



EAGLE RIVER RESIDENCE

532 MAIN STREET
MINTURN, CO 81645

Patty + Ken Halliday

DESIGN REVIEW PACKAGE
05 FEBRUARY 2025

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TOBIN SMITH ARCHITECT

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ABBREVIATIONS

ABV	ABOVE
AFF	ABOVE FINISHED FLOOR
ACOUS	ACOUSTICAL
ADJ	ADJUSTABLE
ANOD	ANODIZED
A/C	AIR CONDITIONING
ALT	ALTERNATE
ALUM	ALUMINUM
ADA	AMERICANS WITH DISABILTIES ACT
A.B.	ANCHOR BOLT
ARCH	ARCHITECT (URAL)
AD	AREA DRAIN
ASPH	ASPHALT
BRG	BEARING
BM	BEAM
B.M.	BENCH MARK
BTWN	BETWEEN
BIT	BITUMINOUS
BLK (G)	BLOCK (ING)
BD	BOARD
B.S.	BOTH SIDES
B.W.	BOTH WAYS
BOT	BOTTOM
B.O.B.	BOTTOM OF BEAM
B.O.D.	BOTTOM OF DECK
B.O.S.	BOTTOM OF STEEL
BLDG	BUILDING
BU	BUILT UP
CABT	CABINET
C.I.	CAST IRON
C.B.	CATCH BASIN
CLG	CEILING
CEM	CEMENT
CER TILE	CERAMIC TILE
CIR	CIRCLE
CIRC	CIRCULAR, CIRCUMFERENCE
CLR	CLEAR
COL	COLUMN
COMB	COMBINATION
CONC	CONCRETE
CMU	CONCRETE MASONRY UNIT
CONST	CONSTRUCTION
CONT	CONTINUOUS, CONTINUE
CTR	CONTRACTOR
C.J.	CONTROL JOINT
CNTR	COUNTERTOP
D.	DEEP
DEMO	DEMOLISH, DEMOLITION
DTL	DETAIL
DIAG	DIAGONAL
DIA	DIAMETER
DIM	DIMENSION
DR	DOOR
D.H.	DOUBLE HUNG
DBL	DOUBLE
DS	DOWNSPOUT
DISP	DISPENSER
DWR	DRAWER
DWG	DRAWING
E	EAST
ELEC	ELECTRIC (AL)
ELEV	ELEVATION
ELV	ELEVATOR
EXIST	EXISTING
EPS	EXPANDED (EXTRUDED) POLYSTYRENE BOARD
EQ	EQUAL
EMERG	EMERGENCY
EX	EXHAUST
EXP	EXPOSED
EXP JT	EXPANSION JOINT
EIFS	EXTERIOR INSULATING FINISH SYSTEM
FEC	FIRE EXTINGUISHER CABINET
FIN	FINISH (ED)
FIN FLR	FINISHED FLOOR
FP	FIREPLACE
FLR	FLOOR (ING)
F.D.	FINISHED DIMENSION
FD	FLOOR DRAIN
FLUOR	FLUORESCENT
FRP	FIBERGLASS REINFORCED PANEL
FRZR	FREEZER
FT	FOOT (FEET)
FTG	FOOTING
FOUND	FOUNDATION
GA	GAGE, GAUGE
GALV	GALVANIZED
G.C.	GENERAL CONTRACTOR
GL	GLASS
GYP BD	GYPSUM WALL BOARD
GYP	GYPSUM
H/C	HANDICAPPED
HDWE	HARDWARE
HDR	HEADER
HVAC	HEATING/VENTILATING/AIR CONDITIONING
H.D.	HEAVY DUTY
HGT	HEIGHT
H.	HIGH
HC	HOLLOW CORE
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HB	HOSE BIBB
INCAND	INCANDESCENT
IN	INCHES
INCL	INCLUDE (D), (ING)
ID	INSIDE DIAMETER
INSUL.	INSULATION, INSULATING
INT	INTERIOR
LAM	LAMINATE (D)
LAV	LAVATORY
LH	LEFT HAND
L	LENGTH, LONG
LLH	LONG LEG HORIZONTAL
LLV	LONG LEG VERTICAL
MSRY	MASONRY
MAX	MAXIMUM
MECH	MECHANICAL
M.C.	MEDICINE CABINET
MED	MEDIUM
MBR	MEMBER
MEMB	MEMBRANE
MTL	METAL
M.	METER (S)
MIN	MINIMUM
MISC	MISCELLANEOUS

ABBREVIATIONS (CONT.)

NOM	NOMINAL
N	NORTH
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
OC	ON CENTER (S)
O.H.	OPPOSITE HAND
OPG	OPENING
OPP	OPPOSITE
OD	OUTSIDE DIAMETER
PTD	PAINTED
PANEL	ELECTRICAL PANELBOARD
PERF	PERFORATED
PLAS	PLASTER
P LAM	PLASTIC LAMINATE
PNL	PANEL
PL.	PLATE
PLYWD	PLYWOOD
PVC	POLYVINYL CHLORIDE
POLYISO	POLYISOCYANURATE BOARD
PSI	POUNDS PER SQUARE INCH
PROP	PROPERTY LINE
R.	RADIUS
REF	REFER (ENCE)
REFL	REFLECTED
REFG	REFRIGERATOR
RAG	RETURN AIR GRILLE
REQ'D	REQUIRED
RH	RIGHT HAND
RD	ROOF DRAIN
RO	ROUGH OPENING
SCHED.	SCHEDULE
SEC	SECTION
SHT	SHEET
SHLV	SHELVING
SIM	SIMILAR
S	SOLID CORE
S	SOUTH
SP	SPACES
SPEC	SPECIFICATION, SPECIFIED
SQ	SQUARE
STND	STAINED
SS	STAINLESS STEEL
STD	STANDARD
STL	STEEL
STOR	STORAGE
STR	STAIR, STRINGER
SD	STORM DRAIN
STRUCT	STRUCTURAL
TAS	TEXAS ACCESSIBLTY STANDARDS
TEL	TELEPHONE
TV	TELEVISION
THK	THICK (NESS)
T&G	TONGUE AND GROOVE
T.O.P.	TOP OF PLATE
T.O.S.	TOP OF STEEL
T.O.W.	TOP OF WALL
T	TREAD, TEMPERED
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VERT	VERTICAL
WSCOT	WAINSCOT
WH	WATER HEATER
W/C	WATER CLOSET
WP.	WATERPROOFING
WWF	WELDED WIRE FABRIC
W	WEST
WIN	WINDOW
W/	WITH
W/O	WITHOUT
WD	WOOD

DRAWING SYMBOLS

	DOOR NUMBER
	WINDOW NUMBER
	ELEVATION MARK - HEIGHT ABOVE REF. ELEV. (0'-0")
	REVISION NUMBER
	ROOM NUMBER
	INTERIOR ELEVATION NUMBER AND SHEET NUMBER
	DETAIL NUMBER SHEET NUMBER
	EXTERIOR ELEVATION NUMBER SHEET NUMBER
	SECTION NUMBER SHEET NUMBER

ABBREVIATION SYMBOLS

∠, 4	ANGLE
Ⓢ	CENTERLINE
Ⓒ	CHANNEL
Ⓓ	PENNY
Ⓔ	PLATE
⌀	DIAMETER
W	WIDE FLANGE BEAM

DRAWING INDEX

A000	ABBREVIATIONS / SYMBOLS / INDEX
A001	MAPS / DATA / SQ FTG
A002	SITE PHOTOS – WINTER
A003	SITE PHOTOS – SUMMER
A004	COLORADO COLORS
A005	EXTERIOR MATERIALS
3D-01	3-D VIEWS [AERIAL]
3D-02	3-D VIEWS [EYE LEVEL]
3D-03	3-D VIEWS [EYE LEVEL]
3D-04	3-D VIEWS [AERIAL W/ 28' PLANE]

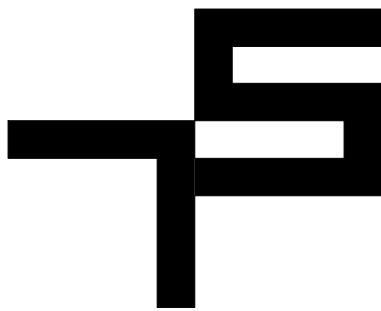
EX100	SURVEY – EXISTING
EX101	SURVEY – EXISTING

CIVIL

C1.0	GRADING + DRAINAGE PLAN
C2.0	STORM SEWER PLAN
C4.0	DETAILS
C4.1	DETAILS

ARCHITECTURAL

A100	SITE CONTEXT
A101	SITE PLANS
A102	ARCHITECTURAL FOUNDATION PLANS
A200	FLOOR PLAN – GROUND LEVEL
A201	FLOOR PLAN – UPPER LEVEL
A202	FLOOR PLAN – LOWER LEVEL
A240	ROOF PLAN
A260	EXTERIOR DOOR + WINDOW SCHEDULE
A400	EXTERIOR ELEVATIONS
A401	EXTERIOR ELEVATIONS
A500	BUILDING SECTIONS
A501	BUILDING SECTIONS



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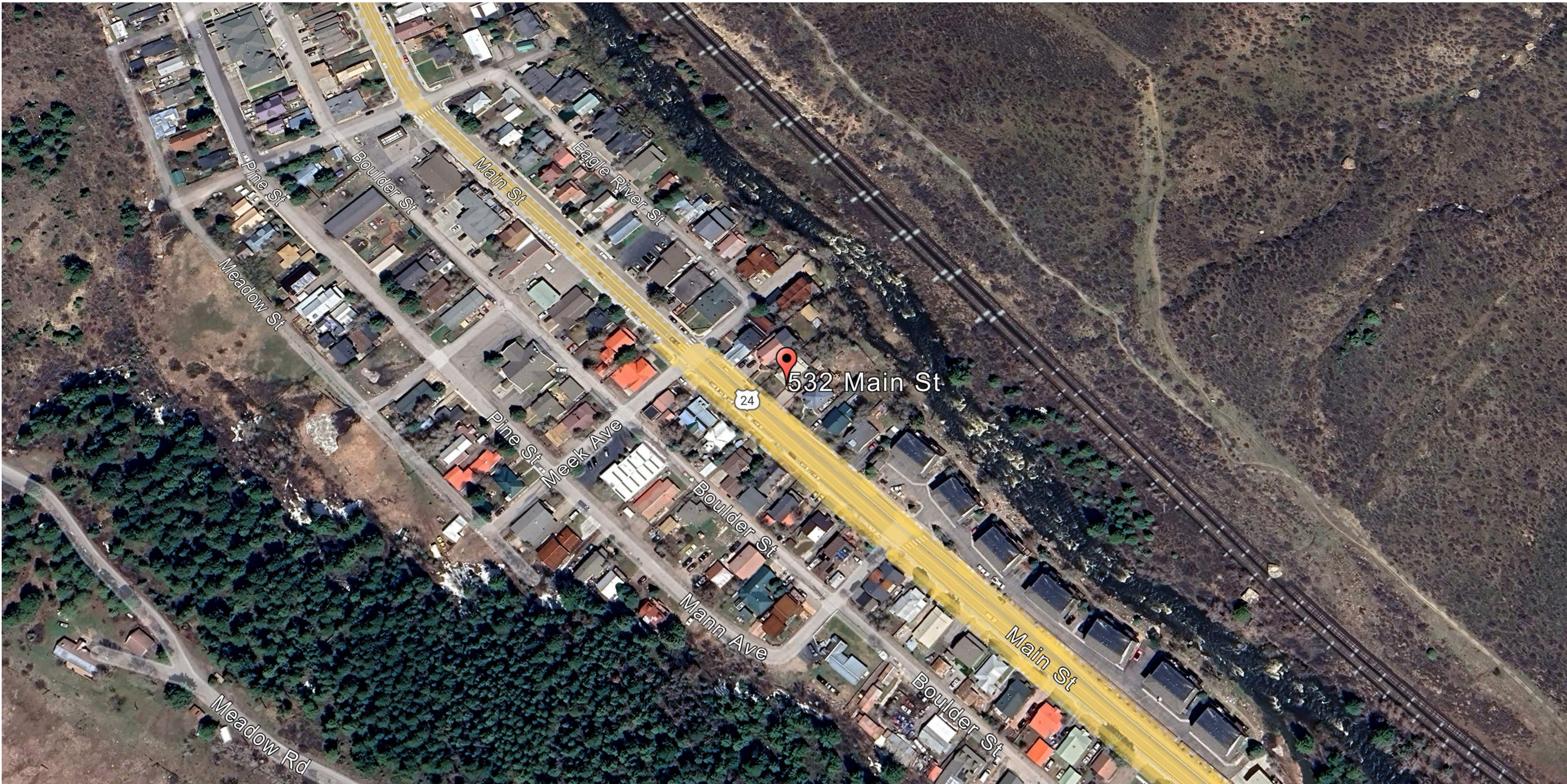
BOILER PLATE

A000

VICINITY MAP



LOCAL MAP



PROJECT DATA

NAME: EAGLE RIVER RESIDENCE
PROJECT ADDRESS:
532 MAIN STREET
MINTURN, CO 81645
ZONING: OLD TOWN CHARACTER AREA - RESIDENTIAL ZONE
BUILDING USE: SINGLE FAMILY RESIDENCE

SQUARE FOOTAGE

HOUSE - CONDITIONED:

GROUND LEVEL = 2,595 SQ FT
UPPER LEVEL = 886 SQ FT
LOWER LEVEL = 2,286 SQ FT [+ 165 MECH]
TOTAL CONDITIONED = 5,767 SQ FT [+ 165 MECH]

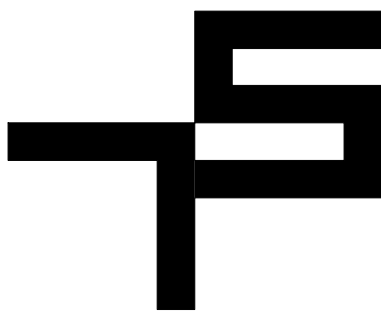
HOUSE - NON-CONDITIONED:

GARAGE = 665 SQ FT
TOTAL NON-CONDITIONED = 665 SQ FT

EXTERIOR ELEMENTS:

ENTRY PORCH = 113 SQ FT
DECK / STAIRS = 607 SQ FT
PATIO = 688 SQ FT
BALCONY = 75 SQ FT
WINDOW WELL WALLS = 30 SQ FT
TOTAL EXTERIOR ELEMENTS = 1,513 SQ FT

*** SEE SHEET A101 FOR LOT COVERAGE + IMPERVIOUS AREA CALCULATIONS ***



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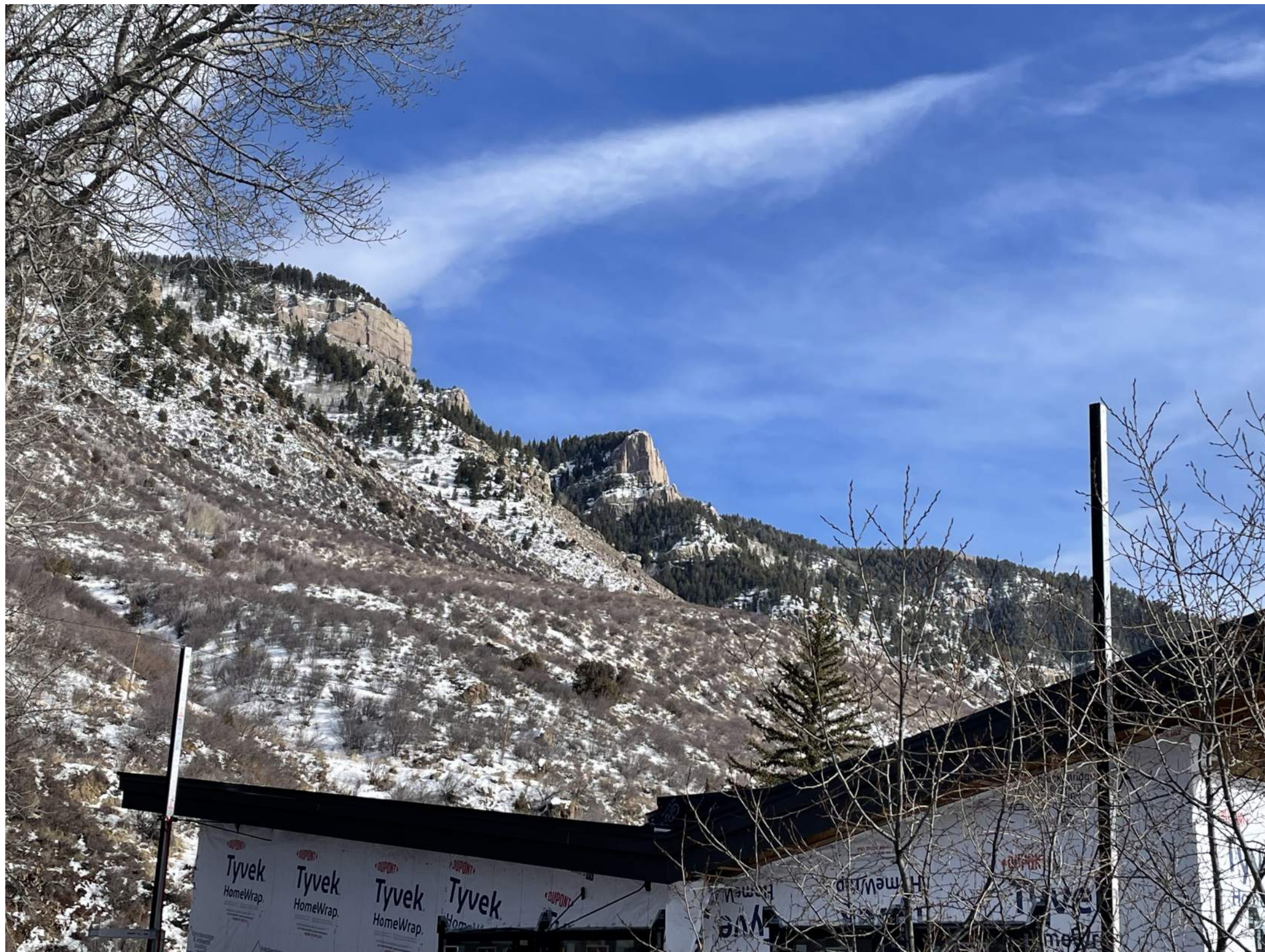
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BOILER PLATE

A001

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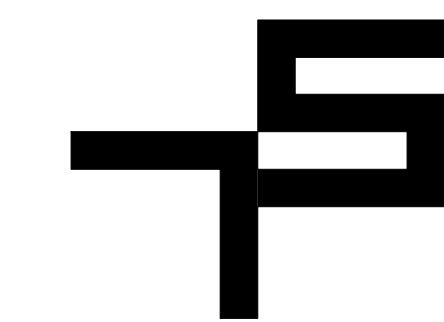
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SITE PHOTOS -
WINTER

A002



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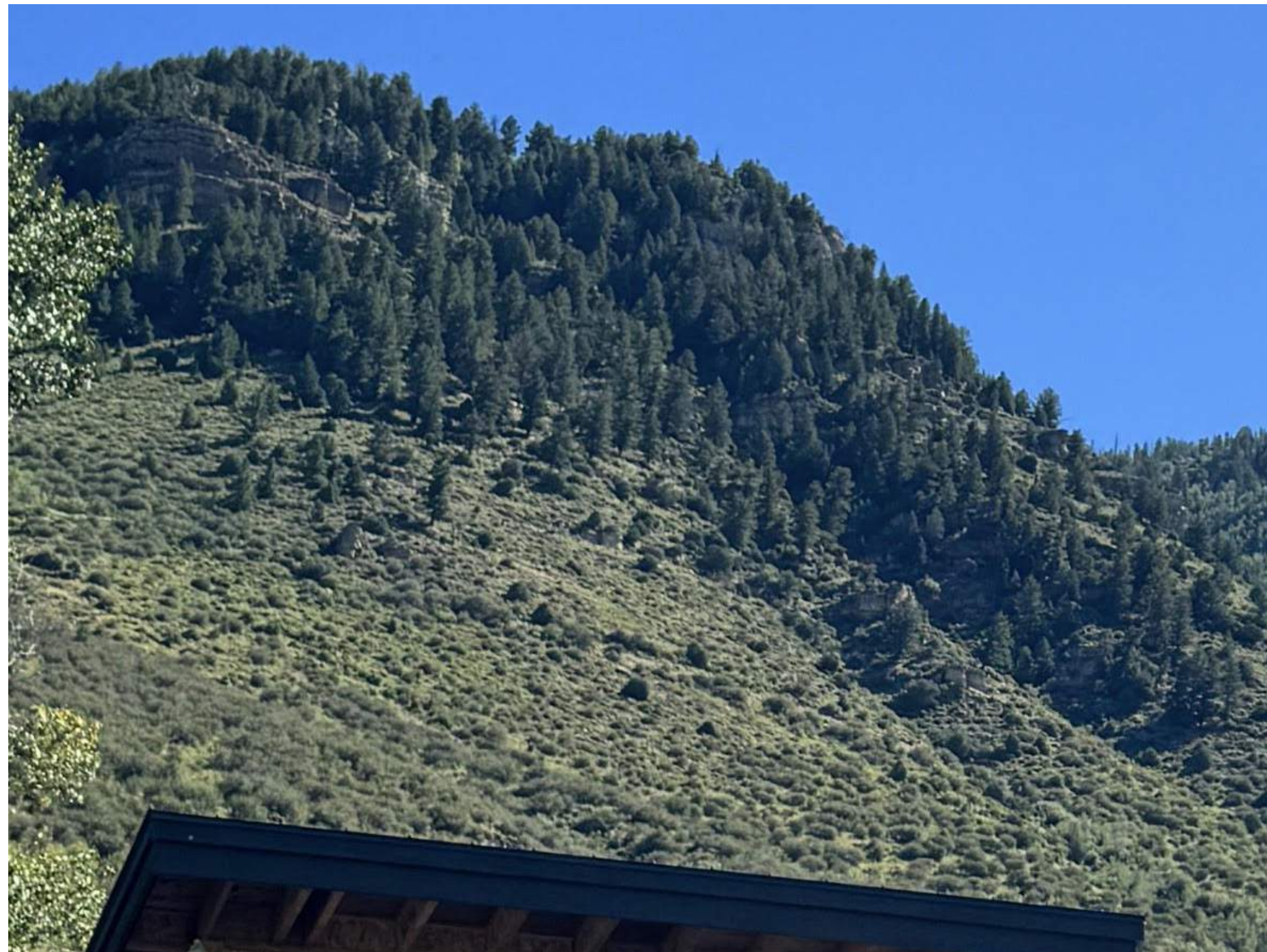
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SITE PHOTOS -
SUMMER

A003





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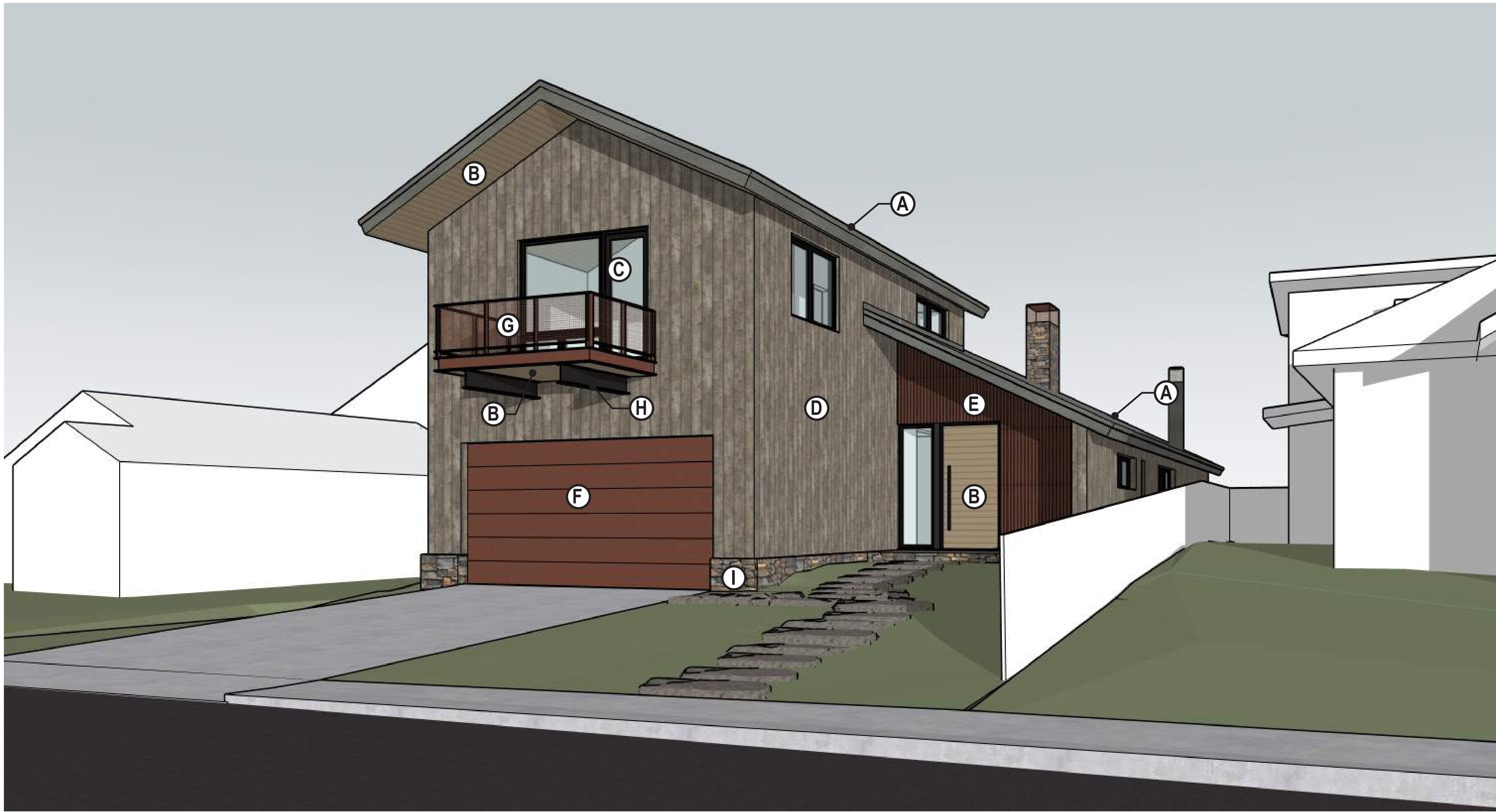
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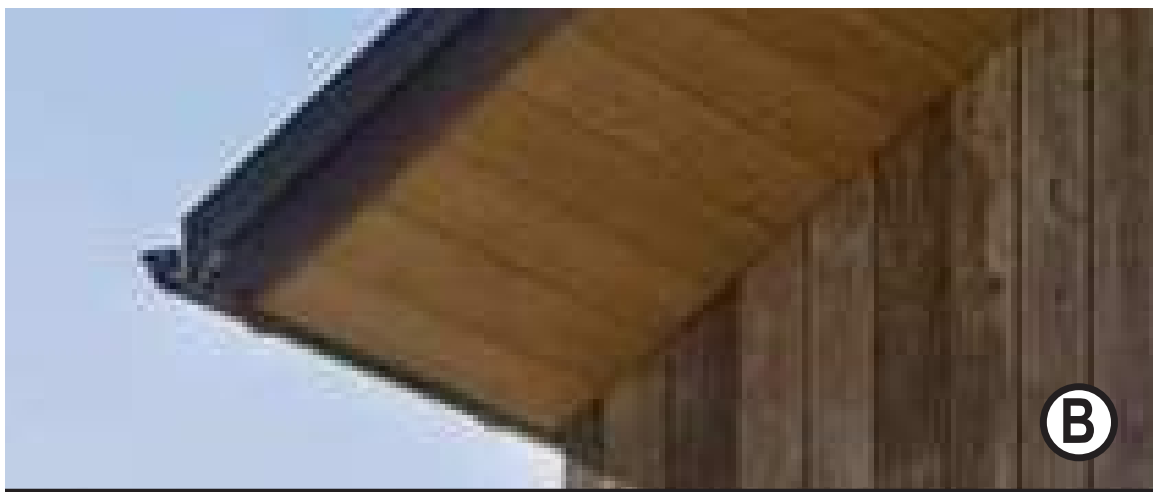
COLORADO
COLORS

A004





A STANDING SEAM METAL ROOF - GREY



B WOOD EAVES / SOFFIT + FRONT DOOR - BLOND



C WINDOW + DOOR CLADDING - BRONZE



D WOOD SIDING - GREY



E CORRUGATED METAL SIDING - OXIDIZED



F FLAT METAL PANEL CLADDING - OXIDIZED



G FLAT BAR FRAME + WOVEN WIRE MESH INFILL - OXIDIZED



H PAINTED STEEL STRUCTURE - BRONZE



I STONE VENEER - TELLURIDE GOLD



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EXTERIOR
MATERIALS

A005



AERIAL LOOKING NORTHEAST



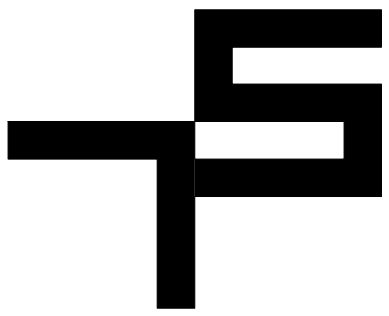
AERIAL LOOKING NORTHWEST



AERIAL LOOKING SOUTHWEST



AERIAL LOOKING SOUTHEAST



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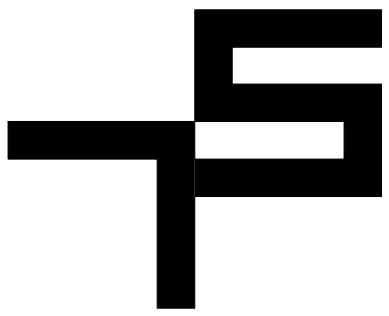
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3D VIEWS

3D-01



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DESIGN REVIEW
PACKAGE

3D VIEWS

3D-02



FRONT VIEW - NORTHEAST



FRONT VIEW - SOUTHEAST



FRONT VIEW - GARAGE



FRONT VIEW - WALK-UP



REAR VIEW - NORTHWEST



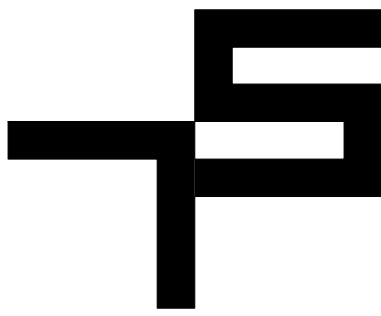
REAR VIEW - SOUTHWEST



REAR VIEW - ON AXIS



REAR VIEW - LOWER PATIO



TOBIN SMITH
ARCHITECT

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EAGLE RIVER
RESIDENCE

532 MAIN STREET
MINTURN, CO 81645

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2201 SAN PEDRO AVE.
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210.817.4744

ARCHITECTURAL CONSULTANT
MPP DESIGN SHOP, INC.
P.O. BOX 288
GRISWOLD, CO 81637
970.390.4831

STRUCTURAL ENGINEER
COMPANY
ADDRESS
CITY, STATE ZIP
XXX XXX XXXX T

MECHANICAL CONSULTANT
COMPANY
ADDRESS
CITY, STATE ZIP
XXX XXX XXXX T

LIGHTING CONSULTANT
VESPR DESIGNS, LLC
P.O. BOX 50596
SAN ANTONIO, TX 78209
347.821.1914 T

GEOTECHNICAL ENGINEER
COMPANY
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CITY, STATE ZIP
XXX XXX XXXX T

SURVEYOR
KIPP LAND SURVEYING
P.O. BOX 3154
EAGLE, CO 81631
970.390.9540 T

05 FEB 2025 PROJ. NO. 2401

PROJ. ARCHITECT TS DRAWN BY

REVISION	DESCRIPTION

DESIGN REVIEW
PACKAGE

3D VIEWS

3D-03



AERIAL LOOKING NORTHEAST W/ 28° PLANE



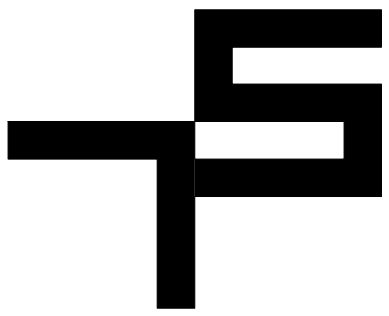
AERIAL LOOKING NORTHWEST W/ 28° PLANE



AERIAL LOOKING SOUTHWEST W/ 28° PLANE



AERIAL LOOKING SOUTHEAST W/ 28° PLANE



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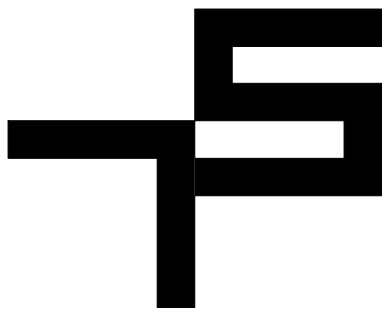
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REVISION	DESCRIPTION

DESIGN REVIEW
PACKAGE

3D VIEWS

3D-04



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970.390.4931

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CIVIL ENGINEER
ALPINE ENGINEERING, INC.
34510 HWY 6, UNIT A9 / P.O. BOX 97
EDWARDS, CO 81632
970.926.3373 T

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EAGLE, CO 81631
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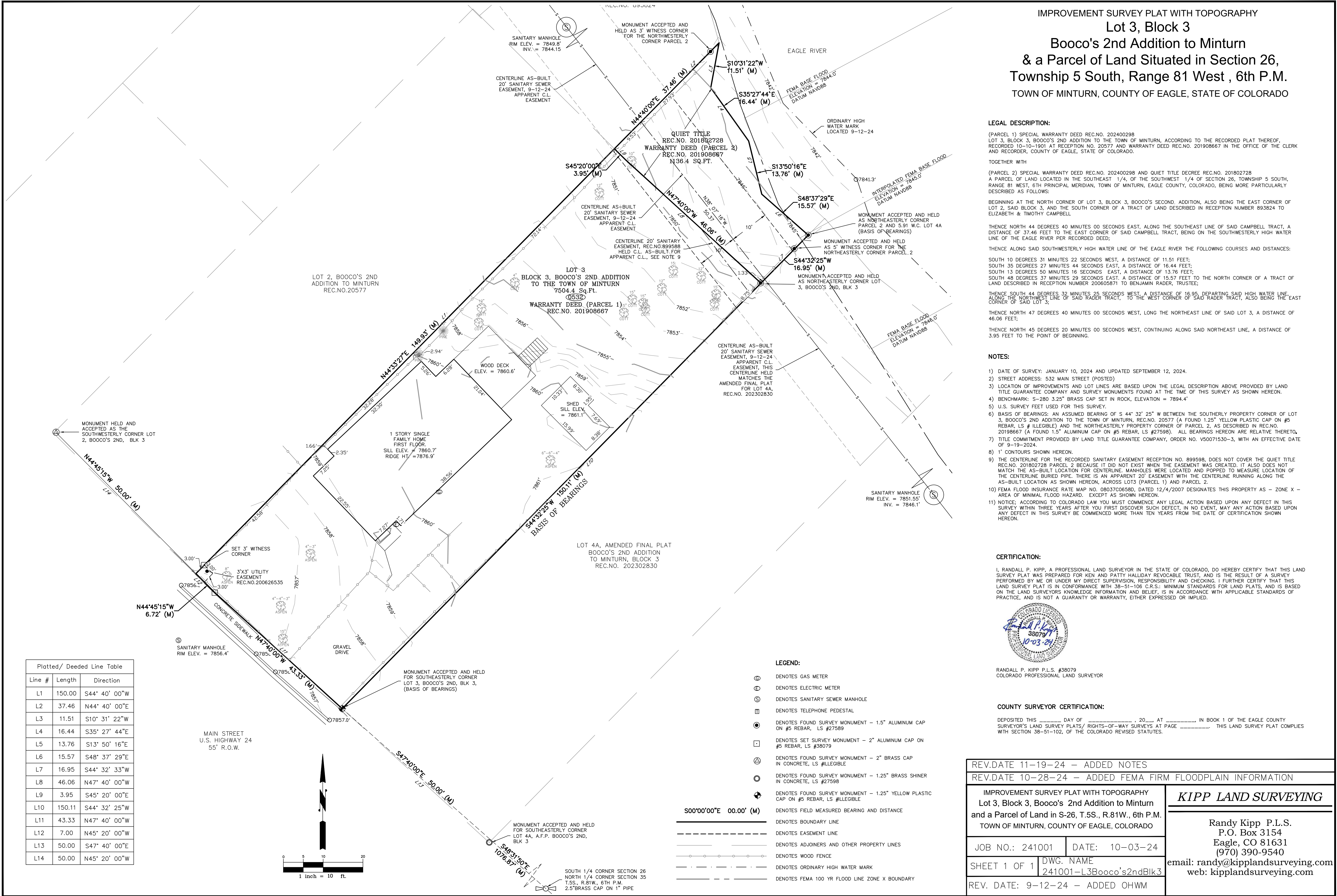
REVISION	DESCRIPTION

DESIGN REVIEW
PACKAGE

SURVEY-
EXISTING

EX100

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RESIDENCE

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970 350 4631 T

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EDWARDS, CO 81632
970 926 3373 T

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SAN ANTONIO, TX 78209
347 821 1914 T

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COMPANY
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P.O. BOX 3154
EAGLE, CO 81631
970 390 9540 T

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PROJ. ARCHITECT TS DRAWN BY

REVISION	DESCRIPTION

DESIGN REVIEW
PACKAGE

SURVEY-
EXISTING

EX101

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IMPROVEMENT SURVEY PLAT WITH TOPOGRAPHY
Lot 3, Block 3
Booco's 2nd Addition to Minturn
& a Parcel of Land Situated in Section 26,
Township 5 South, Range 81 West, 6th P.M.
TOWN OF MINTURN, COUNTY OF EAGLE, STATE OF COLORADO

LEGAL DESCRIPTION:
(PARCEL 1) SPECIAL WARRANTY DEED REC.NO. 202400298
LOT 3, BLOCK 3, BOOCO'S 2ND ADDITION TO THE TOWN OF MINTURN, ACCORDING TO THE RECORDED PLAT THEREOF,
RECORDED 10-10-1901 AT RECEPTION NO. 20577 AND WARRANTY DEED REC.NO. 201908667 IN THE OFFICE OF THE CLERK
AND RECORDER, COUNTY OF EAGLE, STATE OF COLORADO.
TOGETHER WITH
(PARCEL 2) SPECIAL WARRANTY DEED REC.NO. 202400298 AND QUIET TITLE DECREE REC.NO. 201802728
A PARCEL OF LAND LOCATED IN THE SOUTHEAST 1/4, OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 5 SOUTH,
RANGE 81 WEST, 6TH PRINCIPAL MERIDIAN, TOWN OF MINTURN, EAGLE COUNTY, COLORADO, BEING MORE PARTICULARLY
DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTH CORNER OF LOT 3, BLOCK 3, BOOCO'S SECOND ADDITION, ALSO BEING THE EAST CORNER OF
LOT 2, SAID BLOCK 3, AND THE SOUTH CORNER OF A TRACT OF LAND DESCRIBED IN RECEPTION NUMBER 893824 TO
ELIZABETH & TIMOTHY CAMPBELL
THENCE NORTH 44 DEGREES 40 MINUTES 00 SECONDS EAST, ALONG THE SOUTHEAST LINE OF SAID CAMPBELL TRACT, A
DISTANCE OF 37.46 FEET TO THE EAST CORNER OF SAID CAMPBELL TRACT, BEING ON THE SOUTHWESTERLY HIGH WATER
LINE OF THE EAGLE RIVER PER RECORDED DEED;
THENCE ALONG SAID SOUTHWESTERLY HIGH WATER LINE OF THE EAGLE RIVER THE FOLLOWING COURSES AND DISTANCES:
SOUTH 10 DEGREES 31 MINUTES 22 SECONDS WEST, A DISTANCE OF 11.51 FEET;
SOUTH 35 DEGREES 27 MINUTES 44 SECONDS EAST, A DISTANCE OF 16.44 FEET;
SOUTH 13 DEGREES 50 MINUTES 16 SECONDS EAST, A DISTANCE OF 13.76 FEET;
SOUTH 48 DEGREES 37 MINUTES 29 SECONDS EAST, A DISTANCE OF 15.57 FEET TO THE NORTH CORNER OF A TRACT OF
LAND DESCRIBED IN RECEPTION NUMBER 200805871 TO BENJAMIN RADER, TRUSTEE;
THENCE SOUTH 44 DEGREES 32 MINUTES 25 SECONDS WEST, A DISTANCE OF 16.95, DEPARTING SAID HIGH WATER LINE
ALONG THE NORTHWEST LINE OF SAID RADER TRACT, TO THE WEST CORNER OF SAID RADER TRACT, ALSO BEING THE EAST
CORNER OF SAID LOT 3;
THENCE NORTH 47 DEGREES 40 MINUTES 00 SECONDS WEST, LONG THE NORTHEAST LINE OF SAID LOT 3, A DISTANCE OF
46.06 FEET;
THENCE NORTH 45 DEGREES 20 MINUTES 00 SECONDS WEST, CONTINUING ALONG SAID NORTHEAST LINE, A DISTANCE OF
3.95 FEET TO THE POINT OF BEGINNING.

- NOTES:**
- DATE OF SURVEY: JANUARY 10, 2024 AND UPDATED SEPTEMBER 12, 2024.
 - STREET ADDRESS: 532 MAIN STREET (POSTED)
 - LOCATION OF IMPROVEMENTS AND LOT LINES ARE BASED UPON THE LEGAL DESCRIPTION ABOVE PROVIDED BY LAND
TITLE GUARANTEE COMPANY AND SURVEY MONUMENTS FOUND AT THE TIME OF THIS SURVEY AS SHOWN HEREON.
 - BENCHMARK: S-280 3.25" BRASS CAP SET IN ROCK, ELEVATION = 7894.4'
 - U.S. SURVEY FEET USED FOR THIS SURVEY.
 - BAIS OF BEARINGS: AN ASSUMED BEARING OF S 44° 32' 25" W BETWEEN THE SOUTHERLY PROPERTY CORNER OF LOT
3, BOOCO'S 2ND ADDITION TO THE TOWN OF MINTURN, REC.NO. 20577 (A FOUND 1.25" YELLOW PLASTIC CAP ON #5
REBAR, LS # ILLEGIBLE) AND THE NORTHEASTLY PROPERTY CORNER OF PARCEL 2, AS DESCRIBED IN REC.NO.
20198667 (A FOUND 1.5" ALUMINUM CAP ON #5 REBAR, LS #27598). ALL BEARINGS HEREON ARE RELATIVE THERETO.
 - TITLE COMMITMENT PROVIDED BY LAND TITLE GUARANTEE COMPANY, ORDER NO. V50071530-3, WITH AN EFFECTIVE DATE
OF 9-19-2024.
 - 1' CONTOURS SHOWN HEREON.
 - THE CENTERLINE FOR THE RECORDED SANITARY EASEMENT RECEPTION NO. 899598, DOES NOT COVER THE QUIET TITLE
REC.NO. 201802728 PARCEL 2, BECAUSE IT DID NOT EXIST WHEN THE EASEMENT WAS CREATED. IT ALSO DOES NOT
MATCH THE AS-BUILT LOCATION FOR CENTERLINE. MANHOLES WERE LOCATED AND PAPPED TO MEASURE LOCATION OF
THE CENTERLINE BURIED PIPE. THERE IS AN APPARENT 20' EASEMENT WITH THE CENTERLINE RUNNING ALONG THE
AS-BUILT LOCATION AS SHOWN HEREON, ACROSS LOTS (PARCEL 1) AND PARCEL 2.
 - FEMA FLOOD INSURANCE RATE MAP NO. 08037C06880, DATED 12/4/2007 DESIGNATES THIS PROPERTY AS - ZONE X -
AREA OF MINIMAL FLOOD HAZARD. EXCEPT AS SHOWN HEREON.
 - NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS
SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT, IN NO EVENT, MAY ANY ACTION BASED UPON
ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN
HEREON.

CERTIFICATION:
I, RANDALL P. KIPP, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS LAND
SURVEY PLAT WAS PREPARED FOR KEN AND PATTY HALLIDAY REVOCABLE TRUST, AND IS THE RESULT OF A SURVEY
PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION, RESPONSIBILITY AND CHECKING. I FURTHER CERTIFY THAT THIS
LAND SURVEY PLAT IS IN CONFORMANCE WITH 38-51-106 C.R.S.: MINIMUM STANDARDS FOR LAND PLATS, AND IS BASED
ON THE LAND SURVEYORS KNOWLEDGE, INFORMATION AND BELIEF, IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF
PRACTICE, AND IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

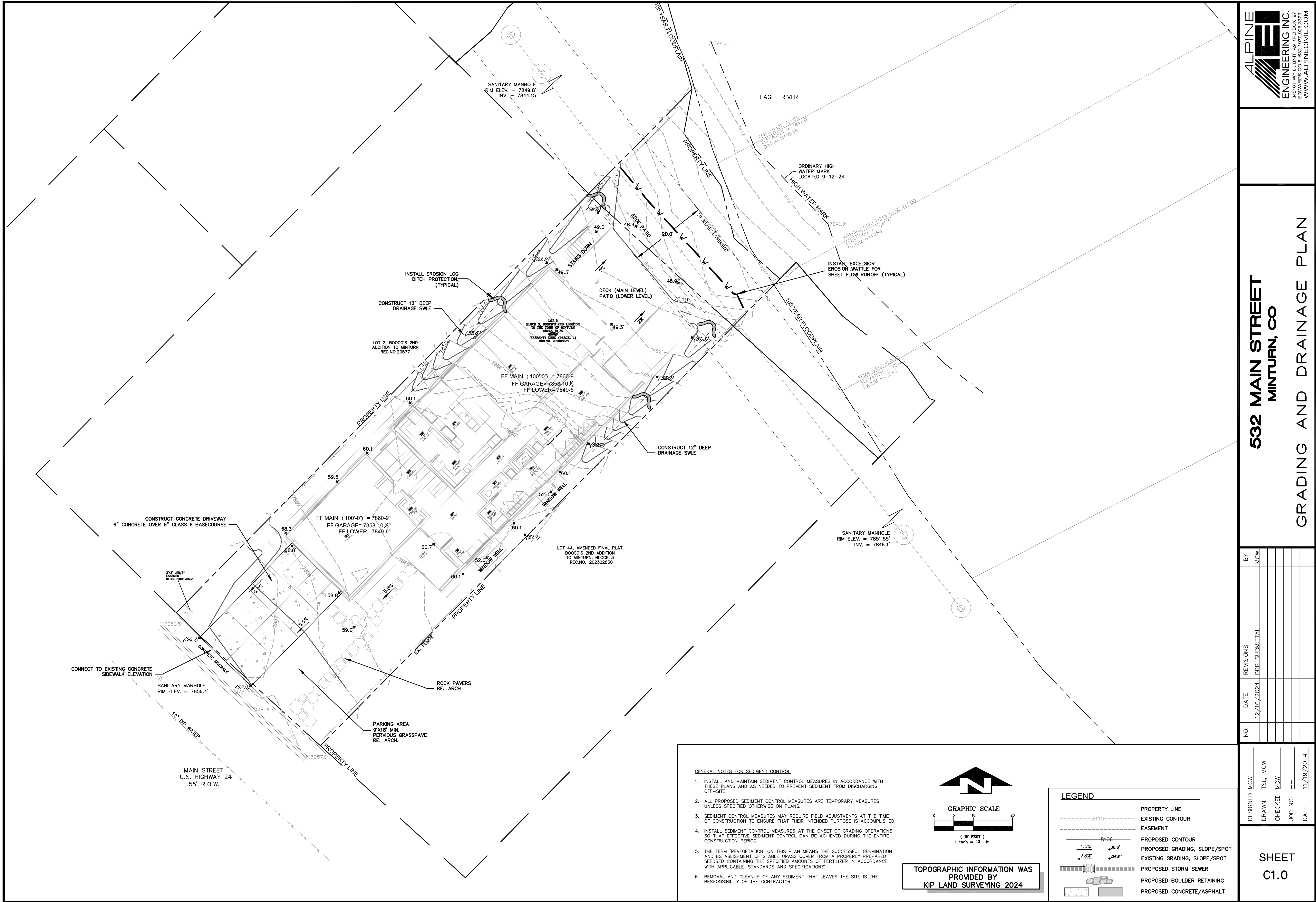


RANDALL P. KIPP P.L.S., #38079
COLORADO PROFESSIONAL LAND SURVEYOR

COUNTY SURVEYOR CERTIFICATION:
DEPOSITED THIS _____ DAY OF _____, 20____, AT _____, IN BOOK 1 OF THE EAGLE COUNTY
SURVEYOR'S LAND SURVEY PLATS/ RIGHTS-OF-WAY SURVEYS AT PAGE _____, THIS LAND SURVEY PLAT COMPLES
WITH SECTION 38-51-102, OF THE COLORADO REVISED STATUTES.

REV.DATE 11-19-24 - ADDED NOTES	
REV.DATE 10-28-24 - ADDED FEMA FIRM FLOODPLAIN INFORMATION	
IMPROVEMENT SURVEY PLAT WITH TOPOGRAPHY Lot 3, Block 3, Booco's 2nd Addition to Minturn and a Parcel of Land in S-26, T.5S., R.81W., 6th P.M. TOWN OF MINTURN, COUNTY OF EAGLE, COLORADO	KIPP LAND SURVEYING
JOB NO.: 241001 DATE: 10-03-24	Randy Kipp P.L.S. P.O. Box 3154 Eagle, CO 81631 (970) 390-9540
SHEET 1 OF 1 DWG. NAME 241001-L3Booco's 2ndBlk3	email: randy@kipplandsurveying.com web: kipplandsurveying.com
REV. DATE: 9-12-24 - ADDED OHWM	

O:\Minturn\532 Main St - 2024\dwg\Master\Grading_532 Main St.dwg, 12/13/2024 11:37:38 AM, wslbey



532 MAIN STREET
MINTURN, CO
GRADING AND DRAINAGE PLAN

NO.	DATE	REVISIONS	BY
	12/16/2024	DRB SUBMITTAL	MCW

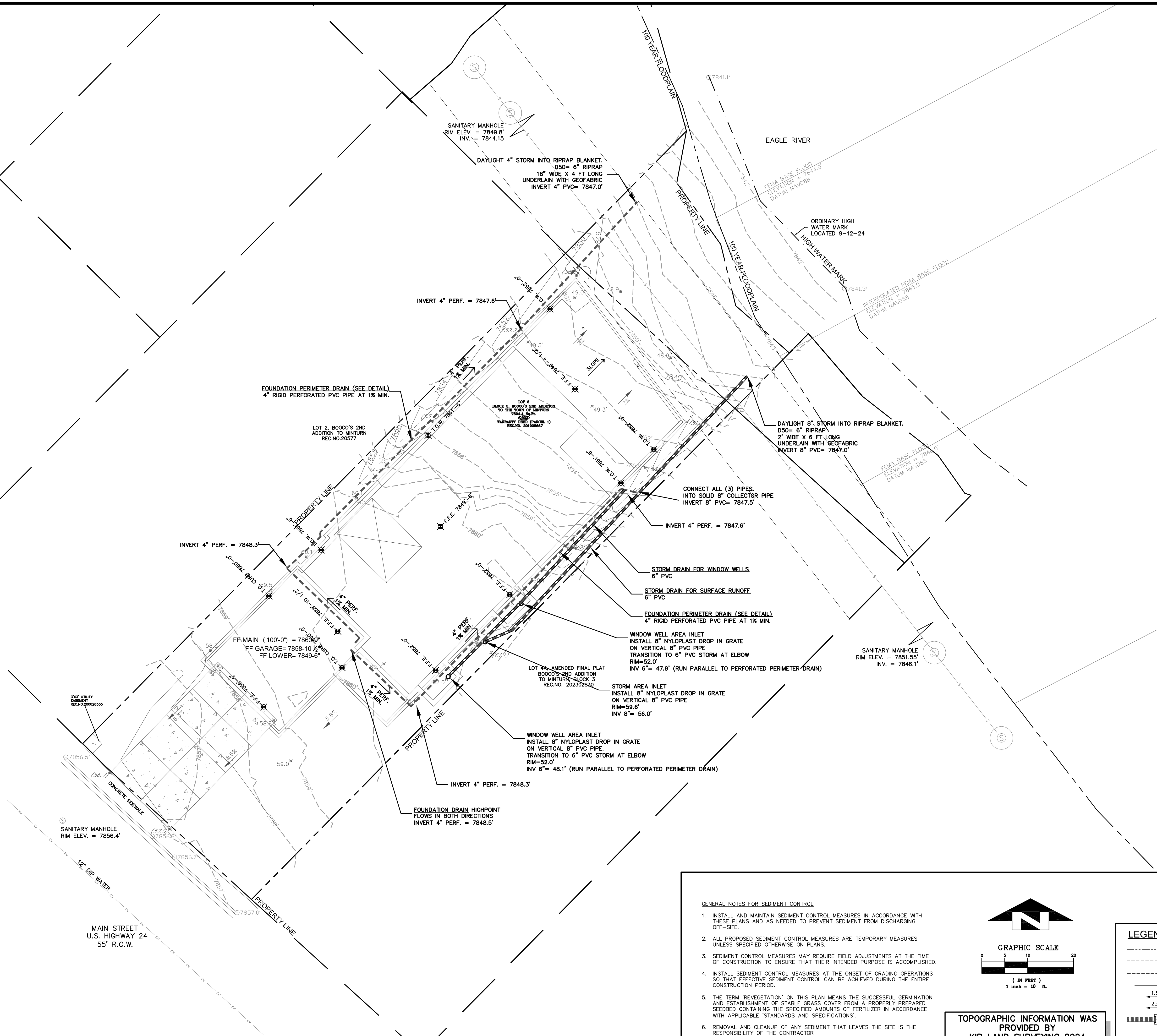
DESIGNED	MCW
DRAWN	TSL, MCW
CHECKED	MCW
JOB NO.	--
DATE	11/19/2024

532 MAIN STREET
MINTURN, CO
STORM SEWER PLAN

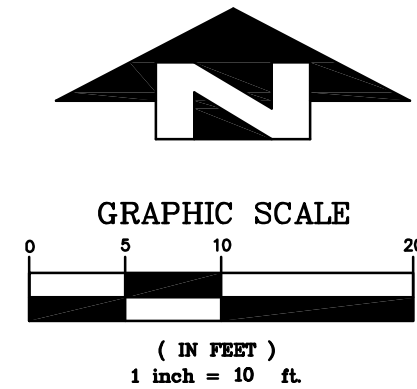
NO.	DATE	REVISIONS	BY
	12/16/2024	DBE SUBMITTAL	MCW

DESIGNED	MCW
DRAWN	TSL, MCW
CHECKED	MCW
JOB NO.	--
DATE	11/19/2024

SHEET
C2.0

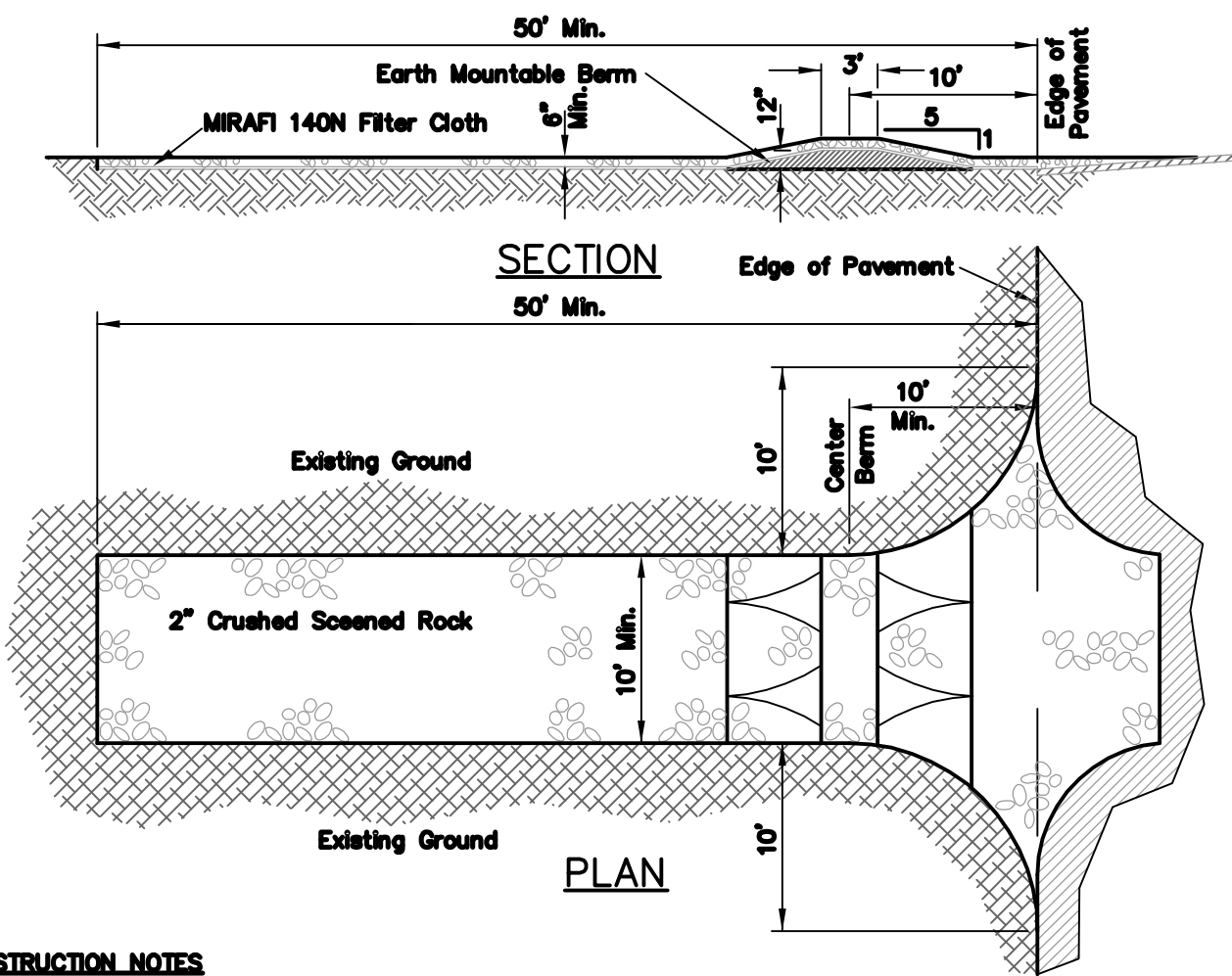
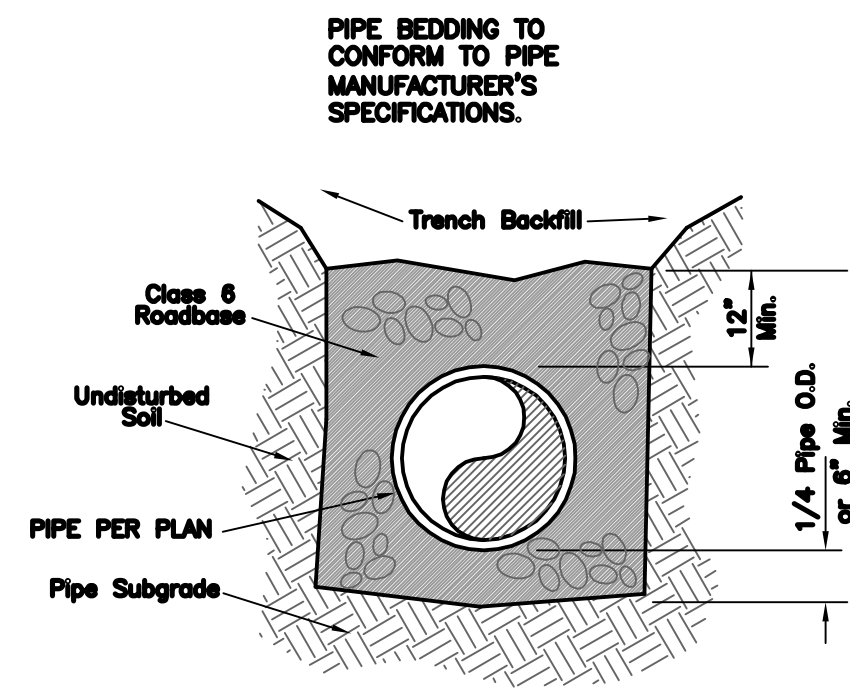
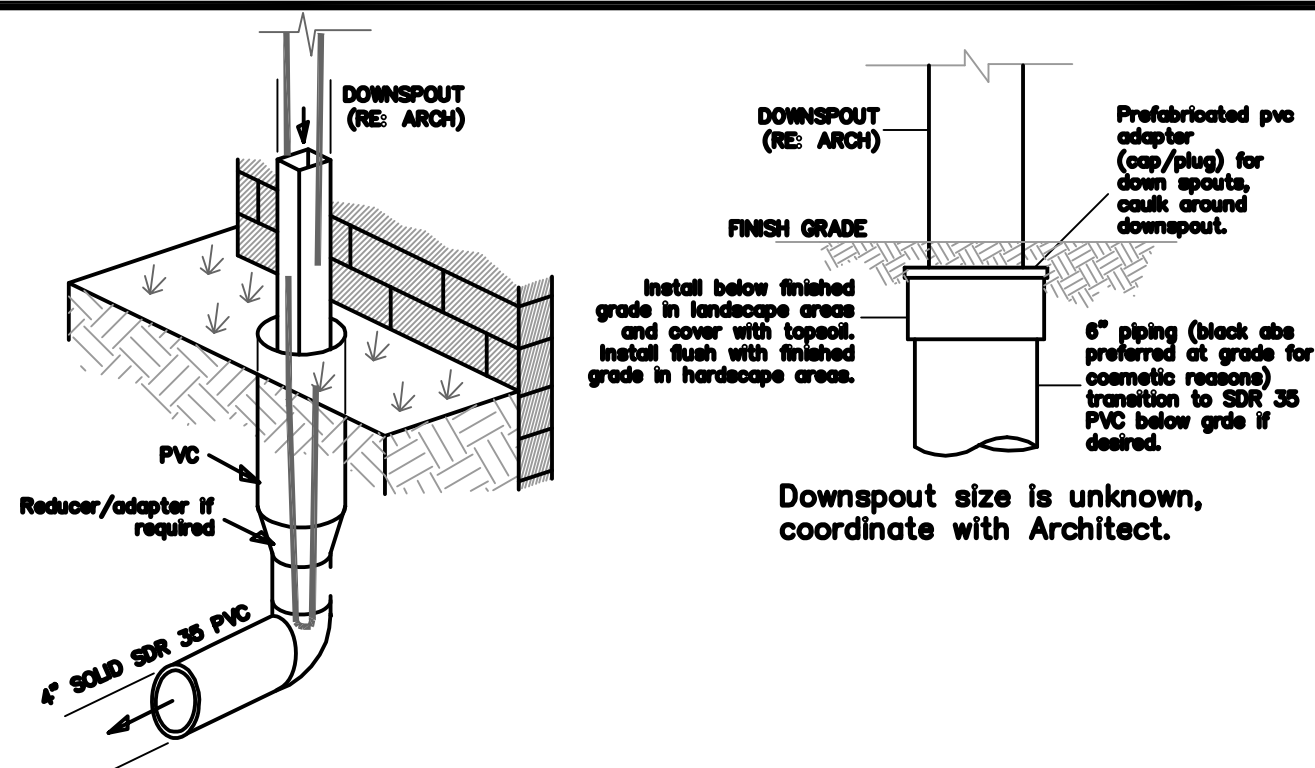
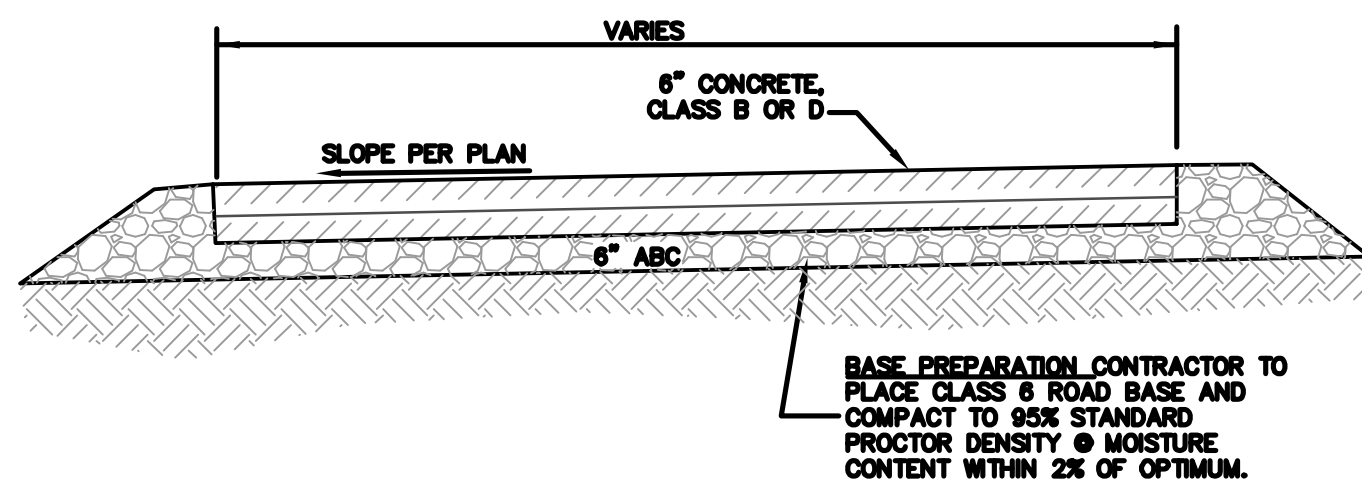


- GENERAL NOTES FOR SEDIMENT CONTROL
1. INSTALL AND MAINTAIN SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH THESE PLANS AND AS NEEDED TO PREVENT SEDIMENT FROM DISCHARGING OFF-SITE.
 2. ALL PROPOSED SEDIMENT CONTROL MEASURES ARE TEMPORARY MEASURES UNLESS SPECIFIED OTHERWISE ON PLANS.
 3. SEDIMENT CONTROL MEASURES MAY REQUIRE FIELD ADJUSTMENTS AT THE TIME OF CONSTRUCTION TO ENSURE THAT THEIR INTENDED PURPOSE IS ACCOMPLISHED.
 4. INSTALL SEDIMENT CONTROL MEASURES AT THE ONSET OF GRADING OPERATIONS SO THAT EFFECTIVE SEDIMENT CONTROL CAN BE ACHIEVED DURING THE ENTIRE CONSTRUCTION PERIOD.
 5. THE TERM 'REVEGETATION' ON THIS PLAN MEANS THE SUCCESSFUL GERMINATION AND ESTABLISHMENT OF STABLE GRASS COVER FROM A PROPERLY PREPARED SEEDBED CONTAINING THE SPECIFIED AMOUNTS OF FERTILIZER IN ACCORDANCE WITH APPLICABLE 'STANDARDS AND SPECIFICATIONS'.
 6. REMOVAL AND CLEANUP OF ANY SEDIMENT THAT LEAVES THE SITE IS THE RESPONSIBILITY OF THE CONTRACTOR



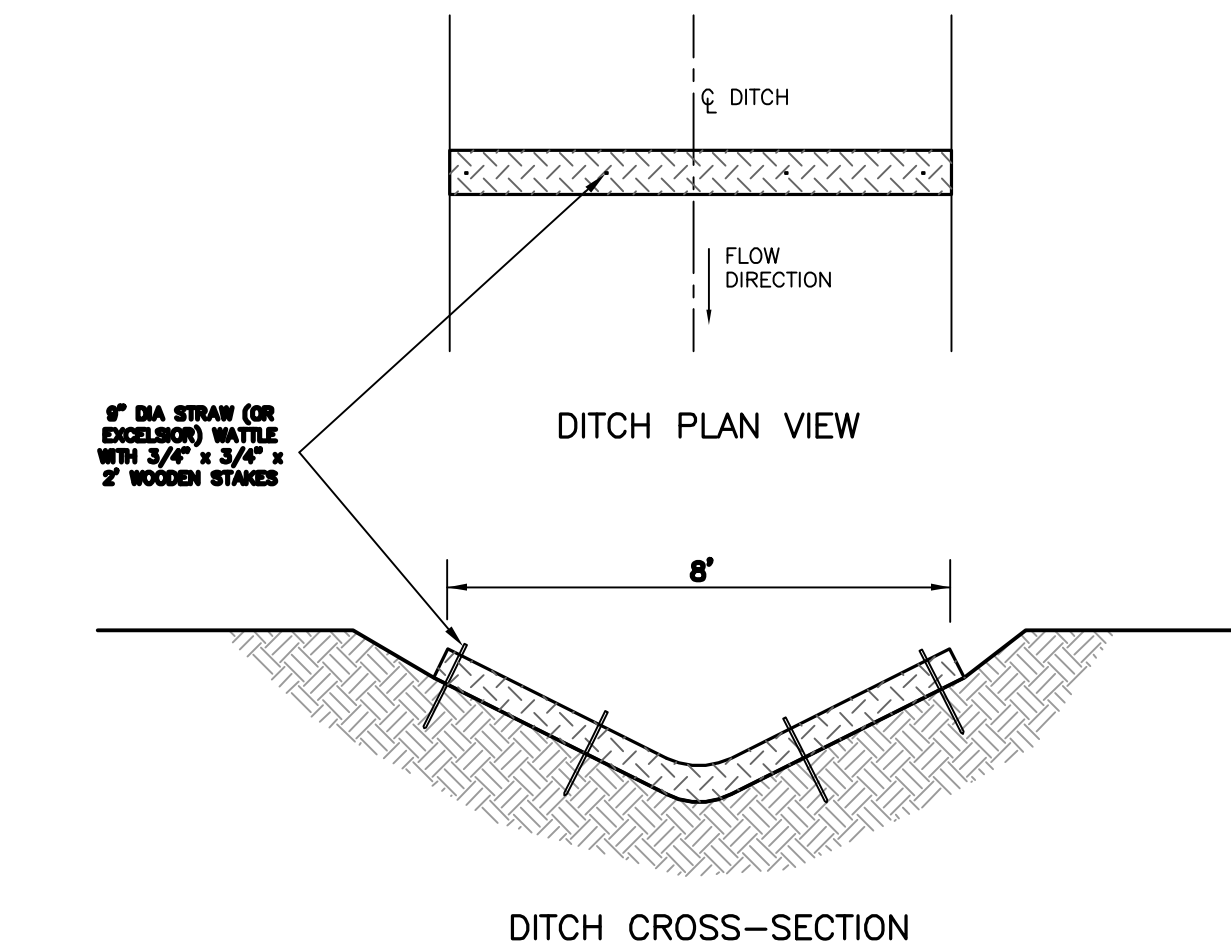
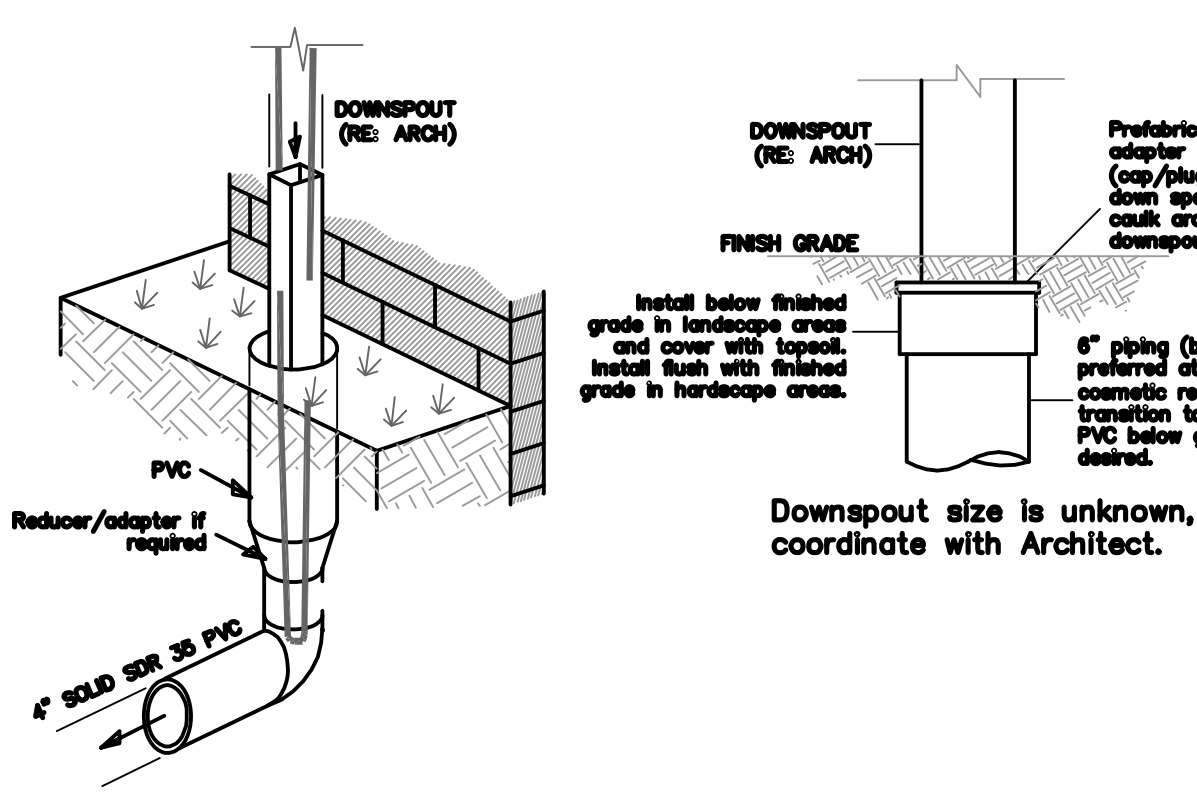
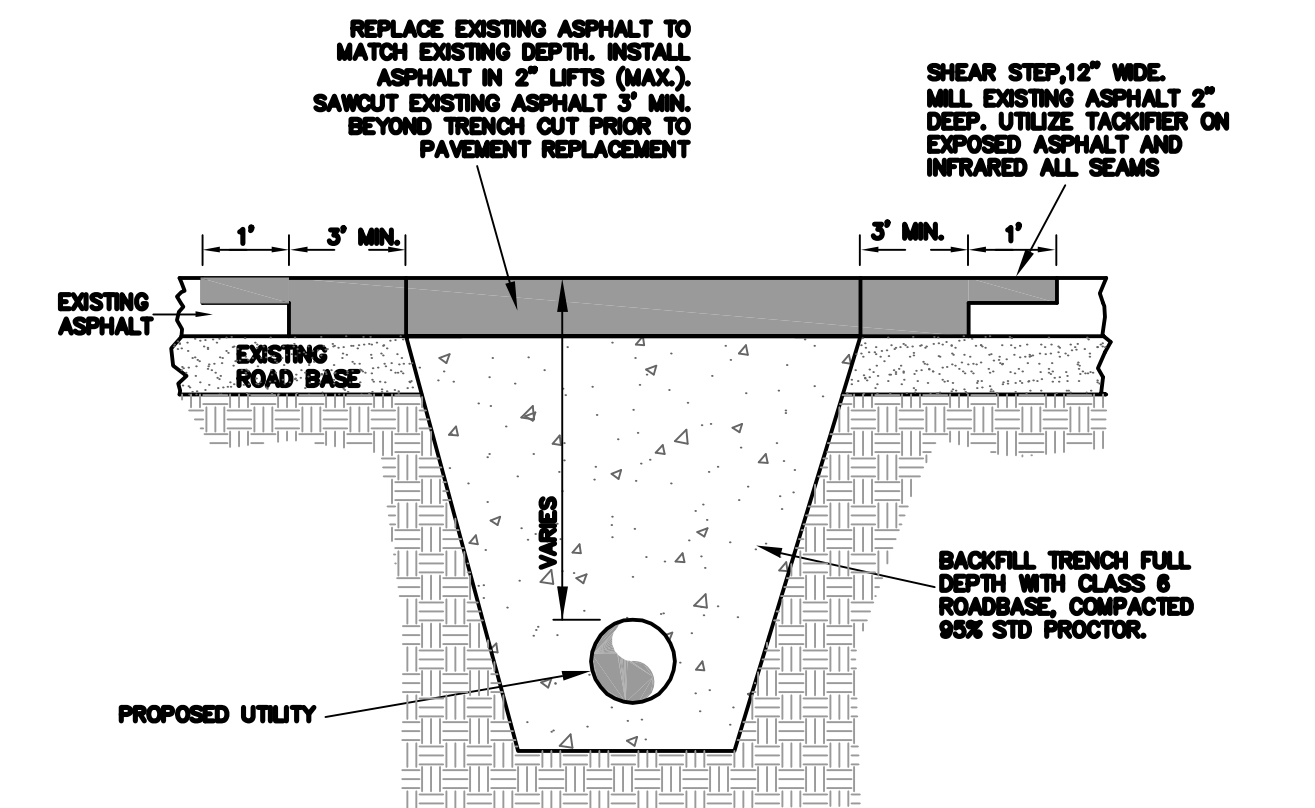
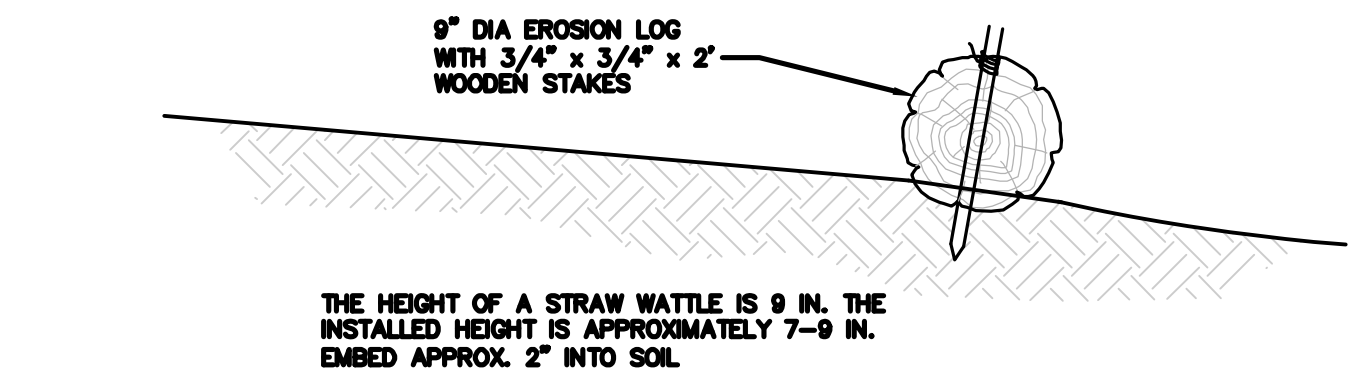
TOPOGRAPHIC INFORMATION WAS
PROVIDED BY
KIP LAND SURVEYING 2024

LEGEND	
	PROPERTY LINE
	EXISTING CONTOUR
	EASEMENT
	PROPOSED CONTOUR
	PROPOSED GRADING, SLOPE/SPOT
	EXISTING GRADING, SLOPE/SPOT
	PROPOSED STORM SEWER
	PROPOSED BOULDER RETAINING
	PROPOSED CONCRETE/ASPHALT

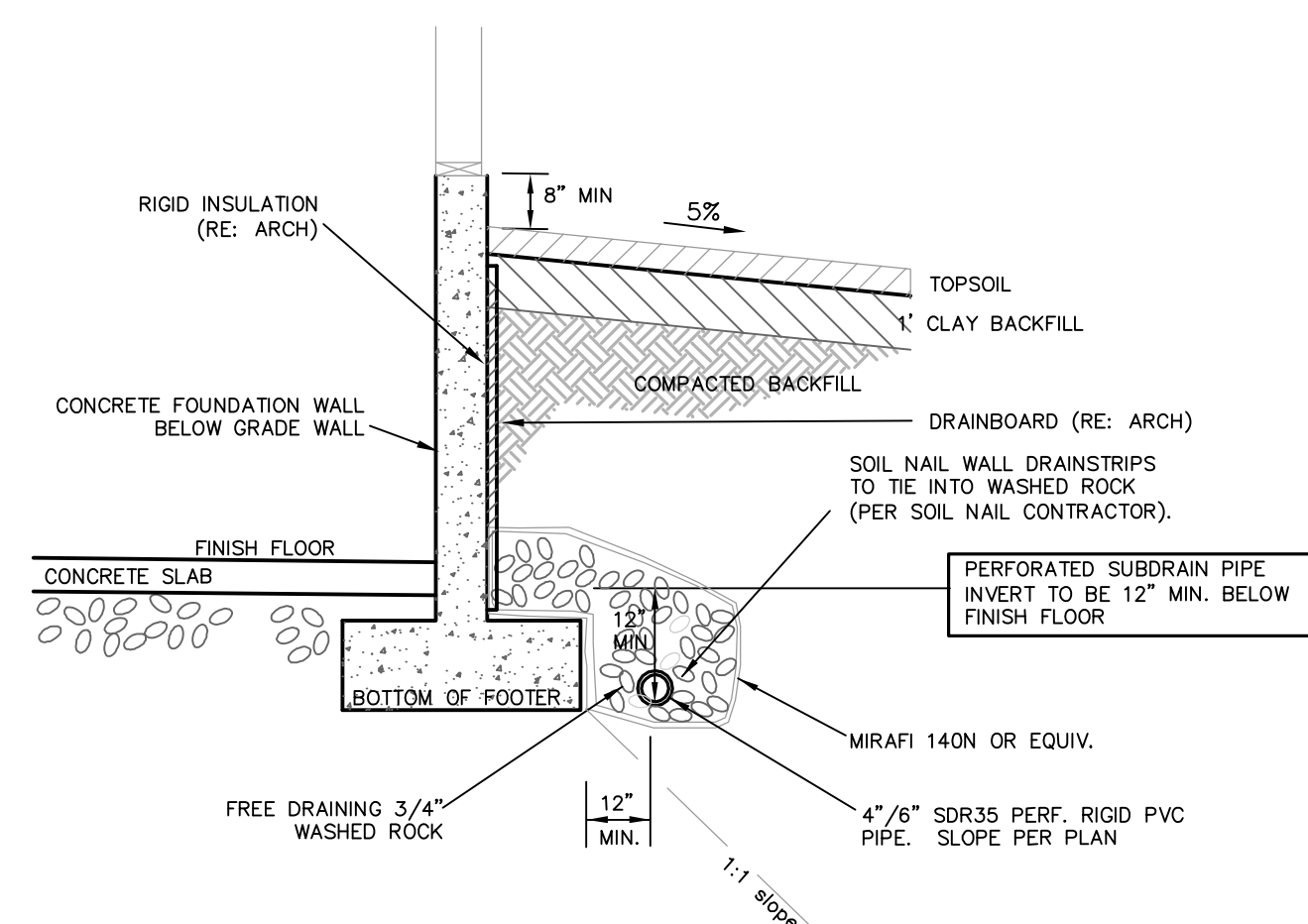
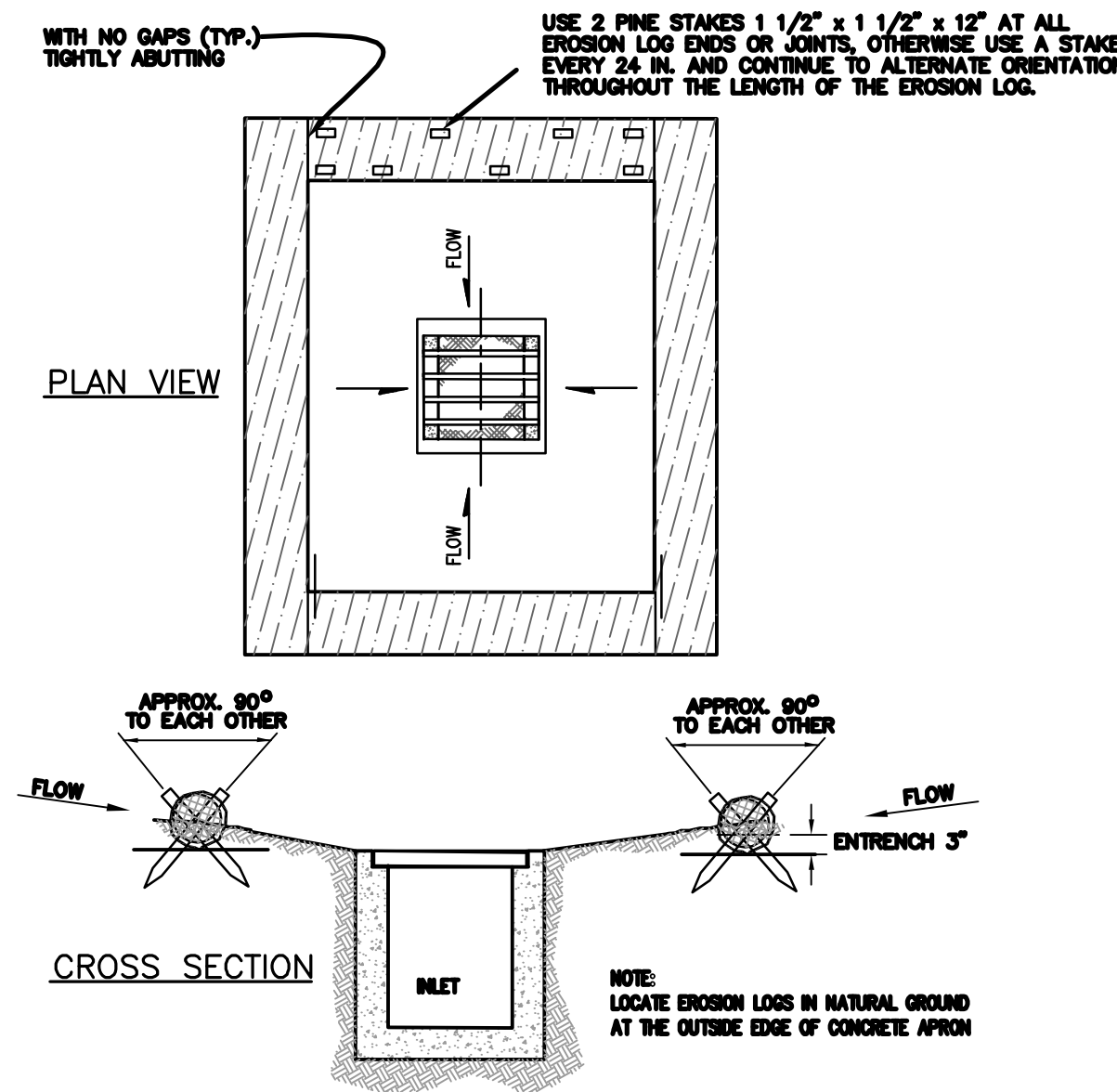
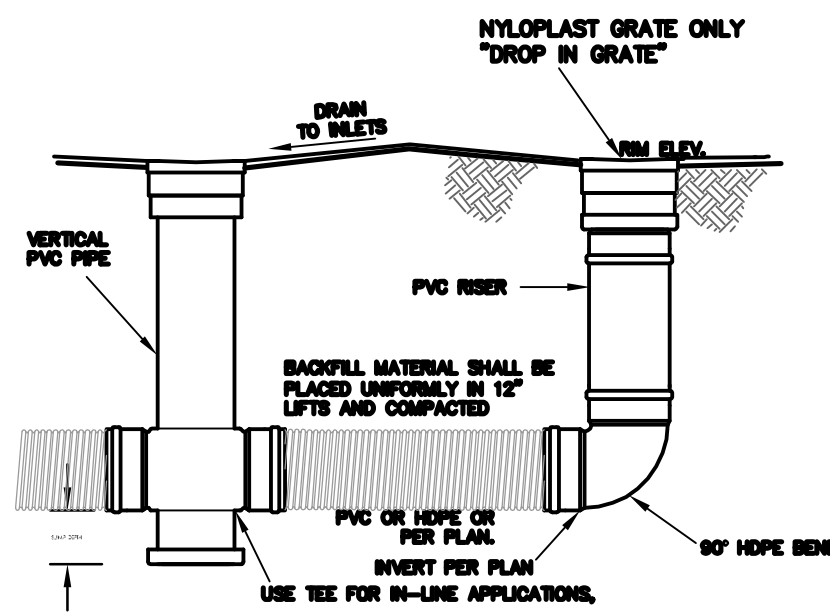
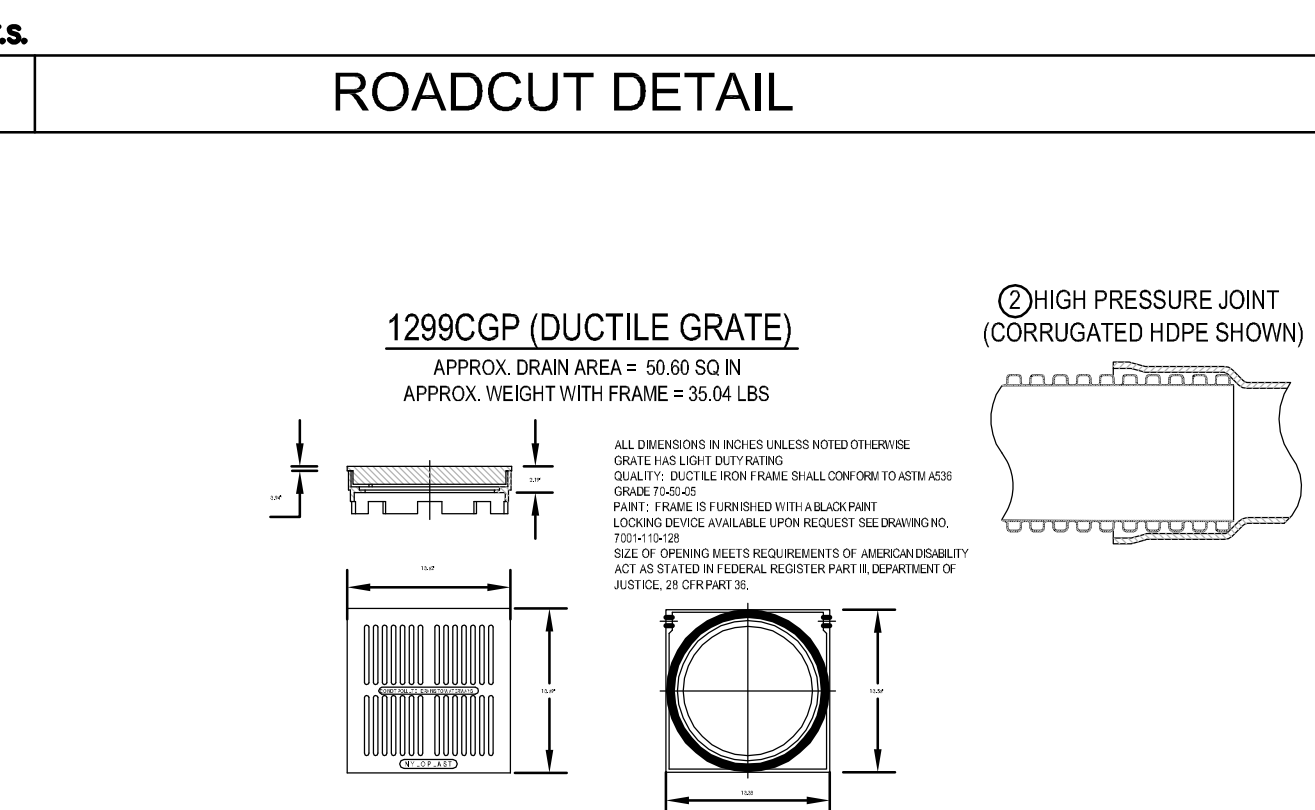


CONSTRUCTION NOTES

1. STONE SIZE - USE 2" CRUSHED SCREENED ROCK.
2. LENGTH - AS REQUIRED, BUT NOT LESS THAN 80 FEET.
3. THICKNESS - NOT LESS THAN SIX (6) INCHES.
4. WIDTH - TEN (10) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
5. FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OF FLOWING WATER ONTO THE PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SLOTTED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY. SOIL SHALL REMAIN IN PLACE UNTIL PAVING OF ENTRANCE COMPLETES.
8. WASHING - WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

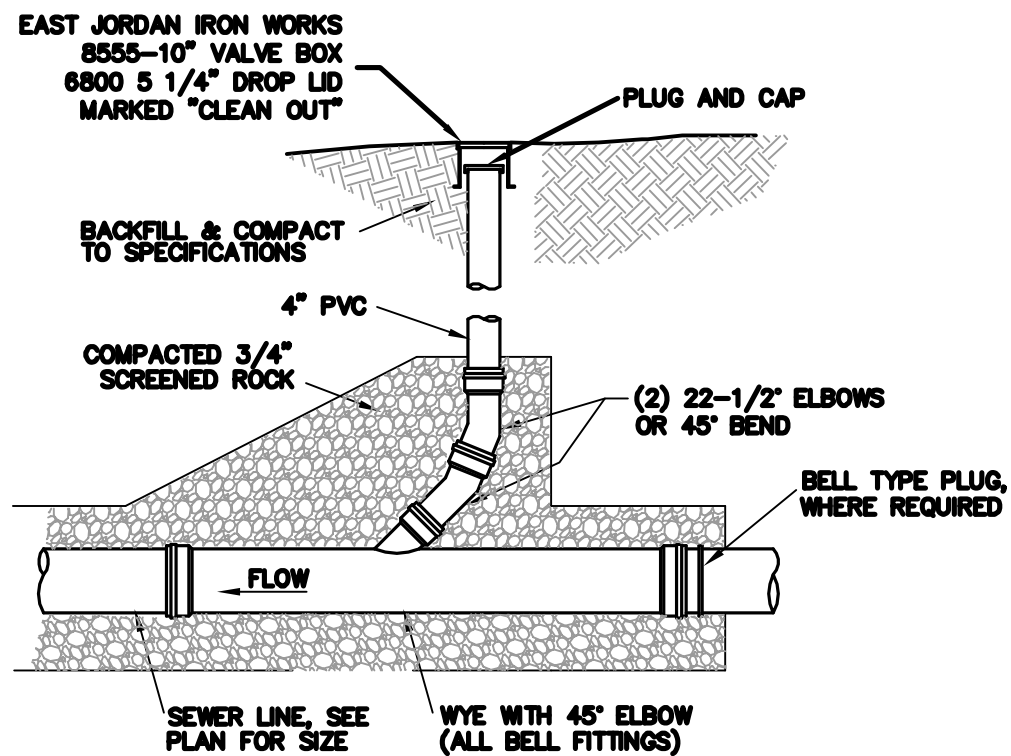
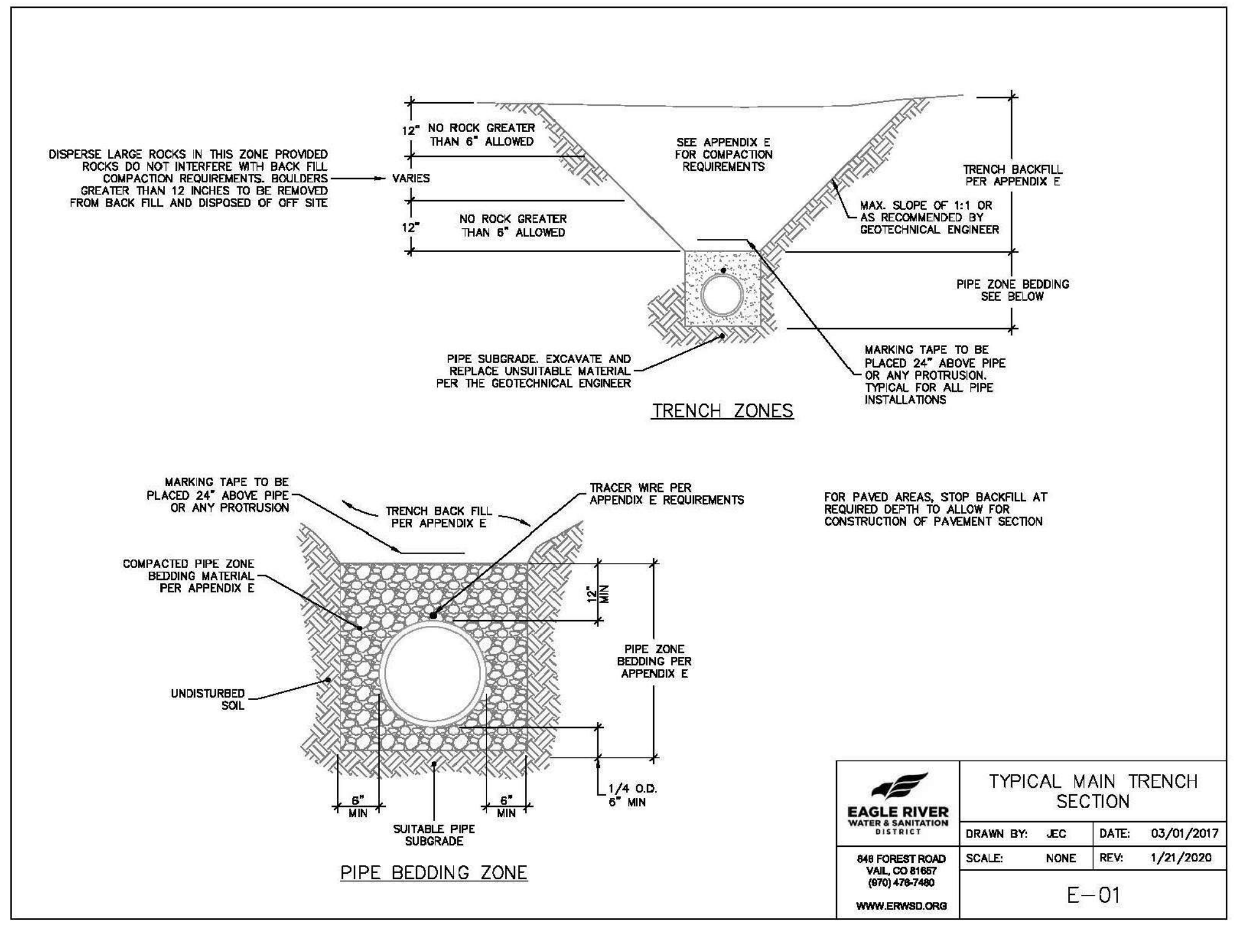
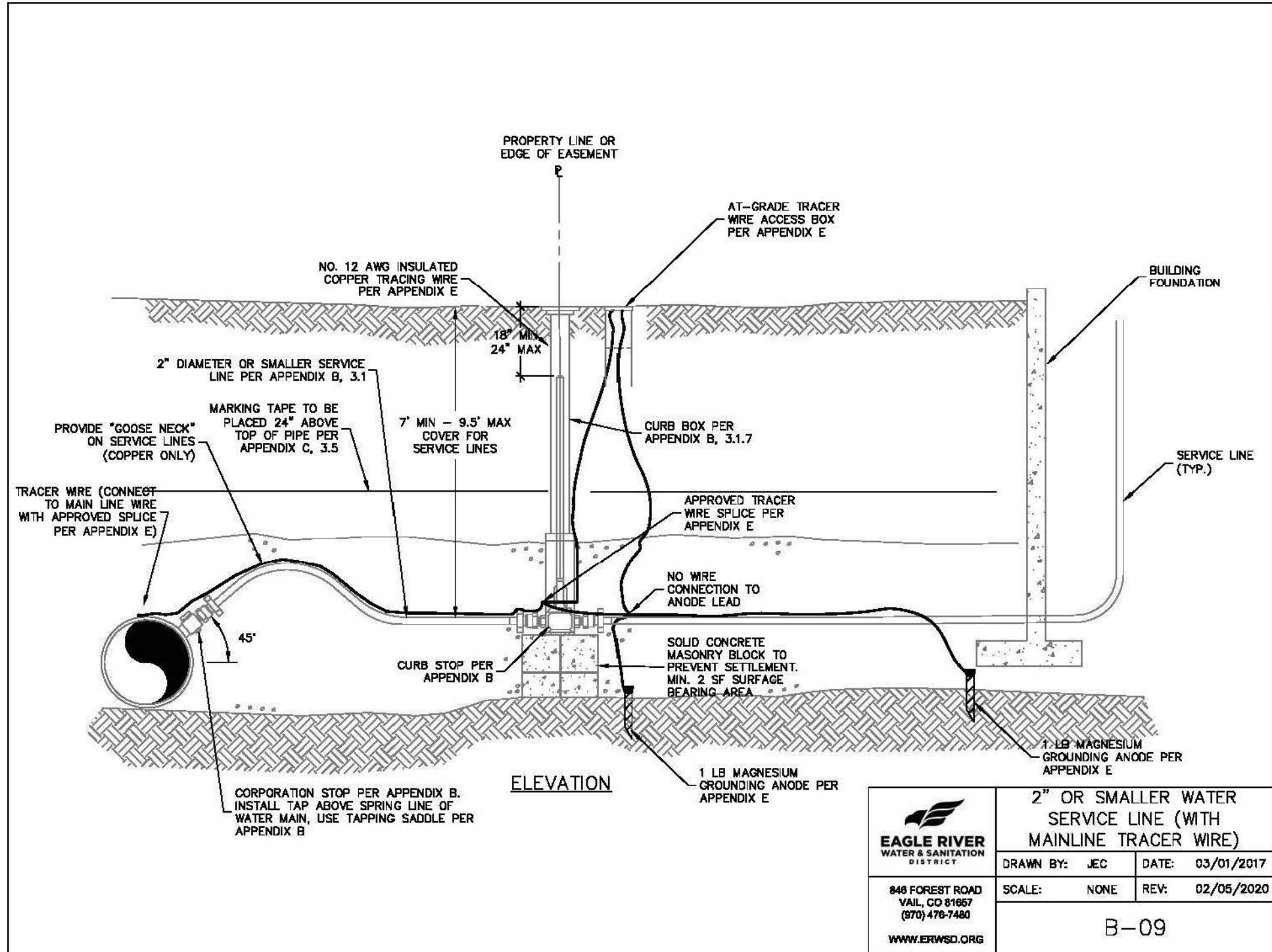
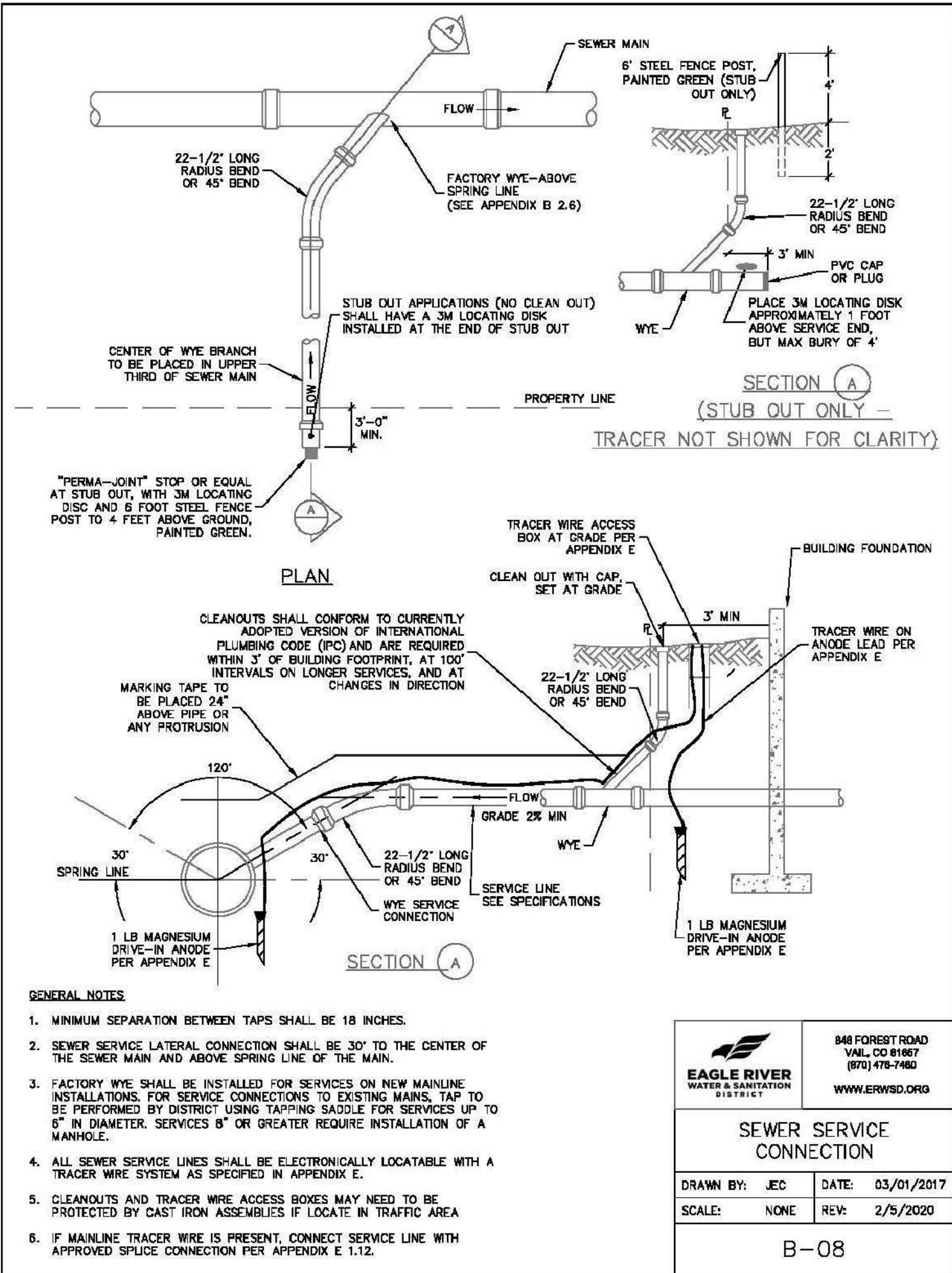


1. THE HEIGHT OF A STRAIN WATTLE IS 9 IN. THE INSTALLED HEIGHT IS APPROXIMATELY 5 - 7 IN. THE STANDARD LENGTH OF STRAIN WATTLES IS 20 FT. HOWEVER OTHER LENGTHS WILL BE MADE UPON REQUEST.
2. STRAIN WATTLES SHOULD BE INSTALLED IN SHALLOW TRENCHES, 2 - 4 IN. DEEP, DEPENDING ON SOIL TYPE AND SLOPE STEEPNESS. DO THE TRENCH DEEPER FOR SOFT, LOAMY SOILS AND STEEPER SLOPES. DO THE TRENCH SHALLOWER FOR HARD, ROCKY SOILS AND GENTLER SLOPES. USE MATTOCKS AND SHOVEL TO DIG THE TRENCH, THOROUGHLY EXCAVATED SOIL TO THE UPHILL SIDE TO PREVENT RUNOFF FROM UNDERCUTTING THE WATTLE.
3. INSTALL WATTLE IN DRAINAGE DITCH PERPENDICULAR TO FLOW DIRECTION.



DESIGNED <u>MCW</u>	NO.	DATE	REVISIONS	BY
DRAWN <u>ISL MCW</u>		12/16/2024	DRB SUBMITTAL	MCW
CHECKED <u>MCW</u>				
JOB NO. --				
DATE 11/19/2024				

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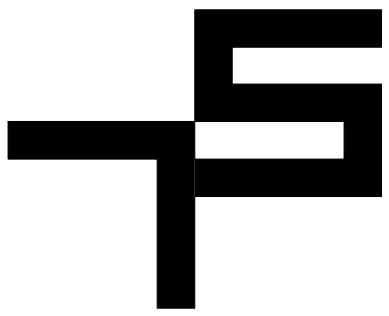


A SANITARY SEWER CLEANOUT

532 MAIN STREET
MINTURN, CO
DETAILS

DESIGNED	DRAWN	CHECKED	JOB NO.	DATE
MCW	TSL, MCW	MCW	--	11/19/2024

NO.	DATE	REVISIONS	BY
	12/16/2024	DRB SUBMITTAL	MCW



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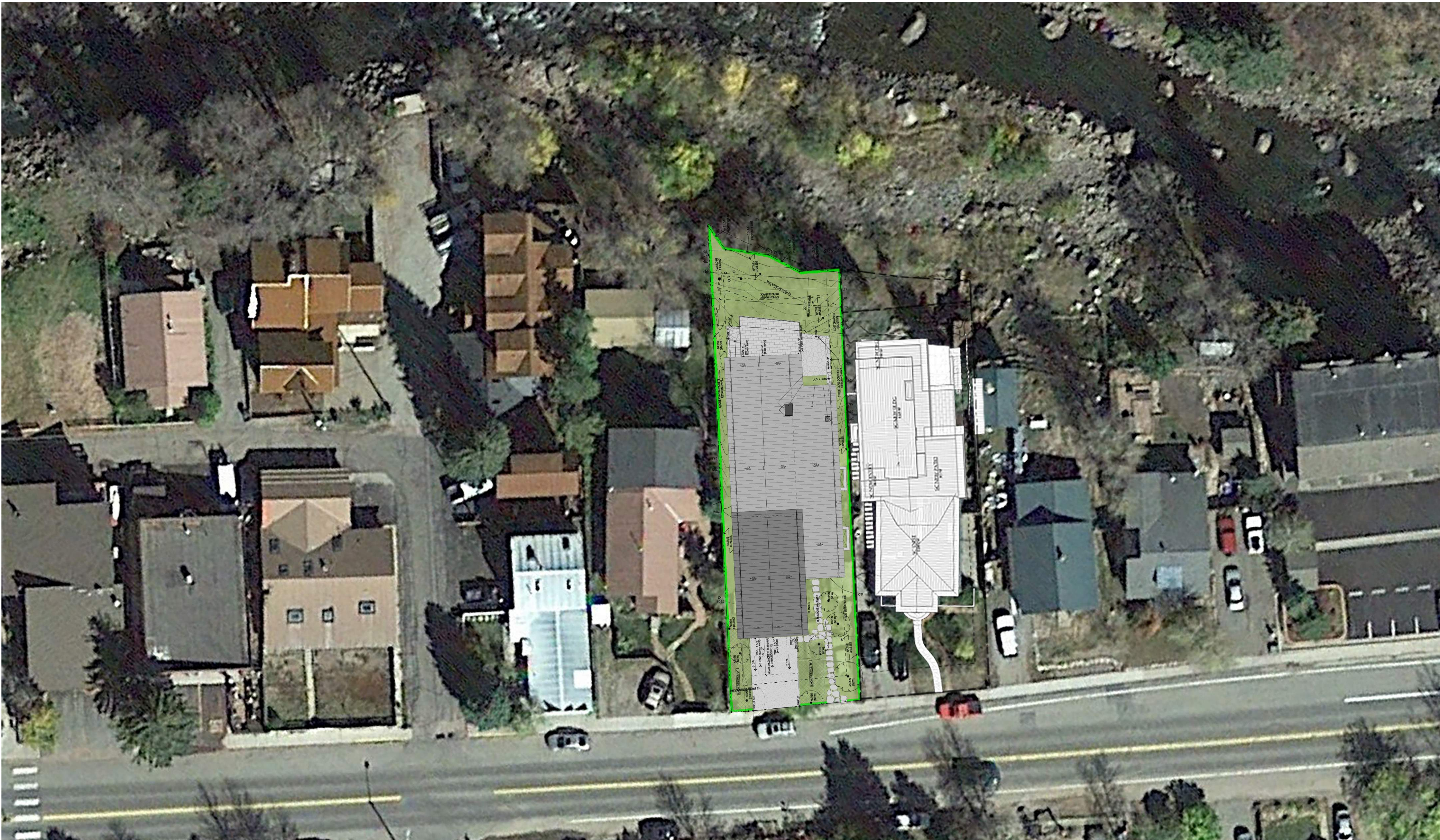
DESIGN REVIEW
PACKAGE

SITE CONTEXT

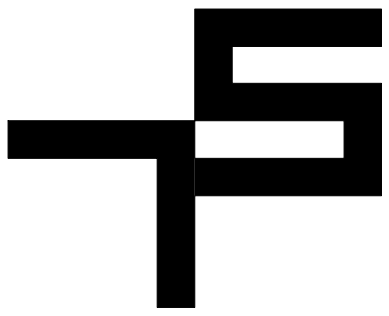
A100



2 SITE CONTEXT - EYE LEVEL VIEW



1 SITE CONTEXT - AERIAL VIEW



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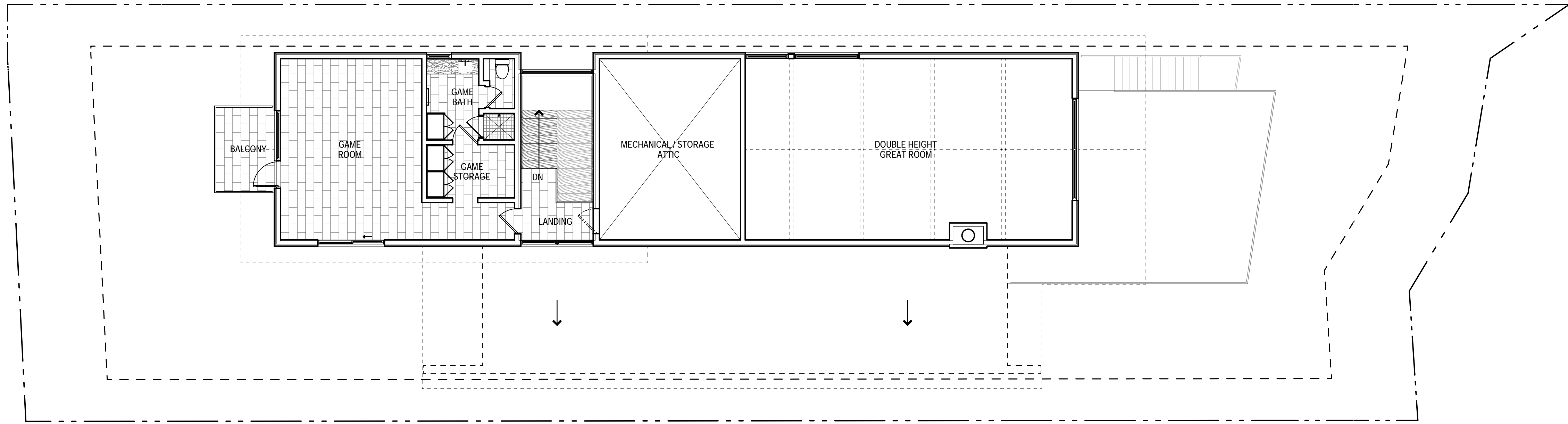
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DESIGN REVIEW
PACKAGE

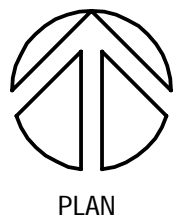
SITE PLANS

A101



CONDITIONED = 886 SQ FT
BALCONY = 75 SQ FT

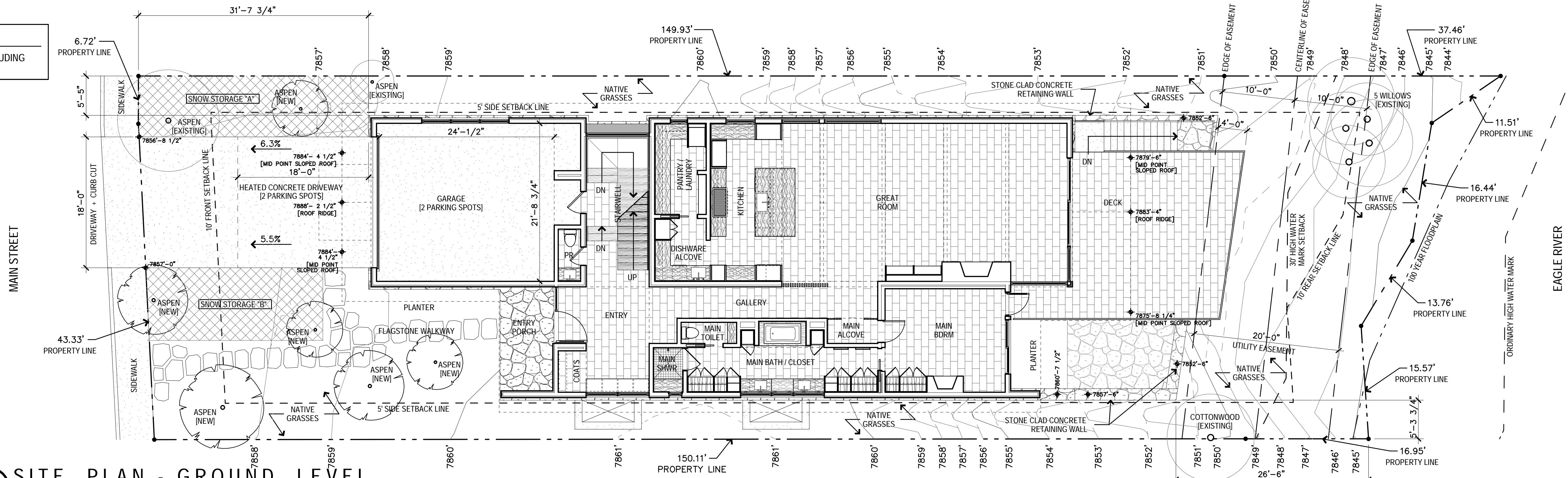
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3 PLAN - UPPER LEVEL

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

NOTE:
-SEE EX100 FOR EXISTING BUILDINGS INCLUDING
HOUSE, DECK AND SHED STRUCTURES



SNOW STORAGE "A" = 265 SQ FT
SNOW STORAGE "B" = 242 SQ FT
TOTAL = 507 SQ FT [5.9% OF LOT AREA]

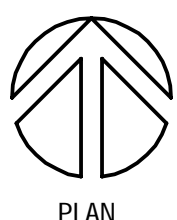
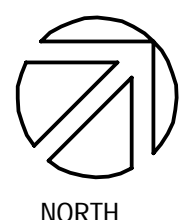
EXISTING TREES = 8
NEW TREES = 6
TOTAL TREES = 14

LOT AREA = 8,640.8 SQ FT

CONDITIONED = 2,595 SQ FT
GARAGE = 665 SQ FT
TOTAL STRUCTURES = 3,260 SQ FT
LOT COVERAGE = 37.7% [45% MAX]

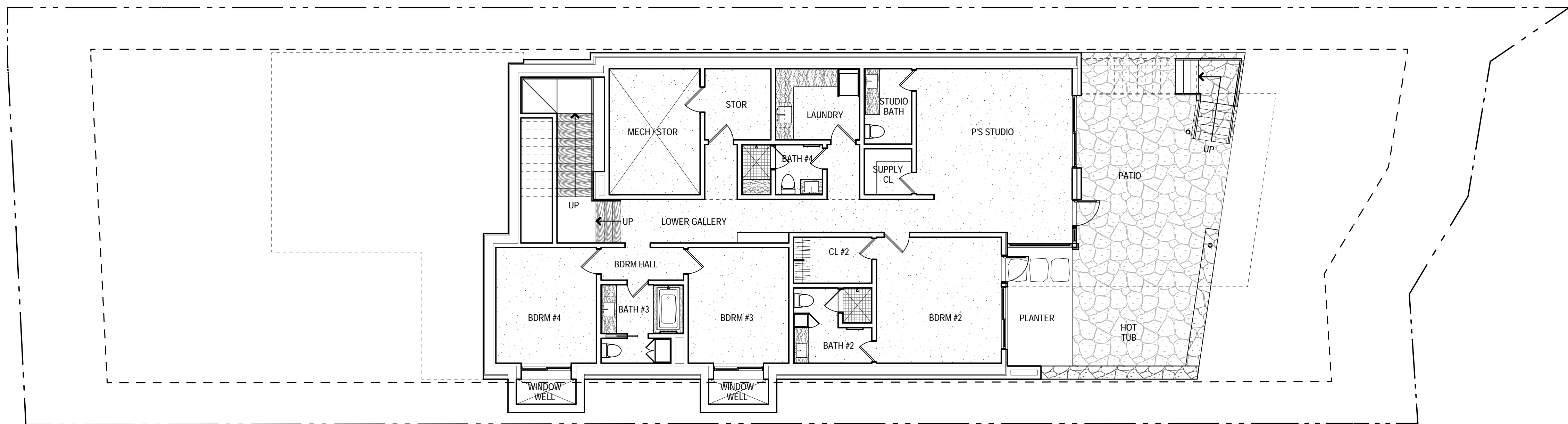
DRIVEWAY = 560 SQ FT
ENTRY PORCH = 113 SQ FT
DECK / STAIRS / PATIO = 780 SQ FT
WINDOW WELL WALLS = 30 SQ FT
TOTAL IMPERV = 4,743 SQ FT [INC STRUCTS]
IMPERV AREA = 54.9% [55% MAX]
*50% OF AREA OVER PREVIOUS YARD BELOW

0 2 4 8 16



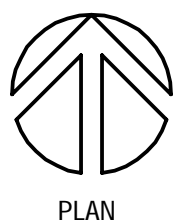
2 SITE PLAN - GROUND LEVEL

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



CONDITIONED = 2,286 SQ FT
MECHANICAL = 165 SQ FT
PATIO = 688 SQ FT
WINDOW WELL WALLS = 30 SQ FT

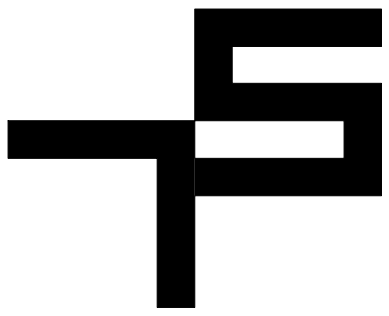
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1 PLAN - LOWER LEVEL

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

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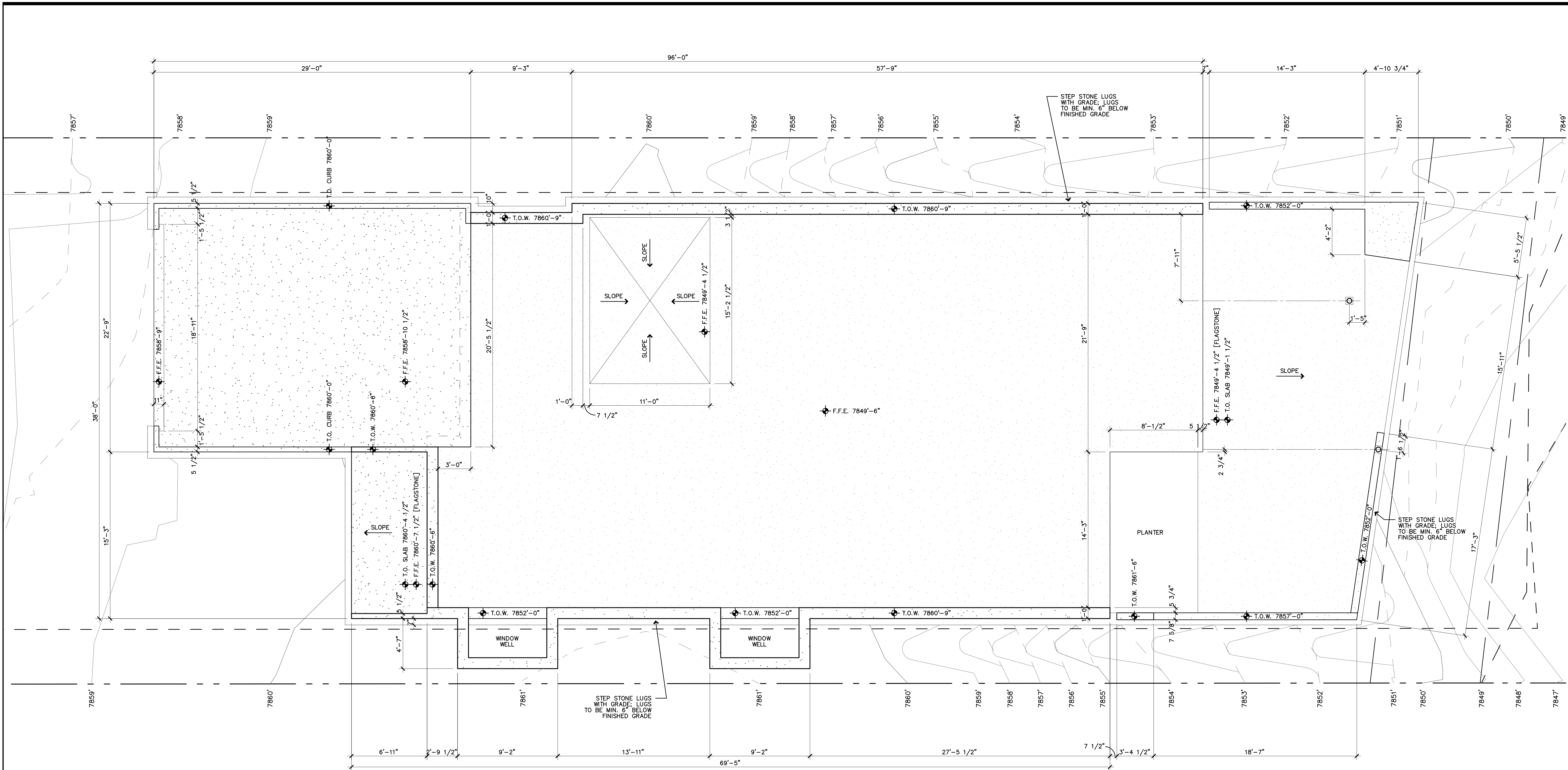
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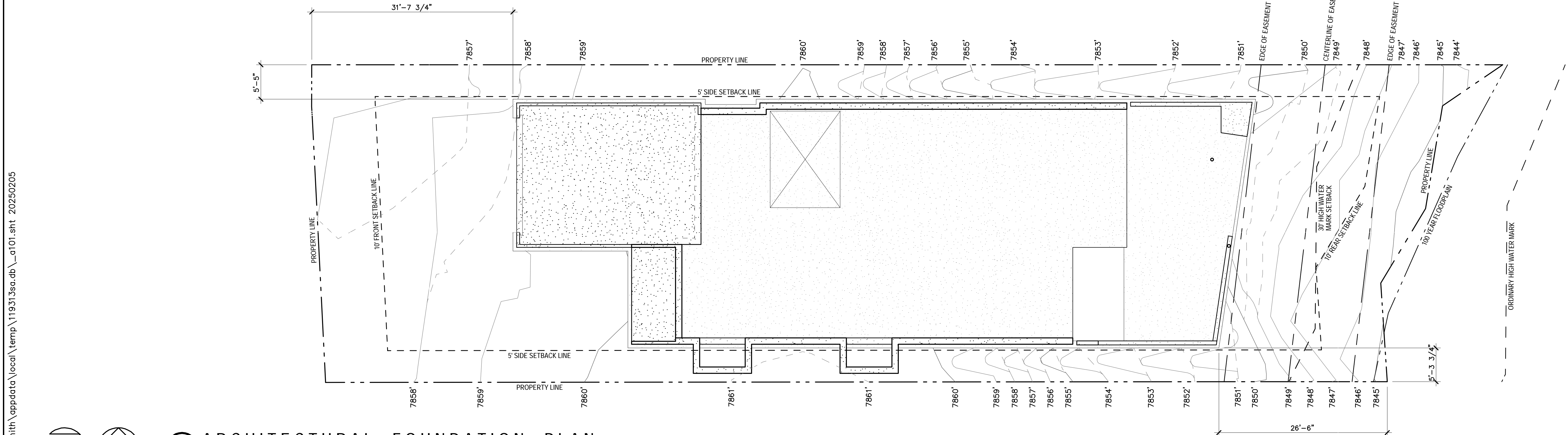
DESIGN REVIEW
PACKAGE

ARCHITECTURAL
FOUNDATION
PLANS

A102



2 ARCHITECTURAL FOUNDATION PLAN - ENLARGED
SCALE: 1/4" = 1'-0"

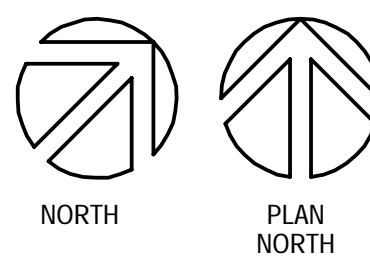


1 ARCHITECTURAL FOUNDATION PLAN
SCALE: 1/8" = 1'-0"



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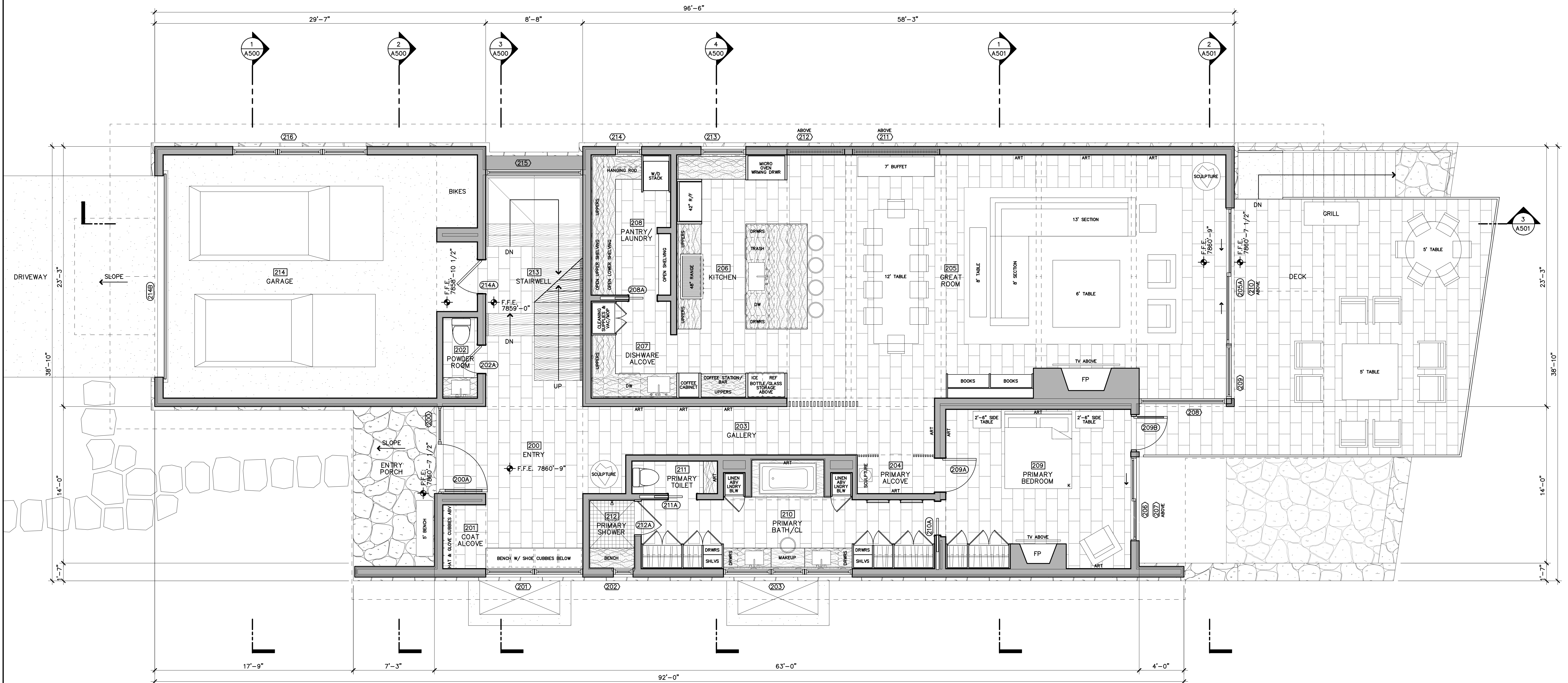
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1 FLOOR PLAN - GROUND LEVEL
SCALE: 1/4" = 1'-0"



SYMBOL LEGEND	
	PORCELAIN
	CONCRETE
	TILE
	WOOD
	STONE [SLAB]
	FLAGSTONE



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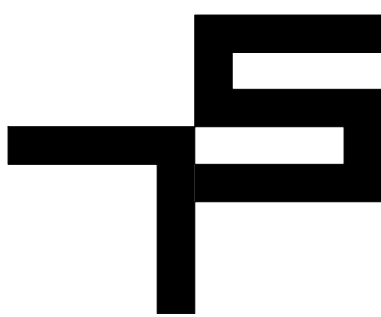
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FLOOR PLAN- GROUND LEVEL



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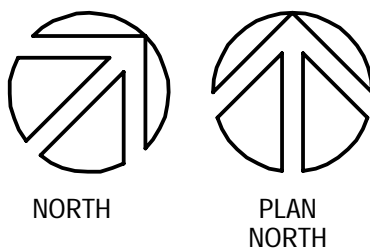
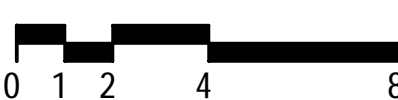
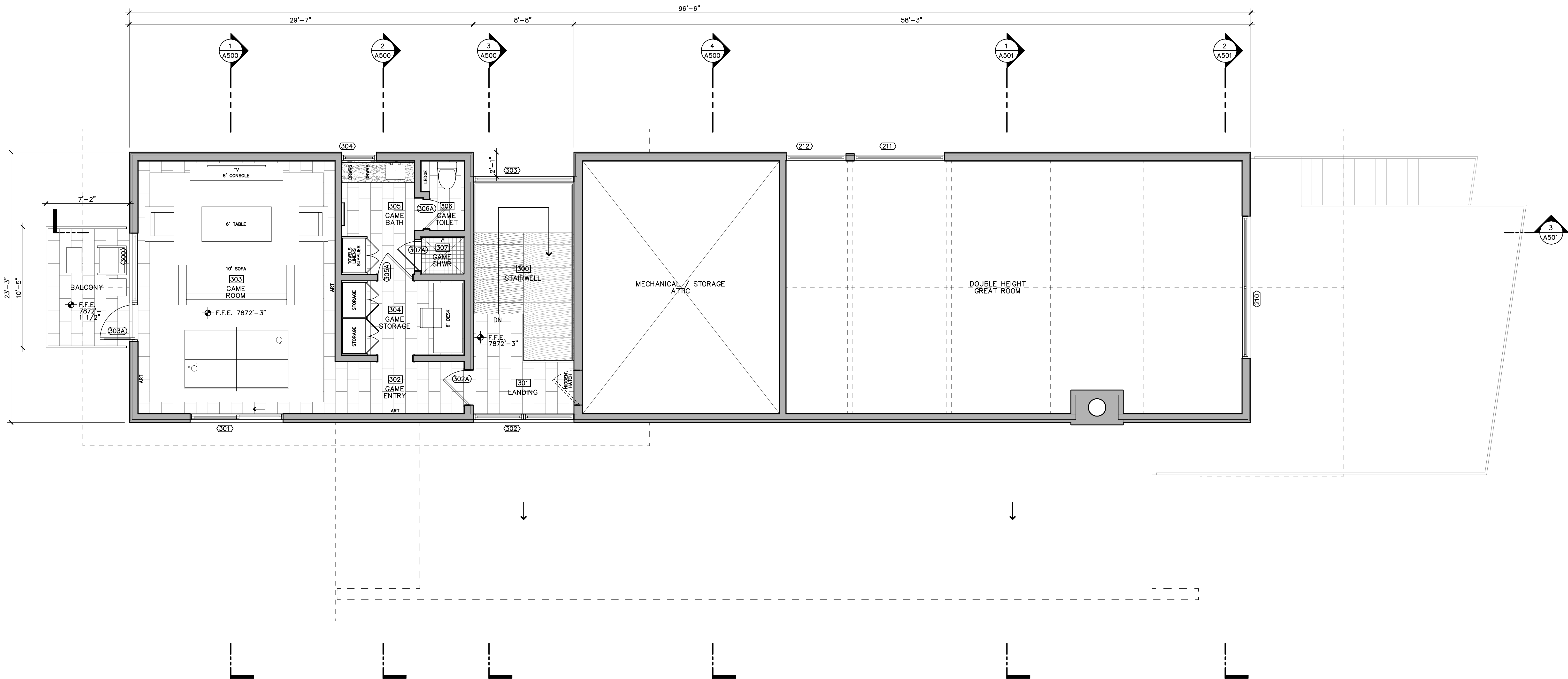
REVISION	DESCRIPTION

DESIGN REVIEW
PACKAGE

FLOOR PLAN-
UPPER LEVEL

A201

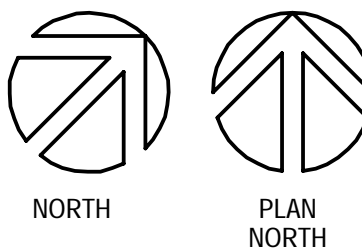
SYMBOL LEGEND	
	PORCELAIN
	CONCRETE
	TILE
	WOOD
	STONE [SLAB]
	FLAGSTONE



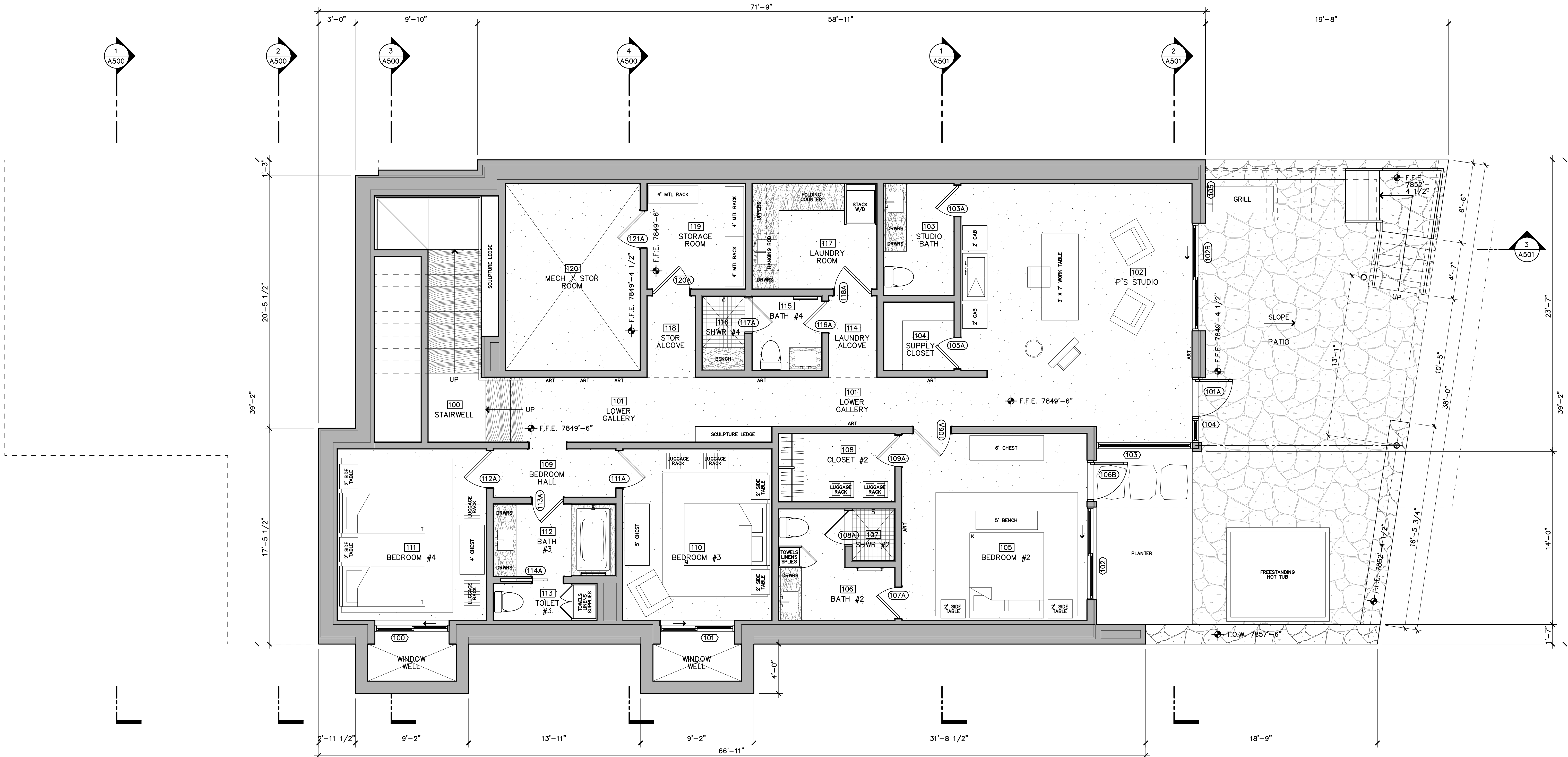
1 FLOOR PLAN - UPPER LEVEL
SCALE: 1/4" = 1'-0"

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1 FLOOR PLAN - LOWER LEVEL
SCALE: 1/4" = 1'-0"



SYMBOL LEGEND	
	PORCELAIN
	CONCRETE
	TILE
	WOOD
	STONE [SLAB]
	FLAGSTONE

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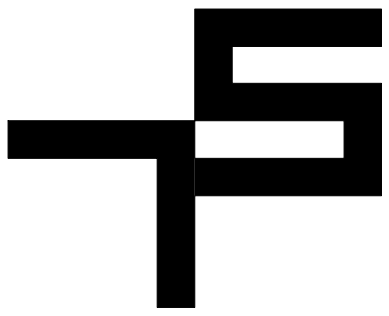
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FLOOR PLAN-
LOWER LEVEL

A202





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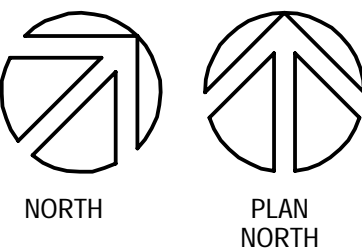
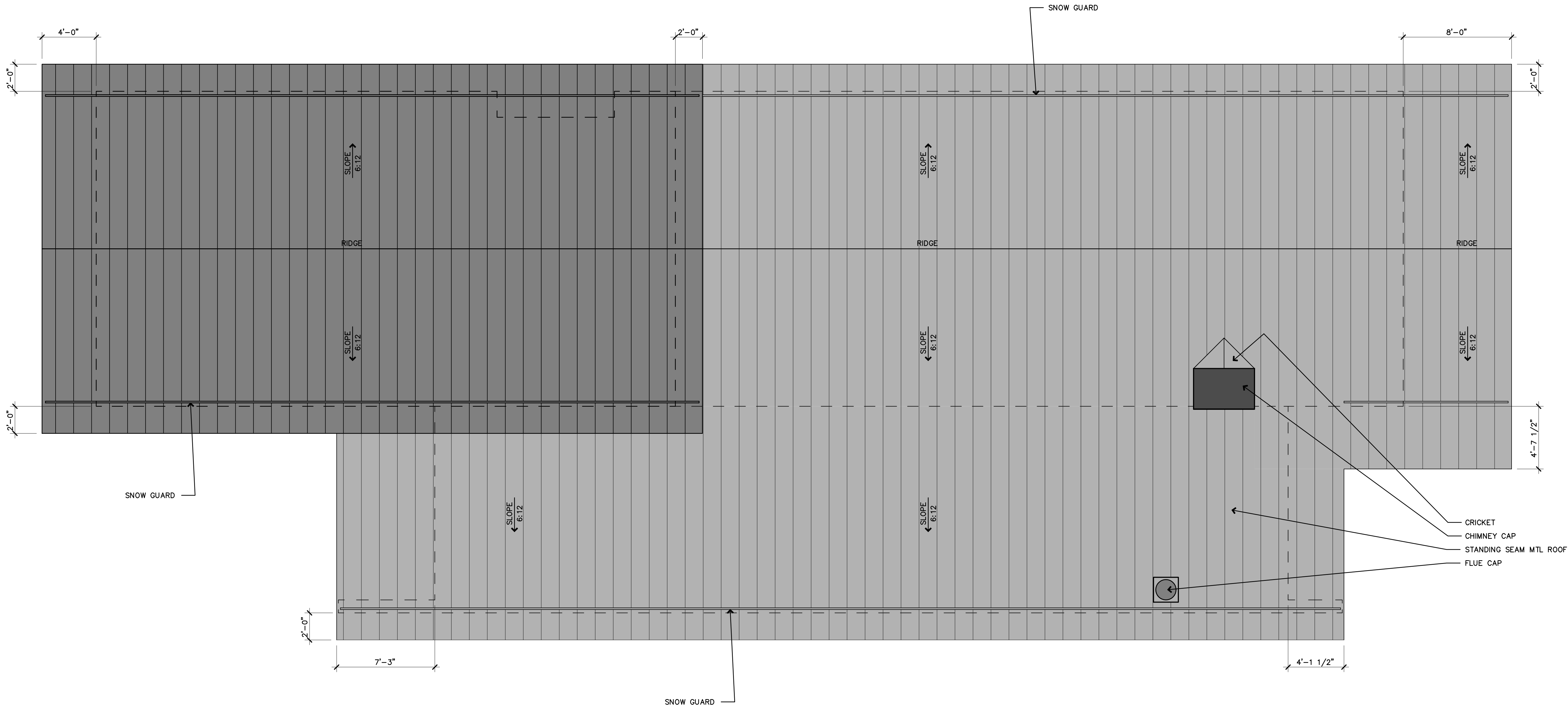
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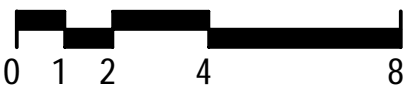
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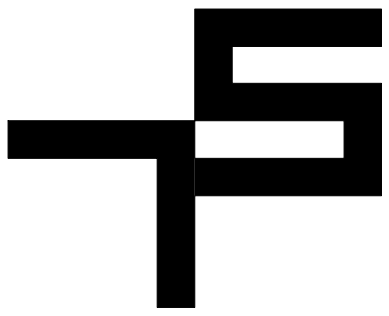
ROOF PLAN

A240



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





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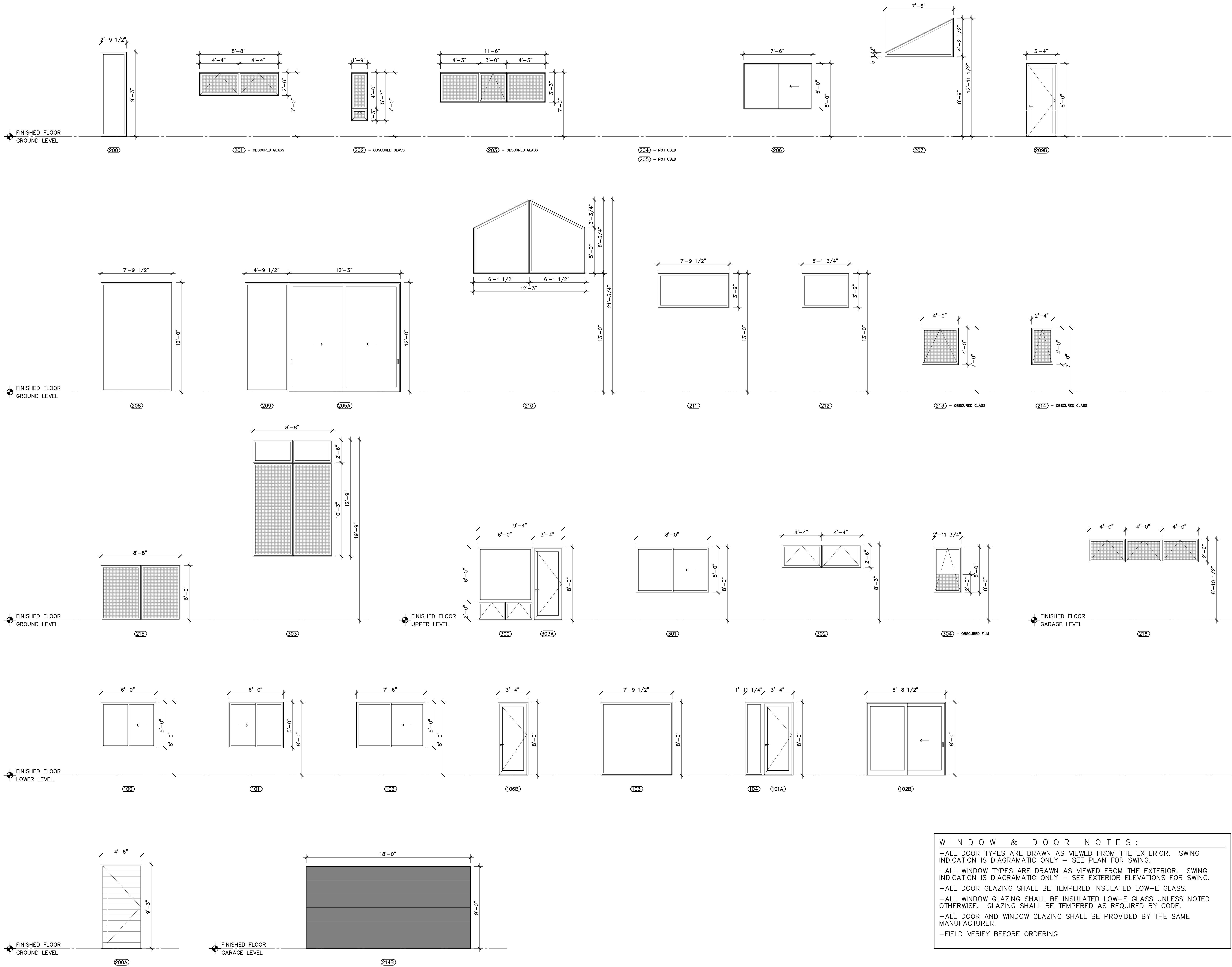
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REVISION	DESCRIPTION

DESIGN REVIEW
PACKAGE

EXTERIOR
DOOR & WIND
SCHEDULE

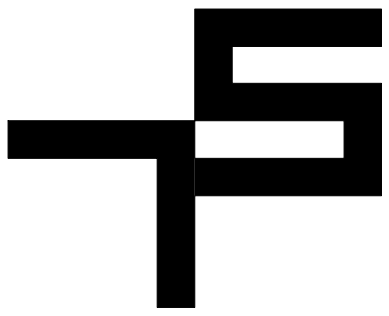
A260



1 EXTERIOR WINDOW & DOOR SCHEDULE

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

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HWP LAND SURVEYING
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EAGLE, CO 81631
970.390.9540 T

05 FEB 2025 PROJ. NO. 2401

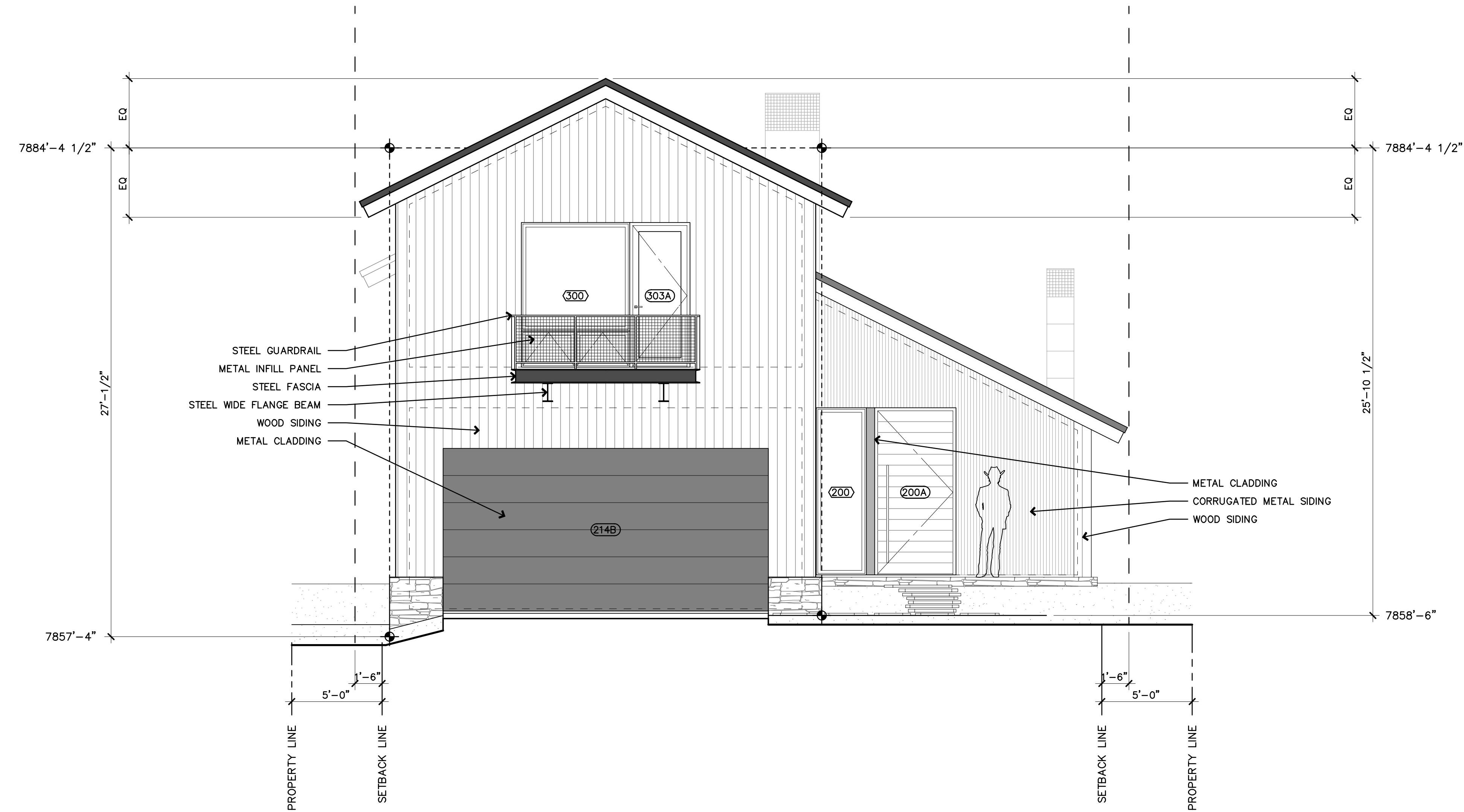
PROJ. ARCHITECT TS DRAWN BY

REVISION	DESCRIPTION

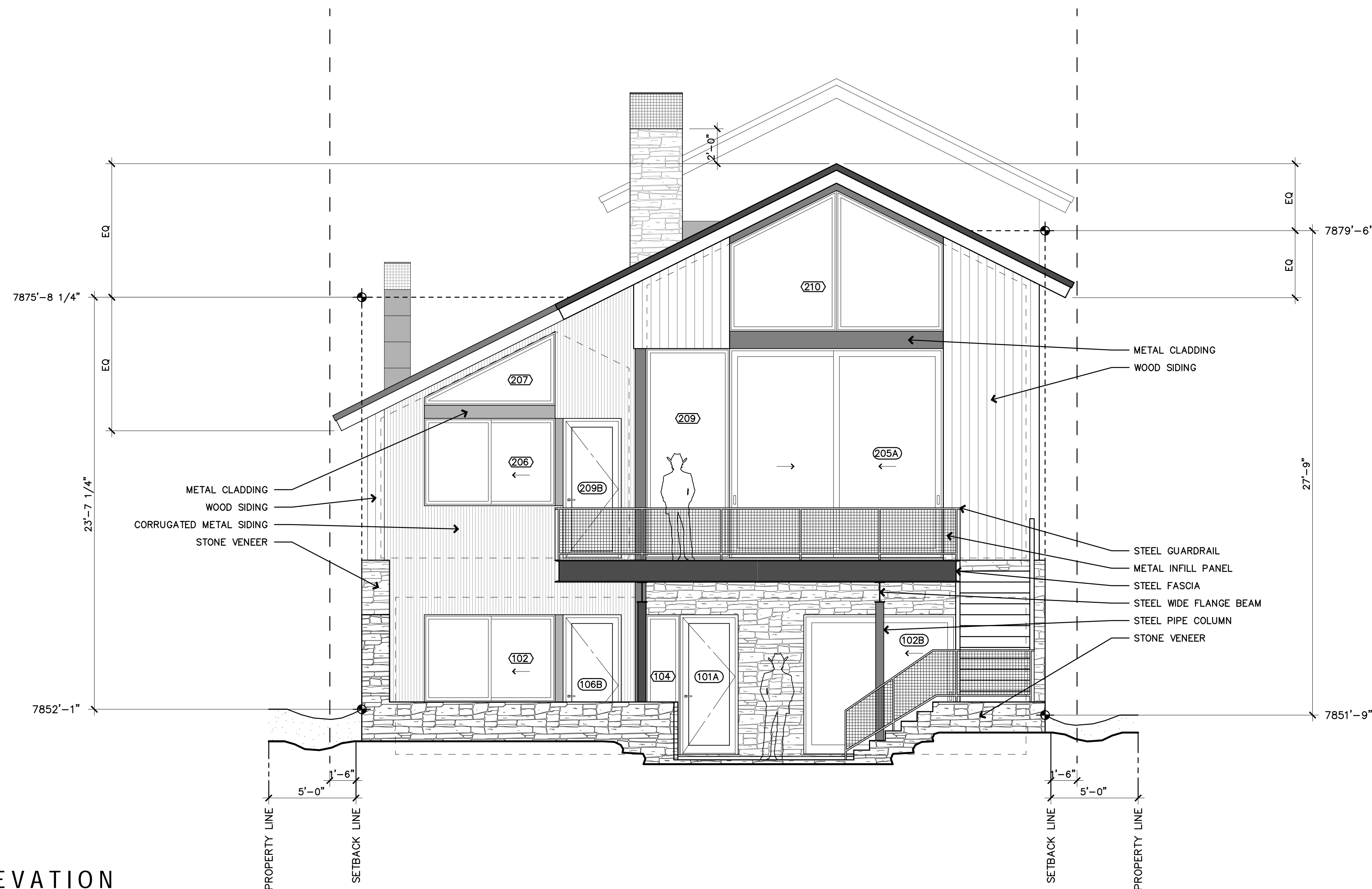
DESIGN REVIEW
PACKAGE

EXTERIOR
ELEVATIONS

A400

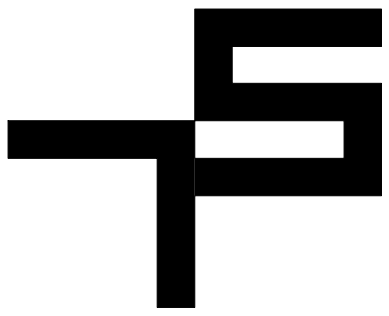


1 WEST ELEVATION
SCALE: 1/4" = 1'-0"



2 EAST ELEVATION
SCALE: 1/4" = 1'-0"





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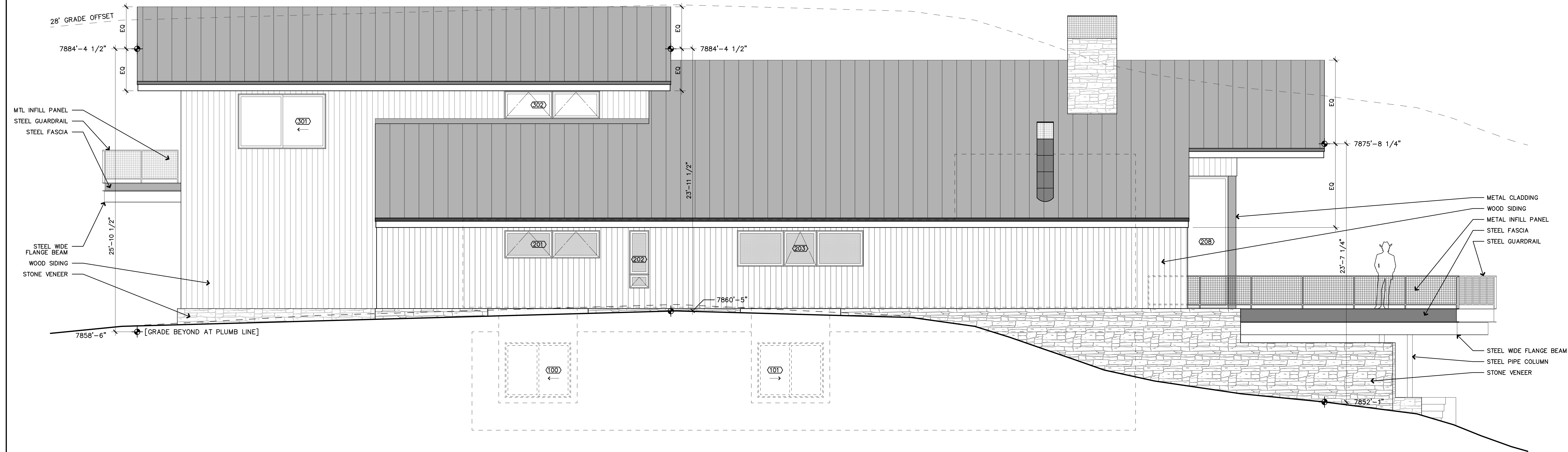
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REVISION	DESCRIPTION

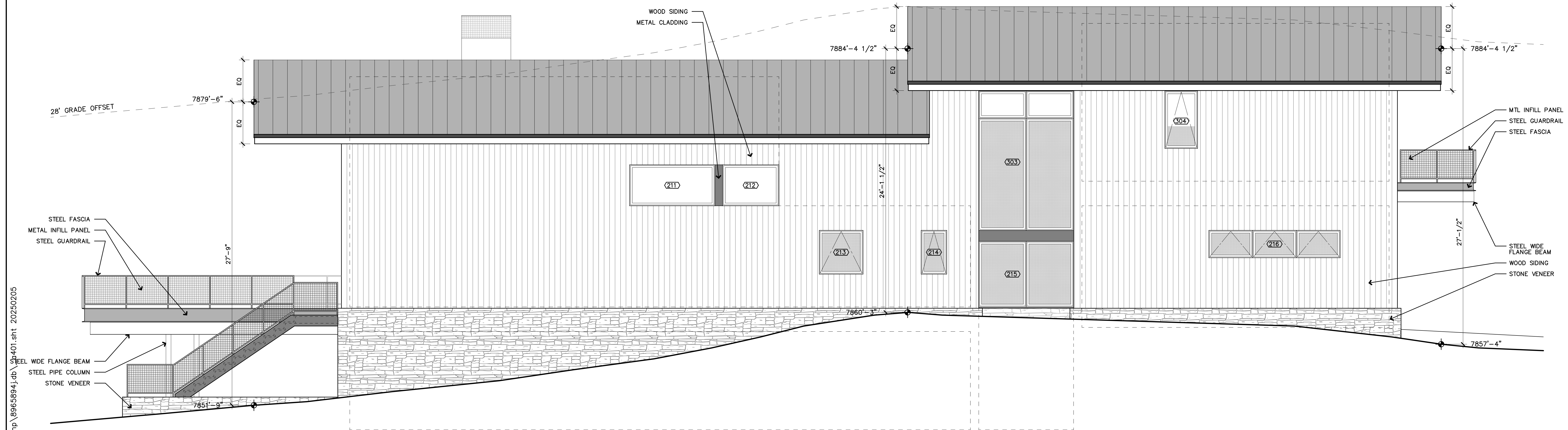
DESIGN REVIEW
PACKAGE

EXTERIOR
ELEVATIONS

A401

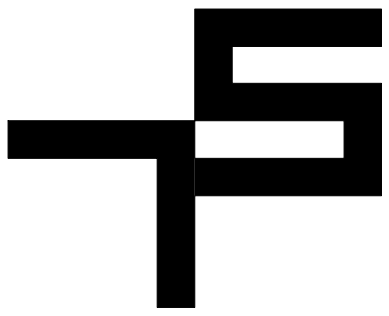


1 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

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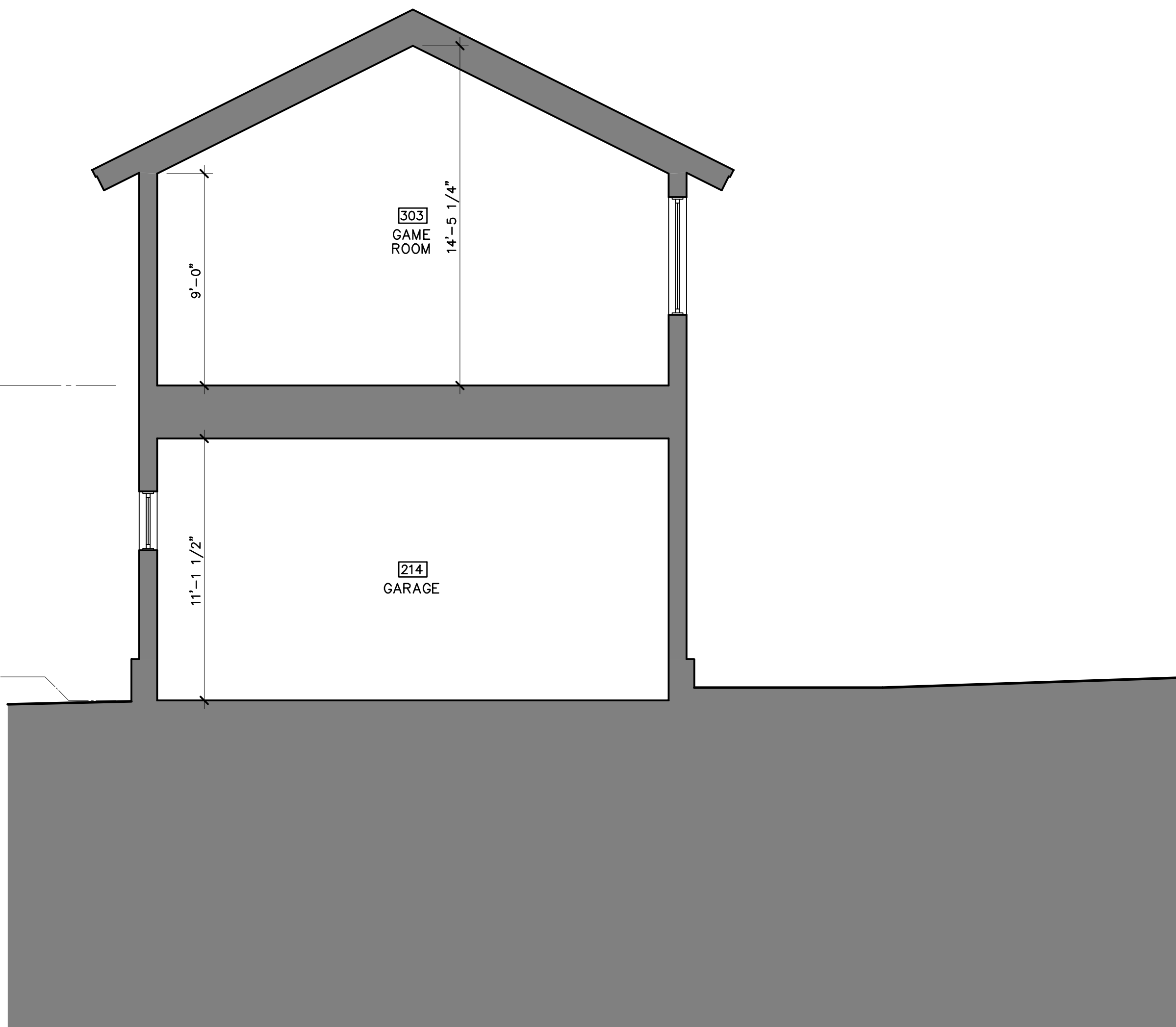
PROJ. ARCHITECT TS DRAWN BY

REVISION	DESCRIPTION

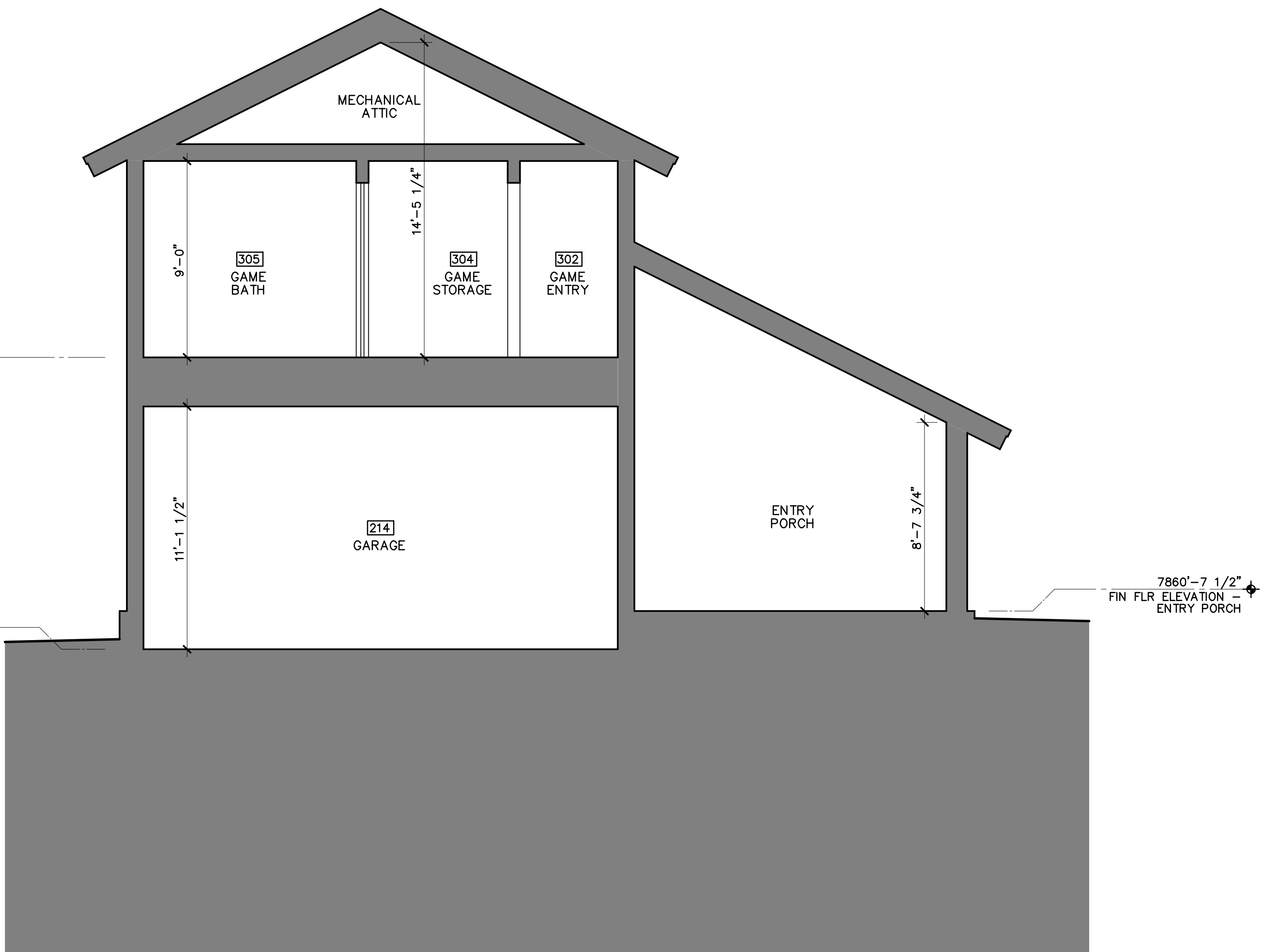
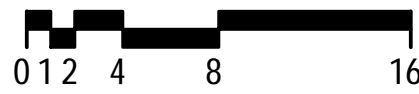
DESIGN REVIEW
PACKAGE

BUILDING
SECTIONS

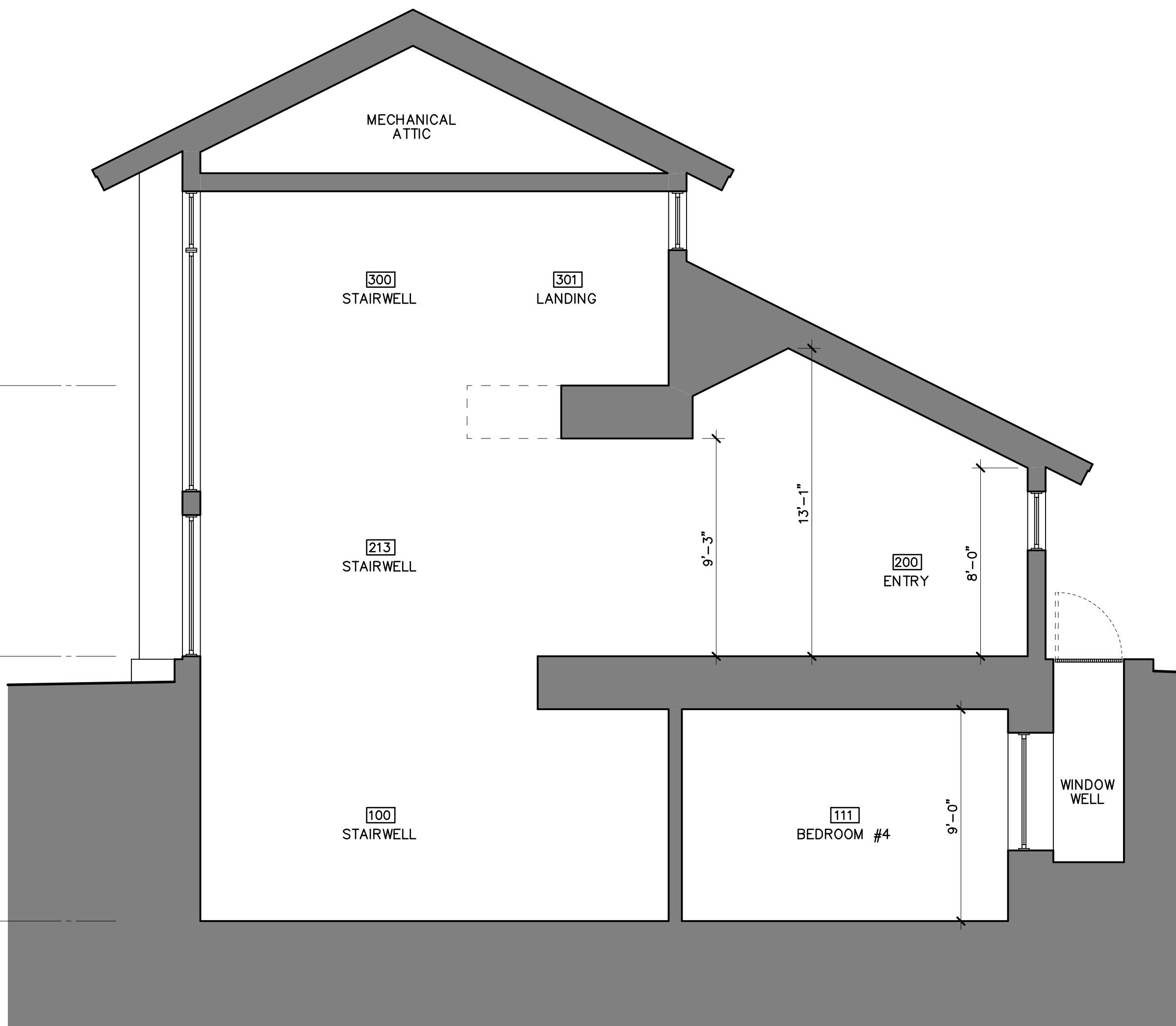
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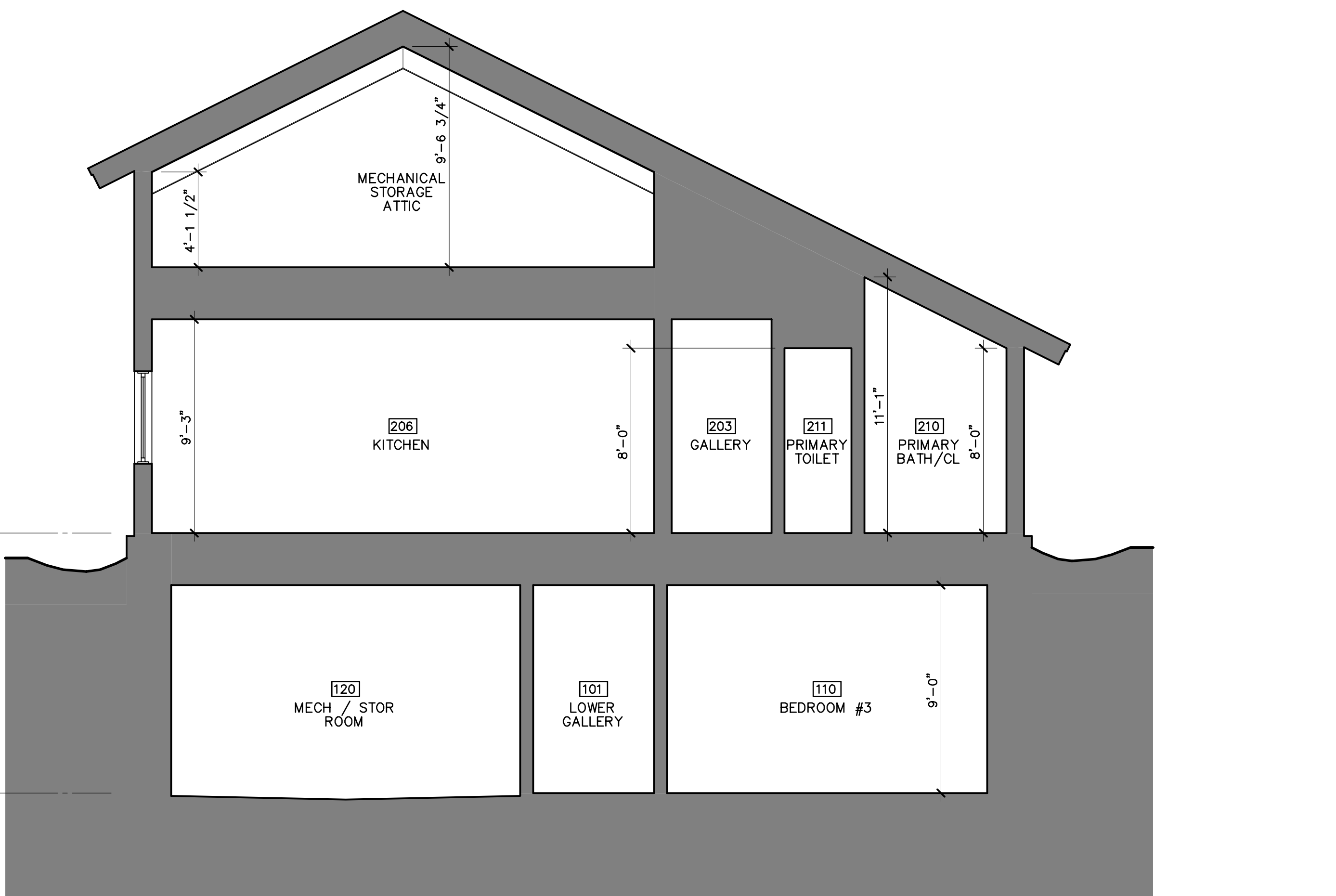
1 BUILDING SECTION
SCALE: 1/8" = 1'-0"



2 BUILDING SECTION
SCALE: 1/8" = 1'-0"



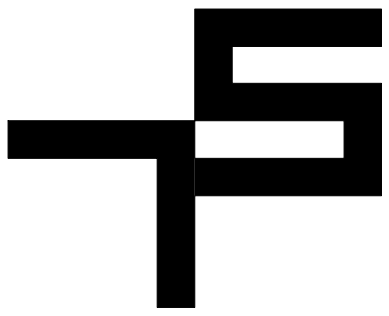
3 BUILDING SECTION
SCALE: 1/8" = 1'-0"



4 BUILDING SECTION
SCALE: 1/8" = 1'-0"



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REVISION	DESCRIPTION

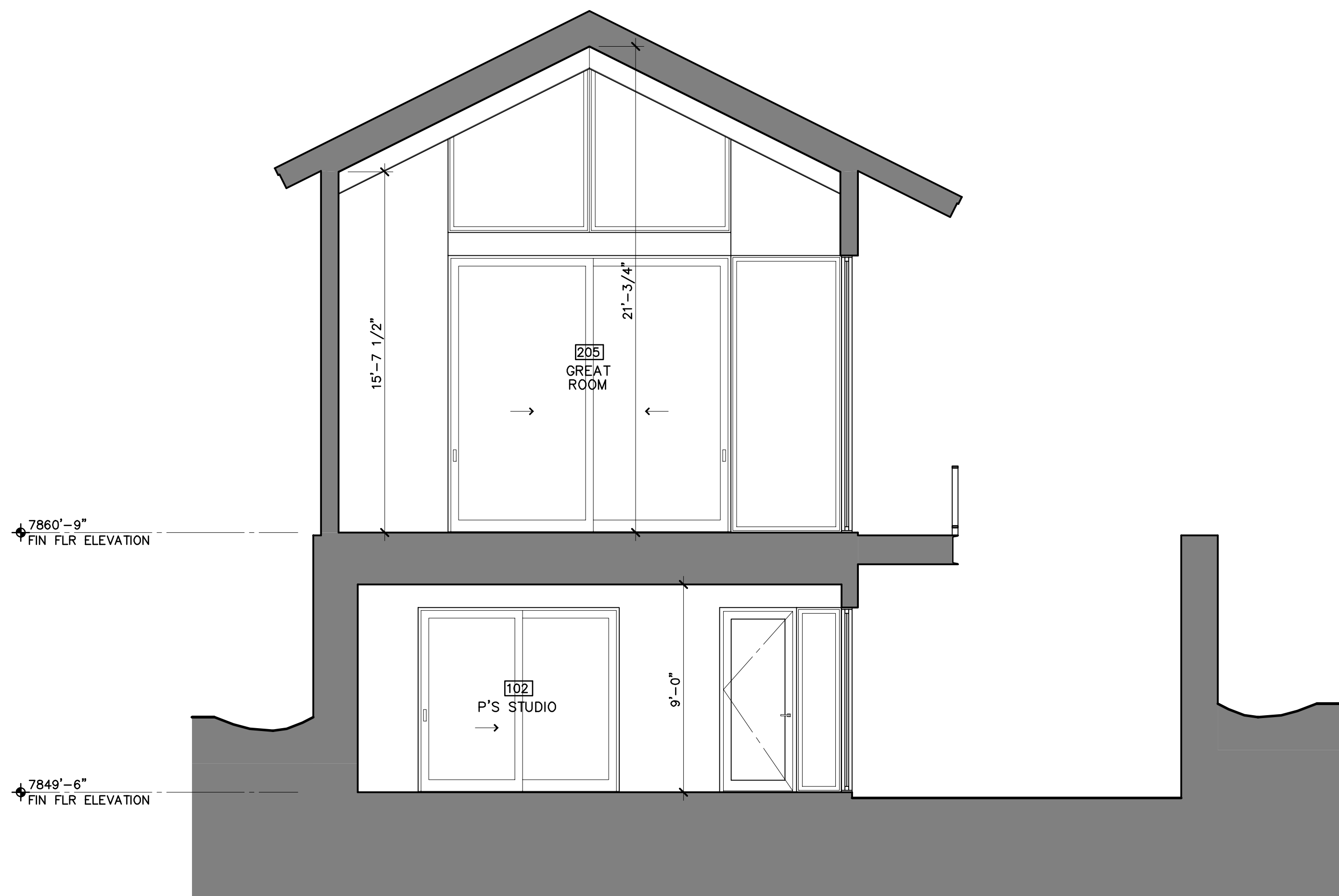
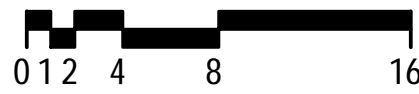
DESIGN REVIEW
PACKAGE

BUILDING
SECTIONS

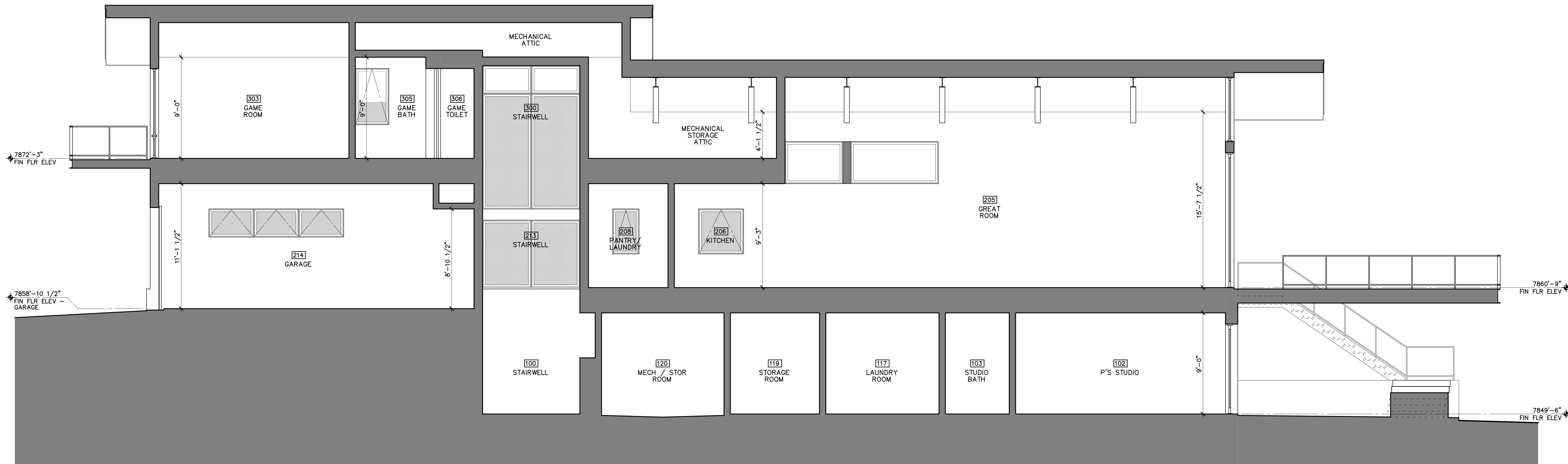
A501



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



2 BUILDING SECTION
SCALE: 1/8" = 1'-0"



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



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