4 1/2" CLOSED CELL FOAM (R315) + 11" KRAFT FACED BATTS (R30)= R615 2 1/2" CLOSED CELL FOAM (RITS) + 3" BLOWN IN BLANKET (R12.85)= R3.035 4 1/2" CLOSED CELL FOAM (R315)

2" RIGID POLYSTYRENE BOARD VERTICAL FROM TOP OF SLAB TO 48" BELOW GRADE MIN. 12" BELOW GRADE

FENESTRATION U-030 MIN PER INDIVIDUAL WINDOW SHGC=NR

3. ALL HOT WATER PIPING MUST BE INSULATED WITH MINIMUM R-3 INSULATION (R40352). 4. THREE ADDITIONAL ENERGY EFFICIENCY REGUIREMENTS MUST BE PROVIDED (RADI25)

REFER TO THE LIST BELOW FOR ADDED COMPLIANCE REQUIREMENTS. 5. A PERMANENT CERTIFICATE SHALL BE POSTED WITHIN THE MECHANICAL ROOM (R4013). REFER TO THE LIST BELOW FOR ITEMS REQUIRED ON THE CERTIFICATE.

ADDED ENERGY EFFICIENCY REQUIREMENTS (R4062)

40622 MORE EFFICIENT HVAC EQUIPMENT: 2. 40823 REDUCED ENERGY WATER HEATING:

3. 4062.4 MORE EFFICIENT DUCT THERMAL DISTRIBUTION: 1. 100% OF DUCTS AND AIR HANDLERS LOCATED ENTIRELY WITHIN BUILDING THERMAL ENVELOPE.
3. 100% OF DUCT THERMAL DISTRIBUTION SYSTEM LOCATED IN CONDITIONED SPACE PER SECTION 403.32
4. 4062.5 IMPROVED AIR SEALING.
1. THE MEASURED AIR LEAKAGE RATE SHALL BE LESS THAN OR EQUAL TO 3.0 ACH50, WITH EITHER AN

The predominant R-values of insulation installed in or on ceilings

L GREATER THAN OR EQUAL TO 0.82 EF FOSSIL FUEL SERVICE WATER HEATING SYSTEM.

ducts outside conditioned epaces.

U-factors of fenestration and the solar heat gain coefficient (8HGC) of fenestration. Where there is more than one value for any component of the building envelope, the certificate shall indicate both the value covering the largest area and the area weighted average value if available.

The results from any required duct system and building envelope air leakage testing performed on the building.

The types, sizes, fuel sources, and efficiencies of heating, cooling and service water heating equipment. Where a gas-fired unvented room heater, electric furnace or baseboard electric heater is installed in the residence, the certificate shall indicate "gas-fired unvented room heater," electric furnaces or "baseboard electric heater," as appropriate. An efficiency shall not be indicated for gas-fired unvented room heaters, electric furnaces and electric baseboard heaters.

Where on-site photovoltaic panel systems have been installed, the array capacity, inverter efficiency, panel tilt and orientation shall be noted on the certificate.

For buildings where an Energy Rating Index score is determined in accordance with Section R406, the Energy Rating Index score, both with and without any on-site generation, shall be listed on the certificate.

The code edition under which the structure was permitted, and the compliance path used.

The code edition under which the structure was permitted, and the compliance path used.

The fuel sources for cooking and clothes drying equipment.

Where combustion equipment is installed, the certificate shall indicate information on the installation of additional electric infrastructure including which equipment and/or appliances include additional electric infrastructure, capacity reserved on the electrical service panel for replacement of each piece of combustion equipment

Where a solar-ready zone is provided, the certificate shall indicate the location, dimensions, and capacity reserved on the electrical service panel.

MACARTHUR RESIDENCE

206 MILES END LANE LOT 05, MINTURN NORTH MINTURN, COLORADO

DRB SUBMITTAL SET REVISED DRB SUBMITTAL BUILDING PERMIT SET REVISED BUILDING PERMIT REVISED BUILDING PERMIT #2 OWNER REVISIONS

MAY 31, 2024 JUNE 26, 2024 JULY 22, 2024 SEPTEMBER 18, 2024 OCTOBER 18, 2024 APRIL 07, 2025



4-07-25

4-07-25

OWNER'S REPRESENTATIVE

RESORT CONCEPTS PO BOX 5127

EDWARDS, COLORADO 81632 (970) 926-1720

ARCHITECT

(970) 409-9790

EGGERS ARCHITECTURE, INC PO BOX 798 KREMMLING, COLORADO 80459

STRUCTURAL ENGINEER

SUNDQUIST DESIGN GROUP

PO BOX 676

CONIFER, COLORADO 80433 (303) 838-2222

LANDSCAPE ARCHITECT

TOMINA TOWNSEND PO BOX 3000

EDWARDS, COLORADO 81632 (303) 945-5252

CIVIL ENGINEER

BOUNDARIES UNLIMITED, INC. 923 COOPER AVENUE, SUITE 201 GLENWOOD SPRINGS, COLORADO 81601 (970) 945-5252

SURVEYOR

SLAGLE SURVEY SERVICES PO BOX 751 EAGLE, COLORADO 81631

(970) 471-1499

GEOTECHNICAL ENGINEER

CTL THOMPSON, INC 1790 AIRPORT ROAD, UNIT 2 BRECKENRIDGE, COLORADO 80424 (970) 453-2047

PROJECT INFORMATION:

| FLOOR AREA: | FINISHED | MECH | GARAGE | TOTAL |
|--------------|----------|-------|--------|----------|
| ENTRY LEVEL: | 1,523 SF | 79 SF | 666 SF | 2,268 SF |
| MAIN LEVEL: | 2,207 SF | | | 2,207 SF |
| TOTALS: | 3,730 SF | 79 SF | 666 SF | 4,475 SF |

LOT AREA: 8,319.96 SF **BUILDING COVERAGE:** 2,716 SF 32.64% 50% ALLOWABLE 4,136 SF 60% ALLOWABLE IMPERVIOUS COVERAGE:

CODE INFORMATION:

JURISDICTION: TOWN OF MINTURN, COLORADO

CODES: 2021 INTERNATIONAL RESIDENTIAL CODE

2021 INTERNATIONAL ENERGY CONSERVATION CODE

+ LOCAL AMENDMENTS

OCCUPANCY: R-3, SINGLE FAMILY RESIDENCE CONTRUCTION: TYPE V-B, NON RATED SPRINKLER SYSTEM: NONE

DRAWING SCHEDULE

A4.2 MAIN LEVEL CEILING PLAN

BUILDING HEIGHT CALCULATIONS

COVER

| C.7 | FINAL PLAT MINTURN NORTH P.U.D. MINTURN NORTH P.U.D. OVERALL GRADI | NG DLAN |
|-------------|--|------------|
| C. 1 | WIINTUKN NOKTITT.U.D. OVERALL UKADI | INOTLAN |
| C1 | SITE GRADING, DRAINAGE & EROSION CC | NTROL PLAI |
| C2 | CIVIL DETAILS | |
| L1 | LANDSCAPE PLANTING PLAN | |
| L2 | LANDSCAPE SCHEDULES & DETAILS | |
| | | |
| A1.1 | ENTRY LEVEL PLAN | 4-07-25 |
| A1.2 | MAIN LEVEL PLAN | 4-07-25 |
| A1.3 | ROOF PLAN | 4-07-25 |
| A2.1 | BUILDING ELEVATIONS | 4-07-25 |
| A2.2 | BUILDING ELEVATIONS | 4-07-25 |
| A3.1 | BUILDING SECTIONS | 4-07-25 |
| A3.2 | BUILDING SECTIONS | 4-07-25 |
| A3.3 | DETAILS | 4-07-25 |
| A3.4 | DETAILS | 4-07-25 |
| A3.5 | DOOR/WINDOW SCHEDULE & DETAILS | 4-07-25 |
| A4.1 | ENTRY LEVEL CEILING PLAN | 4-07-25 |
| | | |

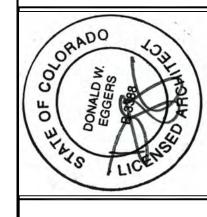
9-18-24

9-18-24 4-07-25 STRUCTURAL NOTES & DETAILS 8-13-23 FOUNDATION PLAN 9-18-24 5-01-24 MAIN LEVEL FLOOR FRAMING PLAN 4-07-25 ROOF FRAMING PLAN 4-07-25 9-18-24 FOUNDATION DETAILS 9-18-24 9-18-24 S3.2 FRAMING DETAILS 4-07-25 9-18-24

4-07-25 E1.1 ENTRY LEVEL SCHEMATIC ELECTRICAL PLAN 4-07-25 MAIN LEVEL SCHEMATIC ELECTRICAL PLAN ROOF SCHEMATIC ELECTRICAL PLAN 4-07-25

DEFERRED SUBMITTALS:

1. ALL PLUMBING, MECHANICAL AND HVAC SCHEDULES & DIAGRAMS TO BE SUBMITTED UNDER SEPARATE COVER PRIOR TO COMPLETION OF FRAMING. 2. TRUSS ENGINEERING WILL BE PROVIDED TO FIELD INSPECTOR AT TIME OF FRAMING INSPECTION.



PROJECT NO:2412-22-L05

DISCLAIMER: ALL PLANS, RENDERINGS, SPECIFICATIONS AND MARKETING MATERIALS ARE SUBJECT TO REVISIONS AND MODIFICATIONS AT DEVELOPERS SOLE DISCRETION DUE TO SITE SPECIFIC GRADING CONDITIONS, AVAILABILITY OF MATERIALS, AVAILABILITY OF LABOR, MANUFACTURER SUPPLY SHORTAGES, AND GOVERNMENTAL AGENCY CHANGES. ALL PLANS AND SPECIFICATIONS ARE SUBJECT TO REVISIONS AND CONDITIONS OF APPROVAL BY THE TOWN OF MINTURN DESIGN REVIEW BOARD, TOWN OF MINTURN BUILDING PERMIT DEPARTMENT AND ALL OTHER APPLICABLE REGULATORY AGENCIES. ARTIST RENDERINGS HAVE BEEN PROVIDED FOR ILLUSTRATIVE AND MARKETING PURPOSES ONLY AND DESIGN ELEMENTS ARE SUBJECT TO REFINEMENT AND REVISION WITHOUT NOTICE AT DEVELOPERS SOLE DISCRETION. This plat is approved by the town council of the Town of Minturn, County of Eagle, State of Colerado this \(\int \) day \(\sum_{exc} \) 20 \(\sum_{exc} \) for filing with the Clerk and Recorder of the County of Eagle, Colorado, and for conveyance of the dedications show hereon, subject to the provisions that approval in no way obligates the Town of Minturn for financing or construction of improvements of said lands, streets or easterners dedicated to the public, except a septicifially agreed to by the Town Council of the Town of Minturn.

WITNESS MY HAND AND THE SEAL OF THE TOWN OF MINTURN



TOWN CLERK TOWN OF MINTURN COLORADO

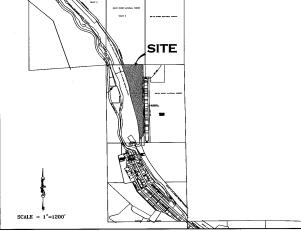
LAND USE TABLE

| LOT | USE | AREA | ADDRESS |
|----------|---------------|-------------|--------------------------------|
| 1 | SINGLE FAMILY | 0.196 Acres | 0246 Miles End Lane |
| 2 | SINGLE FAMILY | 0.189 Acres | 0236 Miles End Lane |
| 3 | SINGLE FAMILY | 0.193 Acres | 0226 Miles End Lane |
| 4 | SINGLE FAMILY | 0.181 Acres | 0216 Miles End Lane |
| 5 | SINGLE FAMILY | 0.191 Acres | 0206 Miles End Lane |
| 6 | SINGLE FAMILY | 0.166 Acres | 0196 Miles End Lane |
| 7 | SINGLE FAMILY | 0.158 Acres | 0186 Miles End Lane |
| 8 | SINGLE FAMILY | 0.166 Acres | 0176 Miles End Lane |
| 9 | SINGLE FAMILY | 0.164 Acres | 0166 Miles End Lane |
| 10 | SINGLE FAMILY | 0.164 Acres | 0156 Miles End Lane |
| 11 | SINGLE FAMILY | 0.164 Acres | 0146 Miles End Lane |
| 12 | SINGLE FAMILY | 0.172 Acres | 0136 Miles End Lane |
| 13 | SINGLE FAMILY | 0.157 Acres | 0126 Miles End Lane |
| 14 | SINGLE FAMILY | 0.176 Acres | 0112 Miles End Lane |
| 15 | SINGLE FAMILY | 0.209 Acres | 0096 Miles End Lane |
| 16 | SINGLE FAMILY | 0.263 Acres | 0070 Miles End Lane |
| 17 | SINGLE FAMILY | 0.189 Acres | 0243 Miles End Lane |
| 18 | SINGLE FAMILY | 0.200 Acres | 0221 Miles End Lane |
| 19 | SINGLE FAMILY | 0.165 Acres | 0201 Miles End Lane |
| 20 | SINGLE FAMILY | 0.164 Acres | 0185 Miles End Lane |
| 21 | SINGLE FAMILY | 0.164 Acres | 0171 Miles End Lane |
| 22 | SINGLE FAMILY | 0.166 Acres | 0155 Miles End Lane |
| 23 | SINGLE FAMILY | 0.174 Acres | 0141 Miles End Lane |
| 24 | SINGLE FAMILY | 0.185 Acres | 0125 Miles End Lane |
| 25 | SINGLE FAMILY | 0.166 Acres | 0111 Miles End Lane |
| 26 | SINGLE FAMILY | 0.202 Acres | 0095 Miles End Lane |
| 27 | SINGLE FAMILY | 0.199 Acres | 0083 Miles End Lane |
| 28 | SINGLE FAMILY | 0.160 Acres | 0071 Miles End Lane |
| 29 | SINGLE FAMILY | 0.159 Acres | 0057 Miles End Lane |
| 30 | SINGLE FAMILY | 0.158 Acres | 0043 Miles End Lane |
| 31 | SINGLE FAMILY | 0.178 Acres | 0031 Miles End Lane |
| 32 | SINGLE FAMILY | 0.177 Acres | 0017 Miles End Lane |
| 33 | SINGLE FAMILY | 0.176 Acres | 0003 Miles End Lane |
| 34 | SINGLE FAMILY | 0.103 Acres | 0036 Silver Star Trail |
| 35 | SINGLE FAMILY | 0.103 Acres | 0030 Silver Star Trail |
| 36 | SINGLE FAMILY | 0.103 Acres | 0024 Silver Star Trail |
| 37 | SINGLE FAMILY | 0.103 Acres | 0018 Silver Star Trail |
| 38 | SINGLE FAMILY | 0.099 Acres | 0008 Silver Star Trail |
| 39 | SINGLE FAMILY | 0.129 Acres | 0001 Silver Star Trail |
| | | | |
| Tract B | OPEN SPACE | 2.958 Acres | |
| Tract C | Town Property | 0.904 Acres | 0052 Minturn Road (Not of PUD) |
| Tract D | Right of Way | 0.966 Acres | Miles End Lane (North) |
| Tract D1 | Right of Way | 0.431 Acres | Miles End Lane (South) |
| Tract E | Open Space | 1.220 Acres | |
| Tract F | Open Space | 0.074 Acres | |
| Tract G | Right of Way | 0.030 Acres | Silver Star Trail |
| Tract H | Right of Way | 0.369 Acres | Fourth Street |
| TOTAL | | 13.485 ACRE | S |

ADDRESSES ARE FOR INFORMATIONAL PURPOSES ONLY

FINAL PLAT MINTURN NORTH P.U.D.

Town of Minturn, County of Eagle, State of Colorado



PORTION OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 81 WEST, 6th P.M.

GENERAL NOTES AND NOTES FOR CREATED EASEMENTS:

GENERAL NOTES AND NOTES FOR CREATED EASEMENTS:

1) The purpose of this Final Plat is to Create various tols with building envelopes, open space areas and tracts, along with easements and Right of Ways, for the purposes described herein, all pursuant to Town of Mintura Land Use Regulations and Colorado Revised Statutes concerning the subdivision of landin, gate CeV Winft Course and the Northwest Corner Section 26, Township 5 South, Range 8 for monuments marking the subdivision of landing the Revision of Landing the South Course of Landing the South Course of Landing to Landing to Landing the South Course of Landing to Landing the Landing to Landing the Landing to Landing the Landing th

TSS RRIW

13S, R81 W.

Hem 11&12-Ordinance and Dedication regarding Taylor Avenue. Depicted hereon by eastern Boundary, recorded in Book 248 at Page 178 and Book 248 at Page 452.

Hem 13 - 20 foot Sewer Eassemen, Does not effect this platted Parcel.

Hem 14 - Conveyance to State Department of Highways, Does not Effect these platted lands.

Hem 15 - Does not effect these Platted lands but references vacation of portions of Taylor Addition to the Town of

Mintum.

Item 16 - effects subject parcel as it is an Annexation of property to Town of Mintum recorded in Book 333 at Page 349.

Item 17 & Ite 3. Do not effect subject Parcel.

Item 17 & Ite 3. Do not effect subject Parcel.

Item 19 - Conveyance described in Book 687 at Page 2.68 does not contain any easements not already defined hereon. Item 20 - Does not effect these Patted lands, (a.k.a. subject parcel)

Item 22 - Public Service Company of Colorado Easement, Reception No. 897924, falls off subject Parcel.

Item 23 - Boundary Agreement recorded as Reception No. 200624177, called out as adjoiner hereon.

Item 23 - Boundary Agreement recorded as Reception No. 200624177, called out as adjoiner hereon.

Item 25 & 26 - Parcel is subject to Mapping of Piping and Disches in area of this subject parcel defined in document recorded as Reception No. 201702434 any rights or restrictions and cases to catalon thereof not clear to surveyor from face of documents.

Item 26 - Parcel is subject to 1904 40 force wide easement for right of way from Denver Rio Grand Railroad to Eagle Item 26 - Parcel is subject to 1904 40 force wide easement for right of way from Denver Rio Grand Railroad to Eagle extended to the Company of the Control of Company of The Parcel The Agreement No. 1 to 1904 40 force wide easement for right of way from Denver Rio Grand Railroad to Eagle extended to the Company of the Control of Company of The Company of The Parcel The Agreement No. 1 to 1904 40 force wide easement for right of way from Denver Rio Grand Railroad to Eagle extended to 1904 40 force wide easement for right of way from Denver Rio Grand Railroad to Eagle extended to 1904 40 force wide easement for right of way from Denver Rio Grand Railroad to Eagle extended to 1904 40 force wide easement for right of way from Denver Rio Grand Railroad to Eagle extended to 1904 40 force wide easement for right of way from Denver Rio Grand Railroad to Eagle extended to 1904 40 force wide easement for right of way from Denver Rio Grand Railroad to 1904 40 force wide easement for right of way from 1904 40 force wide easement for right of way from 1904 40 force wide easement for right

County, the location of which is not determinable from face of document. This Agreement has is to have been Terminate County, the location of which is not determinate from face of occurrent. In an Agree prior to the Recording of this Plat.

5) These platfied lands are subject to:
The Mintum Worth P.U.D. Guide recorded as Reception no. 2024/02232

- The Declayations of Jovenants, Conditions, Restrictions and Easements for Mintum No. 2024/022440

No. <u>DOI-110.72.1-10</u>.

The non-exclusive Heritage Utility Easement as shown herein on page five (5)- on, over, under, above, across and through those areas designated herein as "Heritage Utility Easement" as defined in document recorded in the Eagle County Clerk and Recorder's Office as Recorderion No. <u>2023</u> 1469.

PERTAINING TO HEREON CREATED EASEMENTS:

PERLAINING TO HEADUN CREATED ENDADMENTS:

of the owner, hereby reserves for themselves their successors and / or assigns the following non-exclusive casements created herein:

a) a non-exclusive utility and drainage casement as shown herein - on, over, under, above, across and through those areas designated hereon as "Utility and Drainage Eastment" AND those areas of each lot outside of Building Envelopes, for areas designated heron as "Unitry and Draing Eastment". Any Diseas careas of each no consisted in Disting Envelopes, the her purpose of 10 her installation, see, pear, replacement, improvement and maintenance of unities of any kind, including but not limited to waterlines and hybrans, somaning sewerines and manifochs, telephone lines, cashe television lines, gasilines electrical lines, fiber optic lines, to design of the community of the community of the community of the community of the ejectron of the community of the improvement of the community of the

improvement and maintenance of states transies includes including out on minical to wastes, gainsts, states, together with right of ingress and eggess thereto.

b) a non-exclusive Utility Eastment as shown herein - on, over, under, above, across and through those areas edisjanted hereon as "Utility Eastment" for the purpose of the installation, use, repair, replacement, improvement and maintenance of utilities of any kind, including but not limited to waterlines and hydrants, sanitary sewerlines and manholes,

maintenance of utilities of any kind, including but not limited including the telephone lines, obsteed between the gashness, gashness, electrical lines, fiber optic lines, other communication lines and all related structures, together with right of impress and egress.

O non-exclusive Access, Utility and Drainage, Easement - on, over, under, above, across and through those areas ease how as Fourth Street, Tract D, and Treated and "Private Right of Way" to include, but not limited to, areas shown as Fourth Street, Tract D, Tract DI and Tract G, for the purpose of 10 jungess and Egress, reasonable Pedestrian use including impress and egress of persons including whiche, foot, bicycle or small wheel use in the installation, use, repair, replacement, improvement and maintenance of utilities of any kind, and all related structures, together with right of ingress and egress, and iii) storm drainage, frainage of vater flow from other lands along with the installation, use, repair, replacement, improvement and maintenance of utilities of only kind, and other lands along with the installation, use, repair, replacement, improvement and maintenance of surface drainage structures including but not limited to washes, gutters, ditches, culverts, together with right of ingress and egress thereto

GENERAL NOTES CONTINUED:

d) Tract D. Tract D1, and Tract G, shall be open to Public vehicular and non-vehicular access. e) Any Easement that permits public recreation on Private Property shall benefit from the provision of C.R.S. 33-41-101 et seq..

FOLLOWING CREATED EASEMENTS DEDICATED TO TOWN OF MINTURNS

7) the owner, hereby dedicates to the Town of Minturn the following non-exclusive easements 7) the owner, hereby dedicates to the Town of Mintum the following non-acclasive eastements: a) non-acclasive Utility, Drainage, Parking, Sows Borage and Landscape Easternet on, over, under, above, across and through those areas designated hereon as "Utility, Drainage, Parking, Snow Storage & Landscape Easterneth for the purpose of it) the installation, use, repair, replacement, improvement and maintenance of utilities of any kind, and all related structures, together with right of ingress and egypss, ii) storm drainage, drainage of water flow from other lands along with the installation, use, repair, replacement improvement and maintenance of surface drainage structures including but not limited to swales, gutters, ditches, culverts, together with right of ingress and egress thereto, iii) he installation, use, repair, replacement, improvement and maintenance of vehicular parking area, together with right of ingress and dense of the process the expension of presents in the lands which which is for the present them as a processor that the processor of presents in the right which for the present them as a processor of presents in the right which for the present them as on the present the processor of presents in the right which for the present them are not present to include which for the present the present them are not present to include which for the present them are not present to include the present the present them are not present to include the present the present them are not present to the present the present them are not pres

replacement, improvement and maintenance of vehicular parking area, together with right of ingress and eggess thereds, reasonable Podestrian use including ingress and eggess persona to include whiche, foot, bicycle or non-motorized use, iv) reasonable local snow storage and v) Landscaping use, and maintenance. b) non-exclusive Utility, Drainage, Snow Storage, Landscape and Trial Essement no, over, under, above, across and through those areas designated hereon as "Utility, Drainage, Snow Storage, Landscape and Trial Essement", over, under, above, across and through those areas designated hereon as "Utility, Drainage, Snow Storage, Landscape and Trial Essement", or the purpose of i) he installation, use, prair, replacement, improvement and maintenance of arrival and solong with the installation, use, repair, replacement, improvement and maintenance of arrival repairs and genes to the control of the stallation of the prairie, repair replacement, improvement and maintenance of arrival repairs to the proper storage of the proper storage, in the stallation of the proper storage of the proper storage of persona to include foot, bicycle or non-motorized use along with sidewalk or path construction, use and repair.

c) non-exclusive Utility, Drainage, Snow Storage & Landscape Essement's or the purpose of ly the installation, use, perair, replacement, improvement and maintenance of utilities of any the purpose of ly the installation, use, repair, replacement, improvement and maintenance of utilities of any the purpose of ly the installation, use, repair, replacement, improvement and maintenance of utilities of any the purpose of ly the installation, use, repair, replacement, improvement and maintenance of utilities of any the purpose of ly the installation, use, repair, replacement, improvement and maintenance of utilities of any the purpose of ly the installation, use, repair, replacement, improvement and maintenance of utilities of any the purpose of ly the installation, use, repair, replacement, improvement and and ma

the purpose in the installation user on a virtual virt

d) non-exclusive Trail Easement on, over, under, above, across and through those areas designated hereon as "Trail Easement" for the purpose of Pedestrian and Trail use including reasonable ingress and egress of

persons to include 100, 100, 100, 100 and 100

SURVEYOR'S CERTIFICATE

I Matthew S. Shole, do hereby certify that I am a Professional Land Surveyor licensed to practice land surveying under the laws of the State of Colorado, That this Subdivision Plat is a true, correct and complete plat of MINTURN NORTH P.U.D., as laid out, platted, dedicated and shown hereon. and complete part of NTV ONN FORTH TOOL, as and only pasted, used, and as alwam ancount that such plat was made from an accurate survey of said property by me and for under my supervision and accurately shows the location and dimensions of the lote, assuments and rights-of-way of said plat as the same are nonumented upon the ground in compliance with applicable regulation governing the subdivision of land, that such plat is based upon the professional land surveyor's knowledge, information and belief, that it has been prepared in accordance with applicable standards of practice, and that such plat is not a guaranty or warranty, either expressed or implied.



Matthew S. Slagle PLS 34998 Professional Land Surveyor

Revised 02-07-24 Edited C.O.D. MSS Revised 12-02-23 Edited Note 6a MSS Revised 11-14-23 minor text MSS Revised 11-07-23 Certain Dimensions MSS Revised 11-06-23 Tract C Easements MSS Revised 11-03-23 Town Comments MSS Revised 10-11-23 Town Comments MSS Revised 10-06-23 Town Comments MSS Revised 09-26-23 Added Note regarding Tract C MSS

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFER YOU FIRST DISCOVERED SLOT DEFECT. IN OU EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN ITS YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

CERTIFICATE OF DEDICATION AND OWNERSHIP

Know all men by these presents that Minturn Crossing LLC/being sole owner in fee simple, mortgagee or lienholder, of all turteral property situated in the Town of Minturn, Commy of Engles, State of Colorado described

as follows:

Pareel 1, UPRR Subdivision according to the Final Plat thereof recorded on 13th, day of December, 2023 as Reception No. 2023 fe485 in the Office of the Engle County Clerk and Recorder, Engle County, Colorado. Containing 13.48 areas more or loss, and has caused the same to be laid out, platted and subdivided, and etsignated as MINTURN NORTH P.U.D. subdivision in the Town of Mintum, County of Engle, State of Colorado, and does bready accept responsibility for the completion of the improvements crequired by this plat, and does hereby accept responsibility for the completion of the improvements required by this plat and does hereby accept responsibility for the completion of the improvements required by this plat and does hereby accept responsibility for the completion of the improvements are supplied to the following tracts, parcels and easements as follows:

-To the Town of Mintum Tract If Gourth Streed) and the easements described and depicted hereon in General

Note 7, together with associated public improvements.

-To Utility Providers such utility easements as depicted herein in which utility infrastructure is located.

OWNER: MINTURN CROSSING LLC ADDRESS: 225 Main Street, Suite C-101 Edwards, Colorado 81632

BY: RICK HERMES TITLE: MANAGER

STATE OF COLORADO) COUNTY OF BAGLE

THE FOREGOING CERTIFICATE OF DEDICATION AND OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS $\frac{2}{3}$ DAY OF $\frac{1}{3}$ DAY OF $\frac{1$

MY COMMISSION EXPIRES: 6 AUG 27 WITNESS MY HAND AND OFFICIAL SEAL

SUBORDINATION BY MORTGAGEE

Philip Hadley, being the holder of a promissory note secured by deed of trust recorded the 13th day of Finity Fauley, being ine notated in princissory note secure up decad on this Recorder of Faule (2) on December 2023, at Reception No. 2023 1649), in the Office of the Clerk and Recorder of Fagle County, Colorado, hereby consensts to the Subdivision of the lands set forth in this Final Plat of Mintum North, P.U.D., and subordinates the lieu represented by the aforesaid Deed of Trust to the Dedictations and

STATE OF COLOYZO COUNTY OF EAGL

Subordination by Mortgagee was acknowledged before me this Zb day of

February Hadley as Individual WITNESS MY HAND AND OFFICIAL SEAL MY COMMISSION EXPIRES: WIND SOLUTION AVE. 01, 2025

CERTIFICATE OF TAXES PAID

I, the undersigned, do hereby certify that the entire amount of taxes and assessments due and payable as of JhluhAY 1 2053, 2008 upon all parcels of real estate described on this Plat are paid in full.

DATED THIS 18+ OF MARL RO681D1

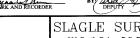
TITLE CERTIFICATE

does hereby certify that it has examined the title to all lands shown upon this plat and that title to such is vested in MINTERS CONTROL OF TENET.

DATED THIS 28 DAY OF CERNALY, A.D., 20 24

CLERK AND RECORDER'S CERTIFICATE \$ 5300

This Plat was filed for record in the Office of the Clerk and Recorder at 12.59 o'clock 14. this 12.02.02.4 CKARK AND RECORDER



SLAGLE SURVEY SERVICES

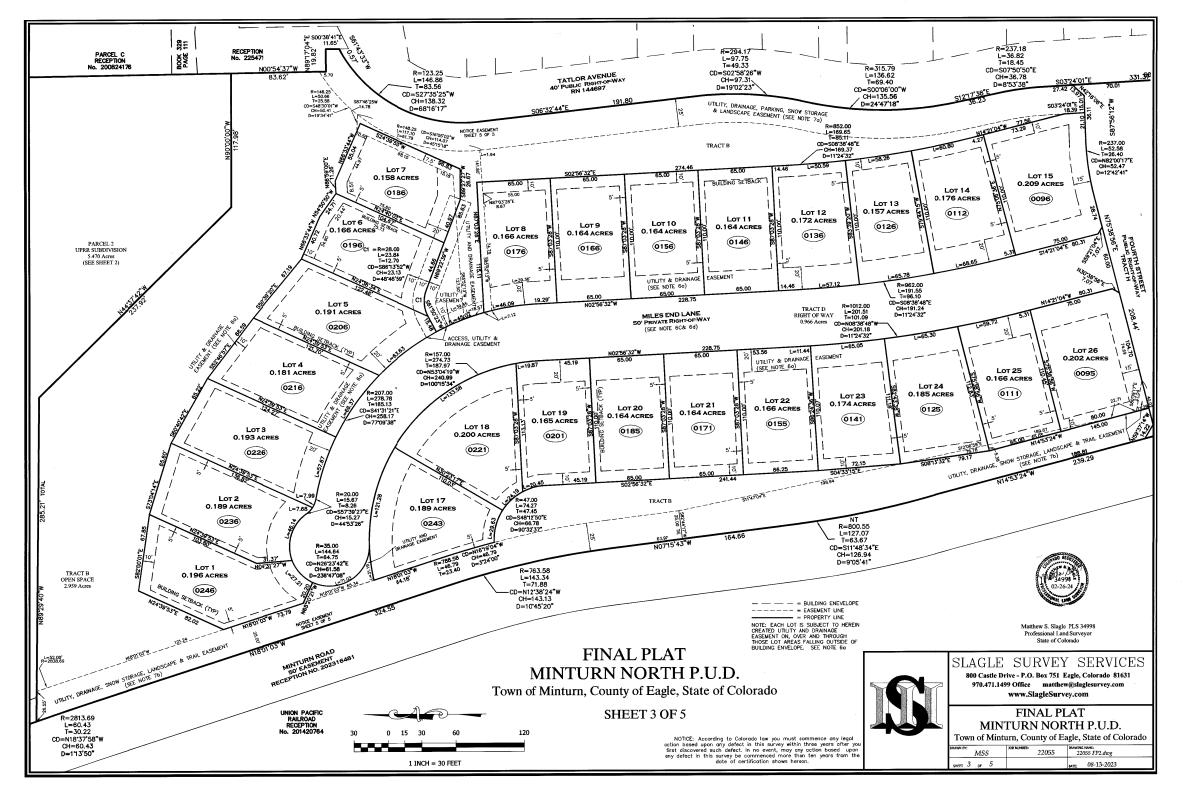
800 Castle Drive - P.O. Box 751 Eagle, Colorado 81631 970.471.1499 Office matthew@slaglesurvev.com www.SlagleSurvey.com

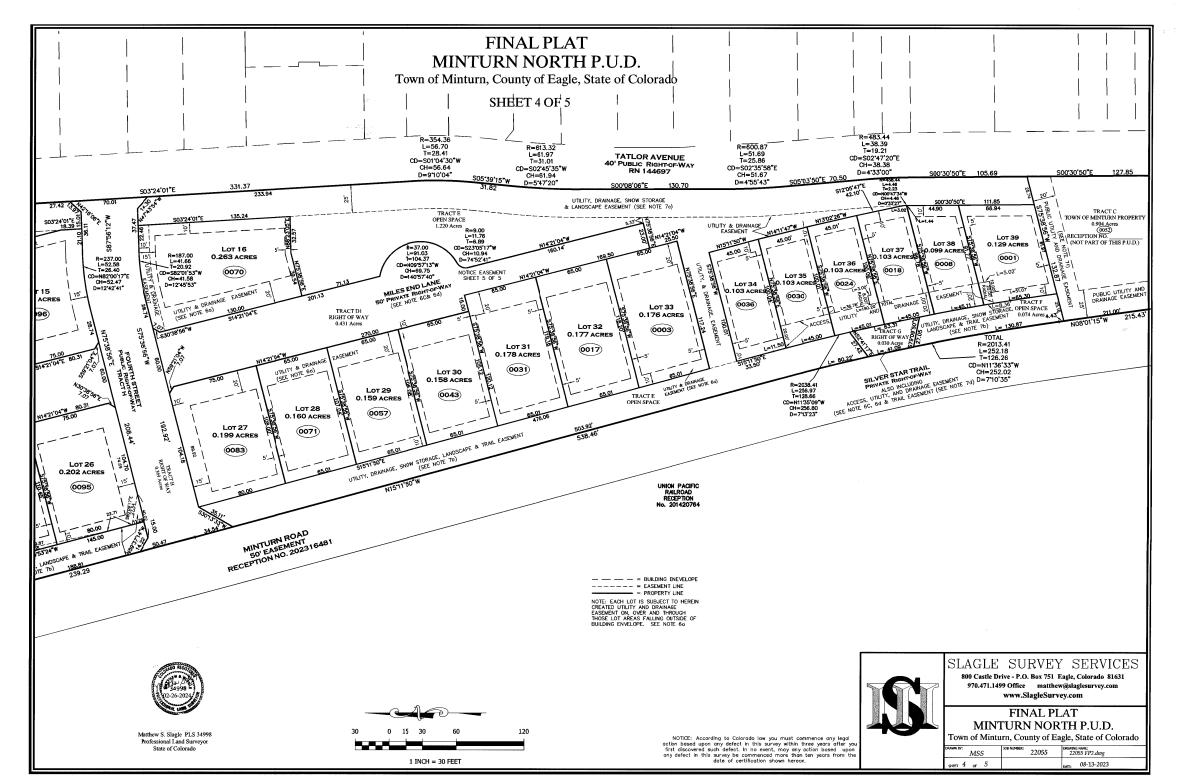
FINAL PLAT MINTURN NORTH P.U.D.

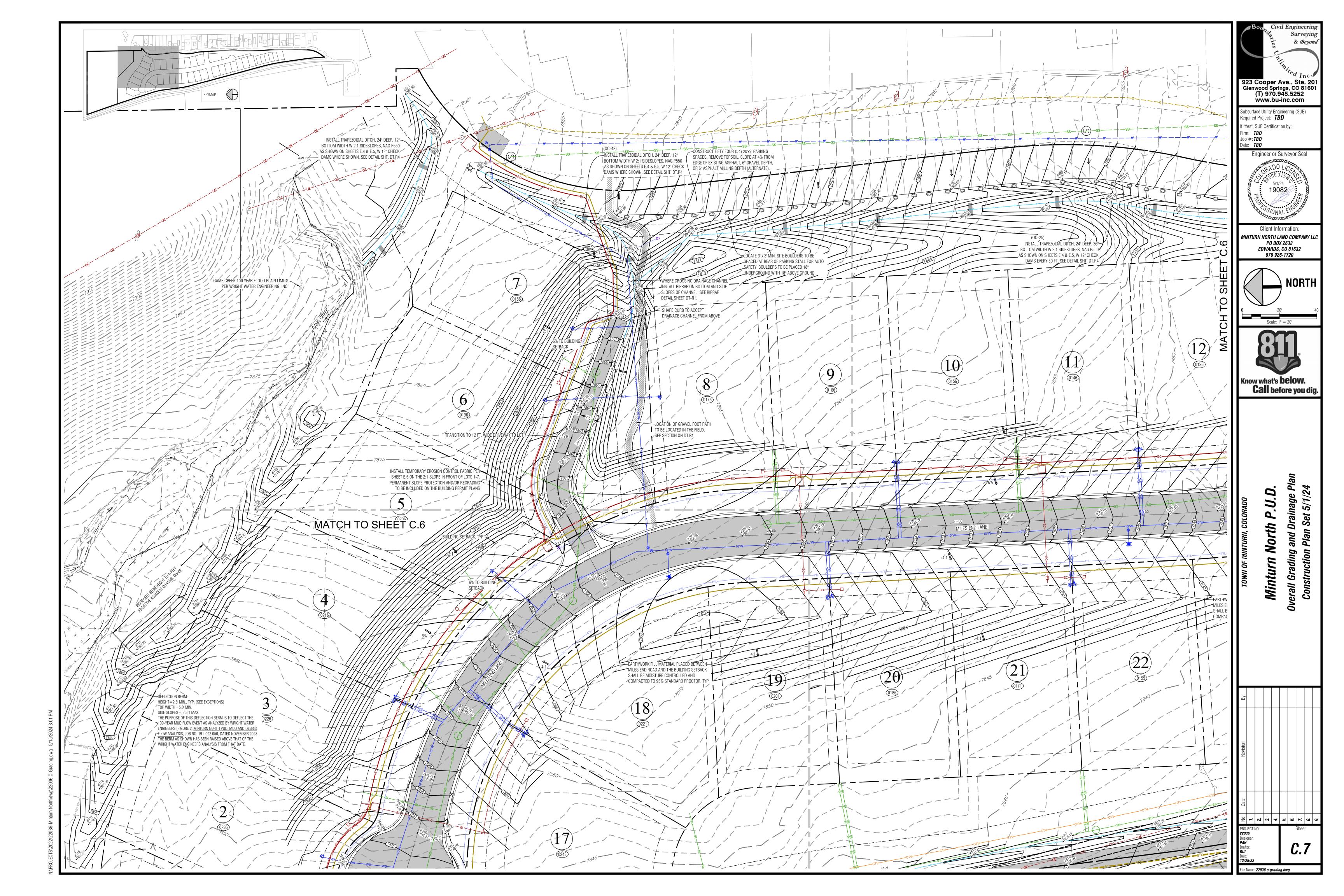
Town of Minturn, County of Eagle, State of Colorado MSS 22055 ANNING NAME: 22055 FP2.dwg

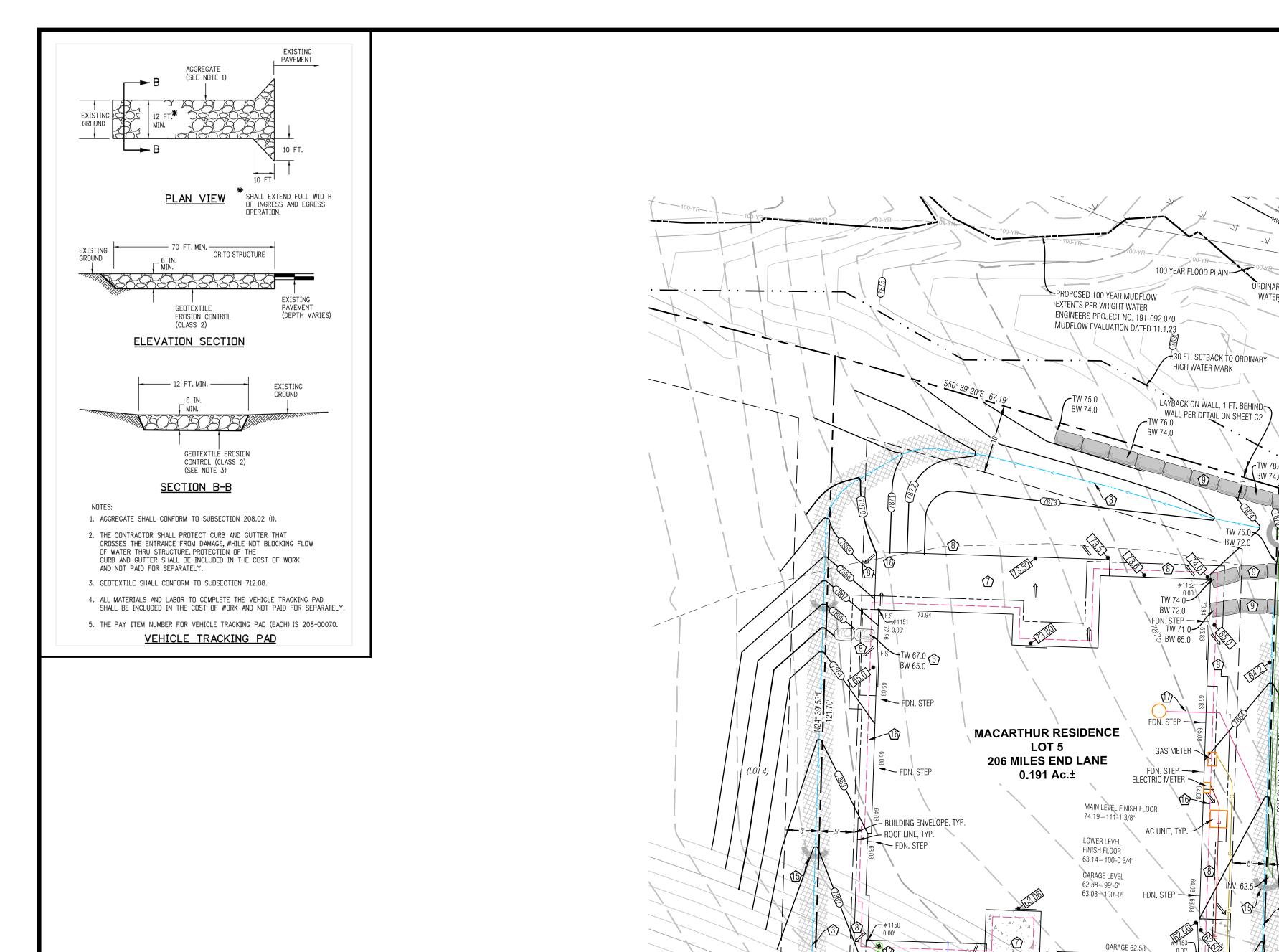
08-13-2023

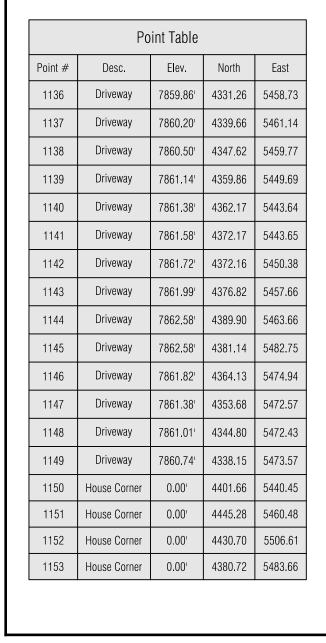
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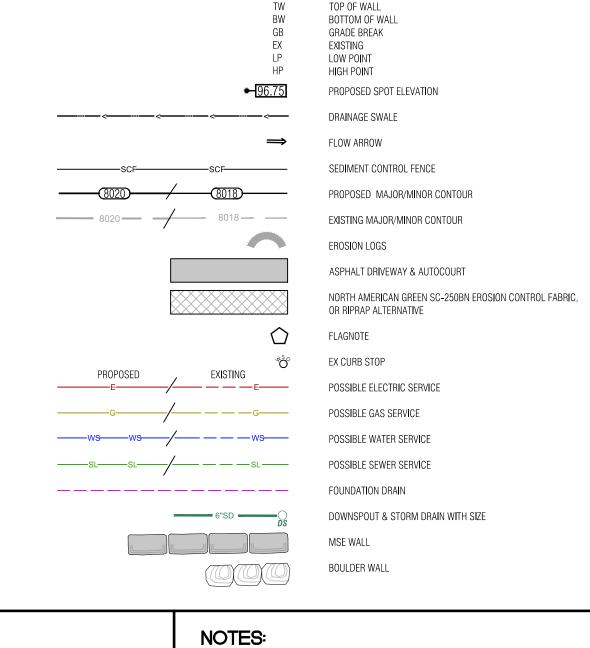








WATER MARK



LEGEND



1) BASIS OF ELEVATION: NAVD88 BASED ON THE ORIGINAL TOPOGRAPHIC MAP OF MINTURN NORTH PREPARED BY GORE RANGE SURVEYING, LLC., JOB NO. 19-1203, DATED 4/1/21. NO BENCHMARK WAS NOTED ON THE BASE SURVEY.

2) THE BOUNDARY DIMENSIONS, EASEMENTS AND RIGHTS OF WAY SHOWN HEREON ARE BASED ON THE FINAL PLAT OF MINTURN NORTH PUD, AND SURVEY CONTROL MONUMENTS FOUND AT THE TIME OF THE SURVEY AND SHOWN ON THE SURVEY REFERENCED ABOVE.

3) SEE ADDITIONAL SITE NOTES & DETAILS ON SHEET C2.

4) EXISTING CONTOUR INTERVAL IS 1 FT., PROPOSED CONTOUR INTERVAL IS 1 FT.

5) LOT AREA: 8,323 SF± DISTURBANCE AREA: $8,323~\mathrm{SF}\pm$

6) THIS (CIVIL) PLAN SET IS INTENDED TO BE PLOTTED IN COLOR. FAILURE TO DO SO MAY RESULT IN MISSING DATA & INFORMATION CRITICAL TO THE PROJECT.

FLAGNOTES:

MATCH TO BACK OF EXISTING CURB.

27 PROPOSED ASPHALT DRIVEWAY, AUTO-COURT AND CONCRETE WALKWAYS. STRUCTURAL FILL UNDER THE BUILDING TO FOLLOW THE DIRECTION OF THE GEOTECH REPORT. ALL EARTHWORK CONSTRUCTION TO BE APPROVED BY THE GEOTECHNICAL ENGINEER.

PROVIDE DRAINAGE SWALE AS SHOWN, WITH NORTH AMERICAN GREEN SC250 EROSION FABRIC OR RIPRAP WHERE SLOPE EXCEEDS 5%.

SPILL THE LOCAL CHANNEL OVER THE TOP OF THE CURB LINE, FAN OUT DRAINAGE SWALE TO EVENLY DISSIPATE DRAINAGE, TYP.

(5) INSTALL BOULDER WALL PER THE DETAIL ON SHEET C2. WALL DRAIN LINES NOT SHOWN.

(6) INSTALL 8" NYLOPLAST DRAIN BASIN WITH DOME GRATE. SEE DETAIL ON SHEET C2. SHAPE & DRAIN ALL SURROUNDING AREA TO LOW POINT WHICH IS THE INLET. NO DRAINAGE ALLOWED TO RETAINING WALL. INSTALL HEAT TAPE IN BASIN AND OUTLET PIPE.

SLOPE PATIOS, DECKS AND WALKS AT 2% MIN. AWAY FROM THE STRUCTURE.

(3) GRADE AROUND THE PERIMETER OF BUILDING AS NECESSARY 10% FOR 5-FEET MIN. (10 FT. WHERE POSSIBLE) IN UNPAVED AREAS TO ENSURE PROPER DRAINAGE AWAY FROM THE FOUNDATION, IT WILL BE IMPORTANT TO CONSTRUCT AND DIRECT SURFACE DRAINAGE AWAY FROM BUILDING, WALKS AND WALLS TO EITHER THE AUTOCOURT, THE OUTLET SWALE, OR DOWNWARD SLOPING NATURAL GRADE. VERIFY DRAINAGE AND SWALE INTEGRITY ON A REGULAR BASIS.

(9) INSTALL MSE WALL PER THE DETAIL ON SHEET C2. WALL DRAIN LINES NOT SHOWN. WHERE WALL IS ADJACENT TO PARKING TURNOUT, TOP OF WALL TO BE APPROXIMATELY 6" HIGHER THAN TURNOUT TO ACT AS A CURB FOR AUTO SAFETY.

PROTECT STORM LINES AND UTILITIES WHEN CONSTRUCTING IMPROVEMENTS ABOVE FROM MATERIAL AND EQUIPMENT, TYP.

(11) LOCATE EXISTING CURB STOP, CONFIRM LOCATION AND CONNECTION WITH THE WATER & SANITATION DISTRICT, CONNECT AND EXTEND NEW WATER SERVICE TO MECHANICAL ROOM. WATER SERVICE TO BE 1-1/2" CONTINUOUS COPPER LINE FROM THE CURB STOP TO THE MECHANICAL ROOM. MAINTAIN COVER OVER NEW SERVICE PER DISTRICT REGULATIONS, INSULATE THE WATER SERVICE IF 'COVER' IS LESS THAN 7 FEET NEAR THE RETAINING WALL.

12 APPROXIMATE LOCATION OF SEWER SERVICE STUB. CONNECT AND EXTEND NEW SEWER SERVICE TO MECHANICAL ROOM. MAINTAIN COVER OVER NEW SERVICE PER DISTRICT REGULATIONS. INSTALL CLEANOUTS AT HOUSE EXTERIOR AND ALL BEND LOCATIONS.

(14) LOCATE, CONNECT TO, AND EXTEND GAS, ELECTRIC, AND COMMUNICATION SERVICES TO METER CABINET AND GAS METER LOCATION. MAINTAIN COVER & CLEARANCES BETWEEN/OVER NEW SERVICES PER UTILITY REGULATIONS

15 EROSION LOGS PER DETAIL ON SHEET C2.

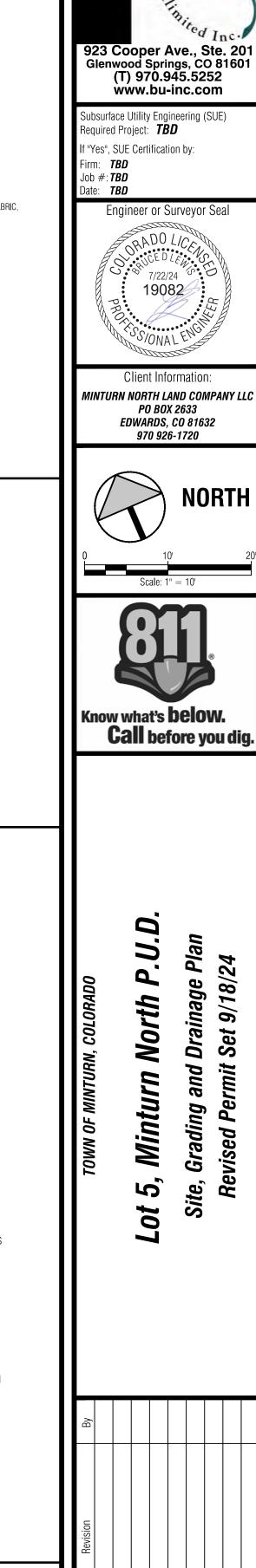
6 FOUNDATION DRAIN, TYP., INSTALL IN ACCORDANCE WITH THE GEOTECHNICAL REPORT. DRAIN @ 0.5% MIN. TO DAYLIGHT, SEE DETAIL ON

(7) EXTEND THE FOUNDATION DRAIN FROM SUMP PUMP IN HOUSE TO DAYLIGHT WITH SOLID PIPE. COVER WITH A RODENT SCREEN AT END.

18) HANDRAIL BY OTHERS. (19) INSTALL VEHICLE TRACKING PAD (DETAIL THIS SHEET) AT LOCATION OF DRIVEWAY. TRACKING PAD TO BE REMOVED PRIOR TO FINAL

DRIVEWAY SUBGRADE PREPARATION AND PAVING.

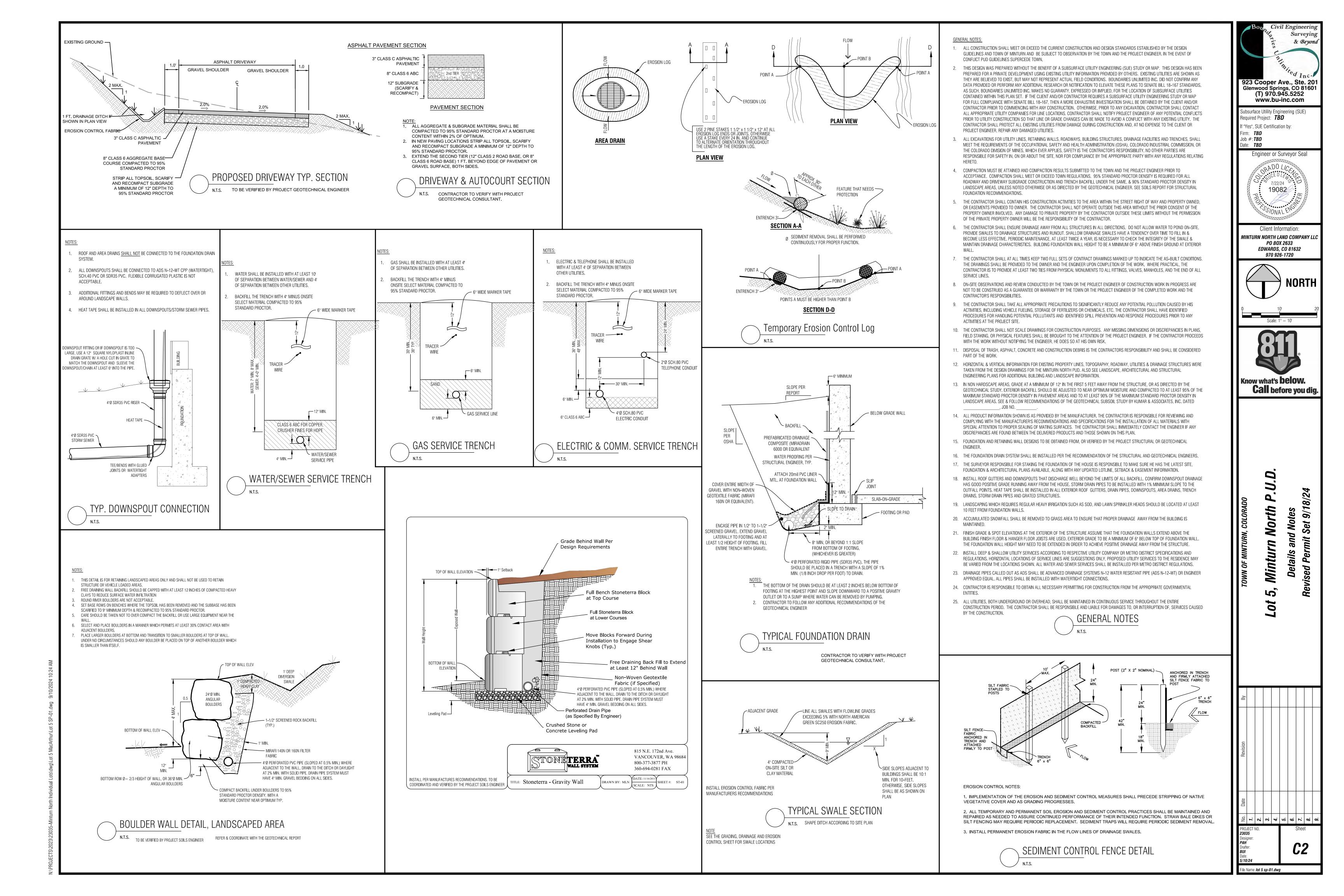
20) SILT FENCE PER DETAIL ON SHEET C2. 21) INSTALL SILT SOCKS IN CURB LINE APPROXIMATELY EVERY 30 FT.

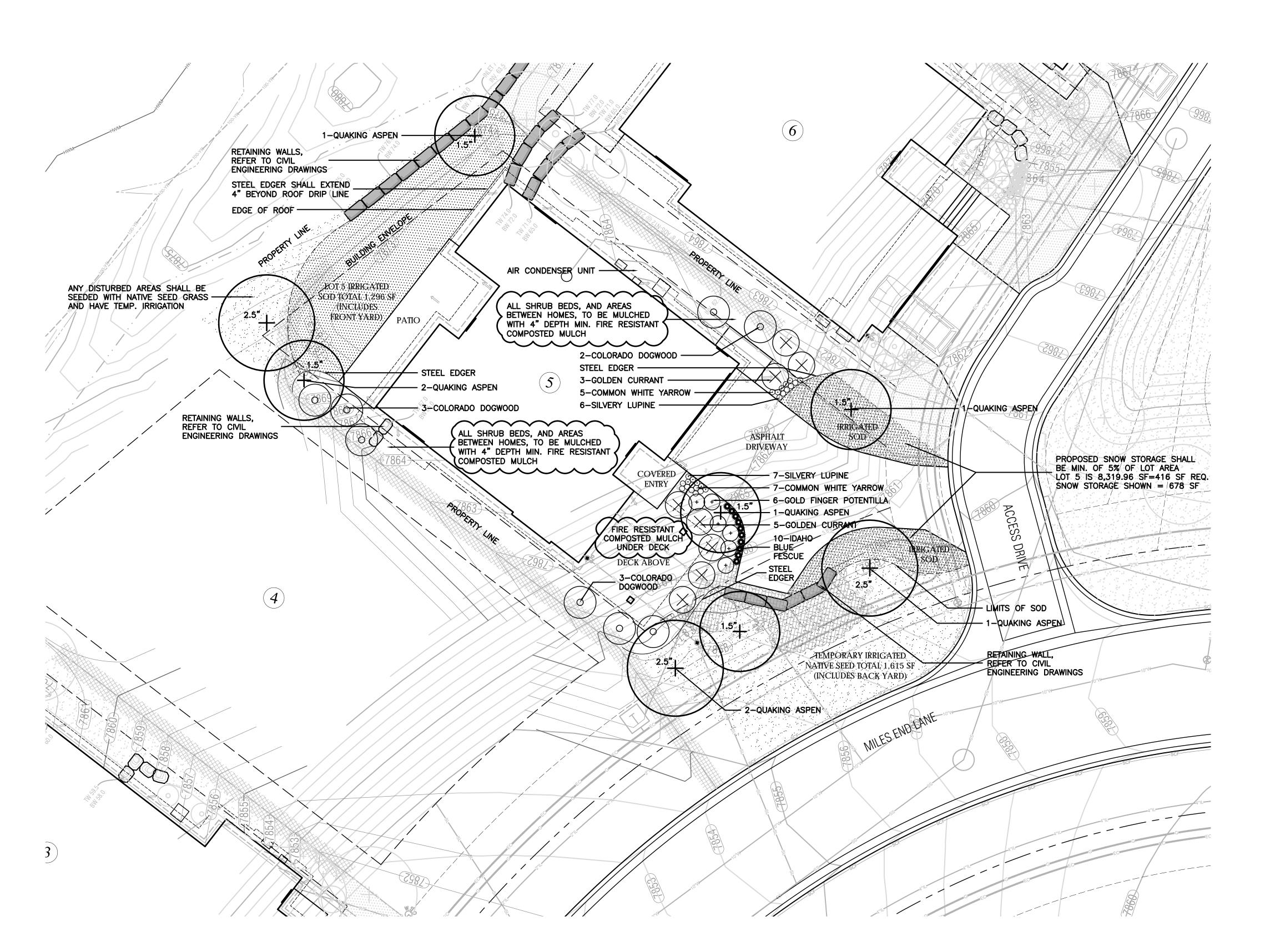


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& Beyond





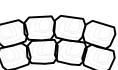
LEGEND



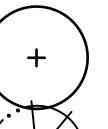
IRRIGATED SOD, REFER TO L2 FOR DETAILS



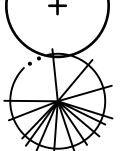
NATIVE SEED MIX WITH TEMPORARY IRRIGATION, REFER TO L2 FOR DETAILS

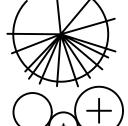


PROPOSED RETAINING WALL, REFER TO CIVIL ENGINEERING FOR DETAILS

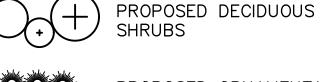


PROPOSED DECIDUOUS TREE





PROPOSED EVERGREEN





PROPOSED ORNAMENTAL GRASSES



PROPOSED FLOWERING PERENNIALS

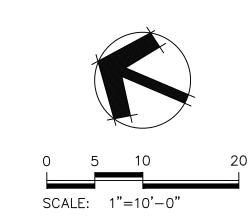


SNOW STORAGE AREA



LANDSCAPE ARCHITECT: TOMINA TOWNSEND, LA PO BOX 3000, PMB 301 EDWARDS, CO 81632 P. 303.572.7876 TTownsend@ResortConceptsCO.com

DESIGNED: TT DRAWN: TT CHECKED: RH DATE: May 31, 2024 **REVISIONS:** VERIFIED SQUARE FEET OF LOT AREA FOR SNOW STORAGE CALCULATION: 6.26.24 PERMIT SET: 7.22.24 REVISED PERMIT SET: 9.18.24



REVISED PERMIT SET

SHEET TITLE:

PROPOSED LANDSCAPE PLAN SCALE: 1"=10'-0"

SHEET NUMBER:

General Notes and Specifications:

- 1. All areas disturbed by construction and not designated a shrub bed or sod, shall be planted with the specified native grass seed.
- 2. The contractor shall maintain positive drainage away from all walls and walkways. Fine grading shall be approved prior
- 3. The Landscape Plan shall be reviewed on site prior to installation to ensure planting meets the intent of the design guidelines and Town of Minturn standards.
- 4. See Civil Engineering sheets for final grading and drainage.
- 5. Snow Storage area shall be a min. of 25% of all driveway and parking areas.

Revegetation Notes:

- 1. Seed shall be broadcast and raked to $\frac{1}{4}$ " depth.
- 2. Apply Biodegradable Green Dyed-Wood Celluose-Fiber Mulch to all seeded Areas at a rate of 20 lbs. per 1,000 s.f.
- 3. Prior to seeding, apply min. 6" topsoil, 10 lbs./1,000 s.f. Superphosphate and 40 lbs./1,000 s.f. Biosol Complete

Fire Mitigation Recommendations:

- 1. Zone 1 (15' from building and integral planting): no highly flammable plants, such as evergreen trees and shrubs should be planted within 15' of the structure or attachments.
- 2. Zone 2 (70' from building and Integral planting): a 10' crown separation must be maintained for all evergreen trees and shrubs over 4' height. A 4' crown separation must be maintained for evergreen shrubs under 4' height.
- 3. Plants listed on forest service publication 6.305 FireWise Plant Material can be used in any zone.
- 4. Existing junipers within Zone 1 and Zone 2 must be limbed $\frac{1}{3}$ of their total height, but no more than 10' height.
- 5. Dead limbs shall be removed from all existing Serviceberry within Zone 1 or Zone 2.
- 6. If necessary, final existing vegetation to be limbed or removed for fire mitigation purposes will be subject to the constraints of the final unit site plans and reviewed on site with a representative from the Town of Minturn on a unit by unit basis prior to construction.

SHRUB BED W/ SPECIFIED

SPECIFIED STEEL EDGING

SPECIFIED LANDSCAPE FABRIC

METAL STAKES AS SPECIFIED

NOT TO SCALE

ROLL EDGE UNDER EDGING

MULCH DEPTH

AS SHOWN

1) SET ALL EDGING 1" ABOVE FINISH GRADE

2) EDGING SHALL ABUT ALL CONCRETE CURBS

AND WALKS PERPENDICULAR, AND FLUSH W/

4) CONTRACTOR SHALL CUT TOP EDGE(S) AS NEEDED TO BE PARALLEL WITH GRADE.

3) ALL JOINTS TO BE SECURELY STAKED.

AS SHOWN.

STEEL EDGER

GRADES OF CONCRETE.

-LAWN AS SPECIFIED

| LEGEND & IRRIGATION CALCULATIONS: | | | | | |
|---|---|---|--|--|--|
| Permanen | t Irrigation | Square Footage of Irrigation | | | |
| | Permanent Pop—Up Spray Irrigation For Bluegrass Sod | 1,296 SF | | | |
| | Permanent micro—spray or drip irrigation for perennial beds | 25 PERENNIALS x 1 SF = 25 SF | | | |
| + | Permanent Drip Irrigation For B&B Trees | 8 TREES x 4.5 SF = 36 SF | | | |
| +++++++++++++++++++++++++++++++++++++++ | Permanent Drip Irrigation For 5 gal. Shrubs & Grasses | 32 SHRUBS x 3 SF = 96 SF | | | |
| | | TOTAL PERMANENT IRRIGATED AREA: 1,453 SF | | | |
| | Temporary Spray Irrigation For Native Seed | 1,615 SF | | | |

IRRIGATION NOTES:

- DESIGN CRITERIA: DESIGN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM TO UNIFORMLY IRRIGATE ALL PLANTING AREAS. ZONE IRRIGATED SOD, NATIVE SEED GRASS, AND SHRUB PLANTING AREAS SEPARATELY. PROVIDE DRIP IRRIGATION FOR SHRUB BEDS. PROVIDE MICRO-SPRAY HEADS OR DRIP IRRIGATION, DEPENDING ON PLANT MATERIAL, IN PERENNIAL AND GROUNDCOVER BEDS. DESIGN ROTORS FOR TURF GRASS AREAS MORE THAN 40' WIDE. AND POP-UP SPRAY HEADS FOR AREAS LESS THAN 40' WIDE.

ALL DISTURBED AREAS SHALL BE SEEDED WITH: 'DRY NATIVE MOUNTAIN' SEED MIX

THIS SEED MIX HAS BEEN CHOSEN FOR THE SPECIFIC PROJECT LOCATION AND ELEVATION. LANDSCAPE INSTALLER SHALL NOT DEVIATE FROM THIS REVEGETATION SEED MIX WITHOUT WRITTEN APPROVAL FROM THE RESORT CONCEPTS SITE MANAGER.

| COMMON NAME | SEEDING RATE % MIX | BULK LBS PER ACRE |
|-----------------------|-----------------------|----------------------|
| SANDBERG BLUE | 10% | 5.00 |
| MOUNTAIN BROME | 20% | 10.00 |
| SLENDER WHEATGRASS | 15% | 7.50 |
| BLUEBUNCH WHEATGRASS | 5 10% | 5.00 |
| ROCKY MOUNTAIN FESCU | E 10% | 5.00 |
| THICKSPIKE WHEATGRASS | 15% | 7.50 |
| BOTTLEBRUSH SQUIRRELT | AIL 2.5% | 1.25 |
| STREAMBANK WHEATGRAS | SS 15% | 7.50 |
| PRAIRIE JUNEGRASS | 2.5% | 1.25 |
| TOTAL LBS./ACRE | 100% | 50 |
| | | |

1 LB. PER 1,000 SQ. FT. OR 50 LBS. PER ACRE. RAKE 'DRY NATIVE MOUNTAIN' SEED MIX IS AVAILABLE FROM PAWNEE BUTTES SEED INC., 605 25TH STREET, GREELEY, CO 80632.

WEBSITE: PAWNEEBUTTESSEED.COM

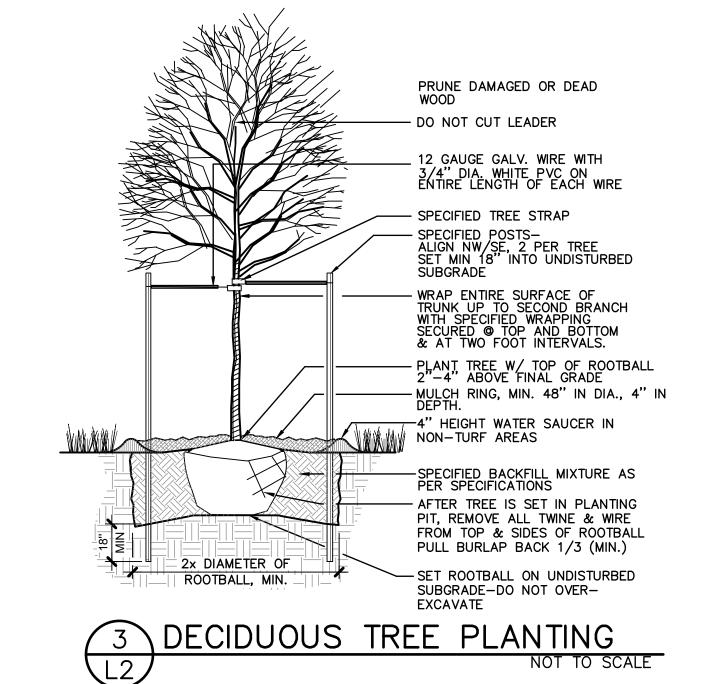
ALL TREES AND SHRUBS TO BE DRIP IRRIGATED.

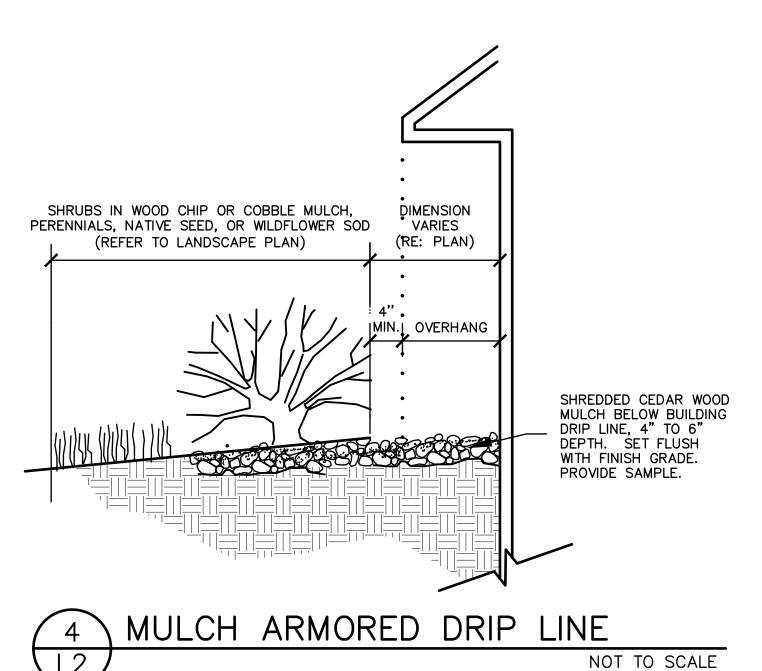
| MOUNTAIN BROME | 20% | 10.00 |
|--------------------------|------|-------|
| SLENDER WHEATGRASS | 15% | 7.50 |
| BLUEBUNCH WHEATGRASS | 10% | 5.00 |
| ROCKY MOUNTAIN FESCUE | 10% | 5.00 |
| THICKSPIKE WHEATGRASS | 15% | 7.50 |
| BOTTLEBRUSH SQUIRRELTAIL | 2.5% | 1.25 |
| STREAMBANK WHEATGRASS | 15% | 7.50 |
| PRAIRIE JUNEGRASS | 2.5% | 1.25 |
| TOTAL LBS./ACRE | 100% | 50 |

NOTES:

PERCENTAGES OF MIXES VARY YEAR-TO-YEAR DEPENDING ON HARVEST OF SEEDS. HYDROSEED OR HAND BROADCAST: IN 1" DEEP AND IRRIGATE, IF POSSIBLE UNTIL ESTABLISHED. PHONE: 1-800-782-5947

- SET SHRUB 1" HIGHER THAN THE FINISHED BED GRADE. PRUNE ALL DEAD OR -PRIOR TO PLANTING. DIG PLANT PIT TWICE AS WIDE & HIGH AS THE CONTAINER COMPACTED BACKFILL FILL PLANT PIT WITH 1/2 SPECIFIED SOIL MIX & 1/2 PIT SOIL -APPLY SPECIFIED MULCH. TAPER MULCH TO 1" AT EDGE OF LOOSEN SIDES OF PLANT PIT & WATER IN PAVEMENT. CARE SHOULD BE TAKEN NOT TO DAMAGE THE SHRUB OR ROOT— WELL TO ELIMINATE LARGE AIR POCKETS. BALL WHEN REMOVING IT FROM ITS CONTAINER. SHOULD BE PLANTED SO TOP OF ROOT MASS OCCURS AT FINISH NOTE: BROKEN OR CRUMBLING ROOT— BALLS WILL BE REJECTED. GRADE OF MULCH LAYER. SHRUB PLANTING NOT TO SCALE





PROPOSED PLANT MATERIALS LIST

Note: All plant material has been chosen from the CSU Extension Office recommended plant lists. These lists have been cross referenced to find suitable plants for the elevation of Minturn (10,000 ft and above), and also to maximize use of plants native to the area, low-water use plants, and plants that enhance habitat and food sources for insects, butterflies, birds and other animals. The cross referenced lists are the following:

- CSU Extension. Fire Wise Plant Materials 6.305
- CSU Extension, Trees and Shrubs for Mountain Areas Fact Sheet No. 7.423
- CSU Extension, Low-Water Native Plants for Colorado Gardens, Mountains 7,500' and Above CO Native Plant Society
- CSU Extension, Native Trees for Colorado Landscapes Fact Sheet No. 7.421
- CSU Extension, Native Shrubs for Colorado Landscapes Fact Sheet No. 7.422

| QUAN. | COMMON/ BOTANICAL NAME | FIRE MITIGATION ZONE | SIZE | COMMENTS |
|-------|--|---------------------------|-----------------|--|
| | DECIDUOUS TREES | | | |
| 5 | Quaking Aspen Populus tremuloides | 1 & 2 | 1.5" cal. | Specimen quality B&B, guyed |
| 3 | Quaking Aspen Populus tremuloides | 1 & 2 | 2.5" cal. | Specimen quality B&B, guyed |
| | ORNAMENTAL GRASSES (| olanted @ 12" O | .C. spacing) | |
| 10 | Idaho Fescue Grass, Festuca idahoensis | 1 & 2 'Siskiyou Blue' | 1 gal. | Container Full |
| | PERENNIAL FLOWERS (pla | nted @ 12" O.C. | spacing) | |
| 12 | Common White Yarrow Achillea millefolium | 1 & 2 | Flats of 15 | or 32 |
| 13 | Silvery Lupine Lupinus argenteus | 1 & 2 | Flats of 15 | |
| | DECIDUOUS SHRUBS | | | |
| 8 | Colorado Dogwood Cornus sericea coloradens | 1 & 2 e | 5 gal. | Container, 5 canes minimum 24"—36" ht. |
| 8 | Golden Currant Ribes aureum | 1 & 2 | 5 gal. | Container, 5 canes minimum 24"—36" ht. |
| 6 | Goldfinger Potentilla Potentilla fruticosa 'Goldfin | 1 & 2 nger'or 'Gold Dr | , 5 gal. op' | Container, 5 canes minimum 12"—18" ht. |

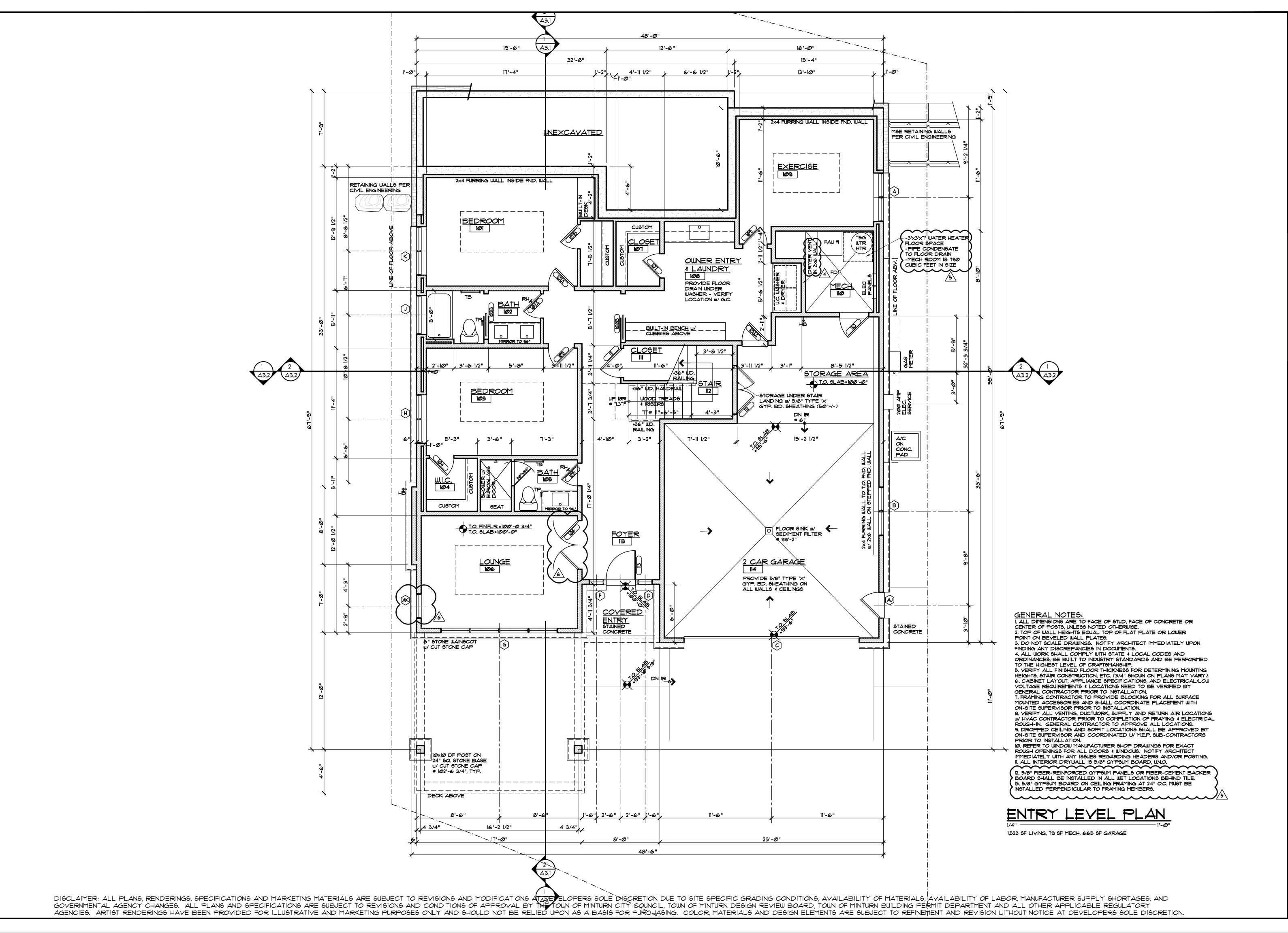


LANDSCAPE ARCHITECT: TOMINA TOWNSEND, LA PO BOX 3000, PMB 301 EDWARDS, CO 81632 P. 303.572.7876 TTownsend@ResortConceptsCO.com

DESIGNED: TT DRAWN: TT CHECKED: RH DATE: May 31, 2024 **REVISIONS:** VERIFIED SQUARE FEET OF LOT AREA FOR SNOW STORAGE CALCULATION: 6.26.24 PERMIT SET: 7.22.24 REVISED PERMIT SET: 9.18.24

REVISED PERMIT SET SHEET TITLE: LANDSCAPE

NOTES & DETAILS SCALE: NOT TO SCALE SHEET NUMBER:



RCHITECTURE, INC.
PO BOX 798 KREMMLING, CO 80459
(970) 724-3411 CELL: (970) 409-9790

RESORT CONCEPTS
MAIN STREET, SUITE C-101
EDWARDS, COLORADO
(970) 926-1720



MACARTHUR
206 MILES END LANE
LOT 05, MINTURN NORTH
MINTIRN COLORADO

DATE BY COMMENTS

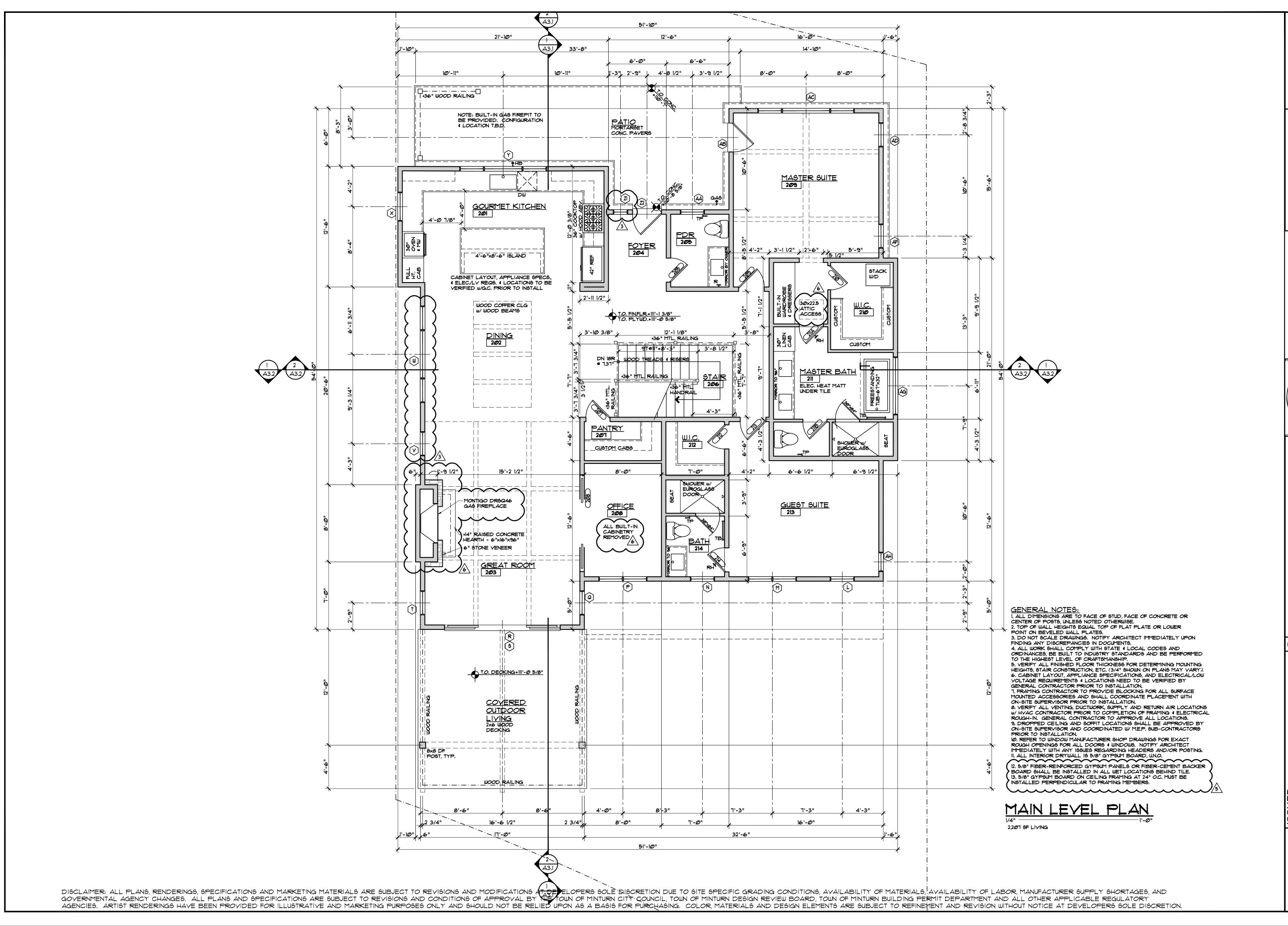
4-Ø1-25 DWE OWNER REVISIONS

100-18-24 DWE REVISED PERMIT SET #2

9-18-24 DWE REVISED PERMIT SET

1-22-24 DWE BUILDING PERMIT SET

A1.1



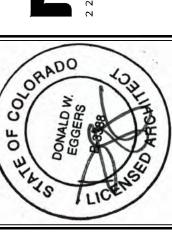
RCHITECTURE, INC.
20 BOX 798 KREMMLING, CO 80459
970) 724-3411 CELL: (970) 409-9790
on.eggers@eggersarchitecture.com

RESORT CONCEPTS

5 MAIN STREET, SUITE C-101

EDWARDS, COLORADO

(970) 926-1720



MACARTHUR
206 MILES END LANE
LOT 05, MINTURN NORTH
MINTURN COLORADO

DATE BY COMMENTS

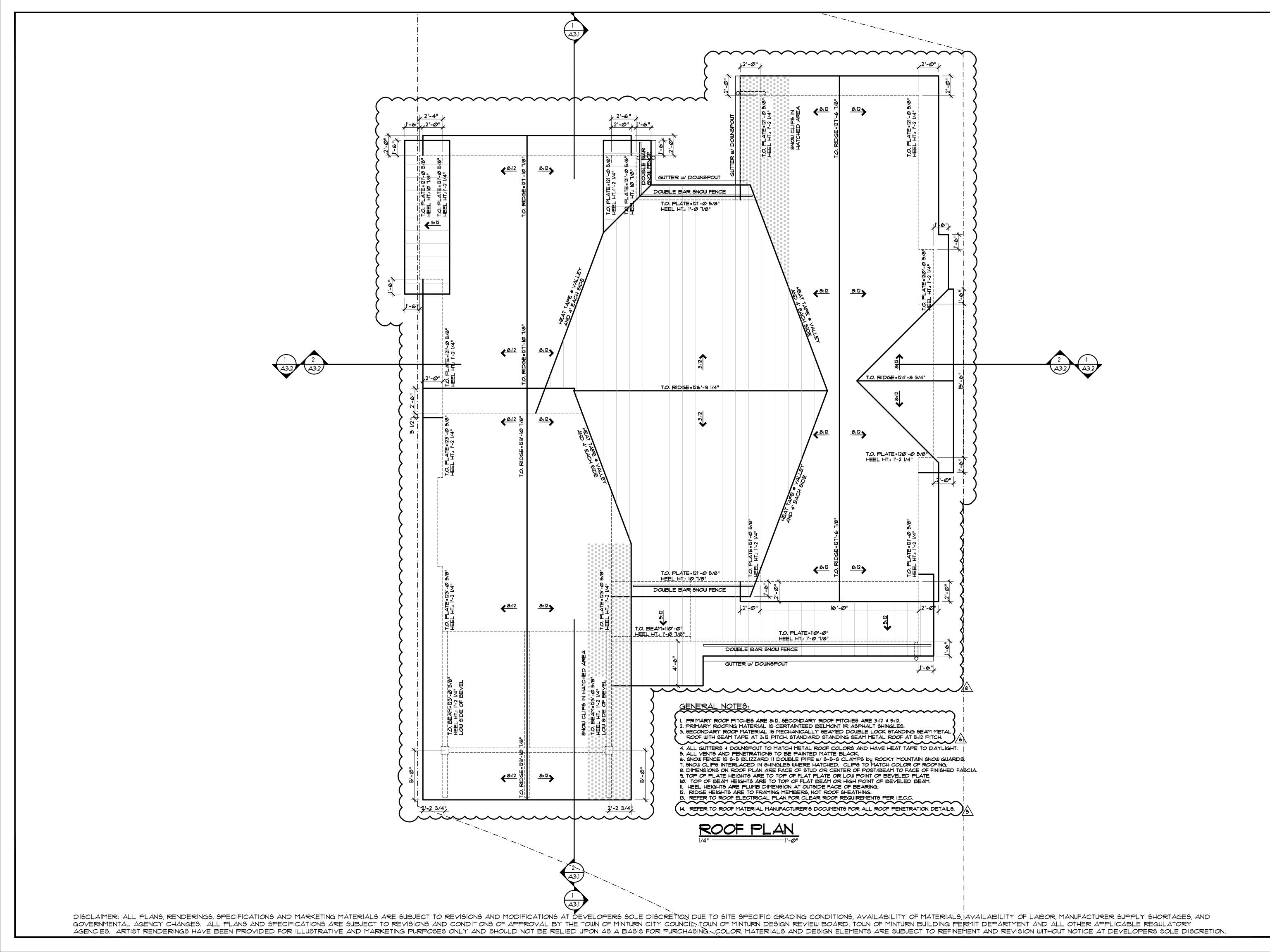
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1Ø-18-24 DWE REVISED PERMIT SET #2

9-18-24 DWE REVISED PERMIT SET

1-22-24 DWE BUILDING PERMIT SET

A1.2



ARCHITECTURE, INC.
PO BOX 798 KREMMLING, CO 80459
(970) 724-3411 CELL: (970) 409-9790

RESORT CONCEPTS
225 MAIN STREET, SUITE C-101
EDWARDS, COLORADO
(970) 926-1720



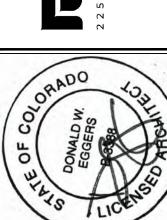
MACARTHUR
206 MILES END LANE
LOT 05, MINTURN NORTH

| PROJECT NO:2412-22-L05 | | | | | |
|------------------------|----------|-----------------|-----------------------|--------------------|---------------------|
| | COMMENTS | OWNER REVISIONS | REVISED PERMIT SET #2 | REVISED PERMIT SET | BUILDING PERMIT SET |
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| ISSNED | DATE | 6 4-Ø1-25 | 10-18-24 | 9-18-24 | T-22-24 |
| SSI | # | 9 | w | 7 | В |

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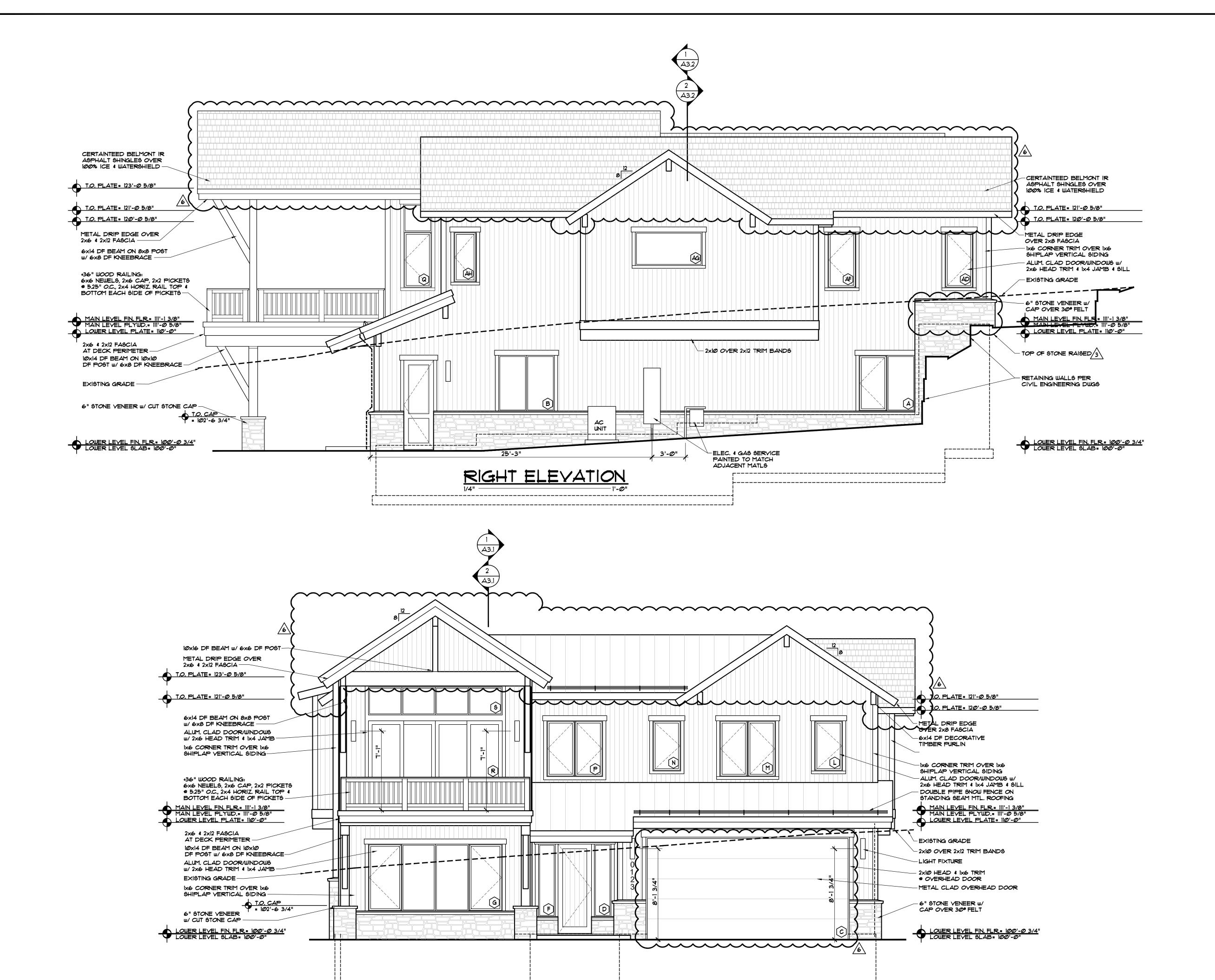
SORT CONCEPTS ARC
STREET, SUITE C-101
POBOX
ARDS, COLORADO
970) 926-1720
don.egg



MACARTHUR
206 MILES END LANE
OT 05, MINTURN NORTH

| JECT NO:2412-22-L05 | | | | | |
|---------------------|-----------------|-----------------------|--------------------|---------------------|--|
| COMMENTS | OWNER REVISIONS | REVISED PERMIT SET #2 | REVISED PERMIT SET | BUILDING PERMIT SET | |
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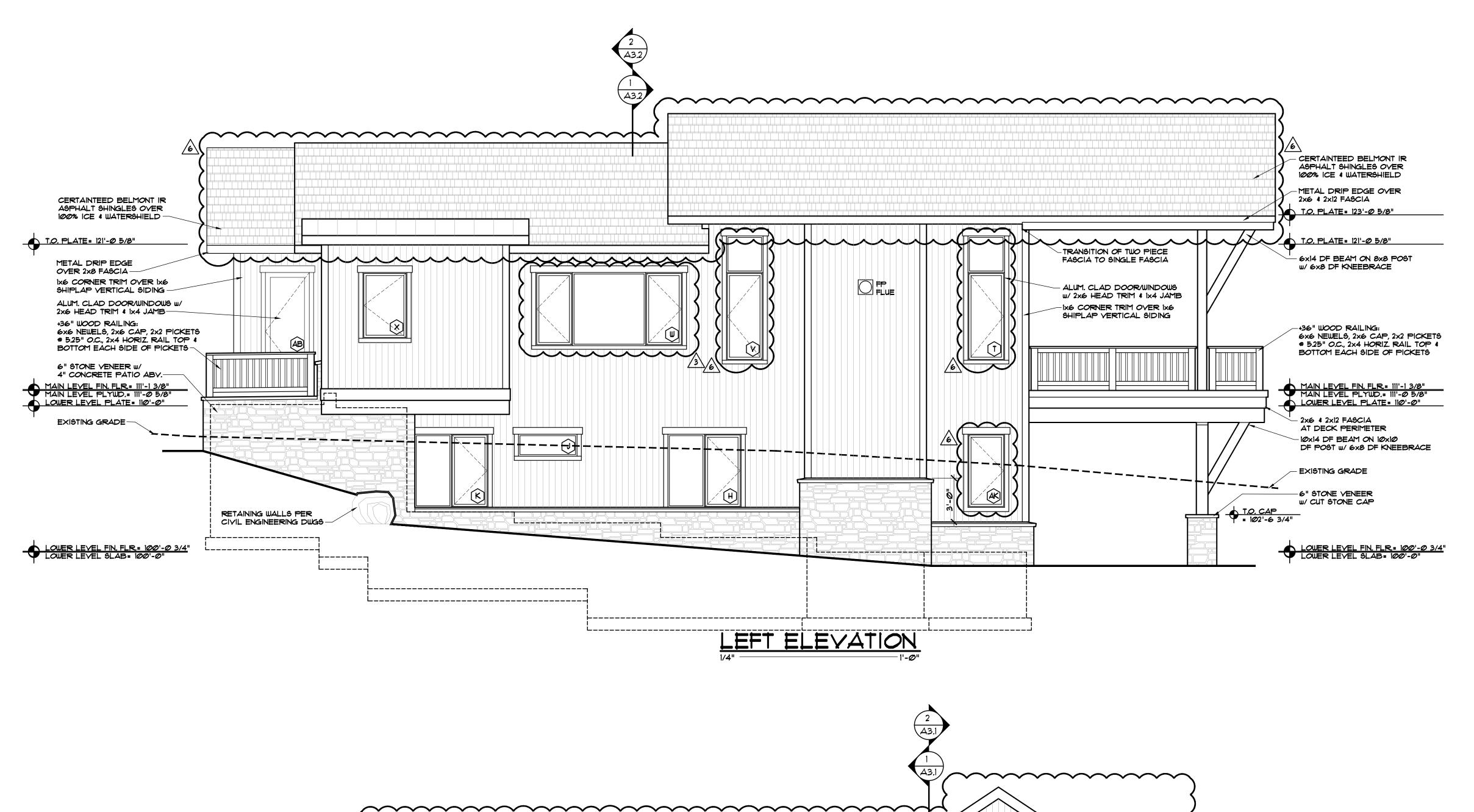


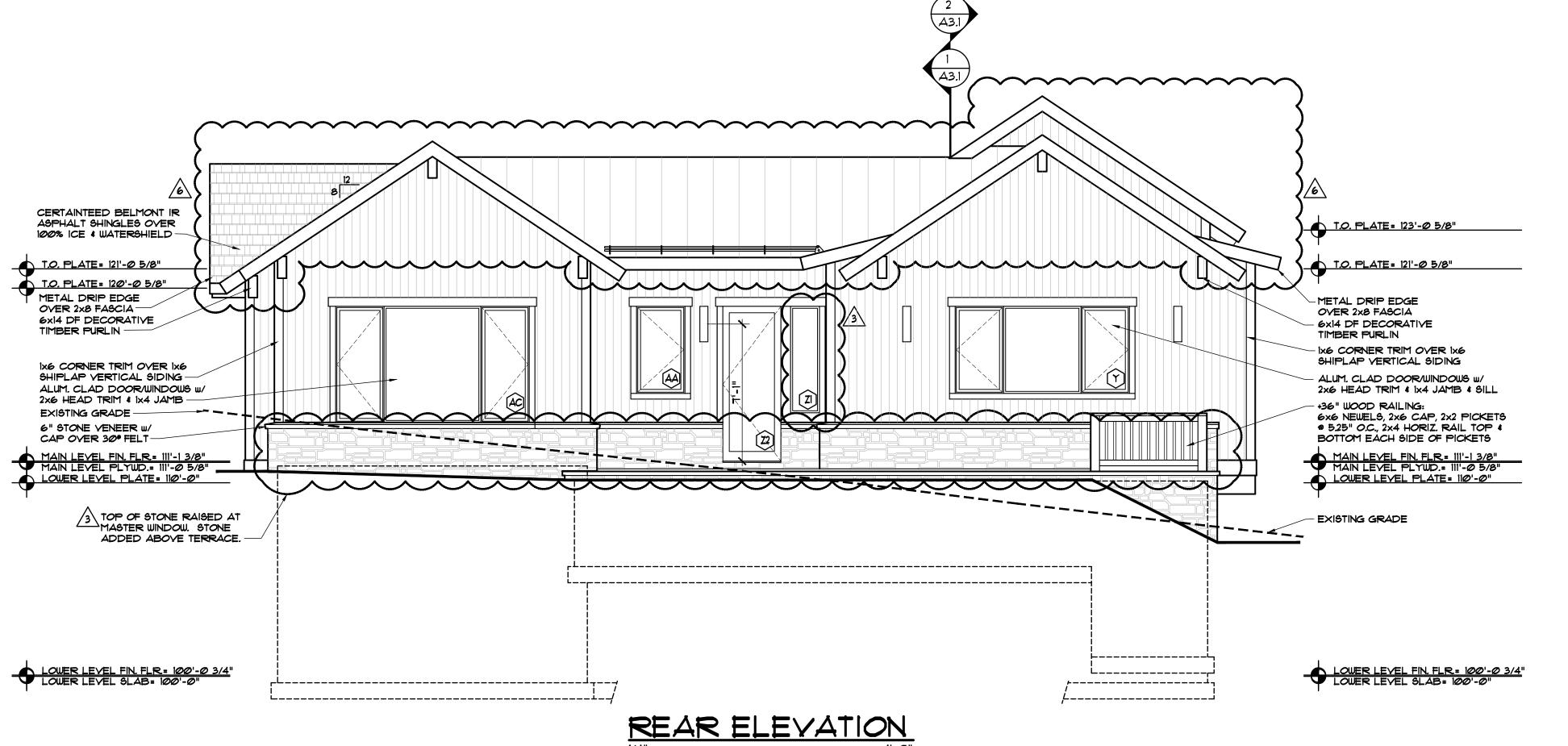


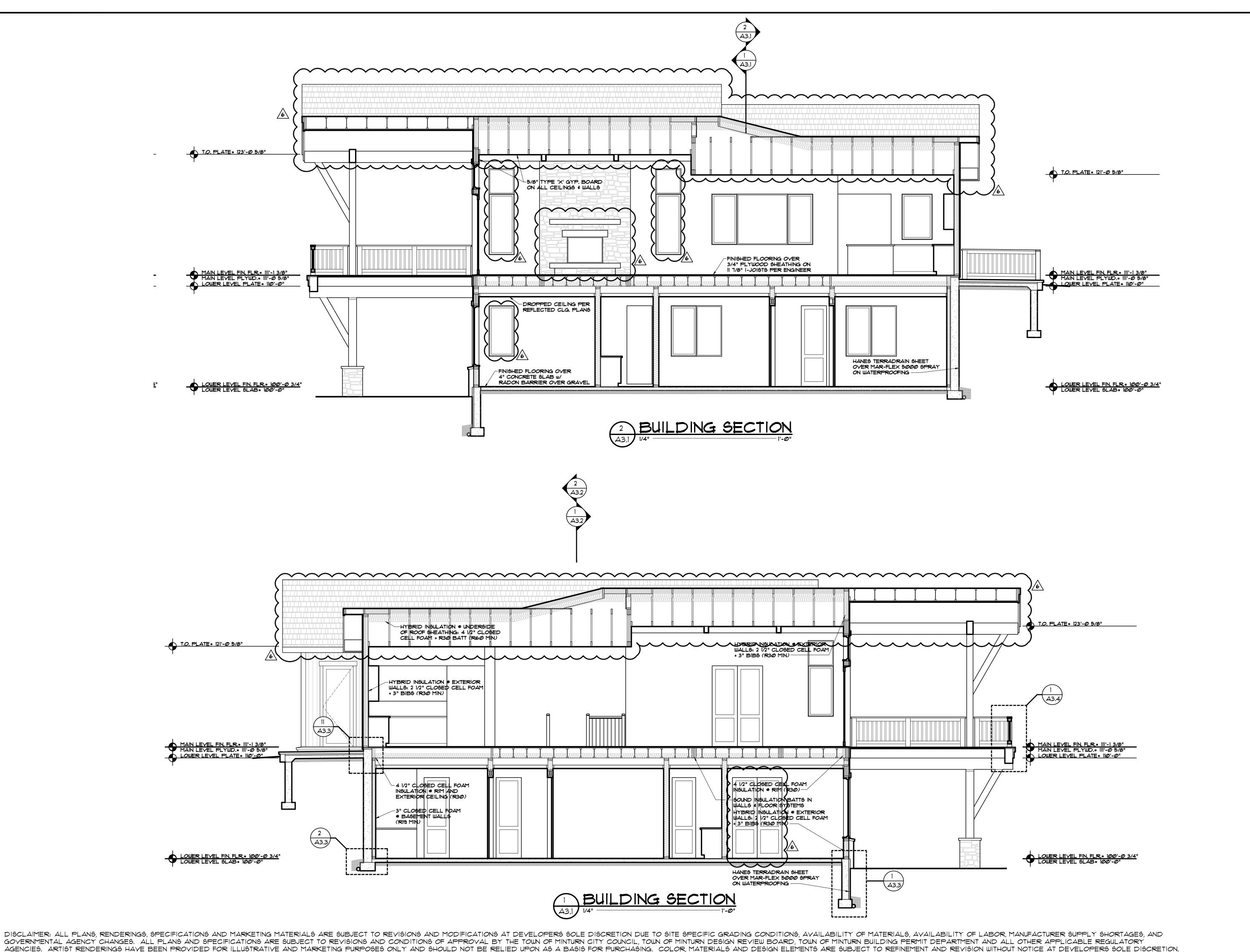
FRONT ELEVATION











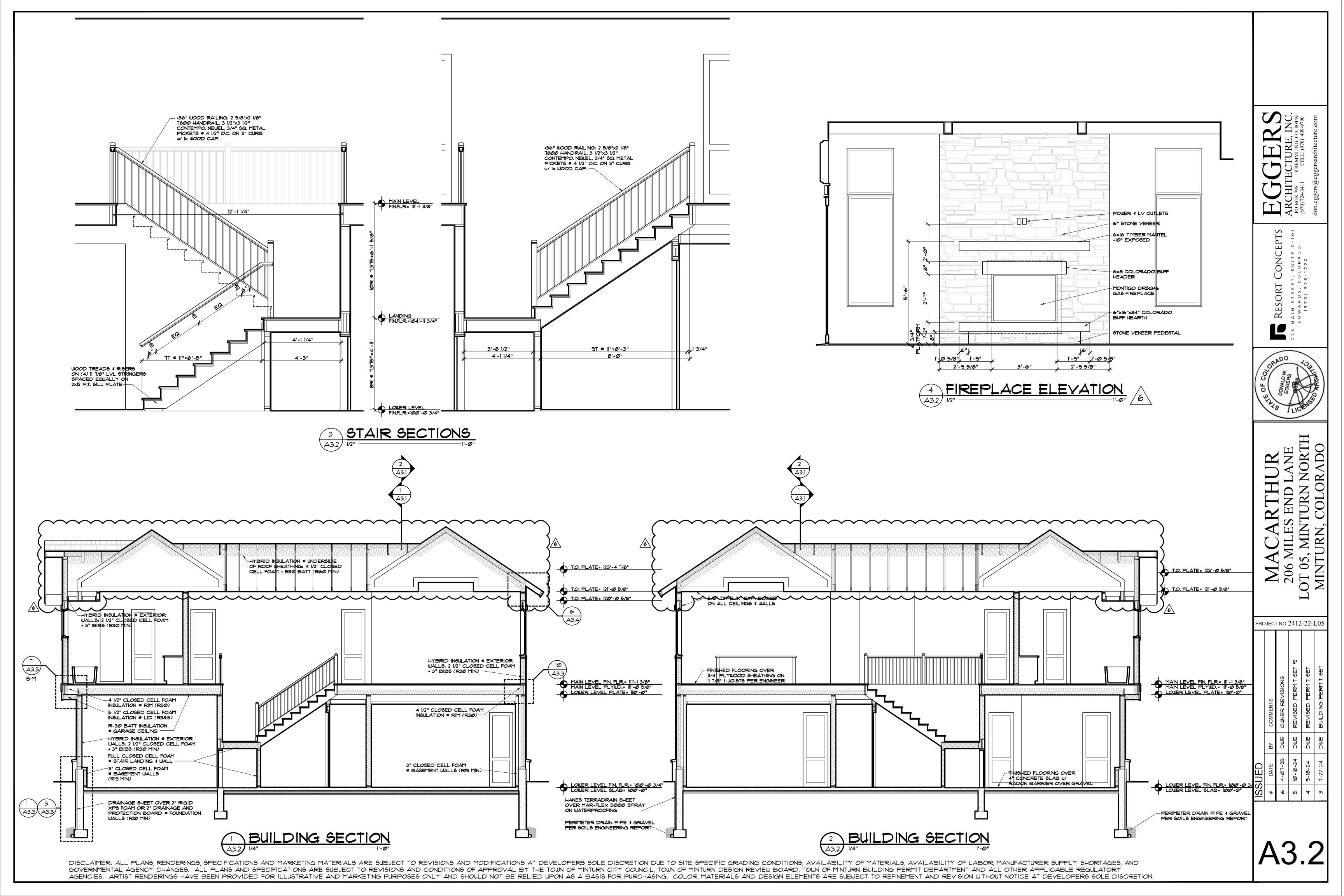
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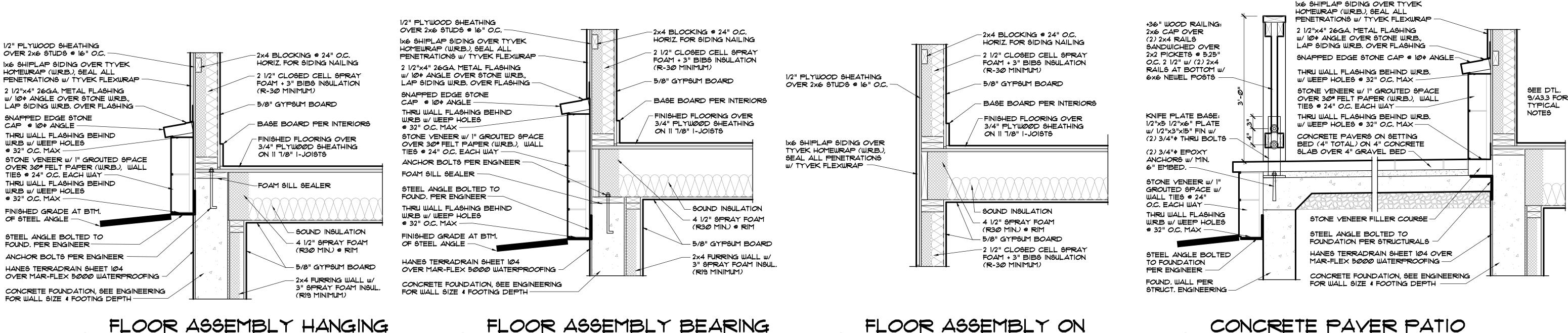
STREET, SUITE . RDS, COLORADO 70) 926-1720

LOT 05

PROJECT NO:2412-22-L05

RESORT







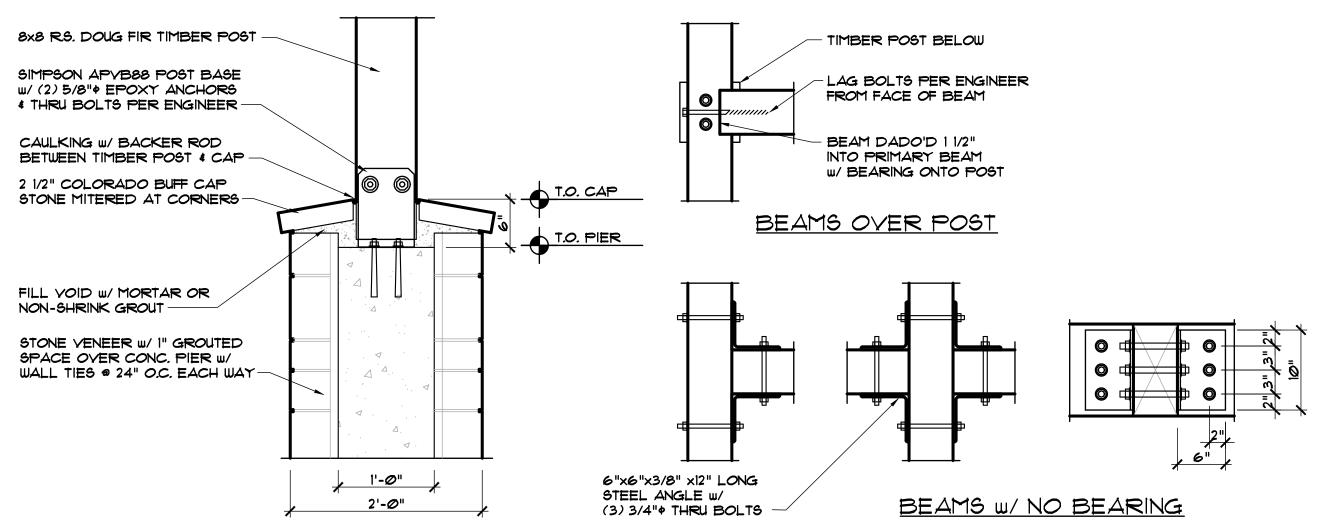
STANDARD TIMBER

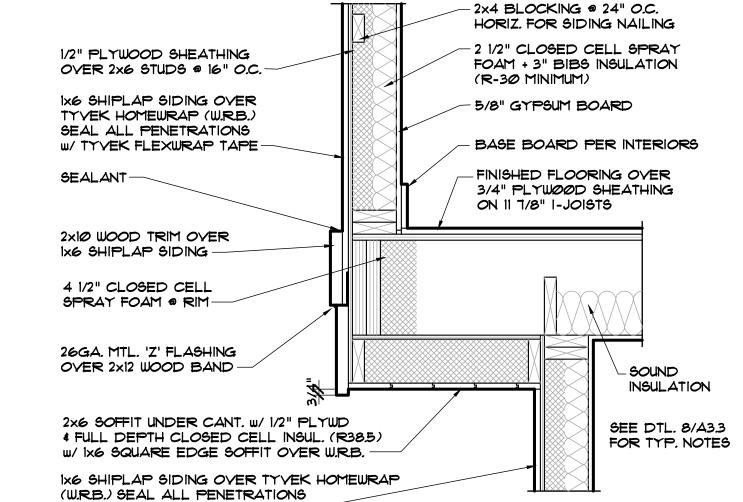
POST ON STONE BASE





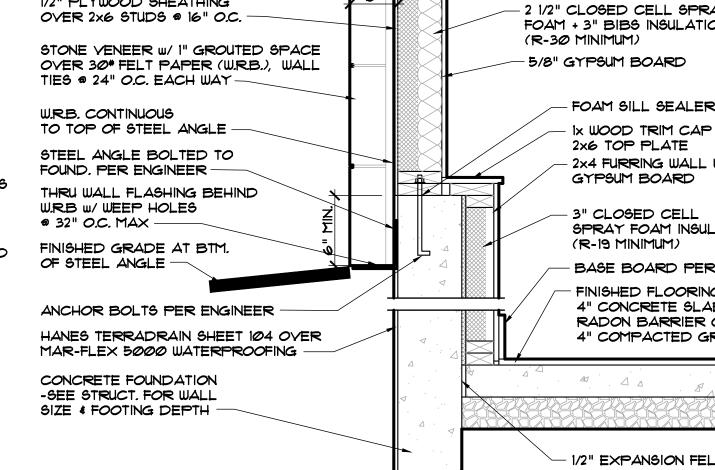






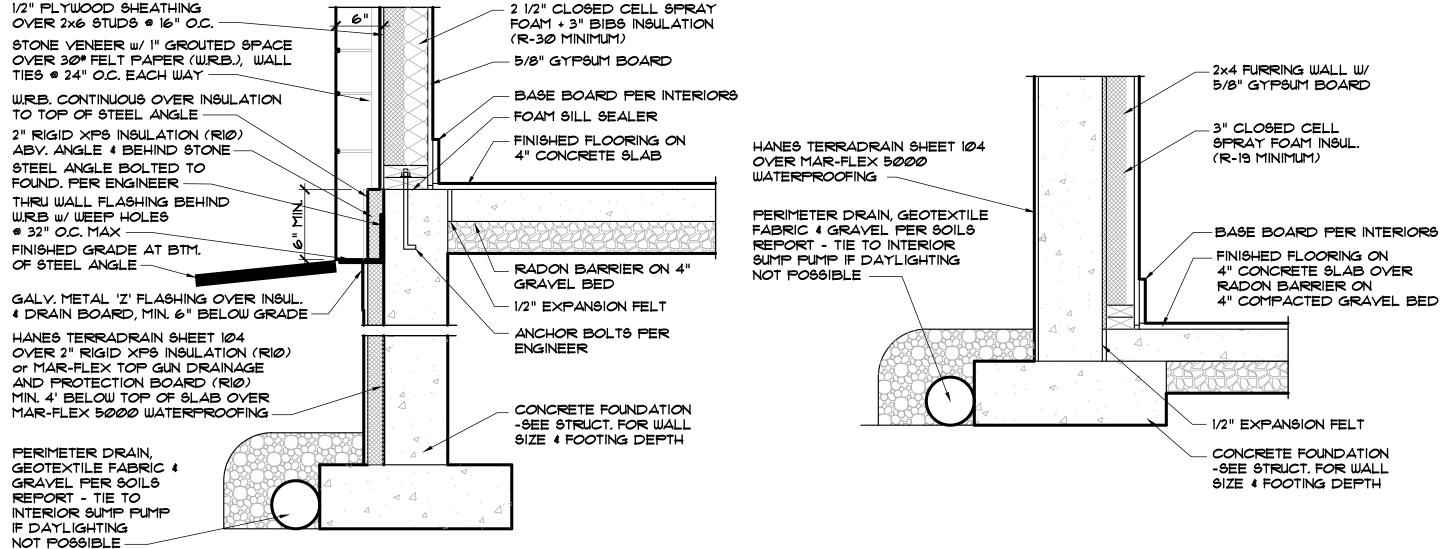
CANTILEYERED FLOOR OVER FRAME WALL

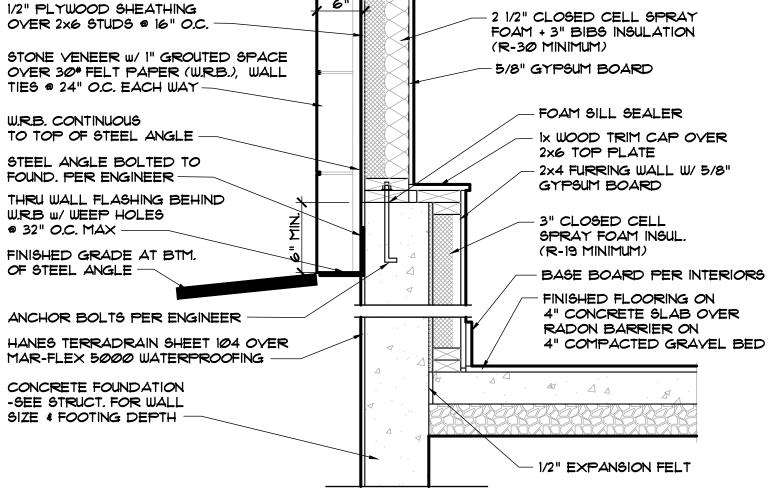
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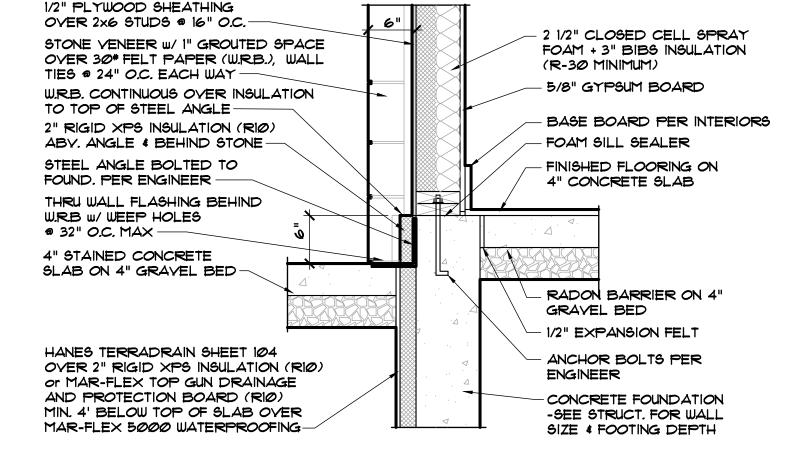


SUBSLAB DEPRESSURIZATION RADON SYSTEM

- 1. 4" GAS PERMEABLE GRAVEL OVER SUB-GRADE. 2. SOIL-GAS-RETARDER FABRIC OVER GRAVEL & SEALED TO ALL PENETRATIONS.
- 3. 'T' FITTING VENT PIPE INSTALLED INTO THE GRAVEL AND | EXTENDING TO 12" ABOVE ROOF.
- 4. A VENT PIPE SHALL BE INSTALLED IN EACH ZONE BROKEN BY INTERNAL SPREAD FOOTINGS
- 5. RADON VENTS MUST RUN THROUGH INTERIOR FRAME WALLS 6. ROUTING TO BE DETERMINED BY GENERAL CONTRACTOR.
- FOUNDATION INSULATION & WATERPROOFING: . ALL FOUNDATION WALLS TO RECEIVE MARFLEX 5000 SPRAY ON WATERPROOFING.
- | 2. WHERE CONCRETE SLAB IS LESS THAN 12" BELOW GRADE (WALK-OUT CONDITIONS & GARAGE SLABS) 2" RIGID FOAM INSULATION BOARD (R-10 MIN) IS TO BE INSTALLED TO | 4'-0" MINIMUM DEPTH BELOW GRADE.
- 3. HANES TERRADRAIN SHEET 104 DRAINAGE MATT TO BE INSTALLED AT ALL WALLS PER SOILS REPORT.







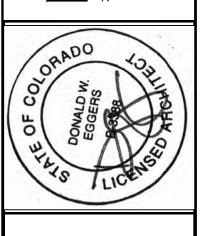




FOUNDATION ABOYE SLAB HEIGHT WITH STEEL STONE SUPPORT

STAINED CONCRETE PATIO STEEL STONE SUPPORT

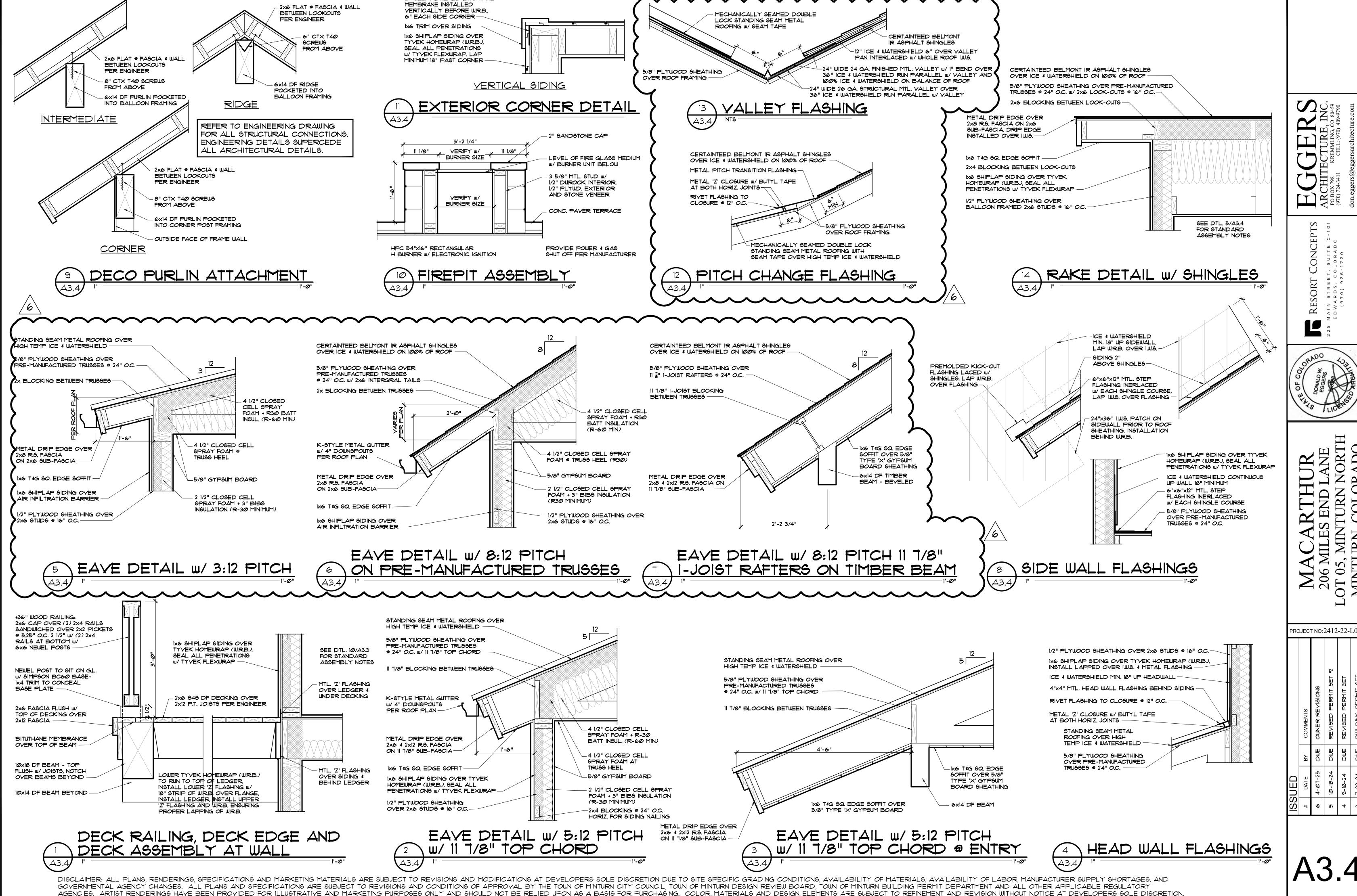
RESORT

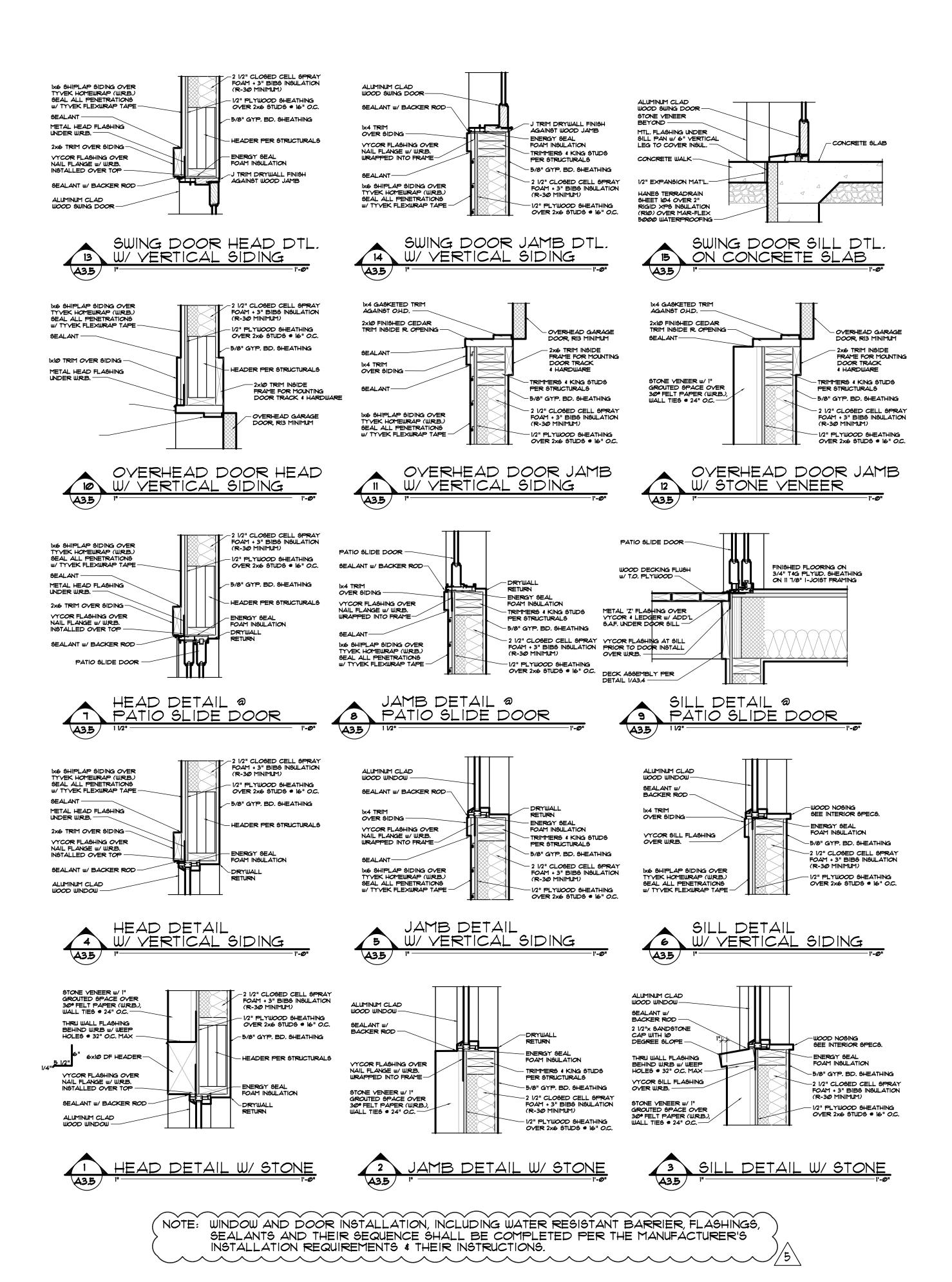


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PROJECT NO:2412-22-L0

W/ TYVEK FLEXWRAP TAPE





EXTERIOR DOOR & WINDOW SCHEDULE

| WINDOW LETTER | WINDOW SIZE | HEAD HEIGHTS | COMMENTS | |
|------------------|--|-----------------|---------------------------------|--|
| Д | 2'-6"x5'-0" CSMT + 2'-6"x5'-0" FIXED MULLED | 8'-@" | | |
| В | (2) 2'-6"x5'-0" FIXED MULLED | 8'-Ø" | | |
| С | 18'-0"x9'-0" OVERHEAD DOOR | 9'-0" | WOOD CLAD - HERRINGBONE PATTERN | |
| D | 1'-6"x6'-6" FIXED (T) | 8'-0" | | |
| F | 1'-6"x6'-6" FIXED (T) | 8'-0" | | |
| G | 3'-@"x6'-@" CSMT + (2) 3'-@"x6'-@" FIXED + 3'-@"x6'-@" CSMT MULLED | 8'-0" | | |
| + | 2'-6"x5'-0" FIXED + 2'-6"x5'-0" C9MT MULLED (T) | 8'-Ø" | | |
| J | 4'-0"xi'-6" FIXED (†) | 8'-Ø" | | |
| K | 2'-6"x5'-0" FIXED + 2'-6"x5'-0" C9MT MULLED | 8'-Ø" | | |
| L | 2'-6"x4'-6" CSMT | 8'-Ø" | | |
| М | (2) 2'-6"x5'-0" CSMT MULLED | 8'-Ø" | | |
| N | 2'-6"x4'-6" CSMT | 8'-Ø" | | |
| P | 2'-6"x4'-6" CSMT | 8'-Ø" | | |
| Q | 2'-6"x2'-6" FIXED OVER 2'-6"x5'-0" CSMT MULLED | 10'-6" | | |
| R | 12'-0"x8'-0" 4 PANEL BI-PARTING FULL LITE DOORS (T) | 8'-Ø" | | |
| 5 | (4) 3'-Ø"x2'-6" FIXED MULLED | | 5 1/2" LVL HDR BETWEEN R & S | |
| Ť | 2'-6"x2'-6" FIXED OVER 2'-6"x6'-0" CSMT MULLED | 10'-6" | | |
| V | 2'-6"x2'-6" FIXED OVER 2'-6"x6'-0" CSMT MULLED | 10'-6" | | |
| w | 2'-6"x6'-0" CSMT + 5'-0"x5'-0" FIXED + 2'-6"x5'-0" CSMT MULLED | 8'-@" | | |
| × | 3'-0"x4'-6" CSMT | 8'-@" | | |
| Υ | 2'-6"x4'-6" C9MT + 4'-@"x4'-6" FIXED + 2'-6"x4'-6" C9MT MULLED | 8'-@" | | |
| ZI | 1'-6"x5'-6" FIXED (T) | 8'-@" | | |
| Z2 | 3'-0"x8'-0" FULL LITE DOOR (T) | 8'-Ø" | | |
| 44 | 2'-6"x4'-6" CSMT | 8'-0" | | |
| AB | 3'-0"x8'-0" FULL LITE DOOR (T) | 8'-0" | | |
| AC | 2'-6"x6'-0" CSMT + 5'-0"x6'-0" FIXED + 2'-6"x6'-0" CSMT MULLED | 8'-0" | | |
| AD | 2'-6"x5'-0" CSMT | 8'-0" | | |
| ∆ F | 2'-6"x5'-0" CSMT | 8'-0" | | |
| AG | 6'-Ø"x3'-Ø" FIXED (†) | 8'-0" | | |
| ΔH | 2'-Ø"x4'-6" CSMT | 8'-Ø" | | |
| ΔJ | 2'-8"x8'-0" HALF LITE PATIO DOOR | 8'-Ø" | MOVED FROM DOOR SCHEDULE | |
| AK | 2'-6"x5'-0" CSMT MULLED | 8'-@" | | |
| | | | | |
| | | | | |

WINDOW & EXTERIOR DOOR NOTES:

- 1. ALL WINDOWS ARE TO BE ALUMINUM CLAD WOOD WINDOWS BY SIERRA PACIFIC IN BLACK COLOR. 2. WINDOW MANUFACTURER TO PROVIDE TEMPERED GLAZING IN ALL LOCATIONS AS REQUIRED BY THE 2021 I.R.C. (INDICATED BY (T) IN SCHEDULE.
- ~~~~~~~~//4\ 3. ALL WINDOWS TO MEET ENERGY CODE RATING PER THE 2021 I.R.C.(U VALUE = 0.30 MAXIMUM, SHGC VALUE NOT REQUIRED IN ZONE 6.
- 4. PROVIDE SCREENS AT ALL OPERATING WINDOWS & DOORS.
- 5. DOOR HARDWARE AND HINGES TO MATCH INTERIOR HARDWARE COLORS.
- 6. WINDOW HEAD HEIGHTS ARE TO MATCH HEAD HEIGHT OF EXTERIOR DOORS. 1. HEAD HEIGHTS ARE ABOVE FINISHED FLOOR LEVELS.

DOOR SCHEDULE

| DOOR * | DOOR TYPE | SIZE | DOOR MATERIAL | FRAME MATERIAL | FINISH | HARDWARE SET | COMMENTS |
|------------|------------------|--|------------------|-------------------|----------------|-----------------|------------------------------------|
| 1014 | SWING | 2'-8" × 8'-Ø" × 1 3/4" | WOOD | WOOD | STAIN | PRIVACY | |
| 101B | SWING | 2'-6" × 8'-0" × 1 3/4" | WOOD | WOOD | STAIN | PASSAGE | |
| 1Ø2A | SWING | 2'-6" × 8'-0" × 1 3/4" | WOOD | WOOD | STAIN | PRIVACY | |
| 1Ø2B | POCKET | 2'-4" × 8'-Ø" × 1 3/4" | MOOD | MOOD | STAIN | POCKET | |
| 103 | SWING | 2'-8" × 8'-Ø" × 1 3/4" | WOOD | WOOD | STAIN | PRIVACY | |
| 104 | SWING | 2'-6" x 8'-0" x 1 3/4" | MOOD | MOOD | STAIN | PASSAGE | |
| 105 | SWING | 2'-4" × 8'-Ø" × 1 3/4" | MOOD | MOOD | STAIN | PRIVACY | |
| 106 | SWING | (2) 2'-6" × 8'-0" × 1 3/4" | MOOD | MOOD | STAIN | PRIVACY | T-ASTRAGAL & FLUSH BOLTS |
| 107 | SWING | 2'-6" × 8'-0" × 1 3/4" | WOOD | WOOD | STAIN | PASSAGE | |
| 1Ø8A | SWING | 2'-8" × 8'-Ø" × 2 1/4" | WOOD | WOOD | STAIN | PRIVACY | 20 MIN./SELF-CLOSING/WEATHER STRIP |
| 108B | POCKET | 2'-6" × 8'-0" × 1 3/4" | WOOD | WOOD | STAIN | POCKET | |
| 109 | SWING | 2'-6" × 8'-0" × 1 3/4" | WOOD | WOOD | STAIN | PASSAGE | |
| 110 | SWING | 3'-Ø" × 8'-Ø" × 1 3/4" | WOOD | WOOD | STAIN | PASSAGE | 20 MIN./SELF-CLOSING/WEATHER STRIP |
| 111 | SWING | 3'-@" × 8'-@" × 1 3/4" | WOOD | WOOD | STAIN | PASSAGE | |
| 112 | SWING | PR. 2'-6"x4'-0"x 3/4" | WOOD | WOOD | STAIN | DUMMY | SPRING LATCHES @ HEAD |
| 113 | SWING | 3'-0" × 8'-0" × 1 3/4" | WOOD | WOOD | STAIN | ENTRY | CUSTOM ENTRY DOOR |
| 114 | MOVED TO WINDO | W SCHEDULE | | | | | |
| 205 | SWING | 21 611 4 91 911 4 1 2 / 411 | WOOD. | WOOD. | STAIN | PRIVACY | |
| 205 | | 2'-6" × 8'-0" × 1 3/4" | WOOD | MOOD | | | |
| 207 | SWING | 2'-6" × 8'-0" × 1 3/4" | WOOD | WOOD | STAIN | PASSAGE | |
| 208 209 | POCKET SWING: | PR. 2'-6" x 8'-0" x 1 3/4" 2'-8" x 8'-0" x 1 3/4" | WOOD | WOOD | STAIN STAIN | POCKET | |
| 210 | SWING | 2'-8" x 8'-0" x 3/4" 2'-6" x 8'-0" x 3/4" | WOOD | WOOD | STAIN | PASSAGE | |
| 211A | SWING | 2'-6" x 8'-0" x 1 3/4" 2'-6" x 8'-0" x 1 3/4" | WOOD | WOOD | STAIN | PRIVACY | |
| | SWING | 2'-6" x 8'-0" x 1 3/4" 2'-6" x 8'-0" x 1 3/4" | | WOOD | STAIN | PRIVACY | |
| 2118 | SWING | | WOOD | | STAIN | PASSAGE | |
| 212 | | 2'-6" x 8'-0" x 1 3/4" | WOOD | WOOD | | | |
| 213 | SWING | 2'-8" x 8'-0" x 1 3/4" | WOOD | WOOD | STAIN | PRIVACY | |
| 214 | SWING | 2'-6" x 8'-0" x 1 3/4" | WOOD | WOOD | STAIN | PRIVACY | |
| | | | | | | | |

INTERIOR DOOR NOTES: SEE INTERIOR SPECS FOR DOOR SPECIES AND PROFILE.

- 2. PROVIDE DOOR STOPS, EITHER HINGE OR BASEBOARD, AT ALL DOORS.
- 3. HINGES ARE TO MATCH INTERIOR HARDWARE FINISH
- 4. PROVIDE DEADBOLTS AT DOORS INTO GARAGES. 5. ALL SHOWER DOORS ARE EUROGLASS 7'-0" TALL IN 8'-0" OPENING.

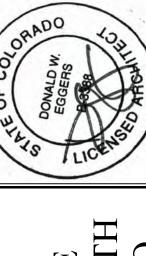
| PRO |)JEC | ΓNO: | 2412 | -22- | L05 |
|-----|----------|-----------------|-----------------------|--------------------|---------------------|
| | COMMENTS | OUNER REVISIONS | REVISED PERMIT SET #2 | REVISED PERMIT SET | BUILDING PERMIT SET |
| | ВУ | ⊒m⊂ | ∃m⊂ | ∃m⊂ | DWE |
| ED | ATE | Ø1-25 | -18-24 | 18-24 | 22-24 |

ADO

RESORT



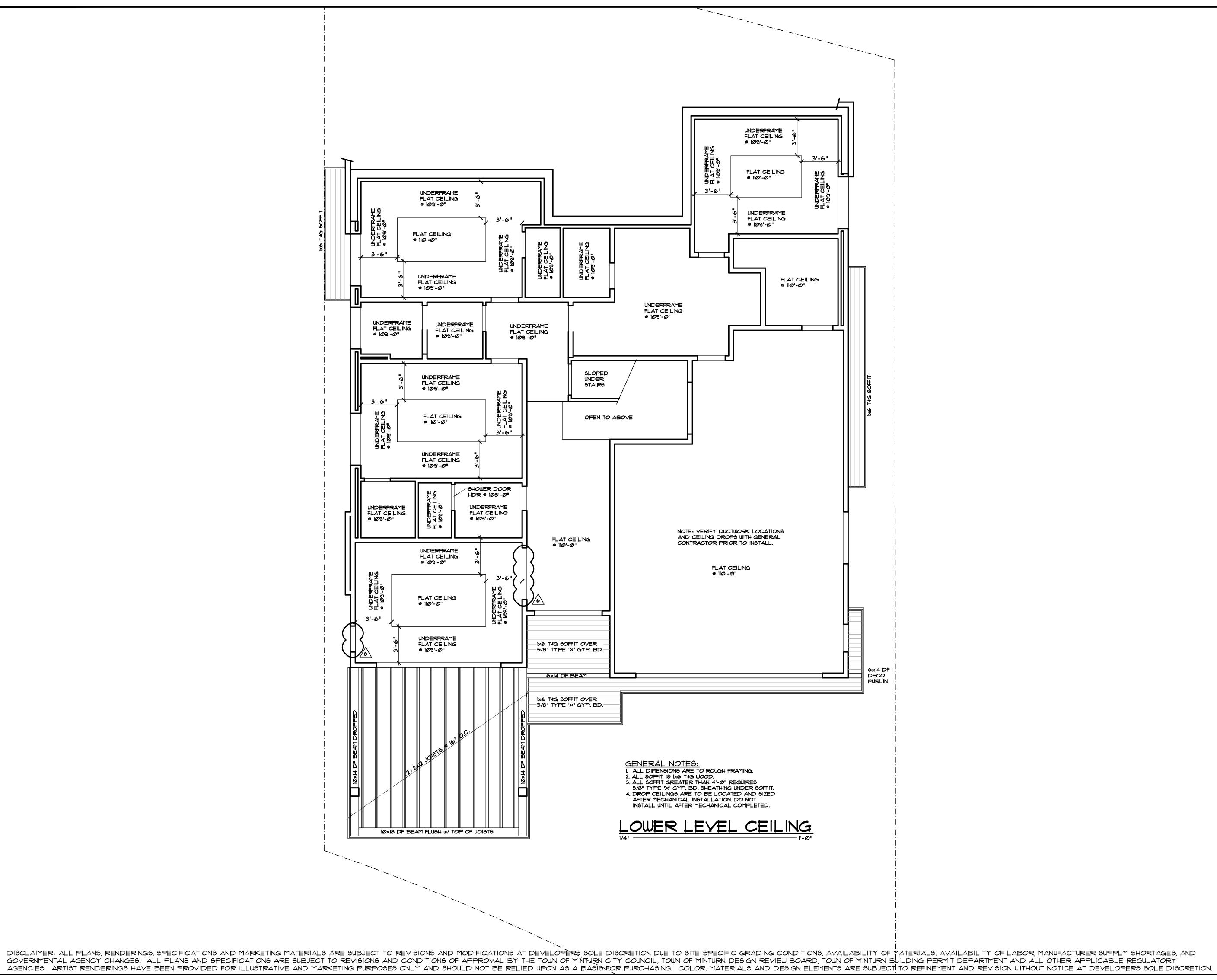
RESORT CONCEPTS
225 MAIN STREET, SUITE C-101
EDWARDS, COLORADO
(970) 926-1720

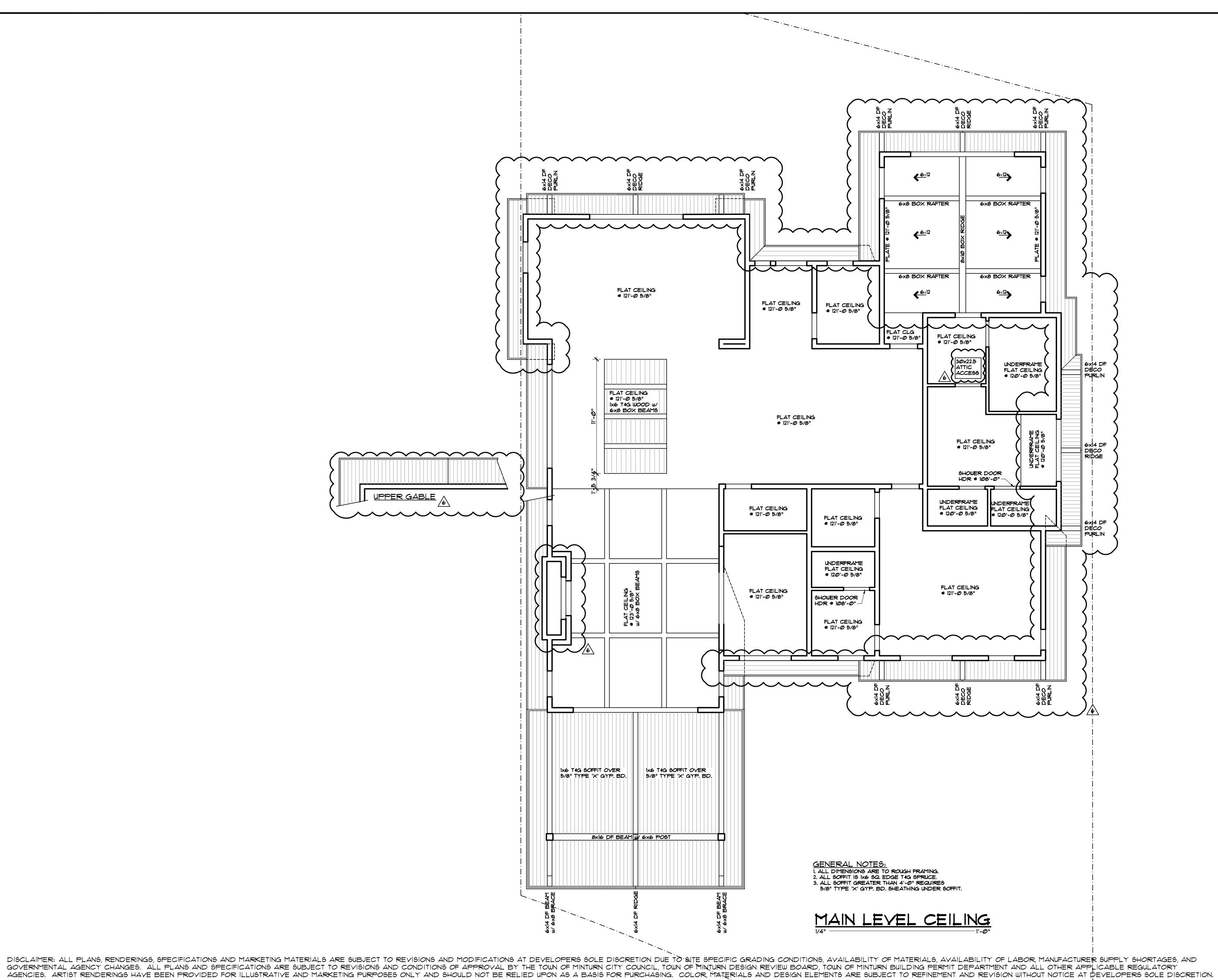


MACARTHUR 206 MILES END LANE LOT 05, MINTURN NORTH MINTURN, COLORADO

| OJECT NO:2412-22-L05 | | | | | | |
|----------------------|----------|-----------------|-----------------------|--------------------|---------------------|--|
| | COMMENTS | OWNER REVISIONS | REVISED PERMIT SET #2 | REVISED PERMIT SET | BUILDING PERMIT SET | |
| | ВУ | ∃ma | ∃ma | ∃ma | DWE | |
| | DATE | 4-@1-25 | 10-18-24 | 9-18-24 | 1-22-24 | |

A4.1





ECHITECTURE, INC.
PO BOX 798 KREMMLING, CO 80459
(970) 724-3411 CELL: (970) 409-9790
don.eggers@eggersarchitecture.com

RESORT CONCEPTS
225 MAIN STREET, SUITE C-101
EDWARDS, COLORADO
(970) 926-1720



MACARTHUR
206 MILES END LANE
LOT 05, MINTURN NORTH

DATE BY COMMENTS

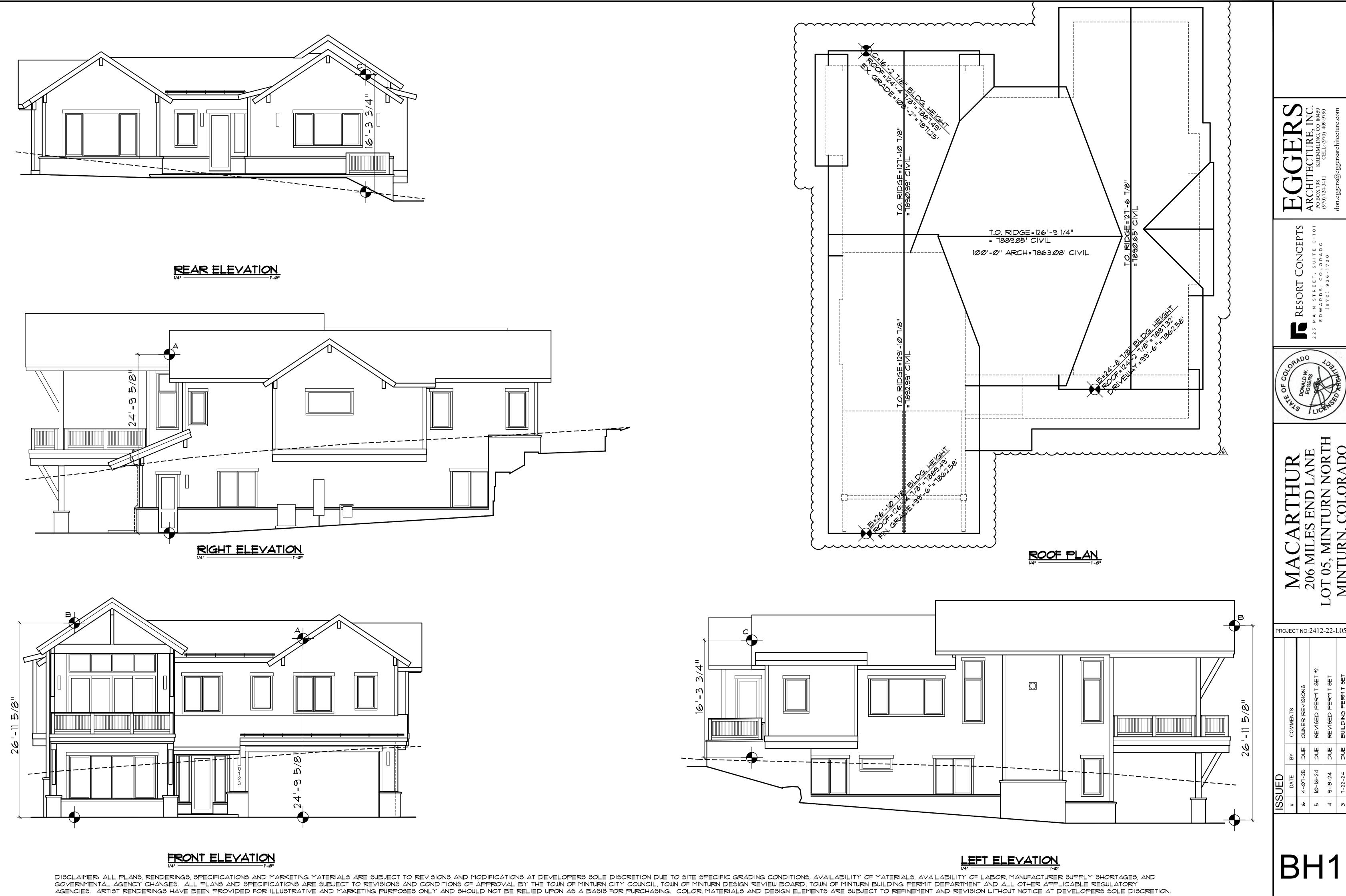
4-Ø1-25 DWE OWNER REVISIONS

1Ø-18-24 DWE REVISED PERMIT SET #2

9-18-24 DWE REVISED PERMIT SET #2

1-22-24 DWE BUILDING PERMIT SET

A4.2



GENERAL STRUCTURAL NOTES

TRUCTURAL DESIGN CRITERIA

These General Structural Notes apply to these Structural Drawings and supplement the project Specifications. Refer to the Project Manual for additional requirements.

2. This project is located in Minturn, Colorado and has been designed in accordance with the 2021 Edition of the International Residential Code (including applicable amendments and supplements).

. Design Loads:

| A. | Roof Live Load: | Uniform Snow | 100 psf |
|----|-------------------|--|---|
| В. | Floor Live Loads: | Residential Light Storage Mechanical Room Areas Stairs & Corridors Balconies & Decks | 40 psf 125 psf 50 psf 100 psf 100 psf |
| C. | Wind Analysis: | Basic Wind Speed Exposure | 105 mph (3-second gust) 'C' |

Seismic Analysis: Seismic Design Category 'B'

E. Frost / Fdn. Depth: 48" minimum below exterior ground surface to bottom of footing elevation

. Structural Design References:

American Concrete Institute (ACI); ACI 301, ACI 318, ACI 530 American Institute of Steel Construction (AISC); ASD 9th Edition American Institute of Timber Construction (AITC); 4th Edition American Iron and Steel Institute (AISI) American Plywood Association (APA) American Society of Civil Engineers (ASCE); ASCE 7 American Society for Testing and Materials (ASTM) American Welding Society (AWS) National Design Specification for Wood Construction (NDS) International Residential Code (IRC)

OORDINATION:

. Dimensions:

Written dimensions take precedence over scaled dimensions. All dimensions noted within the Structura Drawings shall be verified with the Architectural Drawings. Refer to Mechanical, Electrical, Plumbing, and Architectural Drawings for openings not noted within the Structural Drawings. Any dimensional discrepancies shall be noted in writing for review by the Architect and Structural Engineer.

. Shop Drawings: Shop drawings shall be prepared by the fabricator. Copying of these Construction Documents for use as shop drawings will not be permitted.

. Field Verification:

The Contractor shall verify existing conditions prior to commencement of work, and shall notify the Architect and Structural Engineer for any interpretation or clarification.

. Field Modifications to Structural Members:

The Contractor is responsible for securing the Architect's and Structural Engineer's approval prior to any cutting, notching, drilling or other modifications which may affect the integrity of the structure. When such modifications have been approved, they are to be completed in accordance with applicable building codes and manufacturer's instructions.

. Duty of Cooperation:

ssuance of these documents presupposes further cooperation among the Owner, Contractor, Architect and Structural Engineer. Building design and construction are complex, and every contingency cannot be anticipated. Although the Structural Engineer(s) have performed their services with due care and liligence, they cannot guarantee perfection. Any ambiguity or discrepancy discovered through the use of these documents shall be promptly reported to the Architect and Structural Engineer for further clarification. Failure to do so may compound misinterpretation and increase construction costs, and such failure shall relieve the Structural Engineer of responsibility from consequences which may arise.

. Changes to the Work:

ubstitution of noted structural products or "approved equivalent" products will be acceptable only with the written approval of the Structural Engineer. Changes to the Contract Documents made without approval are unauthorized and shall relieve the Structural Engineer of responsibility from consequences which may arise.

These drawings do not include the necessary components for construction safety. The General Contractor shall provide for the jobsite safety of all personnel, work, materials, utilities, equipment and adjacent properties in accordance with accepted codes, regulations and industry practices.

STRUCTURAL CONCRETE

. Concrete has been designed and shall be constructed in accordance with the American Concrete Institute (ACI). Refer to the "Field Observations" paragraph of these General Structural Notes for observation requirements. All concrete shall be of stone aggregate, unless noted otherwise. Refer to the Project Manual and Specifications for additional requirements (durability, color, finish, etc.). The use of any concrete additive containing chlorides is prohibited.

Minimum 28-day compressive strength shall be as follows:

| ,000 psi ,000 psi |
|----------------------|
| |

. Reinforcing is to be new billet steel ASTM A615 Grade 60 (field bent or welded bars shall be ASTM A706, Grade 60). No welding of reinforcement is permitted unless detailed. No splices of reinforcement are permitted except as detailed or authorized by Structural Engineer. Provide corner and bars to match all horizontal reinforcing. Provide minimum (2)#5 bars around all sides of all openings in concrete and extend 2'-0" minimum past edges of openings. Where permitted, use contact lap splices (40 bar diameters minimum lap). Welded wire fabric (W.W.F.) shall be in accordance with ASTM A185. Provide a minimum (1) full mesh lap at splice locations.

4. Placing of Reinforcement: Form ties are to be used for bar supports only when the clear dimensions shown on the details can be maintained. Provide wire chairs, bolsters, additional reinforcement, and accessories necessary to support reinforcement at position shown in the Structural Drawings. Support of reinforcement on wood, brick, or other unacceptable material will not be permitted.

5. The following minimum concrete cover over reinforcing shall be provided unless noted otherwise.

| Concrete cast against and permanently exposed to earth | 3 inches |
|--|--------------|
| Concrete exposed to earth or weather (#5 bars and smaller) | 1-1/2 inches |
| Pi P d C-l | 4 1/ |

Piers, Beams and Columns

STRUCTURAL STEEL

. Structural steel, including embedded angles, plates or other sections has been designed and shall be detailed and erected in accordance with the American Institute of Steel Construction (AISC), ASD Specifications and Code of Standard Practice. Steel detailing and erection shall accommodate provisions of AISC and OSHA standards (including OSHA Steel Erection Standard Part 1926, Subpart "R").

. Minimum yield strengths (Fy) are 35 ksi for pipes (ASTM A53, Grade B), 46 ksi for tubes (ASTM A500, Grade B), 50 ksi for wide flange members (ASTM A572, Grade 50), and 36 ksi for all others (ASTM A36).

Use standard framed beam connections meeting requirements of the AISC Manual of Steel Construction (ASD). Use 3/4" diameter minimum A325N bolts or welded equivalent. Minimum welds are per AISC, and not less than 3/16" continuous fillet using E70XX electrodes (unless noted otherwise). Welding of rebar anchors to angles or plates shall be completed to develop a minimum 150% of the yield strength of the reinforcing bar. Headed stud anchors shall conform to AWS D1.1 and shall be automatically end welded in the shop (unless noted otherwise). See specifications for testing requirements.

STRUCTURAL TIMBER:

G. T&G Wood Decking

. Structural Timber has been designed and shall be constructed in conformance with provisions of the NDS Specification for Stress Grade Lumber and its Fastenings. The Contractor shall not cut, notch, or otherwise modify timber members without the written consent of the Structural engineer. Provide oss-bridging at 8'-o"o.c. maximum, and provide solid blocking between joists at all bearing supports.

Framing Lumber (minimum requirements) shall be as follows:

| A. | Wall Studs | Hem-Fir (HF) Construction Grade |
|----|---------------------------|---|
| В. | Floor Joists (2x members) | Hem-Fir (HF) #2 Grade or Better |
| C. | Floor Beams | Douglas-Fir (DF) #1 Grade Beam & Stringer |
| D. | Roof Rafters (2x members) | Hem-Fir (HF) #2 Grade or Better |
| E. | Roof Beams | Douglas-Fir (DF) #1 Grade Beam & Stringer |
| F. | Posts / Columns | Douglas-Fir (DF) #1 Grade Post & Timber |
| | | |

3. Wall, roof, and floor sheathing shall meet the minimum requirements of the APA and AITC. Provide thicknesses and fasten to framing members as noted in the Structural Drawings. Panels are to be oriented to span along their strong axis, and all panel joints are to be staggered.

Douglas-Fir (DF) Commercial Grade

4. Pre-fabricated structural connectors shall be as manufactured by Simpson Strong-Tie Company or pproved equivalent.

5. I-joists (BCI) shall be as manufactured by Boise Cascade Corporation or approved equivalent. Provide member size and series as noted in the Structural Drawings. The Supplier shall furnish shop drawings showing all joist members, bridging, blocking, and miscellaneous accessories for review by the Structural Engineer prior to installation. Refer to the Manufacturer Installation Guide for further construction

6. Laminated Veneer Lumber (LVL) shall be as manufactured by Boise Cascade Corporation or approved equivalent. Provide member size as noted in the Structural Drawings (Fb = 2,800 psi minimum). Refer to the Manufacturer Installation Guide for further construction requirements.

STRUCTURAL TIMBER (CONT.):

Glue-Laminated (GL) members shall Visually Graded Western Species, conforming to combination 24F-V4 (multiple span beams shall be 24F-V8) strength and stiffness requirements, unless otherwise noted. Ship members to the jobsite stored in manufacturer's protective wrapping. Refer to Architectural drawings for appearance grade requirements.

3. Pre-Engineered wood roof trusses shall be designed by a registered Professional Engineer licensed in the State of Colorado. Calculated live load deflections of all trusses shall not exceed 1/240 of the span length. Shop drawings and calculations bearing the seal and signature of the design engineer shall be ubmitted for the review of the Structural Engineer. These submittals shall indicate the design loads, locations of all trusses, connection plate sizes and capacities, and the size and grade of lumber to be used. Shop drawing review by the Structural Engineer must be completed prior to truss fabrication. The truss nanufacturer shall indicate and provide blocking at bearing locations and lateral bridging as required for

Tongue and Groove (T&G) Wood Decking shall be installed with tongues oriented upslope on sloped oofs. It shall be laid with patterned faces down and exposed on the underside. Controlled random lay-up shall be provided with a minimum distance of two feet between end joints in adjacent rows. Each row shall be toe-nailed through the tongue and face nailed with one nail to each support. Provide 16d nails for 2" nominal decking and 40d toe-nails and 60d face-nails for 3" and 4" nominal decking. Spike rows ogether with 8" spikes at 30" o.c. through pre-drilled holes in 3" and 4" nominal decking.

FOUNDATIONS

The structure shall be founded upon spread footings placed upon APPROVED undisturbed native soils OR compacted structural fill with a maximum allowable bearing pressure of 2,500 psf.

Retaining walls have been designed in accordance with the following design values:

| A. | Coefficient of Friction | 0.40 |
|----|-------------------------|------|
| - | * · 15 · 15 | |

| ١. | Coefficient of Friction | 0.40 |
|----|-------------------------|-------|
| 3. | Lateral Earth Pressure | 55 pc |
| J. | Passive Pressure | 325 p |

Refer to Geotechnical Report #SU01922.000-120-R1, dated 08-26-2020, prepared by TL | Thompson, Inc.: Breckenridge, Colorado for other pertinent soils information. ontractor shall be fully familiar with all aspects of the report before beginning onstruction and shall refer to the report for specifications and details for placement of tructural fill, vapor barriers, gravel layers, perimeter drains, and any other soils related

Foundation walls are designed to be supported top and bottom by floor construction. Walls are not to be backfilled until such floors are in place or adequate shoring is provided.

. Provide 1-1/2" void below all non-bearing partitions constructed upon concrete

he Soils Engineer shall review all foundation excavations prior to the placement of ormwork or reinforcement. All structural fill shall be observed and tested by the Soils Engineer during the grading and fill placement process.

SPECIAL INSPECTIONS:

It is the responsibility of the Contractor to coordinate all structural inspections as required by verning building codes and the Construction Documents. A qualified independent testing company is o provide Special Inspections for portions of the Work, as indicated in the Construction Documents and s required by local jurisdictions.

2. The Special Inspector shall be responsible for completing, maintaining, and resubmitting all special nspection logs and forms required by Local Building Officials.

BEARING WALL OR STONE VENEER ABOVE SAWCUT JOINTS IN SLAB AT LOCATIONS NOTED 3/4" T. & G. FLOOR 1/4 OF SLAB WHILE CONCRETE IS SHEATHING THICKNESS-STILL GREEN RE: PLAN T.O. SHEATHING (2) LVL BLOCKING FLOOR JOIST BETWEEN JOISTS (BEYOND) CONCRETE SLAB RE: PLAN SIMPSON L90 SOLID INFILL AT EACH SIDE FLOOR JOIST WEB

3/4"=1'-0"

Tupical Control Joint (C.J.)

,40 BAR DIAMETERS

(MIN. LAP)

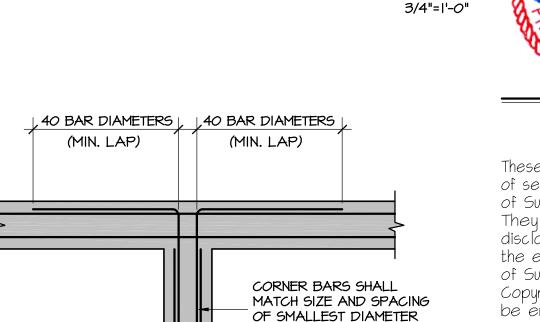
CORNER BARS SHALL

MATCH SIZE AND SPACING

OF SMALLEST DIAMETER

WALL REINFORCING BARS

Tupical Floor Blocking Detail



WALL REINFORCING BARS

SUNDQUIST

Design Group

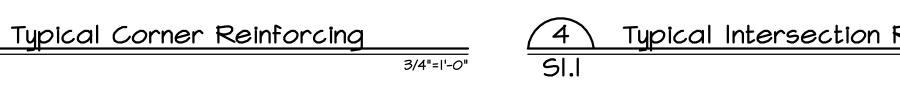
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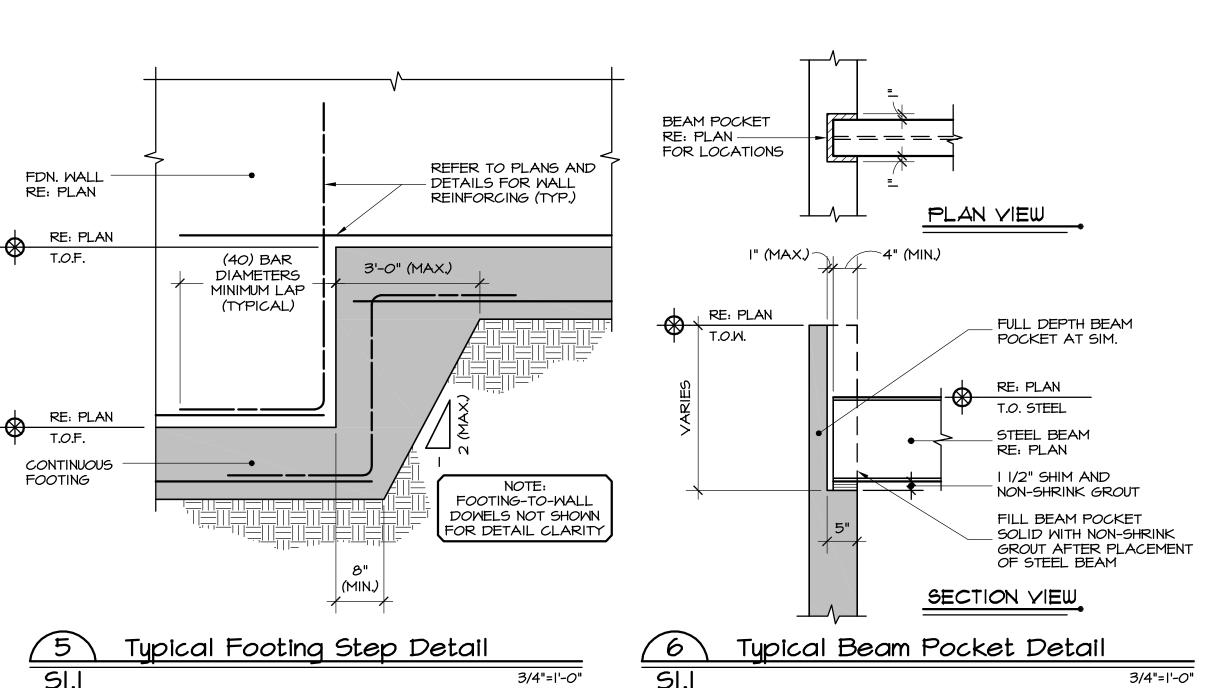
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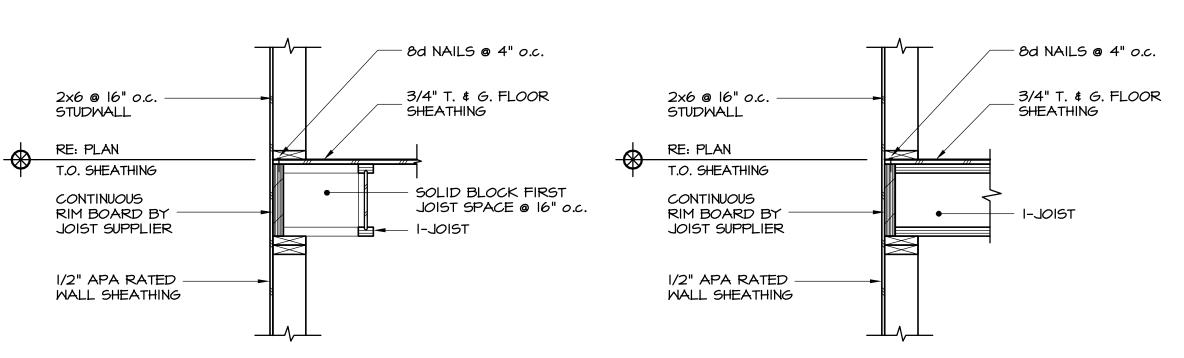
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Typical Floor Framing Detail

Tupical Floor Framing Detail

Mint a 5 0

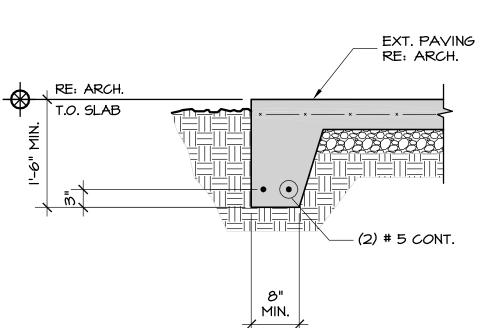
Vorth

• 09/18/2024 SDG Project No. • 24-111 • SDG Drawn By • JDS Checked By

Date • Issue 07/09/24 • Review Set 07/22/24 • Building Permit 09/18/24 • Revised Permit Set

Standard Details

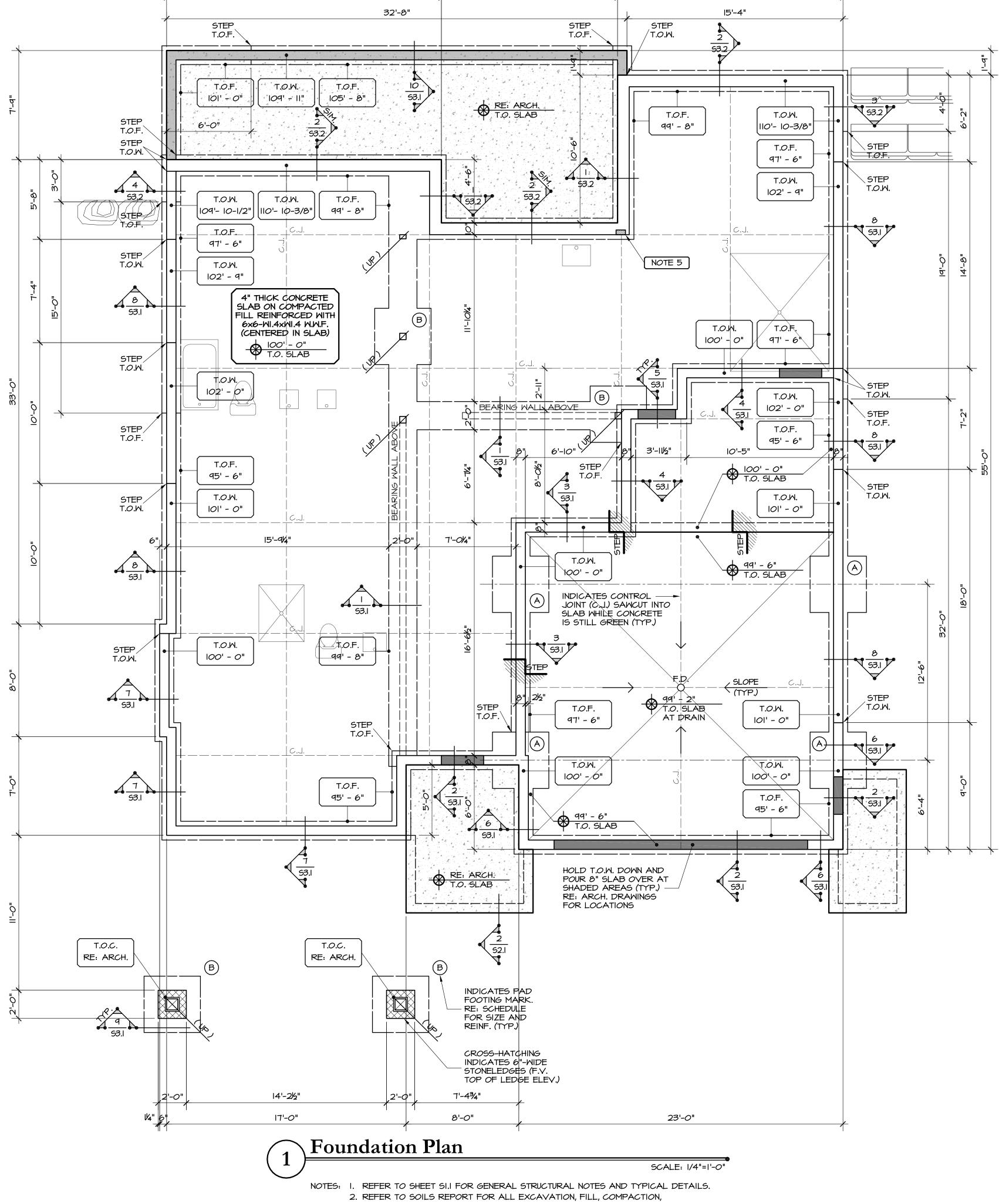
Title • General Notes and



Exterior Slab Edge Detail 3/4"=1'-0"

| | PAD FOOTING SCHEDULE | | |
|------|----------------------------|-----------------|-----------------------|
| MARK | FOOTING DIMEN Plan Size | ISIONS Depth | REINFORCING |
| A | 4'-0" × 4'-0" | 0'-10" | (5) # 5 Bars Each Way |
| В | 4'-0" × 4'-0" | 1'-0" | (5) # 5 Bars Each Way |
| 6 | | | |
| D | | | |
| E | | | |

NOTES: I. PAD FOOTINGS ARE TO BE CENTERED BELOW COLUMN CENTERLINES (U.N.O.). 2. PROVIDE 3" CLEAR DISTANCE FROM BOTTOM OF FOOTING TO REINFORCING. 3. REFER TO PLAN FOR TOP OF FOOTING ELEVATIONS.



12'-6"

16'-0"

19'-6"

AND OTHER SUBGRADE CONSIDERATIONS. COORDINATE ALL DRAINAGE, WATERPROOFING, VAPOR BARRIERS AND OTHER PREPARATIONS WITH ARCHITECTURAL DRAWINGS AND SOILS REPORT.

4. REFER TO ARCHITECTURAL DRAWINGS FOR PLUMBING FIXTURE LOCATIONS. 5. REFER TO DETAIL 6/SI.I FOR TYPICAL BEAM POCKET REQUIREMENTS. 6. G.C. IS TO VERIFY THAT A MINIMUM FROST DEPTH OF 48" HAS BEEN ACHIEVED

3. REFER TO ARCHITECTURAL DRAWINGS FOR MISC. FOUNDATION PENETRATIONS.

FOR THE FOUNDATION WALLS AND EXTERIOR PIERS. 7. G.C. TO COORDINATE UFER GROUND LOCATION (CEE). SUNDQUIST Design Group Structural Expertise. Practical Solutions.

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| Date | • | 09/18/2024 |
|-----------------|---|------------|
| SDG Project No. | • | 24-111 |
| Drawn By | • | SDG |
| Checked By | • | JDS |

Date • Issue 07/09/24 • Review Set 07/22/24 • Building Permit 09/18/24 • Revised Permit Set

Title • Foundation Plan

TYPICAL WALL HEADER NOTES

ALL DOOR, WINDOW AND OTHER BEARING WALL PENETRATIONS ARE TO BE HEADERED WITH INSULATED (2) $I-3/4" \times 9-I/2"$ LVL's (MINIMUM) OR (3) $2\times IO$ WITH A SINGLE 2x6 TRIMMER AND A SINGLE 2x6 KING STUD AT EACH END (UNLESS NOTED OTHERWISE).

| AH TƏIOL-I | ANGER SCHEI | DULE |
|-----------------------|---------------------|---------------------|
| SINGLE I-JOIST | | |
| JOIST HEIGHT | TOP FLANGE MODEL | FACE MOUNT MODEL |
| 11-7/8" BCI 5000 | ITS2.06/II.88 | 1US2.06/11.88 |
| 11-7/8" BCI 6000 / 60 | IT52.37/II.88 | 1052.37/11.88 |
| 11-7/8" BCI 90 | IT93.56/II.88 | IUS3.56/II.88 |

| LVL BEAMS AND HE | EADER HANGE | R SCHEDULE |
|------------------------------|---------------------|---------------------|
| I-PLY: I-3/4" VERSA-LAM | LYL | |
| MEMBER | TOP FLANGE MODEL | FACE MOUNT MODEL |
| 11-7/8" | MITII.88 | HUII |
| 2-PLY: I-3/4" VERSA-LAM | 1 LVL | |
| MEMBER | TOP FLANGE MODEL | FACE MOUNT MODEL |
| 11-7/8" | HB3.56/II.88 | HHU5410 |
| 3-PLY: I-3/4" VERSA-LAM L | .VL | |
| MEMBER | TOP FLANGE MODEL | FACE MOUNT MODEL |
| 11-7/8" | HGLTV5.37 | HGUS5.50/12 |
| 4-PLY : I-3/4" VERSA-LAM LVL | | |
| MEMBER | TOP FLANGE MODEL | FACE MOUNT MODEL |
| 11-7/8" | HGLTV7 | HGU7.25-SDS |

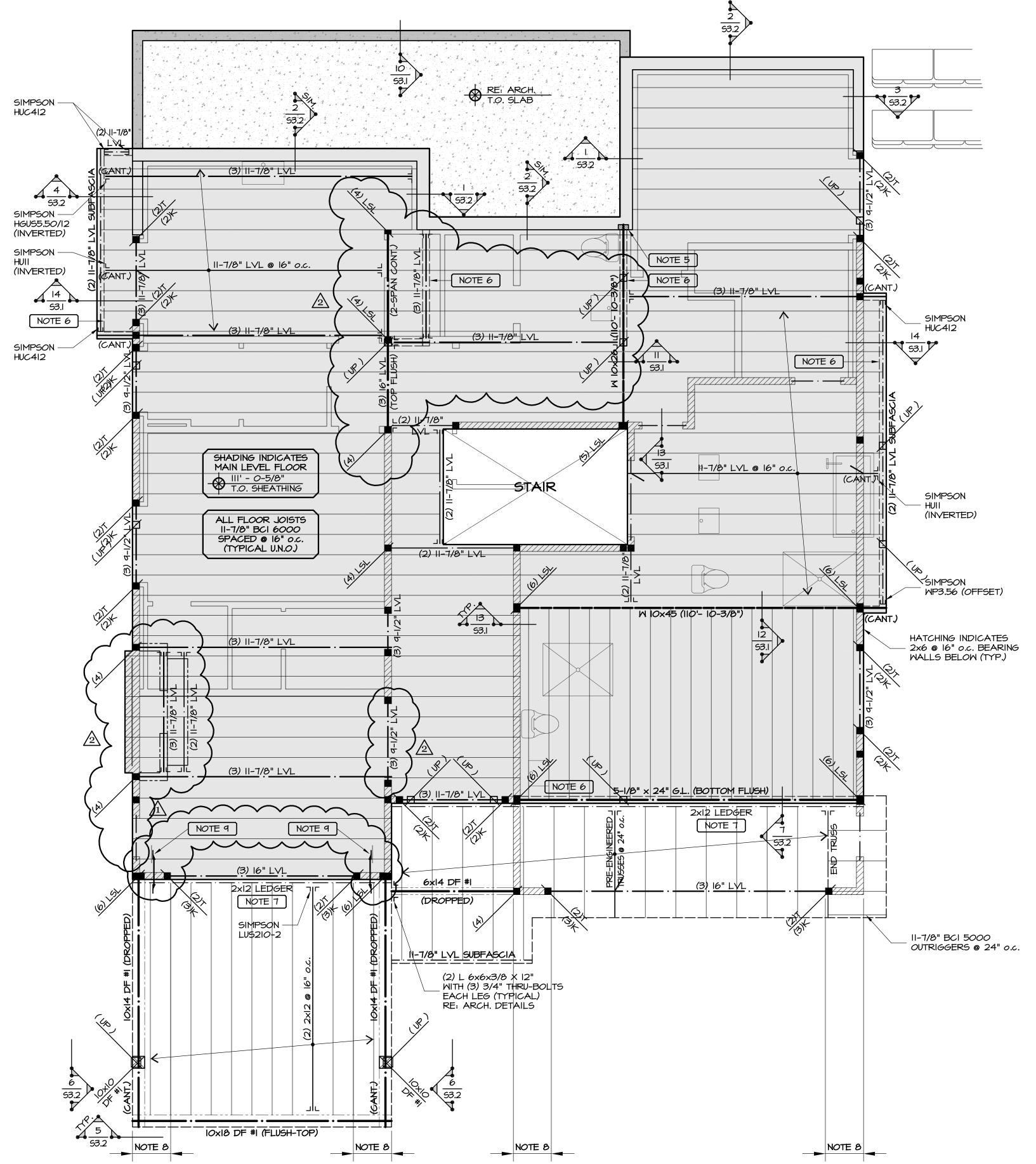
| 1 | TYPIC | AL FRAMING PLAN NOTES |
|---|---------------------|--|
| | PLAN NOTATIONS: | BCI: I-JOIST |
| | BEAM BEARING CO | LVL: LAMINATED VENEER BEAM NDITION: |
| | TO NACO | INDICATES TOTAL NUMBER OF GANG STUDS TO BE LOCATED AT BEAM BEARING LOCATIONS. ALL GANG STUDS ARE TO TRACK DOWN TO FOUNDATION WALLS (U.N.O.) |
| | HEADER BEARING | CONDITION: |
| | Jan. O. T. Co. | INDICATES NUMBER OF MULTIPLE TRIMMER AND KING STUDS TO BE LOCATED AT HEADER BEARING LOCATIONS. MULTIPLE TRIMMER AND KING STUDS ARE TO TRACK DOWN TO FOUNDATION WALLS (U.N.O.) T = TRIMMER STUDS K = KING STUDS |
| | MISCELLANEOUS CO | ONDITIONS: |
| | FROM A L POSTING | S COLUMN / STUDS LEVEL ABOVE, DOWN TO THE FRAMING LEVEL S COLUMN / STUDS POSTING DOWN TO FRAMING MEMBER NOTED ON THE CURRENT FRAMING LEVEL |

| TYF | PICAL SHE | ATHIN | IG NAILIN | IG NOTES |
|-------------|---|--------------------------|------------------------------------|---|
| APPLICATION | SHEATHING | PANEL EDGE NAILING | INTERMEDIATE (FIELD) NAILING | ATTACHMENTS |
| FL00RS | 3/4" T. & G. APA RATED STURD-I-FLOOR | 6"o.c. | 10"o.c. | 8d RING SHANK NAILS (ALT. IOd COMMON) GLUED WITH CONST. ADHESIVE |
| WALLS | I/2" APA RATED C-C, C-D | 6"o.c. | 12"o.c. | 8d COMMON NAILS |
| ROOFS | 5/8" APA RATED EXPOSURE I RATED 40/20 | 6"o.c. | 12"o.c. | IOd COMMON NAILS |
| | | _ | | |

NOTES: I. USE REQUIREMENTS SHOWN ABOVE UNLESS NOTED OTHERWISE. 2. REFER TO THE 2021 INTERNATIONAL RESIDENTIAL CODE FOR

ADDITIONAL SHEATHING REQUIREMENTS.

3. EDGE NAILING PERPENDICULAR TO FRAMING MEMBERS REQUIRED AT WALL PANELS ONLY.



Main Level Floor & Low Roof Framing Plan

NOTES: I. REFER TO SHEET SI.I FOR GENERAL STRUCTURAL NOTES AND TYPICAL DETAILS. 2. REFER TO ARCHITECTURAL DRAWINGS FOR MISC. FLOOR PENETRATIONS.

- 3. ALL FLOOR BEAMS ARE FLUSH-FRAMED (UNLESS NOTED OTHERWISE).
- 4. REFER TO ARCHITECTURAL DRAWINGS FOR PLUMBING FIXTURE LOCATIONS.
- 5. REFER TO DETAIL 6/SI.I FOR TYPICAL BEAM POCKET REQUIREMENTS.
- 6. INDICATES 2x6 @ 16" o.c. BEARING WALLS ABOVE.
- 7. ATTACH LEDGER TO WALL / RIM WITH (3) ROWS OF 5"-LONG LEDGER-LOCK SCREWS SPACED @ 16" o.c. (MAX.).
- 8. THIS WALL IS TO BE FRAMED WITH I-3/4" x 5-1/2" LSL STUDS @ 16" o.c.
- 9. ALL WALL STUDS THAT EXCEED IS FT. IN HEIGHT ARE TO BE FRAMED USING LSL/LVL MATERIAL. IO. INSTALL SIMPSON DTT2 CONNECTOR FOR LATERAL LOAD RESISTANCE (IRC R507.9.2). CONNECTOR IS TO BE INSTALLED A MAXIMUM OF 24" FROM THE OUTER EDGE OF THE DECK. PROVIDE SOLID LVL BLOCKING BETWEEN I-JOIST MEMBERS AS NECESSARY (RE: DETAIL 2/SI.I),

AND REFER TO MANUFACTURER'S LITERATURE FOR INSTALLATION REQUIREMENTS.

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09/18/24 • Revised Permit Set 04/07/25 • Owner Revisions

> Title • Main Level Floor & Low Roof Framing Plan

TYPICAL WALL HEADER NOTES

ALL DOOR, WINDOW AND OTHER BEARING WALL PENETRATIONS ARE TO BE HEADERED WITH INSULATED (2) I-3/4" x 9-1/2" LVL's (MINIMUM) OR (3) 2x10 WITH A SINGLE 2x6 TRIMMER AND A SINGLE 2x6 KING STUD AT EACH END (UNLESS NOTED OTHERWISE).

PRE-ENGINEERED ROOF TRUSSES

MINIMUM STRUCTURAL DESIGN CRITERIA:

THE PRE-ENGINEERED TRUSS SUPPLIER IS TO DESIGN ALL TRUSS MEMBERS IN ACCORDANCE WITH THE MINIMUM DESIGN CRITERIA NOTED BELOW (ALL TRUSS CONNECTIONS AND BRIDGING BY TRUSS DESIGNER / SUPPLIER). ALL TRUSS CALCULATIONS SUBMITTED TO THE ARCHITECT AND

- TO THE ENGINEER OF RECORD MUST INCLUDE REFERENCE TO THESE DESIGN STANDARDS. I. ROOF LIVE LOAD (SNOW) = 100 psf - NOT REDUCED.
- 2. ROOF DEAD LOAD (TOP CHORD) = 20 psf. 3. ROOF DEAD LOAD (BOTTOM CHORD) = 5 psf.

TYPICAL FRAMING PLAN NOTES

PLAN NOTATIONS: GL: GLU-LAMINATED BEAM

BCI: I-JOIST LVL: LAMINATED VENEER BEAM

BEAM BEARING CONDITION:



INDICATES TOTAL NUMBER OF GANG STUDS TO BE LOCATED AT BEAM BEARING LOCATIONS. ALL GANG STUDS ARE TO TRACK DOWN TO FOUNDATION WALLS (U.N.O.)

HEADER BEARING CONDITION:



INDICATES NUMBER OF MULTIPLE TRIMMER AND KING STUDS TO BE LOCATED AT HEADER BEARING LOCATIONS. MULTIPLE TRIMMER AND KING STUDS ARE TO TRACK DOWN TO FOUNDATION WALLS (U.N.O.) T = TRIMMER STUDS

K = KING STUDSMISCELLANEOUS CONDITIONS:

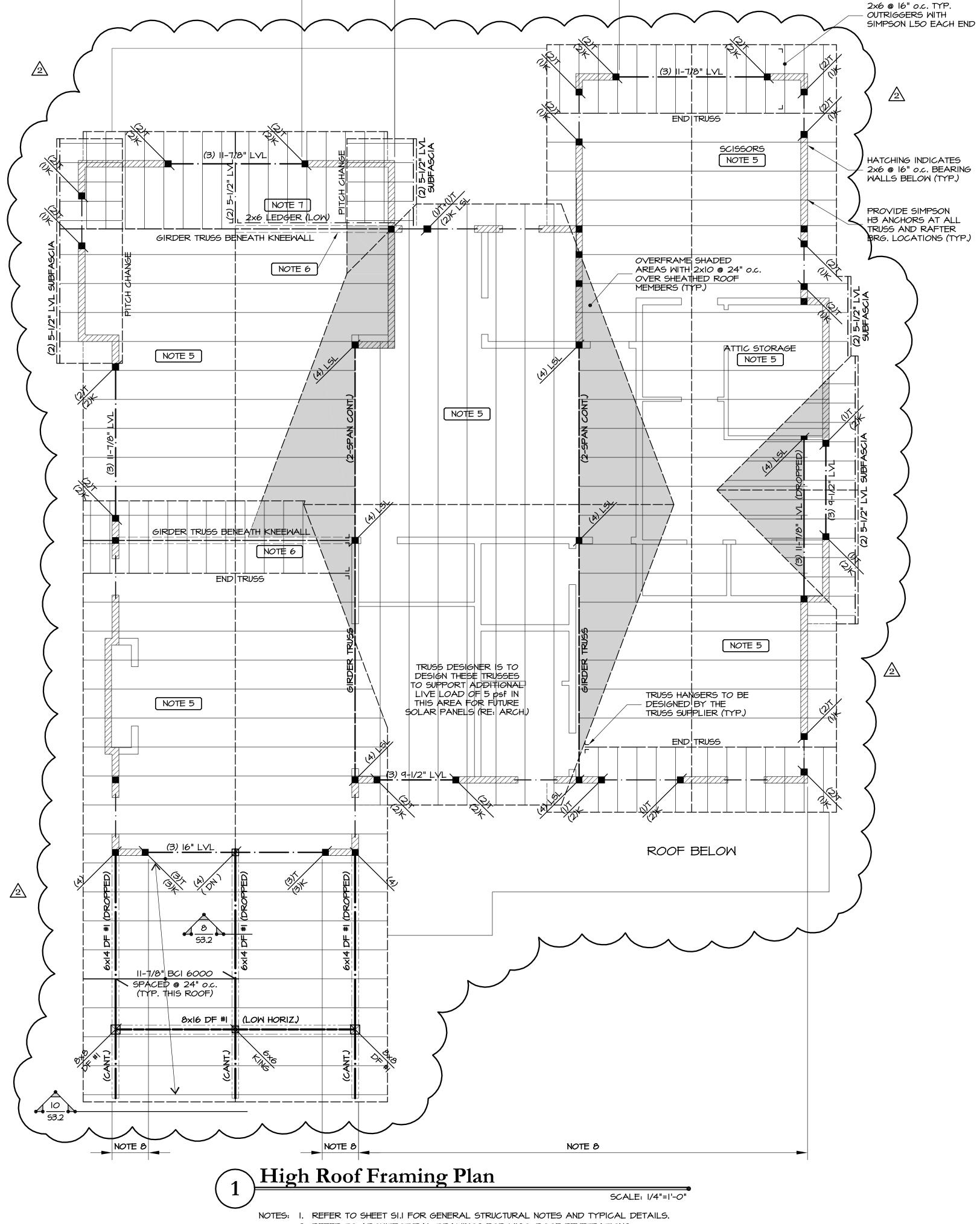
INDICATES COLUMN / STUDS FROM A LEVEL ABOVE, POSTING DOWN TO THE CURRENT FRAMING LEVEL

INDICATES COLUMN / STUDS POSTING DOWN TO FRAMING MEMBER NOTED ON THE CURRENT FRAMING LEVEL

TYPICAL SHEATHING NAILING NOTES PANEL INTERMEDIATE APPLICATION SHEATHING EDGE (FIELD) ATTACHMENTS NAILING NAILING 8d RING SHANK NAILS 3/4" T. & G. (ALT. IOd COMMON) FL00RS APA RATED 6"o.c. 10"o.c. GLUED WITH STURD-I-FLOOR CONST. ADHESIVE 1/2" APA WALLS RATED 8d COMMON NAILS 6"o.c. 12"o.c. C-C, C-D 5/8" APA RATED **ROOFS** EXPOSURE I 6"o.c. 12"o.c. IOD COMMON NAILS RATED 40/20

NOTES: I. USE REQUIREMENTS SHOWN ABOVE UNLESS NOTED OTHERWISE. 2. REFER TO THE 2021 INTERNATIONAL RESIDENTIAL CODE FOR ADDITIONAL SHEATHING REQUIREMENTS.

3. EDGE NAILING PERPENDICULAR TO FRAMING MEMBERS REQUIRED AT WALL PANELS ONLY.



NOTE 8

NOTE 8

- 2. REFER TO ARCHITECTURAL DRAWINGS FOR MISC. ROOF PENETRATIONS.
- 3. ALL 2x AND LVL BEAMS ARE FLUSH-FRAMED (UNLESS NOTED OTHERWISE).
- 4. ALL HEAVY TIMBER AND GLU-LAM ROOF BEAMS ARE DROPPED (U.N.O.)
- 5. ALL ROOF MEMBERS ARE PRE-ENGINEERED TRUSSES @ 24" o.c. (U.N.O.). 6. INDICATES 2x6 @ 16"o.c. KNEEWALL DOWN TO LOWER ROOF PLANE.
- 7. ATTACH LEDGER TO WALL/RIM WITH (3) ROWS OF 5"-LONG LEDGER-LOCK SCREWS SPACED @ 16" o.c. (MAX.).
- 8. THIS WALL IS TO BE FRAMED WITH I-3/4" x 5-1/2" LSL STUDS @ 16" o.c. 9. ALL WALL STUDS THAT EXCEED IS FT. IN HEIGHT ARE TO BE FRAMED USING LSL/LVL MATERIAL.

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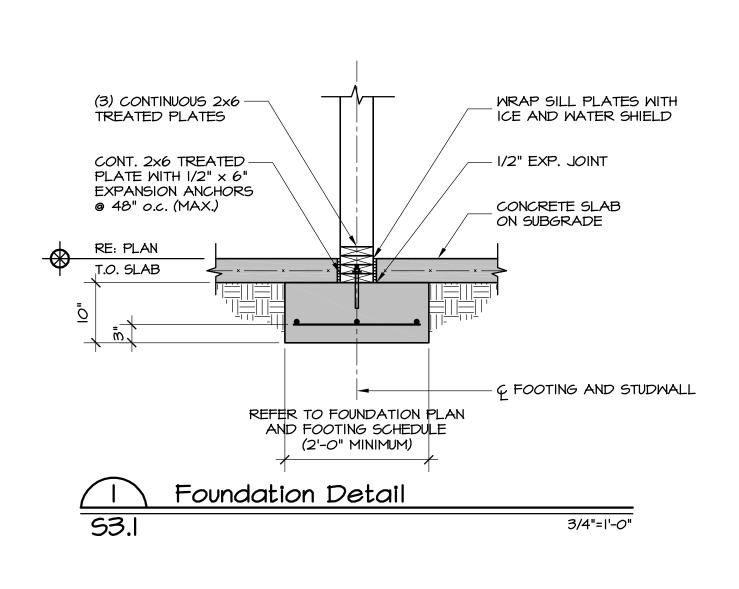
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Title • High Roof Framing Plan



CONCRETE SLAB

5 x \(\begin{array}{c} \begin{array}{c} \oldsymbol{a} \end{array} \\ \oldsymbol{a} \end{array} \(\oldsymbol{a} \end{array} \)

TOP AND BOTTOM

(2) # 5 CONT.

RE: PLAN

T.O. SLAB

3/4"=1'-0"

ON SUBGRADE

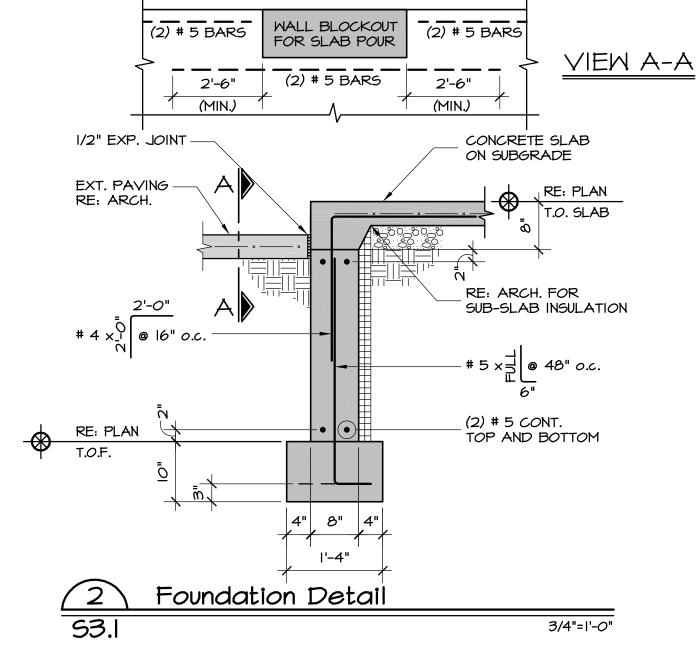
1/2" EXP. JOINT

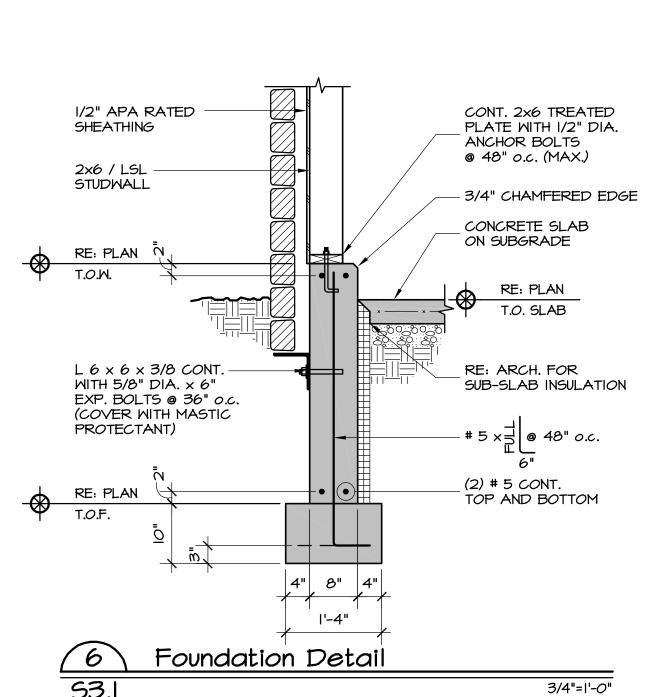
RE: PLAN

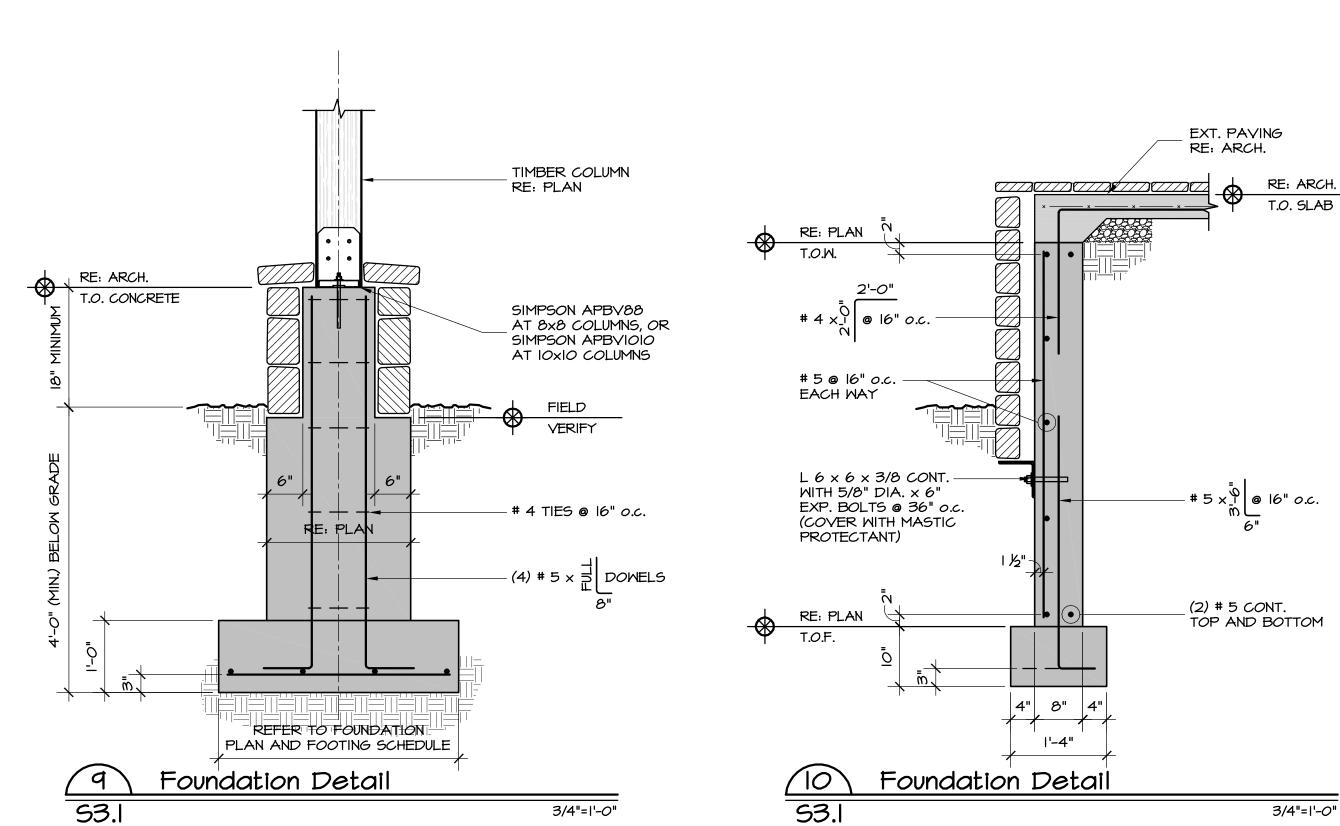
T.O. SLAB

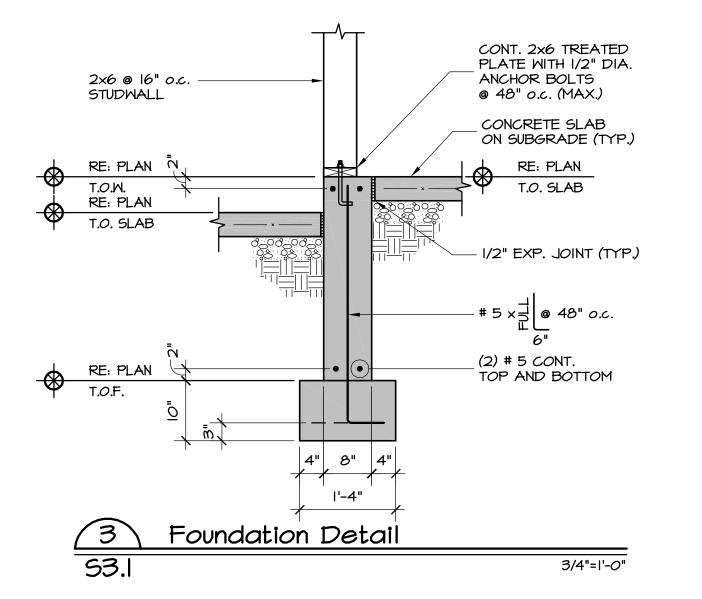
RE: PLAN

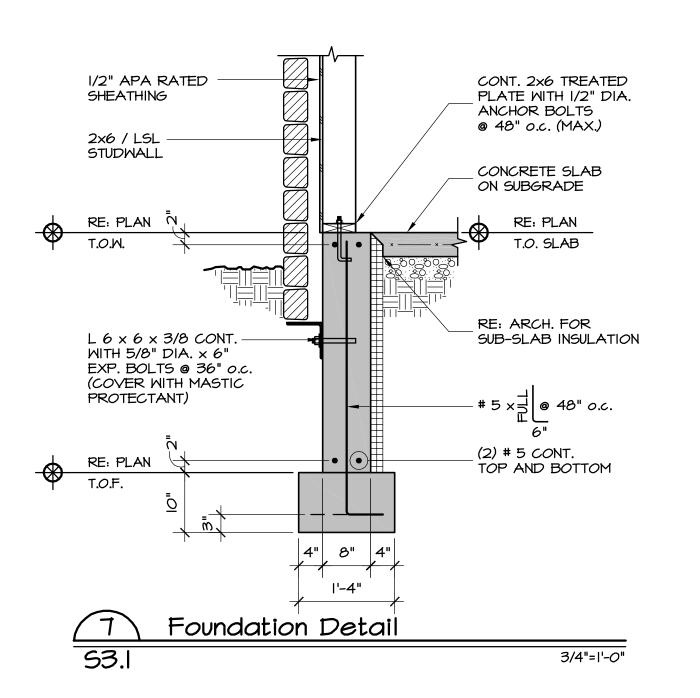
Foundation Detail

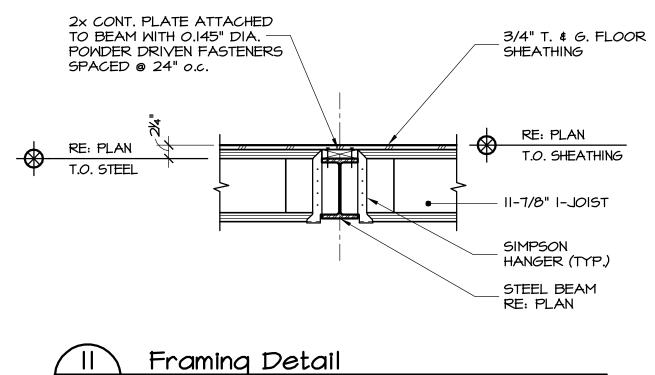


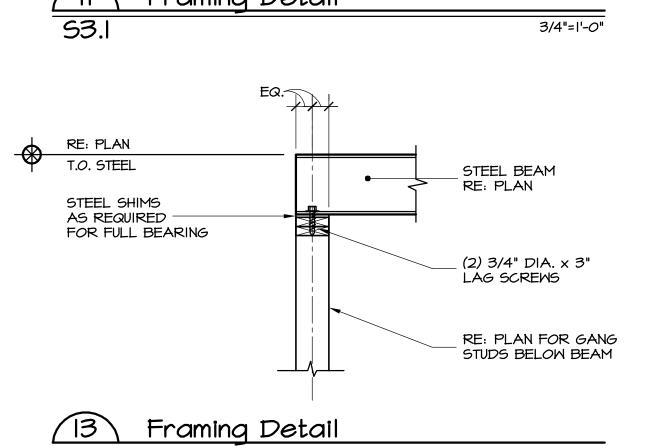




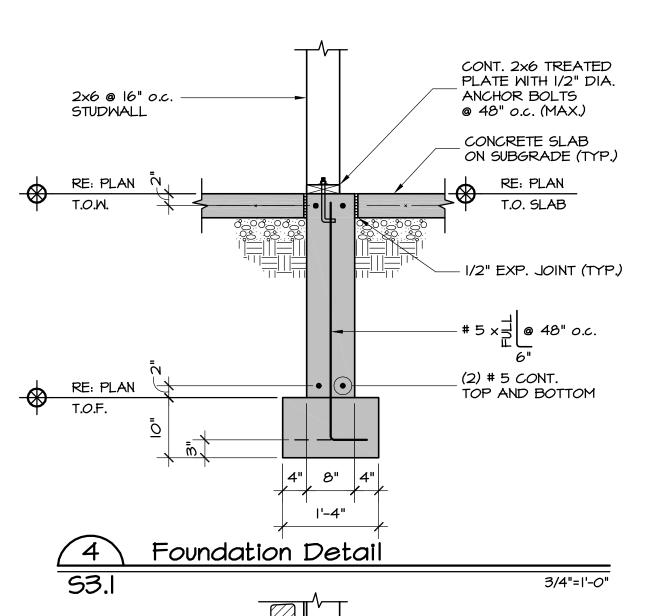


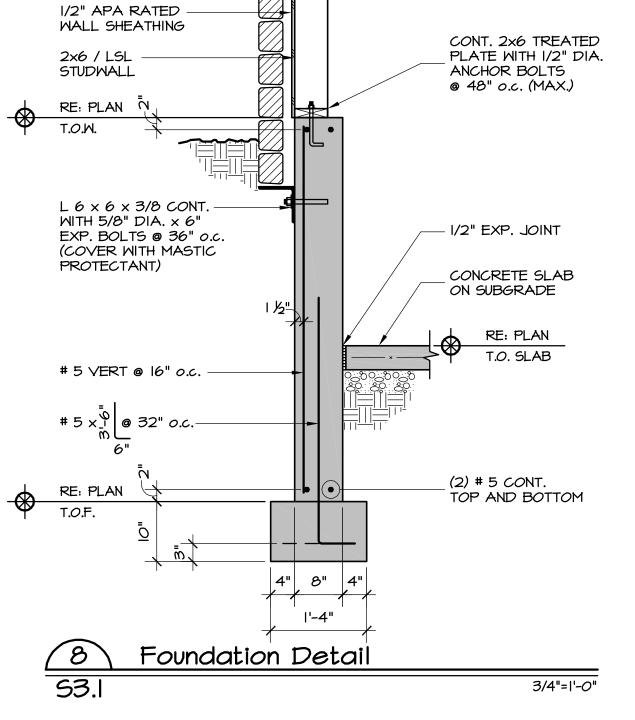


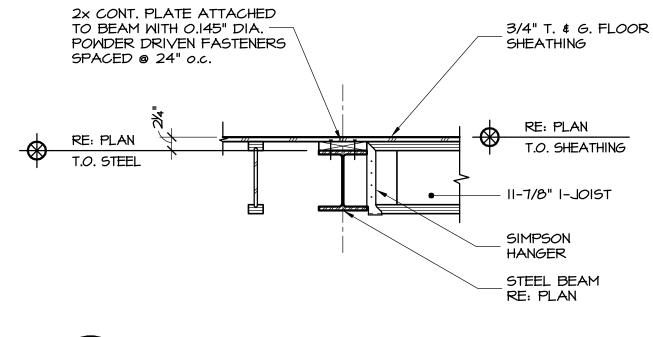


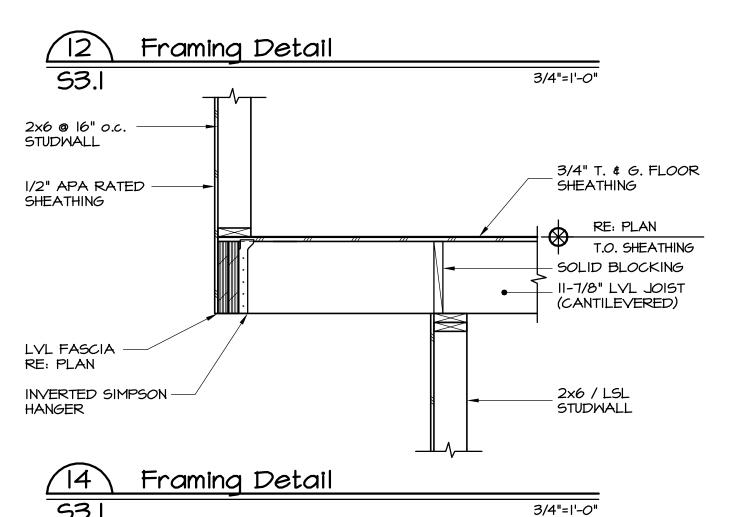


3/4"=1'-0"

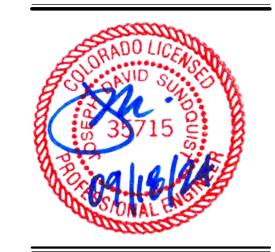












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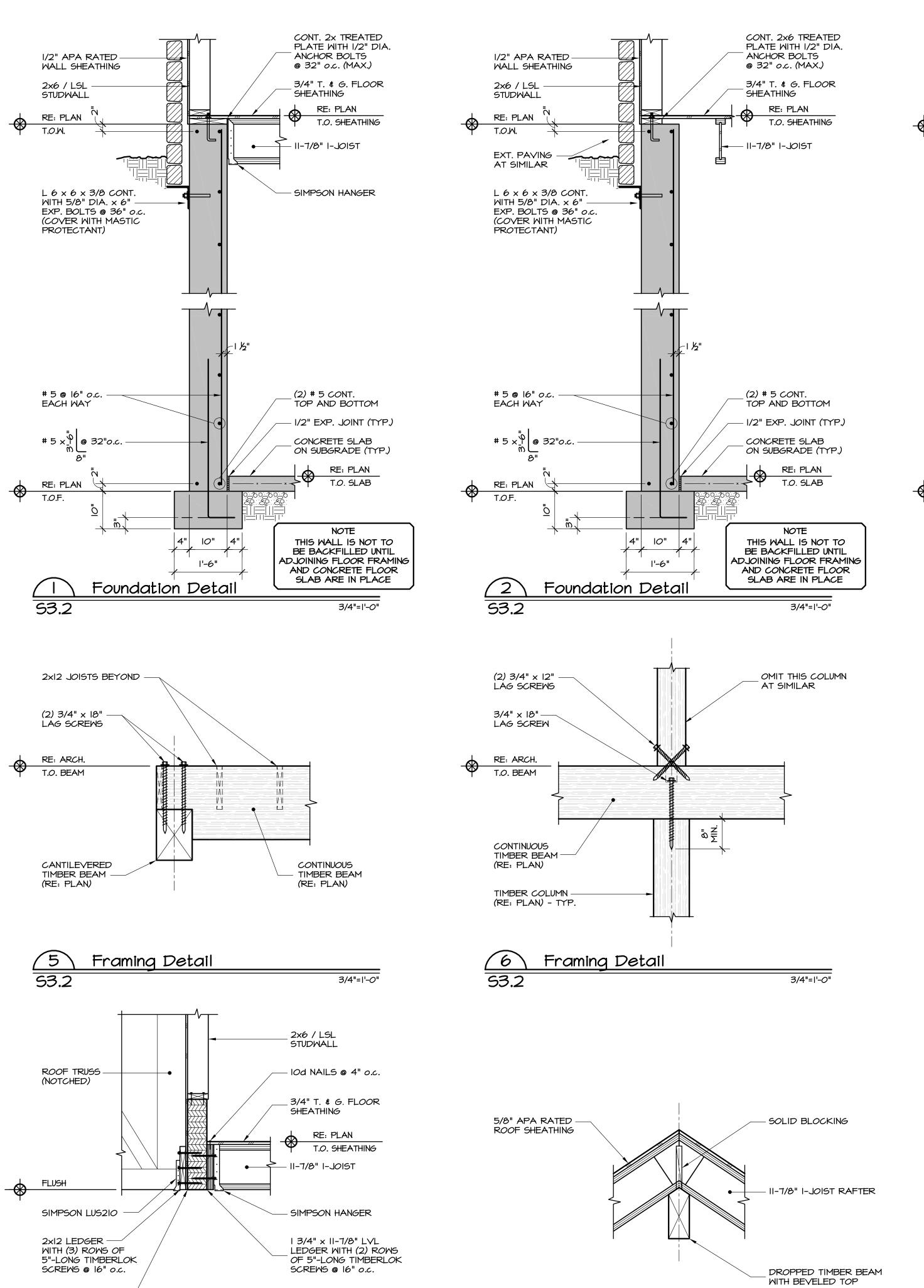
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Title • Foundation Details

and Framing Details

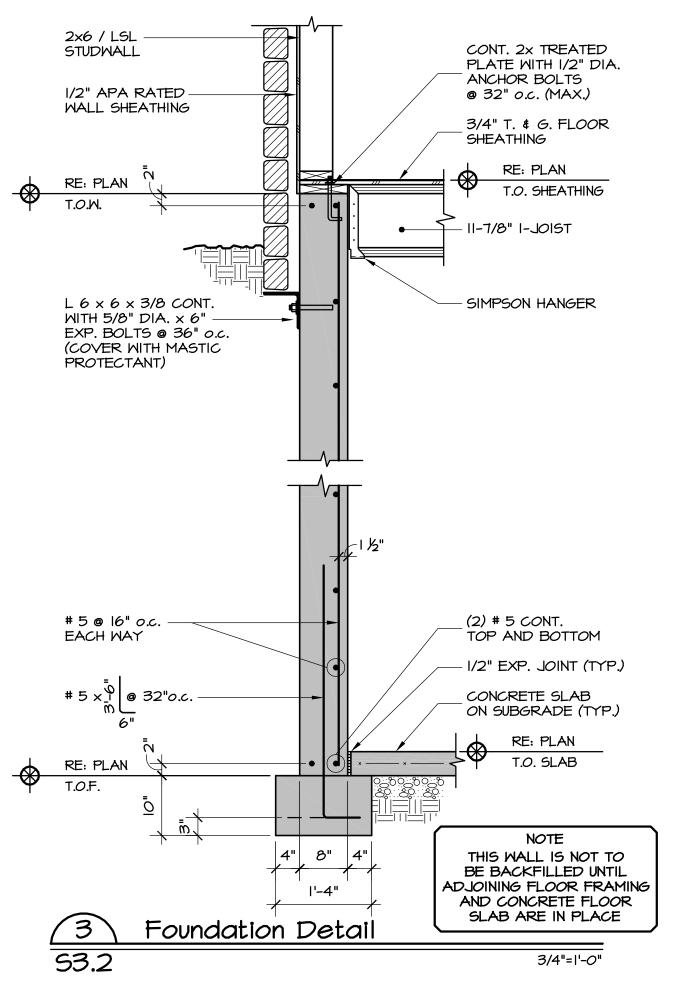


Framing Detail

3/4"=1'-0"

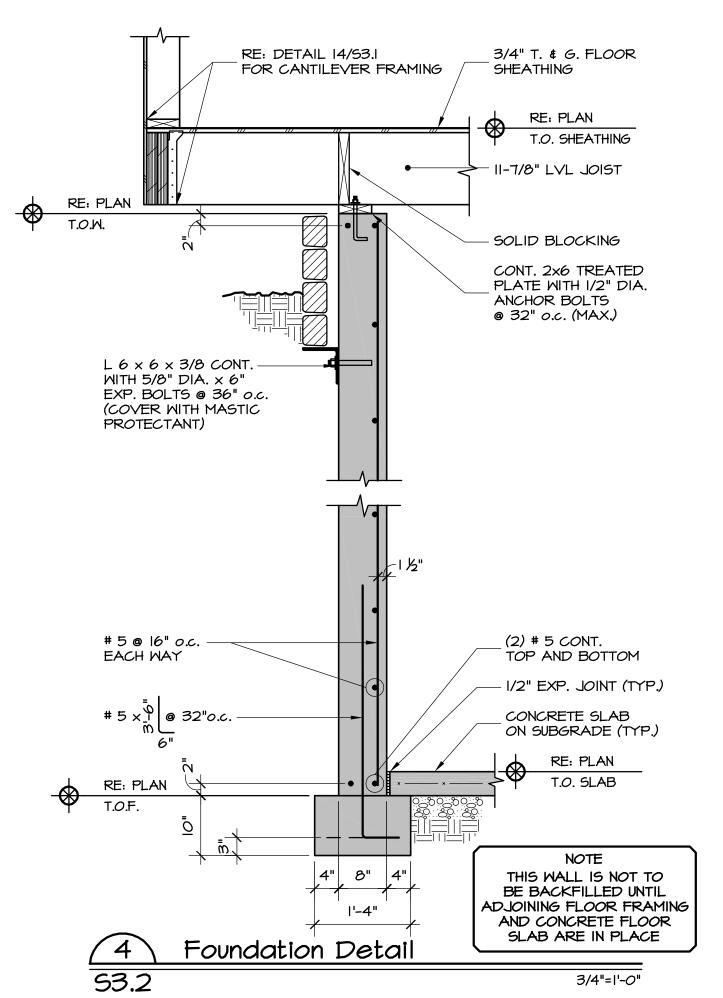
GLU-LAM BEAM RE: PLAN

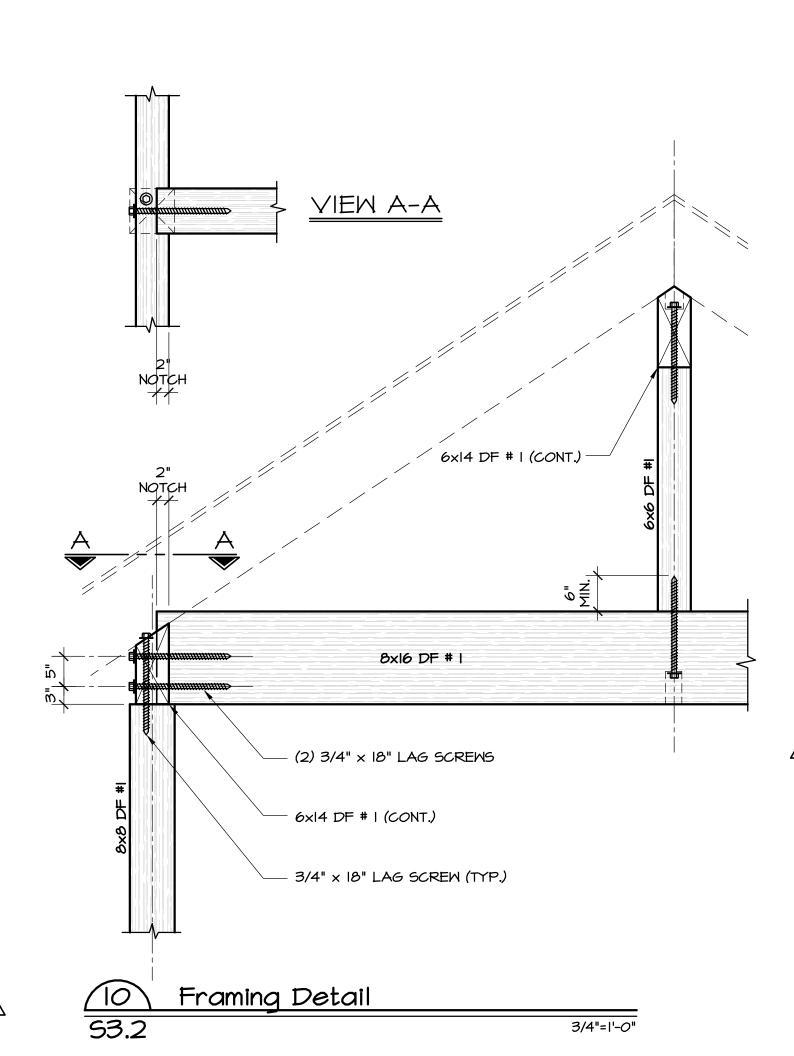
Framing Detail



Detail Not Used

3/4"=1'-0"







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| Checked By | • JDS |

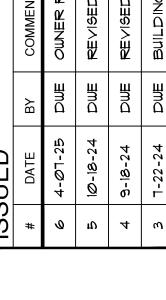
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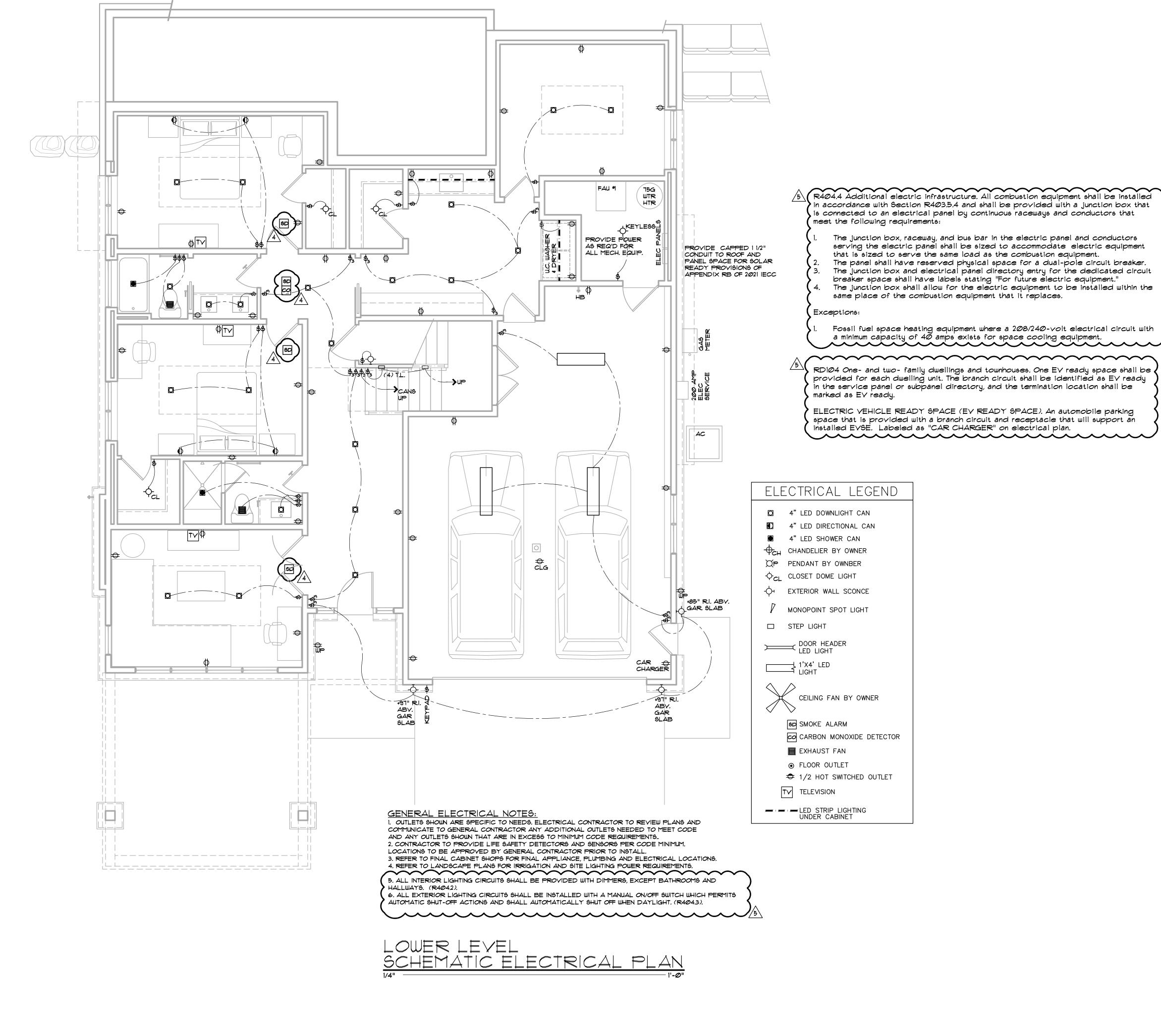
Title • Foundation Details and Framing Details



CONCEPTS RESORT

PROJECT NO:2412-22-L05







RESORT CONCEPTS

NIN STREET, SUITE C-101

WARDS, COLORADO
(970) 926-1720

MACARTHUR 206 MILES END LANE LOT 05, MINTURN NORTH MINTURN, COLORADO

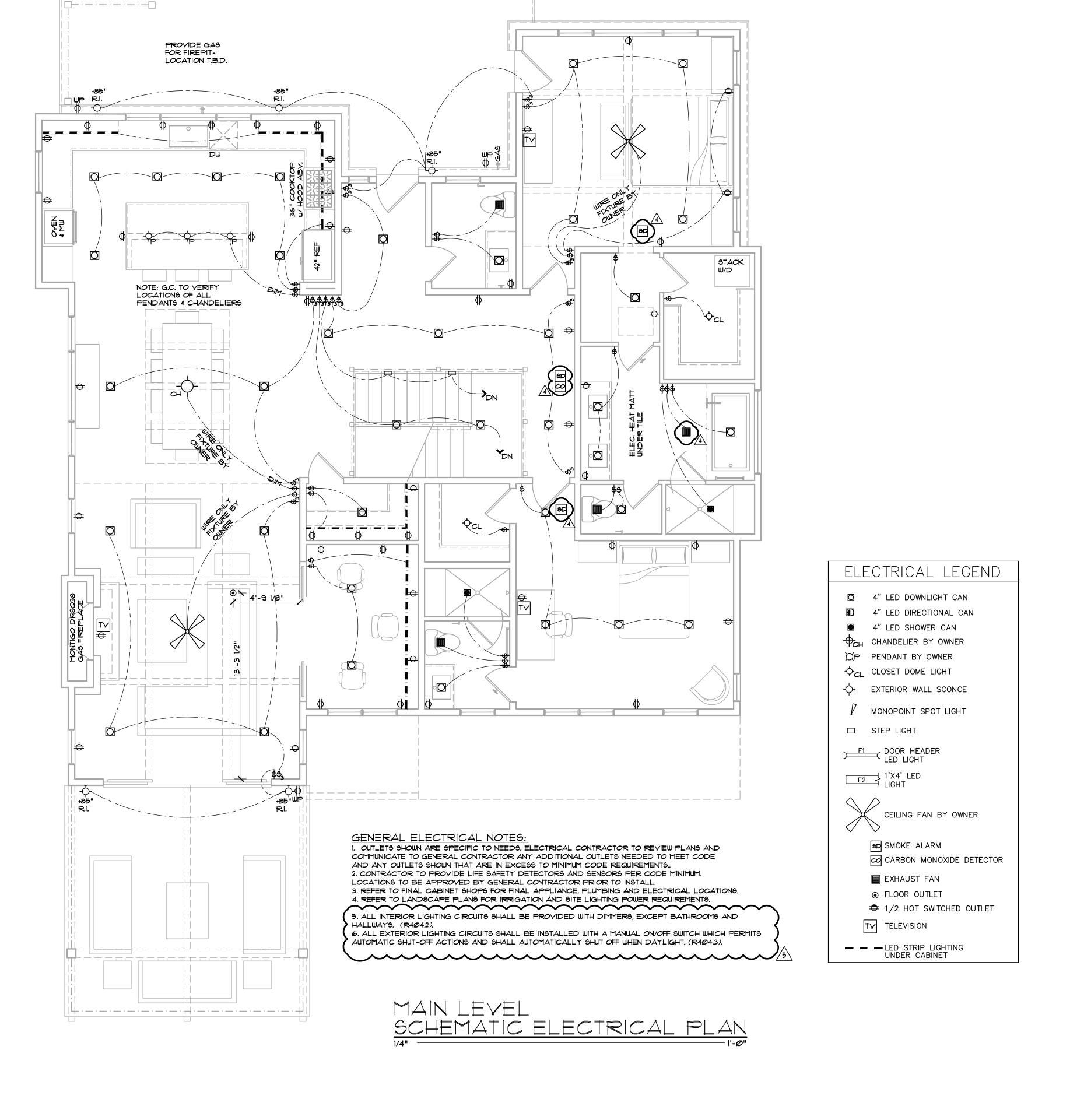
DATE BY COMMENTS

-Ø1-25 DWE OWNER REVISIONS

-IB-24 DWE REVISED PERMIT SET #2

-IB-24 DWE REVISED PERMIT SET

-IB-24 DWE BUILDING PERMIT SET



PROJECT NO:2412-22-L05

