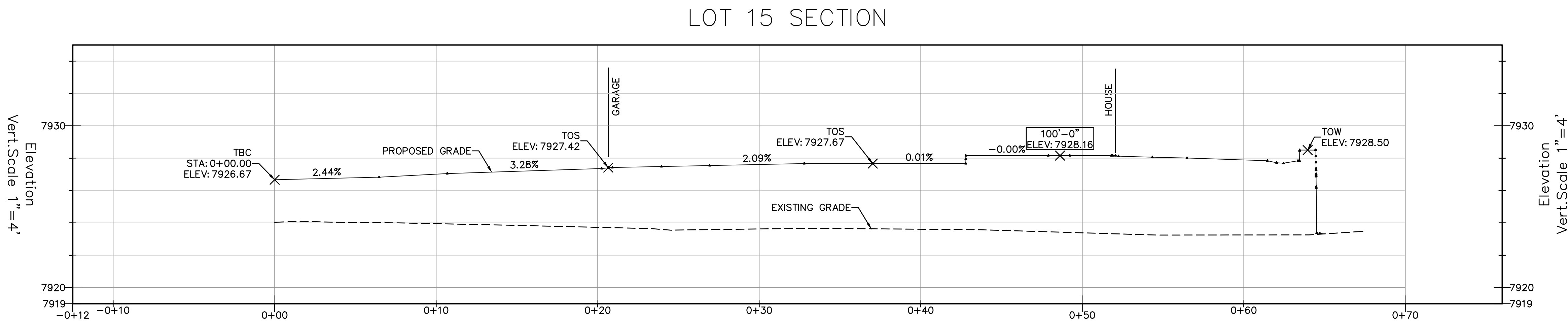
1. ALL ROCK TO BE REMOVED UPON COMPLETION OF CONSTRUCTION.
2. PUBLIC ROADWAY TO BE KEPT CLEAN AND FREE OF MUD, DIRT AND DEBRIS AT ALL TIMES.

TEMPORARY VEHICLE TRACKING CONTROL
DETAIL

MESA® SYSTEM NEAR VERTICAL SETBACK WITH DOT CONNECTOR



RETAINING WALL
DETAIL



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Belden Place
UNIT 15 SINGLE FAMILY RESIDENCE

Mintum, Colorado

NOT FOR CONSTRUCTION

DATE	REVISION
1/22/24	DRB Coordination
9/17/24	DRB Comments

Title:

DETAILS &
CROSS
SECTION

Sheet:

C.2

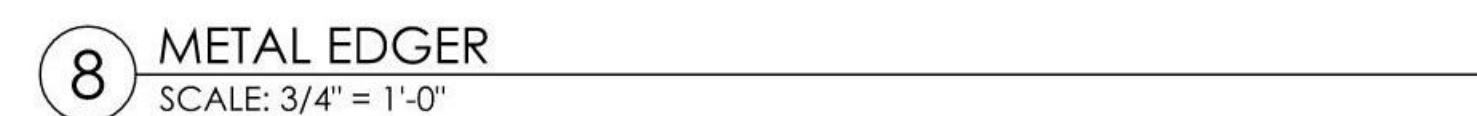
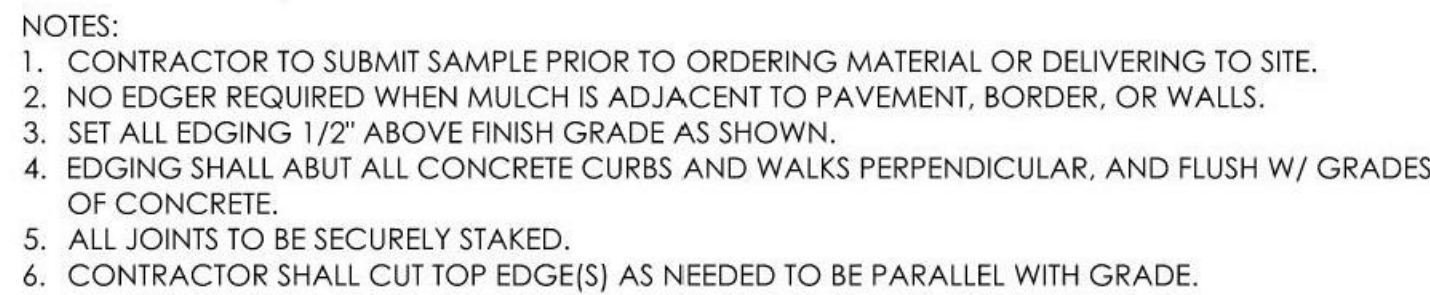
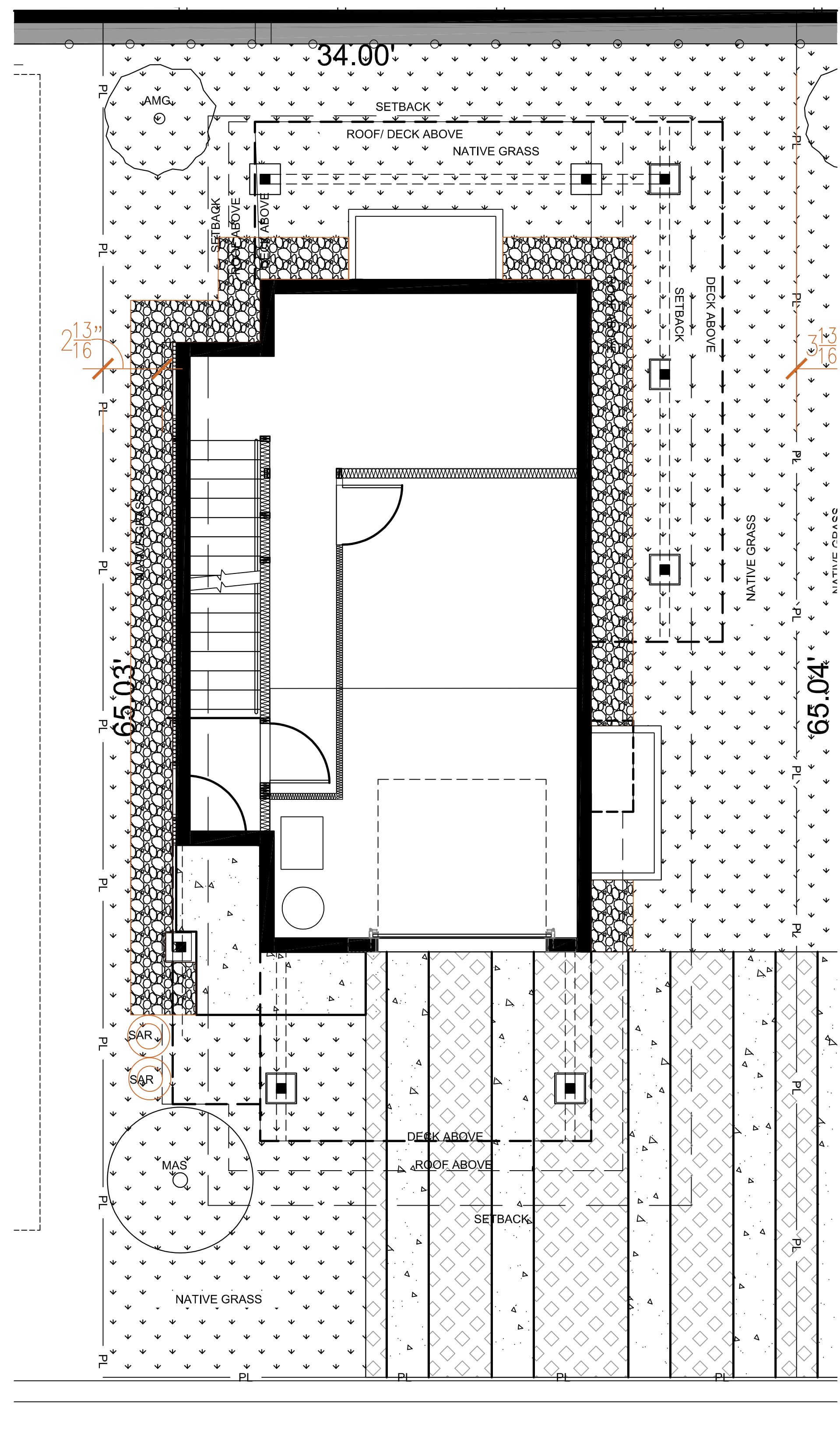


	ABB.	BOTANIC	COMMON	SPACING	SIZE	QTY
	SAR	<i>Salix repens</i>	Creeping Willow	as shown	5 Gal.	9
	SOS	<i>Sorbaria sorbifolia</i>	Ash-leaf Spirea	as shown	5 Gal.	6
	SPM	<i>Syringa patula</i> 'Miss Kim'	Miss Kim Lilac	as shown	5 Gal.	9
	SYO	<i>Symphoricarpos occidentalis</i>	Western Snowberry	as shown	5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



1 ENLARGED LANDSCAPE PLAN
A1.1 1/4" = 1' - 0"

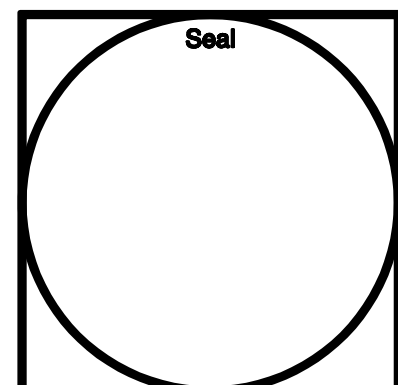
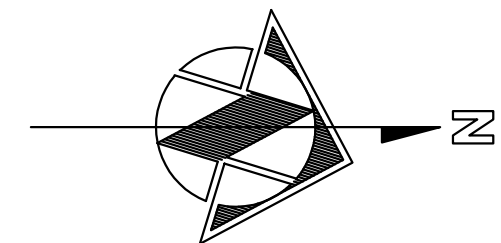
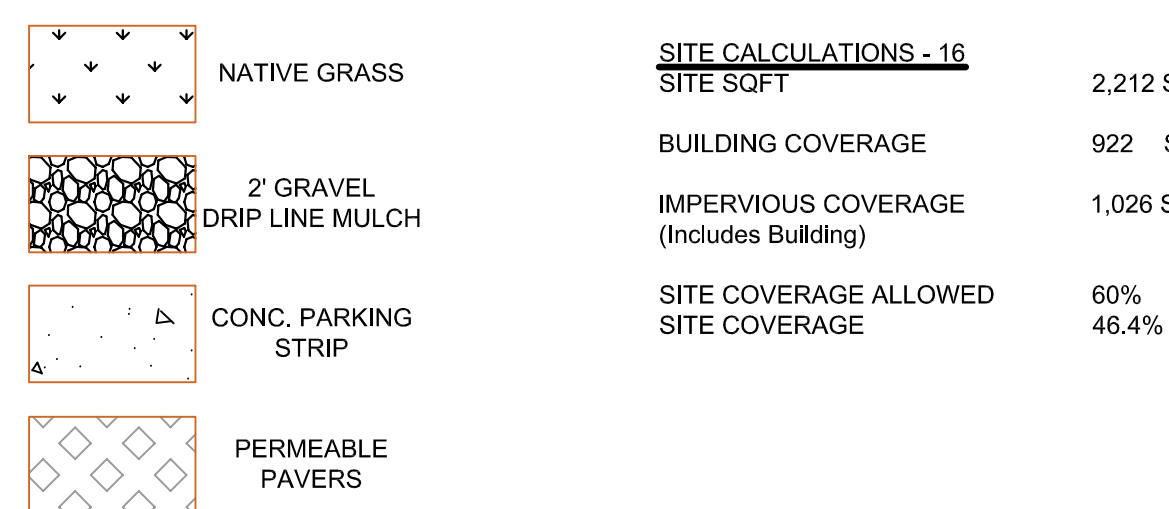
1. CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE STATE AND LOCAL CODES AND REGULATIONS.
2. CONTRACTOR TO CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO BEFORE DIGGING, INCLUDING BUT NOT LIMITED TO, TRENCHING, SHRUB AND TREE PLANTING PITS. IF UTILITIES OCCUR WITHIN (3) THREE FEET OF PROPOSED FOOTINGS, 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.

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.

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.

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 REMOVAL BY THE OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT, 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 AFTER 10 DAYS OF THE DATE OF DELIVERY IF THE QUALITY IS POOR.
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.
 1. TRUNK-WRAP TAPE: TWO LAYERS OF CRINKLED PAPER CEMENTED TOGETHER WITH BITUMINOUS MATERIAL. 4 INCHES (102 MM) WIDE MIN.
 2. 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.
 - 3.1. NO TREE SHALL BE WRAPPED AFTER MAY 21 OR BEFORE NOVEMBER 1.
 - 3.2. ALL DECIDUOUS TREES SHALL BE WRAPPED BY NOV. 15. REMOVE TREE WRAP BY MAY 15.
 - 3.3. CONTRARIWIS, CONTRACTOR SHALL BE RESPONSIBLE FOR WRAPPING AND UNWRAPPING TREES DURING THE WARRANTY PERIOD.
7. 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.

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



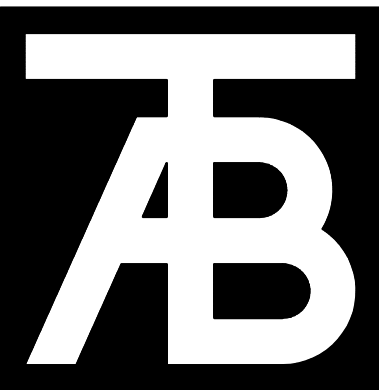
**Belden Place - Single FAmil
Lot 15 - 0015 Beldan Way**
Minturn, Colorado 81645

Revisions:

Issue Dates:
20220509 Struct Coord
DRB-11/28/2023
DRB-09/13/2024

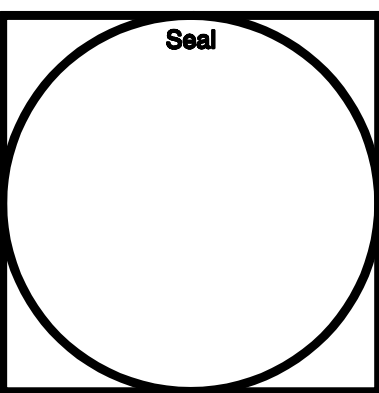
Sheet Title:
**Landscape
Plan**

Project No:
2215
Sheet No:
A1.1



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Belden Place - Single Family
Lot 15 - 0015 Beldan Way
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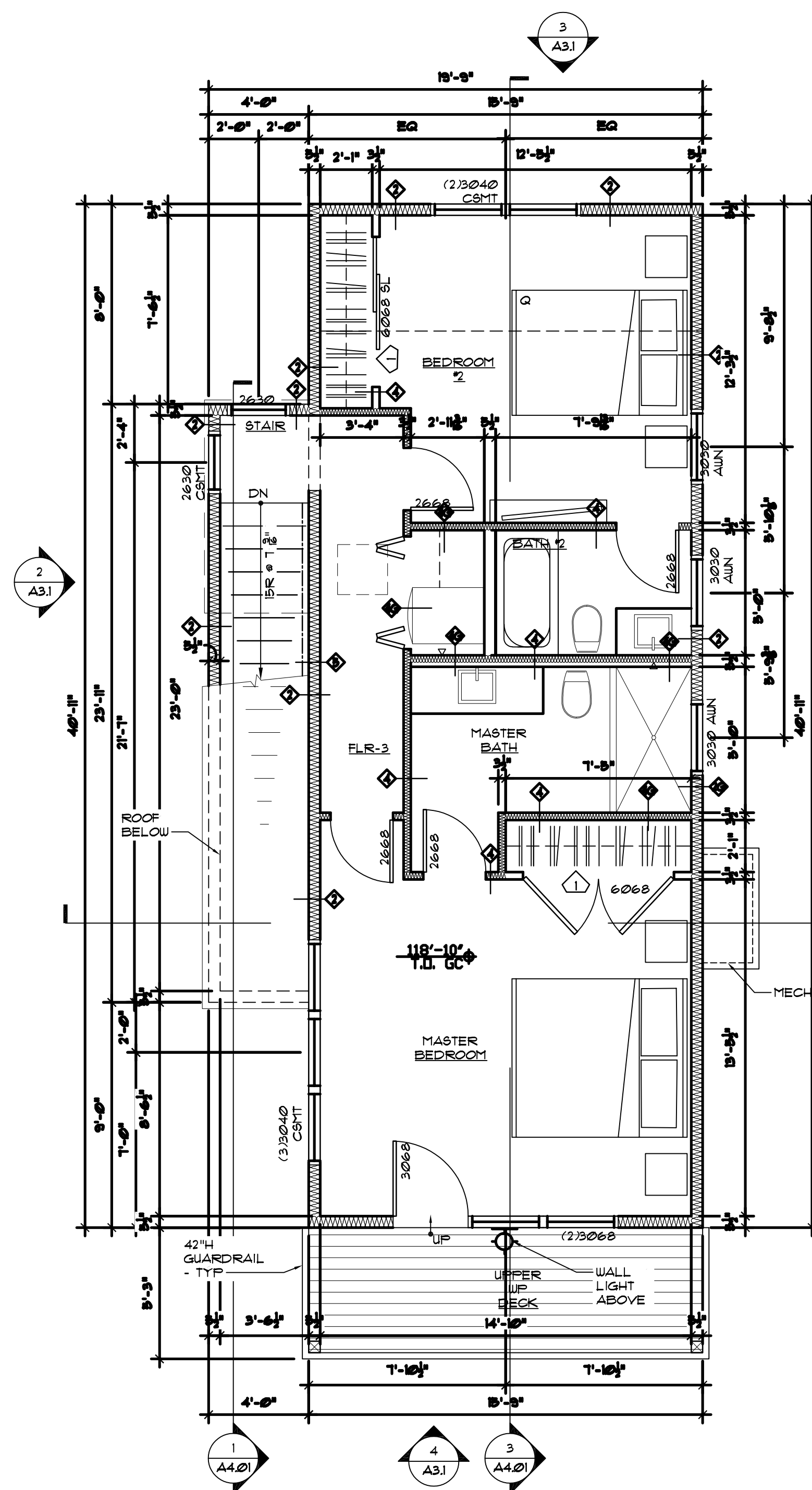
Floor Plans

Project No:

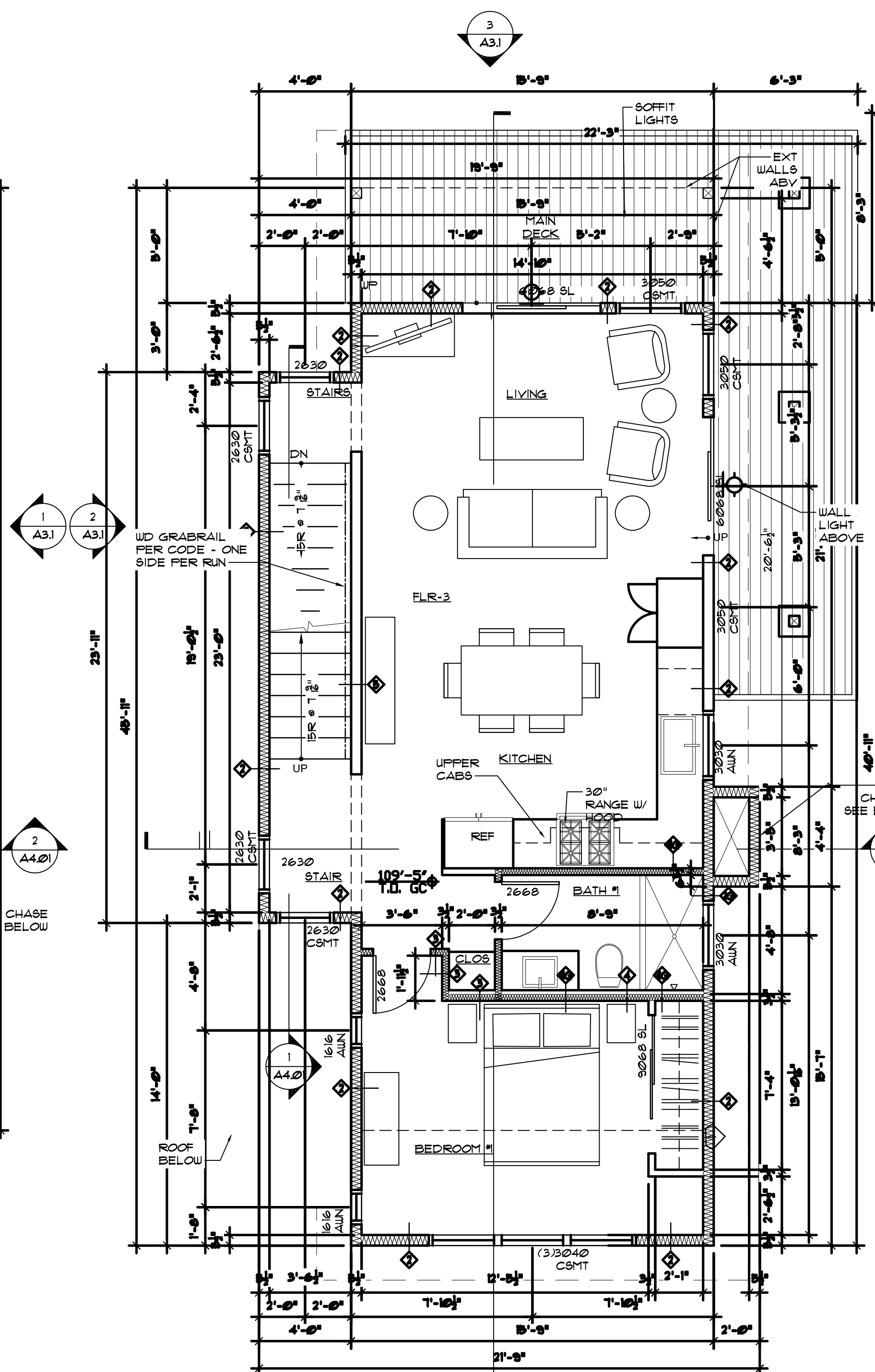
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Sheet No:

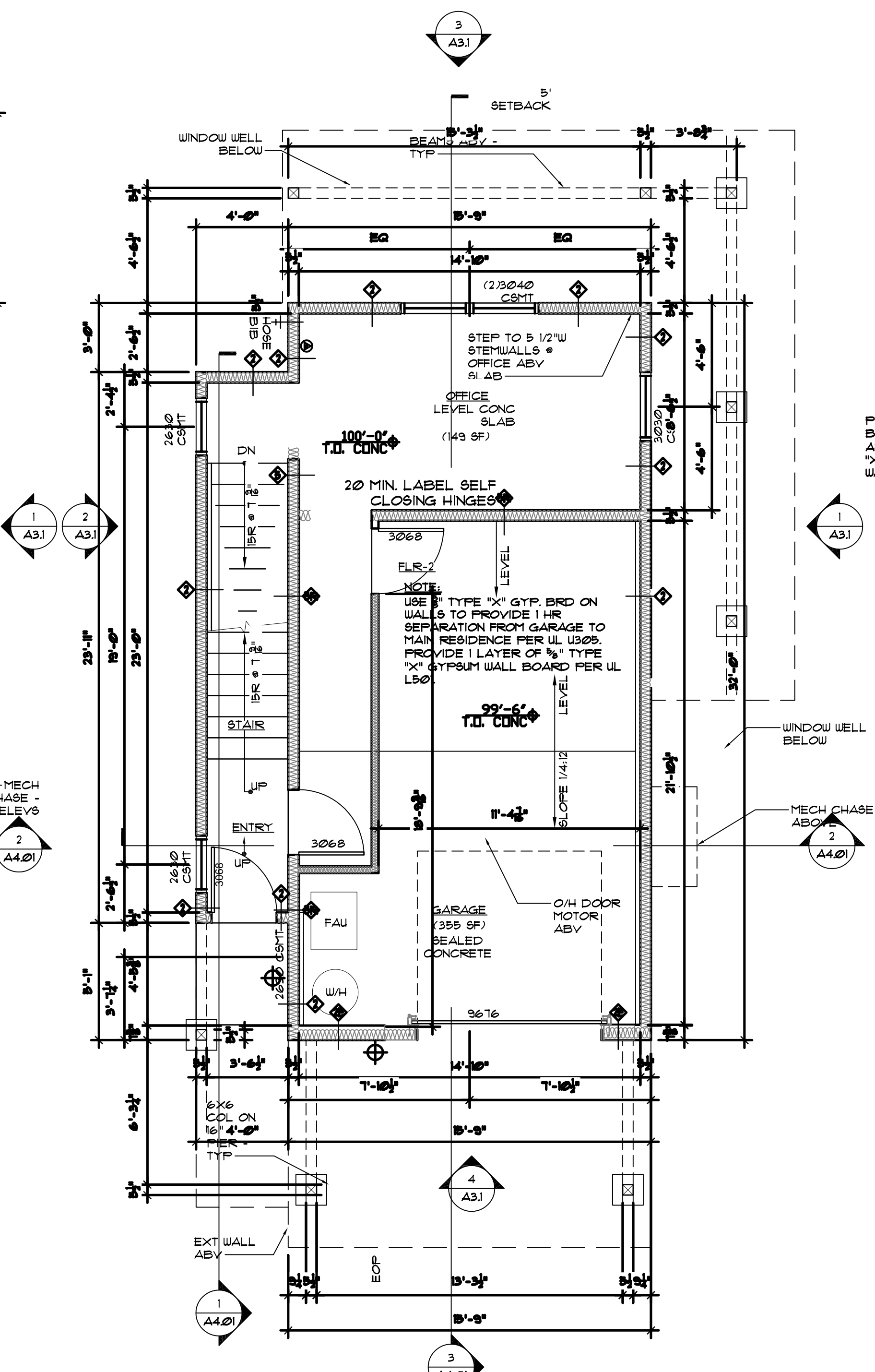
A2.1



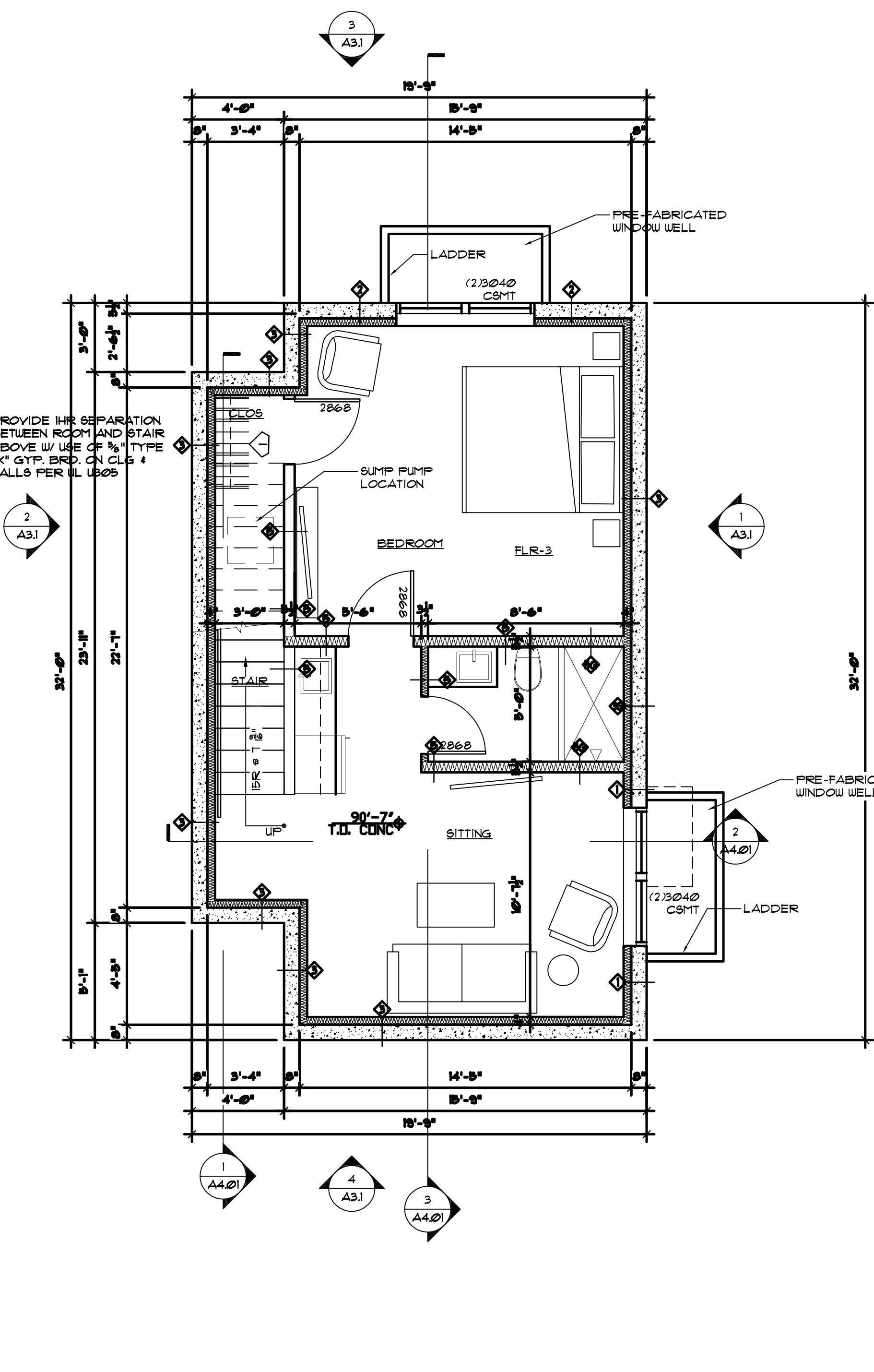
4 UPPER LEVEL FLOOR PLAN
A2.1 1/4"=1'-0"



3 MAIN LEVEL FLOOR PLAN
A2.1 1/4"=1'-0"

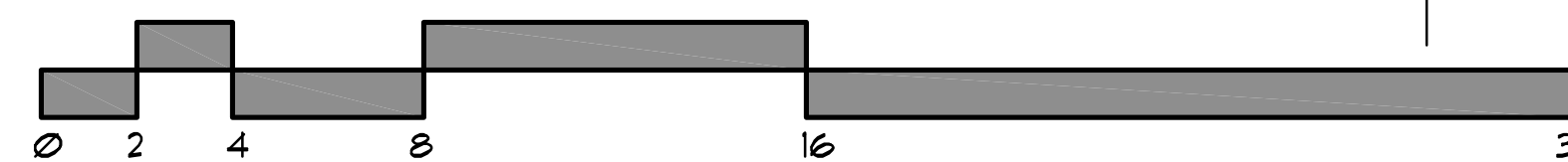
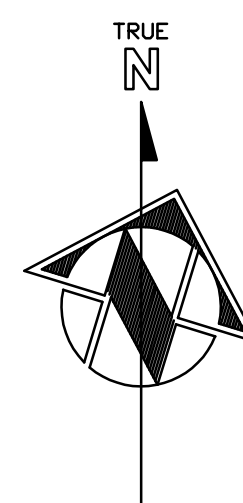


2 LOWER LEVEL PLAN
A2.1 1/4"=1'-0"

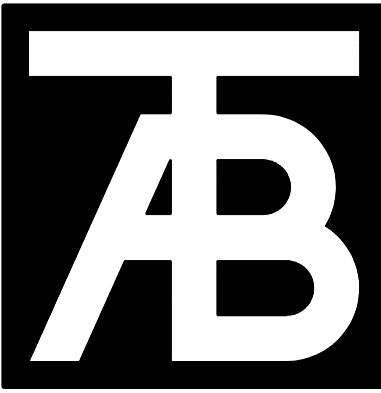


1 BASEMENT FLOOR PLAN
A2.1 1/4"=1'-0"

- CLOSET NOTES:**
1. SINGLE HANGING: DESIGNATED BY SINGLE DASHED LINE IN CLOSETS TO BE 16" SHELF • 7'-0" APP, 16" SHELF • 4 ROD • 8'-6" APP.
 2. DOUBLE HANGING: DESIGNATED BY DOUBLE DASHED LINE IN CLOSETS TO BE 16" SHELF • 4 ROD • 7'-0" APP, 16" SHELF • 4 ROD • 8'-6" APP.
 3. SHELVES • WALK-IN CLOSETS: 6 - 16" SHELVES • 1'-2" OC, 1st SHELF • 1'-2" APP, SHELF WIDTH TO BE CLOSET WIDTH, LESS 4'-0" OR AS OTHERWISE INDICATED.
 4. LINEN SHELVES: 6 SHELVES, WIDTH AS NOTED, • 1'-2" OC, 1st SHELF • 1'-2" APP, FULL CLOSET WIDTH.
 5. STORAGE SHELVES: 6 - 16" SHELVES • 1'-2" OC, 1st SHELF • 1'-2" APP, FULL CLOSET WIDTH.
- GENERAL CLOSET NOTES:**
1. ALL SHELVES • VERTICAL DIVIDERS TO BE AC PLYWOOD WITH 1/2" EDGE. SPECIES TO BE SPECIFIED BY DEVELOPER.
 2. CLEATS TO BE 1/2" CLEAR FINE.
 3. PROVIDE ROD SUPPORTS • 3/4" OC MAX.
 4. ALL TO BE STAINED TO MATCH CASE • BASE.



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



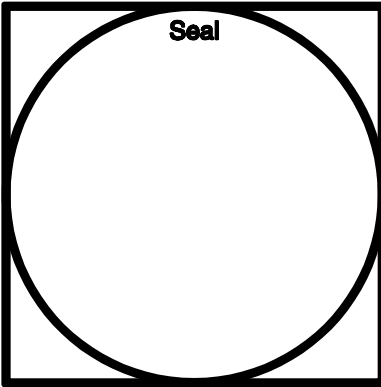
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Belden Place - Single Family

Lot 15 - 0015 Beldan Way

Minturn, Colorado 81645

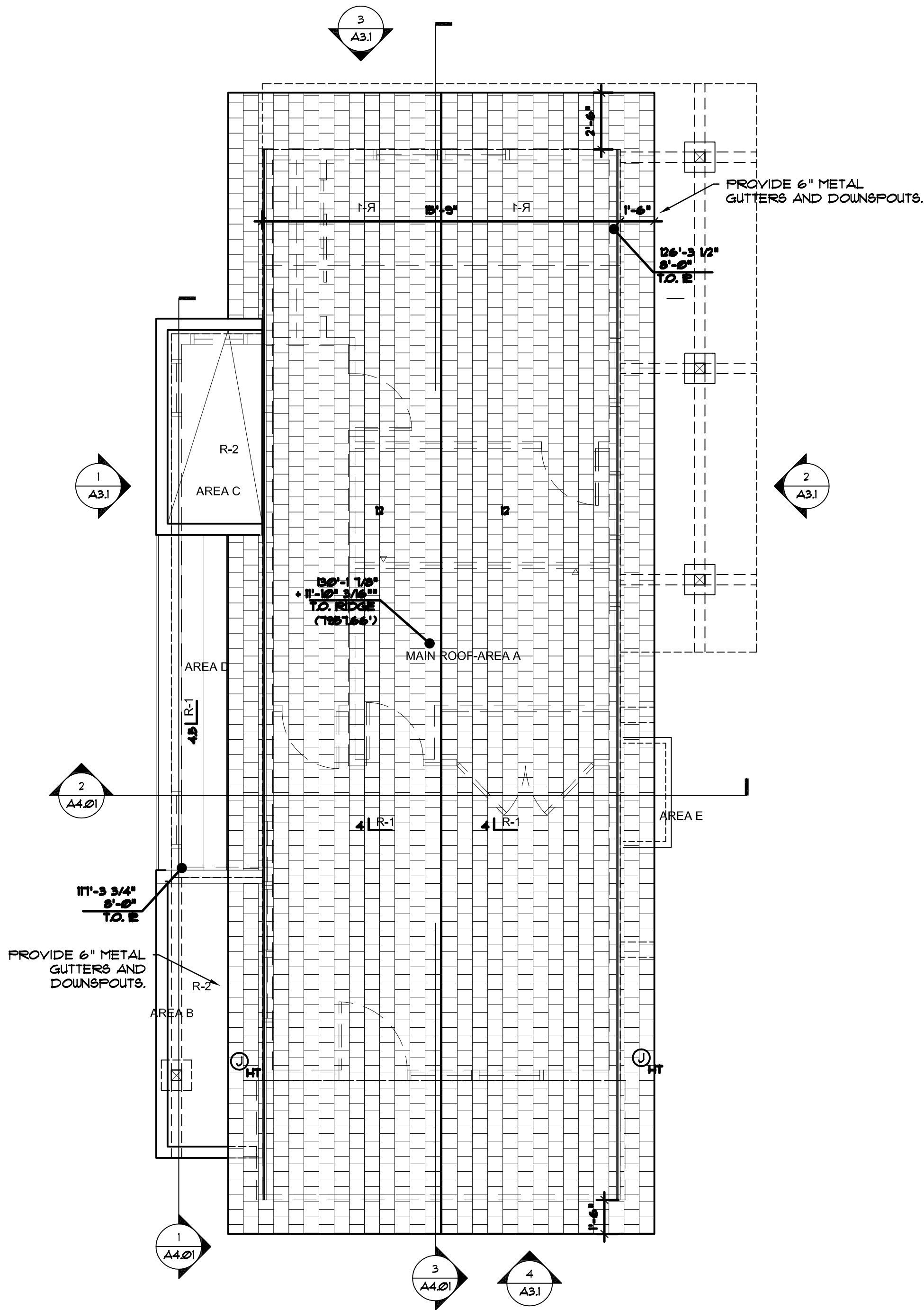
Revisions:

Issue Date:
20200909
Drawn By:
DFB-11/29/2020

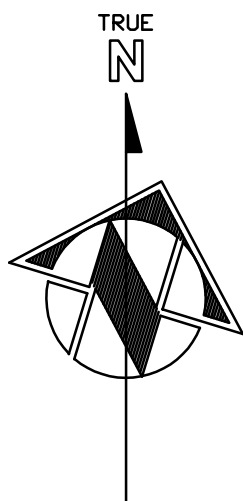
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Roof Plan

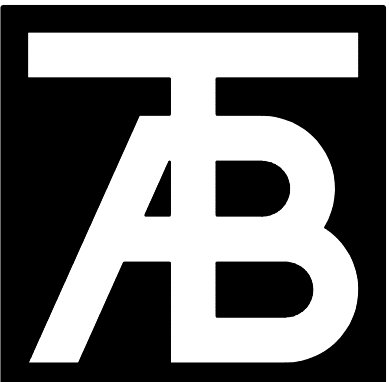
Project No:
2215

Sheet No:
A2.2



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

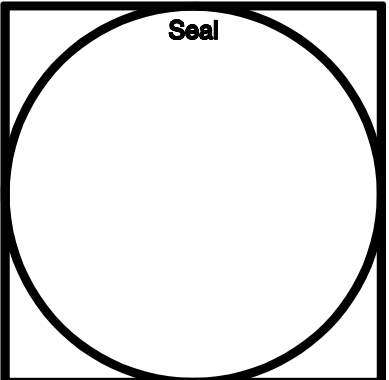




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Belden Place - Single Family
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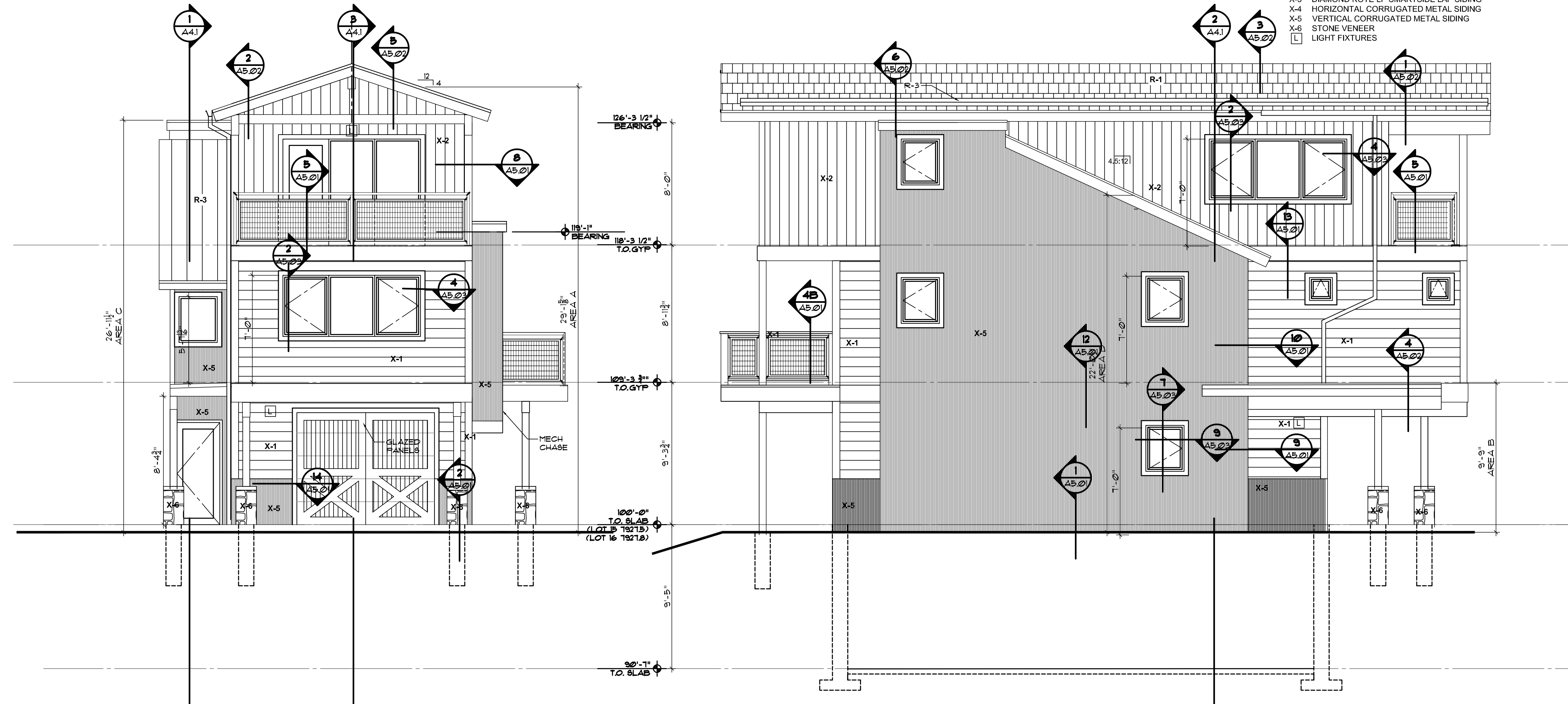
Revisions:

Issue Dates:
20220508 Struct Coord
DRB-11/28/2023
CDs - 03/11/2024

Sheet Title:
Exterior Elevations

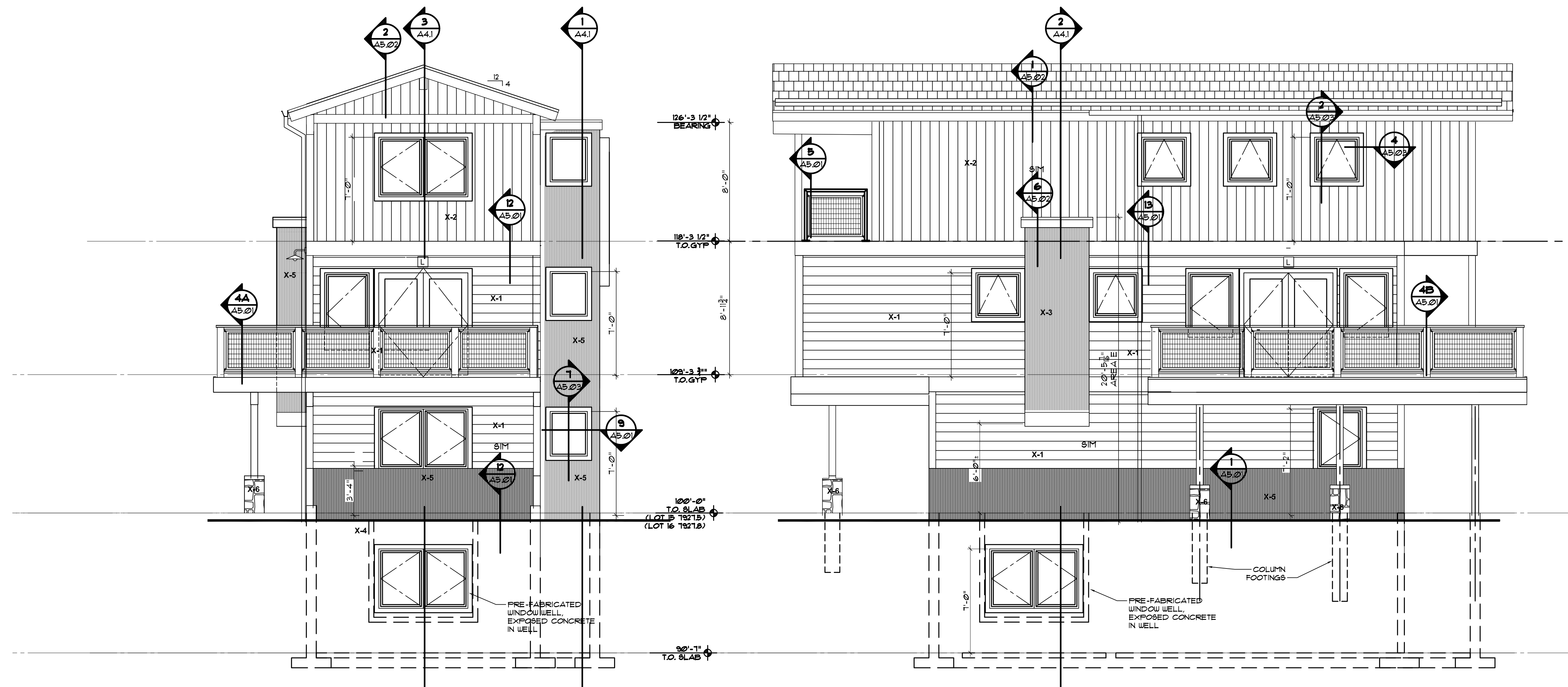
Project No:
2215
Sheet No:
A3.1

- MATERIAL LEGEND**
- R-1: ASPHALT SHINGLE ROOF
 - R-2: LOW SLOPE EPDM
 - R-3: STANDING SEAM METAL ROOFING
 - X-1: DIAMOND KOTE LP SMARTSIDE LAP SIDING
 - X-2: DIAMOND KOTE LP SMARTSIDE VERTICAL SIDING
 - X-3: DIAMOND KOTE LP SMARTSIDE LAP SIDING
 - X-4: HORIZONTAL CORRUGATED METAL SIDING
 - X-5: VERTICAL CORRUGATED METAL SIDING
 - X-6: STONE VENEER
 - L: LIGHT FIXTURES



4
A3.1
TYPICAL FRONT
ELEVATION

2
A3.1
TYPICAL LEFT SIDE
ELEVATION



3
A3.1
TYPICAL REAR
ELEVATION

1
A3.1
TYPICAL RIGHT SIDE
ELEVATION

Roof Mark	Roof Area (SF)		Roof Area %	Avg Hgt (Ft)	Weighted Avg (Ft)	
A	925.00	/ by total	89.31	X	29.14	= 2602.54
B	57.00	/ by total	5.50	X	9.75	= 53.66
C	45.00	/ by total	4.34	X	26.96	= 117.14
D	4.70	/ by total	0.45	X	22.04	= 10.00
E	4.00	/ by total	0.39	X	20.45	= 7.90
	1035.70		100.00		108.34	2791.24
						27' 11"



LAP SIDING EXAMPLE
MATERIAL EXAMPLE ONLY
NOT FOR COLOR



VERTICAL SIDING EXAMPLE
MATERIAL EXAMPLE ONLY
NOT FOR COLOR



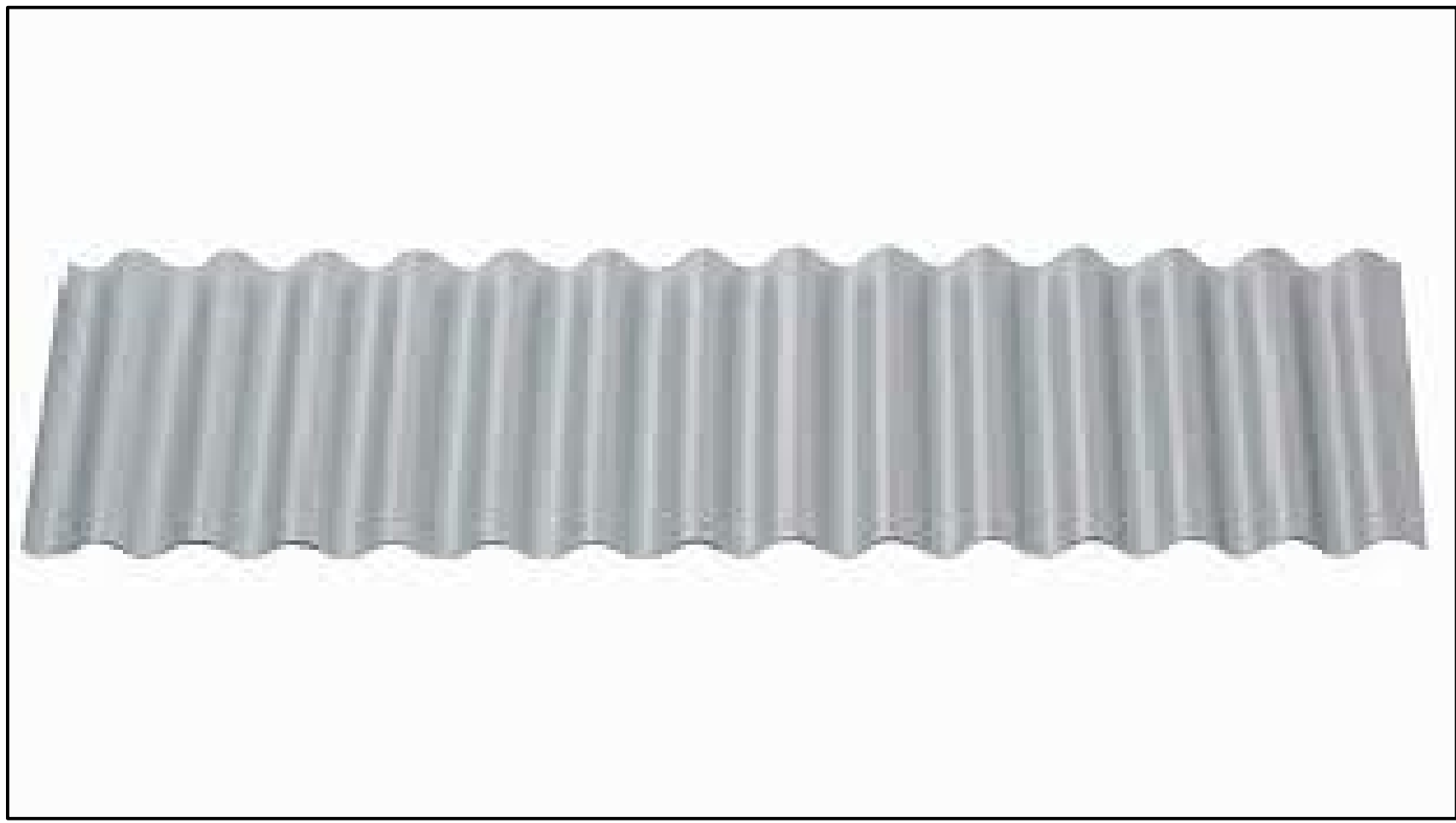
R-1

ROOFING

SIMILAR GAF DESIGNER SHINGLES
WOODLAND "CASTLEWOOD GRAY"

X-1
LAP SIDING
SIMILAR TO DIAMOND KOTE LP
6" LAP SIDING
COLOR: ELKHORN

X-2
VERTICAL SIDING
SIMILAR TO DIAMOND KOTE LP
VERTICAL GROOVED SIDING
COLOR: BORDEAUX



#366 Courtland Low Rise TV



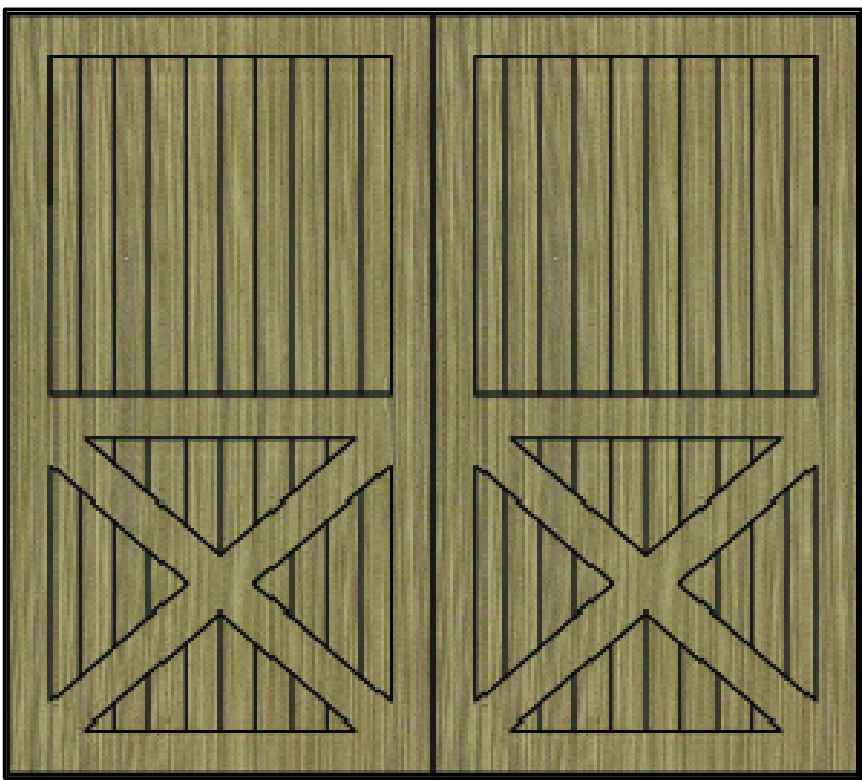
R-3

ROOFING

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

X-4
HORIZONTAL CORRUGATED PANELS
X-5
VERTICAL CORRUGATED PANELS
SIMILAR TO WESTERN STATES METAL
ROOFING - GALVANIZED
CORRUGATED PANELS

X-6
STONE VENEER - THIN VENEER
SIMILAR TO GALLEGOS - #366
COURTLAND LOW RISE



8
GARAGE DOOR
SIMILAR RAYNOR ST AUGUSTINE (PANEL
PATTERN)
TEXTURED PANELS
COLOR: WALNUT

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

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

SW 7069
Iron Ore
Interior / Exterior

GENERATION LIGHTING

8637401-12: Medium One Light Outdoor Wall Lantern



Collection: Barn Light
Featured in the decorative Barn Light collection
1 A19 Medium 75 watt light bulb
Dark sky friendly. Designed to emit no light above the 90° horizontal plane. Photometry unavailable.
Easily converts to LED with optional replacement lamps
Meets Title 24 energy efficiency standards
UPC #:785652069352
Finish: Black (12)

Dimensions:

Diameter: 12"
Width: 12"
Height: 10 5/8"
Weight: 1.8 lbs.

Extends: 17 1/8"
Extends Max: 23 1/8"
Wire: 6 1/2" (color/Black/White)
Mounting Proc.: Cap Nuts
Connection: Mounted To Box

Bulbs:
1 - Medium A19 75w Max. 120v - Not included

Features:

- Dark sky friendly. Designed to emit no light above the 90° horizontal plane. Photometry unavailable.
- Easily converts to LED with optional replacement lamps
- Meets Title 24 energy efficiency standards
- Title 24 compliant if used with Joint Appendix (JAB) approved light bulbs listed in the California Energy Commission Appliance database.

Material List:
1 Body - Aluminum - Black

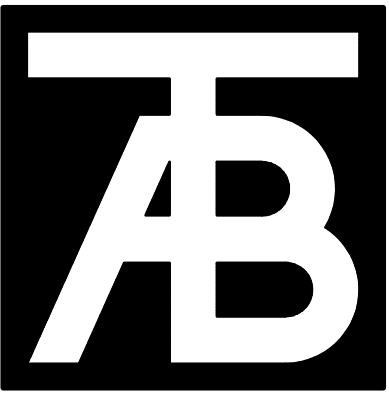
Safety Listing:
Safety Listed for Wet Locations

Instruction Sheets:
Trilingual (English, Spanish, and French) (990W8_37401-BRL)

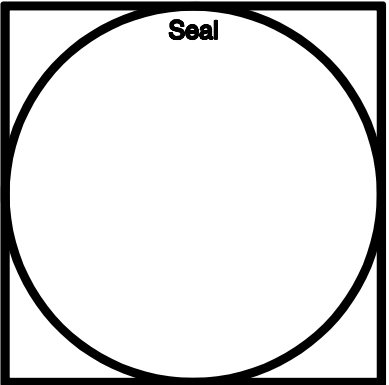
Backplate / Canopy Details:									
Type	Height / Length	Width	Depth	Diameter	Outlet Box Up	Outlet Box Down			
Back Plate			1 1/4	5	4 1/8	6 1/2			

Shipping Information:										
Package Type	Product #	Quantity	UPC	Length	Width	Height	Cube	Weight	Frt. Class	UPS Ship
Individual	8637401EN3-12	1	785652069352	16.75	14.58	13.25	1.873	4.1	250	Yes
NJ Pallet		45		48	40	77	85.556	184		No
NV Pallet		40		48	40	77	85.556	160		No

9
LIGHT FIXTURE



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Belden Place - Single Family
Lot 15 - 0015 Beldan Way
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DPS-11/22/2023

Sheet Title:
Materials

Project No:
2215
Sheet No:
A3.2



TYPICAL FRONT
ELEVATION



TYPICAL LEFT SIDE
ELEVATION

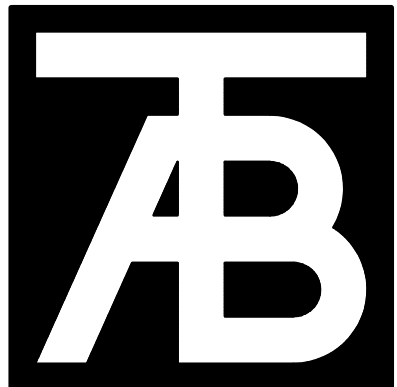
RENDERINGS ARE FOR GENERAL
UNDERSTANDING OF THE COLOR
LOCATIONS. DETAILS MAY DIFFER FROM
ELEVATIONS ON SHEET A3.1. IF THERE
ARE DIFFERENCES A3.1 IS CORRECT.



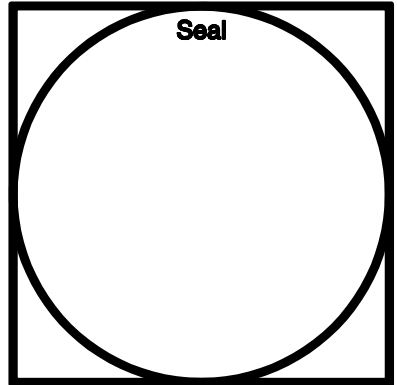
TYPICAL REAR
ELEVATION



TYPICAL RIGHT SIDE
ELEVATION



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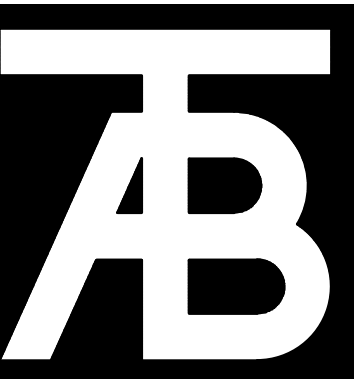
Belden Place - Single Family
Lot 15 - 0015 Belden Way
Mintum, Colorado 81645

Revisions:

Issue Dates:
20220808 Struct Coord
DWB-11/28/2023

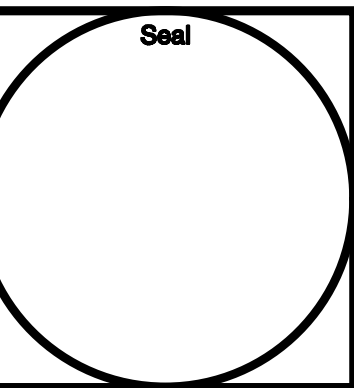
Sheet Title:
Renderings

Project No:
2215
Sheet No:
A3.3



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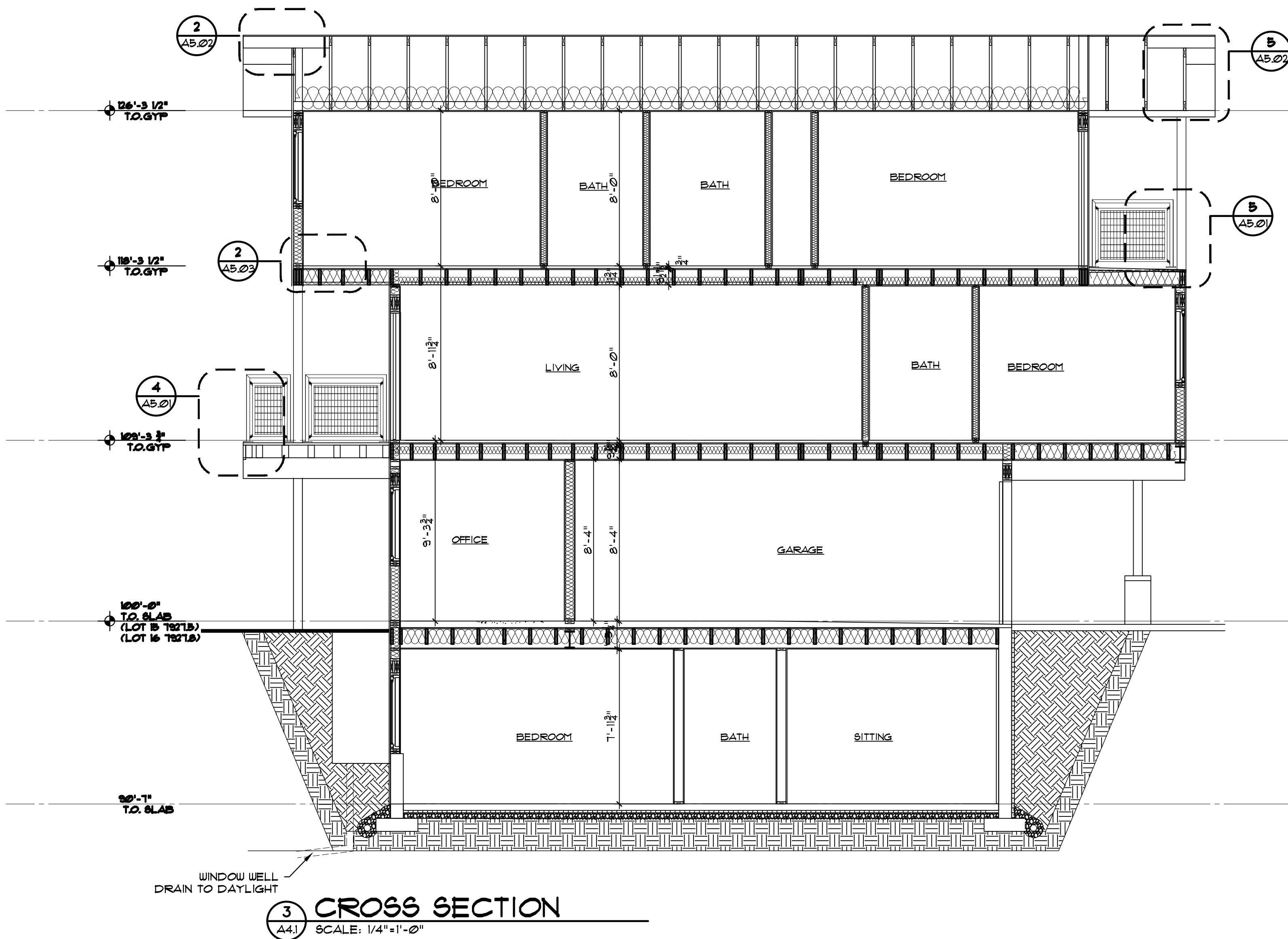
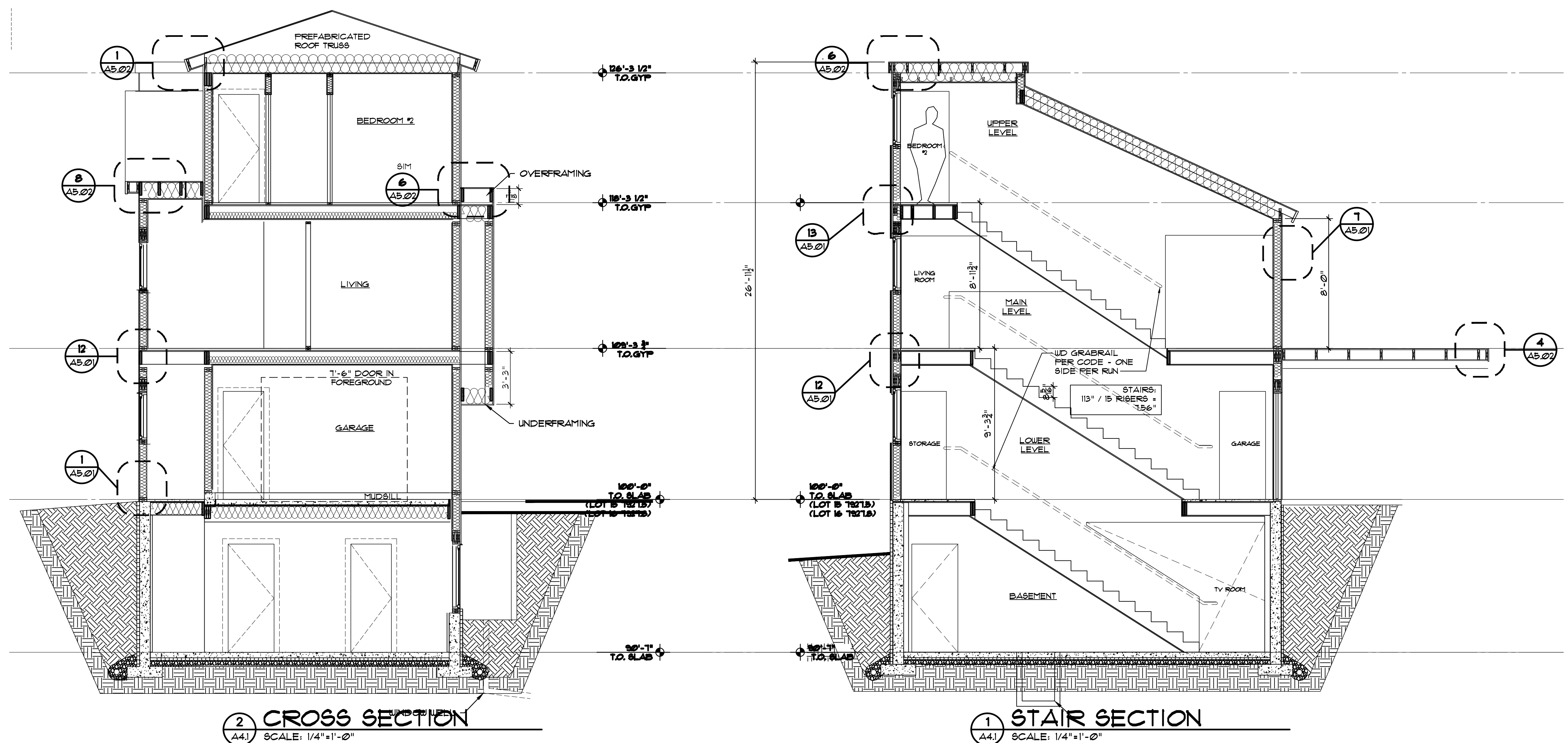
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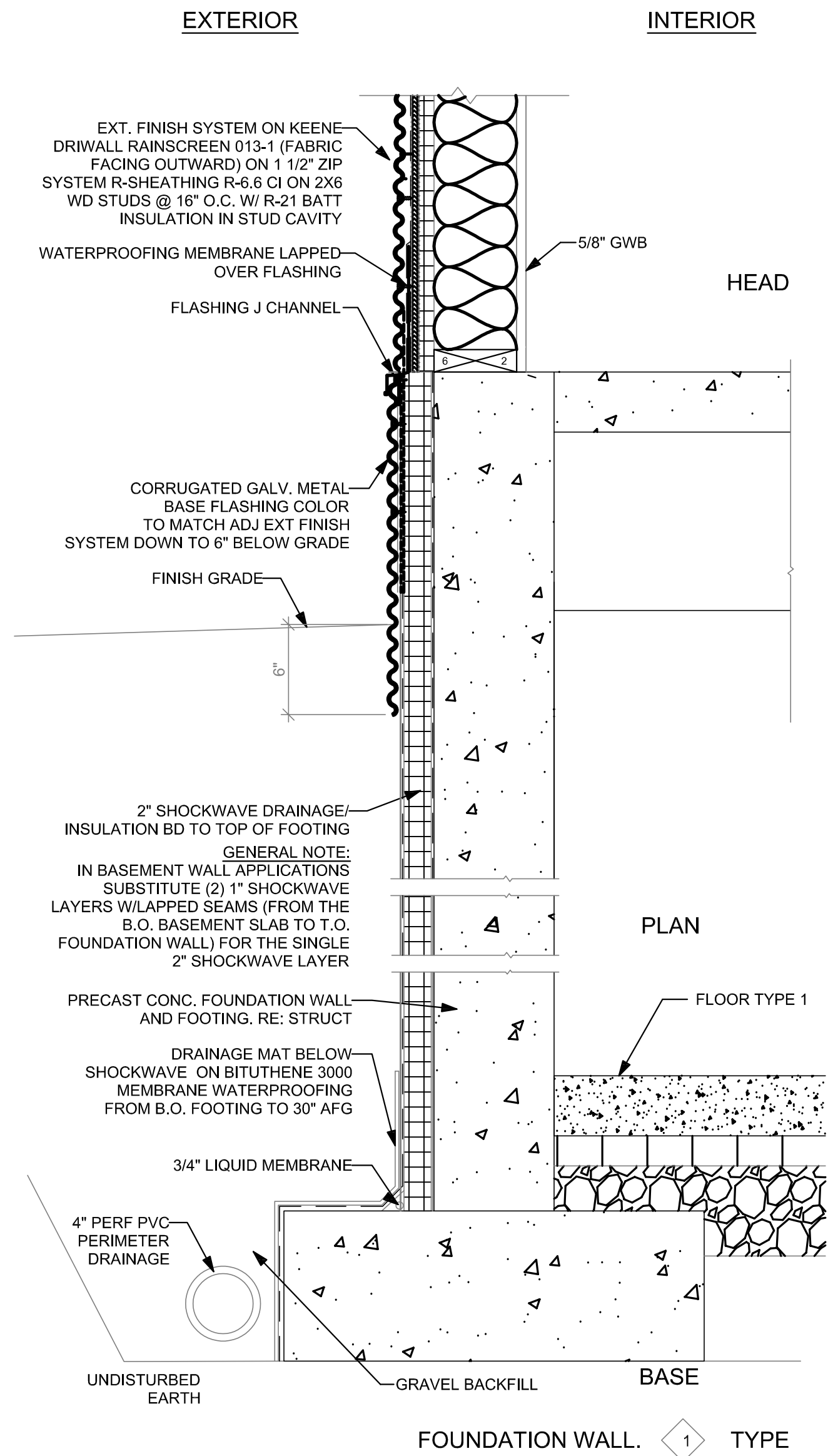
Issue Dates:
20220509 Struct Coord
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Sheet Title:
**Building
Sections**

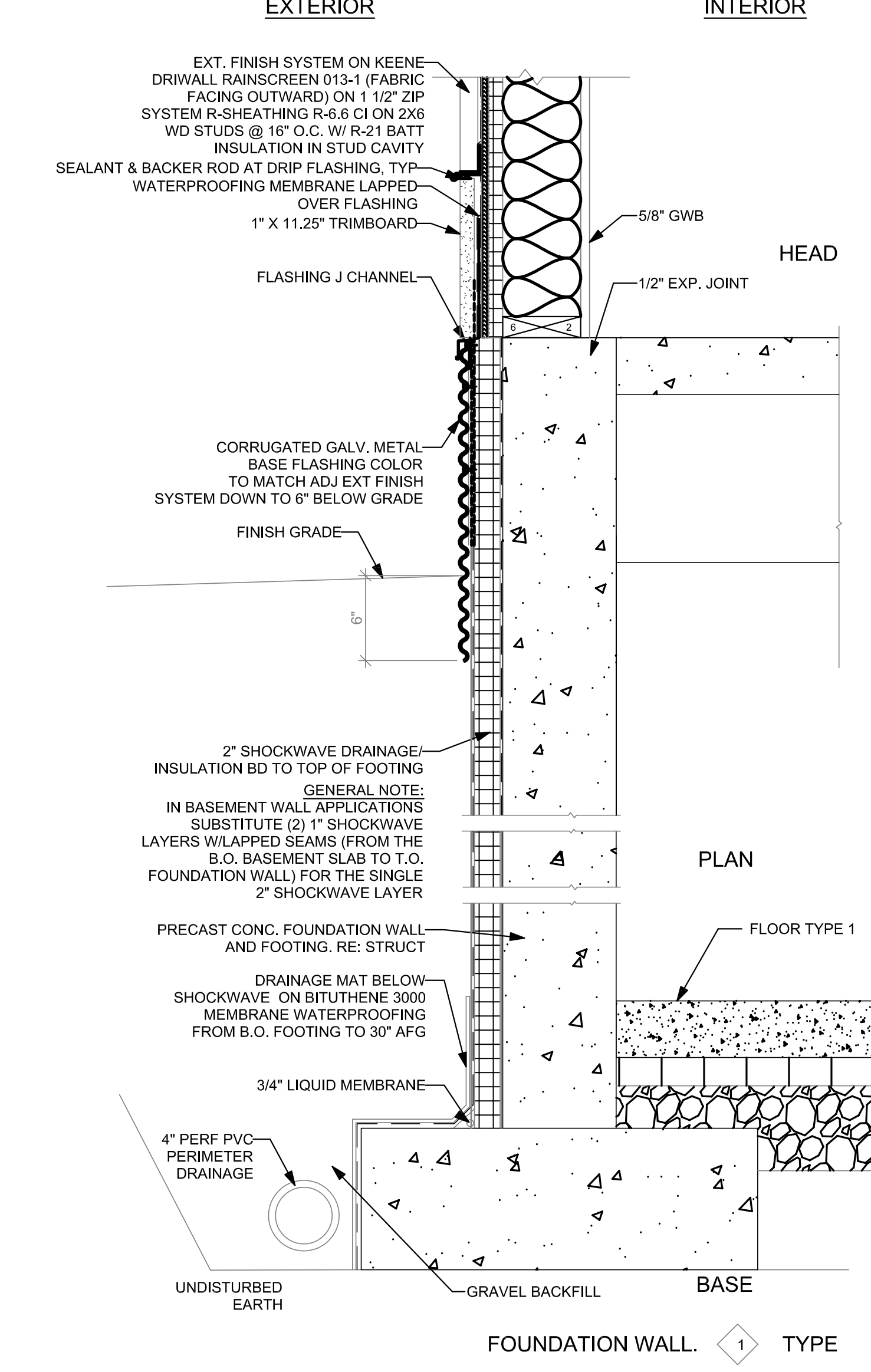
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2215
Sheet No:

A4.1

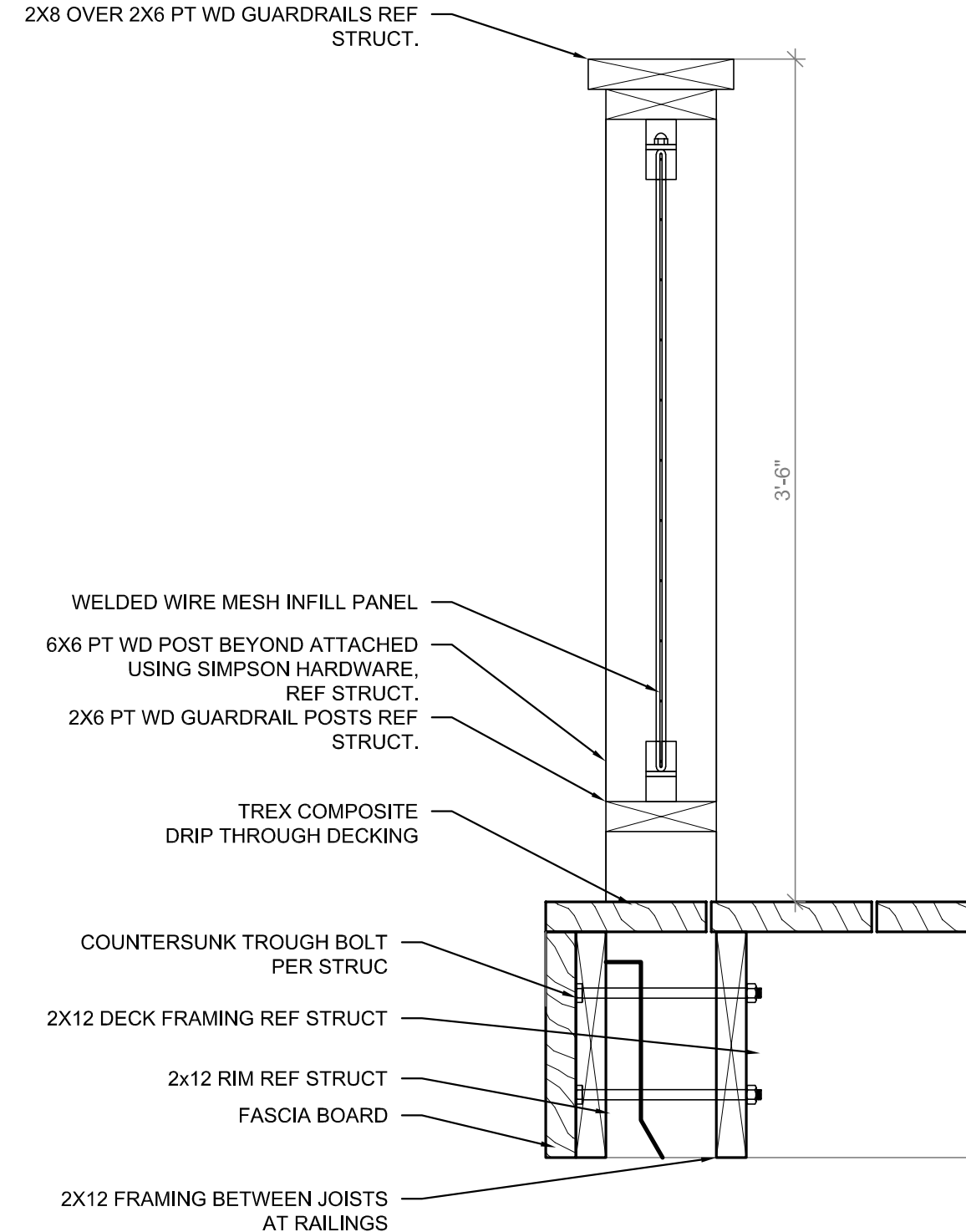




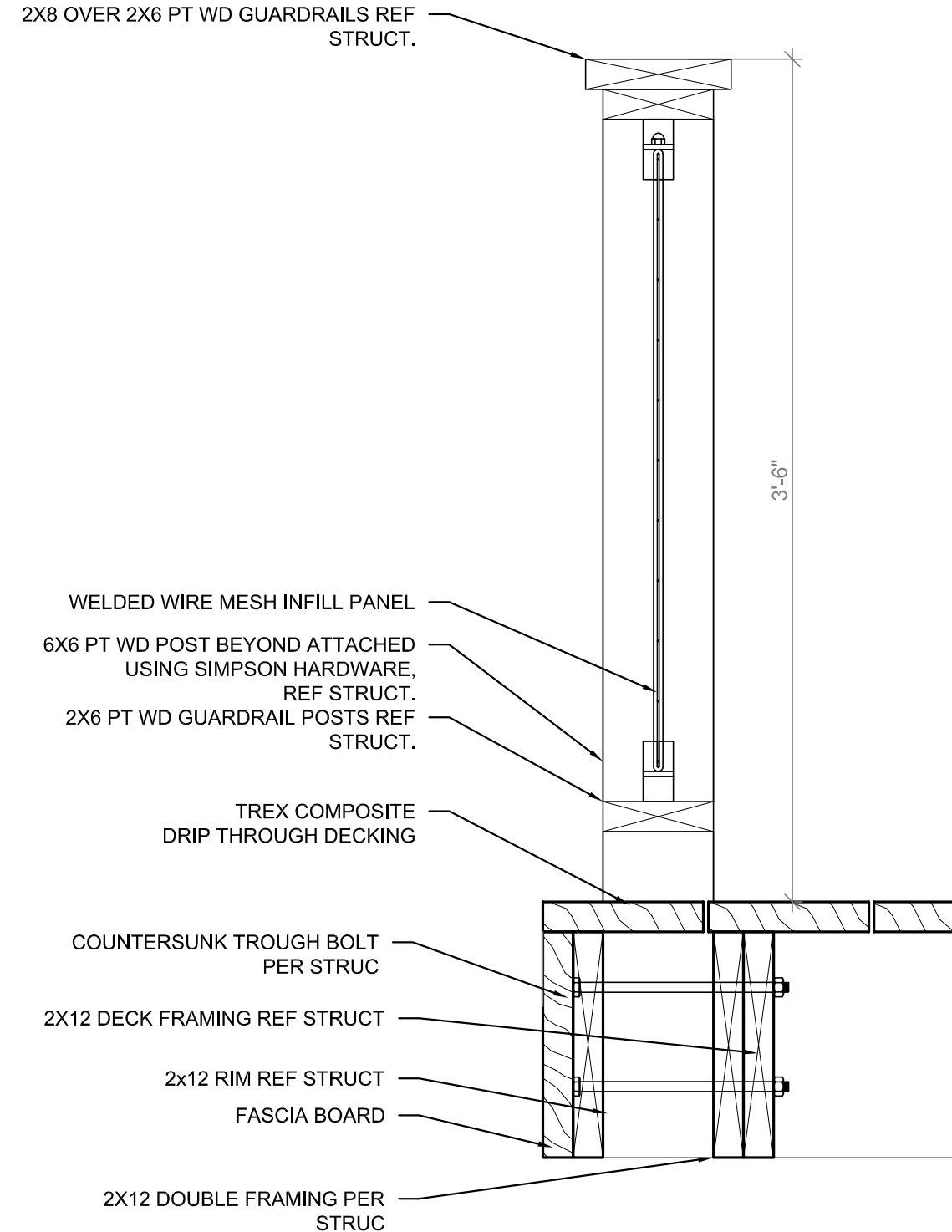
1 SECTION DETAIL - CORRUGATED SIDING
SCALE: 3/4"=1'-0"



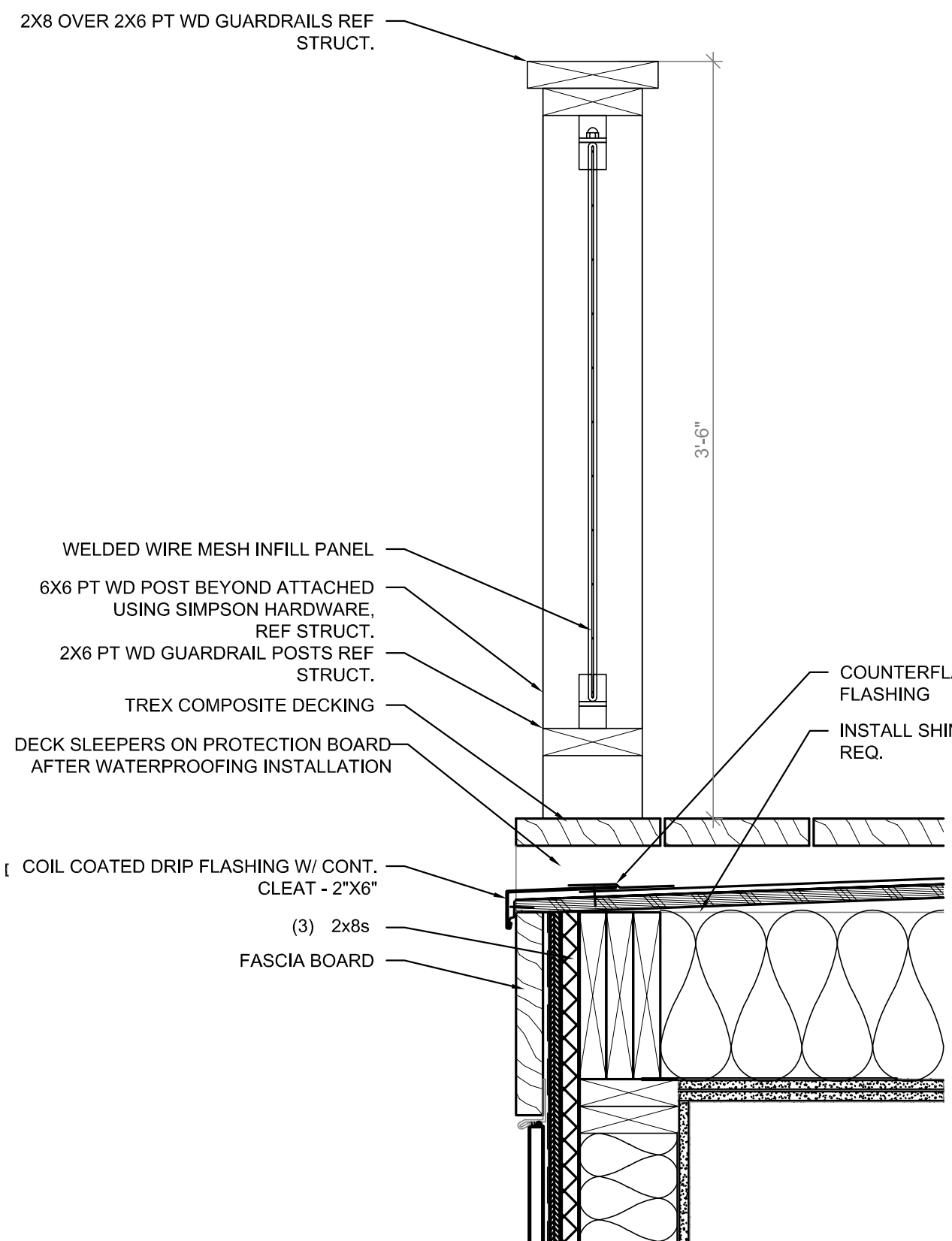
2 SECTION DETAIL - WOOD SIDING
SCALE: 3/4"=1'-0"



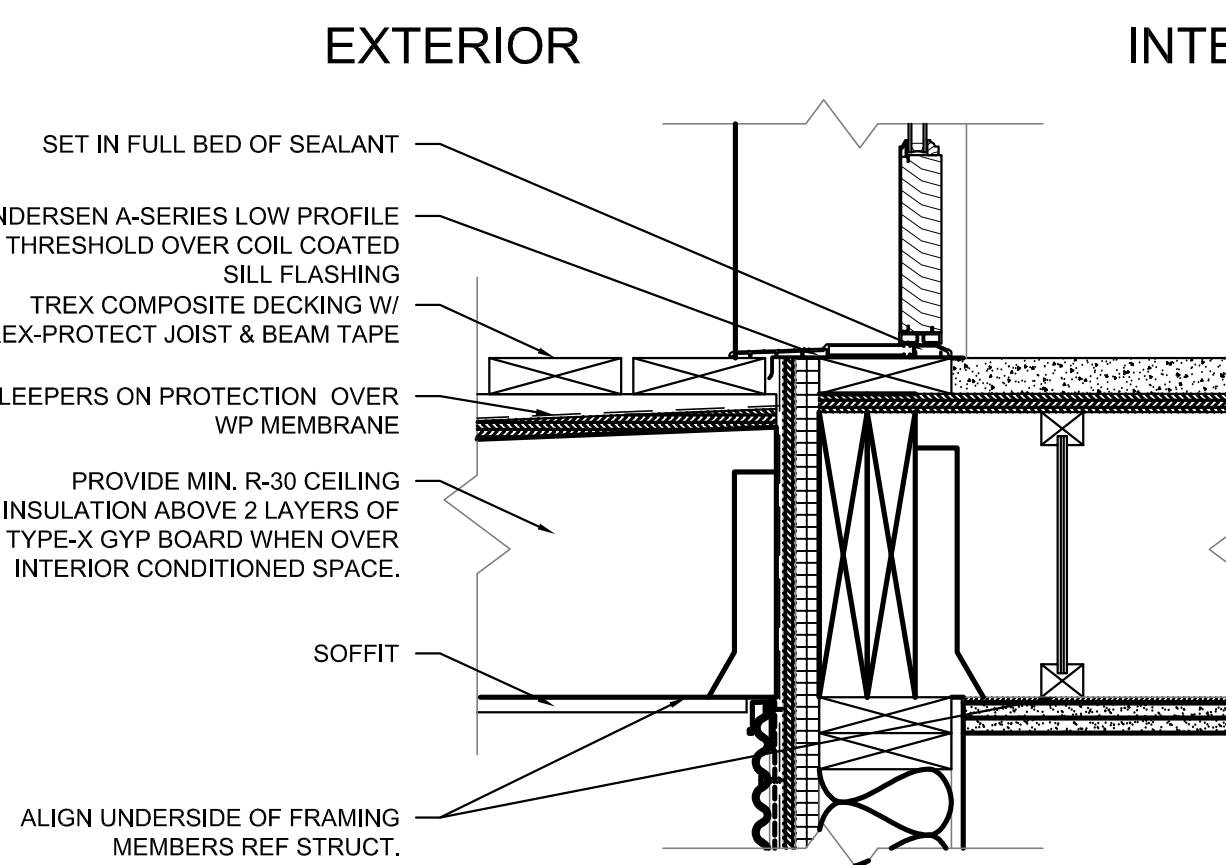
4A DRIP THRU DECK RAILING
SCALE: 1 1/2"=1'-0"



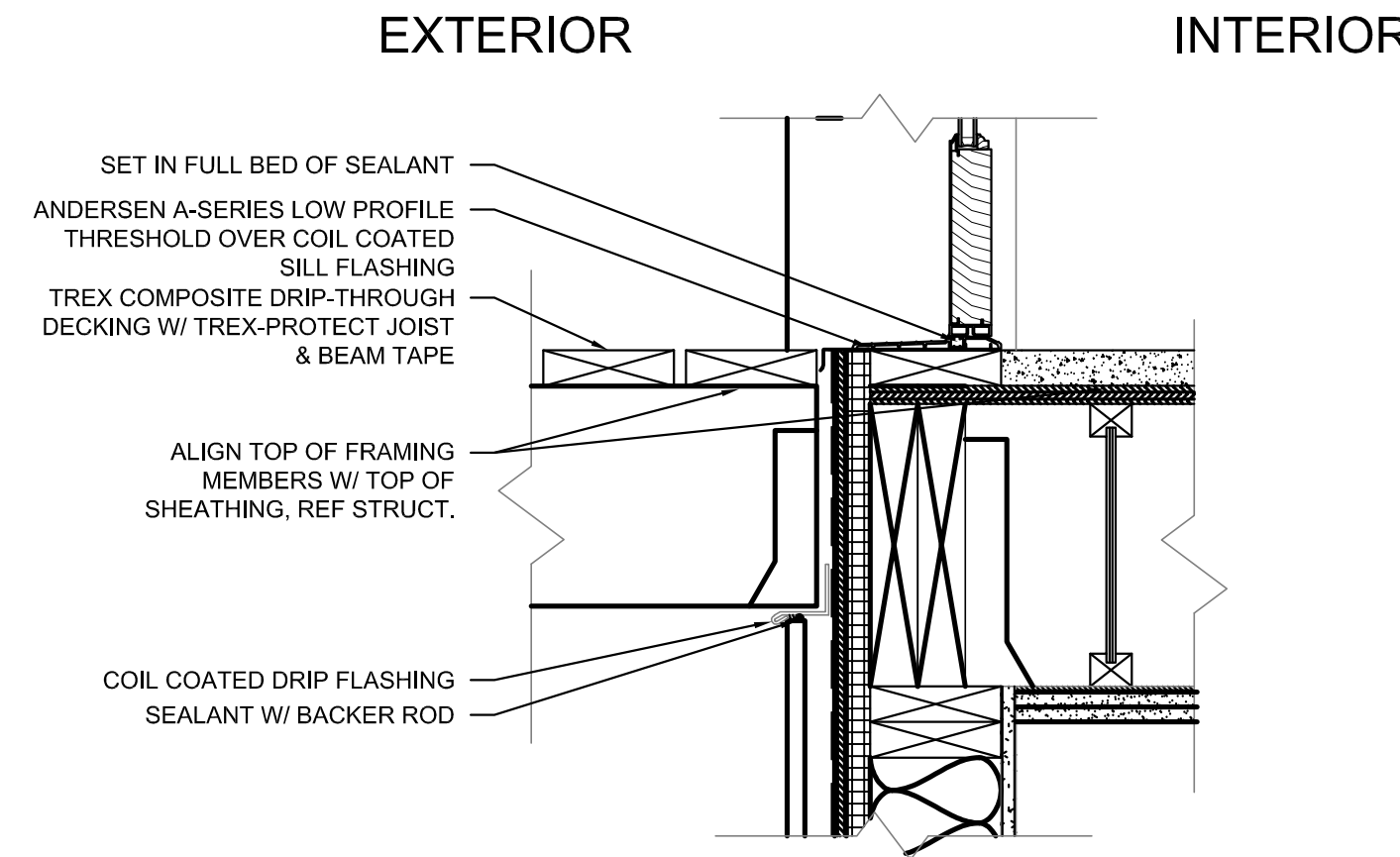
4B DRIP THRU DECK RAILING
SCALE: 1 1/2"=1'-0"



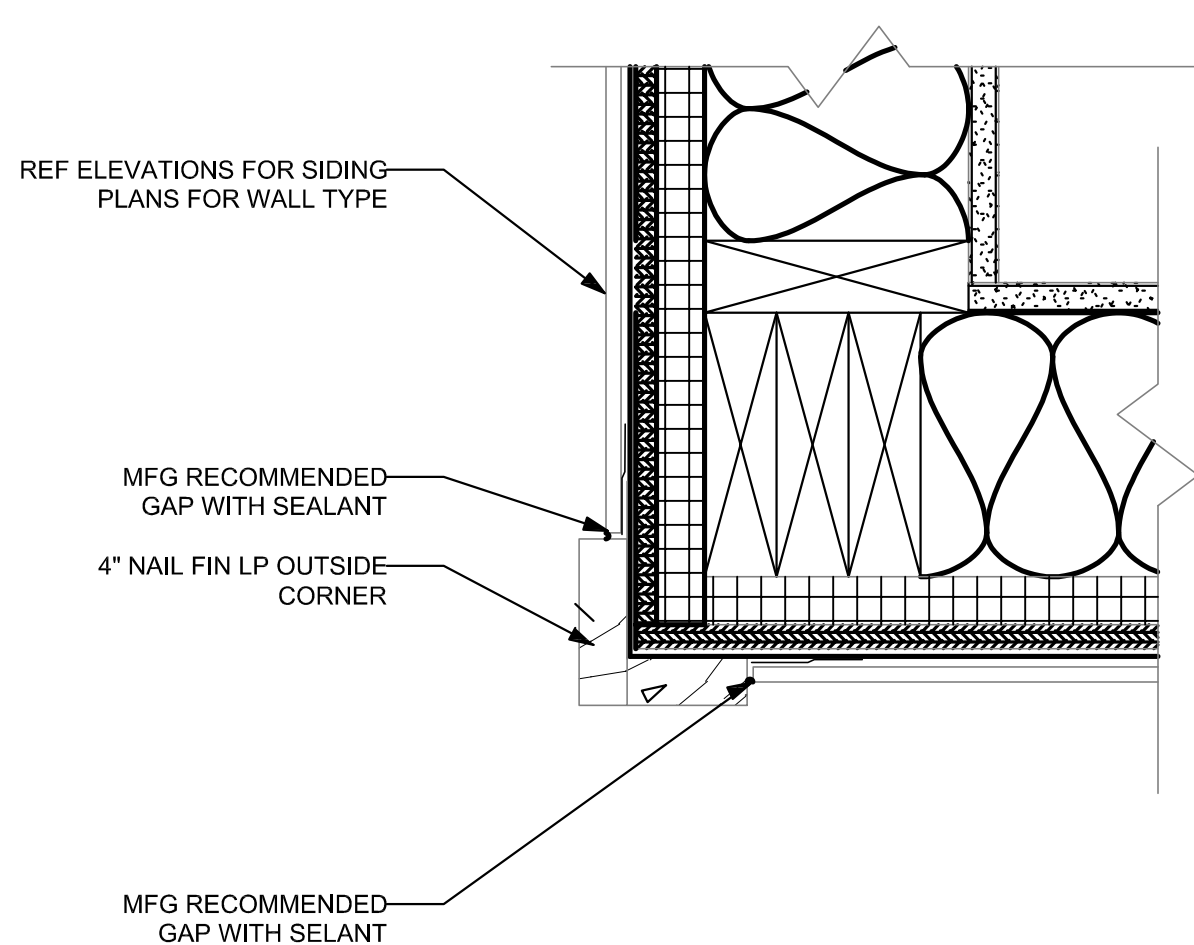
5 WP DECK RAILING
SCALE: 1 1/2"=1'-0"



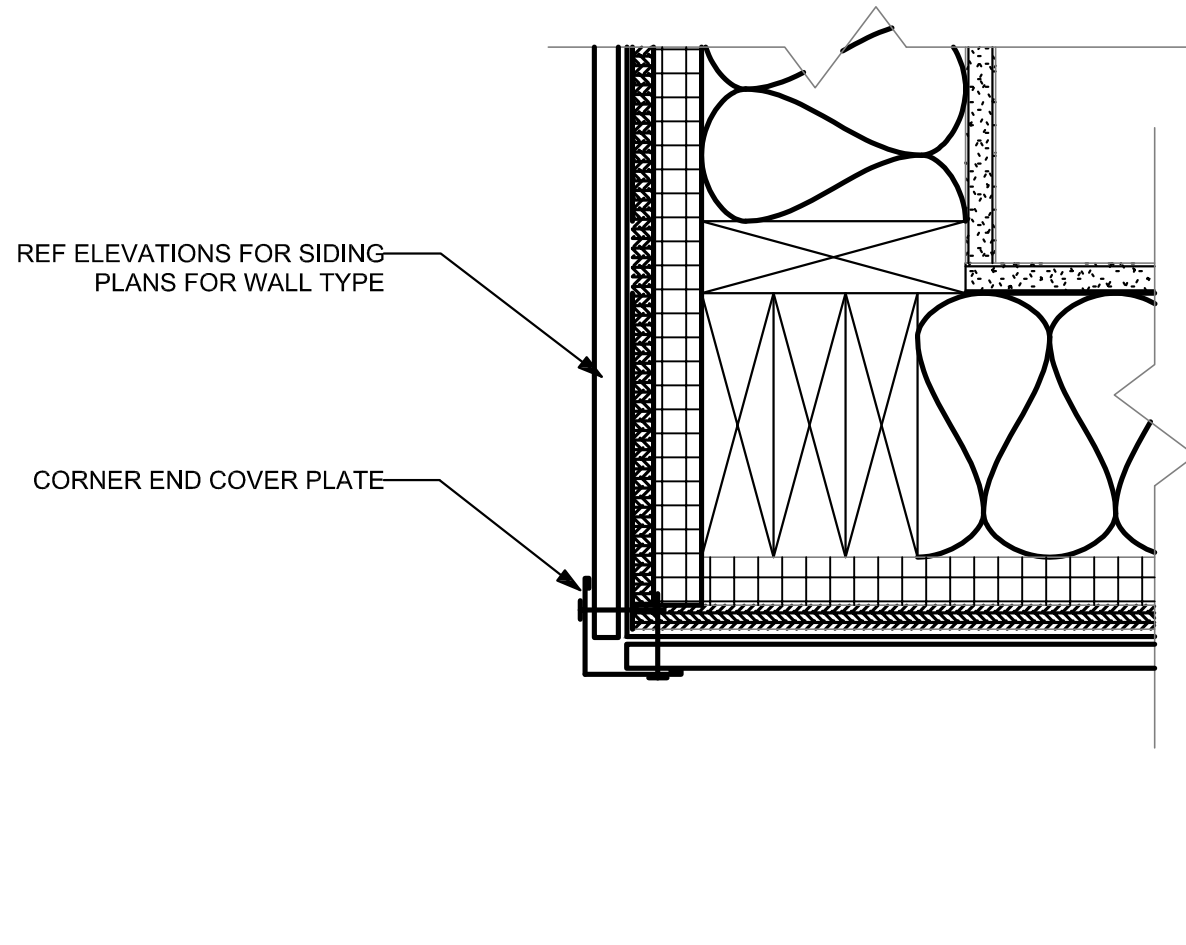
6 SECTION DETAIL - W.W.M. GUARDRAIL
SCALE: 1 1/2"=1'-0"



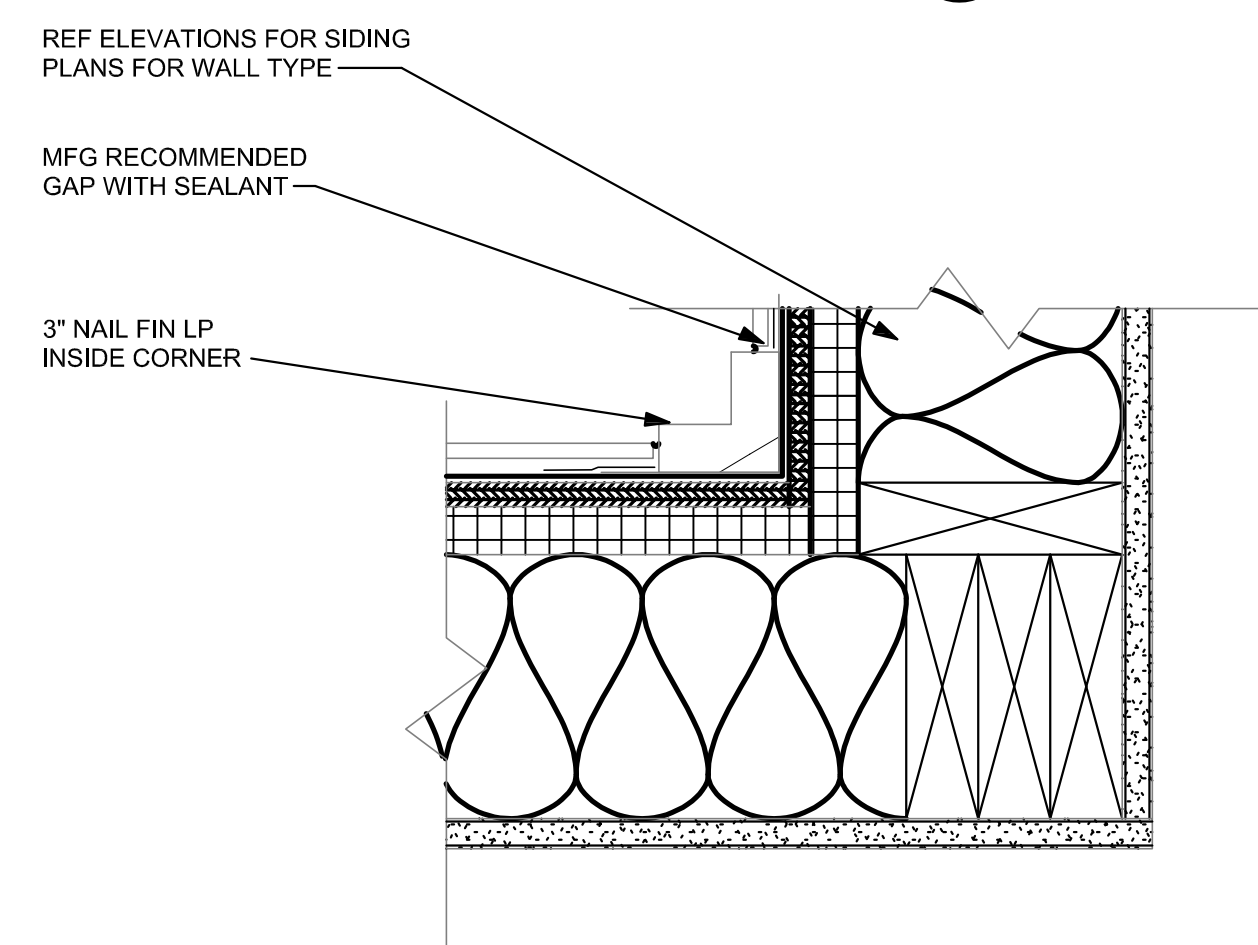
7 SECTION DETAIL - W.W.M. GUARDRAIL
SCALE: 1 1/2"=1'-0"



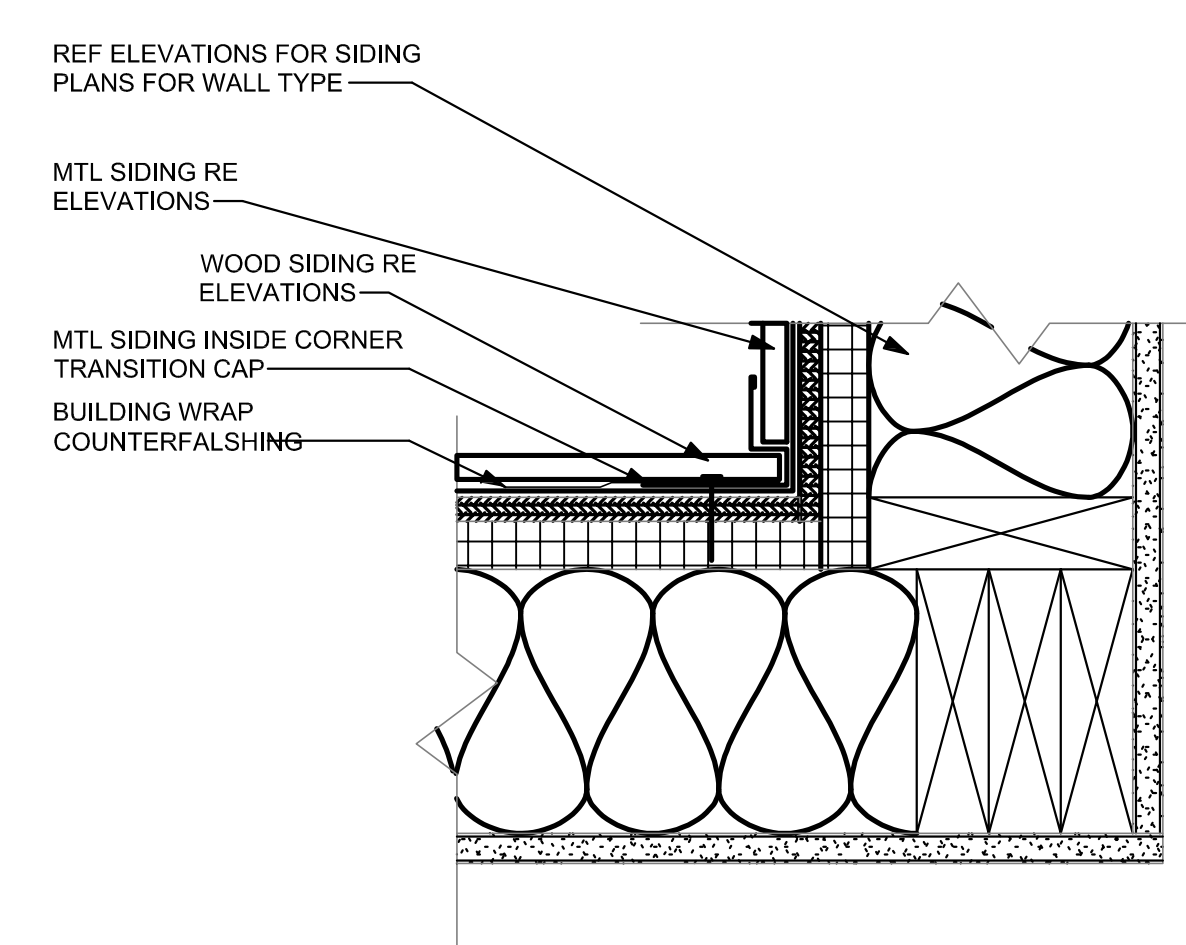
8 PLAN DETAIL - CORNER TRIM
SCALE: 3/4"=1'-0"



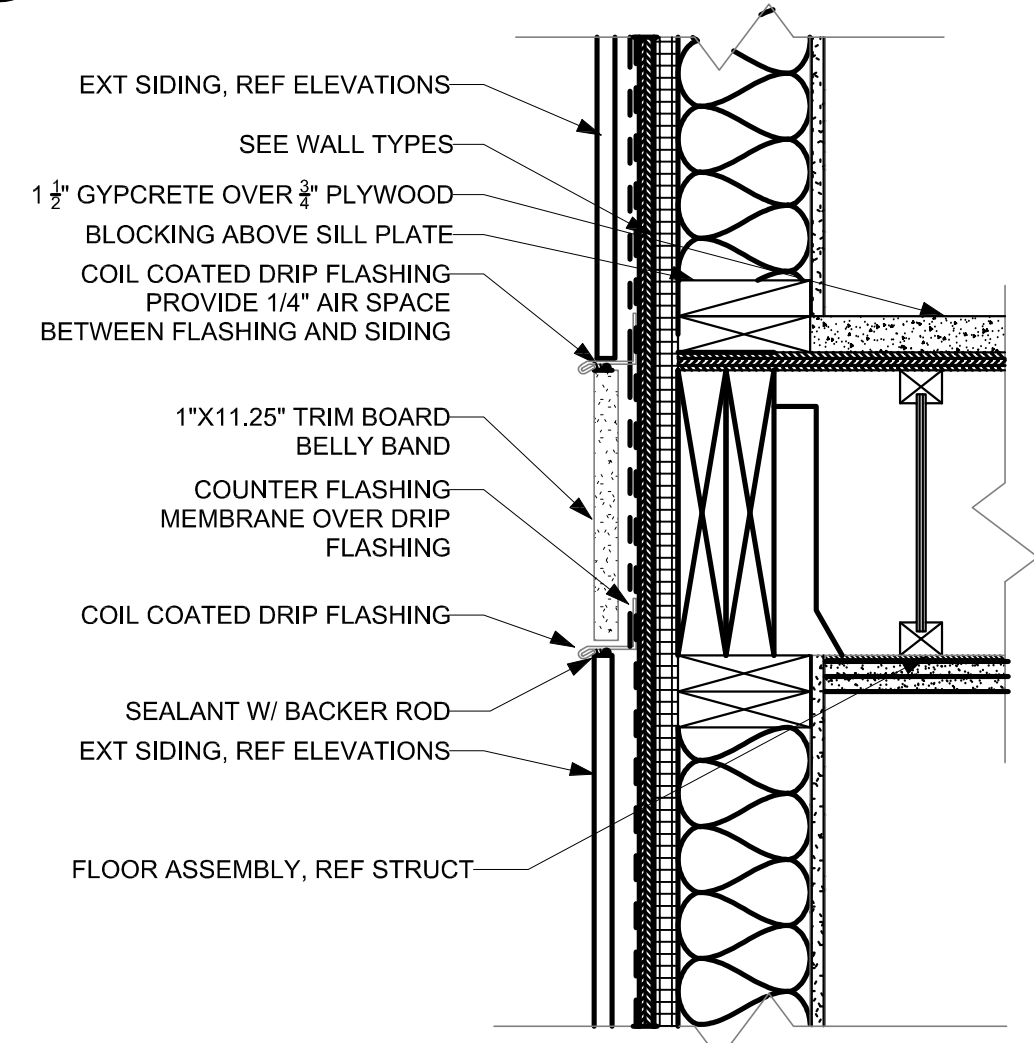
9 PLAN DETAIL - CORNER TRIM
SCALE: 3/4"=1'-0"



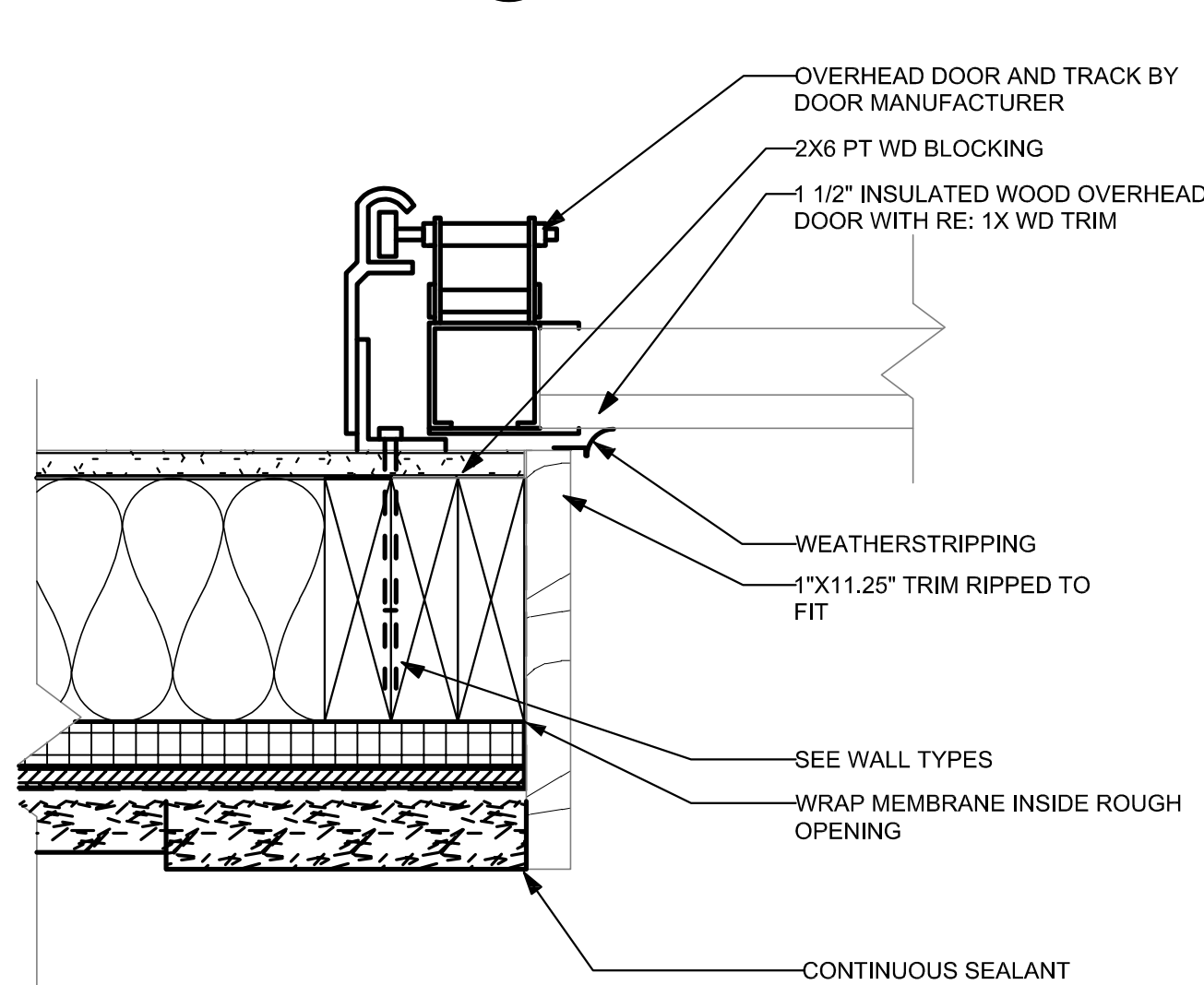
10 PLAN DETAIL - CORNER TRIM
SCALE: 3/4"=1'-0"



11 INTERIOR CORNER TRIM
SCALE: 3/4"=1'-0"

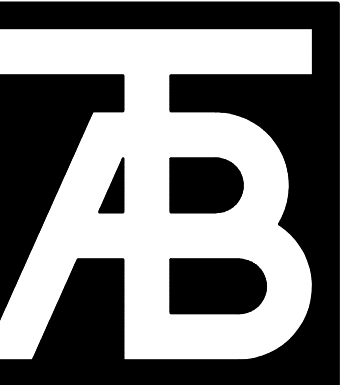


13 SECTION DETAIL - FLOOR TRANSITION
SCALE: 1 1/2"=1'-0"



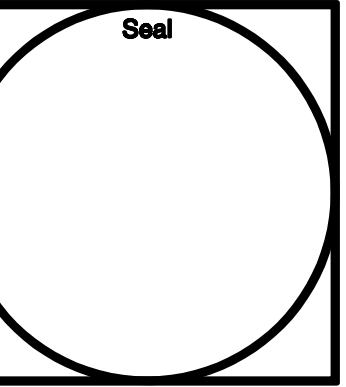
14 PLAN DETAIL - GARAGE DOOR
SCALE: 3/4"=1'-0"

12 SECTION DETAIL - FLOOR TRANSITION
SCALE: 1 1/2"=1'-0"



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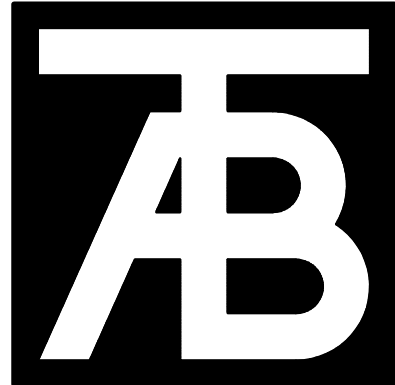
Belden Place - Single Family
Lot 15 - 0015 Beldan Way
Minturn, Colorado 81645

Revisions:

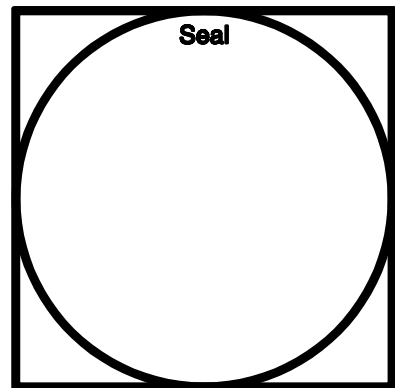
Issue Dates:
20220509 Struct Coord
DRB-11/28/2023

Sheet Title:
Details

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2215
Sheet No:
A5.1



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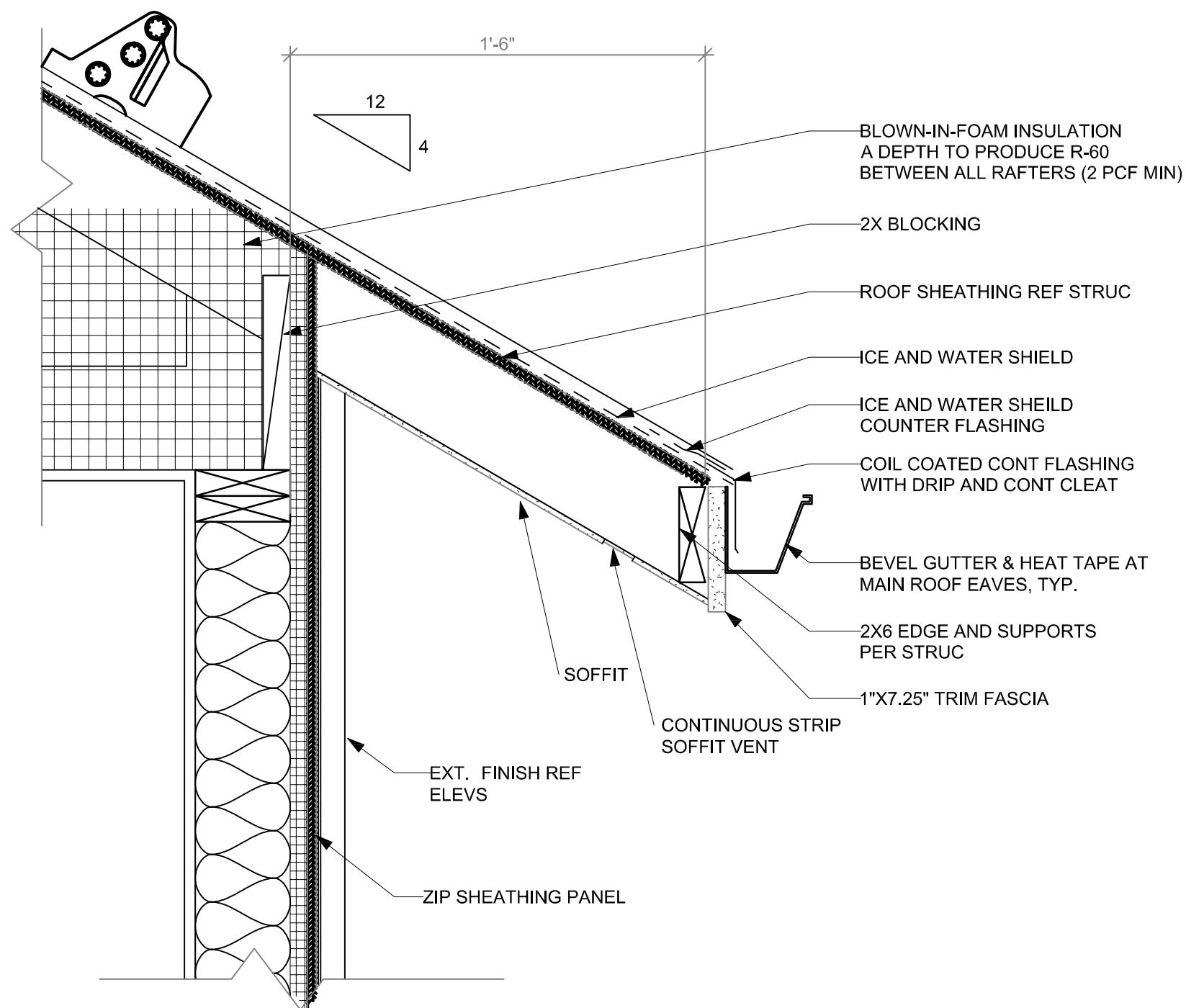
Belden Place - Single Family
Lot 15 - 0015 Beldan Way
Minturn, Colorado 81645

Revisions:

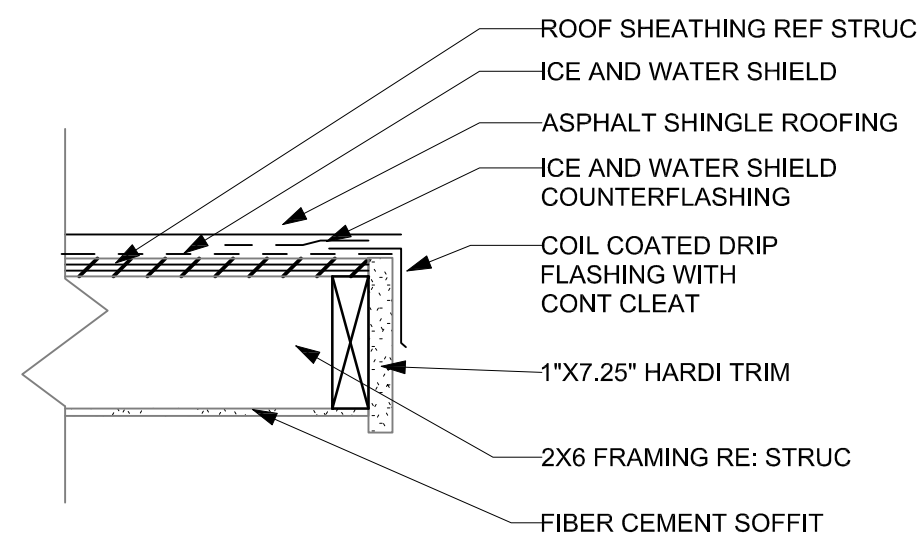
Issue Dates:
2022/05/09 Sheet Coord
DPS-11/22/2022

Sheet Title:
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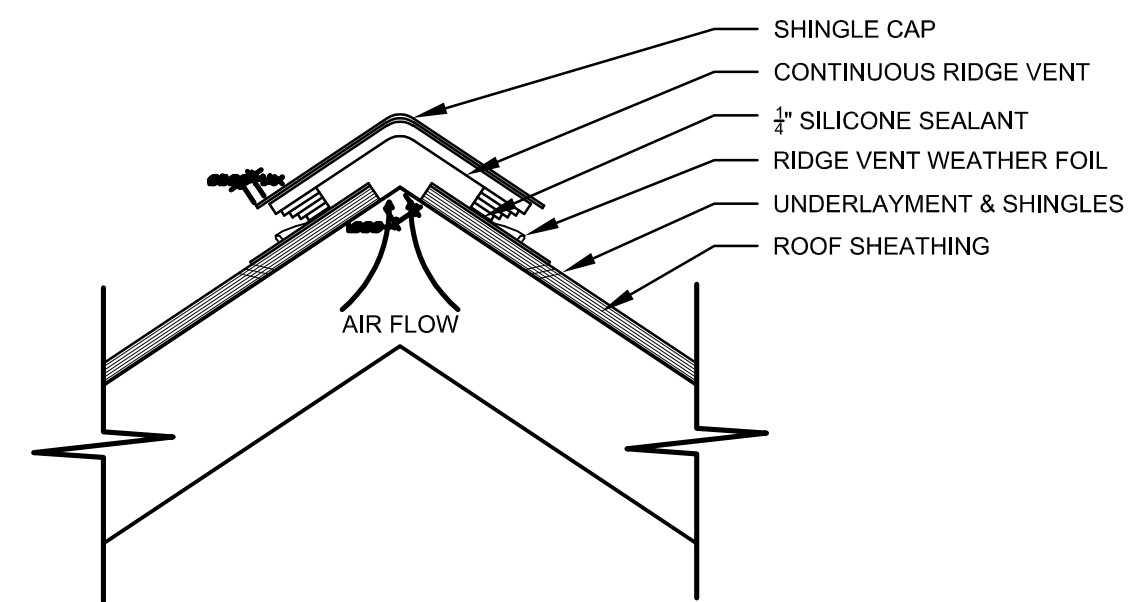
Project No:
2215
Sheet No:
A5.2



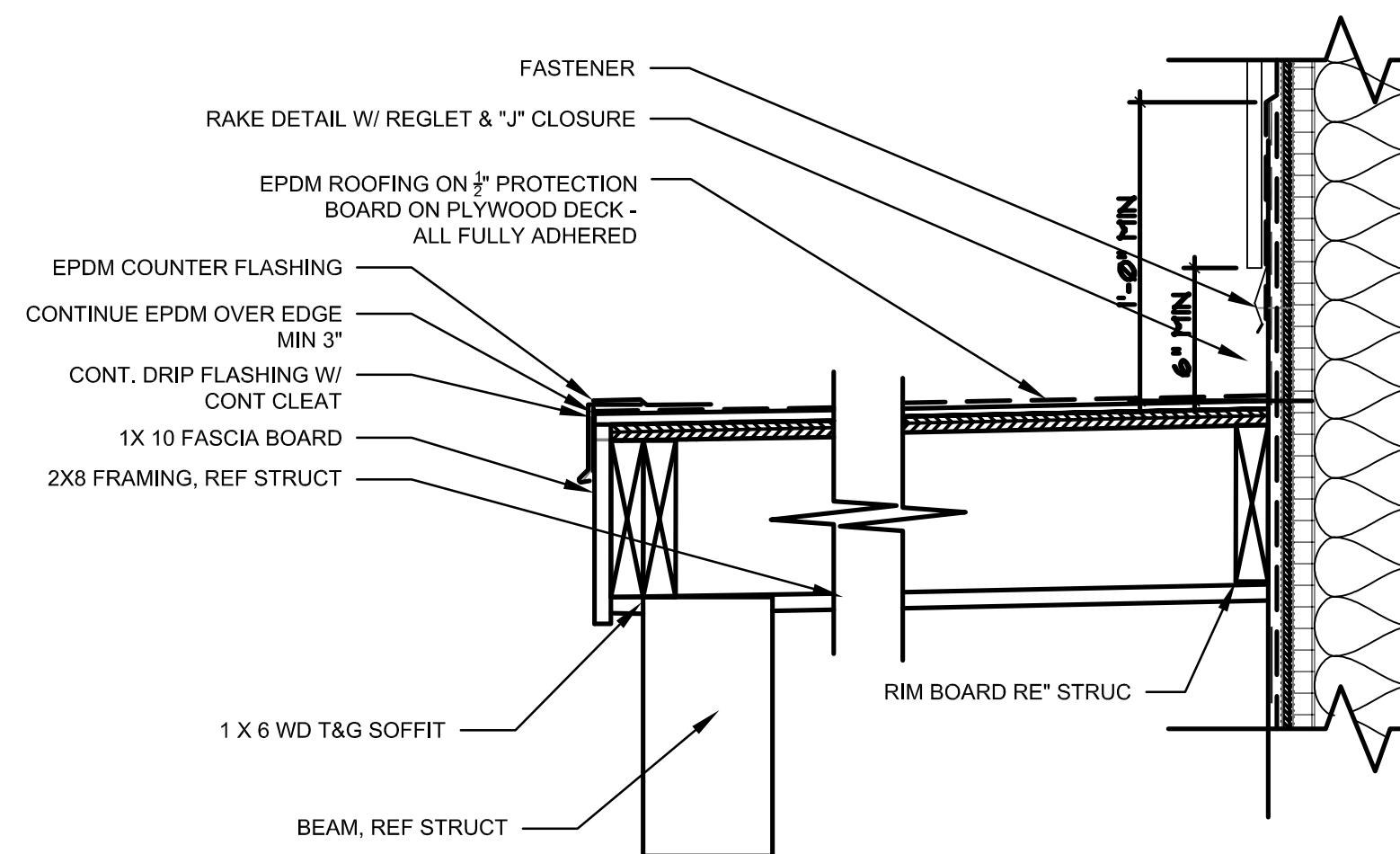
1
A5.01
SECTION DETAIL - FASCIA
SCALE: 1 1/2"=1'-0"



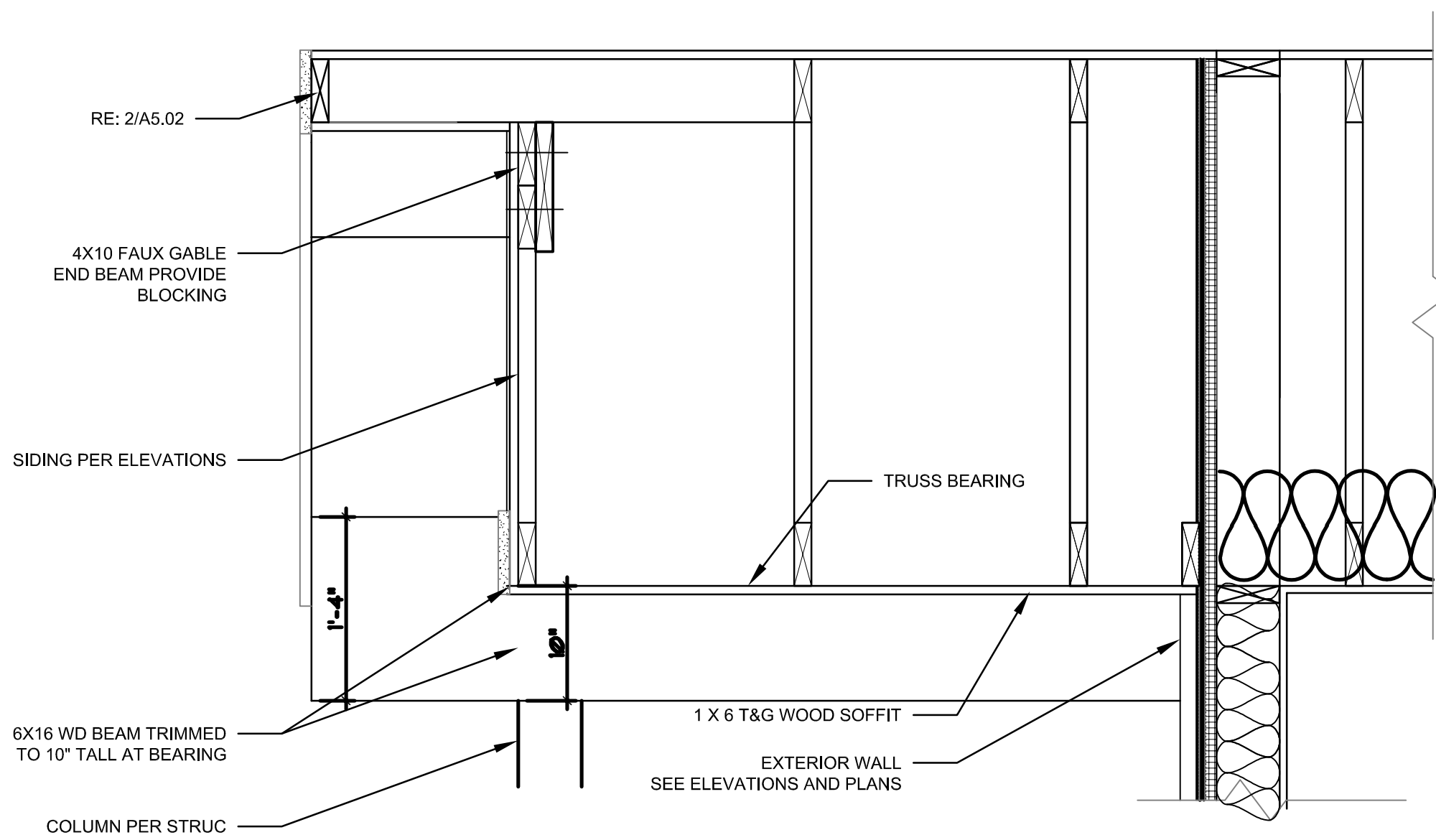
2
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SECTION DETAIL - EAVE
SCALE: 1 1/2"=1'-0"



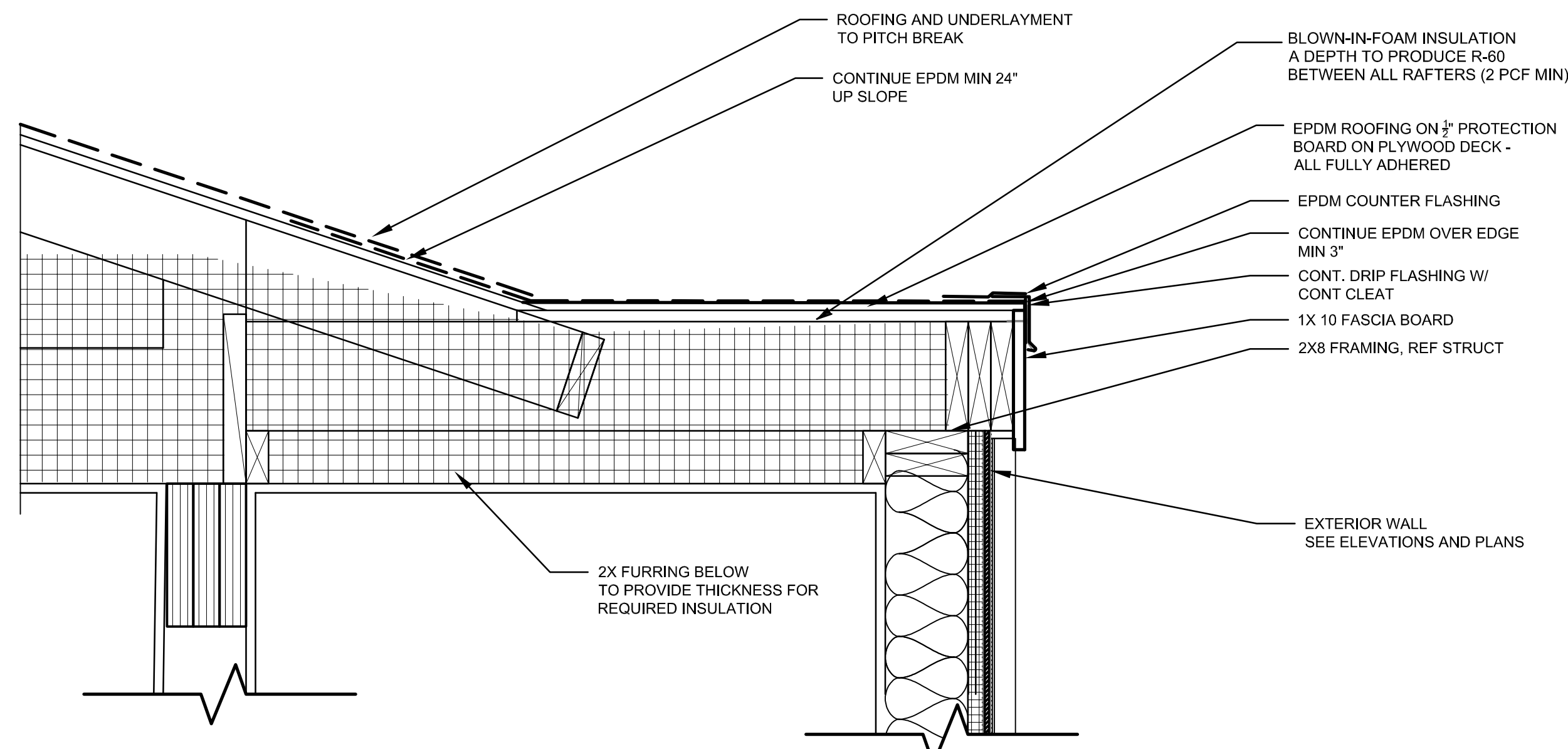
3
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SECTION DETAIL - RIDGE
SCALE: 1 1/2"=1'-0"



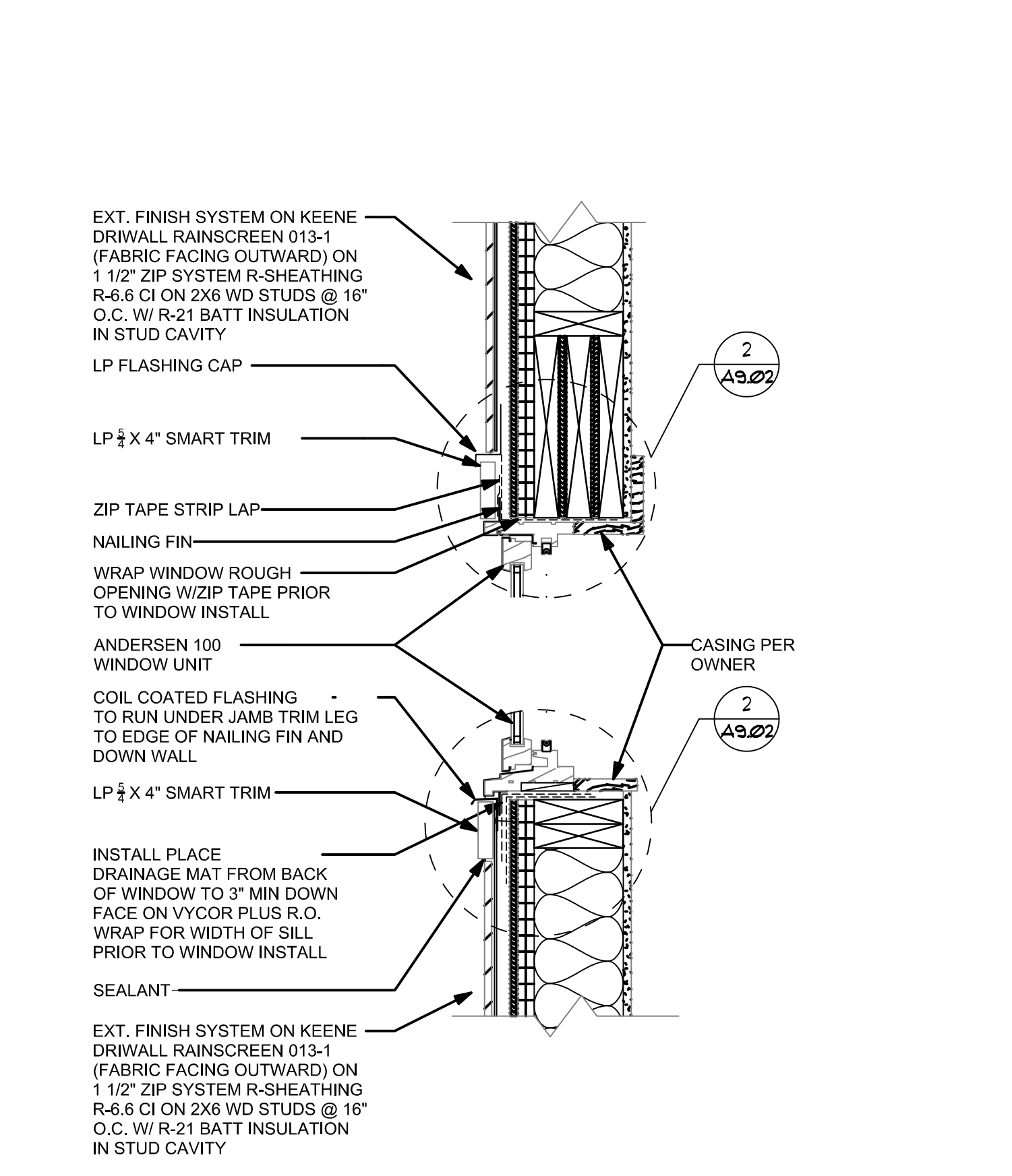
4
A5.01
SECTION DETAIL - COVERED WALKWAY
SCALE: 1 1/2"=1'-0"



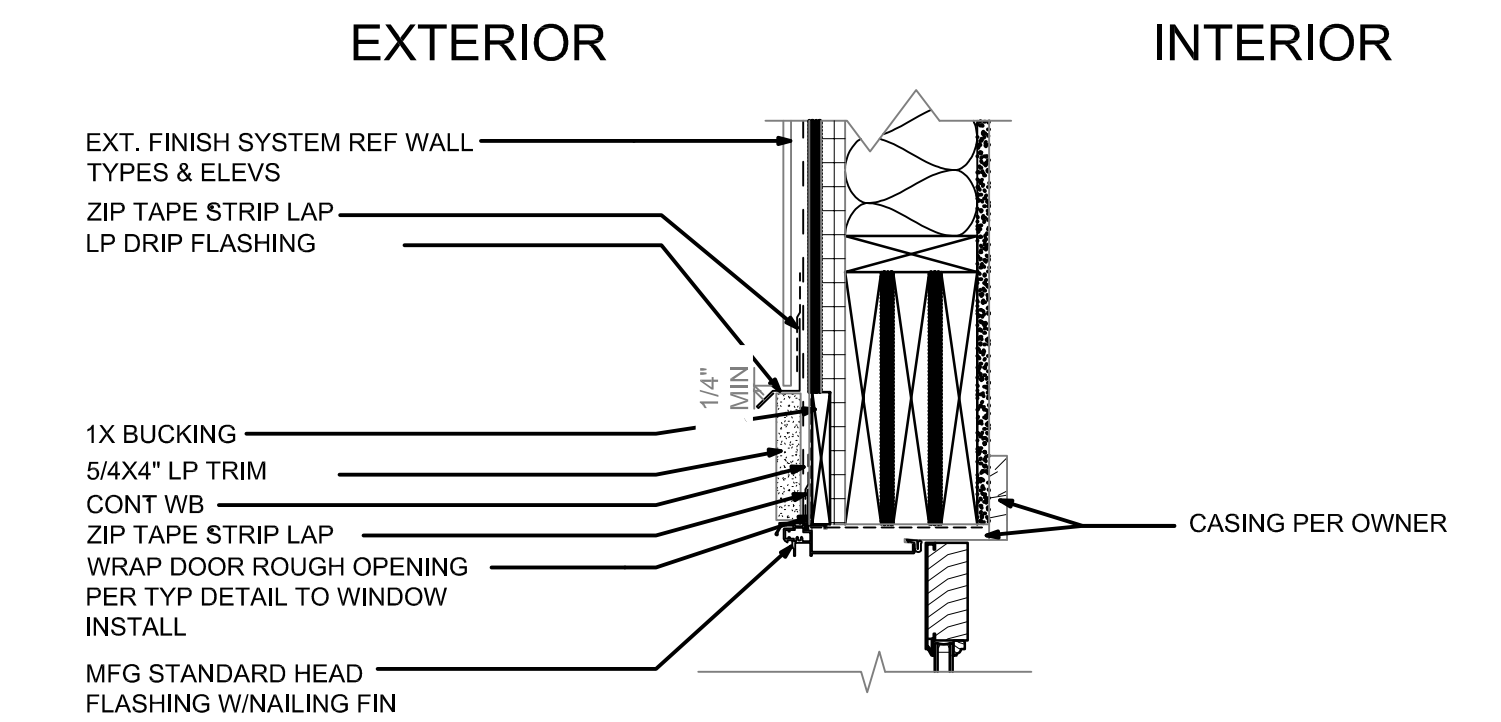
5
A5.01
SECTION DETAIL - GABLE END
SCALE: 1"=1'-0"



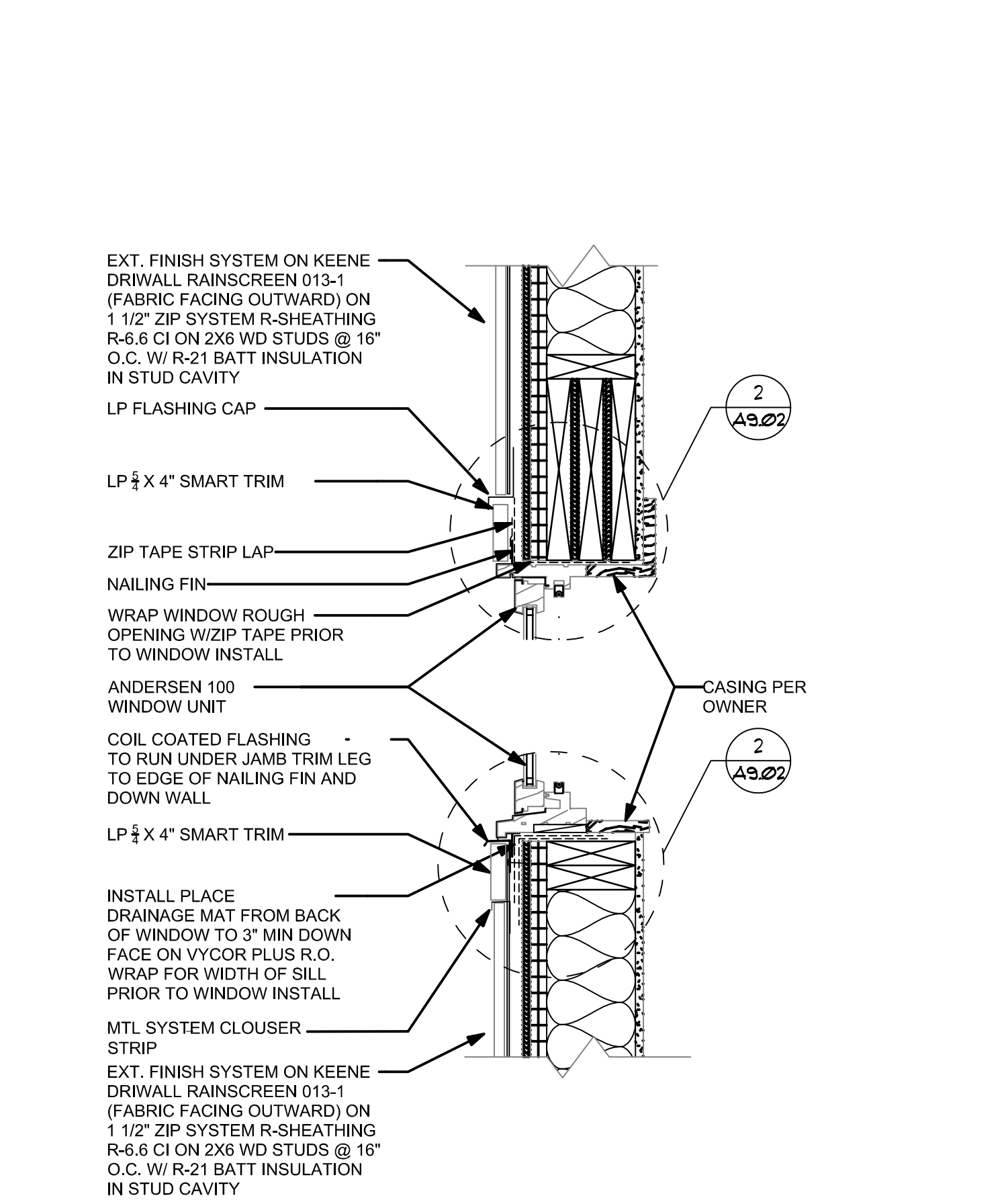
6
A5.01
STAIR ROOF - LOW SLOPE
SCALE: 1 1/2"=1'-0"



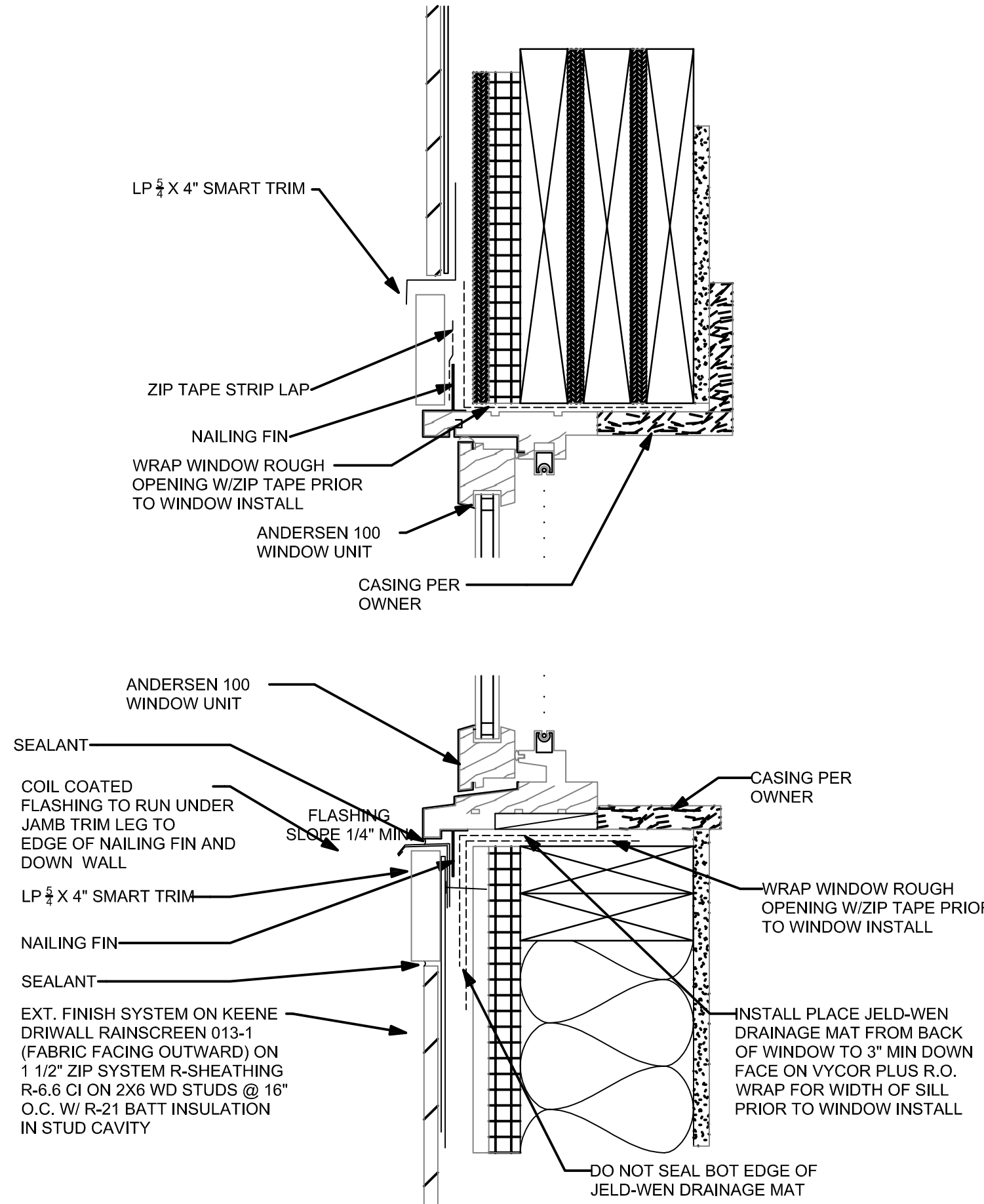
2 WINDOW DETAIL - HEAD/SILL
SCALE: 1 1/2"=1'-0"



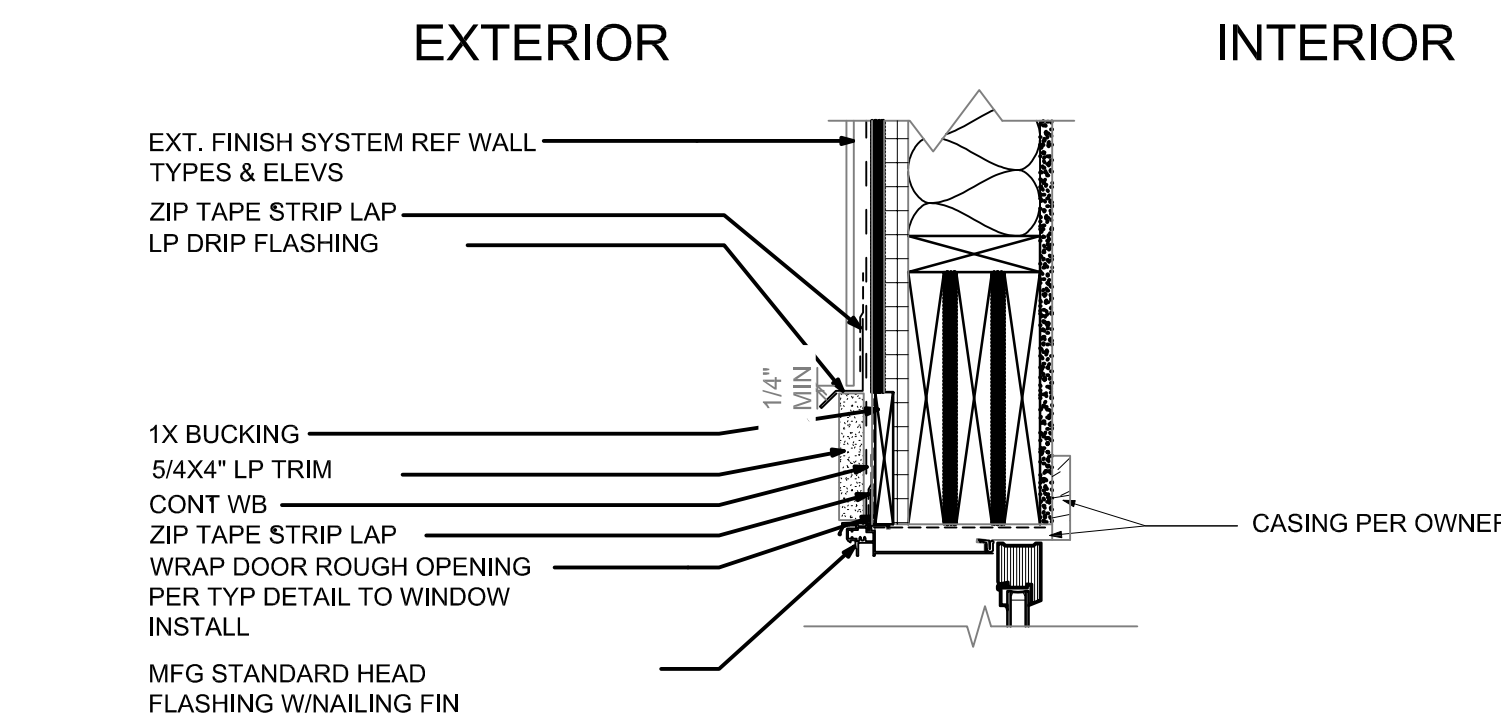
5 DOOR DETAIL - INSWING HEAD TYP.
SCALE: 1 1/2"=1'-0"



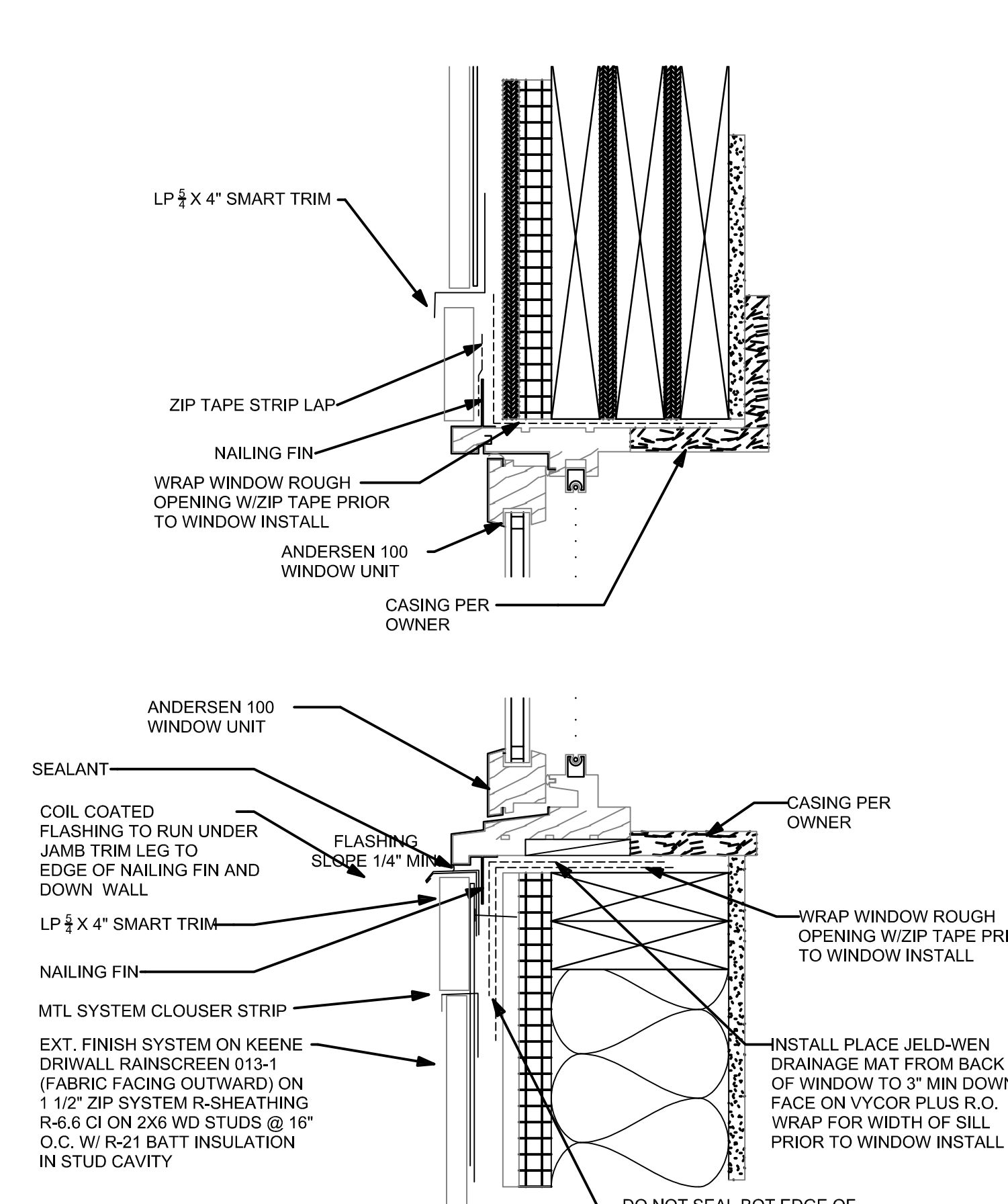
7 WINDOW DETAIL - HEAD/SILL
SCALE: 1 1/2"=1'-0"



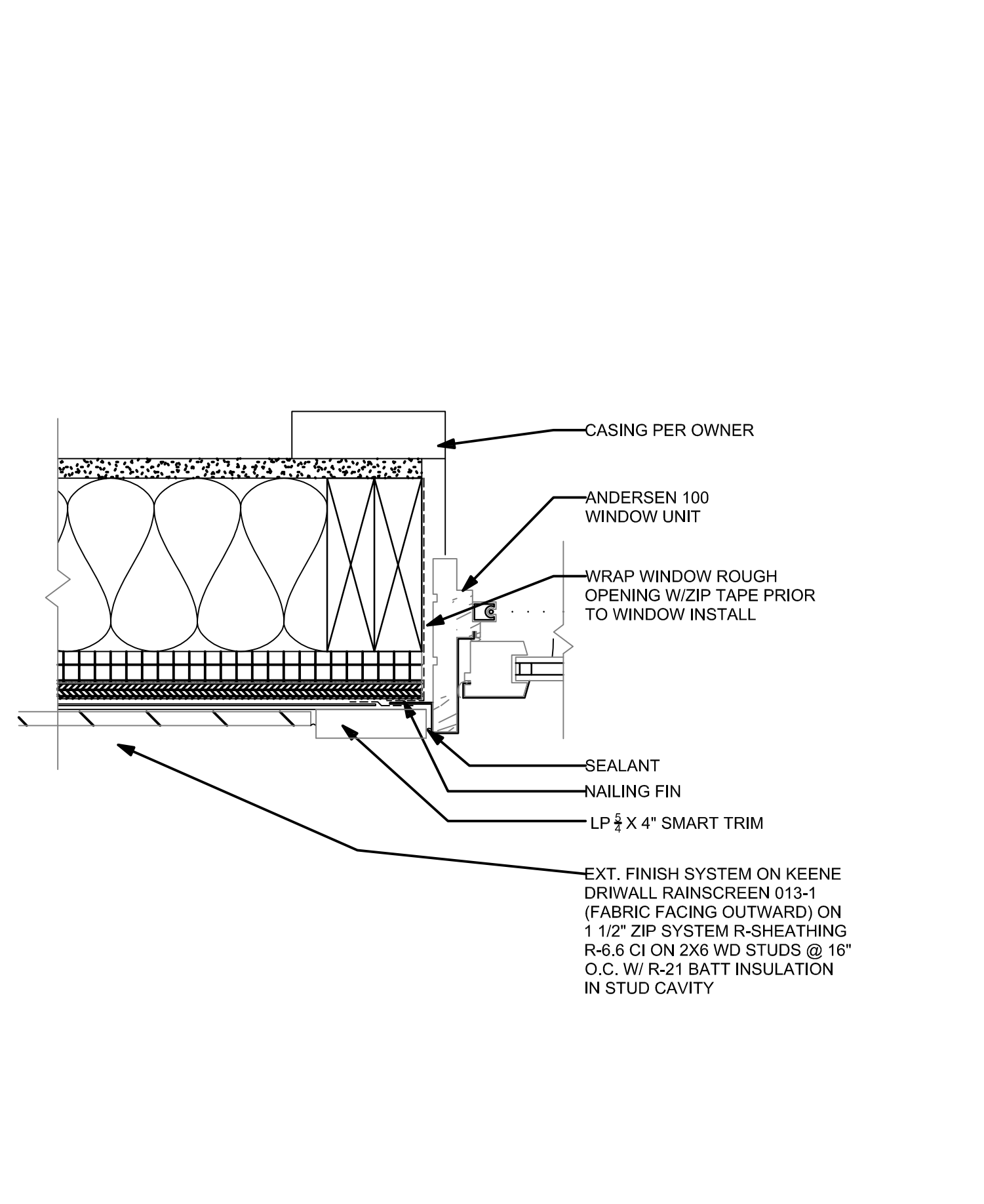
3 WINDOW DETAIL - HEAD/SILL
SCALE: 3"=1'-0"



6 DOOR DETAIL - SLIDER HEAD TYP.
SCALE: 1 1/2"=1'-0"



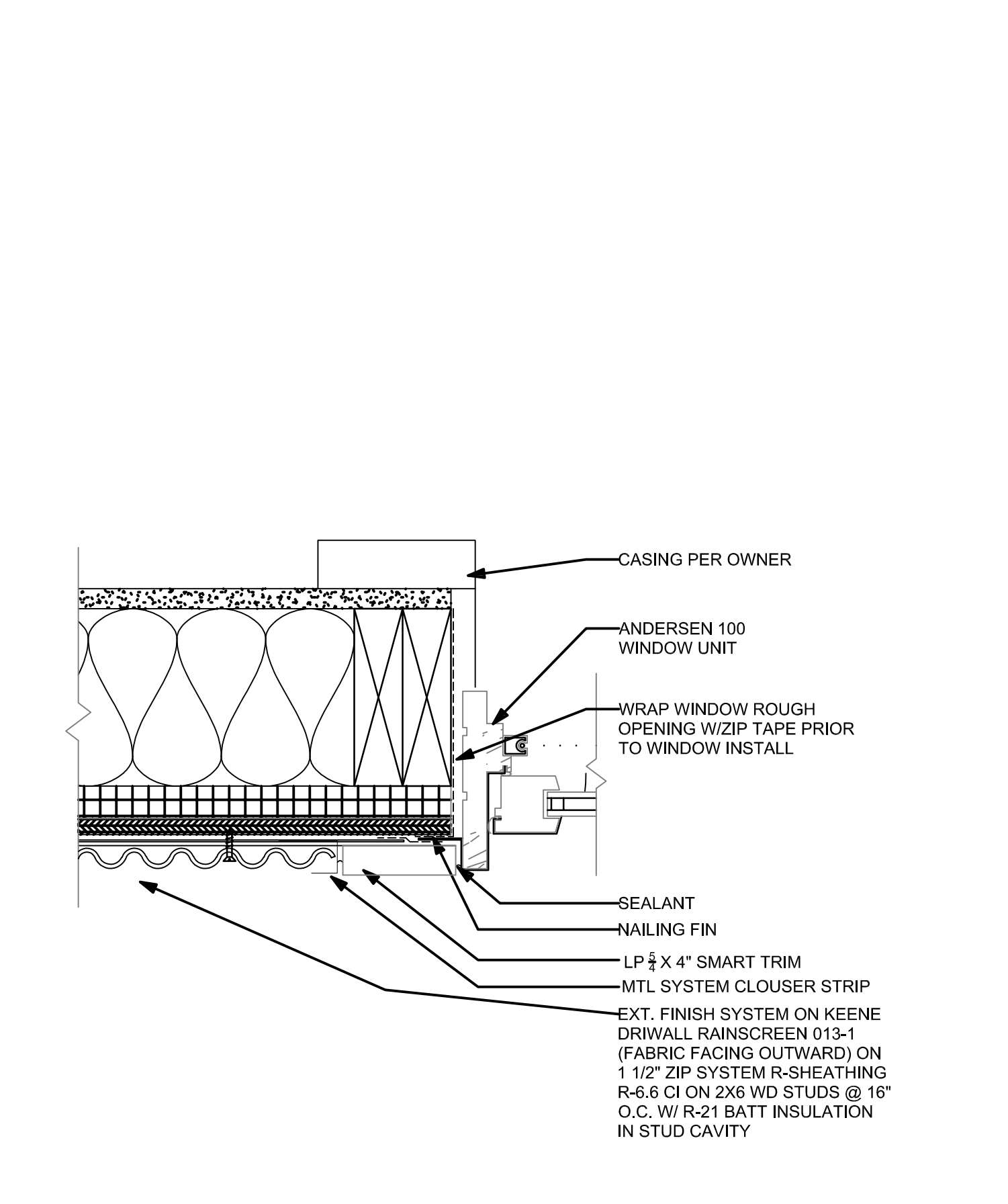
8 WINDOW DETAIL - HEAD/SILL
SCALE: 3"=1'-0"



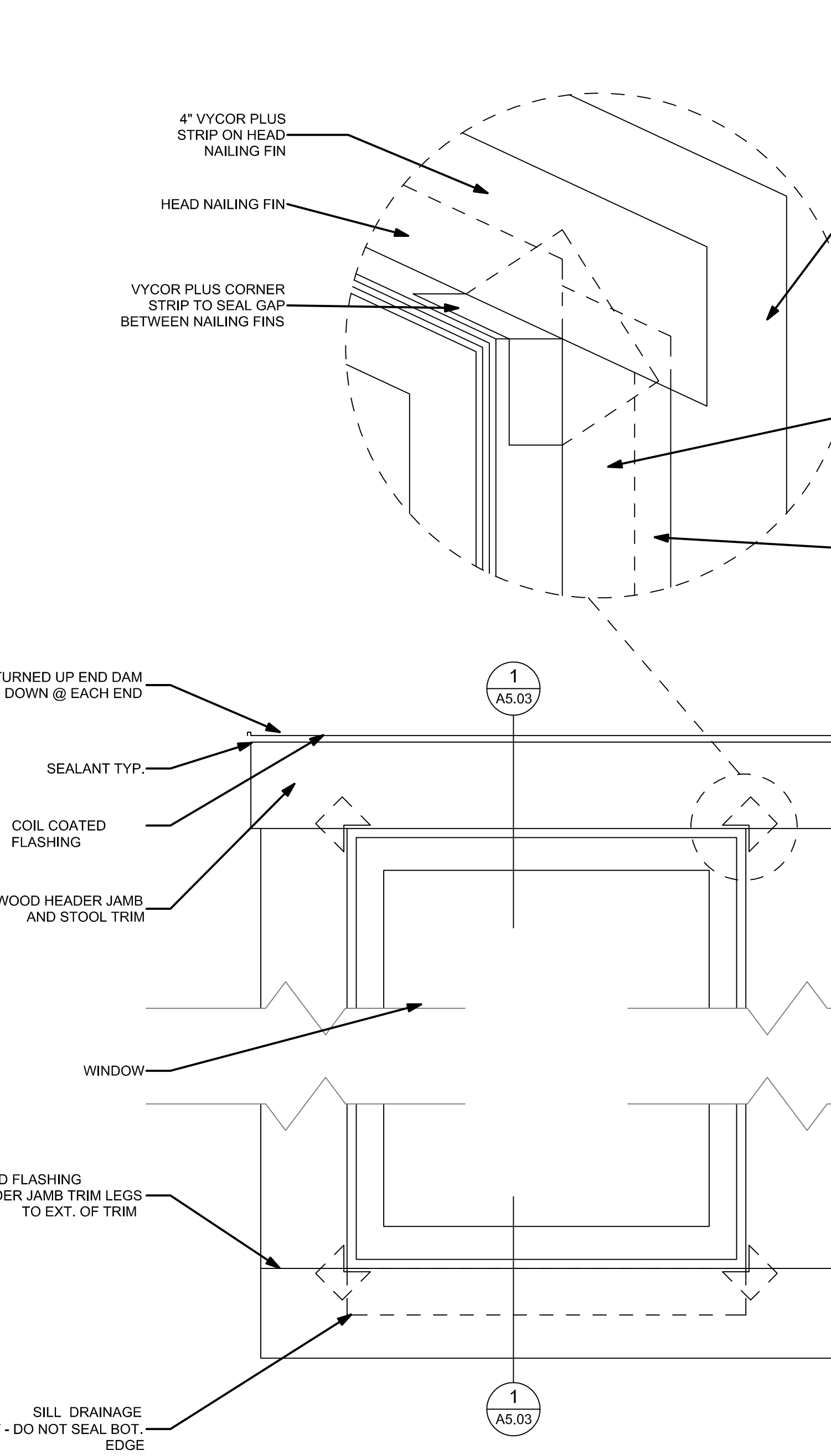
4 WINDOW DETAIL - JAMB
SCALE: 3"=1'-0"



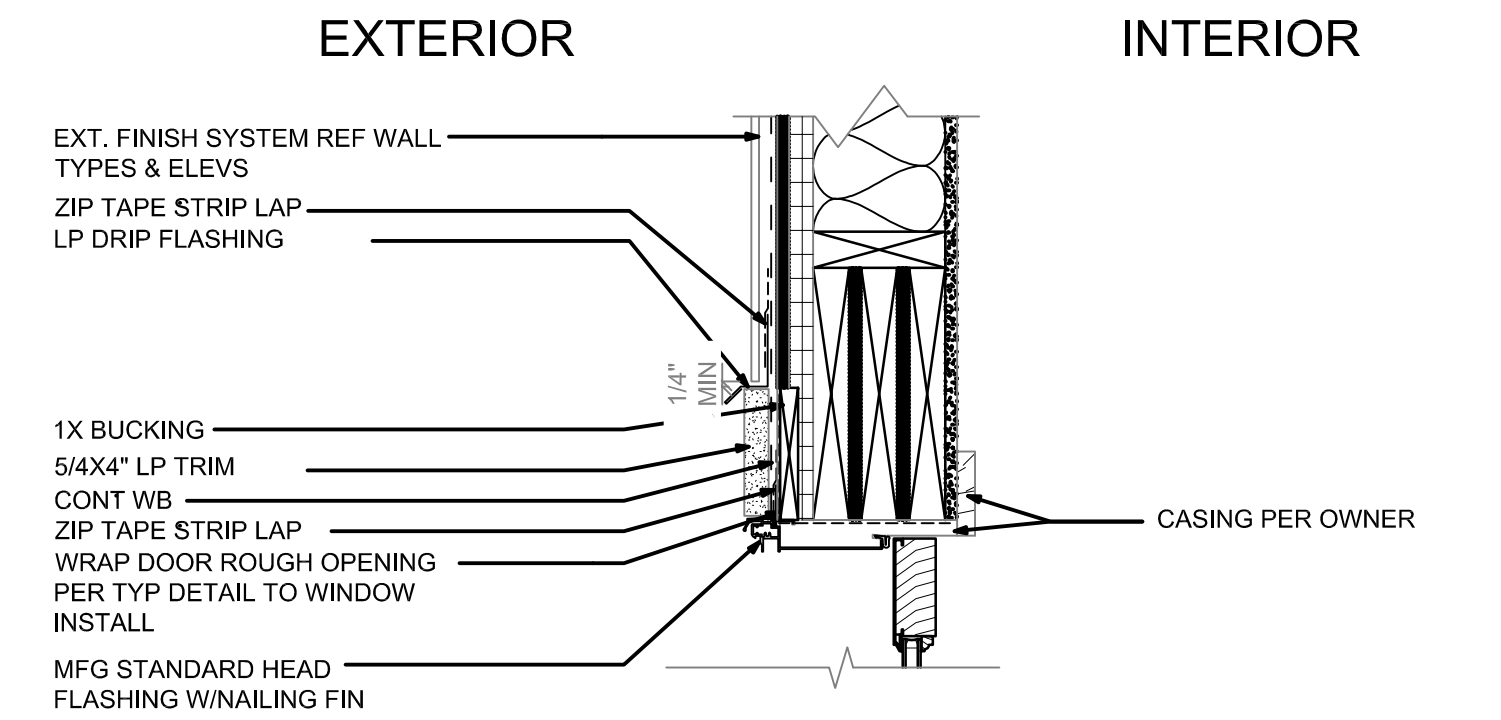
9 WINDOW DETAIL - JAMB
SCALE: 3"=1'-0"



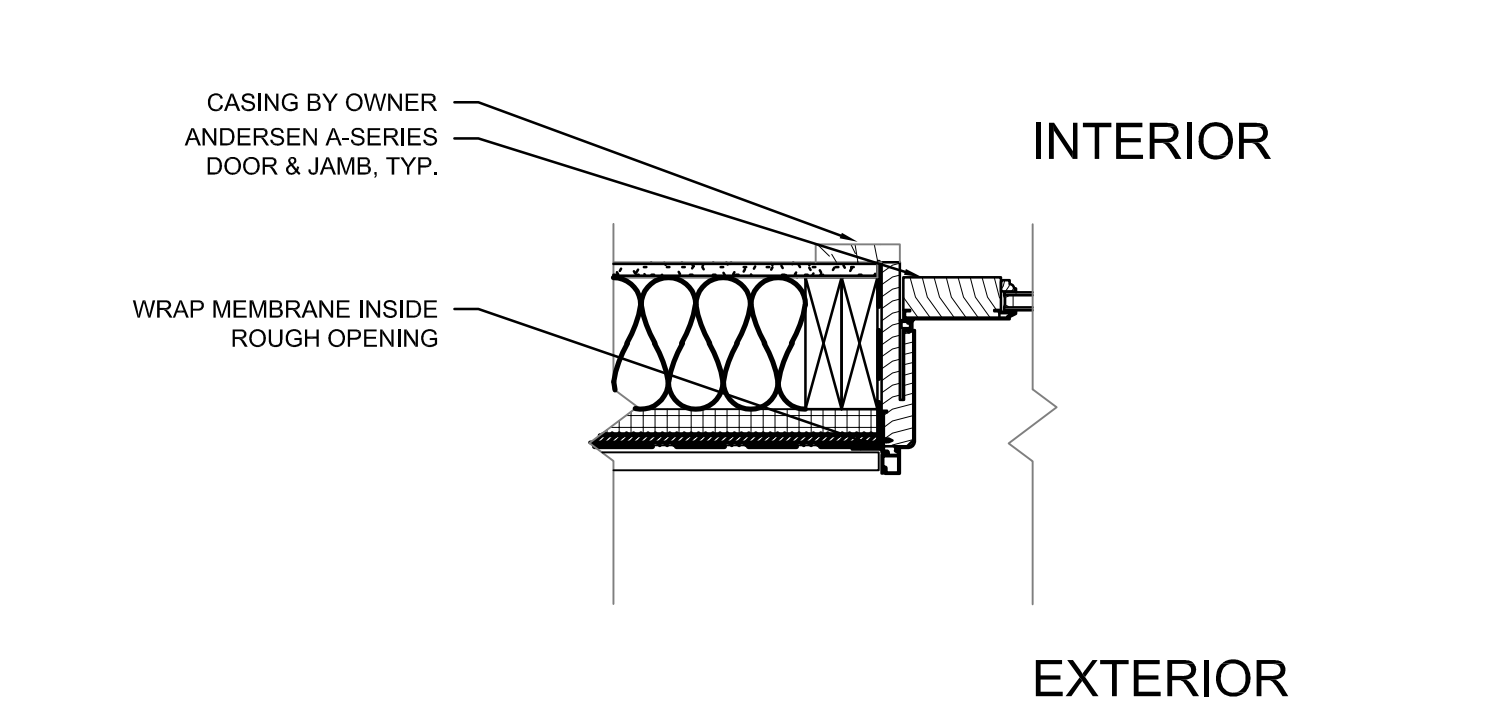
9 WINDOW DETAIL - JAMB
SCALE: 3"=1'-0"



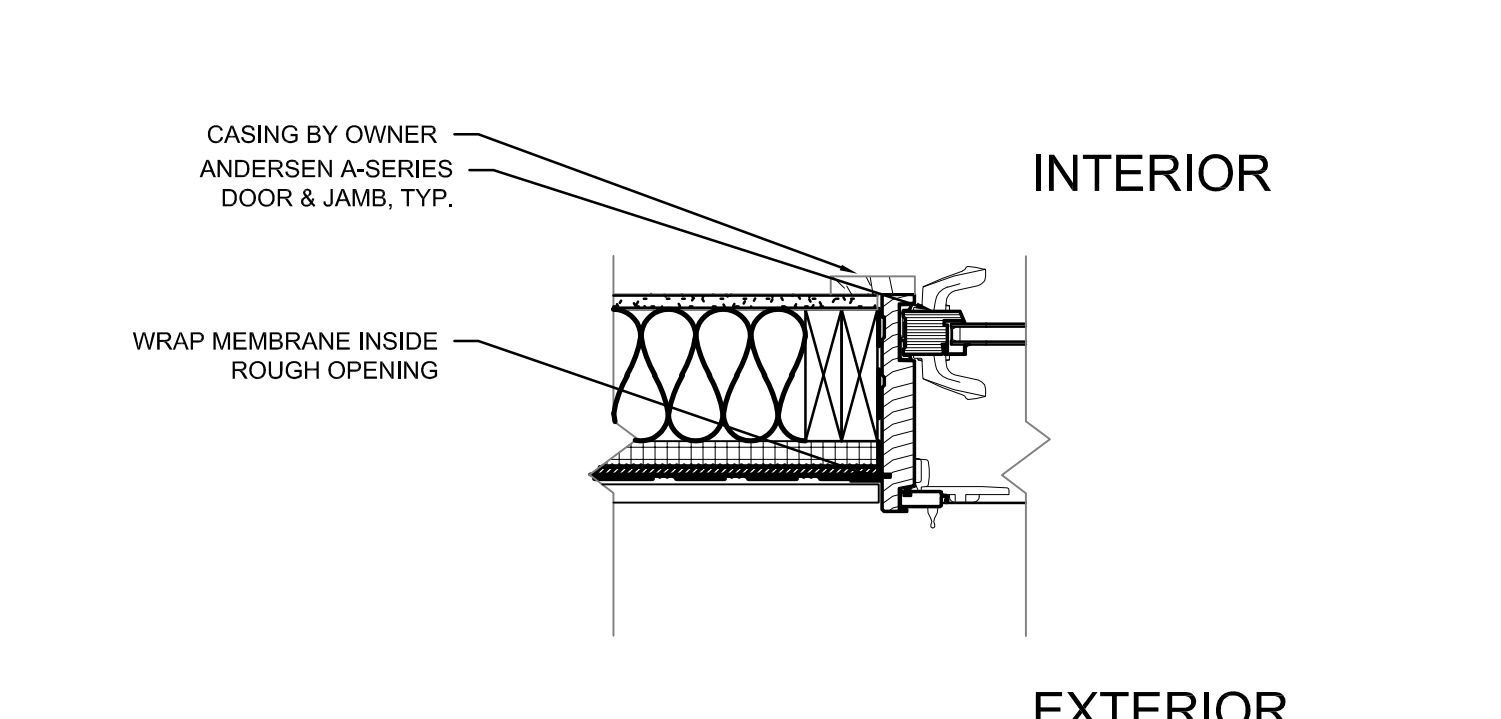
1 WINDOW DETAIL - FLASHING
SCALE: 1 1/2"=1'-0"



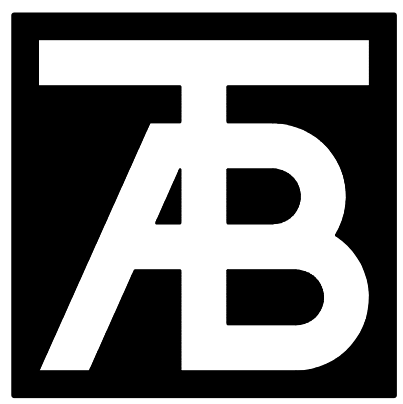
10 DOOR DETAIL - INSWING HEAD TYP.
SCALE: 1 1/2"=1'-0"



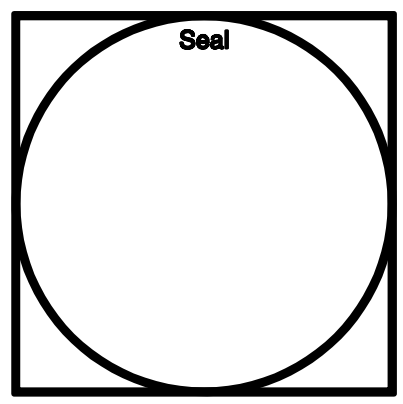
11 DOOR DETAIL - INSWING JAMB, TYP.
SCALE: 1 1/2"=1'-0"



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



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