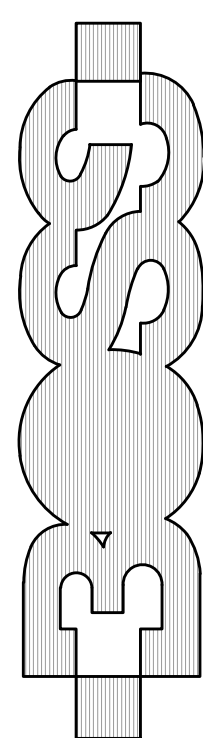


VIEW OF PROPOSED PROJECT

[illegible]

OWNERS:
ADAM AND LAINIE MINNICK

LOCATION:
1010 TWO ELK LANE
MINTURN, COLORADO 81645








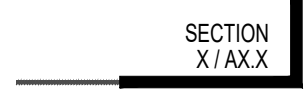
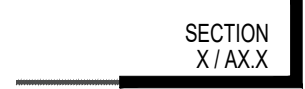


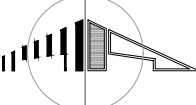
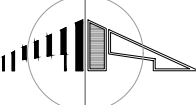



17	2023 DESIGN REVIEW
1	2024 (REVISION.01)
2	2024 (REVISION.02)

COVER SHEET








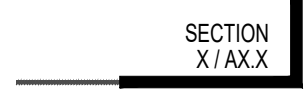
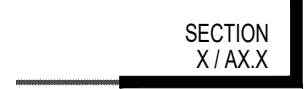


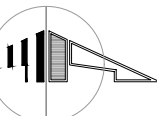
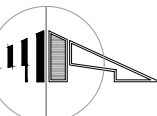

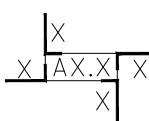

PROJECT SUMMARY	
ADDRESS:	1010 TWO ELK LANE MINTURN, CO 81645
TAX AREA:	SC024 - MINTURN (TOWN)
PARCEL NUMBER:	2103-363-10-003
LOT SIZE:	.11 ACRES
LEGAL SUMMARY:	SUBDIVISION: CROSS CREEK PLACE LOT: 2
BUILDING HEIGHT:	28' ¹ MAX ALLOWED PER SEC. 16-2-60, TABLE 16-B ¹ TABLE HEIGHT ¹¹ , MINTURN MUNICIPAL CODE HEIGHT MEASURED FROM FINISHED OR NATURAL GRADE, WHICHEVER IS MORE RESTRICTIVE, TO MIDPOINT OF ROOF
PLANS SQ. FT.	
LOT COVERAGE	
LOT SIZE	5,068 SF (.11 ACRES)
ALLOWABLE	2,543 SF (50%)
PROPOSED	2,355 SF (46%)
LOWER LEVEL	
FINISHED	2,080 SF
MECH. x	44 SF
GROSS	2,124 SF
MAIN LEVEL	
FINISHED	1,148 SF
GARAGE	985 SF
GROSS	2,133 SF
TOTAL FINISHED	3,228 SF
TOTAL GROSS	4,257 SF

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SYMBOLS.LEGEND

	- AREA NAME
	- AREA NUMBER
	- DOOR NUMBER
	- EXTERIOR ELEVATION NUMBER
	- EXTERIOR ELEVATION SHEET NUMBER
	- DETAIL NUMBER
	- DETAIL SHEET NUMBER
	- BUILDING SECTION NUMBER
	- BUILDING SECTION SHEET NUMBER
	- SPOT ELEVATION REFERENCE
	- WINDOW TYPE
	- INTERIOR GLASS TYPE
	- SKYLIGHT TYPE
	- NORTH ARROW
	- INTERIOR ELEVATION REFERENCE
	- CHANGE IN FLOOR OR CEILING ELEVATION

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	- CHANGE IN FLOOR OR CEILING ELEVATION

PROJECT TEAM	
<u>OWNER</u> ADAM AND LAINE MINNICK 452 LEYDEN STREET DENVER, CO 80220 303 378 6798 303 956 2537 aminnick@stonetowncapital.com laine.minnick@gmail.com	
<u>ARCHITECT</u> BOSS ARCHITECTURE CHRIS DAVIS KEVIN STEPHENSON 3300 E 17TH AVE DENVER, COLORADO 80206 303.377.6322 chris@BOSSarchitecture.com kevin@BOSSarchitecture.com	
<u>GENERAL CONTRACTOR</u> THE GROFF COMPANY, LLC 1036 POLAR STAR DR. EAGLE, CO 81631 303.638.0956 fletcher@thegroffcompany.com	<u>CIVIL ENGINEER</u> RAPTOR CIVIL ENGINEERING 8620 WOLF COURT SUITE 1050 WESTMINSTER, CO 80031 720.774.7736 eric@raptor-civil.com
<u>STRUCTURAL ENGINEER</u> IMEG CORP. MEGHAN C. BAKEMEYER 1400 BLENARM PLACE, SUITE 101 DENVER, CO 80202 303.623.4927 megan.c.bakemeyer@imegcorp.com	<u>MECHANICAL</u> T.B.D.
	<u>LANDSCAPE ARCHITECT</u> T.B.D.
BUILDING CODE INFORMATION	
<u>APPLICABLE CODES</u> 2021 INTERNATIONAL RESIDENTIAL CODE (IRC) 2021 INTERNATIONAL ENERGY CONSERVATION CODE (IECC) 2021 INTERNATIONAL FIRE CODE (IFC) 2021 INTERNATIONAL PLUMBING CODE (IPC)	

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TWO.ELK

A BOSS ARCHITECTURE
3300 E. 17TH AVE.

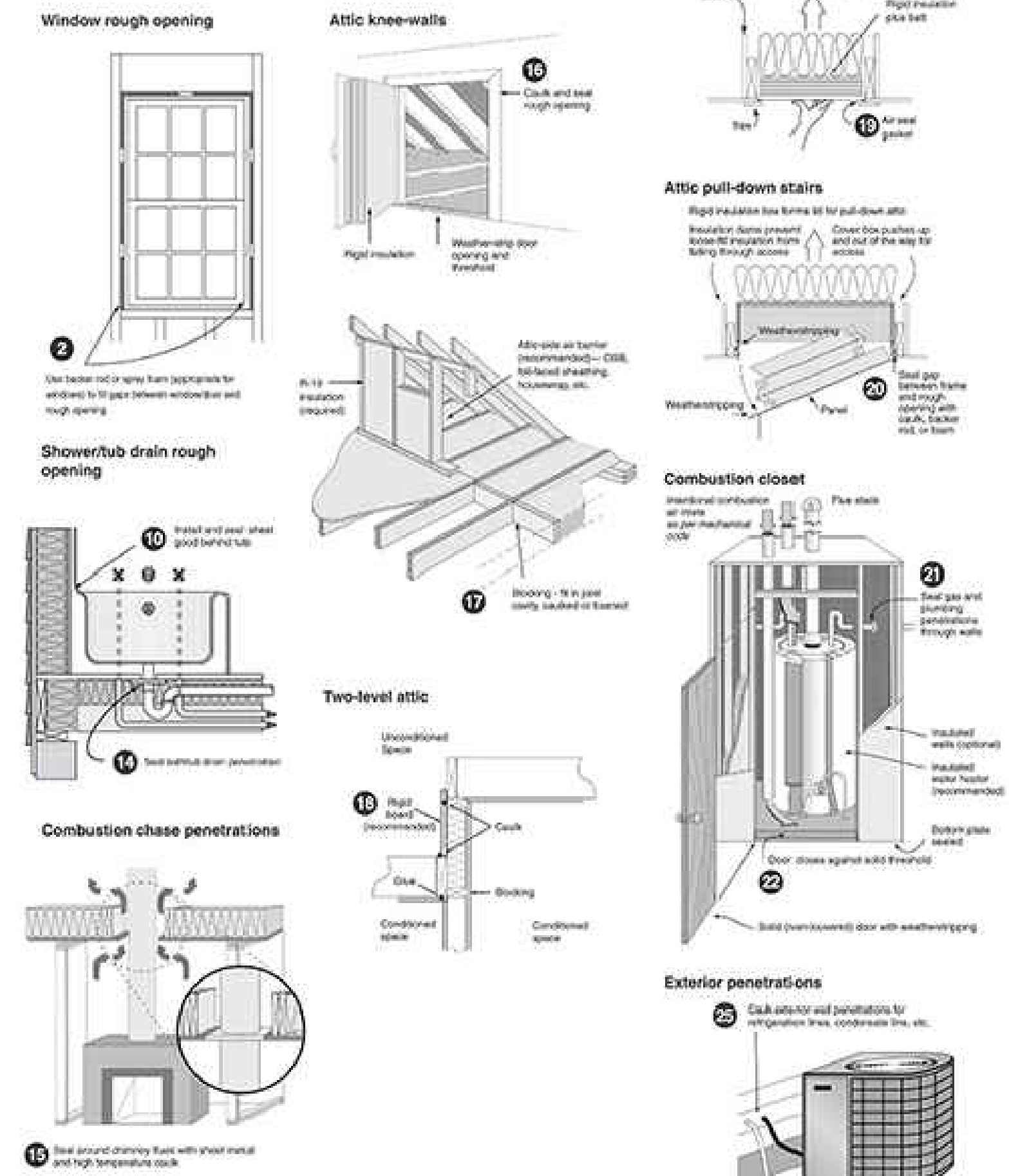
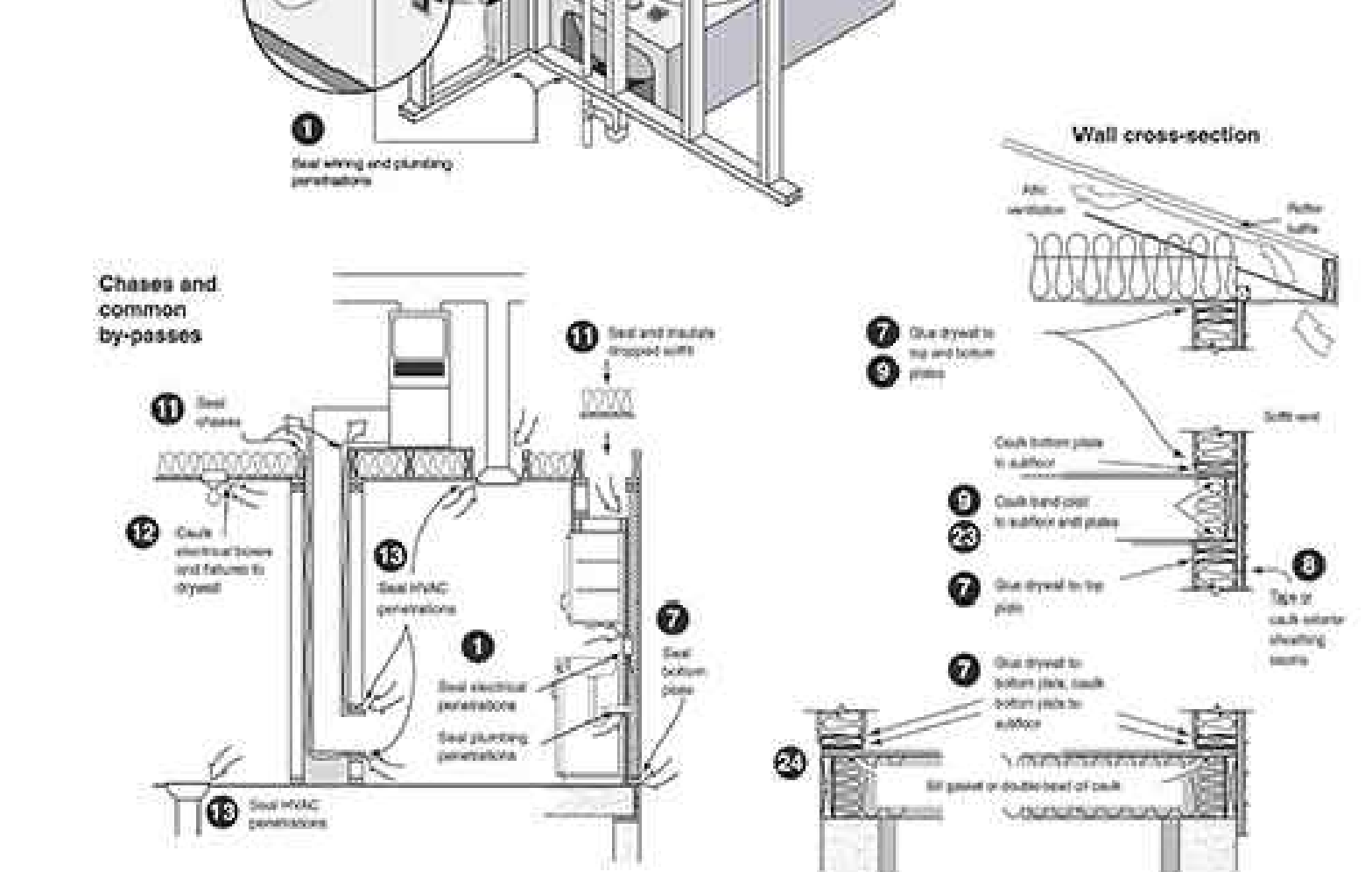
303.377.6322 | P
303.377.6326 | F
WWW.BOSSARCHITECTURE.COM

GENERAL NOTES

- ALL WORK SHALL BE DONE IN ACCORDANCE w/ THE 2021 IRC, ALL MINTURN AMENDMENTS TO THE CODE & ALL FEDERAL, STATE & LOCAL CODES & AGENCIES HAVING JURISDICTION. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR & RESPECTIVE SUB-CONTRACTORS TO BUILD TO SATISFY THESE CODES & CALL FOR ALL NECESSARY INSPECTIONS.
- CONTRACTOR SHALL VERIFY & COORDINATE ALL NEW & EXISTING CONDITIONS & DIMENSIONS @ JOB SITE FOR COMPARISON w/ DWG'S & SPECIFICATIONS PRIOR TO BIDDING & START OF & DURING CONSTRUCTION. IF ANY DISCREPANCIES, INCONSISTENCIES OR OMISSIONS ARE FOUND, THE ARCHITECT SHALL BE NOTIFIED, IN WRITING FOR CLARIFICATION PRIOR TO PROCEEDING w/ WORK.
- DO NOT SCALE DWG'S. CONTRACTOR SHALL RELY ON WRITTEN DIMENSIONS AS GIVEN. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT FOR CLARIFICATION. ALL DIMENSIONS SHALL BE FIELD VERIFIED BY CONTRACTOR & COORDINATED w/ ALL OF THE WORK OF ALL TRADES. IF DISCREPANCIES ARE FOUND, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING FOR CLARIFICATION BEFORE THE COMMENCEMENT OR RESUMPTION OF WORK.
- DIMENSIONS SHOWN ON FLOOR PLANS, SECTIONS, ELEVATION, & DETAILS ARE TO FACE OF WOOD FRAMING AND TO FINISH FACE OF, MASONRY, CONC. OR GRID LINES, UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS ON THE ARCHITECTURAL DRAWINGS LOCATING STRUCTURAL STEEL OR HEAVY TIMBER MEMBERS ARE TO CENTERLINE, UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL VERIFY ALL COLUMN COORDINATES & CHECK THEM AGAINST DIMENSIONS SHOWN ON PLANS & DETAILS. CONSTRUCTION MANAGER SHOULD BE NOTIFIED OF ANY DISCREPANCIES DURING STAKING.
- ABBREVIATIONS THROUGHOUT THE PLANS ARE THOSE IN COMMON USE. NOTIFY THE ARCHITECT OF ANY ABBREVIATIONS IN QUESTION.
- "V.I.F." OR "F.V." ON DWG'S REFERS TO FIELD VERIFICATION FOR CORRECT DIMENSIONS & CONDITIONS. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
OFCI – CONTRACTOR FURNISHED CONTRACTOR INSTALLED
OFCI – OWNER FURNISHED CONTRACTOR INSTALLED
OFOI – OWNER FURNISHED OWNER INSTALLED
- CONTRACTOR SHALL COORDINATE THE INSTALLATION OF THE VARIOUS TRADE ITEMS WITHIN THE SPACE ABOVE ALL CEILINGS (INCLUDE, BUT NOT LIMITED TO: STRUCT. MEMBERS, MECH. DUCTS & INSUL., LIGHT FIXTURES, CEILING SYSTEMS, & ANY SPECIAL STRUCT. SUPPORTS REQUIRED) & SHALL BE RESPONSIBLE FOR MAINTAINING THE FINISH CEILING HEIGHT ABOVE THE T.O. SUBFLOOR INDICATED IN THE WALL SECTIONS & THE REFLECTED CEILING PLANS. (CEILING HEIGHT DIMENSIONS ARE TO THE FINISH SURFACE OF CEILING).
- CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE LOCATION OF ALL WALL & CEILING FRAMING MEMBERS TO FACILITATE THE INSTALLATION OF ALL WALL & CEILING MOUNTED ELECT. & MECH. DEVICES, ETC. PER THE ARCHITECTS DWG'S. RE: INTERIOR ELEVATIONS, & REFLECTED CEILING PLANS FOR EXACT LOCATIONS OF DEVICES. IF NOT INDICATED, COORDINATE LOCATIONS w/ ARCHITECT PRIOR TO INSTALLATION.
- ACCESS PANELS SHALL BE PROVIDED & INSTALLED WHEREVER REQUIRED BY BLDG. CODE OR FOR THE PROPER OPERATION OR MAINTENANCE OF MECH. OR ELECT. EQUIPMENT, WHETHER OR NOT INDICATED ON THE DWG'S. CONTRACTOR SHALL COORDINATE SIZE, LOCATION, & TYPE OF ACCESS PANEL w/ OTHER CONTRACTORS' WORK & RECEIVE APPROVAL OF THE ARCHITECT. NO ACCESS PANEL SHALL BE LOCATED, FRAMED OR INSTALLED w/O THE EXPRESSED APPROVAL OF THE ARCHITECT. CLAD & PAINT PANELS TO MATCH ADJACENT FINISHED CONDITION (PROVIDE FOR INTEGRATED LOOK TO WALL OR CEILING ASSEMBLY BY ANY MEANS NECESSARY) OR AS APPROVED BY ARCHITECT.
- IN THE CASE OF A CONFLICT BETWEEN THE DWG'S & THE SPECIFICATIONS, SPECIFICATIONS SHALL TAKE PRECEDENCE. IN THE CASE OF A CONFLICT IN THE DWG'S & DETAILS, THE DWG'S w/ THE LARGER SCALE OR THE ASSEMBLY WHICH PRODUCES THE HIGHER QUALITY ASSEMBLY & FINISH SHALL TAKE PRECEDENCE. CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY CONFLICT BEFORE PROCEEDING w/ THE WORK.
- ALL DUCT PENETRATIONS THROUGH PARTITIONS & CEILING SHALL BE PROVIDED w/ THE NECESSARY FRAMES & BRACING AROUND THE OPENING.
- THE SPECIFICATIONS & ALL CONSULTANT DWG'S ARE SUPPLEMENTAL TO THE ARCHITECTURAL DWG'S. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE w/ THE ARCHITECTURAL DWG'S BEFORE THE INSTALLATION OF ANY OF THE CONSULTANTS' WORK & TO BRING ANY DISCREPANCIES OR CONFLICTS TO THE ARCHITECT'S ATTENTION IN WRITING, FOR CLARIFICATION. IMPROPERLY INSTALLED WORK SHALL BE CORRECTED BY THE GENERAL CONTRACTOR @ HIS/HER EXPENSE & @ NO EXPENSE TO THE ARCHITECT, HIS CONSULTANTS, OR THE OWNER.
- THE ARCHITECT SHALL BE CONSULTED IN ALL CASES WHERE CUTTING INTO AN EXISTING STRUCTURAL PORTION OF ANY BLDG. IS EITHER EXPEDIENT OR NECESSARY. PRIOR TO PROCEEDING w/ WORK, REINFORCEMENT &/OR SUPPORT SATISFACTORY TO ARCHITECTS & STRUCTURAL ENGINEER SHALL BE PROVIDED BY CONTRACTOR.
- TEMPORARY PEDESTRIAN PROTECTION SHALL BE PROVIDED AS REQUIRED BY LOCAL REGULATIONS & COUNTY CODE.
- FINAL CLEAN UP & DISPOSAL: REMOVE DEBRIS, RUBBISH & WASTE MATERIAL FROM THE OWNER'S PROPERTY TO A LAWFUL DISPOSAL AREA & PAY ALL HAULING & DUMPING COSTS. CONFORM TO PERTAINING FEDERAL STATE & LOCAL LAWS, REGULATIONS & ORDERS. UPON COMPLETION OF WORK, ALL CONSTRUCTION AREAS SHALL BE LEFT VACUUM-CLEAN & FREE FROM DEBRIS, CLEAN ALL DUST, DIRT, STAINS, HAND MARKS, PAINT SPOTS, DROPPINGS, & OTHER BLEMISHES.
- IF THE CONTRACTOR ASCERTAINS @ ANY TIME THAT REQUIREMENT OF THIS CONTRACT CONFLICT w/, OR ARE IN VIOLATION OF, APPLICABLE LAWS, CODES, REGULATIONS & ORDINANCES, HE/SHE SHALL NOT PROCEED w/ WORK IN QUESTION, EXCEPT @ HIS/HER OWN RISK, UNTIL THE ARCHITECT HAS BEEN NOTIFIED IN WRITING & WRITTEN DETERMINATION IS MADE BY THE ARCHITECT, WHERE COMPLETED OR PARTIALLY COMPLETED WORK IS DISCOVERED TO BE IN VIOLATION w/ APPLICABLE LAWS, CODES, REGULATIONS & ORDINANCES, CONTRACTOR SHALL BE REQUIRED TO REMOVE THAT WORK FROM THE PROJECT & REPLACE SUCH WORK w/ ALL NEW COMPLYING WORK @ NO ADDITIONAL COST TO THE OWNER OR ARCHITECT.
- ANY WORK INSTALLED IN CONFLICT w/ THE CONTRACT DOCUMENTS SHALL BE CORRECTED BY THE CONTRACTOR @ HIS/HER EXPENSE & @ NO ADDITIONAL EXPENSE TO THE OWNER, ARCHITECT, OR CONSULTANTS.
- STAIR ASSEMBLY:
HEADROOM 6'-8" MIN AND WIDTH 3'-0" MIN
THE MAXIMUM RISER HEIGHT SHALL BE 7-3/4". OPEN RISERS ARE PERMITTED PROVIDED THAT THE OPENING BETWEEN TREADS IS LESS THAN 4".
THE MINIMUM TREAD DEPTH SHALL BE 10".
HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH CONTINUOUS RUN OF TREADS OR HANDRAIL WITH 4 OR MORE RISERS. HANDRAIL HEIGHT SHALL NOT BE LESS THAN
34" AND NOT MORE THAN 38". HANDRAILS FOR STAIRWAYS SHALL BE CONTINUOUS FOR THE FULL LENGTH OF THE FLIGHT, FROM THE TOP TO THE BOTTOM RISER. HANDRAILS SHALL RETURN. HANDRAILS ADJACENT TO A WALL SHALL BE A SPACE OF NOT LESS THAN 1-1/2" FROM THE WALL TO THE HANDRAIL.
OPEN GUARDRAILS SHALL HAVE INTERMEDIATE RAILS OR ORNAMENTAL PATTERN SUCH THAT A SPHERE OF 4" OR MORE IN DIAMETER CANNOT PASS THROUGH. DOORS TO THE EXTERIOR SHALL HAVE A MAX 7-3/4" STEP TO A MINIMUM 36" DEEP LANDING, BUT THE DOOR MAY NOT SWING OVER THE LANDING.
PORCHES, BALCONIES OR RAISED FLOOR SURFACES MORE THAN 30" ABOVE THE FLOOR OR GRADE SHALL HAVE GUARD RAILS NOT LESS THAN 36" IN HEIGHT.

AIR SEALING DETAILS

- Flare and seal penetrations by plumbing and electrical
- Sublouver on outside or attic side
- Window and door rough openings
- Airtight, IC-rated recessed lights and electrical fixtures exposed to attic
- Exterior wall exhaust fan terminations
- Ceiling mounted bath fans, exhausters, etc.
- Bottom plate and trap plate
- Seams between rigid exterior sheathing
- Band area between foam, conditioned space and attic
- Garden tub on exterior wall
- Mechanical equipment and ductwork (chases in attics, crawlspaces)
- Ceiling/crawlspace electrical boxes
- Ceiling/crawlspace HVAC boots
- Shower and tub drain line
- Fireplace inserts
- Attic kneewall doors
- Joint between under attic kneewalls
- Transition between ceiling heights (e.g. 10' to 8')
- Attic scuttle holes
- Attic pull-down stairs
- Wall penetrations of mechanical combustion closets
- Thresholds at mechanical combustion closet doors
- Band joint exposed to exterior
- Band area exposed to unconditioned space (such as basement or garage)
- Exterior wall penetrations for refrigeration lines, condenser lines, etc.



2015 IECC COMPLIANCE NOTES

METHOD OF COMPLIANCE:

- PROJECT SHALL COMPLY w/ THE 2015 IECC RESIDENTIAL PROVISIONS AND THE 2015 IRC, CHAPTER 11
- ALL MANDATORY REQUIREMENTS IN IECC SECTIONS R401 THROUGH R404 AND IRC SECTIONS N101.14 THROUGH N104 SHALL BE MET
- COMPLIANCE SHALL BE SHOWN USING METHOD 1 PRESCRIPTIVE, IECC SECTION R401 THROUGH R404 AND IRC SECTION N101.14 THROUGH N104
- THE ENERGY COMPLIANCE SUBMITTAL SHALL INCLUDE:
 - METHOD OF COMPLIANCE: PRESCRIPTIVE
 - FOR BUILDING PLANS AND SECTIONS SHOWING THE BUILDING THERMAL ENVELOPE, RE: A.09
 - SEE ADJACENT NOTES SHOWING INSULATION VALUES
 - SEE PLAN AND WALL SECTION DETAIL KEY NOTES AND WALL ASSEMBLIES FOR MATERIALS
 - SEE ADJACENT NOTES SHOWING FENESTRATION VALUES
 - SEE ADJACENT AIR SEALING DETAILS
 - SEE ATTACHED ACCA MANUAL J CALCULATIONS
 - FOR HVAC EQUIPMENT SIZING AND INFORMATION.
- RESIDENTIAL ENERGY EFFICIENCY CERTIFICATE OF COMPLIANCE AS REQUIRED IN IECC SECTION R401.3 AND IRC SECTION N101.14, A PERMANENT CERTIFICATE SHALL BE COMPLETED BY THE BUILDER AND POSTED ON A WALL IN THE SPACE WHERE THE FURNACE IS LOCATED. THE CERTIFICATE MUST BE POSTED BY THE TIME OF THE PROJECT'S FINAL INSPECTION AND SHALL USE THE INCLUDED ENERGY COMPLIANCE CERTIFICATE FOR POSTING.
- BLOWER DOOR AND DUCT LEAKAGE TESTING RESULTS SHALL BE PERFORMED BY ENERGY LOGIC AND SUBMITTED AT THE TIME OF FINAL INSPECTION.

PLEASE NOTE: IN ADDITION TO THE AIR SEALING DETAILS SHOWN ON SHEET A0.8, THE FOLLOWING CONSTRUCTION METHODS SHALL BE EMPLOYED WHERE APPLICABLE TO COMPLY w/ THE REQUIREMENTS OF IECC R402.1.1 AND R402.2.1:

- 2 OR 3 STUD INSULATED CORNERS
- LADDER BLOCKING WHERE INTERIOR WALLS MEET EXTERIOR WALLS TO FULLY INSULATE THEM
- INSULATED HEADERS
- SEALING THE DRYWALL TO THE TOP PLATE ADJACENT TO THE VENTILATED ATTIC
- RAFTER FRAMING AND BLOCKING TO ENSURE THAT INSULATION CAN FULLY COVER THE TOP PLATE

INSULATION AND FENESTRATION COMPONENTS TO COMPLY WITH N102.1.2

TABLE BELOW FROM 2015 IECC TABLE R402.1.2 (AS AMENDED BY CITY OF ASPEN ORDINANCE 40, 2016)

CLIMATE ZONE	FENESTRATION U-FACTOR	SKYLIGHT U-FACTOR	GLAZED FENESTRATION SHGC	CEILING R-VALUE
7	0.28	0.55	NR	4.9
WOOD FRAMED WALL R-VALUE	MASS WALL R-VALUE	FLOOR R-VALUE	BASEMENT WALL R-VALUE	
20-5 OR 13-10	19/21	38 OR R-19 MIN.	15/19	
SLAB R-VALUE & DEPTH	CRAWL SPACE WALL R-VALUE			
4, 4 FT	15/19			

AIR BARRIER & INSULATION INSTALLATION

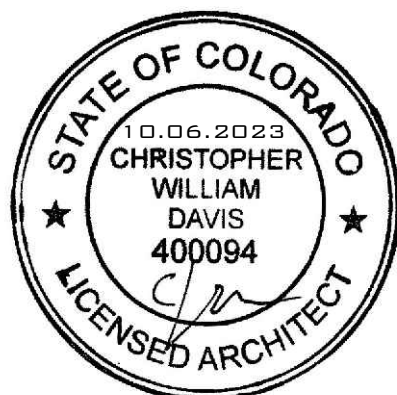
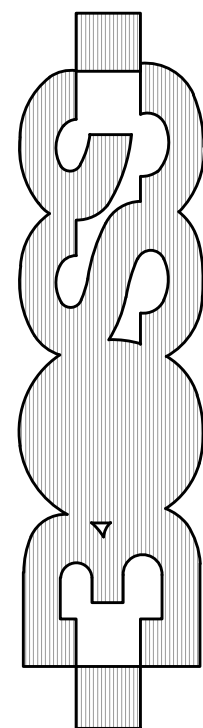
THE COMPONENTS OF THE BUILDING THERMAL ENVELOPE SHALL BE INSTALLED IN ACCORDANCE w/ THE MANUFACTURER'S INSTRUCTIONS AND THE CRITERIA LISTED IN IECC TABLE R402.4.1.1, AS ENUMERATED BELOW, WHETHER OR NOT INDICATED ON THE DRAWINGS:

COMPONENT	AIR BARRIER CRITERIA	INSULATION INSTALLATION CRITERIA
GENERAL REQUIREMENTS	A CONTINUOUS AIR BARRIER SHALL BE INSTALLED IN THE BUILDING ENVELOPE. THE EXTERIOR THERMAL ENVELOPE CONTAINS A CONTINUOUS AIR BARRIER.	AIR-PERMEABLE INSULATION SHALL NOT BE USED AS A SEALING MATERIAL.
CEILINGS/ATTIC	THE AIR BARRIER IN ANY DROPPED CEILING/SOFFIT SHALL BE ALIGNED w/ THE INSULATION & ANY GAPS IN THE AIR BARRIER SHALL BE SEALED. ACCESS OPENINGS, DROP DOWN STAIRS, OR KNEE WALL DOORS TO UNCONDITIONED ATTIC SPACES SHALL BE SEALED.	THE INSULATION IN ANY DROPPED CEILING/SOFFIT SHALL BE ALIGNED w/ THE AIR BARRIER.
WALLS	THE JUNCTION OF THE FOUNDATION & SILL PLATE SHALL BE SEALED. THE JUNCTION OF THE TOP PLATE & THE TOP OF EXTERIOR WALLS SHALL BE SEALED. KNEE WALLS SHALL BE SEALED.	CAVITIES WITHIN CORNERS & HEADERS OF FRAME WALLS SHALL BE INSULATED BY COMPLETELY FILLING THE CAVITY w/ A MATERIAL HAVING A THERMAL RESISTANCE OF R-3 PER INCH MINIMUM. EXTERIOR THERMAL ENVELOPE INSULATION FOR FRAMED WALLS SHALL BE INSTALLED IN SUBSTANTIAL CONTACT & CONTINUOUS ALIGNMENT w/ THE AIR BARRIER.
WINDOWS, SKYLIGHTS, & DOORS	THE SPACE BETWEEN WINDOW/DOOR JAMBS & FRAMING, & SKYLIGHTS & FRAMING SHALL BE SEALED.	
RIM JOISTS	RIM JOISTS SHALL INCLUDE THE AIR BARRIER.	RIM JOISTS SHALL BE INSULATED. 2" CLOSED CELL SPRAY FOAM & R12 BATT
FLOORS (INCLUDING CANTILEVERED FLOORS)	THE AIR BARRIER SHALL BE INSTALLED AT ANY EXPOSED EDGE OF INSULATION.	FLOOR FRAMING CAVITY INSULATION SHALL BE INSTALLED TO MAINTAIN PERMANENT CONTACT w/ THE UNDERSIDE OF SUBFLOOR DECKING, OR FLOOR FRAMING CAVITY INSULATIONS SHALL BE PERMITTED TO BE IN CONTACT w/ THE TOP SIDE OF SHEATHING, OR CONTINUOUS INSULATION INSTALLED ON THE UNDERSIDE OF FLOOR FRAMING & EXTENDS FROM ONE PERIMETER FLOOR FRAMING MEMBERS.
CRAWL SPACE WALLS	EXPOSED EARTH IN UNVENTED CRAWL SPACES SHALL BE COVERED w/ A CLASS 1 VAPOR RETARDER w/ OVERLAPPING JOINTS TAPED.	WHERE PROVIDED INSTEAD OF FLOOR INSULATION, INSULATION SHALL BE PERMANENTLY ATTACHED TO THE CRAWLSPACE WALLS.
SHAFTS, PENETRATIONS	DUCT SHAFTS, UTILITY PENETRATIONS, & FLUE SHAFTS OPENING TO EXTERIOR OR UNCONDITIONED SPACE SHALL BE SEALED.	
NARROW CAVITIES		BATTS IN NARROW CAVITIES SHALL BE CUT TO FIT, OR NARROW CAVITIES SHALL BE FILLED BY INSULATION THAT ON INSTALLATION READILY CONFORMS TO THE AVAILABLE CAVITY SPACE.
GARAGE SEPARATION	AIR SEALING SHALL BE PROVIDED BETWEEN THE GARAGE & CONDITIONED SPACES.	
RECESSED LIGHTING	RECESSED LIGHT FIXTURES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO THE DRYWALL.	RECESSED LIGHT FIXTURES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE AIR TIGHT & IC RATED.
PLUMBING & WIRING		BATT INSULATION SHALL BE CUT NEATLY TO FIT AROUND WIRING & PLUMBING IN EXTERIOR WALLS, OR INSULATION THAT ON INSTALLATION READILY CONFORMS TO AVAILABLE SPACE SHALL EXTEND BEHIND PIPING & WIRING.
SHOWER/TUB ON EXTERIOR WALL	THE AIR BARRIER INSTALLED AT EXTERIOR WALLS ADJACENT TO SHOWERS & TUBS SHALL SEPARATE THEM FROM THE SHOWERS & TUBS.	EXTERIOR WALLS ADJACENT TO SHOWERS & TUBS SHALL BE INSULATED
ELECTRICAL/PHONE BOX ON EXTERIOR WALLS	THE AIR BARRIER SHALL BE INSTALLED BEHIND ELECTRICAL OR COMMUNICATION BOXES OR AIR-SEALED BOXES SHALL BE INSTALLED.	THE AIR BARRIER SHALL BE INSTALLED BEHIND ELECTRICAL OR COMMUNICATION BOXES OR AIR-SEALED BOXES SHALL BE INSTALLED.
HVAC REGISTER BOOTS	HVAC REGISTER BOOTS THAT PENETRATE THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO THE SUBFLOOR OR DRYWALL.	HVAC REGISTER BOOTS THAT PENETRATE THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO THE SUBFLOOR OR DRYWALL.
CONCEALED SPRINKLERS	WHEN REQUIRED TO BE SEALED, CONCEALED FIRE SPRINKLERS SHALL ONLY BE SEALED IN A MANNER THAT IS RECOMMENDED BY THE MANUFACTURER. CAULKING OR OTHER ADHESIVE SEALANTS SHALL NOT BE USED TO FILL VOIDS BETWEEN FIRE SPRINKLER COVER PLATES &	WHEN REQUIRED TO BE SEALED, CONCEALED FIRE SPRINKLERS SHALL ONLY BE SEALED IN A MANNER THAT IS RECOMMENDED BY THE MANUFACTURER. CAULKING OR OTHER ADHESIVE SEALANTS SHALL NOT BE USED TO FILL VOIDS BETWEEN FIRE SPRINKLER COVER

2021 IECC COMPLIANCE NOTES

INSULATION & R-VALUES				
CEILING / ROOF	R-60 MIN.	9" CLOSED CELL SPRAY FOAM @ R-6.7/IN. = R-60.3 TOTAL INSULATION R VALUE: 60.3		
EXTERIOR WOOD FRAME WALLS	R-30 MIN. R-20-5ci R-13-10ci R-0-20ci	1.25" ROCKWOOL COMFORTBOARD 80, (CONTINUOUS EXTERIOR INSUL.) = @ R-4.2/IN. = R-5.25 ON WRB + AB w/ DENSE PACKED CELLULOSE CAVITY INSULATION. FULL HEIGHT OF WALL, TYP. 5.5" CAVITY DEPTH @ R-4/IN = R-22 w/ CLASS II VAPOR RETARDER ON INTERIOR SIDE OF WALL TO COMPLY WITH R702.7, TOTAL INSULATION R VALUE: R-27.25		
BASEMENT WALLS	R-19 MIN. R-0-15ci R-13-5ci	R19 (5.5" THICK) BATT INSULATION		
SLAB	R-0-10ci MIN.	2" RIGID INSULATION UNDER SLABS ON GRADE OR LESS THAN 48" BELOW GRADE 1" RIGID INSULATION PROVIDED AT ALL OTHER SLABS		
FENESTRATION U VALUES				
WINDOWS	U-.30	PELLA ARCHITECT SERIES CONTEMPORARY ALUMINUM CLAD WOOD WINDOWS & DOORS, DUAL-PANE INSULATED GLAZING, SUN DEFENSE LOW-E IG, PEL-N-30-12330-00002		
MULTI-SLIDE WINDOW	U-.30	PELLA ARCHITECT SERIES CONTEMPORARY ALUMINUM CLAD WOOD MULTI-SLIDE, DUAL PANE INSULATED GLAZING, ADVANCEDCOMFORT LOW-E IG, PEL-N-250-00524-00001		
DOORS (PATIO)	U-.30	PELLA ARCHITECT SERIES CONTEMPORARY ALUMINUM CLAD WOOD SWING DOOR, DUAL-PANE GLAZING, E LOW-E IG, PEL-N-212-02765-00001		
SKYLIGHTS SKYLIGHTS	U-.55 U-.55	VELUX FCM SKYLIGHT, TEMPERED OVER HEAT LAMINTED HEAT STRENGTHENED 0.02 Loe3, ARGON FILLED IGU DALYITE DOME, FIBERGLASS SELF FLASHING CURB, CR-96, DOUBLE BRONZE OVER CLEAR ACRYLIC GLAZING		

- ALL HVAC DUCTWORK IS LOCATED WITHIN THE THERMAL ENVELOPE AND THEREFORE DOES NOT REQUIRE INSULATION
- ALL INTERIOR PARTITION WALLS SHALL BE FILLED w/ ACOUSTIC BATT INSULATION (TYP.)
- ALL FLOOR / CEILING CAVITIES SHALL BE FILLED w/ ACOUSTIC BATT INSULATION (TYP.)
- ALL FRAME WALLS TO RECEIVE CLASS II VAPOR RETARDER ON INTERIOR SIDE TO COMPLY WITH R702.7
- IN ADDITION TO SECTION N102.1, INSULATION FOR ENVELOPE ASSEMBLIES SHALL COMPLY WITH SECTIONS N102.2.1 THROUGH N102.2.13 AS REQUIRED FOR EACH INDIVIDUAL ENVELOPE ASSEMBLY TYPE.
- IN ADDITION TO SECTION N102.1 FENESTRATION SHALL COMPLY WITH SECTIONS N102.3.1 THROUGH N102.3.5
- PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE CONTROLLED WITH EITHER A DIMMER, AN OCCUPANT SENSOR CONTROL OR OTHER CONTROL THAT IS INSTALLED OR BUILT INTO THE FIXTURE
- LIGHTING CONTROL SHALL NOT BE REQUIRED FOR THE FOLLOWING: BATHROOMS, HALLWAYS, EXTERIOR LIGHTING FIXTURES, LIGHTING FOR SAFETY
- WHERE TOTAL PERMANENTLY INSTALLED EXTERIOR LIGHTING POWER IS GREATER THAN 30 WATTS, THE PERMANENTLY INSTALLED EXTERIOR LIGHTING SHALL COMPLY WITH THE FOLLOWING:
 - LIGHTING SHALL BE CONTROLLED BY A MANUAL ON AND OFF SWITCH WHICH PERMITS AUTOMATIC SHUT-OFF ACTIONS.
 - LIGHTING SHALL BE AUTOMATICALLY SHUT OFF WHEN DAYLIGHT IS PRESENT AND SATISFIES THE LIGHTING NEEDS
 - CONTROLS THAT OVERRIDE AUTOMATIC SHUT-OFF ACTIONS SHALL NOT BE ALLOWED UNLESS THE OVERRIDE AUTOMATICALLY RETURNS AUTOMATIC CONTROL TO ITS NORMAL OPERATION WITHIN 24 HOURS.



OWNERS:
ADAM AND LAINE MINNICK
LOCATION:
1010 TWO ELK LANE
MINTURN, COLORADO 81645

2023 DESIGN REVIEW

GENERAL NOTES
AND ASSEMBLIES

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0.1



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JULIE M. STOXEN
P.O. BOX 1550
VAIL, CO 81658

PARCEL #210336310001
JOHN & CAROLINE OSBORNE
3454 NEWARK ST NW
WASHINGTON DC 20016

PARCEL #210336310006
JOHN & CAROLINE OSBORNE
3454 NEWARK ST NW
WASHINGTON DC 20016



EAGLE RIVER

PARCEL #210336310003
1010 TWO ELK LANE
MINTURN, CO 81645

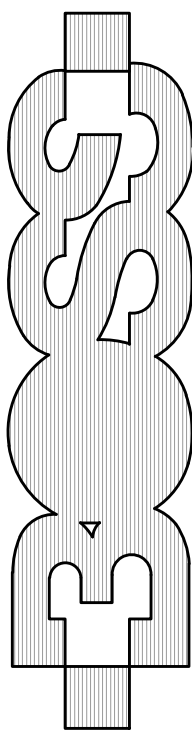
PARCEL #210336310005
ADAM & ELENI MINNICK
452 LEYDEN ST
DENVER CO 80220

HIGHWAY 24

CROSS CREEK

CROSS CREEK ROAD

1  VICINITY MAP
NOT TO SCALE



OWNERS:
ADAM AND LAINIE MINNICK
LOCATION:
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MINTURN, COLORADO 81645

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VICINITY MAP

.CHRISTOPHER.DAVIS
.KEVIN .STEPHENSON
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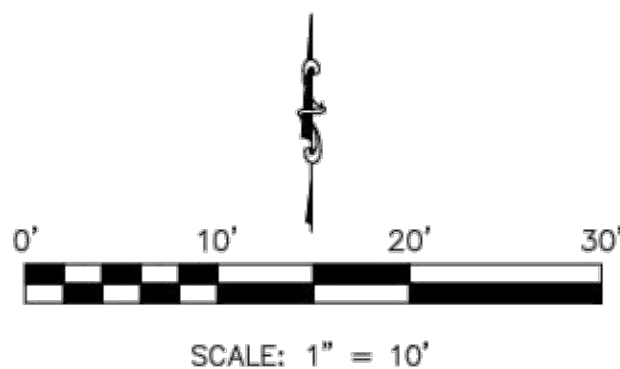
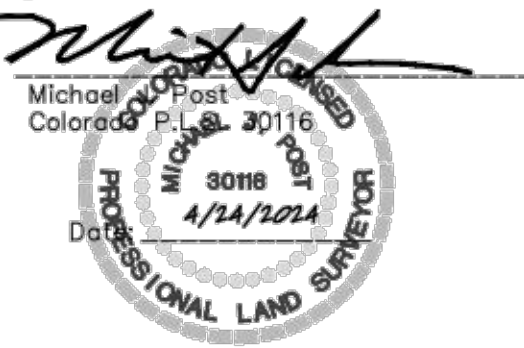
SURVEYORS CERTIFICATE:

Certified to: ADAM & ELINI MINNICK 452 LEYDEN ST., DENVER CO. 80220-5954
I, Michael J. Post, a registered Professional Land Surveyor in the State of Colorado, do hereby certify that on 12/9/2023 this Improvement Survey Plat was performed under my supervision and that dimensions accurately represent said survey.



SURVEYOR'S CERTIFICATE

I, Michael J. Post, a Professional Land Surveyor registered under the laws of the State of Colorado, do hereby certify that this topographic survey was made by me and under my supervision, and that the survey is accurate and correct to the best of my knowledge.



NOTES:

- 1) DATE OF SURVEY: 10/27/2022.
UPDATED / ISP: 12/11/2023.
- 2) LAND TITLE GUARANTEE CO. POLICY NO. 0X50060962.4420922 DATED 4/5/2021 WAS RELIED UPON FOR ALL TITLE AND EASEMENT INFORMATION.
- 3) NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
- 4) THIS SURVEY AND THE INFORMATION CONTAINED HEREON IS THE PROPERTY OF EAGLE VALLEY SURVEYING, INC. AND IS INTENDED FOR THE SOLE USE OF THE ORIGINAL CLIENT ONLY. ANY USE OF OR TRANSFER TO OTHERS IS PROHIBITED.
- 5) BASIS OF BEARINGS: MONUMENTS FOUND MARKING THE WEST CORNER LOT 1 AND SOUTH CORNER LOT 3W, (SEE DRAWING).
- 6) CURRENTLY NO BUILDINGS ON LOT.
- 7) 0.5' OF SNOW ON LOT AT TIME OF SURVEY; SOME FEATURES MAY EXIST BENEATH SNOW THAT ARE NOT SHOWN ON THIS DRAWING.
- 8) BASIS OF ELEVATION: USGS NAVD 88 BM 004 EAGLE COUNTY SURVEY CONTROL 1988 EL=8115.0'
- 9) 1' CONTOUR INTERVAL.
- 10) 1/2" REBAR & 1 1/2" ALUMINUM CAP LS #30116 WAS SET AT ALL CORNERS OF LOT 2 EXCEPT WHERE INDICATED.
- 11) THE U.S. SURVEY FOOT IS THE LINEAL UNIT USED FOR THE DIMENSIONS ON THIS PLAT.
- 12) THIS PROPERTY DOES NOT LIE WITHIN ANY 100 YEAR FLOOD PLAIN.

- DENOTES DECIDUOUS TREE W/ APPROX. 0.3' TRUNK DIAMETER
● DENOTES CONIFEROUS TREE W/ APPROX. 0.3' TRUNK DIAMETER

LEGAL DESCRIPTION:

LOT 2, CROSS CREEK PLACE, ACCORDING TO THE FINAL PLAT RECORDED 9/21/2016 UNDER RECEPTION NO. 201615366, COUNTY OF EAGLE, STATE OF COLORADO.

EAGLE VALLEY SURVEYING, INC.

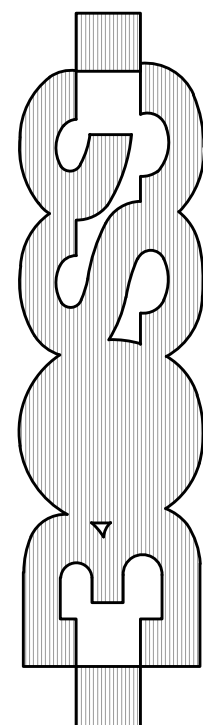
41199 HIGHWAY 6 & 24, EAGLE-VAIL
P.O. BOX 1230
EDWARDS, CO. 81632
(970)848-1406

3518-T-ISP-L2-2023-24 DATE: 3/2024
DRN. BY: M. POST PAGE: 1 OF 1

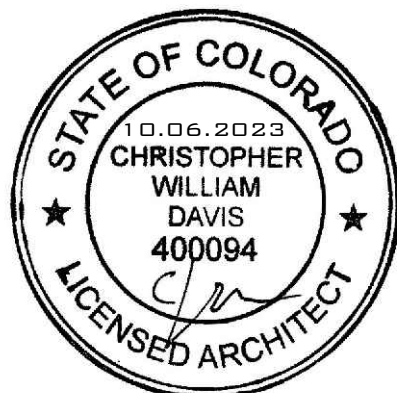
JOB No. 3518

TOPOGRAPHIC SURVEY
IMPROVEMENT SURVEY PLAT
LOT 2, CROSS CREEK PLACE
TOWN OF MINTURN, EAGLE COUNTY, COLORADO

1 SURVEY
1/4" : 1'



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KEVIN STEPHENSON



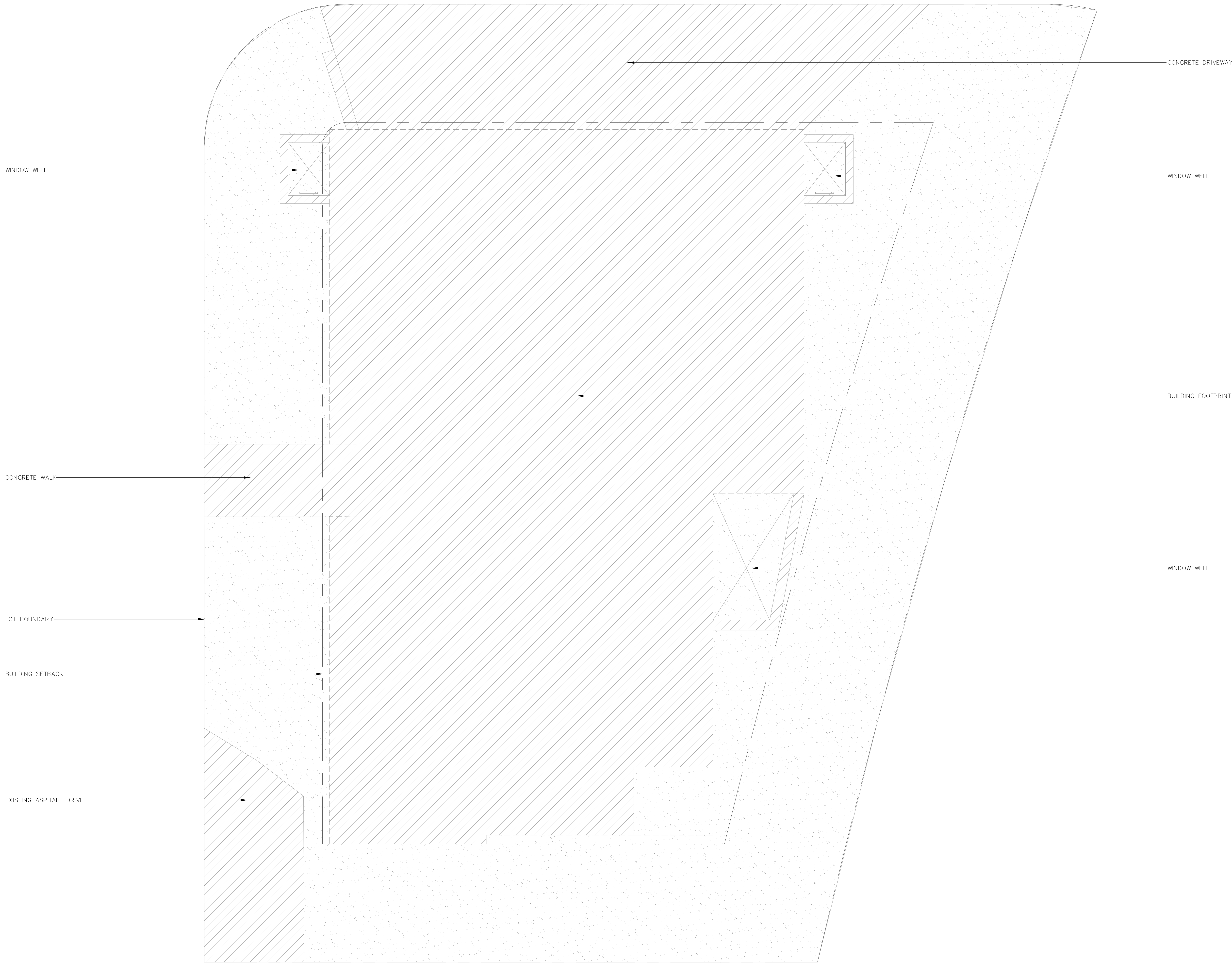
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ADAM AND LAINIE MINNICK
LOCATION:
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2023 DESIGN REVIEW

2024 (REVISION.02)

SURVEY

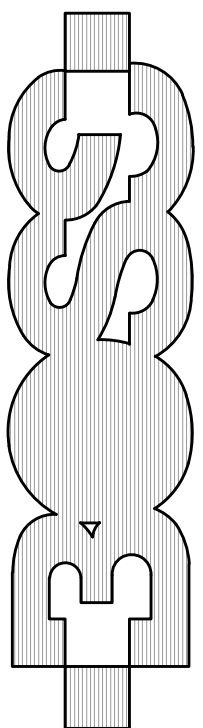
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LOT COVERAGE.SQ. FT.		
LOT COVERAGE		
LOT SIZE	5,068 SF (.11 ACRES)	
ALLOWABLE	2,534 SF (50%)	
PROPOSED	2,355 SF (46%)	
IMPERVIOUS		
ALLOWABLE	3,040.8 SF (60%)	
PROPOSED	2,218.57 SF	
BUILDING	701.1 SF	
SITE ELEMENTS		
TOTAL	2,919.67 SF (57.6%)	
PERVIOUS		
ALLOWABLE	NO MAX	
PROPOSED	2,205.9 SF (43%)	

PLAN.MATERIALS

	IMPERVIOUS SURFACE
	PERVIOUS SURFACE



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1/2 | 2023 DESIGN REVIEW

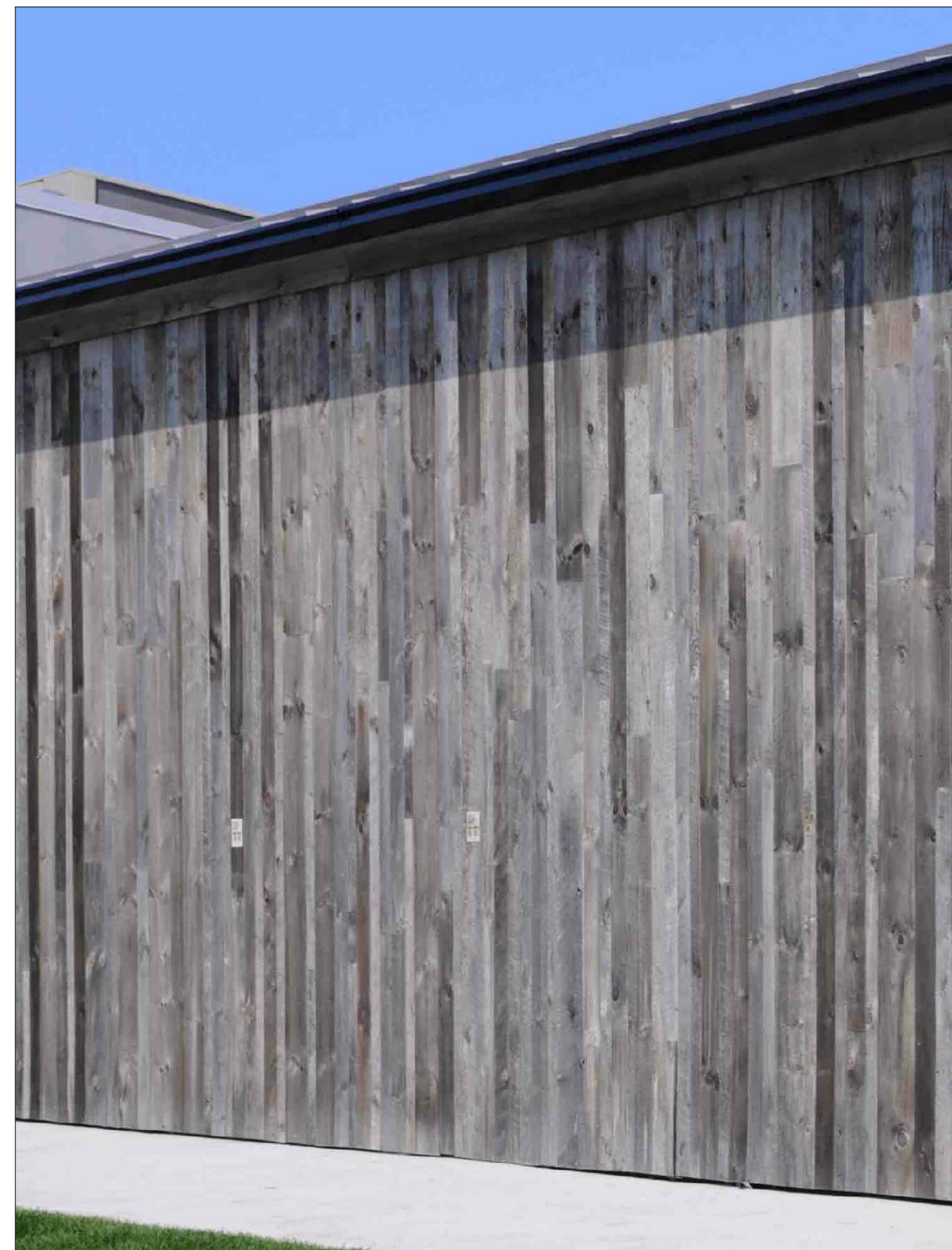
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LOT COVERAGE DIAGRAM

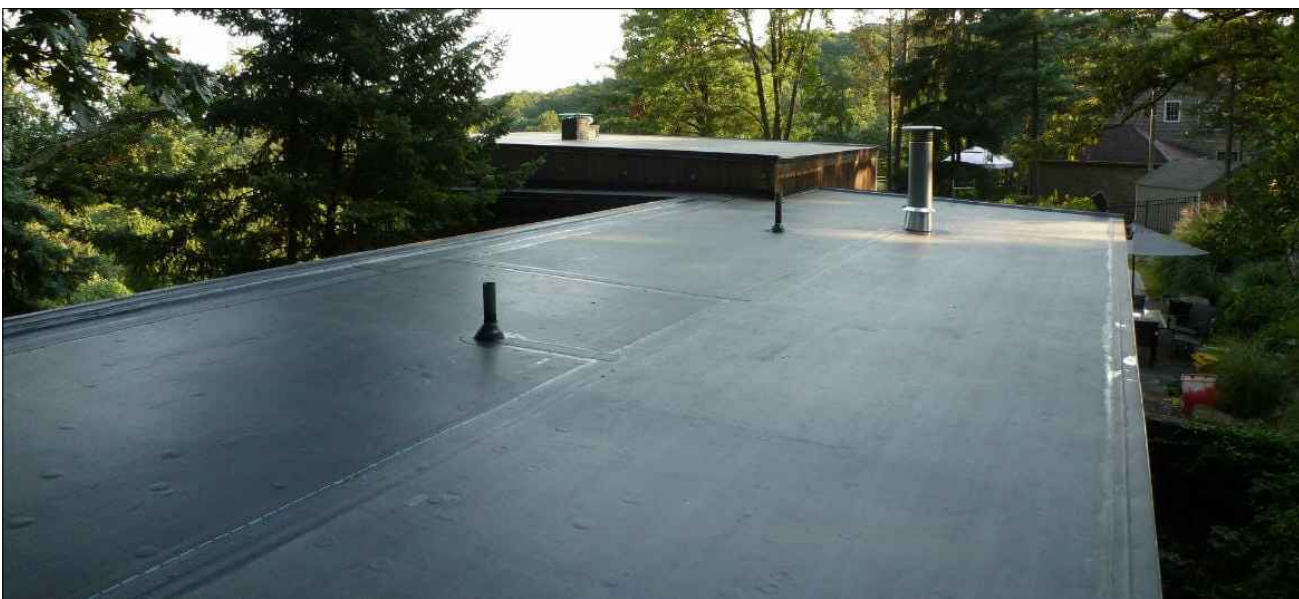
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BLACKENED STEEL.
TO BE USED AT GARAGE DOOR, FLASHING,
MULLION CAPS, AND COLUMNS.



RECLAIMED BARNWOOD SIDING, ALLOWED TO
AGE AND WEATHER NATURALLY.
TO BE USED AT ALL EXTERIOR FRAMED
WALLS.



ROOF MATERIAL
BLACK EPDM ROOFING MEMBRANE
ON ALL ROOFS



PLASTER WALLS.
TO BE USED AT INTERIOR ON ALL FRAMED WALLS



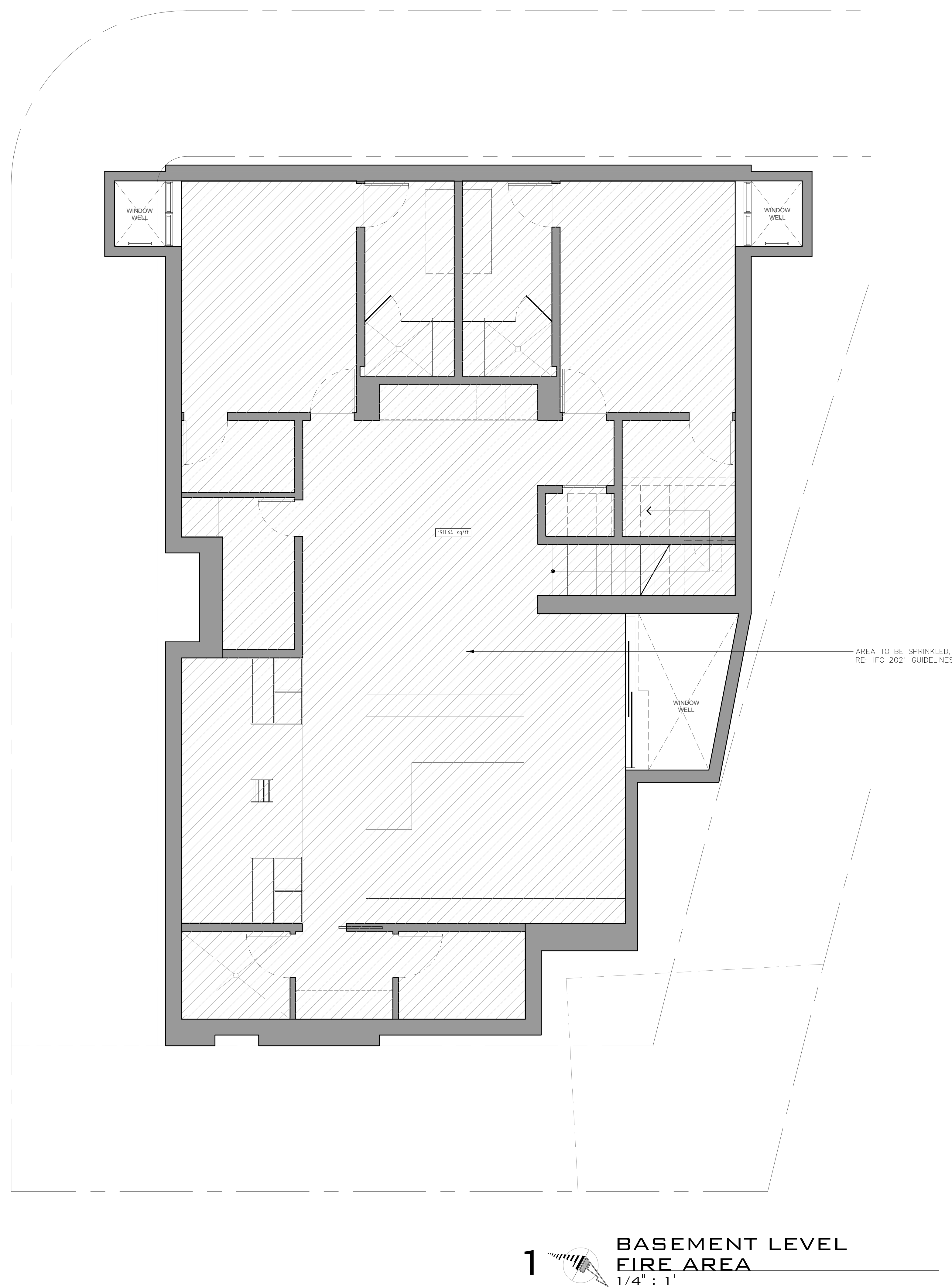
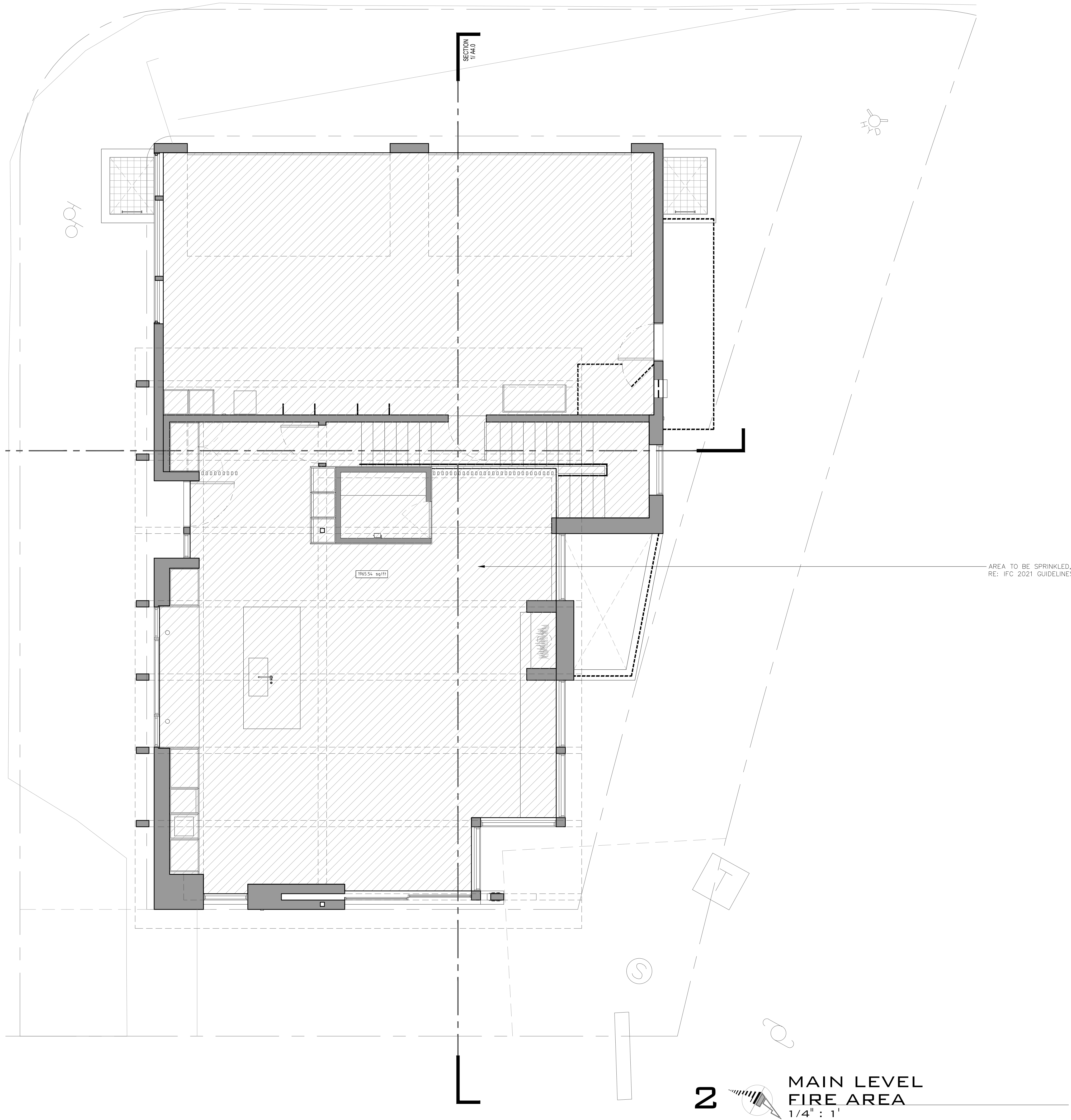
HEAVY TIMBERS WITH STEEL PLATES AND BOLTS



BURNISHED CONCRETE FLOORING.
TO BE USED ON ALL FLOORS AS FINISH
MATERIAL.



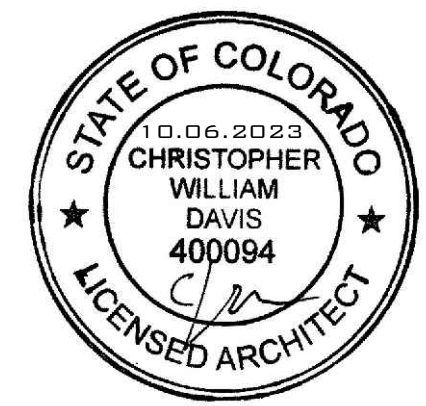
NATIVE LANDSCAPE.
NATIVE GRASS SEED MIX
AND GRANITE BOULDERS FOUND DURING EXCAVATION
TO BE USED AS LANDSCAPE ELEMENTS.



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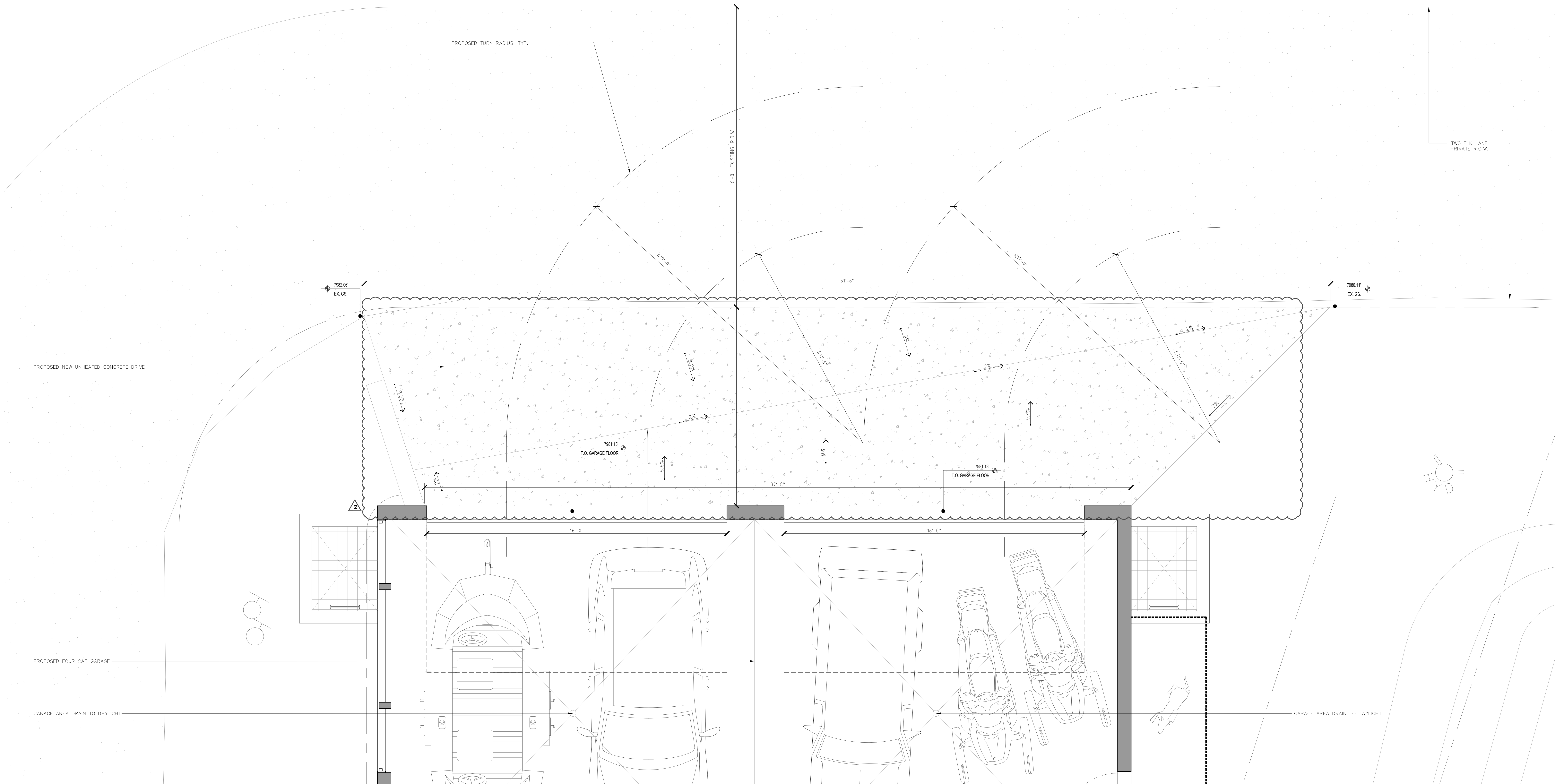
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12 | 2023 DESIGN REVIEW

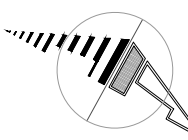
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FIRE PROTECTION PLAN

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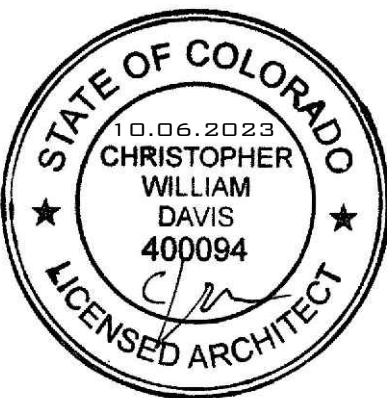
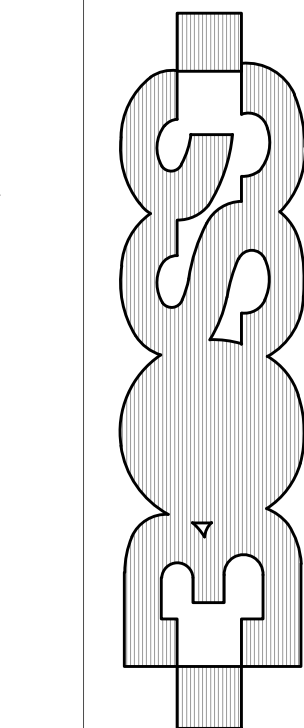


1



DRIVEWAY AND PARKING DIAGRAM

1/2" : 1'



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1/24/2023 DESIGN REVIEW
1/24/2024 (REVISION.01)
2/24/2024 (REVISION.02)

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DRIVEWAY DIAGRAM

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PLAN NOTES

VERIFY ALL DIMENSIONS IN FIELD.

REFER TO SHEET A0.1 FOR THE FOLLOWING INFORMATION:

- GENERAL NOTES

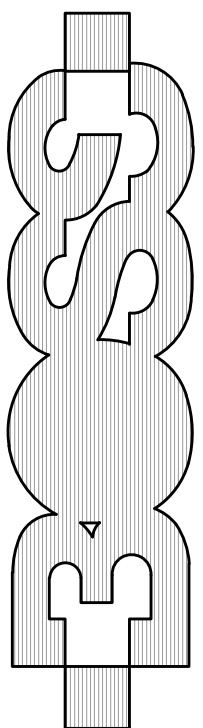
SUBMIT SAMPLES OF ALL MATERIALS FOR APPROVAL.

REPLACE 5/8" GYP. BD. WITH 5/8" 'GREEN BOARD'
Ⓢ ALL BATHROOMS & WET LOCATIONS, (NOT TO RECEIVE TILE).

REPLACE 5/8" GYP. BD. WITH 5/8" 'CEMENTITIOUS TILE BACKER BOARD'
Ⓢ ALL LOCATIONS TO RECEIVE TILE.

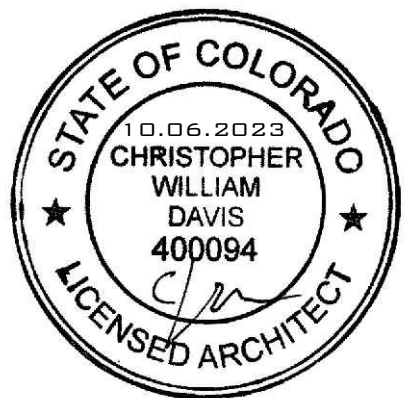
ALL ELEVATIONS ARE RELATIVE TO T.O. FIN FLOOR 100'-0"
(FINISH FLOOR 100'-0" = 7985.38' RELATIVE TO
SURVEYED PROJECT BENCHMARK, RECIVIL)

CONTRACTOR TO VERIFY ASSEMBLY THICKNESSES,
AND ADJUST FRAMING AS REQUIRED TO ACHIEVE INTENDED FINISH ALIGNMENTS.



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KEVIN STEPHENSON

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12/23 | 2023 DESIGN REVIEW

BASEMENT LEVEL
DIMENSIONED PLAN

TWO.ELK

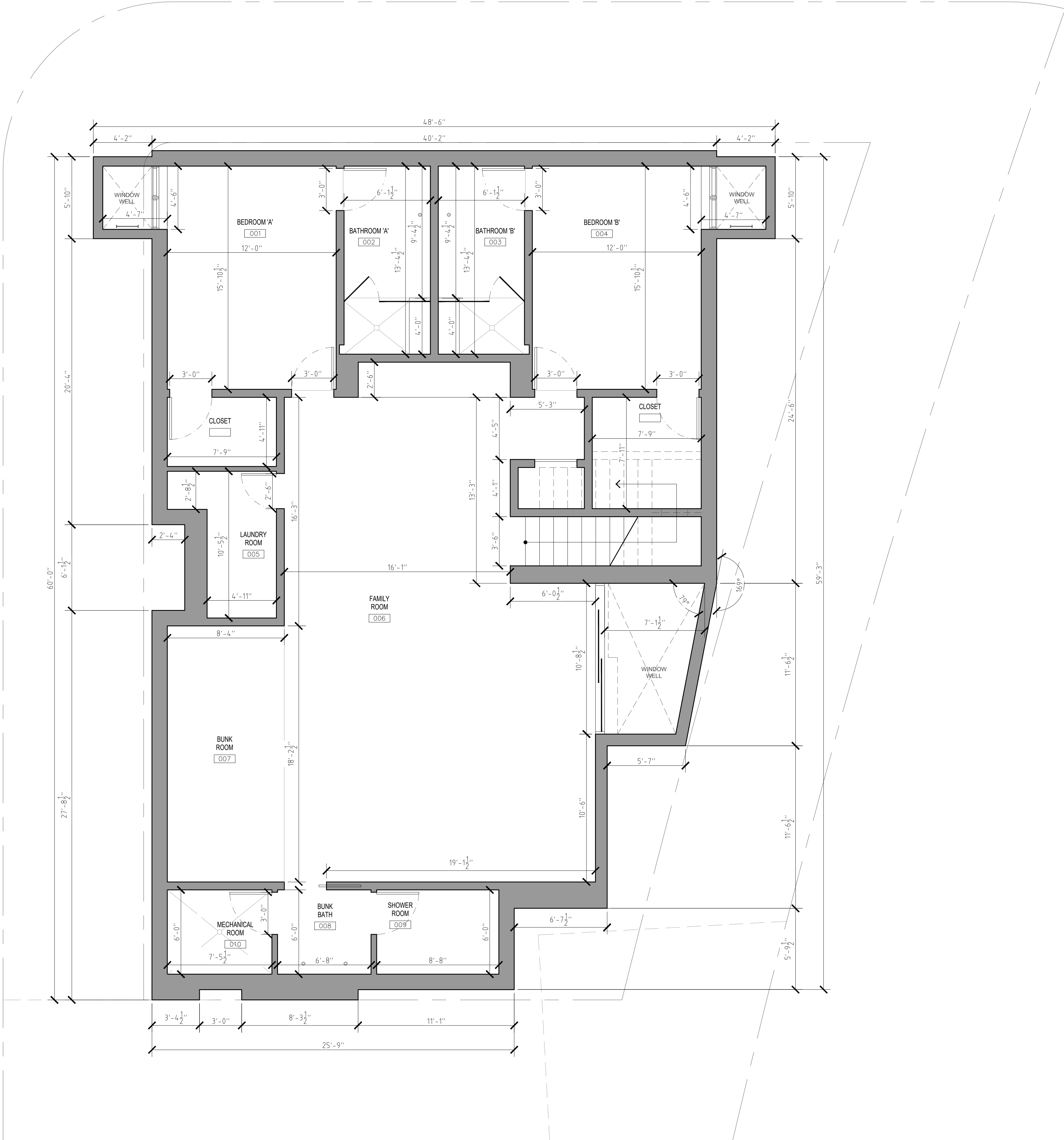
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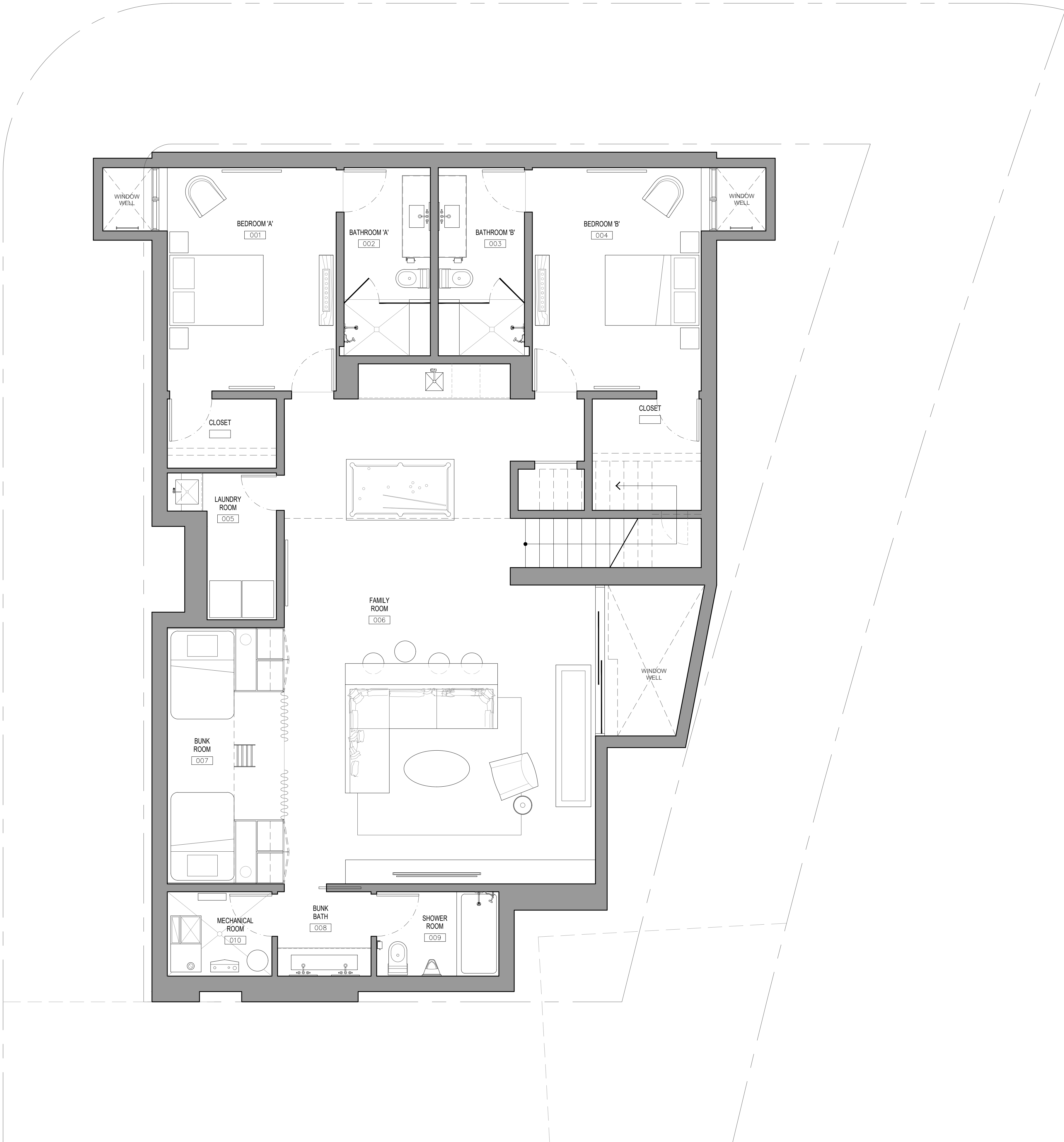
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1

BASEMENT LEVEL
DIMENSIONED PLAN
1/4" = 1'





PLAN NOTES

VERIFY ALL DIMENSIONS IN FIELD.

REFER TO SHEET A0.1 FOR THE FOLLOWING INFORMATION:

- GENERAL NOTES

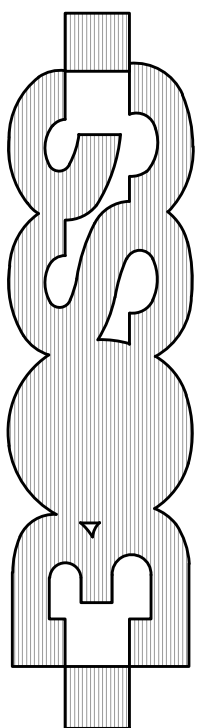
SUBMIT SAMPLES OF ALL MATERIALS FOR APPROVAL.

REPLACE 5/8" GYP. BD. WITH 5/8" 'GREEN BOARD'
@ ALL BATHROOMS & WET LOCATIONS, (NOT TO RECEIVE TILE).

REPLACE 5/8" GYP. BD. WITH 5/8" 'CEMENTITIOUS TILE BACKER BOARD'
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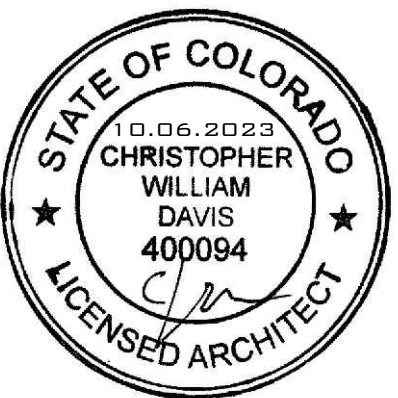
ALL ELEVATIONS ARE RELATIVE TO T.O. FIN FLOOR 100'-0"
(FINISH FLOOR 100'-0" = 7985.38' RELATIVE TO
SURVEYED PROJECT BENCHMARK, RE-CIVIL)

CONTRACTOR TO VERIFY ASSEMBLY THICKNESSES,
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BASEMENT LEVEL
FINISH PLAN

TWO.ELK

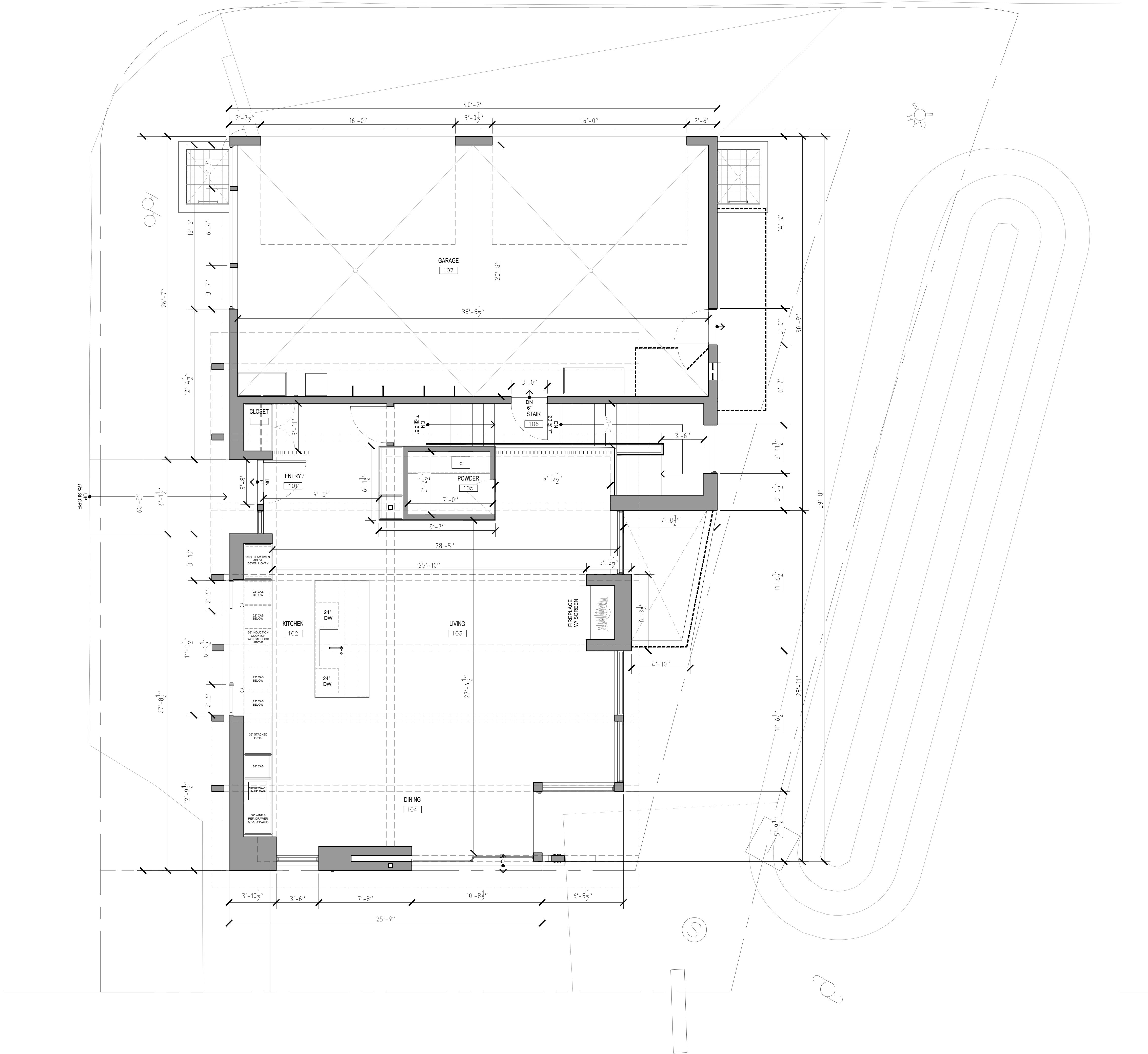
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BASEMENT LEVEL
FINISH PLAN
1/4" = 1'



PLAN NOTES

VERIFY ALL DIMENSIONS IN FIELD.

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- GENERAL NOTES

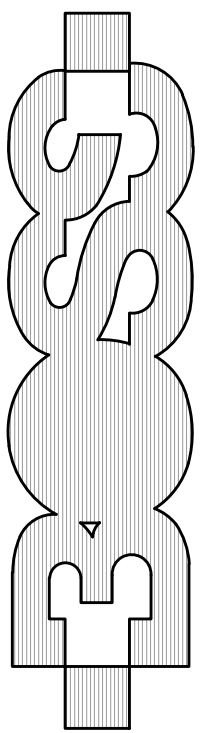
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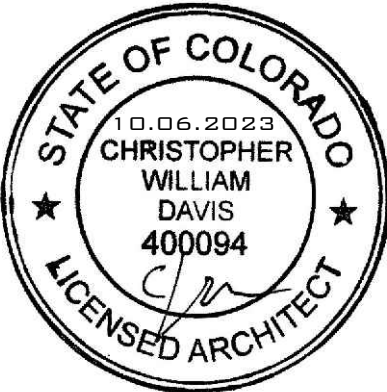
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MAIN LEVEL

DIMENSIONED PLAN

TWO.ELK

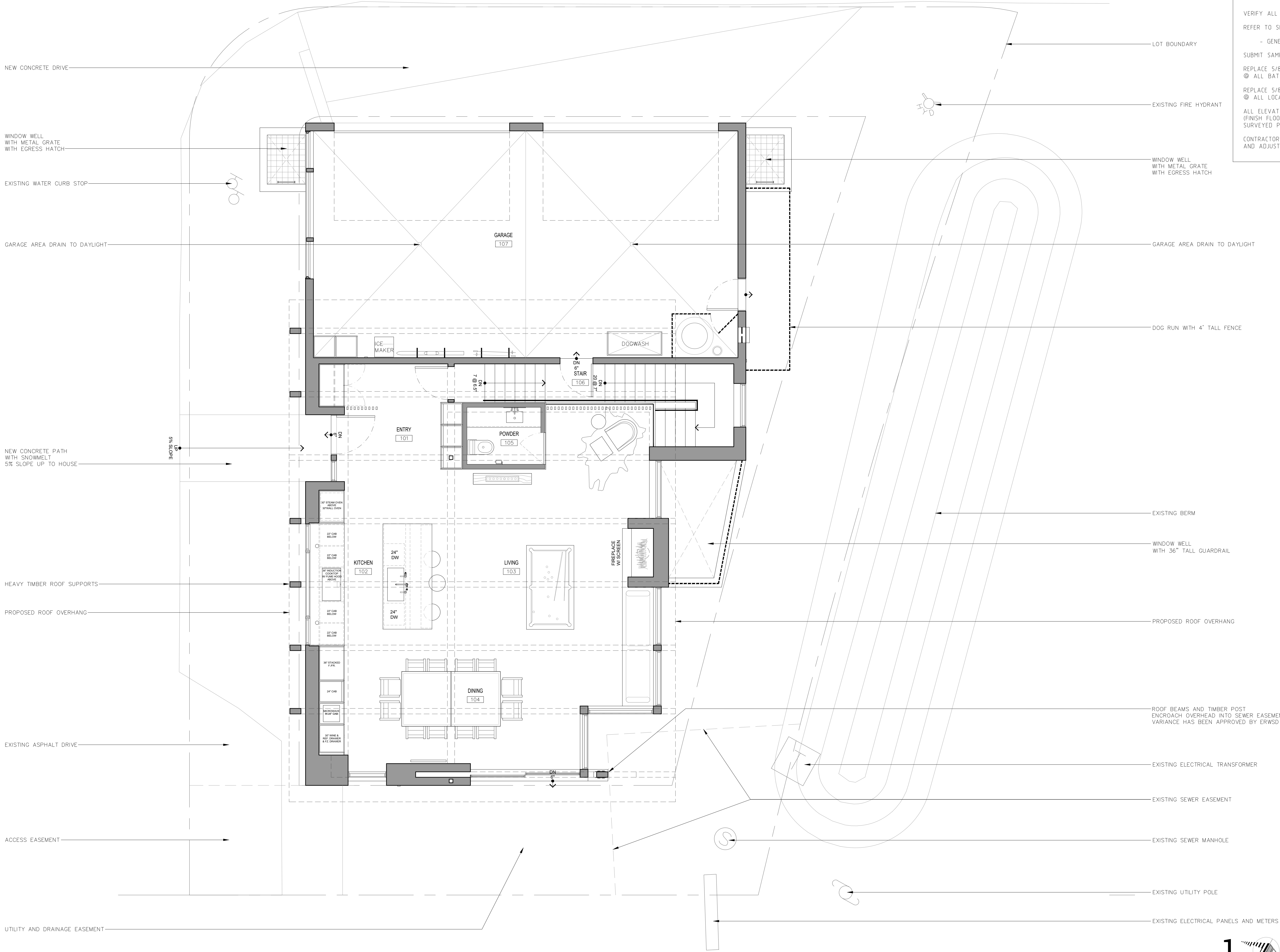
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MAIN LEVEL
DIMENSIONED PLAN
1/4" = 1'



PLAN NOTES

VERIFY ALL DIMENSIONS IN FIELD.

REFER TO SHEET A0.1 FOR THE FOLLOWING INFORMATION:

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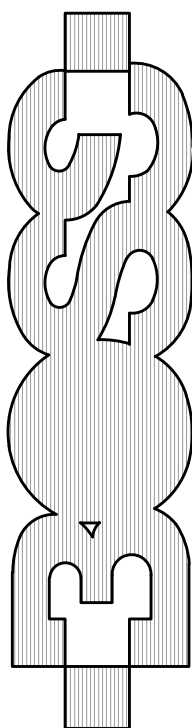
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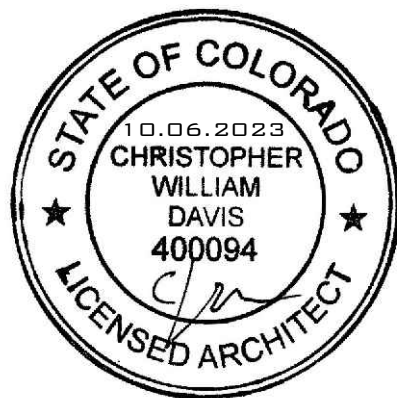
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**MAIN LEVEL
FINISH PLAN**

TWO.ELK

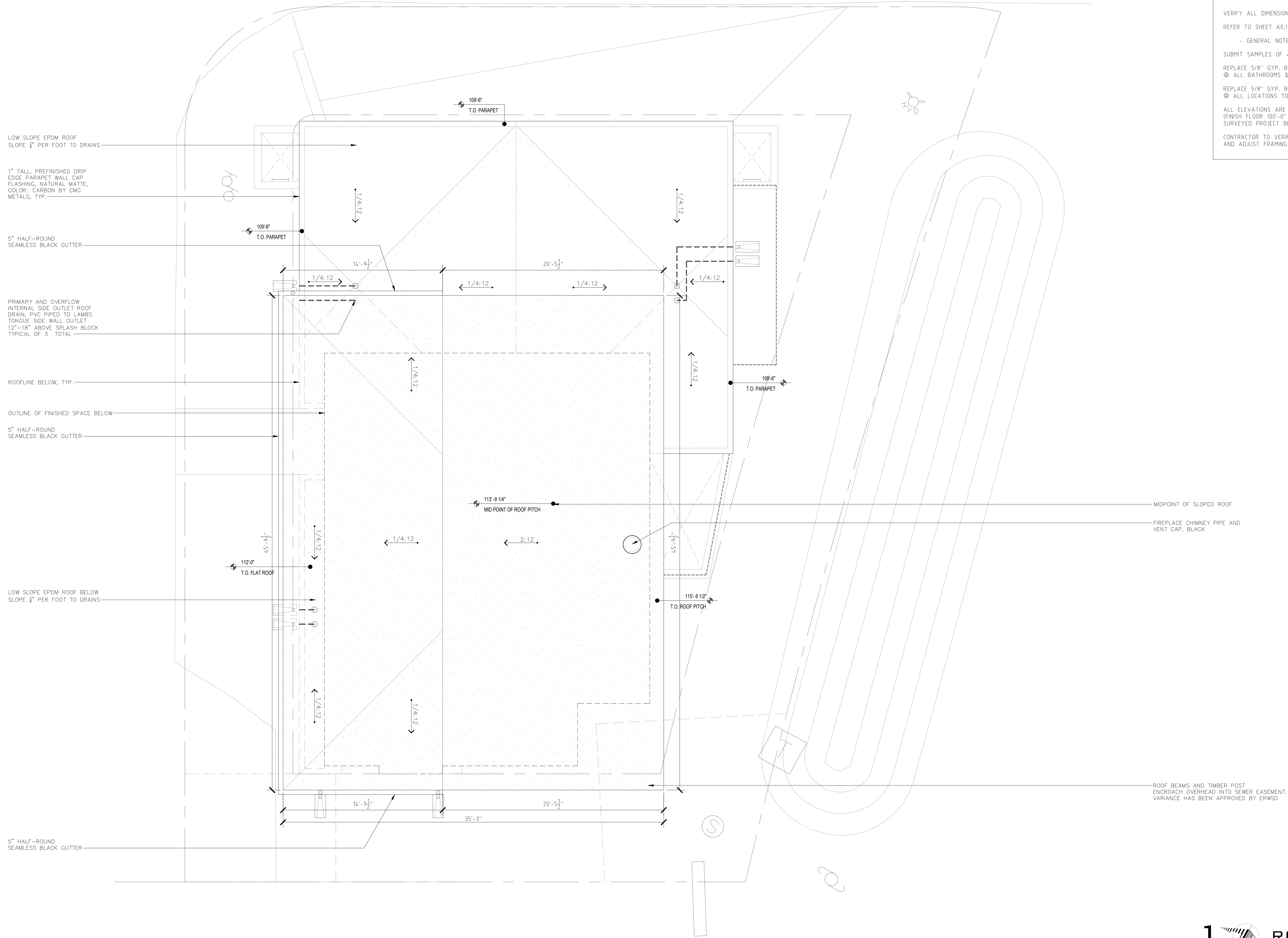
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**MAIN LEVEL
FINISH PLAN**
1/4" = 1'



PLAN NOTES

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REFER TO SHEET A0.1 FOR THE FOLLOWING INFORMATION:

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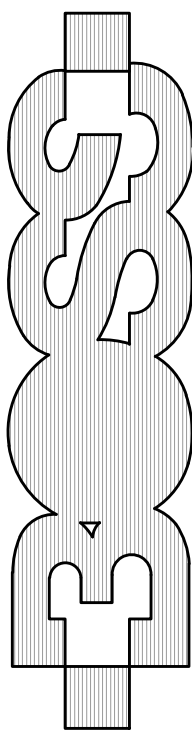
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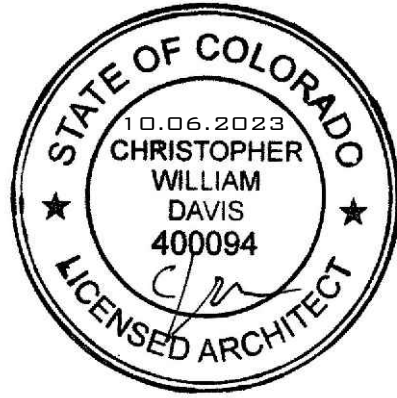
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ROOF PLAN

TWO.ELK

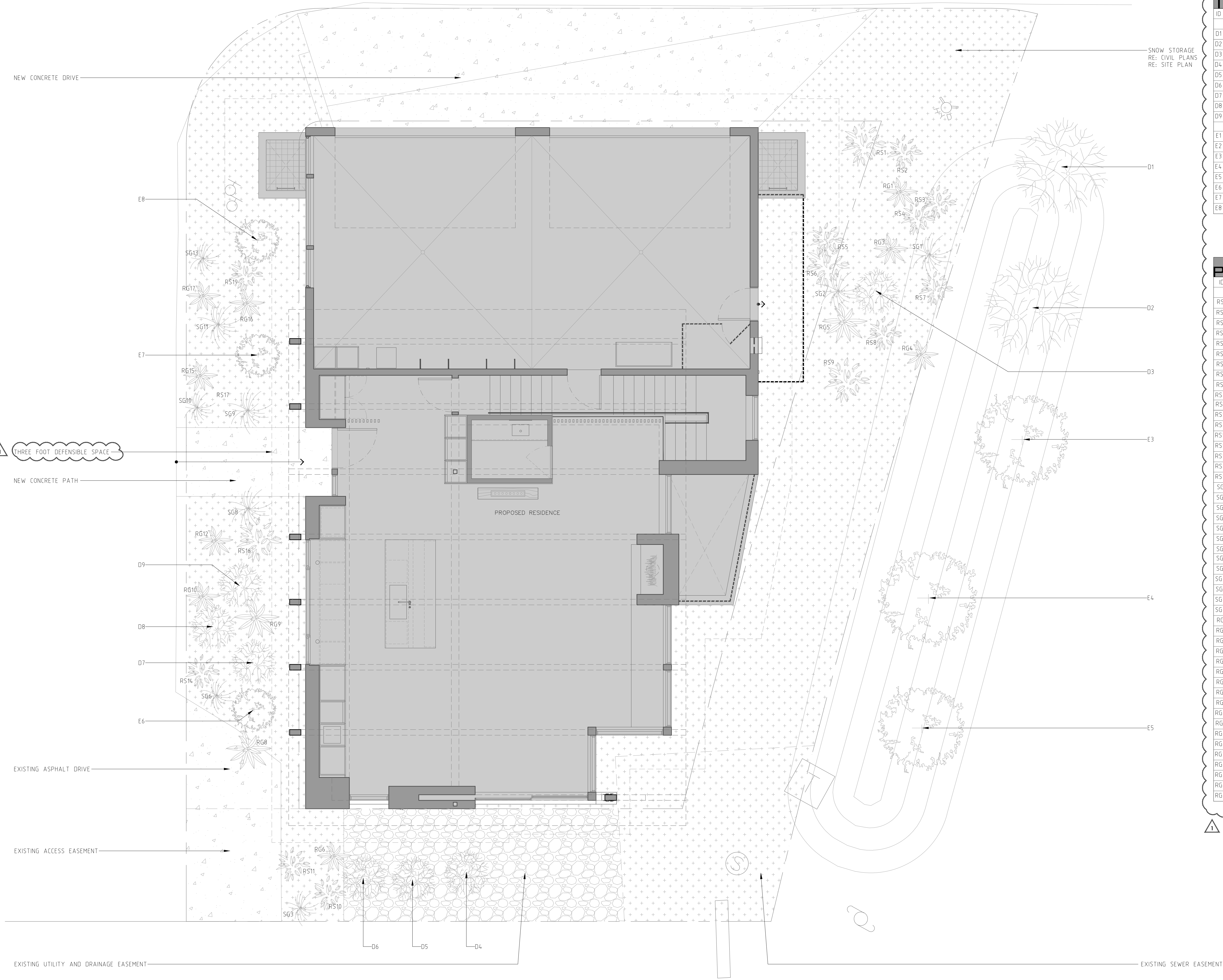
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2.4

1 ROOF PLAN
1/4" = 1'



TREE . SCHEDULE					
ID	LATIN NAME	COMMON NAME	CALIPER	HEALTH	STATUS
D1	DECIDUOUS				
01	POPULUS TREMULOIDES	ASPEN	4"	GOOD	RETAIN
02	POPULUS TREMULOIDES	ASPEN	4"	GOOD	RETAIN
03	POPULUS TREMULOIDES	ASPEN	2"	—	NEW
04	POPULUS TREMULOIDES	ASPEN	4"	FAIR	REMOVE
05	POPULUS TREMULOIDES	ASPEN	4"	FAIR	REMOVE
06	POPULUS TREMULOIDES	ASPEN	4"	FAIR	REMOVE
07	POPULUS TREMULOIDES	ASPEN	2"	—	NEW
08	POPULUS TREMULOIDES	ASPEN	2"	—	NEW
09	POPULUS TREMULOIDES	ASPEN	2"	—	NEW
E1	EVERGREEN				
E1	REMOVED			—	
E2	REMOVED			—	
E3	ABIES CONCOLOR	WHITE FIR	4"	GOOD	RETAIN
E4	ABIES CONCOLOR	WHITE FIR	4"	GOOD	RETAIN
E5	ABIES CONCOLOR	WHITE FIR	4"	GOOD	RETAIN
E6	ABIES CONCOLOR	WHITE FIR	2"	—	NEW
E7	ABIES CONCOLOR	WHITE FIR	2"	—	NEW
E8	ABIES CONCOLOR	WHITE FIR	2"	—	NEW

PLANTING . SCHEDULE			
ID	LATIN NAME	COMMON NAME	SIZE
PLANTING			
RS1	PETROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	#3
RS2	PETROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	#1
RS3	PETROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	#1
RS4	PETROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	#1
RS5	PETROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	#1
RS6	PETROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	#3
RS7	PETROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	#1
RS8	PETROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	#1
RS9	PETROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	#3
RS10	PETROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	#1
RS11	PETROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	#1
RS12	REMOVED		
RS13	REMOVED		
RS14	PETROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	#1
RS15	REMOVED		
RS16	PETROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	#3
RS17	PETROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	#1
RS18	REMOVED		
SG1	PANICUM VIRGATUM	SWITCHGRASS	#3
SG2	PANICUM VIRGATUM	SWITCHGRASS	#3
SG3	PANICUM VIRGATUM	SWITCHGRASS	#1
SG4	REMOVED		#3
SG5	REMOVED		#3
SG6	PANICUM VIRGATUM	SWITCHGRASS	#1
SG7	REMOVED		
SG8	PANICUM VIRGATUM	SWITCHGRASS	#3
SG9	PANICUM VIRGATUM	SWITCHGRASS	#3
SG10	PANICUM VIRGATUM	SWITCHGRASS	#1
SG11	PANICUM VIRGATUM	SWITCHGRASS	#3
SG12	REMOVED		
SG13	PANICUM VIRGATUM	SWITCHGRASS	#1
RG1	CALAMAGROSTIS X ACUTIFLORA	FEATHER REED GRASS	#1
RG2	REMOVED		
RG3	CALAMAGROSTIS X ACUTIFLORA	FEATHER REED GRASS	#1
RG4	CALAMAGROSTIS X ACUTIFLORA	FEATHER REED GRASS	#1
RG5	CALAMAGROSTIS X ACUTIFLORA	FEATHER REED GRASS	#3
RG6	CALAMAGROSTIS X ACUTIFLORA	FEATHER REED GRASS	#1
RG7	REMOVED		
RG8	CALAMAGROSTIS X ACUTIFLORA	FEATHER REED GRASS	#3
RG9	CALAMAGROSTIS X ACUTIFLORA	FEATHER REED GRASS	#3
RG10	CALAMAGROSTIS X ACUTIFLORA	FEATHER REED GRASS	#1
RG11	REMOVED		
RG12	CALAMAGROSTIS X ACUTIFLORA	FEATHER REED GRASS	#1
RG13	REMOVED		
RG14	REMOVED		
RG15	CALAMAGROSTIS X ACUTIFLORA	FEATHER REED GRASS	#1
RG16	CALAMAGROSTIS X ACUTIFLORA	FEATHER REED GRASS	#1
RG17	CALAMAGROSTIS X ACUTIFLORA	FEATHER REED GRASS	#1
RG18	REMOVED		

LANDSCAPE . NOTES

VERIFY ALL DIMENSIONS IN FIELD.

REFER TO SHEET A.0.0 FOR THE FOLLOWING INFORMATION:

- GENERAL NOTES
- FLOOR, ROOF / CEILING, & WALL ASSEMBLY NOTES, MILLWORK KEYNOTES
- REFER TO SHEET A.0.5 FOR RATING REQUIREMENTS (NEW + EXISTING)
- REFER TO SHEET A.70 FOR DOOR SCHEDULE, TYPES, AND DETAILS

SUBMIT SAMPLES OF ALL MATERIALS FOR APPROVAL.

CONTRACTOR TO VERIFY PLANT SPACING.

PLAN . MATERIALS

AREA TO BE SEEDED WITH NATIVE SEED MIX

AREA TO BE FILLED WITH GRAVEL

CONCRETE

PLAN . LEGEND

ASPEN TREE (POPULUS TREMULOIDES)

WHITE FIR (ABIES CONCOLOR)

RUSSIAN SAGE (PEROVSKIA ATRIPLICIFOLIA)

SWITCHGRASS (PANICUM VIRGATUM)

FEATHER REED GRASS (CALAMAGROSTIS X ACUTIFLORA)

DECORATIVE BOULDER

TWO . ELK

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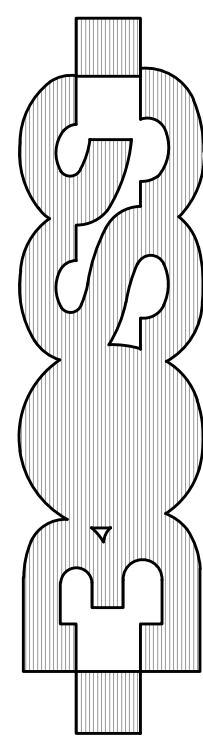
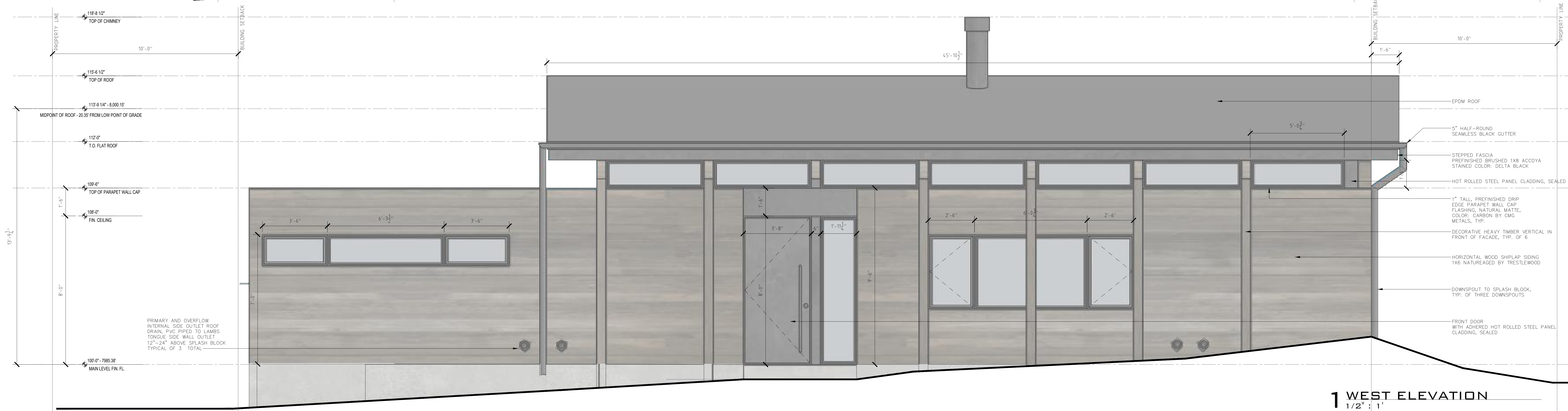
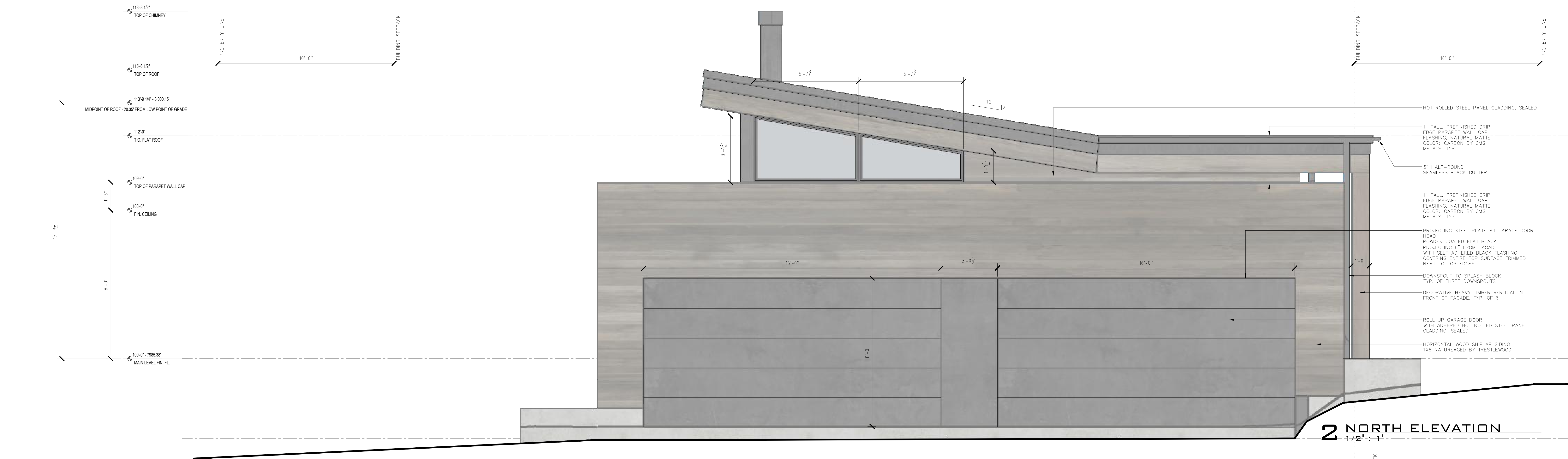
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STATE OF COLORADO
06.06.2023
CHRISTOPHER
WILLIAM DAVIS
400004
LICENSED ARCHITECT

2.0



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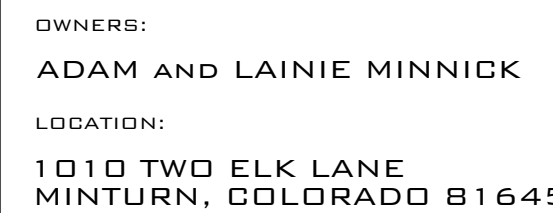
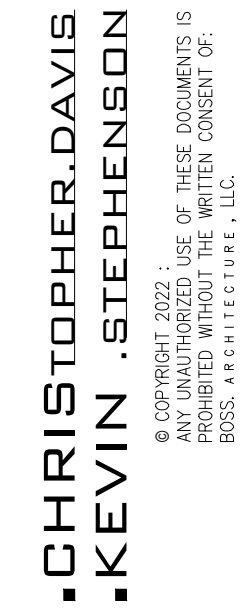
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EXTERIOR ELEVATIONS

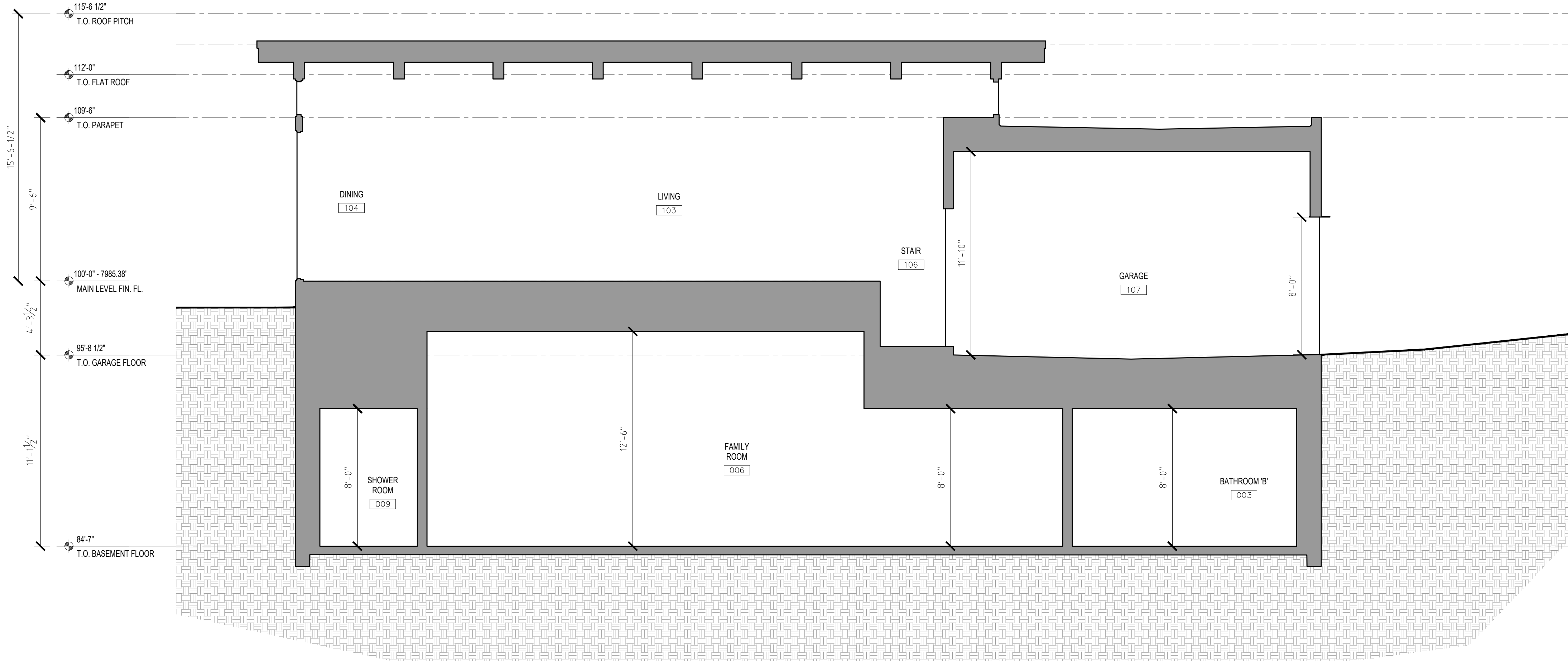


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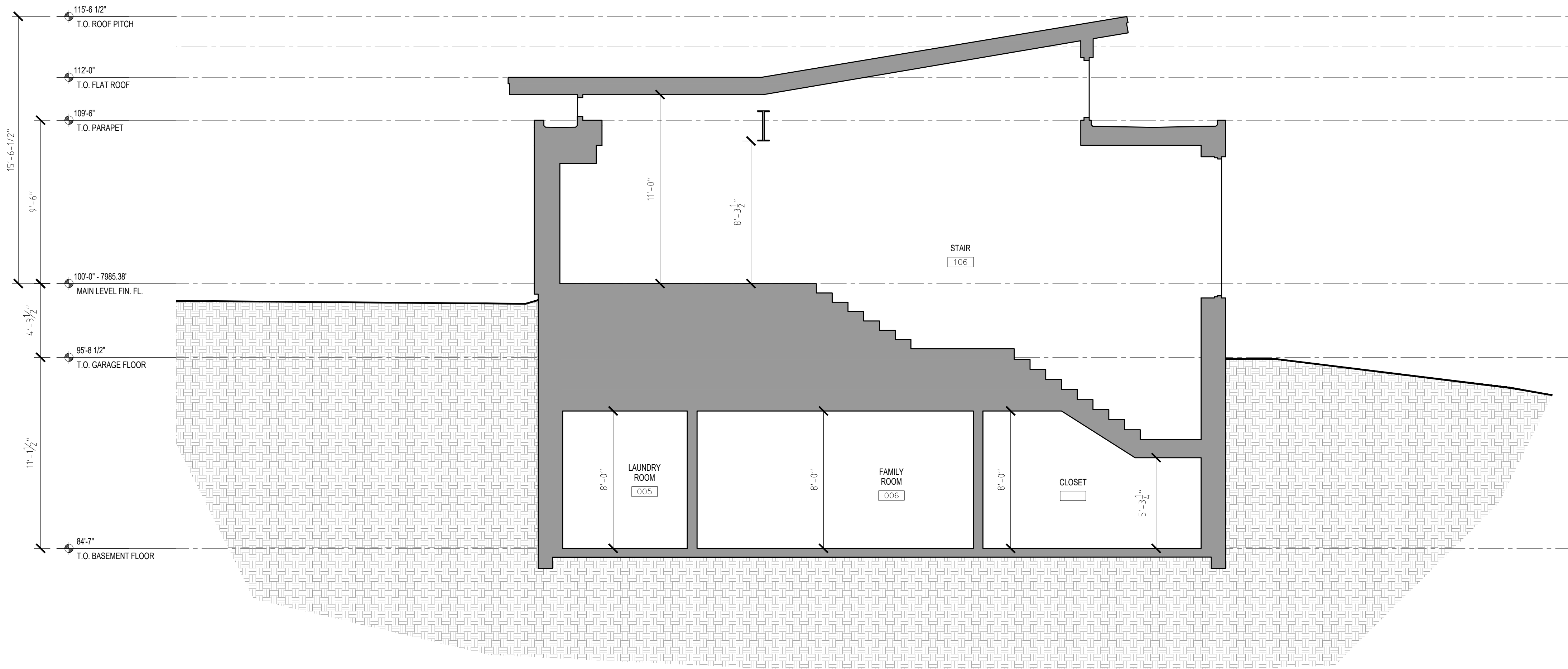
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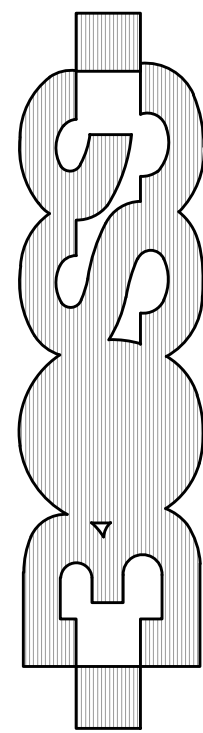




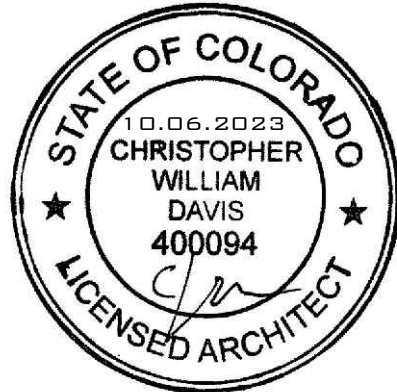
2 BUILDING SECTION
1/4" : 1'



1 BUILDING SECTION
1/4" : 1'



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BUILDING SECTIONS

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