

AGENDA

MEETING OF THE MINTURN PLANNING COMMISSION Minturn, CO 81645 • (970) 827-5645

Meeting will be held online via Zoom Conferencing and call-in. Public welcome to join meeting using the following methods:

Join from PC, Mac, Linux, iOS or Android:

https://us02web.zoom.us/j/87652583478

Phone:

+1 651 372 8299 US +1 301 715 8592 US

Meeting ID: 876 5258 3478

Wednesday, March 10, 2021

Regular Session – 6:30 PM

CHAIR - Lynn Teach

COMMISSION MEMBERS:

Jeff Armistead Lauren Dickie Burke Harrington Christopher Manning Jena Skinner

When addressing the Commission, please state your name and your address for the record prior to providing your comments. Please address the Commission as a whole through the Chair. All supporting documents are available for public review in the Town Offices – located at 302 Pine Street, Minturn CO 81645 – during regular business hours between 8:00 a.m. and 5:00 p.m., Monday through Friday, excluding holidays.

Regular Session – 6:30pm

- 1. Call to Order
 - Roll Call
 - Pledge of Allegiance
- 2. Approval of Agenda
 - Items to be Pulled or Added

3. Approval of Minutes

- January 27, 2021
- 4. Public comments on items, which are NOT on the agenda (5min time limit per person)
- 5. Planning Commission Comments
- 6. Eagle County 2021 Comprehensive Plan Update Presentation

Kris Valdez giving a presentation on Eagle County's update to their Comprehensive Plan.

DESIGN REVIEW AND LAND USE PUBLIC HEARINGS

7. <u>482 Eagle River Street – New Single Family Residence Final Plan Review</u>

Review and approval of final plans for a new single family residence at 482 Eagle River Street.

Recommendation: Approval with Conditions

PROJECTS AND UPDATES

- 8. Project Updates
 - Chapter 16 Zoning Code Amendment
 - Community Plan Update Status
- 9. Planning Director Report & Minor DRB Approvals by Director
 - Belden Place Preliminary Plan Application Status
 - Minturn North Preliminary Plan Application Status
- 10. Future Meetings
 - March 24, 2021
 - April 14, 2021
- 11. Adjournment



OFFICIAL MINUTES

MEETING OF THE MINTURN PLANNING COMMISSION Minturn, CO 81645 • (970) 827-5645

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Meeting ID: 835 7971 1882

Wednesday, January 27, 2021

Regular Session – 6:30 PM

CHAIR - Lynn Teach

COMMISSION MEMBERS:

Jeff Armistead Lauren Dickie Burke Harrington Christopher Manning Jena Skinner

When addressing the Commission, please state your name and your address for the record prior to providing your comments. Please address the Commission as a whole through the Chair. All supporting documents are available for public review in the Town Offices – located at 302 Pine Street, Minturn CO 81645 – during regular business hours between 8:00 a.m. and 5:00 p.m., Monday through Friday, excluding holidays.

Regular Session – 6:30pm

1. Call to Order

• Roll Call

Lynn T. called the meeting to order at 6:30 pm.

Those present at roll call: Jena S., Lynn T., Burke H., Lauren D., Chris M, and Jeff A

Staff Members Present: Town Planner Scot Hunn and Planner I Madison Harris.

Pledge of Allegiance

2. Approval of Agenda

Items to be Pulled or Added

Motion by Jeff A., second by Jena S., to approve the agenda as presented. Motion passed 5-0.

Note: Lauren D. is attending in her status as an alternate.

3. Approval of Minutes

• January 13, 2021

Motion by Jena S., second by Chris M., to approve the minutes of January 13, 2021 as presented. Motion passed 5-0.

Note: Lauren D. is attending in her status as an alternate.

4. Public comments on items, which are NOT on the agenda (5min time limit per person)

No Public Comment.

5. Planning Commission Comments

No Planning Commission Comments.

DESIGN REVIEW AND LAND USE PUBLIC HEARINGS

6. 701 Boulder Street – New Single Family Residence Final Plan Review

Review and approval of final plans for a new single family residence at 701 Boulder Street.

Recommendation: Approval with Conditions

Scot H. introduced the project. This is a new single family home. The parking is adequate. This is a very challenging lot. There were very few issues identified. We need details on exterior lighting and also issues in regard to minor encroachments into setbacks. They will need to provide an ILC with the framing and foundation.

Michael Pukas, PO Box 288 Gypsym, CO.

This lot is encumbered by several easements: driveway access, snow storage, and water lines. A triangular lot. The biggest is the 25 foot access and snow storage easement. This is a 4 bedroom, 4.5 baths, single family home. 2 covered spaces in the garage and 1 parking space in the driveway. Basic design intent is to have two masses on the building. On the Southeastern part of the building it is a two story volume with shed dormer. On the Northwestern is a low sloping shed roof. They are looking to fill in the site to create a side yard which has a boulder retaining wall which is 4 feet tall maximum. On top of that wall a six foot privacy fence is being proposed. When this lot was subdivided, the

setbacks were platted, and thus the North property line is the front. The front of house actually faces the Northeast. So this fence is more of a side yard fence and in talks with Staff, Staff agrees. The deck in the Northeast corner of the site is high enough above ground so that when a plow truck comes they can drive underneath the deck. Public Works Director Arnold Martinez agreed with this proposal. The roof above the deck also encroaches, but won't pose access issues. The building complies with building and impervious coverage and height.

Jena S. clarified the 4 ft. retaining wall with the 6 ft. privacy fence. Also cautioned planting trees on top of a water line so that there are no conflicts between root system and line, plus they might get ripped up.

- Mr. Pukas said that was a very good point. He is hesitant to show any trees due to proximity to the structure. They would mostly act as screening or privacy should the lot to the Southeast get developed.
- Jena S. recommended that he do the minimum required by code and in the future to take a look at it.
- Scot H. clarified that minimums are based on square footage of the lot.
- Jena S. said that the encroachment of the deck into the easement is fine with her as long as the plow can get underneath, but it is at the risk of the homeowner. Should get an encroachment agreement.

Burke H. thinks that as long as the deck, snow and fence issue are figured out with the Town, that it is fine with him. From a design point of view, he doesn't see any overhang on the Northwest side off of the low sloping shed roof. He clarified if that was because of lot lines, or if it was a design choice.

• Mr. Pukas said that there is a small overhang, about 5 inchers, and that it is a design choice. Wanted to keep those small and thin as opposed to the overhangs on the gable roof. There is some overhang to provide drip protection.

Jeff A. said that he is familiar with the lot and the challenges of it. He agrees with Burke H. saying that if Arnold is ok with what you are proposing then that is good enough for him. The fence ties in well with the break between the first and second floor and is beneficial to both the owner and the neighbor. He offered his expertise on Boulder Street and surrounding lots when it comes time for building.

Chris M. agrees with everything Jena S., Burke H., and Jeff A. have said. Really likes the chimney and design of the house.

Lauren D. agrees with what everyone has said. Loves the design, and appreciates that they already talked to the different stakeholders.

Lynn T. asked if the Fire Department has been there to look at access.

- Mr. Pukas didn't know.
- Jeff A. said that is shouldn't be too much different than the neighbor's access as they are the current end of the street.
- Jena S. said that as long as there is 4 ft. access around the structure, the Fire

Department shouldn't have a problem with it.

Motion by Jena S., second by Jeff A., to approve the new single family residence final plan for 701 Boulder with the conditions as proposed by Staff.

- 1. The Applicant shall revise the site and/or floor plans to show all proposed exterior light locations and provide final cut sheets/specifications for proposed exterior light fixtures prior to or concurrent with building permit applications to ensure compliance with the Town's lighting standards as well as consistency with fixtures found on the existing residential structure on the subject property.
- 2. The Applicant shall work with the Town and utility companies as appropriate to address any proposed minor encroachments or plantings into platted easements prior to or concurrent with building permit submittal.

Motion passed 5-0.

Note: Lauren D. is attending in her status as an alternate.

PROJECTS AND UPDATES

7. Project Updates

- Chapter 16 Zoning Code Amendment: Review of Zone Districts and Use Table
 - Madison H. requested direction on Alternative Energy Sources, stating that she had provided an excerpt from the County's code that deals with that topic.
 - Jena S. said that the County put a lot of time and energy creating that section. So we should latch onto it.
 - Lauren D. agrees with Jena S. and said that we shouldn't reinvent the wheel.
 - Lynn T. asked Madison H. to relay answers on the topic of storage facilities and dry cleaners concerning sales tax that had been asked the meeting before.
 - Madison H. said that unless there is a product sold, no commercial sales tax is generated. A dry cleaners typically just counts as a service, not a product, so that would not generate sales tax, and unless the storage facility sold boxes and packing tape and the like, it would not either.
 - o Jeff A. pointed out that Single Family Residential had been removed as a use from C-2 (Old Town Commercial, South Town Commercial). This zone definitely still has prevalent residential.
 - Madison H. said that with this new proposed code, any Single Family Residential would become a pre-existing non-conforming use where you could maintain it and make repairs, but you couldn't tear it down and start over. This change was made to encourage more commercial in town, but it could be added back in as a Conditional or Limited Use, just not a Use by Right.
 - Scot H. said that the intention wasn't to eliminate Single Family as a use in South Town, just Old Town Commercial. Perhaps South

Town Commercial needs to be its own district again.

- Jeff A. agreed that they are very different.
- Jena S. said that it might be an issue if we are creating a nonconforming use if we don't separate the zone districts.
- Scot H. said that now is the right time to keep them separated rather than combine them before an ordinance is passed. South Town might become more Mixed Use/Residential over time rather than commercial.
 - Lynn T., Lauren D, Jeff A, and Jena S. agree that they should be separated.
- Lynn T. pointed out that within the R-3 zone district Accessory Buildings was under both Permitted Uses and Limited Uses. They should be within just one.
 - Scot H. said that the intent for that was to make it a permitted use.
- Lynn T. pointed out that the introductory paragraphs of C-1 had Grouse Creek labeled as the western gateway. She sees it as the Northern gateway and so asked what everyone thought.
 - Scot H. said that it might be a case of sloppy writing and everyone refers to it as the north side of Minturn
 - Everyone was ok with changing that.
- Lynn T. wanted to make sure that Professional Activities was qualified when we got to the definitions section. She also had questions about Senior Housing as a use. In her experience Senior Housing requires a larger building.
 - Scot H. said that when he looked up the definition for Senior Housing it encompassed everything from Assisted Living to Nursing Homes. So just calling it Senior Housing and defining it in Article 2 to create more structure was the intent.
 - Jena S. stated that if someone was looking to do a Senior Living Complex they will find adequate space and land to do that. If they wanted to convert a home to care for a couple of people then they should be able to do that.
 - Jeff A. said that the bigger projects need 5 acres or more and they provide multiple levels of care, but there are small subsidized housing for seniors available. Should be dealt with on an individual basis.
- O Lynn T. asked about the Building Height in the C-2 zone district. Currently it is being proposed 35 ft. in Old Town Commercial Zone District. Then within the 100 Block, there is an asterisk next to the building height which states that buildings may be permitted at 35 feet so long as 100 Block design standards including minimum bulk plane and stepback requirements are met at the discretion of the Planning Commission. The issue is when we get to the Design review update, which is not coming out at the same time as the zoning code update. We need a firm way of enforcing this so that there will not be a monolithic wall.

- Scot H. said that there are some things we can do in this process to bolster design standards mentioned and then work with someone to actually bolster the design standards in their entirety. This clause is more of a placeholder. Where hopefully by the time we adopt we will have a better understanding of what we are trying to accomplish.
- Jena S. said that there is an opportunity to show examples visually to demonstrate bulk plane and what qualifies.
- Lynn T. said that we need to check the width of the sidewalks when looking at the design standards.
 - Scot H. will check Appendix C Engineering standards, and Appendix B should have its own section dealing with the pedestrian realm.

8. Planning Director Report & Minor DRB Approvals by Director

- Thom Conville, 1041 Main
 - Received a response with a callout saying that there would be access to the adjacent lot. Staff would like to actually see the revised site plan though.
 Staff would also like to be notified when he and his neighbor come to agreement.
- Belden Place Preliminary Plan Application Status
 - o That will be moving toward referral fairly soon.
- Minturn North Preliminary Plan Application Status
 - o In the referral period right now. It ends February 1st. Following that the applicant will work with anyone who has comments. Then we can move forward to producing a staff report and scheduling a hearing.
- NAIOP Kickoff Event
 - o Rocky Mountain Real Estate Challenge for Dowd Junction.
- RFP/RFQ for update to Community Plan
- Looking into 3D modeling the 100 Block
- Sub-area Master Plan for Two Elk
 - o Town has contracted with Zehren and Associates.

9. Future Meetings

- February 10, 2021
- February 24, 2021

10. Adjournment

Motion by Jeff A., second by Chris M., to adjourn the regular meeting of January 27, 2021 at 7:48 pm. Motion passed 5-0.

Note: Lauren D. is attending in her status as an alternate.

Minturn Planning C	Commission
January 27, 2021	
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Lynn Teach, Commission Chair	
ATTEST:	
Scot Hunn, Planning Director	



Eagle County 2021 Comprehensive Plan

~ Focused Stakeholder Group Outline ~

Items for Discussion:

- What is a Comprehensive Plan?
- Background of Comprehensive Planning
- 2021 Comprehensive Plan Process
- Role of Focused Stakeholder Groups
- Expectations of County Staff and the Focused Stakeholder Groups
- Outcomes of the Focused Stakeholder Groups

What is a Comprehensive Plan:

The Eagle County Comprehensive Plan (the "2021 Plan") is an overarching planning document that provides a framework for appropriate land-use decisions for unincorporated Eagle County. The 2021 Plan should also support, be consistent with, and refine a long-term vision for the greater Eagle County community, in concert with local jurisdictions. The 2021 Plan provides a critical opportunity for the community, non-profits, local jurisdictions, and industry leaders to collaboratively create and clarify a holistic vision for Eagle County's future. Element¹ specific goals, policies, actions, and performance measures influence development decisions and implement the Eagle County Land Use Regulations (the "ECLUR"). Performance measures are identified and tracked to qualify success. When adopted, the 2021 Plan will supersede the 2006 Eagle County Comprehensive Plan.

Background of Comprehensive Planning:

As a statutory County, Eagle County is required by Colorado to create Master Planning documents. Per Colorado Revised Statute (CRS), 30-28-106, comprehensive plans are required for counties and municipalities above 25,000 people in Colorado. The master planning of a local government constitutes an advisory document to guide land development decisions. The plan may be regulatory by including it in the local government's adopted subdivision, zoning, platting, planned unit development (PUD), or other similar land development regulations after satisfying notice, due process, and hearing requirements for legislative or quasi-judicial processes as appropriate. The current ECLUR requires certain development permits to be in "substantial conformance" with the 2021 Plan, Area Community Plans, and other Eagle County departments adopted plans. The standard of "Conformance with the Comprehensive Plan" for specific development projects, demonstrates the importance of a well written, clear, and visionary document that reflects the desires of residents, professionals, and visitors to Eagle County.

The 2021 Plan:

• Provides a framework for evaluating individual land development and referral applications submitted to Eagle County on an ongoing basis.

• Serves as an overarching document that establishes priorities guiding the allocation of Eagle County capital and programmatic resources.

 $^{^1}$ An example of an element is a planning category, such as land-use, transportation, destination management, housing, etc.

- Provides a policy framework and action plan for revisions to ECLURs, the Official Zoning Map, and other Eagle County Departments overarching planning needs.
- Provides the framework for more detailed plans for specific areas of Eagle County, such as Area Community Plans and specific topics such as housing, natural resources, transportation, etc.

Plan Process:

For a detailed description of the process outlined for the 2021 Plan, please visit the **project website** and review the **Project Management Strategy**. This initiative is led by the Project Coordinator Team which is composed of Eagle County staff instrumental in the research, data analysis, synthesizing information, record-keeping for documentation purposes, and writing portions of the 2021 Plan.

The Project Management Strategy serves as a roadmap for developing the 2021 Plan and lays out a three-phase approach for the creation and completion of the document. However, the process is a continuous, cyclical, and interactive process, and the phases will inform each other and may overlap. This cyclical process allows the 2021 Plan's goals, policies, actions, and performance measures to be detailed and responsive to both community desires and industry leaders' expertise.

Phase One - Pre-Plan Development:

- A *Visioning and Values Strategy* will be created with Community Builders (CB) and serve as this 2021 Plan's Vision and Values Strategy. However, the 2021 Plan's communication and community engagement frameworks, outlined below, will supplement the work completed through CB.
- Develop a *communication framework* that outlines how the Project Teams will provide process updates, opportunities for input, and documents ready for public comment.
- Develop a *community engagement framework* that uses a Focused Stakeholder Group process and mostly virtual community engagement tools that leverage and supplement community engagement conducted by CB. A particular focus will be paid to cultural sensitive engagement.
- Development and facilitation of a *Technical Advisory Committee* (the "TAC"). The TAC will consist of engaged community members, non-profits, and industry leaders selected and guided by the Project Coordinator Team to ensure the 2021 Plan reflects the community's goals and vision.
- Development and facilitation of *Project Teams* built around the elements of the 2021 Plan. This approach allows County staff to utilize the element area experts who will create an expedited process. The following elements are proposed for the 2021 Plan. Each has its own Team:

- Housing
- Natural Resources
- Transportation
- Public Infrastructure
- Placemaking
- Regional Planning

Phase Two - Plan Development:

- Draft 2021 Plan element components and descriptions by the Project Coordinator Team
 with heavy involvement and input from the Project Teams. It is expected that this phase two
 deliverable will overlap with phase one's Visioning and Values Strategy and 2021 Plan
 refinement will occur as information from CB's Visioning and Values work, and this project's
 supplemental community engagement activities are provided.
- Deliver the Administrative Draft Plan for review by the Project Teams, Focused Stakeholder Groups, and the TAC. Continuous community engagement will occur in an online format during this phase to ensure the goals and policies reflect the community's desires and vision.

Phase Three - Plan Adoption Process:

- Per CRS 30-28-106, comprehensive plans are formally adopted by the Planning Commissions (the "PCs"), with the Board of County Commissioners (the "BoCC") acting as the recommending body to the PCs. The Zoning Board of Adjustment (the "ZBA") will also have the opportunity to weigh in on the 2021 Plan but is not a recommending or approval body.
- The adoption process will include appropriate public notice and scheduled hearings with presentations and public comment periods.
- A Public Draft Plan will be provided for public review and public comment.
- Following feedback from the PCs, ZBA, the BoCC, and constituents, a Final 2021 Plan will be brought forward for consideration. The final version of the 2021 Plan is intended to be in an online format only. No paper copies of the 2021 Plan are proposed. An online version of the 2021 Plan supports Eagle County's Strategic Plan goal of Protecting the Natural Environment by reducing dependence on paper, which allows us to protect forests. It also meets the Strategic Plan goal that Eagle County is financially sound through delivering County services most cost-effectively and efficiently manner possible by enhancing productivity and customer service through appropriate technology systems.

Role of Focused Stakeholder Groups:

Focused Stakeholder Groups are critical to the success of the 2021 Plan. The Focused Stakeholder Groups are a non-regulatory advisory group to the Project Coordinator Team and Plan Element teams for specific 2021 Plan elements. For example, the Housing Element has two Focused Stakeholder Groups, the Eagle County Housing Task Force and the Healthy Aging Steering

Committee. Each stakeholder group was selected because of their deep topical knowledge, and because they could be affected by and help implement the goals, policies, actions, and performance measures in the 2021 Plan. The intention is to have the mission of the Focused Stakeholder Groups positively impacted by each 2021 Plan element. As subject matter experts in your field, the Project Coordinator Team is looking to the Focused Stakeholders Groups for direction and feedback to identify critical data, inform goals, policies, and actions, help the Project Coordinator Team connect to community members most affected by policies, and to ensure any unintended consequences from new policies are mitigated to the best of our abilities.

Focused Stakeholder Group engagement will include facilitated meetings with the Project Coordinator Team and the appropriate Plan Element Project Team. Focused Stakeholders are also invited to participate at Planning Commission worksessions to ensure they have the opportunity to provide feedback and insight to appointed officials directly. Goals, policies, actions, and performance measures will be formulated and reviewed through this Focused Stakeholder Group engagement.

Table 1: Facilitated Meeting Milestones and Expectations

Milestone	Expectations (more information below chart)
Background and Analysis	 Provide feedback on the accuracy and representations in the document Discuss what the analysis shows and provide ideas for Goals, Policies, and Actions
Existing Conditions Mapping	 Review existing conditions mapping to determine if it represents the Plan Element Discuss what the mapping analysis shows and provide ideas for Goals, Policies, and Actions
Goals, Policies, Actions and Performance Measures	Provide feedback ensuring the Goals, Policies, Actions and Performance Measures reflect the desires of the community with the support of the background data provided by the subject matter experts

Expectations of the Focused Stakeholder Groups:

Part of a successful process is establishing clear expectations for all parties involved. Like most successful relationships, both parties must stay committed to each other. The County is committed to providing you with up to date information and technical support for the project's duration. Outlined below are commitments the Project Coordinator Team will make to the Focused Stakeholder Groups and commitments we expect from the Focused Stakeholder Groups.

The County's commitment to YOU:

- We will listen to and respect your point of view the Project Coordinator Team will not assume to know or see every aspect of our community. Each person's perspective is essential and will be considered.
- We will engage in crucial conversations not all discussion topics are easy or comfortable. Staff will work to facilitate robust dialogue in a neutral environment.
- We will do our best to set you up for success we will provide subject matter material for review ahead of crucial meetings to help bring everyone to the same base level of knowledge.
- We will be respectful of your time by preparing for each meeting Agendas will be created and distributed ahead of each meeting. Meeting notes will be generated and distributed after each meeting with follow up items and action steps as applicable.

Your commitment to the group and the process:

- **Show up as a group, leave as a group** engage in crucial conversations, ask questions, and challenge assumptions. Ultimately, this group functions as one body. Once a group's recommendation has been made, support the decision moving forward internally in the group and externally to community members, if appropriate.
- Representation as a Focused Stakeholder Group member as an individual member of
 a group, you must not represent your own views or recommendation as those of the group
 unless most of the group feels the same way. Speak as a body, not as an individual. Public
 statements should not contain promises that may be construed to be binding on the Board,
 staff, and group. Remember that your actions and statements as a group member assume
 special significance.
- **Come prepared and participate** review materials and notes and complete surveys or research as requested to ensure productive meetings and an efficient process. We expect all members to actively participate in the dialogue to ensure fairness in the process. Respectful participation demonstrates respect for your peers and the time they have also dedicated.
- Listening and being respectful of other points of view consistent interruptions, negative body language, derogatory comments, or verbal discounts of group members' contributions are discouraged. Be open and honest and allow others adequate time to present their view thoroughly before making comments. Staff will facilitate meetings to ensure each member has an opportunity to contribute and will not permit monopolizing the dialogue by any group member.

• **Discuss concerns directly with staff** – Concerns about the process or group members should be brought to the attention of County staff first. Negative dialogue in the community about the process, group members, or Project Coordinator Team is discouraged. Negative dialogue jeopardizes the credibility of the group and the process and is a disservice to the community.

Communications

Information to and from the Focused Stakeholder Groups will be distributed via email. The Project Coordinator Team will print documents as necessary; however, most communication will occur electronically. All materials generated by the Focused Stakeholder Groups and the Project Coordinator Team are open records and subject to the Colorado Open Records Act (CORA) requests. When sending communications in written form, please consider what the communication sounds like if the correspondence is read aloud in the public realm.

Communications about Focused Stakeholder Groups' work progress and project details will be published on the project website and social media applications. Focused Stakeholder Group members can post progress related to the project on personal social media accounts and are encouraged to do so.

The Project Coordinator Team can be reached via email and phone. Please communicate directly with the Project Coordinator Team only. The group's questions or comments will be further disseminated through regular reports on progress to the Planning Commissions, Zoning Board of Adjustment, and the Board of County Commissioners by the Project Coordinator Team as necessary.

Outcomes of the Focused Stakeholder Groups:

As an advisory group, there will be recommendations that come from the Focused Stakeholder Group meetings. The Project Coordinator Team will work with the group to identify topic items and milestones when decision points are necessary. Not everyone will agree on the final recommendations. Recommendations will proceed out of the group when a majority of the group are in agreement.

The Focused Stakeholder Groups will serve through the adoption of the 2021 Plan. It is anticipated to be a one-year process, but the timeframe may extend depending on the project schedule.

Eagle County 2021 Comprehensive Plan





ISSUE STATEMENT

Why Now?

- The Comprehensive Plan was last updated in 2006
- To refine a long-term vision for Eagle County
- To set expectations for staff, elected and appointed officials and the public
- The Comp Plan update paused due to COVID-19 response
- All work is now being done inhouse with support from Community Builders on community engagement

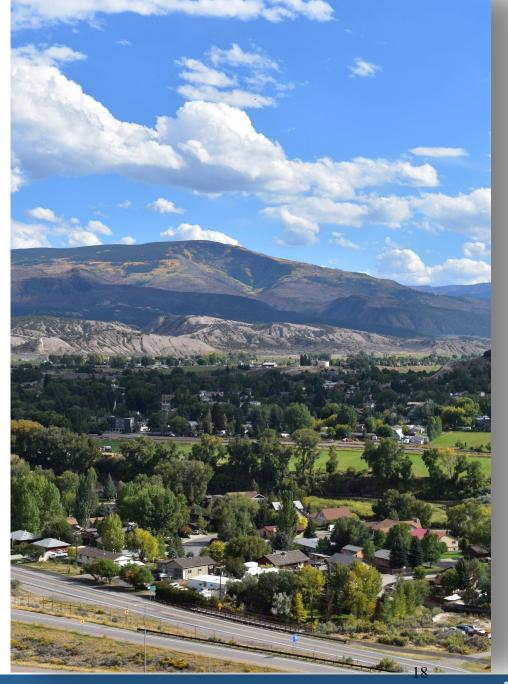
Why is it Important?

- Counties over 10,000 are required by CRS 30-28-106 to develop Comprehensive Plans
- The Plan is an advisory document, however, substantial conformance is a standard for some planning files making it a regulatory document.

What Does it Do?

- Provides a general framework for evaluating land use files
- Creates a road map for the revisions of the ECLUR and the Official Zoning Map.





PROJECT MANAGEMENT STRATEGY OVERVIEW

- **Phase 1** (September 2020 August 2021)
 - Background Development
 - Analysis and Gap Identification
 - Communication Framework
 - Community Engagement Framework (Supplemental to CB work)
- Phase 2 (August 2021 February 2022)
 - Plan Development
 - Draft Plan Elements
 - Administrative Draft Plan
- Phase 3 (February 2022 April 2022)
 - Adoption Process
 - Public Draft Plan
 - Final Plan
 - Staff Report
 - Resolution





COLLABORATION STRUCTURE

Elected and Appointed Officials

Review major milestone deliverables and provide guidance and recommendations

Executive Team

Major challenge solution committee

Project Coordinator Team

People who review and analyzing data, perform research synthesizing information, record keeping, and writing portions of the Plan

Project Team

People who have a "job" inthe overall Plan development

Technical Advisory Committee (TAC)

To help developand guide at key points in the process prior to public consumption

Local and Regional Partners

Can choose to be involved as proactively as desired or through individual consultation

Constituents

Provide qualitative data, ideas for inclusion in the Plan, public comment, and can participate in TAC



~Board of County Commissioners ~Planning Commissioners ~Zoning Board of Adjustments



~County Manager
~Deputy County
Manager
~Community
Development
Director
~County Attorney



~Planning Division



~Housing
~Natural Resources
~Transportation
~Public Infrastructure
~Placemaking
~Regional Planning



~Community Members ~Industry Leaders ~Non-profits ~Local Government



~AVC

~Basalt ~Eagle

~Gypsum

~Minturn ~Redcliff

~Vai

~Summit County

~GarfieldCounty ~Pitkin County



~Resident



FEEDBACK LOOP **OVERVIEW**





GUIDING PRINCIPLES FOR EACH ELEMENT

- Health
- Equity
- Resilience
- Economic Development
- Social and Environmental Justice
- Umbrella Plan



COORDINATION AND COMMUNITY ENGAGEMENT



- Colton Berck,
 Associate Planner
 - Communication and Community Engagement Framework
 - Coordination between Comp Plan, ECLUR Rewrite, and Eagle County VISTA



Engagement Values

Inclusive

Including as many people in as many ways possible

Engaging

Going to where people are with genuinely interesting content

Focused

• Being always thoughtful with audience-specific, culturally relevant approaches



Eagle County VISTA

What is it?

- "Highly participatory community-driven process to identify a vision for the future of the region and the strategies and actions needed to make it a reality."
 - o an ongoing engagement system
 - to serve as umbrella for multiple efforts

Why are we doing it?

- Build community trust and civic capacity
- Create a shared vision for the future
- Raise the bar on community engagement







Eagle County VISTA

Roles

- VISTA Project Management Team
- VISTA Stewardship Team
- VISTA Action Team

Inclusivity

- Design & Implementation Guidance
 - Public Health
 - L'Ancle
- Engagement Categories
 - Equal
 - Equitable

TECHNICAL ADVISORY COMMITTEE

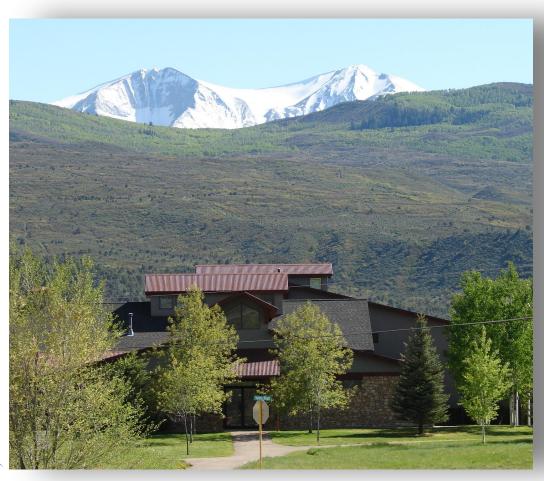
- Roaring Fork School District
- Eagle County School District
- Vail Valley Partnership
- Habitat for Humanity (Eagle River and Roaring Fork Valleys)
- Eagle Valley Land Trust
- Merv Lapin Development
- Commfluent Inc.
- Colorado Mountain College
- Basalt Chamber of Commerce
- Emma Collaborative/Hooks Spur Neighborhood Collaborative
- Vail Valley Mountain Trail Alliance
- Eagle River Watershed Council
- Mountain Youth

Break Down of Representation

- 3 Educational Organizations
- 5 Specialized Non-Profits
- 2 Chamber of Commerces
- 2 Private Land Use Experts
- 1 Community Group



COMPREHENSIVE PLAN ELEMENTS



- Housing
- Natural Resources
- Transportation
- Public Infrastructure
- Placemaking
- Regional Planning



COMPREHENSIVE PLAN ELEMENTS



Housing Project Team

- Housing Department
- Public Health
- Community Development
- Sustainable Communities
- Healthy Aging



HOUSING ELEMENT FOCUSED STAKEHOLDER GROUPS

- Eagle County Housing Task Force
- Healthy Aging Steering Committee

EAGLE COUNTY

Other Groups as Identified by Project Team Members



COMPREHENSIVE PLAN ELEMENTS

Natural Resources

- Environmental Health
- Open Space
- Engineering
- Public Health
- Sustainable Communities
- Colorado Parks and Wildlife
- Northwest Council of Governments
- USFS
- o BLM
- Trout Unlimited
- Eagle River Water and Sanitation





NATURAL RESOURCES ELEMENT FOCUSED STAKEHOLDER GROUP

- Open Space Advisory Committee
- Climate Action Collaborative
- Community Wildlife Roundtable

Other Groups as Identified by Project Team Members





COMPREHENSIVE PLAN ELEMENTS

Transportation

- Engineering
- EcoTransit
- Public Health
- Healthy Aging
- Community Development
- Sustainable Communities
- Roaring Fork Transportation Authority
- Climate Action Committee





TRANSPORTATION ELEMENT FOCUSED STAKEHOLDER GROUP

- Eagle County Regional Transportation Authority Advisory Board
- Roaring Fork Transportation Authority
- Intermountain Transportation
 Planning Region





Other Groups as Identified by Project Team Members

COMPREHENSIVE PLAN ELEMENTS



Public Infrastructure

- Environmental Health
- Public Health
- Road and Bridge
- Eagle River Water and Sanitation District
- Mid-Valley Metro District
- Roaring Fork Fire
- Eagle River Fire
- Sustainable Communities
- Vail Recreation District
- Black Hills Energy
- Holy Cross Energy



PUBLIC INFRASTRUCTURE ELEMENT STAKEHOLDER GROUP

- Public Safety Council
- Recreation District Collaborative
- Intermountain Transportation
 Planning Region

Other Groups as Identified by Project Team Members



COMPREHENSIVE PLAN ELEMENTS



Placemaking

- Housing Department
- Public Health
- Community Development
- Sustainable Communities
- Human Services
- Open Space
- Engineering
- Mountain Recreation
- Northwest Council of Governments
- Edwards Community Authority



PLACEMAKING ELEMENT FOCUSED STAKEHOLDER GROUP

- Open Space Advisory Council
- Town Planning Commissions
- Healthy Aging Steering Committee
- Eagle Valley Outdoor Stewardship Coalition

Other Groups as Identified by Project Team Members





COMPREHENSIVE PLAN ELEMENTS



Regional Planning

- Town of Avon
- Town of Basalt
- Town of Eagle
- Town of Gypsum
- Town of Minturn
- Town of Red Cliff
- Town of Vail
- Summit County
- Pitkin County



REGIONAL PLANNING FOCUSED STAKEHOLDER GROUP

- Mayor and Managers Group
- Northwest Council of Governments (a sub-group of regional stakeholders from among the membership)

Other Groups as Identified by Project Team Members





QUESTIONS?





Minturn Planning Department

Minturn Town Center 302 Pine Street Minturn, Colorado 81645



Minturn Planning Commission

Chair – Lynn Teach
Jeff Armistead
Lauren Dickie
Burke Harrington
Christopher Manning
Jena Skinner

Design Review Board Hearing

Hutton Residence – Final Plan Review for New Home

482 Eagle River Street

Hearing Date: March 10, 2021

File Name and Process: Single-Family Residence Final Plan Review

Owner/Applicant: Emily and Steve Hutton

Representative: Michael Pukas, MPP Design Shop, Inc.

Legal Description: Lot 14, Block 2, Booco's 2nd Addition to Minturn

Address: 482 Eagle River Street

Zoning: Old Town Character Area – Mixed Use Zone District

Staff Member: Scot Hunn, Planning Director

Madison Harris, Planner I

Recommendation: Approval, with Conditions

Staff Report

I. Summary of Request:

The Applicants, Emily and Steve Hutton, request Final Plan review of a new, three-bedroom, 2,689 square foot single-family residence located at 482 Eagle River Street in the Old Town Mixed Use Zone District. Although the DRB has not reviewed any conceptual plans, the Applicants have been proactive in meeting with Town staff prior to submitting plans for a new home and have provided a relatively complete and thorough

set of site, landscaping, and architectural plans allowing staff to conduct a final plan level review of the project.

Proposed Plans

The plans show a two-story, three-bedroom structure with a maximum building height - measured to the midpoint of the roof - of 26 feet above proposed grade, well within the maximum allowable 28-foot limit within the Mixed Use Zone District.

Additionally, the massing, forms, and scale of the proposed structure, as well as proposed exterior materials, textures and detailing also appear to achieve the design objectives of Appendix B – Design Guidelines and Standards. Per the Applicant's letter of intent,

"The design concept for the structure is based on the concept of a farm-house style building that has been added onto with additions that reflect an industrial mining aesthetic. The front mass of the building will be a 2-story volume with a gable roof with asphalt shingles, painted cement-board panel board-and-batten siding, rusted corrugated metal wainscot base siding, rusted corrugated metal roofing at the front entry, and aluminum clad windows."

Parking is adequate, with two off-street spaces provided within a road base driveway for three bedrooms. However, the plans show an "unfinished basement" with a window well that appears to meet requirements for egress (i.e., the space could be used for a fourth bedroom if finished). Should the unfinished basement be completed and utilized as a bedroom, a third parking spot will be required.

This project is split up into two phases – a single-family home followed by the future development of a single car garage and space above the garage that will be architecturally integrated with the home. This staff report is <u>only</u> reporting on Phase 1. Phase 2 will need to be reviewed in accordance with the requirements of the Minturn Municipal Code in effect at the time the property owner decides to apply for review and approval.

According to staff's analysis of development standards and dimensional limitations in Section III below the project appears to meet the Town's standards.

However, staff has identified the following minor issues needing to be addressed prior to or concurrent with building permit application or during the construction process:

• Exterior Light Fixtures – the floor plans and elevations should be updated prior to building permit to show all exterior lighting locations as well as cut sheet/specifications.

With the exception of the above issue, staff believes that the Applicants and their representative have provided a complete, detailed set of plans necessary to complete a thorough final plan review.

As a reminder, the Planning Commission has the option to review the proposal as a "conceptual" plan review if the Commission feels that the plans are *not* sufficient or are in need of revisions and additional review prior to final plan approval; or, the Commission may take action to approve, approve with conditions, or deny the Final Plans.

Staff is **recommending approval**, with conditions.

II. Summary of Process and Code Requirements:

This is a final plan-level of review for a new single-family residential structure on a legally created lot within the Town of Minturn. This is a formal hearing providing the Applicant and staff the opportunity to discuss the proposal with the Planning Commission, acting as the Design Review Board, and to address the DRB's concerns or feedback regarding suggested revisions to the project.

As noted above, if the DRB feels that the plans are complete, appropriate, and meet the intent and purposes of the Minturn Municipal Code, Chapter 16, the DRB has the option to take final action to approve or approve with specific conditions and giving the Applicant staff clear direction on any recommended revisions to the plans. No variances are required or requested at this time.

Design Review Process

Appendix 'B' of the Minturn Municipal Code, Section 16-21-615 - *Design Review Applications*, subsection "d" below outlines the criteria and findings necessary for DRB review and approval of all new, major development proposals:

- (d) Administrative procedure.
 - (1) Upon receipt of a completed and proper application, the application for Design Review will be scheduled for a public hearing. The hearing will be conducted in accordance with the procedures set forth in this Chapter.
 - (2) Criteria and findings. Before acting on a Design Review application, the Planning Commission, acting as the Design Review Board (DRB), shall consider the following factors with respect to the proposal:
 - a. The proposal's adherence to the Town's zoning regulations.
 - b. The proposal's adherence to the applicable goals and objectives of the Community Plan.
 - c. The proposal's adherence to the Design Standards.
 - (3) Necessary findings. The Design Review Board shall make the following findings before approving a Design Review application:
 - a. That the proposal is in conformance with the Town zoning regulations.

- b. That the proposal helps achieve the goals and objectives of the Community Plan.
- c. That the proposal complies with the Design Standards.

Staff suggests that the final plans for 482 Eagle River Street meet or can be revised to meet the required findings 'a,' 'b,' and 'c' or subparagraph 3 – *Necessary findings*.

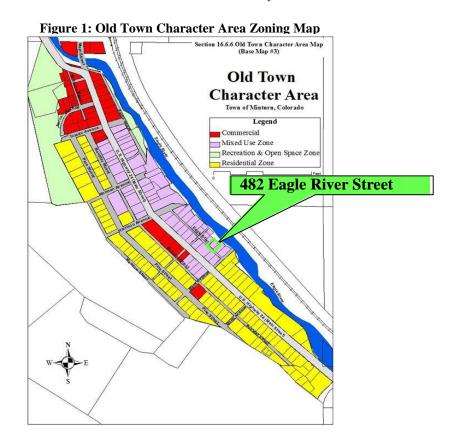
III. Zoning Analysis:

Zoning

The subject property is located within the "Old Town Character Area" Mixed Use Zone District, described as follows:

- (a) This area allows a compatible mix of **residential uses**, low-impact commercial uses and institutional uses that serve residents and visitors. The Old Town Mixed-Use Zone can accommodate various types of development if found not to significantly impact nearby properties.
- (b) The Old Town Mixed-Use Zone is intended to provide sites for combined residential and low-impact commercial and service uses which maintain a predominantly residential appearance. This area can accommodate reasonable growth where land and services are available and when services and amenities are needed for residents and visitors.

- Town of Minturn Town Code Section 16-6-40



Dimensional Limitations and Development Standards

The following table summarizes the lot, development and dimensional standards and limitations applicable to the subject property pursuant to Sections 16-2-40. - General lot requirements and dimensional standards and 16-16-20 – Parking Required for Residential and Lodging Uses.

Regulation	Allowed/Required	Proposed/Existing	
Minimum Lot Area:	5,000 sq. ft.	5,270 sq. ft. (.155 ac.)	
Maximum Building Height:	28 feet	26 feet	
Minimum Front Setback:	10 feet	10 feet	
Minimum Side Setback:	5 feet	5 feet	
Minimum Rear Setback:	10 feet	10+ feet	
Maximum Lot Coverage:	40% (2,108 sq. ft.)	1,361 sq. ft. (25.83%)	
		Proposed	
Maximum Impervious	50% (2,635 sq. ft.)	2,107 sq. ft. (39.98%)	
Coverage:		Proposed	
Minimum Snow Storage	5% of Driveway	112.5 sq. ft.	
Area:	(351 sq. ft. x .05 = 17.55 sq. ft.)		
Parking:	2 spaces	2 spaces	

Note: the above calculations are based on the following:

Lot 14 = .155 acres x 43,560 sq. ft./acre = 6,751.8 sq. ft.

(Note: a portion of Lot 14 is encumbered by the Eagle River and thus is not counted in the calculation for lot area)

Effective Lot Area is 5,270 sq. ft.

351 sq. ft. parking area x .05% = $\underline{17.55}$ sq. ft. (Required Snow Storage)

IV. Applicable Standards and Design Guideline Criteria:

Design

In addition to the development standards listed above, the following general design principles are provided for reference.

Final Site, Grading and Drainage Design

The design guidelines encourage designs that integrate or account for snow storage and snow shed from roof structures, along with ensuring that the orientation of buildings – to street frontages and neighboring properties – is considered.

The proposed design maintains the structure and roof forms within required setbacks, with only minor encroachments of roof overhangs of less than 18" into the northern side yard setback. Generally, setbacks are maintained thus allowing for full use of side yard areas for snow shed and drainage. Likewise, the site plan and final grading and drainage

details generally demonstrate that proper (positive) grading and drainage will be directed in swales away from the structure; that drainage is handled on the subject property.

Mass and Form

The following excerpt from the Design Guidelines is applicable to the proposed home design:

"c. Massing and Scale

"A simple central form with additive features shall be designed. This style creates visual interest and is appropriate for the community due to its compatibility with existing structures. Buildings and improvements should complement, rather than overpower, the adjacent natural and built environment. Homes are encouraged to be sheltering in nature, with consistent setbacks from the street with prominent porches or overhanging eaves.

"Building mass, form, length and height shall be designed to provide variety and visual interest while maintaining a scale that is similar or compatible to adjacent structures."

-Town of Minturn Design Guidelines

Staff Response:

Staff believes that the design and scale of the proposed structure incorporates a simple central form with additive features and is complimentary to adjacent single-family residential structures and character on nearby parcels. Staff further suggests that the scale of the project is appropriate and will not overpower surrounding natural and built environments. Proposed roof forms and pitches, materials and textures are compatible and complimentary to the surrounding built and natural environments.

V. <u>Issues and Areas of Non-Conformance</u>:

Issues or Required Plan Revisions

The following issues or areas of refinement have been identified by staff that must be addressed prior to any building permit submittal:

Encroachments into Easements

The back deck is cantilevered over and into an existing sewer easement. The applicant has indicated that this has been approved by Eagle River Water and Sanitation District.

Staff referred this final plan to the Town Engineer (Intermountain Engineering) and the Town Public Works Department for comments. Attached are comments from Jim Kunkel regarding the Improvement Survey Plat, Topographic Survey, and Site Plan.

Water Service

During his review of the plans, the Town Public Works Director, Arnold Martinez, requested the following be added to the plans:

- Location of water meter
- Size of water line
- Curbstop location should be in front along the border of the property

Exterior Light Fixtures

The plans should be updated to show exterior light locations. Light fixtures and lighting solutions are to be dark sky compliant.

VI. Staff Recommendation and Suggested Conditions:

Staff suggests that the Final Plans for 482 Eagle River Street generally **comply** with or exceed the applicable provisions and/or minimum standards of Chapter 16 and the Town of Minturn Design Standards (Appendix 'B') of the Minturn Town Code.

Staff is **recommending approval** of the Final Plans, with the following recommended condition(s):

- 1. The Applicant shall revise the site and/or floor plans to show all proposed exterior light locations and provide final cut sheets/specifications for proposed exterior light fixtures prior to or concurrent with building permit applications to ensure compliance with the Town's lighting standards as well as consistency with fixtures found on the existing residential structure on the subject property.
- 2. The Applicant shall provide the Town with an encroachment agreement between ERWSD and the owner of the property.
- 3. The Applicant shall address Intermountain Engineering's concerns prior to, or concurrent with, the Building Permit application process.

PO Box 978 Avon, Co 81620 Phone: 970-949-5072 Fax: 970-949-9339

March 5, 2021

Madison Harris Town of Minturn Planner PO Box 309 Minturn, CO 81645

Re: 210019 Hutton Residence Lot 14, Block 2, Booco's 2nd Addition, Minturn CO.

Improvement Survey Plat comments:

- 1. The boundary was prepared 4-1/2 years ago. Please provide updated title commitment and boundary survey.
- 2. Please submit closure calculations for the boundary.
- 3. Label point of beginning for the Lot 14 Extension.
- 4. Please provide a Legend showing line types, and symbols.
- 5. Witness monuments are required for the northerly and easterly corners of the property.
- 6. Show the acreage of the parcel to three decimal places. The legal description should provide the source for the lot 14 extension portion of the description.

Topographic Survey

- 1. The description of the most westerly boundary monument is different than the description on the ISP.
- 2. The survey needs to be updated to 2021 with an updated title commitment.

Site Plan

- 1. Please label contour elevations, at least for index contours.
- 2. The proposed deck encroaches onto the sewer easement. Please provide encroachment agreement with ERWSD.jk0722
- 3. Show existing utilities and proposed services.

Sincerely

Jim Kunkel

James S. Fertal



DESIGN REVIEW APPLICATION

TOWN OF MINTURN PLANNING AND ZONING DEPARTMENT

P.O. Box 309 302 Pine Street

Minturn, Colorado 81649-0309

Phone: 970-827-5645 Fax: 970-827-5545 Email: planner@minturn.org

Proj	ect	Nai	ne:
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Hutton Residence

Project Location

Street Address: 482 Eagle River Street, Minturn, CO 81645

Zoning: Old Town, Mixed Use

Parcel Number(s): 2103-263-02-025

Application Request:

A new single family residence consisting of 3 bedrooms, 2 1/2 baths, a great room with the kitchen/living/dining areas, a laundry/mudroom, an unfinished basement under part of the structure and a crawl space under part of the structure. An addition is designed to be constructed at a future date that will consist of a 1-car garage at grade. and a family room and bathroom on the second level.

Applicant:

Name: Michael Pukas, mpp design shop, inc.

Mailing Address: PO Box 288, Gypsum, CO 81637

Phone: (970) 390-4931

Email: michael@mppdesignshop.com

Property Owner:

Name:

Emily & Steve Hutton

Mailing Address: 2632 Woodgreen Drive, Belden, MS 38826-9529

Phone: (901) 490-8476

Email: shutton@huttonis.com

STATE OF THE PERSON NAMED IN COLUMN TWO	Information:
Lot Size	

0.155 acres 6,751 sf

Type of Residence (Single Family, ADU, Duplex) Single Family

of Bedrooms 3

On-site Parking Spaces 2

of Stories: 2

Snow storage sq ft: 108

Building Footprint sq ft:

Total sq ft Impervious Surface:

1,328

2,107

Signature:

Fee Paid: 200 — Date Received: 3/3(21 Planner: Mool)

<u>LETTER</u> <u>mpp design shop</u>

PO Box 288 Gypsum, CO 81637 (970) 390-4931 michael@mppdesignshop.com

March 01, 2021

Town of Minturn

Attention: Planning Department

302 Pine Street P.O. Box 309 Minturn, CO 81645 Tel: (970) 827-5645

Fax: (970) 827-5645 e-mail: planner@minturn.org

Regarding: Hutton Residence

Location: 482 Eagle River Street

Lot 14, Block 2, Booco's 2nd Addition to Minturn

Parcel Number: 2103-263-02-025

Minturn, CO 81645

This application is for Design Review approval of a single family residence located at the above mentioned property. The structure is proposed to be constructed in two phases. For this submission and review, the applicant is seeking approval of only Phase 1. It is undetermined at this time as to when Phase 2 will be starter. A separate application will be made for Phase 2. The applicant is showing Phase 2 in this application to show the final intent of the Project.

Phase 1 of the structure will consist of 3 bedrooms (the master bedroom suite on the lower level, and 2 secondary bedrooms and bathroom on the upper level), $2\frac{1}{2}$ baths, and a great room with the Kitchen, Living, and Dining areas.

Phase 2 of the structure will be an addition to the Phase 1 structure which will consist of a 1-car garage at grade level, and a family room and full bathroom on the upper level.

The residence has been designed such that when the Phase 2 addition is built, all zoning code requirements shall be met including height limits, set backs, building lot coverage, and impervious surface coverage.

The design concept for the structure is based on the concept of a farm-house tyle building that has been added onto with additions that reflect an industrial mining aesthetic. The front mass of the building will be a 2-story volume with a gable roof with asphalt shingles, painted cement-board panel board-and-batten siding, rusted corrugated metal wainscot base siding, rusted corrugated metal roofing at the front entry, and aluminum clad windows. The back mass will step down 3-feet from the front mass as it corresponds to the slope of the site. This mass will have a low sloping shed roof with asphalt shingles, corrugated metal siding at the lower portion of the walls, composite siding at the upper portion of the walls, and aluminum clad windows and doors. The deck will consist of either natural wood or composite decking and the railing will be a wood structure with 4"x4" black metal wire mesh.

The Phase 2 garage addition will consist of the same material and color palette as the back mass to maintain the additive concept.

<u>LETTER</u>

mpp design shop

PO Box 288 Gypsum, CO 81637 (970) 390-4931 michael@mppdesignshop.com

There is a unique condition on the property that is in the process of being resolved. There is a sewer easement on the property that was originally created when Eagle River Water and Sanitation District was designing the new sewer line which runs across the lots along Eagle River Street. When the sewer line was installed, it was in a different location from the location of the easement as platted. This original easement was never vacated and a new easement relating to the actual location of the sewer line was never created. We are in the Process will ERWSD for vacating the original easement and created the new easement.

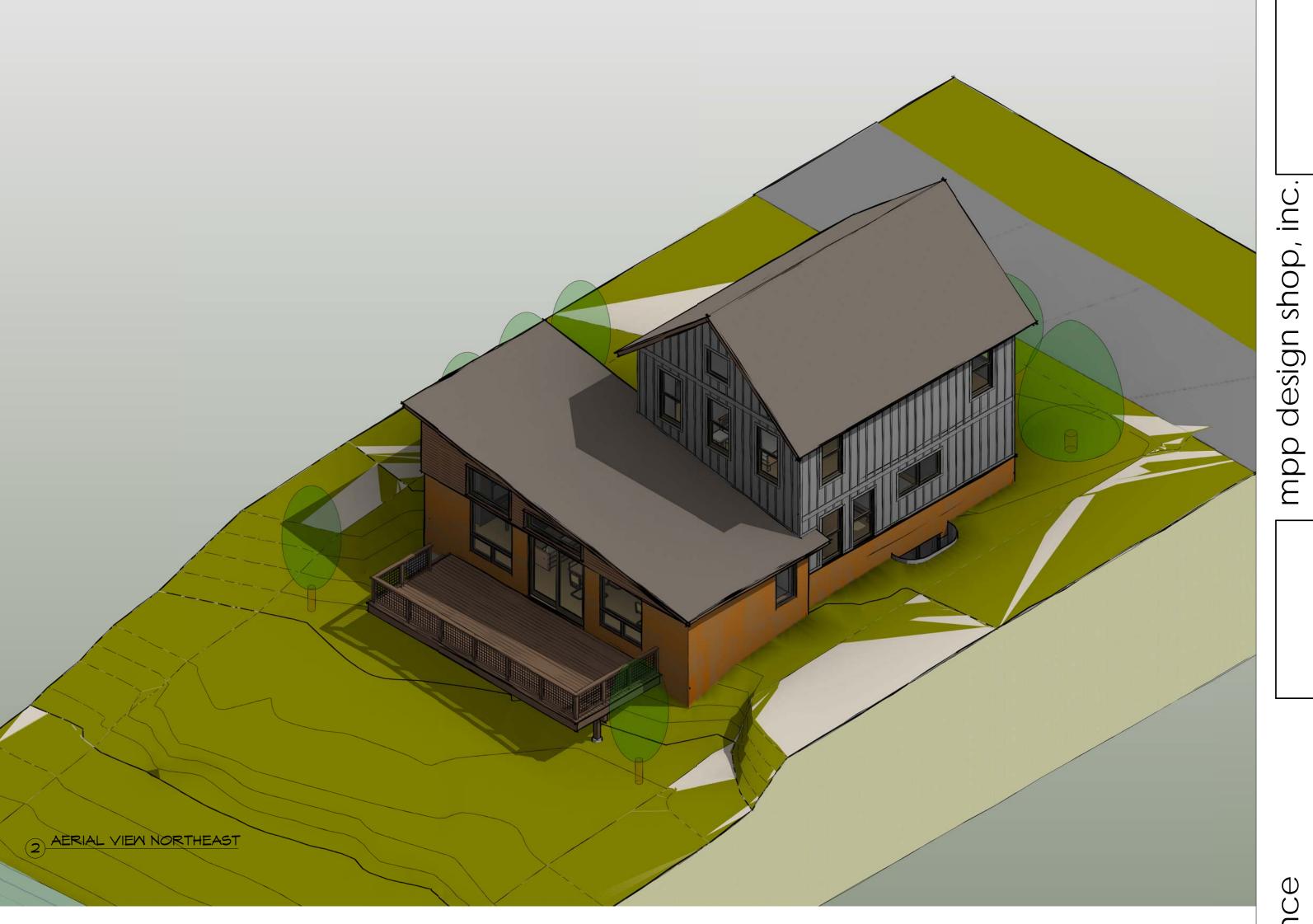
Once this new easement has been created, we then need to apply for an Encroachment Agreement with ERWSD for the deck to cantilever approximately 5' into the easement. The foundation piers for the deck will not encroach into the easement. The deck will be several feet above ground, and several feet away from the location of the sewer line and pose no threat to the integrity of the line. ERWSD has an application process for this, and it is common for them to approve these types of encroachments.

The applicant is requesting the Planning Commission grant approval of the proposed Phase 1 design, with the condition that the Building Permit shall not be released until ERWSD has revised the easement to the current location of the sewer line and has also approved the Encroachment Agreement.

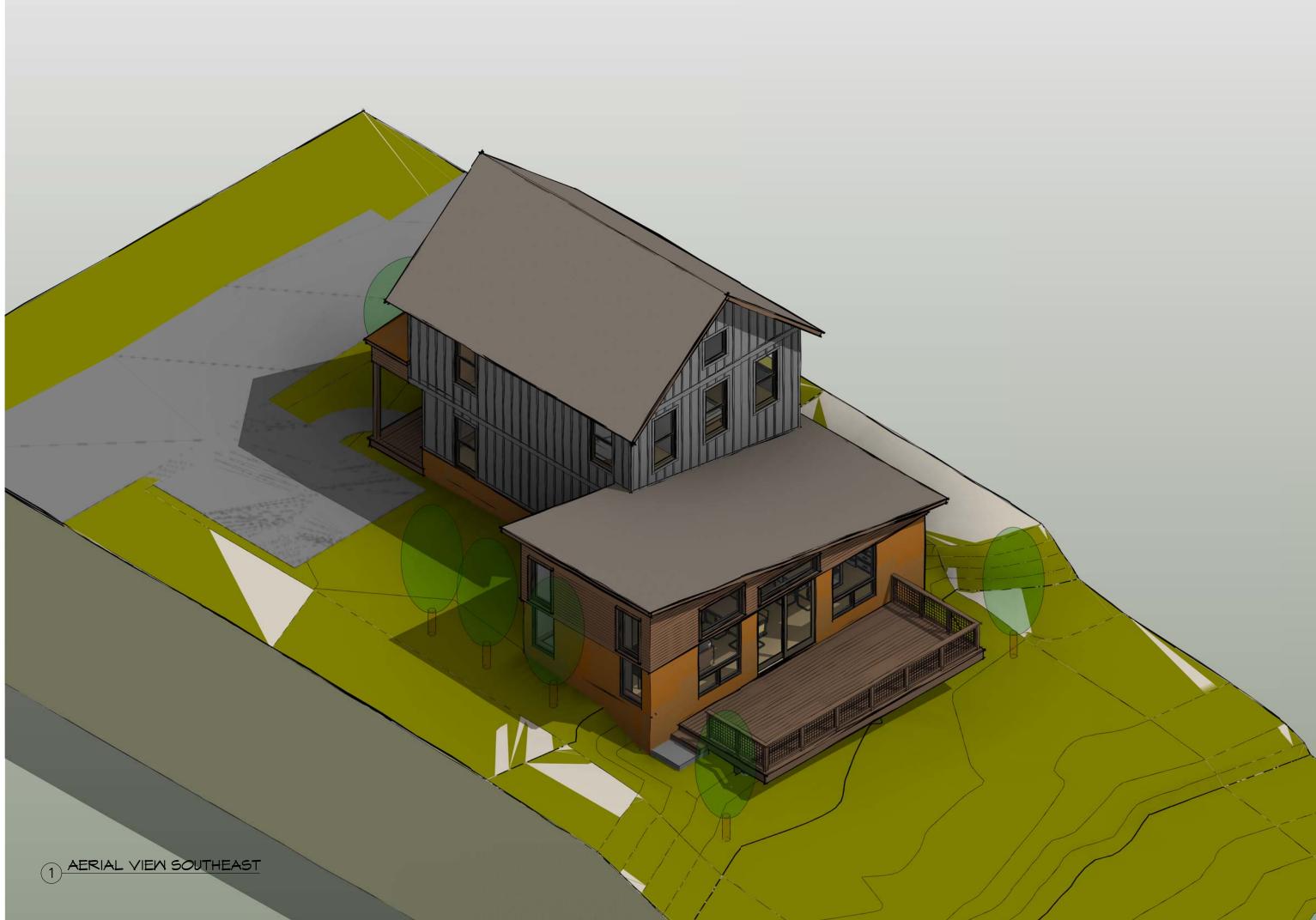
THE CONCIN IOCAHOTTOL THE 3CWCL	ine and has also approved the Eneroderiment Agreement.	
Thank you for your consideration.		

<u>SIGNED:</u> Michael Pukas









Residence

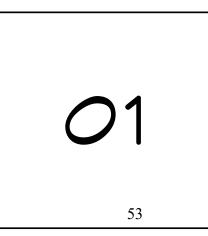
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#	Description	Date
1	DRB Submission	03/01/21

Pro	ject Number:	1908
Designed by:		трр
Dra	wn by:	трр
Che	cked by:	трр

AERIAL VIEWS











design shop, inc. ddw

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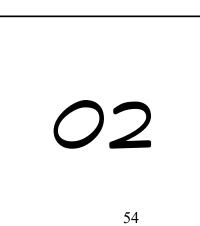
Hutton

1908 Project Number: трр Designed by: трр Drawn by:

Description
1 DRB Submission

трр Checked by:

GROUND VIEWS



GENERAL NOTES

- ALL WORK SHALL BE AS SPECIFIED AND IN ACCORDANCE WITH ALL NATIONAL, STATE AND LOCAL CODES, LAMS, PERMITS AND ORDINANCES, AND SHALL BE PERFORMED TO THE HIGHEST STANDARDS OF CRAFTSMANSHIP BY JOURNEYMEN OF THE APPROPRIATE TRADES.
- 2 THESE DOCUMENTS ARE NOT INTENDED TO INCLUDE ALL LABOR, MATERIALS, EQUIPMENT, AND SERVICES REQUIRED TO COMPLETE ALL WORK DESCRIBED HEREIN. THE GENERAL CONTRACTOR (G.C.) SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE STARTING WORK.
- 3 IT IS THE RESPONSIBILITY OF THE G.C. TO BRING TO THE ATTENTION OF THE ARCHITECT ANY CONDITIONS WHICH WILL NOT PERMIT CONSTRUCTION ACCORDING TO THE INTENTIONS OF THESE CONTRACT DOCUMENTS (CD'S). AND TO NOTIFY THE ARCHITECT AT ONCE IF ANY DISCREPANCIES APPEAR IN THE CD'S, OR BETWEEN THE CD'S AND EXISTING CONDITIONS. IT IS THE RESPONSIBILITY OF THE ARCHITECT TO PROVIDE DETAILS AND/OR DIRECTIONS REGARDING DESIGN INTENT WHERE IT IS ALTERED BY EXISTING CONDITIONS OR WHERE NEGLECTED IN THE
- 4 SHOULD A CONFLICT OCCUR IN OR BETWEEN DRAWINGS AND SPECIFICATIONS, THE SPECIFICATIONS SHALL TAKE PRECEDENCE, UNLESS A WRITTEN DECISION FROM THE ARCHITECT HAS BEEN OBTAINED WHICH DESCRIBES A CLARIFICATION OR ALTERNATE METHOD AND/OR
- 5 DIMENSIONS: A) ALL DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.; B) ALL PLAN DIMENSIONS ARE TO FACE OF CONCRETE, FACE OF STUD, AND CENTER LINE OF COLUMN/BEAM, U.O.N.; C) FLOOR TO FLOOR DIMENSIONS ARE FROM TOP OF PLYWOOD SUBSURFACE TO TOP OF PLYWOOD SUBSURFACE, U.O.N.; D) VERIFY IN FIELD (V.I.F.) ALL EXISTING CONDITIONS DIMENSIONS, LOCATIONS AND SITE CONDITIONS PRIOR TO NEW CONSTRUCTION.
- 6 THE G.C. SHALL SUBMIT SAMPLES OF ANY MATERIALS PROPOSED FOR SUBSTITUTION TO THE ARCHITECT FOR REVIEW AND APPROVAL BEFORE THE WORK IS TO BE PERFORMED. WORK SHALL CONFORM TO THE APPROVED SAMPLES.
- 7 THE G.C. SHALL SUBMIT REQUIRED SHOP DRAWINGS TO THE ARCHITECT FOR REVIEW AND APPROVAL BEFORE THE WORK IS TO BE PERFORMED. WORK SHALL CONFORM TO THE APPROVED SHOP DRAWINGS.
- 8 THE G.C. SHALL BE RESPONSIBLE FOR THE SAFETY AND CARE OF ADJACENT PROPERTIES DURING CONSTRUCTION, FOR COMPLIANCE WITH FEDERAL AND STATE O.S.H.A. REGULATIONS, AND FOR THE PROTECTION OF ALL WORK UNTIL IT IS DELIVERED COMPLETED TO THE OWNER. 9 THE G.C. SHALL VERIFY AND COORDINATE ALL OPENINGS THROUGH FLOORS, CEILINGS, AND
- WALLS WITH ALL ARCHITECTURAL, STRUCTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL 10 THE JOB SITE SHALL BE MAINTAINED IN A CLEAN, ORDERLY CONDITION, FREE OF DEBRIS AND LITTER, AND SHALL NOT BE UNREASONABLY ENCUMBERED. EACH SUB-CONTRACTOR SHALL REMOVE ALL TRASH AND DEBRIS AS OF RESULT OF HIS/HER OPERATION UPON COMPLETION OF
- 11 THE G.C. SHALL PERFORM ALL PHASES OF CONSTRUCTION SUCH THAT ALL NEW CONSTRUCTION FITS FLUSH AND SEAMLESSLY WITH ADJACENT EXISTING CONDITIONS, AND SHALL NOT ENDANGER
- ANY EXISTING CONDITIONS OR OTHER WORK. 12 THE G.C. SHALL PROVIDE ALL NECESSARY BLOCKING, BACKING, AND FRAMING FOR LIGHT FIXTURES, ELECTRICAL UNITS, A.C. EQUIPMENT, RECESSED ITEMS, AND ALL OTHER ITEMS AS
- 13 ALL CONSTRUCTION, STAGING, CONTRACTOR PARKING AND MATERIALS STORAGE SHALL BE CONFINED TO THE LIMITS OF THE EXISTING DRIVEWAY AND THE IMMEDIATE PERIMETER OF THE EXISTING BUILDING. ALL ACTIVITY PERFORMED AS PART OF THIS PROJECT SHALL BE CONTAINED ON THE PROJECT PROPERTY
- 14 CHANGES TO THESE CONTRACT DOCUMENTS SHALL BE NOTED IN THE FIELD AND MAINTAINED ON-SITE FOR THE DURATION OF THE PROJECT FOR CONSTRUCTION OBSERVATION.
- 15 AS-BUILT DRAWINGS WILL BE PROVIDED TO THE TOWN/COUNTY, IF REQUIRED.
- 16 UTILITY METER LOCATIONS TO BE APPROVED BY UTILITY COMPANIES. 17 ALL INTERIOR NON-BEARING WALLS TO BE 2x4, U.O.N.
- 18 ALL INTERIOR BEARING WALLS TO BE 2x6, U.O.N. SEE STRUCTURAL DWG'S FOR SPEC'S
- 19 ALL EXTERIOR WALLS TO BE 2x6, U.O.N. SEE STRUCTURAL DWG'S FOR SPEC'S 20 ALL HORIZONTAL FRAMING DIMENSIONS ARE TO THE FACE OF WOOD FRAMING, U.O.N.
- 21 ALL VERTICAL FRAMING DIMENSIONS ARE FROM THE T.O. PLYWOOD, U.O.N.
- 22 ALL HORIZONTAL DIMENSIONS FOR OPENINGS ARE TO THE CENTER LINE OF R.O.
- 23 ALL VERTICAL DIMENSIONS FOR OPENINGS ARE TO THE TOP OF R.O.

GENERAL SITE NOTES

- THE GENERAL CONTRACTOR SHALL PROVIDE EROSION CONTROL IN CONFORMANCE WITH
- 2 THE CONSTRUCTION LIMIT LINE IS THE CONTRACT LINE. DO NOT DISTURB ANY EXISTING TREES OR VEGETATION DESIGNATED TO REMAIN OR LOCATED OUTSIDE OF THE CONSTRUCTION LIMIT LINE WITHOUT APPROVAL OF THE OWNER AND THE TOWN/COUNTY.
- 3 THE GENERAL CONTRACTOR SHALL VERIFY EXISTING SITE INFORMATION, INCLUDING STRUCTURES, UTILITIES, PROPERTY LINES, LIMITS OF ROADWAYS, AND CURBS AND GUTTERS THAT MAY AFFECT THE SCOPE OF WORK PRIOR TO BEGINNING SITE CONSTRUCTION.
- 4 EXISTING UTILITIES ARE INDICATED FOR INFORMATION ONLY AND NOT INTENDED TO SHOW EXACT LOCATION. THE ARCHITECT IS NOT RESPONSIBLE FOR THE LOCATION OF UNDERGROUND UTILITIES OR STRUCTURES, OR ANYTHING NOT SHOWN OR DETAILED AND INSTALLED BY ANY OTHER CONTRACT. THE GENERAL CONTRACTOR SHALL LOCATE ALL UTILITIES AND MAINTAIN THE LOCATION DURING ALL PHASES OF THE WORK. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGES TO UTILITIES OR STRUCTURES AND ANY INJURIES THEREFROM RESTORATION OF ANY UTILITIES DAMAGED BY THE GENERAL CONTRACTOR SHALL BE AT THE
- GENERAL CONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE OWNER 5 CONFORM TO EAGLE RIVER WATER AND SANITATION DISTRICT SPECIFICATIONS FOR SEMER CONSTRUCTION. PROVIDE SEMER CLEANOUT WITH LOCATION TO BE REVIEWED BY TOWN
- 6 THE GENERAL CONTRACTOR SHALL PROVIDE DRAWINGS SHOWING PROPOSED UTILITY SERVICE CONNECTIONS FOR THE ENGINEER'S REVIEW PRIOR TO CONSTRUCTION.
- 7 ROAD CUTS AND ANY OTHER CONSTRUCTION IN ROAD RIGHT-OF-WAY SHALL CONFORM TO TOWN
- 8 ALL COMPACTION SHALL BE IN ACCORDANCE WITH THE SOILS REPORT PREPARED BY THE GEOTECHNICAL ENGINEER.
- 9 PROVIDE WRITTEN NOTIFICATION OF ALL DISCREPANCIES BETWEEN EXISTING AND PROPOSED SITE IMPROVEMENTS.

ENGINEER

- 10 CONTRACTOR(S) SHALL TAKE ALL NECESSARY STEPS AS REQUIRED TO PROPERLY PROTECT AND MAINTAIN HIS WORK FOR THE DURATION OF THIS CONTRACT. 11 THESE DRAWINGS DO NOT SPECIFY SAFETY MATERIALS, EQUIPMENT, METHODS OR SEQUENCING,
- TO PROTECT PERSONS AND PROPERTY. IT SHALL BE THE GENERAL CONTRACTOR'S RESPONSIBILITY TO DIRECT AND IMPLEMENT SAFETY OPERATIONS AND PROCEDURES TO PROTECT THE OWNER, OTHER CONTRACTORS, THE PUBLIC AND OTHERS.
- 12 ALL WORK SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES 13 CONTRACTOR(5) SHALL EMPLOY A LICENSED SURVEYOR TO ESTABLISH ALL WORK LINES.
- 14 CONTRACTOR(S) SHALL STAKE OUT ALL AREAS, INCLUDING WALKS, PAVEMENTS, WALLS, POOLS AND FENCES AND SHALL OBTAIN THE APPROVAL OF THE ARCHITECT PRIOR TO PROCEEDING

15 CONFLICTS OR DISCREPANCIES WITH GRADES SHALL BE BROUGHT TO THE ATTENTION OF THE

- ARCHITECT IMMEDIATELY AND PRIOR TO PROCEEDING WITH WORK. 16 ALL FINISHED GRADES SHALL PROVIDE FOR NATURAL RUNOFF OF WATER WITHOUT LOW SPOTS OR POCKETS. SET FLOW LINES ACCURATELY AND PROVIDE A MINIMUM 2.5% GRADIENT UNLESS
- 17 GRADUALLY ROUND OFF TOPS AND TOES OF ALL PLANTED SLOPES, UNLESS SHOWN OTHERWISE IN GRADING DETAILS.
- 18 GRADE AWAY FROM ALL BUILDINGS AT A MINIMUM SLOPE OF 10% IN UNPAVED AREAS AND MINIMUM SLOPE OF 2% IN PAVED AREAS.
- 19 CLEANOUTS SHALL BE PROVIDED FOR ALL CHANGES IN LINES AND/OR GRADE OR THE SANITARY 20 CONFORM TO TOWN/COUNTY STANDARDS FOR WATER CONSTRUCTION. MAINTAIN 10 FEET
- MINIMUM SEPARATION BETWEEN WATER AND SEMER UNDERGROUND SERVICE PIPES. MAINTAIN SEVEN FEET MINIMUM COVER AT UNDERGROUND WATER SERVICE AND ASSOCIATED LINES. NEW CURB STOPS AND SERVICE LINES SHALL BE INSTALLED FOR EACH UNIT. CURB STOPS SHALL LOCATED ON THE PROPERTY LINE IN A SPOT APPROVED BY THE TOWN PUBLIC WORKS
- 21 IF UTILITY CONNECTION POINTS ARE NOT KNOWN AT THE TIME OF BUILDING PERMIT SUBMISSION, LOCATIONS TO BE COORDINATED AND APPROVED BY TOWN/COUNTY AND SERVICE PROVIDERS IN ADVANCE.

ENERGY CODE NOTES

GC TO COMPLY WITH ALL REQUIREMENTS OF THE 2015 INTERNATIONAL BUILDING CODE, THE 2015 INTERNATIONAL RESIDENTIAL CODE, AND THE 2015 INTERNATIONAL ENERGY CONSERVATION CODE, AS WELL AS ANY AMENDMENTS ADOPTED BY THE TOWN'S AND/OR COUNTY'S MUNICIPAL CODE REQUIREMENTS, INCLUDING BUT NOT LIMITED TO;

CLIMATE ZONE FENESTRATION U-FACTOR 0.32 CEILING R-VALUE MOOD FRAME WALL R-VALUE 20+5 OR 13+10 MASS WALL R-VALUE 19/21 FLOOR R-VALUE

HEATED SLAB ON GRADE R-VALUE

BASEMENT WALL R-VALUE 15/19 - CONTINUOUS/FRAMING CAVITY SLAB R-VALUE AND DEPTH 15/19 - CONTINUOUS/FRAMING CAVITY CRANL SPACE WALL R-VALUE

15/19

ABBREVIATIONS ABBREVIATIONS

AND FND FOUNDATION ΑT FO FACE OF ANCHOR BOLT FIRE PROTECTION AIR CONDITIONING FPG FIREPROOFING **ACCESSIBLE** FIRE RESISTANT ACOUSTICAL FIBER REINFORCED CONCRETE ACOUSTIC CEILING TILE FRT FIRE RETARDANT TREATED AREA DRAIN FEET/FOOT ADJACEN1 FTG **FOOTING** ABOVE FINISHED FLOOR FURN FURNITURE ABOVE FINISHED GRADE FURR FURRING AGGREGATE FABRIC WALL COVERING ALTERNATE ALUMINUM ANODIZED ACOUSTICAL PANEL CEILING GAUGE APPROX APPROXIMATE ARCHITECTURAL

ACC

ADJ

AFG

AGGR

ALUM

ANOD

ARCH

ATTN

AUTO

BD

BLDG

BLK

B0

BOT

BRG

BRKT

BRK

CAB

CBU

CCTV

CEM

CER

DBL

DEG

DEPT

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DIA

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EPDM

EQUIP

EXH

EXP

EXT

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FEC

FF&E

FFB

FFEL

FIRE HOSE CABINET

FINISH

FLASH FLASHING

FIXTURE

FLOOR

FLUOR FLUORESCENT

FΗ

FIN

FIXT

EXIST

DIFF

CG

CC

BLKG

ASPHALT

ATTENTION

BOARD

BITUMINOUS

BUILDING

BLOCKING

BOTTOM OF

BOTTOM

BEARING

BLOCK

AUTOMATIC

AUDIOVISUAL

ASPH

ACOUST

FABRIC WRAPPED PANEL GALV GALVANIZED GRAB BAR GENERAL CONTRACT(OR) GEN GENERAL GLASS FIBER REINFORCED GFRC CONCRETE GL GLASS GLAZING GLAZ GRAN GRANULAR GRD GROUND GRFG GLASS FIBER REINFORCED GYPSUM GALVANIZED SHEET METAL GSM GAS VALVE GYPSUM WALL BOARD GYP GYPSUM

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TB

SYS

RECPT

RB

PR

POLISHED

PAIR

PREFAB PREFABRICATED

POINT

PAINTED

PARTITION

QUARRY TILE

RADIUS/RISER

RESILIENT BASE

REFLECTED CEILING PLAN

REINFORCED REINFORCING

RETURN AIR

RADIUS

RUBBER

ROOF DRAIN

RECEPTACLE

REFRIGERATOR

REFERENCE

REGISTER

RELOCATE

REQUIRED

RESILIENT

ROOM

RATED

RATING

SOUTH

SUPPLY AIR

SOLID CORE

STORM DRAIN

SQUARE FEET/FOOT

SURFACE MOUNTED

SPRINKLER OR SPEAKER

SPRINKLER HEAD

SCHEDULE

SECTION

SHOWER

SHEET

SIMILAR

SHEET METAL

SPECIFIED OR

SPECIFICATION

STAINLESS STEEL

SOUND TRANSMISSION

STRUCT STRUCTURE OR STRUCTURAL

TOP AND BOTTOM

TONGUE AND GROOVE

TELEPHONE/TELECON

SERVICE SINK

COEFFICIENT

STANDPIPE

SPEAKER

SQUARE

STATION

STEEL

SUBCAT SUBCATEGORY

SYSTEM

TREAD

STORAGE

STRINGER

SUSPENDED

SYMMETRICAL

TONEL BAR

TELEPHONE

TEMPERATURE

TEMPORARY

TACK BOARD

TOP OF BEAM

TOP OF STEEL

TUBE STEEL

TELEVISION

TYPICAL

UNFINISHED

URINAL

VARIES

VERTICAL

VESTIBULE

TOP OF CONCRETE

UNLESS NOTED OTHERWISE

UNLESS OTHERWISE NOTED

YENTILATION AND AIR

VINYL COMPOSITION TILE

CONDITIONING

VERIFY IN FIELD

VAPOR RETARDER

VINYL WALL COVERING

WATERPROOF/WATERPROO

MATERPROOF MEMBRANE

MEATHER-STRIPPING

MELDED WIRE FABRIC

MELDED MIRE MESH

VISION PANEL

VINYL TILE

MIDE/MEST

MATER CLOSET

MITH

MITHOUT

MOOD

MINDOM

MIRE MESH

WAINSCOT

MATER VALVE

MEIGHT

THICKNESS

THROUGH

TEMPERED

TOP OF

TOILET

RECOM RECOMMENDED

REMOVABLE

REQUIRE/REQUIRED

REVISION/REVISED

RAIN WATER LEADER

SELF ADHERED FLASHING

ROUGH OPENING

RECESSED

QUANTITY

PROJECT

PRESSURE TREATED

POLYVINYL CHLORIDE

BRICK BRACKET HIGH/HEIGHT BSMNT BASEMENT ΗB HOSE BIBB HANDICAPPED HCHDMD HARDMOOD CHANNE HDWR HARDWARE CABINET HGT HEIGHT CATEGORY HM HOLLOW METAL CATCH BASIN HNDRL HANDRAIL CEMENT BOARD HOLD OPEN CEMENTITIOUS BACKER UNIT HORIZ HORIZONTAL CENTER TO CENTER HOUR HR CLOSED CIRCUIT TELEVISION HOSE REEL CABINET CEMENT HEATING CERAMIC HEATING VENTILATION AND HVAC CORNER GUARD CHILLER HOT WATER CAST IRON CAST-IN-PLACE CONTROL JOINT INSIDE DIAMETER CENTERLINE

CHCIP CLINCH/INCHES CLG CEILING INCAND INCANDESCENT CLR CLEAR INCLUDED/INCLUDING CNTR COUNTER INFO INFORMATION COCLEANOUT INSUL INSULATION COL COLUMN INSULATED OR INSULATION INSUL CONC CONCRETE INTERIOR COND CONDITION INTERM INTERMEDIATE CONNECTION CONN INV INVERT CONST CONSTRUCTION CONT CONTINUOUS CONTR CONTRACTOR JANITOR NAL JC JANITOR'S CLOSET

JST

LAM

JOIST

KITCHEN

KNOCK OUT

LAMINATE

TMIOL

COORD COORDINATE CORR CORRIDOR CARPET CERAMIC TILE CTR CENTER CTSK COUNTERSUNK DEMOLISH OR DEMOLITION DEEP, DEPTH

EXISTING

LAVATORY DOUBLE POUNDS DEGREE LONG LEG HORIZONTAL DEMOLISH OR DEMOLITION LONG LEG VERTICAL LLY DEPARTMENT LIGHT DRINKING FOUNTAIN DIAMETER DIFFUSER MASONRY DIMENSION MAXIMUM DIMENSIONS MECH MECHANICAL DISPENSER MED MEDIUM DIVISION MEMBR MEMBRANE DAMP PROOFING MANUFACTURER DOMN MAN HOLE DOOR OPENING MINIMIJM

DMPF DN DO DR DOOR MISCELLANEOUS DRN DRAIN MO MASONRY OPENING DOWNSPOUT DS MOISTURE RESISTANT DOWN SPOUT MTD MOUNTED DTL DETAIL MTG MOUNTING DISHMASHER MTL METAL DMG DRAWING MULL MULLION DWR DRAWER

> CONCRETE MASONRY UNIT NOT APPLICABLE EAST NOISE CRITERIA EACH NOT IN CONTRACT EXPANSION BOLT NO NUMBER EXPANSION JOINT NOM NOMINAL ELEVATION NON NON COMBUSTIBLE ELECTRICAL ELEVATOR NTS NOT TO SCALE EMERGENCY ENCLOSURE ENGINEER OUTSIDE AIR ELECTRICAL PANEL ON CENTER ETHYLENE PROPYLENE OUTSIDE DIAMETER OD DIENE M-CLASS OVERFLOW DRAIN EQUAL OFCI OWNER FURNISHED EQUIPMENT EXHAUS1 0FF OFFICE EXISTING

(N)

NEM

NORTH

CONTRACTOR INSTALLED OWNER FURNISHED, OWNER OFO! EXPANSION INSTALLED EXTERIOR OVERHEAD OPNG OPENING **OPPOSITE** FIRE ALARM OVERFLOW ROOF DRAIN ORD FACE BRICK FLOOR DRAIN FILOOR DRAIN OR FIRE PAINT DEPARTMENT PAV PAVING FIRE DEPARTMENT PARTICLE BOARD CONNECTION PC PRECAST FIRE EXTINGUISHER POWER DRIVEN FASTENER FIRE EXTINGUISHER CABINET PERF PERFORATED FURNITURE, FIXTURES AND PERIM PERIMETER PERPENDICULAR FLUSH FLOOR BOX PLATE FINISH FLOOR ELEVATION PLASTIC LAMINATE FLAT HEAD

PLAS

PLBG

PLF

PNL

PLASTER

PLYMD PLYMOOD

PANEL

PLUMBING

POUNDS PER LINEAR FOOT

PAINT OR PAINTED

ABBREVIATIONS PROJECT DIRECTORY

<u>Project Address</u> Lot 14, Block 2, Booco's 2nd Addition to Minturn Parcel Number: 2103-263-02-025 482 Eagle River Street POUNDS PER SQUARE FOOT

> Steve & Emily Hutton 2632 Woodgreen Drive Belden, MS 38826-9529 (901) 490-8476 shutton@huttonis.com

Minturn, CO 81645

<u>Architect</u> mpp design shop, inc. Michael Pukas PO Box 288 (970) 390-4931 michael@mppdesignshop.com

General Contractor K2 Mountain Consultants, LLC (970) 343-2766 chrisk@k2mc.co

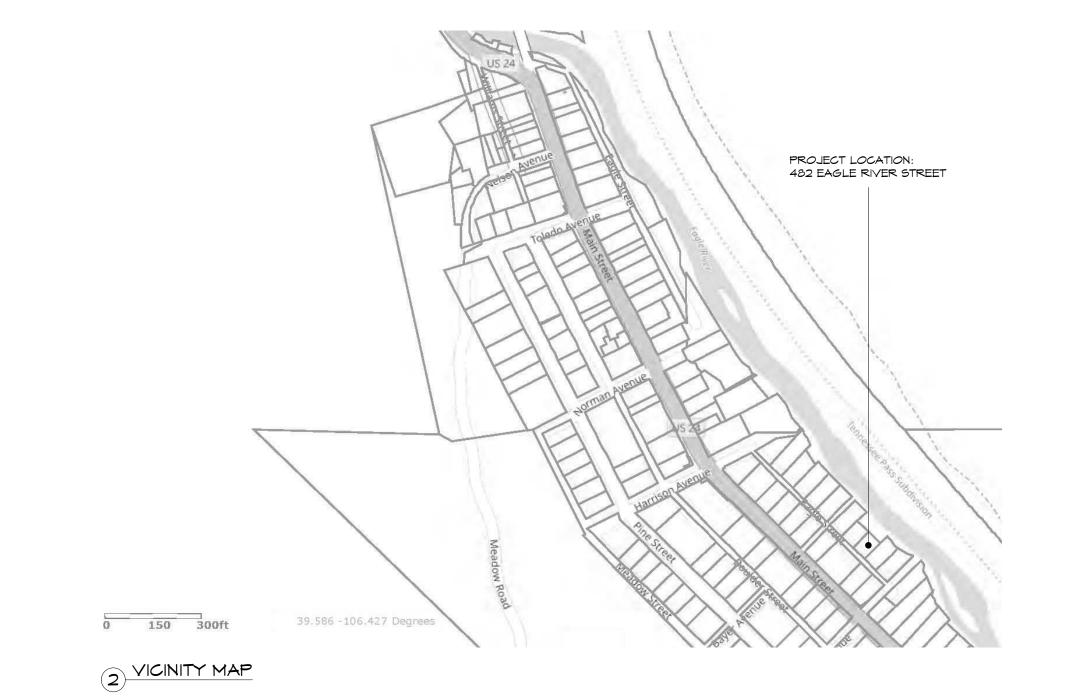
<u>Structural Engineer</u> Ewing Engineering, Inc. Albert Ewing PO Box 2526 Vail CO 81658 (970) 949-5153 ewing-vail@comcast.net

Land Surveyor Archibeque Land Surveying, Ltd. Ted Archibeque PO Box 3893 Eagle CO 81631 (970) 328-6020 ted@prolandsurvey.com

SHEET INDEX

*O*1 AERIAL VIEWS GROUND VIEWS 02 IMPROVEMENT SURVEY PLAT ILC TOPO TOPOGRAPHIC SURVEY AS1 SITE & LANDSCAPE PLANS A001 LOT & BUILDING ANALYSIS A101 FOUNDATION PLAN BASEMENT FLOOR PLAN A102 A103 LOWER LEVEL FLOOR PLAN A104 UPPER LEVEL FLOOR PLAN A105 ROOF PLAN A201 ELEVATIONS A202 ELEVATIONS A301 BUILDING SECTIONS A302 BUILDING SECTIONS A303 BUILDING SECTIONS GENERAL NOTES STRUCTURAL FOUNDATION PLAN 52 STRUCTURAL BASMENET FLOOR PLAN 53 STRUCUTRAL LOWER LEVEL FRAMING PLAN STRUCUTRAL UPPER LEVEL FRAMING PLAN STRUCUTRAL ROOF FRMAING PLAN STRUCUTRAL DETAILS





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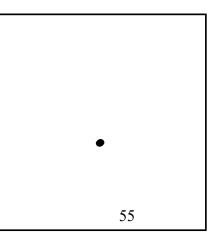
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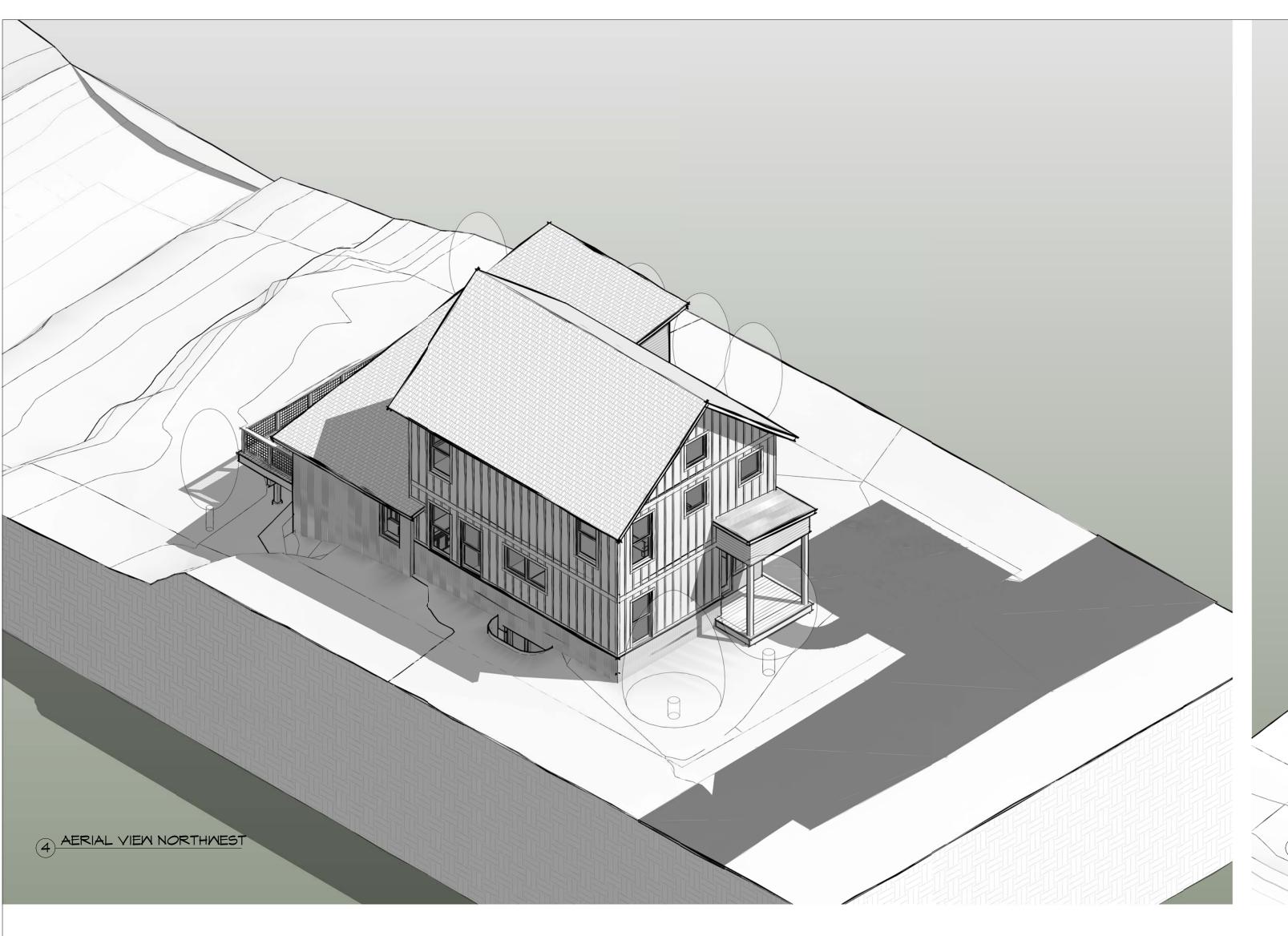
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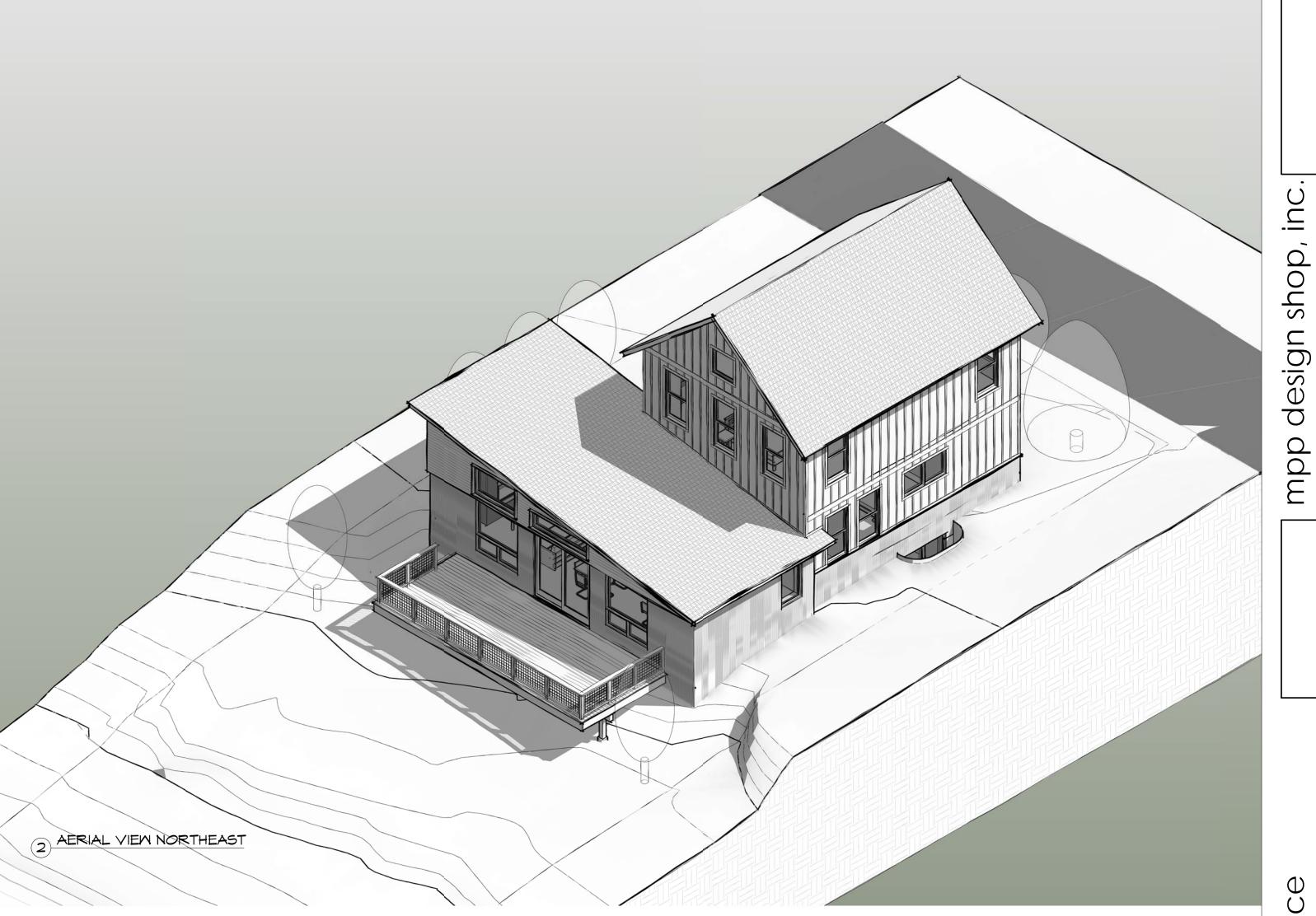
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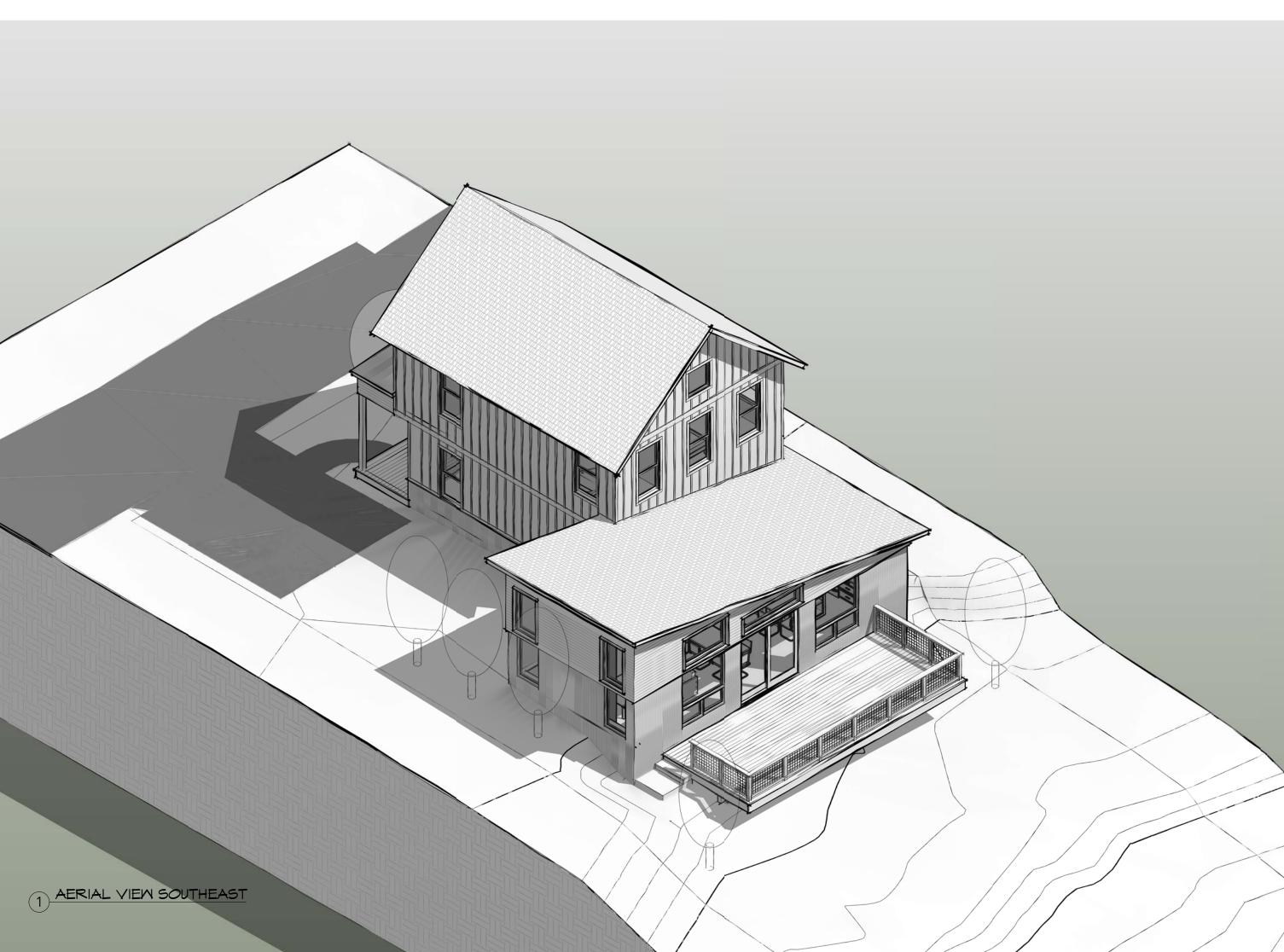
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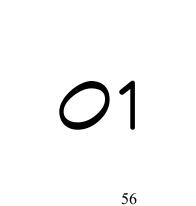
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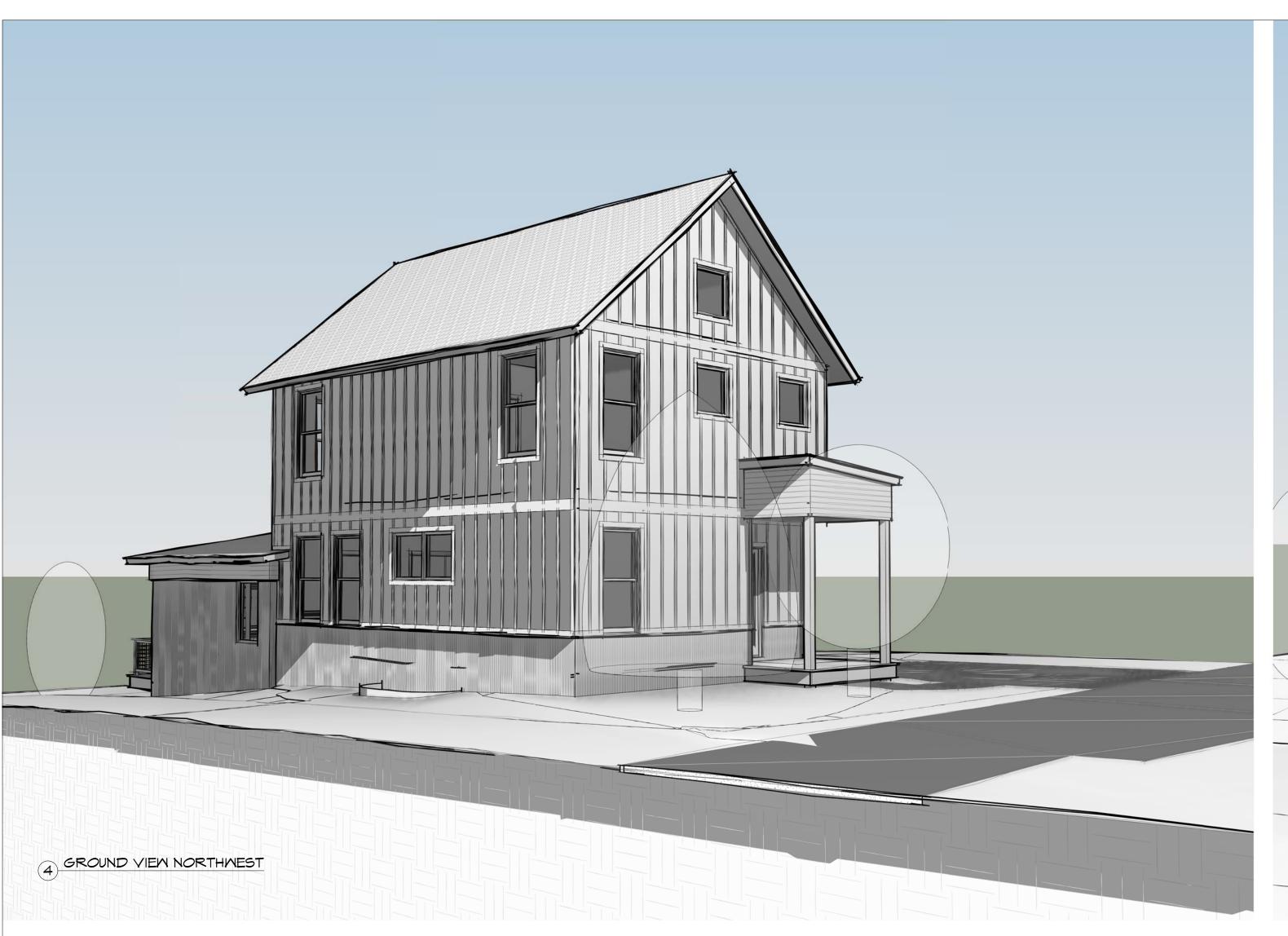
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AERIAL VIEMS

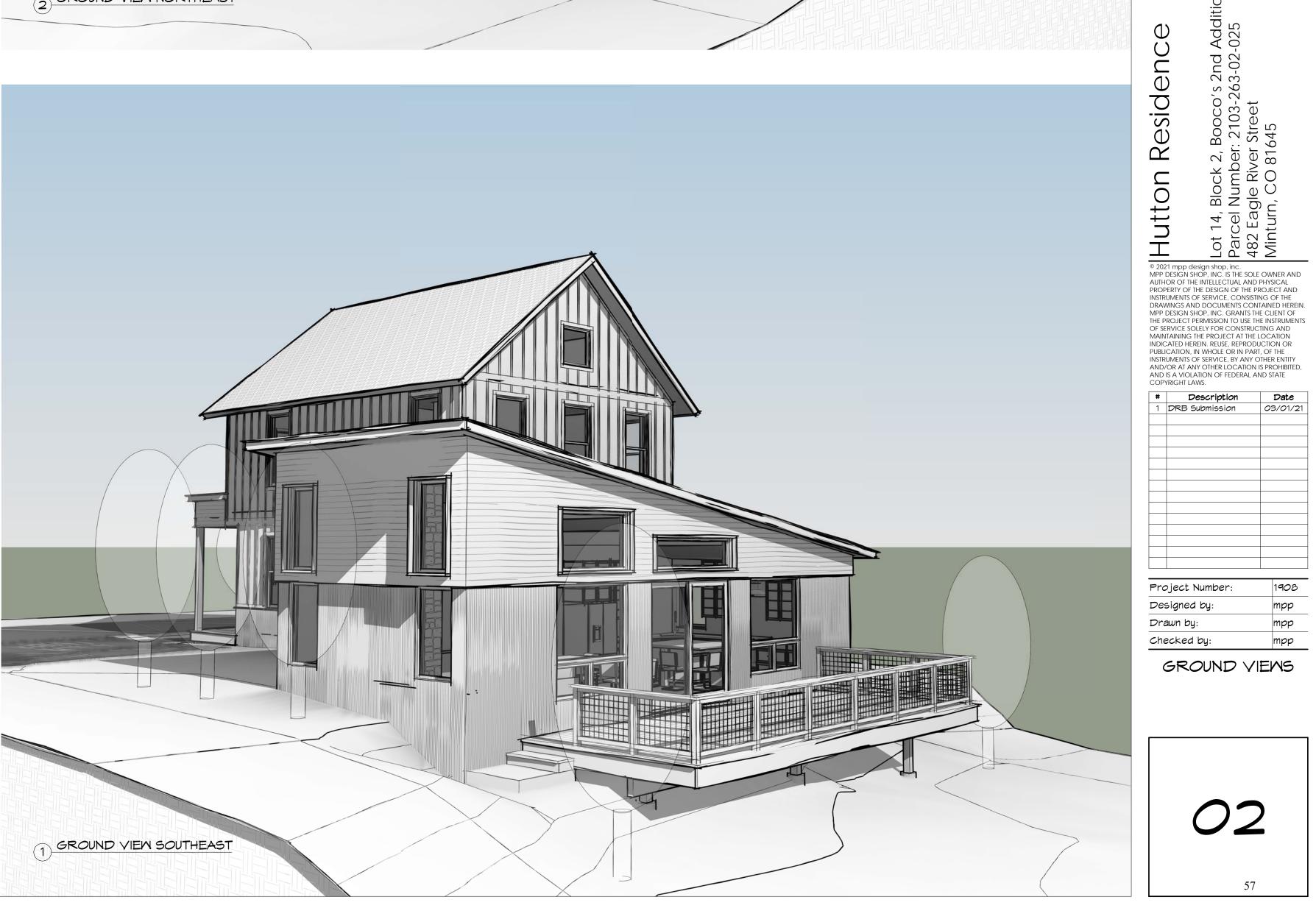
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GROUND VIEWS

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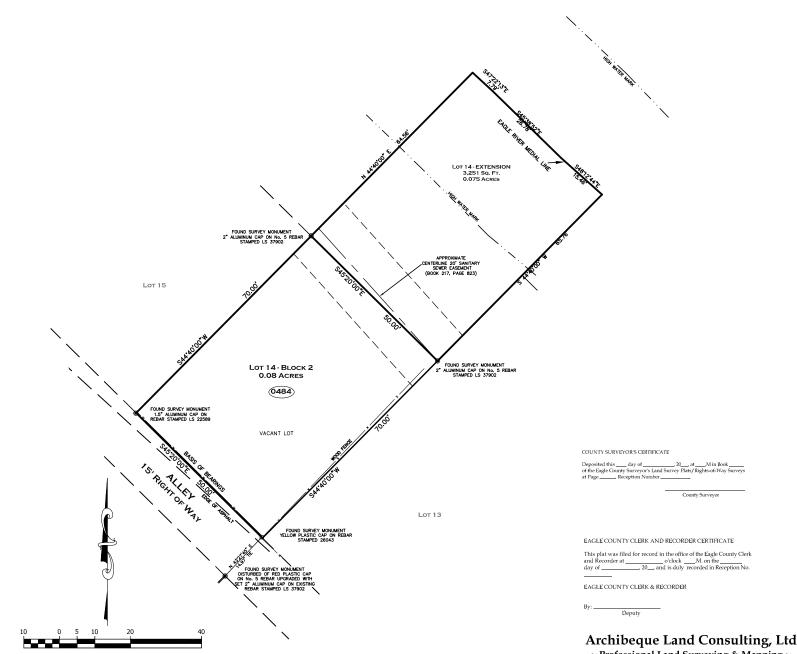
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IMPROVEMENT SURVEY PLAT Lot 14, Block 2, Booco's 2nd Addition to Minturn TOWN OF MINTURN, COUNTY OF EAGLE, STATE OF COLORADO



SURVEYED LEGAL DESCRIPTION
Lot 14, Block 2, Booco's 2nd Addition to Minturn, according to the
Plat thereof as recorded in the Office of the Eagle county Clerk and
Recorder, County of Eagle, State of Colorado.

A Parcel of land situate in Section 26, Township 5 South , Range 81 West, of the Sixth principal Meridian, Town of Minturn, being the extension of Lot 14, Block 2, Booco's 2nd Addition to Minturn, according to the Plat thereof as recorded in the Office of the Eagle county Clerk and Recorder, County of Eagle, State of Colorado, and lying south and West of the medial line of the Eagle River, being more particularly described as follows: Beginning at northerly corner of said Lot 14; thence N44°40′00″E, 64.56 feet to the medial line of said Eagle River; thence upon said medial line the following 3 courses: 1) \$47°22'13"E, 7.79 feet; thence \$45°38'52"E, 26.78 feet; thence \$48°12'44"E, 15.46 feet; thence departing said medial line \$44°40'00W, 65.76 feet to the easterly corner of said Lot 14; thence upon the northeasterly line of said Lot 14 N45°20'00"W, 50.00 feet to the point of beginning. Containing 3,251 sq. ft. more or less.

NOTES:

1) Survey Date: October 6, 2016.

- 2) Location of Improvements, Lot lines, and Easements are based upon the Booco's Addition to the Town of Minturn, and Survey Monuments found at the time of this
- 3) STREET ADDRESS: 0484 Main Street (Not Posted).
- 4) Basis of Bearing: S45°20'00"E between found survey monuments marking the south
- 5) This Plat was prepared for the exclusive use of STEVE HUTTON and is valid only if print has original seal and signature of surveyor.
- 6) Lineal Units of the U.S. Survey Foot were used herein.

SURVEYOR'S CERTIFICATE

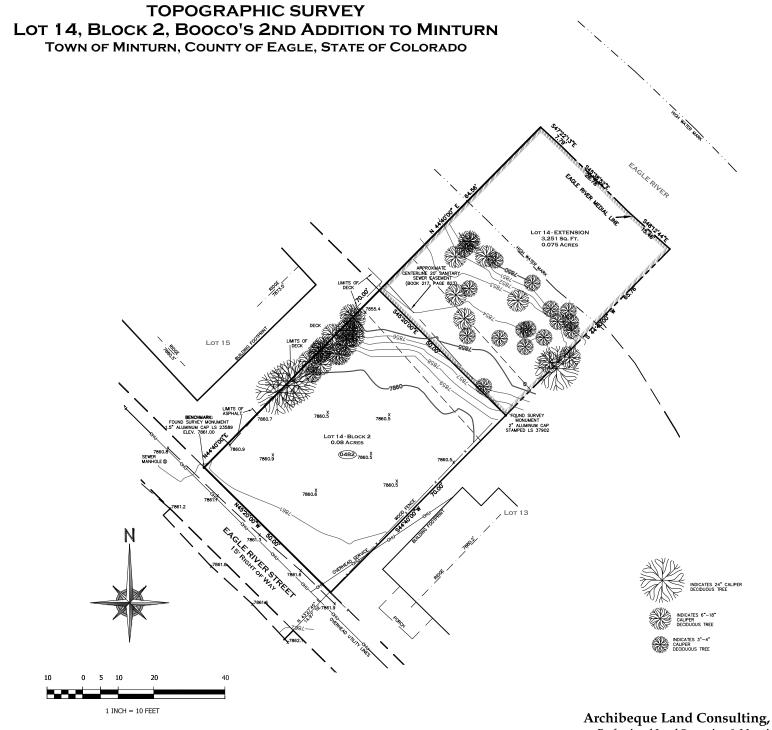
I, Theodore J. Archibeque a Licensed Professional Land Surveyor in the State of Colorado, hereby certify that this Improvement Survey Plat was done by me or under my responsible charge, and that it was performed using the standard care and practice used in the area at the time of the survey, and is based upon the my knowledge, information and belief. This certification is not a guarantee or warranty, either expressed or implied. The Notes hereon are a part of this certification.



IMPROVEMENT SURVEY PLAT LOT 14, BLOCK 2, BOOCO'S 2ND ADDITION TO MINTURN TOWN OF MINTURN, COUNTY OF EAGLE, STATE OF COLORADO

05152_ISP2.DV **5**8 05152

~ Professional Land Surveying & Mapping ~ 105 Capitol Street, Suite 5 - P.O. Box 3893 Eagle, Colorado 81631 970.328.6020 Office 970.328.6021 Fax



LEGAL DESCRIPTION

Lot 14, Block 2, Booco's Addition to the Town of Minturn, according to the recorded Plat thereof, County of Eagle, State of Colorado.

NOTES:

1) Survey Date: April 18, 2014.

2) Location of Improvements, Lot lines, and Easements are based upon the Plat of Booco's Addition to the Town of Minturn & Title Commitment No V50034033 provided by Land Title, and Survey Monuments found, as shown hereon.

Pertaining to said title commitment, Schedule B-2, Item 14 is a right of way easement for Sanitary Sewer granted in document recorded at Book 217, Page 823 and pertains to subject property. The mathematical location was not definable for the document and is

3) Street Address: 0484 Main Street. (Not Posted)

4) Elevation Datum: 7861.00' on the southwest property corner, this NAVD 88 Elevation

5) Contour Interval: 1 foot.

6) Utilities are shown approximately and should be field verified prior to excavation.

7) Surveyor does not warrant or certify to the integrity of any Digital Data supplied in

8) This Topographic Survey was prepared for the exclusive use of Nancy Hassett, and is valid only if print has original seal and signature of surveyor.

9) Lineal Units of the U.S. Survey Foot were used herein

I, Theodore J. Archibeque, a Professional Land Surveyor in the State of Colorado, hereby certify that this Topographic Map was based upon my knowledge, information and belief, and was prepared by me or under my responsible charge, and that it was performed in accordance with standard care and practice used in the area at the time of the survey. This certification is not a guaranty or warranty, either expressed or implied and the Notes hereon are a part of this certification.



Theodore J. Archibeque PLS 37902 Colorado Professional Land Surveyo

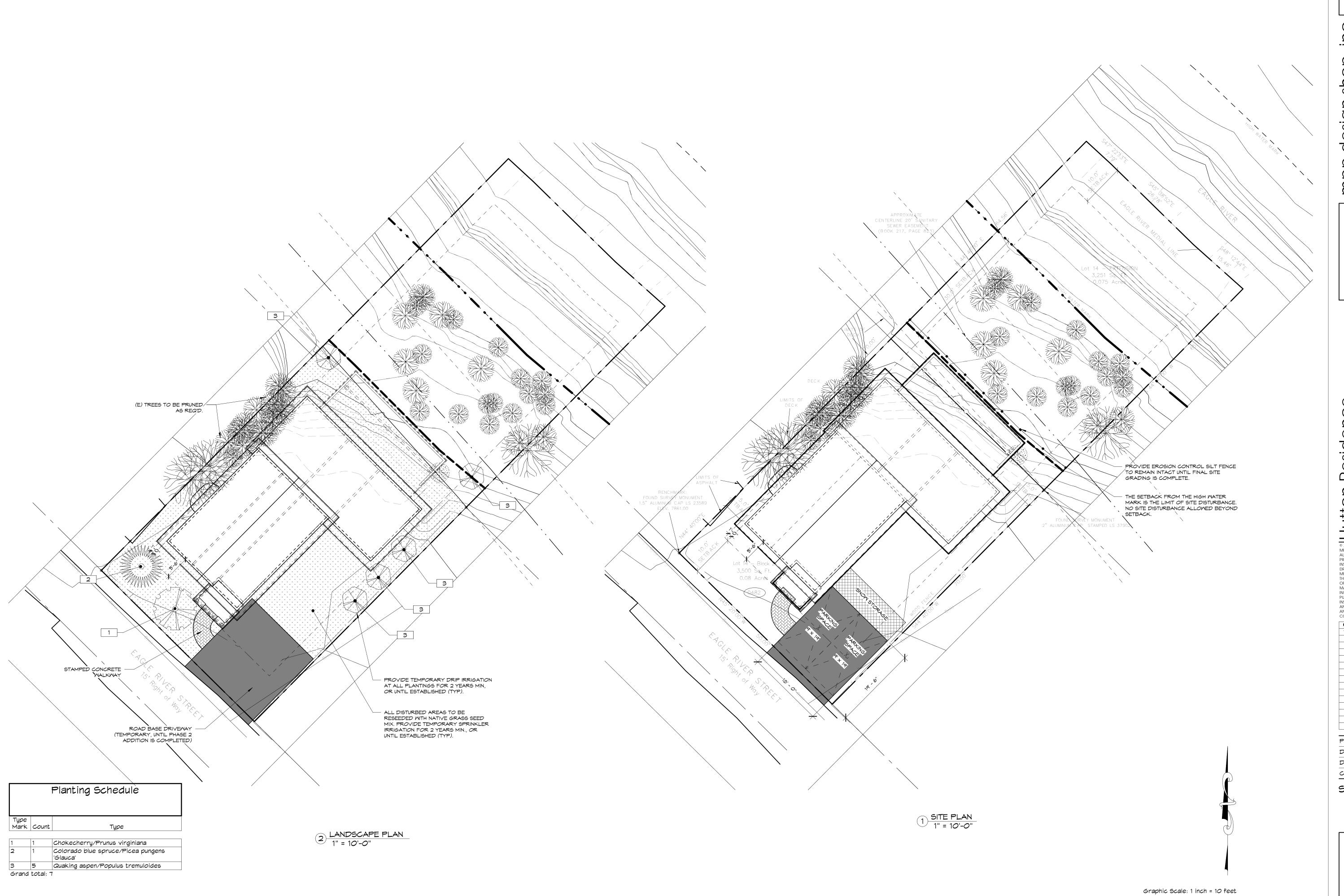
07-22-2019 TJA REVISED STREET NAME

TOPOGRAPHIC SURVEY LOT 14, BLOCK 2, BOOCO'S 2ND ADDITION TO MINTURN TOWN OF MINTURN, COUNTY OF EAGLE, STATE OF COLORADO

05152_TOPO.d**5**29

Archibeque Land Consulting, Ltd

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Int Block 2, Booco's 2nd Addition to Mintuence in 2103-263-02-025

Has Eagle River Street

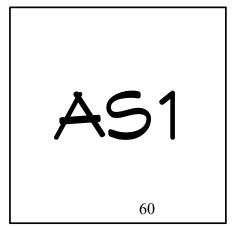
Minturn, CO 81645

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#	Description	Date
1	DRB Submission	03/01/21
Pro	oject Number:	1908
De	signed by:	mpp

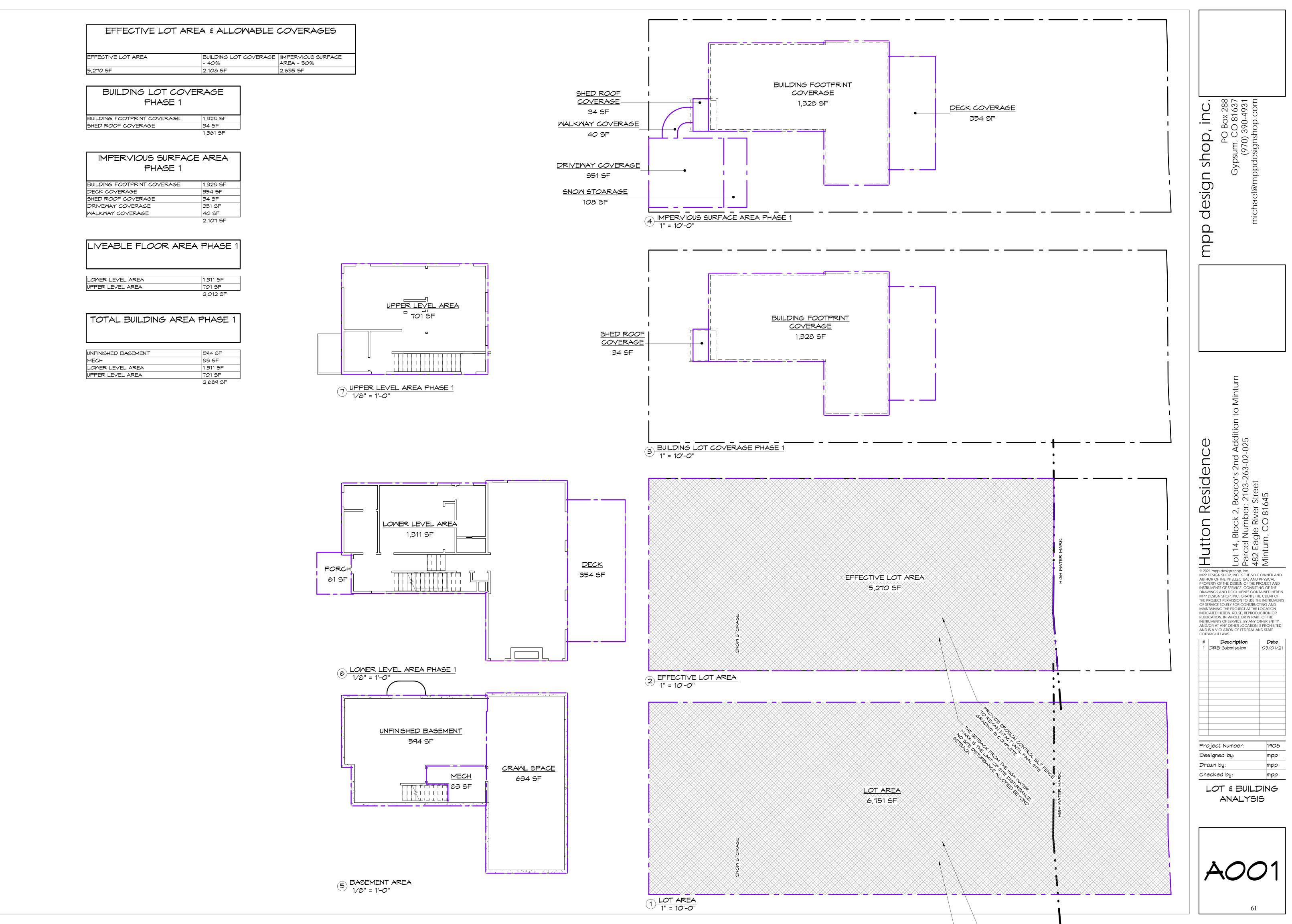
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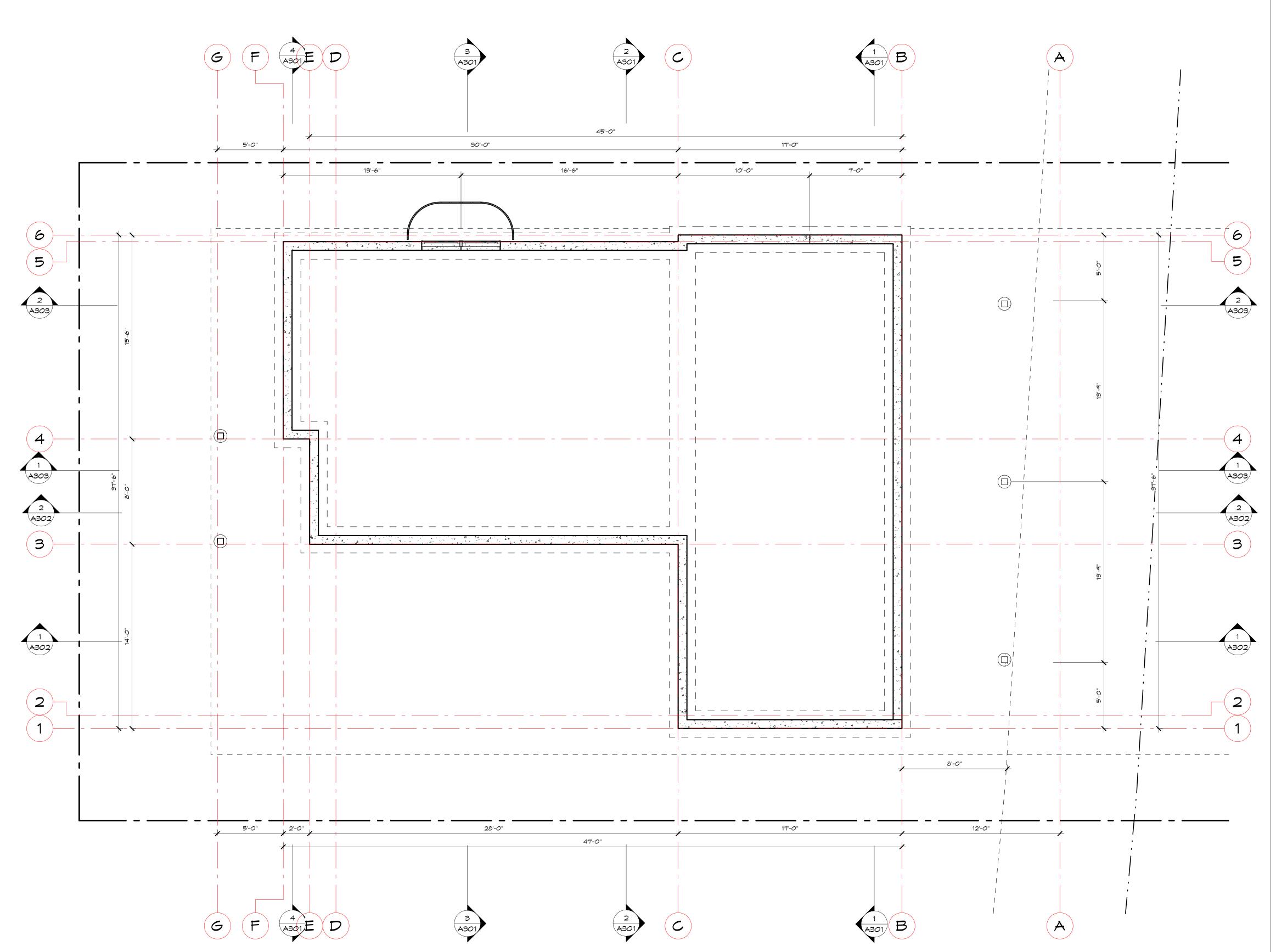
SITE & LANDSCAPE PLANS



20'

30'





mpp design shop,

Block 2, Booco's 2nd Additi Number: 2103-263-02-025 gle River Street 1, CO 81645 Residence

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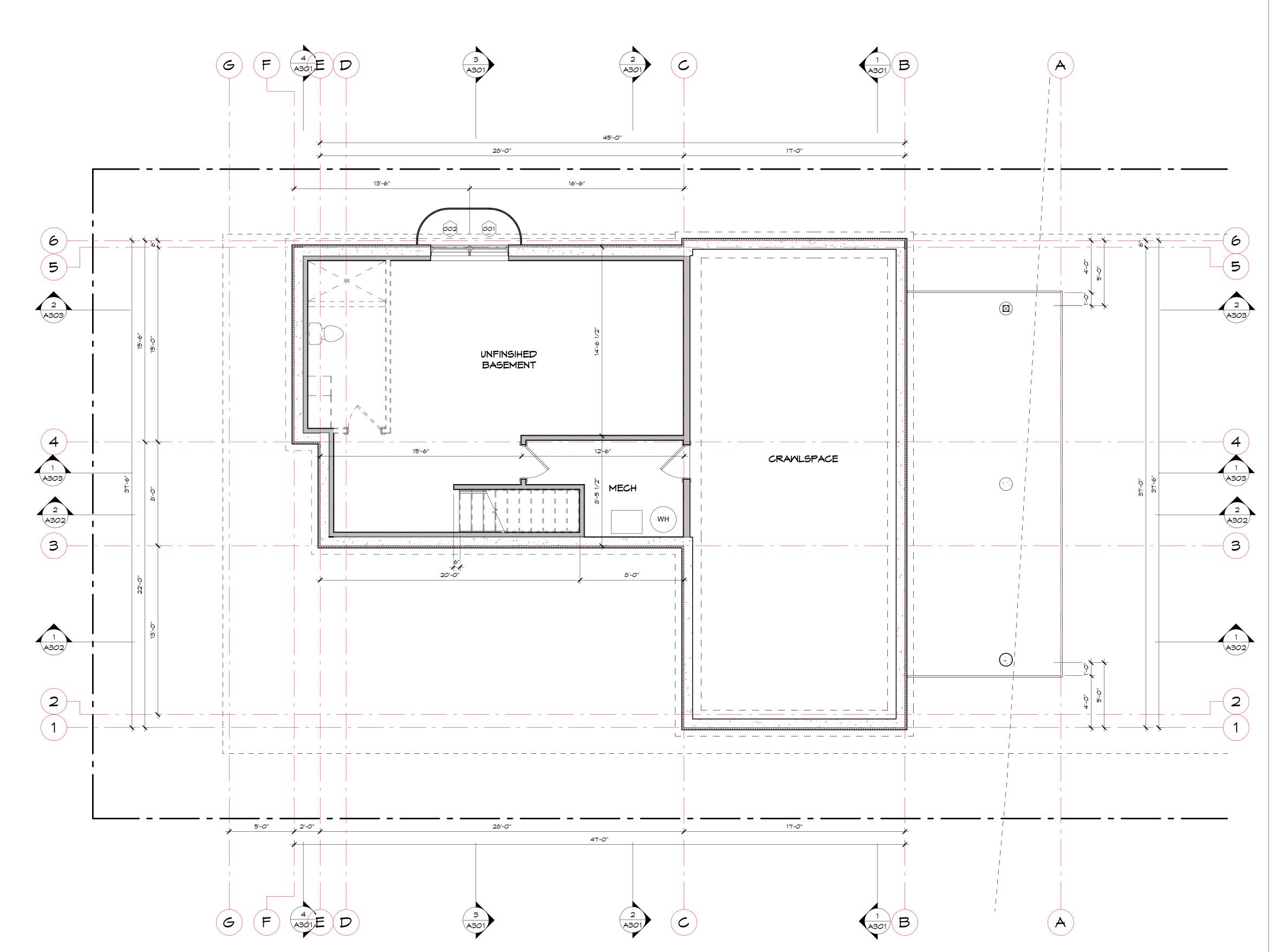
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1908 Project Number: трр Designed by:

трр Checked by: FOUNDATION PLAN

Drawn by:

62



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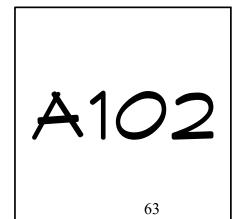
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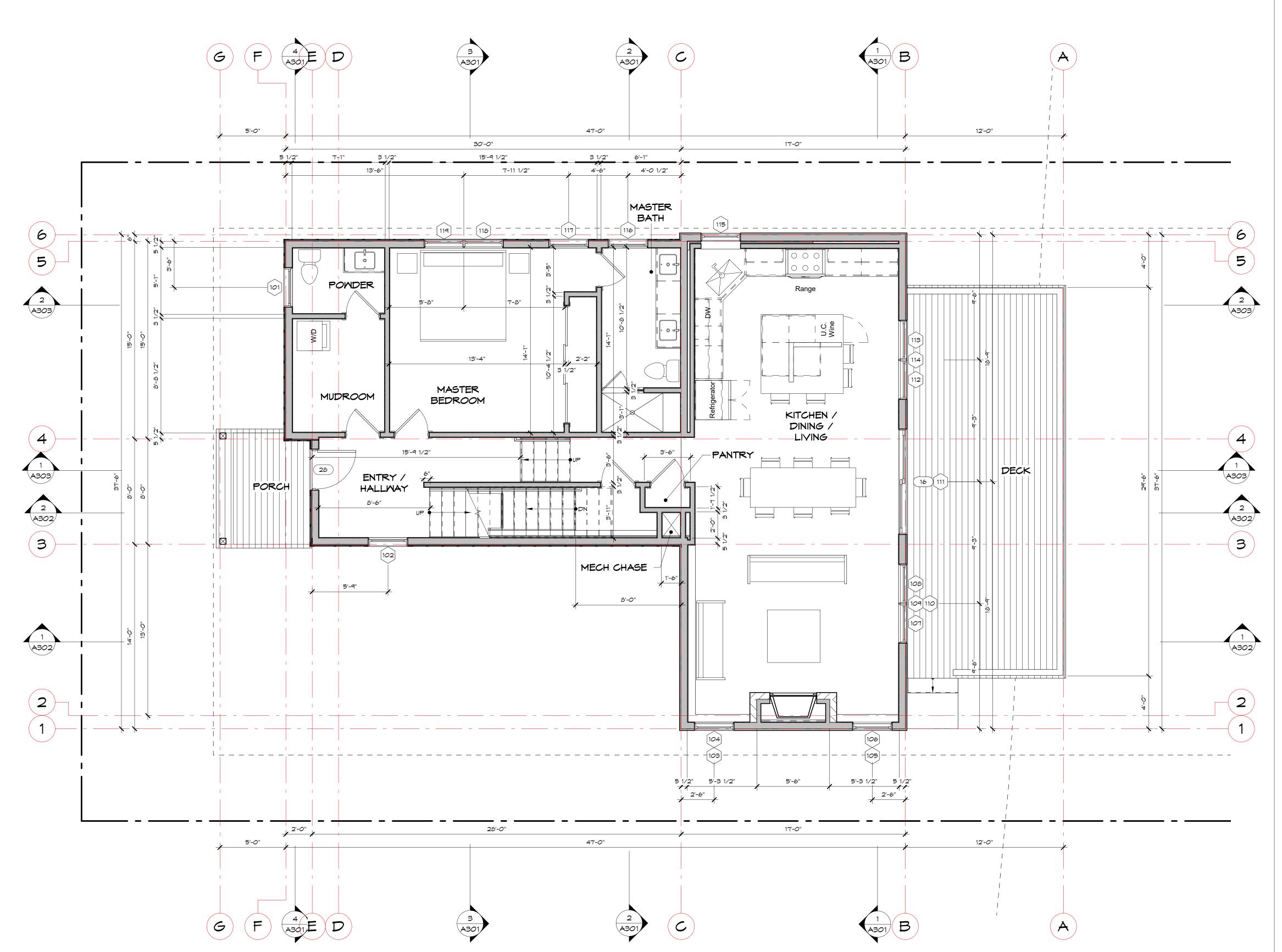
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1 DRB Submission 03/01/2

Project Number: 1908
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BASEMENT FLOOR PLAN





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Hutton Residence

Hutton Residence

Lot 14, Block 2, Booco's 2nd Addition to Miran Parcel Number: 2103-263-02-025

482 Eagle River Street
Minturn, CO 81645

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Description Date

1 DRB Submission 03/01/21

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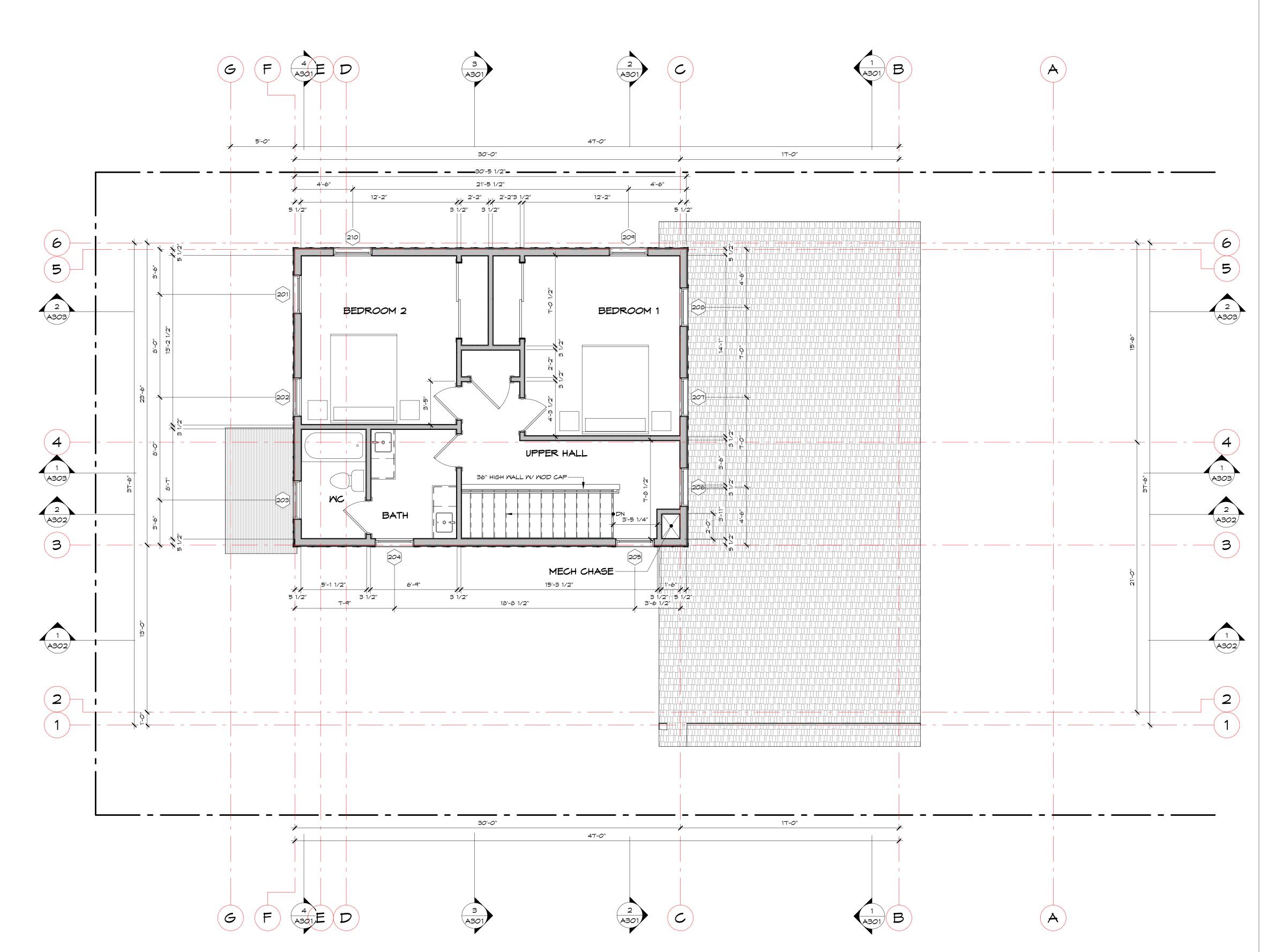
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LOWER LEVEL
FLOOR PLAN

Drawn by:

трр

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Hutton Residence

Hutton Residence

Lot 14, Block 2, Booco's 2nd Addition to Namber: 2103-263-02-025

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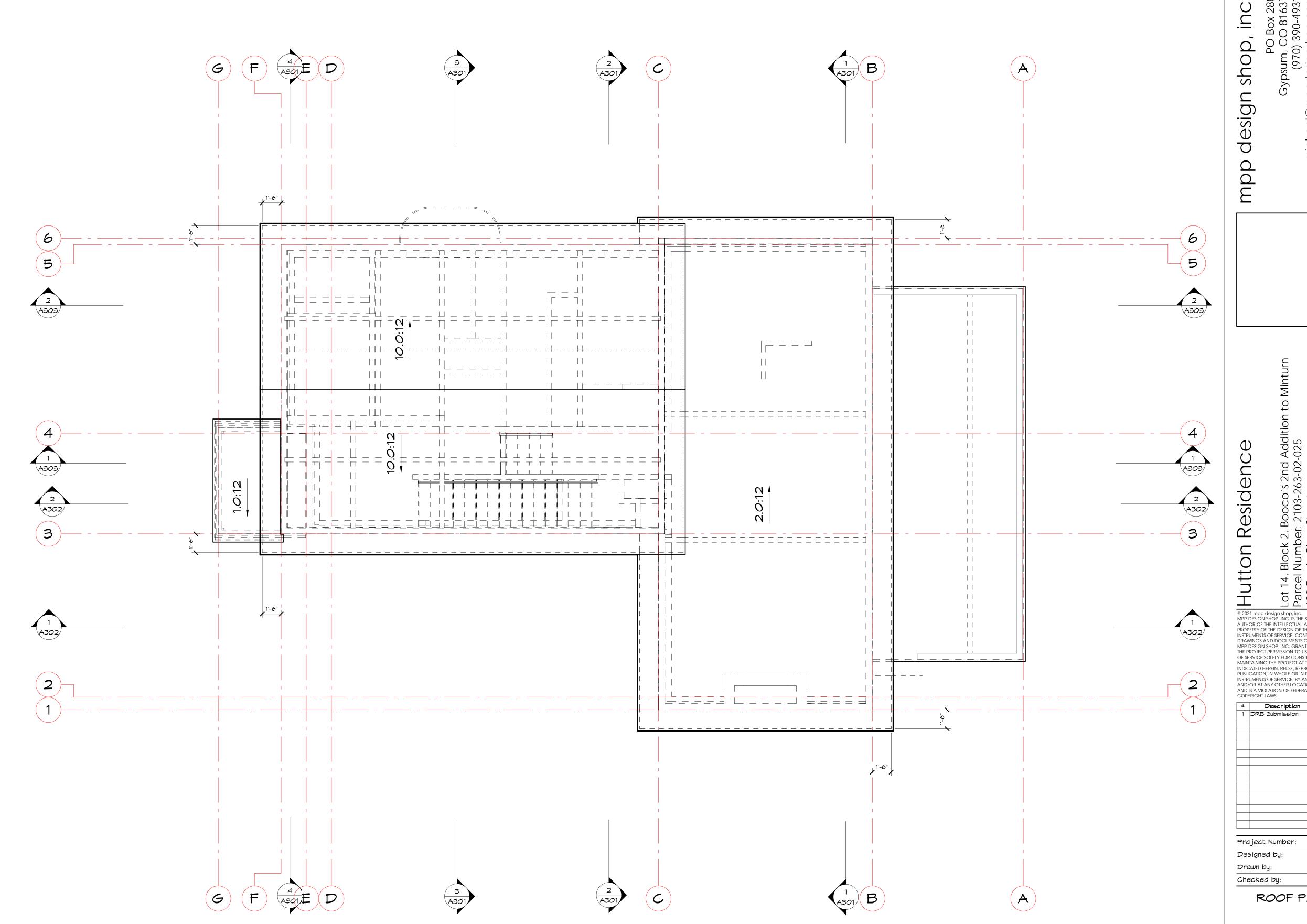
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Drawn by: mpp

Checked by: mpp

UPPER LEVEL
FLOOR PLAN





Residence ock 2, Booco Imber: 2103-2 River Street SO 81645 Hutton of the Initiation of the Minturn, CO & Minturn, CO MPP DESIGN SHOP, INC. IS THE SOLE OWNER AND AUTHOR OF THE INTELLECTUAL AND PHYSICAL PROPERTY OF THE DESIGN OF THE PROJECT AND INSTRUMENTS OF SERVICE, CONSISTING OF THE DRAWINGS AND DOCUMENTS CONTAINED HEREIN. MPP DESIGN SHOP, INC. GRANTS THE CLIENT OF THE PROJECT PERMISSION TO USE THE INSTRUMENTS OF SERVICE SOLELY FOR CONSTRUCTING AND MAINTAINING THE PROJECT AT THE LOCATION INDICATED HEREIN. REUSE, REPRODUCTION OR PUBLICATION, IN WHOLE OR IN PART, OF THE INSTRUMENTS OF SERVICE, BY ANY OTHER ENTITY AND/OR AT ANY OTHER LOCATION IS PROHIBITED, AND IS A VIOLATION OF FEDERAL AND STATE COPYRIGHT LAWS.

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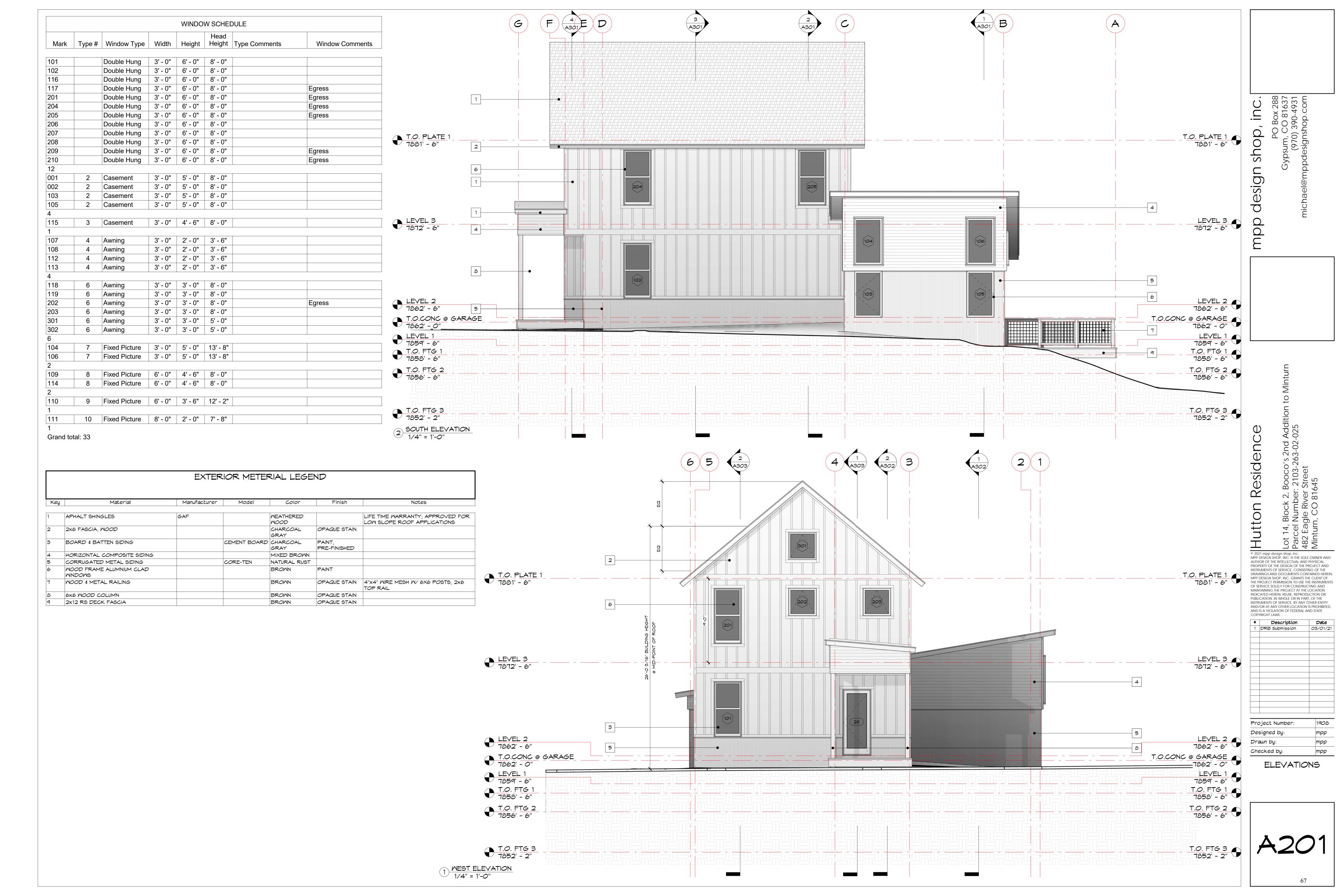
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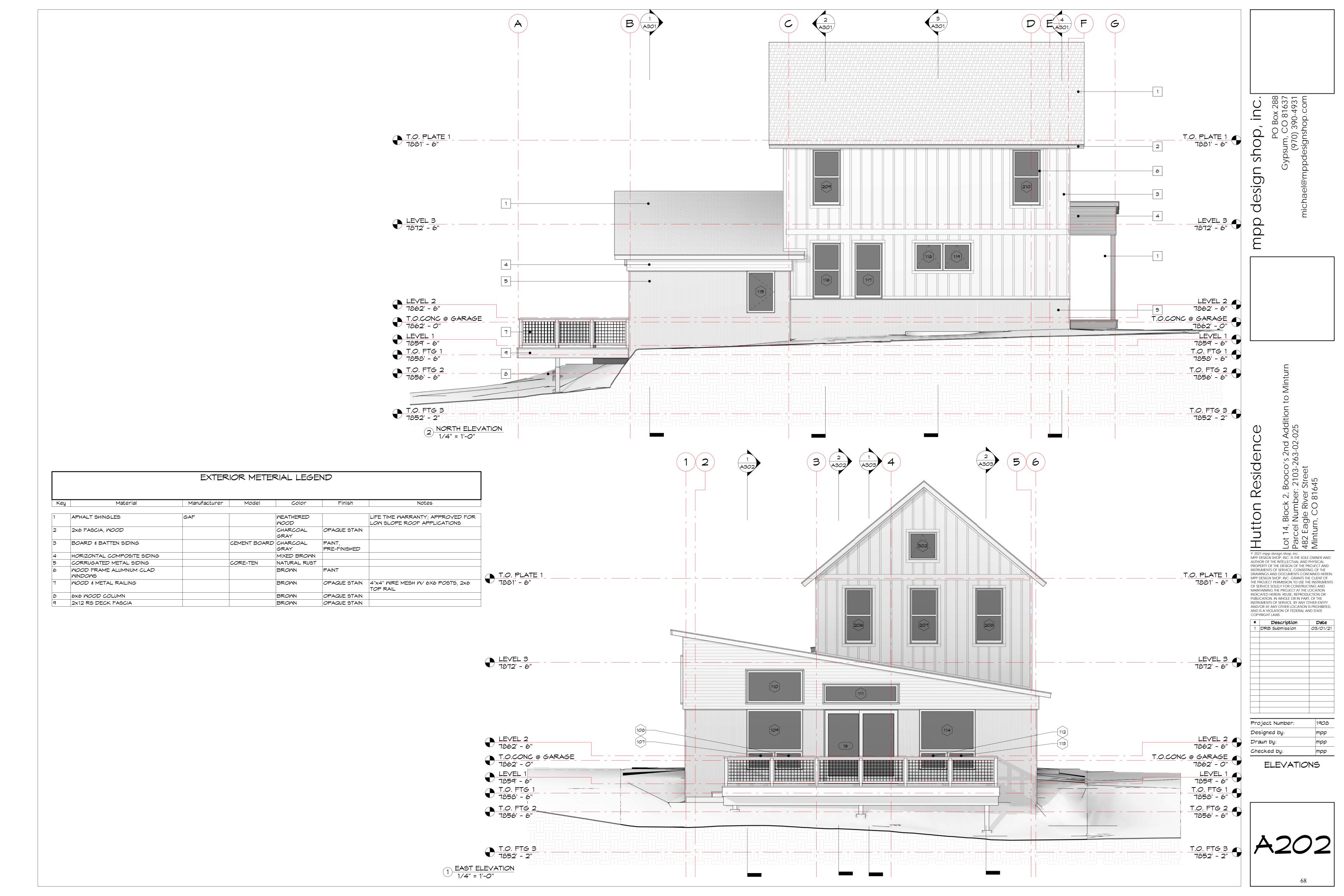
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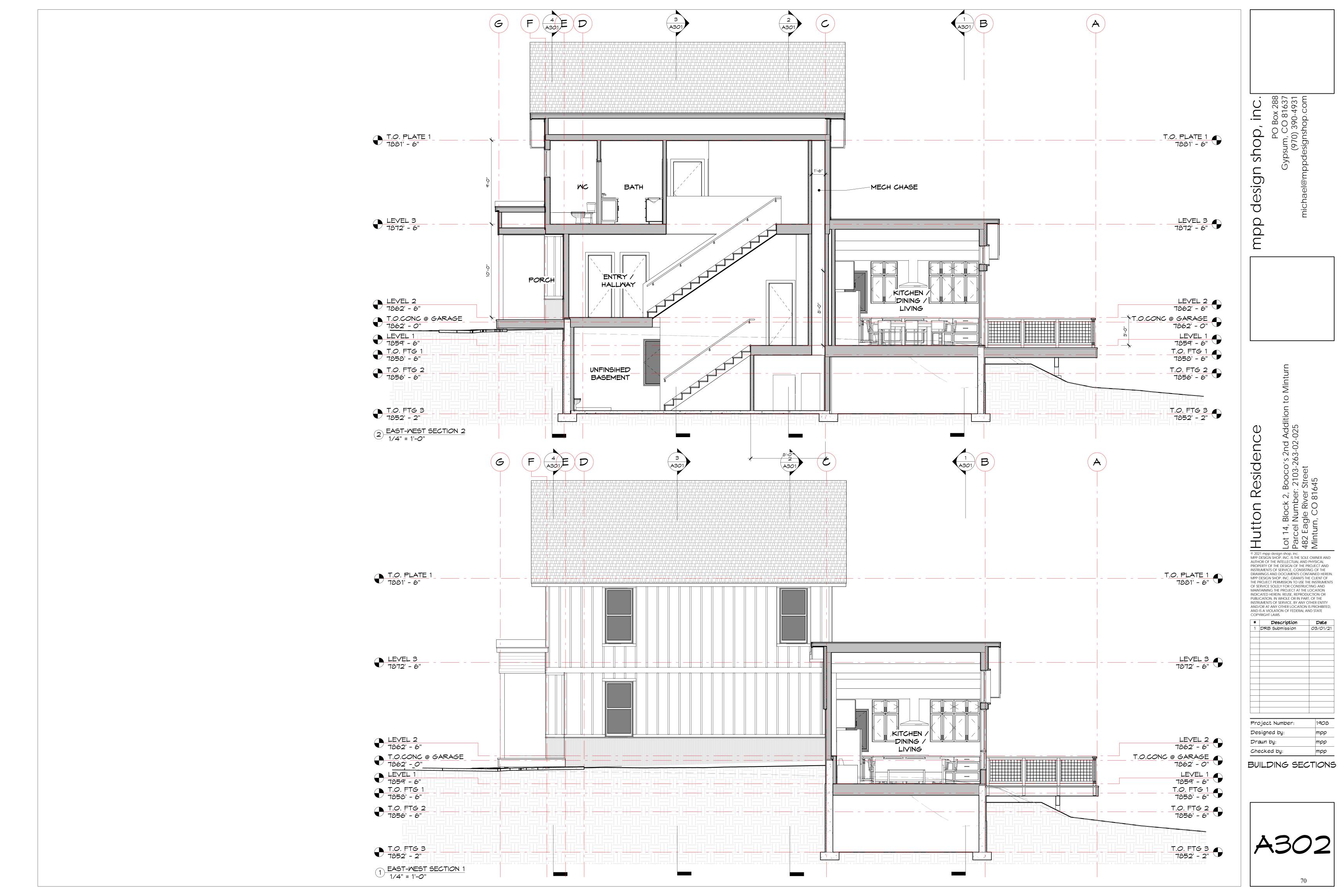


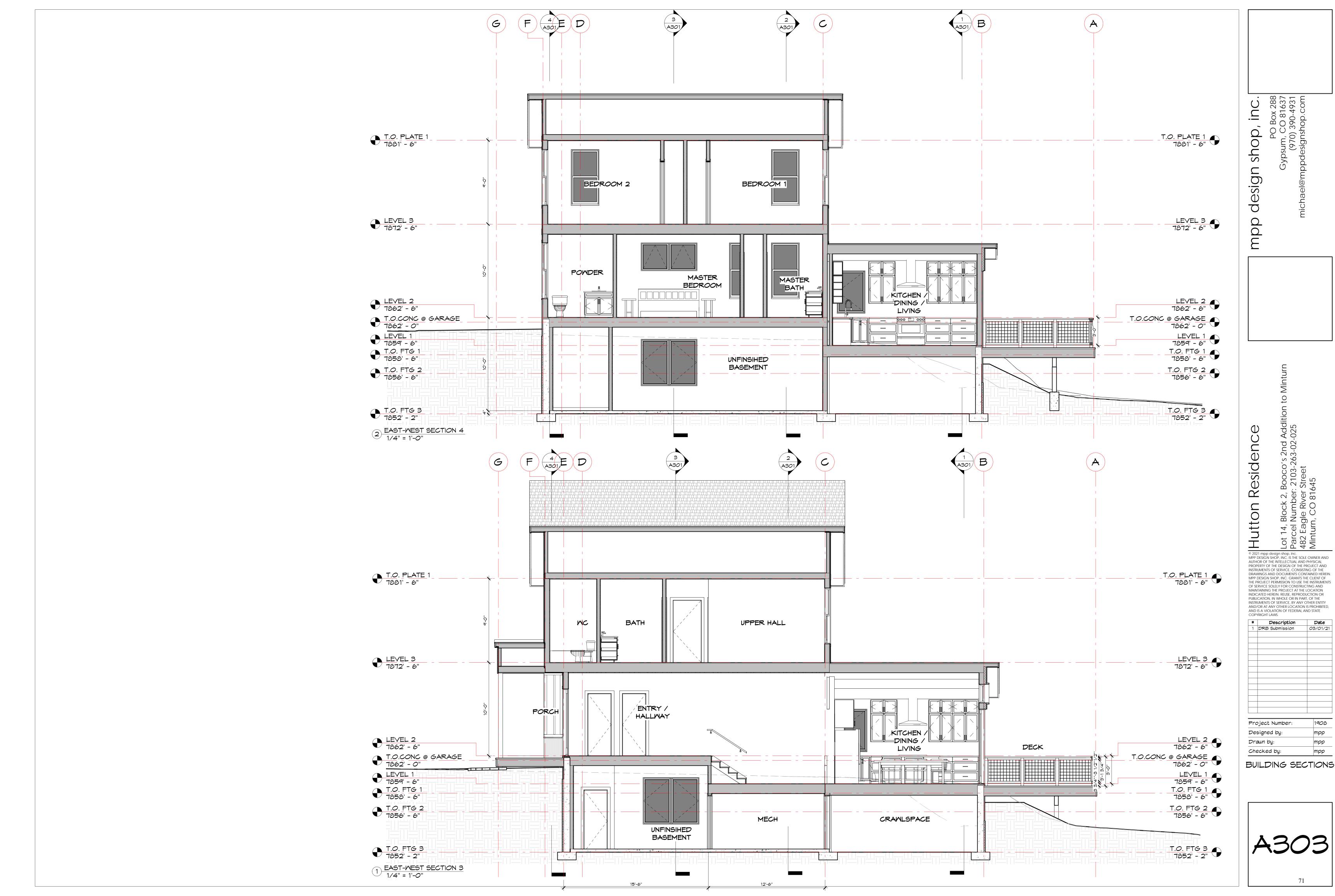
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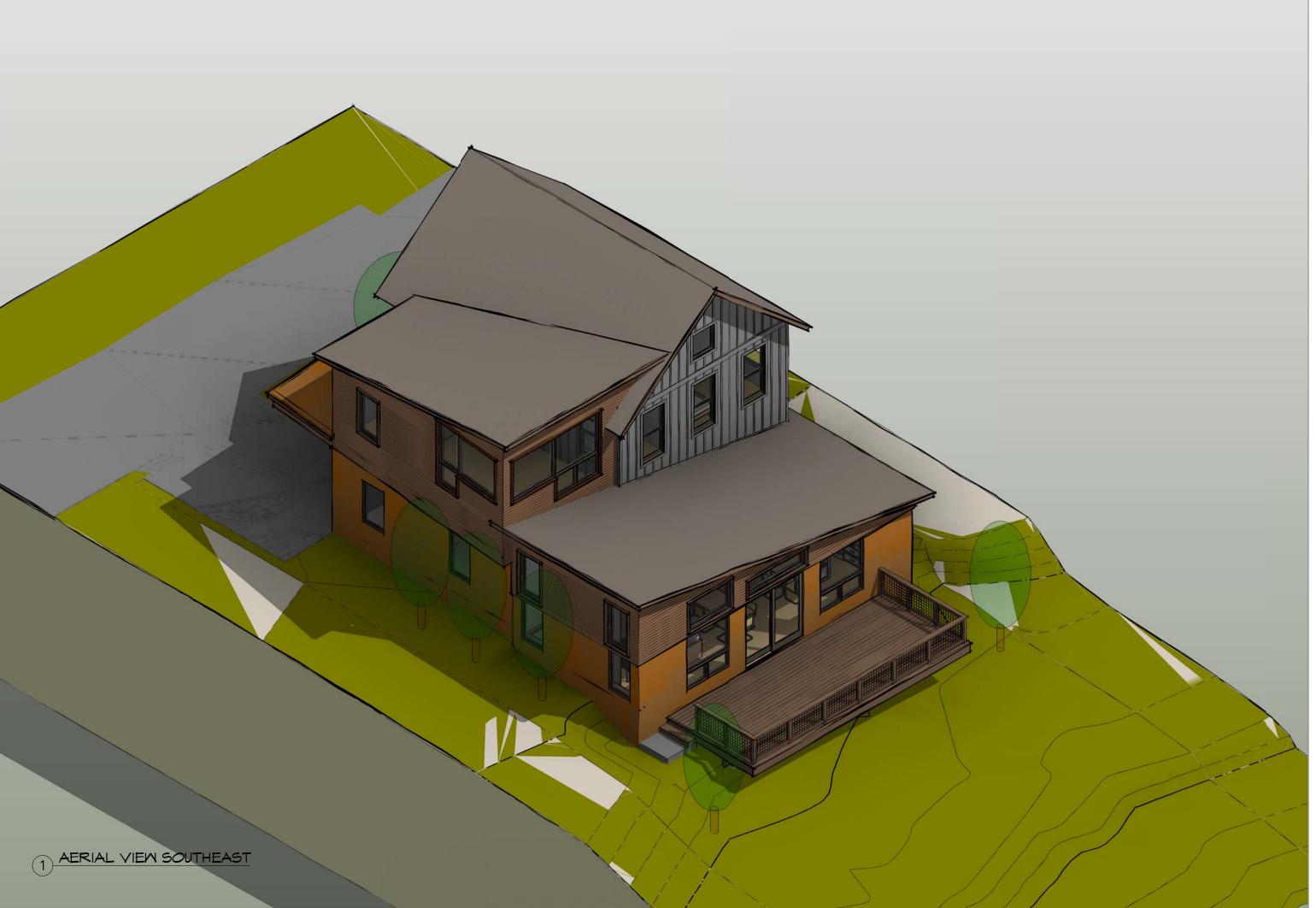


Phase 2 Site Plans and Drawings









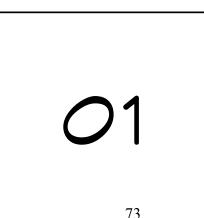
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1	DRB Submission	03/01/21

Pro	ject Number:	1908
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AERIAL VIEWS











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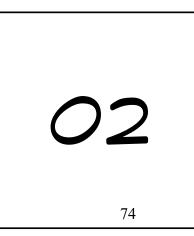
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GROUND VIEWS



GENERAL NOTES

- ALL WORK SHALL BE AS SPECIFIED AND IN ACCORDANCE WITH ALL NATIONAL, STATE AND LOCAL CODES, LAWS, PERMITS AND ORDINANCES, AND SHALL BE PERFORMED TO THE HIGHEST STANDARDS OF CRAFTSMANSHIP BY JOURNEYMEN OF THE APPROPRIATE TRADES.
- 2 THESE DOCUMENTS ARE NOT INTENDED TO INCLUDE ALL LABOR, MATERIALS, EQUIPMENT, AND SERVICES REQUIRED TO COMPLETE ALL WORK DESCRIBED HEREIN. THE GENERAL CONTRACTOR (G.C.) SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE STARTING WORK.
- 3 IT IS THE RESPONSIBILITY OF THE G.C. TO BRING TO THE ATTENTION OF THE ARCHITECT ANY CONDITIONS WHICH WILL NOT PERMIT CONSTRUCTION ACCORDING TO THE INTENTIONS OF THESE CONTRACT DOCUMENTS (CD'S). AND TO NOTIFY THE ARCHITECT AT ONCE IF ANY DISCREPANCIES APPEAR IN THE CD'S, OR BETWEEN THE CD'S AND EXISTING CONDITIONS. IT IS THE RESPONSIBILITY OF THE ARCHITECT TO PROVIDE DETAILS AND/OR DIRECTIONS REGARDING DESIGN INTENT WHERE IT IS ALTERED BY EXISTING CONDITIONS OR WHERE NEGLECTED IN THE
- 4 SHOULD A CONFLICT OCCUR IN OR BETWEEN DRAWINGS AND SPECIFICATIONS, THE SPECIFICATIONS SHALL TAKE PRECEDENCE, UNLESS A WRITTEN DECISION FROM THE ARCHITECT HAS BEEN OBTAINED WHICH DESCRIBES A CLARIFICATION OR ALTERNATE METHOD AND/OR
- 5 DIMENSIONS: A) ALL DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.: B) ALL PLAN DIMENSIONS ARE TO FACE OF CONCRETE, FACE OF STUD, AND CENTER LINE OF COLUMN/BEAM, U.O.N.; C) FLOOR TO FLOOR DIMENSIONS ARE FROM TOP OF PLYWOOD SUBSURFACE TO TOP OF PLYWOOD SUBSURFACE, U.O.N.; D) VERIFY IN FIELD (V.I.F.) ALL EXISTING CONDITIONS DIMENSIONS, LOCATIONS AND SITE CONDITIONS PRIOR TO NEW CONSTRUCTION.
- 6 THE G.C. SHALL SUBMIT SAMPLES OF ANY MATERIALS PROPOSED FOR SUBSTITUTION TO THE ARCHITECT FOR REVIEW AND APPROVAL BEFORE THE WORK IS TO BE PERFORMED. WORK SHALL CONFORM TO THE APPROVED SAMPLES.
- 7 THE G.C. SHALL SUBMIT REQUIRED SHOP DRAWINGS TO THE ARCHITECT FOR REVIEW AND APPROVAL BEFORE THE WORK IS TO BE PERFORMED. WORK SHALL CONFORM TO THE APPROVED SHOP DRAWINGS.
- 8 THE G.C. SHALL BE RESPONSIBLE FOR THE SAFETY AND CARE OF ADJACENT PROPERTIES DURING CONSTRUCTION, FOR COMPLIANCE WITH FEDERAL AND STATE O.S.H.A. REGULATIONS, AND FOR THE PROTECTION OF ALL WORK UNTIL IT IS DELIVERED COMPLETED TO THE OWNER. 9 THE G.C. SHALL VERIFY AND COORDINATE ALL OPENINGS THROUGH FLOORS, CEILINGS, AND
- WALLS WITH ALL ARCHITECTURAL, STRUCTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL 10 THE JOB SITE SHALL BE MAINTAINED IN A CLEAN, ORDERLY CONDITION, FREE OF DEBRIS AND LITTER, AND SHALL NOT BE UNREASONABLY ENCUMBERED. EACH SUB-CONTRACTOR SHALL
- REMOVE ALL TRASH AND DEBRIS AS OF RESULT OF HIS/HER OPERATION UPON COMPLETION OF 11 THE G.C. SHALL PERFORM ALL PHASES OF CONSTRUCTION SUCH THAT ALL NEW CONSTRUCTION FITS FLUSH AND SEAMLESSLY WITH ADJACENT EXISTING CONDITIONS, AND SHALL NOT ENDANGER
- ANY EXISTING CONDITIONS OR OTHER WORK. 12 THE G.C. SHALL PROVIDE ALL NECESSARY BLOCKING, BACKING, AND FRAMING FOR LIGHT FIXTURES, ELECTRICAL UNITS, A.C. EQUIPMENT, RECESSED ITEMS, AND ALL OTHER ITEMS AS
- 13 ALL CONSTRUCTION, STAGING, CONTRACTOR PARKING AND MATERIALS STORAGE SHALL BE CONFINED TO THE LIMITS OF THE EXISTING DRIVEWAY AND THE IMMEDIATE PERIMETER OF THE EXISTING BUILDING. ALL ACTIVITY PERFORMED AS PART OF THIS PROJECT SHALL BE CONTAINED ON THE PROJECT PROPERTY
- 14 CHANGES TO THESE CONTRACT DOCUMENTS SHALL BE NOTED IN THE FIELD AND MAINTAINED ON-SITE FOR THE DURATION OF THE PROJECT FOR CONSTRUCTION OBSERVATION.
- 15 AS-BUILT DRAWINGS WILL BE PROVIDED TO THE TOWN/COUNTY, IF REQUIRED.
- 16 UTILITY METER LOCATIONS TO BE APPROVED BY UTILITY COMPANIES. 17 ALL INTERIOR NON-BEARING WALLS TO BE 2x4, U.O.N.
- 18 ALL INTERIOR BEARING WALLS TO BE 2x6, U.O.N. SEE STRUCTURAL DWG'S FOR SPEC'S
- 19 ALL EXTERIOR WALLS TO BE 2x6, U.O.N. SEE STRUCTURAL DWG'S FOR SPEC'S 20 ALL HORIZONTAL FRAMING DIMENSIONS ARE TO THE FACE OF WOOD FRAMING, U.O.N.
- 21 ALL VERTICAL FRAMING DIMENSIONS ARE FROM THE T.O. PLYWOOD, U.O.N.
- 22 ALL HORIZONTAL DIMENSIONS FOR OPENINGS ARE TO THE CENTER LINE OF R.O.
- 23 ALL VERTICAL DIMENSIONS FOR OPENINGS ARE TO THE TOP OF R.O.

ENGINEER

GENERAL SITE NOTES

- THE GENERAL CONTRACTOR SHALL PROVIDE EROSION CONTROL IN CONFORMANCE WITH
- 2 THE CONSTRUCTION LIMIT LINE IS THE CONTRACT LINE. DO NOT DISTURB ANY EXISTING TREES OR VEGETATION DESIGNATED TO REMAIN OR LOCATED OUTSIDE OF THE CONSTRUCTION LIMIT LINE WITHOUT APPROVAL OF THE OWNER AND THE TOWN/COUNTY.
- 3 THE GENERAL CONTRACTOR SHALL VERIFY EXISTING SITE INFORMATION, INCLUDING STRUCTURES, UTILITIES, PROPERTY LINES, LIMITS OF ROADWAYS, AND CURBS AND GUTTERS THAT MAY AFFECT THE SCOPE OF WORK PRIOR TO BEGINNING SITE CONSTRUCTION.
- 4 EXISTING UTILITIES ARE INDICATED FOR INFORMATION ONLY AND NOT INTENDED TO SHOW EXACT LOCATION. THE ARCHITECT IS NOT RESPONSIBLE FOR THE LOCATION OF UNDERGROUND UTILITIES OR STRUCTURES, OR ANYTHING NOT SHOWN OR DETAILED AND INSTALLED BY ANY OTHER CONTRACT. THE GENERAL CONTRACTOR SHALL LOCATE ALL UTILITIES AND MAINTAIN THE LOCATION DURING ALL PHASES OF THE WORK. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGES TO UTILITIES OR STRUCTURES AND ANY INJURIES THEREFROM RESTORATION OF ANY UTILITIES DAMAGED BY THE GENERAL CONTRACTOR SHALL BE AT THE GENERAL CONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE OWNER
- 5 CONFORM TO EAGLE RIVER WATER AND SANITATION DISTRICT SPECIFICATIONS FOR SEMER CONSTRUCTION. PROVIDE SEMER CLEANOUT WITH LOCATION TO BE REVIEWED BY TOWN
- 6 THE GENERAL CONTRACTOR SHALL PROVIDE DRAWINGS SHOWING PROPOSED UTILITY SERVICE CONNECTIONS FOR THE ENGINEER'S REVIEW PRIOR TO CONSTRUCTION.
- 7 ROAD CUTS AND ANY OTHER CONSTRUCTION IN ROAD RIGHT-OF-WAY SHALL CONFORM TO TOWN
- 8 ALL COMPACTION SHALL BE IN ACCORDANCE WITH THE SOILS REPORT PREPARED BY THE GEOTECHNICAL ENGINEER.
- 9 PROVIDE WRITTEN NOTIFICATION OF ALL DISCREPANCIES BETWEEN EXISTING AND PROPOSED SITE IMPROVEMENTS. 10 CONTRACTOR(S) SHALL TAKE ALL NECESSARY STEPS AS REQUIRED TO PROPERLY PROTECT
- AND MAINTAIN HIS WORK FOR THE DURATION OF THIS CONTRACT. 11 THESE DRAWINGS DO NOT SPECIFY SAFETY MATERIALS, EQUIPMENT, METHODS OR SEQUENCING, TO PROTECT PERSONS AND PROPERTY. IT SHALL BE THE GENERAL CONTRACTOR'S
- PROTECT THE OWNER, OTHER CONTRACTORS, THE PUBLIC AND OTHERS. 12 ALL WORK SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES
- 13 CONTRACTOR(S) SHALL EMPLOY A LICENSED SURVEYOR TO ESTABLISH ALL WORK LINES. 14 CONTRACTOR(S) SHALL STAKE OUT ALL AREAS, INCLUDING WALKS, PAVEMENTS, WALLS, POOLS AND FENCES AND SHALL OBTAIN THE APPROVAL OF THE ARCHITECT PRIOR TO PROCEEDING

RESPONSIBILITY TO DIRECT AND IMPLEMENT SAFETY OPERATIONS AND PROCEDURES TO

- 15 CONFLICTS OR DISCREPANCIES WITH GRADES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY AND PRIOR TO PROCEEDING WITH WORK.
- 16 ALL FINISHED GRADES SHALL PROVIDE FOR NATURAL RUNOFF OF WATER WITHOUT LOW SPOTS OR POCKETS. SET FLOW LINES ACCURATELY AND PROVIDE A MINIMUM 2.5% GRADIENT UNLESS
- 17 GRADUALLY ROUND OFF TOPS AND TOES OF ALL PLANTED SLOPES, UNLESS SHOWN OTHERWISE IN GRADING DETAILS.
- 18 GRADE AWAY FROM ALL BUILDINGS AT A MINIMUM SLOPE OF 10% IN UNPAVED AREAS AND
- MINIMUM SLOPE OF 2% IN PAVED AREAS. 19 CLEANOUTS SHALL BE PROVIDED FOR ALL CHANGES IN LINES AND/OR GRADE OR THE SANITARY
- 20 CONFORM TO TOWN/COUNTY STANDARDS FOR WATER CONSTRUCTION. MAINTAIN 10 FEET MINIMUM SEPARATION BETWEEN WATER AND SEMER UNDERGROUND SERVICE PIPES. MAINTAIN SEVEN FEET MINIMUM COVER AT UNDERGROUND WATER SERVICE AND ASSOCIATED LINES. NEW CURB STOPS AND SERVICE LINES SHALL BE INSTALLED FOR EACH UNIT. CURB STOPS SHALL
- 21 IF UTILITY CONNECTION POINTS ARE NOT KNOWN AT THE TIME OF BUILDING PERMIT SUBMISSION, LOCATIONS TO BE COORDINATED AND APPROVED BY TOWN/COUNTY AND SERVICE PROVIDERS IN ADVANCE.

LOCATED ON THE PROPERTY LINE IN A SPOT APPROVED BY THE TOWN PUBLIC WORKS

ENERGY CODE NOTES

GC TO COMPLY WITH ALL REQUIREMENTS OF THE 2015 INTERNATIONAL BUILDING CODE, THE 2015 INTERNATIONAL RESIDENTIAL CODE, AND THE 2015 INTERNATIONAL ENERGY CONSERVATION CODE, AS WELL AS ANY AMENDMENTS ADOPTED BY THE TOWN'S AND/OR COUNTY'S MUNICIPAL CODE REQUIREMENTS, INCLUDING BUT NOT LIMITED TO;

CLIMATE ZONE FENESTRATION U-FACTOR 0.32 CEILING R-VALUE MOOD FRAME WALL R-VALUE 20+5 OR 13+10 MASS WALL R-VALUE 19/21 FLOOR R-VALUE

BASEMENT WALL R-VALUE 15/19 - CONTINUOUS/FRAMING CAVITY SLAB R-VALUE AND DEPTH

15/19 - CONTINUOUS/FRAMING CAVITY CRAML SPACE WALL R-VALUE HEATED SLAB ON GRADE R-VALUE

ABBREVIATIONS ABBREVIATIONS

AND FND FOUNDATION ΑT FO FACE OF ANCHOR BOLT FIRE PROTECTION FPG AIR CONDITIONING FIREPROOFING **ACCESSIBLE** FIRE RESISTANT **ACOUSTICAL** FIBER REINFORCED CONCRETE ACOUSTIC CEILING TILE FRT FIRE RETARDANT TREATED AREA DRAIN FEET/FOOT ADJACEN1 FTG **FOOTING** ABOVE FINISHED FLOOR FURN FURNITURE ABOVE FINISHED GRADE FURR FURRING AGGREGATE ALTERNATE ALUMINUM ANODIZED

ACC

ADJ

AFG

AGGR

ALUM

ANOD

ARCH

ATTN

AUTO

BD

BLDG

BLK

B0

BOT

BRG

BRKT

BSMNT

BRK

CAB

CAT

CBU

CER

CG

CH

CIP

CL

CLR

CO

DMG

DWR

(E)

CMU

EA

EB

EJ

ELEC

ELEV

EMER

ENCL

EPDM

EQUIP

EXH

EXP

EXT

FEC

FF&E

FFB

FFEL

FΗ

FHC

FIN

FIXT

FINISH

FLASH FLASHING

FIXTURE

FLOOR

FLUOR FLUORESCENT

EXIST

ENG

CC

BLKG

ASPH

APPROX APPROXIMATE

ASPHALT

ATTENTION

BOARD

BITUMINOUS

BUILDING

BLOCKING

BOTTOM OF

BOTTOM

BRICK

BEARING

BRACKET

BASEMENT

CHANNE

CABINET

CATEGORY

CATCH BASIN

CEMENT BOARD

BLOCK

AUTOMATIC

AUDIOVISUAL

ARCHITECTURAL

ACOUSTICAL PANEL CEILING

ACOUST

FABRIC WALL COVERING FABRIC WRAPPED PANEL GAUGE GALY GALVANIZED GRAB BAR GENERAL CONTRACT(OR) GEN GENERAL GLASS FIBER REINFORCED GFRC CONCRETE GL GLASS GLAZING GLAZ GRAN GRANULAR GRD GROUND GRFG GLASS FIBER REINFORCED GYPSUM GALVANIZED SHEET METAL GSM GAS VALVE GYPSUM WALL BOARD GYP GYPSUM

POL

PROJ

PSF

PT

PTD

QT

QTY

RAD

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RD

REC

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W/O

MC

MD

MIN

MM

MS

MT

MV

MSCT

VMC

TB

SYS

RECPT

RB

PR

POLISHED

PROJECT

PRESSURE TREATED

POLYVINYL CHLORIDE

POINT

PAINTED

PARTITION

QUARRY TILE

RADIUS/RISER

RESILIENT BASE

ROOF DRAIN

RECEPTACLE

REFRIGERATOR

RECESSED

REFERENCE

REGISTER

RELOCATE

REQUIRED

RESILIENT

ROOM

RATED

RATING

SOUTH

SUPPLY AIR

SOLID CORE

STORM DRAIN

SQUARE FEET/FOOT

SURFACE MOUNTED

SPRINKLER OR SPEAKER

SPRINKLER HEAD

SCHEDULE

SECTION

SHOWER

SHEET

SIMILAR

SHEET METAL

STANDPIPE

SPEAKER

SQUARE

STATION

STEEL

SUBCAT SUBCATEGORY

SYSTEM

TREAD

STORAGE

STRINGER

SUSPENDED

SYMMETRICAL

TONEL BAR

TELEPHONE

TEMPORARY

TACK BOARD

TOP OF BEAM

TOP OF STEEL

TUBE STEEL

TELEVISION

TYPICAL

UNFINISHED

URINAL

VARIES

VERTICAL

VESTIBULE

VINYL TILE

MIDE/MEST

MATER CLOSET

MITH

MITHOUT

MOOD

MINDOM

MIRE MESH

WAINSCOT

MATER VALVE

MEIGHT

TOP OF CONCRETE

UNLESS NOTED OTHERWISE

UNLESS OTHERWISE NOTED

VENTILATION AND AIR

VINYL COMPOSITION TILE

CONDITIONING

VERIFY IN FIELD

VAPOR RETARDER

VINYL WALL COVERING

WATERPROOF/WATERPROO

MATERPROOF MEMBRANE

MEATHER-STRIPPING

MELDED WIRE FABRIC

MELDED MIRE MESH

VISION PANEL

THICKNESS

THROUGH

TEMPERED

TOP OF

TOILET

TEMPERATURE

SPECIFIED OR

SPECIFICATION

STAINLESS STEEL

SOUND TRANSMISSION

STRUCT STRUCTURE OR STRUCTURAL

TOP AND BOTTOM

TONGUE AND GROOVE

TELEPHONE/TELECOM

SERVICE SINK

COEFFICIENT

RECOM RECOMMENDED

REMOVABLE

REQUIRE/REQUIRED

REVISION/REVISED

ROUGH OPENING

RAIN WATER LEADER

SELF ADHERED FLASHING

REFLECTED CEILING PLAN

REINFORCED REINFORCING

RETURN AIR

RADIUS

RUBBER

QUANTITY

PAIR

HIGH/HEIGHT HOSE BIBB ΗB HANDICAPPED HCHDMD HARDMOOD HDWR HARDWARE HGT HEIGHT HM HOLLOW METAL HNDRL HANDRAIL HOLD OPEN CEMENTITIOUS BACKER UNIT HORIZ HORIZONTAL HOUR HR HOSE REEL CABINET HEATING HVAC

CENTER TO CENTER CCTV CLOSED CIRCUIT TELEVISION CEM CEMENT CERAMIC HEATING VENTILATION AND CORNER GUARD CHILLER HOT WATER CAST IRON CAST-IN-PLACE CONTROL JOINT INSIDE DIAMETER CENTERLINE INCH/INCHES CLG CEILING INCAND INCANDESCENT CLEAR INCLUDED/INCLUDING CNTR COUNTER INFO INFORMATION CLEANOUT INSUL INSULATION COL COLUMN INSUL INSULATED OR INSULATION CONC CONCRETE INTERIOR COND CONDITION INTERM INTERMEDIATE CONNECTION CONN INV INVERT CONSTRUCTION CONTINUOUS JANITOR NAL

JC

JST

MECH

MEMBR

MED

MO

JANITOR'S CLOSET

JOIST

KITCHEN

KNOCK OUT

LAMINATE

POUNDS

LIGHT

MASONRY

MAXIMUM

MEDIUM

MECHANICAL

MEMBRANE

MAN HOLE

MINIMIJM

MANUFACTURER

MISCELLANEOUS

MASONRY OPENING

MOISTURE RESISTANT

LAVATORY

LONG LEG HORIZONTAL

LONG LEG VERTICAL

TMIOL

CONST CONT CONTR CONTRACTOR COORD COORDINATE CORR CORRIDOR CARPET CERAMIC TILE CTR CENTER CTSK COUNTERSUNK

DEMOLISH OR DEMOLITION LAM DEEP, DEPTH DOUBLE DBL DEGREE DEG DEMOLISH OR DEMOLITION LLY DEPT DEPARTMENT DF DRINKING FOUNTAIN DIA DIAMETER DIFFUSER MAS DIMENSION

DIFF DIM DIMENSIONS DIMS DISP DISPENSER DIVISION DMPF DAMP PROOFING DN DOMN DO DOOR OPENING DR DOOR DRN DRAIN DOWNSPOUT DS DOWN SPOUT DTL DETAIL DISHMASHER

MTD MOUNTED MTG MOUNTING MTL METAL DRAWING MULL MULLION DRAWER (N) NEM EXISTING NORTH CONCRETE MASONRY UNIT NOT APPLICABLE EAST NOISE CRITERIA EACH NOT IN CONTRACT EXPANSION BOLT NO NUMBER EXPANSION JOINT NOM NOMINAL ELEVATION NON NON COMBUSTIBLE ELECTRICAL ELEVATOR NTS EMERGENCY

NOT TO SCALE ENCLOSURE ENGINEER OUTSIDE AIR ELECTRICAL PANEL ON CENTER ETHYLENE PROPYLENE OUTSIDE DIAMETER OD DIENE M-CLASS OVERFLOW DRAIN EQUAL OFCI OWNER FURNISHED EQUIPMENT CONTRACTOR INSTALLED EXHAUS1 0FF OFFICE EXISTING 0F01 EXPANSION INSTALLED EXTERIOR OVERHEAD OPNG OPENING **OPPOSITE** FIRE ALARM ORD FACE BRICK FLOOR DRAIN

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PAINT OR PAINTED

ABBREVIATIONS PROJECT DIRECTORY

<u>Project Address</u> Lot 14, Block 2, Booco's 2nd Addition to Minturn PREFAB PREFABRICATED Parcel Number: 2103-263-02-025 482 Eagle River Street POUNDS PER SQUARE FOOT Minturn, CO 81645

> Steve & Emily Hutton 2632 Woodgreen Drive Belden, MS 38826-9529 (901) 490-8476 shutton@huttonis.com

> > <u>Architect</u> mpp design shop, inc. Michael Pukas PO Box 288 (970) 390-4931 michael@mppdesignshop.com

General Contractor K2 Mountain Consultants, LLC (970) 343-2766 chrisk@k2mc.co

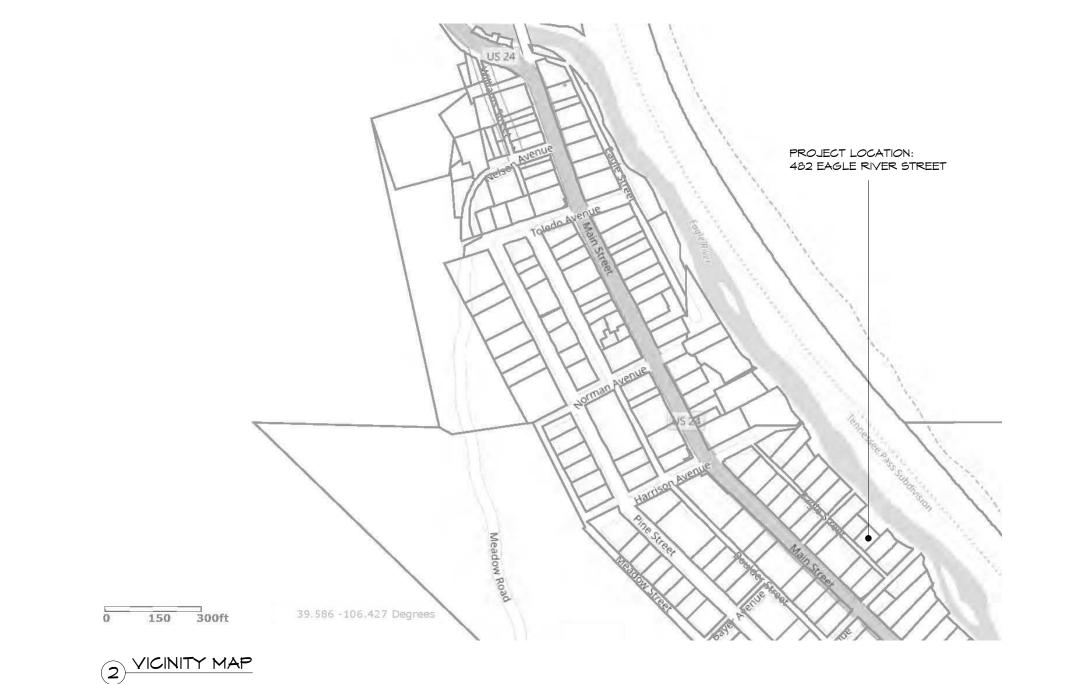
<u>Structural Engineer</u> Ewing Engineering, Inc. Albert Ewing PO Box 2526 Vail CO 81658 (970) 949-5153 ewing-vail@comcast.net

Land Surveyor Archibeque Land Surveying, Ltd. Ted Archibeque PO Box 3893 Eagle CO 81631 (970) 328-6020 ted@prolandsurvey.com

SHEET INDEX

AS2 SITE & LANDSCAPE PLANS PHASE 2 *O*1 AERIAL VIEWS GROUND VIEWS 02 ILC IMPROVEMENT SURVEY PLAT TOPO TOPOGRAPHIC SURVEY A002 LOT & BUILDING ANALYSIS PHASE 2 A101 FOUNDATION PLAN BASEMENT FLOOR PLAN A102 A103 LOWER LEVEL FLOOR PLAN A104 UPPER LEVEL FLOOR PLAN A105 ROOF PLAN A201 ELEVATIONS A202 ELEVATIONS A301 BUILDING SECTIONS A302 BUILDING SECTIONS A303 BUILDING SECTIONS GENERAL NOTES STRUCTURAL FOUNDATION PLAN 52 STRUCTURAL BASMENET FLOOR PLAN 53 STRUCUTRAL LOWER LEVEL FRAMING PLAN STRUCUTRAL UPPER LEVEL FRAMING PLAN STRUCUTRAL ROOF FRMAING PLAN STRUCUTRAL DETAILS





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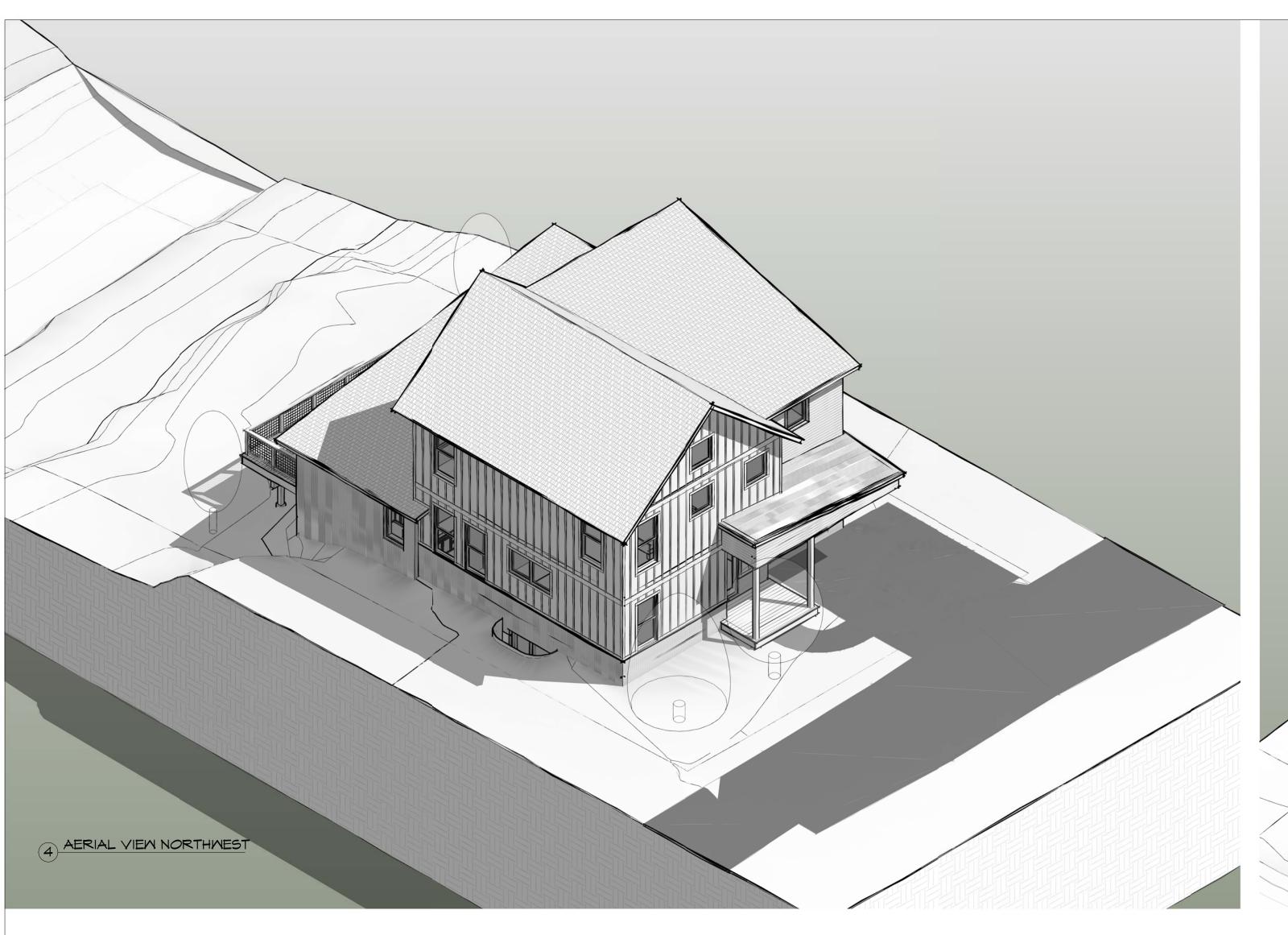
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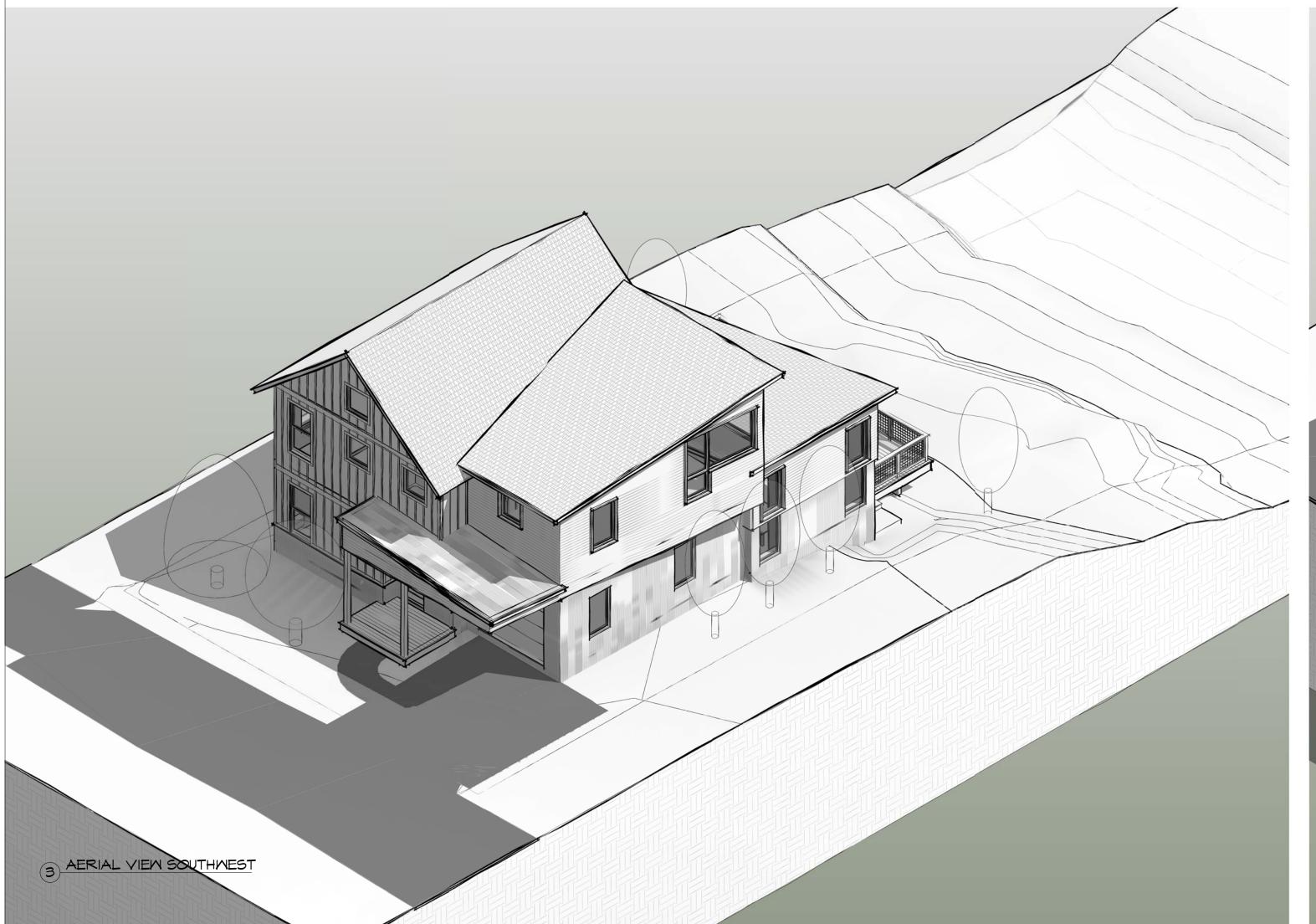
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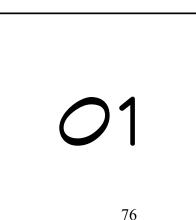
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AERIAL VIEWS











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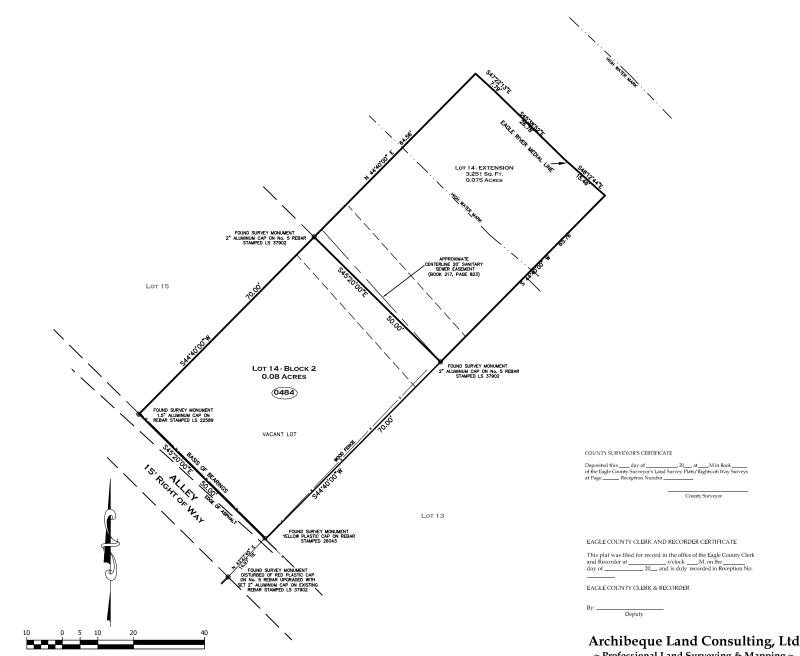
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	Pro	ject Number:	1908
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	Dra	awn by:	трр
Checked by:		трр	

GROUND VIEWS

92

IMPROVEMENT SURVEY PLAT Lot 14, Block 2, Booco's 2nd Addition to Minturn TOWN OF MINTURN, COUNTY OF EAGLE, STATE OF COLORADO



SURVEYED LEGAL DESCRIPTION
Lot 14, Block 2, Booco's 2nd Addition to Minturn, according to the
Plat thereof as recorded in the Office of the Eagle county Clerk and
Recorder, County of Eagle, State of Colorado.

A Parcel of land situate in Section 26, Township 5 South , Range 81 West, of the Sixth principal Meridian, Town of Minturn, being the extension of Lot 14, Block 2, Booco's 2nd Addition to Minturn, according to the Plat thereof as recorded in the Office of the Eagle county Clerk and Recorder, County of Eagle, State of Colorado and lying south and West of the medial line of the Eagle River, being more particularly described as follows: Beginning at northerly corner of said Lot 14; thence N44°40′00″E, 64.56 feet to the medial line of said Eagle River; thence upon said medial line the following 3 courses: 1) \$47°22'13"E, 7.79 feet; thence \$45°38'52"E, 26.78 feet; thence \$48°12'44"E, 15.46 feet; thence departing said medial line 544°40'00W, 65.76 feet to the easterly corner of said Lot 14; thence upon the northeasterly line of said Lot 14 N45°20'00"W, 50.00 feet to the point of beginning. Containing 3,251 sq. ft. more or less.

NOTES:

1) Survey Date: October 6, 2016.

- 2) Location of Improvements, Lot lines, and Easements are based upon the Booco's Addition to the Town of Minturn, and Survey Monuments found at the time of this
- 3) STREET ADDRESS: 0484 Main Street (Not Posted).
- 4) Basis of Bearing: S45°20'00"E between found survey monuments marking the south
- 5) This Plat was prepared for the exclusive use of STEVE HUTTON and is valid only if print has original seal and signature of surveyor.
- 6) Lineal Units of the U.S. Survey Foot were used herein.

SURVEYOR'S CERTIFICATE

I, Theodore J. Archibeque a Licensed Professional Land Surveyor in the State of Colorado, hereby certify that this Improvement Survey Plat was done by me or under my responsible charge, and that it was performed using the standard care and practice used in the area at the time of the survey, and is based upon the my knowledge, information and belief. This certification is not a guarantee or warranty, either expressed or implied. The Notes hereon are a part of this certification.



IMPROVEMENT SURVEY PLAT LOT 14, BLOCK 2, BOOCO'S 2ND ADDITION TO MINTURN TOWN OF MINTURN, COUNTY OF EAGLE, STATE OF COLORADO

05152_ISP2.DW 68 05152

~ Professional Land Surveying & Mapping ~ 105 Capitol Street, Suite 5 - P.O. Box 3893 Eagle, Colorado 81631 970.328.6020 Office 970.328.6021 Fax

TOPOGRAPHIC SURVEY Lot 14, Block 2, Booco's 2nd Addition to Minturn TOWN OF MINTURN, COUNTY OF EAGLE, STATE OF COLORADO LOT 14 - EXTENSION LOT 14 - BLOCK 2 0.08 ACRES 1 INCH = 10 FEET

LEGAL DESCRIPTION

Lot 14, Block 2, Booco's Addition to the Town of Minturn, according to the recorded Plat thereof, County of Eagle, State of Colorado.

NOTES:

1) Survey Date: April 18, 2014.

2) Location of Improvements, Lot lines, and Easements are based upon the Plat of Booco's Addition to the Town of Minturn & Title Commitment No V50034033 provided by Land Title, and Survey Monuments found, as shown hereon.

Pertaining to said title commitment, Schedule B-2, Item 14 is a right of way easement for Sanitary Sewer granted in document recorded at Book 217, Page 823 and pertains to subject property. The mathematical location was not definable for the document and is

3) Street Address: 0484 Main Street. (Not Posted)

4) Elevation Datum: 7861.00' on the southwest property corner, this NAVD 88 Elevation

5) Contour Interval: 1 foot.

6) Utilities are shown approximately and should be field verified prior to excavation.

7) Surveyor does not warrant or certify to the integrity of any Digital Data supplied in

8) This Topographic Survey was prepared for the exclusive use of Nancy Hassett, and is valid only if print has original seal and signature of surveyor.

9) Lineal Units of the U.S. Survey Foot were used herein

I, Theodore J. Archibeque, a Professional Land Surveyor in the State of Colorado, hereby certify that this Topographic Map was based upon my knowledge, information and belief, and was prepared by me or under my responsible charge, and that it was performed in accordance with standard care and practice used in the area at the time of the survey. This certification is not a guaranty or warranty, either expressed or implied and the Notes hereon are a part of this certification.



Theodore J. Archibeque PLS 37902 Colorado Professional Land Surveyo

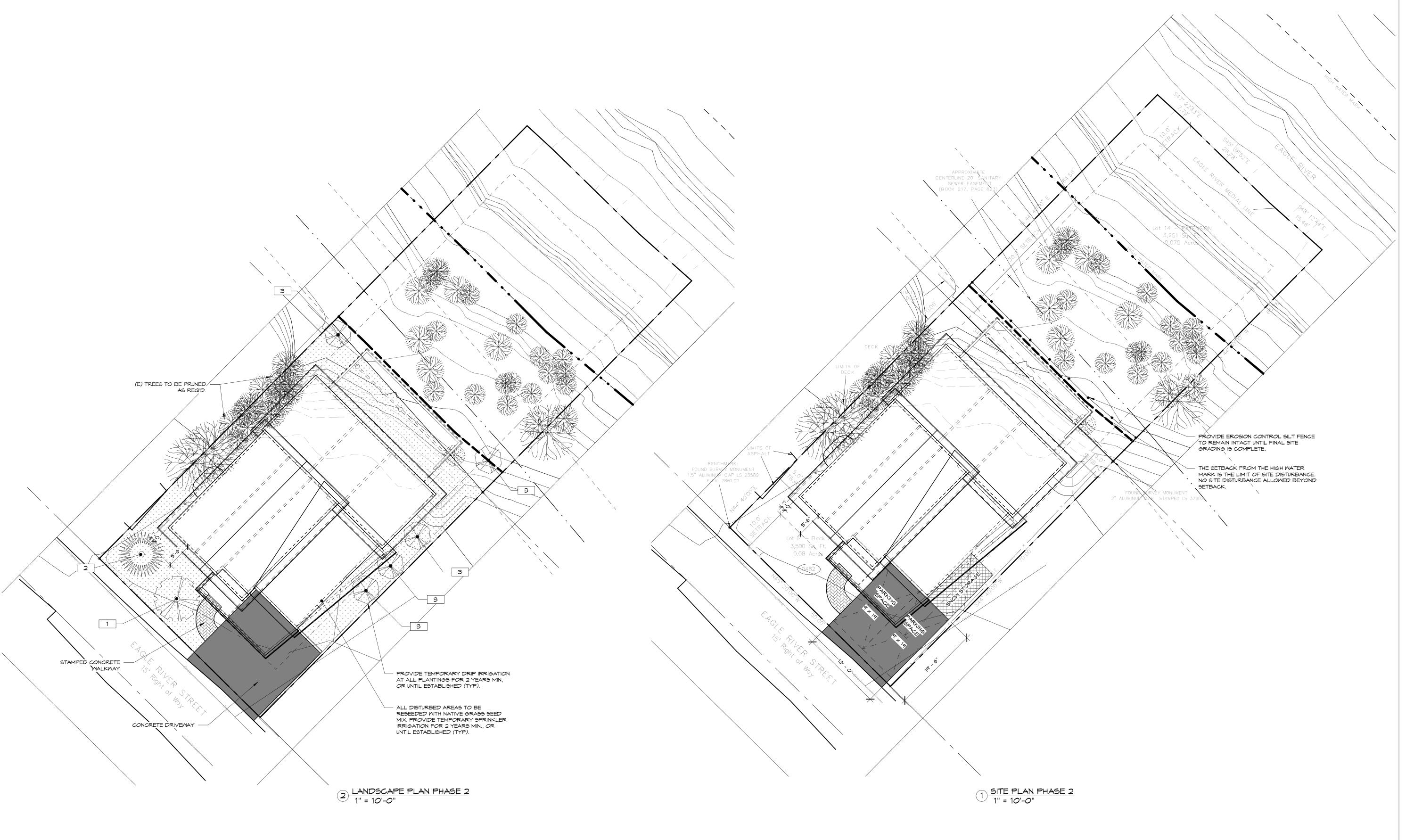
07-22-2019 TJA REVISED STREET NAME

TOPOGRAPHIC SURVEY LOT 14, BLOCK 2, BOOCO'S 2ND ADDITION TO MINTURN TOWN OF MINTURN, COUNTY OF EAGLE, STATE OF COLORADO

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Archibeque Land Consulting, Ltd

~ Professional Land Surveying & Mapping ~ 105 Capitol Street, Suite 5 - P.O. Box 3893 Eagle, Colorado 81631 970.328.6020 Office 970.328.6021 Fax



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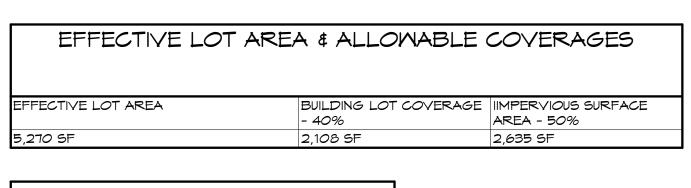
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1 DRB Submission 03/01/21

Pro	oject Number:	1908
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Drawn by:	Autho
Checked by:	Check
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SITE & LANDSCAPE PLANS PHASE 2





BUILDING LOT COVERAGE PHASE 2

BUILDING FOOTPRINT COVERAGE	1,682 SF
SHED ROOF COVERAGE	163 SF
	1,845 SF

IMPERVIOUS SURFACE AREA PHASE 2

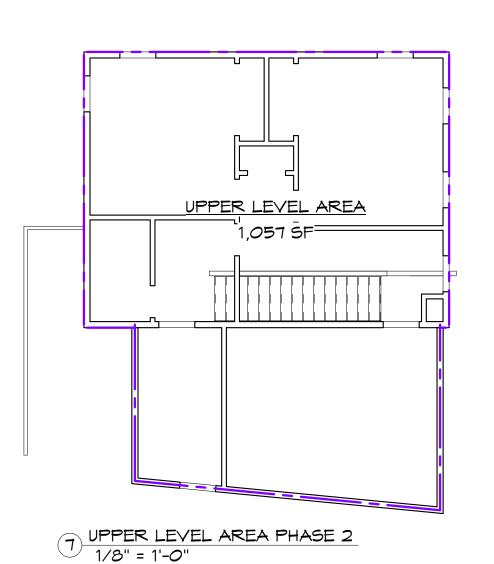
BUILDING FOOTPRINT COVERAGE	1,682 SF
DECK COVERAGE	354 SF
SHED ROOF COVERAGE	163 SF
DRIVEWAY COVERAGE	256 SF
MALKMAY COVERAGE	36 SF
	2 401 GE

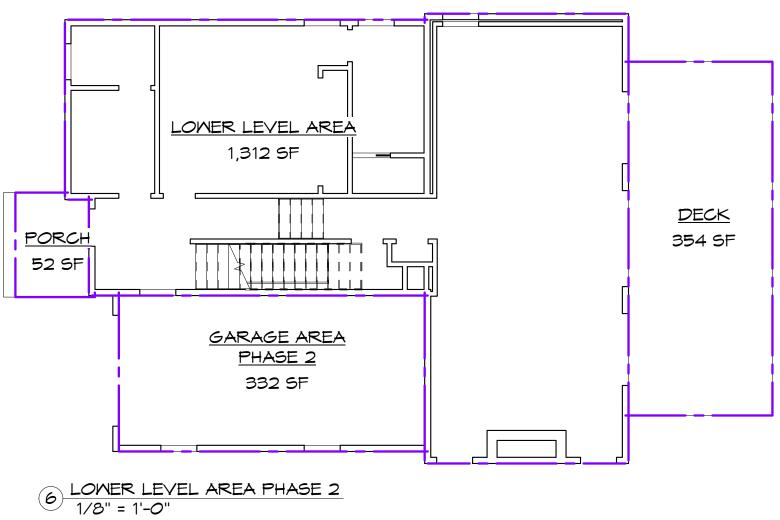
LIVEABLE FLOOR AREA PHASE

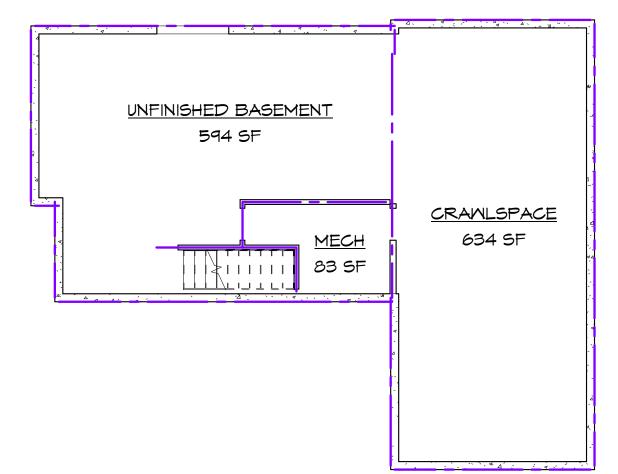
LOWER LEVEL AREA	1,312 SF
UPPER LEVEL AREA	1,057 SF
	2,368 SF

TOTAL BUILDING AREA PHASE 2

UNFINISHED BASEMENT	594 SF
MECH	83 SF
CRAMLSPACE	634 SF
GARAGE AREA PHASE 2	332 SF
LOWER LEVEL AREA	1,312 SF
UPPER LEVEL AREA	1,057 SF
	4,011 SF

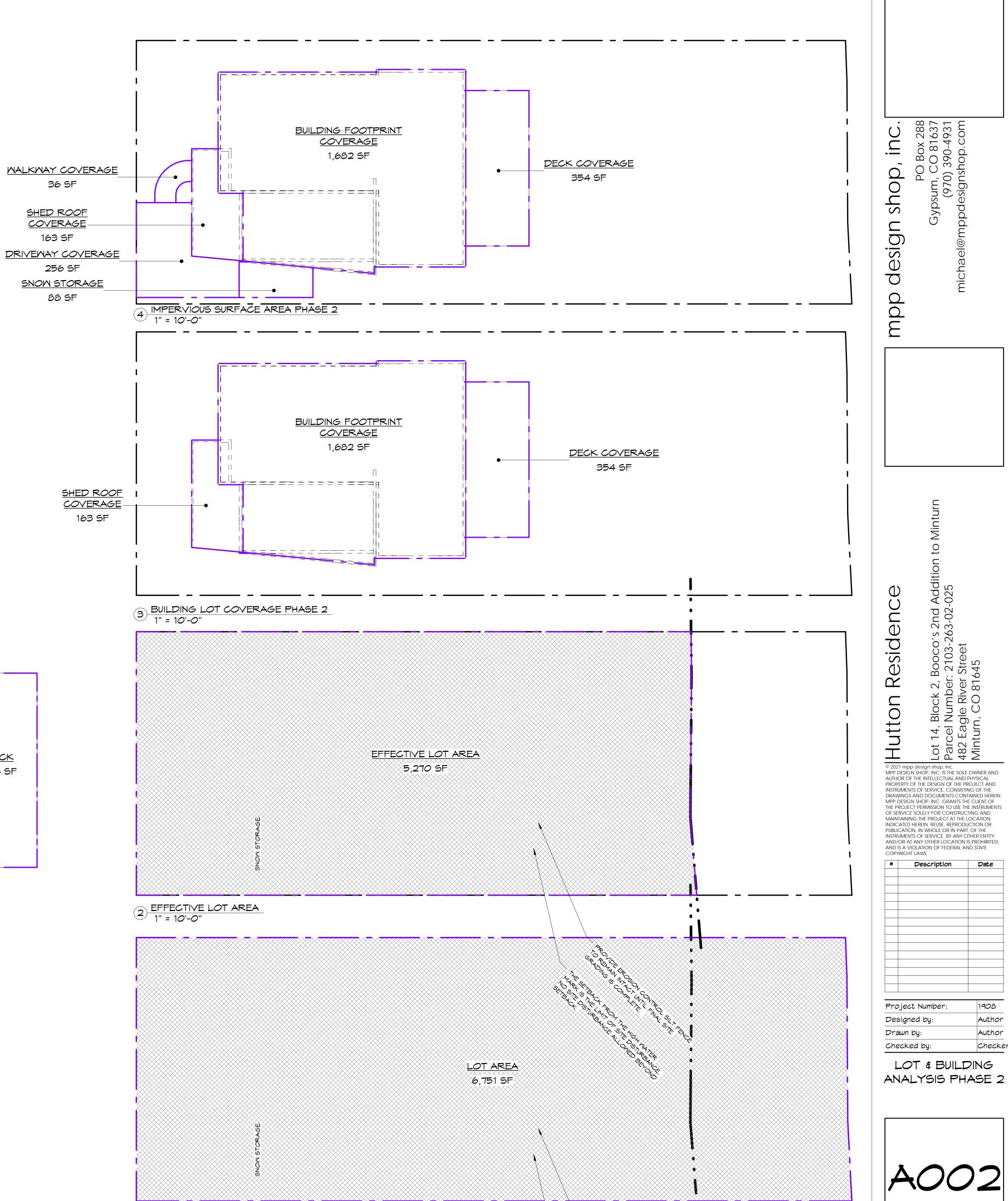






1 LOT AREA 1" = 10'-0"

5 BASEMENT AREA PHASE 2
1/8" = 1'-0"



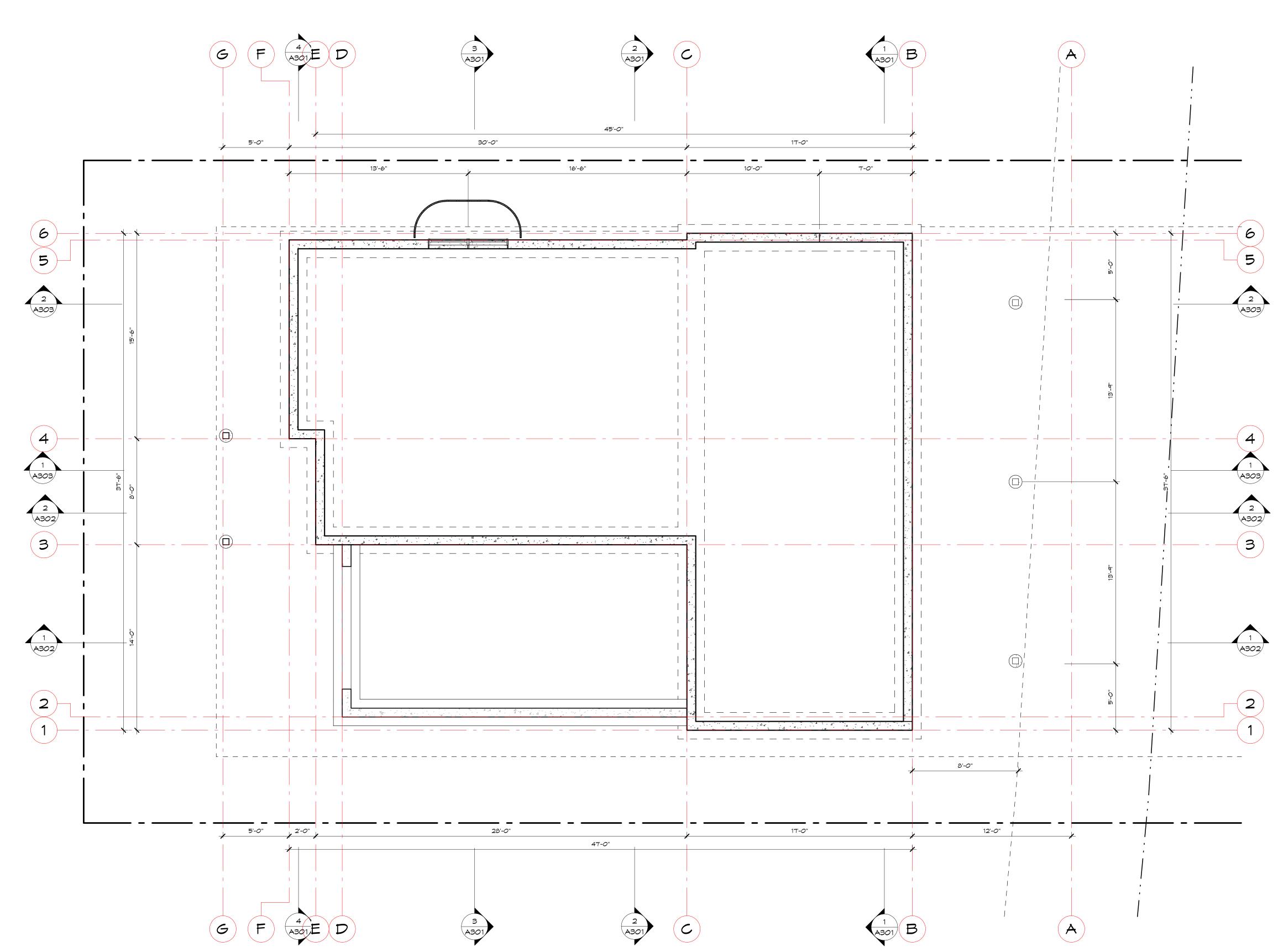
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Author

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Block 2, Booco's 2nd Additi Number: 2103-263-02-025 yle River Street , CO 81645 Residence © 2021 mpp design shop, inc.

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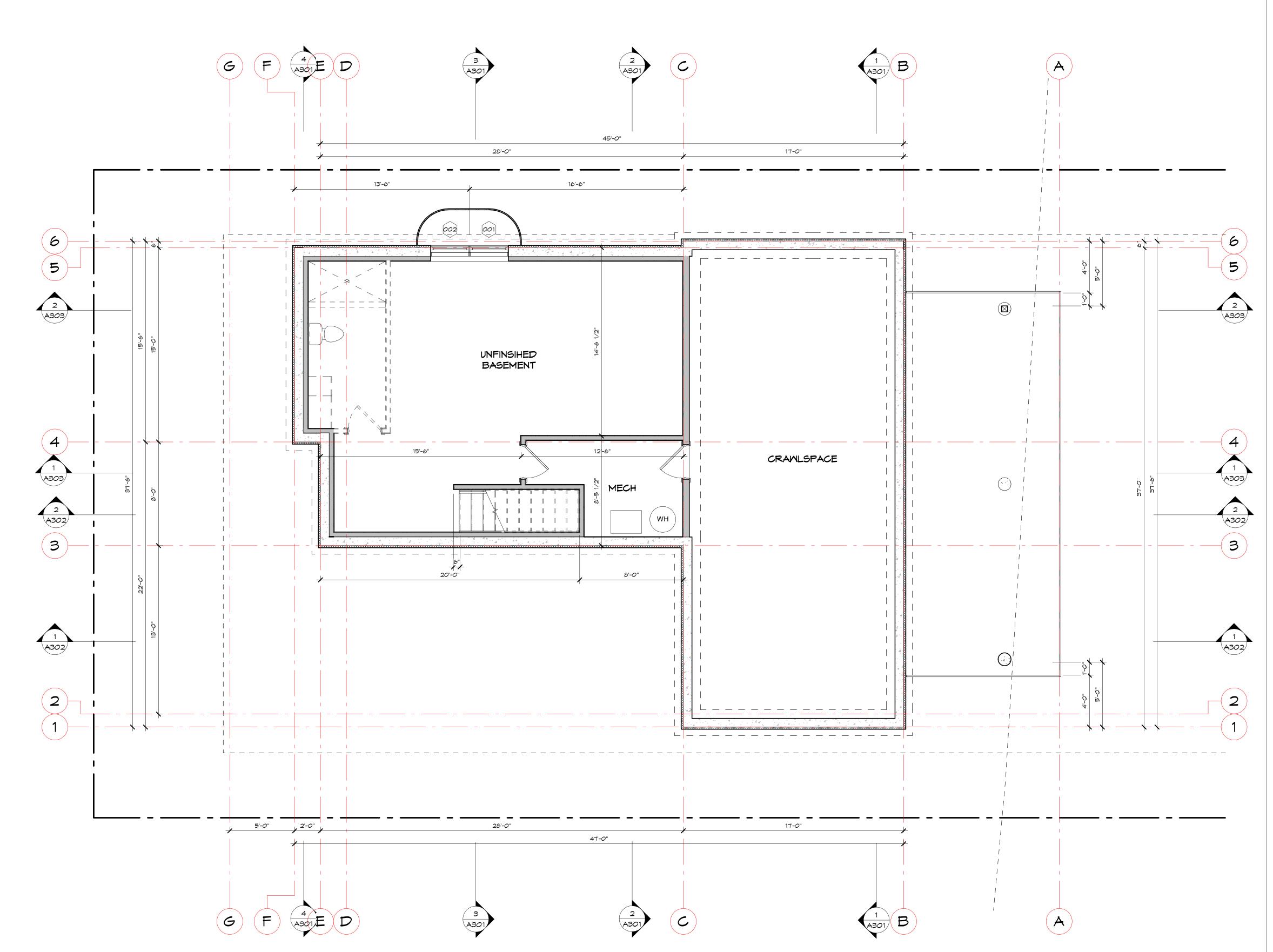
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Description

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FOUNDATION PLAN

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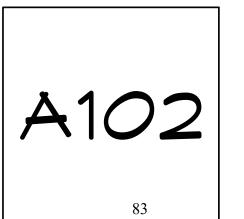
ock 2, Booco's 2nd Additi umber: 2103-263-02-025 e River Street CO 81645 © 2021 mpp design shop, inc.

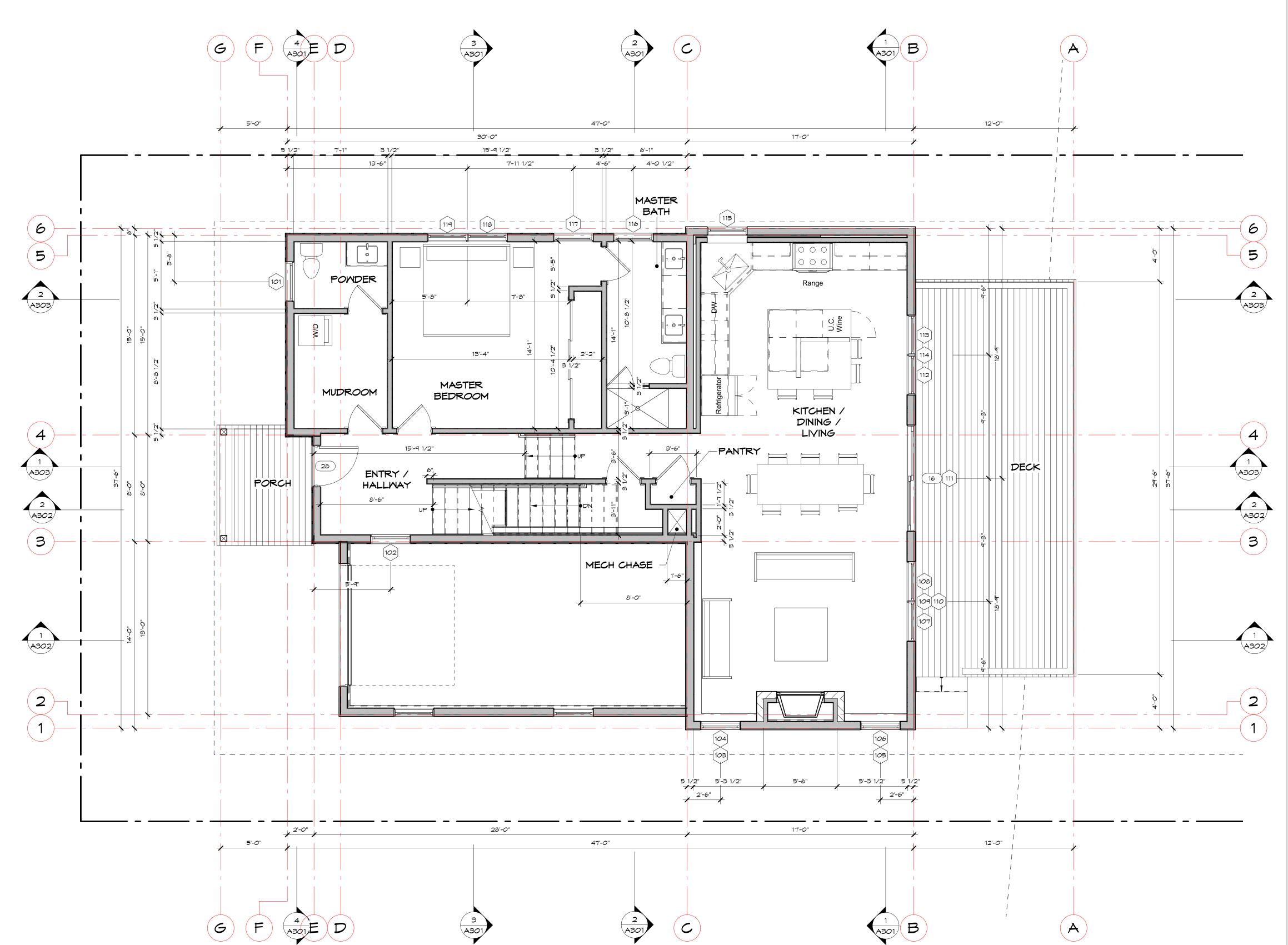
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Project Number: 1908 трр Designed by: трр Drawn by: Checked by:

BASEMENT FLOOR PLAN





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ock 2, Booco's 2nd Additi umber: 2103-263-02-025 e River Street CO 81645 Residence

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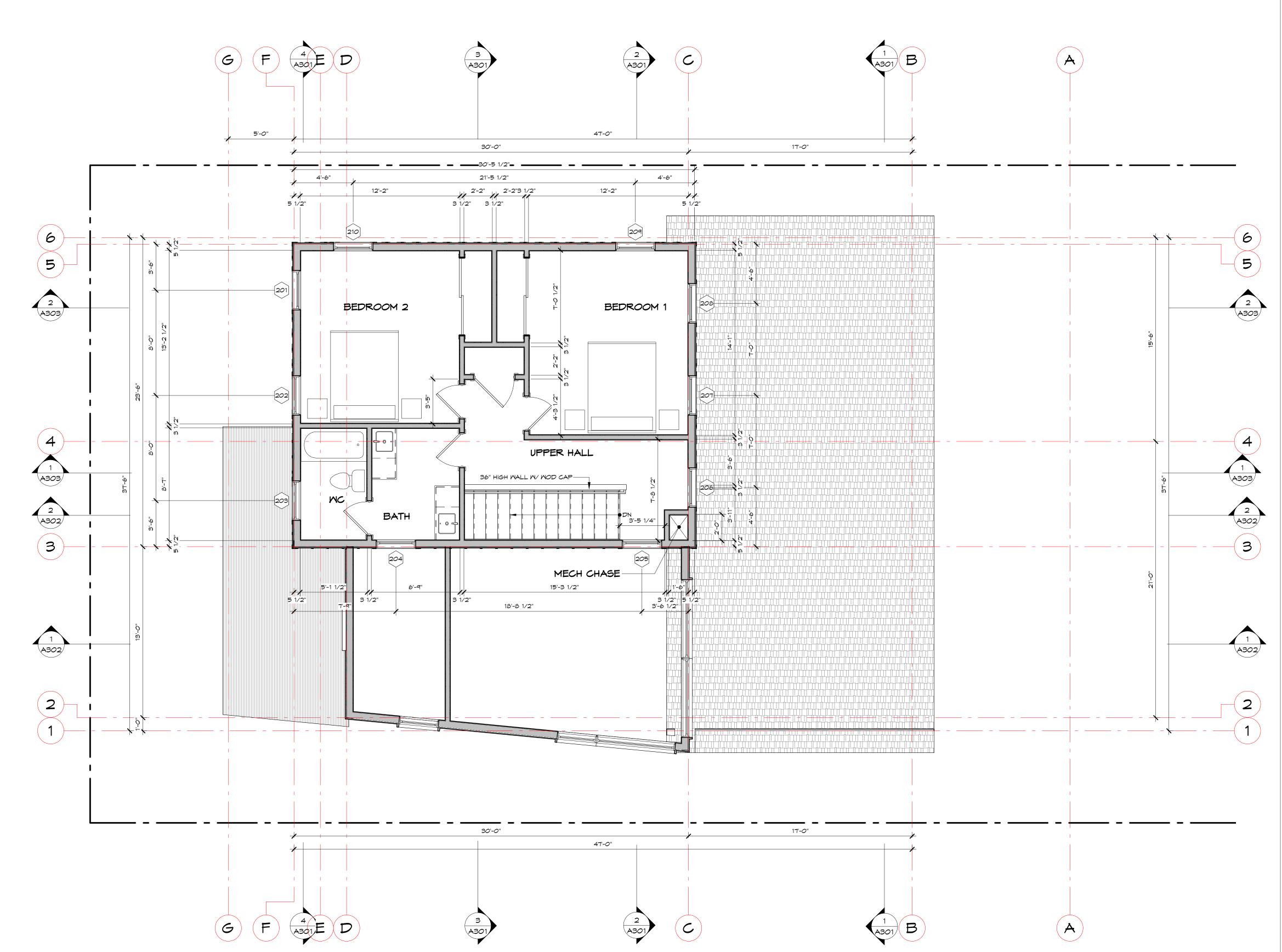
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Dra	awn by:		трр

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LOWER LEVEL FLOOR PLAN



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PO Box 288

Gypsum, CO 81637
(970) 390-4931

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Lot 14, Block 2, Booco's 2nd Addition to Namber: 2103-263-02-025

482 Eagle River Street

Minturn, CO 81645

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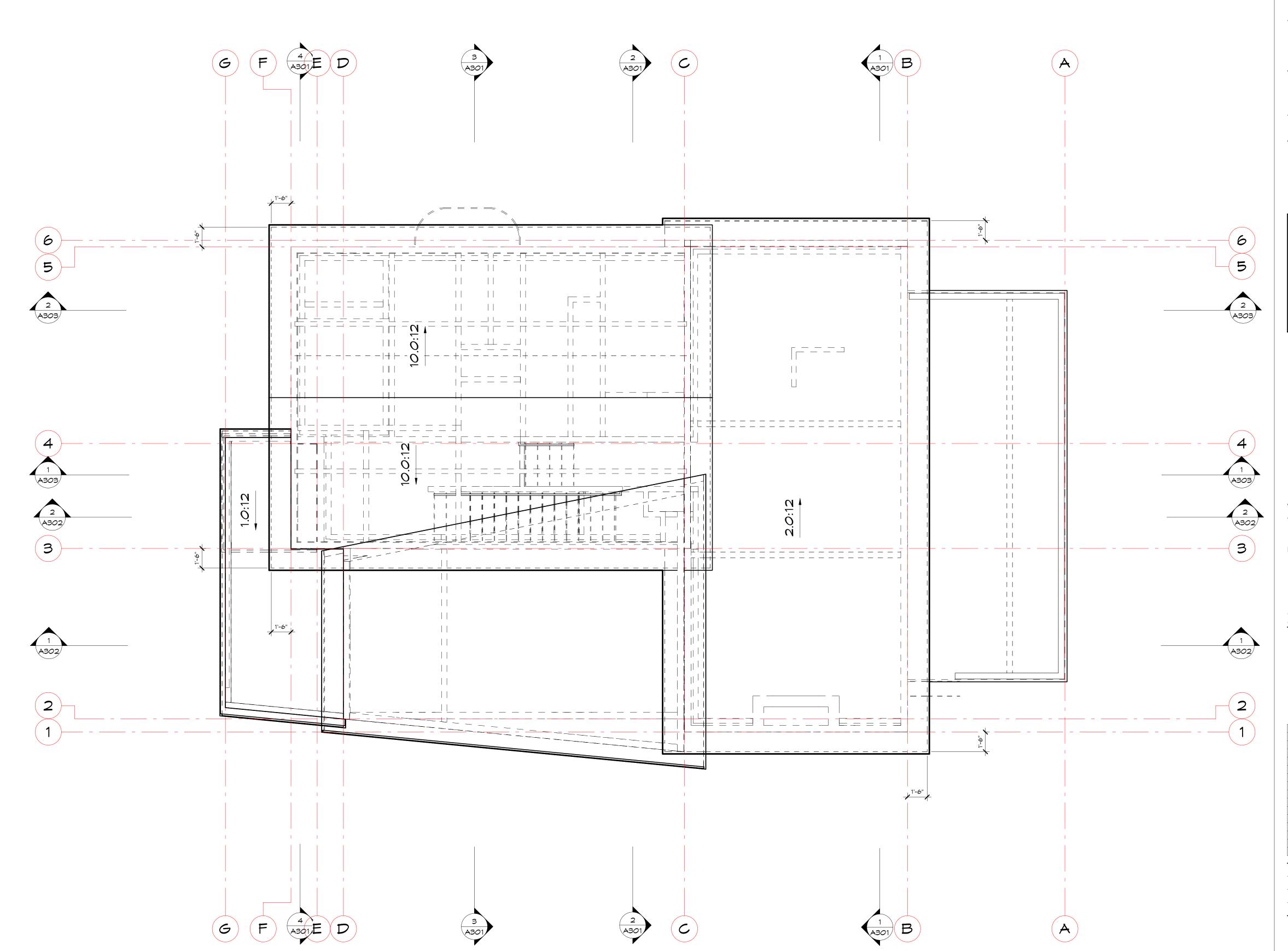
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Designed by: m
Drawn by: m
Checked by: m

UPPER LEVEL FLOOR PLAN

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mpp design shop, inc

RO Box 28

Cypsum, CO 8163

(970) 390-493

michael@mppdesignshop.con

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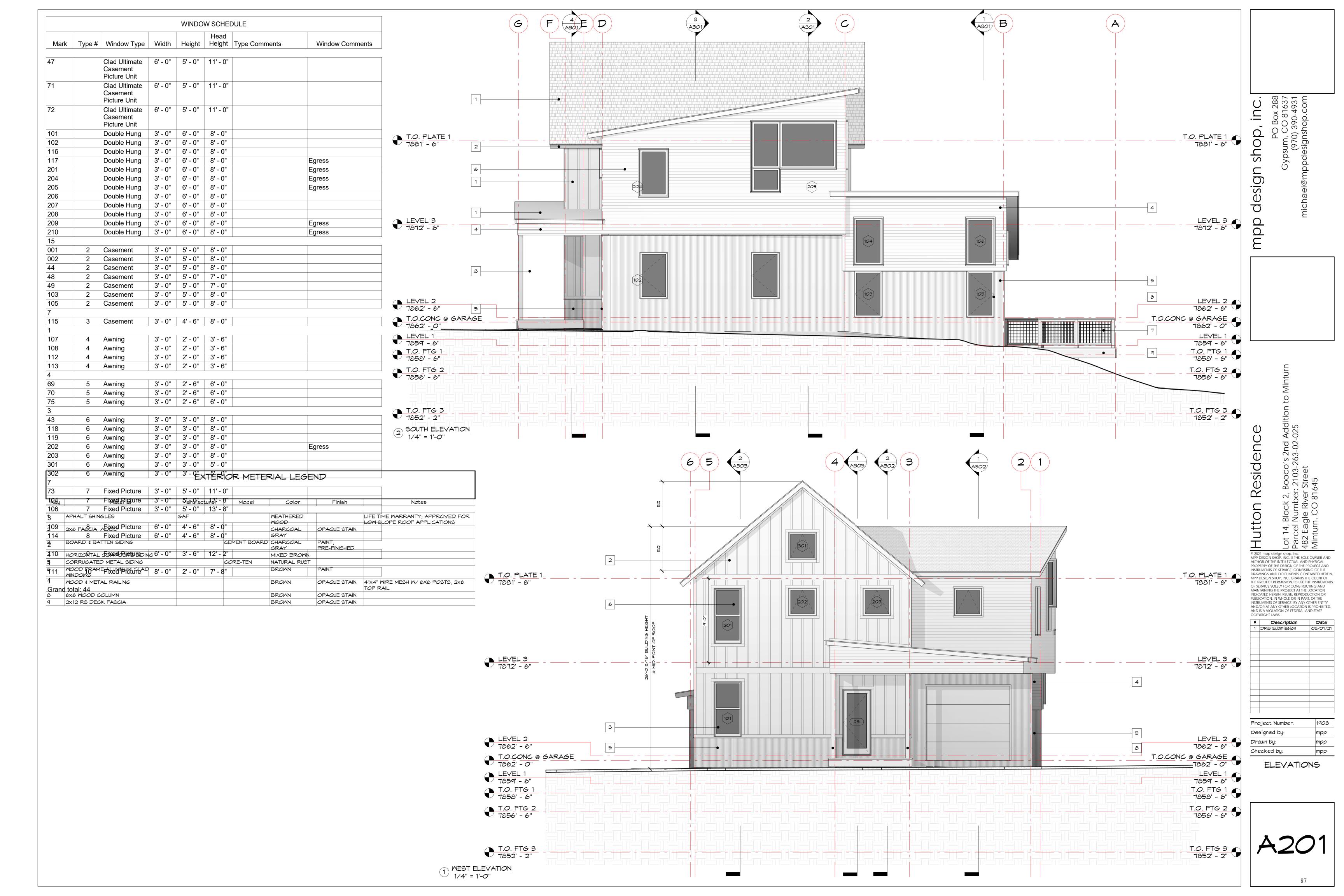
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1 DRB Submission 03/01/21

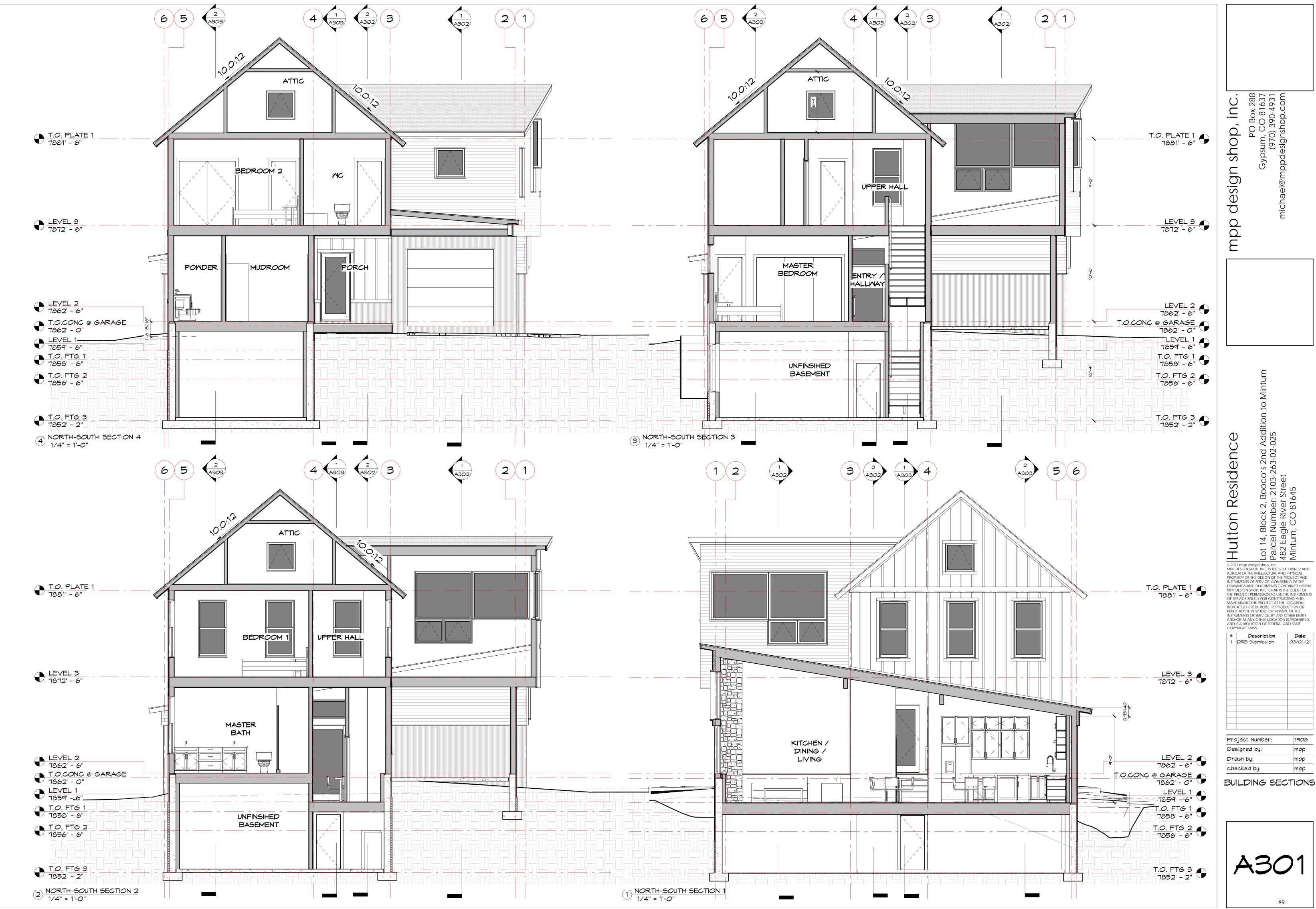
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Designed by: mpp
Drawn by: mpp
Checked by: mpp

ROOF PLAN









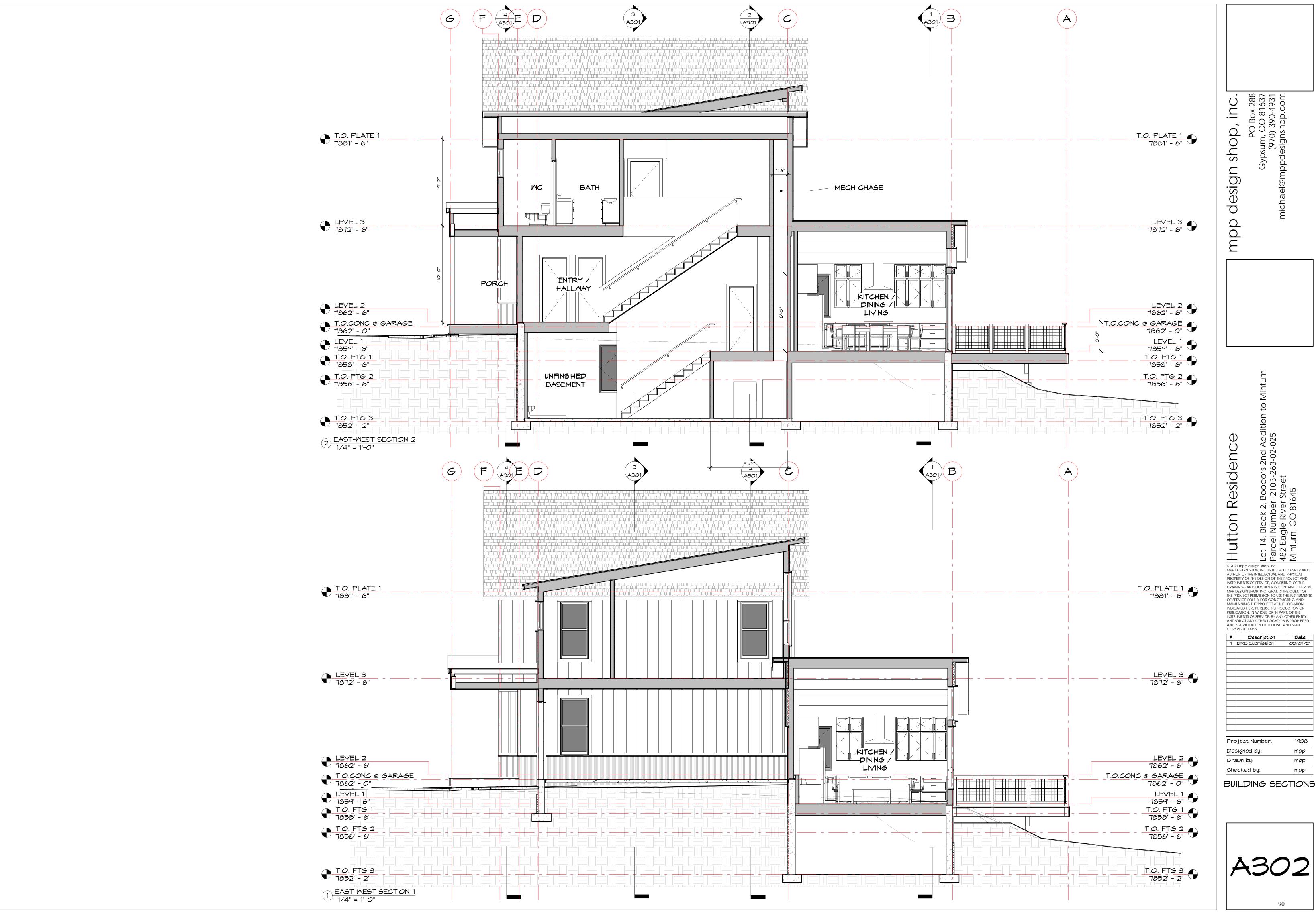
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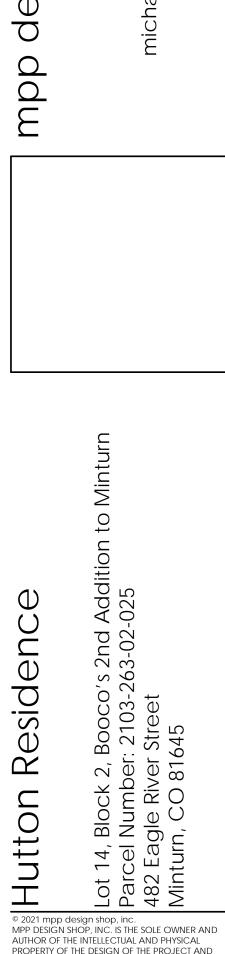
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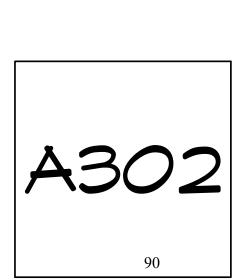
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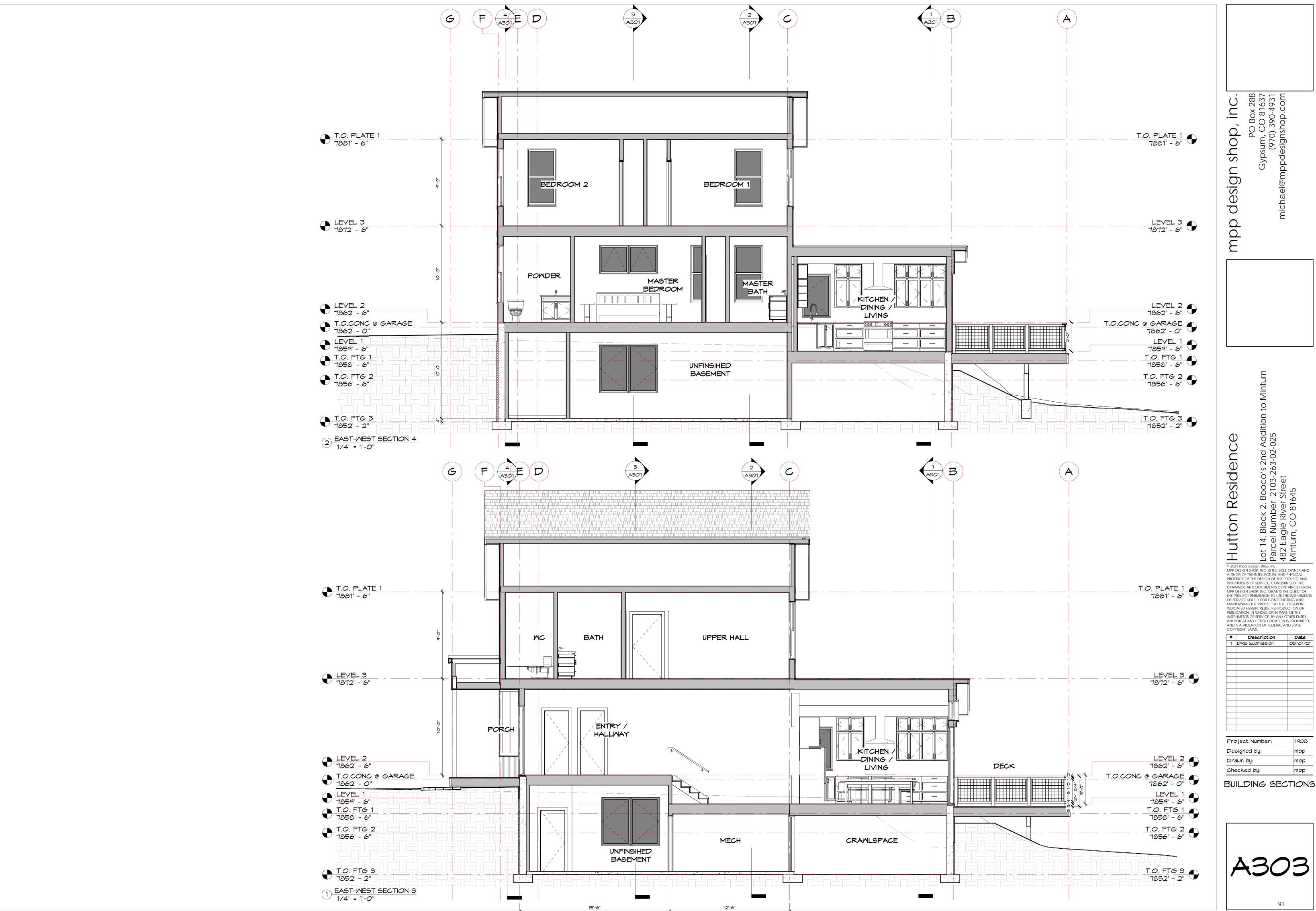


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