

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. <u>Call to Order</u>. The meeting was called to order at 3:02 p.m. MST. A quorum of members was present.
- 2. <u>Approval of Minutes</u>. 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,

SBellm

Shelley Bellm, Recording Secretary



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: NoSlopes in Excess of 30%: NoDesign 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	Complies
	Sides: 15 feet	
	Rear: 25 feet	
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:

- 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.

Page 2 of 5

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 mulled 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

The DRB provided the following comments:

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- 2. Front façade zone 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:

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- 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.

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 HARAKAL, ARCHITECT glenn@sstaia.com



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







MATERIALS PALETTE:



STANDING SEAM



ASPHALT SHINGLE - GAF TIMBERLINE - CHARCOAL



DARK GRAY

GUTTERS, SNOW GUARDS

GALVALUME

WINDOWS DARK BRONZE



VERTICAL HEMLOCK SIDING VINTAGE WOODS - 107 DRIFTWOOD

SITE COVERAGE:

PARCEL NO. 2109-092-05-002 SITE 0.599 ACRES (26,092 SF) **FOUNDATION FOOTPRINT** 4,621 SF (17.7% < 30.0%)

1,652 SF DRIVEWAY WALKWAYS 403 SF PORCHES (COVERED)

7,537 SF (28.9% < 50%)

RADON MITIGATION:

TOTAL IMPERVIOUS

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

HEATING / COOLING: NATURAL GAS; INFLOOR RADIANT; CENTRAL AIR CONDITIONING

PROJECT SUMMARY:

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

FLOOR AREA: FIRST FLOOR FINISHED

TOTAL FINISHED 3,425 SF CRAWL SPACE (<5') GARAGE / MECHANICAL GARAGE ATTIC STORAGE (>5') GROSS SQUARE FOOTAGE

3,425 SF

4,813 SF < 6,000 SF

Verify gross square footage of attic

LOCATION MAP:



TURNIPSEED ARCHITECTURE CONSTRUCTION INTERIOR DESIGN

SINCE 1995

ISSUE: PRE-DESIGN 03.11.2024 03.12.2024 OWNER REVIEW 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

COVER SHEET





SINCE 1995

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

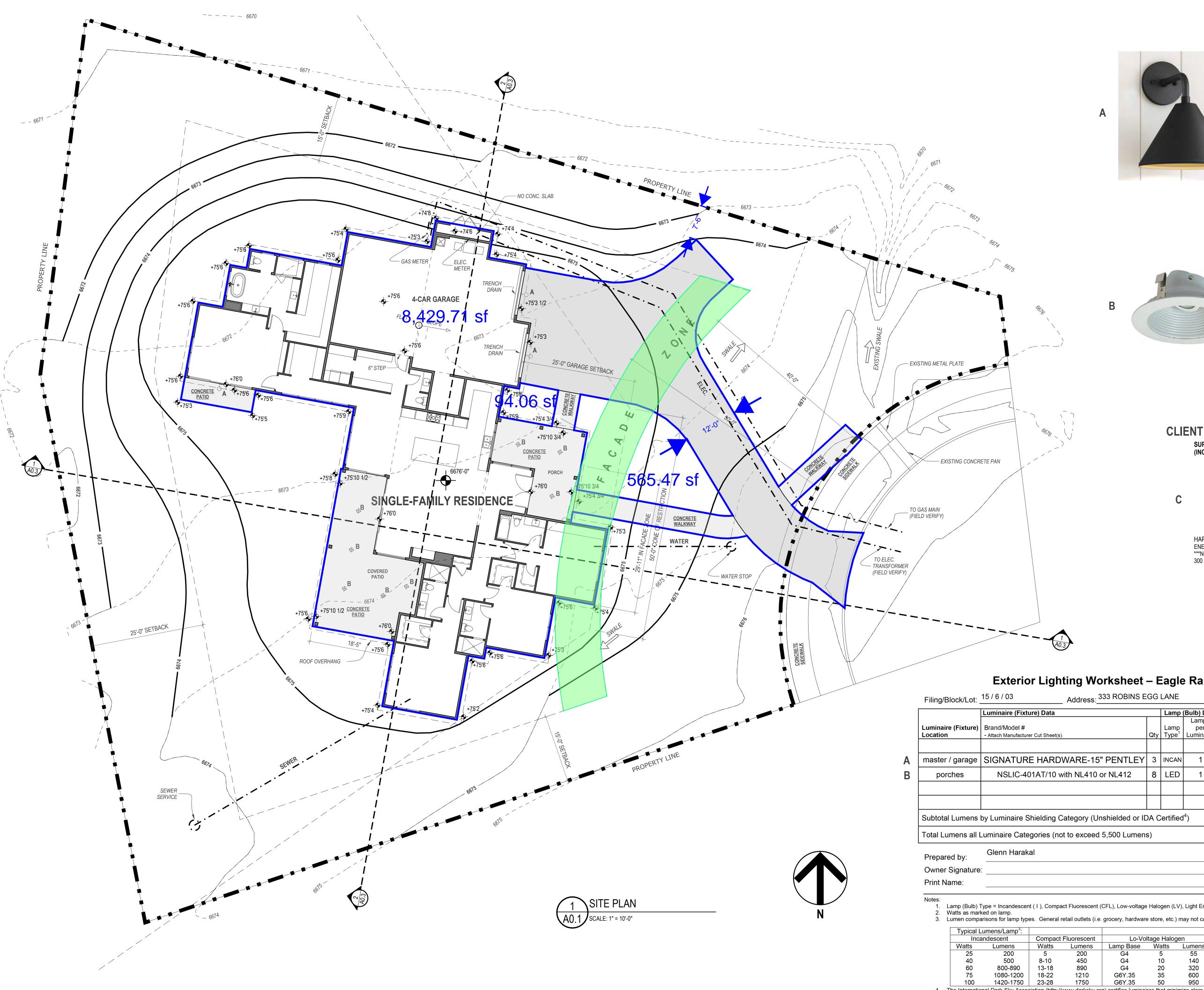
LOT 15, BLOCK 6, FILING 3

EAGLE, COLORADO

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

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MODEL VIEWS





EXTERIOR LIGHT FIXTURE
BRAND: SIGNATURE HARDWARE
MODEL: 15" PENTLEY OUTDOOR ENTRANCE FINISH: BLACK WIDTH: 14 1/4" HEIGHT: 14 7/8" SKU: 953843 CODE: SHEL7001 DARK SKY APPROVED 40W INCANDESCENT



EXTERIOR LIGHT FIXTURE BRAND: NORA LIGHTING MODEL: 5" RECESSED LED CAN FINISH: WHITE WITH WHITE BAFFLE WIDTH: 5" HEIGHT: 1.8" CODE: NL 410 DARK SKY COMPLIANT 5W LED

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

Address: 333 ROBINS EGG LANE

	Luminaire (Fixture) Data			Lamp (Bulb) Data			Lumens by Luminaire Type			re Type	
				Lamps	Watts	Lumens					1
Luminaire (Fixture)	Brand/Model #		Lamp	per	per	per		hielded		Certified	Switc
Location	- Attach Manufacturer Cut Sheet(s)	Qty	Type ¹	Luminaire	Lamp ²	Lamp ³	Lum	ıinaires⁵	Lumir	naires ^{4,5}	Type
master / garage	SIGNATURE HARDWARE-15" PENTLEY	3	INCAN	1	40	500				√	
porches	NSLIC-401AT/10 with NL410 or NL412	8	LED	1	5	500				√	
Subtotal Lumens	by Luminaire Shielding Category (Unshielded or IE	DA C	ertified	I ⁴)		•	< 2.00	0 lumens			

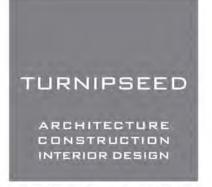
Date: 04/25/2024

- Lamp (Bulb) Type = Incandescent (I), Compact Fluorescent (CFL), Low-voltage Halogen (LV), Light Emitting Diode (LED), etc.
 Watts as marked on lamp.
- 3. 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 Li	umens/Lamp³:					
Inca	ndescent	Compact	Fluorescent	Lo-Vo	Itage Halo	gen
Watts	Lumens	Watts	Lumens	Lamp Base	Watts	Lumer
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	22.20	1750	C6V 25	EΩ	050

- 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 Shield Category is Unshielded unless specifically certified with International Dark-Sky Association Fixture Seal of Approval.
- 6. Switch Type = manual (M), motion detector (MD), photocell (P), rheostat (R), timer (T)

P:\DRB\forms\ExtLightWrksht2017.docx



SINCE 1995

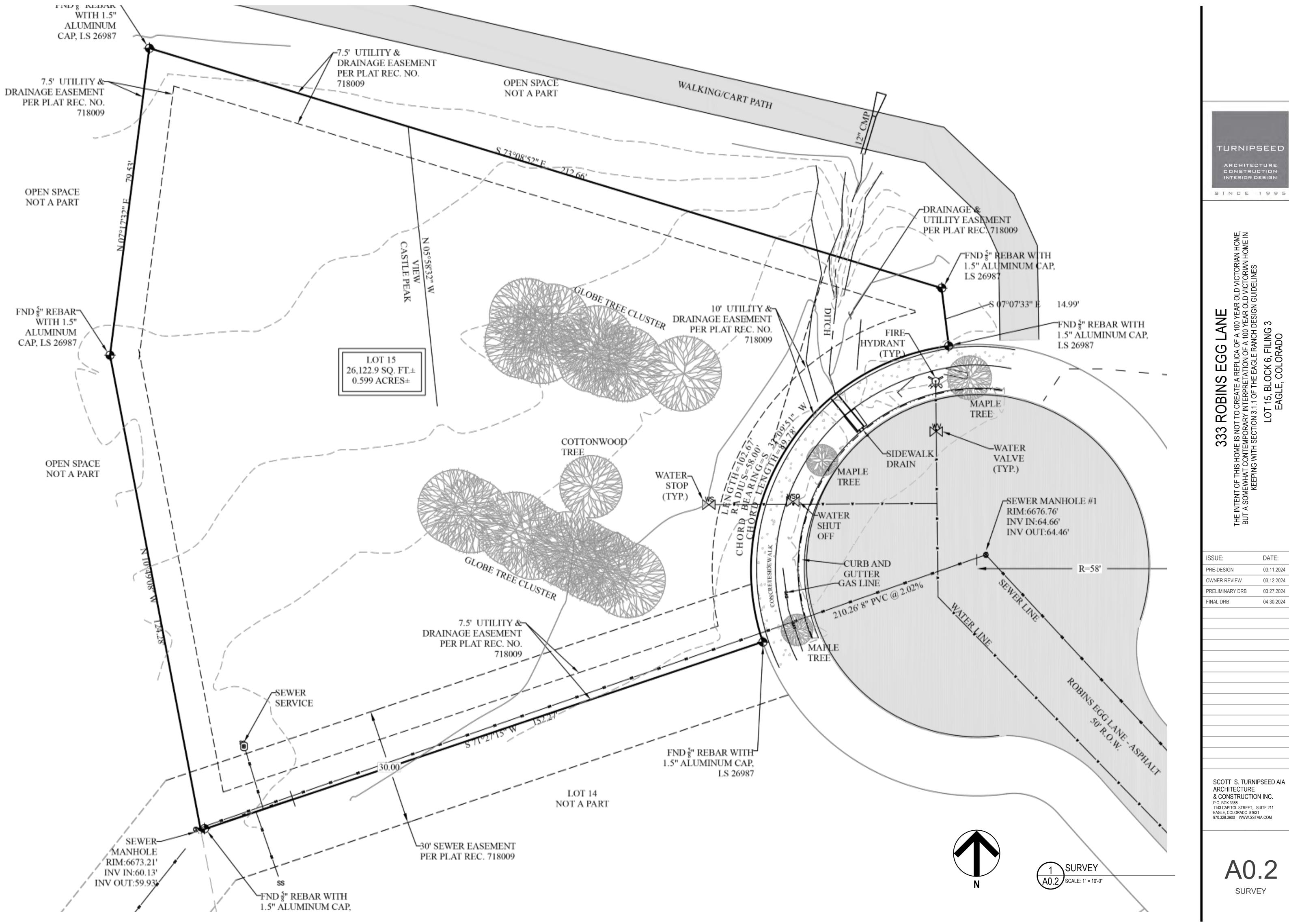
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SITE PLAN / **EXTERIOR** LIGHTING



TURNIPSEED ARCHITECTURE CONSTRUCTION INTERIOR DESIGN

SINCE 1995

DATE: 03.11.2024 03.12.2024 03.27.2024 04.30.2024

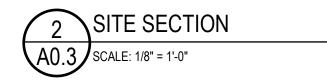
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TURNIPSEED ARCHITECTURE CONSTRUCTION INTERIOR DESIGN

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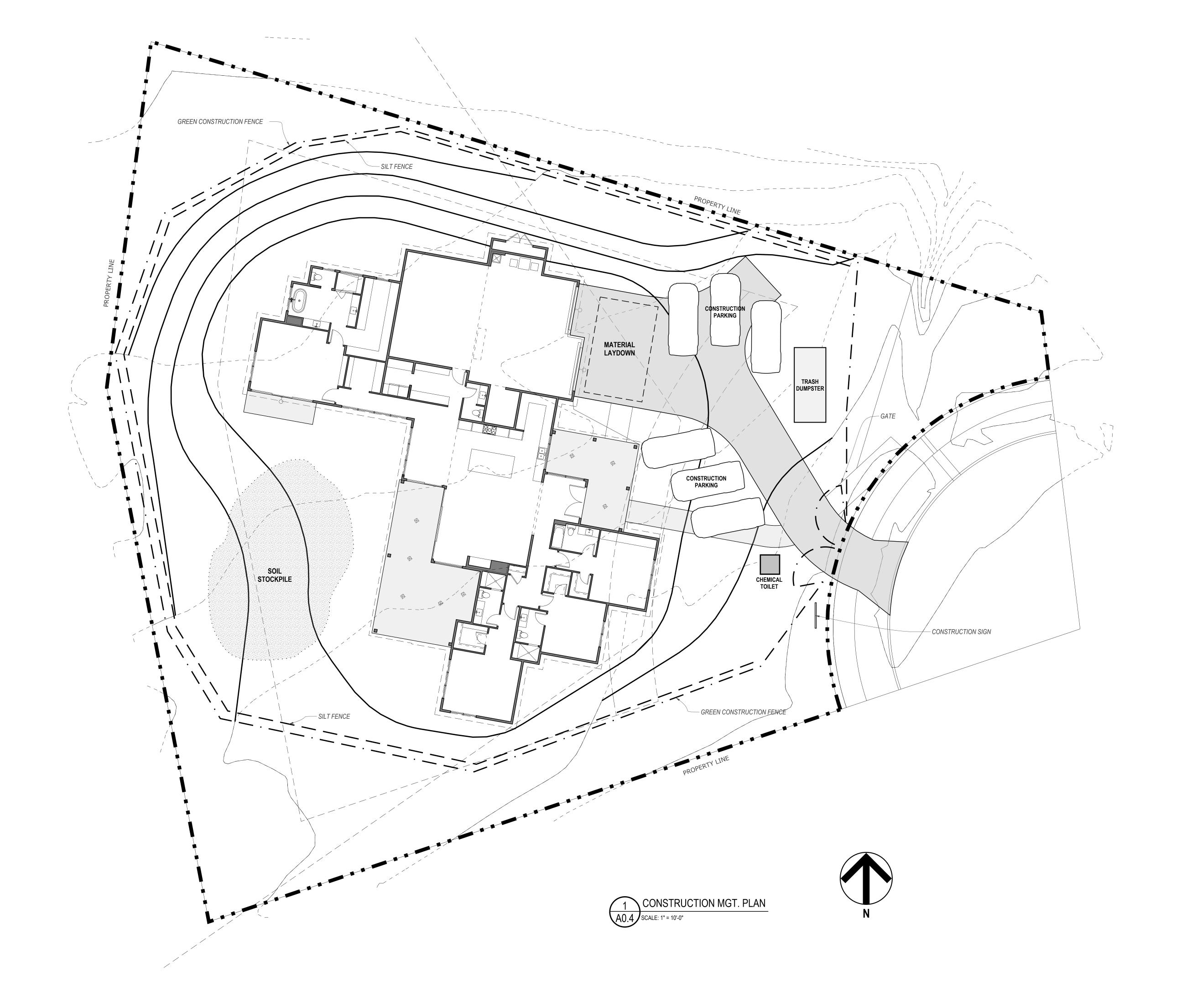
LOT 15, BLOCK 6, FILING 3

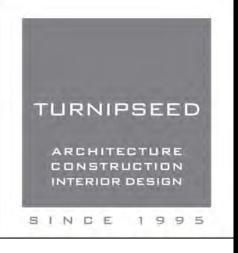
EAGLE, COLORADO

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

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A0.3 SITE SECTIONS





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ISSUE: DATE:

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AO.4

CONSTRUCTION MGT. PLAN





SINCE 1995

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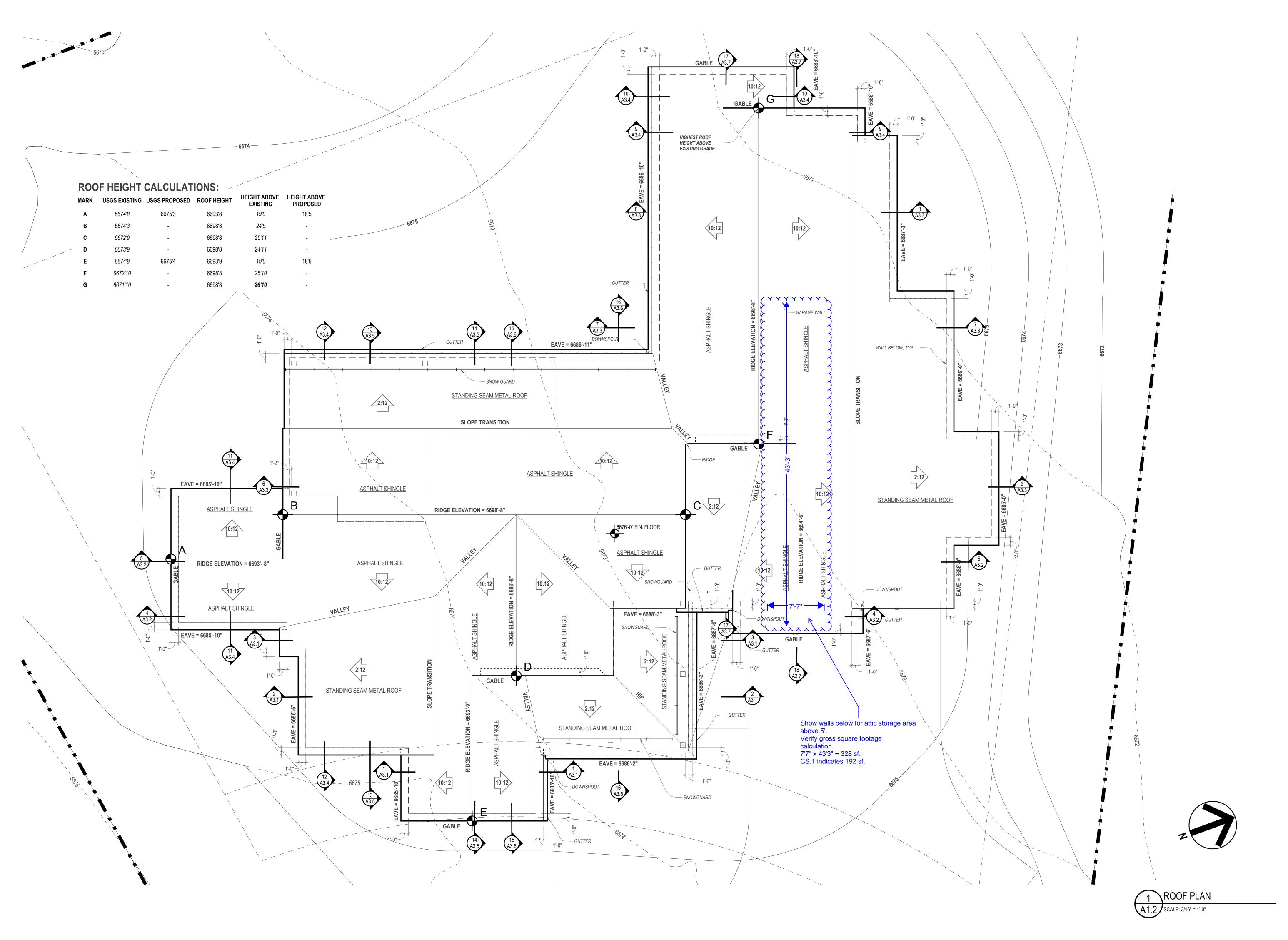
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A1.1 SCALE: 3/16" = 1'-0"

FIRST FLOOR PLAN





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ROOF PLAN







EXISTING GRADE

TURNIPSEED ARCHITECTURE CONSTRUCTION INTERIOR DESIGN

SINCE 1995

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04.30.2024

FINAL DRB

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FRONT AND RIGHT ELEVATIONS



— EXIDSTING GRADE

— EXISTING GRADE

REAR ELEVATION

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



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

TURNIPSEED ARCHITECTURE CONSTRUCTION INTERIOR DESIGN

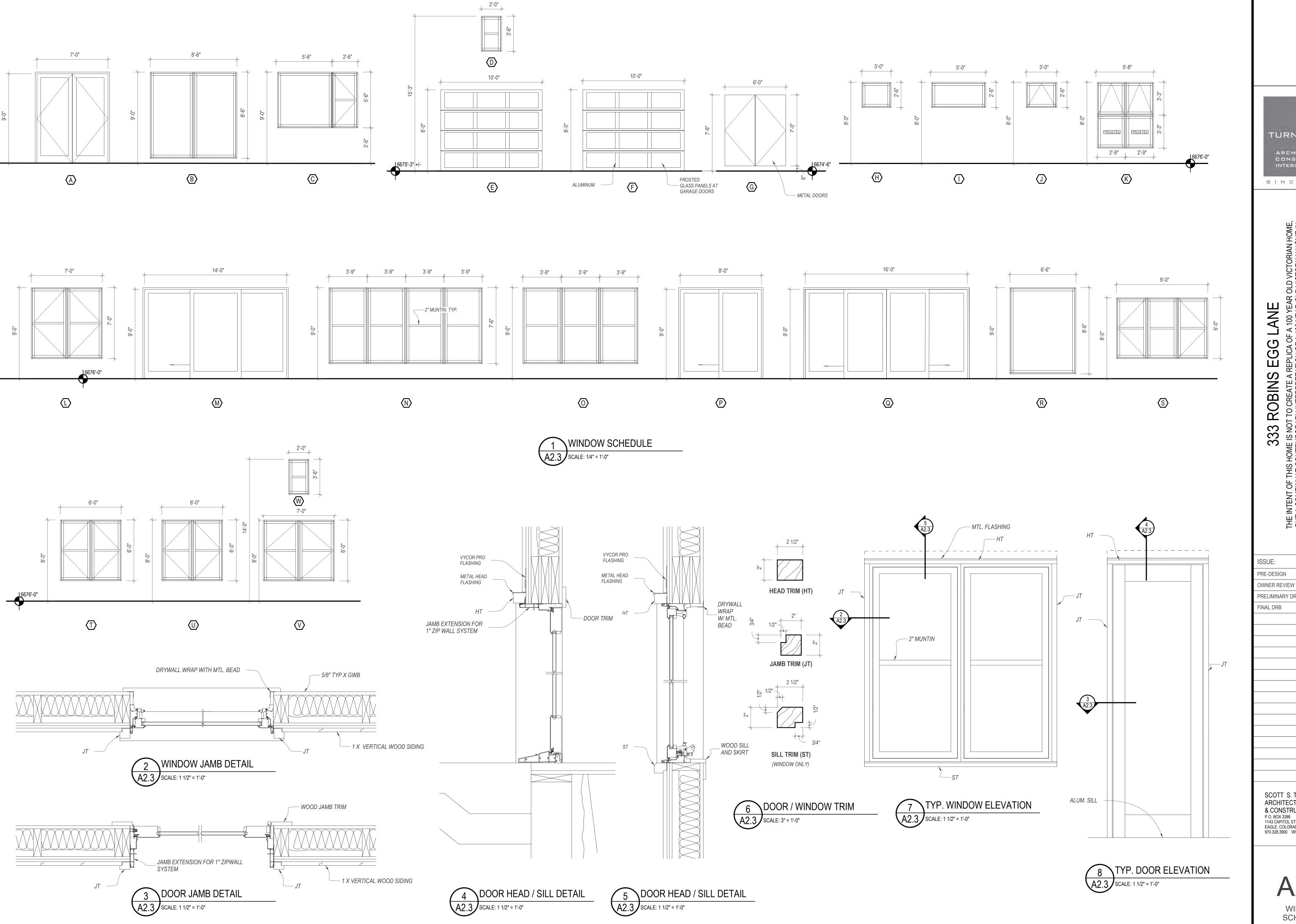
SINCE 1995

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REAR AND LEFT ELEVATIONS



TURNIPSEED ARCHITECTURE CONSTRUCTION INTERIOR DESIGN

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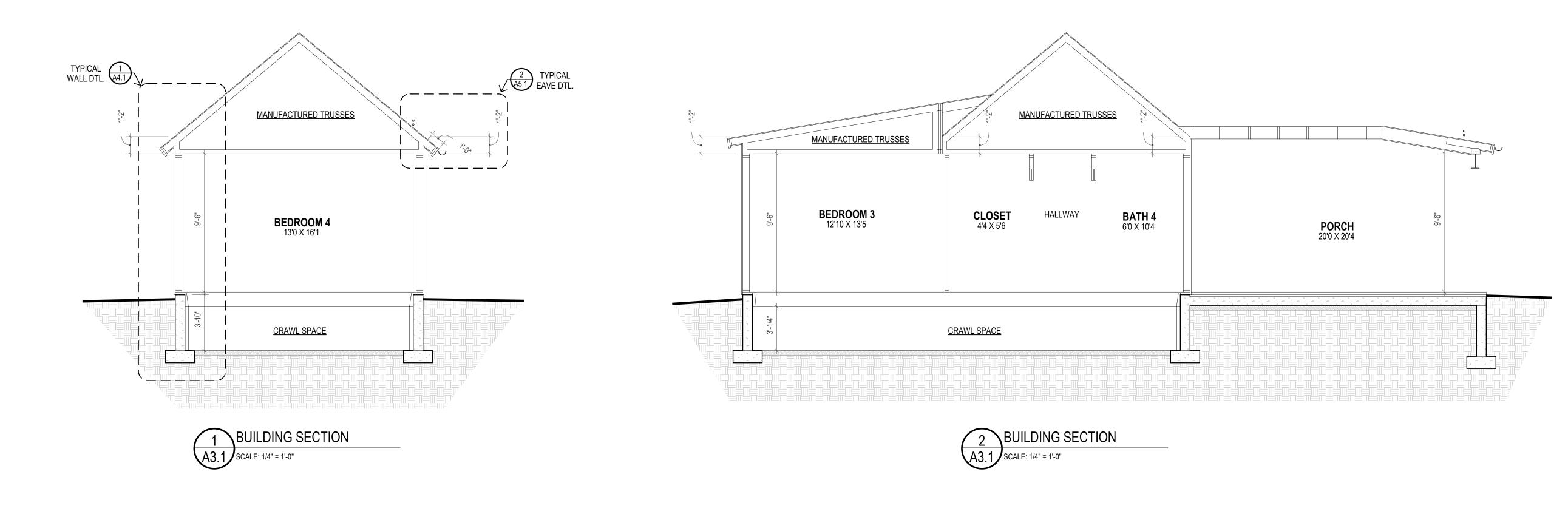
EAGLE, COLORADO

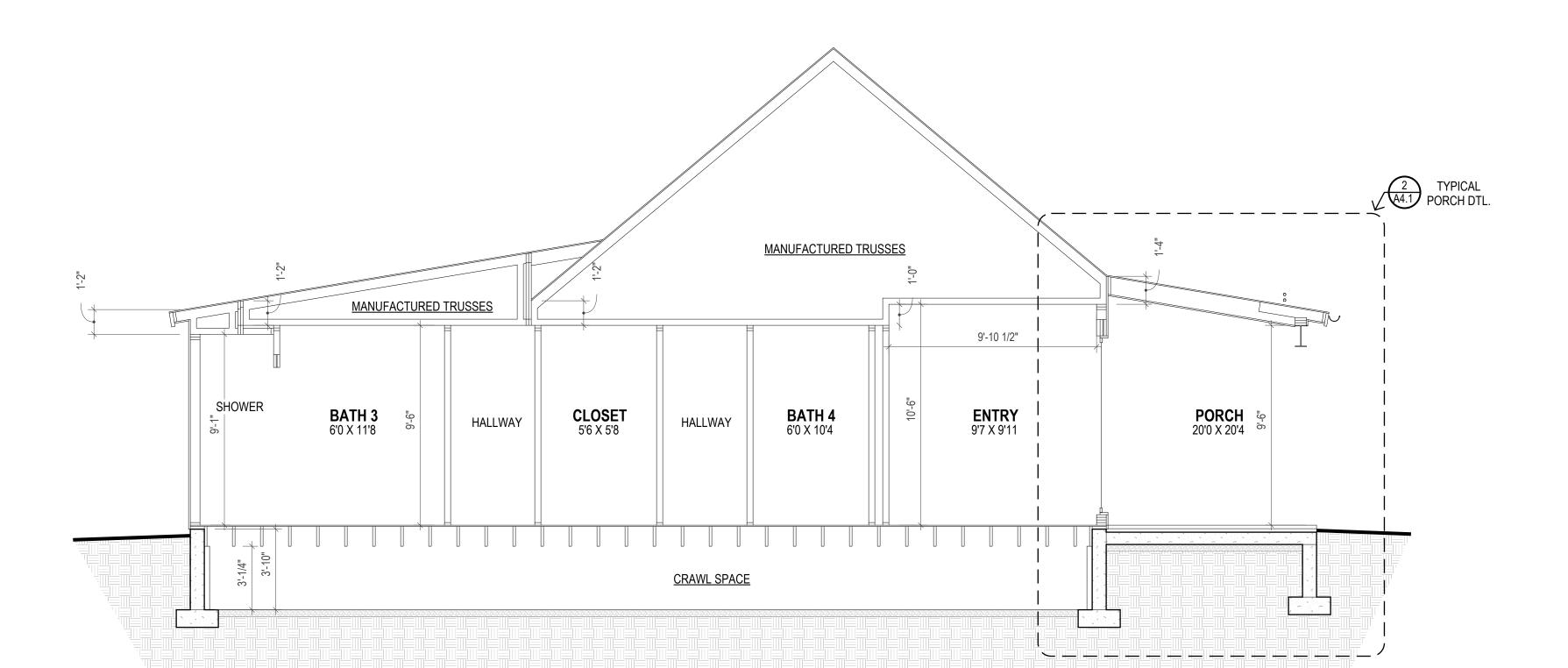
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A2.3

WINDOW SCHEDULE







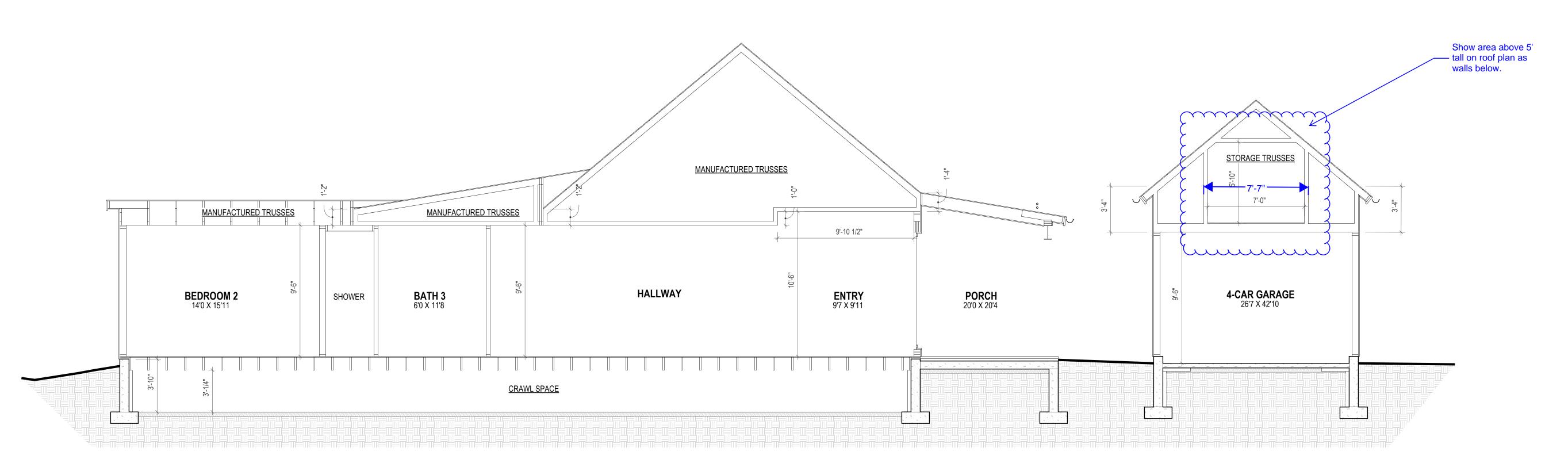


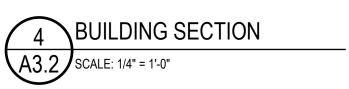
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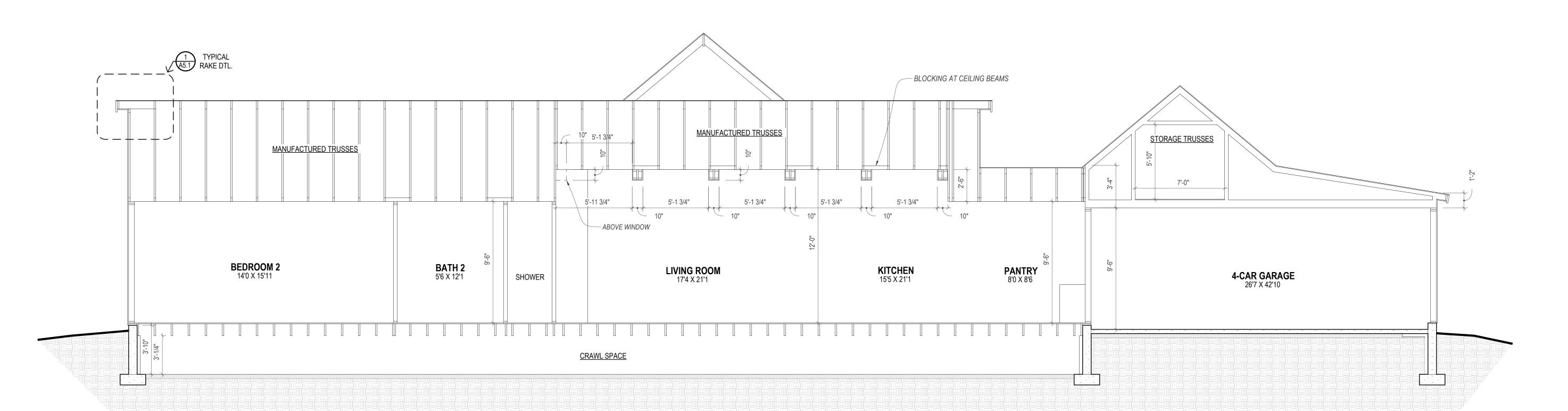
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A3.1 BUILDING SECTIONS











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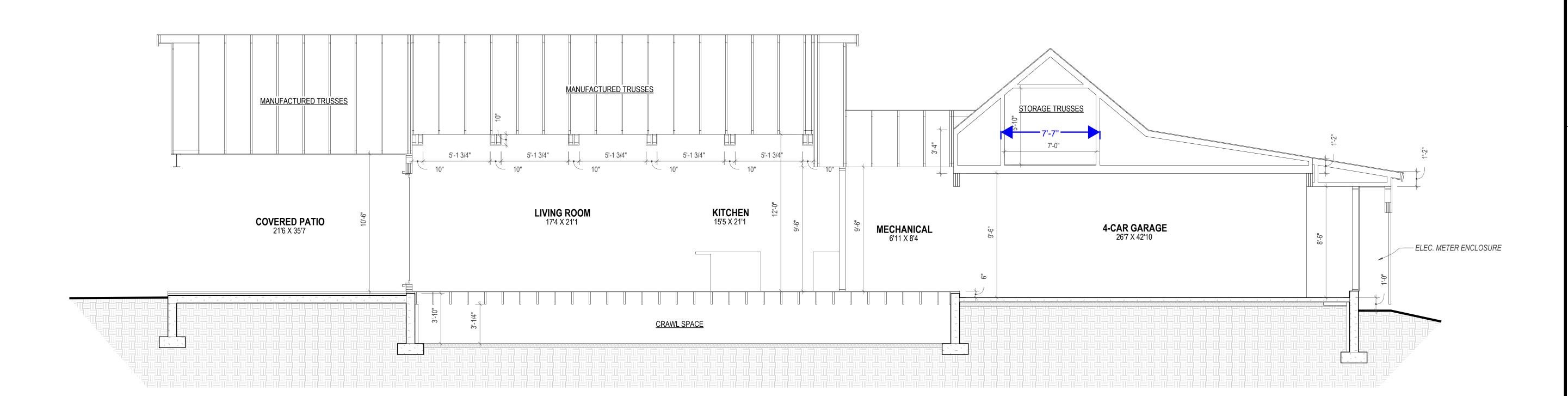
LOT 15, BLOCK 6, FILING 3

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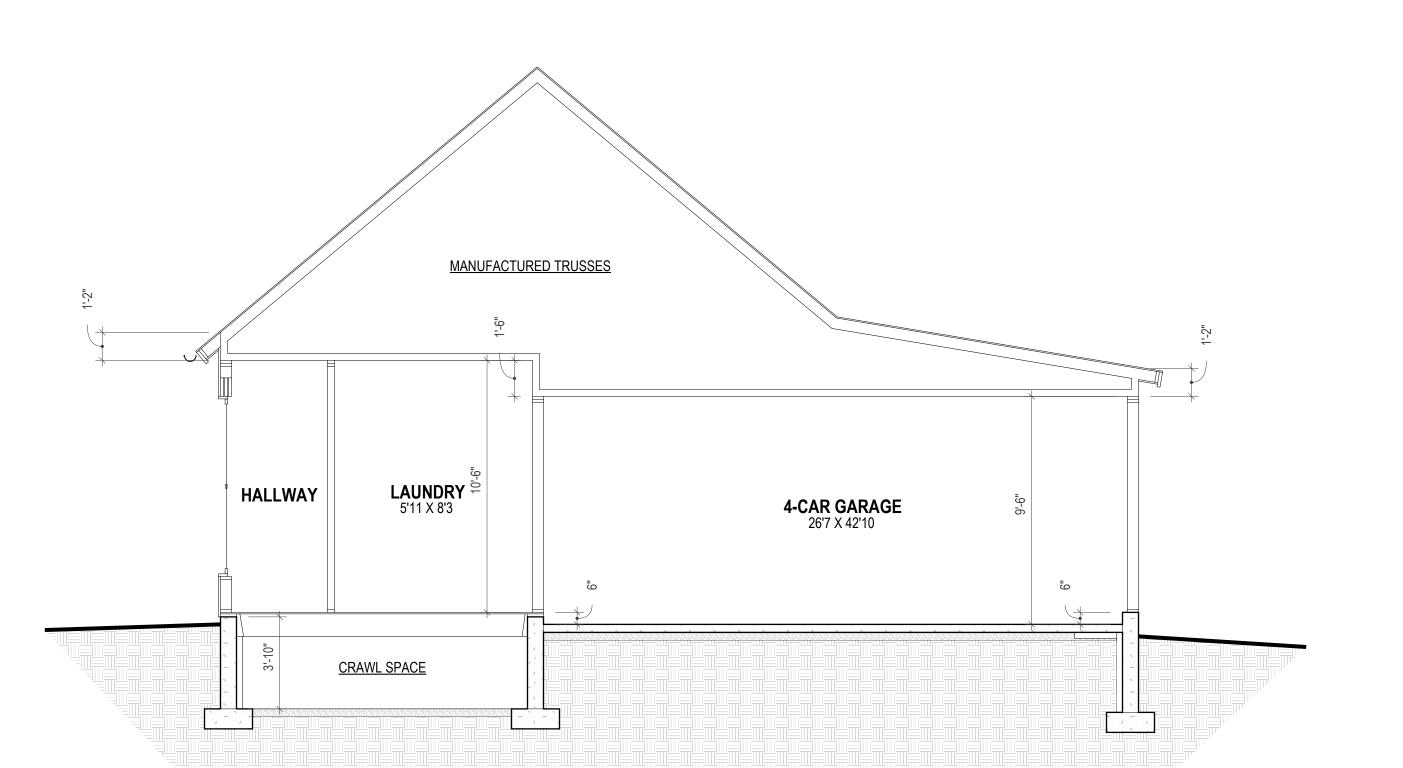
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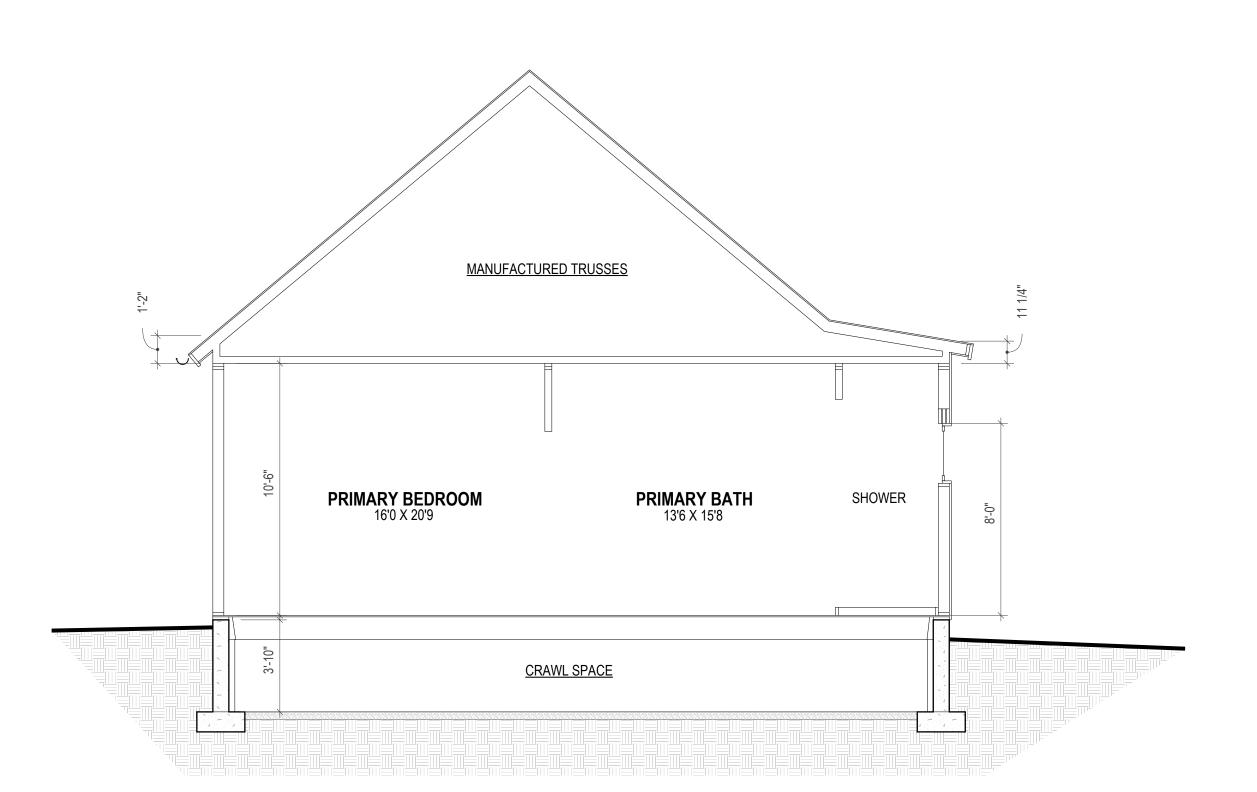
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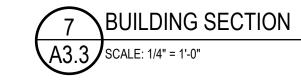
BUILDING
SECTIONS



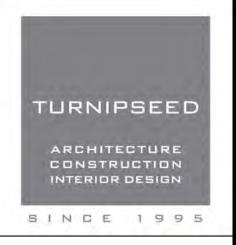
6 BUILDING SECTION
A3.3 SCALE: 1/4" = 1'-0"









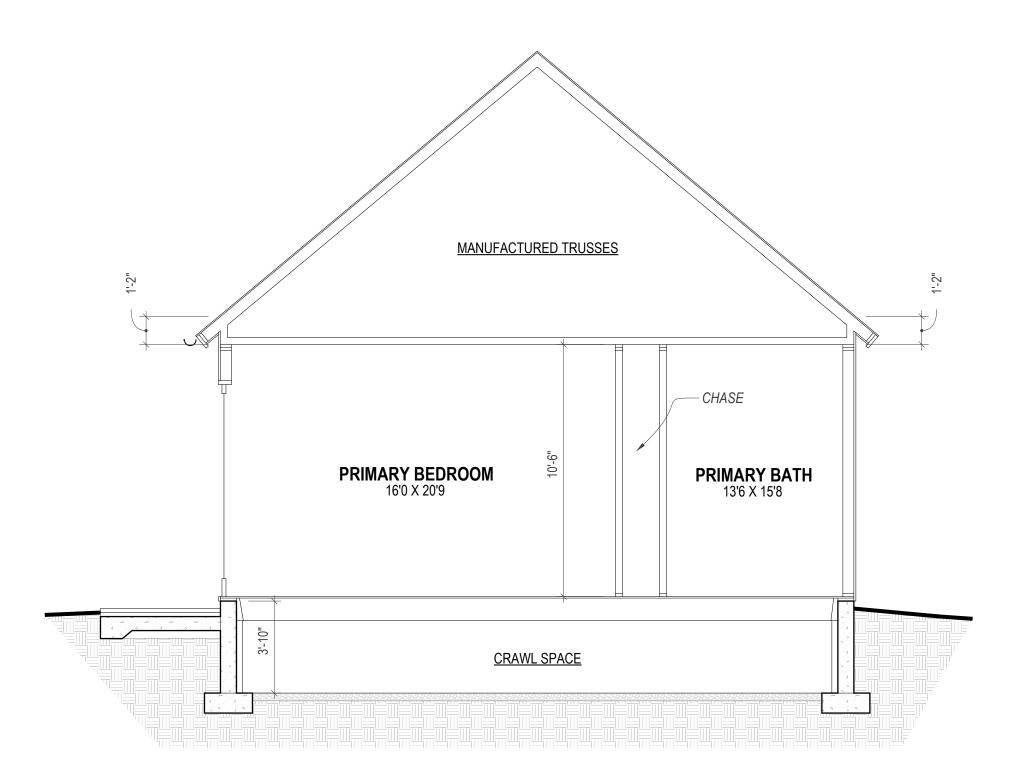


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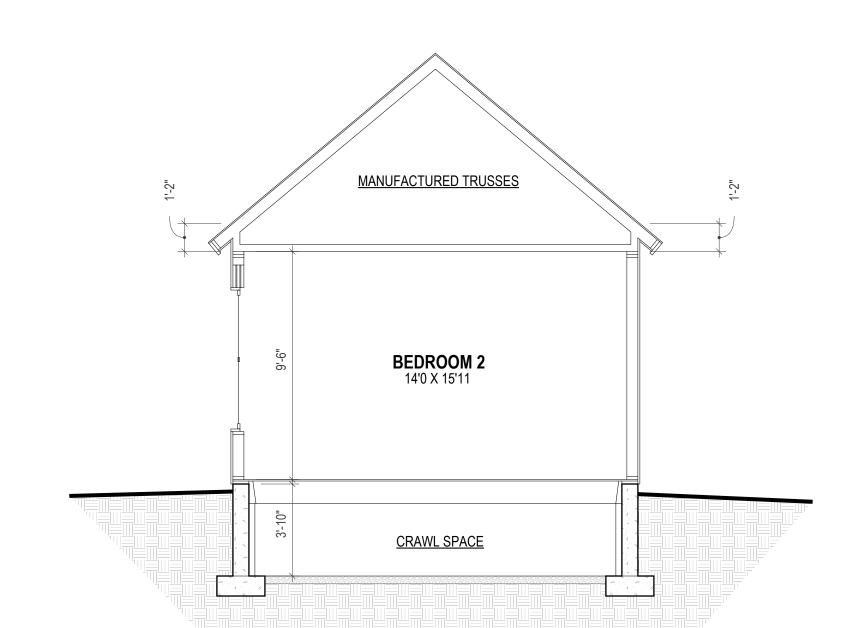
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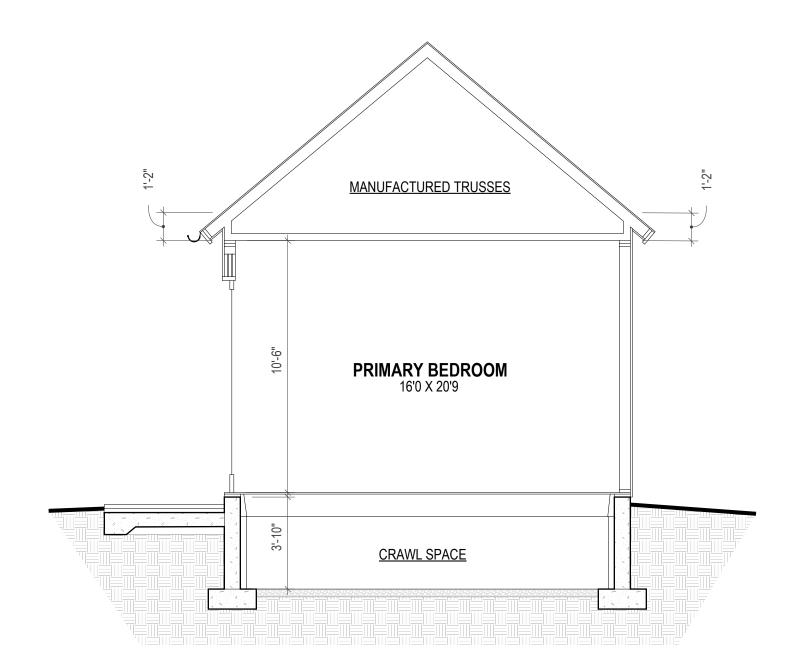
A3.3 BUILDING SECTIONS



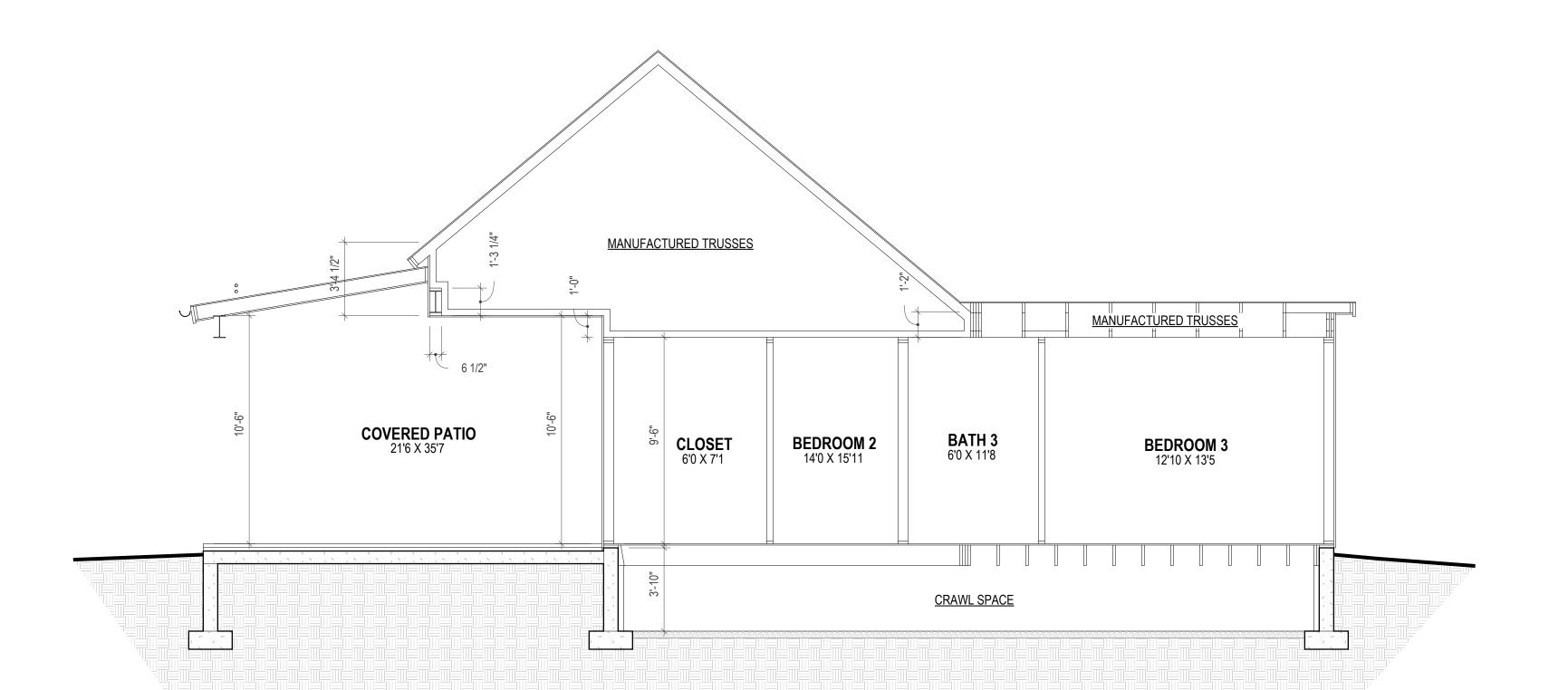






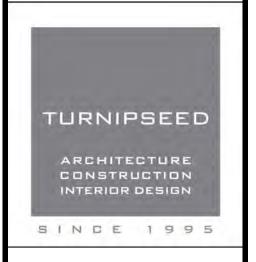






BUILDING SECTION

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

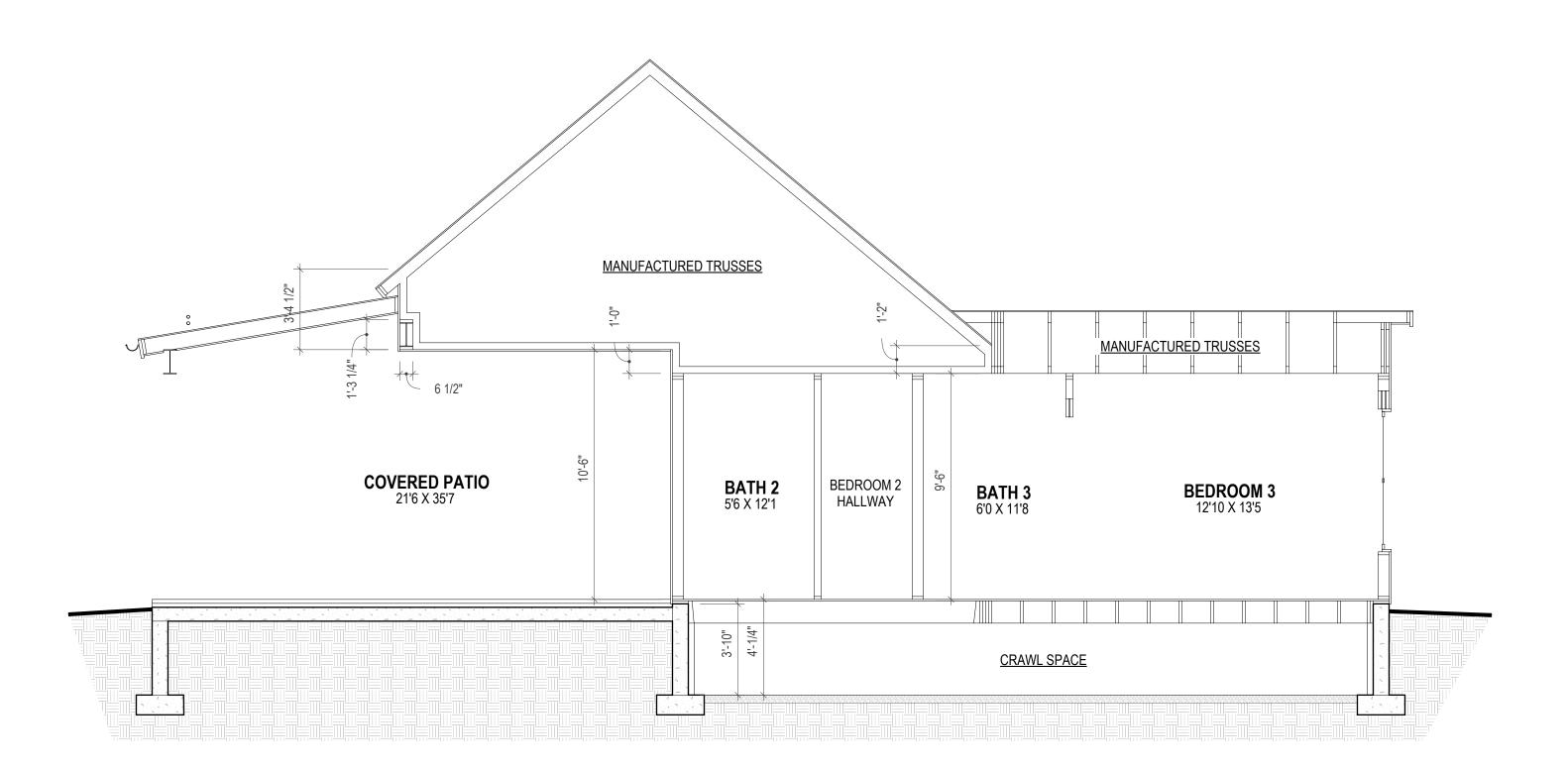


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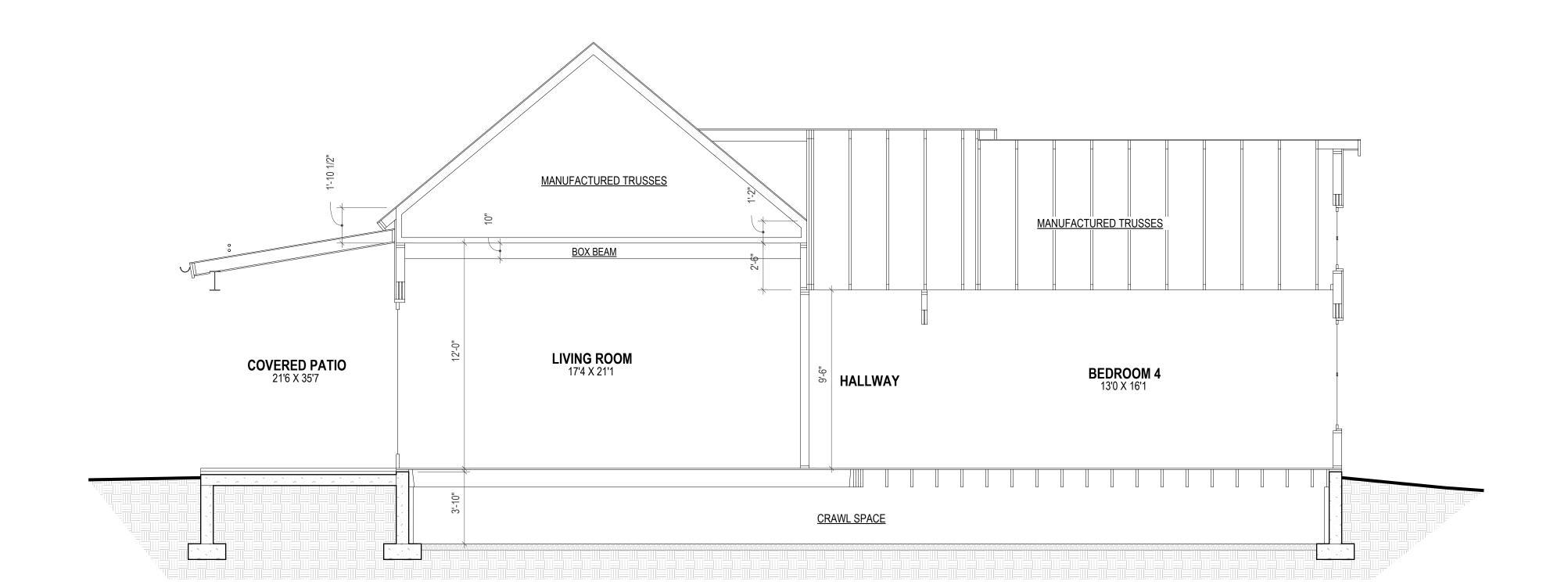
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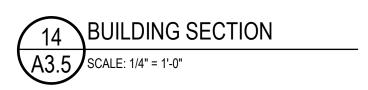
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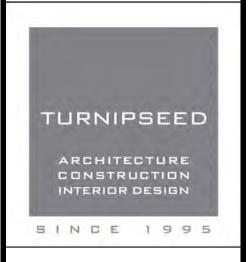
A3.4 BUILDING SECTIONS











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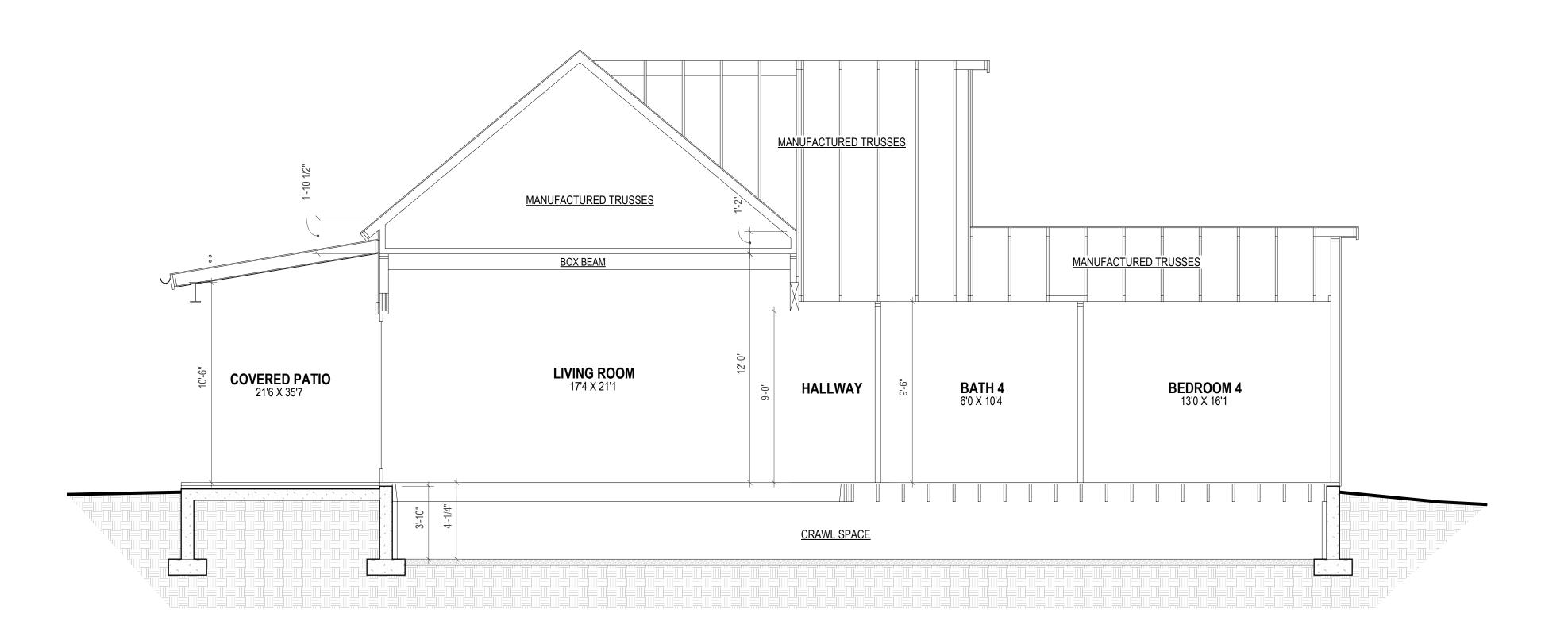
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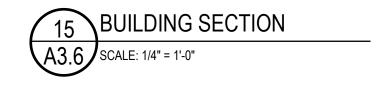
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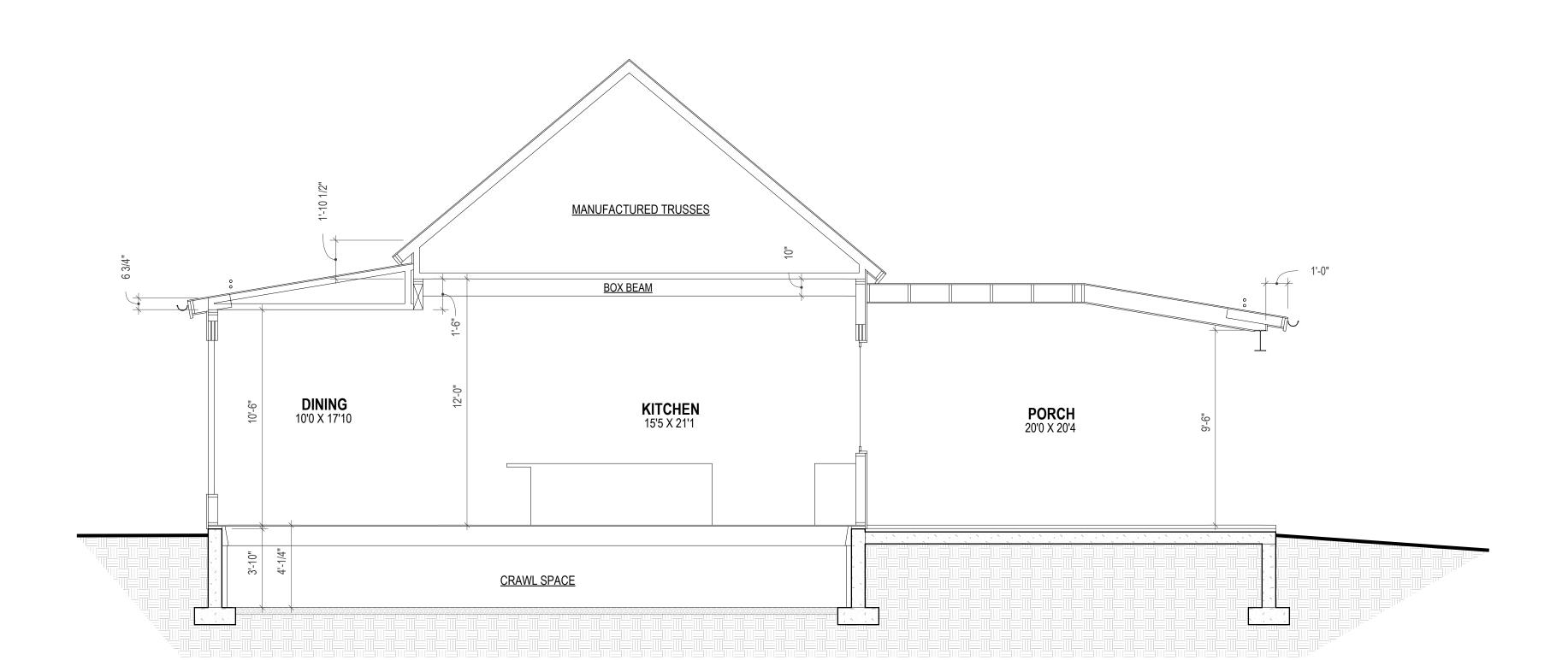
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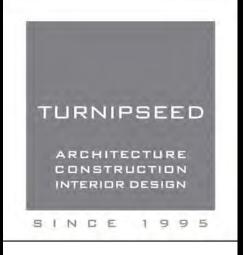
A3.5 BUILDING SECTIONS











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LOT 15, BLOCK 6, FILING 3

EAGLE, COLORADO

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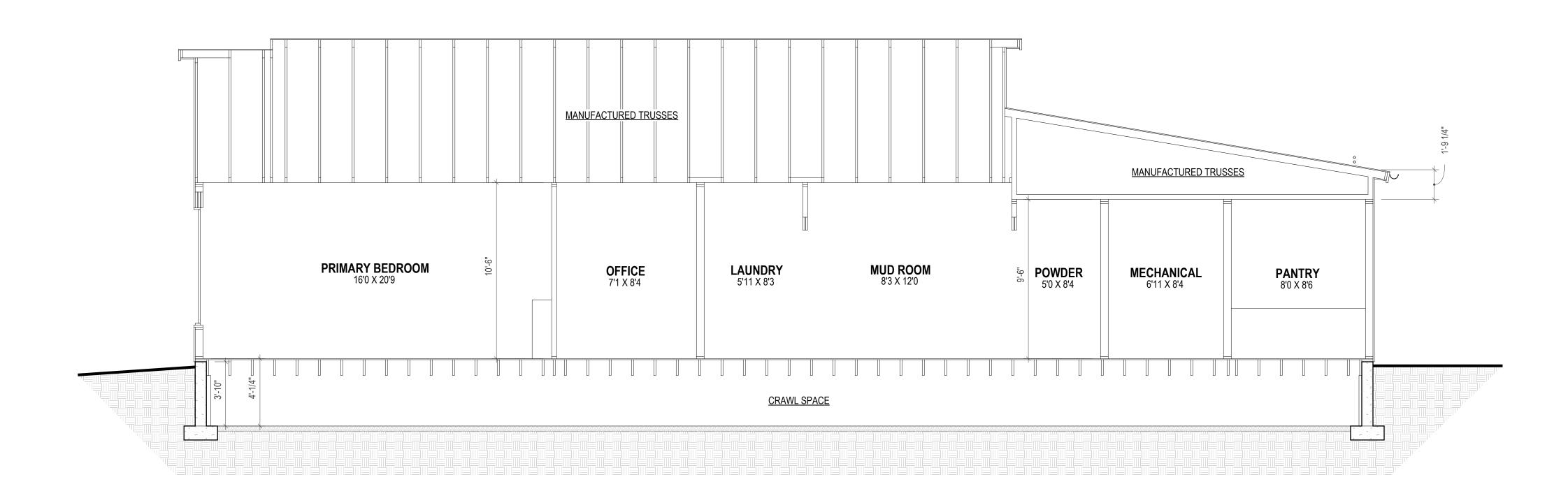
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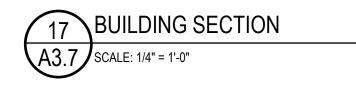
FINAL DRB 04.30.2024

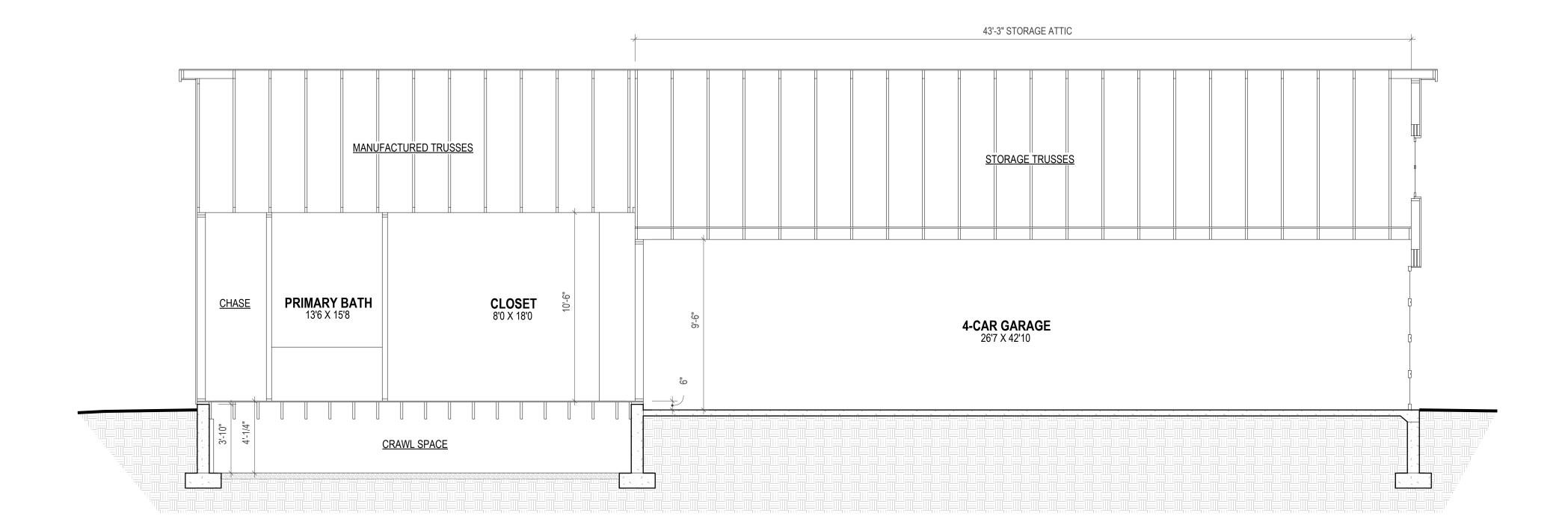
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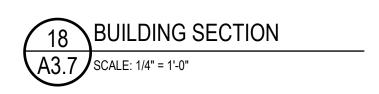
A3.6

BUILDING
SECTIONS









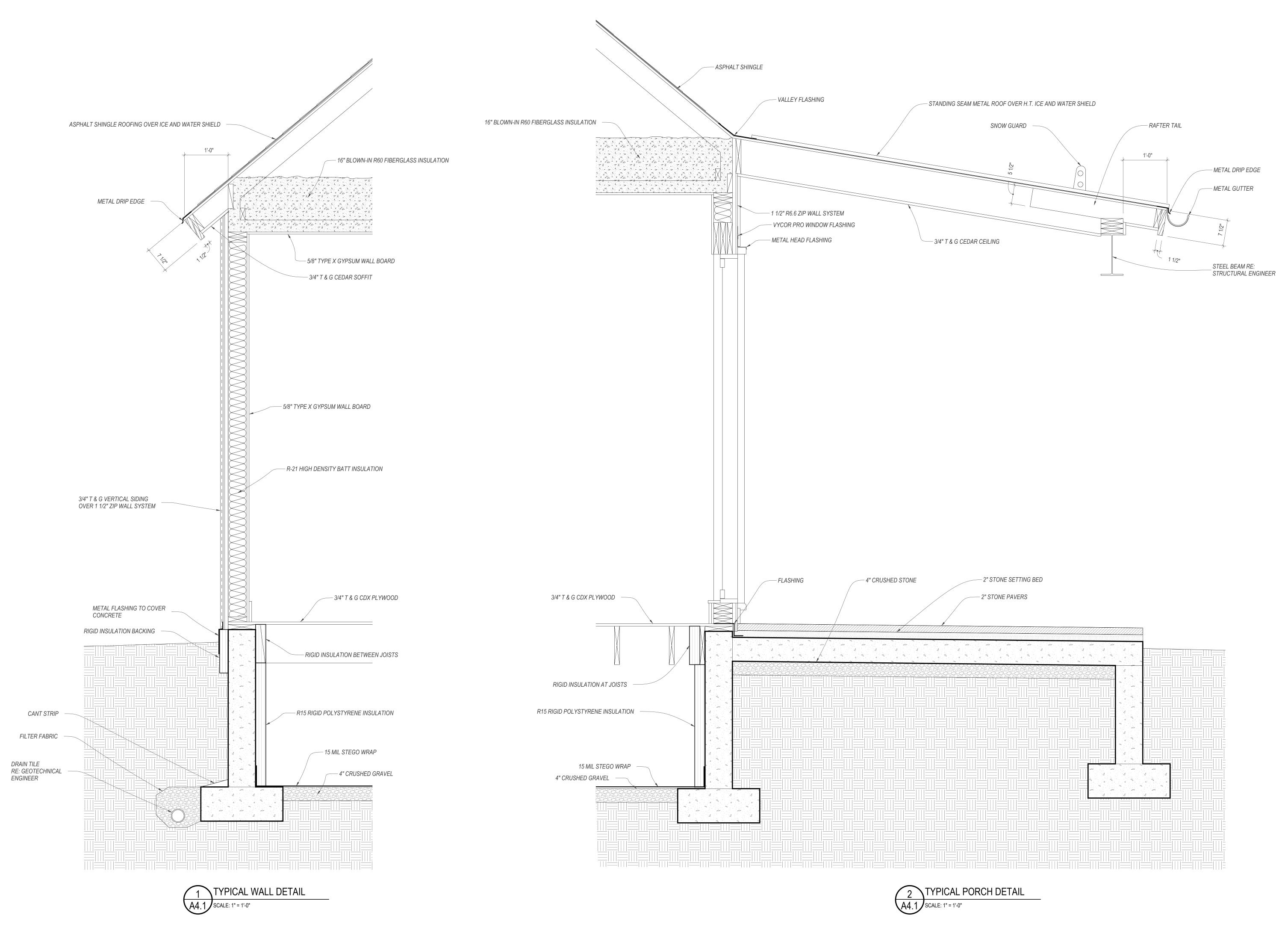


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BUILDING SECTIONS



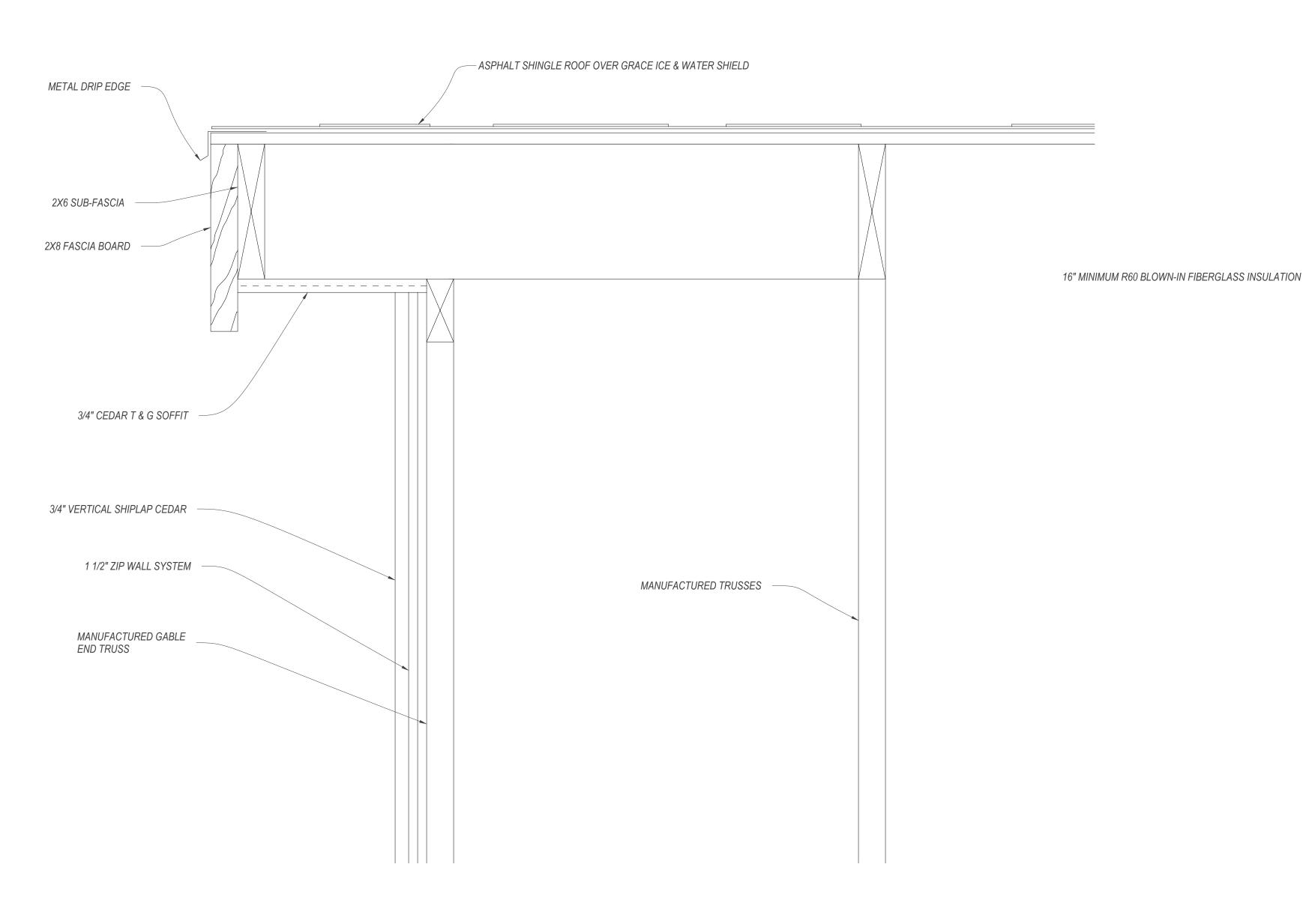
TURNIPSEED SINCE 1995 333 ROBINS EGG LANE

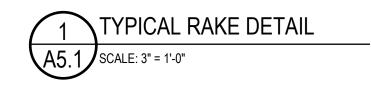
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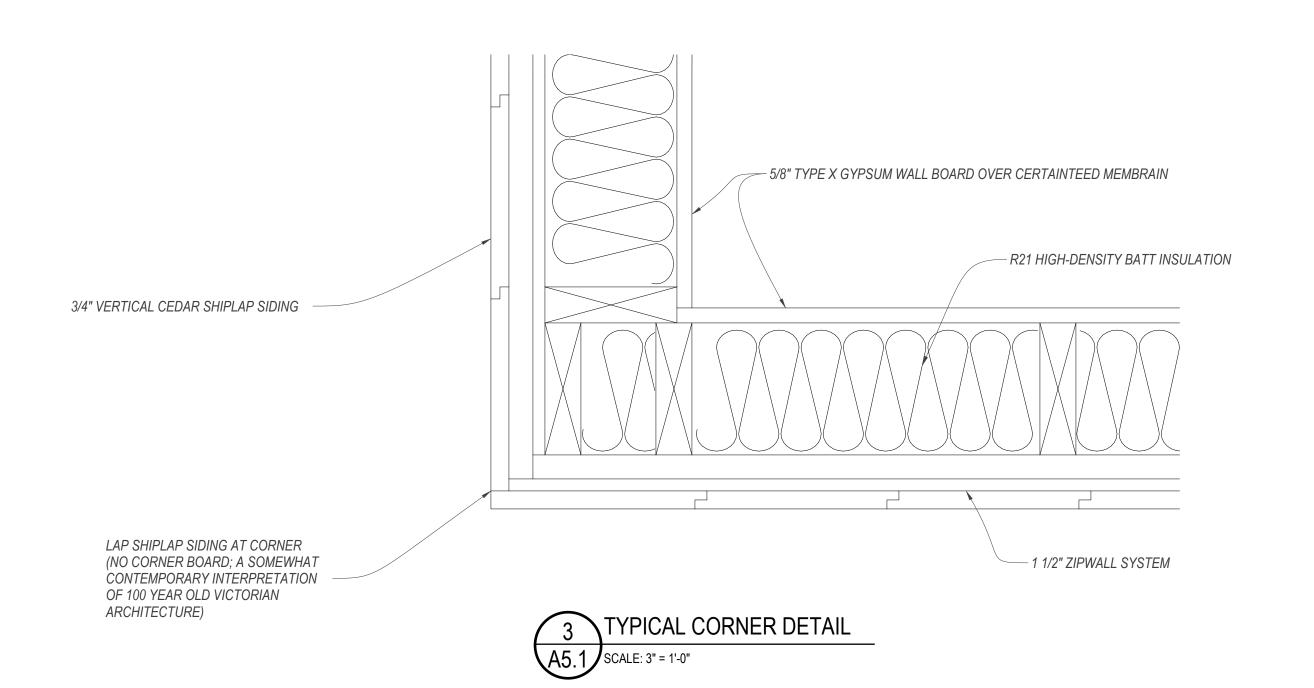
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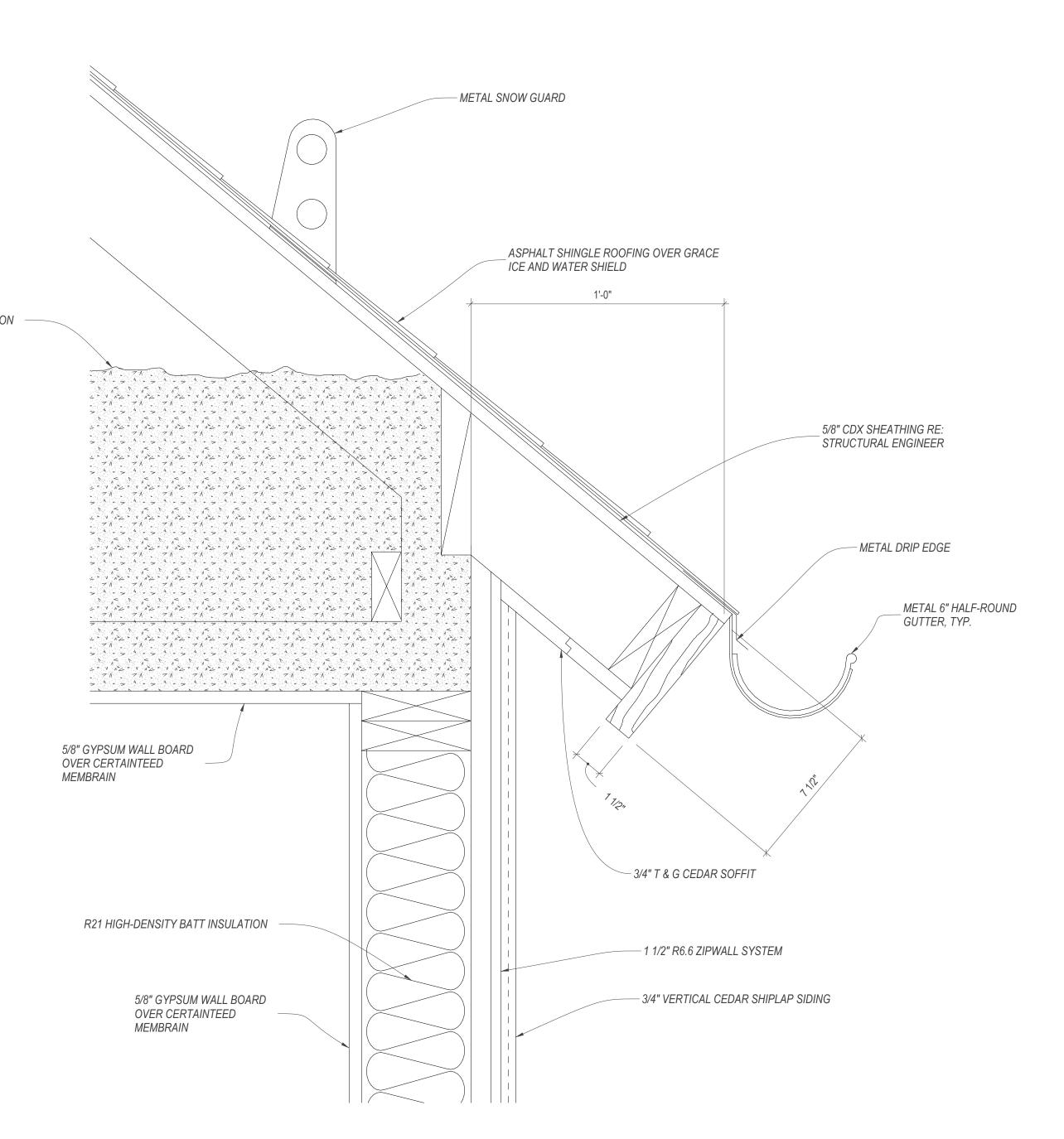
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WALL SECTIONS













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LOT 15, BLOCK 6, FILING 3

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P.O. BOX 3388
1143 CAPITOL STREET, SUITE 211
EAGLE, COLORADO 81631
970.328.3900 WWW.SSTAIA.COM

CONSTRUCTION DETAILS



Design Review Memorandum

Project Number:01-01-32Owner Name:David HouserArchitect: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

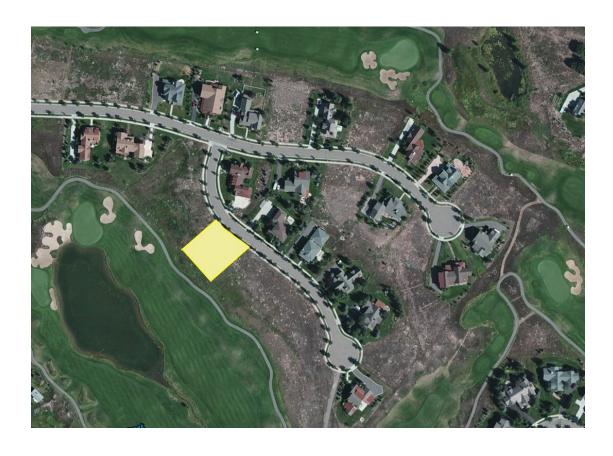
PROJECT OVERVIEW

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	Complies
	Sides: 15 feet	
	Rear: 25 feet	
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:

- 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.

Page 2 of 3

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

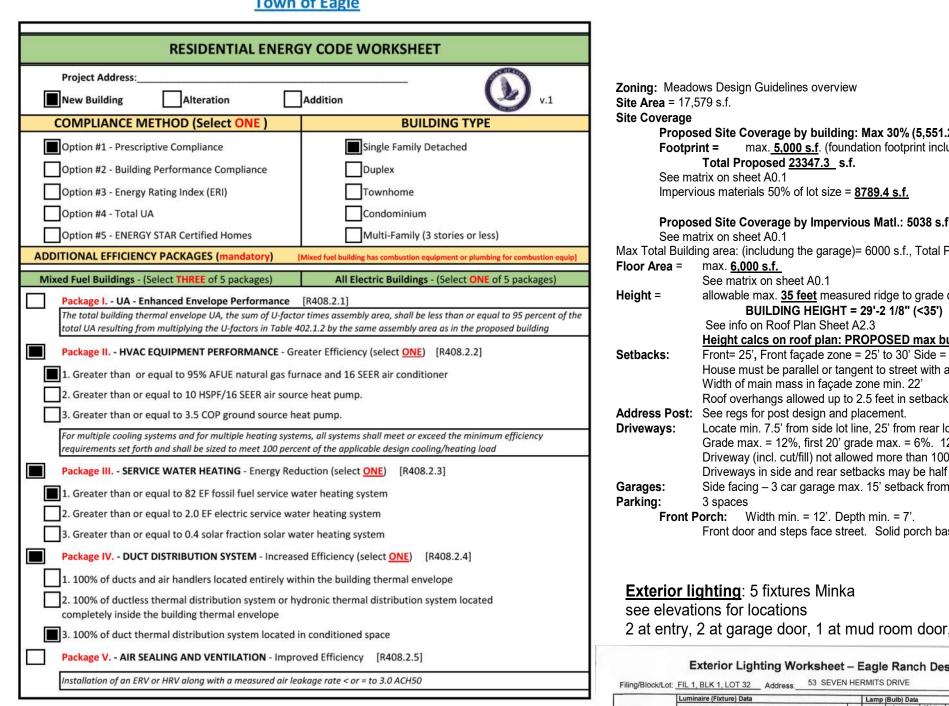
Motion to approve as presented:

Motion: Melanie Richmond

Second: John Martin

Vote: 4-0

Town of Eagle



	THERMAL ENVE	OPE CO	MPLIANCE			
THIRD PARTY TESTING	3					
3rd Party - Agency Na	me NORTH 39 ENERGY					
3rd Party - Individual	Tester's Name	GAST				
Certification / Creden	tials of Individual HERS Rate	r, NABCE	Certified			
Tester listed above wi	Duct Testing]Whole-dw	elling mechani	cal ventilatior	า	Page No shall referen
Duct Testing (mandate	ory) will be performed: Final Mechanical					applical plan sh
SLAB EDGE [R402.2.	9]					Page
_{R-} 10	Heated Slab]	Insulation D	epth	ft.	A0.2
CRAWL SPACE [R40]	2.2.10]					Page
Conditioned: (Vapor Bar	Wall R-Value 1	5 gs)		Cavity and/ Continuous		<u>а</u> А
Unconditioned: (Outside ai	Ceiling R-Value ir openings, no conditioned air					
BASEMENT - Condition	ned (unconditioned basements n	oust be thern	nally isolated)	[R402.2.8]		Page
Wall R-Value na	Insulation required from top	of basemen	t wall down 10 fe	eet or to floor		
EXTERIOR WALLS - Cav	vity / Continuous R402.2.5/402.2.6	Batt	Blown	Spray	Other	Page
Wall 1 R- 30.19	Method/Materials		12.69	17.5		A0.2
Wall 2 R	Method/Materials					
Wall 3 R	Method/Materials					
Wall 4 R	Method/Materials					
Wall 5 R	Method/Materials					
	ntinuous [R402.2.1/R402.2.2]	Batt	Blown	Spray	Other	Page
CEILING - Cavity / Con			49 truss			A0.2
CEILING - Cavity / Con	Method/Materials					A0.2
			60.96 rafter			
Ceiling 1 R-49			60.96 rafter			
Ceiling 1 R-49 Ceiling 2 R-60	Method/Materials		60.96 rafter			
Ceiling 1 R-49 Ceiling 2 R-60 Ceiling 3 R	Method/Materials Method/Materials		60.96 rafter			

FLOORS OVE OUTSIDE AIR		DITIONED SPACE OR 2.7]	Batt	Blown	Spray	Other	Pa
Floor 1 R	_30	Method/Materials		16	14		A
Floor 2 R		Method/Materials					l _
HEATED GAR	AGES AN	D SUNROOMS [R402.2.12]	Batt	Blown	Spray	Other	Pa
Wall R	_30.19	Method/Materials		12.69	17.5		A(
Roof R		Method/Materials					l _
FENESTRATIO	ON [Tabl	e 402.1.2/402.1.3 or Performano	e or UA Trac	le-off]			Pa
Window 1		U- <u>30</u>		Door 1	U- <u>30</u>		AC
Window 2		U		Door 2	U		l _
Window 3		U		Door 3	U		l _
Window 4		U		Door 4	U		l _
Window 5		U		Door 5	U		_
Window 6		U		Skylight	U		_
		MISCELLANEOUS COM	PLIANCE R	EQUIREMENTS			
HEATING AN	D COOLIN	IG EQUIPMENT					P
All heating ar	nd cooling	equipment locations are show	vn on floor	plan			A.
	_	uipment located in a crawl spainum 60 inches in height and		•	accessible by	an	<u>A</u>
Snow and ice	melting s	ystem (for pavement) does no	ot exceed 2	00 s.f. and sho	wn on site pla	n	
<u> </u>		NG FOR COMBUSTION EQUIP		404.4]	· .		Pa
Combustion ed	quipment s	hall be installed in an approved s uous raceways and conductors co	pace and pro	ovided with a jur		ected to	<u>A</u>
1) Conductors s	ized for el	ectric equipment that will ser	ve the same	e load as the co	mbustion equ	ipment	
2) Electric pane	l has rese	rved space for a dual-pole circ	uit breaker				
3) Both the junc	ction box	and electric panel directory are	e labeled "F	or Future Equi	pment"		
4) Junction box lo	ocation allo	ows for electric equipment to be i	nstalled in sa	ıme place as con	nbustion equipr	ment	
SOLAR READ	Y PROVIS	IONS [Appendix RB]					Pa
		ts are submitted which indica	tes the sola	r-ready zone			А
EV READINES		endix RD]					Pa
					111.5 11	,	A
Minimum one (1) EV parking space per dwelling unit shown on plans (Exception: multi-family)							

Zoning: Meadows Design Guidelines overview **Site Area** = 17,579 s.f. Site Coverage Proposed Site Coverage by building: Max 30% (5,551.29 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.

BUILDING HEIGHT = 29'-2 1/8" (<35')

Height calcs on roof plan: PROPOSED max building height = 27'-6 13/16" Front= 25', Front façade zone = 25' to 30' Side = 12' Rear = 25'

Locate min. 7.5' from side lot line, 25' from rear lot line, 12' wide in front façade zone.

Driveway (incl. cut/fill) not allowed more than 1000 sq. ft. outside Building Envelope.

Driveways in side and rear setbacks may be half dimension of setback with variance.

House must be parallel or tangent to street with a 30 degree skew allowed.

Grade max. = 12%, first 20' grade max. = 6%. 12 ft. wide, Curb cut 16 ft.

Side facing – 3 car garage max. 15' setback from front façade. step 3rd car 2'

See info on Roof Plan Sheet A2.3

Front Porch: Width min. = 12'. Depth min. = 7'.

Minka-Lavery 72321-247

Subtotal Lumens by Luminaire Shielding Category (Unshielded or IDA Certified⁴)

Owner Signature:

Width of main mass in façade zone min. 22'

Roof overhangs allowed up to 2.5 feet in setback.

Front door and steps face street. Solid porch base.

Exterior Lighting Worksheet - Eagle Ranch Design Review

ndescent (I), Compact Fluorescent (CFL), Low-voltage Halogen (LV), Light Emitting Diode (LED), etc.

Length: 7.50 in.

Width: 4.75 in.

Height: 11.00 in.

 Extension/Depth: 3.50 in. Backplate/Canopy Width: 4.75 in. · Backplate/Canopy Length: 10.25 in.

Install Position: Down

SOARE - 1 LIGHT OUTDOOR WALL MOUNT

2-story over crawl space

FIRE DEPT. SUMMARY

Smoke Detectors and Carbon Monoxide alarms must be installed IN ALL DWELLING

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

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

THESE CONSTRUCTION DOCUMENTS PROVIDE THE SCOPE OF SERVICES AS OUTLINED IN THE AGREEMENT FOR ARCHITECTURAL SERVICES AND

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,

THE CONTRACTOR, BASED ON THE FOREGOING, SHALL PREPARE FOR OWNER REVIEW A REALISTIC BUDGET WITH A LATITUDE OF PRICES BASED

THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING ALL EXISTING CONDITIONS, CONSTRUCTION DOCUMENTS, STRUCTURAL

DOCUMENTS, MUNICIPAL AND/OR COUNTY ZONING CODES, PERTINENT IRC

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

ON ASSUMPTIONS OF SCOPE OF WORK AND OWNER PRODUCT

2021 CODE REQUIREMENTS, AND GENERAL SPECIFICATIONS.

ARCHITECTURAL AND STRUCTURAL ENGINEERING ELEMENTS OF

THEREFORE DO NOT NECESSARILY INDICATE OR DESCRIBE ALL MATERIALS REQUIRED FOR FULL PERFORMANCE AND COMPLETION OF

UNITS, and be installed per 2021 IFC and fire alarm installation standards.

OWNER THROUGH COMPLETION OF CONSTRUCTION.

CODE SUMMARY

The Eagle Ranch Design Review Board and Town of Eagle Building Department

his project falls under the jursidiction of:

Class of Work:

CONSTRUCTION.

AND WARRANTY REQUIREMENTS.

The 2021 International Residential Code (IRC 2021)

Type of Occupancy: R-3 (Single-Family) Type of Construction: Type V-b (non Sprinklered)

Weight: 4.52 lb.

or lamp types. General retail outlets (i.e. grocery, hardware store, etc.) may not carry all wattages. Consider specialty stores or internet sources

Bulbs Included: No

Bulb Category: Halogen

· Safety Rating: ETL Wet

Dark-Sky Approved

Primary Bulb(s): 1 x 35 watts GU1

See matrix on sheet A0.1

Proposed Site Coverage by Impervious Matl.: 5038 s.f. (Max 50%=8789.5 s.f.) HOUSER RESIDENCE Max Total Building area: (including the garage)= 6000 s.f., Total Proposed = 5147.4 allowable max. $\underline{\mathbf{35}\ \mathbf{feet}}$ measured ridge to grade directly below

> 53 Seven Hermits Eagle Ranch, Eagle Colorado

> > PRELIMINARY PLAN











Project Team Information

PO Box 5333 Eagle, CO 81631

> 53 Seven Hermits Drive, Subdivision EAGLE RANCH FILING 1 Block: 1 Lot: 32 Parcel Number 1943-352-09-003

Martin Manley Architect Jeffrey P Manley AIA PO Box 1587 Eagle, CO 81631 970.328.5151

jeff@martinmanleyarchitects.com General Contractor:

Ryan Smith/PCI PO Box 942 Eagle CO 81631 970-471-2633

ryan@pcivail.com

1943-352-09-003 Parcel Number: Subdivision: EAGLE RANCH FILING 1 Block: 1 Lot: 32

Class of Work: **New Construction** Type of Construction: Type V-B Type of Occupancy: 2-story (on crawlspace) Fire Sprinklers: Monitored alarm system: No

Review In-Floor raidant Heat system, gas boiler 96% efficency with insulated side arm tank Ducted Forced Air System with AC (GAS) Furnace/water heater: Min. 96% efficiency, GAS

2021 International Residential Code (IRC)









2112	COVER	0.0
geet 190		A

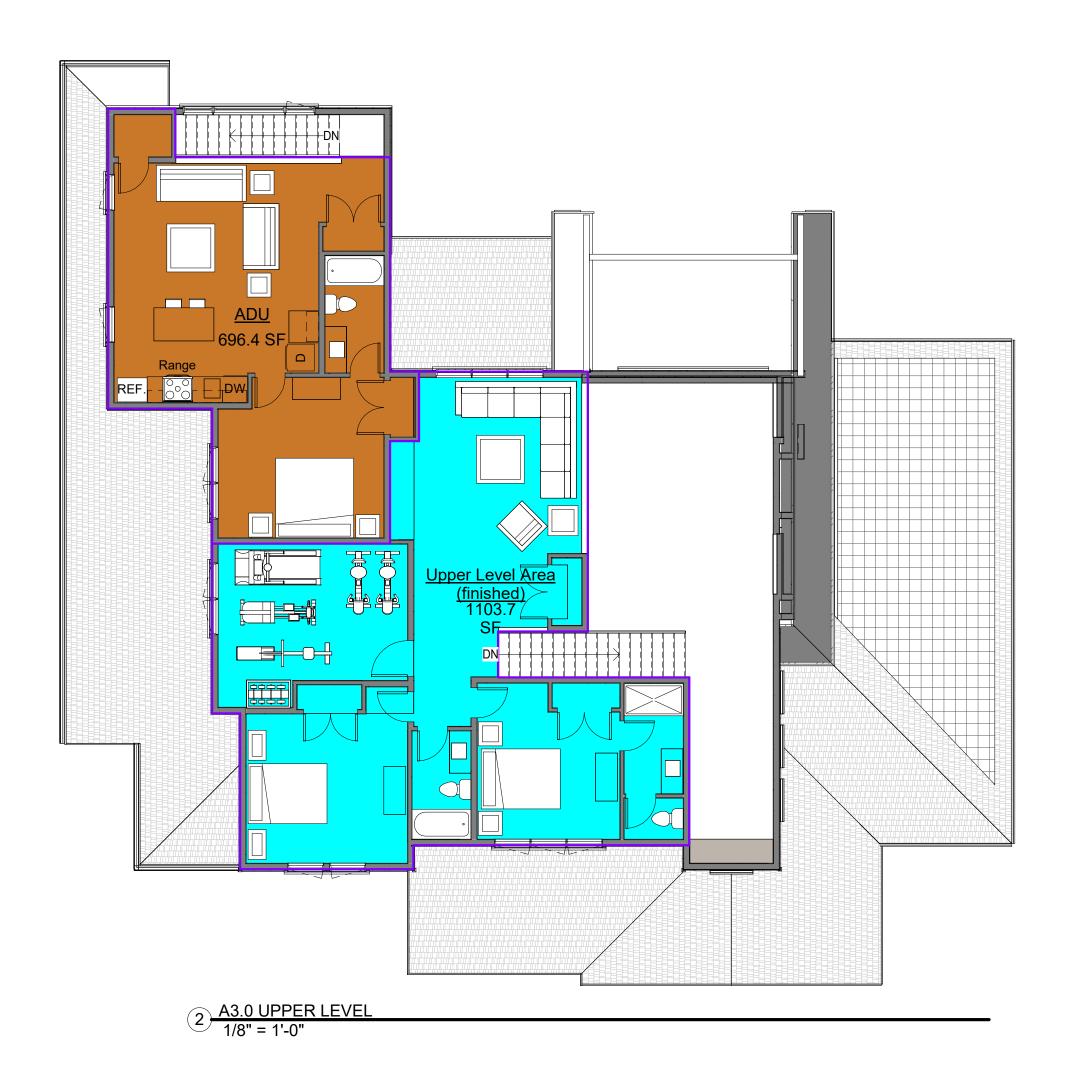
NEW SINGLE FAMILY

05-03-24

REVIEW





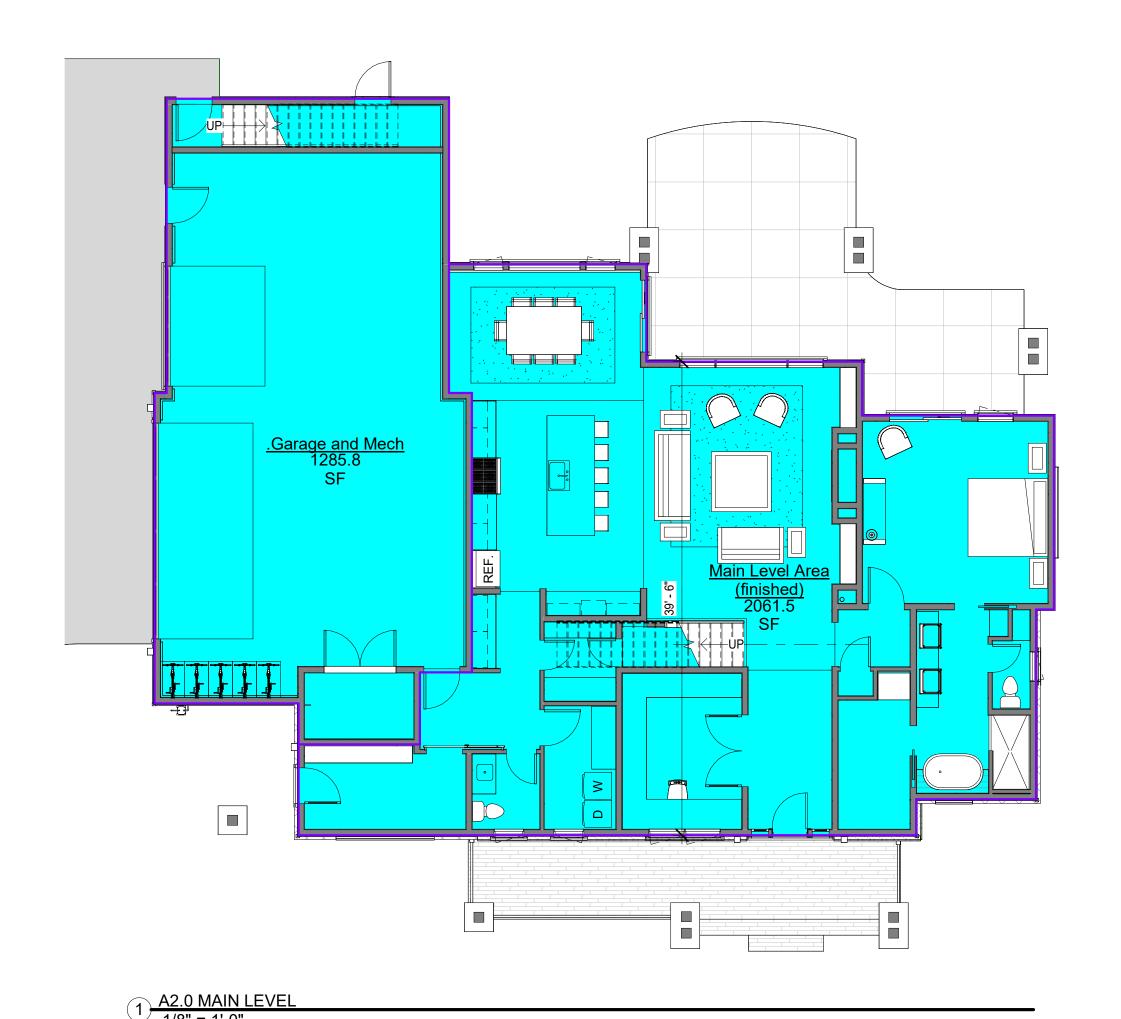


Site and Improvements Calculations Table

P:\DRB\forms\SiteCalculationsTable2017.docx

Eagle Ranch Design Review Board P. O. Box 5905 - Eagle, CO 81631 (970) 328-2174 - Fax: 328-2514 Submittal Date: 05-03-24 Filing/Block/Lot: FIL 1, BLK 1, LOT 32 Homesite Address: 53 SEVEN HERMITS DRIVE LOT DISTURBANCE: Acres % Lot Note: Description 17,579 100% 43,560 sq. ft. = 1 acre Lot Area 16,300 92% Area Disturbed by Construction SITE COVERAGE: 19% :3347.3 Primary Residence Footprint Out-building Footprint(s)s 15.6% 2758 Other Impervious Areas 6265.3 35.64% Total Impervious Coverage BUILDING AREA CALCULATIONS **Building Area** Finished Sq. Ft. Unfinished Sq. Ft. Note: Name and provide Data for each floor level. Primary Dwelling Unit: Main level 2061.5 1103.7 Upper level 3165.3 Subtotal PDU Living Space garage and mech 1285.8 696.4 Max: 800 sq. ft. per Town of Eagle Code Accessory Dwelling Unit Out-Buildings Subtotals Finished/Unfinished sq. ft. 5147.4 Meadows: Max: 6,000 sq. ft. per Annexation Agmt Uplands & Highlands: Max: 7,000 sq. ft. 5147.4 Total Finished + Unfinished Sq. Ft. IRRIGATION AREAS:
 Sq. Ft.
 % Lot
 Note:

 4159
 measure
 Description measured area under sprinkler irrigation Permanent Sprinkler Irrigation 830 X.6=498 Permanent Drip Irrigation measured area under drip irrigation x 0.6 26 5% Not to exceed 50% of Lot Area 4657 **Total Permanent Irrigation** All residual disturbed soils x 1 to 2 growing Temporary Irrigation seasons for healthy revegetation Prepared by: Jeffrey P Manley Date: ___ Owner Signature: _ Print Name: Dave Houser



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: SIDEWALK: 488 S.F.

160 S.F. 6265.3 (<8798.5 S.F. ALLOWED) TOTAL: 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.

	1
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. ALLOWE

Area Schedu	le (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		

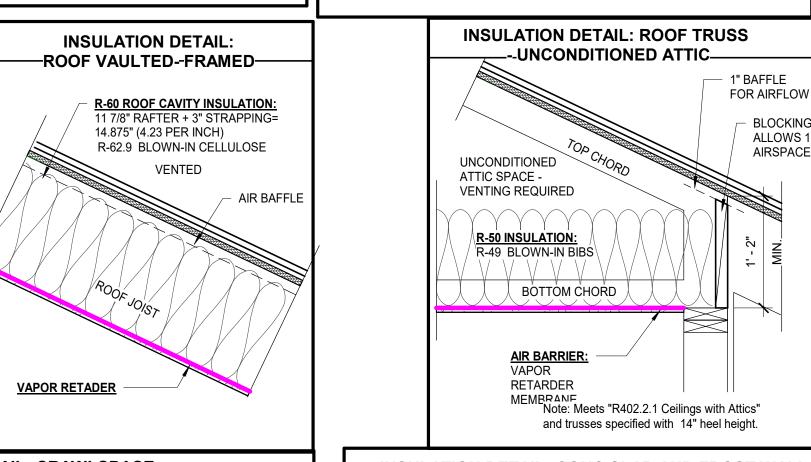
Area Schedule (total unfinished)		
Name	Area	
.Garage and Mech	1285.8 SF	
Grand total: 1	1285.8 SF	

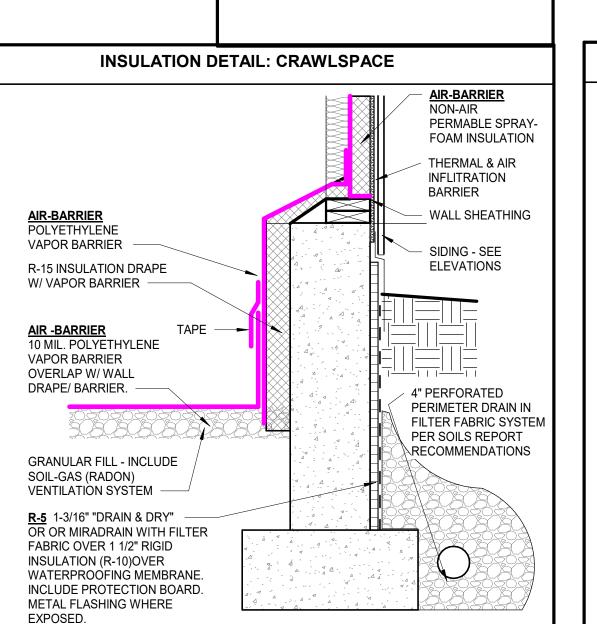
Area Schedule ADU		
Name	Area	
ADU	696.4 SF	
Grand total: 1	696.4 SF	

n Hermits Eagle Colorado ' PLAN REVIEW

NEW SINGLE HOUSER RE

INSULATION DETAIL: ROOF TRUSS - CONDITIONED ATTIC INSULATION DETAIL: -ROOF VAULTED--FRAMED-R-49 BLOWN-IN CELLULOSE ALLOW 1" AIRFLOW BAFFLES. **R-60.96 ROOF CAVITY INSULATION:** AND HELD UP WITH NETTING. R-27.12 3 7/8" SPRAY FOAM R-33.84 BLOWN-IN CELLULOSE 1" BAFFLE FOR AIRFLOW NO VENTING REQUIRED BLOCKING ALLOWS 1' **AIRSPACE** VENTING REQUIRED BOTTOM CHORD NON-AIR PERMEABLE SPRAY-**AIR BARRIER** FOAM INSULATION RETARDER Note: Meets "R402.2.1 Ceilings with Attics" **MEMBRANE** and trusses specified with 14" heel height. TO ACHIEVE R-49 OVER WALL





INSULATION DETAIL: CONC SLAB AND FROST WALL CONC SLAB **R-5** RIGID **INSULATION FOR** 0 MIL POLYETHYLENE SHEET VAPOR THERMAL BREAK BARRIER (6 MILL POLY. CAN BE DELETED IF NON-AIR PERM SPRAY FOAM IS USED) GRANULAR FILL-INCLUDE SOIL-GAS (RADON) VENTILATION SYSTEM — **R-10** 1 1/2" SPRAY-FOAM UNDER-SLAB INSULATION OR 1 1/2" RIGID INSUALTION -**R-5** 1-3/16" "DRAIN & DRY" RAINAGE BOARD OR MIRADRAIN WITH FILTER FABRIC OVER WATERPROOFING MEMBRANE INCLUDE PROTECTION BOARD. METAL FLASHING WHERE 4" PERFORATED PERIMETER DRAIN IN FILTER FABRIC SYSTEM PER SOILS REPORT RECOMMENDATIONS NSULATION - SLAB + FROST

INSULATION VALUE SUMMARY

PRESCRIPTIVE DESIGN INSULATION VALUE SUMMARY 2021 IRC & IECC FOR ALL NEW CONSTRUCTION **TABLE R402.1.2 (N1102.1.2) - CLIMATE ZONE 6 NOOD-FRAME** WALL R-VALUE - 2x6: R-30 MIN (Cavity Insulation only) Spray Foam Insulation (R-7/inch) Blown-In-Cellulose (R-4.23/inch) R-30.19 (Compliant) BASEMENT WALL R-VALUE: **R-18 MIN** (R-13 +5ci) 1/2" Fiberglass Batt Cavity Insulation (furring) R-13 Drain n Dry 1 3/16" Exterior (Continuous) R-18 (Compliant) UNHEATED SLAB R-VALUE AND DEPTH: R-10 MIN (R-10 Continuous for 4 ft) 1.5" Spray-Foam below all unheated slabs -OR- 2" rigid insulation below all unheated slabs R-10 (Compliant) FLOOR R-VALUE - 11 7/8" i-joist: R-30 MIN (floor cavity over unconditioned space) 1.875" Blown-in Cellulose (R-4.23/inch) -OR- 10" Batt Insulation R-30 (Compliant) CEILING R-VALUE - TRUSSES (Conditioned Attic): R-60 MIN (insulation tight to sheathing, no vent) 12" Blown-In Cellulose (R-4.23/inch) R-50 (Compliant with 12" uncompressed at plat Note: Meets "R402.2.1 Ceilings with Attics" and trusses specified with 14" heel height. R-49 MIN CEILING R-VALUE - TRUSSES (Unconditioned Attic): R-60 MIN (insulation at ceiling, vented attic) 12" Blown-In Cellulose (R-4.23/inch) R-50 (Compliant with 12" uncompressed at pla Note: Meets "R402.2.1 Ceilings with Attics" and trusses specified with 14" heel height. R-49 MIN CEILING R-VALUE - 11 7/8" i-joist: R-60 MIN (cavity insulation only, no vent) 3.875" Spray Foam Insulation (R-7/inch) R-27.12 Blown-In-Cellulose (R-4.23/inch) R-60.96 (Compliant) CEILING R-VALUE - 1'-3" rafter or strap to 1'-3": R-60 MIN (cavity insulation only, vented) R-63.45 (Compliant) Blown-In-Cellulose (R-4.23/inch)

CRAWLSPACE WALL R-VALUE

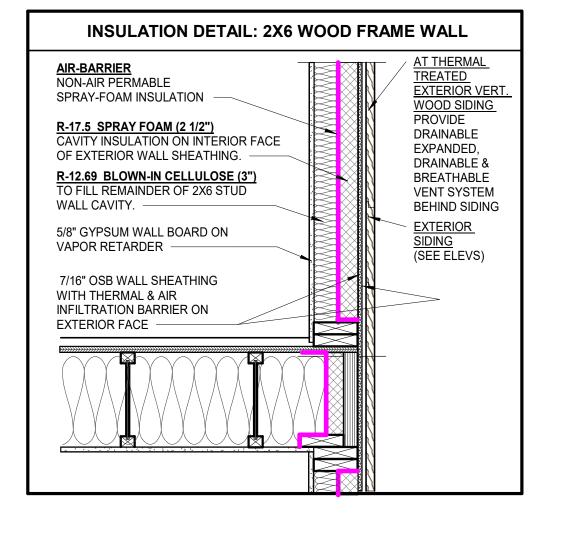
Vall drape Insulation on interior side

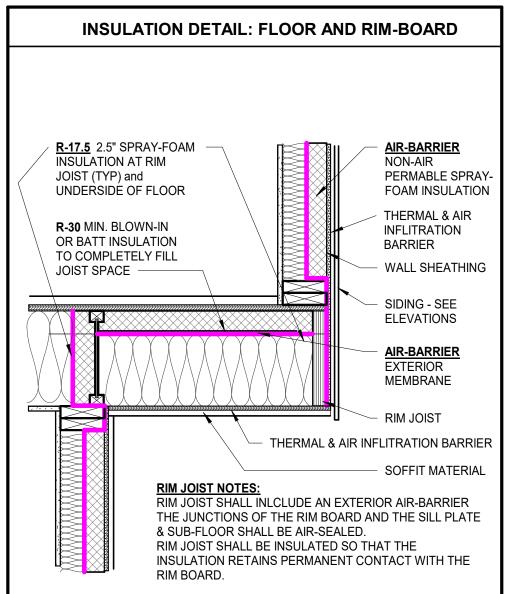
FENESTRATION (WINDOWS & DOORS) U-FACTOR:

BLOWN-	IN CELLULOSE R-V	ALUES FROM JOH	HN MANSFIELD WE	BSITE:
CLIMATE PRO CAVIT	WALL (SIDEWALL) C	OVERAGE CHART		
THERMAL RESISTANCE To obtain insulation resistance of:	MINIMUM THICKNESS Installed insulation shall not be less than:	DENSITY OF INSULATION Installed insulation shall not be less than:	MAXIMUM COVERAGE Contents of the bag shall not cover more than:	MINIMUM WEIGH Weight should not be less than:
R-VALUE	INCHES	lb/ft³	ft ²	lb/ft²
14	3.5	1.20	90.0	0.350
15	3.5	1,45	74.5	0.438
15	3.5	1.50	72.0	0.438
22	5.5	1.20	57.3	0.550
23	5.5	1.35	50.9	0.642
23	5.5	1,40	49.1	0.642
24	5.5	1.75	39.3	0.825
24	5.5	1.80	38.2	0.825
31	7.25	1.60	32.6	0.967
39	9.25	1.50	27.2	1.156
40	9.25	1.80	22.7	1.388

R-15 (Continuous Insulation)

(U-.30 MAX)





AIR BARRIER, AIR-SEALING, INSULATION **INSTALLATION, AND TESTING**

The building thermal envelope shall be constructed to limit air leakage in accordance with the requirements of Sections R402.4.1 through R402.4.5.

R402.4.1 Building thermal envelope.

The building thermal envelope shall comply with Sections R402.4.1.1 through R402.4.1.3. The sealing methods between dissimilar materials shall allow for differential expansion and contraction.

R402.4.1.1 Installation.

The components of the building thermal envelope as indicated in Table R402.4.1.1 shall be installed in accordance with the manufacturer's instructions and the criteria indicated in Table R402.4.1.1, as applicable to the method of construction. Where required by the code official, an approved third party shall inspect all components and verify compliance

COMPONENT	AIR BARRIER CRITERIA	INSULATION INSTALLATION CRITERIA	
General requirements	A continuous air barrier shall be installed in the building envelope.	Air-permeable insulation shall not be used as a sealing material.	
	Breaks or joints in the air barrier shall be sealed.		
Was statistically and the state of the state		The insulation in any dropped celling/soffit shall be aligned with the air barrier.	
	Access openings, drop down stairs or knee wall doors to unconditioned attic spaces shall be sealed.		
	The junction of the foundation and sill plate shall be sealed.	Coulding within any and bonday of farms with the law total day and about the	
Walls	The junction of the top plate and the top of exterior walls shall be sealed.	Cavities within corners and headers of frame walls shall be insulated by completely filling the cavity with a material having a thermal resistance, R-value, of not less than R-3 per inch. Exterior thermal envelope insulation for framed walls shall be installed in substantial contact and continuous alignment with the air barrier.	
	Knee walls shall be sealed.		
Windows, skylights and doors	The space between framing and skylights, and the jambs of windows and doors, shall be sealed.	_	
	Rim joists shall include an exterior air barrier.b		
Rim joists	The junctions of the rim board to the sill plate and the rim board and the subfloor shall be air sealed.	Rim joists shall be insulated so that the insulation maintains permanent contact with the exterior rim board. ^b	
Floors, including cantilevered floors and floors above garages The air barrier shall be installed at any exposed edge of insulation.		Floor framing cavity insulation shall be installed to maintain permanent contact the underside of subfloor decking. Alternatively, floor framing cavity insulation is be in contact with the top side of sheathing, or continuous insulation installed of the underside of floor framing and extending from the bottom to the top of all perimeter floor framing members.	
	Exposed earth in unvented crawl spaces shall be covered with a Class I vapor retarder/air barrier in accordance with Section R402.2.10.	Crawl space insulation, where provided instead of floor insulation, shall be installed in accordance with <u>Section R402.2.10</u> .	
Basement crawl space and slab foundations	Penetrations through concrete foundation walls and slabs shall be air sealed.	Conditioned basement foundation wall insulation shall be installed in accordance with <u>Section R402 2.8.1</u> .	
	Class 1 vapor retarders shall not be used as an air barrier on below-grade walls and shall be installed in accordance with Section R702.7 of the International Residential Code.	Slab-on-grade floor insulation shall be installed in accordance with <u>Section R402.2.10</u> .	
	Duct and flue shafts to exterior or unconditioned space shall be sealed.		
Shafts, penetrations	Utility penetrations of the air barrier shall be caulked, gasketed or otherwise sealed and shall allow for expansion, contraction of materials and mechanical vibration.	Insulation shall be fitted tightly around utilities passing through shafts and penetrations in the building thermal envelope to maintain required <i>R</i> -value.	
Narrow cavities	Narrow cavities of 1 inch or less that are not able to be insulated shall be air sealed.	Batts to be installed in narrow cavities shall be cut to fit or narrow cavities shall be filled with insulation that on installation readily conforms to the available cavity space.	
Garage separation	Air sealing shall be provided between the garage and conditioned spaces.	Insulated portions of the garage separation assembly shall be installed in accordance with <u>Sections R303</u> and <u>R402.2.7</u> .	
Recessed lighting	Recessed light fixtures installed in the building thermal envelope shall be air sealed in accordance with Section	Recessed light fixtures installed in the building thermal envelope shall be airtight	

and IC rated, and shall be buried or surrounded with insulation.

Exterior walls adjacent to showers and tubs shall be insulated.

plumbing, or other obstructions, unless the required R-value can be met by

installing insulation and air barrier systems completely to the exterior side of the

a. Inspection of log walls shall be in accordance with the provisions of ICC 400.

All holes created by wiring, plumbing or other obstruction

The air barrier installed at exterior walls adjacent to shower

HVAC supply and return register boots that penetrate building

manufacturer. Caulking or other adhesive sealants shall not

be used to fill voids between fire sprinkler cover plates and

and tubs shall separate the wall from the shower or tub.

The air barrier shall be installed behind electrical and

thermal envelope shall be sealed to the subfloor, wall

covering or ceiling penetrated by the boot.

the air barrier assembly shall be air sealed.

other obstructions

Electrical/phone box or

HVAC register boots

exterior walls

The building or dwelling unit shall be tested for air leakage. The maximum air leakage rate for any building or dwelling unit under any compliance path shall not exceed 5.0 air changes per hour or 0.28 cubic feet per minute (CFM) per square foot [0.0079 m3/(s × m2)] of dwelling unit enclosure area. Testing shall be conducted in accordance with ANSI/RESNET/ICC 380, ASTM E779 or ASTM E1827 and reported at a pressure of 0.2 inch w.g. (50 Pascals). Where required by the code official, testing shall be conducted by an approved third party. A written report of the results of the test shall be signed by the party conducting the test and provided to the code official. Testing shall be performed at any time after creation of all penetrations of the building thermal envelope have been

(See IECC-2021 for exceptions and testing requirements)

Mechanical ventilation shall be provided in accordance with Section M1505 of the International Residential Code or Section 403.3.2 of the International Mechanical Code, as applicable, or with other approved means of ventilation.

When complying with Section R401.2.1, the building or dwelling unit shall have an air leakage rate not exceeding 5.0 air changes per hour in Climate Zones 0, 1 and 2, and 3.0 air changes per hour in Climate Zones 3 through 8, when tested in accordance with Section R402.4.1.2.

ENERGY CODE COMPLIANCE IRC-2021 AND IECC-2021

Note: The text of Sections N1101.2 through N1113 parallels the text of the 2021 edition of the International Energy Conservation Code.

The purpose of Chapter 11 [RE] is to provide minimum design requirements that will promote efficient utilization of energy in buildings. The requirements are directed toward the design of building envelopes with adequate thermal resistance and low air leakage, and toward the design and selection of mechanical, water heating, electrical and illumination systems that promote effective use of depletable energy resources.

R401.1 Residential Buildings - Energy Compliance Path Options

Residential buildings shall comply with 3 options + Additional (if required by local jurisiction):

R401.2.1 Prescriptive Compliance R401.2.2 Total Building Permormance

R401.2.3 Energy Rating R401.2.5 Additional Energy Efficiency

N1101.5(R103.2)Information on construction documents Construction documents shall be drawn to scale on suitable material. Electronic media documents are permitted to be submitted when approved by the code official. Construction documents shall be of sufficient clarity to indicate the location, nature and extent of the work proposed, and show in sufficient detail pertinent data and features of the

1. Energy compliance path. Prescriptive

7. Equipment and system controls. By others

2.Insulation materials and their R-values. See Insulation Value Summary (this sheet)

3.Fenestration U-factors and solar heat gain coefficients (SHGC). See Insulation Value summary (this sheet)

building, systems and equipment as herein governed. Details shall include the following as applicable:

4. Area-weighted U-factor and solar heat gain coefficient (SHGC) calculations. Not Applicable

5.Mechanical system design criteria. By others

6.Mechanical and service water heating systems and equipment types, sizes and efficiencies. By others

8. Duct sealing, duct and pipe insulation and location. All within conditioned space

9. Air sealing details. See Wall, Ceiling, Floor Details (this sheet)

N1101.5.1(R103.2.1)Building thermal envelope depiction. See Building Thermal Envelope The building thermal envelope shall be represented on the construction documents. Depication (this sheet)

TABLE R402.1.2 MAXIMUM ASSEMBLY U-FACTORS AND FENESTRATION REQUIREMENTS **TABLE R402.1.3 INSULATION MINIMUM R-VALUES** Note: R-values are minimums. U-factors and SHGC are maximums. Where insulation is installed in a cavity that is less than the label or design thickness of the insulation, the installed R-value of the insulation shall be not

CLIMATE ZONE (6) Note: Eagle County lies in Climate Zone 6b

less than the R-value specified in the table.

FENESTRATION U-FACTOR (.30)

SKYLIGHT U-FACTOR (.55)

GLAZED FENESTRATION SHGC NR (Not Required)

CEILING R-VALUE (60) CEILING U-FACTOR (.024) WOOD FRAME WALL R-VALUE (30) OR (20&5ci) OR (13&10ci) OR (0&20ci)

WOOD FRAME WALL U-FACTOR (.045) Note: ci = continuous insulation

Note g: The first value is cavity insulation; the second value is continuous insulation. Therefore, as an example, "13&5" means R-13 cavity insulation plus R-5 continuous insulation.

MASS WALL R-VALUE (15/20) MASS WALL U-FACTOR (.033)

Note h: Mass walls shall be in accordance with Section N1102.2.5. The second R-value applies where more than half of the insulation is on the interior of the mass wall.

BASEMENT WALL R-VALUE (15ci) OR (19) OR (13&5ci) **BASEMENT WALL U-FACTOR (.050)**

Note c: 5ci or 13" means R-5 continuous insulation (ci) on the interior or exterior surface of the wall or R-13 cavity insulation on the interior side of the wall. "10ci or 13" means R-10 continuous insulation (ci) on the interior or exterior surface of the wall or R-13 cavity insulation on the interior side of the wall. "15ci or 19 or 13&5ci" means R-15 continuous insulation (ci) on the interior or exterior surface of the wall; or R-19 cavity insulation on the interior side of the wall; or R-13 cavity insulation on the interior of the wall in addition to R-5 continuous insulation on the interior or exterior surface of the wall.

SLAB R-VALUE & DEPTH (10ci, 4 ft)

Note d: R-5 insulation shall be provided under the full slab area of a heated slab in addition to the required slab edge insulation R-value for slabs. as indicated in the table. The slab-edge insulation for heated slabs shall not be required to extend below the slab.

CRAWLSPACE WALL R-VALUE (15ci) OR (19) OR (13&5ci)

CRAWLSPACE WALL U-FACTOR (.055) Note g: The first value is cavity insulation; the second value is continuous insulation.

continuous insulation on the interior or exterior surface of the wall.

Therefore, as an example, "13&5" means R-13 cavity insulation plus R-5 continuous insulation. Note c: 5ci or 13" means R-5 continuous insulation (ci) on the interior or exterior surface of the wall or R-13 cavity insulation on the interior side of the wall. "10ci or 13" means R-10 continuous insulation (ci) on the interior or exterior surface of the wall or R-13 cavity insulation on the interior side of the wall. "15ci or 19 or 13&5ci" means R-15 continuous insulation (ci) on the interior or exterior surface of the wall; or R-19 cavity insulation on the interior side of the wall; or R-13 cavity insulation on the interior of the wall in addition to R-5

ENERGY CODE EXCERPTS IRC-2021 AND IECC-2021

R402.2.1 Ceilings with attics.

Where Section R402.1.3 requires R-60 insulation in the ceiling or attic, installing R-49 over 100 percent of the ceiling or attic area requiring insulation shall satisfy the requirement for R-60 insulation wherever the full height of uncompressed R-49 insulation extends over the wall top plate at the eaves.

R402.2.2 Ceilings without attics.

Where Section R402.1.3 requires insulation R-values greater than R-30 in the interstitial space above a ceiling and below the structural roof deck, and the design of the roof/ceiling assembly does not allow sufficient space for the required insulation, the minimum required insulation R-value for such roof/ceiling assemblies shall be R-30. Insulation shall extend over the top of the wall plate to the outer edge of such plate and shall not be compressed. This reduction of insulation from the requirements of Section R402.1.3 shall be limited to 500 square feet (46 m2) or 20 percent of the total insulated ceiling area, whichever is less.

C303.1.1.1 Blown-in or sprayed roof/ceiling insulation.

The thickness of blown-in or sprayed fiberglass and cellulose roof/ceiling insulation shall be written in inches (mm) on markers and one or more of such markers shall be installed for every 300 square feet (28 m2) of attic area throughout the attic space. The markers shall be affixed to the trusses or joists and marked with the minimum initial installed thickness with numbers not less than 1 inch (25 mm) in height. Each marker shall face the attic access opening. Spray polyurethane foam thickness and installed R-value shall be indicated on certification provided by the insulation installer.

N1102.2.3 (R402.2.3) Eave baffle.

For air permeable insulations in vented attics, a baffle shall be installed adjacent to soffit and eave vents. Baffles shall maintain an opening equal or greater than the size of the vent. The baffle shall extend over the top of the attic insulation. The baffle shall be permitted to be any solid material.

N1102.2.4 (R402.2.4) Access hatches and doors.

Access doors from conditioned spaces to unconditioned spaces (e.g., attics and crawl spaces) shall be weatherstripped and insulated to a level equivalent to the insulation on the surrounding surfaces. Access shall be provided to all equipment that prevents damaging or compressing the insulation. A wood framed or equivalent baffle or retainer is required to be provided when loose fill insulation is installed, the purpose of which is to prevent the loose fill insulation from spilling into the living space when the attic access is opened, and to provide a permanent means of maintaining the installed R-value of the loose fill insulation.

N1102.2.5 (R402.2.5) Mass walls.

Mass walls for the purposes of this chapter shall be considered above-grade walls of concrete block, concrete, insulated concrete form (ICF), masonry cavity, brick (other than brick veneer), earth (adobe, compressed earth block, rammed earth) and solid timber/logs.

N1102.2.7 (R402.2.7) Floors.

Floor insulation shall be installed to maintain permanent contact with the underside of the subfloor decking.

N1102.2.9 (R402.2.9) Slab-on-grade floors.

Slab-on-grade floors with a floor surface less than 12 inches (305 mm) below grade shall be insulated in accordance with Table N1102.1.1. The insulation shall extend downward from the top of the slab on the outside or inside of the foundation wall. Insulation located below grade shall be extended the distance provided in Table N1102.1.1 by any combination of vertical insulation, insulation extending under the slab or insulation extending out from the building. Insulation extending away from the building shall be protected by pavement or by a minimum of 10 inches (254 mm) of soil. The top edge of the insulation installed between the exterior wall and the edge of the interior slab shall be permitted to be cut at a 45-degree (0.79 rad) angle away from the exterior wall.

N1102.2.8 (R402.2.8) Basement walls.

Walls associated with conditioned basements shall be insulated from the top of the basement wall down to 10 feet (3048 mm) below grade or to the basement floor, whichever is less. Walls associated with unconditioned basements shall meet this requirement unless the floor overhead is insulated in accordance with Sections N1102.1.1 and N1102.2.7.

C303.2.1 Protection of exposed foundation insulation.

Insulation applied to the exterior of basement walls, crawl space walls and the perimeter of slab-on-grade floors shall have a rigid, opaque and weather-resistant protective covering to prevent the degradation of the insulation's thermal performance. The protective covering shall cover the exposed exterior insulation and extend not less than 6 inches (153 mm) below grade.

N1102.2.10 (R402.2.10) Crawl space walls.

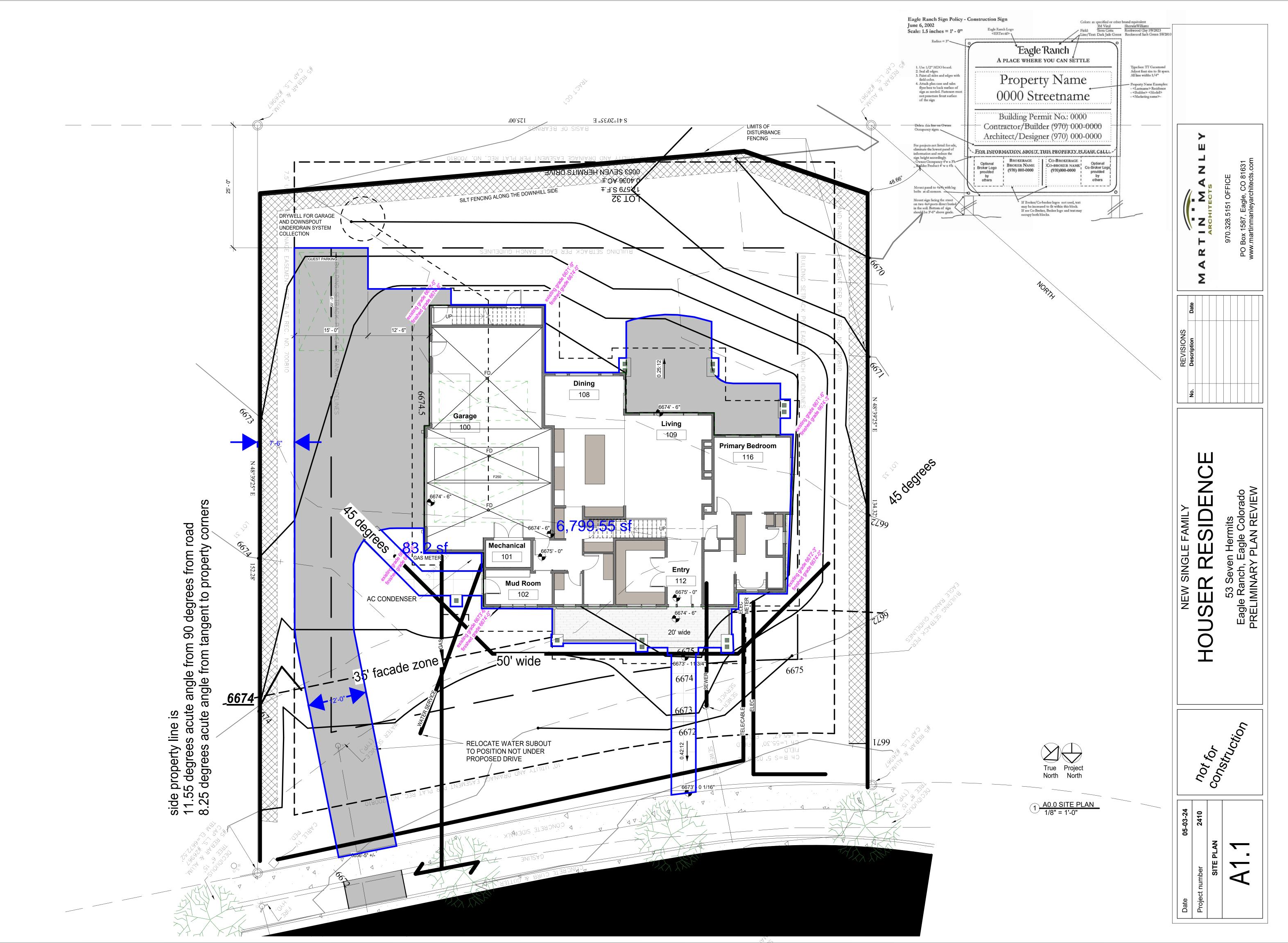
As an alternative to insulating floors over crawl spaces, crawl space walls shall be permitted to be insulated when the crawl space is not vented to the outside. Crawl space wall insulation shall be permanently fastened to the wall and extend downward from the floor to the finished grade level and then vertically and/or horizontally for at least an additional 24 inches (610 mm). Exposed earth in unvented crawl space foundations shall be covered with a continuous Class I vapor retarder in accordance with this code. All joints of the vapor retarder shall overlap by 6 inches (153 mm) and be sealed or taped. The edges of the vapor retarder shall extend at least 6 inches (153 mm) up the stem wall and shall be attached to the stem wall.

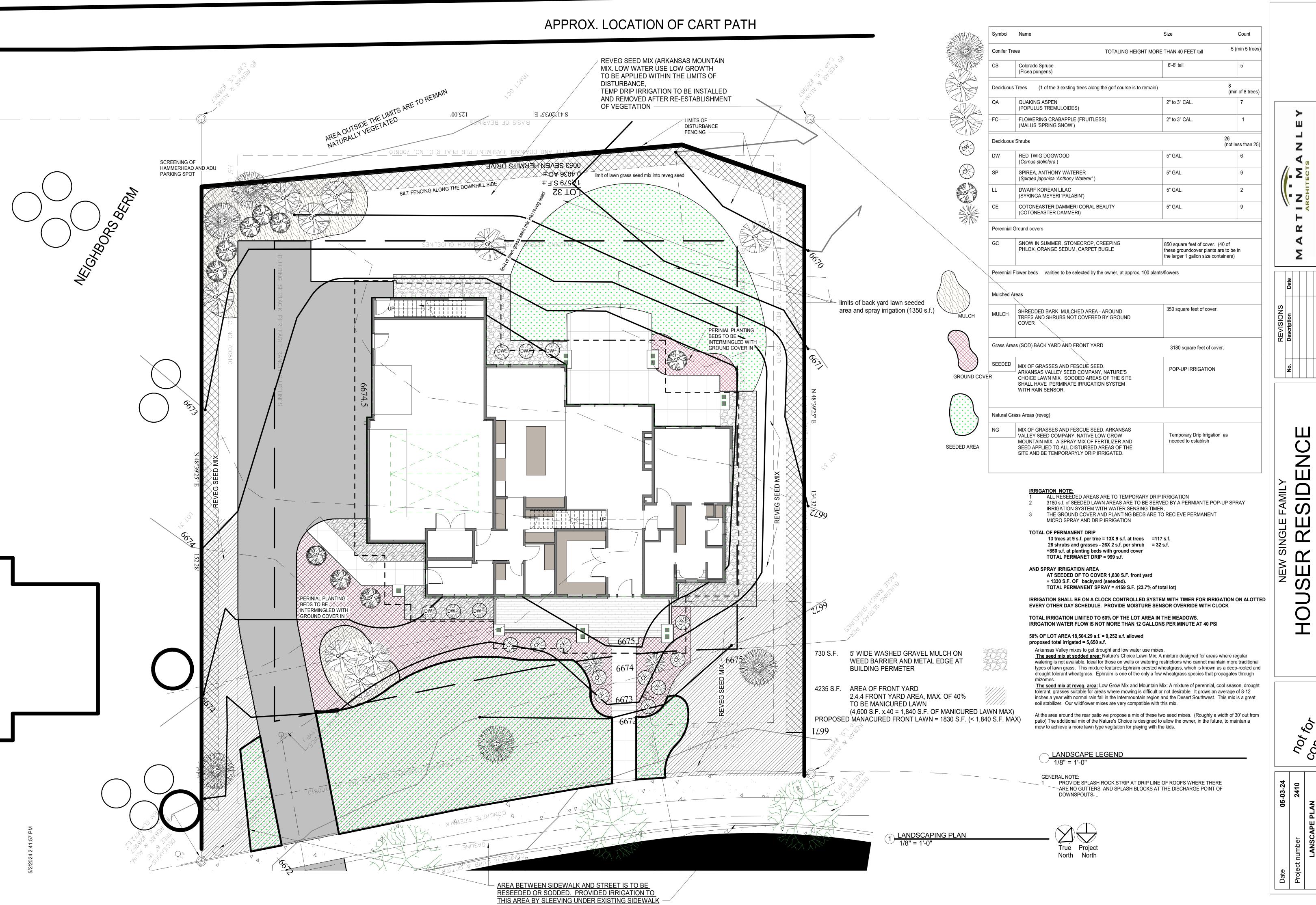
N1102.2.11 (R402.2.11) Masonry veneer. Insulation shall not be required on the horizontal portion of the foundation that supports a masonry veneer.

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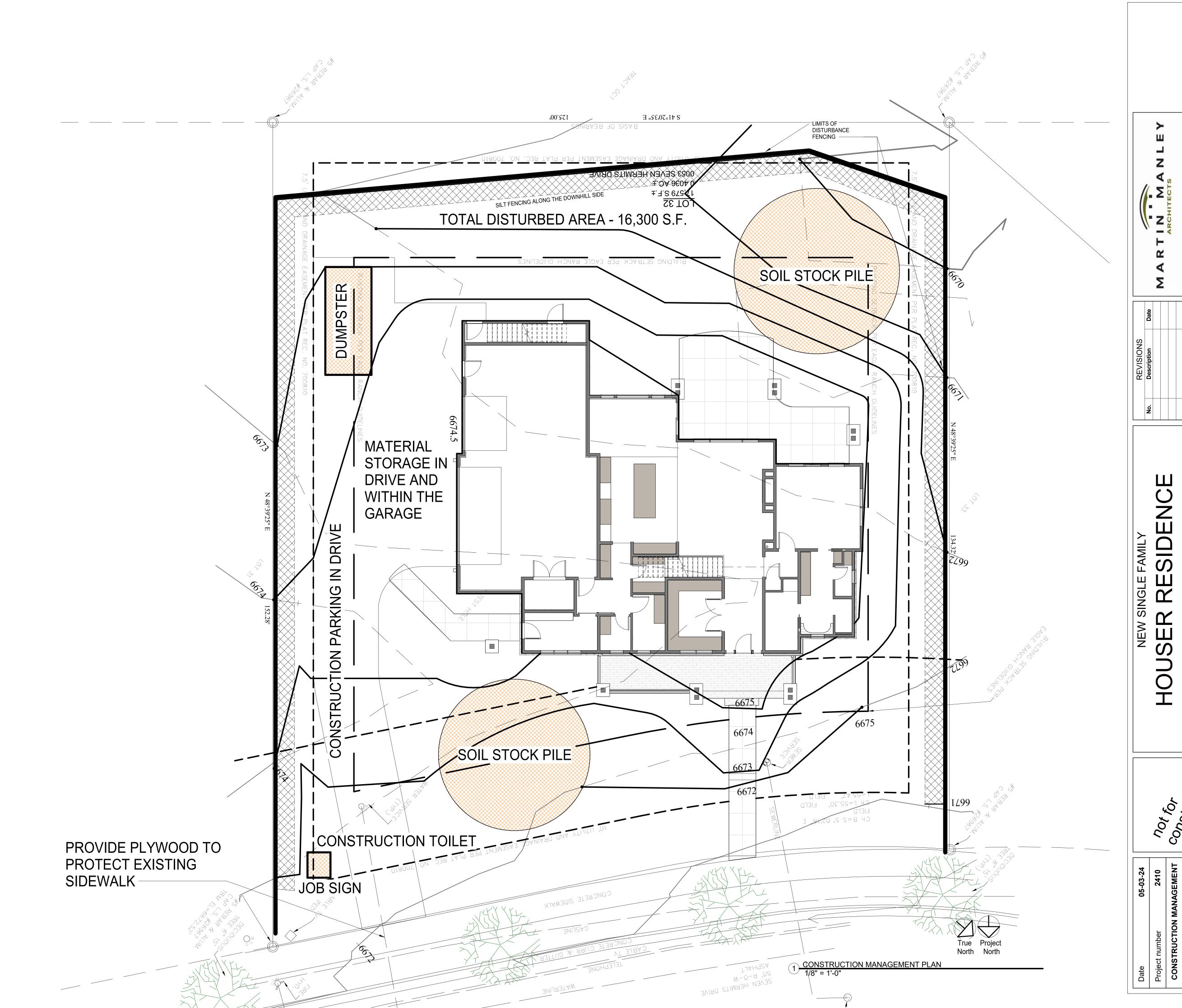
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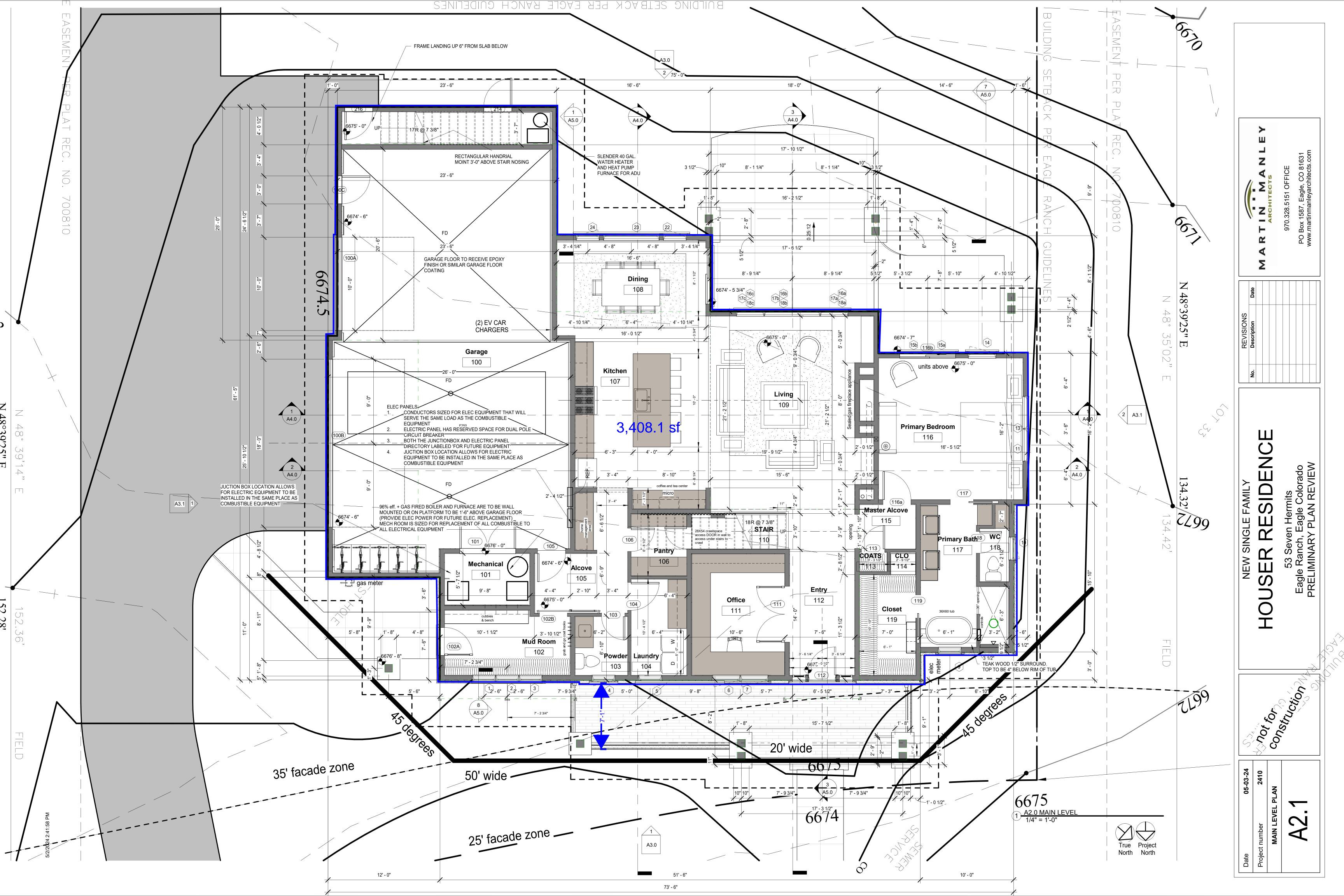




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53 Seven Eagle Ranch, E PRELIMINARY



		Door Schedul	е
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 sytle 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"	

		Door Schedule	
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"	
213	2' - 4"	4' - 6"	
214	3' - 0"	8' - 0"	
215	2' - 6"	8' - 0"	
216	3' - 0"	8' - 0"	
217	4' - 6"	8' - 0"	

WINDOW NOTES:

1. 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 MANUFATURERS' OPENING LIMITER AS REQUIREED 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 MANUFACTURE. DOORS THAT ARE TALLER THAN WINDOW MANUFACTURER PRODUCES MAY BE PROVIDED BY ANOTHER MANUFACTURE, BUT FINISHES SHALL BE THE SAME AS TYPICAL. COORDINATE THE TRANSOM WINDOW SIZES SO THAT THE OVERALL

R308.4.3 Glazing in windows.

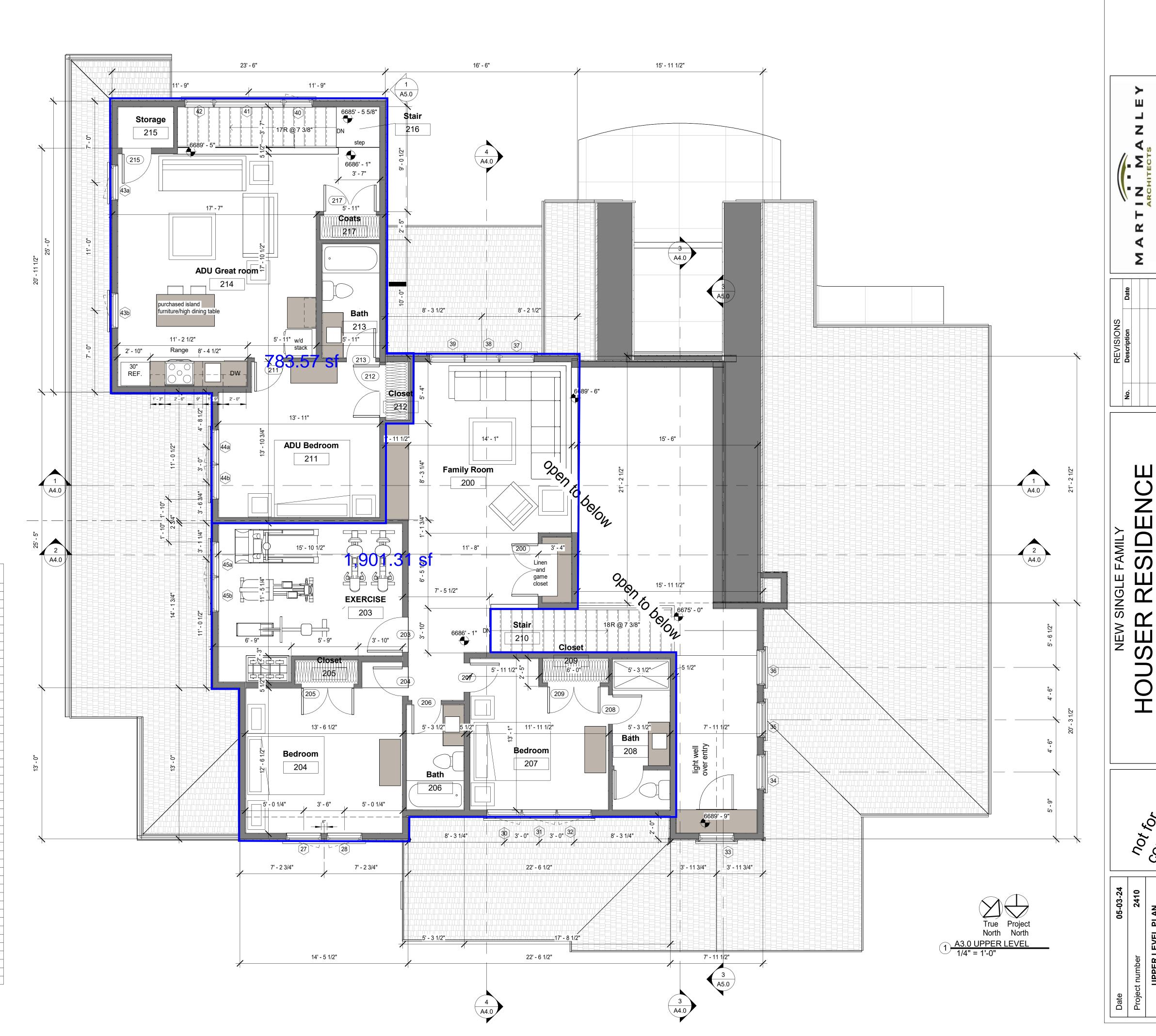
WIDTH MATCHES THAT OF DOORS BELOW

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 used as glazing:

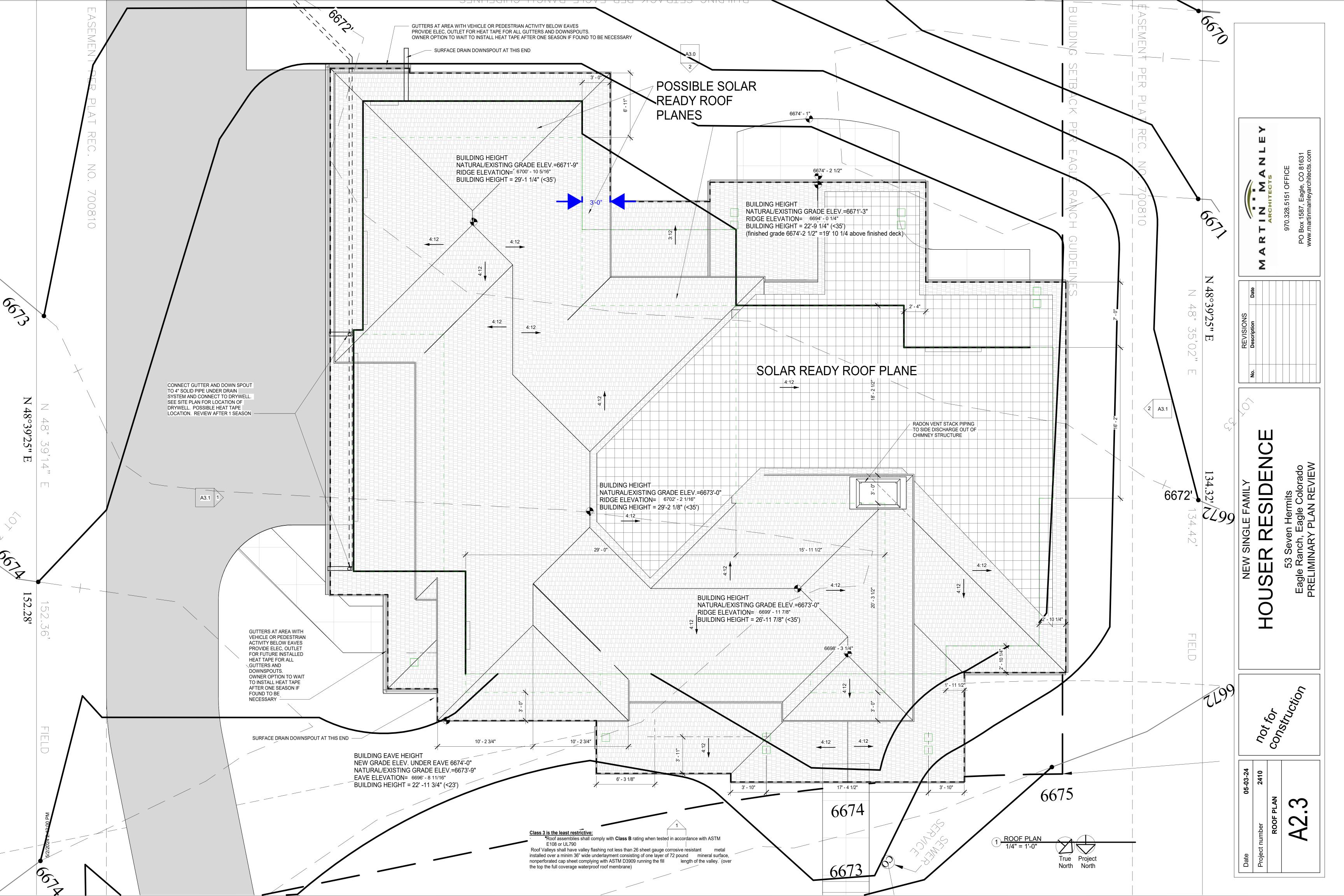
- The exposed area of an individual pane is larger than 9 square feet (0.836 m2);

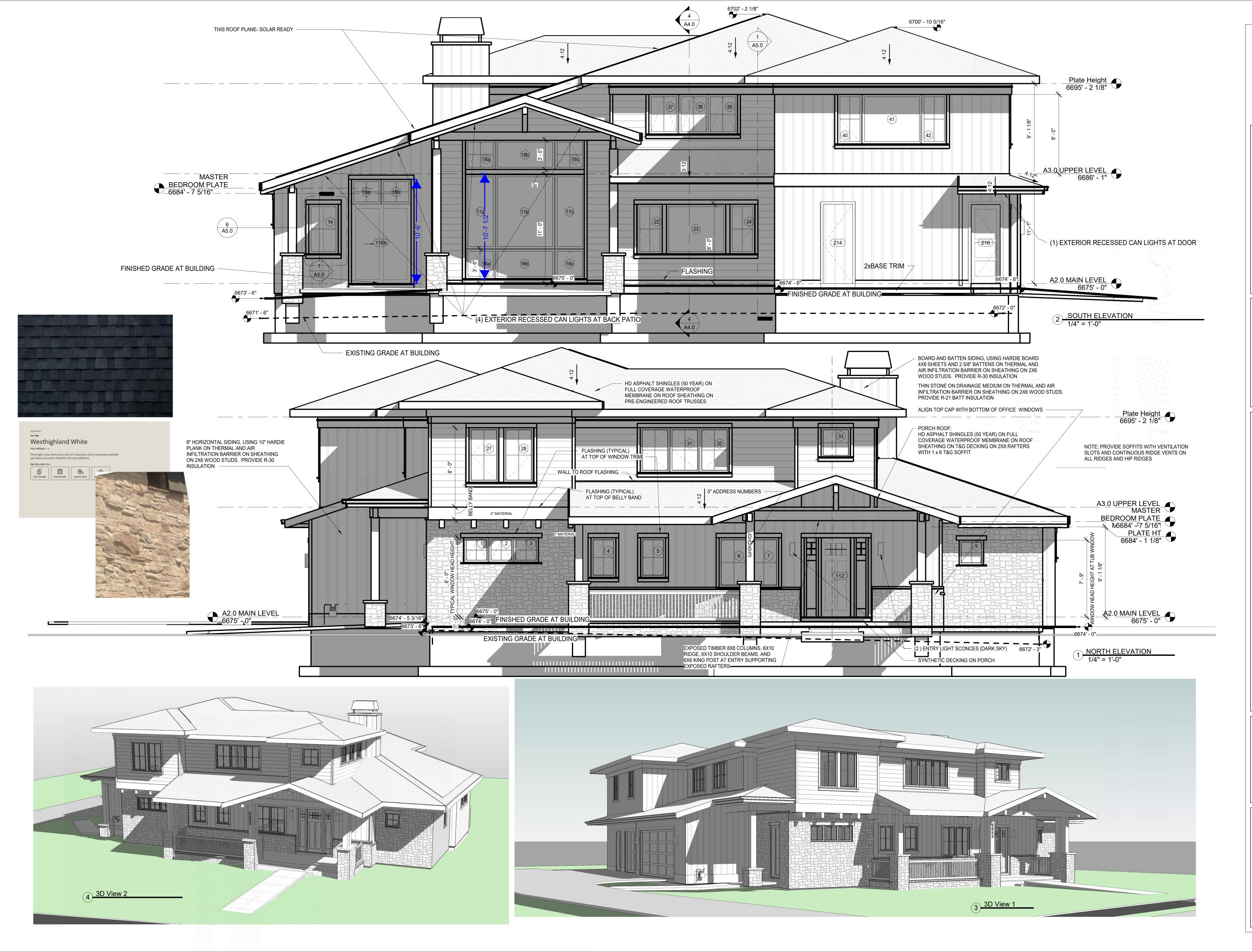
- The bottom edge of the glazing is less than 18 inches (457 mm) above the floor;
 The top edge of the glazing is more than 36 inches (914 mm) above the floor; and
 One or more walking surfaces are within 36 inches (914 mm), measured horizontally and in a straight line,

Window Schedule					
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"	
23 24	Window-Casement	2' - 6"	5' - 0"	8' - 0"	
24 27	Window-Casement	3' - 0"	5' - 6"	8' - 0"	
28	Window-Casement	3' - 0"	5' - 6"	8' - 0"	
30	Window-Casement Window-Casement	3' - 0"	4' - 6"	8' - 0"	
	Window-Casement Window-Casement				
31 32		3' - 0" 3' - 0"	4' - 6" 4' - 6"	8' - 0" 8' - 0"	
32 33	Window-Casement Window-Picture	3' - 0"	3' - 0"	8' - 0"	
		3' - 0"	3' - 0"	8' - 0"	
34	Window Picture	3' - 0"	3' - 0"	8' - 0"	
35	Window-Picture				
36	Window-Picture	3' - 0"	3' - 0" 4' - 0"	8' - 0"	
37	Window-Awning	3' - 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"	



53 Seven Hermits Eagle Ranch, Eagle Colorado PRELIMINARY PLAN REVIEW

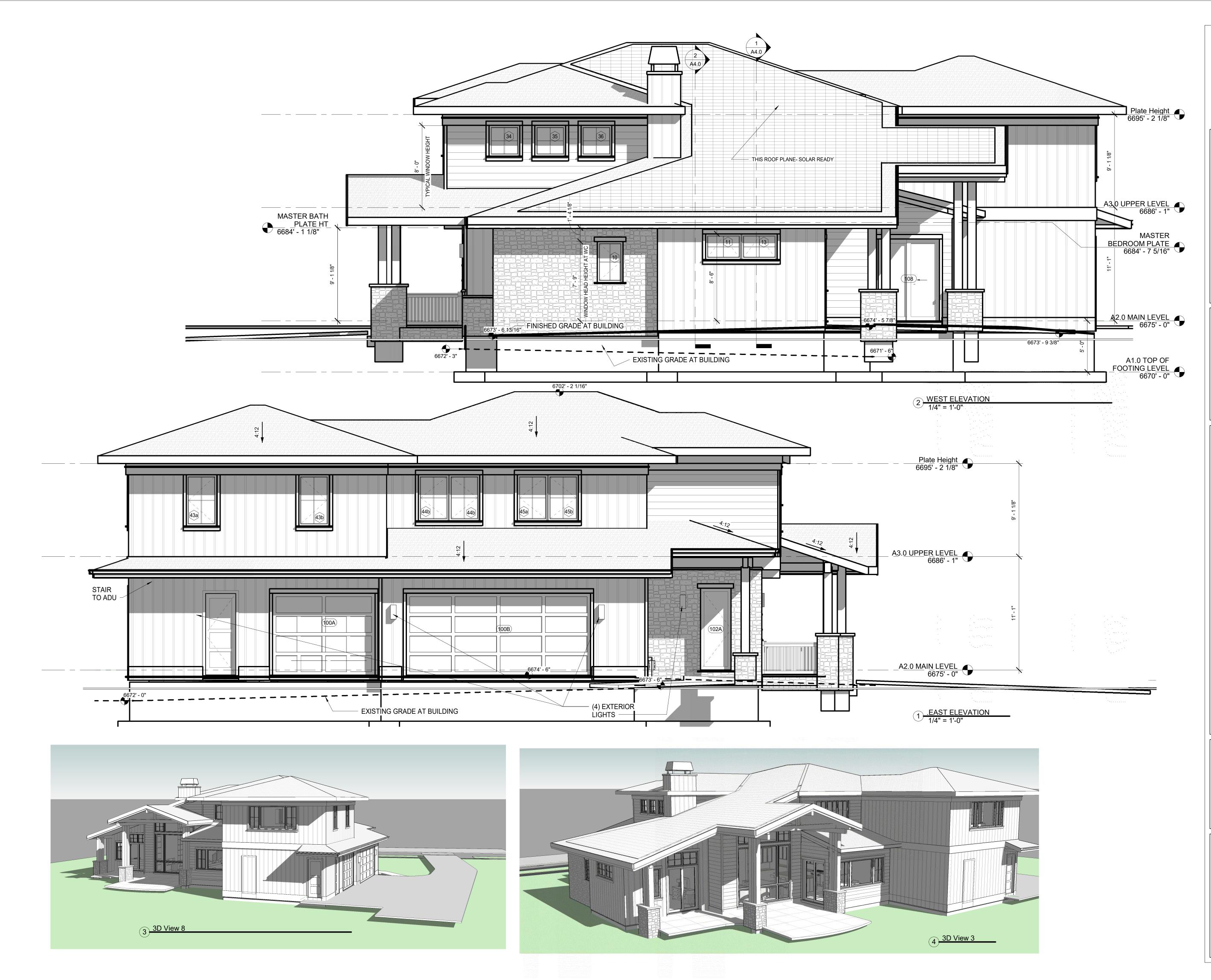




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NEW SINGLE FAMILY
HOUSER RESIDE

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NEW SINGLE FAMILY
HOUSER RESIDENCE

not for construction

53 Seven Hermits Eagle Ranch, Eagle Colorado PRELIMINARY PLAN REVIEW



18' - 0"

16' - 0"

53 Seven Hermits Eagle Ranch, Eagle Colorado PRELIMINARY PLAN REVIEW onstruction

