



491 Main Street - Minturn, CO

SINGLE FAMILY HOME

TOWN OF MINTURN DESIGN REVIEW APPLICATION

SUBMITTAL PACKAGE

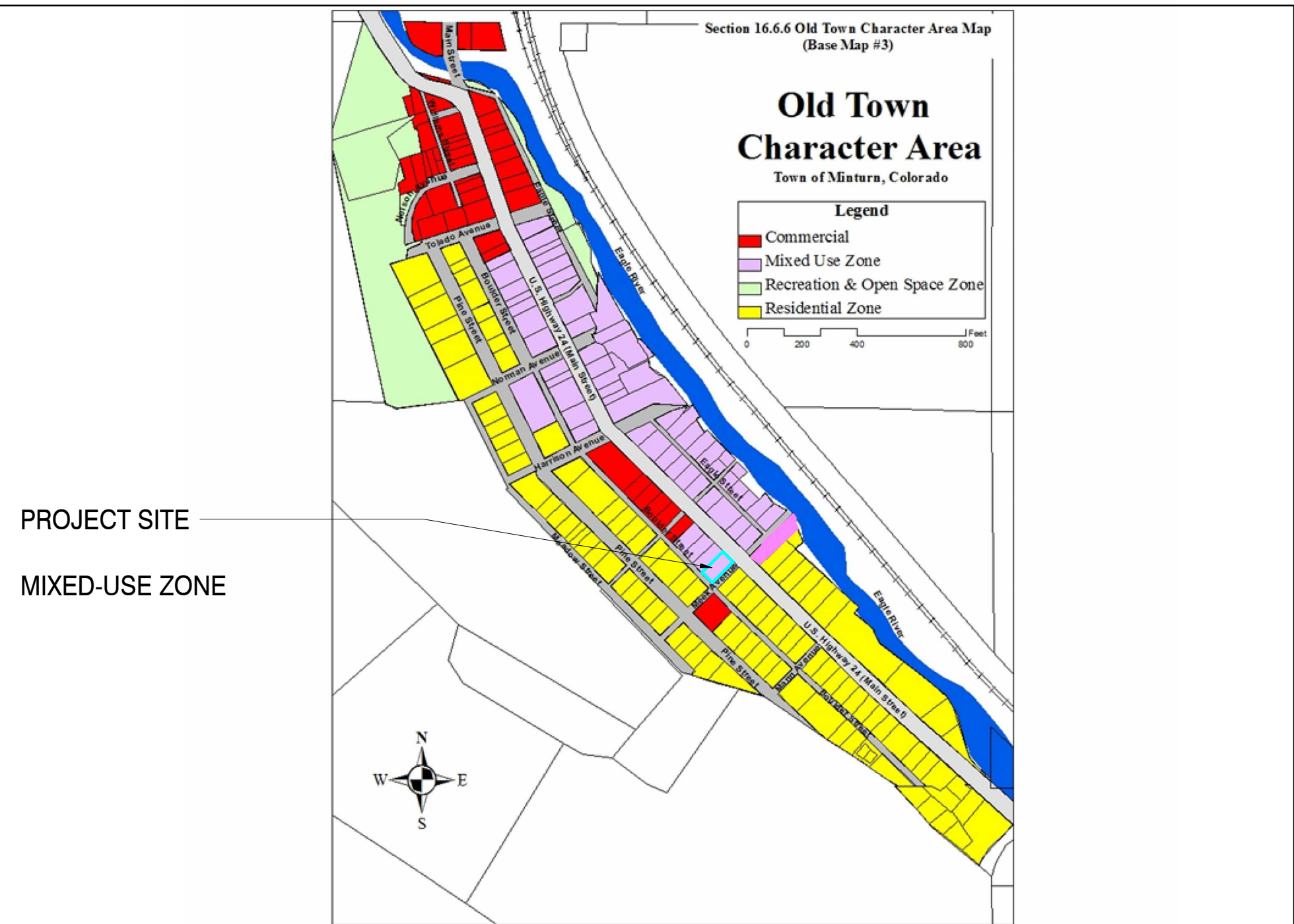
FEBRUARY 21, 2025

ABBREVIATIONS

NOTE: NOT ALL ABBREVIATIONS AND SYMBOLS ARE USED ON DRAWINGS CONTAINED IN THE SET. SYMBOLS AND ABBREVIATIONS ON THIS SHEET APPLY ONLY TO ARCHITECTURAL DRAWINGS

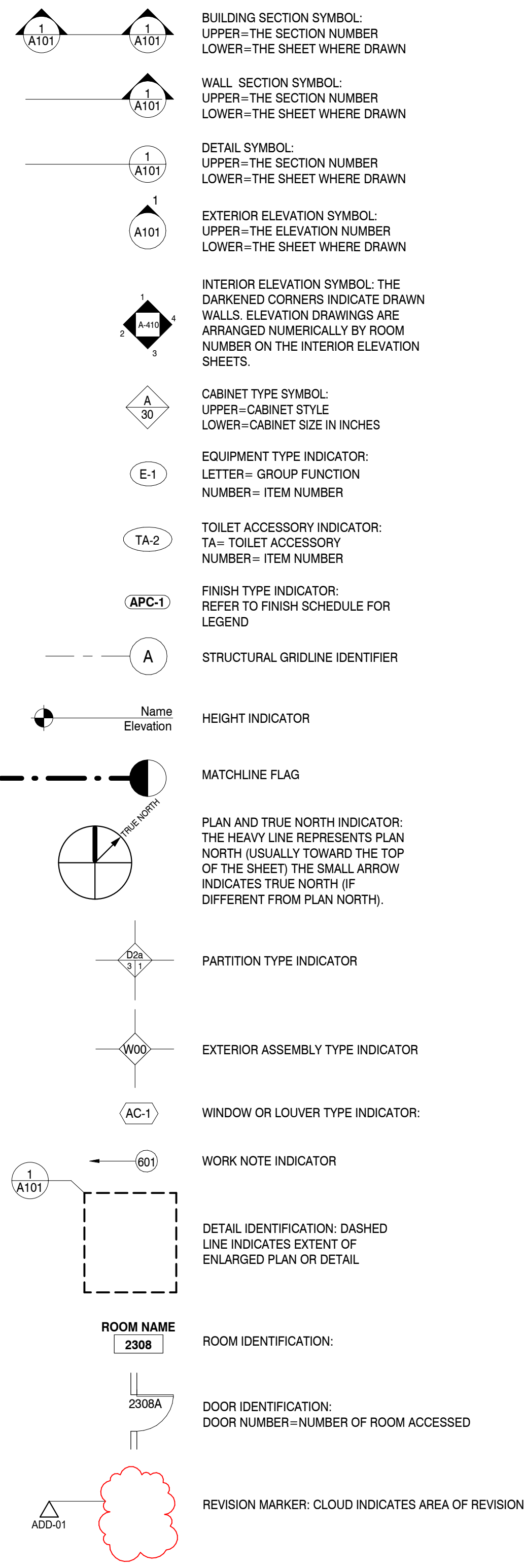
A/C	AIR CONDITIONING	FBO	FURNISHED BY OWNER	QTY	QUANTITY
ACF	ACCESS FLOORING	FD	FLOOR DRAIN	R	RESISTANCE, THERMAL, RISER
ACR	ACRYLIC	FEC	FIRE EXTINGUISHER CABINET	RAD	RADIUS
ACST	ACOUSTIC	FEX	FIRE EXTINGUISHER	RB	RESILIENT BASE
AD	AREA DRAIN	FIN	FINISH (ED)	RCP	REFLECTED CEILING PLAN
ADD	ADDENDUM	FLR(G)	FLOOR (ING)	RD	ROOF DRAIN
ADH	ADHESIVE	FND	FOUNDATION	RE	REFERENCE, REFER TO
ADJ	ADJACENT	FOS	FACE OF STUD	RENF	REINFORCING
ADJUST	ADJUSTABLE	FR	FIRE RESISTIVE	REMO	REMOVE
AFV	ABOVE FINISHED FLOOR	FT	FOOT, FEET	REQ	REQUIRED (D)
AHU	AIR HANDLING UNIT	FTG	FOOTING	RM	ROOM
AL, ALUM	ALUMINUM	FUT	FUTURE	RO	ROUGH OPENING
ALT	ALTERNATE			ROW	RIGHT OF WAY
ANOD	ANODIZED	GA	GAUGE, GAGE	RR	RESTROOM
APC	ACOUSTICAL PANEL CEILING	GALV	GALVANIZED		
APPROX	APPROXIMATE (LY)	GB	GYPSPUM BOARD	SBLK	SPLASH BLOCK
ARCH	ARCHITECT(URAL)	GBAR	GRAB BAR	SC	SOLID CORE
ARGB	ABUSE RESISTANT GYPSUM BOARD	GC	GENERAL CONTRACT (OR)	SCH	SCHEDULE
ASPH	ASPHALT	GL	GLASS, GLAZING	SD	STORM DRAIN
AUTO	AUTOMATIC	GR	GRILLE	SEC	SECTION
AW	ALUMINUM WINDOW			SF	STOREFRONT
		HB	HOSE BIB	SHT	SHEET
BD	BOARD	HC	HOLLOW CORE	SHTH	SHEATHING
BLDG	BUILDING	HDW	HARDWARE	SM	SIMILAR
BLK(G)	BLOCK (ING)	HM	HOLLOW METAL	SDG	SLAB ON GRADE
BM	BEAM	HOR	HORIZONTAL	SPEC	SPECIFICATION (S)
BO	BY OTHERS	HPT	HIGH POINT	SPL	SPECIAL
BOT	BOTTOM	HR	HOUR	SQ	SQUARE
BR	BACKER ROOF	HT	HEIGHT	SST	STAINLESS STEEL
BRG	BEARING	HTR	HEATER	SST	SOUND TRANSMISSION CLASS
BRK	BROCK	HVAC	HEATING/VENTILATION/AC	STD	STANDARD
BS	BOTH SIDES	HW	HOT WATER	STL	STEEL
BSMT	BASEMENT	HWH	HOT WATER HEATER	STO	STORAGE
BTWN	BETWEEN	ID	INSIDE DIAMETER	STRUC	STRUCTURAL
BUR	BUILT UP ROOFING	IN	INCH (ES)	SUS	SUSPENDED
BZD	BRONZE DOOR	INCL	INCANDESCENT	SYM	SYMMETRICAL
BZF	BRONZE FRAME	INCLAN	INCLUDE (D, ING)		
		INFO	INFORMATION	T	TREAD
CAB	CABINET	INS	INSULATE (D, ION)	T&B	TOP AND BOTTOM
CFM	CUBIC FEET/MINUTE	INT	INTERIOR	T&G	TONGUE AND GROOVE
CG	CORNER GUARD	INV	INVERT	TEL	TELEPHONE
CIPC	CAST-IN-PLACE CONCRETE			TEMP	TEMPERATURE
CJ	CONTROL JOINT	JT	JOINT	THK	THICK (NESS)
CL	CENTERLINE			THR	THRESHOLD
CLG	CEILING	LAB	LABORATORY	THRU	THROUGH
CLO	CLOSET	LAM	LAMINATE (D)	TO	TOP OF
CLR	CLEAR (ANCE)	LAV	LAVATORY	TOB	TOP OF BEAM
CMU	CONCRETE MASONRY UNIT	LB	POUND (S)	TOC	TOP OF CURB
CNC	CONCRETE COUNTERTOP	LIB	LIBRARY	TOI	TOP OF INSULATION
CO	CLEANOUT	LIN	LINEAL	TOM	TOP OF MASONRY
COL	COLUMN	LKR	LOCKER	TOP	TOP OF PARAPET
COMP	COMPRESSED (ED, ION, IBLE, OR)	LT	LIGHT	TOS	TOP OF SLAB
CONC	CONCRETE			TOSTL	TOP OF STEEL
CONST	CONSTRUCTION	MAINT	MAINTAIN (ENANCE)	TOW	TOP OF WALL
CONT	CONTINUOUS OR CONTINUE	MAS	MASONRY	TPART	TOILET PARTITION
CONTR	CONTRACT (OR)	MAX	MAXIMUM	TPD	TOILET PAPER DISPENSER
COORD	COORDINATE	MC	MECHANICAL CONTRACTOR	TR	TRANSOM
CORR	CORRIDOR	MECH	MECHANIC (AL)	TS	TUBE STEEL
CORRUG	CORRUGATED	MET	METAL	TV	TELEVISION
CP	CEMENT PLASTER (STUCCO)	MFR	MANUFACTURE (ER)	TYP	TYPICAL
CPT	CARPET (ED)	MH	MANHOLE	TZ	TERRAZZO
CS	CAST STONE	MIN	MINIMUM		
CSNK	COUNTERSINK/COUNTERSUNK	MIR	MIRROR	UL	UNDERWRITERS LABORATORY
CT	CERAMIC TILE	MISC	MISCELLANEOUS	UNFIN	UNFINISHED
CTR	CENTERLINE	MO	MASONRY OPENING	UON	UNLESS OTHERWISE NOTED
CW	CURTAIN WALL	MR	MOISTURE RESISTANT	UR	URINAL
		MT	MOUNT (ED, ING)		
DBL	DOUBLE	MTL	MATERIAL (S)	VAR	VARIABLE (VARIES)
DEMO	DEMOLISH, DEMOLITION			VB	VAPOR BARRIER
DF	DRINKING FOUNTAIN	NA	NOT APPLICABLE	VCT	VINYL COMPOSITION TILE
DG	DECORATIVE GLAZING	NC	NOT IN CONTRACT	VERT	VERTICAL
DIAM	DIAMETER	NO	NUMBER	VEST	VESTIBULE
DIM	DIMENSION	NOM	NOMINAL	VIF	VERIFY IN FIELD
DISP	DISPOSAL	NR	NONE REQUIRED		
DM	DECORATIVE METAL	NRC	NOISE REDUCTION COEFFICIENT	W	WIDE OR WIDTH
DN	DOWN	NTS	NOT TO SCALE	WITH	WITHOUT
DP	DEMOUNTABLE PARTITION			WC	WATER CLOSET
DPF	DAMP PROOFING	OA	OVERALL	WD	WOOD
DR	DOOR	OB	OBSOURE	WP (G)	WATERPROOF (ING)
DRY	DRYER	OC	ON CENTER (S)	WR	WATER RESISTANT
DS	DOWNSPOUT	OD	OUTSIDE DIAMETER	WWF	WELDED WIRE FABRIC
DTL	DETAIL	OFCI	OWNER FURNISHED CONTRACTOR INSTALLED		
DWG	DRAWING	OFOI	OWNER FURNISHED OWNER INSTALLED		
		OH	OVERHEAD		
EA	EACH	OPG	OPENING		
EC	EXPANSION CONTROL	OPH	OPPOSITE HAND		
EF	ENTRANCE FLOORING (GRILLES OR MATTS)	OPP	OPPOSITE		
EFC	ENTRANCE FLOOR CARPETING	ORD	OVERFLOW ROOF DRAIN		
EJ	EXPANSION JOINT	OZ	OUNCE		
EL	ELEVATOR				
ELEC	ELECTRIC (AL)	PAR	PARALLEL		
ELEV	ELEVATION	PC	PRECAST CONCRETE		
ENC	ENCLOSE (LURE)	PERP	PERPENDICULAR		
ENT	ENTRANCE	PL	PLATE		
EPNT	EPOXY PAINT	PLAM	PLASTIC LAMINATE		
EQ	EQUAL	PLBG	PLUMBING		
EQP	EQUIPMENT	PNT	PAINT (ED)		
EWC	ELECTRIC WATER COOLER	PRN	PORCELAIN		
EXH	EXHAUST	PSF	POUNDS PER SQUARE FOOT		
EXIST, EX	EXISTING	PSI	POUNDS PER SQUARE INCH		
EXP	EXPOSED	PTN	PARTITION		
EXPN	EXPANSION	PVC	POLYVINYL CHLORIDE		
EXT	EXTERIOR	PVMT	PAVEMENT		
		PWD	PLYWOOD		

ZONING MAP



SYMBOLS LEGEND

GRAPHIC SYMBOLS



TEXT SYMBOLS

&	AND
@	AT
X OR x	BY
#	POUND OR NUMBER
/ OR :	PER
X'	(X) FEET
X"	(X) INCHES

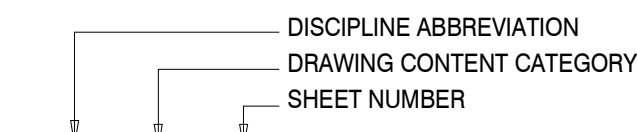
DISCIPLINE INDEX

G	GENERAL INFORMATION
C	CIVIL DRAWINGS
L	LANDSCAPE DRAWINGS
S	STRUCTURAL DRAWINGS
M	MECHANICAL DRAWINGS
P	PLUMBING DRAWINGS
E	ELECTRICAL DRAWINGS

CONTENT INDEX

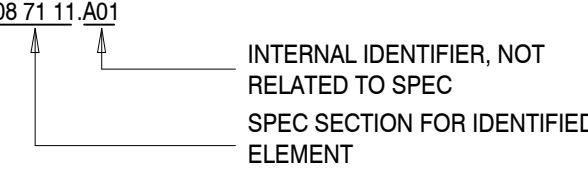
0	GENERAL INFORMATION AND STANDARDS
1	PLANS INCLUDING SITE, FLOOR, CEILING, FINISH AND ROOF DRAWINGS
2	EXTERIOR ELEVATIONS AND BUILDING SECTIONS
4	ENLARGED FLOOR PLANS AND INTERIOR ELEVATIONS
5	SCHEDULES AND ASSOCIATED DETAILS
6	WALL SECTIONS AND EXTERIOR DETAILS
7	INTERIOR DETAIL DRAWINGS
8	POWER AND SIGNAL DRAWINGS

SHEET NUMBERING



A-401

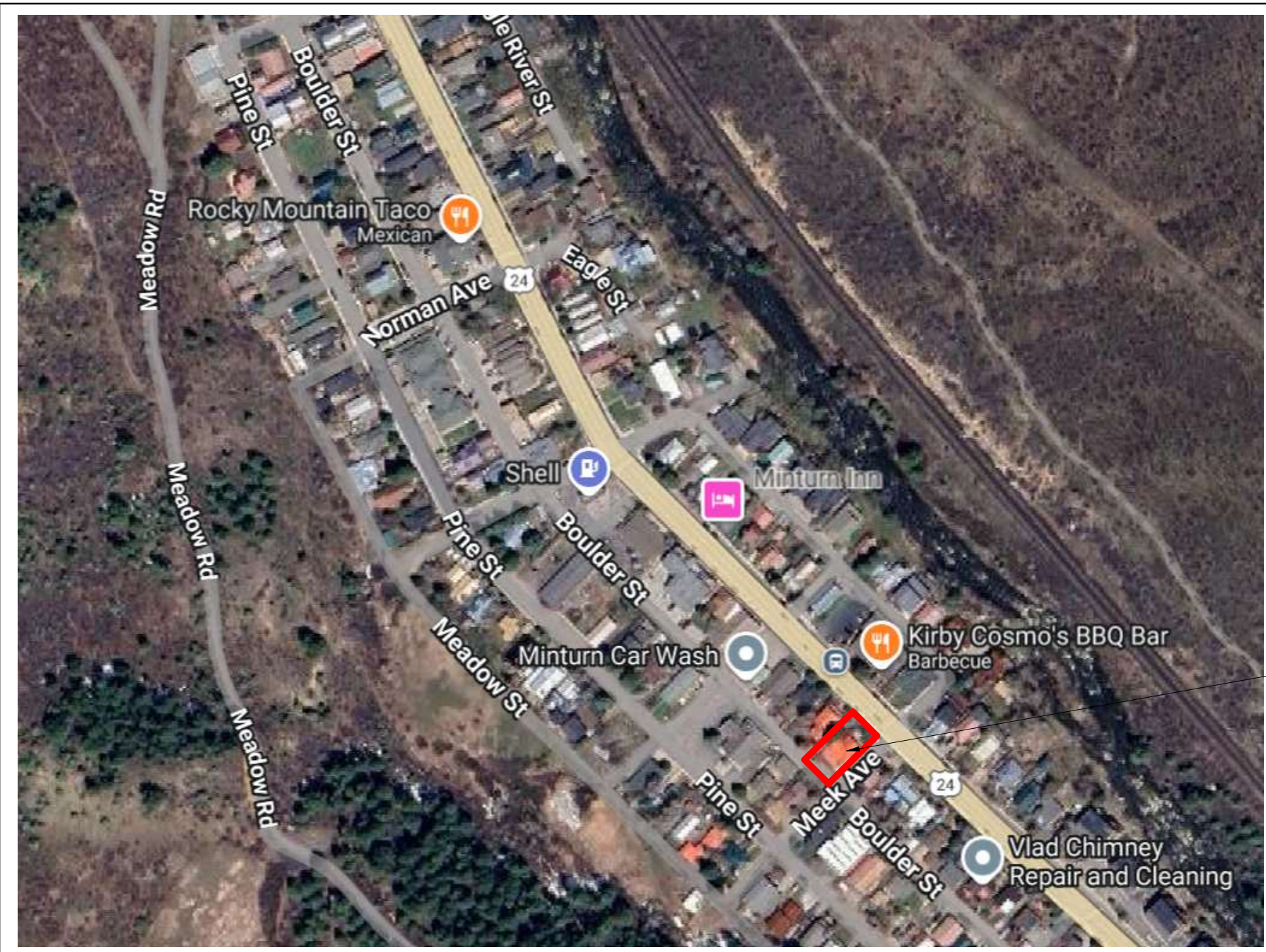
KEYNOTES



MATERIAL PATTERNS

	BRICK MASONRY
	CEMENT PLASTER
	CONCRETE - CAST-IN-PLACE
	CONCRETE MASONRY
	EARTH OR BACKFILL
	GRAVEL OR ROAD BASE
	GYPSUM BOARD
	INSULATION - BATT
	INSULATION - BATT - MINERAL WOOL
	INSULATION - RIGID
	INSULATION - RIGID - MINERAL WOOL
	INSULATION - SPRAY FOAM
	LIMESTONE
	METAL - ALUMINUM
	METAL - STEEL
	MORTAR
	PLYWOOD
	WOOD
	DAMPROOFING (BROWN)
	WATERPROOFING (BLUE)
	AIR BARRIER (GREEN)
	FLEXIBLE FLASHING - AIR BARRIER (GREEN)
	WEATHER BARRIER (GREEN)
	UNDERLAYMENT (BLUE)
	VAPOR RETARDER (BROWN)
	FLEXIBLE FLASHING - MASONRY (BLUE)
	FLASHING, ROOF MEMBRANE (BLUE)

VICINITY MAP



PFEIFER RESIDENCE

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Mintum CO, 81620

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Architect

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NOT FOR CONSTRUCTION

Issue	Date
DESIGN APPLICATION	21 FEB 2025
DESIGN APPLICATION REV. 1	16 APR 2025

Project Number:	Mintum CO, 81620
Drawn By:	SH
Reviewed By:	DP
Approved By:	DP

INDEX & ABBREVIATIONS

G-100

PFEIFER
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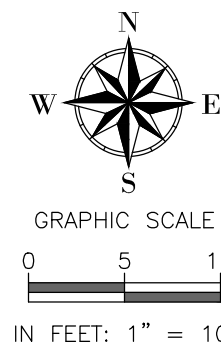
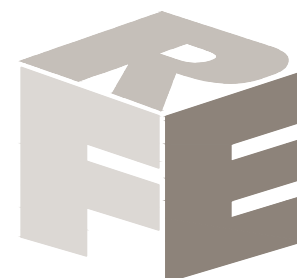
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ROARING FORK
ENGINEERING

592 HIGHWAY 133
CARBONDALE, CO 81623

RFENG02 (970) 940-4130

IMPROVEMENT SURVEY PLAT
LOT 12, BLOCK 1, BALDAUF ADDITION
TOWN OF MINTURN, COUNTY OF EAGLE, STATE OF COLORADO

SURVEYED	DRAWN
KJT	KJT
PROJECT NUMBER	
2024-091	
DATE	
JANUARY 09, 2025	
SHEET NO.	
1 OF 1	

NOT FOR CONSTRUCTION

Issue

Design Application

Design Application Rev. 1

Date

21 FEB 2025

16 APR 2025

Project Number:

Drawn By:

Reviewed By:

Approved By:

ROARING FORK ENG.

ROARING FORK ENG.

ROARING FORK ENG.

IMPROVEMENT SURVEY PLAT

C-100

IMPROVEMENT SURVEY PLAT

LOT 12, BLOCK 1, BALDAUF ADDITION

SW1/4 SW1/4 SECTION 26, TOWNSHIP 4 SOUTH,

RANGE 81 WEST OF THE 6TH P.M.

TOWN OF MINTURN, COUNTY OF EAGLE,

STATE OF COLORADO

PARCEL No. 2103-263-15-034

PROPERTY DESCRIPTION:

LOT 12, BLOCK 1, BALDAUF ADDITION TO THE TOWN OF MINTURN, TOWN OF MINTURN, COUNTY OF EAGLE, STATE OF COLORADO.

EXCEPTING THEREFROM THAT PORTION AS DESCRIBED IN WARRANTY DEED RECORDED MARCH 6, 2018 UNDER RECEPTION No. 201803457.

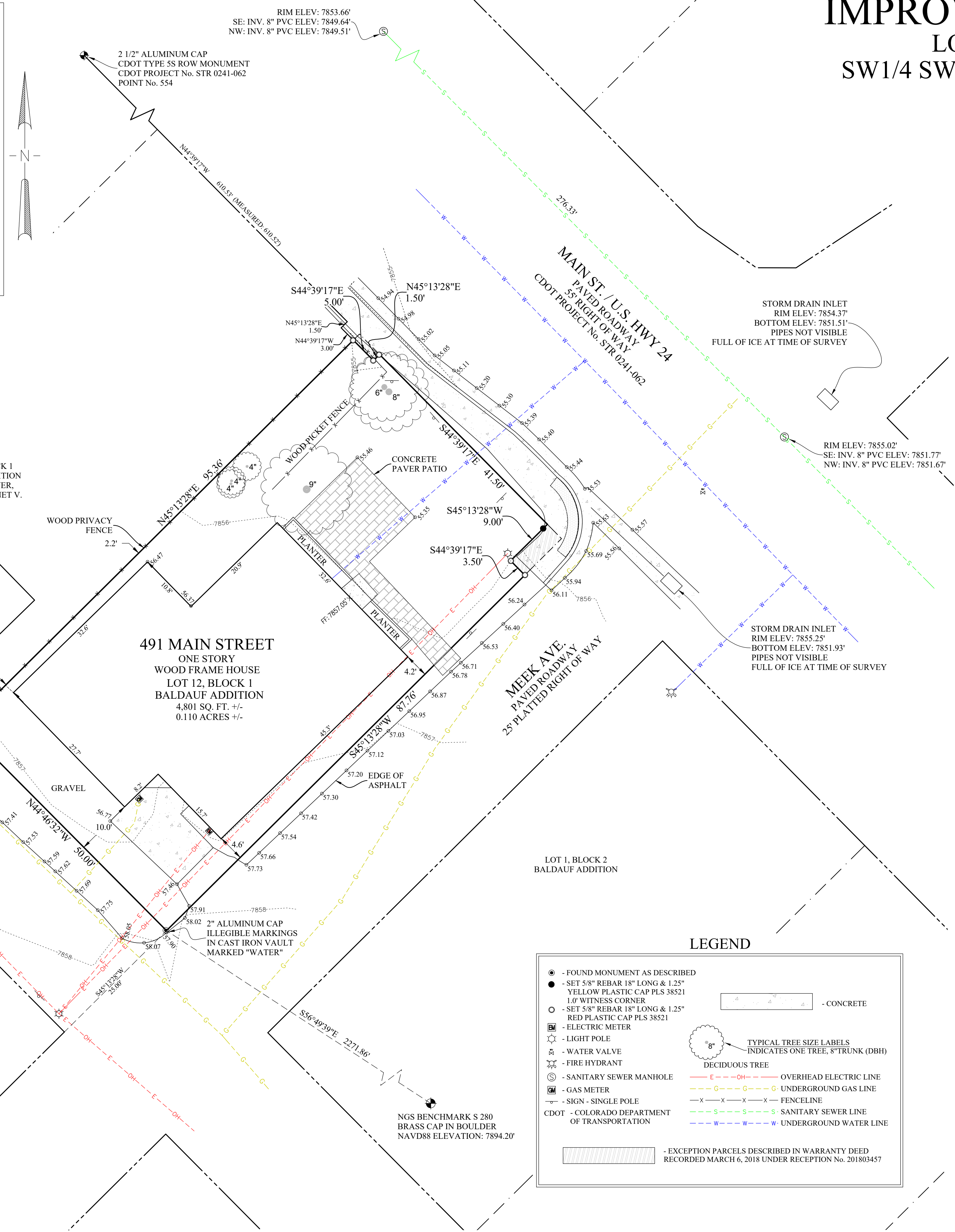
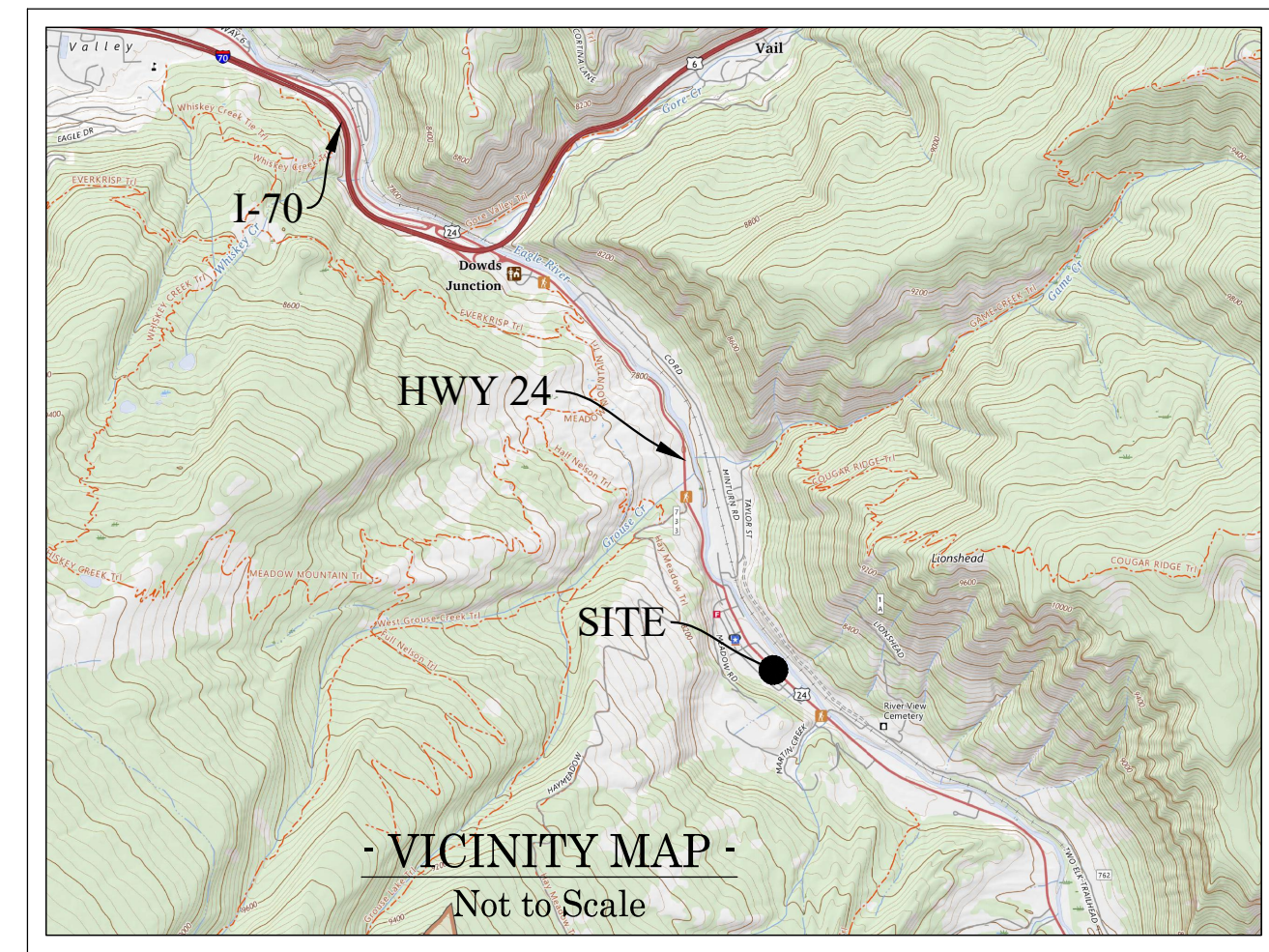
NOTES:

1. BASIS OF BEARINGS: A BEARING OF N44°46'32"W, BETWEEN THE SOUTHWEST CORNER OF LOT 12, BLOCK 1, BALDAUF ADDITION AND THE SOUTHWEST CORNER OF LOT 6 OF SAID BLOCK 1. BOTH CORNERS BEING MONUMENTED AS SHOWN HEREON.
2. THIS MAP HAS BEEN PREPARED PURSUANT TO CLIENT REQUEST FOR AN IMPROVEMENT SURVEY PLAT.
3. DATE OF FIELD SURVEY: JANUARY 02 & 07, 2025.
4. UNITS OF LINEAR MEASUREMENTS ARE DISPLAYED IN US SURVEY FEET.
5. ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) REFERENCED FROM THE NATION GEODETIC SURVEY (NGS) STATION S 280 HAVING AN ELEVATION OF 7894.20' TRANSFERRED TO SITE VIA GPS WITH A BENCHMARK ELEVATION AS SHOWN HEREON.
6. CONTOUR INTERVALS ARE SHOWN AT ONE (1) FOOT INTERVALS.
7. ADD 7800.00' TO SPOT ELEVATIONS SHOWN HEREON (XX.XX').
8. ANY SUBSURFACE UTILITIES NOT SHOWN, WERE NOT MARKED BY APPROPRIATE UTILITY COMPANIES AT THE TIME OF THIS SURVEY AND THEREFORE MAY NOT BE SHOWN HEREON. UNDERGROUND UTILITIES LOCATES HAVE BEEN MARKED BY ROARING FORK UTILITY LOCATORS ON JANUARY 02, 2025. ONLY PAINT MARKS AND UTILITY PIN FLAGS ON THE GROUND SURFACE WERE SURVEYED BY ROARING FORK ENGINEERING AS PART OF THIS SURVEY. CLIENT/CONTRACTOR MUST CONTACT SPECIFIC UTILITY COMPANIES TO VERIFY BOTH THE LOCATION AND DEPTH OF RESPECTIVE UTILITIES. ADDITIONAL SURVEYING WORK MAY BE REQUIRED TO SHOW ANY SUCH SUBSURFACE UTILITY LOCATIONS ON THIS DRAWING. ROARING FORK ENGINEERING WILL NOT BE RESPONSIBLE FOR PROTECTION OF SUBSURFACE UTILITIES NOT MARKED ON THE GROUND AT THE TIME OF THIS SURVEY.
9. PROPERTY DESCRIPTIONS SHOWN HEREON, IF ANY, HAVE BEEN SHOWN FOR GENERAL REFERENCE AND DO NOT NECESSARILY DEPICT LIMITS OF OWNERSHIP.
10. FENCES SHOWN HEREON, IF ANY, HAVE BEEN SHOWN FOR GENERAL REFERENCE AND DO NOT NECESSARILY DEPICT LIMITS OF OWNERSHIP.
11. DUE TO CURRENT SNOW COVER ON THIS PROPERTY, IT IS POSSIBLE THAT SOME GROUND LEVEL FEATURES MAY NOT BE SHOWN, OR THE LOCATIONS SHOWN HEREON MAY BE APPROXIMATE (I.E. EDGE OF DRIVES, WALKS, WATER VALVES, ETC.).
12. THE PROPERTY SHOWN HEREON IS SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY, BUILDING SETBACKS OR OTHER RESTRICTIONS OF RECORD, AS SUCH ITEMS MAY AFFECT THIS PROPERTY. THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH BY THIS SURVEYOR TO DETERMINE OWNERSHIP OR TO DISCOVER EASEMENTS OR OTHER ENCUMBRANCES OF RECORD. ALL INFORMATION PERTAINING TO OWNERSHIP, EASEMENT AND OTHER ENCUMBRANCES OF RECORD HAS BEEN TAKEN FROM THE TITLE INSURANCE COMMITMENT ISSUED BY LAND TITLE GUARANTEE COMPANY, COMMITMENT No. V50050962-2, HAVING AN EFFECTIVE DATE OF JULY 11, 2018.

SURVEYOR'S CERTIFICATE:

I, KYLE J. TESKY, BEING A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED IN THE STATE OF COLORADO, DO HEREBY CERTIFY TO DAVID PFEIFER, THAT THIS IS AN IMPROVEMENT SURVEY PLAT AS DEFINED BY CRS 38-51-102(9), RESULTING FROM A MONUMENTED LAND SURVEY, SHOWING THE CURRENT LOCATION OF ALL SIGNIFICANT VISIBLE STRUCTURES, UTILITIES, FENCES, HEDGES, OR WALLS SITUATED ON THE DESCRIBED PARCEL AND WITHIN FIVE FEET OF ALL BOUNDARIES OF SUCH PARCEL, AND ALSO ANY VISIBLE CONFLICTING BOUNDARY EVIDENCE OR ENCROACHMENTS, AND ALL EASEMENTS AND RIGHTS-OF-WAY OF A PUBLIC OR PRIVATE NATURE THAT ARE VISIBLE, OR APPARENT, OR OF RECORD, AND UNDERGROUND UTILITIES DESCRIBED IN OR OTHER SOURCES AS SPECIFIED IN THE TITLE COMMITMENT REFERENCED HEREON, AND THAT THIS IMPROVEMENT SURVEY PLAT WAS PREPARED BY ROARING FORK ENGINEERING, ON THIS DATE, JANUARY 09, 2025, BASED ON SITE CONDITIONS AS THEY EXISTED DURING A FIELD SURVEY PERFORMED ON JANUARY 02 & 07, 2025, UNDER MY DIRECT SUPERVISION AND CHECKING AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

KYLE J. TESKY
COLORADO PLS # 38521
FOR, AND ON BEHALF OF
ROARING FORK ENGINEERING

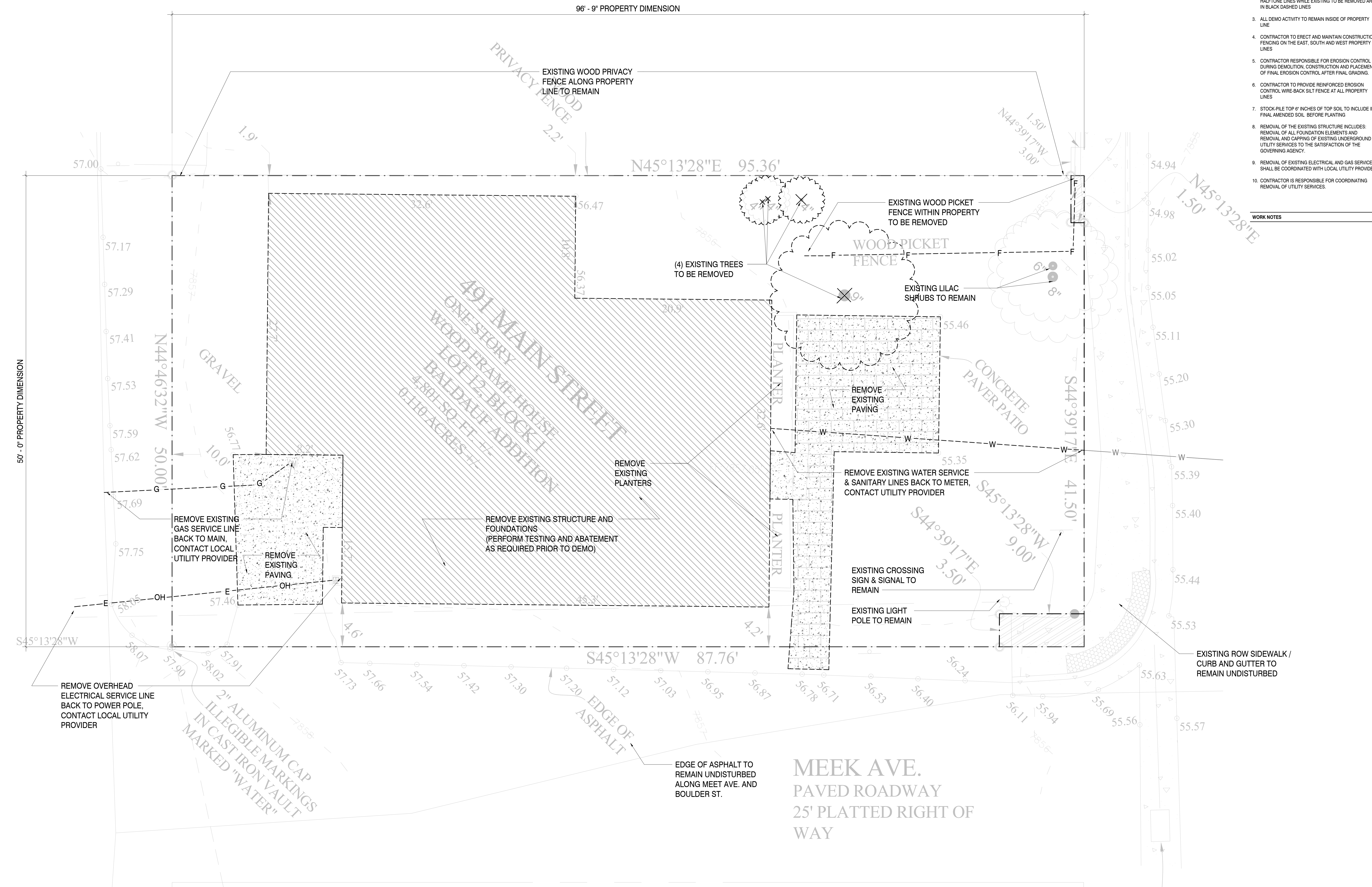


LEGEND

● - FOUND MONUMENT AS DESCRIBED	○ - CONCRETE
● - SET 5/8" REBAR 18" LONG & 1.25" YELLOW PLASTIC CAP PLS 38521	○ - TYPICAL TREE SIZE LABELS
○ - SET 5/8" REBAR 18" LONG & 1.25" RED PLASTIC CAP PLS 38521	○ - INDICATES ONE TREE, 8" TRUNK (DBH)
○ - SET 5/8" REBAR 18" LONG & 1.25" RED PLASTIC CAP PLS 38521	○ - DECIDUOUS TREE
○ - ELECTRIC METER	○ - OVERHEAD ELECTRIC LINE
○ - LIGHT POLE	○ - UNDERGROUND GAS LINE
○ - WATER VALVE	○ - FENCELINE
○ - FIRE HYDRANT	○ - UNDERGROUND WATER LINE
○ - SANITARY SEWER MANHOLE	
○ - GAS METER	
○ - SIGN - SINGLE POLE	
○ - CDOT - COLORADO DEPARTMENT OF TRANSPORTATION	
○ - EXCEPTION PARCELS DESCRIBED IN WARRANTY DEED RECORDED MARCH 6, 2018 UNDER RECEPTION No. 201803457	

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 CERTIFICATION SHOWN HEREON.

3/30/2025 11:55:15 PM



GENERAL NOTES

1. RENDERED SITE PLAN FOR CONTEXT AND GENERAL DESIGN INTENT. REFER TO CIVIL SITE PLAN, GRADING PLAN, UTILITY PLAN FOR MORE INFO

GENERAL DEMO NOTES

1. CLEAR SITE OF ALL STRUCTURES, MATERIALS, LANDSCAPE MATERIALS, PLANTINGS AND DEBRIS UNLESS OTHERWISE NOTED ON PLANS.
2. EXISTING ELEMENTS TO REMAIN ARE IN GRAY / HALFTONE LINES WHILE EXISTING TO BE REMOVED ARE IN BLACK DASHED LINES
3. ALL DEMO ACTIVITY TO REMAIN INSIDE OF PROPERTY LINE
4. CONTRACTOR TO ERECT AND MAINTAIN CONSTRUCTION FENCING ON THE EAST, SOUTH AND WEST PROPERTY LINES
5. CONTRACTOR RESPONSIBLE FOR EROSION CONTROL DURING DEMOLITION, CONSTRUCTION AND PLACEMENT OF FINAL EROSION CONTROL, AFTER FINAL GRADING.
6. CONTRACTOR TO PROVIDE REINFORCED EROSION CONTROL WIRE-BACK SILT FENCE AT ALL PROPERTY LINES
7. STOCKPILE TOP 4" INCHES OF TOP SOIL TO INCLUDE IN FINAL AMENDED SOIL BEFORE PLANTING
8. REMOVAL OF THE EXISTING STRUCTURE INCLUDES: REMOVAL OF ALL FOUNDATION ELEMENTS AND REMOVAL AND CAPPING OF EXISTING UNDERGROUND UTILITY SERVICES TO THE SATISFACTION OF THE GOVERNING AGENCY.
9. REMOVAL OF EXISTING ELECTRICAL AND GAS SERVICE SHALL BE COORDINATED WITH LOCAL UTILITY PROVIDER.
10. CONTRACTOR IS RESPONSIBLE FOR COORDINATING REMOVAL OF UTILITY SERVICES.

WORK NOTES

PFEIFER RESIDENCE

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NOT FOR CONSTRUCTION

Issue

DESIGN APPLICATION
DESIGN APPLICATION REV. 1

Date

21 FEB 2025
16 APR 2025

Project Number:

Drawn By:

Reviewed By:

Approved By:

SH

DP

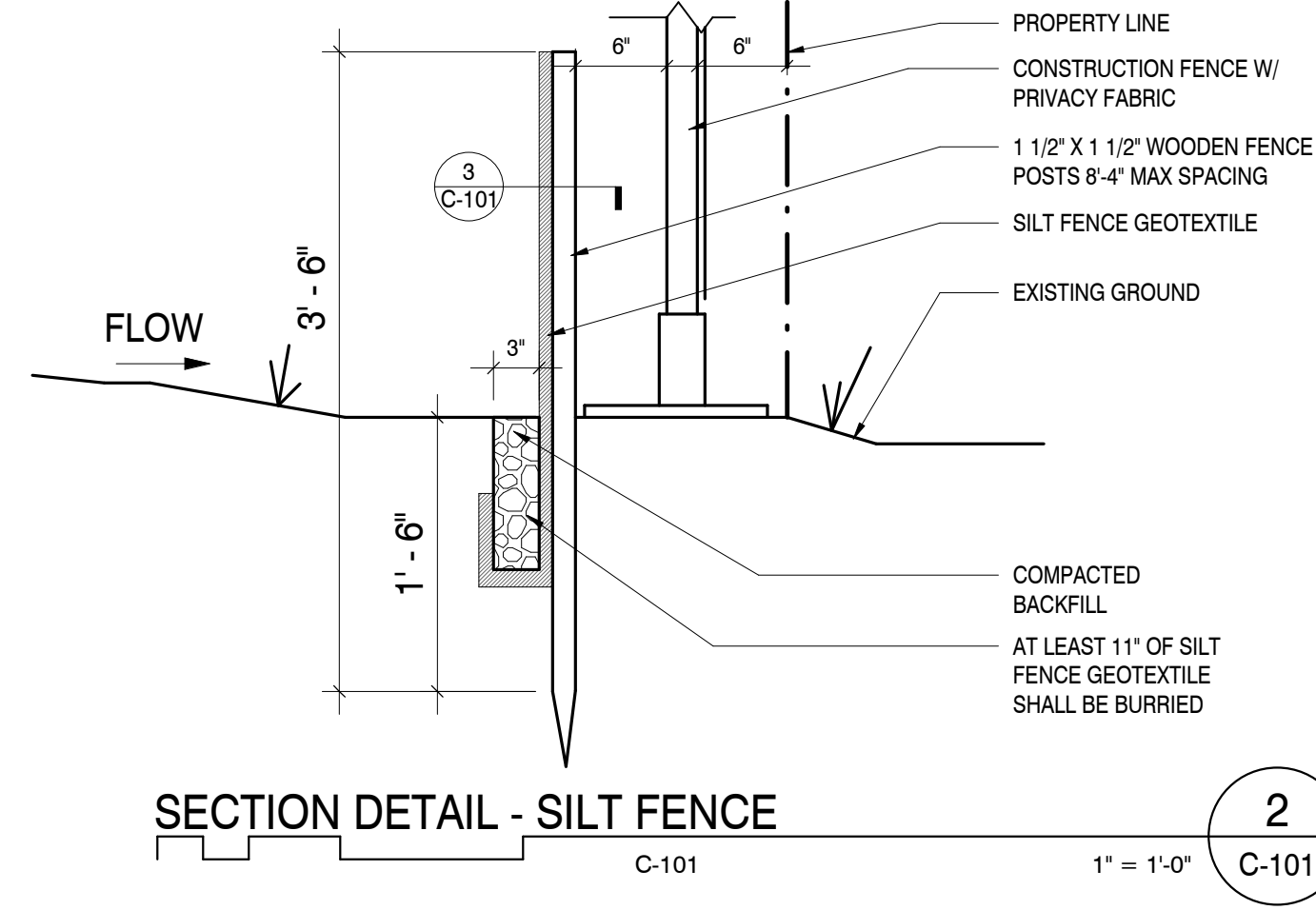
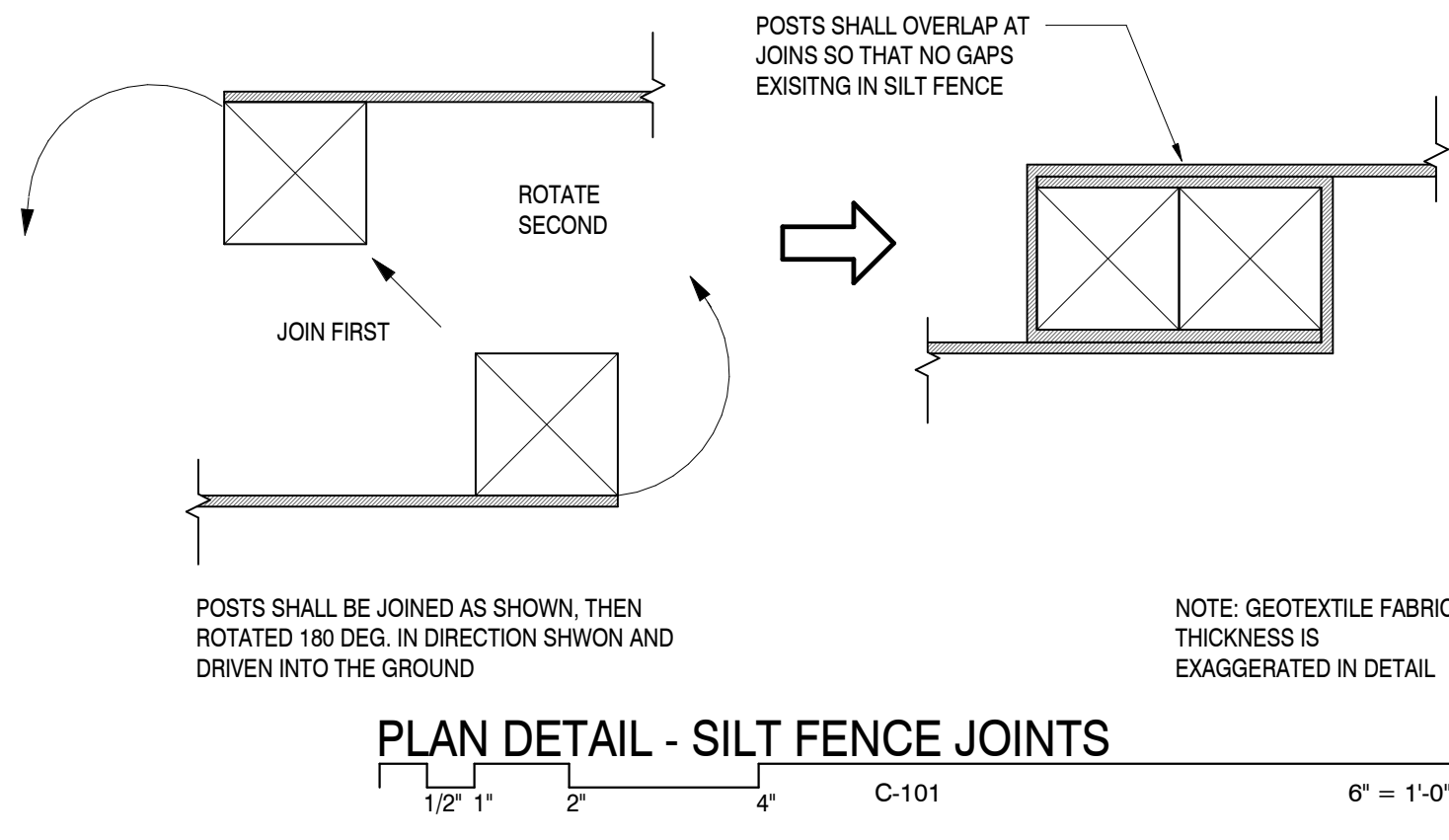
DP

SITE DEMO PLAN

C-100d

STILT FENCE INSTALLATION NOTES

- SILT FENCE ALONG ENTIRE PERIMETER OF PROPERTY LINE AND CONSTRUCTION FENCE, EXCEPT AS ACCESS GATE
- ANCHOR TRENCH SHALL BE EXCAVATED WITH TRENCHER, OR WITH SILT FENCE INSTALLATION MACHINE. NO ROAD GRADERS, BACKHOES, ETC. SHALL BE USED. TRENCH SHALL BE COMPACTED BY HAND, WITH "JUMPING JACK", OR BY WHEEL ROLLING. COMPACTON SHALL BE SUCH THAT SILT FENCE RESISTS BEING PULLED OUT OF ANCHOR TRENCH BY HAND
- SILT FENCE GEOTEXTILE SHALL MEET THE FOLLOWING REQUIREMENTS:
 - 6 TO 12 GALLONS PER MINUTE PER SQUARE FOOT FLOW CAPACITY
 - 90 LBS TENSILE STRENGTH PER ASTM D4822
 - UV DESIGN AT 500 HRS MIN. 70% STRENGTH RETAINED PER ASTM D 4355
- SILT FENCE TO BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES
- MAINTENANCE
 - GENERAL CONTRACTOR SHALL INSPECT FENCE DAILY, DURING AND AFTER ANY STORM EVENT AND MAKE REPAIRS OR CLEAN OUT UPSTREAM SEDIMENT AS NECESSARY
 - SEDIMENT ACCUMULATED UPSTREAM OF SILT FENCE SHALL BE REMOVED WHEN THE UPSTREAM SEDIMENT REACHES A DEPTH OF 6-INCHES
 - SILT FENCE SHALL BE REMOVED WHEN THE UPSTREAM DISTURBED AREA IS STABILIZED AND GRASS COVER OR FINISH LANDSCAPE MATERIAL IS APPROVED BY CITY. IF ANY DISTURBED AREA EXIST AFTER REMOVAL, AREA TO BE SEEDED AND MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE TOWN.



GENERAL NOTES

- RENDERED SITE PLAN FOR CONTEXT AND GENERAL DESIGN INTENT. REFER TO CIVIL SITE PLAN, GRADING PLAN, EROSION CONTROL PLAN AND UTILITY PLAN FOR MORE INFO

CONSTRUCTION FENCE INSTALLATION NOTES

- LOCATE JUST INSIDE PROPERTY LINE (ALL SIDES)
- INSTALL PRIOR TO ANY OTHER BMPs OR ANY LAND-DISTURBING ACTIVITIES OF ANY KIND
- STEEL POSTS SHALL BE UTILIZED FOR SUPPORT OF CONSTRUCTION FENCE, MAXIMUM SPACING 15'-0"
- ANY DAMAGE OR MOVED FENCE SHALL BE REPAIRED ON A DAILY BASIS THROUGHOUT CONSTRUCTION
- FENCE SHALL BE REMOVED AT THE END OF CONSTRUCTION
- IF ANY DISTURBED AREA EXISTS AFTER FENCE REMOVAL, PROVIDED DRILLED SEEDING AND CRIMPED MULCH OR OTHERWISE STABILIZED IN A MANNER AS PROVED BY THE TOWN OF MINTURN

VEHICLE TRACKING CONTROL INSTALLATION NOTES

- VEHICLE TRACKING CONTROL PADS SHALL BE INSTALLED AT ACCESS POINT TO SITE
- VTC PADS SHALL CONSIST OF HARD, DENSE, DURABLE STONE, ANGULAR IN SHAPE AND RESISTANT TO WEATHERING. NO ROUNDED STOP OR BOULDERS.
- 3" STONE (MAX 6")
- WOVEN GEOTEXTILE FABRIC SHALL BE PLACED UNDER THE VTC STONE TO HELP MINIMIZE MIGRATION OF THE STONE INTO THE UNDERLYING MATERIAL
- CRACKED OR DAMAGED, CURB SHALL BE REPLACED BY PERMITTEE
- A STOP SIGN TO BE INSTALLED IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICE (MUTCD), AS AMENDED, SHALL BE INSTALLED EXISTING TRAFFIC AT VTC
- CONTRACTOR SHALL INSPECT VTC PADS DAILY
 - ACCUMULATED SEDIMENT SHALL BE REMOVED
 - STONE SURFACE SHALL BE CLEANED AND LOOSE ENOUGH TO RO RUT SLIGHTLY UNDER WHEEL LOAD TO CAUSE GRAVEL TO DISLODGE MUD / SEDIMENT FROM VEHICLE TIRES
- VTC SHALL BE REMOVED AT THE END OF CONSTRUCTION. THE STONE MATERIAL AND GEOTEXTILE REMOVED OR CRUSHED TO 3" STONE MAX AND USED ON SITE. IF PERMITTED BY CITY, THE AREA TO BE TOPSOILED, DRILL SEEDED AND CRIMP MULCHED OR OTHER FINAL STABILIZED LANDSCAPE MATERIALS PROVIDED PER SITE PLAN

CONCRETE WASH OUT INSTALLATION NOTES

- CONCRETE WASHOUT AREA TO BE INSTALLED PRIOR TO ANY CONCRETE PLACEMENT ON SITE
- VEHICLE TRACKING CONTROL IS REQUIRED AT ACCESS POINT, PER PLANS
- SIGN SHALL BE PLACED AT CONSTRUCTION SITE ENTRANCE, AT THE WASHOUT AREA AND ELSEWHERE AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CONCRETE WASHOUT AREA TO OPERATORS OF CONCRETE TRUCKS AND PUMP RIGS
- EXCAVATED MATERIAL SHALL BE UTILIZED IN PERIMETER BERM CONSTRUCTION
- CONCRETE WASHOUT SHALL BE REPAIRED OR CLEANED AS NECESSARY FOR CAPACITY OR WASTED CONCRETE
- INSPECT WEEKLY, DURING AND AFTER STORM EVENT
- WHEN CONCRETE WASHOUT IS REMOVED THE DISTURBED AREA SHALL BE DRILL, SEEDED AND CRIMP MULCHED, UNTIL FINAL LANDSCAPE MATERIAL IS INSTALLED

CURB SOCK INSTALLATION NOTES

- SOCKS WILL BE USED UPGRADIENT OF INLET, PERPENDICULAR AND FLUSH CURB
- NO LESS THAN TWO 10" DIAMETER SOCK USED IN SEQUENCE, SPACED NO MORE THAN 5 FEET PART
- INCLINE AT 30 DEGREES FROM PERPENDICULAR, OPPOSITE THE DIRECTION OF FLOW, RE: PLAN
- CONTRACTOR SHALL INSPECT THE CURB SOCKS WEEKLY, DURING AND AFTER ANY STORM EVENTS AND MAKE REPAIRS OR CLEAN OUT UPGRADIENT SEDIMENT AS NECESSARY

LEGEND

---	PL	PROPERTY LINE
-F-	LOC	LIMITS OF CONSTRUCTION LINE OF CONSTRUCTION FENCE
-SF-	SF	SILT FENCE, RE: DETAILS
→		FLOW DIRECTION ARROW
CS	CS	CURB SOCK
CWA	CWA	CONCRETE WASH OUT AREA
VTC	VTC	VEHICLE TRACKING CONTROL

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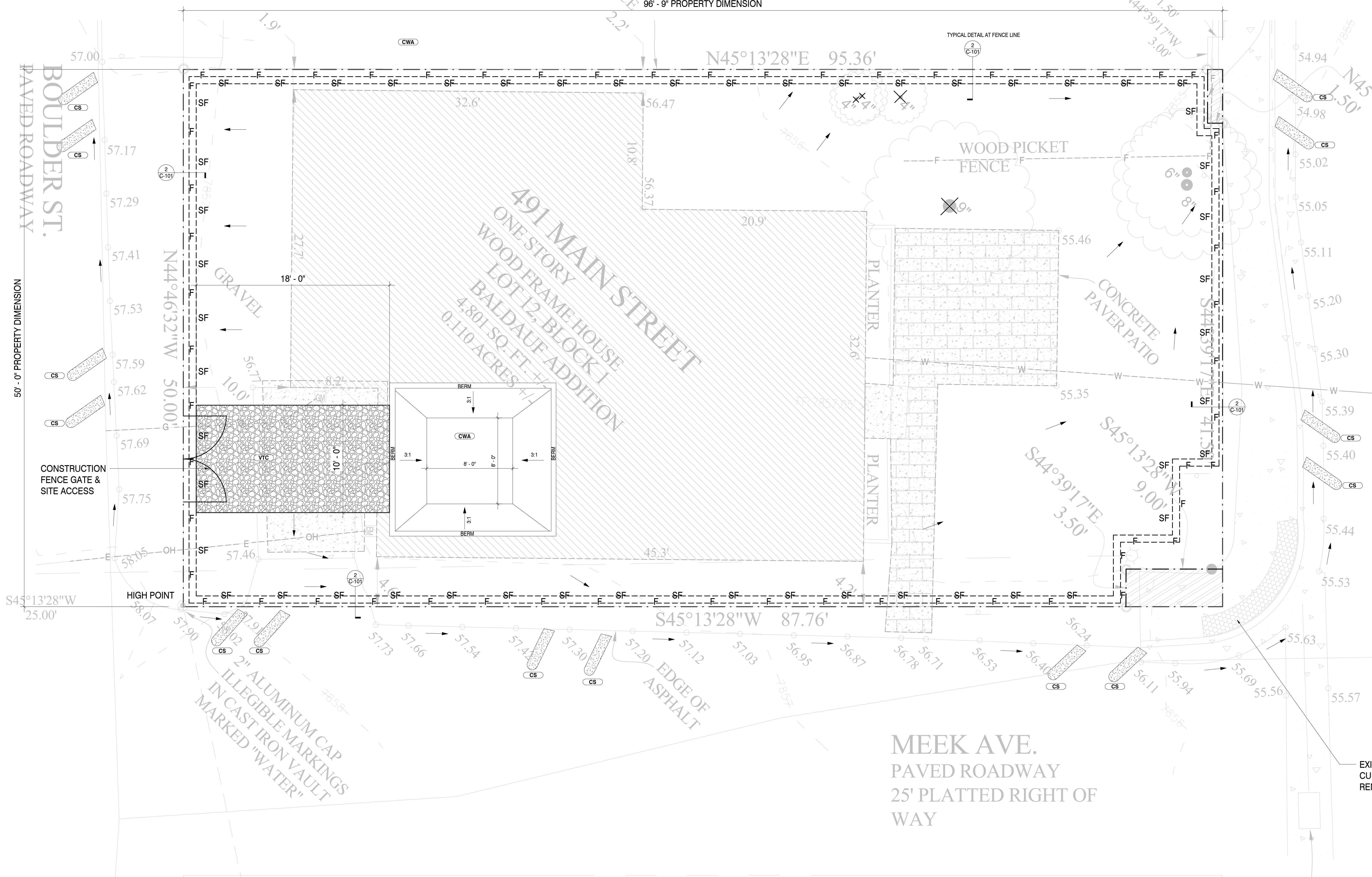
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Issue Date
DESIGN APPLICATION 21 FEB 2025
DESIGN APPLICATION REV. 1 16 APR 2025

Project Number: Minturn CO, 81620
Drawn By: SH
Reviewed By: DP
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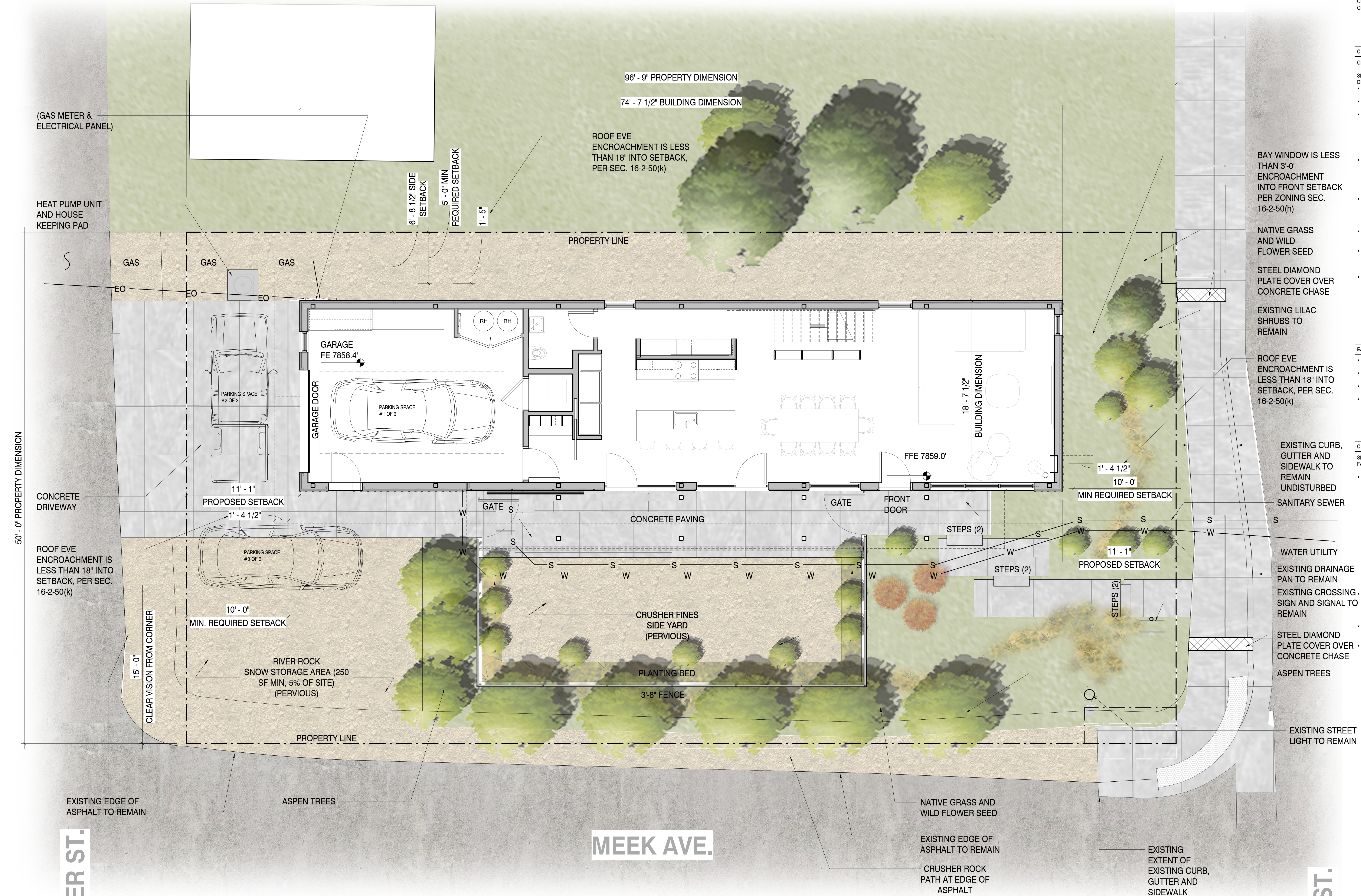
EROSION CONTROL PLAN

C-101



EROSION CONTROL PLAN

1 1/4" = 1'-0" C-101



PLANTING SCHEDULE					
ABBR.	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	COMMENTS
DECIDUOUS TREES					
ASP	Populus tremuloides	Quaking Aspen	1	1 1/2" Caliper MIN.	
DECIDUOUS SHRUBS					
LIL	Syringa vulgaris	Lilac	4	N/A	EXISTING TO REMAIN
GRASSES / PERENNIALS / VINES					
BLA	Bouteloua gracilis 'Blonde Ambition'	Blond Ambition Grama Grass	7	1 GAL	INSIDE YARD PLANTING BED ONLY
CLV	Clematis species	Clematis Vine	5	1 GAL	INSIDE YARD PLANTING BED ONLY
HYG	Agastache rupestris	Hyssop, Sunset	5	1 GAL	INSIDE YARD PLANTING BED ONLY
PEN	Penstemon mexicanus 'Red Rocks'	Penstemon, Mexicane 'Red Rocks'	5	#1	INSIDE YARD PLANTING BED ONLY
POP	Eschscholzia Californica	Poppy, California	7	#1	INSIDE YARD PLANTING BED ONLY
GROUND COVER					
CPJ	Lysimachia nummularia 'Aurea' Moneywort	Creeping Jenny / Money Wart	1	Flat	INSIDE YARD PLANTING BED ONLY
TYM	Thymus species 'Ellin'	Thyme, Ellin'	1	Flat	INSIDE YARD PLANTING BED ONLY
VCM	Vinca minor 'Bowles'	Vinca Minor / Periwinkle-blue	1	Flat	INSIDE YARD PLANTING BED ONLY
WILD FLOWER SEED MIX					
MONTANE MEADOW NATIVE MIX (BY WESTERN NATIVE SEED)			70% GRASSES / 30% WILD FLOWER	1800	Sq Ft FRONT & SIDE YARD

- GENERAL NOTES
1. RENDERED SITE PLAN FOR CONTEXT AND GENERAL DESIGN INTENT. REFER TO CIVIL SITE PLAN, GRADING PLAN, UTILITY PLAN FOR MORE INFO
- CHAPTER 16 - ZONING
- CHAPTER 16 - BUILDING REGULATIONS
- CHAPTER 16 - ZONING CODE COMPLIANCE SUMMARY
- CHARACTER AREA: OLD TOWN MIXED-USE RESIDENTIAL
- SECTION 16-2-40 (TABLE 16-A) LOT REQUIREMENTS AND DIMENSION STANDARDS:
- MIN. LOT AREA - 5000 SF (COMPLIES)
 - MIN LOT DIMENSION - 50 FT. (COMPLIES)
 - MAX ALLOWABLE BUILDING LOT COVERAGE - 45% (COMPLIES):
 - BUILDING FOOTPRINT (INCLUDES CANTILEVERED BUILDING ELEMENTS): 2,050 SF
 - LOT SIZE 4,801 SF
 - ACTUAL BUILDING LOT COVER: 42.7%
 - MAX ALLOWABLE IMPERVIOUS SURFACE AREA - 55% (COMPLIES):
 - IMPERVIOUS AREA (ROOF AND PAVING) 2,300
 - LOT SIZE 4,801 SF
 - ACTUAL IMPERVIOUS SURFACE AREA: 47%
 - BUILDING SETBACKS:
 - FRONT MINIMUM 10 FT. (COMPLIES)
 - REAR MINIMUM SETBACK 10 FT. (COMPLIES)
 - SIDE MINIMUM SETBACK 5 FT. (COMPLIES)
 - MAX BUILDING HEIGHT 28 FT. (PER TABLE 16-B) (COMPLIES), RE: SHEET A-201 EXTERIOR ELEVATIONS
 - MAX CONTINUOUS ROOF LENGTH 80 FT. PER TOWN OF MINTURN DESIGN GUIDELINES (COMPLIES, SEE ROOF PLAN AND ELEVATIONS)
 - SNOW STORAGE (SECTION 16-16-130) 5% OF TOTAL LAND AREA OF PARCEL IN QUESTION (COMPLIES)
 - SNOW STORAGE AREA 250 SF
 - LOT SIZE 4,801
- EAGLE COUNTY WILD FIRE CONSTRUCTION GUIDELINES
- PROJECT LOCATED IN MODERATE HAZARD RATING AREA
 - ROOF TO BE MIN. CLASS B (COMPLIES ASPHALT SHINGLES PROPOSED ROOFING)
 - EXTERIOR WALL CLADDING NO LIMITATIONS (THERMALLY MODIFIED WOOD SIDING PROPOSED)
 - SOFFIT EAVES - PROJECTION OVER 48" TO BE FIRE RESISTIVE CONSTRUCTION (COMPLIES: PROPOSED CONSTRUCTION PROJECTIONS ARE LESS THAN 48")
- CHAPTER 16 - LANDSCAPE STANDARD COMPLIANCE
- SECTION 16-17-170 LANDSCAPE STANDARDS FOR SINGLE FAMILY DWELLING COMPLIES WITH THE FOLLOWING:
- WATER EFFICIENT DESIGN PRINCIPALS ARE FOLLOWED PER SEC. 16-17-150
 - MAINTENANCE PROGRAM AND TEMPORARY IRRIGATION TO BE PROVIDED FOR (2) YEARS TO ENSURE PLANT ESTABLISHMENT
 - NO TURF OR HIGH WATER CONSUMPTIVE SPECIES TO BE USED
 - LOW WATER PLANTS SPECIES TO BE PROVIDED PER PLANTING SCHEDULE
 - IRRIGATION (DESIGN BUILD) TO BE OPERATED AND MAINTAINED FOR EFFICIENCY
 - SOIL AMENDED FOR PERENNIALS: 6" DEPTH, (8%) ORGANIC MATTER BY VOLUME
 - SOIL AMENDMENT FOR TREES: 36" DEPTH, (3%) ORGANIC MATTER BY VOLUME, SOIL TURNED (3) TIMES THE DIMENSION OF ROOTBALL
 - MULCH APPLIED OVER TREES AND PLANTING BEDS
- THE ENTIRE PROPERTY TO BE RE-VEGETATED OR COVERED WITH PAVING OR MULCH MATERIAL TO ENSURE EROSION CONTROL BOTH DURING AND AFTER CONSTRUCTION

 - PERCENTAGE OF PERVIOUS AND IMPERIOUS PROVIDED IN NOTES ABOVE PER SEC. 16-2-40
 - PLANT SPECIES TO BE HARDINESS ZONE 4b

PFEIFER RESIDENCE

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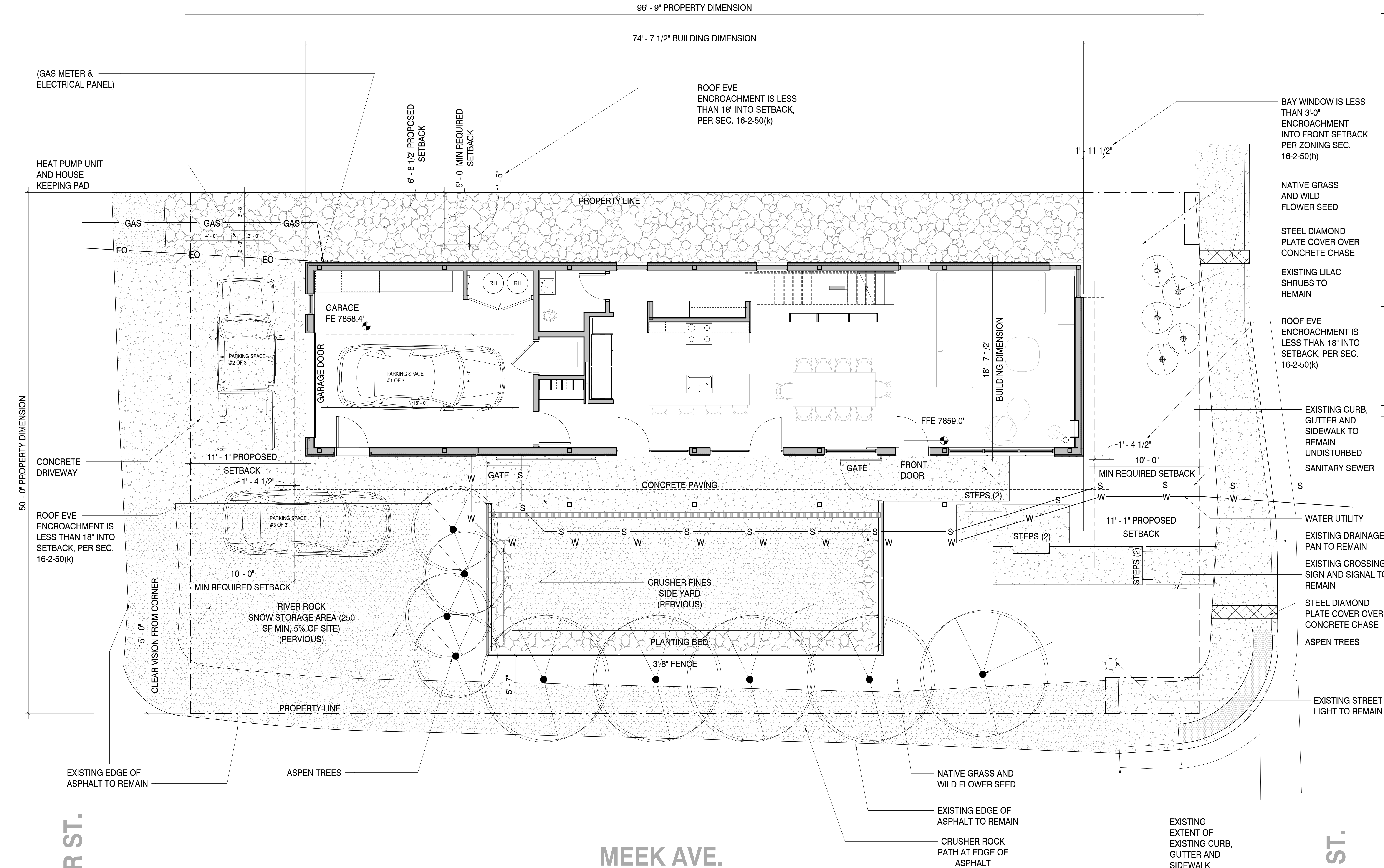
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Issue	Date
DESIGN APPLICATION	21 FEB 2025
DESIGN APPLICATION REV. 1	31 MAR 2025
DESIGN APPLICATION REV. 2	18 MAY 2025

Project Number:	Minturn CO, 81620
Drawn By:	SH
Reviewed By:	DP
Approved By:	DP

SITE PLAN RENDERED

A-100a



PLANTING SCHEDULE					
ABBR.	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	COMMENTS
DECIDUOUS TREES					
ASP	Populus tremuloides	Quaking Aspen	1	1 1/2" Caliper MIN.	
DECIDUOUS SHRUBS					
LIL	Syringa vulgaris	Lilac	4	N/A	EXISTING TO REMAIN
GRASSES / PERENNIALS / VINES					
BLA	Bouteloua gracilis 'Blonde Ambition'	Blond Ambition Grama Grass	7	1 GAL	INSIDE YARD PLANTING BED ONLY
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WILD FLOWER SEED MIX					
MONTANE MEADOW NATIVE MIX (BY WESTERN NATIVE SEED)			70% GRASSES / 30% WILD FLOWER	1800	Sq Ft FRONT & SIDE YARD

GENERAL NOTES

1. RENDERED SITE PLAN FOR CONTEXT AND GENERAL DESIGN INTENT. REFER TO CIVIL SITE PLAN, GRADING PLAN, UTILITY PLAN FOR MORE INFO

TOWN OF MINTURN MUNICIPAL CODE - 2024

CHAPTER 16 - ZONING

CHAPTER 16 - BUILDING REGULATIONS

CHAPTER 16 - ZONING CODE COMPLIANCE SUMMARY

CHARACTER AREA: OLD TOWN MIXED-USE RESIDENTIAL

SECTION 16-2-40 (TABLE 16-A) LOT REQUIREMENTS AND DIMENSION STANDARDS:

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- MIN LOT DIMENSION - 50 FT. (COMPLIES)
- MAX ALLOWABLE BUILDING LOT COVERAGE - 45% (COMPLIES):
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 - SNOW STORAGE AREA 250 SF
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- PROJECT LOCATED IN MODERATE HAZARD RATING AREA
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CHAPTER 16 - LANDSCAPE STANDARD COMPLIANCE

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- PERCENTAGE OF PERVIOUS AND IMPERIOUS PROVIDED IN NOTES ABOVE PER SEC. 16-2-40
- PLANT SPECIES TO BE HARDINESS ZONE 4b

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NOT FOR CONSTRUCTION

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DESIGN APPLICATION	21 FEB 2025
DESIGN APPLICATION REV. 1	31 MAR 2025
DESIGN APPLICATION REV. 2	18 MAY 2025

Project Number: Minturn CO, 81620

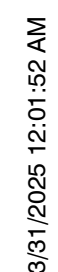
Drawn By: SH

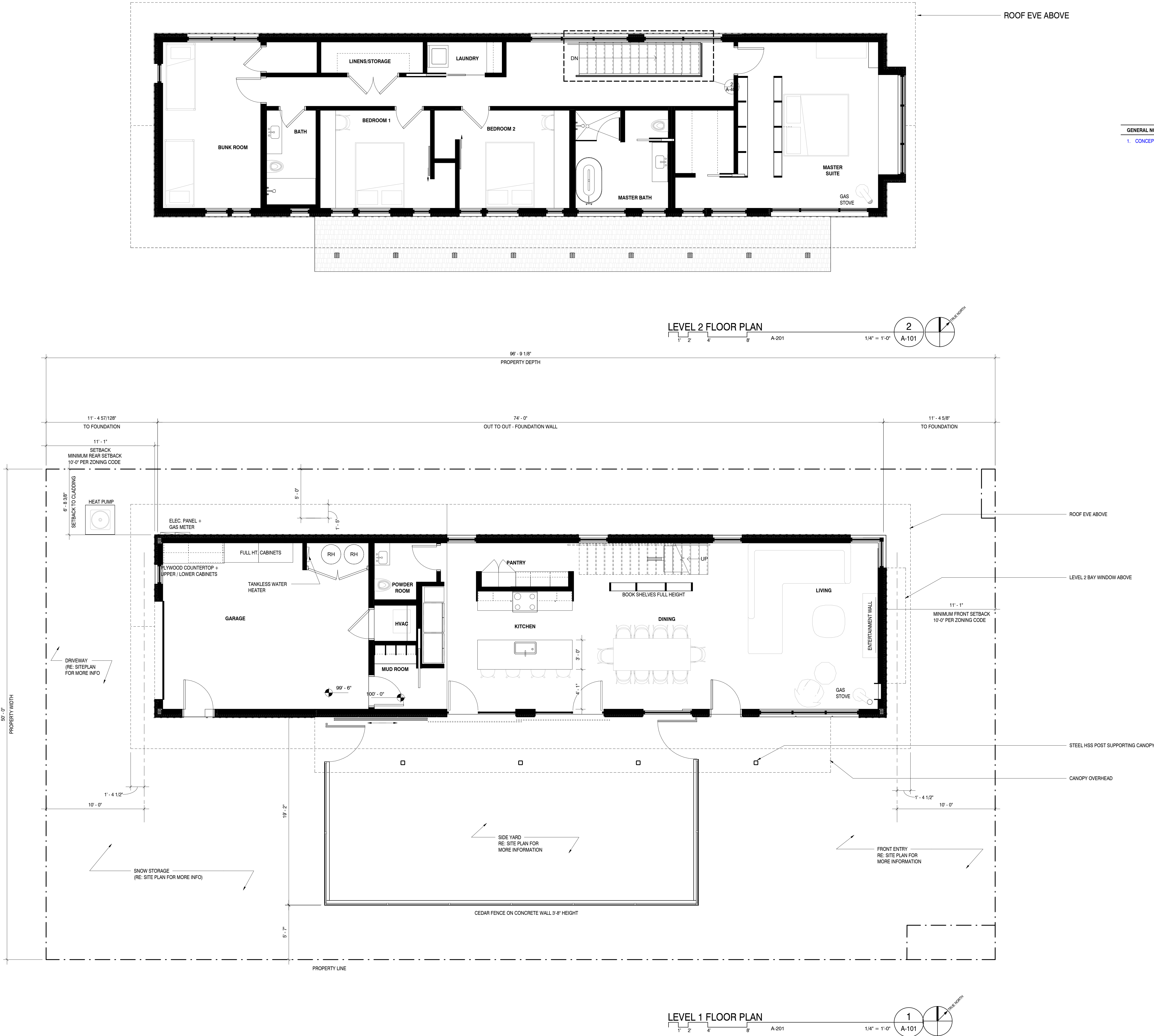
Reviewed By: DP

Approved By: DP

SITE PLAN

A-100b







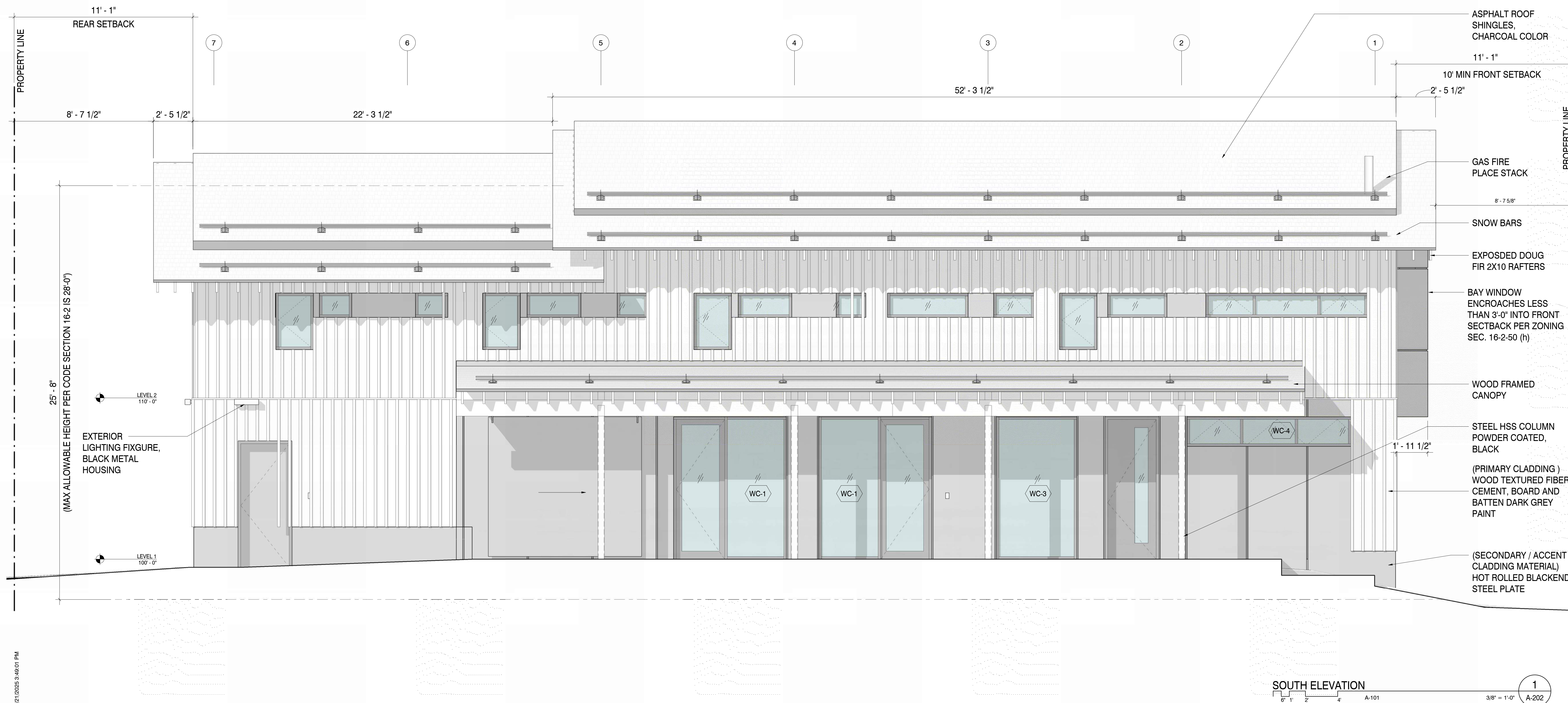
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NOT FOR CONSTRUCTION

Issue
DESIGN APPLICATION

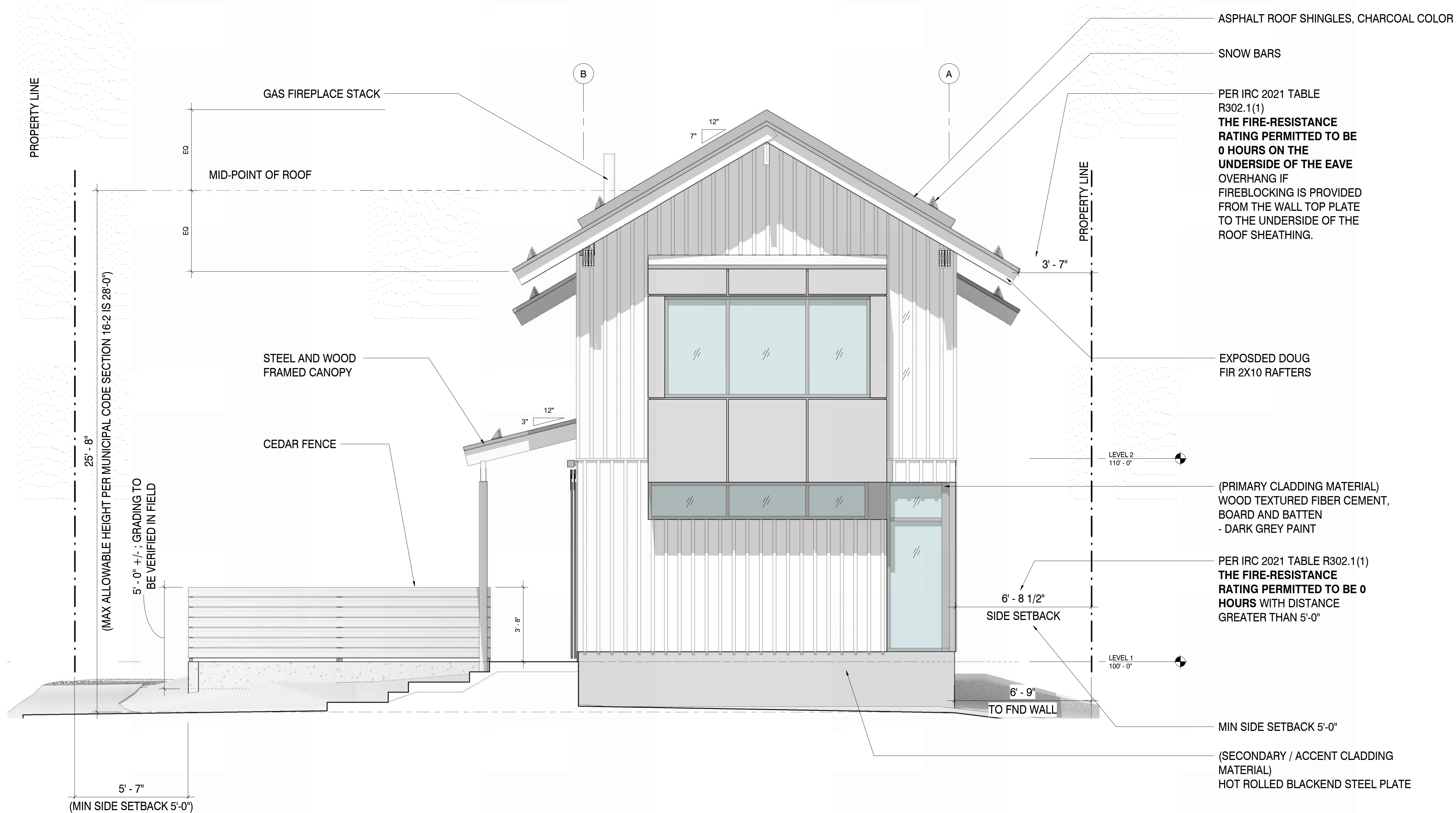
Date
21 FEB 2025

Project Number:
Drawn By:
Reviewed By:
Approved By:

SH
SH
DP

SOUTH ELEVATION

A-202



EAST ELEVATION RENDERED

1
A-203

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Issue Date
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Approved By: DP

EAST ELEVATION

A-203

PFEIFER
RESIDENCE

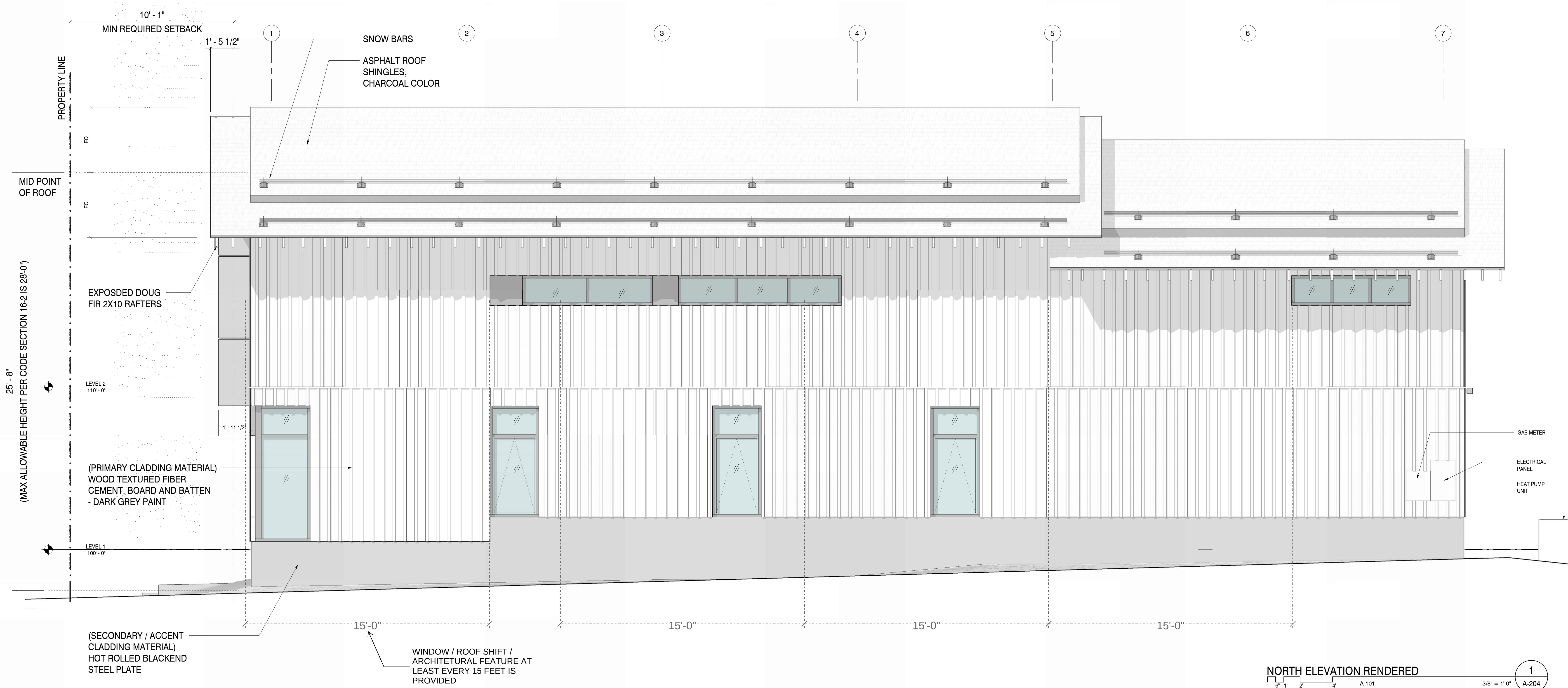
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Project Number:	-
Drawn By:	SH
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Approved By:	DP

NORTH ELEVATION

A-204



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RESIDENCE**

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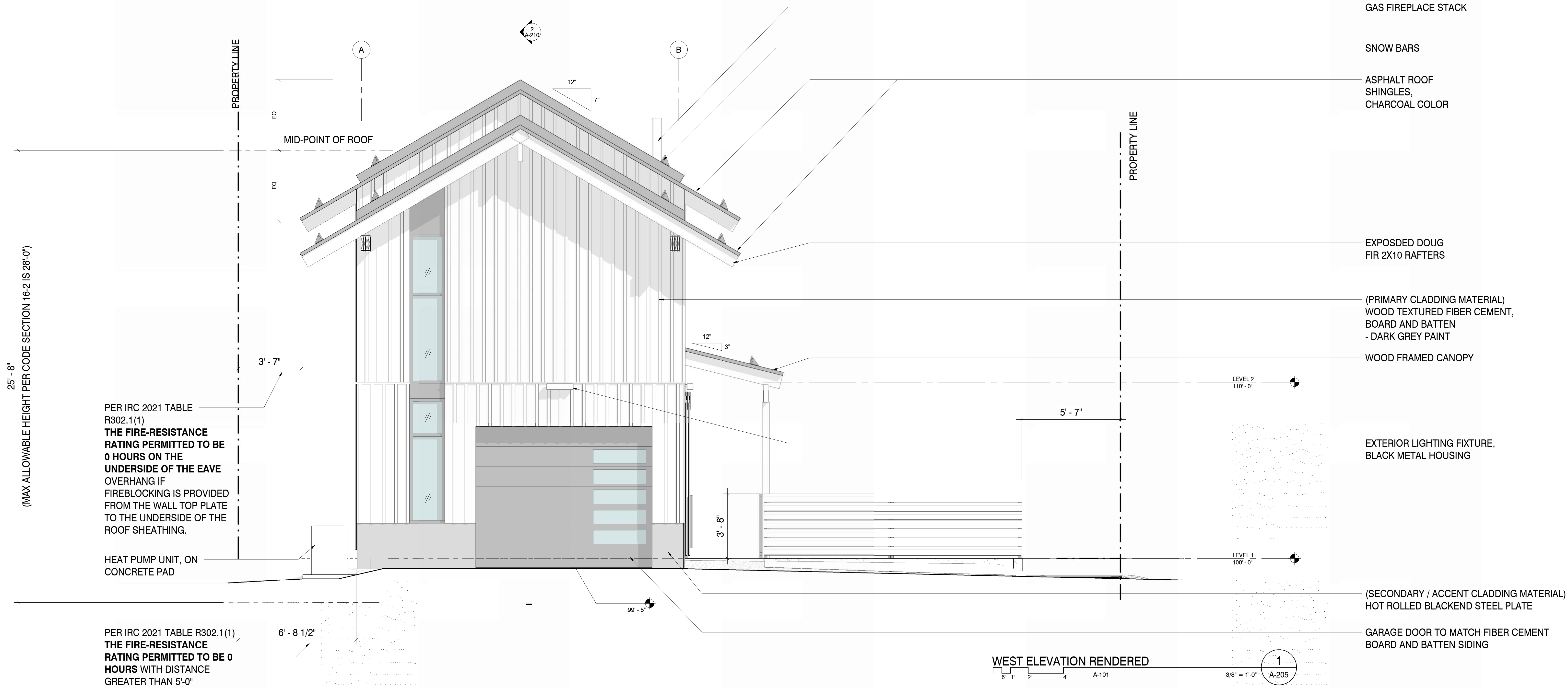
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Approved By: DP

WEST ELEVATION

A-205



491 Main St. | Single Family Residence | Town of Minturn Design Review Application

Material Board

Doug Fir Exposed Roof Framing

2x Exposed Rafters
T&G Finish Soffit Material to Match



Board and Batten Fiber Cement Siding

Color: Charcoal
Texture: Wood Textured Fiber Cement, Vertical Battens
Sizes: 8" O.C. Spaced 2" Battens



Asphalt Shingle

Color: Verigated Charcoal



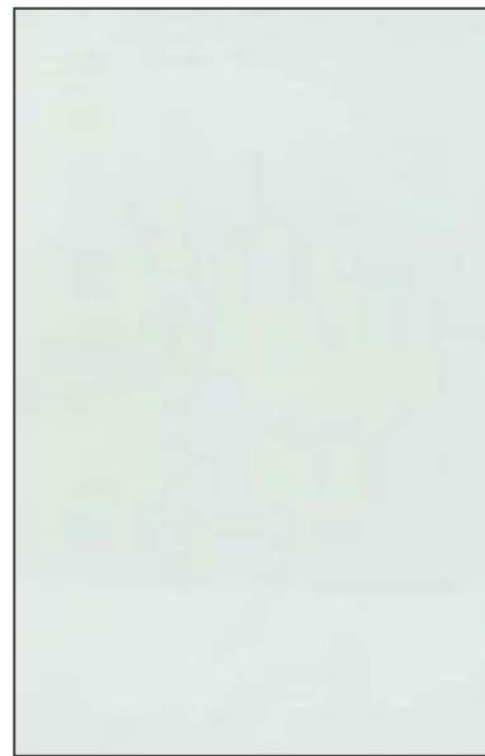
Hot Rolled Blackend Steel Plate

Pre-Oxidized Blackened Steel
Size: custom sizes - large format plate



Glazing

Low-E Coated High
Performance Glazing
Basis of Design:
"Solar Ban 90"



WINDOW MULLIONS & METAL TRIM

Black, Metallic



AndersonMasonDale

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MATERIALS BOARD

A-206