GENERAL NOTES

THESE PLANS WERE DESIGNED TO CONFORM WITH THE LATEST INTERNATIONAL BUILDING AND RESIDENTIAL CODES. DUE TO CONTINUOUS CHANGES IN BOTH LOCAL AND NATIONAL BUILDING CODES, ACCOMMODATING ALL BUILDING RESTRICTIONS IS IMPOSSIBLE. THEREFORE, THESE PLANS ARE SUBJECT TO LOCAL REQUIREMENTS AND INTERPRETATIONS. IT BECOMES THE RESPONSIBILITY OF THE BUILDER TO MAKE CERTAIN THESE PLANS COMPLY TO LOCAL CODE REQUIREMENTS.

DO NOT SCALE DRAWINGS. IF CRITICAL DIMENSIONS DO NOT APPEAR ON THE DRAWINGS, NOTIFY ARCHITECT. IF DISCREPANCIES OCCUR BETWEEN DRAWINGS OR BETWEEN THE DRAWINGS AND SPECIFICATIONS, NOTIFY THE ARCHITECT FOR RESOLUTION. SQUARE FOOTAGES ON PLANS EQUAL GROSS FOR BUILDING DEPARTMENT USE ONLY. NOT TO BE USED FOR SALES OR LEASABLE AREAS.

DIMENSIONS LOCATING NEW CONSTRUCTION ARE TO THE FACE OF THE FRAMING AND CONCRETE OR CENTERLINE OF STRUCTURE BY WAY OF GRID LINE UNLESS NOTED OTHERWISE.

DETAILS AND NOTES INDICATE TYPICAL CONDITIONS. FOR MINOR DEVIATIONS FROM TYPICAL DETAILS ARE TO BE ANTICIPATED AND ARE INFERRED. DETAILS AND NOTES PROVIDE DIRECTIONS AND OUTLINE THE DESIGN INTENT. THE CONTRACTOR SHALL USE PROFESSIONAL JUDGEMENT WHEN DEALING WITH SIMILAR CONDITIONS.

EVERY EFFORT HAS BEEN MADE TO ELIMINATE ERRORS DURING THE PREPARATION OF THESE DRAWINGS. BECAUSE PIERCE AUSTIN ARCHITECTS CANNOT GUARANTEE AGAINST THE POSSIBILITY OF HUMAN ERROR, IT IS THE OBLIGATION OF THE BUILDER TO VERIFY THE ACCURACY OF ALL DETAILS AND DIMENSIONS.

THE PLANS, DRAWINGS, SPECIFICATIONS, DESIGNS, AND ENGINEERING HAVE BEEN DEVELOPED BY PIERCE AUSTIN ARCHITECTS SOLELY FOR ITS USE IN PREPARING AND SUBMITTING CONSTRUCTION CONTRACTS. PIERCE AUSTIN ARCHITECTS MAKES NO WARRANTY OF ANY KIND, LIABILITY, OR RESPONSIBILITY WHATSOEVER FOR THE PROPRIETY, EFFICACY, OR FITNESS OF SUCH WORK WHEN USED BY ANY OTHER PARTY FOR ANY OTHER PURPOSE, EXCEPT WHEN COVERED BY PIERCE AUSTIN ARCHITECTS WARRANTIES AND PROFESSIONAL LIABILITY OBLIGATIONS ACCOMPANYING ITS OWN CONTRACTS.

LIFE SAFETY

OCCUPANT LOAD

OCCUPANCY GROUP: RESIDENTIAL (XX)
TOTAL UNITS: XX
TOTAL FLOOR AREA: XXXX SF

RESIDENTIAL (XX)
RESIDENTIAL - XXX SF GROSS

UPDATE

COMMON PATH OF TRAVEL

COMMON PATH OF TRAVEL PERMITTED: 75'-0" MAX.
COMMON PATH OF TRAVEL PROVIDED: XXX

EXIT TRAVEL DISTANCE

EXIT TRAVEL DISTANCE PERMITTED: 200'-0" MAX.
EXIT TRAVEL DISTANCE PROVIDED: XXX

DRAWING CONVENTIONS

DETAIL DESIGNATOR
1 / A101 — SIM — DETAIL NUMBER — SHEET WHERE SHOWN

DOOR DESIGNATOR
101 — DOOR NUMBER

BUILDING SECTION DESIGNATOR
1 / A101 — SIM — SECTION LETTER — SHEET WHERE SHOWN

0 — GRID LINE

Room name
101 — ROOM NUMBER

LEVEL INDICATOR
NAME
ELEVATION

1 — REVISION NUMBER

100'-0" SPOT ELEVATION

INTERIOR ELEVATION DESIGNATOR
1 — ELEVATION NUMBER
A601 — SHEET NUMBER

EXTERIOR ELEVATION DESIGNATOR
1 — ELEVATION NUMBER
A301 — SHEET NUMBER

4'-5" — FACE OF STRUCTURE TO FACE OF STRUCTURE

A6 — WALL TYPE

1i — WINDOW DESIGNATOR

N — PROJECT NORTH

00 00 00 — CONSTRUCTION SPECIFICATION INSTITUTE SECTION NUMBER - REFER TO PROJECT MANUAL FOR PRODUCT SPECIFICATION

MISC. ABBREVIATIONS

Φ ROUND ℄ CENTER LINE W/ WITH ° DEGREES
± PLUS OR MINUS ℓ PROPERTY LINE < ANGLE



SHEET INDEX				
SHEET #	Sheet Filter	DESCRIPTION	BY	ISSUE DATE
A0.00	Yes	COVER	PAA	09.04.26
A0.08	Yes	LANDSACPE PLAN	PAA	09.04.26
A0.09	Yes	LANDSACPE PLAN - ENLARGED	PAA	09.08.26
A0.10	Yes	LANDSACPE PLAN - PHOTOS	PAA	09.04.26
A4.0	Yes	BUILDING ELEVATIONS	PAA	09.08.26
A4.1	Yes	BUILDING ELEVATIONS	PAA	09.08.26

55 MCGREGOR DR.
GYPSUM, CO 81631

ADMINISTRATIVE INFO.

Situs Address 000055 MCGREGOR DR
Tax Area 000055 MCGREGOR DR
Parcel Number 2111-024-04-006
Legal Summary Section: Subdivision: AIRPORT GATEWAY CENTER Lot: 84

BUILDING CODE SUMMARY

BUILDING CODE:	2021 International Building Code 2021 International Residential Code 2021 International Fire Code 2021 International Plumbing Code 2021 International Mechanical Code 2021 International Fuel Gas Code 2021 International Energy Conservation Code 2021 International Existing Building Code 2020 National Electrical Code
CONSTRUCTION TYPE:	V-A
DWELLING UNITS:	2
OCCUPPANCY TYPE:	R-2
FIRE SPRINKELD :	YES

PROJECT DIRECTORY

OWNER:	HMB HOLDONGS P.O. BOX 962 VAIL CO 81658
ARCHITECT:	KIT AUSTIN PIERCE AUSTIN ARCHITECTS 2077 N FRONTAGE RD W, UNIT G VAIL, COLORADO 81657 P: 970.476.6342 E: Kit@vailarchitects.com
OWNERS REP:	COMPANY NAME MAILING ADDRESS TOWN STATE ZIP P: 555.555.5555 E: person@example.com
CONTRACTOR:	COMPANY NAME MAILING ADDRESS TOWN STATE ZIP P: 555.555.5555 E: person@example.com
STRUCTURAL :	COMPANY NAME MAILING ADDRESS TOWN STATE ZIP P: 555.555.5555 E: person@example.com
CIVIL:	COMPANY NAME MAILING ADDRESS TOWN STATE ZIP P: 555.555.5555 E: person@example.com
MEPs:	COMPANY NAME MAILING ADDRESS TOWN STATE ZIP P: 555.555.5555 E: person@example.com

UPDATE

PROJECT LOCATION



09.04.26
DRB SET

DATE	NO.	DESCRIPTION

VAIL BREWING CO.
GYPSUM, CO
Project Number - 2423

COLORADO LICENSED
CHRISTOPHER K. AUSTIN
00405915
ARCHITECT

PIERCE AUSTIN ARCHITECTS

www.vailarchitects.com
2077 N Frontage Rd W, Unit G
Vail, Colorado 81657
(970)476-6342

COVER

A0.00

SYMBOL	COMMON NAME	SYMBOL	QUANTITY AND SIZE
AGF	Flame Ginnala Maple (Acer Ginnala)		
CA	Variegated Dogwood (Cornus Alba)		
CF	Karl Forester (Calamagrostis x acutiflora)		43 , 2.5 QUART.
MS	Mojave sage (Salvia pachyphylla)		21, 1 QUART.
ACGL	Rocky Mountain Maple (Acer glabrum Torr.)		13, 1 QUART
SV	Common Lilac (Syringa Vulgaris)		11, 1 QUART
RS	Shubert Chokecherry (Rosaceae)		
RA	Thimbleberry (Rubus Anoplobatus)		
AC	Alpine Currant (Ribes Alpinum)		
SA	Snowberry (Symphoricarpos Albus)		
SJ	Goldflame Spirea (Spirea Japonica)		
BP	Bristlecone Pine		
DS	Dwarf Spruce		
SN	Snowmound Spirea (Spiraea Nipponica)		
KB	Kentucky Bluegrass		
WF	Native Wild Flower Mix		
MD	MULCH BED		SEE PLAN
RB	LANDSCAPE ROCK BED		SEE PLAN

GRASS SEED MIX

EXISTING EVERGREEN		N/A
EXISTING DESIDIOUS		N/A

1'-0" 1'-6" 2'-0" 3'-0" 4'-0" 5'-0"

LANDSCAPE LEGEND
3/32" = 1'-0"



1 LANDSCAPE
1" = 20'-0"

NORTH

09.04.26 DRB SET		
DATE	NO.	DESCRIPTION

VAIL BREWING CO.
GYPSUM, CO

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(970)476-6342

LANDSACPE PLAN

A0.08



ROCKY MOUNTAIN MAPLE



COMMON LILACS



MOJAVE SAGE



KARL FORESTER

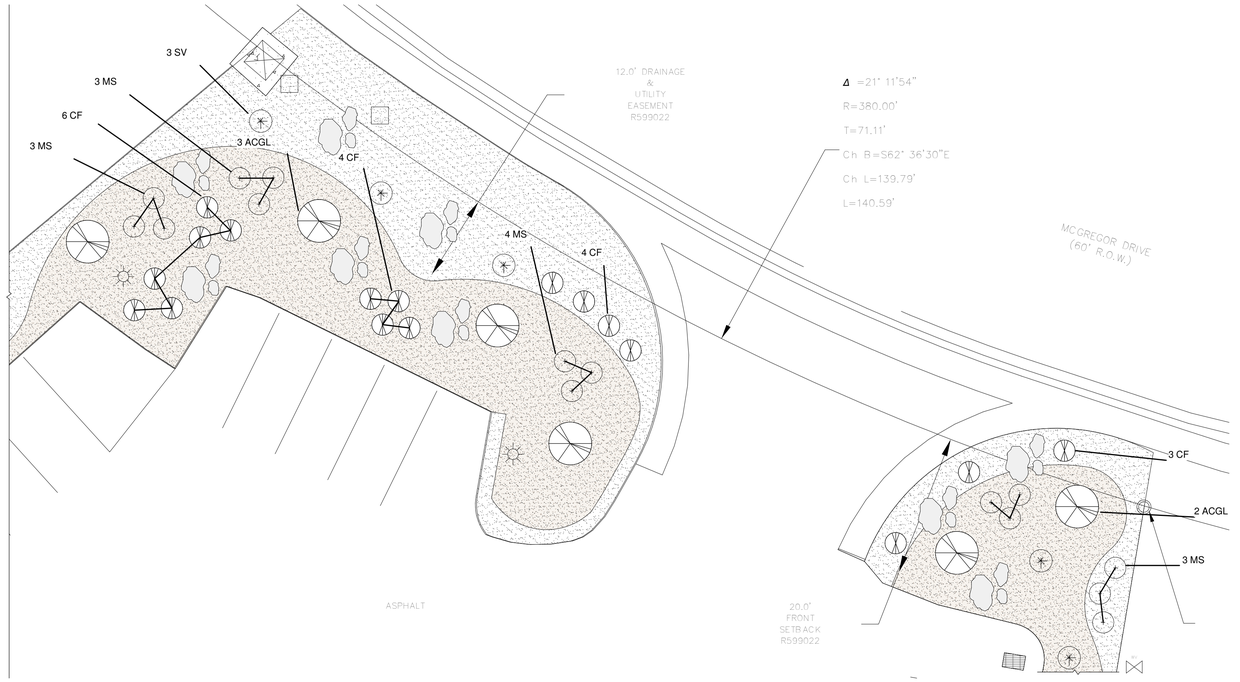
PRECEDENTS











1 LANDSCAPE - ENLARGED
1" = 10'-0"

09.08.26
DRB SET

DATE	NO.	DESCRIPTION

VAIL BREWING CO.
GYPSUM, CO

Project Number - 2423

COLORADO LICENSED
CHRISTOPHER K. AUSTIN
00405915
ARCHITECT

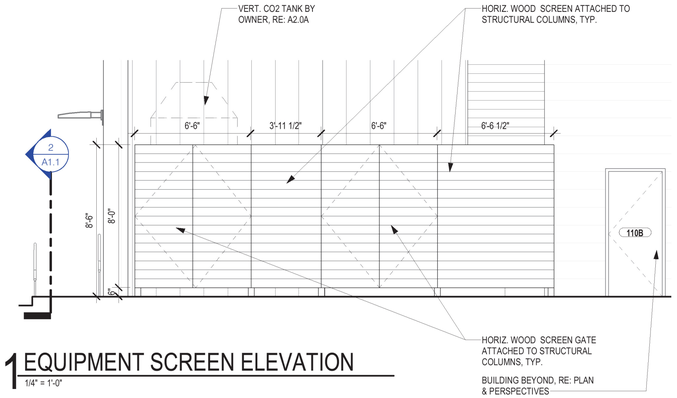
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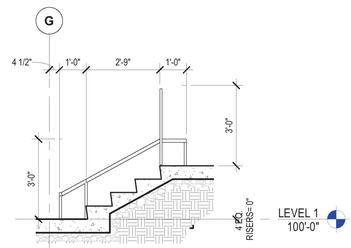
LANDSACPE PLAN - ENLARGED

A0.09

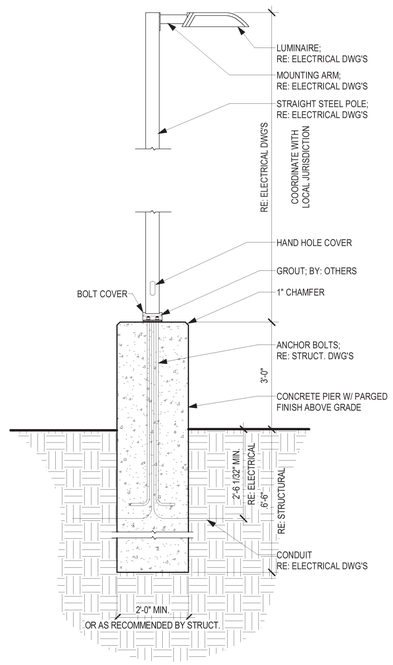
TRASH ENCLOSURE IS TO BE BUILT



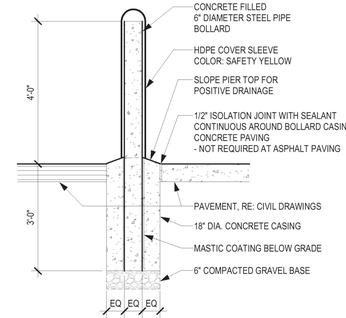
1 EQUIPMENT SCREEN ELEVATION
1/4" = 1'-0"



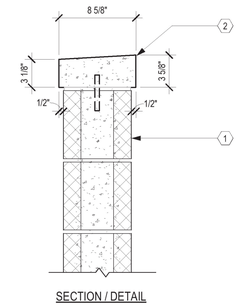
2 ACCESS WALK HANDRAIL SECTION
3/8" = 1'-0"



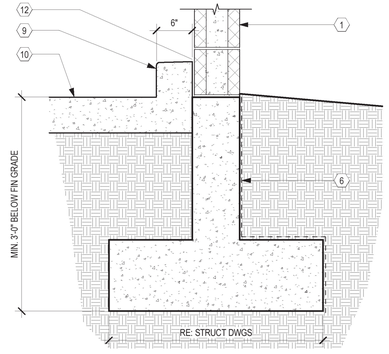
3 LIGHT POLE BASE
1/2" = 1'-0"



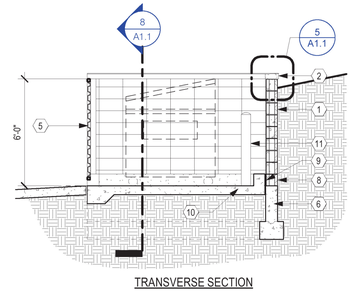
4 EXTERIOR BOLLARD DETAIL
1/2" = 1'-0"



5 PRECAST CAP SECTION
1 1/2" = 1'-0"



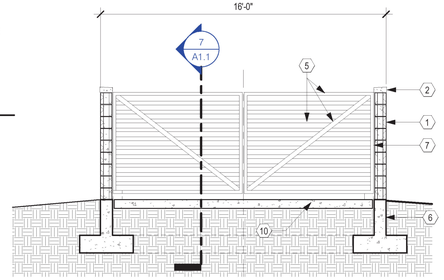
6 TRASH ENCLOSURE FOUNDATION
1" = 1'-0"



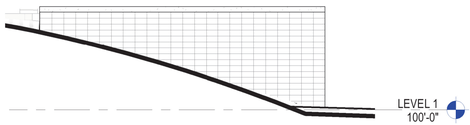
7 TRASH ENCLOSURE SECTION
1/4" = 1'-0"

TRASH ENCLOSURE KEYNOTES

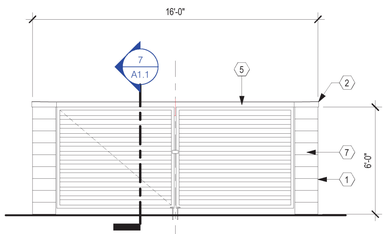
1. CMU 8"x8"x16"; COLOR: RE: EXTERIOR FINISH & COLOR SCHEDULE; RE: STRUCT DWGS
2. ACID WASHED PRECAST CONCRETE CAP, RE: SPECIFICATIONS
3. PARGE COAT EXPOSED CONCRETE TYP
4. STEEL PLATE AT END OF CMU WALL; RE: DTL 8/A1.1
5. 16 GA. 1.5" HSB-36 METAL B DECKING WITH HSS 2x2x3/16" FRAME; WITH STL PLATE BRACE 3X1/4" WELDED TO BACK SIDE OF STL FRAME; PAINT
6. CONCRETE FOUNDATION WITH WATERPROOFING, RE: STRUCT DWGS
7. (3) HEAVY DUTY HINGES AT EACH DOOR W/ LATCH & CANE BOLT; WELD HINGES TO PLATE
8. WATERPROOFING AT WALL SURFACE AGAINST GRADE, RE: CIVIL
9. INTEGRAL CONCRETE CURB W/ SLAB, RE: STRUCT DRAWINGS
10. 6" CONCRETE SLAB
11. 6" STEEL PIPE BOLLARD, RE: A1.1
12. 1/2" EXPANSION JT MATERIAL W/ SEALANT
13. THREADED INSERT & ROD SET IN SOLID GROUTED TOP COURSE



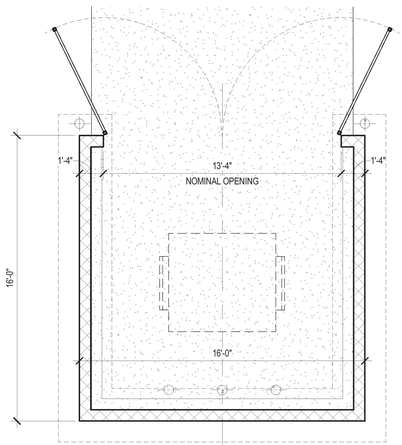
8 TRASH ENCLOSURE SECTION
1/4" = 1'-0"



9 TRASH ENCL - EAST ELEVATION
1/4" = 1'-0"



10 TRASH ENCL - NORTH ELEVATION
1/4" = 1'-0"



11 TRASH ENCLOSURE PLAN
1/4" = 1'-0"

Date	Submission / Revision
06/23/23	ISSUE FOR PERMIT
06/28/23	ADDENDUM #1

dcb construction company, inc.
909 East 62nd Avenue • Denver, Colorado 80216 • 303.287.5525 • Fax 303.297.3897 • www.dcb1.com

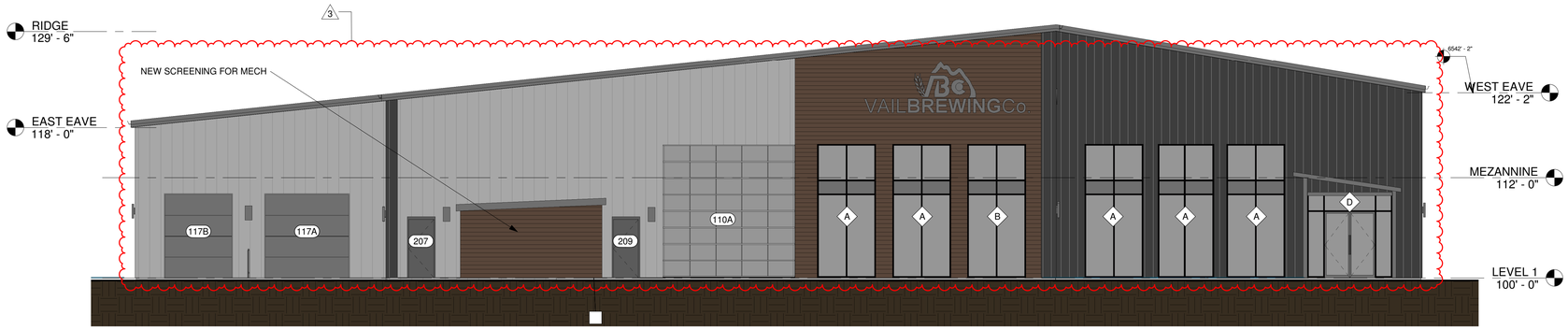
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A NEW TAPROOM & BREWERY FOR
VAIL BREWING CO.
PERMIT REVIEW
55 MCGREGOR DRIVE, GYPSUM, CO 81637

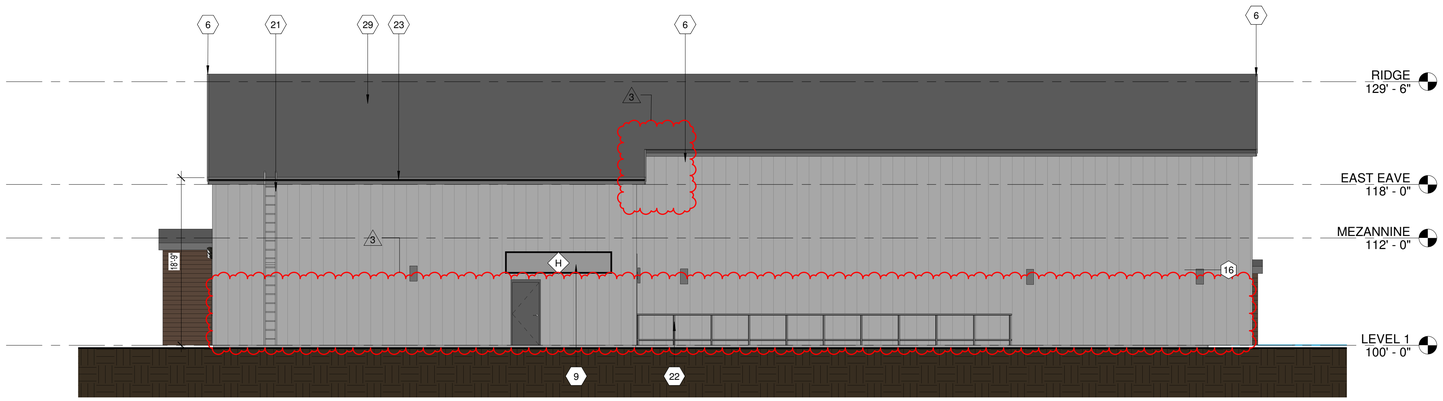
Design Project No.
22-285

Drawing Title
SITE DETAILS

Drawing No.
A1.1



1 NORTH ELEVATION
1/8" = 1'-0"



2 EAST ELEVATION
1/8" = 1'-0"

ELEVATION GENERAL NOTES

1. ---
2. PAINT ALL EXPOSED STEEL LINTELS, COLOR: ---.
3. EXPOSED CONCRETE FOUNDATION TO BE CONC-1.

ELEVATION KEYNOTES

1. EXTERIOR PAVING OR GRADE, RE: CIVIL PLANS
2. EXPOSED CONCRETE FOUNDATION/CURB
3. CANTILEVERED MTL. PANEL CANOPY, RE: A7 SERIES & PEMB DWGS.
4. VERT. MTL. PANEL, RE: EXTERIOR COLOR ELEVS. & PEMB DWGS.
5. BIKE RACK
6. PEMB RAKE TRIM, RE: PEMB DWGS.
7. ELECTRICAL MAIN PANEL AND METER
8. HOLLOW METAL DOOR AND FRAME - PT., RE: FINISH ELGEND
9. BLACK ANODIZED ALUMINUM STOREFRONT ASSEMBLY, RE: A8 SERIES
10. WOOD-LOOK PANEL SIDING, RE: DETAILS & SPECS.
11. FULL VISION OVERHEAD DOOR, RE: DOOR SCHEDULE
12. HORIZ. MTL. PANEL, RE: EXTERIOR COLOR ELEVS. & PEMB DWGS.
13. STONE VENEER, RE: EXTERIOR COLOR ELEVS.
14. CMU TRASH ENCLOSURE & STEEL GATES - PT.
15. ELECTRICAL FIXTURE, TYP. RE: ELEC. DWGS.
16. WOOD-LOOK PANEL SCREEN, RE: STRUCT. & SITE DETAILS
17. BLACK ANODIZED ALUM. STOREFRONT ENTRY, RE: DOOR SCHED.
18. CONC. FILLED BOLLARDS - PT.
19. INSULATED SECTIONAL DOOR, RE: DOOR SCHED.
20. INDENTIFICATION (BRANDING) WALL SIGN BY OWNER UNDER SEPERATE PERMIT
21. MTL. ROOF ACCESS LADDER W/ SECURITY PANEL AND LOCK
22. MTL. PIPE GUARDRAIL-PT., RE: STRUCT.
23. PREFIN. MTL. GUTTER & DOWNSPOUT, TYP. & PEMB DWGS.
24. GAS METER - COORD. W/ UTILITY PROVIDER, RE: PLBG. DWGS.
25. FULL-VISION COUNTER-HEIGHT OVERHREAD DOORS, RE: DOOR SCHED.
26. MASONRY FIREPLACE W/ GAS FIREPLACE INSERT, RE: MECH. & PLBG. DWGS.
27. MTL. SHADE CANOPY - PT., RE: FINISH LEGEND & DETAIL 2 / A7.0
28. EQUIPMENT BY OWNER, RE: EQUIP. PLANS
29. STANDING SEAM MTL. ROOF, RE: COLOR ELEVS. & PEMB DWGS.

SYMBOL LEGEND

- (1) KEYNOTE
- GRID LINE
- (A) WINDOW / FRAME TYPE
- XP-1 EXTERIOR BUILDING MATERIALS

09.08.26
DRB SET

DATE	NO.	DESCRIPTION
09/04/26	3	DRB REVISION 1

VAIL BREWING CO.
GYPSUM, CO
Project Number - 2423

COLORADO LICENSED
CHRISTOPHER K. AUSTIN
00405915
ARCHITECT

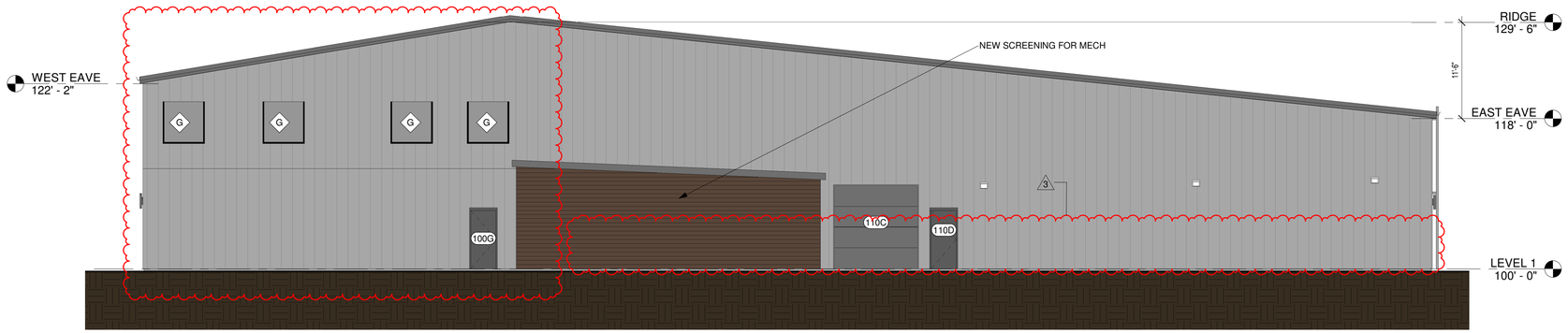
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(970)476-6342

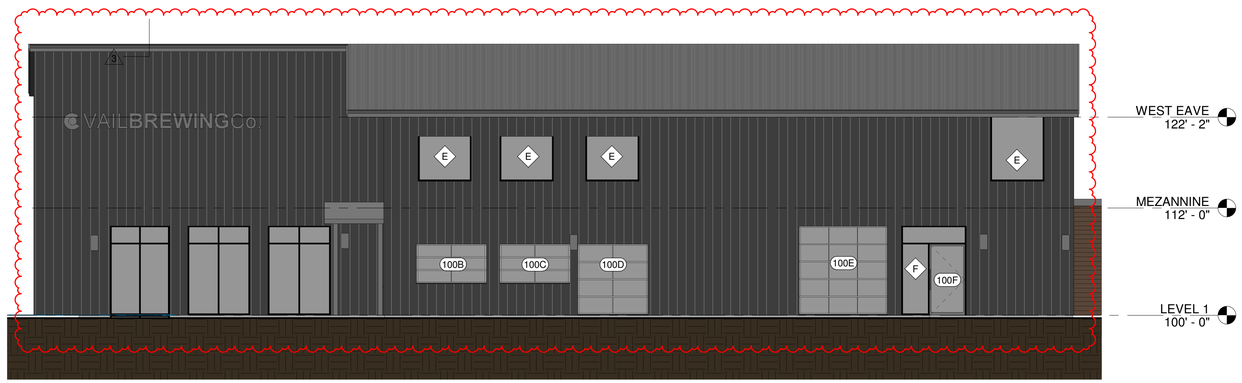
BUILDING ELEVATIONS

NORTH

A4.0



1 SOUTH ELEVATION
1/8" = 1'-0"



2 WEST ELEVATION
1/8" = 1'-0"

ELEVATION GENERAL NOTES

1. ---
2. PAINT ALL EXPOSED STEEL LINTELS, COLOR: ---.
3. EXPOSED CONCRETE FOUNDATION TO BE CONC-1.

ELEVATION KEYNOTES

1. EXTERIOR PAVING OR GRADE, RE: CIVIL PLANS
2. EXPOSED CONCRETE FOUNDATION/CURB
3. CANTILEVERED MTL. PANEL CANOPY, RE: A7 SERIES & PEMB DWGS.
4. VERT. MTL. PANEL, RE: EXTERIOR COLOR ELEVS. & PEMB DWGS.
5. BIKE RACK
6. PEMB RAKE TRIM, RE: PEMB DWGS.
7. ELECTRICAL MAIN PANEL AND METER
8. HOLLOW METAL DOOR AND FRAME - PT., RE: FINISH ELGEND
9. BLACK ANODIZED ALUMINUM STOREFRONT ASSEMBLY, RE: A8 SERIES
10. WOOD-LOOK PANEL SIDING, RE: DETAILS & SPECS.
11. FULL VISION OVERHEAD DOOR, RE: DOOR SCHEDULE
12. HORIZ. MTL. PANEL, RE: EXTERIOR COLOR ELEVS. & PEMB DWGS.
13. STONE VENEER, RE: EXTERIOR COLOR ELEVS.
14. CMU TRASH ENCLOSURE & STEEL GATES - PT.
15. ELECTRICAL FIXTURE, TYP, RE: ELEC. DWGS.
16. WOOD-LOOK PANEL SCREEN, RE: STRUCT. & SITE DETAILS
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25. FULL-VISION COUNTER-HEIGHT OVERHREAD DOORS, RE: DOOR SCHED.
26. MASONRY FIREPLACE W/ GAS FIREPLACE INSERT, RE: MECH. & PLBG. DWGS.
27. MTL. SHADE CANOPY - PT., RE: FINISH LEGEND & DETAIL 2 / A7.0
28. EQUIPMENT BY OWNER, RE: EQUIP. PLANS
29. STANDING SEAM MTL. ROOF, RE: COLOR ELEVS. & PEMB DWGS.

SYMBOL LEGEND

- (1) KEYNOTE
- GRID LINE
- (A) WINDOW / FRAME TYPE
- XP-1 EXTERIOR BUILDING MATERIALS

09.08.26
DRB SET

DATE	NO.	DESCRIPTION
09/04/26	3	DRB REVISION 1

VAIL BREWING CO.
GYPSUM, CO
Project Number - 2423

COLORADO LICENSED
CHRISTOPHER K. AUSTIN
00405915
ARCHITECT

PIERCE AUSTIN ARCHITECTS

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Vail, Colorado 81657
(970)476-6342

BUILDING ELEVATIONS

A4.1

NORTH









09.04.26
DRB SET

DATE	NO.	DESCRIPTION

VAIL BREWING CO.

GYPSUM, CO

Project Number - 2423

COLORADO LICENSED
CHRISTOPHER K. AUSTIN
00405915
ARCHITECT

PIERCE AUSTIN ARCHITECTS

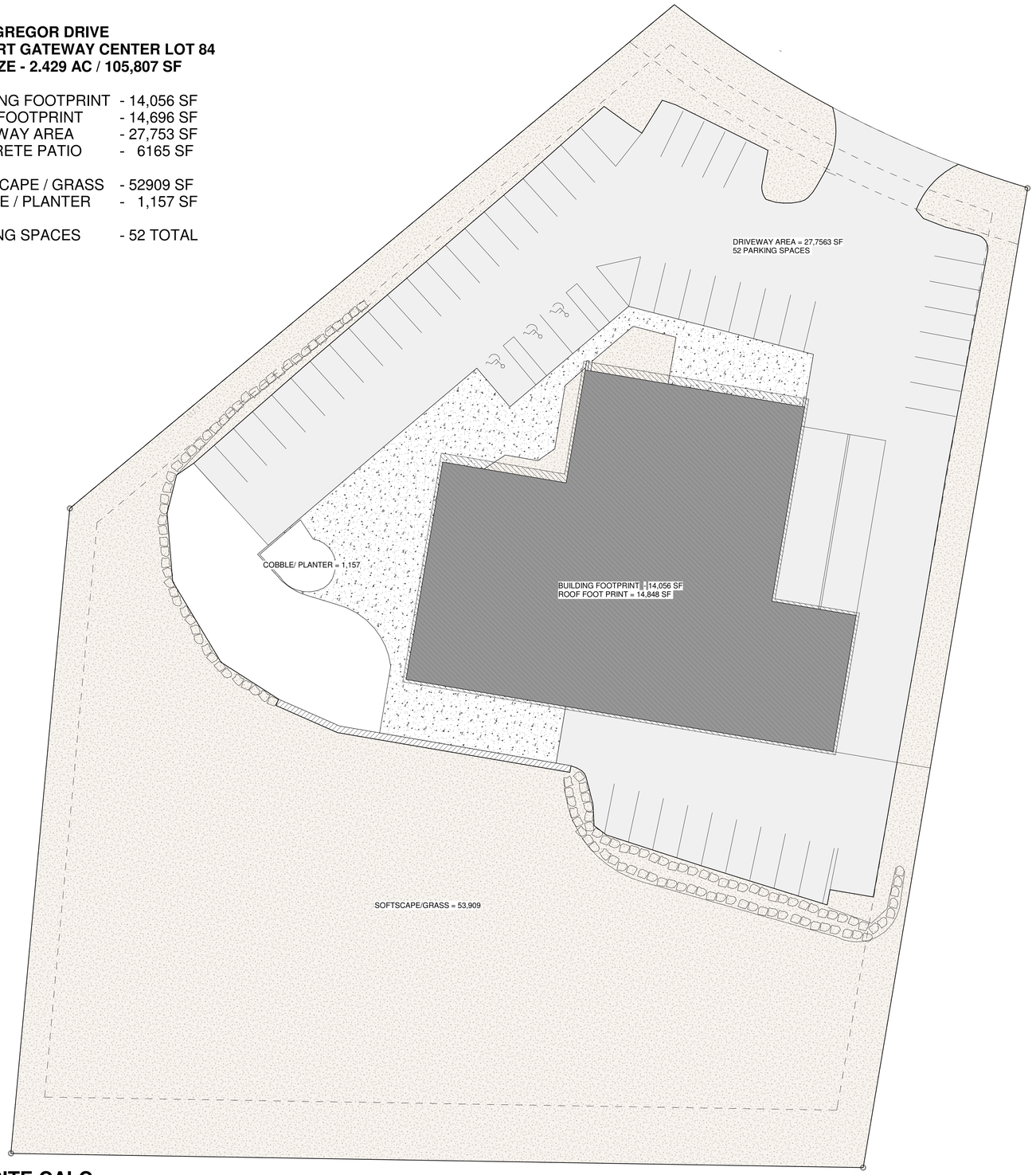
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2077 N Frontage Rd W, Unit G
Vail, Colorado 81657
(970)476-6342

PHOTOS

A9.03

55 MCGREGOR DRIVE
AIRPORT GATEWAY CENTER LOT 84
LOT SIZE - 2.429 AC / 105,807 SF

BUILDING FOOTPRINT	- 14,056 SF
ROOF FOOTPRINT	- 14,696 SF
DRIVEWAY AREA	- 27,753 SF
CONCRETE PATIO	- 6165 SF
SOFTSCAPE / GRASS	- 52909 SF
COBBLE / PLANTER	- 1,157 SF
PARKING SPACES	- 52 TOTAL



1 SITE CALC
1" = 20'-0"

27 AUGUST 2024
DRB SET

DATE	NO.	DESCRIPTION

VAIL BREWING CO.
GYPSUM, CO
Project Number - 2423

COLORADO LICENSED
CHRISTOPHER K. AUSTIN
00405915
ARCHITECT

PIERCE AUSTIN ARCHITECTS

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SITE CALC

G0.3