
Jeff Armistead
10TH MOUNTAIN BUILDERS
PO BOX 955



970-471-0618
jafamilyman@gmail.com

4/11/25

Hi Scot and Madison,

As I explained in our pre-application meeting on February 13, 2025, Jenn and Joe Bianchi wish to renovate the front portion of their existing home at 222 Main Street to allow them to create more space, specifically 3 new bedrooms with 3 bathrooms for their 12-year-old triplet children. This will involve surgical demolition the portions of the front elevation on Main Street and adding a 2nd floor. The proposed renovation has made specific accommodations not to exacerbate any non-conforming elements and actually brings the 2nd story into conformance with current zoning code. The proposed renovation will not require any variances. No changes are proposed regarding grading, drainage, etc. as the scopes of work are focused on adding the 2nd story to the front of the house only. Per the attached Site Plan, all proposed grading will match existing grades and drainage patterns will remain the same.

Per Staff recommendations, 3D renderings of the Front and Rear Elevations accompany the CD ready Architectural drawings for the P&Z Board to review. Stamped Structural Drawings will be attached to the Building Permit Application that they hope to submit in early May.

See the attached page that addresses the items discussed at the Feb 13 meeting:

Sincerely,

Jeff Armistead

3D Modelings and/or colored renderings might be helpful -

Included

Window packages should be consistent – They are consistent and match existing

Please provide building height calculations around the structure

Included on Elevation Pages of Revised Architectural Plans

Boundary Survey – New Updated Survey included

Sec. 16-21-615(c)(2) requires A boundary survey, with a stamp and signature (or electronic equivalent) of a licensed surveyor, that includes the following information:

Date of survey (survey date must be within six (6) months of the project application date).

Right-of-way and property lines; including bearings, distances, and curve information.

Labeled ties to existing USGS benchmark.

Property boundaries to the nearest one-hundredth (0.01) of a foot accuracy. Distances and bearings and a basis of bearing must be shown. Show existing pins or monuments found and their relationship to the established corner.

All existing easements recorded with the County Clerk and Recorder.

Include bearings and distances.

Spot elevations at the edge of asphalt along the street frontage of the property at five-foot intervals, and a minimum of two (2) spot elevations on either side of the lot.

Topographic conditions at two-foot contour intervals.

Existing trees or groups of trees having trunks with diameters of four (4) inches or more.

Rock outcroppings and other significant natural features.

All utility meter locations, including any pedestals on site or in the right-of-way adjacent to the site and the exact location of existing utility sources.

Environmentally sensitive areas or areas of natural hazards, where applicable (i.e., rock fall, wetlands, or floodplain).

Watercourse setbacks and floodplain information, if applicable. Show centerline and edge of stream or creek in addition to the one hundred-year floodplain, as well as the required stream setback from the ordinary high-water mark.

Site Plan with landscaping and snow storage

Scaled Site Plan: *included* Sec. 16-21-615(c)(3) requires A scaled site plan showing the following information:

Property line locations and dimensions based on a current boundary survey of the property.

Setback lines.

Existing and proposed easements.

Existing and proposed buildings, including sheds and enclosures. Include decks, patios, and balconies. Indicate the building footprint and the outside face of exterior walls, inclusive of all cantilevered elements of the building, with a solid line and the roof/eave edge with a dashed line.

Height elevations of all roof ridgelines and/or the top of all flat roof elements, as well as the mid-point of all sloped roof elements.

Driveways and parking areas. Indicate finished surface, heated or unheated, grade, percent slope, dimensions, turning radii and spot elevations at the property line.

Identify all slopes between thirty percent (30%) and forty percent (40%), as well as any slopes in excess of forty (40%) percent.

Existing and proposed retaining walls including materials and spot elevations.

Existing and proposed fences (including height and materials).

Waterbodies, stream setbacks from the ordinary high-water mark, and floodplain information according to a current survey of the property, if applicable to the subject property.

Snow storage areas denoted with hatching and showing corresponding area (expressed in square feet) as a percentage of overall site area.

Sidewalks and walkways.

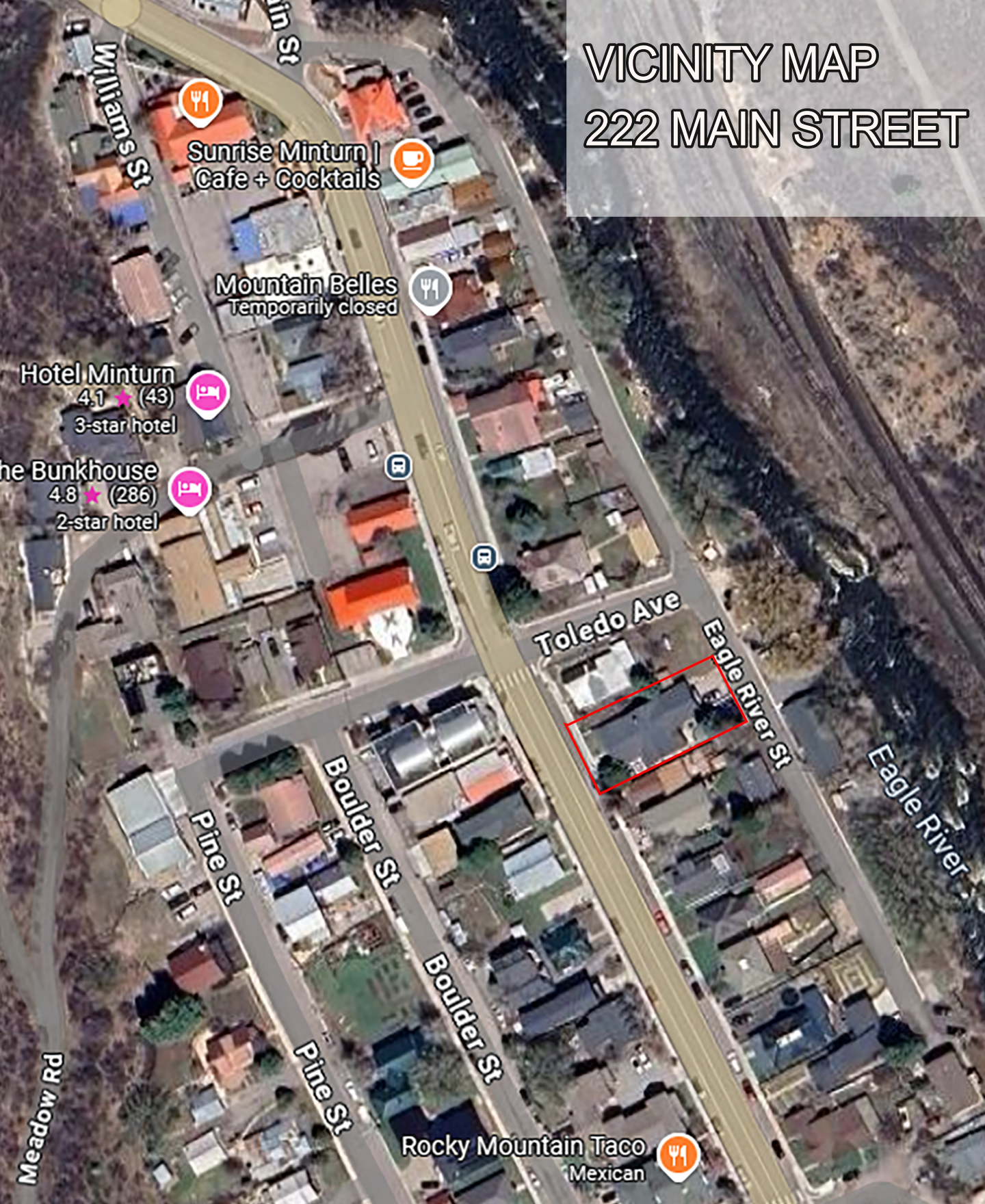
All areas of lot and impervious coverage denoted with hatching and showing corresponding area (expressed in square feet) as a percentage of overall site area.

Historic Preservation – *See Public Notice included*

Please fill out and submit this form as the structure has an Actual Build Date of 1892, over the 75 year limit, and Sec. 19-9-10 requires a two-week posting period

VICINITY MAP

222 MAIN STREET



Sunrise Minturn |
Cafe + Cocktails

Mountain Belles
Temporarily closed

Hotel Minturn
4.1 ★ (43)
3-star hotel

The Bunkhouse
4.8 ★ (286)
2-star hotel

Toledo Ave

Eagle River St

Eagle River

Pine St

Boulder St

Boulder St

Pine St

Meadow Rd

Rocky Mountain Taco
Mexican

Minturn Planning Department
Minturn Town Center
302 Pine Street
Minturn, Colorado 81645
Planner1@minturn.org
970-827-5645



Minturn Historic Preservation Commission
Chair – Ken Halliday
Vice-Chair – Robert Creasy
Tracy Andersen
Lynn Teach
Kelly Toon

Sworn Certification of Posting

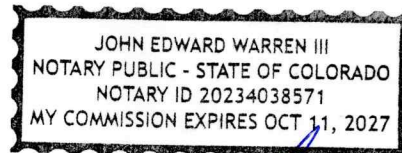
I, Jeff Armistead, in accordance with the Minturn Municipal Code
name
Section 19-9-10 posted a sign to the property 222 Main Street from
Property address
February 14, 2025 to February 28, 2025 stating that an application for alteration has been
Starting date *Ending date*
submitted to the Town, and that my property might be eligible for nomination to be designated as
a historic property under Chapter 19 of the MMC, and that any qualified person desiring to
submit an application for nomination must do so by February 27, 2025 at 5:00 PM to
Deadline Date *Time*
the Town.

I hereby declare and affirm that the above-mentioned statement is, to the best of my knowledge,
true and correct.

Signature: [Signature] Date: 3/14/25
STATE OF COLORADO)
COUNTY OF EAGLE) ss.

The foregoing Statement was acknowledged before me this 14th day of MARCH,
2025 by JEFFREY ARMISTEAD.

Witness my hand and official seal.
My commission expires: 10/11/2027.



{S E A L}

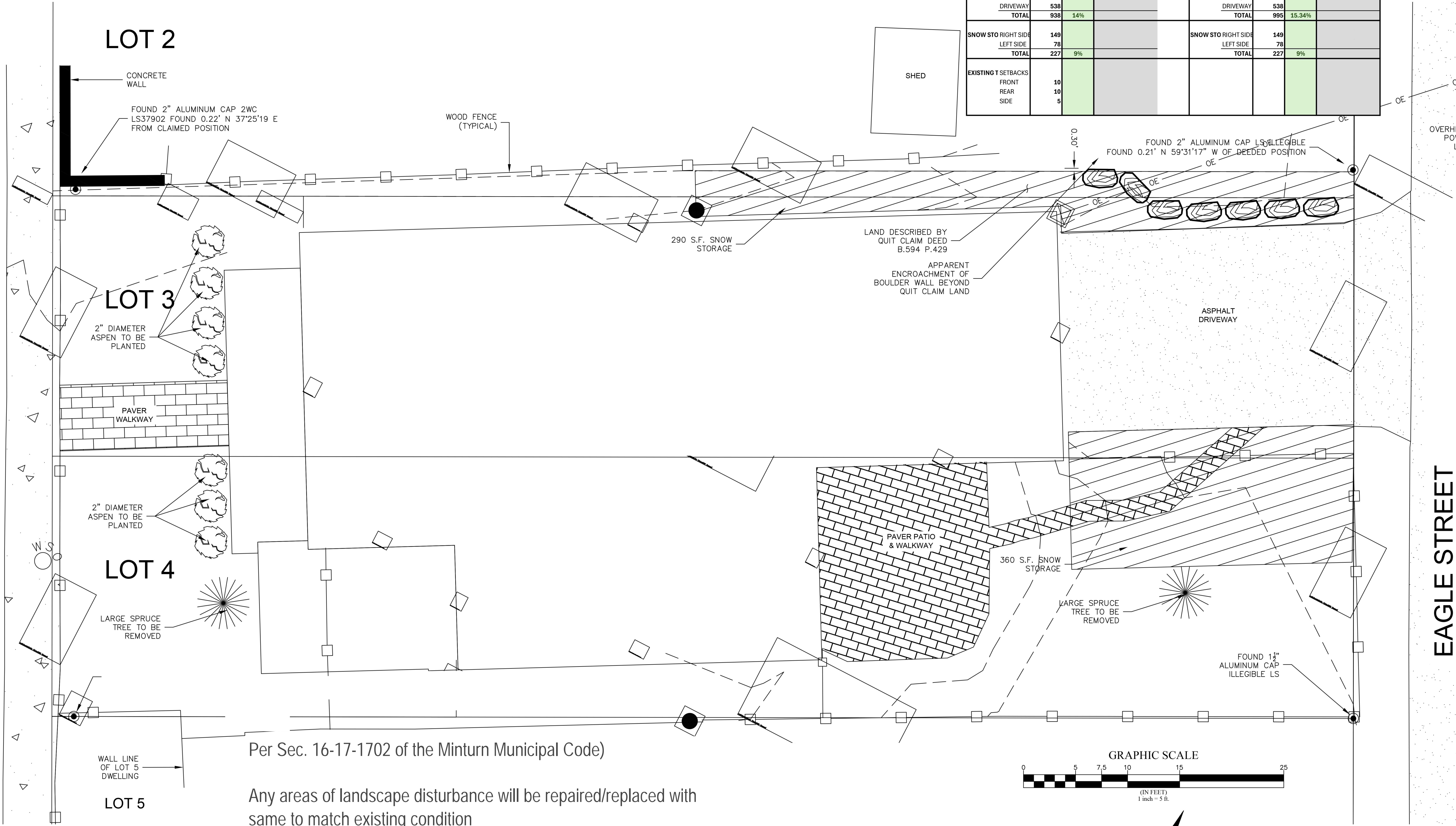
[Signature]
Notary Public



NOTICE
Please do not place any items or
trash on the sidewalk or street. The
city will be responsible for
removal.



DRAWING: X:\CUSTOMER\BIDDING\2021\21-124 Bianchi Residence\Production\21-124-046 - BP-2010 EXPORT.dwg



222 MAIN STREET ZONING REVIEW									
LOT SIZE	6487							6487	
EXISTING CONDITION								PROPOSED	
LOT COVERAGE	2475							LOT COVERAGE	2489
PORCH	235							PORCH	195
								PROPOSED	229
									MAX sq foot for office
TOTAL	2710	42%						TOTAL	2913
									44.9%
IMPERVIOL WALK	102							IMPERVIOL WALK (EXIS	102
PATIO	298							PATIO (EXIS	355
DRIVEWAY	538							DRIVEWAY	538
TOTAL	938	14%						TOTAL	995
									15.34%
SNOW STO RIGHT SIDE	149							SNOW STO RIGHT SIDE	149
LEFT SIDE	78							LEFT SIDE	78
TOTAL	227	9%						TOTAL	227
									9%
EXISTING T SETBACKS									
FRONT	10								
REAR	10								
SIDE	5								

TK

DESIGN

CREATIVE COLLABORATIVE

WWW.TKHOMEDSIGN.COM

26030 PONTIAC TRAIL,
SOUTH LYON, MI 48178
PHONE: (248)-446-1960
FAX: (248)-446-1961

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DO NOT SCALE DRAWINGS. USE CALCULATED DIMENSIONS ONLY.

CONTRACTOR TO FIELD VERIFY ALL DRAWING DETAILS BEFORE

CONSTRUCTION. DISCREPANCIES AND DESIGN CHANGES SHALL BE

REPORTED TO THE DESIGNER IN WRITING IMMEDIATELY.

CALL MMS DIS AT 888-485-7271 3 DAYS PRIOR TO ANY EXCAVATION.

CONSTRUCTION IS THE SOLE RESPONSIBILITY OF THE PERMIT HOLDER.

CLIENT / PROJECT

BIANCHI RESIDENCE
222 MAIN ST
MINTURN,
CO 81645

JOB No.

21-124

DRAWN:

JY

CHECKED:

ECT

FRAMED:

N.A.

REVIEW

-

FINAL:

12-19-24

REVISION

4-11-25

SCALE:

PER PLAN

SHEET #

SITEPLAN



FRONT ELEVATION RENDERING



REAR ELEVATION RENDERING

GENERAL NOTES

WOOD TRUSS SPECIFICATIONS

- Designs shall conform with the latest versions of (NDS), 'National Design Specification for Wood Construction' by the American Forest & Paper Association and Design Standard for Metal Plate Connected Wood Truss Construction by the American Standard (ANSI) and the Truss Plate Institute (T.P.I.) and the local code jurisdiction.
- Trusses shall be spaced as indicated on the plans unless the designer determines that different spacing is required to meet deflection requirements.
- Maximum deflection of floor trusses shall be limited to 1/360 for total load and 1/480 for live load. Maximum deflection of roof trusses shall be limited to 1/240 for total loads and 1/360 for live load u.o.c.
- Adequate camber shall be built into floor and parallel chord roof trusses to compensate for normal dead load deflection.
- Design loads:

- A 15% increase on allowable stresses for short term loading is allowed. Drift loading shall be accounted for per the current 'COLORADO Residential Code' requirements.
- Add additional attic storage live loads per the current 'COLORADO Residential Code' requirements.
- Tie, nailing, or other special features shall be designed using the appropriate dead loads and deflection limitations. Partition loads shall also be considered where appropriate.
- All conventional framed floor decks shall be 2 x 10 #2 or 2 x 12 #2 Douglas Fir or better.

HANDLING AND ERECTION SPECIFICATIONS

- Trusses are to be handled with particular care during fabrication, bundling, loading, delivery, unloading and installation in order to avoid damage and weakening of the trusses.
- Temporary and permanent bracing for holding the trusses in a straight and plumb position is always required and shall be designed and installed by the erecting contractor. Temporary bracing during installation, includes cross bracing between the trusses to prevent toppling or 'dominoing' of the trusses.
- Permanent bracing shall be installed in accordance with the latest of the 'National Design Standard' as published by the American Forest & Paper Association and H.I.B.-9) and D.5.B.-95 as published by the truss plate institute. Permanent bracing consists of lateral and diagonal bracing not to exceed spacing requirements of the truss fabricator. Top chords of trusses must be continuously braced by roof sheathing unless otherwise note on the truss shop drawings. Bottom chords must be braced at intervals not to exceed 10' o.c. or as noted on the truss fabricators drawings.
- Construction loads greater than the design loads of the trusses shall not be applied to the trusses at any time.
- No loads shall be applied to the truss until all fastening and required bracing is installed.
- The supervision of the truss erecting shall be under the direct control of persons(s) experienced in the installation and proper bracing of wood trusses.
- Field modification or cutting of pre-engineered roof trusses is strictly prohibited without expressed prior written consent and details from a licensed professional structural engineer experienced in wood truss design and modifications.

SOIL REQUIREMENTS & EARTH WORK AND CONCRETE

- All top soil, organic and vegetative material should be removed prior to construction. Any required fill shall be clean, granular material compacted to at least 95% of maximum dry density as determined by ASTM D-1557.
- Foundations bearing on existing soils have been designed for a minimum allowable soil bearing capacity of 3000 psf, u.o.c.
- Notify the engineer/architect if the allowable soil bearing capacity is less than 3000 psf so that the foundations can be redesigned for the new allowable bearing capacity.

- R404.1.7 Backfill placement.
Backfill shall not be placed against the wall until the wall has sufficient strength and has been anchored to the floor above or has been sufficiently braced to prevent damage by the backfill.

- R506.2.1. Fill.
Fill material shall be free of vegetation and foreign material. The fill shall be compacted to ensure uniform support of the slab, and except where approved, the fill depths shall not exceed 24 inches (610 mm) for clean sand or gravel and 8 inches (203 mm) for earth.

- R506.2.3 Vapor retarder.
A minimum 10-mil (0.000 inch, 0.254 mm) vapor retarder conforming to ASTM E1745 Class A requirements with joints lapped not less than 6 inches (153 mm) shall be placed between the concrete floor slab and the base course or the prepared subgrade where a base course does not exist.

- Concrete work shall conform to the requirements of ACI 301-96, 'Specifications for Structural Concrete for Buildings', except as modified by supplemental requirements.
- Concrete shall have a minimum of 3000 psi, 28 day compressive strength, unless noted otherwise, (4 sacks) 4 1/2 water/cement ratio not to exceed 6 gallons per sack). Exterior concrete slabs shall have a minimum of 4000 psi, 28 day compressive strength, 4 1/4% air entrainment.
- The use of additives such as fly ash or calcium chloride is not allowed without prior review from the architect.

- R405.1 Concrete or masonry foundations.

Drains shall be provided around all concrete or masonry foundations that retain earth and enclose habitable or usable spaces located below grade. Drainage tiles, gravel or crushed stone drains, perforated pipe or other approved systems or materials shall be installed at or below the area to be protected and shall discharge by gravity or mechanical means into an approved drainage system. Gravel or crushed stone drains shall extend at least 1 foot beyond the outside edge of the footing and 6 inches above the top of the footing and be covered with an approved filter membrane material. The top of open joints of drain tiles shall be protected with strips of building paper, and the drainage tiles or perforated pipe shall be placed on a minimum of 2 inches of washed gravel or crushed rock at least one sieve size larger than the tile joint opening or perforation and covered with not less than 6 inches of the same material.

Exception:
A drainage system is not required when the foundation is installed on well-drained ground or sand-gravel mixture soils according to the Unified Soil Classification System, Group 1 soils, as detailed in Table R405.1.

STRUCTURAL STEEL SPECIFICATIONS

- Structural steel shapes, plates, bars, etc. are to be ASTM A-36 (unless noted other wise) designed and constructed per the 1989 AISC 'Specifications For The Design, Fabrication, And Erection Of Steel For Buildings', and the latest edition of the AISC 'Manual Of Steel Construction'.
- Steel columns shall be ASTM A-501, Fy36 KSI. Structural tubing shall be ASTM A500, grade B, Fy46 KSI.
- Welds shall conform with the latest AWS D11.1 'Specifications For Welding In Building Construction', And shall utilize ET0XX electrodes unless noted otherwise.
- Bolted connections shall utilize ASTM A-325 bolts tightened to a ' snug fit' condition (unless noted otherwise).

REINFORCING STEEL SPECIFICATIONS

- Reinforcing bars, couels and ties shall conform to ASTM-615 grade 60 requirements and shall be free of rust, dirt, and mud.
- Welded wire fabric shall conform to ASTM a-185 and be positioned at the mid height of slabs U.N.O.
- Reinforcing shall be placed and securely tied in place sufficiently ahead of placing of concrete to allow inspection and correction, if necessary without delaying the concrete placement.
- Extend reinforcing bars a minimum of 36" around corners and lap bars at splices a minimum of 24" U.N.O.
- Welding of reinforcing steel is not allowed.

STAIRWAYS AND HANDRAILS

R311.1.1 Width.
Stairways shall not be less than 36 inches (914 mm) in clear width at all points above the permitted handrail height and below the required headroom height. Handrails shall not project more than 4.5 inches (114 mm) on either side of the stairway and the minimum clear width of the stairway at and below the handrail height, including treads and landings, shall not be less than 31 1/2 (791 mm) where a handrail is installed on one side and 27 inches (689 mm) where handrails are provided on both sides.
Exception: The width of spiral stairways shall be in accordance with Section R311.1.10.1.

R311.1.8 Handrails.
Handrails shall be provided on at least one side of each continuous run of treads or flight with four or more risers.

R311.1.8.1 Height.
Handrail height, measured vertically from the sloped plane adjoining the tread nosing, or finish surface of ramp slope, shall be not less than 34 inches (864 mm) and not more than 38 inches (965 mm).

- Exceptions:
- The use of a volute, turnout or starting easing shall be allowed over the lowest tread.
 - When handrail fittings or bendings are used to provide continuous transition between flights, the transition from handrail to guardrail, or used at the start of a flight, the handrail height at the fittings or bendings shall be permitted to exceed the maximum height.

SMOKE ALARMS

- R314.3 Smoke Alarms
Smoke alarms shall be installed in the following locations:
- In each sleeping room.
 - Outside each separate sleeping area in the immediate vicinity of the bedrooms.
 - On each additional story of the dwelling, including basements and habitable attics but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.

When more than one smoke alarm is required to be installed within an individual dwelling unit the alarm devices shall be interconnected in such a manner that the actuation of one alarm will activate all of the alarms in the individual unit.

CARBON MONOXIDE DETECTOR

A Carbon monoxide device shall be located in the vicinity of the bedrooms, which may include 1 device capable of detecting carbon monoxide near all adjacent bedrooms, in areas within the dwelling adjacent to an attached garage, and in areas adjacent to any fuel-burning appliances. Carbon Monoxide Detectors shall not be placed within fifteen feet of fuel-burning heating or cooking appliances such as gas stoves, furnaces, or fireplaces, or in or near very humid areas such as bathrooms.

FLASHING AND WEEPHOLES

R703.8.5 Flashing.
Flashing shall be located beneath the first course of masonry above finished ground level above the foundation wall or slab and at other points of support, including structural floors, shelf angles and lintels where masonry veneers are designed in accordance with Section R703.8. See Section R703.4 for additional requirements.

R703.8.6 Weepholes.
Weepholes shall be provided in the outside wythe of masonry walls at a maximum spacing of 33 inches (838 mm) on center. Weepholes shall not be less than 3/16 inch (5 mm) in diameter. Weepholes shall be located immediately above the flashing.

R703.4 Flashing.
Approved corrosion-resistant flashing shall be applied shingle-fashion in a manner to prevent entry of water into the wall cavity or penetration of water to the building structural framing components. Self-adhered membranes used as flashing shall comply with AAMA 711. The flashing shall extend to the surface of the exterior wall finish. Approved corrosion-resistant flashings shall be installed at all of the following locations:

- Exterior window and door openings. Flashing at exterior window and door openings shall extend to the surface of the exterior wall finish or to the water-resistant barrier for subsequent drainage.
- At the intersection of chimneys or other masonry construction with frame or stucco walls, with projecting lips on both sides under stucco copings.
- Under and at the ends of masonry, wood or metal copings and sills.
- Continuously above all projecting wood trim.
- Where exterior porches, decks or stairs attach to a wall or floor assembly of wood-frame construction.
- At wall and roof intersections.
- At built-in gutters.

FIREPLACES

R1001.10 Hearth extension dimensions.
Hearth extensions shall extend at least 16 inches (406 mm) in front of and at least 8 inches (203 mm) beyond each side of the fireplace opening, and at least 18 inches (457 mm) beyond each side of the fireplace opening. If a square face (10.6 m the hearth extension shall extend at least 20 inches (508 mm) in front of and at least 12 inches (305 mm) beyond each side of the fireplace opening.

EGRESS WINDOW REQUIREMENTS

- Min. net clear opening of 5.7 sq. ft. (second floor bedrooms)
- Min. net clear opening of 5.0 sq. ft. (first floor bedrooms only)
- Min. net clear opening ht. of 24 inches
- Min. net clear opening width of 20 inches
- Max. sill ht. above finish floor of 44 inches

AREAS THAT REQUIRE SAFETY GLAZING

R308.4 Hazardous locations.
The locations specified in Sections R308.4.1 through R308.4.7 shall be considered to be specific hazardous for the purposes of glazing.

R308.4.1 Glazing in doors.
Glazing in fixed and operable panels of swinging, sliding and bifold doors considered to be a hazardous location.

- Exceptions:
- Glazed openings of a size through which a 3-inch diameter (76 mm) sphere is unable to pass.
 - Decorative glazing.

R308.4.2 Glazing adjacent to doors.
Glazing in an individual fixed or operable panel adjacent to a door shall be considered to be a hazardous location where the bottom exposed edge of the glazing is less than 60 inches (1524 mm) above the floor or walking surface and it meets either of the following conditions:

- Where the glazing is within 24 inches (610 mm) of either side of the door in the plane of the door in a closed position.
- Where the glazing is on a wall perpendicular to the plane of the door in a closed position and within 24 inches (610 mm) of the hinge side of an in-swinging door.

- Exceptions:
- Decorative glazing.
 - Where there is an intervening wall or other permanent barrier between the door and the glazing.
 - Where access through the door is to a closet or storage area 3 feet (914 mm) or less in depth. Glazing in this application shall comply with Section R308.4.3.
 - Glazing that is adjacent to the fixed panel of patio doors.

R308.4.3 Glazing in windows.
Glazing in an individual fixed or operable panel that meets all of the following conditions shall be considered to be a hazardous location:

- The exposed area of an individual pane is larger than 9 square feet (0.836 m2)
- The bottom edge of the glazing is less than 18 inches (457 mm) above the floor.
- The top edge of the glazing is more than 36 inches (914 mm) above the floor; and
- One or more walking surfaces are within 36 inches (914 mm), measured horizontally and in a straight line, of the glazing.

- Exceptions:
- Decorative glazing.
 - When a horizontal rail is installed on the accessible side(s) of the glazing 34 to 38 inches (864 to 965) above the walking surface. The rail shall be capable of withstanding a horizontal load of 50 pounds per linear foot (150 N/m) without contacting the glass and be a minimum of 1/2 inches (38 mm) in cross sectional height.
 - Outboard panes in insulating glass units and other multiple glazed panels when the bottom edge of the glass is 25 feet (7620 mm) or more above grade, a roof, walking surfaces, or other horizontal (within 45 degrees (0.78 rad.) of horizontal) surface adjacent to the glass exterior.

R308.4.4 Glazing in guards and railings.
Glazing in guards and railings, including structural baluster panels and nonstructural in-fill panels, regardless of area or height above a walking surface shall be considered to be a hazardous location.

R308.4.5 Glazing and wet surfaces.
Glazing in walls, enclosures or fences containing or facing hot tubs, spas, whirlpools, saunas, steam rooms, bathtubs, showers and indoor swimming pools where the bottom exposed edge of the glazing is less than 60 inches (1524 mm) measured vertically above any standing or walking surface shall be considered to be a hazardous location. This shall apply to single glazing and each pane in multiple glazing.

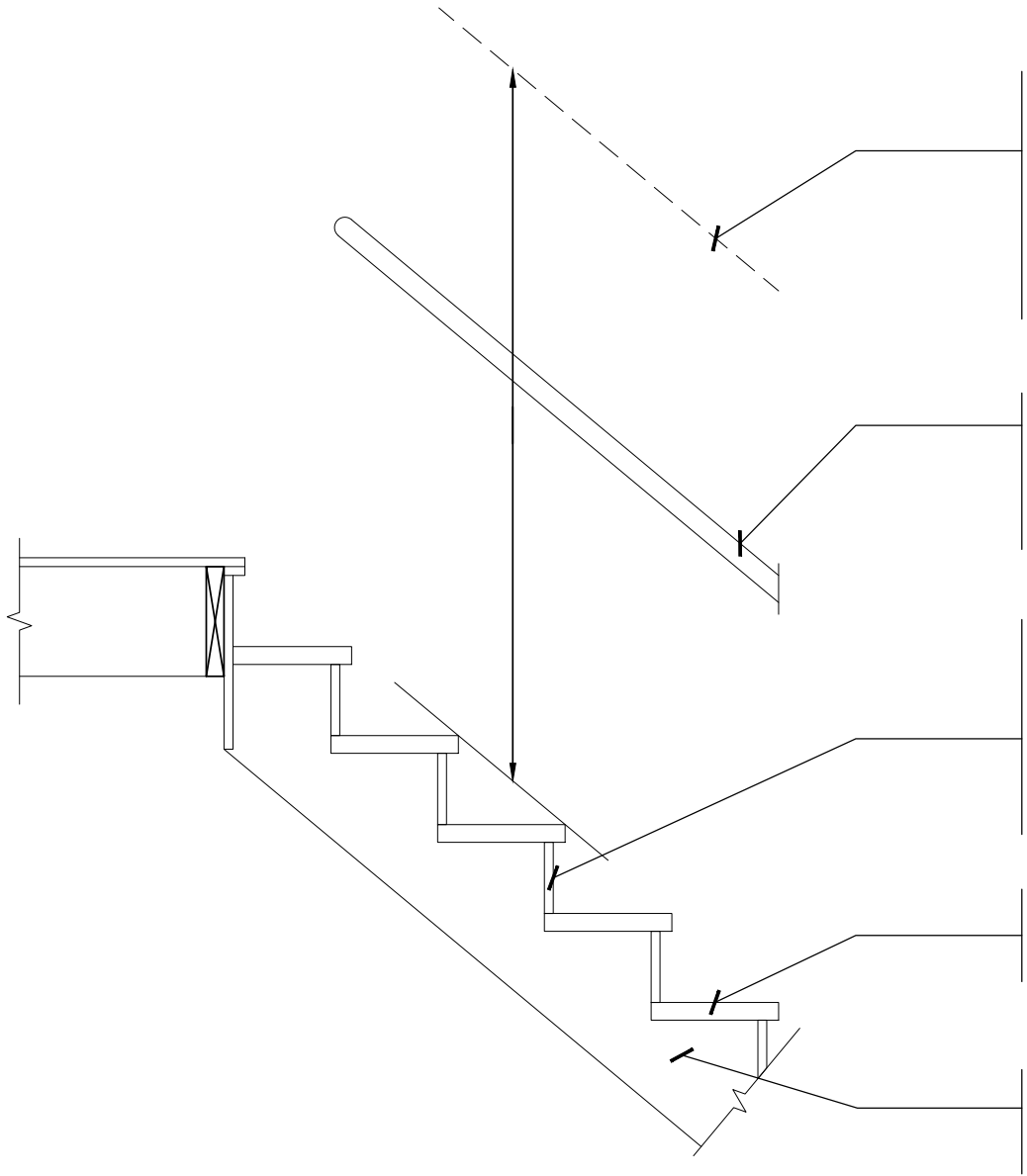
- Exceptions:
- Glazing that is more than 60 inches (1524 mm), measured horizontally and in a straight line, from the water's edge of a bathtub, hot tub, spa, whirlpool or swimming pool or from the edge of a shower, sauna or steam room.

R308.4.6 Glazing adjacent to stairs and ramps.
Glazing where the bottom exposed edge of the glazing is less than 36 inches (914 mm) above the plane of the adjacent walking surface of stairways, landings between flights of stairs and ramps shall be considered to be a hazardous location.

- Exceptions:
- Where a rail is installed on the accessible side(s) of the glazing 34 to 38 inches (864 to 965 mm) above the walking surface. The rail shall be capable of withstanding a horizontal load of 50 pounds per linear foot (150 N/m) without contacting the glass and have a cross-sectional height of not less than 1 1/2 inches (38 mm).
 - Glazing 36 inches (914 mm) or more measured horizontally from the walking surface.

R308.4.7 Glazing adjacent to the bottom stair landing.
Glazing adjacent to the landing at the bottom of a stairway where the glazing is less than 36 inches (914 mm) above the landing and within a 60-inch (1524 mm) horizontal arc less than 180 degrees from the bottom tread nosing shall be considered to be a hazardous location.

Exception:
The glazing is protected by a guard complying with Section R310 and the plane of the glass is more than 18 inches (457 mm) from the ground.



R311.7.2 HEADROOM

THE HEADROOM IN STAIRWAYS SHALL BE NOT LESS THAN 6'-8" MEASURED VERTICALLY FROM THE SLOPED LINE ADJOINING THE TREAD NOSING OR FROM THE FLOOR SURFACE OF THE LANDING OR PLATFORM ON THAT PORTION OF THE STAIRWAY.

R311.7.8 HANDRAILS

HANDRAILS THAT HAVE MINIMUM AND MAXIMUM HEIGHTS OF 34" AND 38" RESPECTIVELY, MEASURED VERTICALLY FROM THE NOSING OF THE TREAD.

R311.7.5.1 RISER HEIGHT

THE MAX. RISER HEIGHT SHALL BE 7 3/4", THE RISER SHALL BE MEASURED VERTICALLY BETWEEN LEADING EDGES OF ADJACENT TREADS. THE GREATEST RISER HEIGHT SHALL NOT EXCEED THE SHORTEST BY 3/8". LIKEWISE THE SHORTEST RUN SHALL NOT EXCEED THE GREATEST BY 3/8".

R311.7.5.2 TREAD DEPTH

THE MIN. TREAD DEPTH SHALL BE 10", (NOSE TO NOSE W/ A NOSE OVERHANG OF 3/4" TO 1 1/4").

TYPICAL STRINGERS

DOUBLE 2X10 MINIMUM STRINGERS AT ENDS AND ONE (1) STRINGER AT CENTER

EXTERIOR STAIR DETAIL

SCALE: 3/4" = 1'-0"

TK

DESIGN

CREATIVE COLLABORATIVE

WWW.TKHOMEDESIGN.COM

36030 PONTIAC TRAIL
SOUTH LYON, MI 48178
PHONE: (248)-446-1960
FAX: (248)-446-1961

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CONTRACTOR TO FIELD VERIFY ALL DRAWING APPLICABLE BEFORE CONSTRUCTION. DISCREPANCIES AND DESIGN CHANGES SHALL BE REPORTED TO THE DESIGNER IN WRITING FROM IMMEDIATELY. CALL 482.520.41 AT 602.482.7271 3 DAYS PRIOR TO ANY EXCAVATION. CONSTRUCTION IS THE SOLE RESPONSIBILITY OF THE PERMIT HOLDER.

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SCALE:

PER PLAN

SHEET #

GN1

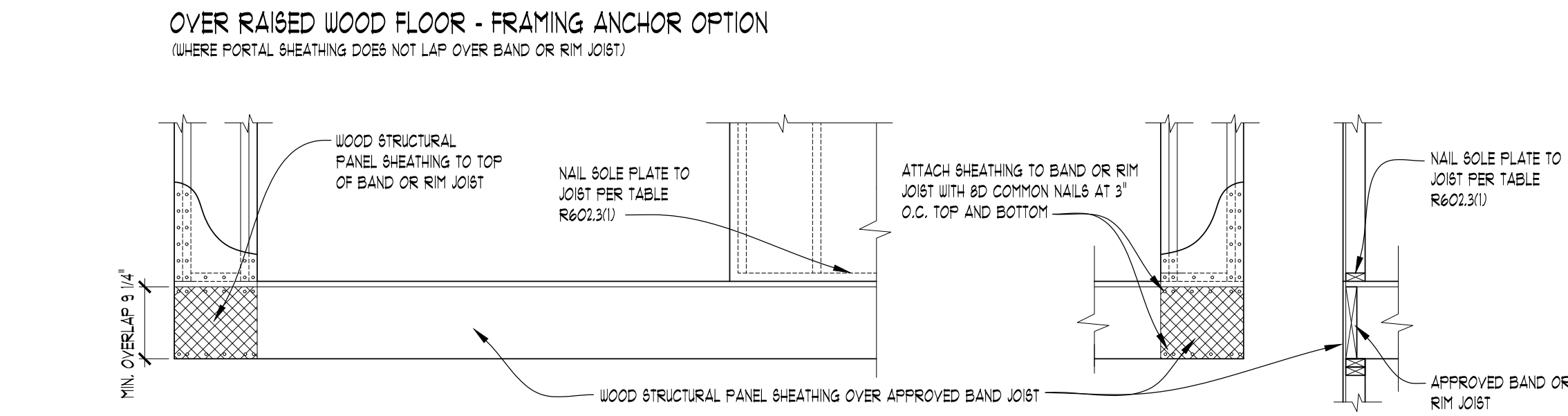
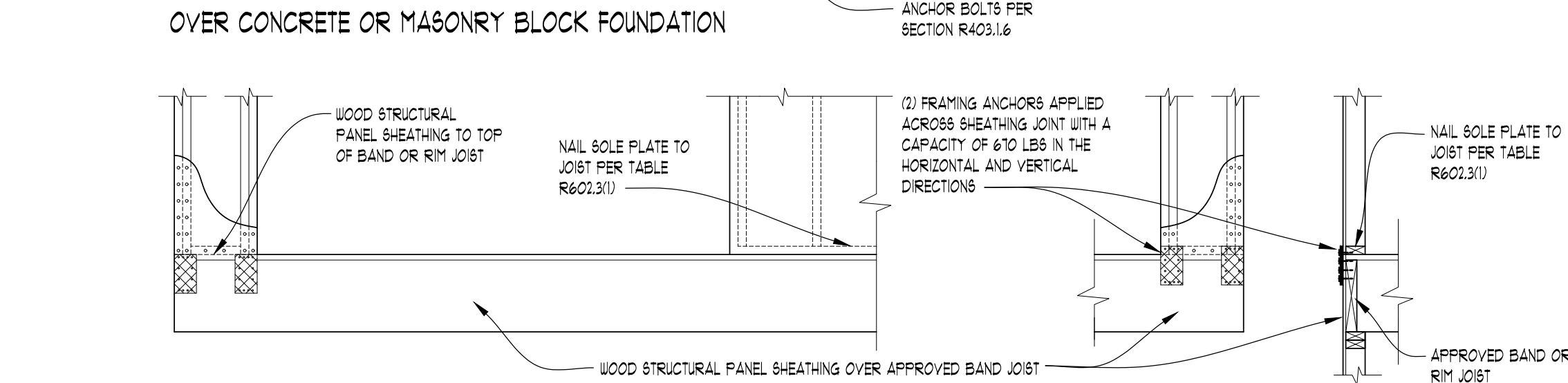
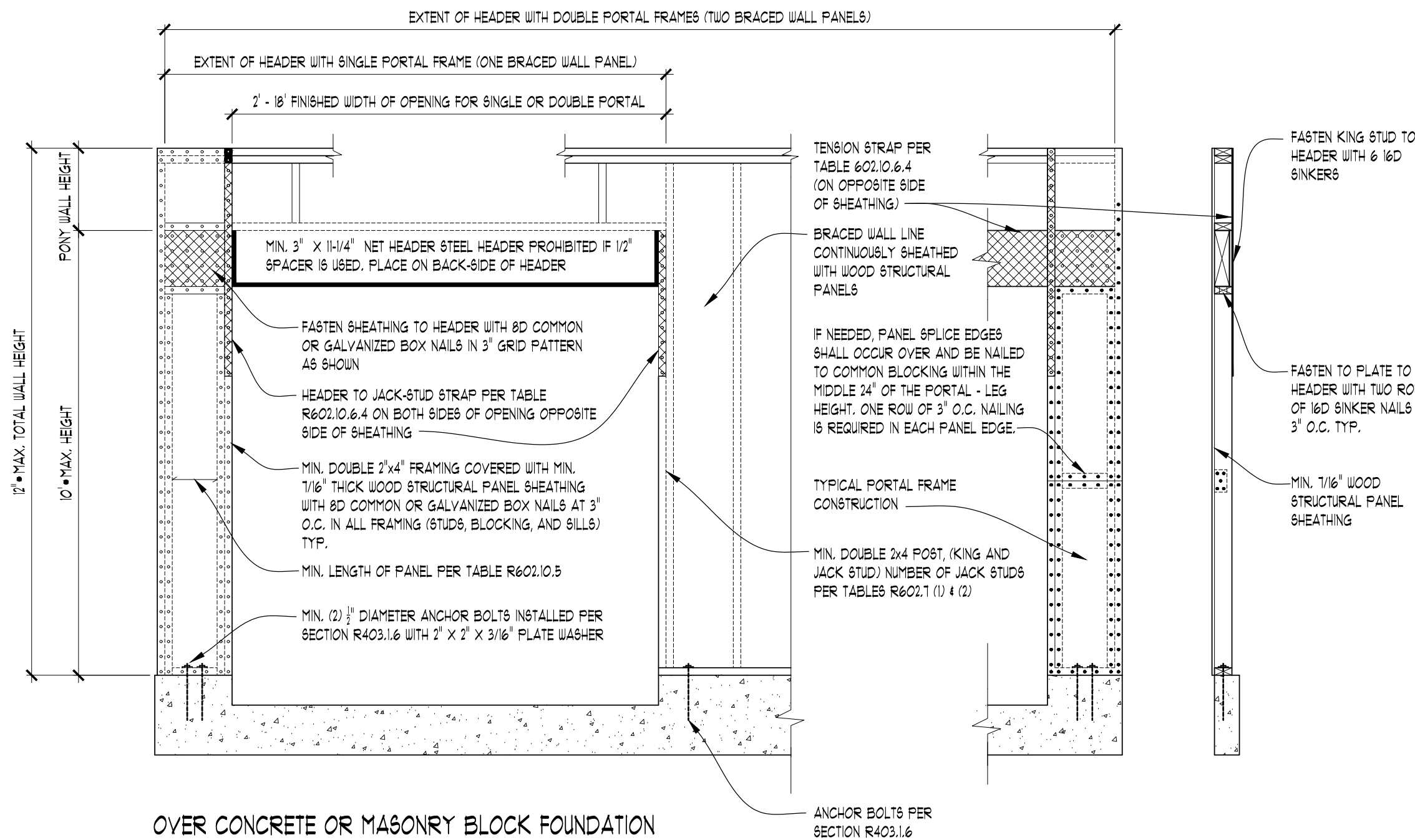


FIGURE R602.10.6.4
METHOD CS-PF: CONTINUOUSLY SHEATHED PORTAL FRAME PANEL CONSTRUCTION

FOR 6: 1 inch = 25.4 mm, 1 foot = 304.8 mm NOT TO SCALE

MINIMUM WALL STUD FRAMING NOMINAL SIZE AND GRADE	MAXIMUM PONY WALL HEIGHT (feet)	MAXIMUM OPENING WALL HEIGHT (feet)	MAXIMUM OPENING WALL HEIGHT (feet)	TENSION STRAP CAPACITY REQUIRED (pounds) ^{a,b}					
				Ultimate Design Wind Speed V_w (mph)					
				Exposure B			Exposure C		
				110	115	130	110	115	130
2 x 4 No. 2 Grade	0	10	18	1,000	1,000	1,000	1,000	1,000	1,050
			9	1,000	1,000	1,000	1,000	1,000	1,750
		10	16	1,000	1,025	2,050	2,075	2,500	3,950
			18	1,000	1,275	2,375	2,400	2,850	DR
	2	10	9	1,000	1,000	1,475	1,500	1,875	3,125
			16	1,775	2,175	3,525	3,550	4,125	DR
		10	18	2,075	2,500	3,950	3,975	DR	DR
			9	1,150	1,500	2,650	2,675	3,175	DR
	2	12	16	2,875	3,375	DR	DR	DR	DR
			18	3,425	3,975	DR	DR	DR	DR
		12	9	2,275	2,750	DR	DR	DR	DR
			12	3,225	3,775	DR	DR	DR	DR
2 x 6 Stud Grade	2	12	9	1,000	1,000	1,700	1,700	2,025	3,050
			16	1,825	2,150	3,225	3,225	3,675	DR
		12	18	2,200	2,550	3,725	3,750	DR	DR
			9	1,450	1,750	2,700	2,725	3,125	DR
	4	12	16	2,050	2,400	DR	DR	DR	DR
			18	3,350	3,800	DR	DR	DR	DR

For SI: 1 inch = 25.4 mm, 1 mile per hour = 0.447 m/s.
a. DR = Design Required.
b. Steps shall be installed in accordance with manufacturer's recommendations.

STUD SIZE (inches)	BEARING WALLS					NONBEARING WALLS	
	Laterally unsupported stud height ^a (feet)	Maximum spacing when supporting roof-ceiling assembly or a habitable attic assembly, only (inches)	Maximum spacing when supporting one floor, plus a roof-ceiling assembly or a habitable attic assembly, only (inches)	Maximum spacing when supporting two floors, plus a roof-ceiling assembly or a habitable attic assembly, only (inches)	Maximum spacing when supporting one floor height ^a (inches)	Laterally unsupported stud height ^a (feet)	Maximum spacing (inches)
2x3 b	-	-	-	-	-	10	16
2x4	10	24 c	16 c	-	24	14	24
3x4	10	24	24	16	24	14	24
2x5	10	24	24	-	24	16	24
2x6	10	24	24	16	24	20	24

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm.

- a. Listed heights are distances between points of lateral support placed perpendicular to the plan of the wall. Bearing walls shall be sheathed on not less than one side or bridging shall be installed not greater than 4 feet apart measured vertically from either end of the stud. Increases in unsupported height are permitted where in compliance with Exception 2 of Section R602.3.1 or designed in accordance with accepted engineering practice.
- b. Shall not be used in exterior walls.
- c. A habitable attic assembly supported by 2 x 4 studs is limited to a roof span of 32 feet. Where the roof span exceeds 32 feet, the wall studs shall be increased to 2 x 6 or the studs shall be designed in accordance with accepted engineering practice.

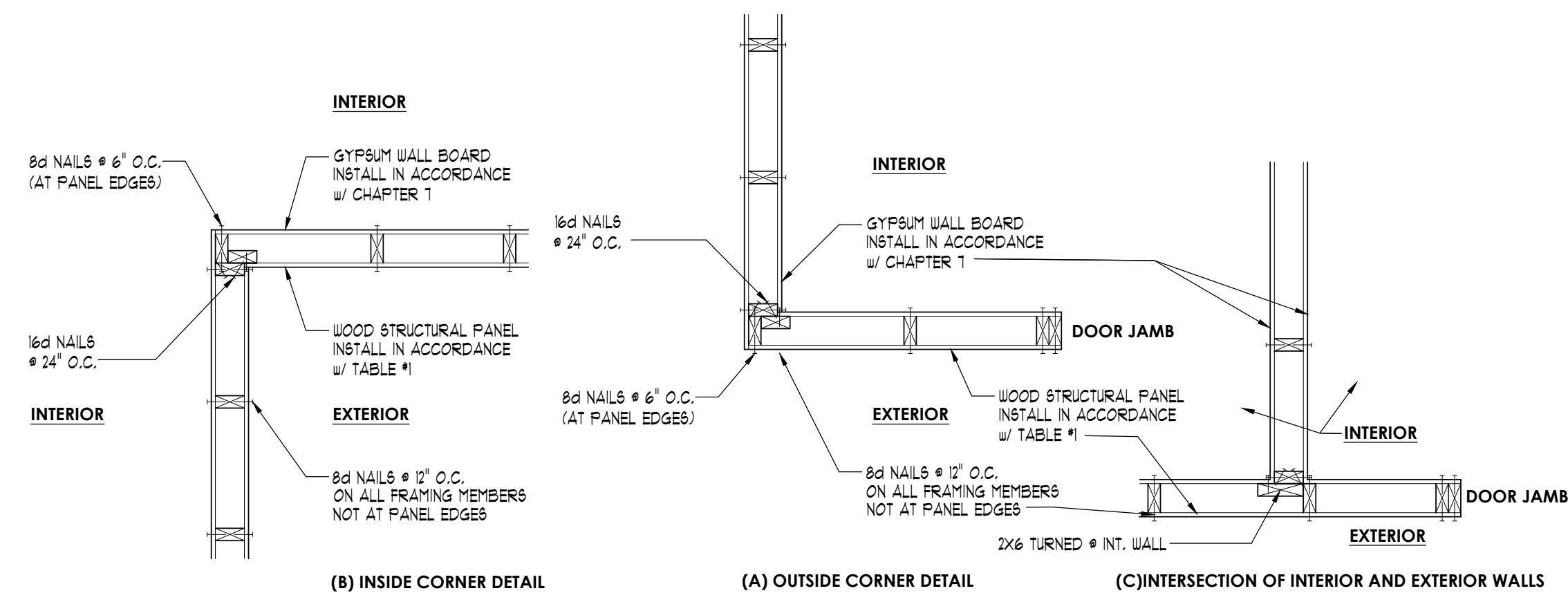
SIZE OF STEEL ANGLE a,c,d (inches)	NO STORY ABOVE	ONE STORY ABOVE	TWO STORIES ABOVE	NO. OF 1" OR EQUIVALENT REINFORCING BARS b,d
3x3x $\frac{1}{8}$	6'-0"	4'-6"	3'-0"	1
4x3x $\frac{1}{8}$	8'-0"	6'-0"	4'-6"	1
5x3x $\frac{1}{8}$	10'-0"	8'-0"	6'-0"	2
6x3x $\frac{1}{8}$	14'-0"	9'-6"	7'-0"	2
2-6x3x $\frac{1}{8}$	20'-0"	12'-0"	9'-6"	4

- a. Long leg of angle shall be placed in a vertical position.
- b. Depth of reinforcing lintels shall not be less than 8 inches and all cells of hollow masonry lintels shall be grouted solid. Reinforcing bars shall extend not less than 8 inches into the support.
- c. Steel members indicated are adequate typical examples; other steel members meeting structural design requirements shall be permitted to be used.
- d. Either steel angle or reinforced lintel shall span opening.

MAXIMUM WALL HEIGHT (feet)	MAXIMUM UNBALANCED BACKFILL HEIGHT ^a (feet)	MINIMUM VERTICAL REINFORCEMENT - BAR SIZE AND SPACING (INCHES)											
		Soil classes ^e and design lateral soil (psf per foot of depth)											
		GW, GP, SW, SP 30				GM, GC, SM, SW-SC and ML 45				SC, ML-CL and inorganic CL 60			
		Minimum nominal wall thickness (inches)											
		6	8	10	12	6	8	10	12	6	8	10	12
5	4	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
	5	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
6	4	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
	5	NR	NR	NR	NR	NR	NR	NR	NR	4 @ 35	NR	NR	NR
7	4	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
	5	NR	NR	NR	NR	NR	NR	NR	NR	5 @ 47	NR	NR	NR
8	4	NR	NR	NR	NR	NR	NR	NR	NR	6 @ 43	5 @ 48	NR	NR
	5	NR	NR	NR	NR	NR	NR	NR	NR	6 @ 34	6 @ 48	NR	NR
9	4	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
	5	NR	NR	NR	NR	NR	NR	NR	NR	5 @ 43	NR	NR	NR
10	4	NR	NR	NR	NR	NR	NR	NR	NR	6 @ 37	5 @ 43	NR	NR
	5	NR	NR	NR	NR	NR	NR	NR	NR	6 @ 34	6 @ 43	NR	NR
11	4	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
	5	NR	NR	NR	NR	NR	NR	NR	NR	5 @ 40	NR	NR	NR
12	4	NR	NR	NR	NR	NR	NR	NR	NR	6 @ 36	6 @ 39	NR	NR
	5	NR	NR	NR	NR	NR	NR	NR	NR	6 @ 33	6 @ 38	5 @ 37	NR
13	4	NR	NR	NR	NR	NR	NR	NR	NR	6 @ 34	6 @ 39	NR	NR
	5	NR	NR	NR	NR	NR	NR	NR	NR	6 @ 31	6 @ 36	5 @ 34	NR
14	4	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
	5	NR	NR	NR	NR	NR	NR	NR	NR	5 @ 38	NR	NR	NR
15	4	NR	NR	NR	NR	NR	NR	NR	NR	6 @ 34	6 @ 35	6 @ 38	NR
	5	NR	NR	NR	NR	NR	NR	NR	NR	6 @ 31	6 @ 36	5 @ 34	NR
16	4	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
	5	NR	NR	NR	NR	NR	NR	NR	NR	5 @ 35	NR	NR	NR
17	4	NR	NR	NR	NR	NR	NR	NR	NR	6 @ 34	6 @ 35	6 @ 38	NR
	5	NR	NR	NR	NR	NR	NR	NR	NR	6 @ 31	6 @ 36	5 @ 34	NR
18	4	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
	5	NR	NR	NR	NR	NR	NR	NR	NR	5 @ 35	NR	NR	NR

For SI: 1 foot = 304.8 mm; 1 inch = 25.4 mm; 1 pound per square foot per foot = 0.1571 kPa/m; 1 pound per square inch = 6.895 kPa/mm.

- a. Soil classes are in accordance with the Unified Soil Classification System. Refer to Table R405.1.
- b. Table values are based on reinforcing bars with a minimum yield strength of 40,000 psi.
- c. Vertical reinforcement with a yield strength of less than 40,000 psi and/or bars of a different size than specified in the table are permitted in accordance with Section R404.1.2.3.7 and Table R404.1.2(1).
- d. NR indicates no vertical reinforcement is required, except for 4-inch nominal walls formed with stay-in-place forming systems in which case vertical reinforcement shall be #4@8 inches on center.
- e. Allowable deflection criterion is $L/240$, where L is the unsupported height of the basement wall in inches.
- f. Interpolation is not permitted.
- g. Where walls will retain 4 feet or more of unbalanced backfill, they shall be laterally supported at the top and bottom before backfilling.
- h. Vertical reinforcement shall be located to provide a cover of 1.25 inches measured from the front face of the wall. The center of the steel shall not vary from the specified location by more than the greater of 10 percent of the wall thickness or 3/8 inch.
- i. Concrete cover for reinforcement measured from the inside face of the wall shall not be less than 3/4 inch. Concrete cover for reinforcement measure from the outside face of the wall shall not be less than 1 inch for No. 5 bars and smaller, and not less than 2 inches for larger bars.
- j. DR means design in accordance with the applicable building code, or where there is no code in accordance with ACI 318.
- k. Concrete shall have a specified compressive strength, f'_c , of not less than 2,500 psi at 28 days, unless a higher strength is required by footnote i or m.
- l. The minimum thickness is permitted to be reduced 2 inches, provided the minimum specified compressive strength of concrete, f'_c , is 4,000 psi.
- m. A plain concrete wall with a minimum nominal thickness of 12 inches is permitted, provided minimum specified compressive strength of concrete, f'_c , is 3,500 psi.
- n. See Table R608.3 for tolerance from nominal thickness permitted for flat walls.
- o. The use of this table shall be prohibited for soil classifications not shown.



WALL BRACING DETAIL
NO SCALE

LENGTH OF BRACED WALL PANEL (INCHES)				MAXIMUM OPENING HEIGHT NEXT TO BRACED WALL PANEL (% OF WALL HEIGHT)
8-FOOT WALL	9-FOOT WALL	10-FOOT WALL	12-FOOT WALL**	
48"	54"	60"	72"	100%
32"	36"	40"	48"	85%
24"	27"	30"	36"	65%

*THESE VALUES CAN BE REDUCED BY 50% IF SHEATHING IS PROVIDED ON INTERIOR AND EXTERIOR
**12 FOOT TALL STUDS SUPPORTING ONLY A ROOF MAY BE 2 X 4 # 16" O.C. 12 FOOT TALL STUDS SUPPORTING ONE OR TWO FLOORS AND A ROOF SHALL BE 2 X 6 # 18" O.C.



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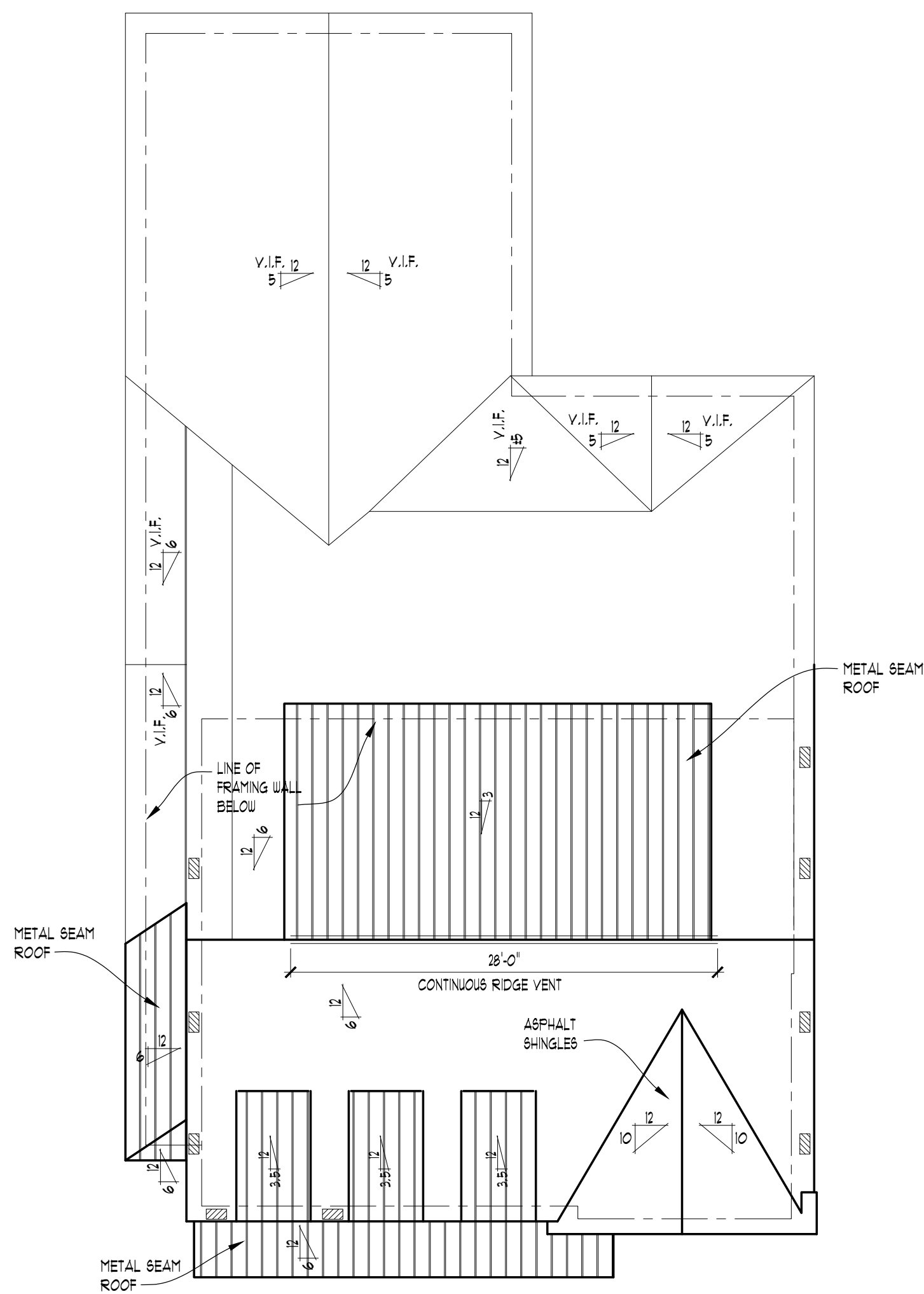
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MAXIMUM UNSUPPORTED HEIGHT OF BASEMENT WALL (feet)	LOCATION OF HORIZONTAL REINFORCEMENT
≤ 8	One N. 4 bar within 12 inches of the top of the wall story and one No. 4 bar near mid-height of the wall story
> 8	One N. 4 bar within 12 inches of the top of the wall story and one No. 4 bar near third points in the wall story

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 pound per square inch = 6.895 kPa.

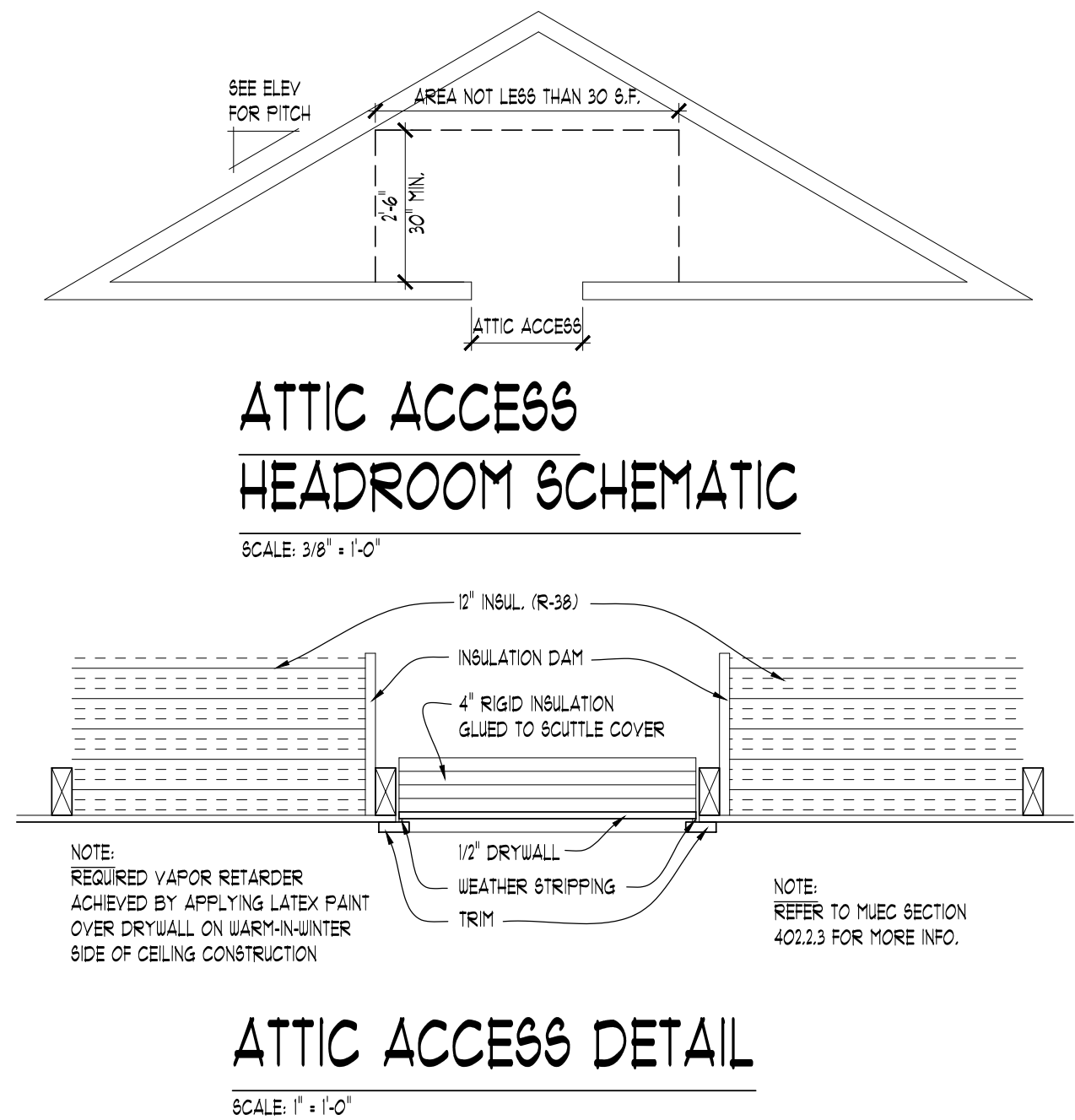
- a. Horizontal reinforcement requirements are for reinforcing bars with a minimum yield strength of 40,000 psi and concrete with a minimum concrete compressive strength 2,500 psi.
- b. See Section R404.1.2.2 for minimum reinforcement required for foundation walls supporting above-grade concrete walls.



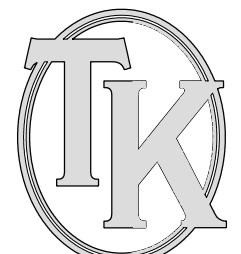
ROOF PLAN
SCALE: 1/8" = 1'-0"

ATTIC VENTILATION CALCULATIONS:
AREA R1 CALCULATIONS: AREA OF ATTIC OVER HEATED SPACE = 1251 SQ. FT. (1251 / 300 = 4.17 (SQ. FT. REQ'D) 4.17 X 144 = 600 (SQ. INCH CONVERSION) 600 X 0.5 = 300 INCHES EACH REQ'D
RIDGE VENTING: (LOR-30 11 SQ. INCH PLF) 300' / 11 = 28' (LINEAR FT. OF RIDGE VENT REQ'D) 50' ACTUAL AVAIL. RIDGE (IN FT.)
EAVE OR CORNICE VENTING: (16" X 18" SINGLE SOFFIT VENTS 156 SQ. IN.) 300' / 36 sq. = 9 PIECES

ROOF PLAN NOTES
ATTIC VENTILATION NOTE: RVA CALCULATION BASED UPON MIN. VENTILATION RATIO OF 1:500 RIDGE 2" MINIMUM VENT AREA USING EXCEPTION NO. 2 2018 MICHIGAN RESIDENTIAL CODE. NOT LESS THAN 40% AND NOT MORE THAN 80% OF REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATIONS LOCATED IN UPPER PORTION OF ATTIC OR RAFTER SPACE.
LEGEND LINE OF FRAMING WALL BELOW ROOF AREA
ATTIC VENTILATION TYPE: (LOW-RANGE ASSUMED OR EQUAL) SHINGLE-OVER CONTINUOUS RIDGE VENTS LOR-30 (11 SQ. INCH PLF) SINGLE SOFFIT VENTS (56 SQ. INCH PLF) (16" X 18")
NOTE: FOR ROOF SLOPES FROM TWO UNITS VERTICAL IN 12 UNITS HORIZONTAL (12/12) UP TO FOUR UNITS VERTICAL IN 12 UNITS HORIZONTAL (4/12) UNDERLAYMENT SHALL BE TWO LAYERS APPLIED IN ACCORDANCE W/ TABLE NR03-1.11



TYPICAL CONVENTIONAL ROOF FRAMING				
* RIDGE BEAM SIZE WILL BE EQUAL TO THE RAFTER CUT EDGE *				
RAFTER SPANS	0'-0" - 4'-0"	4'-0" - 8'-0"	8'-0" - 12'-0"	12'-0" - 16'-0"
LUMBER SIZE	2x4	2x6	2x8	2x12



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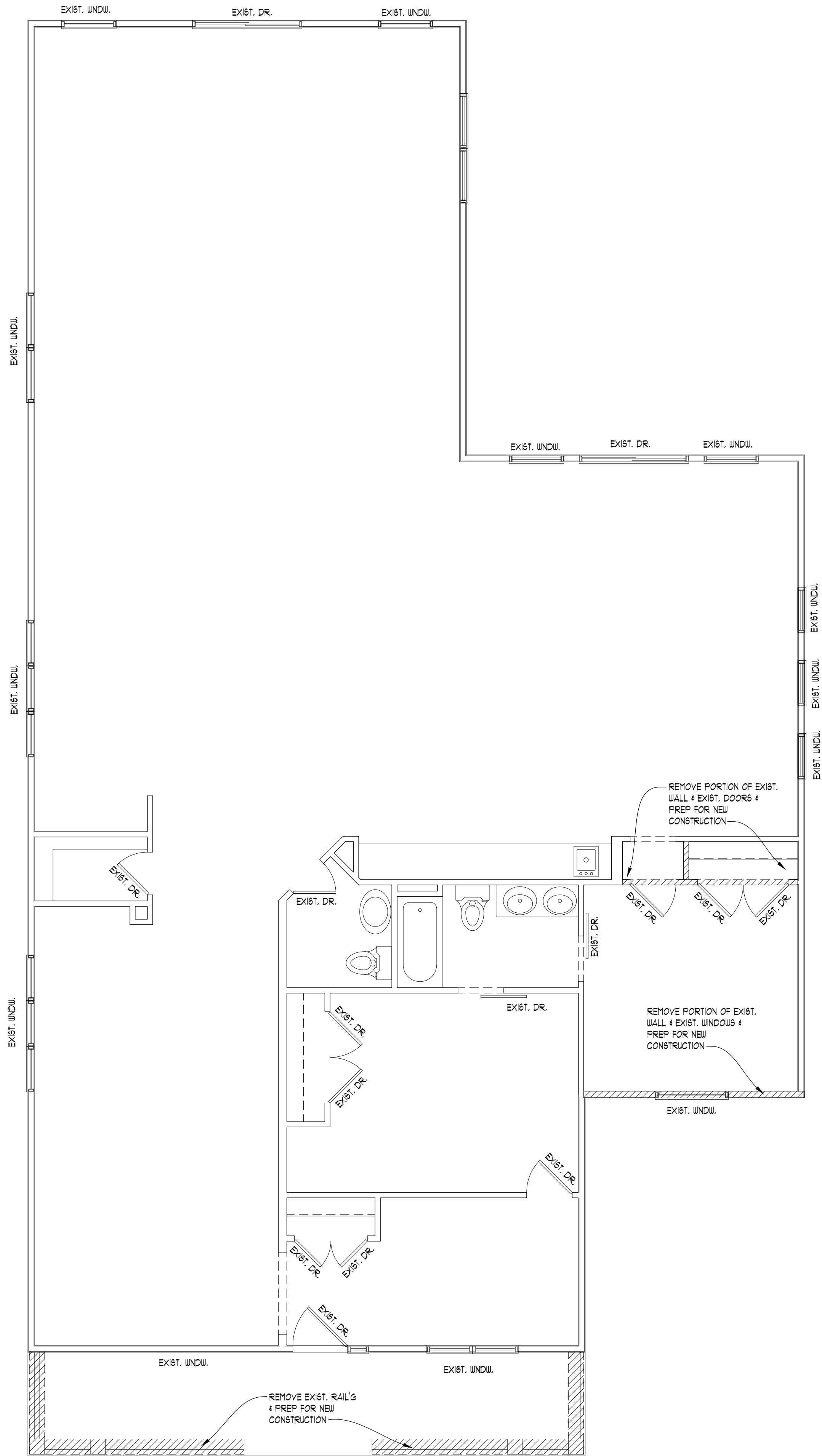
SCALE:
PER PLAN

SHEET #

GN3

DEMOLITION NOTES

1. EXTERIOR GRADE SHALL BE INSPECTED AND LOCATIONS WHERE THE GRADE IS WITHIN 6" OF THE SILL PLATE, INSPECT CLOSELY FOR SIGNS OF ROT. ANY ROTTED WOOD SHALL BE REMOVED AND REPLACED AND THEN SPOT TREATED WITH TIMBOR OR AN EQUIVALENT PRESERVATIVE.
2. NEW SILICONE SEALANT SHALL BE APPLIED AROUND ANY OPENINGS THROUGH THE FOUNDATION (PIPES, WIRES, ETC.).
3. ALL VERTICAL CRACKS NOTED SHALL BE TUCK POINTED WITH AN EPOXY MORTAR.
4. GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL SUB-TRADES.
5. ALL WORK IS TO BE DONE BY LICENSED CONTRACTORS
6. CONTRACTOR SHALL VERIFY ALL ON SITE CONDITIONS & DIMENSIONS AND TO NOTIFY TK DESIGN & ASSOCIATES OF ANY DISCREPANCIES OR OMISSIONS PRIOR TO CONSTRUCTION/DEMOLITION.
1. CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF ALL CONSTRUCTION RELATED DEBRIS, TRASH, RUBBISH ETC. AND TO DISPOSE OF ALL MATERIALS IN A LEGAL MANNER. CONTRACTOR IS TO KEEP THE PROJECT AREA CLEAN AT ALL TIMES.
8. CONTRACTOR SHALL NOTIFY, COORDINATE, AND SCHEDULE ANY AND ALL DISCONNECTIONS OF EXISTING UTILITY SERVICE WITH THE OWNER PRIOR TO THE WORK BEING DONE.
9. REPAIR DEMOLITION PERFORMED IN EXCESS OF THAT REQUIRED. RETURN STRUCTURES AND SURFACES TO REMAIN TO CONDITION EXISTING PRIOR TO COMMENCEMENT OF SELECTIVE DEMOLITION WORK. REPAIR ADJACENT CONSTRUCTION OR SURFACES SOLED OR DAMAGED BY SELECTIVE DEMOLITION WORK.
10. MAINTAIN EXISTING UTILITY SERVICES AND PROTECT AGAINST DAMAGE DURING ALL PHASES OF CONSTRUCTION.
11. IF HAZARDOUS MATERIALS ARE ENCOUNTERED DURING DEMOLITION OPERATIONS, COMPLY WITH APPLICABLE REGULATIONS, LAWS, AND ORDINANCES CONCERNING REMOVAL, HANDLING, AND PROTECTION AGAINST EXPOSURE OR ENVIRONMENTAL POLLUTION.
12. ALL DRAWINGS ARE SCHEMATIC. EXTENT OF DEMOLITION SHOWN IS APPROXIMATE. FIELD VERIFY ALL DIMENSIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
13. ALL STRUCTURAL MEMBERS ARE TO REMAIN (TYP. UNLESS NOTED OTHERWISE)



FIRST FLOOR DEMOLITION PLAN

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

NOTE:

INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED. ALL DIMENSIONS ARE APPROXIMATE. TRUSS MANUFACTURER AND GENERAL CONTRACTOR TO VERIFY ALL FIELD CONDITIONS INCLUDING BUT NOT LIMITED TO:

- EXTERIOR WALL THICKNESS
 - EXISTING ROOF PITCH
 - EXISTING HEEL HEIGHT
 - OVERHANG DIMENSIONS
 - OVERALL DIMENSIONS ACROSS TOP PLATES
 - EXISTING FLOOR JOIST AND ROOF FRAMING DIRECTION
- PRIOR TO BIDDING / TRUSS FABRICATION / MATERIAL TAKEOFF



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D-1

FOUNDATION NOTES

NOTE:
ALL FOOTINGS ARE DESIGNED BY OTHERS. FOR VARYING CONDITIONS REFER TO TABLE R403.1(1), R403.1(2), & R403.1(3) OF THE CURRENT COLORADO RESIDENTIAL CODE.

- ALL COLUMNS SHOWN SHALL BE 3" DIA. SCHEDULE 40 STANDARD STEEL PIPE COLUMN ON 30" X 30" X 18" DEEP CONC. FTG. TOP OF CONCRETE FTG. TO BE 4" BELOW FINISH BASEMENT SLAB. (TYPICAL UNLESS NOTED OTHERWISE)
- WHERE STEEL BEAMS REST ON FOUNDATION WALLS, SIZE BEAM POCKET APPROPRIATELY AND SHIM AS REQUIRED.
- AS REQUIRED DROP FOYER FLOOR SHEATHING 3/4" FOR MUDSET TILE INSTALLATION
- VERIFY ALL UTILITY LOCATIONS W/ BUILDER.
- PROVIDE GUARDRAIL AT STAIRS DURING CONSTRUCTION.
- PROVIDE LADDERING UNDER ANY WALL RUNNING PARALLEL W/ JOIST THAT DOES NOT LAND DIRECTLY ON A JOIST
- PROVIDE SQUASH BLOCKS UNDER ALL BEARING CONDITIONS.
- GROUT SOLID & BEARING CONDITIONS WHERE BLOCK IS USED.
- PROVIDE 2" X 24" (MIN. R-10) RIGID PERIMETER INSULATION AT ALL BASEMENT SLABS THAT ARE LESS THAN 42" BELOW EXTERIOR FINISHED GRADE
- BASEMENT CEILING HEIGHTS MAY VARY AT LOCATIONS DEPENDING ON MECHANICAL DROPS, LOW STRUCTURAL BEAMS IF REQUIRED, OR ANY FINISHED CLG. TREATMENTS.

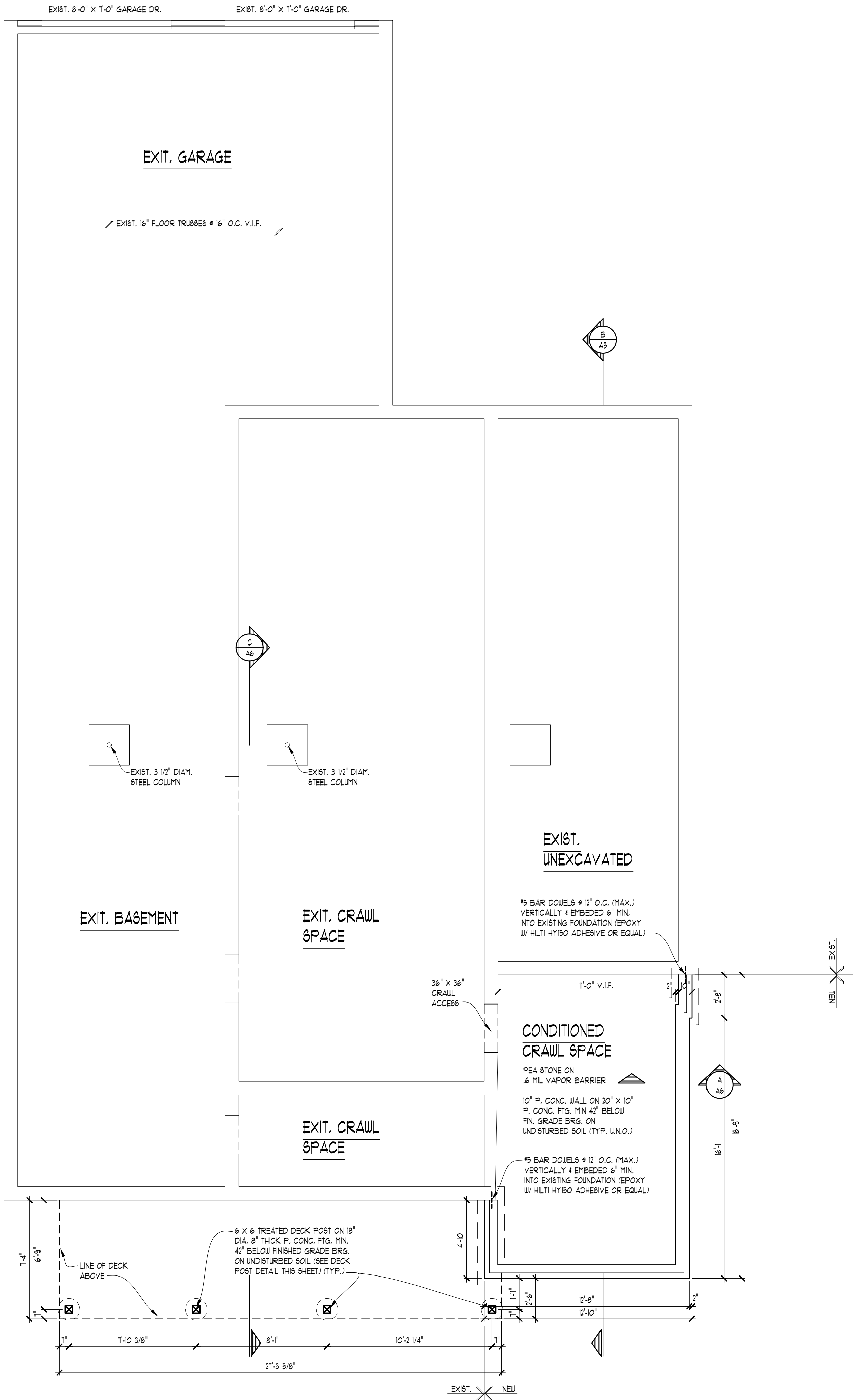
NOTE:

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- EXTERIOR WALL THICKNESS
- EXISTING ROOF PITCH
- EXISTING HEEL HEIGHT
- OVERHANG DIMENSIONS
- OVERALL DIMENSIONS ACROSS TOP PLATES
- EXISTING FLOOR JOIST AND ROOF FRAMING DIRECTION PRIOR TO BIDDING / TRUSS FABRICATION / MATERIAL TAKEOFF

NOTE:

ALL STRUCTURAL FRAMING
SPECS / PLANS / DETAILS
DONE BY OTHERS.



FOUNDATION PLAN



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PLAN NOTES

INTERIOR WALLS:

1/2" GYPSUM WALL BOARD ON EACH SIDE OF 2x4 WOOD STUDS @ 16" O.C. 3 1/2" THICK TYPICAL (UNLESS NOTED OTHERWISE). ALL DIMENSION TAKEN FROM STUD EDGES

EXTERIOR WALLS:

SIDING AND/OR MASONRY WITH AIRSPACE, MOISTURE BARRIER PAPER (HOUSE WRAP) ON 1/8" O.S.B. SHEATHING ON 2x6 WOOD STUDS @ 16" O.C. OR AS NOTED. INSUL. (SEE PERFORMANCE COMPLIANCE REPORT), 1/2" GYPSUM WALL BOARD (GLUE & SCREW). WALL TO BE 6" THICK WITH SIDING AND 10" THICK WITH MASONRY (TYPICAL UNLESS NOTED OTHERWISE). ALL DIMENSION TAKEN FROM FRAMING (FLOOR PLANS) OR FOUNDATION CORNERS (FOUNDATION PLAN)

- OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH 20-MINUTE FIRE RATED DOORS (OR EQUIVALENT PER CURRENT COLORADO RESIDENTIAL CODE SECTION R302.5.1).
- VENT ALL EXHAUST FANS TO EXTERIOR.
- WHEN POSSIBLE DIRECT ALL FLUES AND VENTS THAT PENETRATE ROOF BEHIND MAIN RIDGE.
- INSTALL WATER SUPPLY AND DRAIN BOX (GREY BOX) AT WASHING MACHINE LOCATION.
- USE MOISTURE RESISTANT DRYWALL AT ALL AREAS SUSCEPTIBLE TO MOISTURE.
- ALL FIRST FLOOR INTERIOR DOORS TO BE FRAMED FOR 6'-8" TALL DOORS, ALL SECOND FLOOR INTERIOR DOORS TO BE FRAMED 6'-8" TALL DOORS UNLESS NOTED OTHERWISE. VERIFY W/ BUILDER
- PROVIDE GUARDRAIL AT STAIRS DURING CONSTRUCTION.
- PROVIDE SQUASH BLOCKS UNDER ALL BEARING CONDITIONS.
- GARAGE WALLS TO BE 2x6 STUDS IF OVER 10'-0" TALL.
- ALL EXTERIOR SLIDING GLASS DOORS TO BE VERIFIED W/ BUILDER FOR ACTIVE DIRECTION.

WALL KEY

- NEW STUD WALL
- EXISTING STUD WALL TO REMAIN

NOTE:

PORCH CLG. FINISH PER BUILDER'S SPEC.

NOTE:

ALL SMOKE & CARBON MONOXIDE DETECTORS INTERCONNECTED W/ BATTERY BACK-UP PER CODE.

NOTE:

DOOR & WINDOW LOCATIONS:

ALL DOORS & WINDOWS ARE ASSUMED TO BE EITHER IN THE CENTER OF THE WALL MASS OR MIN. 4 INCHES FROM PERPENDICULAR WALL FOR CASING UNLESS NOTED OTHERWISE

NOTE:

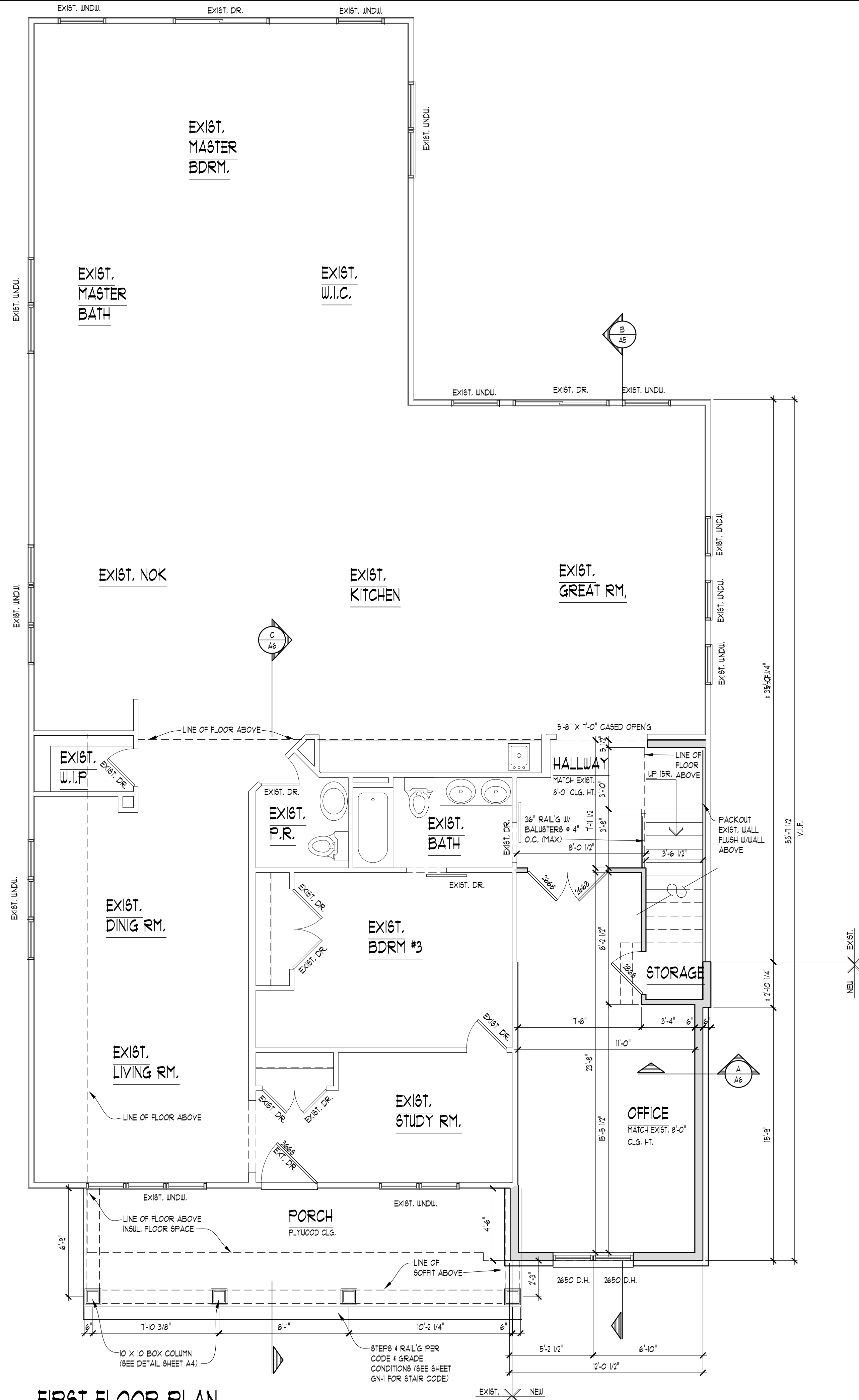
VERIFY DROPPED FLOOR AREAS FOR TILE WITH BUILDER

FIREPLACE NOTE

ALL FIREPLACE DIMENSIONS & ROUGH OPENINGS TO BE VERIFIED W/ MANUFACTURER SPECS INCLUDING BUT NOT LIMITED TO WIDTH, DEPTH, HEIGHT, CHIMNEY CLEARANCES, ETC. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ALL SPECS TO CARPENTER PRIOR TO FRAMING

FIRE SEPARATION NOTE

FIRE SEPARATION (R302.6)
GARAGE SPACE BEHIND HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN 5/8-INCH TYPE X GYPSUM BOARD OR EQUIVALENT. WHERE THE SEPARATION IS A FLOOR-CEILING ASSEMBLY, THE STRUCTURE SUPPORTING THE SEPARATION SHALL ALSO BE PROTECTED BY NOT LESS THAN 1/2-INCH GYPSUM BOARD OR EQUIVALENT. ALL OTHER GARAGE SPACE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN 1/2-INCH GYPSUM BOARD APPLIED TO THE GARAGE SIDE. DROP CLG. UNDER FLR. ABV. (ENCLOSE MECHANICAL AND STRUCTURAL ELEMENTS) VERIFY W/ BLDGR.



FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"

NOTE:

INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED. ALL DIMENSIONS ARE APPROXIMATE. TRUSS MANUFACTURER AND GENERAL CONTRACTOR TO VERIFY ALL FIELD CONDITIONS INCLUDING BUT NOT LIMITED TO:

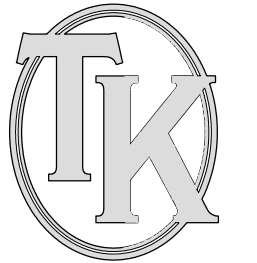
- EXTERIOR WALL THICKNESS
- EXISTING ROOF PITCH
- EXISTING HEEL HEIGHT
- OVERHANG DIMENSIONS
- OVERALL DIMENSIONS ACROSS TOP PLATES
- EXISTING FLOOR JOIST AND ROOF FRAMING DIRECTION PRIOR TO BIDDING / TRUSS FABRICATION / MATERIAL TAKEOFF

NOTE:

ALL STRUCTURAL FRAMING SPECS / PLANS / DETAILS DONE BY OTHERS.

AREA SUMMARY:

EXIST. FLOOR AREA:	2430 S.F.
EXIST. FIRST FLOOR:	2430 S.F.
FIRST FLOOR ADDITION:	229 S.F.
SECOND FLOOR ADDITION:	1111 S.F.
OVERALL FLOOR AREA:	
FIRST FLOOR:	2719 S.F.
SECOND FLOOR:	1111 S.F.
TOTAL AREA:	3836 S.F.



DESIGN
CREATIVE COLLABORATIVE

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36030 PONTIAC TRAIL
SOUTH LYON, MI 48178
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FAX: (248)-446-1961

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CALL 482-2211 AT 800-482-2211 3 DAYS PRIOR TO ANY EXCAVATION
CONSTRUCTION. IT IS THE SOLE RESPONSIBILITY OF THE PERMIT HOLDER.

CLIENT / PROJECT
BIANCHI RESIDENCE
222 MAIN ST
MINTURN,
CO 81645

JOB No. 21-124
DRAWN: JY
CHECKED: ECT
FRAMED: N.A.
REVIEW -
FINAL: 12-19-24
REVISION 4-11-25

SCALE:
PER PLAN

SHEET #
A-2

PLAN NOTES

INTERIOR WALLS:

1/2" GYPSUM WALL BOARD ON EACH SIDE OF 2x4 WOOD STUDS @ 16" O.C. 3 1/2" THICK TYPICAL (UNLESS NOTED OTHERWISE). ALL DIMENSION TAKEN FROM STUD EDGES

EXTERIOR WALLS:

SIDING AND/OR MASONRY WITH AIRSPACE, MOISTURE BARRIER PAPER (HOUSE WRAP) ON 1/8" O.S.B. SHEATHING ON 2x6 WOOD STUDS @ 16" O.C. OR AS NOTED, INSUL. (SEE PERFORMANCE COMPLIANCE REPORT), 1/2" GYPSUM WALL BOARD (GLUE & SCREW). WALL TO BE 6" THICK WITH SIDING AND 10" THICK WITH MASONRY (TYPICAL UNLESS NOTED OTHERWISE). ALL DIMENSION TAKEN FROM FRAMING (FLOOR PLANS) OR FOUNDATION CORNERS (FOUNDATION PLAN)

- OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH 20-MINUTE FIRE RATED DOORS (OR EQUIVALENT PER CURRENT COLORADO RESIDENTIAL CODE SECTION R302.5.1).
- VENT ALL EXHAUST FANS TO EXTERIOR.
- WHEN POSSIBLE DIRECT ALL FLUES AND VENTS THAT PENETRATE ROOF BEHIND MAIN RIDGE.
- INSTALL WATER SUPPLY AND DRAIN BOX (GREY BOX) AT WASHING MACHINE LOCATION.
- USE MOISTURE RESISTANT DRYWALL AT ALL AREAS SUSCEPTIBLE TO MOISTURE.
- ALL FIRST FLOOR INTERIOR DOORS TO BE FRAMED FOR 6'-8" TALL DOORS, ALL SECOND FLOOR INTERIOR DOORS TO BE FRAMED 6'-8" TALL DOORS UNLESS NOTED OTHERWISE. VERIFY W/ BUILDER

- PROVIDE GUARDRAIL AT STAIRS DURING CONSTRUCTION.
- PROVIDE SQUASH BLOCKS UNDER ALL BEARING CONDITIONS.
- GARAGE WALLS TO BE 2x6 STUDS IF OVER 10'-0" TALL.
- ALL EXTERIOR SLIDING GLASS DOORS TO BE VERIFIED W/ BUILDER FOR ACTIVE DIRECTION.

WALL KEY

- NEW STUD WALL
- EXISTING STUD WALL TO REMAIN

NOTE:

ALL SMOKE & CARBON MONOXIDE DETECTORS INTERCONNECTED W/ BATTERY BACK-UP PER CODE.

NOTE:

DOOR & WINDOW LOCATIONS:

ALL DOORS & WINDOWS ARE ASSUMED TO BE EITHER IN THE CENTER OF THE WALL MASS OR MIN. 4 INCHES FROM PERPENDICULAR WALL FOR CASING UNLESS NOTED OTHERWISE

NOTE:

VERIFY DROPPED FLOOR AREAS FOR TILE WITH BUILDER

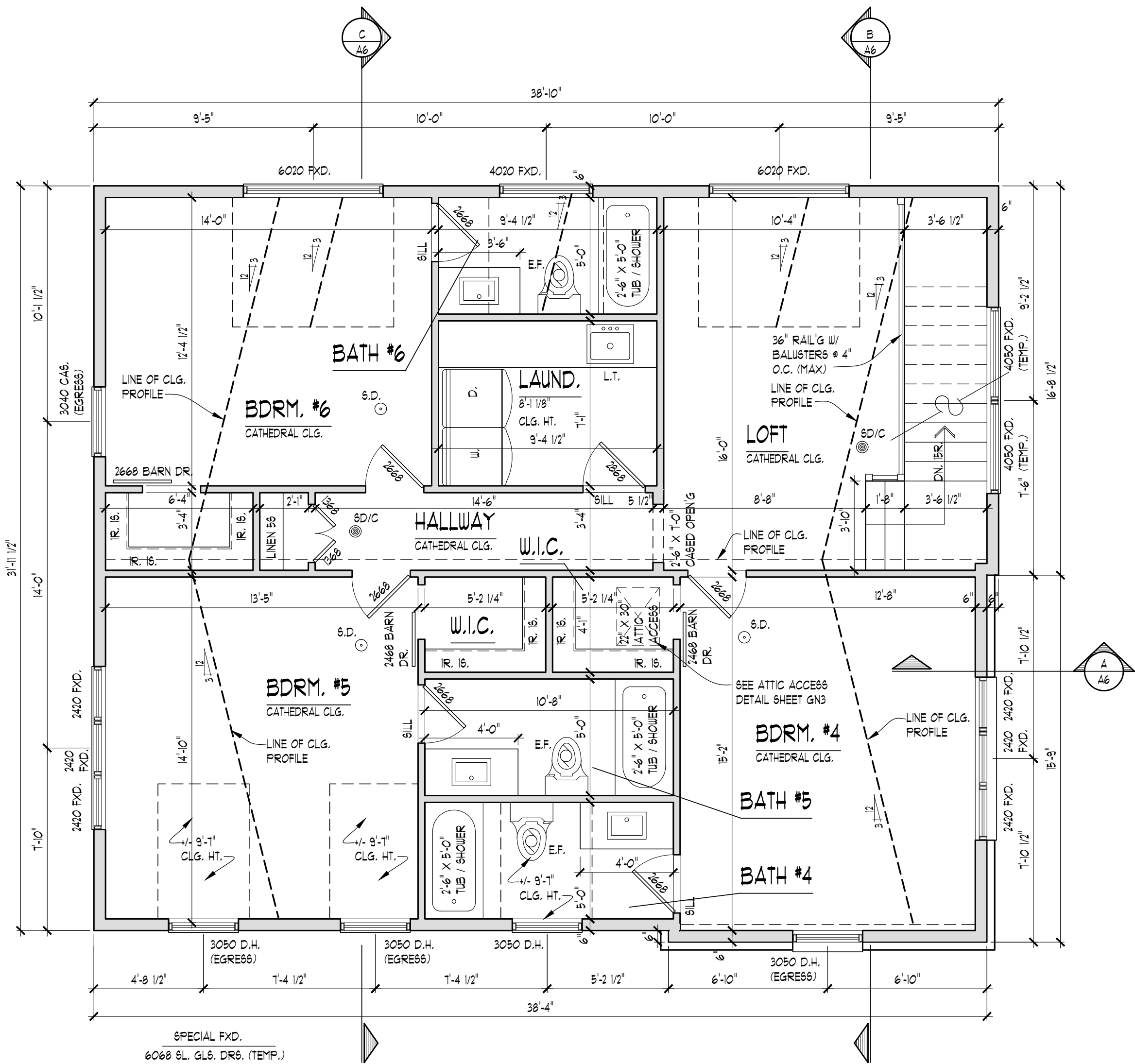
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- EXISTING HEEL HEIGHT
- OVERHANG DIMENSIONS
- OVERALL DIMENSIONS ACROSS TOP PLATES
- EXISTING FLOOR JOIST AND ROOF FRAMING DIRECTION PRIOR TO BIDDING / TRUSS FABRICATION / MATERIAL TAKEOFF

NOTE:

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SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"



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CONSTRUCTION. IT IS THE SOLE RESPONSIBILITY OF THE OWNER TO INCLUDE

CLIENT / PROJECT

BIANCHI RESIDENCE
222 MAIN ST
MINTURN,
CO 81645

JOB No. 21-124

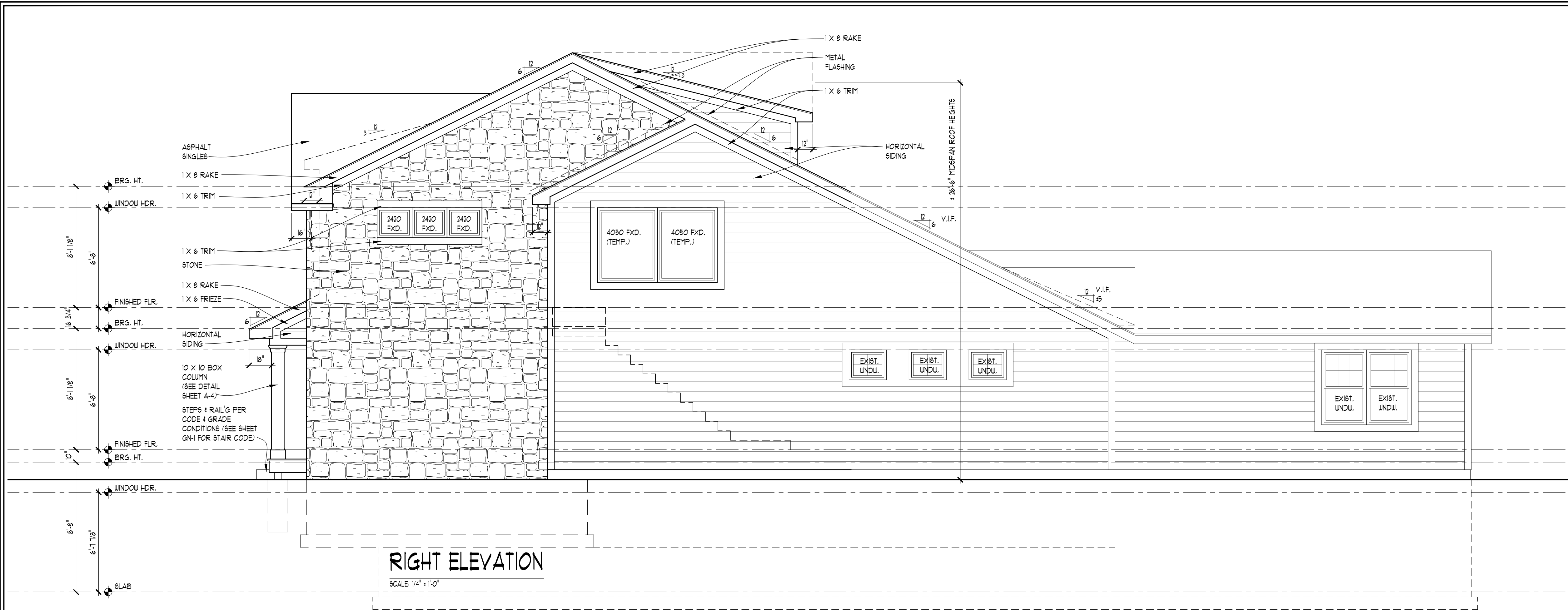
DRAWN: JY
CHECKED: ECT
FRAMED: N.A.

REVIEW -
FINAL: 12-19-24
REVISION 4-11-25

SCALE:
PER PLAN

SHEET #

A-3



ELEVATION NOTES

1. ALL ROOF SADDLES TO BE O.S.B. SHEATHED WITH ICE & WATER SHIELD AND SHINGLES.
2. PROVIDE ICE & WATER SHIELD MIN. 6'-0" COVERAGE AT ALL VALLEYS
3. FIREPLACE FLUE TO BE DETERMINED PER MANUFACTURER'S SPECIFICATION
4. METAL FLASHING AS REQUIRED BY CODE.
5. ROOF & SOFFIT VENTS AS REQUIRED BY CODE.
6. PROVIDE GUTTERS & DOWNSPOUTS FOR DRAINAGE OF ROOF WATER. DOWNSPOUTS ARE TO BE LOCATED SO THAT THE DISCHARGE WILL NOT SPILL ON OR FLOW ACROSS ANY PORCHES, WALKS OR DRIVES.
7. CARPENTER TO VERIFY THICKNESS OF MASONRY PRIOR TO BUILDING BRICK RACK

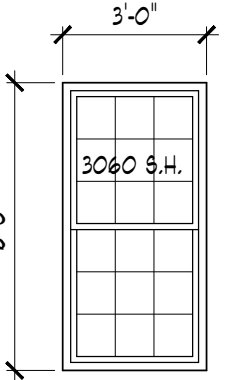
NOTE:
OVERHANG DIMENSIONS (O.H.) ARE FROM SHEATHING U.N.O.

TYPICAL WINDOW DESIGNATION

NOTE:
GENERAL REFERENCE FOR ROUGH OPENING SIZES ONLY. CONSULT WITH WINDOW MANUFACTURER FOR EXACT WINDOW SIZES & REQUIREMENTS.

NOTE:
ALL CASEMENT VENTING TO BE VERIFIED W/ BUILDER/ HOMEOWNER PRIOR TO ORDERING WINDOWS

NOTE:
WINDOW MANUFACTURER TO VERIFY ALL WINDOW GRID PATTERNS WITH HOME OWNER.

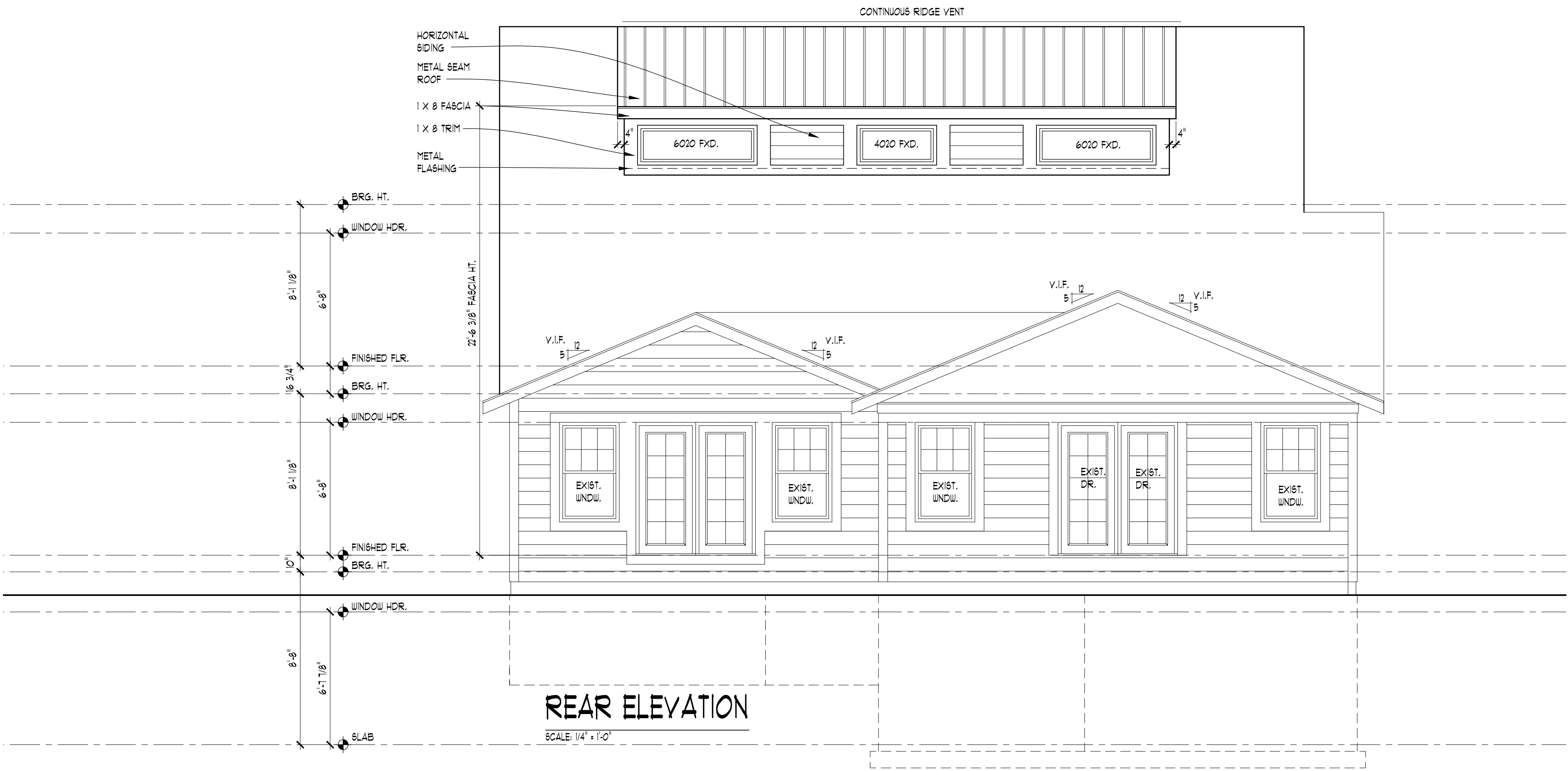


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PRIOR TO BIDDING / TRUSS FABRICATION / MATERIAL TAKEOFF



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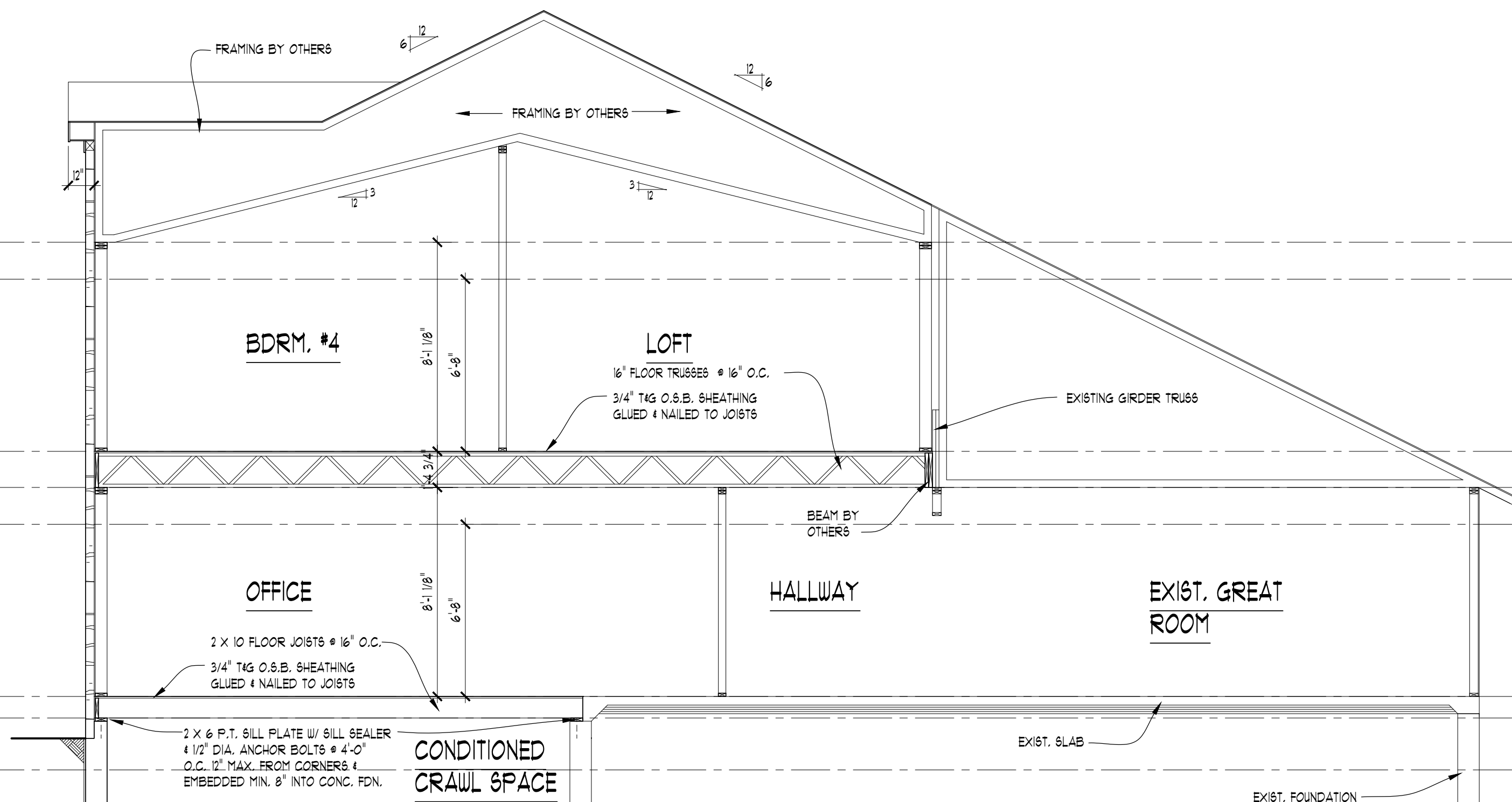
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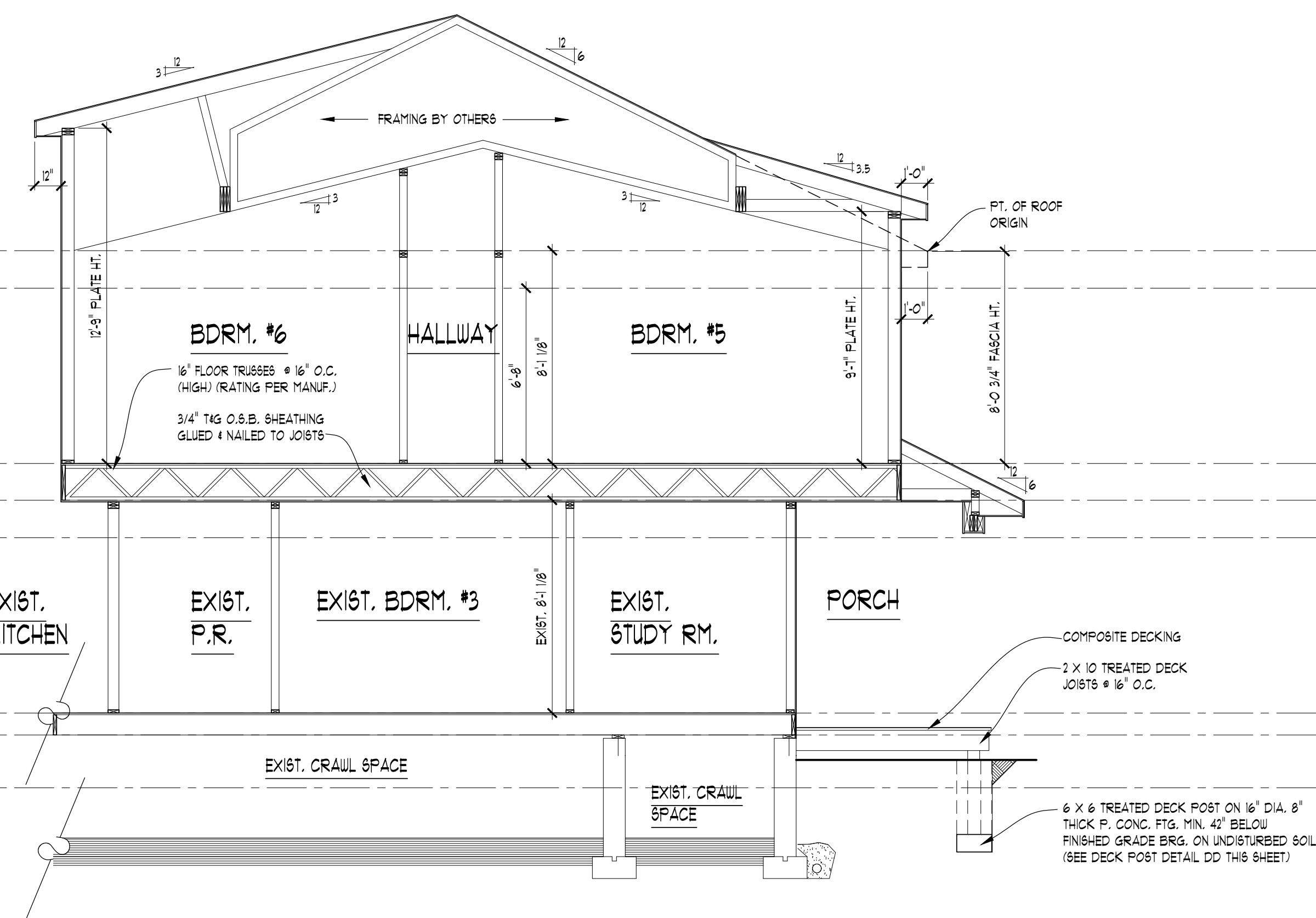
A-5



BUILDING SECTION

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

B
A1-A2



BUILDING SECTION

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

C
A1-A2

INSULATION
FOR ALL WALL ASSEMBLIES, CEILING & RIM JOISTS SEE RESCHECK OR PERFORMANCE COMPLIANCE REPORT FOR INSULATION SPECIFICATIONS. (REPORT BY OTHERS.)

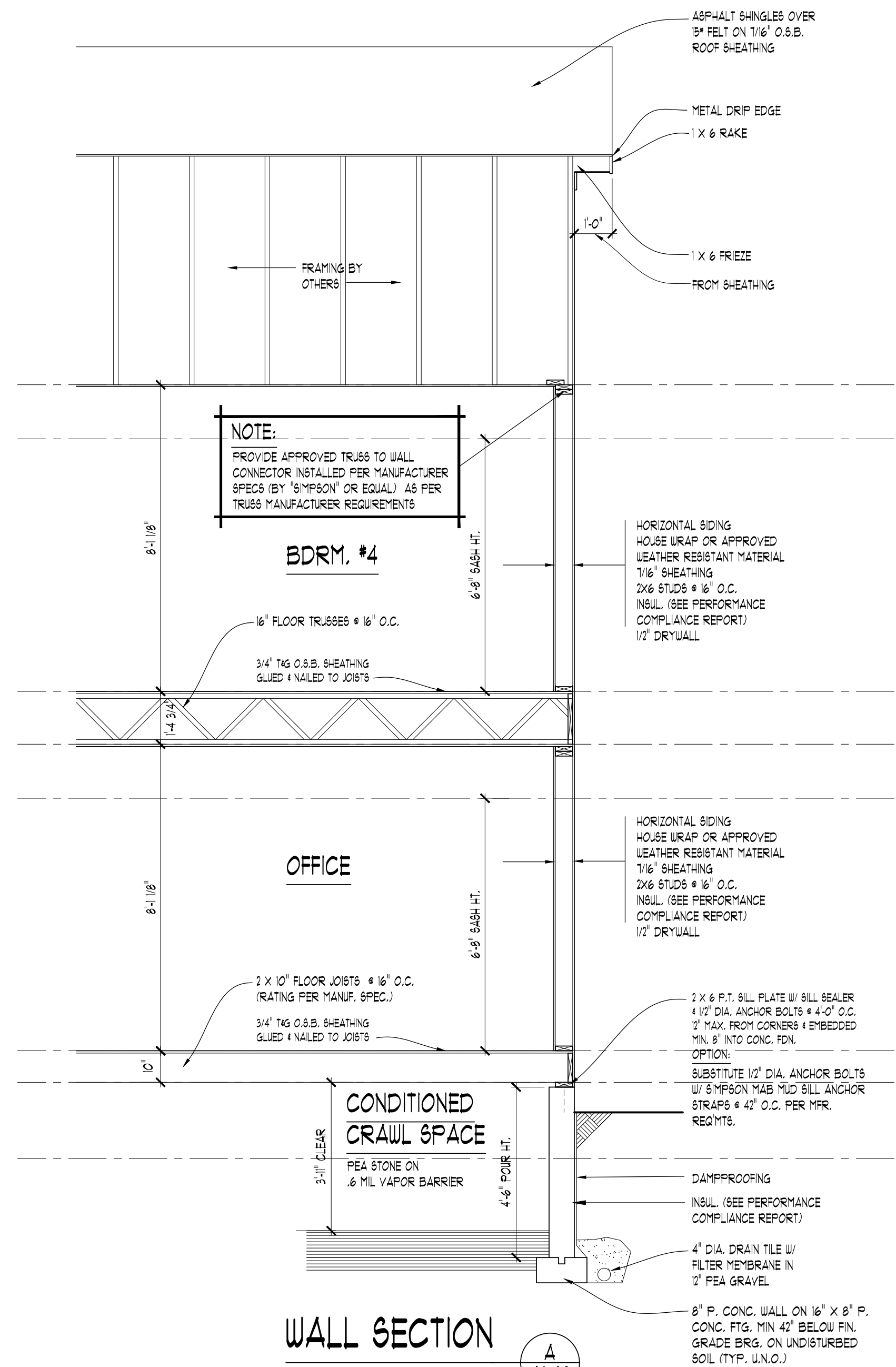
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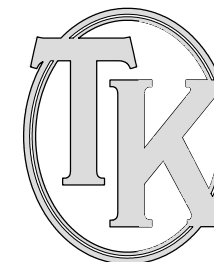
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WALL SECTION

SCALE: 3/8" = 1'-0"

A
A1-A2



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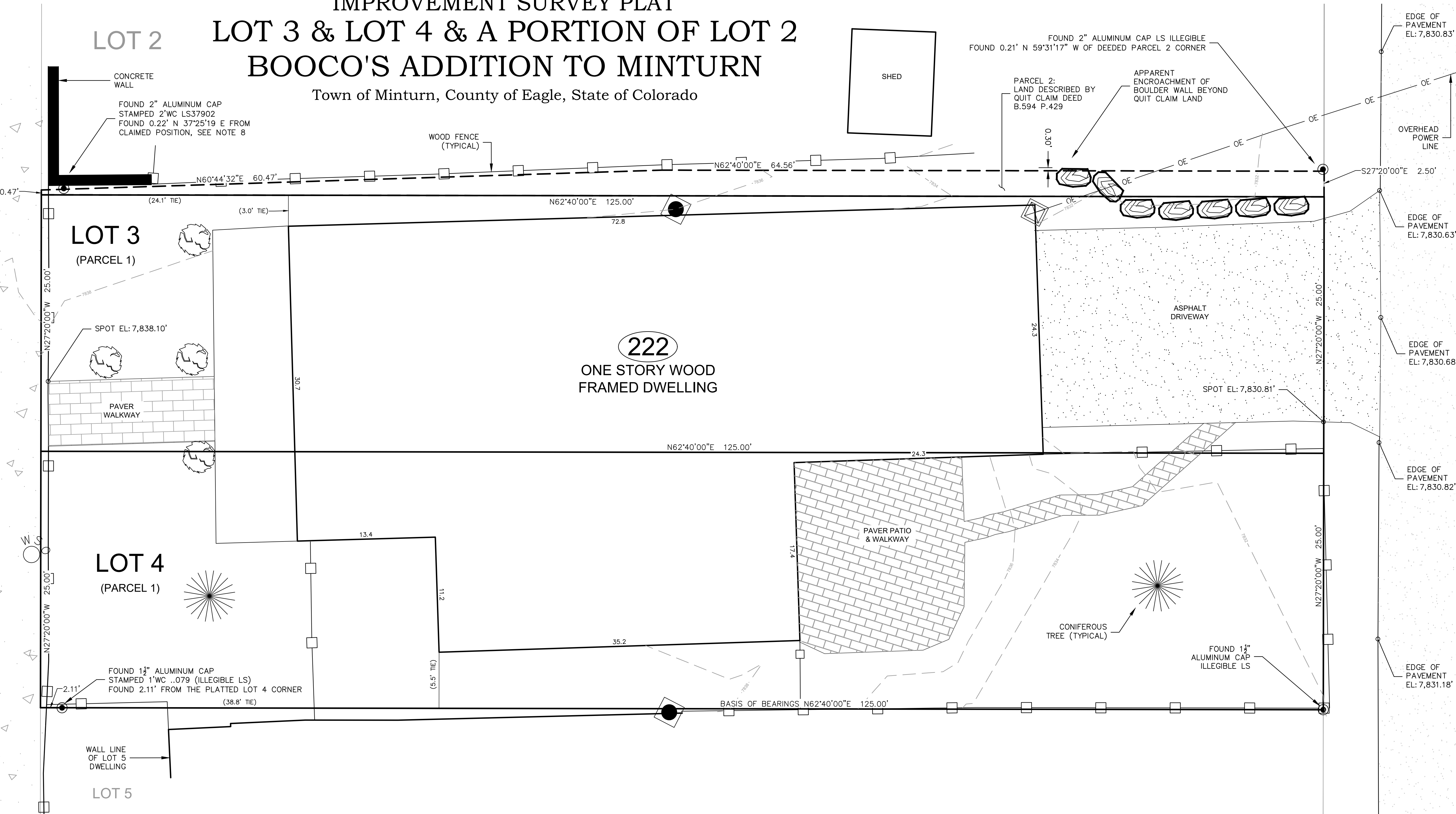
A-6

IMPROVEMENT SURVEY PLAT
LOT 3 & LOT 4 & A PORTION OF LOT 2
BOOCO'S ADDITION TO MINTURN

Town of Minturn, County of Eagle, State of Colorado

MAIN STREET (55' RIGHT-OF-WAY)

EAGLE STREET (25' RIGHT-OF-WAY)



LEGAL DESCRIPTION

PARCEL 1:
LOTS 3 AND 4, BLOCK "E", BOOCO'S ADDITION TO THE TOWN OF MINTURN, COUNTY OF EAGLE, STATE OF COLORADO.

PARCEL 2:
THAT PART OF LOT 2, BLOCK "E", BOOCO'S ADDITION TO THE TOWN OF MINTURN, ACCORDING TO THE PLAT THEREOF RECORDED IN THE OFFICE OF THE EAGLE COUNTY, COLORADO, CLERK AND RECORDER, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY CORNER OF SAID LOT 2, THENCE ALONG THE SOUTHWESTERLY LINE OF SAID LOT 2, N. 27°20' W. 0.47 FEET; THENCE DEPARTING SAID SOUTHWESTERLY LINE N. 60°44'32" E. 60.47 FEET; THENCE N. 62°40'00" E. 64.58 FEET TO THE NORTHEASTERLY LINE OF SAID LOT 2; THENCE ALONG SAID NORTHEASTERLY LINE S. 27°20' E. 2.50 FEET TO THE MOST EASTERLY CORNER OF SAID LOT 2; THENCE ALONG THE SOUTHWESTERLY LINE OF SAID LOT 2 S. 02°40' W. 125 FEET TO THE POINT OF BEGINNING

REFERENCE DOCUMENTS

All recorded at the Eagle County Clerk & Recorder's Office

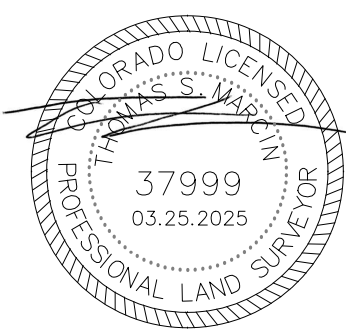
- Plat - Booco's Addition to Minturn, recorded on February 14, 1891 at Book PLAT Page 15
- Deed - Quit Claim Deed, recorded April 17, 1992 in Book 594 Page 429

NOTES

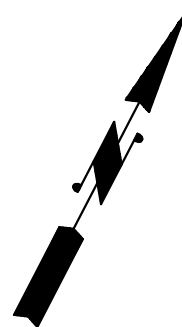
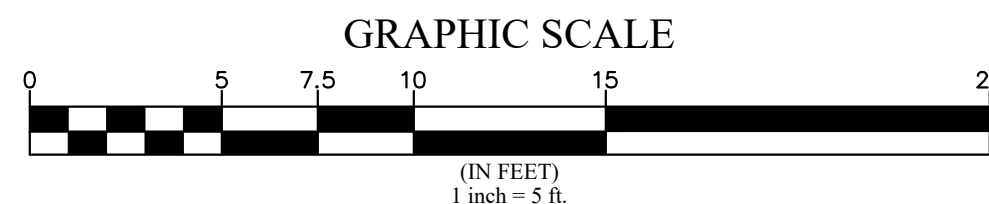
- DATE OF SURVEY: August 9, 2024 & March 20, 2025
- STREET ADDRESS: 222 Main Street (posted)
- All lineal distances are in units of U.S. survey feet. Contour interval: 2-foot.
- Bearings are based upon two found 1 1/2" aluminum caps with illegible LS numbers, the western cap also being stamped 1.5WC, monumenting the southeast property line of Lot 4 of the herein referenced plat of Booco's Addition to the Town of Minturn, the bearing being N 62°40'00" E a measured distance of 122.89 feet (125.00 feet record distance).
- Elevations are based upon the NAVD88 vertical datum by way of nearby NGS monument "T-280" (PID:KL0004) with a record elevation of 7,731.29 feet.
- A client supplied title commitment prepared by Land Title Guarantee Company of Vail, CO with order number V50073896 and effective date of February 12, 2025 was referenced in preparation of this survey.
- Location of improvements, lot lines, and easements are based upon the reference documents, title commitment, and Survey Monuments found at the time of this survey as shown hereon.
- This monument is stamped as, and appears to be, a 2-foot witness corner of the deeded corner of Parcel 2. Parcel 2 is not formally platted and no monument descriptions exist in the legal description in order to confirm these findings, however. As such, we label this as the "claimed position" based on the reasonable assumption of the intent of the surveyor that set the monument.

SURVEYOR'S CERTIFICATION

I, Thomas S. Marcin, a Professional Land Surveyor in the State of Colorado, do hereby certify that this Improvement Survey Plat was prepared for Joseph Bianchi and is the result of a survey performed by me or under my direct supervision, responsibility and checking. I further certify that this Improvement Survey Plat is in conformance with 38-51 C.R.S. and standard survey methods practiced in the area at the time of this survey.



Thomas S. Marcin, PLS 37999
Colorado Registered Professional
Land Surveyor



SYMBOL LEGEND

- CURB STOP
- GAS METER
- ELECTRIC METER
- SHRUB

NOTICE: According to Colorado law you MUST commence any legal action based upon any defect in this survey within three years after you first discovered such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of certification shown hereon.



MARCIN ENGINEERING LLC

P.O. BOX 1062
AVON, CO 81620
(970) 748-0274
(970) 748-9021 FAX

IMPROVEMENT SURVEY PLAT
LOT 3 & LOT 4 & A PORTION OF LOT 2
BOOCO'S ADDITION TO MINTURN
Town of Minturn, County of Eagle, State of Colorado

DRAWN BY: PST
CHECKED BY: TSM
JOB NO: 24046
DATE: 03/21/25
DRAWING NO.: 24046
SHEET: 1 OF 1