

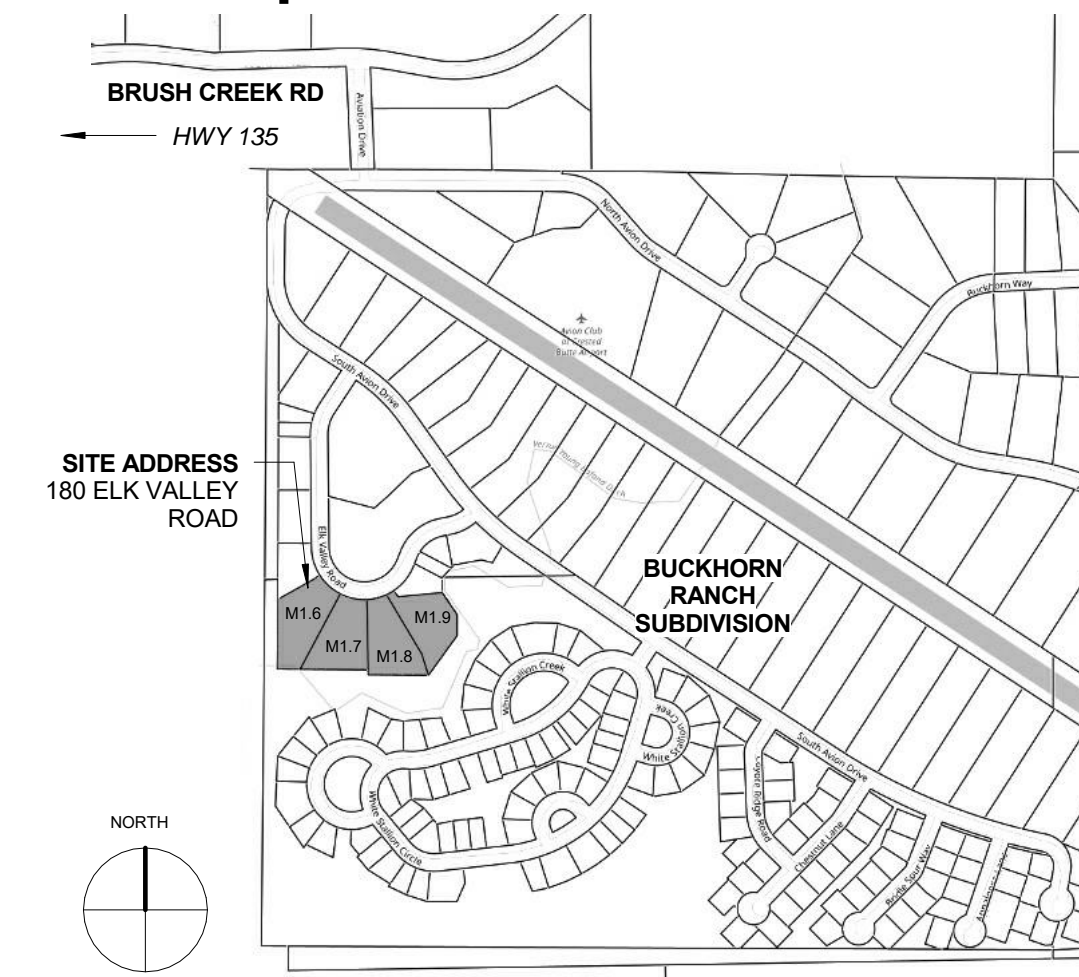
General Notes

- DO NOT SCALE DRAWINGS. DRAWINGS MAY NOT BE PRINTED TO SCALE. REPORT ANY DIMENSIONAL DISCREPANCIES TO THE ARCHITECT.
- ALL WORK SHALL COMPLY WITH THE 2015 INTERNATIONAL RESIDENTIAL BUILDING CODE AND 2021 IWUIC AS AMENDED BY GUNNISON COUNTY, BUCKHORN RANCH SUBDIVISION DESIGN GUIDELINES AND ANY OTHER APPLICABLE STATE AND LOCAL CODES AND REGULATIONS.
- SUB-SURFACE BEARING CONDITIONS ARE ASSUMED TO BE STABLE AND NON-EXPANSIVE. CONTACT ARCHITECT IF SUSPECT CONDITIONS ARE DISCOVERED DURING EXCAVATION.
- FIELD VERIFY EXISTING CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION.
- DIMENSIONS ARE TO FACE OF STUD WALL, CEILING JOIST, STONE WALL, CONCRETE, TOP OF BEAM, OR CENTERLINE OF LOG OR TIMBER UNLESS NOTED OTHERWISE.
- "TYPICAL" (TYP) MEANS IDENTICAL FOR ALL SIMILAR LOCATIONS.
- "SIMILAR" (SIM) MEANS COMPARABLE CHARACTERISTICS FOR THE CONDITION NOTED. VERIFY DIMENSIONS AND ORIENTATION WITH DRAWINGS.
- "BASIS OF DESIGN" (BOD) MEANS A MANUFACTURERS PRODUCT IS NAMED TO ESTABLISH SIGNIFICANT QUALITIES FOR THE PURPOSE OF EVALUATING COMPARABLE PRODUCTS.
- REFERENCE ELEVATIONS AND BUILDING SECTIONS FOR ALL EXTERIOR WALL FINISHES.
- FINISH FLOOR ELEVATIONS ARE SHOWN AS AN ARCHITECTURAL DATUM. REFERENCE SITE PLAN FOR ACTUAL ELEVATION REFERENCE.
- ALL LEGAL EXITS SHALL FUNCTION FROM THE INTERIOR SPACE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.
- COORDINATE ALL ELECTRICAL AND MECHANICAL WIRING, PIPING, DUCTS, ETC TO FIT WITHIN CEILINGS, WALLS, AND DEDICATED CHASES.
- COORDINATE ALL PLUMBING IN PROTECTED AREAS TO AVOID FREEZING OF PIPES AND TRAPS.
- INSTALL DOORS WITH JAMBS 6" FROM NEAREST WALL OR CENTERED IN OPENING UNLESS NOTED OTHERWISE.
- PROVIDE SOUND BATT INSULATION IN ALL OFFICE, RESTROOM, BATHROOM, AND SLEEPING ROOM WALLS UNLESS NOTED OTHERWISE.
- PROVIDE ALL NECESSARY BLOCKING IN STUD WALLS AND CEILINGS. LOCATIONS INCLUDE BUT ARE NOT LIMITED TO: HANDRAILS, TOILET ACCESSORIES, CEILING AND WALL MOUNTED ELECTRICAL FIXTURES, SHELVES, CABINETRY AND CASEWORK, BUILT-INS, DRAPERY RODS, COUNTER TOPS, AND FALSE BEAMS.
- PROVIDE BLOCKING AT THE SIDE OF ALL TOILETS FOR THE INSTALLATION OF FUTURE GRAB BARS. BLOCKING SHALL BE 2x10 LOCATED 36" ABOVE THE FINISHED FLOOR AND 60" LONG.
- COORDINATION OF BUILDING INSPECTIONS IS THE RESPONSIBILITY OF THE CONTRACTOR. ANY SPECIAL INSPECTIONS REQUIRED BY THE BUILDING INSPECTOR IS THE RESPONSIBILITY OF THE OWNER.
- DEFERRED SUBMITTALS SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT FOR APPROVAL PRIOR TO CONSTRUCTION.
- THE CONSTRUCTION DRAWINGS REPRESENT THE FINISHED WORK AND DOES NOT INDICATE THE MEANS AND METHODS OF CONSTRUCTION.
- THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR UNAPPROVED CHANGES TO THE CONSTRUCTION DRAWINGS.
- ONE COPY OF STAMPED CONSTRUCTION DOCUMENTS APPROVED BY THE BUILDING OFFICIAL SHALL BE KEPT AT THE SITE OF WORK FOR INSPECTION BY THE AUTHORITIES HAVING JURISDICTION AT ALL TIMES.

Graphic Symbols

- DOOR NUMBER - REF DOOR SCHEDULE
- WINDOWS & LOUVERS - REF WINDOW SCHEDULE
- SECTION - BUILDING SECTION OR WALL SECTION
- DETAILS, SECTIONS, OR ENLARGED PLANS
- ASSEMBLY TYPES - FLOOR, WALL, CEILING & ROOF
- KEY NOTES - REF APPLICABLE SCHEDULES
- REVISION TAG - REF TITLE BLOCK ISSUE LOG

Area Map



HORSESHOE TOWNHOUSES

SOUTH BUILDINGS - A&E

180 ELK VALLEY ROAD

CRESTED BUTTE, CO 81224

ISSUE R - CONSTRUCTION DRAWINGS 01

FEBRUARY 14, 2023



** SOUTH ELEVATION

Contact Info

OWNER
 BASIN REAL ESTATE HOLDINGS, LLC
 AFC DEVELOPMENT, LLC
 MARTIN SPENCER
 PO BOX 2529
 CRESTED BUTTE, CO 81224
 (970) 452-9700
 mspencer@lvsotohebyrealty.com

CONTRACTOR
 MARTIN SPENCER
 PO BOX 2529
 CRESTED BUTTE, CO 81224
 (970) 452-9700
 mspencer@lvsotohebyrealty.com

ARCHITECT
 BEN WHITE ARCHITECTURE, LLC
 BENJAMIN WHITE, AIA
 PO BOX 2921
 CRESTED BUTTE, CO 81224
 (970) 376-6605
 ben@benwhitearchitecture.com

STRUCTURAL ENGINEER
 KRAMER AND BROWN CONSULTING
 STRUCTURAL ENGINEERS, LLC
 DYLAN BROWN, PE
 PO BOX 3733
 CRESTED BUTTE, CO 81224
 (406) 396-2285
 dylan@kandbstructural.com

SITE ADDRESS
 180 ELK VALLEY ROAD
 CRESTED BUTTE, CO 81224
 BUCKHORN RANCH SUBDIVISION
 LOTS: M1.6, M1.7, M1.8 & M1.9

GEOHAZARD: NO
FLOODPLAIN: NO
SAGE GROUSE: NO
WILDFIRE HAZARD: HIGH

Area Totals

SOUTH BUILDING UNIT	G&J UNIT H&K	UNIT I&L	
MAIN LEVEL			
GROSS AREA	1,058 SF	936 SF	1,058 SF
NET AREA	1,001 SF	880 SF	1,001 SF
GARAGE			
GROSS AREA	606 SF	459 SF	606 SF
NET AREA	557 SF	418 SF	557 SF
UPPER LEVEL			
GROSS AREA	1,608 SF	1,358 SF	1,608 SF
NET AREA	1,524 SF	1,284 SF	1,524 SF
TOTALS			
TOTAL GROSS	3,272 SF	2,753 SF	3,272 SF
TOTAL NET	3,082 SF	2,582 SF	3,082 SF
GRAND TOTAL			
TOTAL GROSS	9,297 SF		
TOTAL NET	8,746 SF		
MISCELLANEOUS			
FRONT PORCH	64 SF	64 SF	64 SF
BACK PATIO	213 SF	201 SF	213 SF
UPPER DECKS	123 SF	226 SF	123 SF

* GROSS AREA IS TAKEN FROM THE OUTSIDE FACE OF EXTERIOR WALLS.

** NET AREA IS TAKEN FROM THE INSIDE FACE OF EXTERIOR WALLS.

Sheet Index

A0.0	COVER SHEET
A0.1	SURVEY
A0.2	SITE PLAN
A0.3	UTILITY PLAN
A0.4	LANDSCAPING PLAN
A0.5	SITE DETAILS
A0.6	FIRE MITIGATION PLAN
A1.31	A & E - MAIN LEVEL
A1.32	A & E - UPPER LEVEL
A1.33	A & E - ROOF PLAN
A2.30	A & E - ELEVATIONS
A2.31	A & E - ELEVATIONS
A7.30	A & E - 3D VIEWS
A3.30	A & E - SECTIONS
A3.31	A & E - SECTIONS
A1.30	A & E - FOUNDATION PLAN
A1.34	A & E - SCHEDULES & ASSEMBLIES
A4.30	A & E - MAIN CEILING PLAN
A4.31	A & E - UPPER CEILING PLAN
S0.0A	A & E - FOUNDATION DETAILS
S0.1A	A & E - FOUNDATION DETAILS
S1.30	A & E - FOUNDATION PLAN
S1.31	A & E - MAIN LEVEL FRAMING
S1.32	A & E - UPPER LEVEL FRAMING
S1.33	A & E - ROOF FRAMING PLAN
S2.1A	A & E - FRAMING DETAILS 1
S2.2A	A & E - FRAMING DETAILS 2
A6.30	A & E - DETAILS
A6.31	A & E - DETAILS
A1.40	C & G - FOUNDATION PLAN
A1.41	C & G - MAIN LEVEL
A1.42	C & G - UPPER LEVEL
A1.43	C & G - ROOF PLAN
A1.44	C & G - SCHEDULES & ASSEMBLIES
A2.40	C & G - ELEVATIONS
A2.41	C & G - ELEVATIONS
A3.40	C & G - SECTIONS
A3.41	C & G - SECTIONS
A4.40	C & G - MAIN CEILING PLAN
A4.41	C & G - UPPER CEILING PLAN
A7.40	C & D - 3D VIEWS
S1.40	C & D - FOUNDATION PLAN
S1.41	C & D - MAIN LEVEL FRAMING
S1.42	C & D - UPPER LEVEL FRAMING
S1.43	C & D - ROOF FRAMING
S0.0B	C & D - FOUNDATION DETAILS
S2.1B	C & D - FRAMING DETAILS 1
S2.2B	C & D - FRAMING DETAILS 2
A6.40	C & G - DETAILS
A6.41	C & G - DETAILS

ISSUE LOG

H	10/01/22	DESIGN REVIEW
J	10/26/22	REDESIGN 01
K	11/01/22	DESIGN REVIEW 01
L	11/14/22	DESIGN DEVELOPMENT 05
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Q	1/25/23	PERMIT SET 01
R	2/14/23	CONSTRUCTION DRAWINGS 01



COVER SHEET

PROJECT NO.: 211101
 PROJECT DATE: 4/12/22
 SHEET NUMBER:
A0.0

Mechanical, Electrical, and Plumbing Notes

- CONTRACTOR TO PROVIDE DESIGN-BUILD MECHANICAL HEATING & VENTILATION, ELECTRICAL, AND PLUMBING SYSTEMS. COORDINATE ALL INFRASTRUCTURE WITH OWNER PRIOR TO CONSTRUCTION.
- HEATING SYSTEMS SHALL BE AS FOLLOWS:
 MAIN LEVEL - STAPLE-UP HYDRONIC HEAT GARAGE - IN-SLAB HYDRONIC HEAT UPPER LEVEL - STAPLE-UP HYDRONIC HEAT
- DOMESTIC HOT WATER SHALL BE PROVIDED BY AN 80 GALLON SIDE ARM VIA NATURAL GAS FIRED BOILER.
- PROVIDE EXHAUST FAN IN THE GARAGE AND STORAGE SPACES CONTROLLED BY HUMIDISTAT.
- ALL PIPING, VENTS, AND MANIFOLDS SHALL BE CONCEALED WITHIN WALL SPACES OR SHAFTS AS INDICATED ON THE PLANS.
- ALL DOMESTIC HOT WATER PIPES SHALL BE INSULATED R-4 MIN.
- CONTRACTOR SHALL PROVIDE PLUMBING FIXTURE TYPES AND QUANTITIES FOR REVIEW BY OWNER.
- ALL THERMOSTATS SHALL BE PROGRAMMABLE.
- COMBINE VENT STACKS AND LOCATE AS HIGH ON ROOF RIDGES AS POSSIBLE. VENT STACKS SHALL BE PAINTED TO MATCH SURROUNDING ROOF FINISH.
- CONTRACTOR TO SCHEDULE A SITE-WALK WITH THE OWNER AFTER ELECTRICAL ROUGH-IN TO VERIFY THE LOCATION OF ALL RECEPTACLES AND SWITCHES.
- PROVIDE A WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM WITH AN AIR-TO-AIR HEAT EXCHANGER PER 2015 IRC SECTION M1507.
- PROVIDE 1 CFM PER 50 SF OF VENTILATION IN THE CRAWLSPACE.
- RADON MITIGATION PIPE SHALL EXTEND FROM BELOW THE SLAB SEALED TO THE VAPOR RETARDER AND EXTENDED IN A DEDICATED 4" PVC STACK TERMINATING 12" ABOVE THE ROOF. MARK PIPE AS "RADON SYSTEM".
- CONTRACTOR TO PROVIDE A DEDICATED CIRCUIT IN THE ATTIC FOR THE FUTURE INSTALLATION OF AN ACTIVE RADON VENT FAN.
- SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS SHALL BE HARD-WIRED WITH BATTERY BACKUP.
- SATELLITE DISHES AND INTERNET RECEIVERS MOUNTED ON THE HOUSE SHALL BE PAINTED TO MATCH THE ADJACENT TRIM COLOR.
- PROVIDE FROST-PROOF HOSE BIBBS AS NOTED ON THE PLANS. INSTALL 8" BY 8" WALL ACCESS PANELS AT CONNECTION POINTS.

- PROVIDE FROST-PROOF HOSE BIBBS AS NOTED ON THE PLANS. INSTALL 8" BY 8" WALL ACCESS PANELS AT CONNECTION POINTS.
- CENTERLINE OF ALL SINKS SHALL BE LOCATED 18" FROM THE ADJACENT FINISHED WALL.
- ALL EXTERIOR FIXTURES SHALL BE FULLY SHIELDED, NIGHT SKY COMPLIANT. MOUNT 18" FROM DOOR JAMB AND 72" ABOVE FINISHED FLOOR UNLESS NOTED OTHERWISE.
- ALL RECESSED FIXTURES IN INSULATED ASSEMBLIES SHALL BE IC RATED.
- PROVIDE HOT WATER RECIRCULATION SYSTEM FOR REMOTE BATHROOMS AND KITCHEN. TIMER CONTROLS.
- ISOLATE ALL PLUMBING AND PIPE PENETRATIONS IN THE CONCRETE SLAB FLOOR.
- PROVIDE A 400 CFM KITCHEN VENT HOOD. DISCHARGE TO THE EXTERIOR VIA WALL VENT WITH BIRD SCREEN AND BACK-DRAFT DAMPER.
- PROVIDE DEDICATED CIRCUIT FOR A FUTURE LEVEL 2 240V EV CHARGER IN THE GARAGE.
- PROVIDE A FIRE ALARM CONTROL PANEL WITH CENTRAL BACK-UP BATTERY POWER TO EACH SMOKE & CO ALARM. FIRELITE MS-2(E) OR EQUAL, COORDINATE TYPE AND FUNCTIONS WITH OWNER.

Insulation Notes

- INSULATION VALUES SHALL BE AS FOLLOWS:
 ROOF CEILING R-49 SPRAY FOAM
 EXTERIOR WALLS R-21 BATT INSULATION R-6.6 RIGID INSULATION
 INTERIOR FLOOR OVERHANG FLOOR R-19 BATT INSULATION
 FOUNDATION WALL R-38 BATT INSULATION
 HEATED CONC SLAB R-15 CONTINUOUS R-10 RIGID INSULATION
- CEILING/ROOF SHALL BE SUPER-INSULATED WITH NO VENTILATION.
- CONTRACTOR SHALL PERFORM A BLOWER DOOR TEST AND PROVIDE A COMPLIANCE CERTIFICATE SHOWING LESS THAN 3 ACH.
- COMPLIANCE METHOD - PRESCRIPTIVE

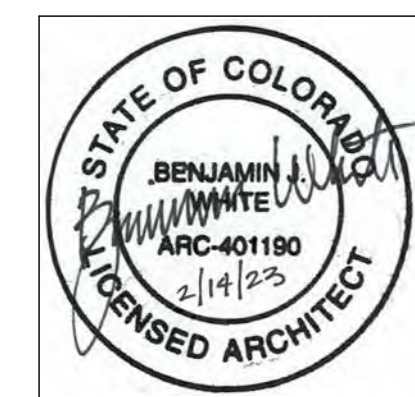
Deferred Submittals

- THE FOLLOWING DOCUMENTS SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW AND APPROVAL. THE CONTRACTOR SHALL THEN SUBMIT COPIES TO THE BUILDING DEPARTMENT AS PART OF THE CONSTRUCTION DOCUMENTS:
- MANUFACTURED TRUSS SHOP DRAWINGS

Wildland Urban Interface

- FIRE HAZARD SEVERITY (GIS): HIGH HAZARD
 REQUIRED DEFENSIBLE SPACE (TABLE 603.2): 50 FEET DEFENSIBLE SPACE; CONFORMING 50 FEET OR PROPERTY LINE WATER SUPPLY; CONFORMING IGNITION-RESISTANT CONSTRUCTION (TABLE 503.1); CLASS 2
- CONSTRUCTION NOTES**
- DEFENSIBLE SPACE: AN AREA EITHER NATURAL OR MAN-MADE, WHERE MATERIAL CAPABLE OF ALLOWING A FIRE TO SPREAD UNCHECKED HAS BEEN TREATED, CLEARED, OR MODIFIED TO SLOW THE RATE AND INTENSITY OF AN ADVANCING WILDFIRE AND TO CREATE AN AREA FOR FIRE SUPPRESSION.
 - TREES WITHIN DEFENSIBLE SPACE SHALL BE SPACED 10 FEET APART AND 10 FEET FROM ANY STRUCTURE.
 - ALL CHIMNEYS SHALL BE INSTALLED WITH SPARK ARRESTORS WITH WIRE SCREENING NOT TO EXCEED 1/2" SPACING.
 - HARDENED ZONE: PROVIDE A 5FT NON-COMBUSTIBLE PERIMETER AROUND ENTIRE STRUCTURE USING ROCK, GRAVEL, OR PAVERS.
 - FIREWOOD SHALL NOT BE STORED WITH 20 FEET OF THE STRUCTURE.
 - FUEL GAS CONTAINERS, SUCH AS LP, SHALL BE LOCATED WITHIN THE DEFENSIBLE ZONE.
 - MAINTENANCE OF THE DEFENSIBLE SPACE SHALL BE THE RESPONSIBILITY OF THE OWNER.

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N	1222/22 DESIGN REVIEW 03
P	1228/22 DESIGN DEVELOPMENT 06
Q	1252/23 PERMIT SET 01
R	2142/23 CONSTRUCTION DRAWINGS 01



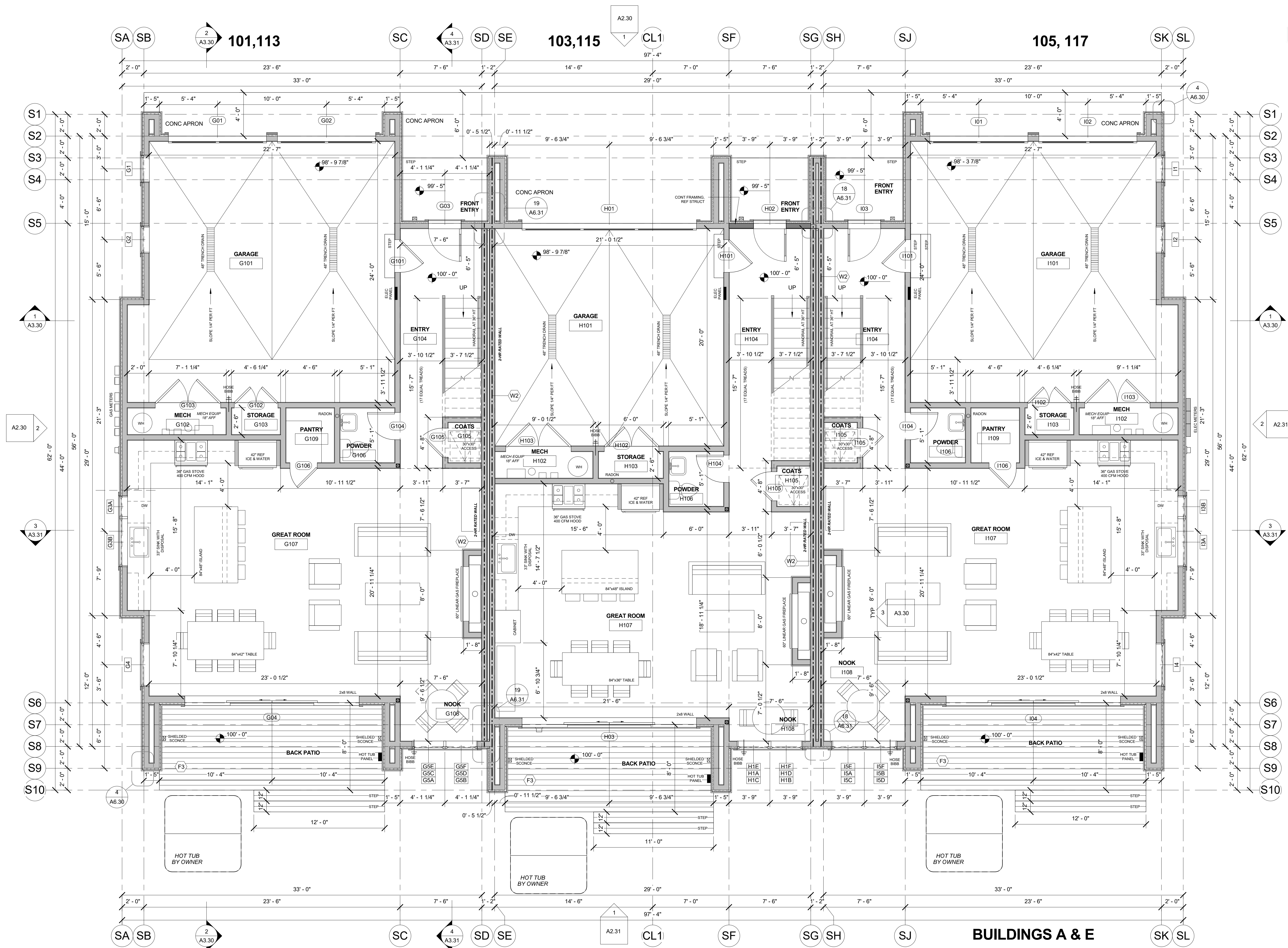
A & E - MAIN LEVEL

PROJECT NO.: 211101

PROJECT DATE: 4/12/22

SHEET NUMBER:

A1.31



1 A & E - Main Level
A1.31 1/4" = 1'-0"

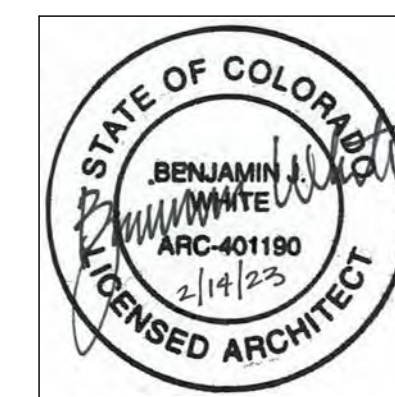
BUILDINGS A & E

SOUTH BUILDINGS

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BRUSH CREEK VILLAGE
180 ELK VALLEY ROAD
LOTS M1.6 - M1.9, BUCKHORN RANCH
CRESTED BUTTE, CO 81224

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A & E - UPPER LEVEL

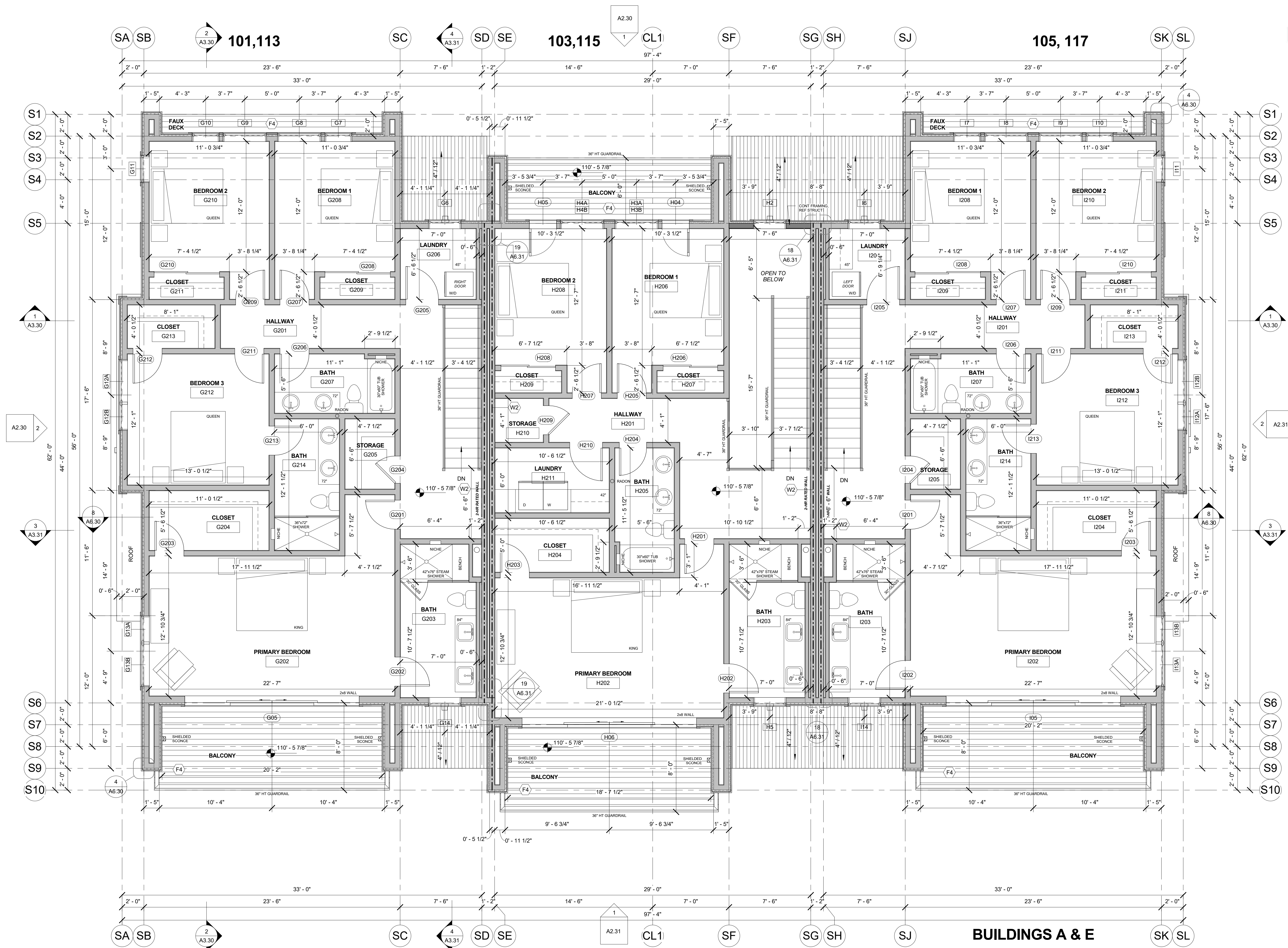
PROJECT NO.: 211101

PROJECT DATE: 4/12/22

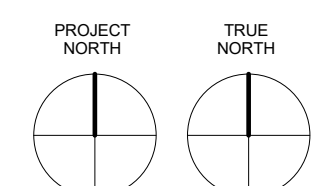
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SOUTH BUILDINGS



A & E - Upper Level
1/4" = 1'-0"



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1 **A & E - Northeast View**
A7.30



2 **A & E - Northwest View**
A7.30



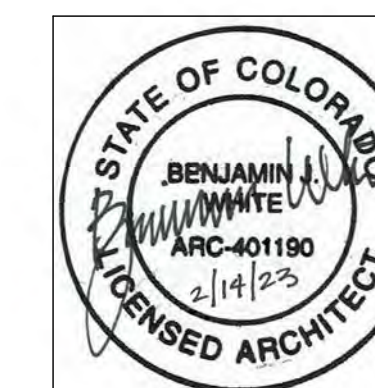
3 **A & E - Southwest View**
A7.30



4 **A & E - Southeast View**
A7.30

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A & E - 3D VIEWS

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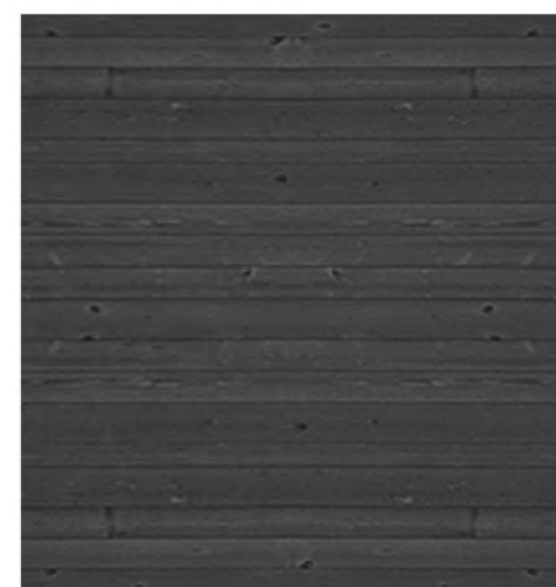
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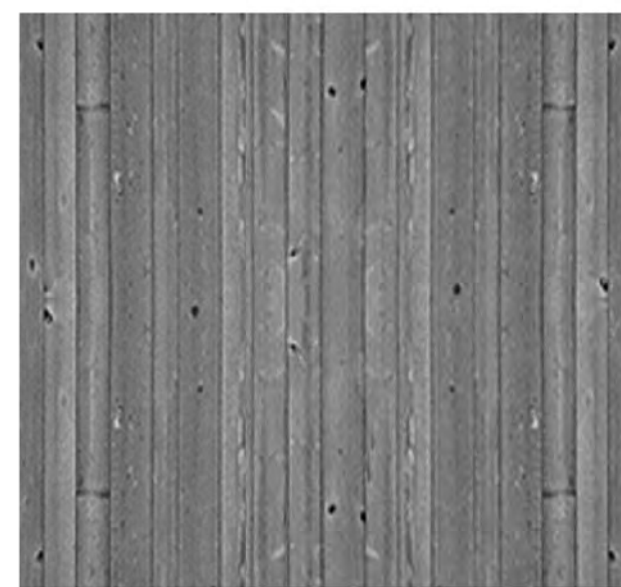
A7.30



R1, R2 & E1 - METAL SIDING
24 GAUGE 7/8" CORRUGATED
METAL, 36" PANELS, COLOR
"CHARCOAL GRAY"



E2 - WOOD SIDING
6" HORIZONTAL WOOD, SPRUCE,
SHIPLAP, ROUGH SAWN, COLOR
"BLACK WASH"



E4 - WOOD SIDING
8" VERTICAL WOOD, SPRUCE,
SHIPLAP, ROUGH SAWN, COLOR
"DRIFTWOOD GRAY"



E5 - WOOD SIDING
8" VERTICAL WOOD, SPRUCE,
SHIPLAP, ROUGH SAWN, COLOR
"MOAB BROWN"



HEAVY TIMBER
ROUGH SAWN, STAIN
"CANYON BROWN"



SOFFITS
1x6 TONGUE & GROOVE, STAIN
"CEDAR NATURAL TONE"



WINDOWS
FIBERGLASS FRAME,
COLOR "BLACK"



EXTERIOR AREA LIGHT
6" LED WALL PACK, FULLY
SHIELDED, "BLACK"