



# TURKEY TOE CARETAKER

184 Co Rd 130  
Westcliffe CO 81252



AOC  
SYSTEM BUILT

TURKEY TOE RETREAT

184 Co Rd 130  
Westcliffe CO 81252



### GENERAL NOTES:

CONTRACTOR TO VERIFY EXISTING CONDITIONS ON SITE PRIOR TO CONSTRUCTION.

DIMENSIONS TAKE PRECEDENCE OVER DRAWINGS. DO NOT SCALE. ALL DIMENSIONS GIVEN FACE OF STUD UNLESS OTHERWISE INDICATED.

ALL WORK TO BE PERFORMED IN COMPLIANCE WITH ALL STATE AND LOCAL CODES. SECURE ALL REQUIRED PERMITS AND APPROVALS PRIOR TO ANY CONSTRUCTION.

ALL EXTERIOR DOORS LEADING TO UNHEATED AREAS ABOVE GRADE TO BE WEATHER STRIPPED.

FIRESTOP ALL FLUES PER LOCAL CODES AND IRC.

ALL TUB AND SHOWER ENCLOSURES TO HAVE 1/2" FIBER-CEMENT, OR GLASS MAT GYPSUM BOARD. MAINTAIN ALL FIRE RATED WALL ASSEMBLIES AT PLUMBING FIXTURES. PREROCK WALLS WITH 1/2" TYPE "X" GWB AS REQUIRED.

PROVIDE BUILDING INSULATION FOR MECHANICAL DESIGN. PROVIDE COMBUSTION AIR TO FURNACE AND WATER HEATER PER LOCAL CODES AND MFG'S SPECIFICATIONS.

PROVIDE GUTTERS AND DOWNSPOUTS WITH EXTENDERS. CONTRACTOR TO FIELD VERIFY LOCATION OF DOWNSPOUTS PRIOR TO INSTALLATION.

GUARDRAILS SHALL HAVE AN INTERMEDIATE RAILS OR ORNAMENTAL PATTERN SUCH THAT A 4" SPHERE CANNOT PASS THROUGH PER IRC CODES.

ALL SMOKE DETECTORS TO BE INTERCONNECTED PER IRC CODES.

ALL WINDOWS TO BE A MINIMUM DOUBLE GLAZED, SLIDING GLASS DOORS, ATRIUM DOORS, AND ANY WINDOW WITH A SILL BELOW 18" TO BE TEMPERED GLASS.

LOCATION OF METERS, UTILITIES AND MAJOR APPLIANCES ARE APPROXIMATE, FIELD VERIFY PRIOR TO INSTALLATION.

PROVIDE ATTIC VENTILATION AT ALL SOFFITS AND RIDGES PER CODE.

STAIR ASSEMBLIES OVER 3'-0" WIDE SHALL HAVE A MINIMUM OF (3) STRINGERS.

FLOOR AND ROOF TRUSS LAYOUT IS FOR REFERENCE ONLY. COMPONENT SUPPLIER/FABRICATOR SHALL BE RESPONSIBLE FOR FINAL ENGINEERING AND COMPLIANCE WITH BUILDERS WARRANTY, SPECIFICATIONS, AND CODE PERMITS.

EXTERIOR OPENINGS EXPOSED TO THE WEATHER SHALL BE FLASHED IN SUCH A MANNED TO MAKE THEM WATERPROOF.

PROVIDE 6'-8" HEADROOM CLEARANCE VERTICALLY ABOVE STAIR NOSING AT EACH STAIRWAY. THE TOP OF THE HANDRAILS MUST NOT BE LESS THAN 34" AND NOT GREATER THAN 38" ABOVE THE STAIR NOSING AND SHALL NOT EXCEED 2" IN CROSS-SECTIONAL DIMENSION PER IRC CODE.

PROVIDE AN EXHAUST FAN IN BATHROOMS THAT DO NOT HAVE AN EXTERIOR OPENING. DRYER VENTS SHALL NOT EXCEED 14' IN LENGTH INCLUDING (2) 90 DEG. ELBOWS. REFER TO MECHANICAL CONTRACTOR.

PROVIDE SAFETY GLAZING IN HAZARDOUS LOCATIONS PER IRC CODE.

ALL STAIRS SHALL HAVE A 7 3/4" MAXIMUM RISE AND 10" MINIMUM RUN PER IRC CODE.

THE WATER CLOSET SHALL BE LOCATED IN A CLEAR SPACE NOT LESS THAN 30" IN WIDTH AND THE CLEAR SPACE IN FRONT OF THE WATER CLOSE SHALL NOT BE LESS THAT 21" PER IRC CODE.

PROVIDE G.I. FLASHING AT ALL WINDOW AND DOOR HEADS, MATERIAL TRANSITIONS, ROOF TRANSITIONS, AND ROOF VALLEYS.

INSULATE AS FOLLOWS PER THE IRC CODE REQUIREMENTS AND RESCHECK MINIMUM SHALL MEET OR EXCEED CURRENT IECC CODES. BEST PRACTICES ARE NOTED BELOW:

- EXTERIOR WALLS MIN. R-21
- ROOFS OVER HEATED SPACE MIN. R-49
- FLOORS OVER HEATED SPACE MIN. R-30
- BASEMENT WALLS MIN. R-15/19
- CRAWL SPACE WALLS MIN. R-15/19
- SLAB R-VALUE & DEPTH MIN. R-10/ 2' MIN.

### PROJECT SUMMARY:

ZONING CODE	- AG	LOT AREA	- ?????	BUILDING AREAS:
LOCAL CODE	- 2021 IRC	BUILDING AREA	- XXXXXX SQ FT	MAIN LEVEL - 1,911 SF
BUILDING TYPE	- SINGLE-FAMILY RESIDENCE	LOT COVERAGE	- XX% (XX% ALLOWABLE)	SHOP & MEZZANINE - 4,200 SF
OCCUPANCY	- R3	BUILDING HEIGHT	- 28'-8" (35'-0" ALLOWABLE)	COVERED DECK & PORCH - 1,120 SF
CONSTRUCTION	- TYPE V			TOTAL FINISHED - 4.011SF
CLIMATE ZONE	- 5B			
BENCHMARK	- TBD PER SITE SURVEY			

### PROJECT TEAM:

<b>OWNER:</b>	<b>DESIGNER:</b>	<b>MODULAR BUILDER:</b>
AOC SYSTEMS BUILT	VIZ GRAPHICS	TinyMod
DEVON TILLY	ERIC SCOTT	ERIC SCOTT & KEVIN LOCKHART
815 S JASON ST DENVER, CO 80223	PO BOX 203 CONIFER, CO 80433	8150 GRAY FOX DRIVE EVERGREEN, CO 80439
E. <a href="mailto:DEVON@GGINVEST.US">DEVON@GGINVEST.US</a> P. 303.908.1959	E. <a href="mailto:ESCOTT@VIZGRAPHICS.COM">ESCOTT@VIZGRAPHICS.COM</a> P. 303.870.3686	E. <a href="mailto:ESCOTT@TINYMODLIVING.COM">ESCOTT@TINYMODLIVING.COM</a> + <a href="mailto:KLOCKHART@TINYMODLIVING.COM">KLOCKHART@TINYMODLIVING.COM</a> P. 303.870.3686 + 402.366.1481

### SHEET INDEX:

A0.0	COVER SHEET
A1.0	SITE PLAN
A2.1	MAIN FLOOR PLAN
A2.2	UPPER FLOOR PLAN
A2.3	ROOF PLAN
A3.1	FRONT & REAR ELEVATIONS
A3.2	LEFT & RIGHT ELEVATIONS
A4.1	SECTIONS
A5.1	MAIN ELECTRICAL PLAN
A5.2	UPPER ELECTRICAL PLAN
A6.1	3D VIEWS
A6.2	3D VIEWS

No.	Description	Date
1	XXX	XXXXXX

PROJECT  
TURKEY TOE

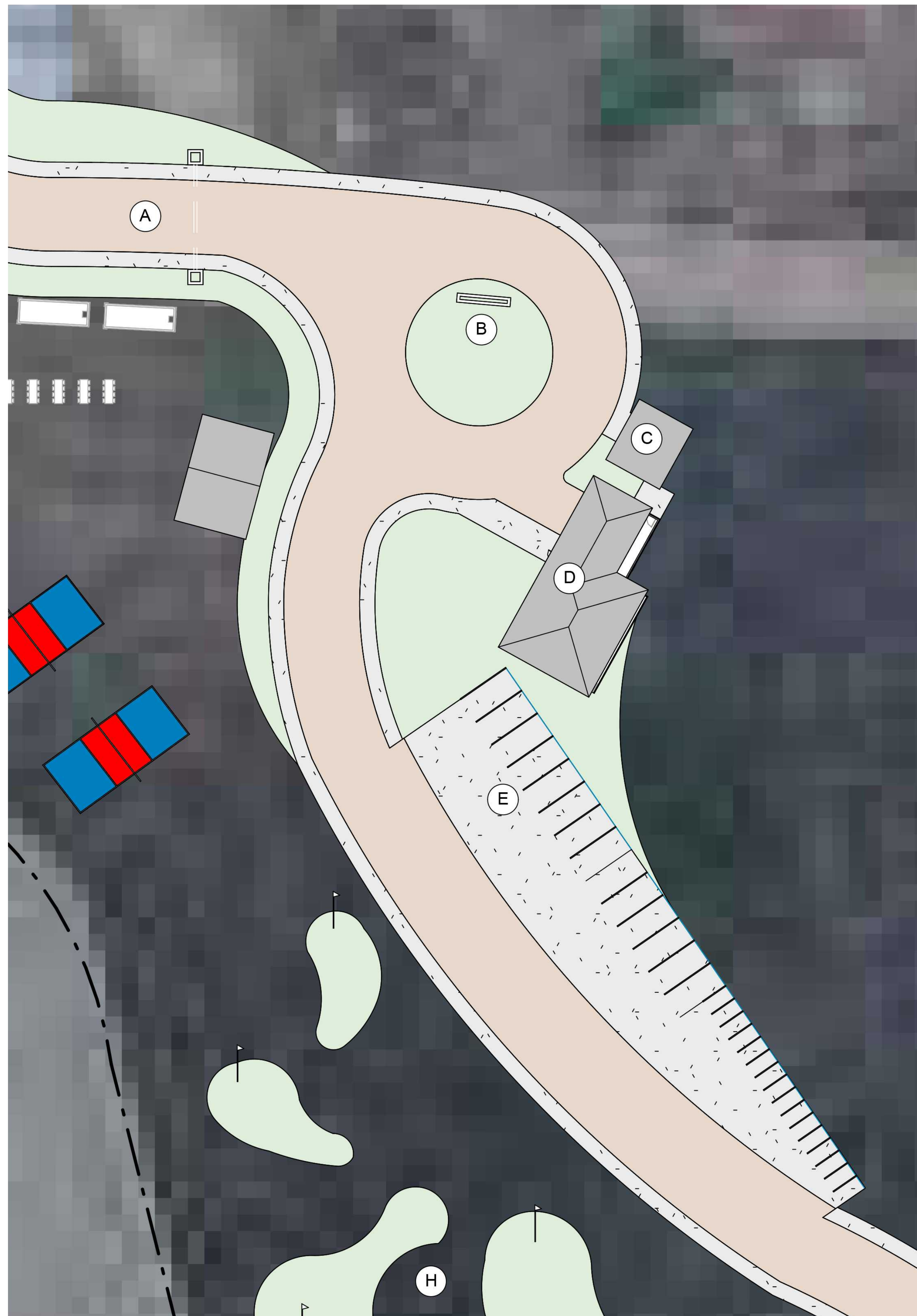
PROJECT NO.  
2026009.01

ISSUE  
05.01.26

DRAWN BY  
EES

COVER SHEET

A0.0



**LEGAL DESCRIPTION:**  
 TURKEY TOE RANCH, PARCELS  
 IN SECTIONS 14 AND 15,  
 T-23-S, R-72-W, 6TH P.M.,  
 CUSTER COUNTY,  
 WESTCLIFFE, CO.



**AOC**  
 SYSTEM BUILT

**TURKEY TOE RETREAT**  
 .184 Co Rd 130  
 Westcliffe CO 81252

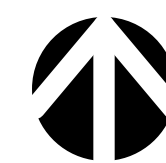
No.	Description	Date
1	XXX	XXXXXX

PROJECT  
 TURKEY TOE  
 PROJECT NO.  
 2026009.01  
 ISSUE  
 05.01.26  
 DRAWN BY  
 EES

SITE PLAN

A1.0

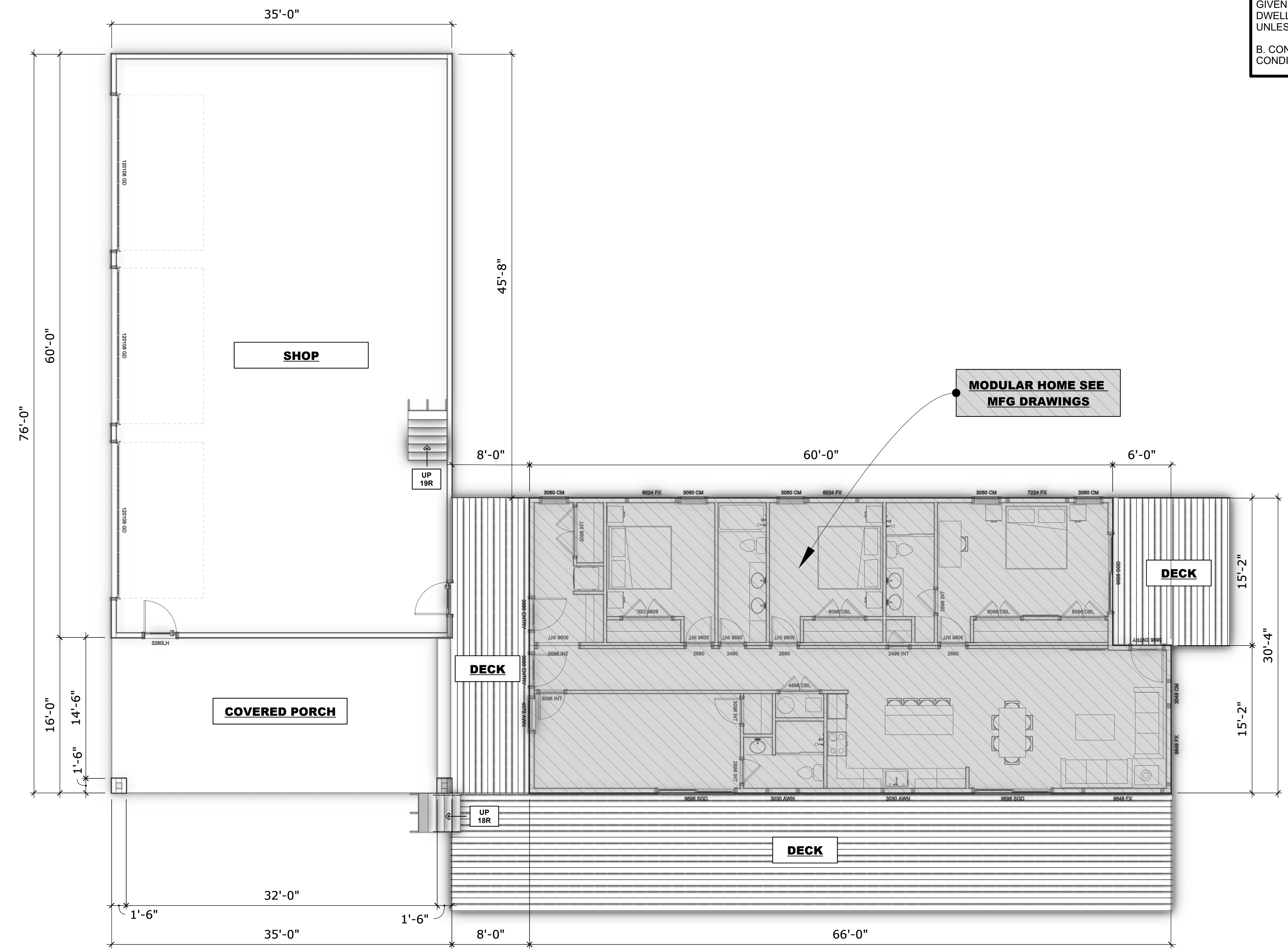
**1** ARCHITECTURAL SITE PLAN  
 SCALE :: 1" = 20'



**PLAN NOTES:**

A. DIMENSIONS ON SITE TAKE PRECEDENCE OVER DRAWINGS. DO NOT SCALE. ALL DIMENSIONS ARE GIVEN TO FACE OF STUDS. EXTERIOR WALLS OF THE DWELLING ARE 2X6 AND INTERIOR WALLS ARE 2X4, UNLESS OTHERWISE NOTED.

B. CONFIRM ALL DIMENSIONS WITH EXISTING SITE CONDITIONS.



**1** MAIN LEVEL FLOOR PLAN  
SCALE :: 3/16" = 1' - 0"

**AREA CALCULATIONS**

1-STORY MODULAR HOME	- 1,911 SF
UNFINISHED BASEMENT FINISHED	- 1,470 SF
GARAGE/SHOP MAIN	- 2,100 SF
SHOP UPPER MEZZANINE	- 2,100 SF
SHOP COVERED PORCH	- 560 SF
MEZZANINE COVERED DECK	- 560 SF
<b>TOTAL FINISHED</b>	<b>- 1,575 SF</b>

No.	Description	Date
1	XXX	XX.XX.XX

PROJECT  
TURKEY TOE

PROJECT NO.  
2026009.01

ISSUE  
05.01.26

DRAWN BY  
EES

FLOOR PLANS

A2.1

No.	Description	Date
1	XXX	XXXXXX

PROJECT  
TURKEY TOE

PROJECT NO.  
2026009.01

ISSUE  
05.01.26

DRAWN BY  
EES

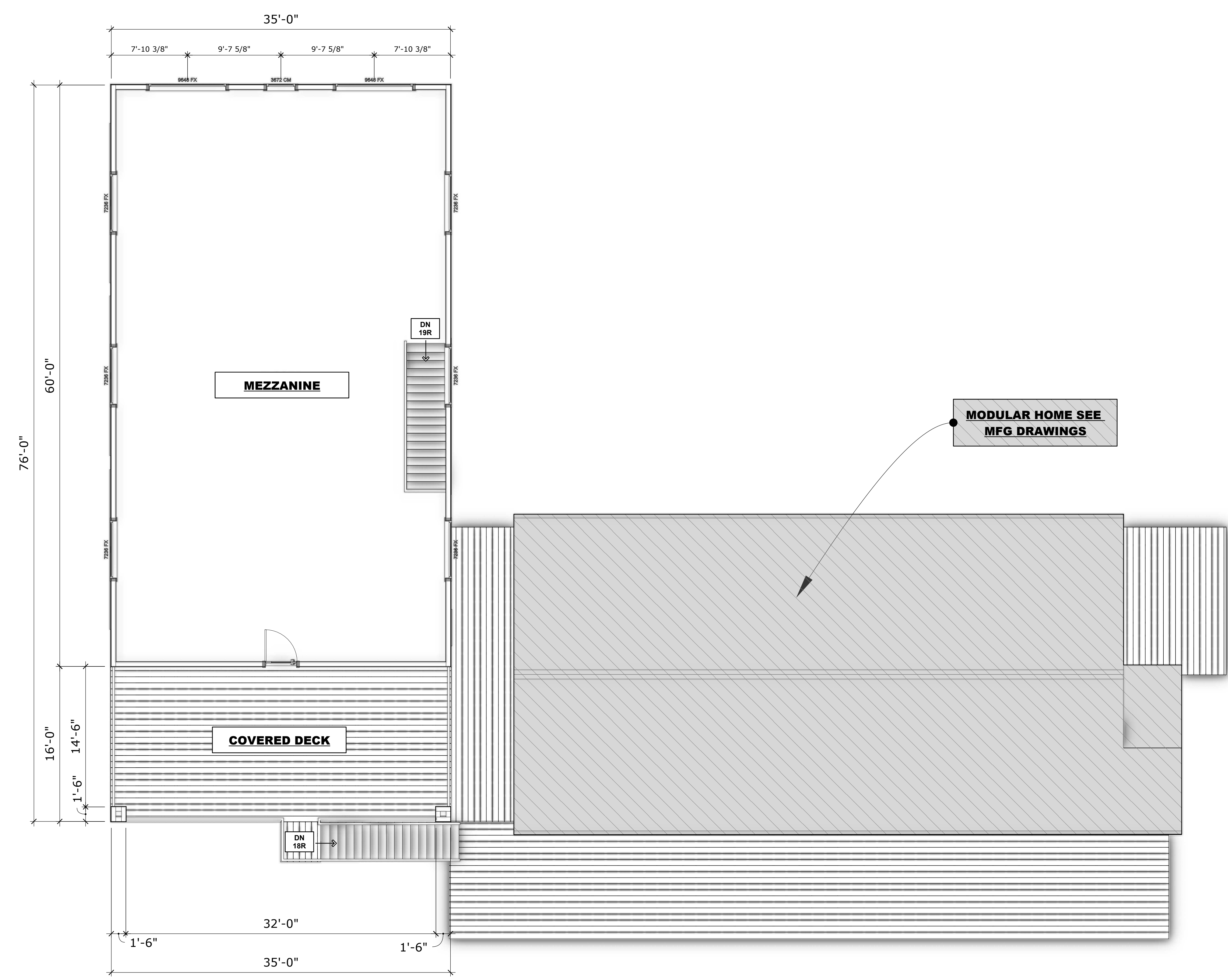
FLOOR PLANS

A2.2

**PLAN NOTES:**

A. DIMENSIONS ON SITE TAKE PRECEDENCE OVER DRAWINGS. DO NOT SCALE. ALL DIMENSIONS ARE GIVEN TO FACE OF STUDS. EXTERIOR WALLS OF THE DWELLING ARE 2X6 AND INTERIOR WALLS ARE 2X4, UNLESS OTHERWISE NOTED.

B. CONFIRM ALL DIMENSIONS WITH EXISTING SITE CONDITIONS.



**1** UPPER LEVEL FLOOR PLAN  
SCALE :: 3/16" = 1' - 0"

**AREA CALCULATIONS**

1-STORY MODULAR HOME	- 1,911 SF
UNFINISHED BASEMENT FINISHED	- 1,470 SF
GARAGE/SHOP MAIN	- 2,100 SF
SHOP UPPER MEZZANINE	- 2,100 SF
SHOP COVERED PORCH	- 560 SF
MEZZANINE COVERED DECK	- 560 SF
<b>TOTAL FINISHED</b>	<b>- 4,011 SF</b>

No.	Description	Date
1	XXX	XXXXXX

PROJECT  
TURKEY TOE

PROJECT NO.  
2026009.01

ISSUE  
05.01.26

DRAWN BY  
EES

ROOF PLAN

A2.3

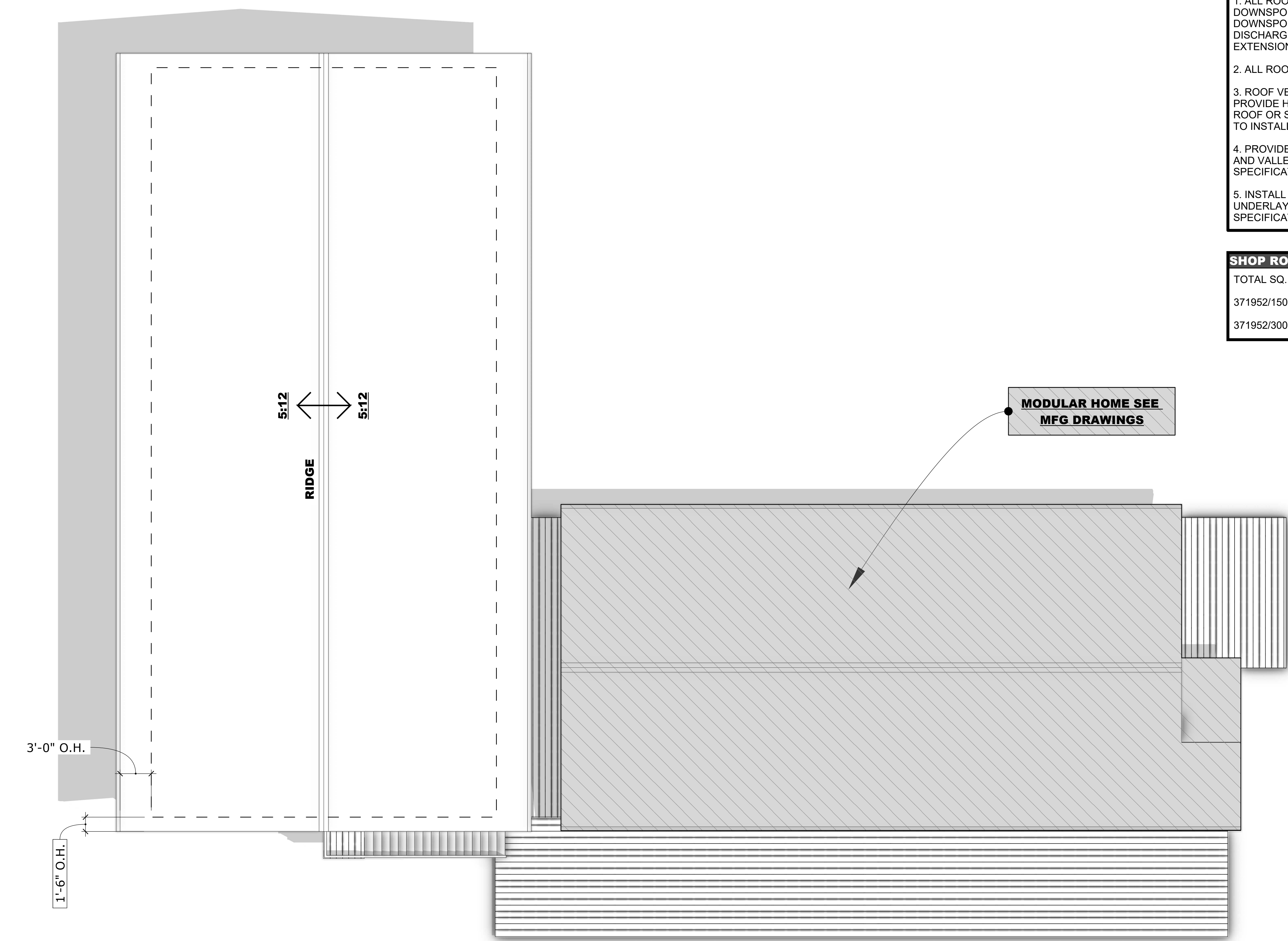
- ROOF NOTES:**
1. ALL ROOF AREAS TO DRAIN INTO GUTTERS AND DOWNSPOUTS. FIELD VERIFY LOCATION OF DOWNSPOUTS W/ OWNER. DOWNSPOUTS TO DISCHARGE ON SPLASH BLOCKS OR HAVE EXTENSIONS.
  2. ALL ROOF AREAS TO BE VENTED PER IRC CODE.
  3. ROOF VENT LOCATIONS ARE APPROXIMATE. PROVIDE HIGH AND LOW VENTS. VENTS TO MATCH ROOF OR SOFFIT. FIELD VERIFY LOCATIONS PRIOR TO INSTALLATION.
  4. PROVIDE METAL DRIPS AND CONCEALED WALL AND VALLEY FLASHING INSTALLED PER MFG'S SPECIFICATIONS.
  5. INSTALL ALL ROOFING MATERIALS AND UNDERLAYMENT PER CODE AND MFG'S SPECIFICATIONS.

**SHOP ROOF VENTING CALCULATIONS:**

TOTAL SQ. FT. - 2,583 SQ. FT. = 371952 SQ. IN.

$371952/150 = 2480$  SQ. FT./41 SQ. FT. REQ'D VENTING

$371952/300 = 1240$  SQ. FT./21 SQ. FT. HIGH/LOW VENT



**1** ROOF PLAN  
SCALE :: 3/16" = 1' - 0"

TURKEY TOE RETREAT

184 Co Rd 130  
Westcliffe CO 81252

No.	Description	Date
1	XXX	XX.XX.XX

PROJECT  
TURKEY TOE

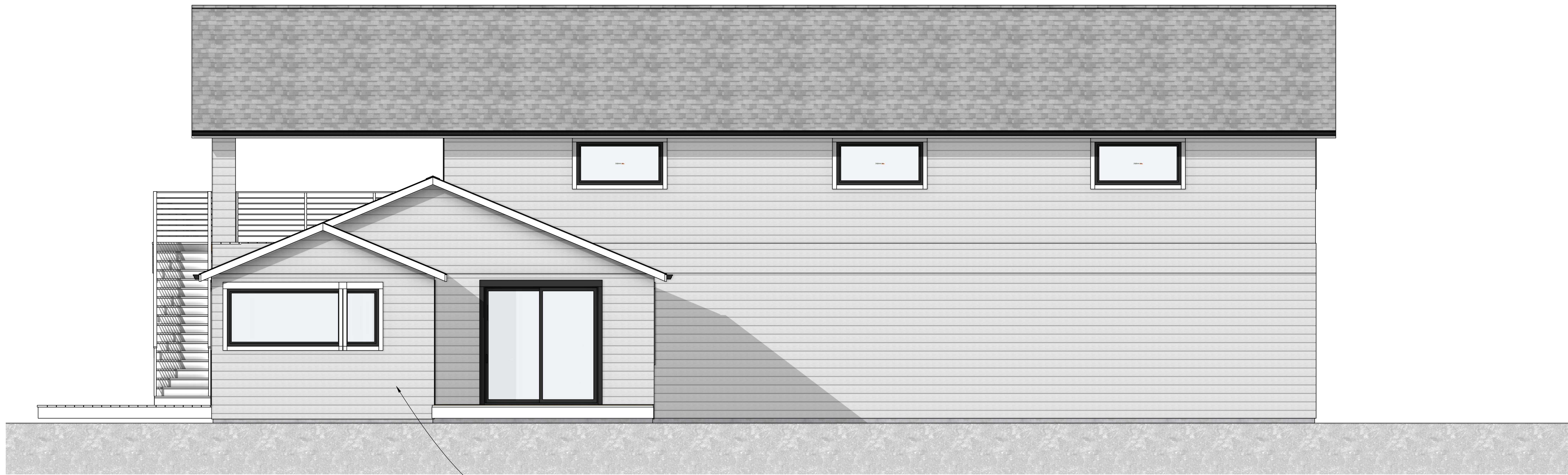
PROJECT NO.  
2026009.01

ISSUE  
05.01.26

DRAWN BY  
EES

ELEVATIONS

A3.1



MODULAR HOME, SEE MFG DRAWINGS

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



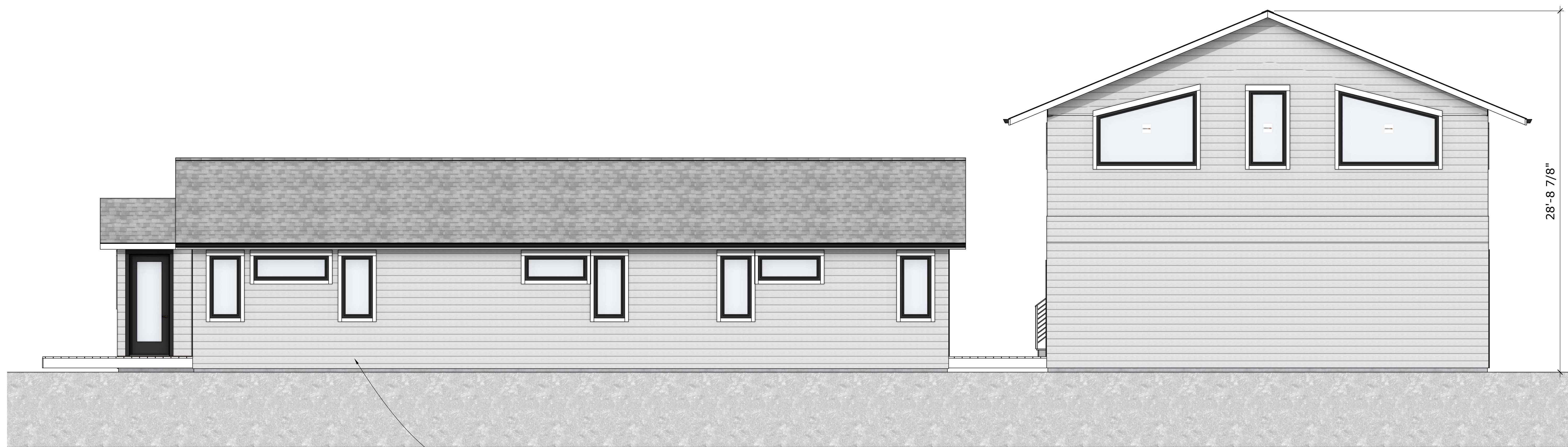
**1** FRONT ELEVATION  
SCALE :: 1/4" = 1' - 0"

No.	Description	Date
1	XXX	XXXXXX

PROJECT  
TURKEY TOE  
PROJECT NO.  
2026009.01  
ISSUE  
05.01.26  
DRAWN BY  
EES

ELEVATIONS

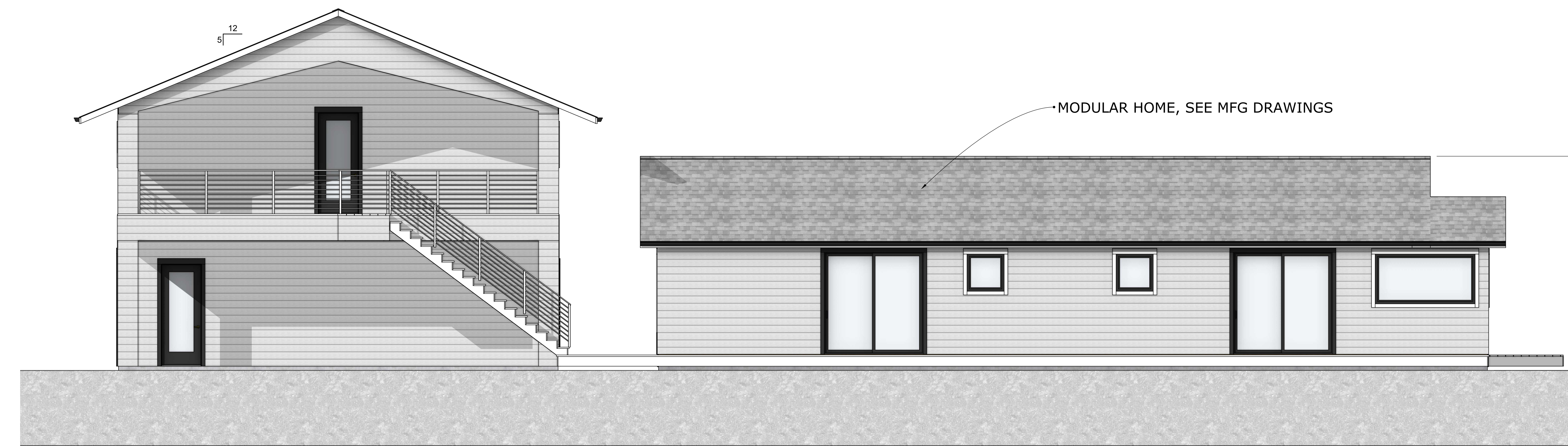
A3.2



MODULAR HOME, SEE MFG DRAWINGS

**2** LEFT ELEVATION

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



MODULAR HOME, SEE MFG DRAWINGS

**1** RIGHT ELEVATION

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

No.	Description	Date
1	XXX	XX.XX.XX

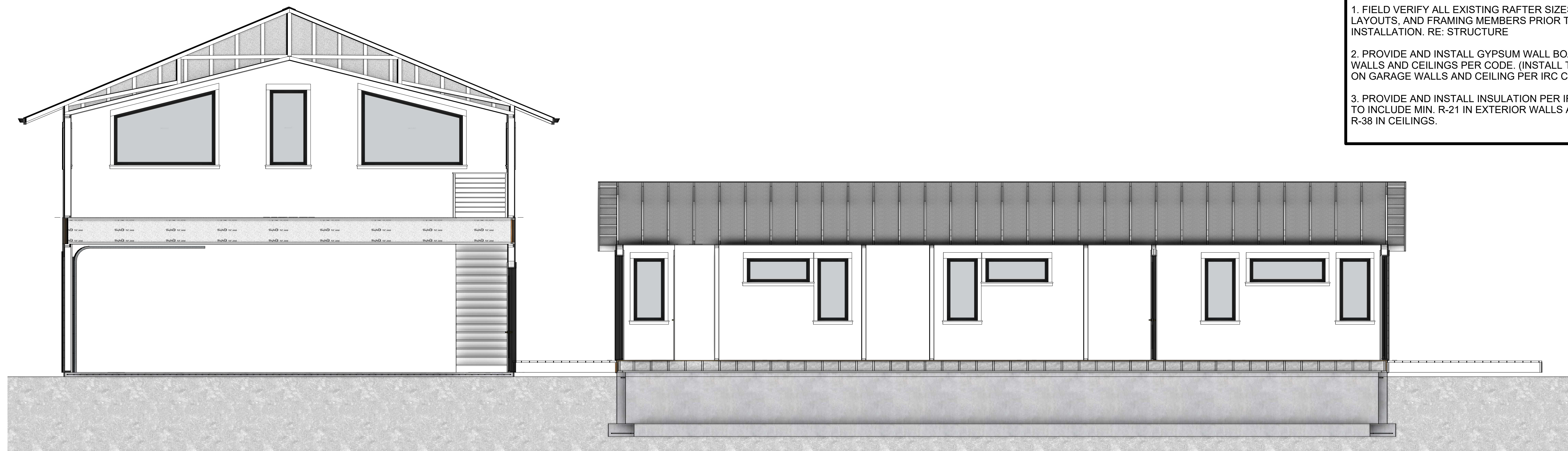
PROJECT  
TURKEY TOE  
PROJECT NO.  
2026009.01  
ISSUE  
05.01.26  
DRAWN BY  
EES

SECTIONS

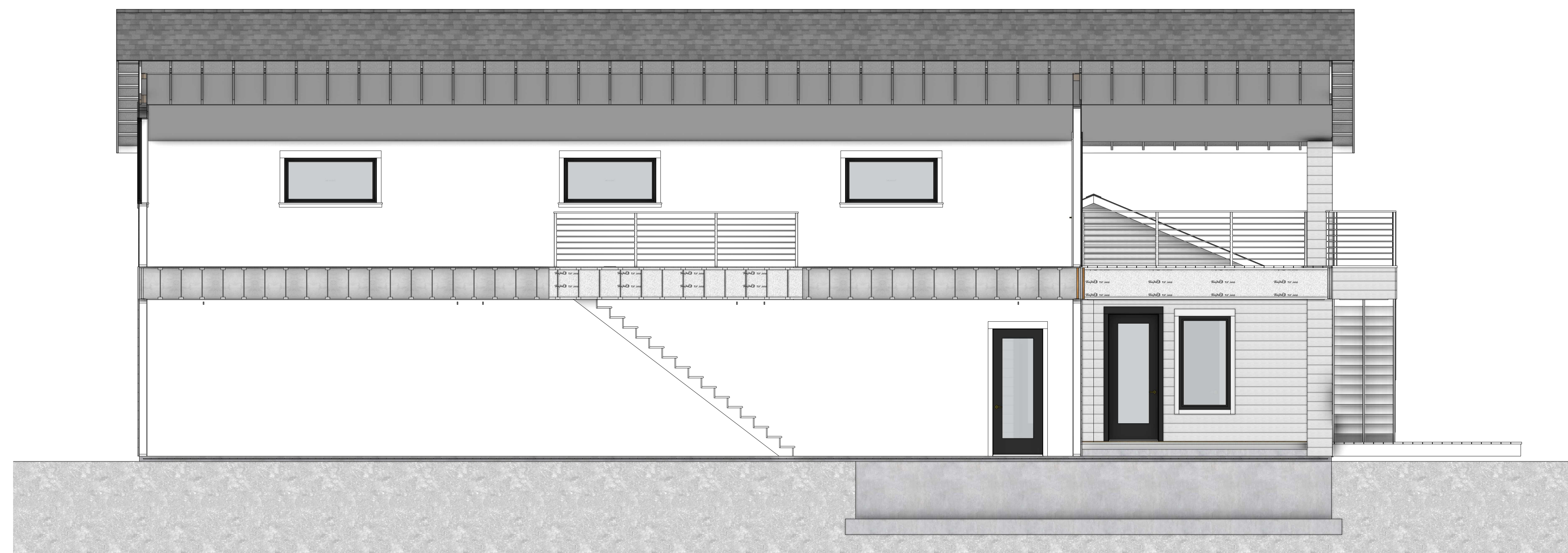
A4.1

**SECTION NOTES:**

1. FIELD VERIFY ALL EXISTING RAFTER SIZES, TRUSS LAYOUTS, AND FRAMING MEMBERS PRIOR TO INSTALLATION. RE: STRUCTURE
2. PROVIDE AND INSTALL GYPSUM WALL BOARD ON WALLS AND CEILINGS PER CODE. (INSTALL TYPE "X" ON GARAGE WALLS AND CEILING PER IRC CODE).
3. PROVIDE AND INSTALL INSULATION PER IRC CODE TO INCLUDE MIN. R-21 IN EXTERIOR WALLS AND MIN. R-38 IN CEILINGS.



**2** SECTION  
SCALE :: 1/4" = 1' - 0"



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

No.	Description	Date
1	XXX	XX.XX.XX

PROJECT  
TURKEY TOE

PROJECT NO.  
2026009.01

ISSUE  
05.01.26

DRAWN BY  
EES

ELECTRICAL  
PLANS

A5.1

**ELECTRICAL KEY**

- SMOKE/CO2 DETECTOR
- ⊕ 110 V DUPLEX OUTLET 16" A.F.F., TYP.
- ⊖ 110 V SWITCHED OUTLET 16" A.F.F., TYP.
- ⊕<sub>GFI</sub> 110 V GFI DUPLEX OUTLET 42" A.F.F., TYP.
- ⊕<sub>WP GFI</sub> WEATHER PROOF 110 V GFI DUPLEX OUTLET
- ⊕<sub>220</sub> 220 V DEDICATED CIRCUIT
- \$ SWITCH
- \$<sub>3</sub> 3-WAY SWITCH
- ⊙ PULL-CHAIN LIGHTS
- ⊙ CAN LIGHTS
- ⊙ SURFACE MOUNTED LIGHT
- ⊙ PENDANT LIGHTS
- ⊕ WALL SCONCE
- ⊖ EXHAUST FAN
- EP ELECTRIC PANEL
- PUSH BUTTON

**ELECTRICAL NOTES:**

A. INSTALL ALL OUTLETS PER CODE NO MORE THAN 12'-0" APART.

B. FIELD VERIFY ALL FINAL ELECTRICAL LOCATIONS PER CODE AND ELECTRICAL CONTRACTOR



**1** MAIN LEVEL ELECTRICAL PLAN  
SCALE :: 1/4" = 1' - 0"

No.	Description	Date
1	XXX	XX.XX.XX

PROJECT  
TURKEY TOE

PROJECT NO.  
2026009.01

ISSUE  
05.01.26

DRAWN BY  
EES

ELECTRICAL  
PLANS

A5.2

**ELECTRICAL KEY**

- SD/CO2 SMOKE/CO2 DETECTOR
- ⊕ 110 V DUPLEX OUTLET 16" A.F.F., TYP.
- ⊖ 110 V SWITCHED OUTLET 16" A.F.F., TYP.
- ⊕<sub>GFI</sub> 110 V GFI DUPLEX OUTLET 42" A.F.F., TYP.
- ⊕<sub>WP GFI</sub> WEATHER PROOF 110 V GFI DUPLEX OUTLET
- ⊕<sub>220</sub> 220 V DEDICATED CIRCUIT
- \$ SWITCH
- \$<sub>3</sub> 3-WAY SWITCH
- ⊙ PULL-CHAIN LIGHTS
- ⊙ CAN LIGHTS
- ⊙ SURFACE MOUNTED LIGHT
- ⊙ PENDANT LIGHTS
- ⊕ WALL SCONCE
- ⊙ EXHAUST FAN
- EP ELECTRIC PANEL
- PUSH BUTTON

**ELECTRICAL NOTES:**

A. INSTALL ALL OUTLETS PER CODE NO MORE THAN 12'-0" APART.

B. FIELD VERIFY ALL FINAL ELECTRICAL LOCATIONS PER CODE AND ELECTRICAL CONTRACTOR



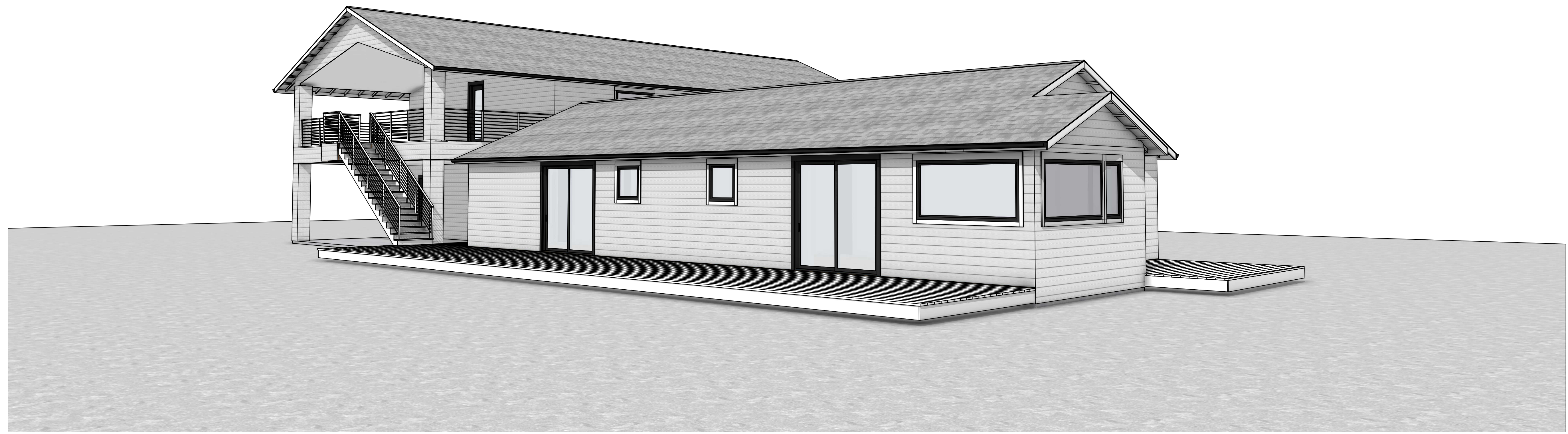
**1** MAIN LEVEL ELECTRICAL PLAN  
SCALE :: 1/4" = 1' - 0"

No.	Description	Date
1	XXX	XX.XX.XX

PROJECT  
 TURKEY TOE  
 PROJECT NO.  
 2026009.01  
 ISSUE  
 05.01.26  
 DRAWN BY  
 EES

3D VIEWS

A6.1



**2** PERSPECTIVE #2  
 SCALE :: 1/4" = 1' - 0"



**1** PERSPECTIVE #1  
 SCALE :: NTS

No.	Description	Date
1	XXX	XX.XX.XX

PROJECT  
TURKEY TOE

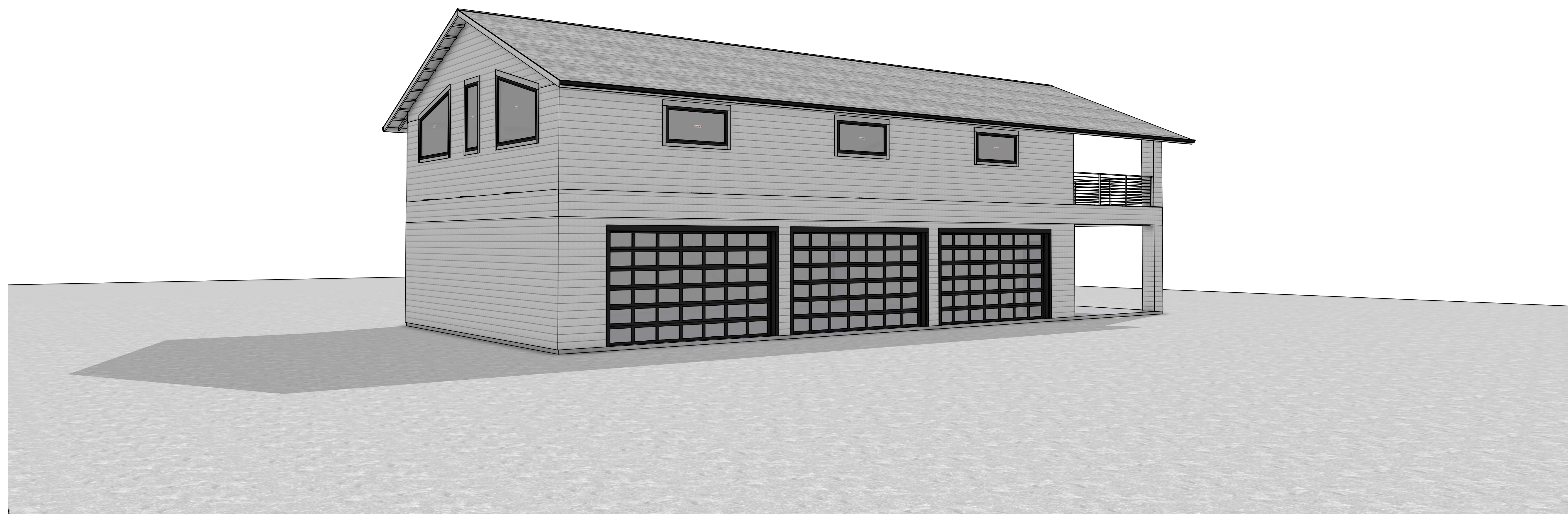
PROJECT NO.  
2026009.01

ISSUE  
05.01.26

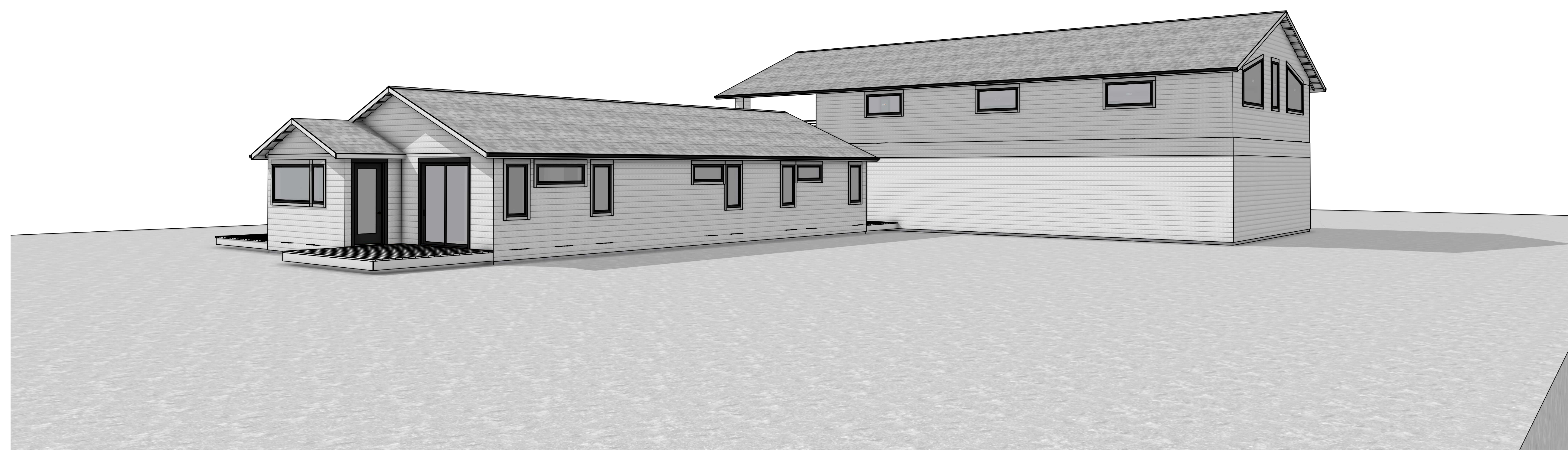
DRAWN BY  
EES

3D VIEWS

A6.1



**2** PERSPECTIVE #4  
SCALE :: 1/4" = 1' - 0"



**1** PERSPECTIVE #3  
SCALE :: NTS