



Eagle Ranch Association
Regular Meeting
Design Review Board

Thursday, May 16, 2024
3:00 p.m. MDT

Eagle Ranch Office or
Zoom Webinar

Please register as an attendee with this
link:

https://zoom.us/webinar/register/WN_sFseklbyTAGDjhjXPHx33Q

Agenda

- 3:00pm 1) **Call to order. Verify quorum.**
- 3:05pm 2) **Approval of Board Minutes**
a) Approval of Board Minutes from 4/18/2024
- 3) **Meeting Specific Topics/New Business**
- 3:15pm a) Eagle Ranch Design Guidelines Updates – Allison Kent from Mauriello Planning Group – Architecture and Supplemental. Questions and discussion.
- 3:45pm b) 333 Robins Egg – Robins Egg LLC Spec Home – Glenn Harakal and Scott Turnipseed from Scott Turnipseed AIA – Final Review
- 4:05pm c) 53 Seven Hermits Drive – Houser Residence – Jeff Manley – Preliminary Review
- 4) **Other Business**
a) Other business topics as needed/requested by staff or DRB members
- 5) **Adjournment**

** Please note: All times listed, other than the meeting start time, are approximate **

MINUTES OF A MEETING OF
THE DESIGN REVIEW BOARD OF
EAGLE RANCH ASSOCIATION

A Meeting of the Design Review Board of the Eagle Ranch Association (the “Association”) was held on April 18, 2024, at the Eagle Ranch Office, 1143 Capitol Street, Eagle, CO 81631, or via Zoom video/teleconference*.

Directors Present:

Melanie Richmond
John Martin
Tom McCord
Jim Crine*
Rick Dominick, Alternate

Others Present:

Shelley Bellm, EWH Assistant Community Manager, Eagle Ranch
Jason Berghauer, EWH Design Review Board Administrator
Allison Kent, Mauriello Planning Group
Paul Roberts, Turnipseed Architecture
Scott Turnipseed, Turnipseed Architecture
Jeff Manley, Martin Manley Architects

The order of business was as follows:

1. Call to Order. The meeting was called to order at 3:02 p.m. MST. A quorum of members was present.
2. Approval of Minutes. Upon motion and second, the minutes of the March 21, 2024 meeting were approved.
3. Meeting specific topics / New Business.
 - a. **Eagle Ranch Design Guidelines Updates** – Allison Kent from Mauriello Planning Group – Process and Landscaping. Questions and discussion.

Process:

1. Has the DRB done the “conditional reservation of architectural style” recently? Is it still necessary at this level of build-out? *Remove this section in the guidelines.*
2. Is the Soils Groundwater Report necessary at Pre-Design? *No*

Landscape:

1. Landscaping must be installed within 180 days of TCC in all neighborhoods except its 90 days in the Meadows. Should we go to 180 days for all areas? *Yes, 180 days in all neighborhoods.*

2. Water features are not mentioned in the Meadows. Should we allow them? *Yes, as long as they comply with Town of Eagle water regulations.*
3. Do we want to eliminate organic mulch as allowable planting bed material? *Yes, alongside the residence. Outside the 5' perimeter around the residence, organic materials may be used. No rubber is allowed for mulch and volcanic rock is an acceptable material.*
4. Allowance for artificial turf – do we want to limit it to being permitted in rear yards, and at the discretion of the DRB in front and side yards? *Yes, front and side yards at the discretion of the DRB and a sample of the turf will be required at mock-up.*
5. Wildfire requirements – do we mandate it for the Highlands and recommend it for all other neighborhoods? Do we base it on the wildfire rating for the Uplands? *Recommended in all neighborhoods.*
6. How does the DRB feel about no plantings within the perimeter 5ft planting beds in the Uplands? *We need to follow wildfire recommendations in all neighborhoods.*
7. Neighborhood Center (Filings 15-17) – thoughts on adding them at the end of each chapter? Their guidelines have not been updated since 1999 so they are out of step with the other neighborhoods. They are built out, but we will still have additions, landscaping projects, etc., for review. *Add them to the end and if they want to do Firewise landscaping, refer to the appropriate section.*

The DRB provided the additional comments:

1. Drop perennial count throughout community

c. 25-00-64 - 1880 East Haystacker – Pennington Residence – Preliminary Review

The DRB provided the following comments:

1. Windows comply with guidelines, prefer window trim
2. Clarify if metal materials are being used
3. If horizontal siding is utilized, corner boards are required
4. All windows should have consistency with divided light
5. Garage door glass must be frosted

Motion to approve with conditions:

Motion: Melanie Richmond

Second: John Martin

Vote: 4-0

Conditions:

1. All comments provided in the administrative memo shall be complied with
2. Window trim recommended around all windows
3. Define black siding as shown on plans
4. Window's require consistency with divided light

d. 25-00-25 – 95 Mount Jackson – Ostmeyer Residence - Final Review

The DRB provided the following comments:

1. Make sure all Preliminary design comments are carried forward to technical
2. Anything over 5', including attic space, must be noted and calculated as square footage.
3. Garage door is going to be 4 x 4 panel textured metal. Cut sheet required for technical.

Motion to approve with conditions:

Motion: Rick Dominick

Second: Jim Crine

Vote: 5-0

Conditions:

1. All comments provided in the administrative memo shall be complied with
2. Sample of window trim at mock-up
3. Vertical siding at mock-up
4. Encourage applicant to verify depth/color variation to vertical siding
5. Building height to be shown on plans for technical

e. 03-06-15 – 333 Robins Egg – Robins Egg LLC Spec Home –Preliminary Review

The DRB provided the following comments:

1. Variance for rotating home 15 degrees from tangent is acceptable as guidelines state if the property lines are skewed more than 5 degrees from perpendicular to the street an unreasonable hardship may be granted a variance.
2. Front façade zone requirement is 40-50 ft, per Meadow's guidelines. This plan is currently at 35-45 ft. The house could be pushed back a bit to give the appearance that it is more in line with others on the street.
3. A hammerhead is allowable if that makes the design work better.
4. Rotate the residence just a couple of degrees and put the hammerhead in, it solves the driveway issue and still allows the front porch to face the street.
5. Sidewalk requirement must be met
6. Greater detail/bulk on base of front columns is necessary for Craftsman, consider using Victorian guidelines and bringing the roof pitch in line with that style.
7. Windows require divided lights
8. Window trim may work best with this style of home

Motion to approve with conditions:

Motion: Melanie Richmond

Second: Jim Crine

Vote: 5-0

Conditions:

1. All comments provided in the administrative memo shall be complied with
2. Siting of residence as shown on drawings is acceptable and a variance is granted.
3. Home should be shifted back a few feet to within the 50ft. setback
4. The width of the home is okay as drawn.
5. Driveway is acceptable and a hammerhead is acceptable if architect chooses.
6. A sidewalk from the street to the front of the house, as well as one from the driveway, is acceptable.
7. The style shall be changed from Craftsman to Victorian.
8. Front porch columns acceptable under Victorian style.
9. Memorandum items B & C shall be struck.
10. Picture windows and window mullions shall be modified.
11. Transom windows as shown are acceptable.

f. 01-01-32 – 53 Seven Hermits – Houser Residence –Pre-Design

The DRB provided the following comments:

1. Variance for siting is approved
2. Recommend to enclose ADU stairs on SW side of residence facing golf course

Motion to approve as presented:

Motion: Melanie Richmond

Second: John Martin

Vote: 4-0

4. Other Business.

- a. Discussion regarding Pre-Design applications - the guidelines do not state that pre-design meetings are required, but recommended. We need to update the guidelines to match the requirements the DRB has stated.
- b. Tesla Solar Panels are being considered for use at 53 Seven Hermits and information for the product has been provided. Future discussion should be considered to better understand if this is a viable product for use in Eagle Ranch. We can schedule a representative of this product to present to the DRB.
- c. Discussion regarding DRB applicants. John recommended John Krueger consider applying for the open seat.

There being no further business to come before the Board, the meeting was adjourned at 5:25 p.m. MST.

Respectfully submitted,



Shelley Bellm, Recording Secretary



Mauriello Planning Group

MEMORANDUM

To: Eagle Ranch Design Review Board
From: Mauriello Planning Group
Subject: Phase 1 Design Guideline Update Process
Date: May 16, 2024 (Meeting 3)

Phase 1 Design Guideline Update Process: Consolidation and simplification with the goal of not amending specific requirement and guidelines, but providing the framework for one set of guidelines that can be more easily edited in the future (Phase 2).

Schedule:

March 21: Introduction, Site Guidelines
April 18: Landscape, DRB process
May 16: Architecture, Supplemental
June 20: Final Draft for Adoption

Internal Process:

- Create each chapter by taking the language from original sets Guidelines into a Word doc
 - First draft will eliminate repetition, simplify requirements into tables when appropriate
- Quality control each chapter by double checking against the original Guidelines
- Each chapter provided to DRB for review
- Final edits based on input
- Combine chapters to create final draft document
- Add graphics, maps, and final formatting.
- Adoption

General Comments:

These Neighborhood Architecture chapters are too long even with some pretty major consolidation. With some small tweaks to some of the specifics, we can start to categorize the styles so that there is more overlap between the neighborhoods. With DRB direction, we can continue to work on the Architecture chapter and provide drafts via email as work continues.

Specific Questions:

Architecture -

1. General Architecture chapter could be merged with another chapter as it ended up being very short. Are you ok with reframing that chapter?
2. Are you ok with us taking out statements about weathering steel being without warrantee?

3. Highlands Ridgeline makes some references to the Visual Reference Points done with the original plat. Does anyone have access to the Visual Reference Points anymore, or should we strike it?
4. When there are subtle differences between the same styles but different neighborhoods, do you feel comfortable with us combining them to allow for greater simplification?
5. How would you like to deal with a paint color palette?

Supplemental -

1. Do you want to add any requirements about roof penetrations and venting?
2. The section on antenna seem to deal with the "Association" rather than the DRB? This was a separate guideline document that I incorporated in. Do you want it to stay in Supplemental?
3. The Guidelines don't address solar panels or radon mitigation. If you would like to add some, I would recommend a few simple guidelines:
 - Exposed conduit and PVC should be minimized to the extent possible
 - Any exposed conduit and PVC should be of painted or of a color to match the roof materials or wall color it is within
 - Exterior mechanical connections and panels should occur on the side or rear of the house, painted to match the wall color, and may require landscape screening.

Action Items:

1. DRB to provide input at the meeting.
2. Please provide any additional comments and questions beyond those discussed at the meeting by May 31st. Email to Jason: jberghauer@eastwest.com



Design Review Memorandum

Project Number: 03-06-15
Owner Name: Robins Egg, LLC
Architect: Scott S. Turnipseed, AIA
Address: 333 Robins Egg Lane
Legal: EAGLE RANCH FILING 3 Block: 6 Lot: 15
Preliminary DRB Meeting Date: April 18, 2024
Final DRB Meeting Date: May 16, 2024

PROJECT OVERVIEW

- Lot Size: 26,053 sf
- Accessory Dwelling Unit: No
- Slopes in Excess of 30%: No
- Design Guidelines: Meadows
- Style: Victorian
- Fire Suppression System: Refer to GERFPD and EVW for fire suppression requirements



LIMITATIONS

Standard	Allowed	Proposed
Floor Area Maximum	6,000 sf	4,981 sf
Floor Area Minimum	1,500 sf	Complies
House Footprint Maximum	5,000 sf	4,653 sf
Maximum Lot Coverage	30% = 7,815 sf	4,653 sf
Impervious Area	50% = 13,026 sf	7,770 sf
Height	35 ft	Complies
Setbacks	Front: 25 feet Sides: 15 feet Rear: 25 feet	Complies
Driveway Setback	7.5 ft from side property line	>7.5 ft

PRELIMINARY PLAN REVIEW – April 18, 2024

1. Site and Landscape Comments

- a) Applicant has adjusted the house siting per recommendations made at Preliminary Review. By both adjusting the angle relative to the front property tangent line and moving the house rearward on the site, items a-e from Preliminary Review have been addressed.
- b) Forthcoming Meadows Guidelines updates will adopt some best practices regarding Wildfire protection including a 5' non-combustible perimeter surrounding the home. Applicant could consider this future update to current design.

2. Architecture Comments

- a) An increase in roof pitch and a change in style to Victorian has addressed Preliminary Review Comments a and b.
- b) Shows "walls below" on roof plan for attic storage space above 5' tall. Verify gross square footage calculation. Sections indicate space of 43'3" x 7'7" which totals 328 square feet. Cover Sheet (C.S.1) indicates attic gross square feet of 192.

3. Staff Recommendation

Staff recommends approval of the Final Plan Review for the Residence with the following conditions:

1. General Condition: Compliance with the Eagle Ranch Design Guidelines and process is not a substitute for compliance with Town of Eagle regulations, State regulations, or Federal regulations. Additional permits and approvals may be required by these agencies prior to commencing any work on the property. The property owner and its agents are responsible for ensuring compliance with all local, state, and federal regulations.
2. The applicant shall address the comments provided in this staff memorandum and any DRB comments prior to submittal for Final Review.
 - a) For Technical Review, include AC and mechanical units on landscape plan to ensure appropriate screening.
 - b) For Technical Review, include landscape cost estimate and approximate completion date.
 - c) For Technical Review, show construction sign detail on construction management plan.

PRELIMINARY PLAN REVIEW – April 18, 2024

4. Site and Landscape Comments

- a. 2.2.3 (2-3) *On curved streets, the front of the house should be tangent to the curve in front of the house. Where side property lines are skewed more than 5 degrees from perpendicular to the street frontage or on cul-de-sac lots where such a skew creates a hardship upon the placement of a reasonable house, the DRB may grant a variance.*
Currently, house is rotated approx. 15 degrees from tangent.
Staff request DRB input.
- b. 2.2.1.1 (3) *For narrow frontage and cul-de-sac lots, the preferred minimum façade zone/front setback is 40 feet, and the preferred maximum is 50 feet. However, certain homesites with a very narrow frontage may require a greater maximum front setback to accommodate a reasonable house width. This will be determined on a homesite by homesite basis by the Design Review Board.*
Facade zone as shown is between 35' and 45' from property line.
Staff requests DRB input.
- c. 2.2.8 (1) *The width of the main mass of the house built in the façade zone may not exceed 50 feet.* As drawn, the width of the house at the widest part of the façade zone exceeds 50'. However, only portions of the building mass protrude into the façade zone, each of which is less than 50'.
Staff requests DRB input.
- d. 2.2.10 (1-2) *Provide a walkway from the public sidewalk to the front porch that, if elevated, must have steps leading up to it.*
On lots with less than 75 feet of street frontage, a walkway from driveway to porch may be provided in lieu of that described in item 2.2.10 a. (above).
Current drawings show a walkway from the front porch to the driveway, but no pathway from the front porch to the sidewalk even though street frontage exceeds 75'.
Staff request DRB input.
- e. 2.2.5 (3) *From the lot line to the front of the façade zone the width of the driveway cannot exceed 12 feet.*
Driveway width is currently shown at 12' from road edge to lot line but exceeds 12' wide from lot line to the front line of the facade zone.
Staff requests DRB input.
- f. Regarding the berm at the rear of the property:
 - i. 2.4.2.4 (3) *Side slope gradients must vary in steepness with no slope exceeding 2:1 gradient.* There is a note on the landscape plan acknowledging this guideline, but site grading plan shows slope exceeding 2:1 gradient.
 - ii. 2.4.2.4 (5) *The crest of any berm must vary in height by at least 1 foot in each 15 feet of berm length.* Top of berm shown is approximately 36' long with no indicated variation in height.

5. Architecture Comments

- a. 3.3.5 (3) *Front Porch Columns should spring from capped piers that extend at least 3 ½ feet above the porch deck level. The piers may be clad in any approved masonry or siding product.*
Front porch columns are shown with no base piers.
- b. 3.3.5 (7) *Either railings or parapet walls are provided to enclose the porch.*
Porch is not enclosed with either parapet walls or railings.

- c. 2.3.1.3 (1) *Corner boards should be provided with shingle, wood (or simulated wood) siding.*

Specify corner detailing for Final Review.

- d. 2.3.2.3 (5): *Except for selected large fixed glass picture windows, all casement and fixed glass windows require one of the following divided light patterns:*
 - a. *A widened horizontal mullion at the mid-line of the glazing giving the appearance of a double hung window;*
 - b. *A course of divided light mullions across the top of the glazing; or*
 - c. *A multi-light transom window mullied directly above the subject window.*

Currently there are no divided light patterns shown on the windows.

Staff requests DRB input.

6. Staff Recommendation

Staff recommends approval of the Preliminary Plan Review for the Residence with the following conditions:

- 3. General Condition: Compliance with the Eagle Ranch Design Guidelines and process is not a substitute for compliance with Town of Eagle regulations, State regulations, or Federal regulations. Additional permits and approvals may be required by these agencies prior to commencing any work on the property. The property owner and its agents are responsible for ensuring compliance with all local, state, and federal regulations.
- 4. The applicant shall address the comments provided in this staff memorandum and any DRB comments prior to submittal for Final Review.
 - d) For Final Review, include roof plan with ridge heights on grading plan.
 - e) For Final Review, include AC and mechanical units on landscape plan to ensure appropriate screening.
 - f) For Final Review, include landscape cost estimate and approximate completion date.
 - g) For Final Review, show all utility connections.
 - h) For Final Review, show address marker location and detail.
 - i) For Final Review, show construction sign detail on construction management plan.
 - j) For Final Review, show exterior lighting location on elevations.

Draft Notes from Preliminary Review Meeting on April 18, 2024

a. 03-06-15 – 333 Robins Egg – Robins Egg LLC Spec Home –Preliminary Review

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3. A hammerhead is allowable if that makes the design work better.
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7. Windows require divided lights
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Motion to approve with conditions:

Motion: Melanie Richmond

Second: Jim Crine

Vote: 5-0

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9. Memorandum items B & C shall be struck.
10. Picture windows and window mullions shall be modified.
11. Transom windows as shown are acceptable.

OWNER:

ROBINS EGG, LLC
PO BOX 3388
EAGLE, COLORADO 81631-3388

ARCHITECT:

SCOTT S. TURNIPSEED, AIA
ARCHITECTURE AND CONSTRUCTION, INC.
PO BOX 3388
1143 CAPITOL STREET, STE 211
EAGLE, CO 81631
970-328-3900
GLENN HARA KAL, ARCHITECT
glenn@sstaia.com



333 ROBINS EGG LANE

THE INTENT OF THIS HOME IS NOT TO CREATE A REPLICA OF A 100 YEAR OLD VICTORIAN HOME, BUT A SOMEWHAT CONTEMPORARY INTERPRETATION OF A 100 YEAR OLD VICTORIAN HOME IN KEEPING WITH SECTION 3.1.1 OF THE EAGLE RANCH DESIGN GUIDELINES

LIST OF DRAWINGS:

- CS.1 COVER SHEET
- CS.2 MODEL VIEWS
- A0.1 SITE PLAN / EXTERIOR LIGHTING
- A0.2 SURVEY
- A0.3 SITE SECTIONS
- A0.4 CONSTRUCTION MGT. PLAN
- L1.1 LANDSCAPE PLAN
- A1.1 FIRST FLOOR PLAN
- A1.2 ROOF PLAN
- A2.1 FRONT & RIGHT ELEVATIONS
- A2.2 REAR & LEFT ELEVATIONS
- A2.3 WINDOWS AND EXT. DOORS
- A3.1 BUILDING SECTIONS
- A3.2 BUILDING SECTIONS
- A3.3 BUILDING SECTIONS
- A3.4 BUILDING SECTIONS
- A3.5 BUILDING SECTIONS
- A3.6 BUILDING SECTIONS
- A3.7 BUILDING SECTIONS
- A4.1 WALL SECTIONS
- A5.1 CONSTRUCTION DETAILS

TURNIPSEED

ARCHITECTURE
CONSTRUCTION
INTERIOR DESIGN

SINCE 1995

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LOT 15, BLOCK 6, FILING 3
EAGLE, COLORADO

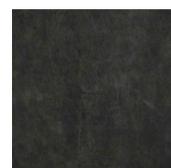
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FINAL DRB	04.30.2024



MATERIALS PALETTE:



ROOF
STANDING SEAM
CHARCOAL



WINDOWS
DARK BRONZE



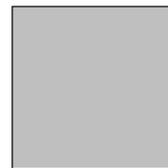
TRIM
DARK GRAY



ROOF
ASPHALT SHINGLE - GAF
TIMBERLINE - CHARCOAL



VERTICAL HEMLOCK SIDING
VINTAGE WOODS - 107 DRIFTWOOD



GUTTERS, SNOW GUARDS
GALVALUME

SITE COVERAGE:

PARCEL NO.	2109-092-05-002
SITE	0.599 ACRES (26,092 SF)
FOUNDATION FOOTPRINT	4,621 SF (17.7% < 30.0%)
DRIVEWAY	1,652 SF
WALKWAYS	403 SF
PORCHES (COVERED)	861 SF
TOTAL IMPERVIOUS	7,537 SF (28.9% < 50%)

RADON MITIGATION:

REQUIRED PER APPENDIX F OF THE IRC;
METHOD AS CHOSEN BY GENERAL CONTRACTOR

HEATING / COOLING:

NATURAL GAS; INFLOOR RADIANT;
CENTRAL AIR CONDITIONING

PROJECT SUMMARY:

NEW CONSTRUCTION:	SINGLE FAMILY
NUMBER OF STORIES:	1
PARKING (INSIDE):	4
PARKING (OUTSIDE):	2
BEDROOMS:	4
BATHROOMS:	4.5

FLOOR AREA:

FIRST FLOOR FINISHED	3,425 SF
TOTAL FINISHED	3,425 SF
CRAWL SPACE (<5')	
GARAGE / MECHANICAL	1,196 SF
GARAGE ATTIC STORAGE (>5')	192 SF
GROSS SQUARE FOOTAGE	4,813 SF < 6,000 SF

Verify gross square
footage of attic
storage

LOCATION MAP:



CS.1
COVER SHEET



TURNIPSEED

ARCHITECTURE
CONSTRUCTION
INTERIOR DESIGN

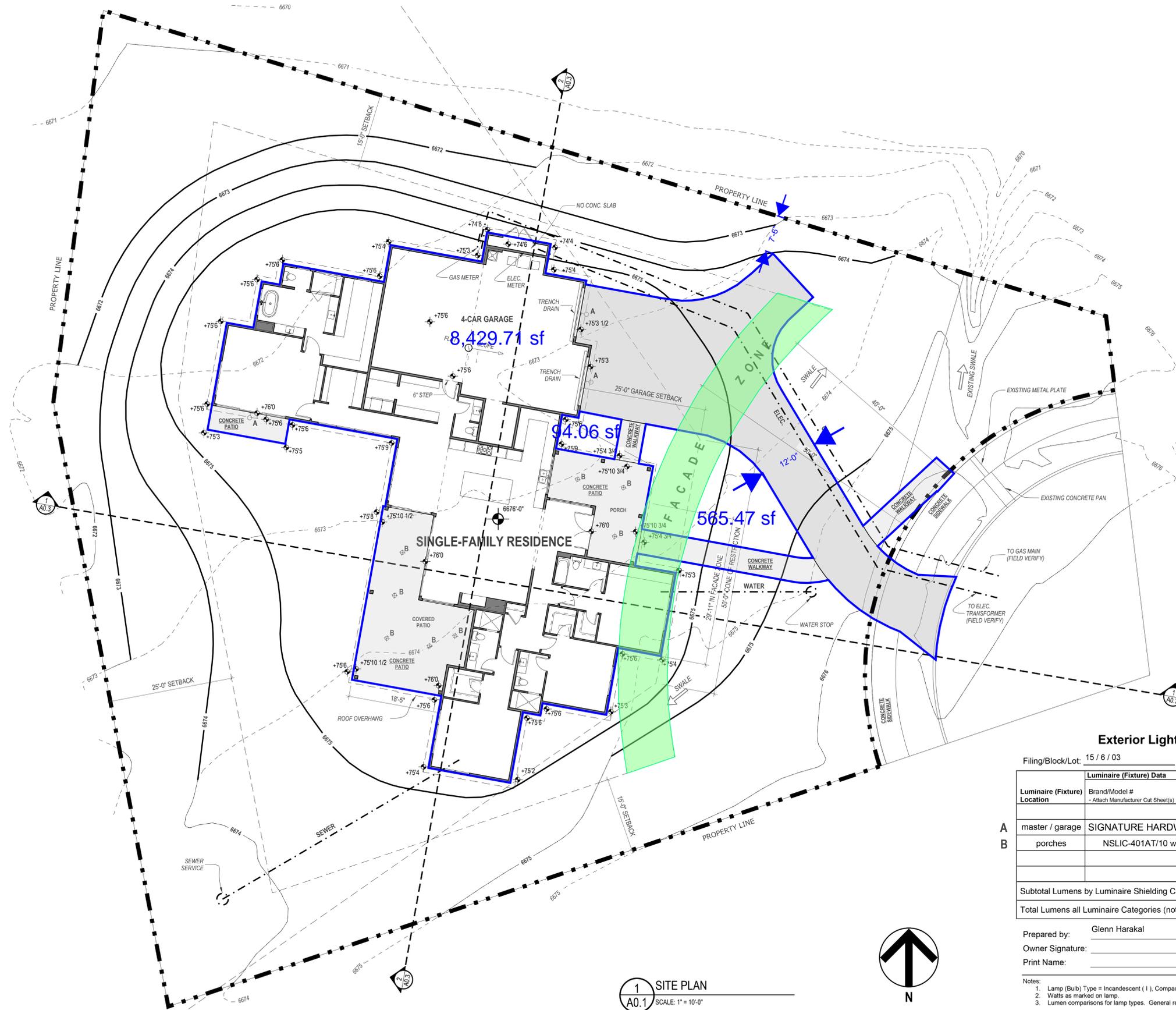
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970.328.3900 WWW.SSTAIA.COM

CS.2
MODEL VIEWS



1 SITE PLAN
A0.1 SCALE: 1" = 10'-0"



EXTERIOR LIGHT FIXTURE
 BRAND: SIGNATURE HARDWARE
 MODEL: 15\"/>



EXTERIOR LIGHT FIXTURE
 BRAND: NORA LIGHTING
 MODEL: 5\"/>

CLIENT HOUSE-WARMING GIFT:
 SUPPLEMENTAL EXTERIOR LIGHTING
 (INCLUDES FALL PROTECTION):



HARD HAT WITH UNSHIELDED HEAD LAMP
 ENERGIZER NO. S-21093
 NOT DARK SKY COMPLIANT
 300 LUMENS X QTY. 4 = 1,200 LUMENS

Exterior Lighting Worksheet – Eagle Ranch Design Review

Filing/Block/Lot: 15 / 6 / 03 Address: 333 ROBINS EGG LANE

Luminaire (Fixture) Location	Luminaire (Fixture) Data		Lamp (Bulb) Data			Lumens by Luminaire Type			
	Brand/Model # - Attach Manufacturer Cut Sheet(s)	Qty	Lamp Type	Lamps per Luminaire	Watts per Lamp	Lumens per Lamp	Unshielded Luminaires*	IDA Certified Luminaires**	Switch Type*
A master / garage	SIGNATURE HARDWARE-15\"/>								
B porches	NSLIC-401AT/10 with NL410 or NL412	8	LED	1	5	500			
Subtotal Lumens by Luminaire Shielding Category (Unshielded or IDA Certified*)							≤ 2,000 lumens		
Total Lumens all Luminaire Categories (not to exceed 5,500 Lumens)								5,500	

Prepared by: Glenn Harakal Date: 04/25/2024
 Owner Signature: _____ Date: _____
 Print Name: _____

- Notes:
- Lamp (Bulb) Type = Incandescent (I), Compact Fluorescent (CFL), Low-voltage Halogen (LV), Light Emitting Diode (LED), etc.
 - Watts as marked on lamp.
 - Lumen comparisons for lamp types. General retail outlets (i.e. grocery, hardware store, etc.) may not carry all wattages. Consider specialty stores or internet sources.

Typical Lumens/Lamp*		Compact Fluorescent		Lo-Voltage Halogen		
Watts	Lumens	Watts	Lumens	Lamp Base	Watts	Lumens
25	200	5	200	G4	5	55
40	500	8-10	450	G4	10	140
60	800-890	13-18	890	G4	20	320
75	1080-1200	18-22	1210	G6Y.35	35	600
100	1420-1750	23-28	1750	G6Y.35	50	950

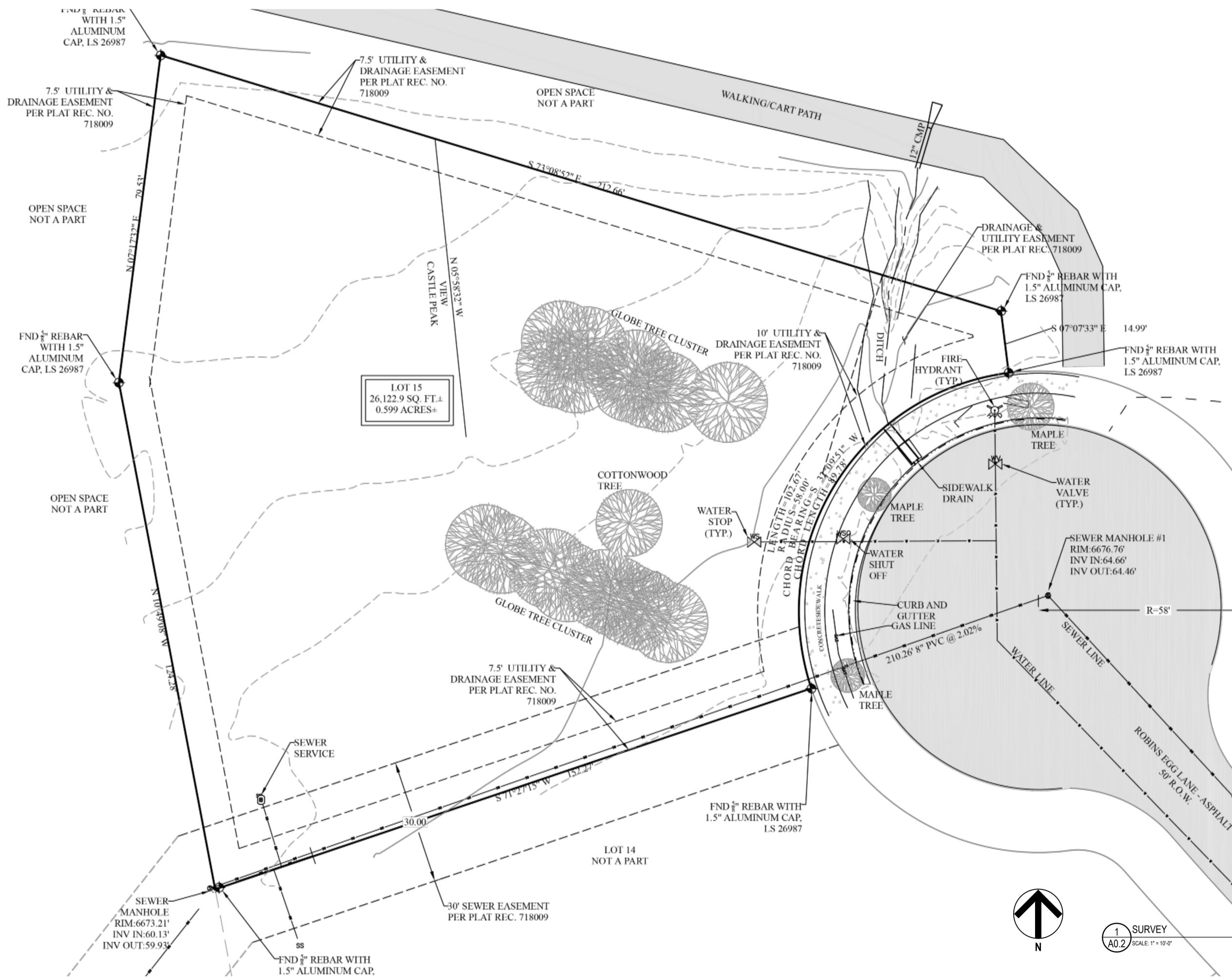
- The International Dark-Sky Association (<http://www.darksky.org>) certifies luminaires that minimize glare, reduce light trespass, and don't pollute the night sky.
- Luminaire Shielding Category is Unshielded unless specifically certified with International Dark-Sky Association Fixture Seal of Approval.
- Switch Type = manual (M), motion detector (MD), photocell (P), rheostat (R), timer (T)



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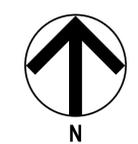
LOT 15
26,122.9 SQ. FT.±
0.599 ACRES±

TURNIPSEED
ARCHITECTURE
& CONSTRUCTION
INTERIOR DESIGN
SINCE 1995

333 ROBINS EGG LANE
THE INTENT OF THIS HOME IS NOT TO CREATE A REPLICA OF A 100 YEAR OLD VICTORIAN HOME,
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1 SURVEY
A0.2 SCALE: 1" = 10'-0"

A0.2
SURVEY

April 30, 2024



1 SITE SECTION
A0.3 SCALE: 1/8" = 1'-0"



2 SITE SECTION
A0.3 SCALE: 1/8" = 1'-0"

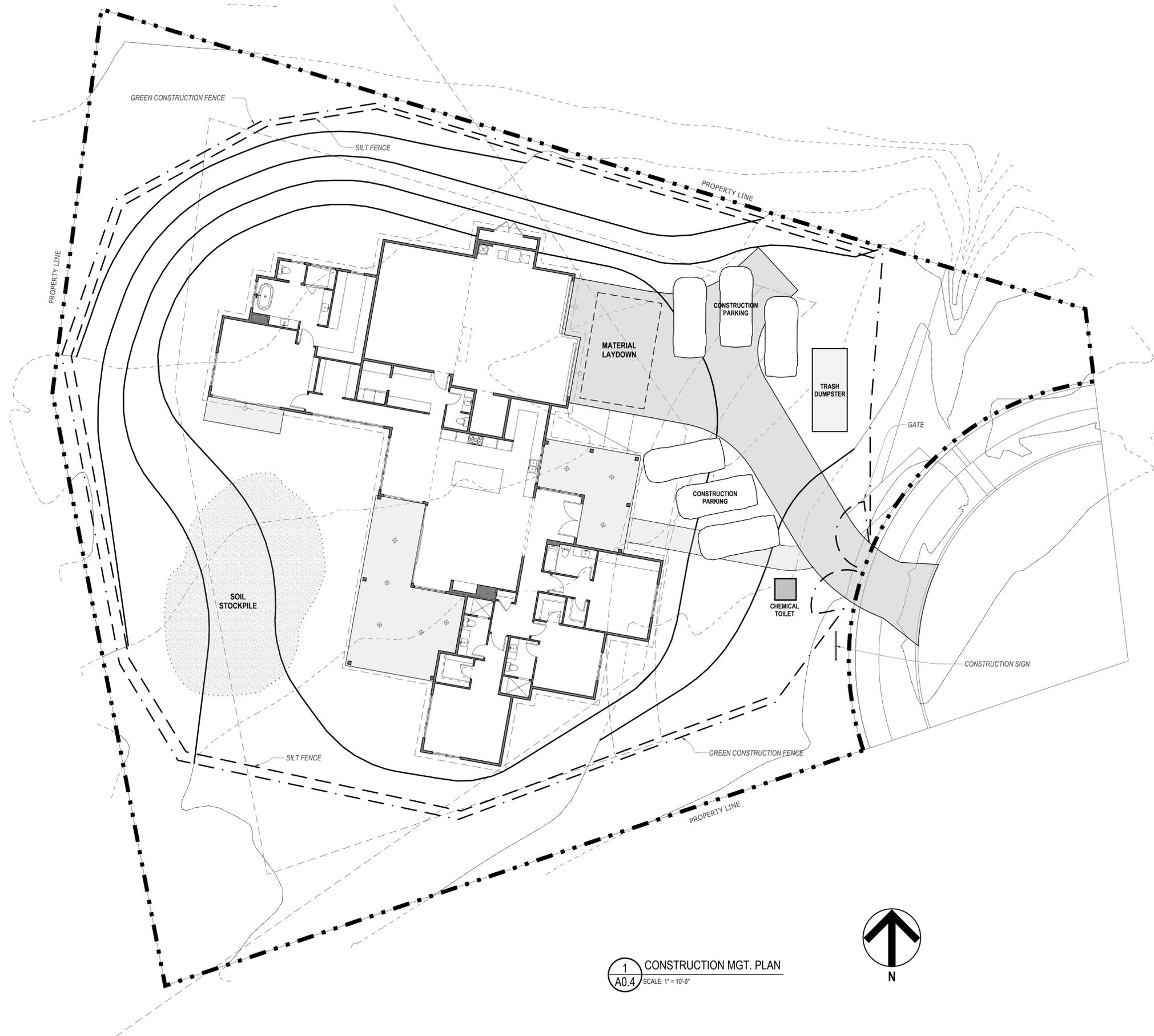
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A0.3
SITE SECTIONS



1
A0.4 CONSTRUCTION MGT. PLAN
SCALE: 1" = 10'-0"



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ARCHITECTURE
CONSTRUCTION
INTERIOR DESIGN
SINCE 1995

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A0.4
CONSTRUCTION
MGT. PLAN

April 30, 2024

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IRRIGATION:

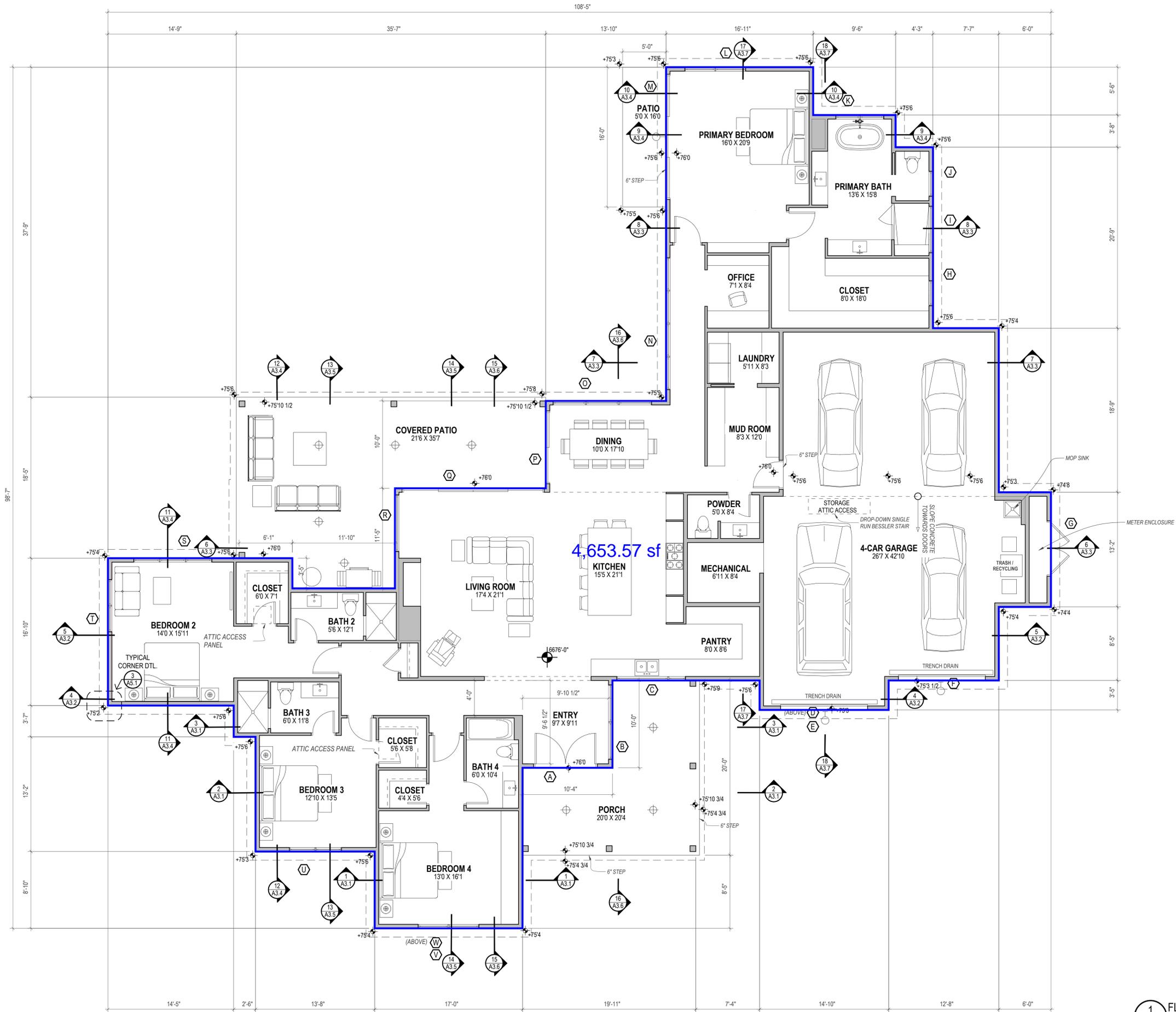
TYPE OF WATER IRRIGATION	AREA	REMARKS
SPRINKLER SYSTEM (ON TIMER)	3,567 SF	LAWNS
DRIP IRRIGATION (ON TIMER)	2,045 SF	PERIMETER BEDS
NON-IRRIGATED (NATIVE GRASSES AND VEGETATION)		PROVIDE TEMPORARY SURFACE IRRIGATION FOR A MINIMUM OF 2 YEARS TO ESTABLISH

PLANT MATERIAL LIST:

MARK	QTY	BOTANICAL NAME	COMMON NAME	SIZE / CALIPER
EVERGREEN TREES				
PP	2	<i>PICEA PUNGENS</i>	COLORADO SPRUCE	12'
PF	3	<i>PINUS FLEXILIS</i>	LIMBER PINE	8'
PE	3	<i>PICEA ENGELMANNII</i>	ENGELMANN SPRUCE	12'
DECIDUOUS TREES				
AF	2	<i>ACER GINNALA 'FLAME'</i>	AMUR MAPLE	2.5"
MR	1	<i>MALUS SPECIES</i>	FLOWERING CRABAPPLE: RADIANT	2.5"
MS	1	<i>MALUS SPECIES</i>	FLOWERING CRABAPPLE: SPRING SNOW	2.5"
PT	5	<i>POPULUS TREMULOIDES</i>	QUAKING ASPEN	2.5"
EX	3	(EXISTING)	(EXISTING STREET TREE)	EXG.
SHRUBS				
AA	-	<i>AMELANCHIER ALNIFOLIA</i>	SERVICEBERRY	#5
CM	1	<i>CERCOCARPUS MONTANUS</i>	MOUNTAIN MAHOGANY	#5
CS	3	<i>CORNUS STOLONIFERA</i>	REDTWIG DOGWOOD	#5
JC	-	<i>JUNIPERUS COMMUNIS</i>	JUNIPER	#5
RC	-	<i>RIBES CEREUM</i>	WAX CURRANT	#5
RW	-	<i>ROSA 'WOODSII'</i>	WOOD'S ROSE	#5
SO	-	<i>SYMPHORICARPOS OROEPHILUS</i>	MOUNTAIN SNOWBERRY	#5
CA	3	<i>CORNUS ALBA 'ARGENTOMARGINATA'</i>	VARIEGATED DOGWOOD	#5
CL	1	<i>COTONEASTER LUCIDUS</i>	PEKING COTONEASTER	#5
JB	1	<i>JUNIPERUM HORIZONTALIS 'BLUE CHIP'</i>	BLUE CHIP JUNIPER	#5
LI	-	<i>LONICERA INVOLUCRATE</i>	TWINBERRY HONEYSUCKLE	#5
PO	3	<i>POTENTILLA SPECIES</i>	POTENTILLA	#5
PA	3	<i>PEROVSKIA ATRIPLICIFOLIA</i>	RUSSIAN SAGE	#5
RA	-	<i>RIBES ALPINUM</i>	ALPINE CURRANT	#5
RF	3	<i>ROSA FOETIDA 'BICOLOR'</i>	AUSTRIAN COPPER ROSE	#5
SP	3	<i>SALIX PURPUREA 'NANA'</i>	SNOWMOUND SPIREA	#5
SV	-	<i>SYRINGA VULGARIS</i>	COMMON PURPLE LILAC	#5
SM	-	<i>SALIX MONTICOLA</i>	MOUNTAIN WILLOW	#5
PH	-	<i>PICEA PUNGENS 'HOOPSII'</i>	HOOPSII SPRUCE	#5
PM	3	<i>PINUS MUGO MUGUS</i>	DWARF MUGO PINE	#5
CONTAINER GRASSES				
FG	-	<i>FESTUCA GLAUCA 'ELIJAH BLUE'</i>	ELIJAH BLUE FESCUE	#5
MG	3	<i>MISCANTHUS SINENSIS 'GRACILLIMUS'</i>	MAIDEN GRASS	#5
CK	-	<i>CALAMAGROSTIS ACUTIFLORA 'K.F.'</i>	FEATHER REED GRASS	#5

NOTE: ALL PERIMETER BEDS TO BE PLANTED WITH A MIX OF PERENNIALS AND GROUND COVERS; MINIMUM QUANTITY OF 40 PER EAGLE RANCH DESIGN GUIDELINES; PROVIDE METAL EDGING, WEED BARRIER FABRIC AND MULCH.





4,653.57 sf

1 FLOOR PLAN
A1.1 SCALE: 3/16" = 1'-0"

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SINCE 1995

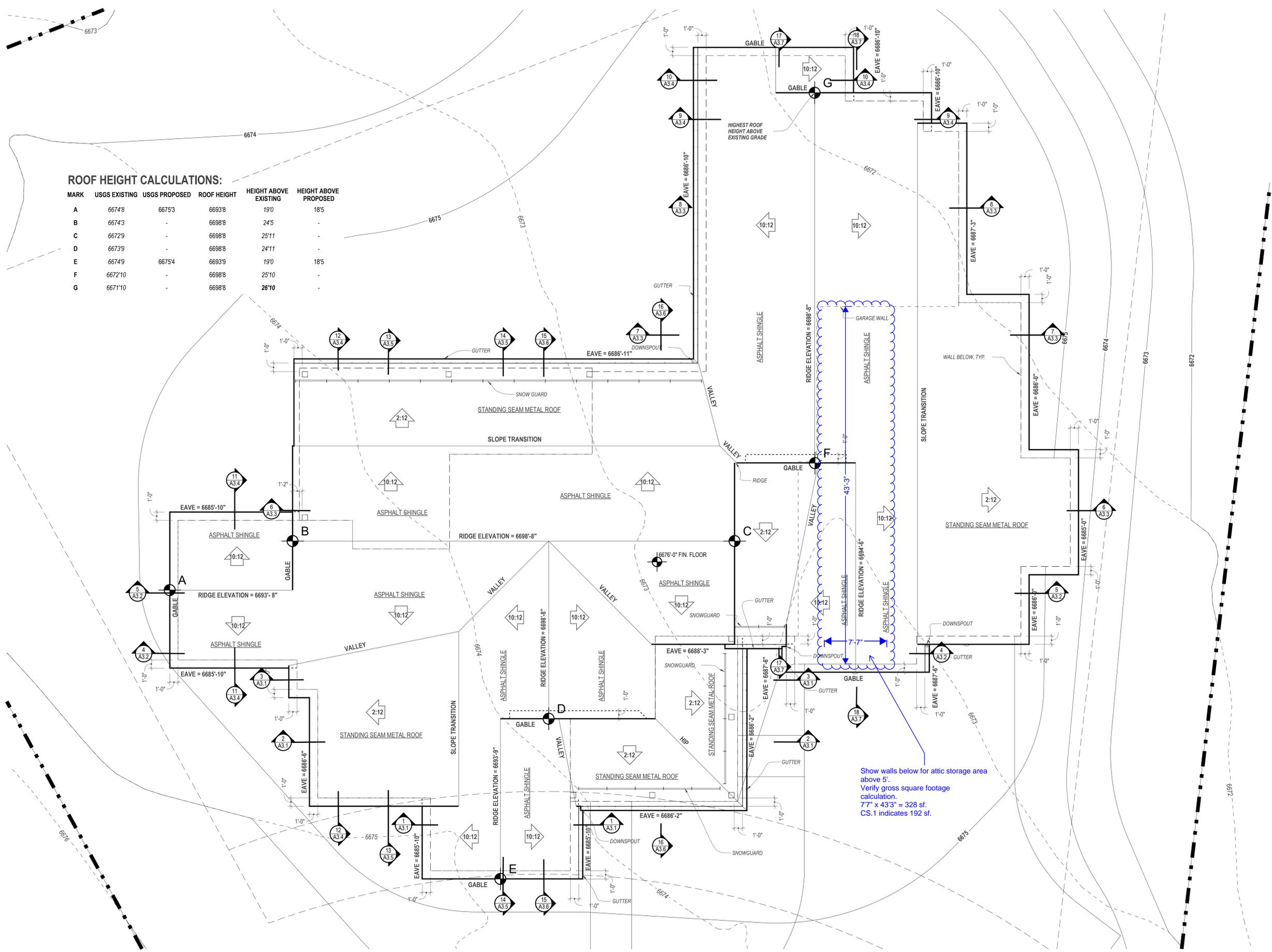
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A1.1
FIRST FLOOR
PLAN

April 30, 2024



ROOF HEIGHT CALCULATIONS:

MARK	USGS EXISTING	USGS PROPOSED	ROOF HEIGHT	HEIGHT ABOVE EXISTING	HEIGHT ABOVE PROPOSED
A	6674'8	6675'3	6693'8	19'0	18'5
B	6674'3	-	6698'8	24'5	-
C	6672'9	-	6698'8	25'11	-
D	6673'9	-	6698'8	24'11	-
E	6674'9	6675'4	6693'9	19'0	18'5
F	6672'10	-	6698'8	25'10	-
G	6671'10	-	6698'8	26'10	-

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1 ROOF PLAN
A1.2 SCALE: 3/16" = 1'-0"

A1.2
ROOF PLAN





1
A2.1 FRONT ELEVATION
SCALE: 1/4" = 1'-0" (WITH TYPICAL MATERIAL NOTES)



2
A2.1 RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

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EXISTING GRADE

1 REAR ELEVATION
A2.2 SCALE: 1/4" = 1'-0"



EXISTING GRADE

2 LEFT ELEVATION
A2.2 SCALE: 1/4" = 1'-0"

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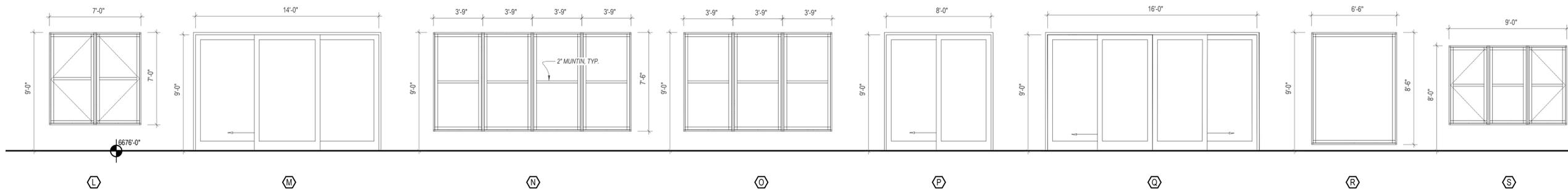
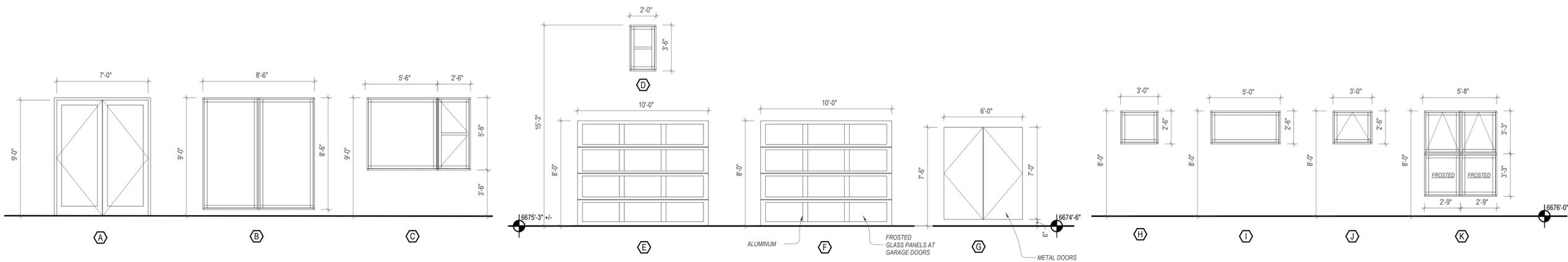
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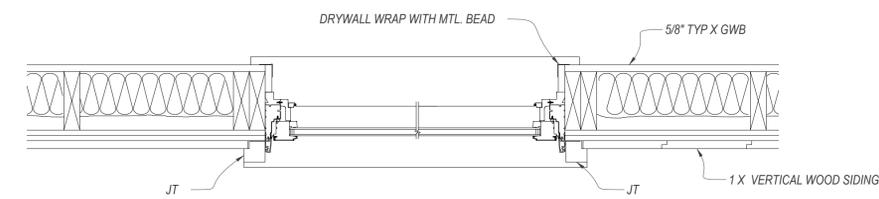
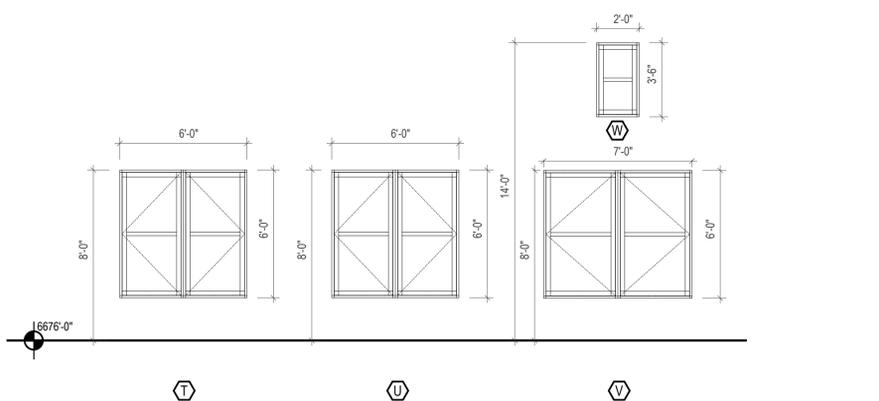
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A2.2
REAR AND LEFT
ELEVATIONS

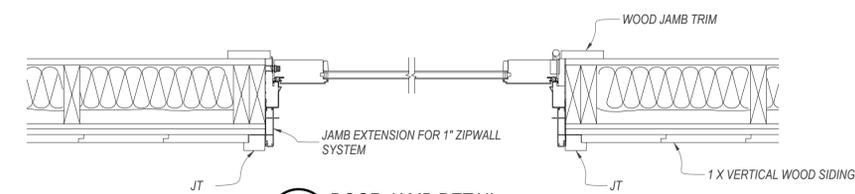
April 30, 2024



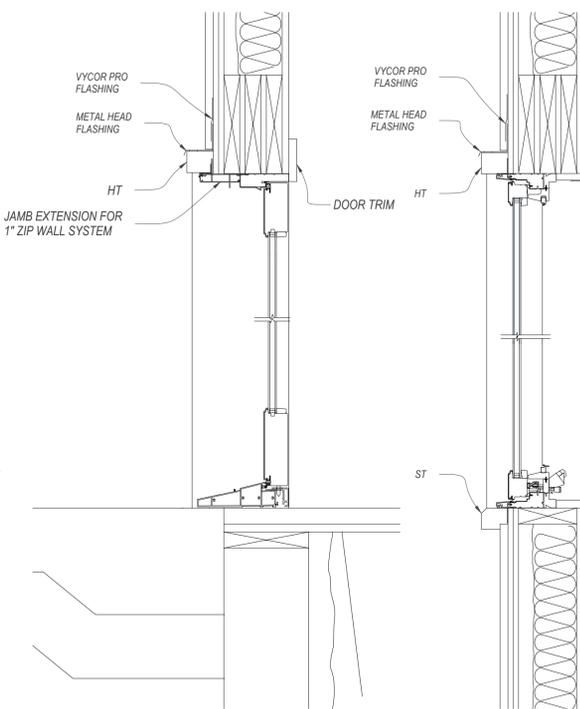
1 WINDOW SCHEDULE
A2.3 SCALE: 1/4" = 1'-0"



2 WINDOW JAMB DETAIL
A2.3 SCALE: 1 1/2" = 1'-0"

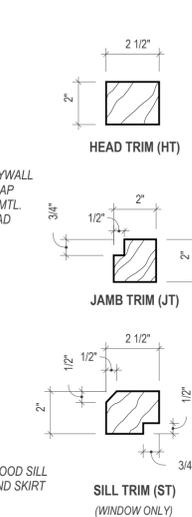


3 DOOR JAMB DETAIL
A2.3 SCALE: 1 1/2" = 1'-0"



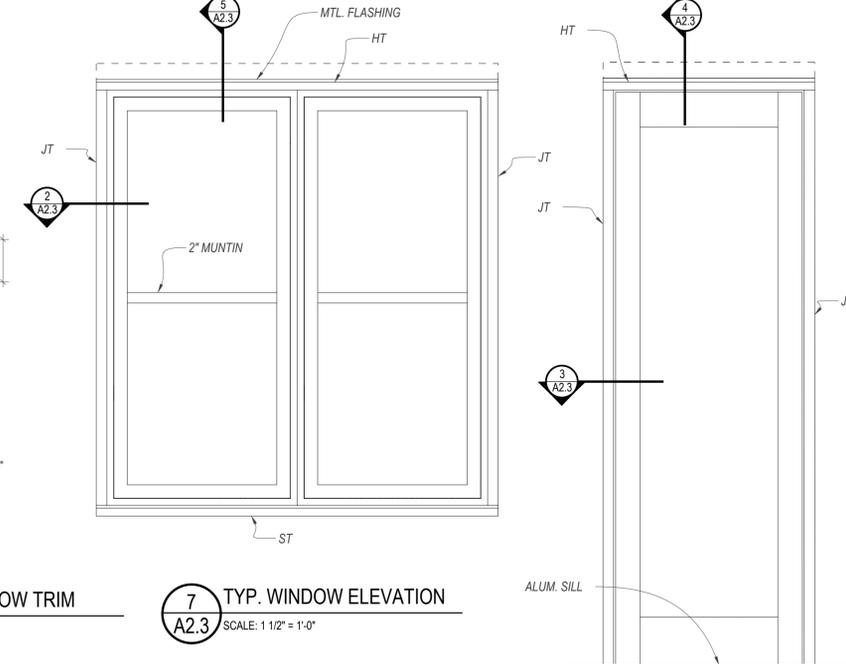
4 DOOR HEAD / SILL DETAIL
A2.3 SCALE: 1 1/2" = 1'-0"

5 DOOR HEAD / SILL DETAIL
A2.3 SCALE: 1 1/2" = 1'-0"



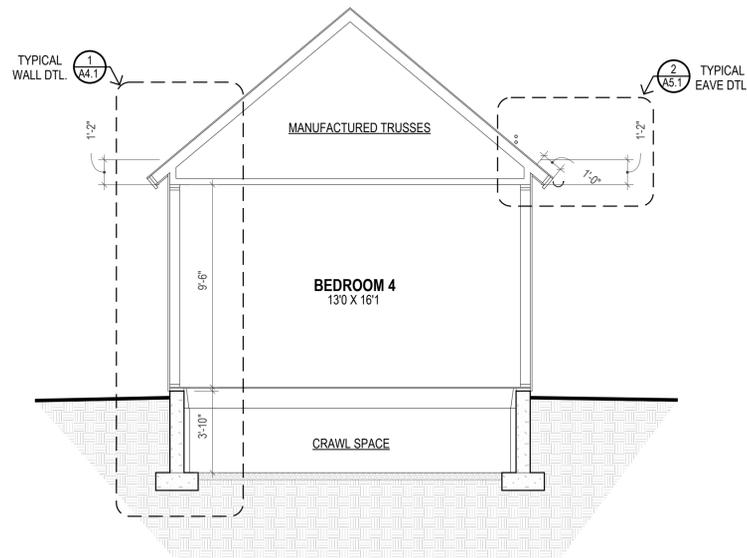
6 DOOR / WINDOW TRIM
A2.3 SCALE: 3" = 1'-0"

7 TYP. WINDOW ELEVATION
A2.3 SCALE: 1 1/2" = 1'-0"

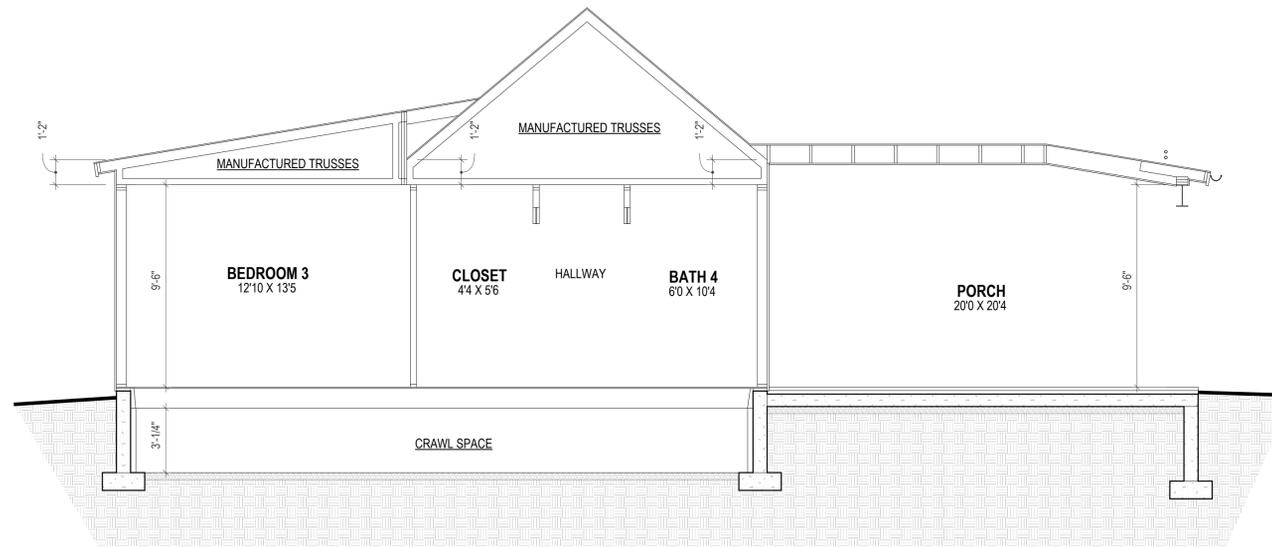


8 TYP. DOOR ELEVATION
A2.3 SCALE: 1 1/2" = 1'-0"

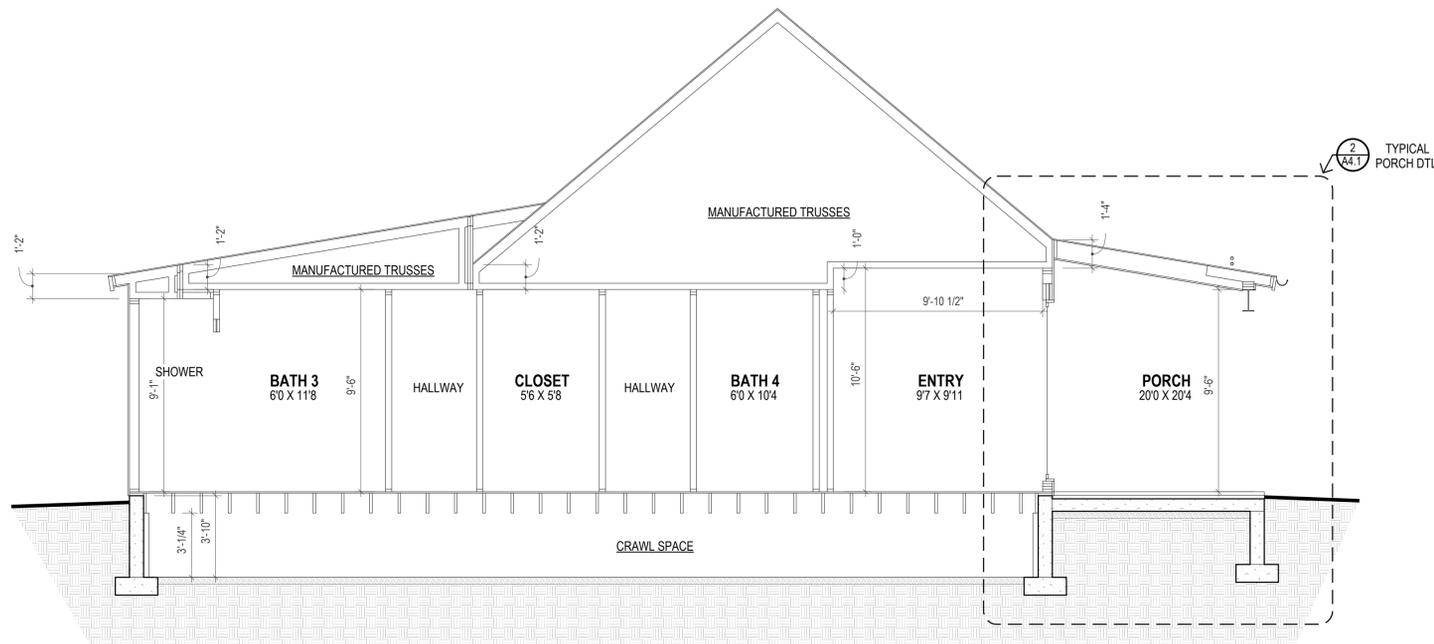
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1
A3.1 BUILDING SECTION
SCALE: 1/4" = 1'-0"

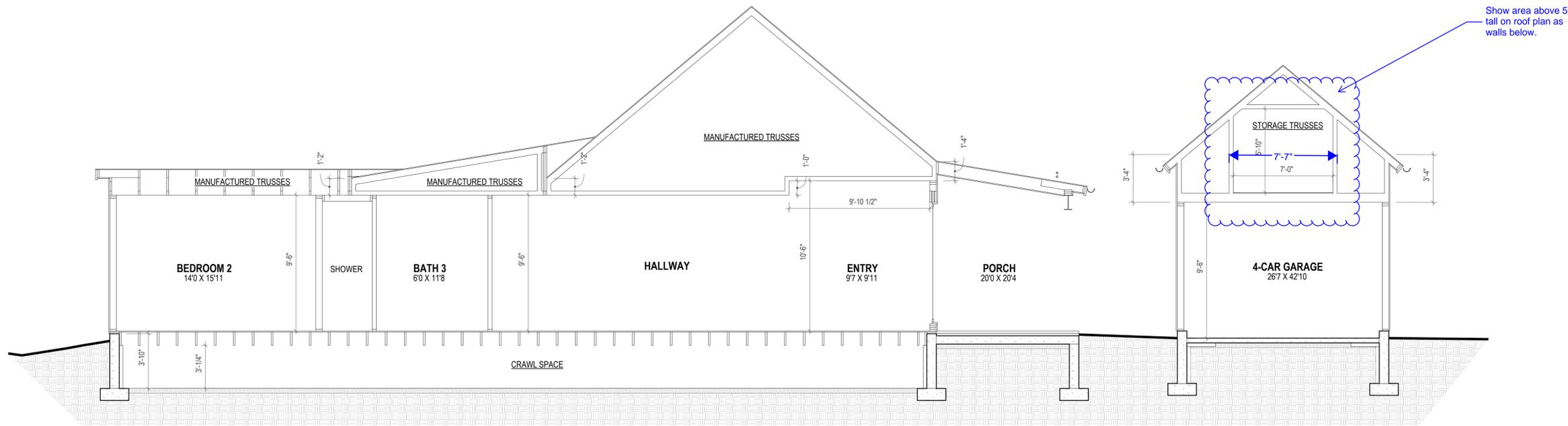


2
A3.1 BUILDING SECTION
SCALE: 1/4" = 1'-0"

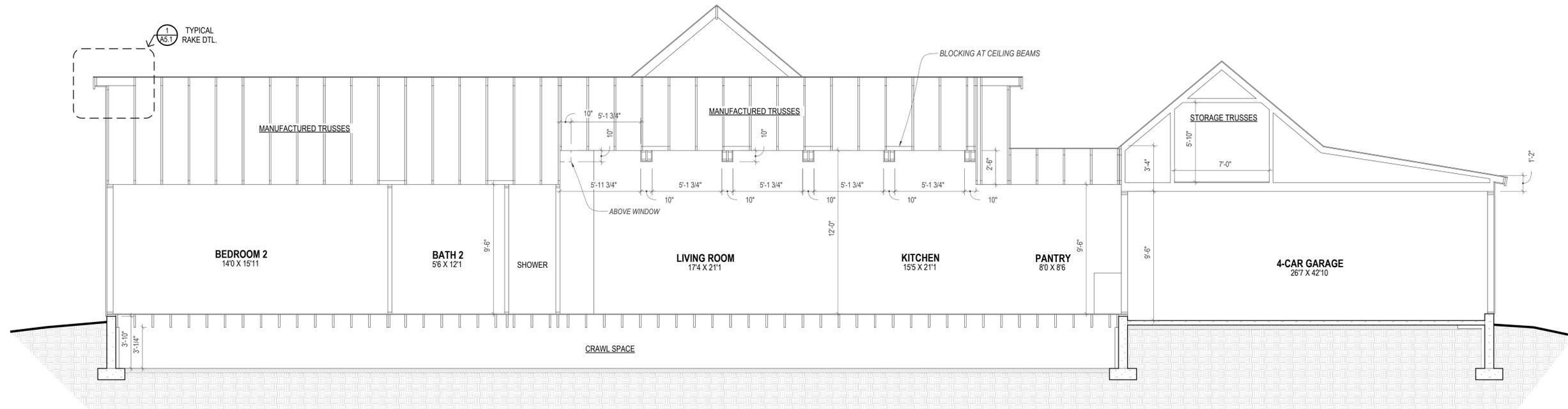


3
A3.1 BUILDING SECTION
SCALE: 1/4" = 1'-0"

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4 BUILDING SECTION
A3.2 SCALE: 1/4" = 1'-0"



5 BUILDING SECTION
A3.2 SCALE: 1/4" = 1'-0"

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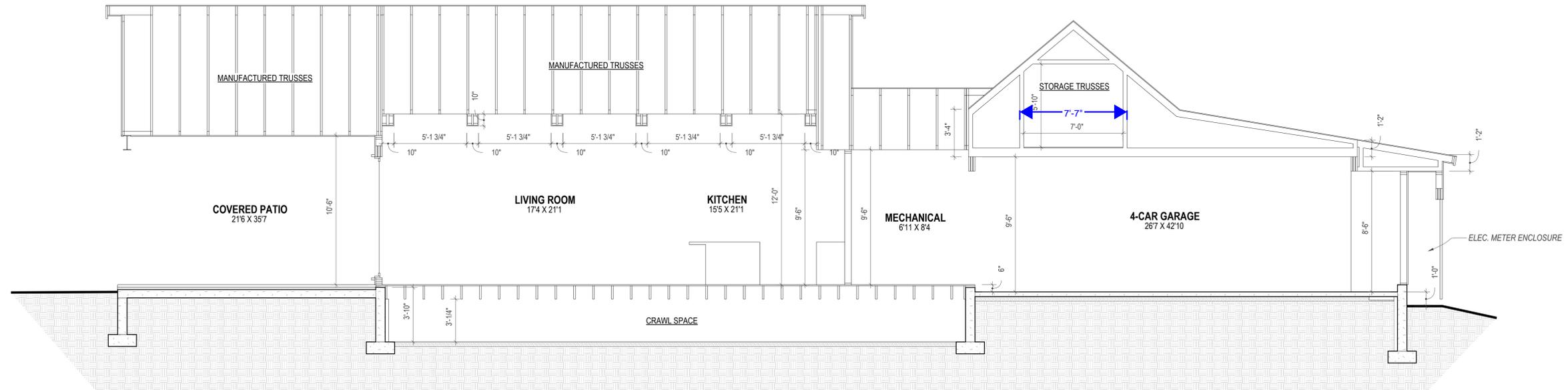
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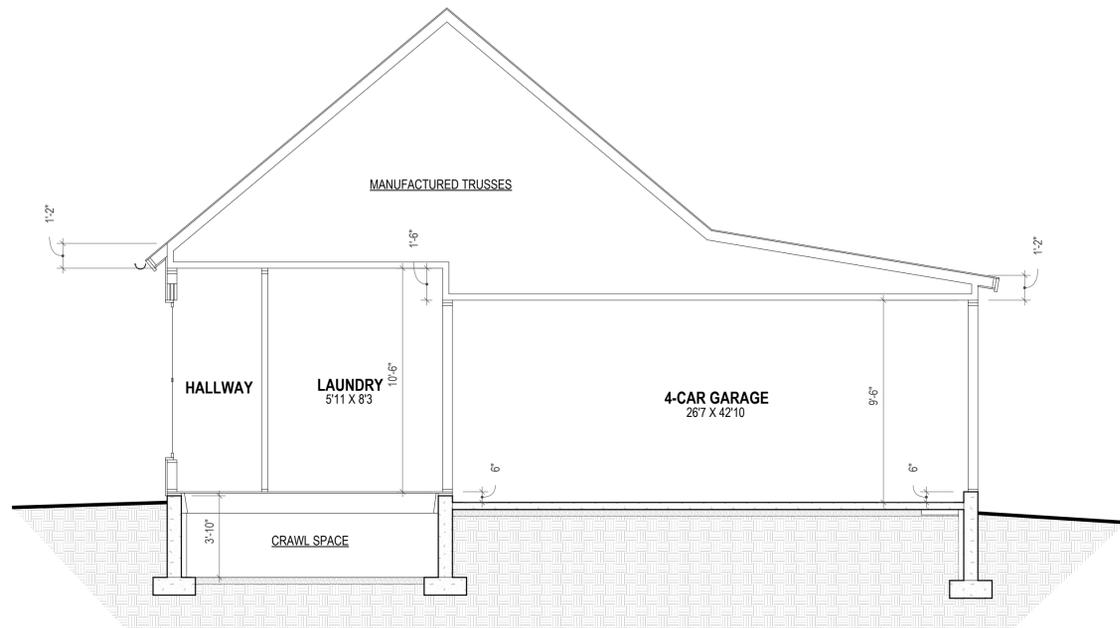
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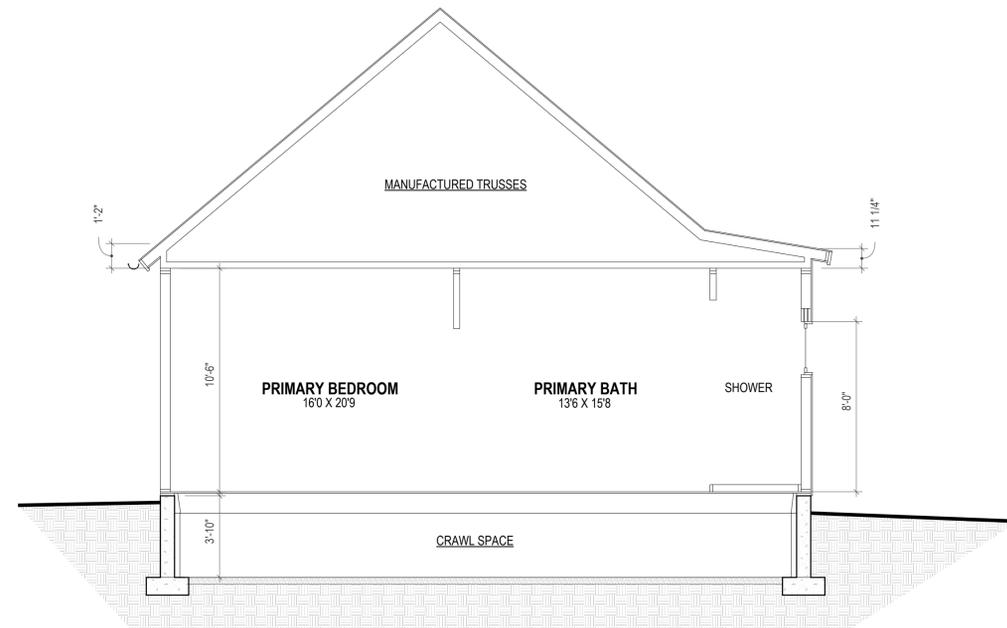
A3.2
 BUILDING
 SECTIONS



6 BUILDING SECTION
A3.3 SCALE: 1/4" = 1'-0"



7 BUILDING SECTION
A3.3 SCALE: 1/4" = 1'-0"



8 BUILDING SECTION
A3.3 SCALE: 1/4" = 1'-0"

TURNIPSEED

ARCHITECTURE
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 INTERIOR DESIGN

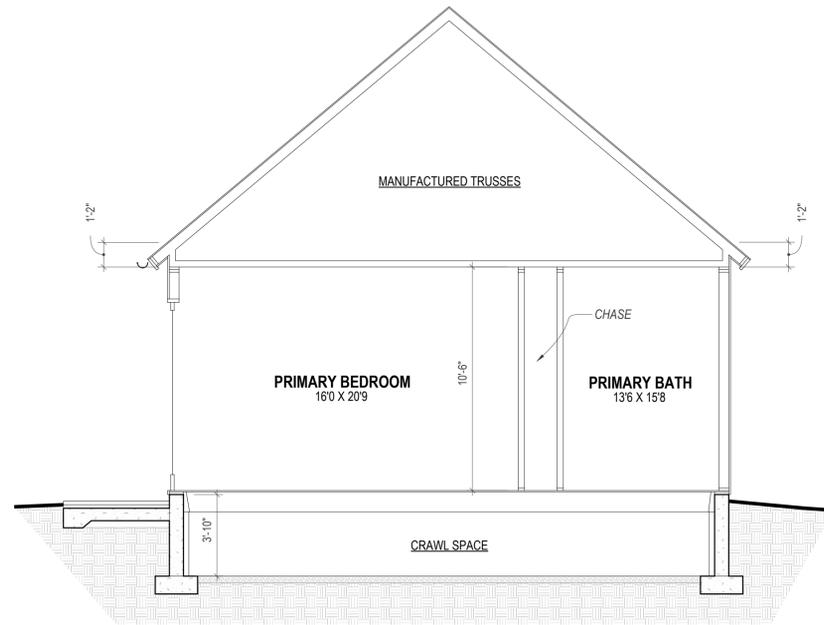
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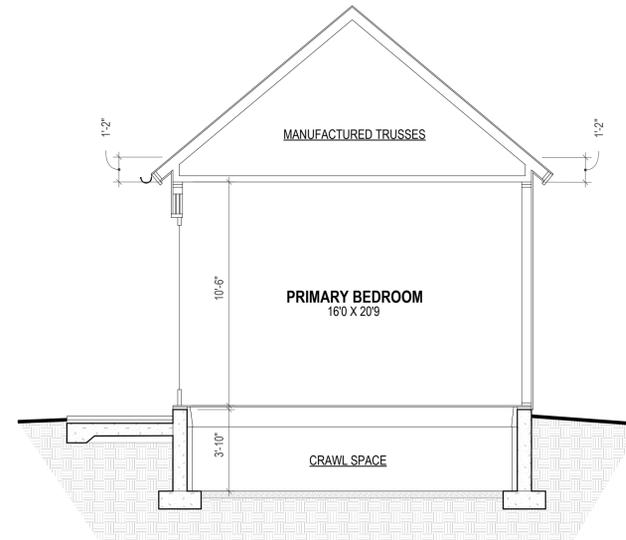
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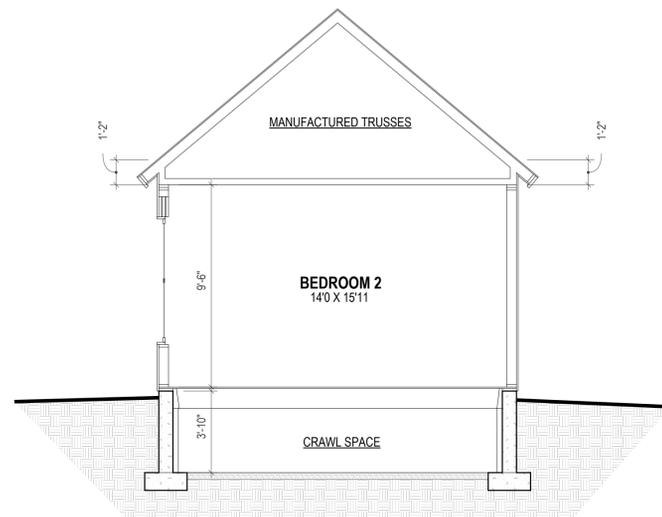
A3.3
 BUILDING
 SECTIONS



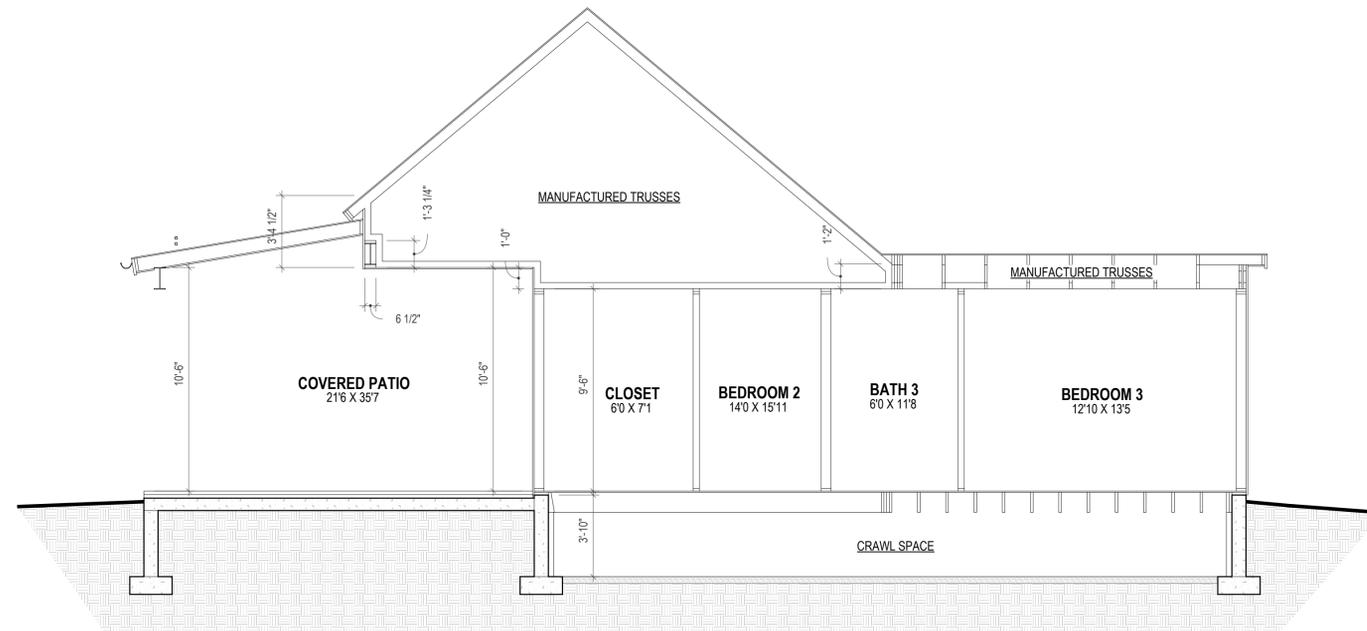
9 BUILDING SECTION
A3.4 SCALE: 1/4" = 1'-0"



10 BUILDING SECTION
A3.4 SCALE: 1/4" = 1'-0"

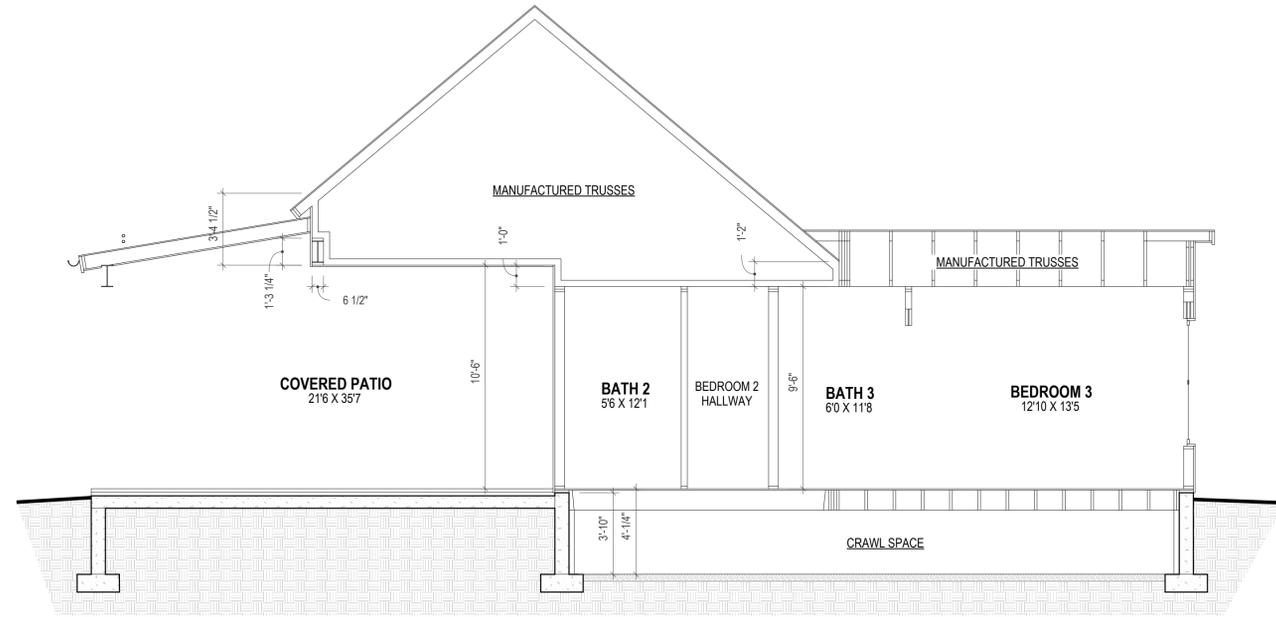


11 BUILDING SECTION
A3.4 SCALE: 1/4" = 1'-0"

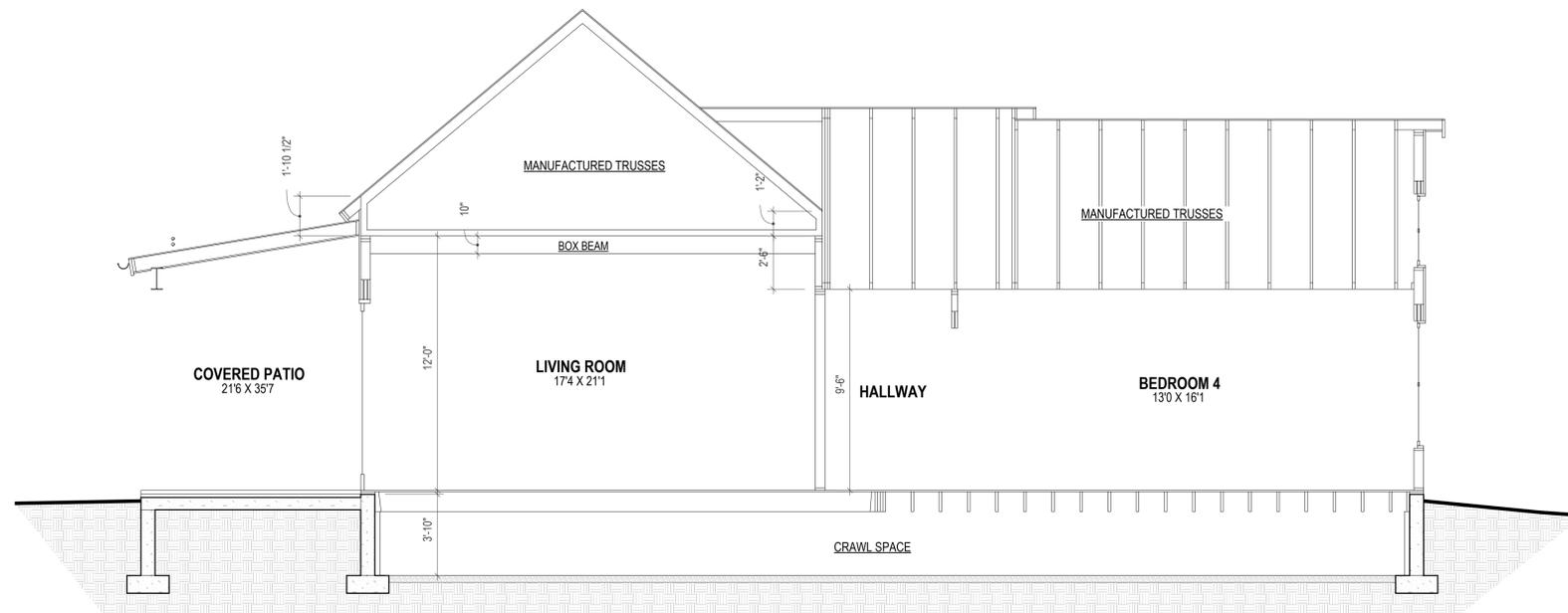


12 BUILDING SECTION
A3.4 SCALE: 1/4" = 1'-0"

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13 BUILDING SECTION
A3.5 SCALE: 1/4" = 1'-0"



14 BUILDING SECTION
A3.5 SCALE: 1/4" = 1'-0"

TURNIPSEED

ARCHITECTURE
CONSTRUCTION
INTERIOR DESIGN

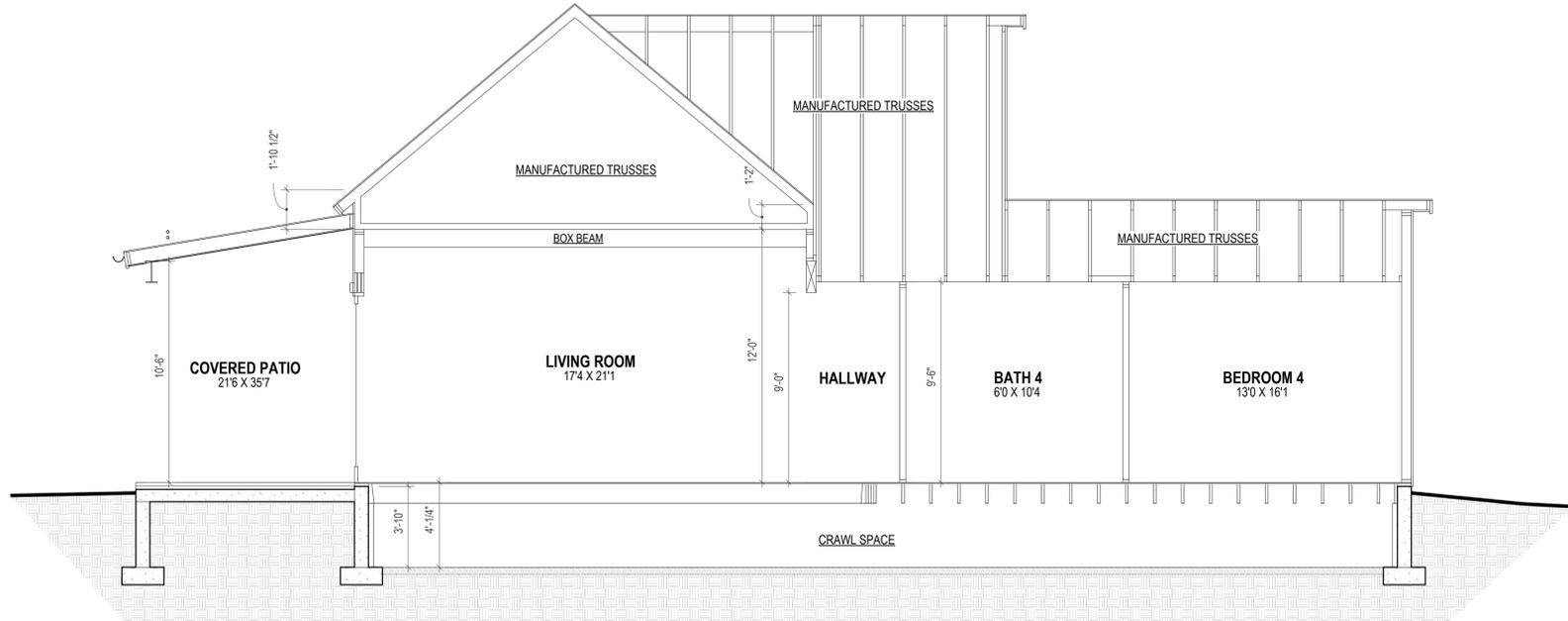
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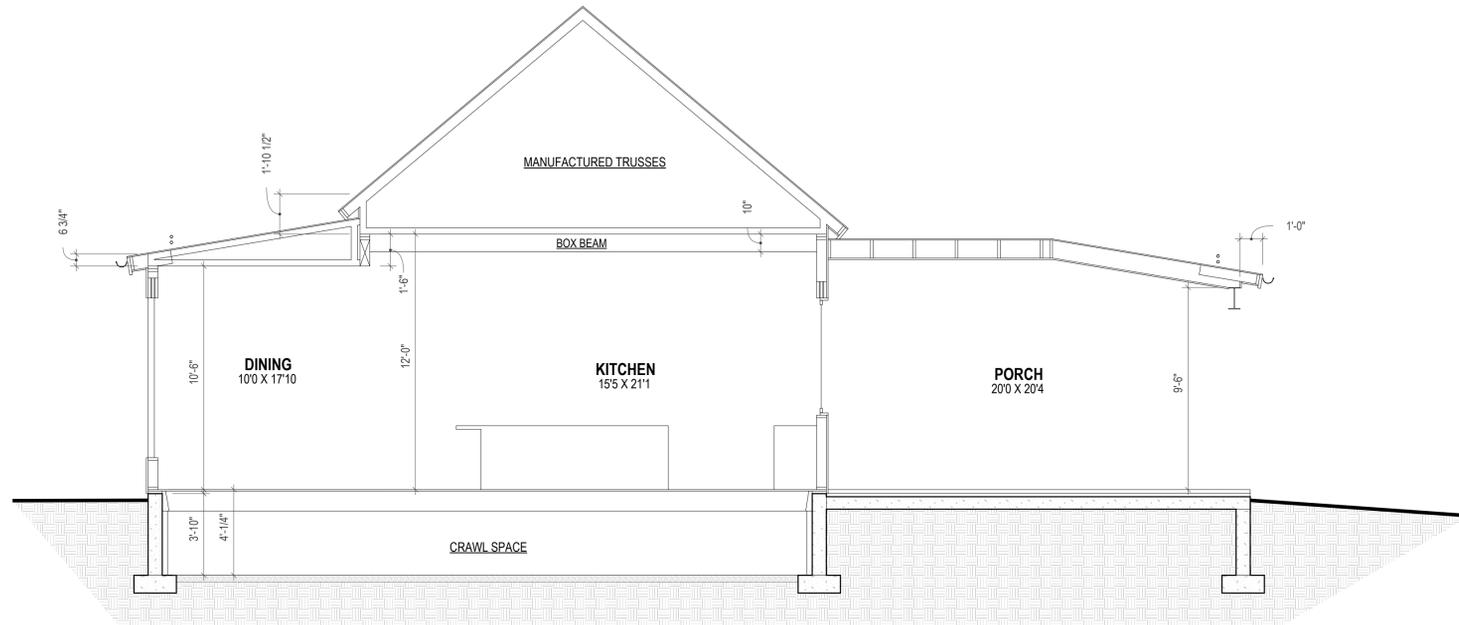
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A3.5
BUILDING
SECTIONS



15 BUILDING SECTION
A3.6 SCALE: 1/4" = 1'-0"



16 BUILDING SECTION
A3.6 SCALE: 1/4" = 1'-0"

TURNIPSEED

ARCHITECTURE
CONSTRUCTION
INTERIOR DESIGN

SINCE 1995

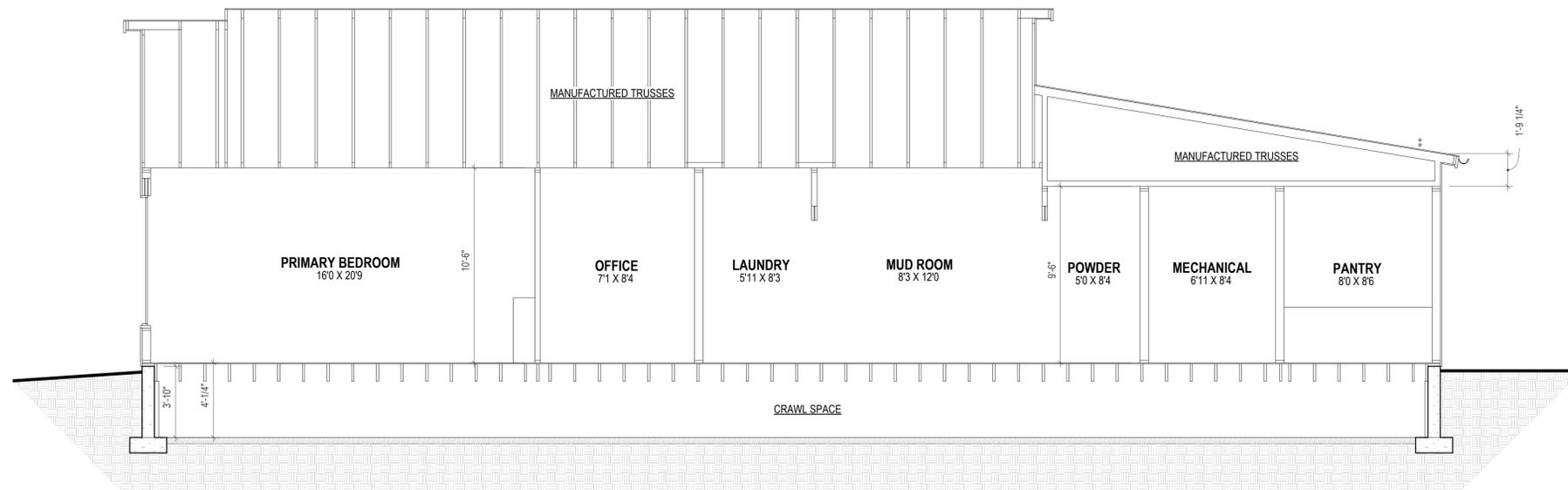
333 ROBINS EGG LANE
THE INTENT OF THIS HOME IS NOT TO CREATE A REPLICA OF A 100 YEAR OLD VICTORIAN HOME,
BUT A SOMEWHAT CONTEMPORARY INTERPRETATION OF A 100 YEAR OLD VICTORIAN HOME IN
KEEPING WITH SECTION 3.1.1 OF THE EAGLE RANCH DESIGN GUIDELINES
LOT 15, BLOCK 6, FILING 3
EAGLE, COLORADO

ISSUE:	DATE:
PRE-DESIGN	03.11.2024
OWNER REVIEW	03.12.2024
PRELIMINARY DRB	03.27.2024
FINAL DRB	04.30.2024

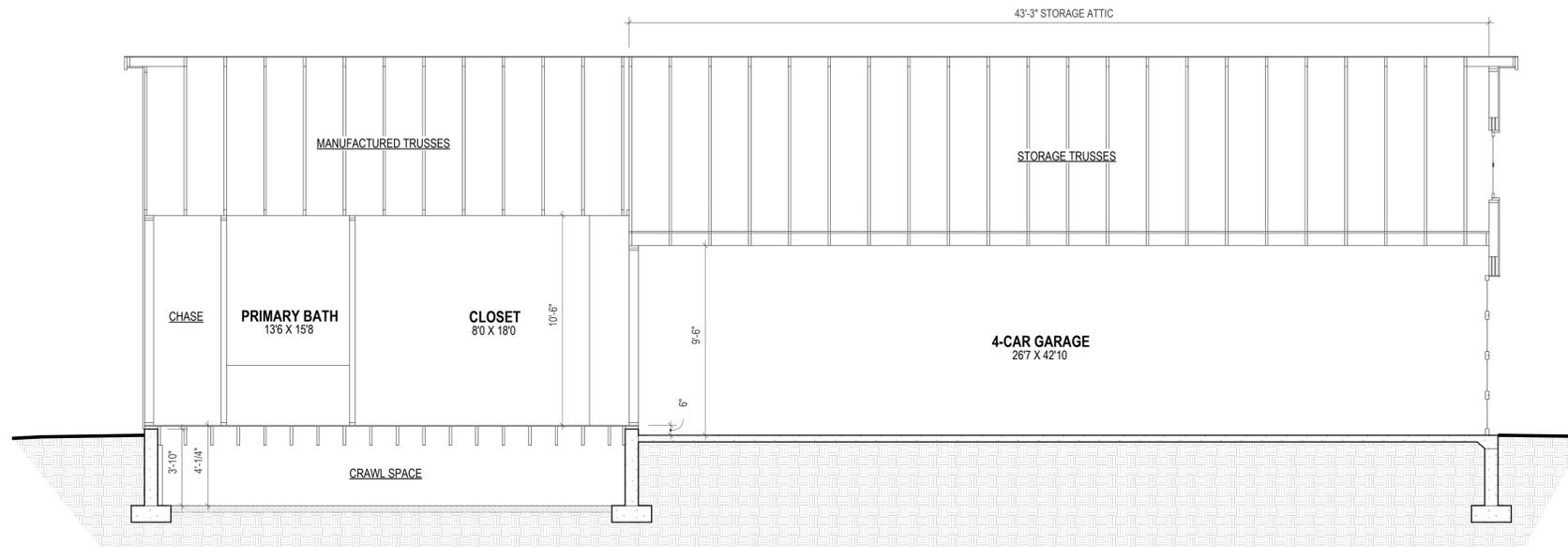
SCOTT S. TURNIPSEED AIA
ARCHITECTURE
& CONSTRUCTION INC.
P.O. BOX 3388
1143 CAPITOL STREET, SUITE 211
EAGLE, COLORADO 81631
970.328.3900 WWW.SSTAIA.COM

A3.6

BUILDING
SECTIONS

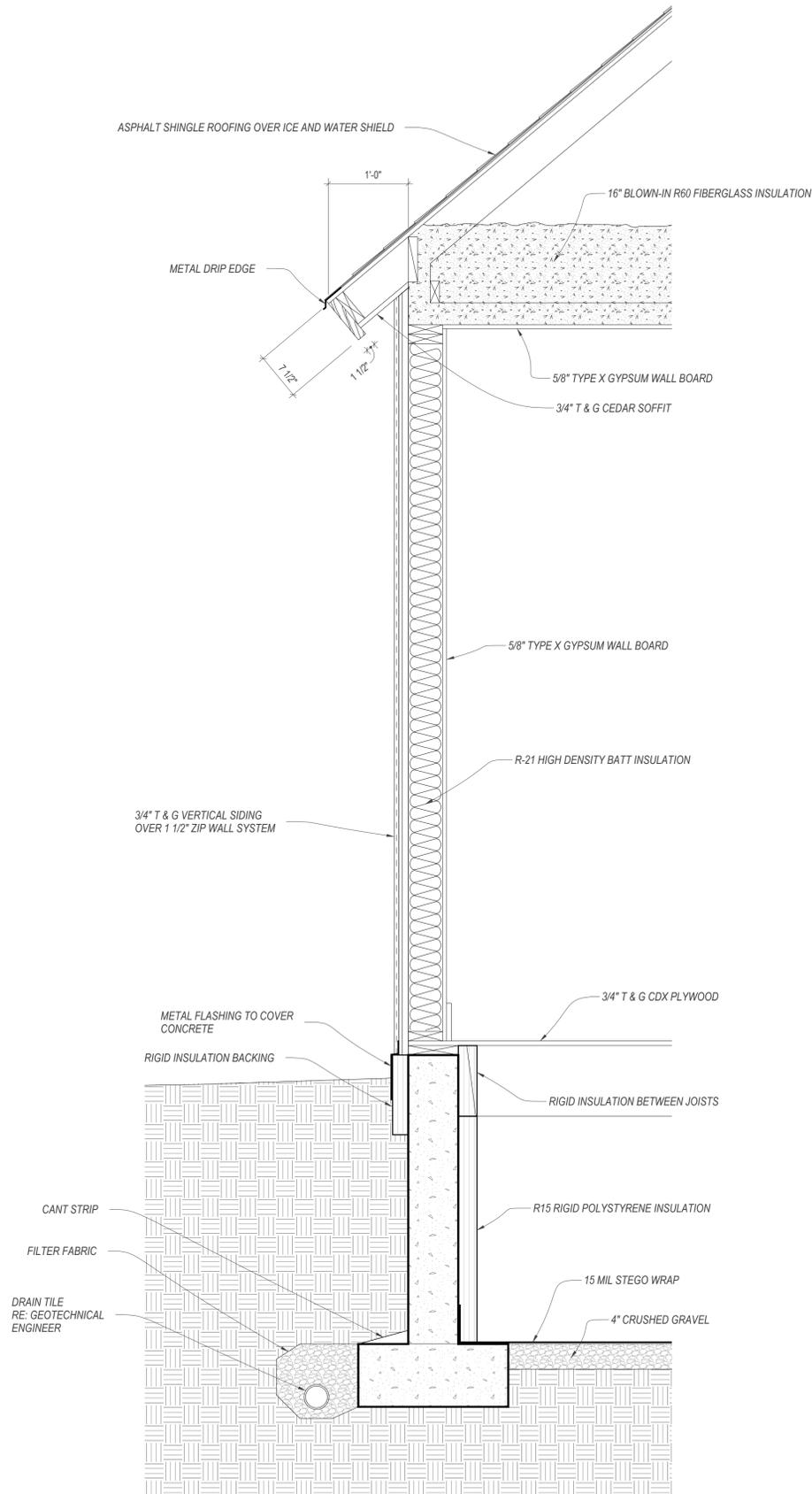


17 BUILDING SECTION
A3.7 SCALE: 1/4" = 1'-0"

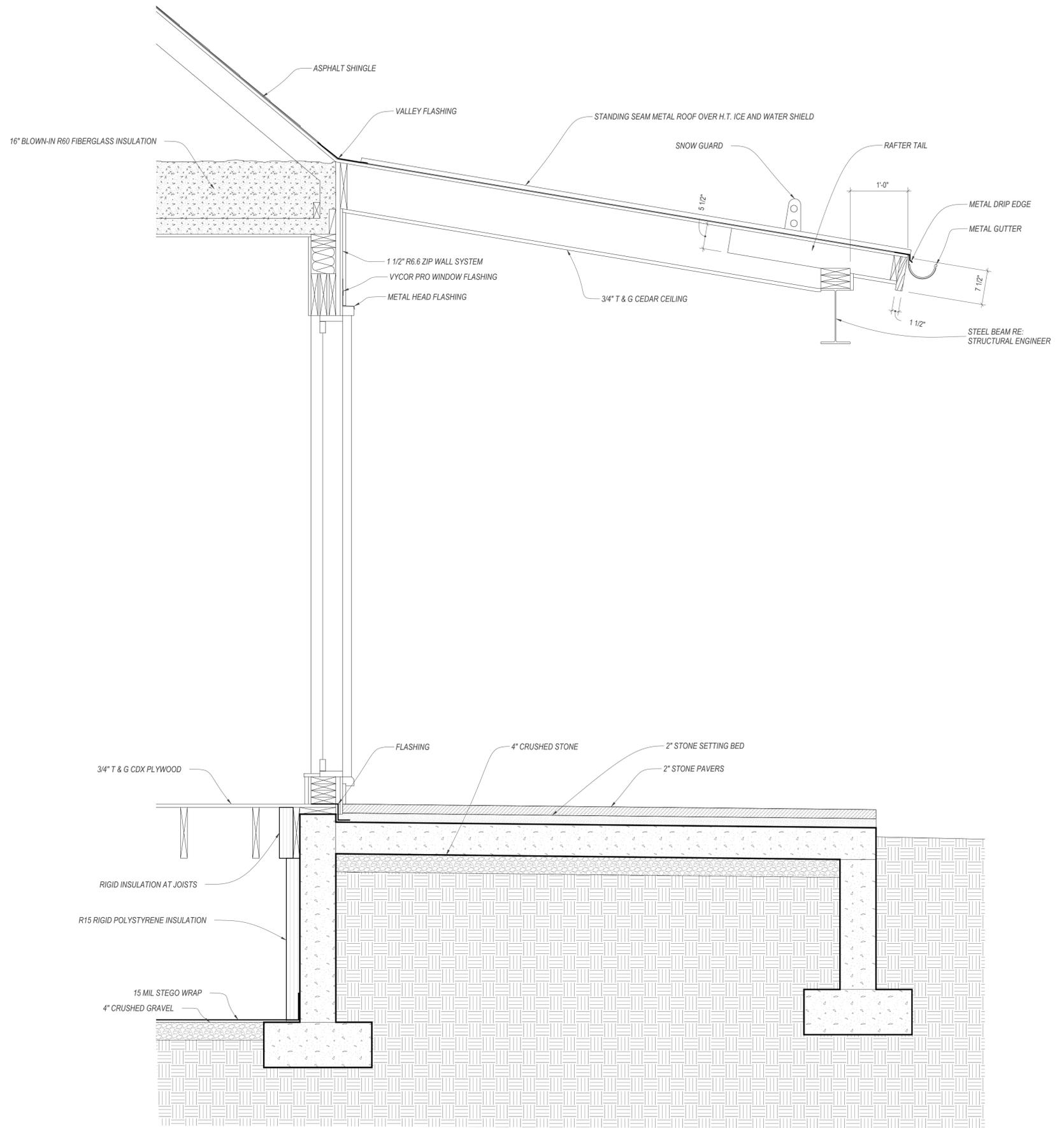


18 BUILDING SECTION
A3.7 SCALE: 1/4" = 1'-0"

ISSUE:	DATE:
PRE-DESIGN	03.11.2024
OWNER REVIEW	03.12.2024
PRELIMINARY DRB	03.27.2024
FINAL DRB	04.30.2024



1 TYPICAL WALL DETAIL
A4.1 SCALE: 1" = 1'-0"



2 TYPICAL PORCH DETAIL
A4.1 SCALE: 1" = 1'-0"

TURNIPSEED

ARCHITECTURE
CONSTRUCTION
INTERIOR DESIGN

SINCE 1995

333 ROBINS EGG LANE
THE INTENT OF THIS HOME IS NOT TO CREATE A REPLICA OF A 100 YEAR OLD VICTORIAN HOME,
BUT A SOMEWHAT CONTEMPORARY INTERPRETATION OF A 100 YEAR OLD VICTORIAN HOME IN
KEEPING WITH SECTION 3.1.1 OF THE EAGLE RANCH DESIGN GUIDELINES

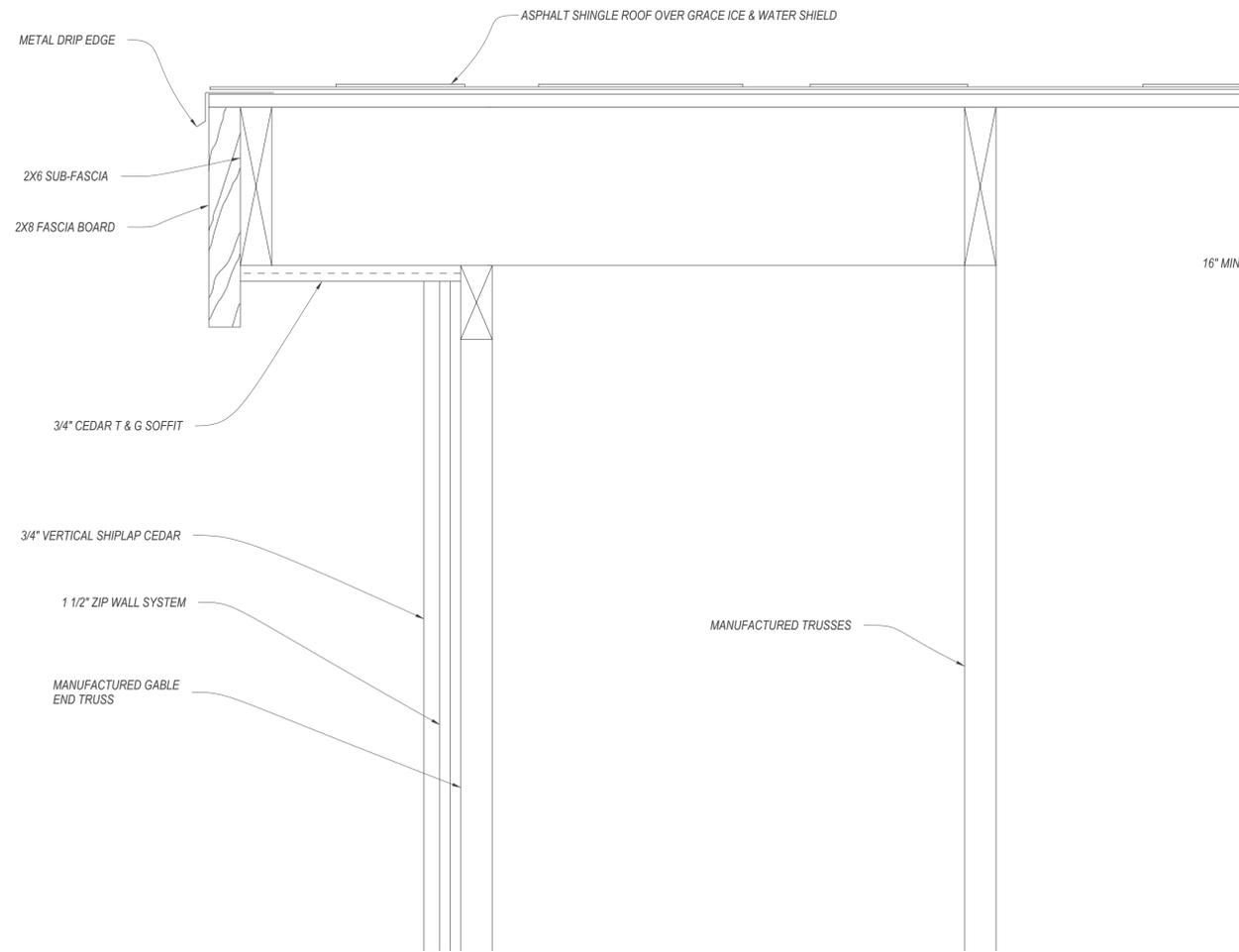
LOT 15, BLOCK 6, FILING 3
EAGLE, COLORADO

ISSUE:	DATE:
PRE-DESIGN	03.11.2024
OWNER REVIEW	03.12.2024
PRELIMINARY DRB	03.27.2024
FINAL DRB	04.30.2024

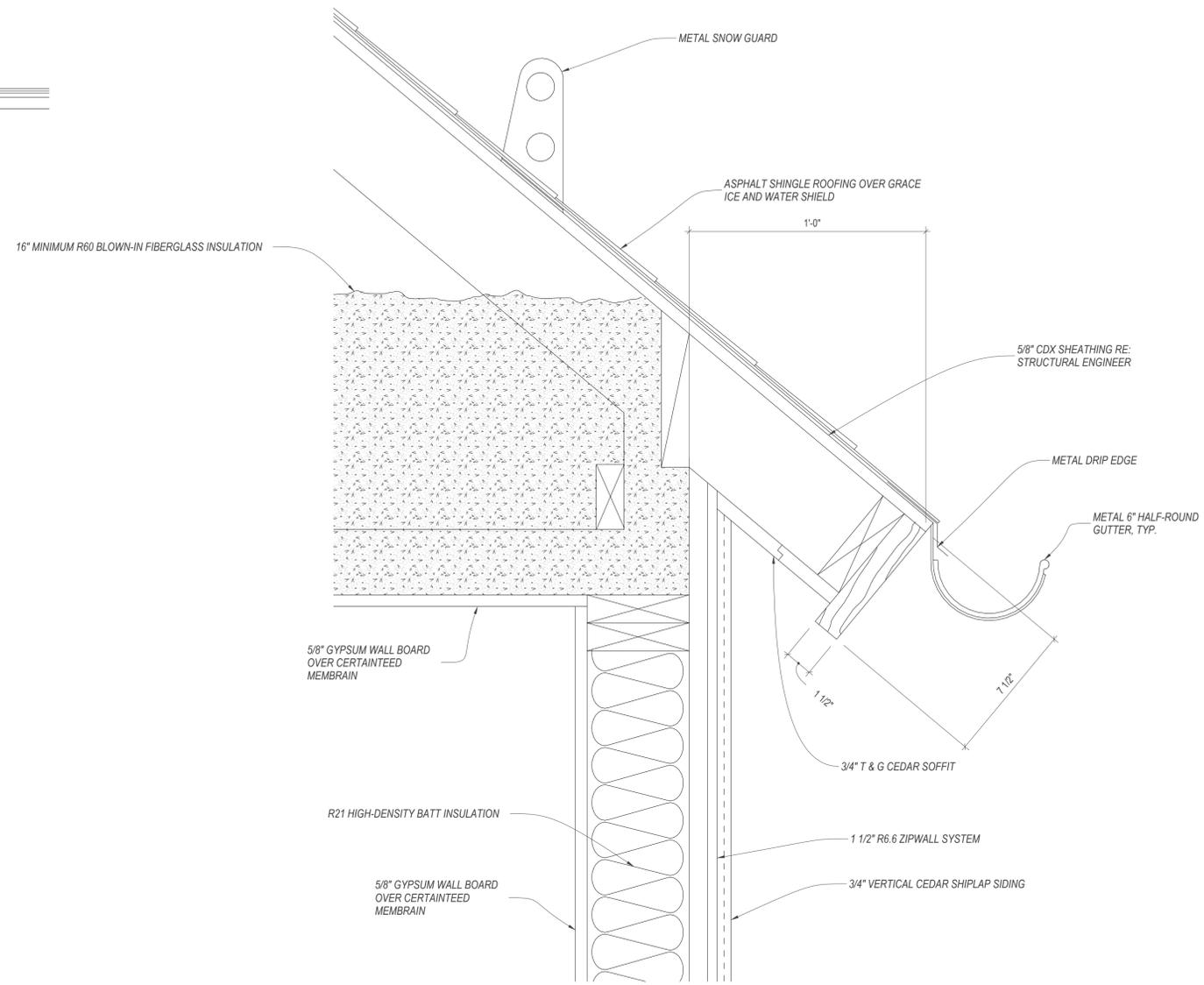
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A4.1

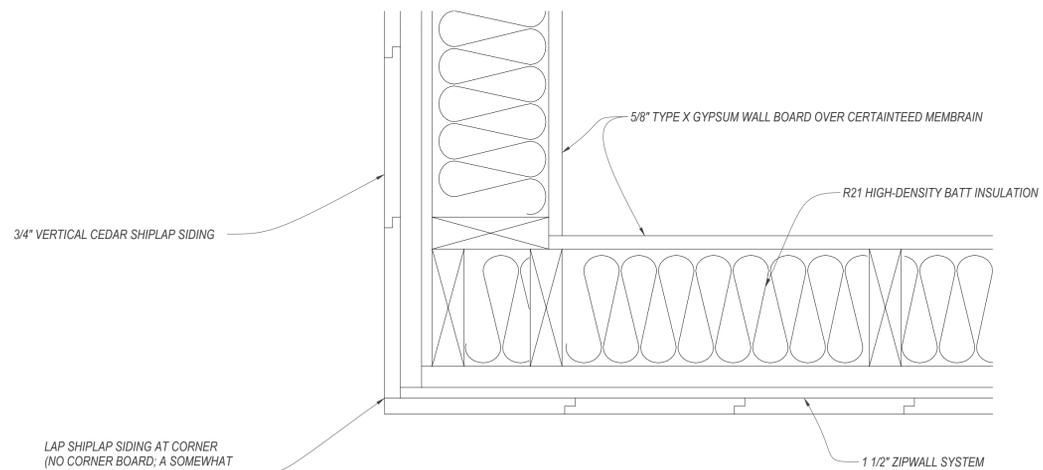
WALL SECTIONS



1 TYPICAL RAKE DETAIL
A5.1 SCALE: 3" = 1'-0"



2 TYPICAL EAVE DETAIL
A5.1 SCALE: 3" = 1'-0"



3 TYPICAL CORNER DETAIL
A5.1 SCALE: 3" = 1'-0"

ISSUE:	DATE:
PRE-DESIGN	03.11.2024
OWNER REVIEW	03.12.2024
PRELIMINARY DRB	03.27.2024
FINAL DRB	04.30.2024

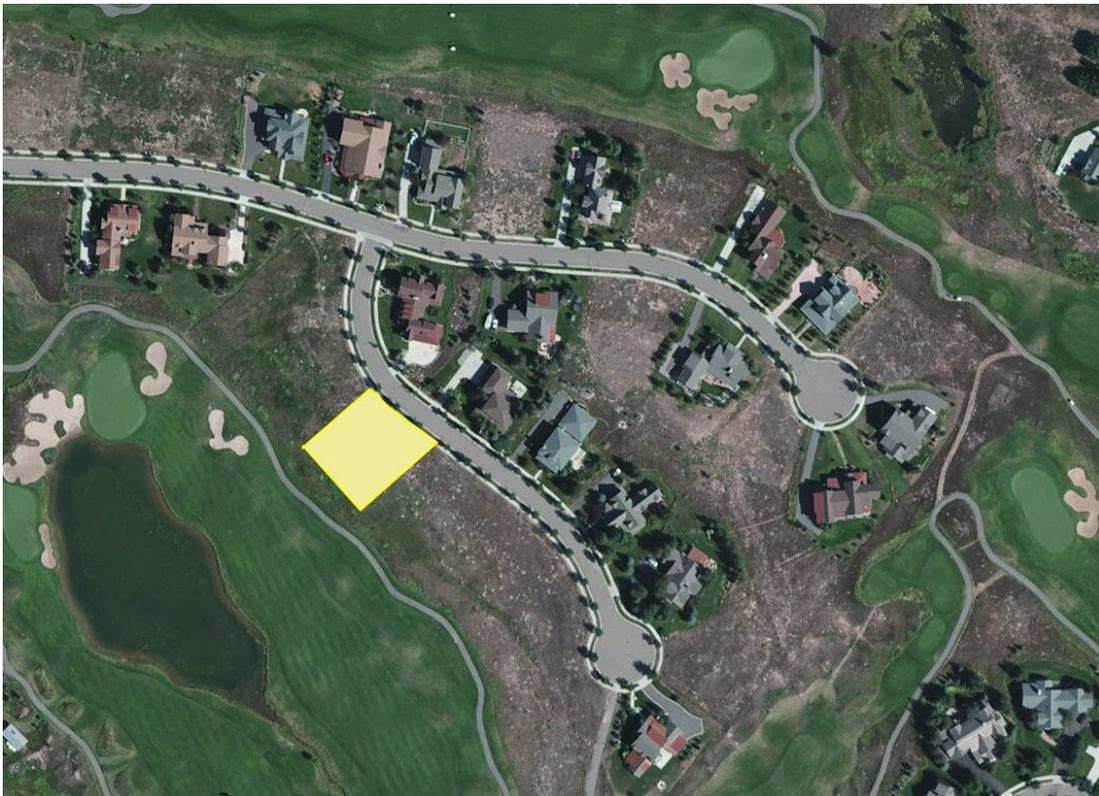


Design Review Memorandum

Project Number: 01-01-32
Owner Name: David Houser
Architect: Jeff Manley
Address: 53 Seven Hermits Drive
Legal: EAGLE RANCH FILING 1 Block: 1 Lot: 32
Pre-Design DRB Meeting Date: April 18, 2024
Preliminary DRB Meeting Date: May 16, 2024

PROJECT OVERVIEW

- Lot Size: 17,543 sf
- Accessory Dwelling Unit: Yes
- Slopes in Excess of 30%: No
- Design Guidelines: The Meadows
- Style: Prairie
- Fire Suppression System: Refer to GERFPD and EVW for fire suppression requirements



LIMITATIONS

Standard	Allowed	Proposed
Floor Area Maximum	6,000 sf	5,309 sf
Floor Area Minimum	1,500 sf	Complies
Site Coverage	30% = 5,262 sf	3,408 sf
Impervious Area	50% = 8,771 sf	6,716 sf
Height	35 ft	Complies
Setbacks	Front: 25 feet Sides: 15 feet Rear: 25 feet	Complies
Driveway Setback	7.5 ft from side property line	>7.5 ft
Development Disturbance	Setback governed lot	
Fenced Area	15% = sf	sf

PRELIMINARY PLAN REVIEW – May 16, 2024

1. Site and Landscape Comments

- a. Overall, staff finds the site and landscape design to be compliant with the Meadows Design Guidelines.

2. Architecture Comments

- a. Overall, staff finds the architectural design to be compliant with the Meadows Design Guidelines and the Prairie style.

3. Staff Recommendation

Staff recommends approval of the Preliminary Plan Review for the Residence with the following conditions:

1. General Condition: Compliance with the Eagle Ranch Design Guidelines and process is not a substitute for compliance with Town of Eagle regulations, State regulations, or Federal regulations. Additional permits and approvals may be required by these agencies prior to commencing any work on the property. The property owner and its agents are responsible for ensuring compliance with all local, state, and federal regulations.
2. The applicant shall address the comments provided in this staff memorandum and any DRB comments prior to submittal for Preliminary Review.
 1. For Final Review, include Landscape Cost Estimate and approximate completion date.
 2. For Final Review, include construction sign detail on the construction management plan.

Pre-Design PLAN REVIEW – April 18, 2024

1. Site and Landscape Comments

- a. 2.2.3 (2-3) *On curved streets, the front of the house should be tangent to the curve in front of the house.*

Where side property lines are skewed more than 5 degrees from perpendicular to the street frontage or on cul-de-sac lots where such a skew creates a hardship upon the placement of a reasonable house, the DRB may grant a variance.

Applicant is requesting a variance regarding house orientation to the street. The proposed position is approximately 8.25 degrees from tangent to the line created between the front property corners. The proposed position places the home parallel to the side property lines.

The applicant feels this alignment offers several advantages including: better sun exposure and orientation for potential solar roof, less exposure to existing neighboring home and better protection from golf balls.

Staff requests DRB input.

2. Architecture Comments

- a. At this pre-design stage, there are no current architecture comments to be considered.

Drafts minutes from DRB meeting April 18, 2024

- f. 01-01-32 – 53 Seven Hermits – Houser Residence –Pre-Design

The DRB provided the following comments:

1. Variance for siting is approved
2. Recommend to enclose ADU stairs on SW side of residence facing golf course

Motion to approve as presented:

Motion: Melanie Richmond

Second: John Martin

Vote: 4-0

RESIDENTIAL ENERGY CODE WORKSHEET. Project Address: [Blank]. Compliance Method (Select ONE): [Option #1 - Prescriptive Compliance, Option #2 - Building Performance Compliance, Option #3 - Energy Rating Index (ERI), Option #4 - Total UA, Option #5 - ENERGY STAR Certified Homes]. Building Type: [Single Family Detached, Duplex, Townhome, Condominium, Multi-Family (3 stories or less)].

Zoning: Meadows Design Guidelines overview. Site Area = 17,579 s.f. Proposed Site Coverage by building: Max 30% (5,511.29 s.f. or 5,000 s.f.). Footprint = max 5,000 s.f. (foundation footprint including garage). Total Proposed 23347.3 s.f. See matrix on sheet A0.1. Impervious materials 50% of lot size = 8789.4 s.f. Proposed Site Coverage by Impervious Matl.: 5038 s.f. (Max 50%=8789.5 s.f.). See matrix on sheet A0.1. Max Total Building area: (including the garage) 6000 s.f., Total Proposed = 5147.4. Floor Area = max 6,000 s.f. See matrix on sheet A0.1. Height = allowable max. 35 feet measured ridge to grade directly below. BUILDING HEIGHT = 29'-2 1/8" (<35'). See info on Roof Plan Sheet A2.3. Height calcs on roof plan: PROPOSED max building height = 27'-6 13/16". Front: 25', Front facade zone = 25' to 30'. Side = 12'. Rear = 25'. House must be parallel or tangent to street with a 30 degree skew allowed. Width of main mass in facade zone min. 22'. Roof overhangs allowed up to 2.5 feet in setback. Address Post: See regs for post design and placement. Driveways: Locate min. 7.5' from side lot line, 25' from rear lot line, 12' wide in front facade zone. Grade max. = 12%, first 20' grade max. = 6%, 12' ft. wide. Curb cut 16 ft. Driveway (incl. cutfill) not allowed more than 1000 sq. ft. outside Building Envelope. Driveways in side and rear setbacks may be half dimension of setback with variation. Side facing - 3 car garage max. 15' setback from front facade. step 3rd car 2' 3 spaces. Front Porch: Width min. = 12'. Depth min. = 7'. Front door and steps face street. Solid porch base.

Exterior lighting: 5 fixtures Minka see elevations for locations. 2 at entry, 2 at garage door, 1 at mud room door,

Exterior Lighting Worksheet - Eagle Ranch Design Review. Table with columns: Luminaire (Photometric), Location, Mounting, Luminaire, Qty, Lumens, DA Coefficient, Spacing, Notes. Includes sections for Luminaire Photometric Data, Luminaire by Luminaire Type, and Notes.

CODE SUMMARY. Table with columns: Component, R-Value, Method/Materials, Page No. Includes sections for EXTERIOR WALLS, CEILING, FLOORS OVER UNCONDITIONED SPACE OR OUTSIDE AIR, HEATED GARAGES AND SUNROOMS, FENESTRATION, HEATING AND COOLING EQUIPMENT, ELECTRIC READY WIRING FOR COMBUSTION EQUIPMENT, SOLAR READY PROVISIONS, and EV READINESS.

FIRE DEPT. SUMMARY. Table with columns: Component, R-Value, Method/Materials, Page No. Includes sections for FLOORS OVER UNCONDITIONED SPACE OR OUTSIDE AIR, HEATED GARAGES AND SUNROOMS, FENESTRATION, HEATING AND COOLING EQUIPMENT, ELECTRIC READY WIRING FOR COMBUSTION EQUIPMENT, SOLAR READY PROVISIONS, and EV READINESS.

CONSTRUCTION DOCUMENTS NOTE: THESE CONSTRUCTION DOCUMENTS INCLUDING ARCHITECTURAL SHEETS HAVE BEEN PREPARED IN RESPONSE TO THE SPECIFIC BASIC SERVICES REQUESTED BY THE OWNER CONTEMPLATING CONTINUED INVOLVEMENT, SELECTIONS AND DECISION MAKING BY THE GENERAL CONTRACTOR AND OWNER THROUGH COMPLETION OF CONSTRUCTION.

THESE DOCUMENTS INDICATE THE SCOPE OF ARCHITECTURAL DESIGN CONCEPTS APPROVED BY THE OWNER AND INCLUDE DIMENSIONS OF THE BUILDING, THE TYPES OF STRUCTURAL SYSTEMS AND AN OUTLINE OF THE ARCHITECTURAL AND STRUCTURAL ENGINEERING ELEMENTS OF CONSTRUCTION.

THESE CONSTRUCTION DOCUMENTS PROVIDE THE SCOPE OF SERVICES AS OUTLINED IN THE AGREEMENT FOR ARCHITECTURAL SERVICES AND THEREFORE DO NOT NECESSARILY INDICATE OR DESCRIBE ALL MATERIALS REQUIRED FOR FULL PERFORMANCE AND COMPLETION OF THE WORK.

IT IS THE UNDERSTANDING OF THE ARCHITECT AND ENGINEER THAT THE GENERAL CONTRACTOR SHALL FURNISH ALL WORK REQUIRED FOR PROPER COMPLETION OF THE WORK AND THAT THE WORK SHALL BE OF SOUND AND QUALITY CONSTRUCTION IN ACCORDANCE WITH INDUSTRY STANDARDS AND ALL MANUFACTURERS SPECIFICATIONS, INSTRUCTIONS, AND WARRANTY REQUIREMENTS.

THE CONTRACTOR, BASED ON THE FOREGOING, SHALL PREPARE FOR OWNER REVIEW A REALISTIC BUDGET WITH A LATITUDE OF PRICES BASED ON ASSUMPTIONS OF SCOPE OF WORK AND OWNER PRODUCT SELECTIONS.

CONTRACTOR'S RESPONSIBILITIES: THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING ALL EXISTING CONDITIONS, CONSTRUCTION DOCUMENTS, STRUCTURAL DOCUMENTS, MUNICIPAL AND/OR COUNTY ZONING CODES, PERTINENT IRC 2021 CODE REQUIREMENTS, AND GENERAL SPECIFICATIONS.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MECHANICAL AND ELECTRICAL ENGINEERING, DESIGN, SPECIFICATIONS AND DRAWINGS AS REQUIRED FOR BUILDING PERMIT AND APPROVAL BY OWNER AND ARCHITECT.

NEW SINGLE FAMILY HOUSER RESIDENCE

53 Seven Hermits Eagle Ranch, Eagle Colorado 05-03-24

PRELIMINARY PLAN REVIEW

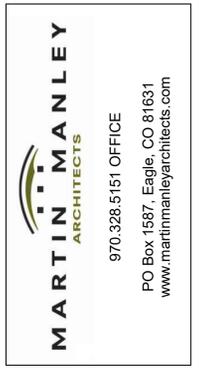


Project Team Information
Owners: David Houser, PO Box 5333, Eagle, CO 81631
Location: 53 Seven Hermits Drive, Subdivision EAGLE RANCH FILING 1, Block: 1 Lot: 32, Parcel Number 1943-352-09-003

Architect: Martin Manley Architect, Jeffrey P Manley AIA, PO Box 1587, Eagle, CO 81631, 970.328.5161, jeff@martinmanleyarchitects.com

General Contractor: Ryan Smith/PCI, PO Box 942, Eagle, CO 81631, 970-471-2633, ryan@pcivai.com

Parcel Number: 1943-352-09-003
Location: Subdivision: EAGLE RANCH FILING 1, Block: 1 Lot: 32
Class of Work: New Construction
Type of Construction: Type V-B
Type of Occupancy: R-3
Levels: 2-story (on crawl space)
Fire Sprinklers: No
Monitored alarm system: No
Heating: Review In-Floor radiant Heat system, gas boiler 96% efficiency with insulated side arm tank Ducted Forced Air System with AC (GAS) Furnace/water heater: Min. 96% efficiency, GAS
2021 International Residential Code (IRC)



REVISIONS table with columns: No., Description, Date.

NEW SINGLE FAMILY HOUSER RESIDENCE

53 Seven Hermits Eagle Ranch, Eagle Colorado
PRELIMINARY PLAN REVIEW

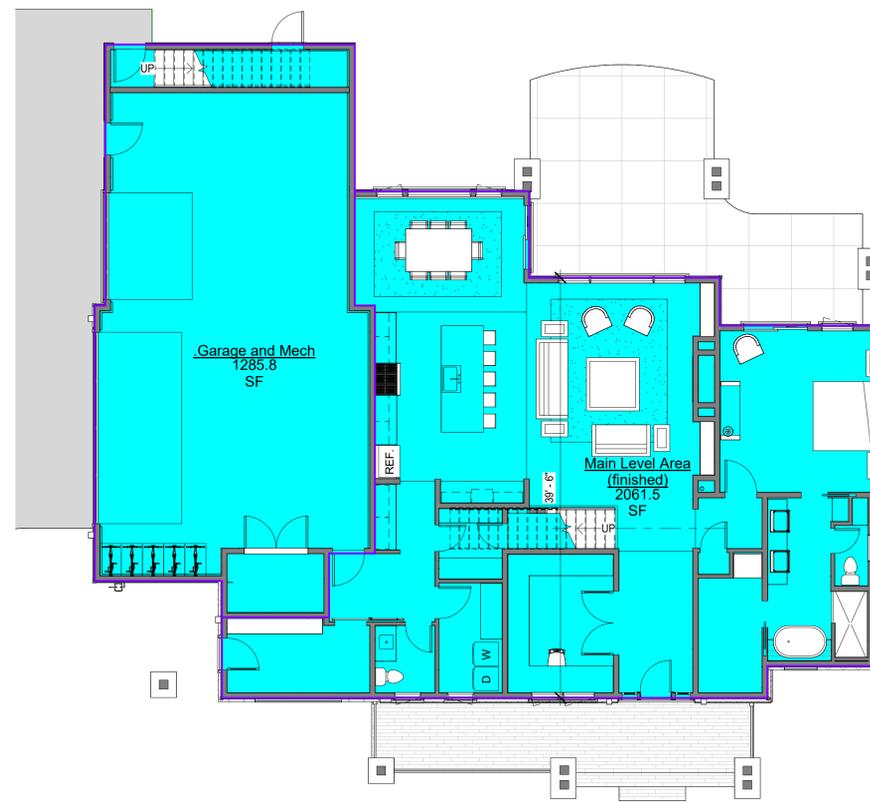
NOT FOR CONSTRUCTION

Date: 05-03-24
Project No.: 2410
COVER
A0.0





2 A3.0 UPPER LEVEL
1/8" = 1'-0"



1 A2.0 MAIN LEVEL
1/8" = 1'-0"

Site and Improvements Calculations Table

Eagle Ranch Design Review Board
P. O. Box 5905 - Eagle, CO 81631
(970) 328-2174 - Fax: 328-2514

Filing/Block/Lot: FIL 1, BLK 1, LOT 32 Submittal Date: 05-03-24
 Homesite Address: 53 SEVEN HERMITS DRIVE

LOT DISTURBANCE:

Description	Sq. Ft.	Acres	% Lot	Note:
Lot Area	17,579		100%	43,560 sq. ft. = 1 acre
Area Disturbed by Construction	16,300		92%	

SITE COVERAGE:

Description	Sq. Ft.	Acres	% Lot	Note:
Primary Residence Footprint	3347.3		19%	
Out-building Footprint(s)	0		15.6%	
Other Impervious Areas	2758			
Total Impervious Coverage	6265.3		35.64%	

BUILDING AREA CALCULATIONS

Building Area	Finished Sq. Ft.	Unfinished Sq. Ft.	Note:
Primary Dwelling Unit:			Name and provide Data for each floor level.
o Main level	2061.5		
o Upper level	1103.7		
o			
o			
Subtotal PDU Living Space	3165.3		
Garage	1285.8		garage and mech
Accessory Dwelling Unit	696.4		Max: 800 sq. ft. per Town of Eagle Code
Out-Buildings	0		
Subtotals Finished/Unfinished sq. ft.	5147.4		
Total Finished + Unfinished Sq. Ft.	5147.4		Meadows: Max: 6,000 sq. ft. per Annexation Agent Uplands & Highlands: Max: 7,000 sq. ft.

IRRIGATION AREAS:

Description	Sq. Ft.	% Lot	Note:
Permanent Sprinkler Irrigation	4159		measured area under sprinkler irrigation
Permanent Drip Irrigation	830 X.6=498		measured area under drip irrigation x 0.6
Total Permanent Irrigation	4657	26.5%	Not to exceed 50% of Lot Area
Temporary Irrigation	3950		All residual disturbed soils x 1 to 2 growing seasons for healthy revegetation

Prepared by: Jeffrey P. Manley Date: 5-3-24
 Owner Signature: _____ Date: _____
 Print Name: Dave Houser

P:\DRB\forms\SiteCalculationsTable2017.docx

AREA OF LOT: 17,579 S.F.

AREA OF SITE COVERAGE ALL IMPERVIOUS ALLOWED 50%=8798.5
 FOOTPRINT: 3347.3 S.F.
 DRIVE: 2270 S.F.
 TERRACE: 488 S.F.
 SIDEWALK: 160 S.F.

TOTAL: 6265.3 (<8798.5 S.F. ALLOWED)
 AREA OF SITE COVERAGE BY BUILDING 5,000 S.F. OR 30% OR 5,273.7 S.F.)
 FOOTPRINT: 3347.3 S.F.

LANDSCAPE AREA: 11,313.7 S.F.
 TOTAL DISTURBED AREA = 16,300 S.F.

Area Schedule (total home area)	
Name	Area
.Garage and Mech	1285.8 SF
ADU	696.4 SF
Main Level Area (finished)	2061.5 SF
Upper Level Area (finished)	1103.7 SF
Grand total: 4	5147.4 SF (<6,000 S.F. ALLOWED)

Area Schedule (total finished)	
Name	Area
ADU	696.4 SF
Main Level Area (finished)	2061.5 SF
Upper Level Area (finished)	1103.7 SF
Grand total: 3	3861.6 SF

Area Schedule without ADU	
Name	Area
Main Level Area (finished)	2061.5 SF
Upper Level Area (finished)	1103.7 SF
Grand total: 2	3165.3 SF

Area Schedule (total unfinished)	
Name	Area
.Garage and Mech	1285.8 SF
Grand total: 1	1285.8 SF

Area Schedule ADU	
Name	Area
ADU	696.4 SF
Grand total: 1	696.4 SF

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 970.328.5151 OFFICE
 PO Box 1587, Eagle, CO 81631
 www.martinmanleyarchitects.com

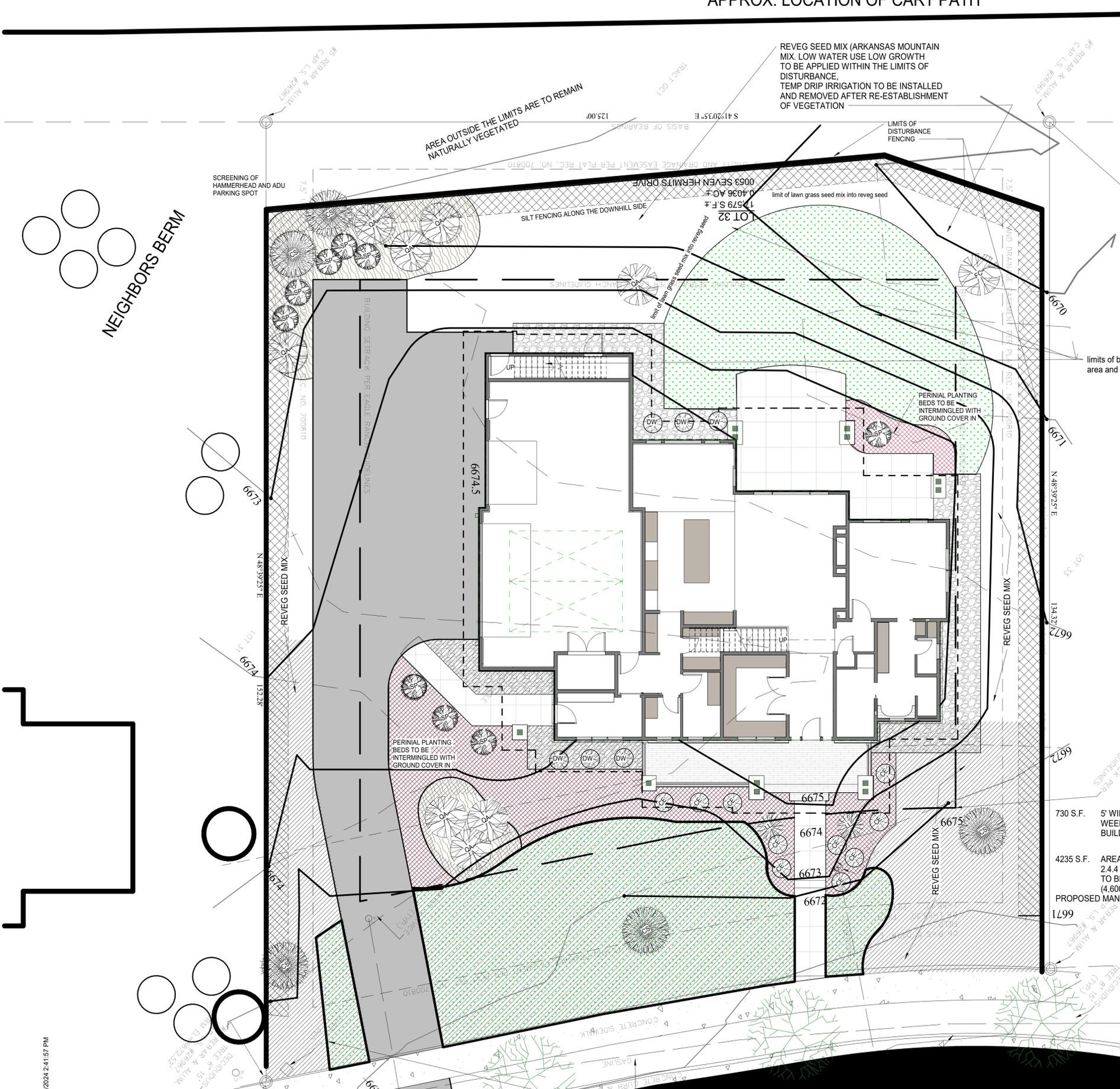
No.	Description	Date

NEW SINGLE FAMILY
HOUSER RESIDENCE
 53 Seven Hermits
 Eagle Ranch, Eagle Colorado
 PRELIMINARY PLAN REVIEW

not for construction

Date: 05-03-24
 Project number: 2410
AREA CALCULATIONS
A0.1

APPROX. LOCATION OF CART PATH



Symbol	Name	Size	Count
Conifer Trees			TOTALING HEIGHT MORE THAN 40 FEET tall
CS	Colorado Spruce (Picea pungens)	6'-8' tall	5 (min 5 trees)
Deciduous Trees (1 of the 3 existing trees along the golf course is to remain)			8 (min of 8 trees)
QA	QUAKING ASPEN (POPULUS TREMULOIDES)	2' to 3" CAL.	7
FC	FLOWERING CRABAPPLE (FRUITLESS) (MALUS 'SPRING SNOW')	2' to 3" CAL.	1
Deciduous Shrubs			26 (not less than 25)
DW	RED TWIG DOGWOOD (Cornus stolonifera)	5' GAL.	6
SP	SPIREA, ANTHONY WATERER (Spirea japonica Anthony Waterer)	5' GAL.	9
LL	DWARF KOREAN LILAC (SYRINGA MEYERI 'PALABIN')	5' GAL.	2
CE	COTONEASTER DAMMERI CORAL BEAUTY (COTONEASTER DAMMERI)	5' GAL.	9
Perennial Ground covers			
GC	SNOW IN SUMMER, STONECROP, CREEPING PHLOX, ORANGE SEDUM, CARPET BUGLE	850 square feet of cover. (40 of these groundcover plants are to be in the larger 1 gallon size containers)	
Perennial Flower beds			varities to be selected by the owner, at approx. 100 plants/flowers
Mulched Areas			
MULCH	SHREDDED BARK MULCHED AREA - AROUND TREES AND SHRUBS NOT COVERED BY GROUND COVER	350 square feet of cover.	
Grass Areas (SOD) BACK YARD AND FRONT YARD			3180 square feet of cover.
SEEDED	MIX OF GRASSES AND FESCUE SEED ARKANSAS VALLEY SEED COMPANY; NATURE'S CHOICE LAWN MIX. SOODED AREAS OF THE SITE SHALL HAVE PERMATE IRRIGATION SYSTEM WITH RAIN SENSOR.	POP-UP IRRIGATION	
Natural Grass Areas (reveg)			
NG	MIX OF GRASSES AND FESCUE SEED ARKANSAS VALLEY SEED COMPANY, NATIVE LOW GROW MOUNTAIN MIX. A SPRAY MIX OF FERTILIZER AND SEED APPLIED TO ALL DISTURBED AREAS OF THE SITE AND BE TEMPORARILY DRIP IRRIGATED.	Temporary Drip Irrigation as needed to establish	

IRRIGATION NOTE:
 1 ALL RESEDED AREAS ARE TO TEMPORARY DRIP IRRIGATION
 2 3180 s.f. of SEEDED LAWN AREAS ARE TO BE SERVED BY A PERMIANTE POP-UP SPRAY IRRIGATION SYSTEM WITH WATER SENSING TIMER.
 3 THE GROUND COVER AND PLANTING BEDS ARE TO RECIEVE PERMANENT MICRO SPRAY AND DRIP IRRIGATION

TOTAL OF PERMANENT DRIP
 13 trees at 9 s.f. per tree = 13X 9 s.f. at trees = 117 s.f.
 26 shrubs and grasses - 26X 2 s.f. per shrub = 32 s.f.
 +850 s.f. at planting beds with ground cover
TOTAL PERMANET DRIP = 999 s.f.

AND SPRAY IRRIGATION AREA
 AT SEEDED OF TO COVER 1,830 S.F. front yard
 + 1330 S.F. OF backyard (seeded).
TOTAL PERMANENT SPRAY = 4159 S.F. (23.7% of total lot)

IRRIGATION SHALL BE ON A CLOCK CONTROLLED SYSTEM WITH TIMER FOR IRRIGATION ON ALOTTED EVERY OTHER DAY SCHEDULE. PROVIDE MOISTURE SENSOR OVERRIDE WITH CLOCK

TOTAL IRRIGATION LIMITED TO 50% OF THE LOT AREA IN THE MEADOWS. IRRIGATION WATER FLOW IS NOT MORE THAN 12 GALLONS PER MINUTE AT 40 PSI

50% OF LOT AREA 18,504.29 s.f. = 9,252 s.f. allowed proposed total irrigated = 5,650 s.f.

Arkansas Valley mixes to get drought and low water use mixes.
The seed mix at sodded area: Nature's Choice Lawn Mix: A mixture designed for areas where regular watering is not available. Ideal for those on wells or watering restrictions who cannot maintain more traditional types of lawn grass. This mixture features Ephraim crested wheatgrass, which is known as a deep-rooted and drought tolerant wheatgrass. Ephraim is one of the only a few wheatgrass species that propagates through rhizomes.
The seed mix at reveg. area: Low Grow Mix and Mountain Mix: A mixture of perennial, cool season, drought tolerant, grasses suitable for areas where mowing is difficult or not desirable. It grows an average of 8-12 inches a year with normal rain fall in the Intermountain region and the Desert Southwest. This mix is a great soil stabilizer. Our wildflower mixes are very compatible with this mix.

At the area around the rear patio we propose a mix of these two seed mixes. (Roughly a width of 30' out from patio) The additional mix of the Nature's Choice is designed to allow the owner, in the future, to maintain a mow to achieve a more lawn type vegetation for playing with the kids.

LANDSCAPE LEGEND
 1/8" = 1'-0"

GENERAL NOTE:
 1 PROVIDE SPLASH ROCK STRIP AT DRIP LINE OF ROOFS WHERE THERE ARE NO GUTTERS AND SPLASH BLOCKS AT THE DISCHARGE POINT OF DOWNSPOUTS.

1 LANDSCAPING PLAN
 1/8" = 1'-0"



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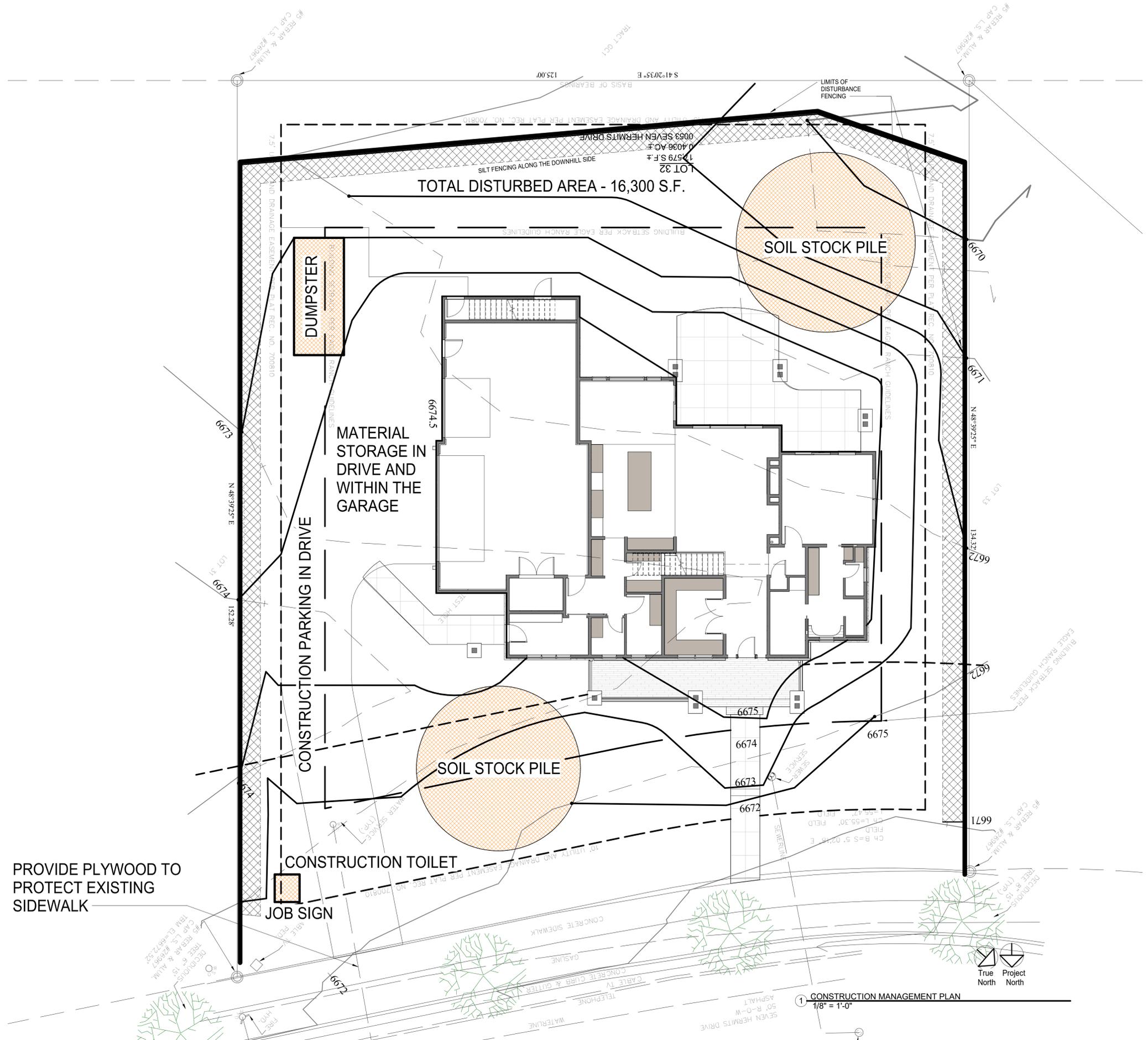
No.	Description	Date

NEW SINGLE FAMILY HOUSER RESIDENCE
 53 Seven Hermits
 Eagle Ranch, Eagle Colorado
 PRELIMINARY PLAN REVIEW

not for construction

Date	05-03-24
Project number	2410
LANDSCAPE PLAN	
A1.2	

5/2/2024 2:41:57 PM



PROVIDE PLYWOOD TO PROTECT EXISTING SIDEWALK

JOB SIGN

CONSTRUCTION TOILET

SOIL STOCK PILE

CONSTRUCTION PARKING IN DRIVE

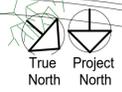
MATERIAL STORAGE IN DRIVE AND WITHIN THE GARAGE

DUMPSTER

SOIL STOCK PILE

TOTAL DISTURBED AREA - 16,300 S.F.

1 CONSTRUCTION MANAGEMENT PLAN
1/8" = 1'-0"



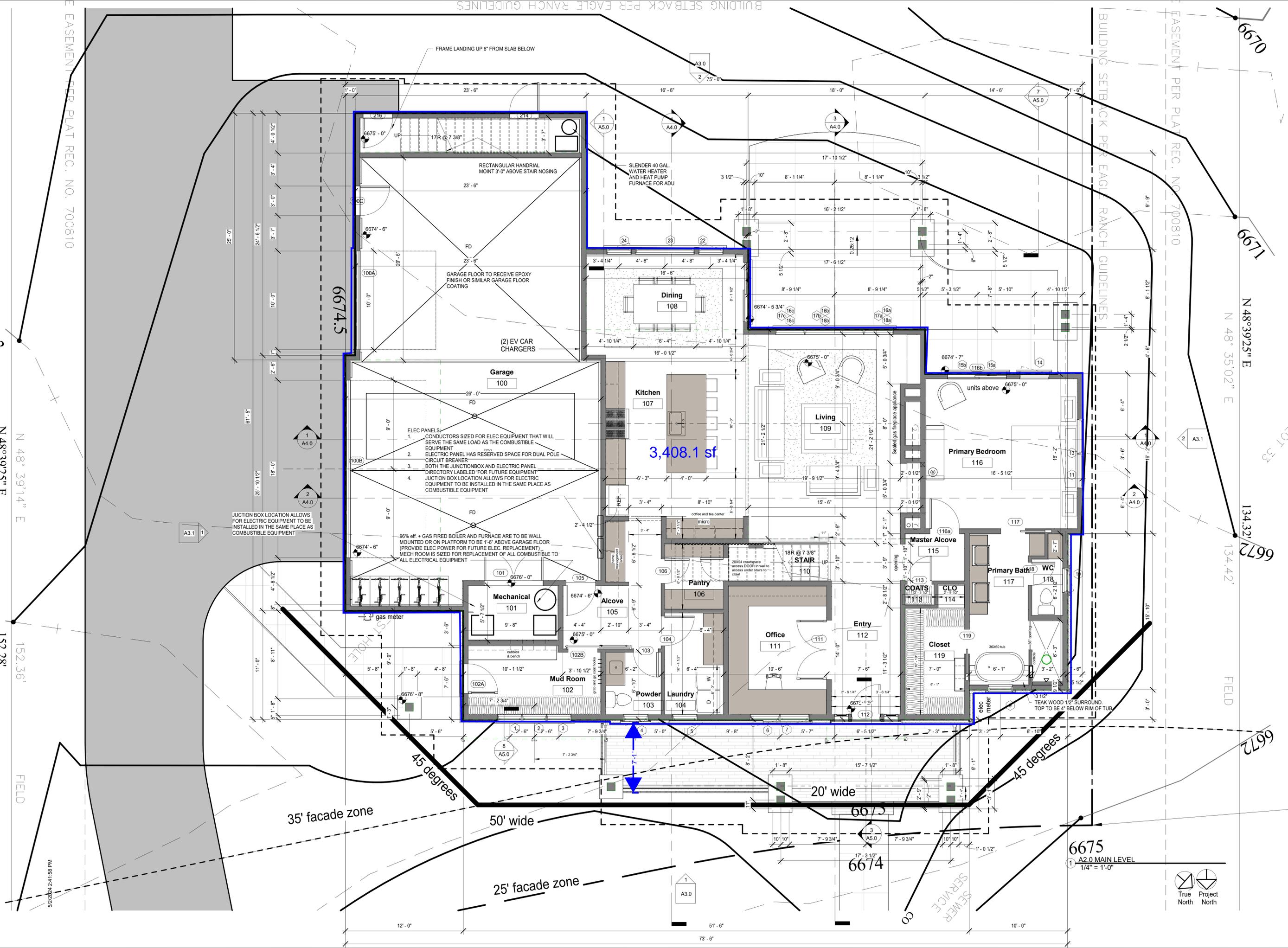
Date 05-03-24
 Project number 2410
 CONSTRUCTION MANAGEMENT
A1.3

not for construction

NEW SINGLE FAMILY
HOUSER RESIDENCE
 53 Seven Hermits
 Eagle Ranch, Eagle Colorado
 PRELIMINARY PLAN REVIEW

No.	Description	Date

MARTIN MANLEY ARCHITECTS
 970.328.5151 OFFICE
 PO Box 1587, Eagle, CO 81631
 www.martinmanleyarchitects.com



3,408.1 sf

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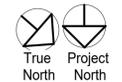
No.	Description	Date

NEW SINGLE FAMILY HOUSER RESIDENCE
 53 Seven Hermits
 Eagle Ranch, Eagle Colorado
 PRELIMINARY PLAN REVIEW

not for construction

Date: 05-03-24
 Project number: 2410
 MAIN LEVEL PLAN
A2.1

6675
 1 A2.0 MAIN LEVEL
 1/4" = 1'-0"



EASEMENT PER PLAT REC. NO. 700810

BUILDING SETBACK PER EAGLE RANCH GUIDELINES

EASEMENT PER PLAT REC. NO. 700810

6670
 6671
 N 48° 39' 25" E
 N 48° 35' 02" E

134.32'
 134.42'
 6672

6672
 FIELD

N 48° 39' 14" E
 152.36'

FIELD

5/2/2024 2:41:58 PM

Mark	Width	Height	Comments
100A	10'-0"	8'-0"	overhead door
100B	18'-0"	8'-0"	overhead door
100C	3'-0"	8'-0"	
101	6'-0"	6'-8"	
102A	3'-0"	8'-0"	patio door (confirm style w/ owner)
102B	3'-0"	8'-0"	make large than opening
103	2'-6"	8'-0"	
104	3'-0"	8'-0"	
105	3'-0"	8'-0"	20 min rated door
106	2'-6"	8'-0"	
108	6'-0"	8'-0"	slider, by window supplier
111	6'-0"	8'-0"	
112	3'-0"	8'-0"	entry door
113	2'-6"	8'-0"	
116a	3'-0"	8'-0"	
116b	6'-0"	8'-0"	slider, by window supplier
117	2'-6"	8'-0"	
118	2'-4"	8'-0"	
119	2'-6"	8'-0"	

Mark	Width	Height	Comments
200	4'-6"	8'-0"	
203	3'-0"	8'-0"	
204	2'-6"	8'-0"	
205	4'-6"	8'-0"	
206	2'-6"	8'-0"	
207	2'-6"	8'-0"	
208	2'-6"	8'-0"	
209	4'-6"	8'-0"	
210	2'-6"	8'-0"	
211	2'-6"	8'-0"	
212	4'-6"	8'-0"	
213	2'-6"	8'-0"	
214	2'-4"	4'-6"	
215	2'-6"	8'-0"	
216	3'-0"	8'-0"	
217	4'-6"	8'-0"	

WINDOW NOTES:

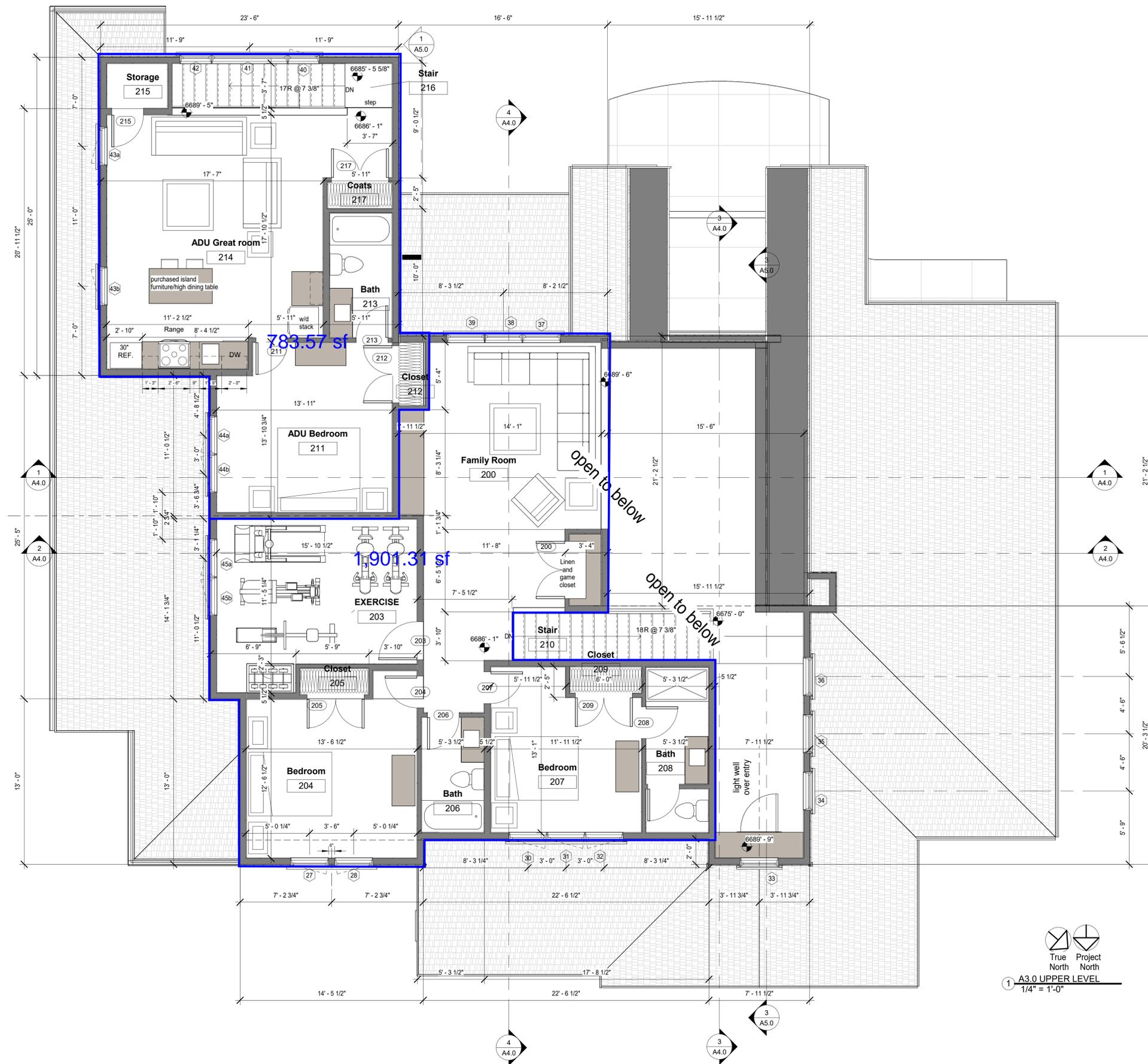
- ALL WINDOWS SHALL BE DOUBLE-PANED ALUM. CLAD WOOD WINDOWS UNLESS OTHERWISE NOTED.
- U-VALUE OF 30 MAXIMUM (SEE INSULATION SUMMARY).
- ALL WINDOWS TO RECEIVE LOW-E TREATMENT.
- ALL SIZES SHOWN ARE NOMINAL. CONTRACTOR TO VERIFY ROUGH-OPENING SIZES WITH CHOSEN WINDOW MANUFACTURER.
- WINDOWS MUST DISPLAY MANUFACTURER SPECS INCLUDING R-VALUES PRIOR TO COUNTY INSPECTIONS.
- LOW AWNING WINDOWS SHALL RECEIVE MANUFACTURERS' OPENING LIMITER AS REQUIRED BY BUILDING CODE.
- CONTRACTOR AND WINDOW SUPPLIER TO CONFIRM ALL LOCATIONS OF TEMPERED GLASS AND PROVIDE ACCORDINGLY.
- ALL SLIDING AND HINGED PATIO DOORS ARE TO BE PROVIDED BY THE WINDOW MANUFACTURER. DOORS THAT ARE TALLER THAN WINDOW MANUFACTURER PRODUCES MAY BE PROVIDED BY ANOTHER MANUFACTURER, BUT FINISHES SHALL BE THE SAME AS TYPICAL. COORDINATE THE TRANSOM WINDOW SIZES SO THAT THE OVERALL WIDTH MATCHES THAT OF DOORS BELOW.

R308.4.3 Glazing in windows.

Glazing in an individual fixed or operable panel that meets all of the following conditions shall be considered a hazardous location AND tempered glass is to be used as glazing:

- The exposed area of an individual pane is larger than 9 square feet (0.836 m²);
- The bottom edge of the glazing is less than 18 inches (457 mm) above the floor;
- The top edge of the glazing is more than 36 inches (914 mm) above the floor; and
- One or more walking surfaces are within 36 inches (914 mm), measured horizontally and in a straight line, of the glazing.

Mark	Family	Width	Height	Head Height	Comments
1	Window-Awning	2'-6"	2'-6"	8'-0"	
2	Window-Awning	2'-6"	2'-6"	8'-0"	
3	Window-Awning	2'-6"	2'-6"	8'-0"	
4	Window-Casement	2'-6"	4'-0"	8'-0"	
5	Window-Casement	2'-6"	4'-0"	8'-0"	
6	Window-Casement	3'-0"	5'-0"	8'-0"	
7	Window-Casement	3'-0"	5'-0"	8'-0"	
9	Window-Awning	2'-6"	2'-6"	7'-9"	
10	Window-Casement	2'-6"	4'-0"	7'-9"	
11	Window-Awning	3'-6"	2'-6"	8'-6"	
13	Window-Awning	3'-6"	2'-6"	8'-6"	
14	Window-Casement	3'-0"	5'-0"	8'-0"	
15a	Window-Picture	3'-0"	2'-6"	10'-6"	
15b	Window-Picture	3'-0"	2'-6"	10'-6"	
16a	Window-Awning	3'-0"	3'-0"	3'-6"	
16b	Window-Picture	6'-0"	3'-0"	3'-6"	
16c	Window-Awning	3'-0"	3'-0"	3'-6"	
17a	Window-Picture	3'-0"	7'-6"	11'-0"	
17b	Window-Picture	6'-0"	7'-6"	11'-0"	
17c	Window-Picture	3'-0"	7'-6"	11'-0"	
18a	Window-Awning	3'-0"	3'-0"	14'-6"	
18b	Window-Picture	6'-0"	3'-0"	14'-6"	
18c	Window-Awning	3'-0"	3'-0"	14'-6"	
22	Window-Casement	2'-6"	5'-0"	8'-0"	
23	Window-Picture	6'-0"	5'-0"	8'-0"	
24	Window-Casement	2'-6"	5'-0"	8'-0"	
27	Window-Casement	3'-0"	5'-6"	8'-0"	
28	Window-Casement	3'-0"	5'-6"	8'-0"	
30	Window-Casement	3'-0"	4'-6"	8'-0"	
31	Window-Casement	3'-0"	4'-6"	8'-0"	
32	Window-Casement	3'-0"	4'-6"	8'-0"	
33	Window-Picture	3'-0"	3'-0"	8'-0"	
34	Window-Picture	3'-0"	3'-0"	8'-0"	
35	Window-Picture	3'-0"	3'-0"	8'-0"	
36	Window-Picture	3'-0"	3'-0"	8'-0"	
37	Window-Awning	3'-0"	4'-0"	8'-0"	
38	Window-Awning	3'-0"	4'-0"	8'-0"	
39	Window-Awning	3'-0"	4'-0"	8'-0"	
40	Window-Casement	2'-6"	5'-0"	8'-0"	
41	Window-Picture	6'-0"	5'-0"	8'-0"	
42	Window-Casement	2'-6"	5'-0"	8'-0"	
43a	Window-Casement	3'-0"	5'-0"	8'-0"	
43b	Window-Casement	3'-0"	5'-0"	8'-0"	
44a	Window-Casement	3'-0"	4'-6"	8'-0"	
44b	Window-Casement	3'-0"	4'-6"	8'-0"	
45a	Window-Casement	3'-0"	4'-6"	8'-0"	
45b	Window-Casement	3'-0"	4'-6"	8'-0"	



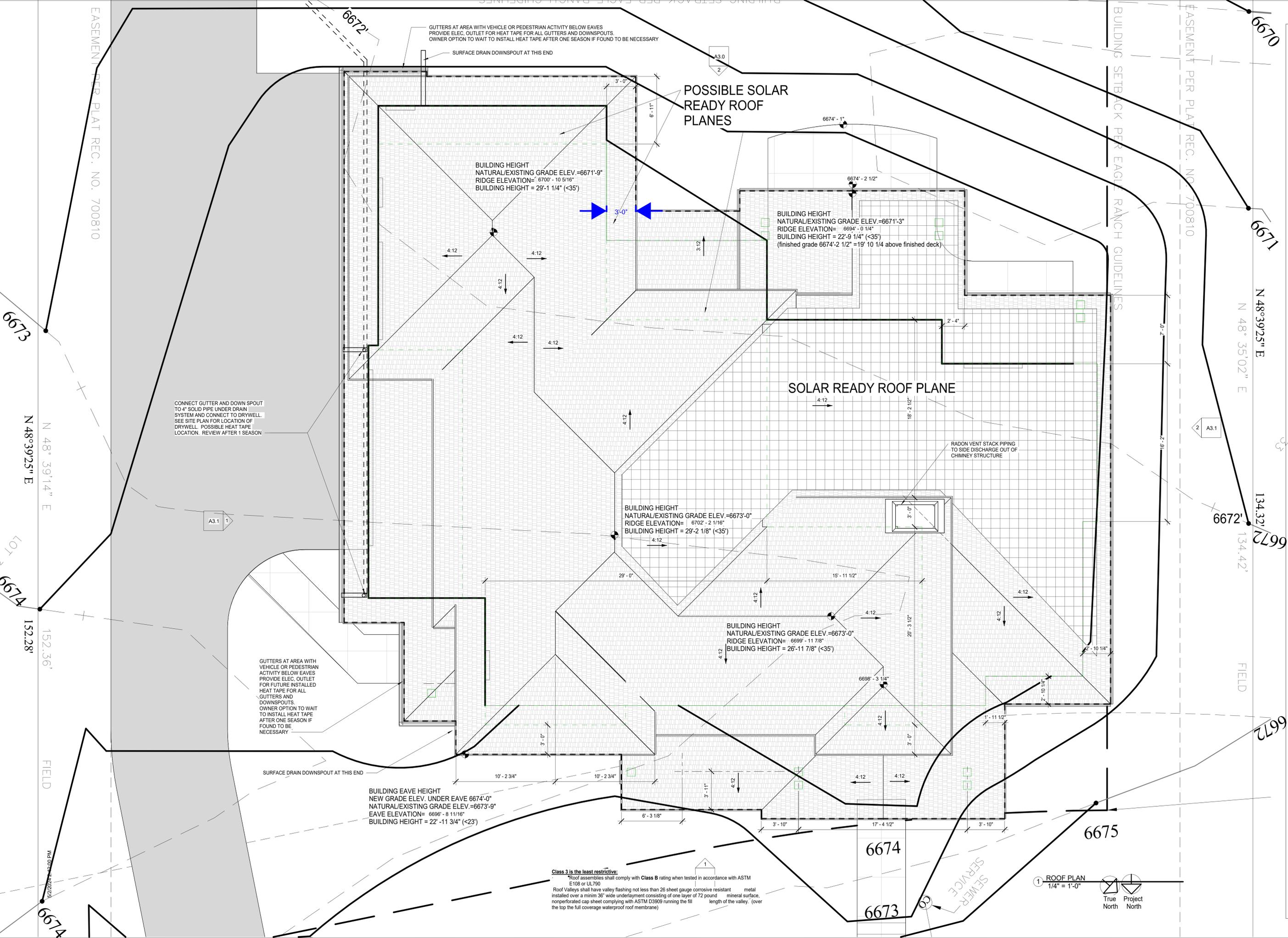
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 www.martinmanleyarchitects.com

No.	Description	Date

NEW SINGLE FAMILY
HOUSER RESIDENCE
 53 Seven Hermits
 Eagle Ranch, Eagle Colorado
 PRELIMINARY PLAN REVIEW

not for construction

Date: 05-03-24
 Project number: 2410
 UPPER LEVEL PLAN
A2.2



GUTTERS AT AREA WITH VEHICLE OR PEDESTRIAN ACTIVITY BELOW EAVES PROVIDE ELEC. OUTLET FOR HEAT TAPE FOR ALL GUTTERS AND DOWNSPOUTS. OWNER OPTION TO WAIT TO INSTALL HEAT TAPE AFTER ONE SEASON IF FOUND TO BE NECESSARY

SURFACE DRAIN DOWNSPOUT AT THIS END

POSSIBLE SOLAR READY ROOF PLANES

BUILDING HEIGHT
NATURAL/EXISTING GRADE ELEV. = 6671'-9"
RIDGE ELEVATION = 6700' - 10 5/16"
BUILDING HEIGHT = 29'-1 1/4" (<35')

BUILDING HEIGHT
NATURAL/EXISTING GRADE ELEV. = 6671'-3"
RIDGE ELEVATION = 6694' - 0 1/4"
BUILDING HEIGHT = 22'-9 1/4" (<35')
(finished grade 6674'-2 1/2" = 19' 10 1/4" above finished deck)

BUILDING HEIGHT
NATURAL/EXISTING GRADE ELEV. = 6673'-0"
RIDGE ELEVATION = 6702' - 2 1/16"
BUILDING HEIGHT = 29'-2 1/8" (<35')

BUILDING HEIGHT
NATURAL/EXISTING GRADE ELEV. = 6673'-0"
RIDGE ELEVATION = 6699' - 11 7/8"
BUILDING HEIGHT = 26'-11 7/8" (<35')

BUILDING EAVE HEIGHT
NEW GRADE ELEV. UNDER EAVE 6674'-0"
NATURAL/EXISTING GRADE ELEV. = 6673'-9"
EAVE ELEVATION = 6696' - 8 11/16"
BUILDING HEIGHT = 22' - 11 3/4" (<23')

CONNECT GUTTER AND DOWN SPOUT TO 4" SOLID PIPE UNDER DRAIN SYSTEM AND CONNECT TO DRYWELL. SEE SITE PLAN FOR LOCATION OF DRYWELL. POSSIBLE HEAT TAPE LOCATION. REVIEW AFTER 1 SEASON

GUTTERS AT AREA WITH VEHICLE OR PEDESTRIAN ACTIVITY BELOW EAVES PROVIDE ELEC. OUTLET FOR FUTURE INSTALLED HEAT TAPE FOR ALL GUTTERS AND DOWNSPOUTS. OWNER OPTION TO WAIT TO INSTALL HEAT TAPE AFTER ONE SEASON IF FOUND TO BE NECESSARY

RADON VENT STACK PIPING TO SIDE DISCHARGE OUT OF CHIMNEY STRUCTURE

Class 3 is the least restrictive:
*Roof assemblies shall comply with Class B rating when tested in accordance with ASTM E108 or UL790
Roof Valleys shall have valley flashing not less than 26 sheet gauge corrosion resistant metal installed over a minimum 36" wide underlayment consisting of one layer of 72 pound mineral surface, nonperforated cap sheet complying with ASTM D3099 running the full length of the valley. (over the top the full coverage waterproof roof membrane)

1 ROOF PLAN
1/4" = 1'-0"
True North
Project North

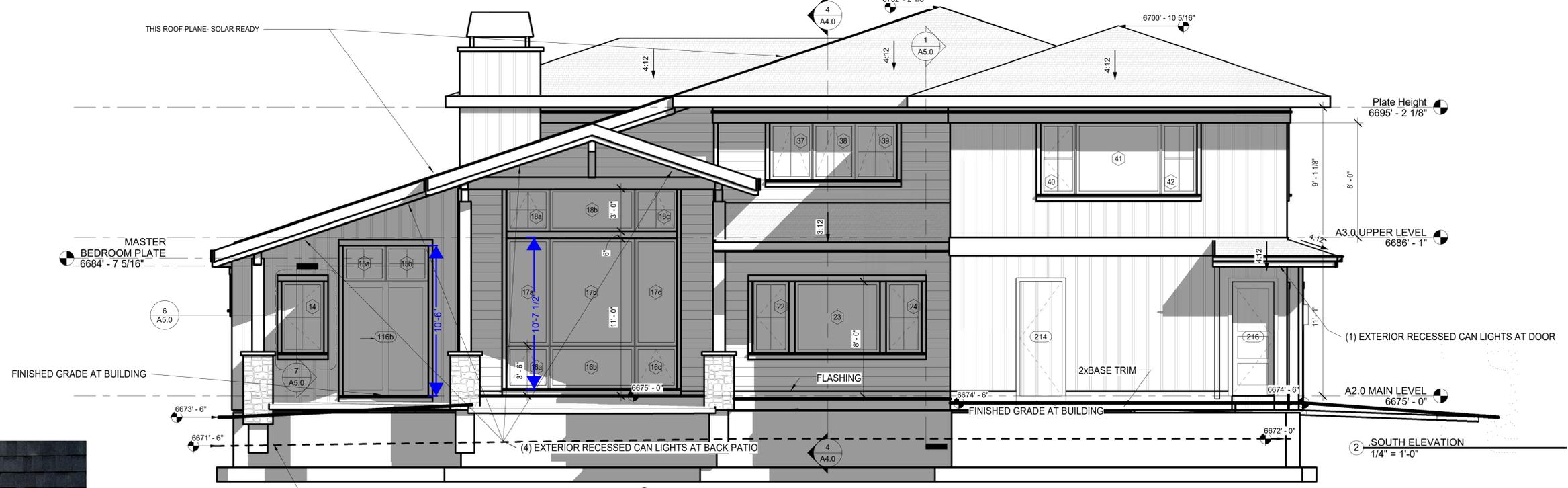
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No.	Revisions Description	Date

HOUSER RESIDENCE
NEW SINGLE FAMILY
53 Seven Hermits
Eagle Ranch, Eagle Colorado
PRELIMINARY PLAN REVIEW

not for construction

Date	05-03-24
Project number	2410
ROOF PLAN	A2.3



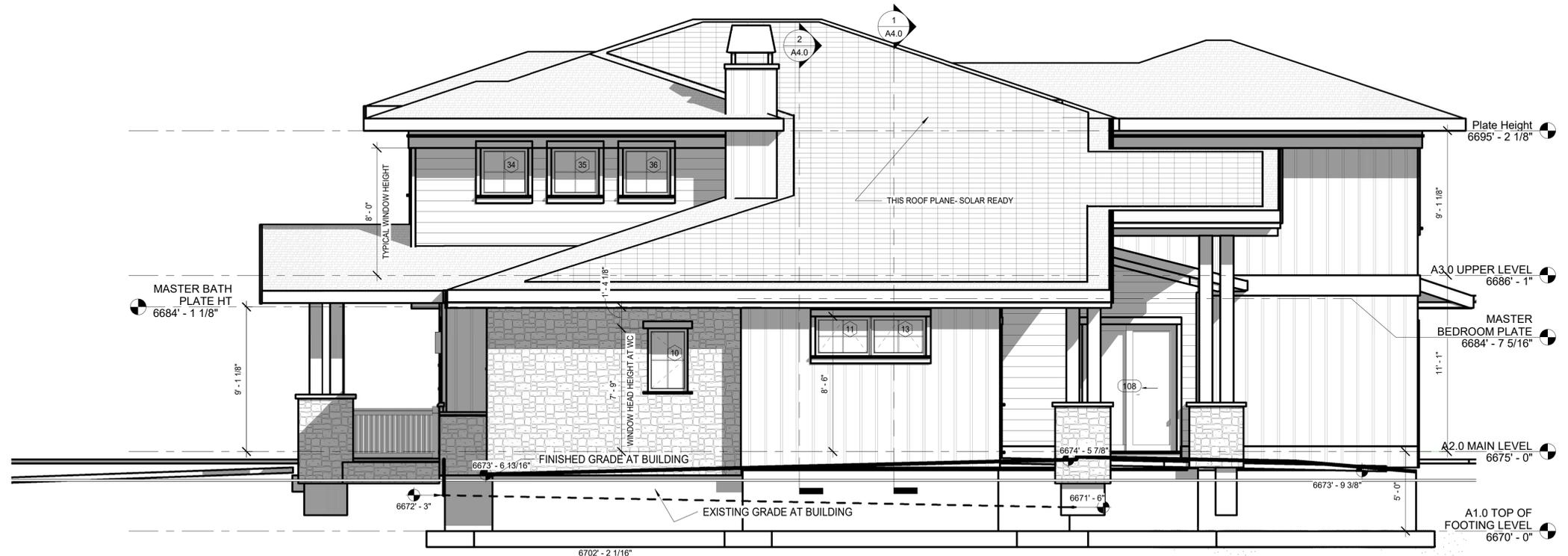
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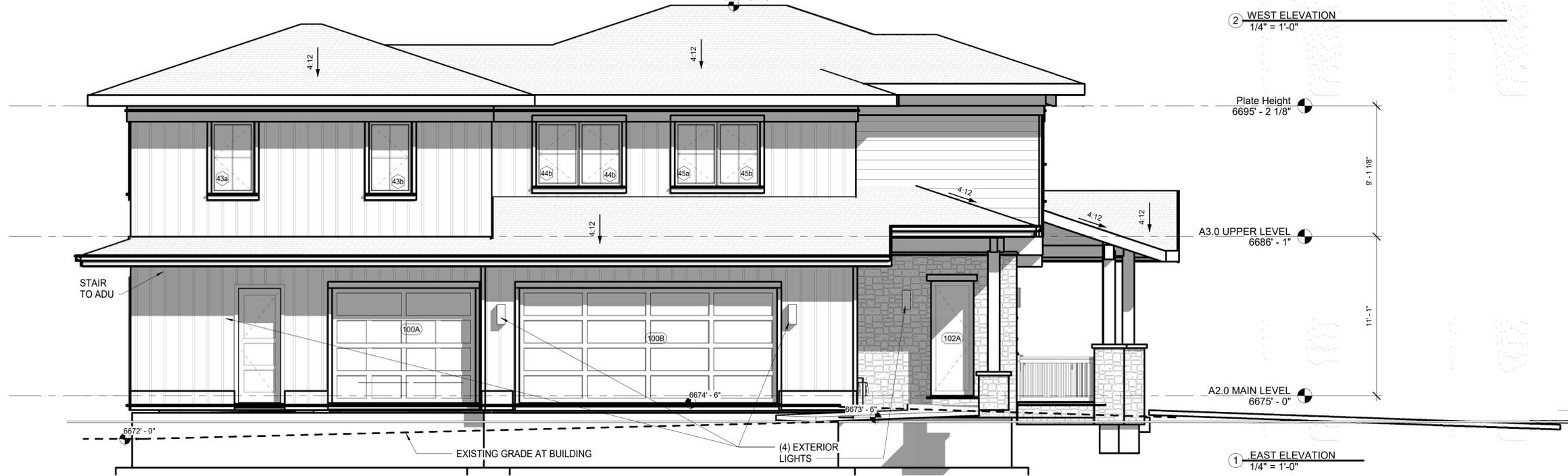
NEW SINGLE FAMILY
HOUSER RESIDENCE
 53 Seven Hermits
 Eagle Ranch, Eagle Colorado
 PRELIMINARY PLAN REVIEW

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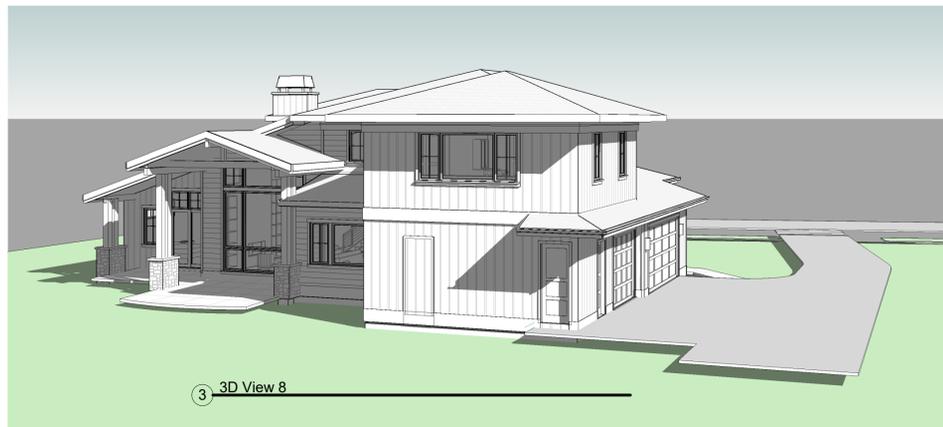
Date: 05-03-24
 Project number: 2410
 EXTERIOR ELEVATIONS
A3.0



② WEST ELEVATION
1/4" = 1'-0"



① EAST ELEVATION
1/4" = 1'-0"



③ 3D View 8



④ 3D View 3

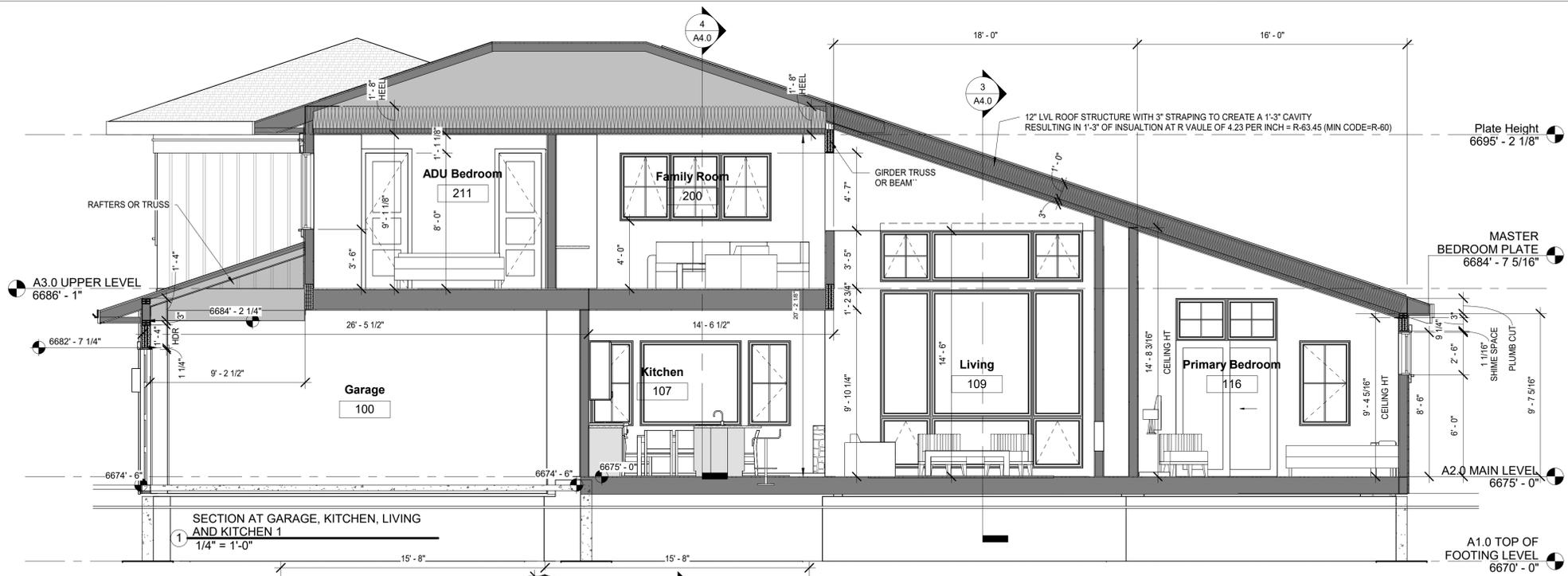
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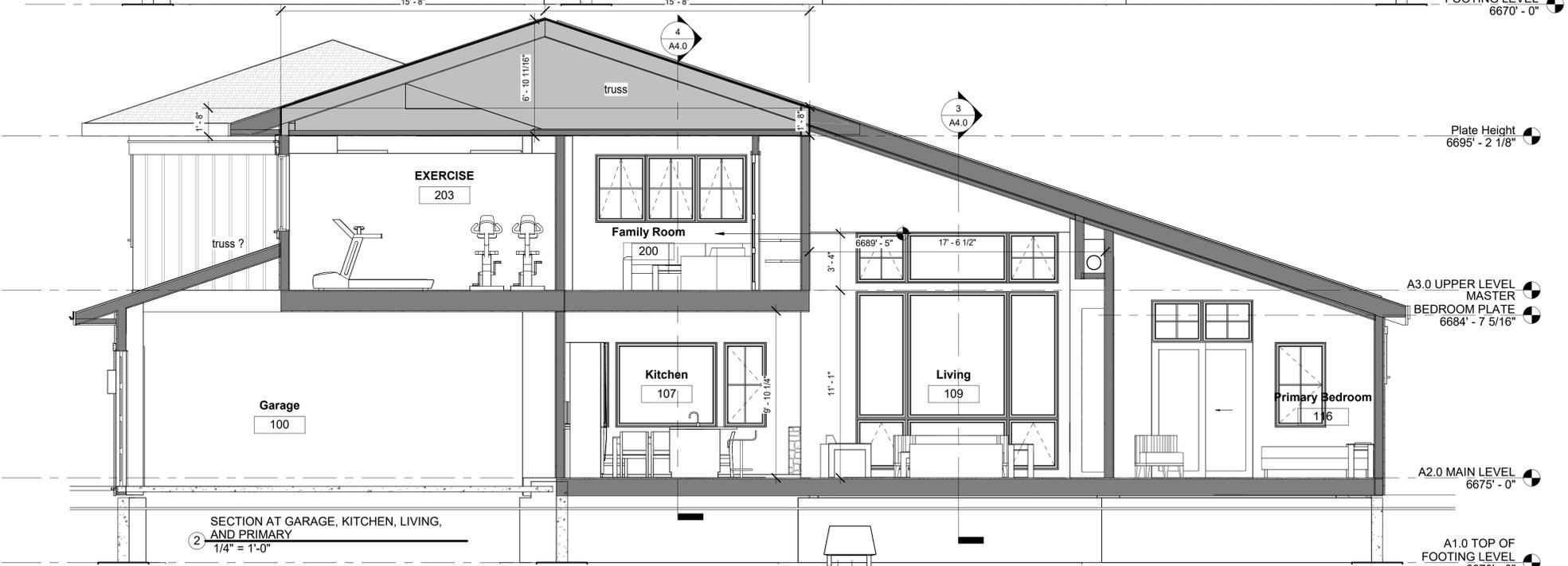
NEW SINGLE FAMILY
HOUSER RESIDENCE
53 Seven Hermits
Eagle Ranch, Eagle Colorado
PRELIMINARY PLAN REVIEW

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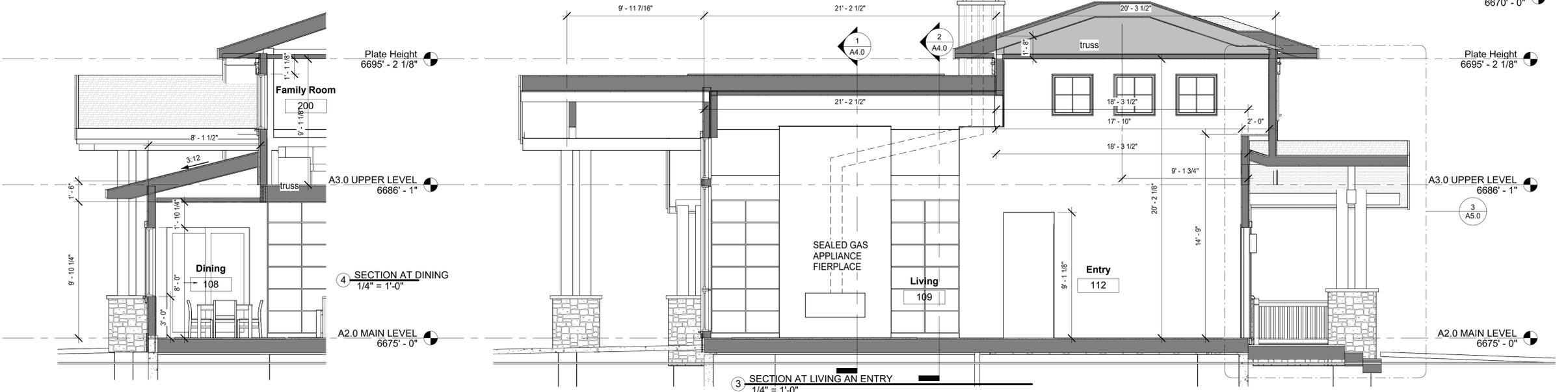
Date 05-03-24
Project number 2410
EXTERIOR ELEVATIONS
A3.1



SECTION AT GARAGE, KITCHEN, LIVING AND KITCHEN 1
1/4" = 1'-0"



SECTION AT GARAGE, KITCHEN, LIVING, AND PRIMARY
1/4" = 1'-0"



SECTION AT DINING
1/4" = 1'-0"

SECTION AT LIVING AN ENTRY
1/4" = 1'-0"

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No.	Description	Date

NEW SINGLE FAMILY
HOUSER RESIDENCE
 53 Seven Hermits
 Eagle Ranch, Eagle Colorado
 PRELIMINARY PLAN REVIEW

not for construction

Date	05-03-24
Project number	2410
BUILDING SECTIONS	A4.0

