

Lisa Keogh

KEOGH 542 MAIN

Lot 4, Block 3, Booco's 2nd Addition
Town of Minturn, Colorado 81645

9-26-24
PERMIT SET 12-19-22

MATERIALS & COLORS



METAL ROOFING - STANDING SEAM
DARK BRONZE
WINDOW CLAD (MATCHES EXISTING HOUSE)
DARK BRONZE.

METAL PANEL - SHIPLAP WALL
BRIDGESTEEL - COLOR: DARK BRONZE.

WOOD SIDING VERTICAL:
VINTAGE WOODS 1X6 KILN DRIED
COLOR - TABACCO
SOFFIT TO MATCH

FASCIA, TRIM, BELLYBAND, RIM:
COLOR - DARK BRONZE
STEEL COLUMNS AND BEAMS
COLOR - DARK BRONZE

STUCCO W/ BLACK REGLETS
COLOR - BM SILVER SATIN

STONE -
ASHLAR RANDOM PATTERN,
HORIZONTAL
COLOR - LIGHT GRAY

PROJECT DESCRIPTION

A Single-Family Residence proposed to be added to existing small cabin.
* Style: Modern w/ butterfly roof.
* Footprint: Tight to setbacks and easements. Walk-out basement.
* Structure: Exposed Steel Structure.

CODE SUMMARY

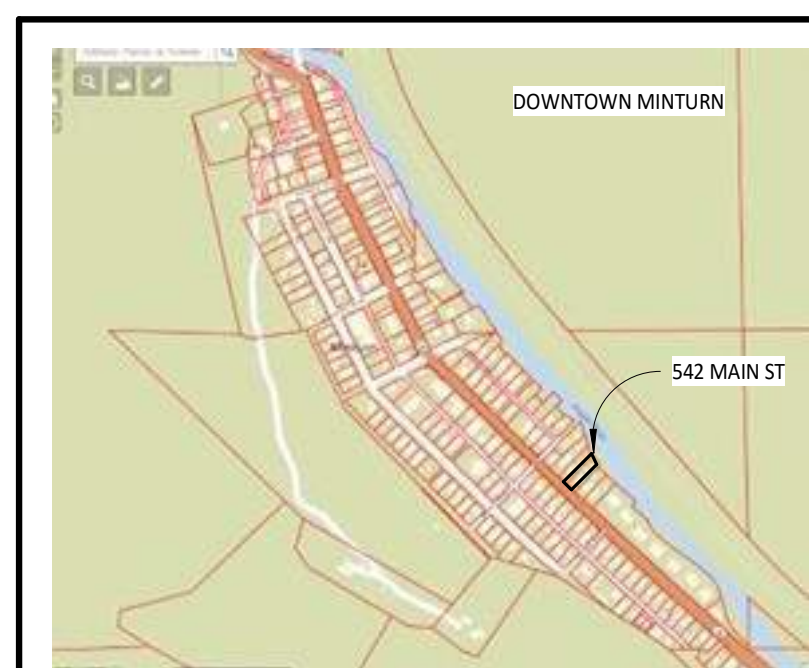
This project falls under the jurisdiction of:
Minturn Design Review Board and Building Department
The 2015 International Residential Code (IRC 2015)
The 2015 International Energy Conservation Code (IECC 2015)
Minturn Municipal Code including adopted amendments

Class of Work: New Construction
Type of Occupancy: R-3 (Single-Family)
Type of Construction: Type V-b (Non-Sprinklered)
Levels: 3-story

FIRE DEPT. SUMMARY

Minturn Fire Dept. Notes:
Smoke Detectors and Carbon Monoxide alarms must be installed IN ALL DWELLING UNITS, and be installed per 2015 IFC and VFES fire alarm installation standards.

VICINITY MAP



ARCHITECTURAL SHEET LIST	
Sheet #	Sheet Name
A0.0	COVER SHEET
A0.1	ECO SHEET
A0.2	AREA PLANS
A1.1	SITE PLAN + LANDSCAPE PLAN
A1.2	DEMO SITE PLAN + LIGHTING
A1.3	SITE PLAN - UTILITIES
A2.1	LOWER LEVEL PLAN
A2.2	MAIN LEVEL PLAN
A2.3	UPPER LEVEL PLAN
A2.4	ROOF PLAN
A3.1	EXTERIOR ELEVATIONS
A3.2	EXTERIOR ELEVATIONS
A3.3	EXTERIOR ELEVATIONS
A4.1	BUILDING SECTIONS
A4.2	BUILDING SECTIONS
A4.3	STAIR SECTIONS
A5.0	DETAILS/SCHEDULES
A5.1	DETAILS
A6.1	CEILING PLAN - LOWER LEVEL
A6.2	CEILING PLAN - MAIN & UPPER
A7.1	INTERIOR ELEVATIONS
AD1	SECTION - SITE STAIR
AD2	Unnamed

STRUCTURAL SHEET INDEX	
No.	Description
S1.0	GENERAL NOTES
S2.0	FOUNDATION PLAN, DETAILS, NOTES
S3.0	MAIN LEVEL FRAMING PLAN
S4.0	UPPER LEVEL FRAMING PLAN
S5.0	ROOF FRAMING PLAN
S6.0	DETAILS

PROJECT INFORMATION

Location: 542 Main Street - Minturn, CO

Legal: BOOCO 2nd, Block 3, Lot 4

Parcel: 2103-263-01-013

Owner: Lisa Keogh
542 Main Street, Minturn, CO
469-236-0034
stonebriarcc@aol.com

Architect: John G Martin, Architect, LLC
PO Box 4701, Eagle, CO 81631
970-328-0592
john@martinmanleyarchitects.com

Structural Engineer: Robinson Usagani, P.E.
Sagan Design
www.sagandesign.com
(303) 506-0925

General Contractor: Lisa Keogh and team

ZONING SUMMARY

Zoning: Minturn - Old Town Residential Zone

SEE SHEET AD.2 - AREA PLANS AND AREA SUMMARIES

Lot Area: .197 acres = **8,581.3 s.f.** (See Amended Final Plat which adds the Quiet Title Area)

Permitted Uses: Single-Family dwelling, Duplex Dwelling, 1 Accessory Unit

Habitable Area Allowed: No Maximum Required.
Habitable Area Existing: 1,103.5 s.f.
Habitable Area New: 2,575.8 s.f.
Habitable Area TOTAL: **3,680 s.f.** (Habitable) **3,902 s.f.** (Gross)

Lot Coverage Allowed: 3,861.5 s.f. (45% of Lot Area)
Lot Coverage Proposed: **2,935 s.f.** (34% of Lot Area)

Impervious Allowed: 4,719.7 s.f. (55% of Lot Area)
Impervious Proposed: **4,525 s.f.** (52% Lot Area)

Height Maximum: 28'-0" (to midpoint of pitched roof)
Height Proposed: **27'-7 1/2"**

Parking Required: 3 spaces
Parking Proposed: 3 outside spaces

Setbacks: Front = 10 ft. Side = 5 ft. Rear = 10 ft.
Live Stream Setback = 30 ft. from high-water mark

REVISION SUMMARY

REV 1. 1-25-23 AREA CALCS UPDATED FOR AMENDED PLAT NUMBERS. GRAVEL DRIVE, SIDEWALKS CAN REMAIN. DOORS AND WINDOWS UPDATED.
REV 2. 9-26-24 EXTERIOR MATERIALS REVISIONS, LIGHTING REVISIONS, DRIVEWAY PAVERS ADD

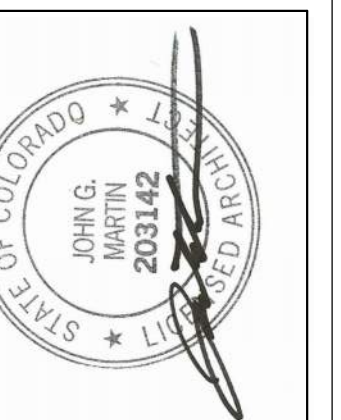
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No.	Description	Date
1	Revision 1	1-25-23
2	Revision 2	9-26-24

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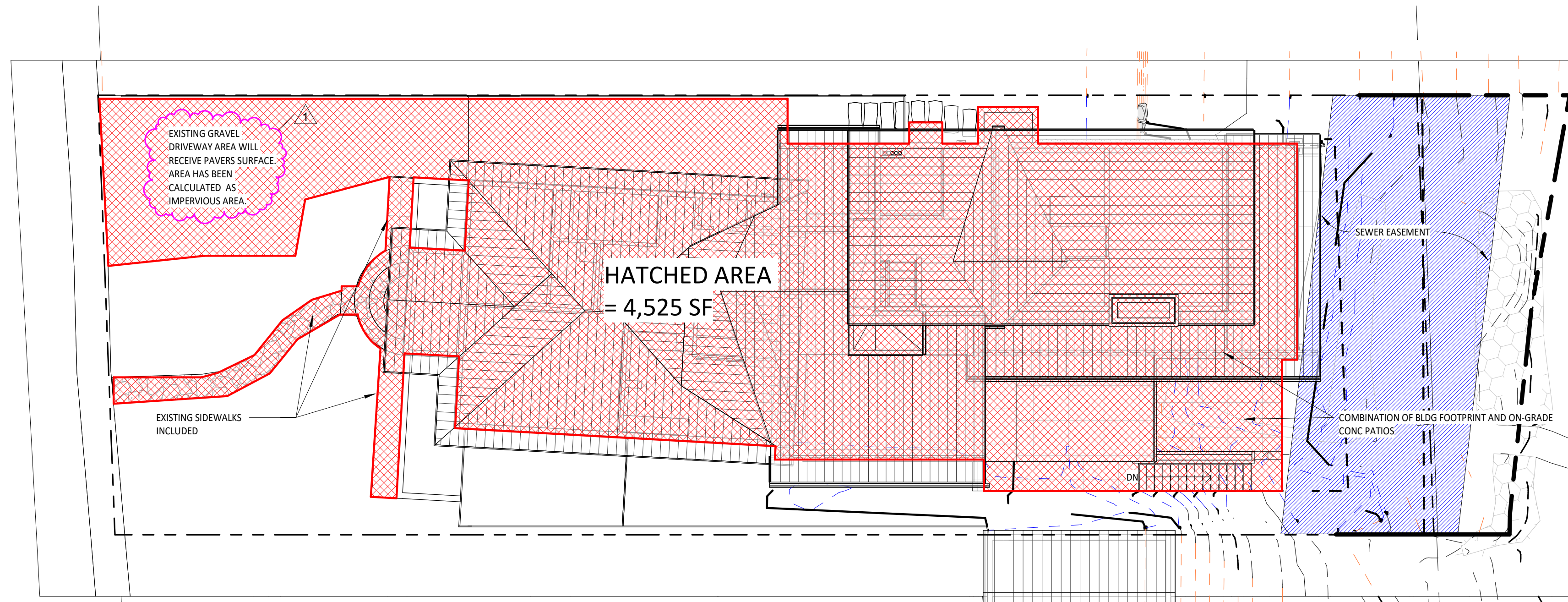


Date: 9-26-24
Project Number: JG-2206

COVER SHEET
A0.0

NOTE: RENDERINGS ARE ARTISTIC REPRESENTATIONS OF THE HOUSE DESIGN AND ARE NOT MEANT TO ACCURATELY DEPICT LANDSCAPING.

MAIN STREET / U.S. HIGHWAY 24
Right of Way



IMPERVIOUS SURFACE AREA - DEFINITION:

Impervious surface area means any material that prevents absorption of water into the ground. The area of the lot covered by the following shall be considered as impervious surface in all character areas:

- a. The principal building, excluding roof overhangs.
- b. All accessory buildings, parking garages, carports and sheds.
- c. Porches, stairways, decks, elevated walkways, sheds and other structures, together with paved areas or areas otherwise covered with materials impervious to water.
- d. Parking areas, sidewalks and driveways regardless of surface materials.

IMPERVIOUS LOT COVERAGE:

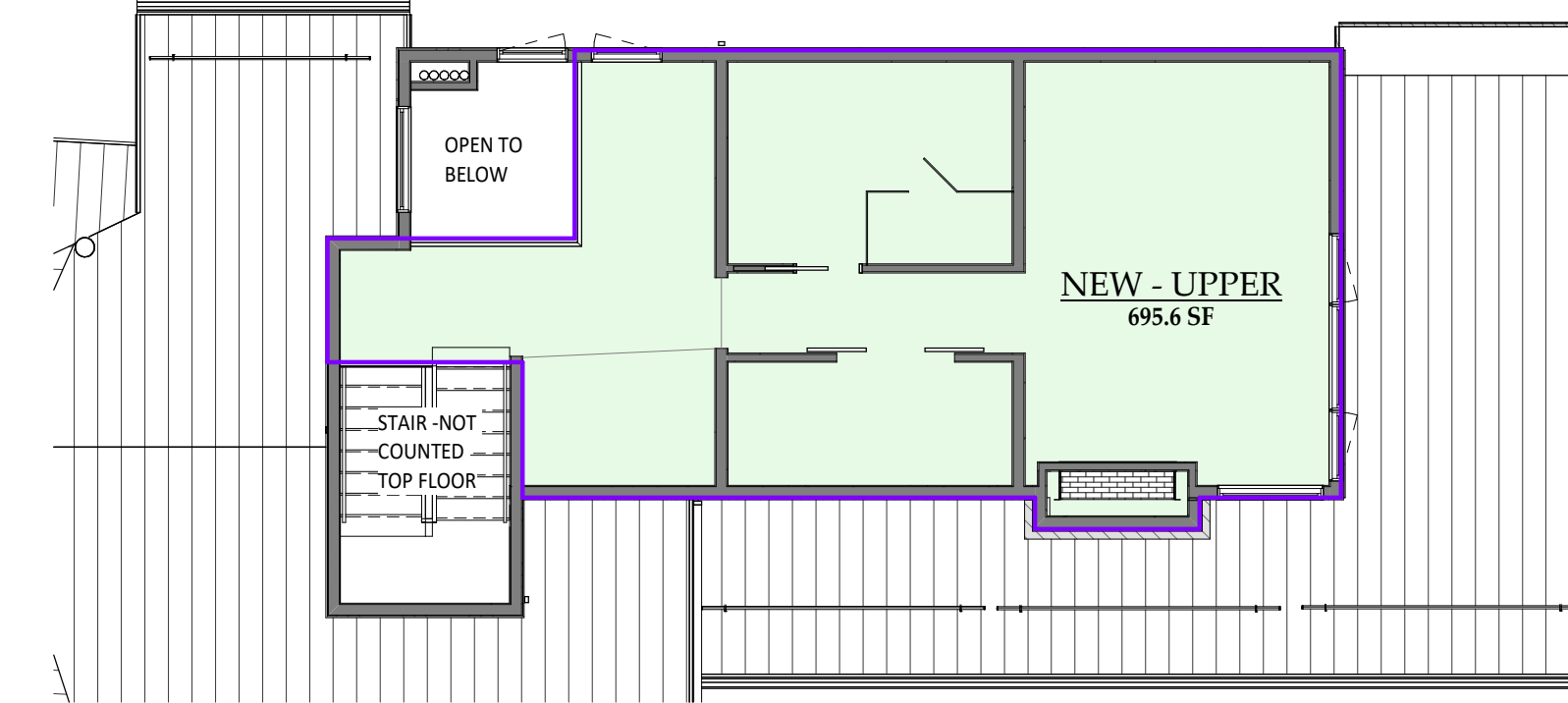
MAXIMUM = 55% OF LOT AREA = 8,581.3 SF X .55 = 4,719.7 SF
PROPOSED IMPERVIOUS = **4,525 SF** (CONFORMING)

5 IMPERVIOUS LOT COVERAGE
1" = 10'-0"

AREAS - GROSS	
Name	Area
NEW - UPPER	695.6 SF
NEW - LOWER	1008 SF
NEW - MAIN	872.3 SF
EXIST - MAIN	1103.5 SF
COLD STORAGE	168 SF
CONNECTOR	54.9 SF
Grand total: 6	3902.2 SF

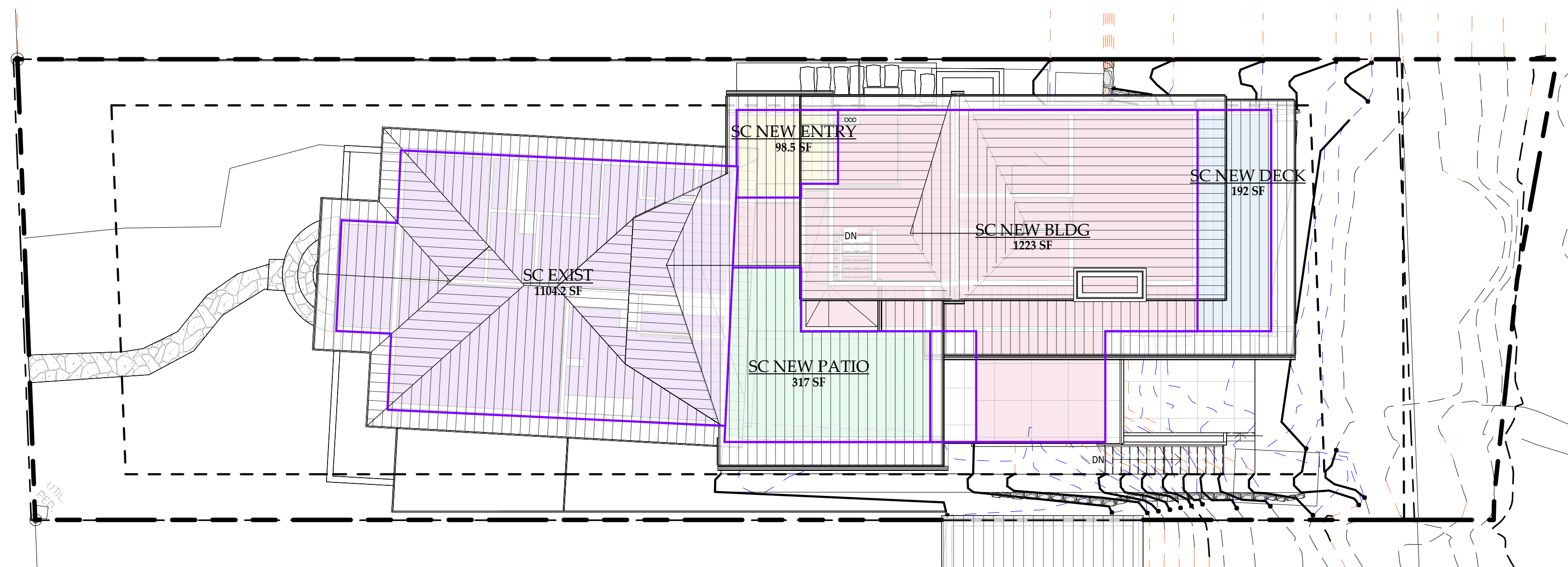
AREAS - NEW	
Name	Area
NEW - UPPER	695.6 SF
NEW - LOWER	1008 SF
NEW - MAIN	872.3 SF
Grand total: 3	2575.8 SF

AREAS - EXISTING	
Name	Area
EXIST - MAIN	1103.5 SF
Grand total: 1	1103.5 SF



3 NEW UPPER AREA
1/8" = 1'-0"

MAIN STREET / U.S. HIGHWAY 24



BUILDING LOT COVERAGE - DEFINITION:

Building lot coverage means the portion of a lot that is covered by buildings, including all interior space including garages, and all enclosed cantilevered portions of a building, covered porches, covered walkways and similar covered areas. Buildings are measured at the outside exterior wall. Additionally, fifty percent (50%) of the total area of second- and third-level decks shall be counted towards the allowable building lot coverage. Second- and third-level decks that cover a portion of a building that has already been counted towards the allowable lot coverage shall not count towards the total lot coverage. Second- and third-level decks that are structurally supported from the ground level shall have their entire area counted towards the allowable lot coverage.

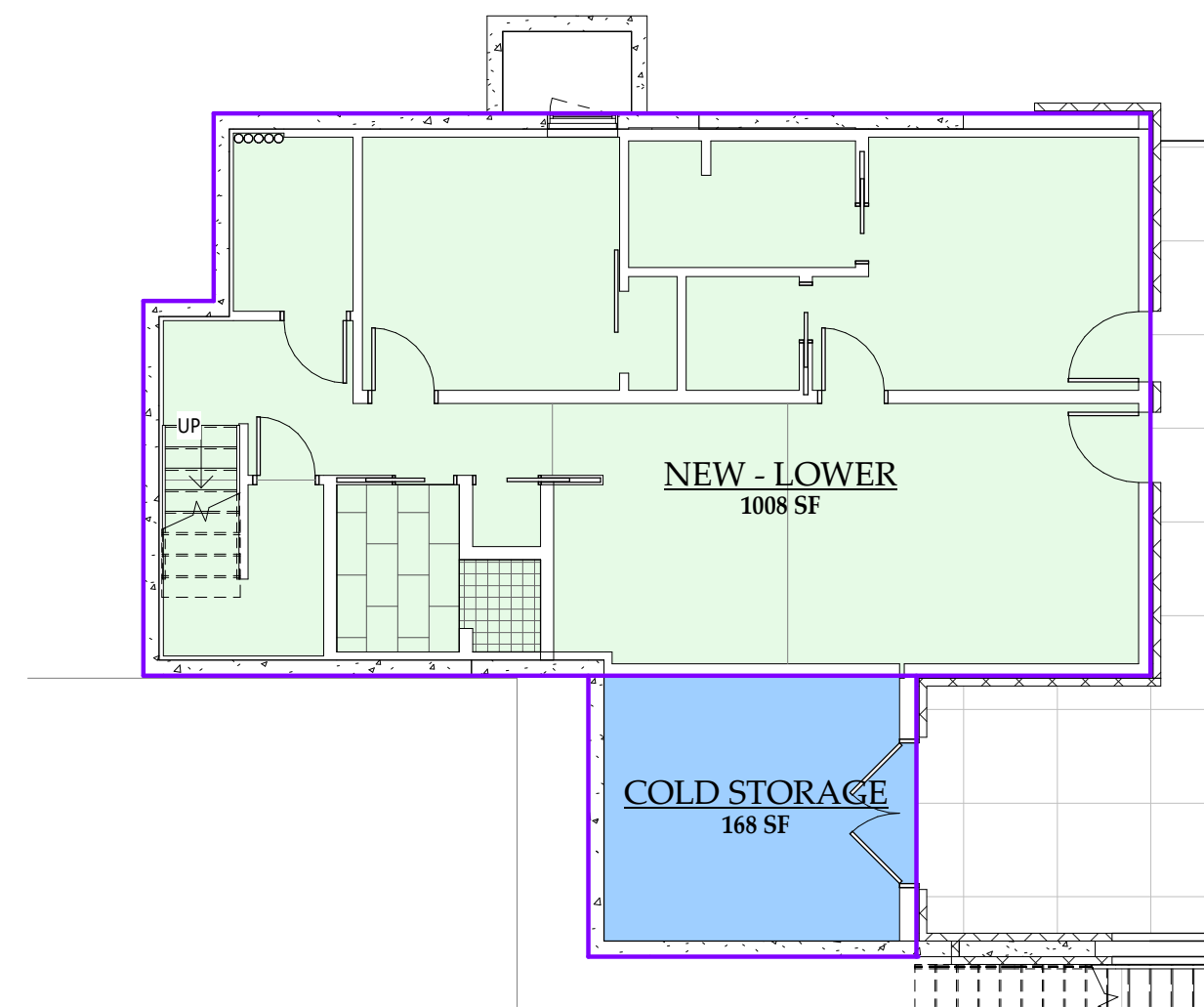
BUILDING LOT COVERAGE :

MAXIMUM = 45% OF LOT AREA = 8,581.3 SF X .45 = 3,861.5 SF
PROPOSED LOT AREA = **2,935 SF** (CONFORMING)

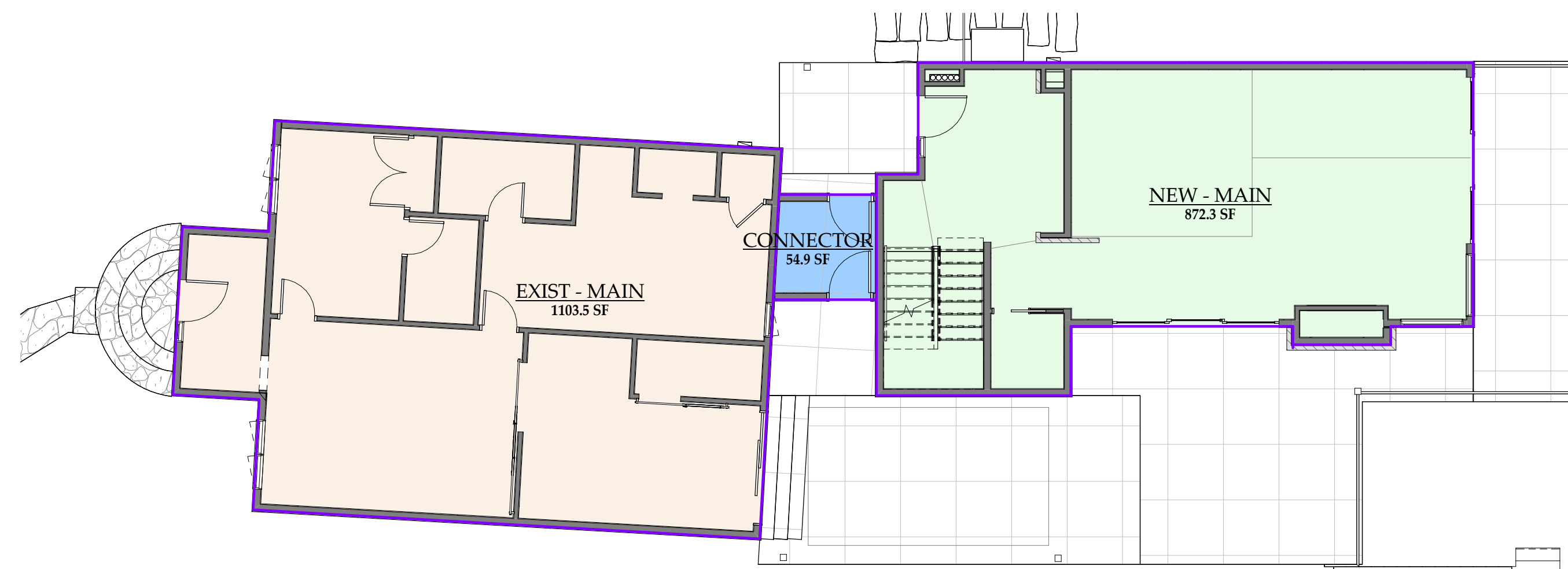
AREAS - SITE COVERAGE

Name	Area
SC EXIST	1104.2 SF
SC NEW BLDG	1223 SF
SC NEW PATIO	317 SF
SC NEW ENTRY	98.5 SF
SC NEW DECK	192 SF
Grand total: 5	2934.7 SF

4 BUILDING LOT COVERAGE
1" = 10'-0"



1 NEW LOWER AREA
1/8" = 1'-0"



2 NEW MAIN AREA
1/8" = 1'-0"

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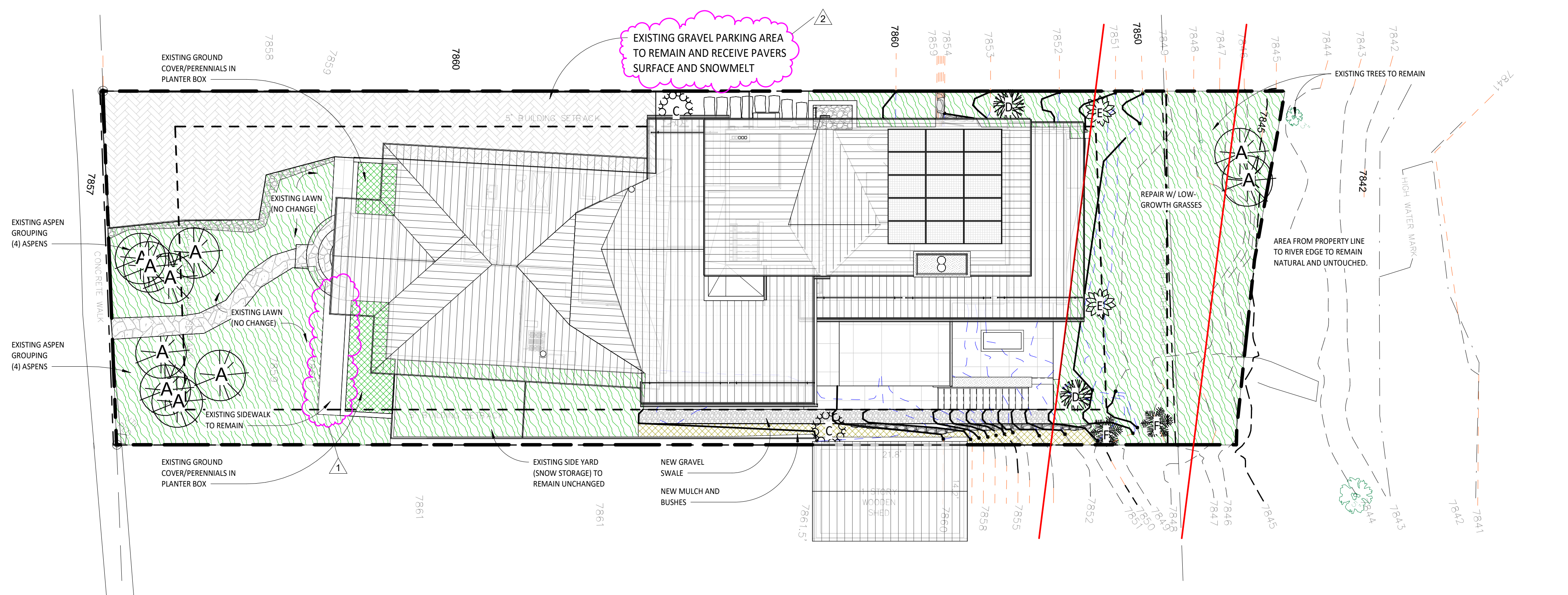
No.	Description	Date
1	Revision 1	1-25-23

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Project number: JG-2206
AREA PLANS

A0.2



2 LANDSCAPE PLAN
1" = 10'-0"

LANDSCAPE LEGEND			
SYMBOL	NAME	SIZE	QUANTITY
A	QUAKING ASPEN (POPULUS TREMULOIDES)	2.5" - 3" CAL (50% CLUMPS)	4
C	WESTERN SANDCHERRY (PRUNUS BESSEYI)	5 GALLON	2
D	VANHOUTTE SPIREA (SPIREA VANHOUTTE)	5 GALLON	2
E	LILAC FRAGRANT (SYRINGA VULGARIS)	5 GALLON	2
F	REDLEAF BARBERRY (ATROPURPUREA)	5 GALLON	2

NATURAL GRASSES (LOW GROWTH)	AREA = 2,500 S.F.
GROUND COVER + PERENNIALS	AREA = 685 S.F.
GRAVEL OR SMALL ROCK	AREA = 125 S.F.
MULCH - GARDEN COMPOSTE + WOOD CHIPS	AREA = 700 S.F.

LANDSCAPE NOTE:
ALL DISTURBED AREAS SHALL RECEIVE VEGETATION SEEDING WITH NATURAL GRASSES AND WILDFLOWER SEED MIX. 60% BUFFALOGRASS, 20% NATIVE BLUE GRAMMA, 15% PERENNIAL BLYEGRASS BLEND.

IRRIGATION NOTE:
ALL AREAS OF NEW SOIL TO RECEIVE SPRAY IRRIGATION. ALL AREAS OF GROUND COVER AND TREE/SHRUB PLANTINGS TO RECEIVE UNDER-GROUND DRIP IRRIGATION. ALL IRRIGATION SYSTEMS TO BE DESIGNED BY A LANDSCAPE CONTRACTOR AND SUBMITTED TO THE ARCHITECT AND/OR OWNER FOR APPROVAL PRIOR TO INSTALLATION. THE CURRENT IRRIGATION SYSTEM HAS 4 ZONES AND THE MAIN TRUNK LINE RUNS ALONG THE SOUTH SIDE FENCE LINE. THE NEW LANDSCAPE PLAN WILL REDESIGN THE 4 ZONES.

RAIN SENSOR NOTE:
THE IRRIGATION SYSTEM SHALL BE EQUIPPED WITH A RAIN SENSOR.

EROSION CONTROL NOTE:
ALL DISTURBED AREAS WITHOUT FORMAL LANDSCAPING TO RECEIVE VEGETATION SEEDING. EROSION CONTROL SHALL BE MAINTAINED BY PLACEMENT OF HAY BAILS AND SILT FENCING ON DOWN-SLOPE SIDE OF LOT AND IN DRAINAGE SWALES.

BOULDER WALL DETAIL
NOTE: BOULDER RETAINING WALLS GREATER THAN 4'-0" HEIGHT TO BE STAMPED BY AN ENGINEER.

3 LANDSCAPE LEGEND
1" = 10'-0"

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2	Revision 2	9-26-24

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SITE PLAN + LANDSCAPE PLAN
A1.1

SNOW STORAGE

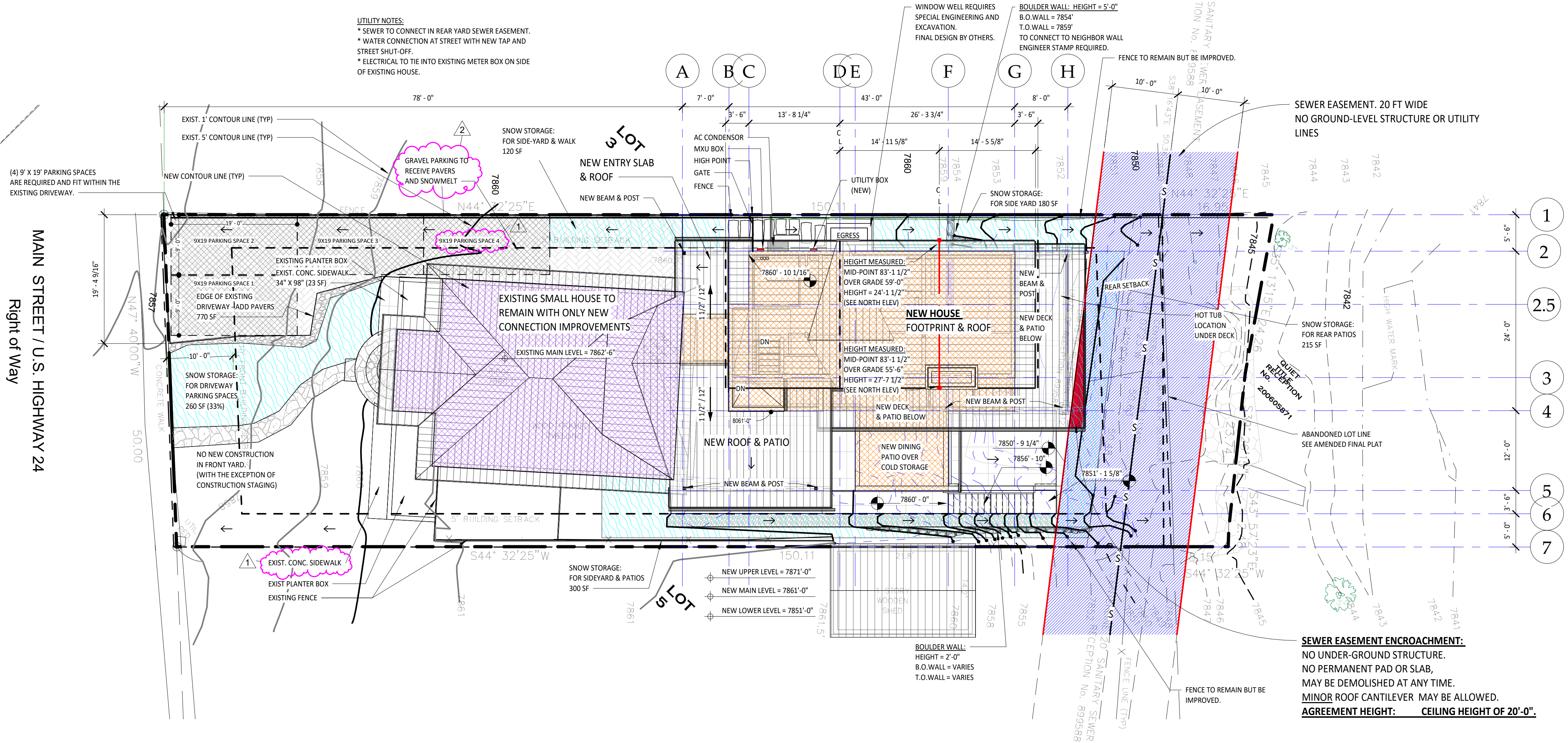
Sec. 16-16-130. - Snow storage.
Adequate space shall be provided for storage of snow removed from pedestrian and vehicular ways, parking and loading spaces on any property that contains commercial or industrial uses, multi-family units, single-family units, duplexes and a common outdoor parking area.

(1) Minimum area. A designated area sufficient to store snow for the entire parking area shall be provided. A minimum of five percent (5%) of the total area of the required off-street parking and loading area, inclusive of driveways, shall be designated to serve as a snow storage area.

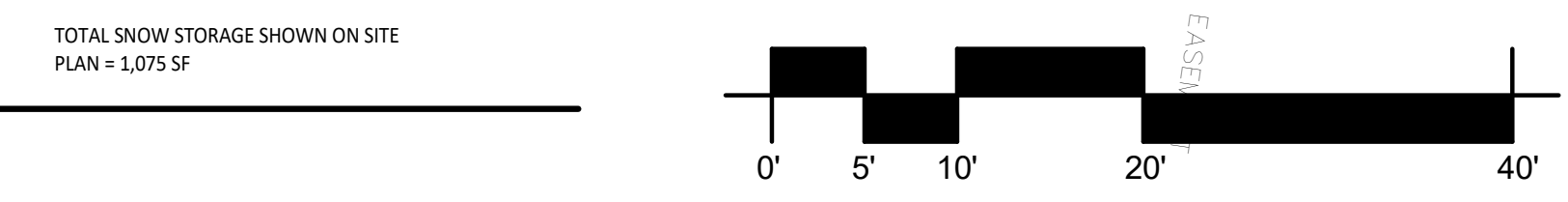
(2) Storage in parking spaces prohibited. Snow shall not be stored within required parking spaces, except on an emergency basis for a period not to exceed forty-eight (48) hours.

(3) Storage in yards and open spaces permitted. Snow may be stored in required yards and open space, including landscaped areas properly designed for snow storage. Snow stored in a required yard or open space shall not restrict access or circulation or to obstruct views of motorists.

(4) Drainage. Adequate drainage shall be provided for the snow storage area to accommodate snowmelt and to ensure it does not drain onto adjacent property.



1 SITE PLAN
1" = 10'-0"



SEWER EASEMENT ENCROACHMENT:
NO UNDER-GROUND STRUCTURE.
NO PERMANENT PAD OR SLAB.
MAY BE DEMOLISHED AT ANY TIME.
MINOR ROOF CANTILEVER MAY BE ALLOWED.
AGREEMENT HEIGHT: CEILING HEIGHT OF 20'-0".

EXTERIOR LIGHTING LEGEND

LIGHT FIXTURE A - WALL SCONCE
 Modern Forms Midnight 16" High Black Dark Sky LED Outdoor Wall Light
 16" high x 5.5" wide. Extends 2.25" from the wall. Weighs 5.1 lbs. 17 watt built-in LED array, 415 lumens. Color temperature choice of 3000K, 3500K, or 4000K. Factory preset to 3000K. 90 CRI. LED is dimmable.
 Midnight LED outdoor wall light from the Modern Forms brand. Black finish frame. Metal construction.
 ADA compliant. A Dark Sky outdoor wall light, with light being directed to the ground, not the sky. Dark Sky regulations vary by region, so please check with your local municipality for requirements.
 Wet location rated for outdoor use in areas that get full exposure to rain and weather. Can be installed vertically or horizontally.



LIGHT FIXTURE B - EXISTING WALL SCONCE
 See photo.



LIGHT FIXTURE C - RECESSED CAN
 Product Description
 The Entra Adjustable New Construction Housing is part of a family that delivers cost-effective products to meet residential and commercial budget-sensitive projects. Features a 90+ CRI and is Energy Star and T24 rated. Comes with 4 color temperature options that includes 20,40, and 45 degree interchangeable optics. Includes a unique tool-free hot-aiming 30 degree tilt and 359 degree rotation.
 Details
 • Designed in 2028
 • Hot aiming (30 degree tilt, 359 degree rotation)
 • Includes 20 and 45 degree optics (included)
 • Energy Star compliant
 • 3 color color-tuning
 • Material: Aluminum
 • Housing Type: New Construction - IC
 • Lighting Style: Downlight
 • Location Rating: ETL Listed
 • Title 24 Compliant: This design is compliant with California's expensive Title 24 energy use regulations.
 • ENERGY STAR® Certified: Rated energy efficient by the Environmental Protection Agency.
 • Not OK for Outdoor Use
 • Assembly Required: No
 • Made in China



Lighting

Lamp Type	LED Built-in	Color Temp	4000 (Cool)
Total Lumens	3300	CRI	90
Total Watts	33.00	Equivalent Halogen CFL or LED Bulb Can Be Used	No
Notes	300 (20% rule)		

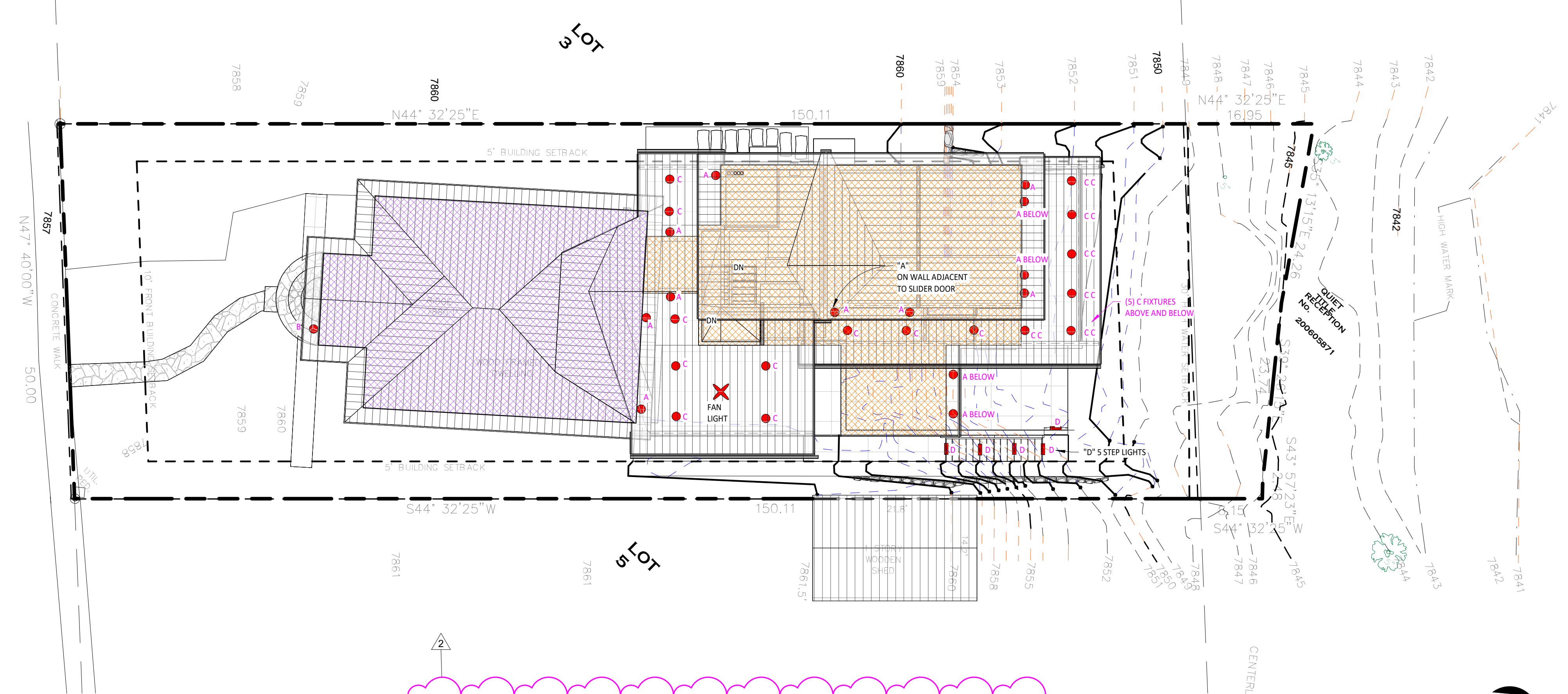
LIGHT FIXTURE D - STEP LIGHT
 LAMPS PLUS: WAC LEDme 5" BLACK HORIZONTAL 3000K LED STEP LIGHT STYLE # 41K67
 5" wide x 3" high x 1 1/2" deep. Weighs 0.78 lbs. Built-in dimmable 2 watt LED. 68 lumens, comparable to a 15 watt incandescent. 3000K. 90 CRI. 50-degree beam spread.
 High powered LED. Input: 9-15V AC. Power: 2W (3VA). Low voltage - 12V. LED averages 60,000 hours at 3 hours per day.
 Horizontal step and wall light from the LEDme collection by WAC Lighting.



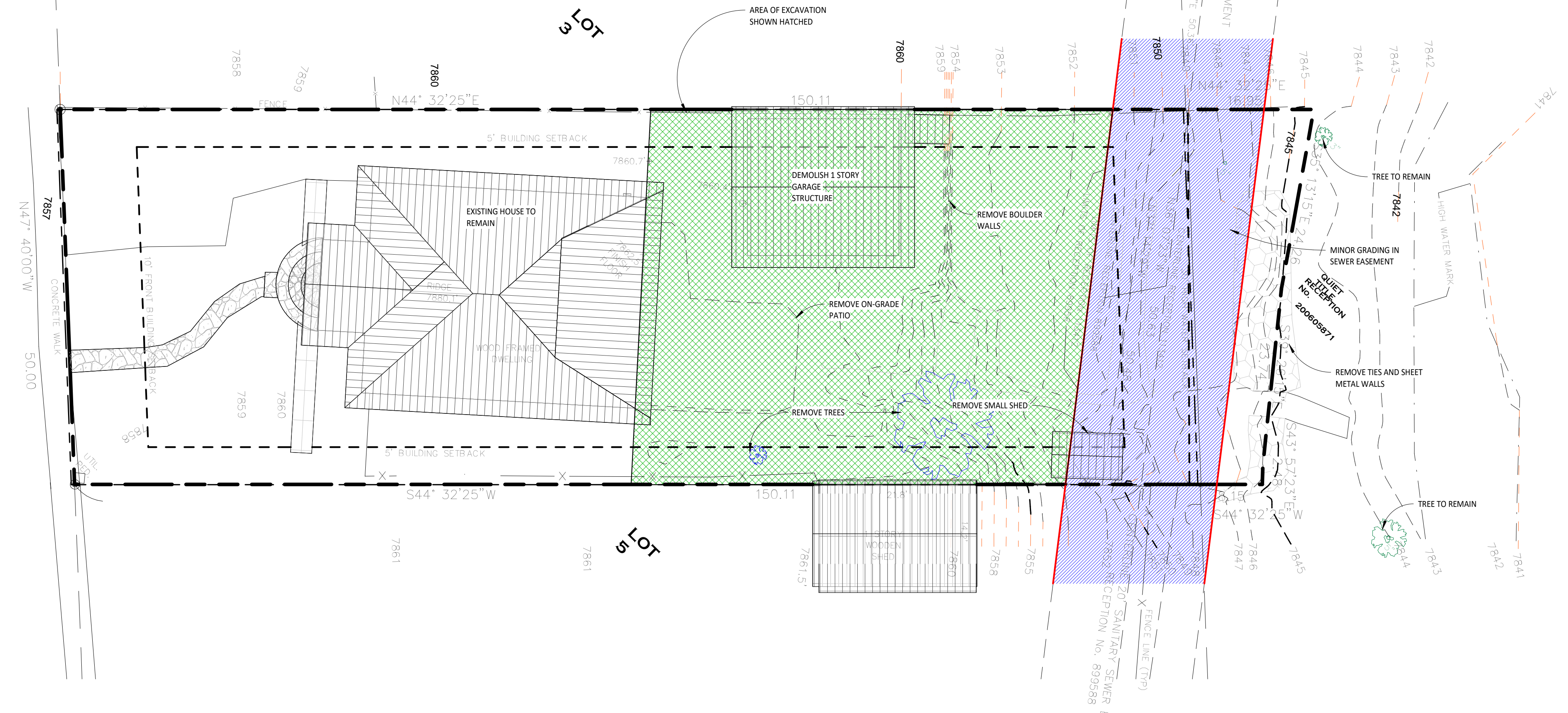
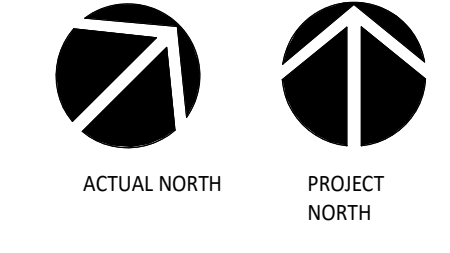
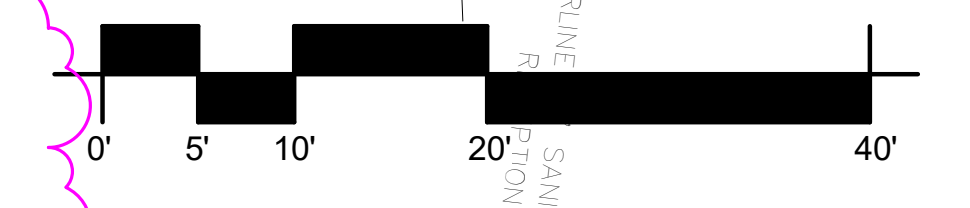
FIXTURE TYPE	NUMBER
A	13
B	1
C	22
D	5
TOTAL	36

MAIN STREET / U.S. HIGHWAY 24
 Right of Way

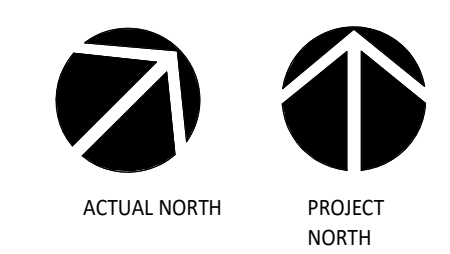
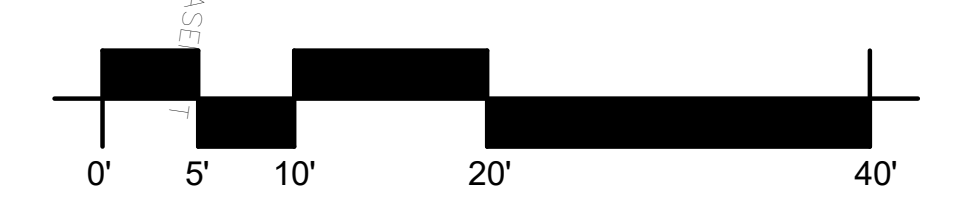
MAIN STREET / U.S. HIGHWAY 24
 Right of Way



2 SITE PLAN W LIGHTING PLAN
 1" = 10'-0"



1 DEMO SITE PLAN
 1" = 10'-0"



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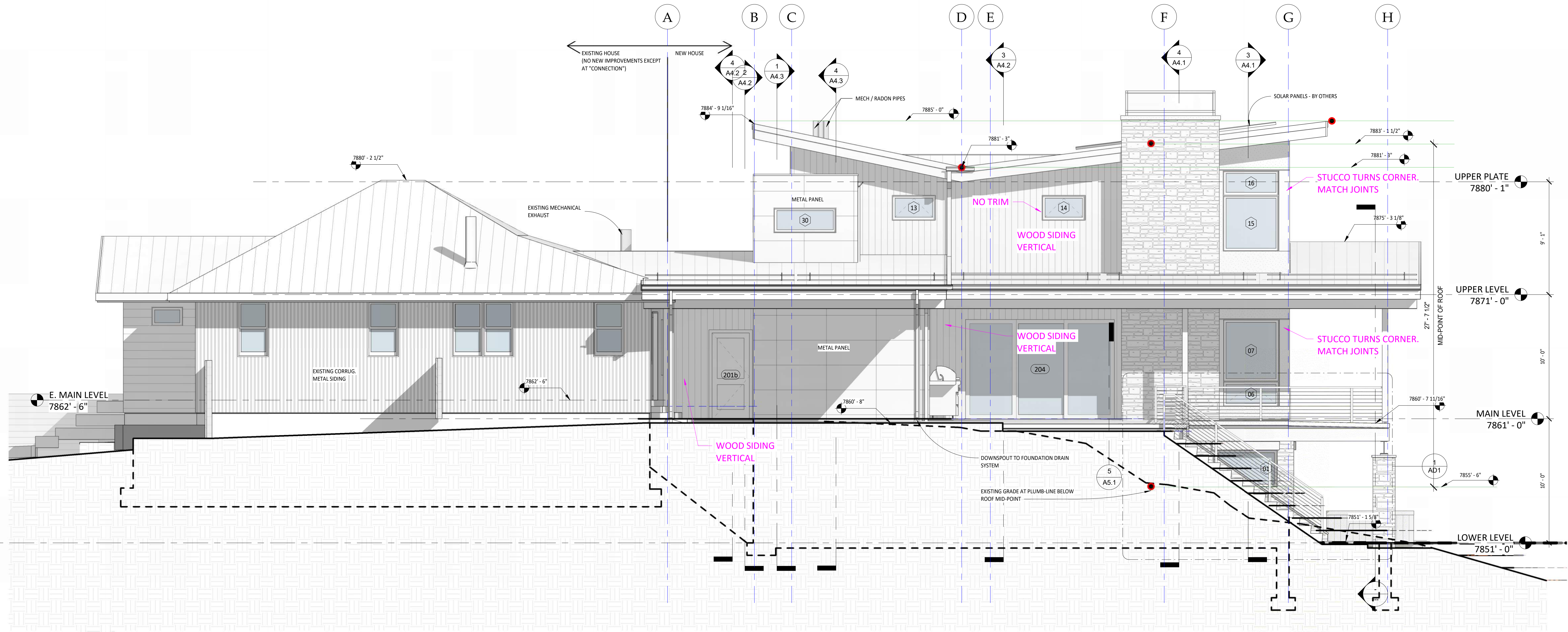
REVISIONS

No.	Description	Date
2	Revision 2	9-26-24

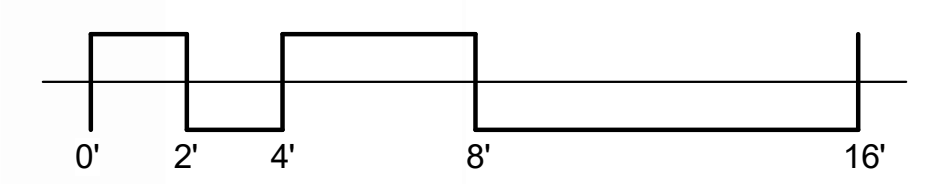
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 DEMO SITE PLAN + LIGHTING
A1.2



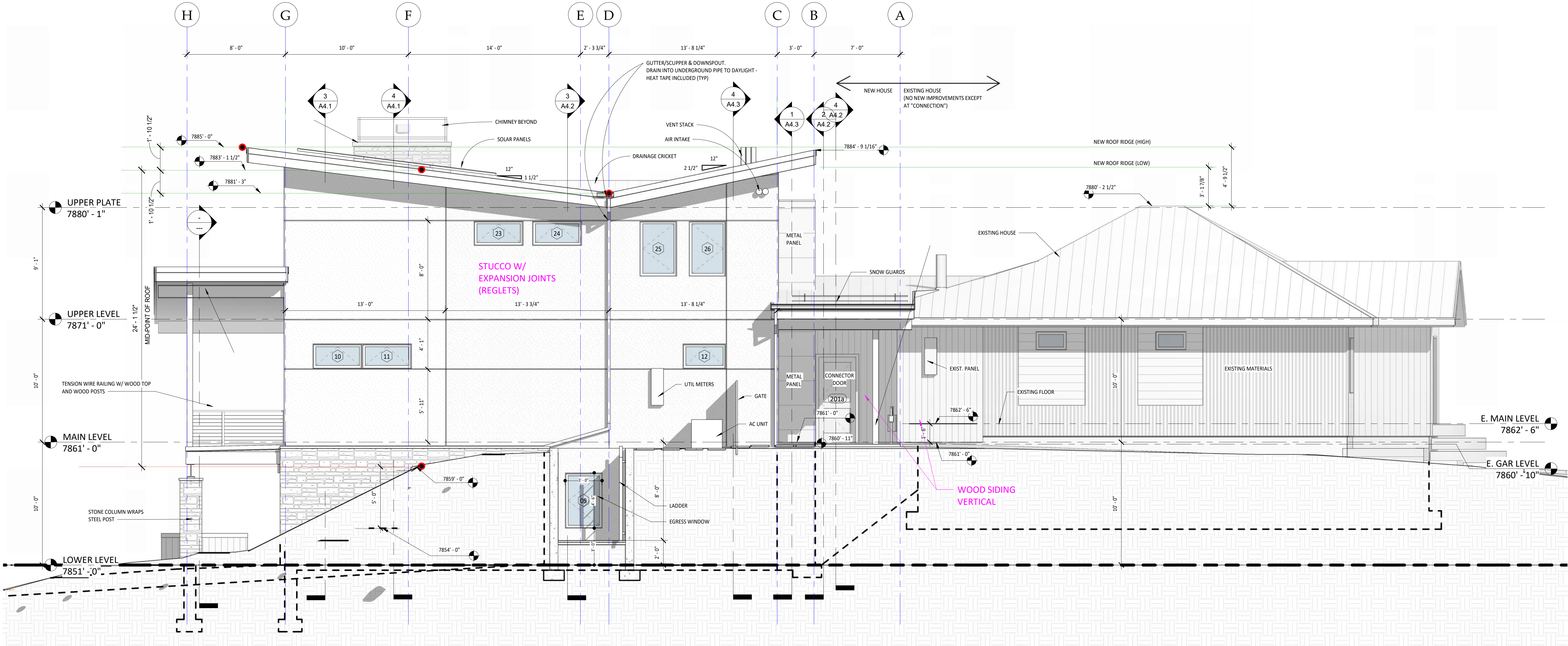
1 ELEVATION - LOOKING NORTH
 1/4" = 1'-0"



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2	Revision 2	9-26-24

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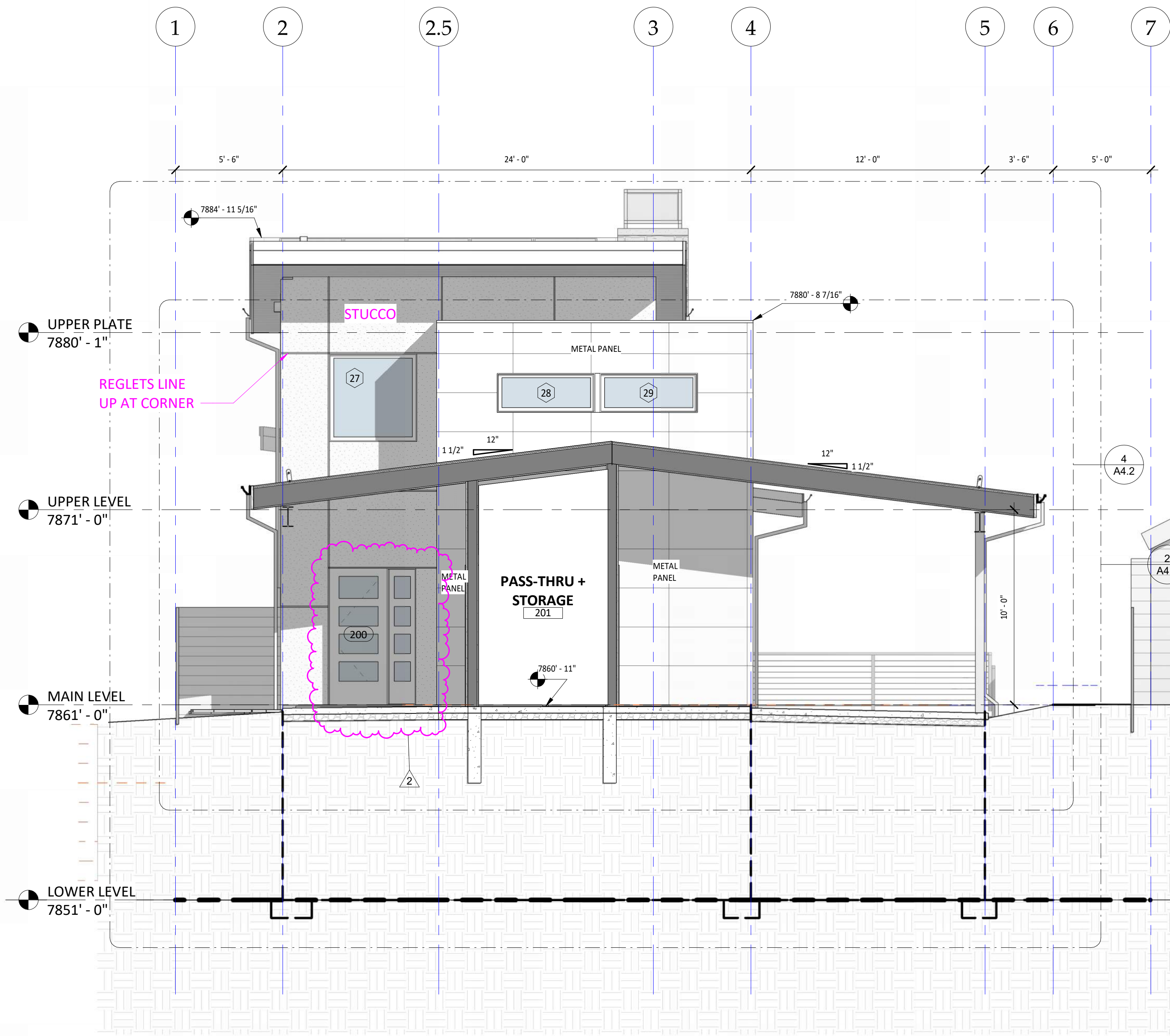
1 ELEVATION - LOOKING SOUTH
 1/4" = 1'-0"

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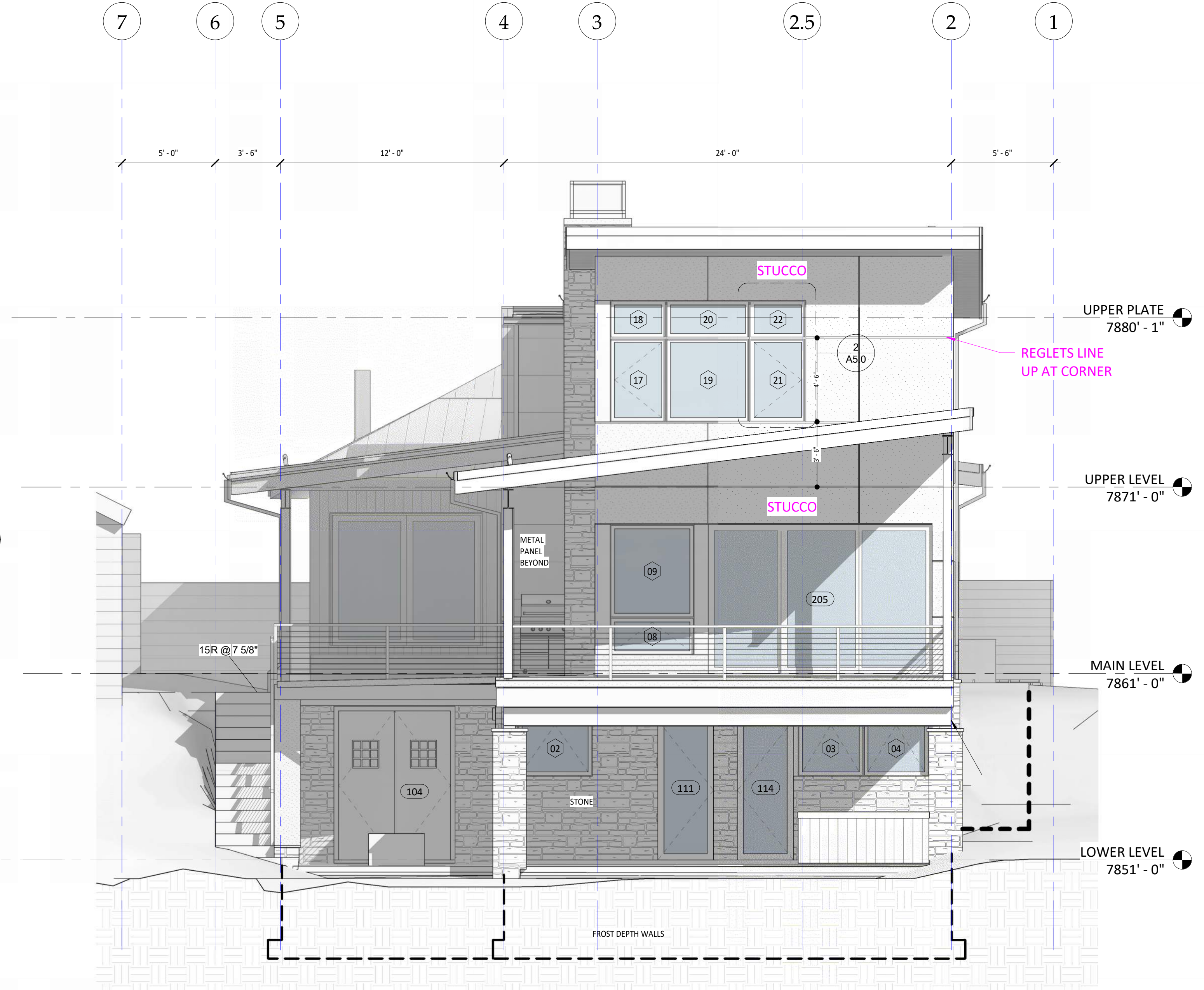
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1 ELEVATION - LOOKING EAST
1/4" = 1'-0"



2 ELEVATION - LOOKING WEST
1/4" = 1'-0"

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