PRIVATE RESIDENCE - 0042 BLUESTEM

GENERAL NOTES:

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

2. THE CONTRACTOR SHALL INVOLVE THE ARCHITECT IN PRE-CONSTRUCTION MEETINGS WITH SUB CONTRACTORS AND TRADESMEN. THE CONTRACTOR SHALL RELY UPON THE ARCHITECT TO COMMUNICATE THE DESIGN INTENT AND EXPECTED RESULTS.

3. DIMENSIONS ARE TO FACE OF STUD, CONCRETE OR MASONRY UNLESS NOTED OTHERWISE,. DIMENSIONS AT COLUMNS ARE TO CENTERLINE. VERTICAL DIMENSION ARE TO SUBFLOOR.

4. DO NOT SCALE DRAWINGS. TYPICAL AS USED IN THESE DOCUMENTS SHALL MEAN THAT THE CONDITION IS THE SAME OR REPRESENTATIVE FOR ALL SIMILAR CONDITIONS, UNLESS NOTED OTHERWISE.

5. NOTIFY ARCHITECT OF ANY DISCREPANCIES WITHIN DRAWINGS, BETWEEN ENGINEERING, SPECIFICATIONS OR TRADES

6. ALL PENETRATIONS OF FIRE RESISTIVE FLOORS WALLS, AND OTHER ASSEMBLIES SHALL BE PROTECTED WITH MATERIALS CONFORMING TO UNDERWRITERS LABORATORIES (UL) LISTINGS FOR "THROUGH PENETRATION FIRE STOP SYSTEMS" THE CONTRACTOR SHALL OBTAIN APPROVAL FROM THE BUILDING INSPECTOR PRIOR TO APPLICATION

7. ALL UL LISTED ASSEMBLIES SHALL BE CONSTRUCTED IN COMPLIANCE WITH THE MOST RECENT EDITION OF THE UNDERWRITERS LABORATORIES FIRE RESISTANCE MANUALS.

8. CONTRACTOR TO PROVIDE ADEQUATE BLOCKING IN WALLS TO RECEIVE ATTACHED EQUIPMENT, PLUMBING FIXTURES, MILLWORK, AND CASEWORK.

9. USE METAL EDGE AT ALL GYPSUM WALL BOARD AND CHANGES OF MATERIAL.

10. PROVIDE SEALANT AROUND ALL PLUMBING FIXTURES WHERE THEY ABUT AN ADJACENT SURFACE.

11. PROVIDE RADON MITIGATION THROUGH VENTILATION BELOW CONCRETE SLAB PER INDUSTRY STANDARDS.

OWNER — MERCED AND ROREY RUTTY
PO BOX 2180
AVON, CO 81631
PHONE: (970) 331-6469

ARCHITECT — MAGGIE FITZGERALD ARCHITECTS
MAGGIE FITZGERALD, AIA
P.O. BOX 1328
EAGLE, COLORADO 81631
PHONE: (970) 445-0486
MAGGIETFITZ@GMAIL.COM

BUILDER — TBD

SURVEYOR — MARCIN ENGINEERING
JOHN CURRAN
AVON, CO 81620
PHONE: (970) 748-0274

STRUCTURAL ENGINEER — NEWKIRK ENGINEERING
PAUL NEWKIRK
PO BOX 681
ORIENTAL, NC 28671
(210) 612-0477

SOILS REPORT — LKP ENGINEERING
LUIZA PETROVSKA, PE
PO BOX 724
EAGLE, CO 81631
PHONE: (970) 390-0307
LUIZA@LKPENG.COM

GENERAL PROJECT INFO :

PROJECT SUMMARY:
NEW CONSTRUCTION - SINGLE FAMILY RESIDENCE

FLOOR AREAS SUMMARY:

PRIMARY RESIDENCE:	
MAIN LEVEL HABITABLE	**2,100 S.F.**
UPPER LEVEL HABITABLE	**899 S.F.**
TOTAL FINISHED HABITABLE	**2,999 S.F.**
GARAGE	932 S.F.
MECHANICAL	211 S.F.
LOWER LEVEL UNFINISHED	1,468 S.F.
GROSS FLOOR AREA	5,610 S.F.

SITE AREAS SUMMARY:

MAIN LEVEL / GARAGE FOOTPRINT	**3,032 S.F.**
DRIVEWAY	**1,983 S.F.**
PATIOS, WALKS, DECK	**998 S.F.**
TOTAL ALL IMPERVIOUS	**6,013 S.F.**

SITE SUMMARY:

TOTAL BUILDING COVERAGE
3,807 SF/.685 ACRES OR 29,839 SF = 12.8%

BUILDING HEIGHT:

MAXIMUM BUILDING HEIGHT = 26'-7"
(6026'-3" USGS - 5999'-8" USGS = 26'-7")

DRAWING INDEX

A0.0 COVER SHEET
A1.0 ORIGINAL TOPO
A1.1 SITE PLAN

A3.1 EXTERIOR ELEVATIONS
A3.2 EXTERIOR ELEVATIONS

VICINITY MAP

Maggie T. Fitzgerald, AIA
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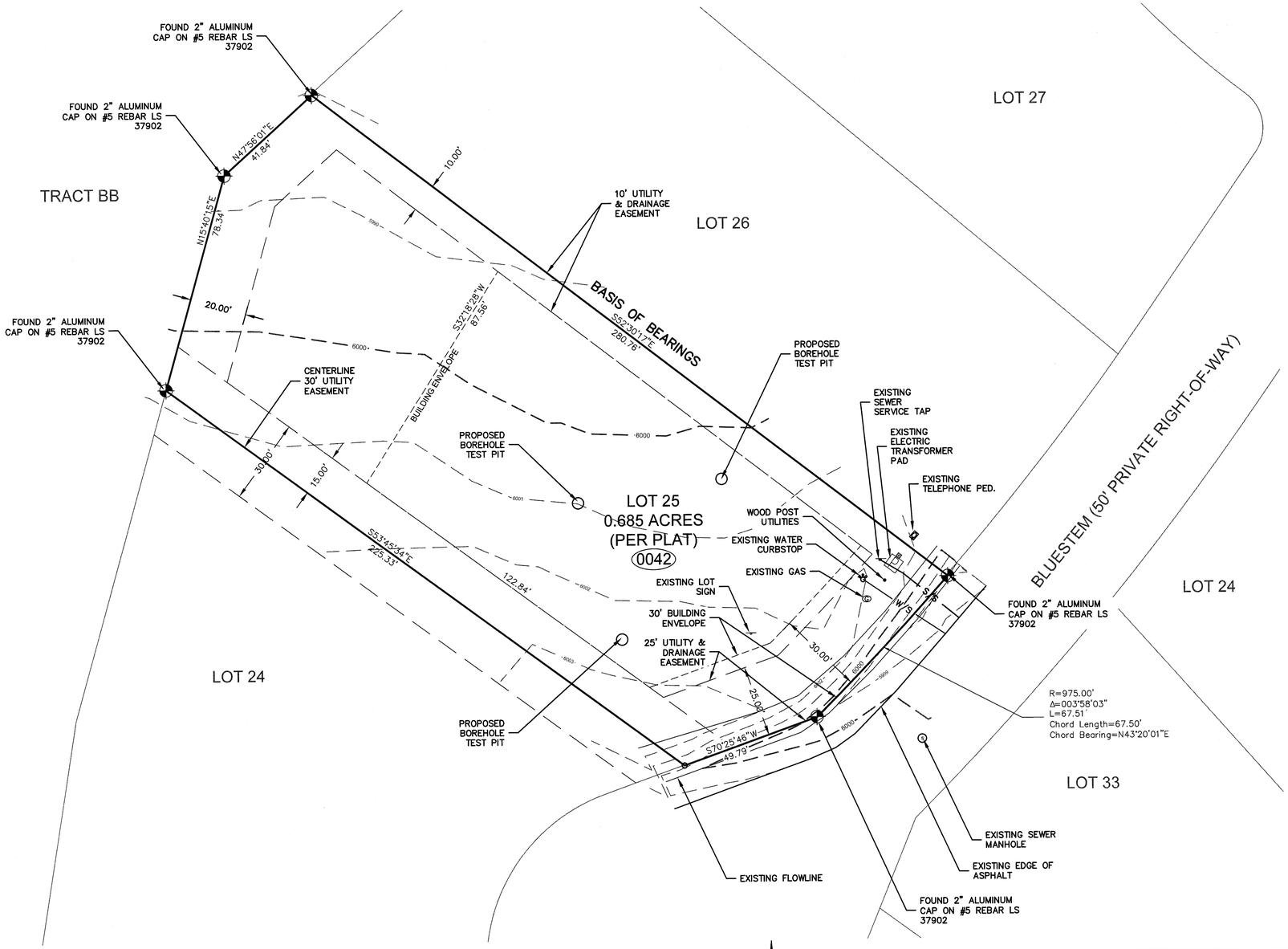
RUTTY RESIDENCE
0042 BLUESTEM
LOT 25, F2, BRIGHTWATER CLUB, THE MEADOWS
GYPSUM, COLORADO

issue:	date:
DRB SKETCH SUBMITTAL	FEB. 6. 2023
PROGRESS SET	JAN. 27. 2023

A0.0
COVER SHEET

TOPOGRAPHICAL SURVEY
LOT 25, BRIGHTWATER CLUB FILING 2
Town of Gypsum, County of Eagle, State of Colorado



GRAPHIC SCALE
0 20 30 40 60 100
(IN FEET)
1 inch = 20 ft.

DESCRIPTION:

Lot 25, BRIGHTWATER CLUB FILING 2, according to the Plat thereof recorded June 20, 2005 at Reception No. 919836, County of Eagle, State of Colorado.

NOTES:

1) DATE OF SURVEY: MAY 10, 2022.

2) BASIS OF BEARINGS: BEARINGS ARE BASED UPON A 2" ALUMINUM CAP, LS37902 EAST FROM A POINT MONUMENT BY A 2" AC MARKING THE NORTH CORNER OF LOT 25 AND A POINT MONUMENT ON A 2" MARKING THE SOUTH CORNER OF LOT 25, BEING S52°30'17"E 260.76 FEET.

3) THIS SURVEY DOES NOT CONSTITUTE A BOUNDARY SURVEY NOR ANY INVESTIGATION INTO RECORD EASEMENTS OR ENCUMBRANCES ASSOCIATED WITH THIS PROPERTY. RECORD EASEMENTS AND RIGHTS-OF-WAY SHOWN FOR THIS TOPOGRAPHIC SURVEY WERE DERIVED FROM THE ABOVE MENTIONED FINAL PLAT

4) CONTOUR INTERVAL: 2-FEET

5) UTILITIES ARE SHOWN APPROXIMATELY AND SHOULD BE FIELD VERIFIED PRIOR TO EXCAVATION. NO UNDERGROUND UTILITY LOCATES ARE INCLUDED IN THIS SURVEY.

6) MARCIN ENGINEERING LLC DOES NOT WARRANT OR CERTIFY TO THE INTEGRITY OF ANY DIGITAL DATA SUPPLIED IN CONJUNCTION WITH THIS MAP AND SURVEY.

7) ADDRESS: 42 BLUESTEM (NOT POSTED).

8) THIS IS NOT A MONUMENTED SURVEY, LAND SURVEY PLAT, OR IMPROVEMENT SURVEY PLAT. NO BOUNDARY RESOLUTION WAS PERFORMED IN MAKING THIS SURVEY. ALL LOT LINES, SETBACK LINES, AND EASEMENT LINES SHOWN HEREON SHOULD BE CONSIDERED APPROXIMATE AND SHOULD NOT BE RELIED UPON FOR THE PLACEMENT OF ANY FUTURE IMPROVEMENTS.

CERTIFICATION

I, John R. Curran, a Professional Land Surveyor in the State of Colorado, hereby certify that this TOPOGRAPHIC SURVEY was done by me or under my direct supervision, and that it was performed using the standard care and practice used in the area at the time of the survey. The Notes hereon are a part of this certification.

I further certify that the improvements on the above described parcel on this date, May 10, 2022, except utility connections, are entirely within the boundaries of the parcel, except as shown, that there are no encroachments upon the described premises by improvements on any adjoining premises, except as indicated, and that there is no APPARENT evidence or sign of any easement crossing or burdening any part of said parcel, except as noted.

John R. Curran, PLS 28267
Colorado Professional
Land Surveyor

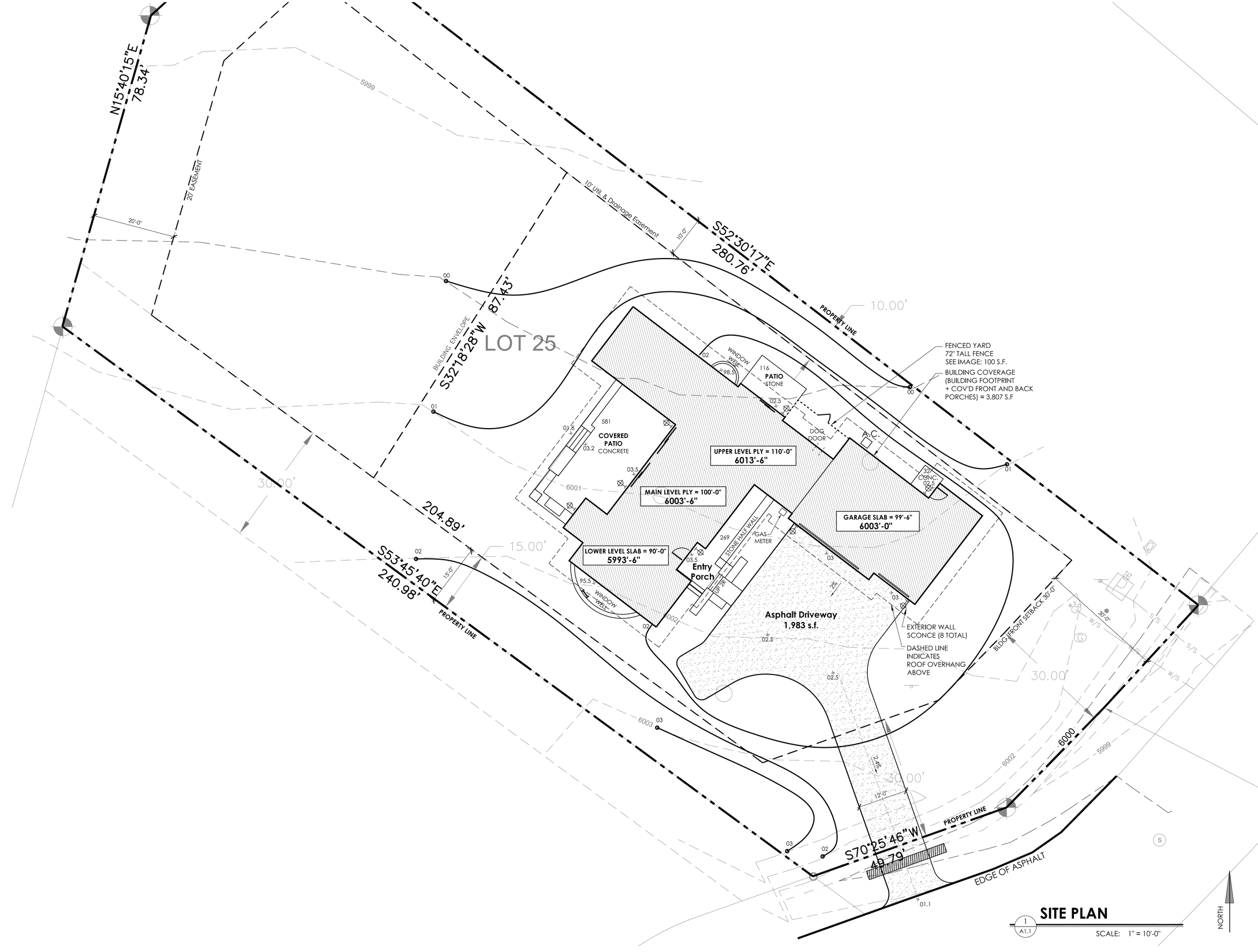
COLORADO LICENSED
JOHN R. CURRAN
28267
PROFESSIONAL LAND SURVEYOR

NOTICE: According to Colorado law you MUST commence any legal action based upon any defect in this survey within three years after you first discovered such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of certification shown hereon.

TOPOGRAPHIC MAP LOT 25, BRIGHTWATER CLUB FILING 2 Town of Gypsum, County of Eagle, State of Colorado	
DRAWN BY: NL	DATE: 6/2/2022
CHECKED BY: JC	DRAWING NO.: 21050TOPO
JOB NO: 21050	SHEET: 1 OF 1

MARCIN ENGINEERING LLC
P.O. BOX 1062
AVON, CO 81620
(970) 748-0274
(970) 748-9021 FAX

DRAWING: D:\Dropbox (Marcin Engineering)\Dropbox (Marcin Engineering)\Projects\2021\21050-42 Bluestem LC Gypsum\Survey\SURV\21050-Survey Topo 8.5.dwg



SITE PLAN

1 / A1.1

SCALE: 1" = 10'-0"

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RUTTY RESIDENCE

0042 BLUESTEM

LOT 25, F2, BRIGHTWATER CLUB, THE MEADOWS

GYPSUM, COLORADO

issue:	date:
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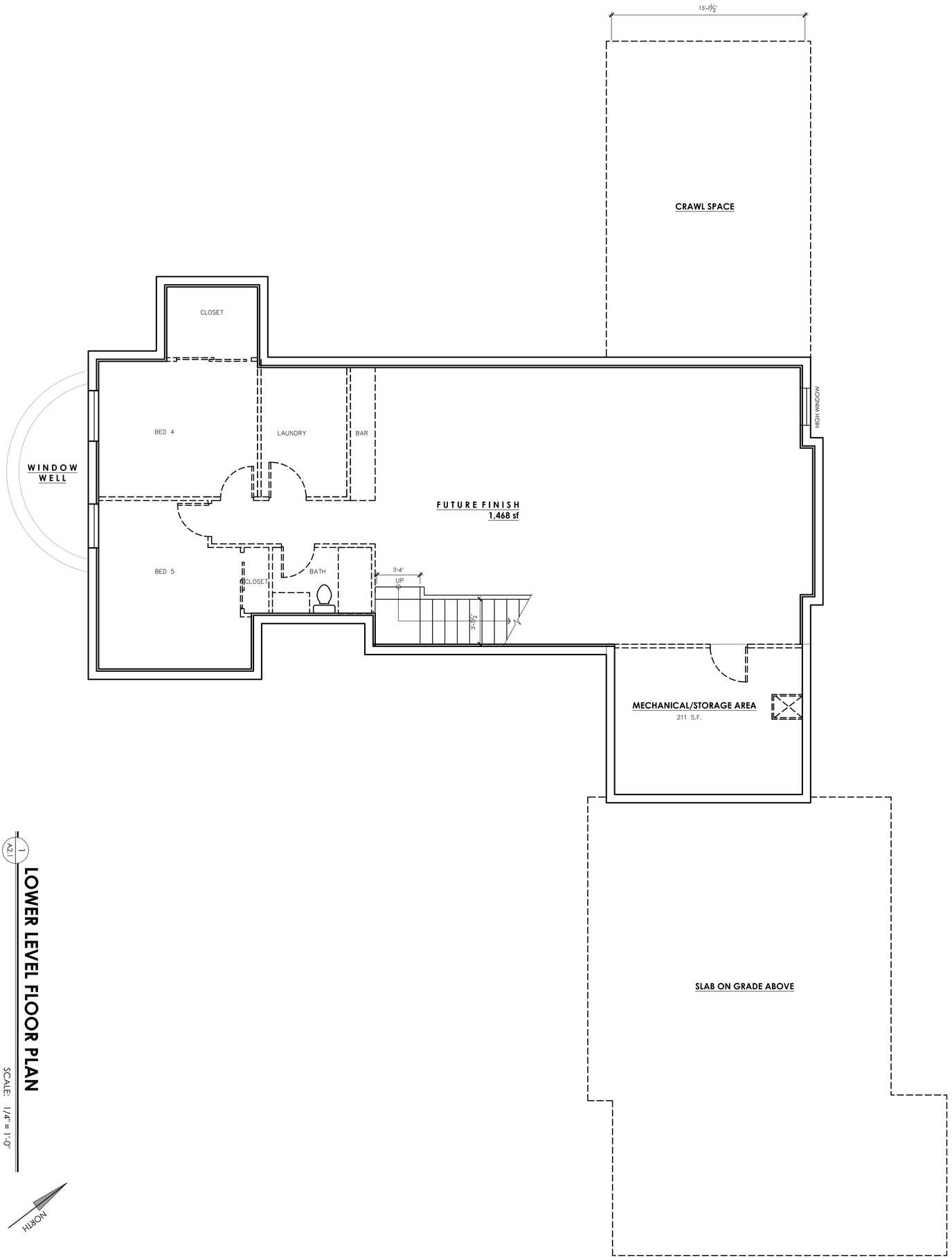
A1.1

SITE PLAN



1 / A2.1

LOWER LEVEL FLOOR PLAN

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

A2.1

LOWER LEVEL FLOOR PLAN

issue:	date:
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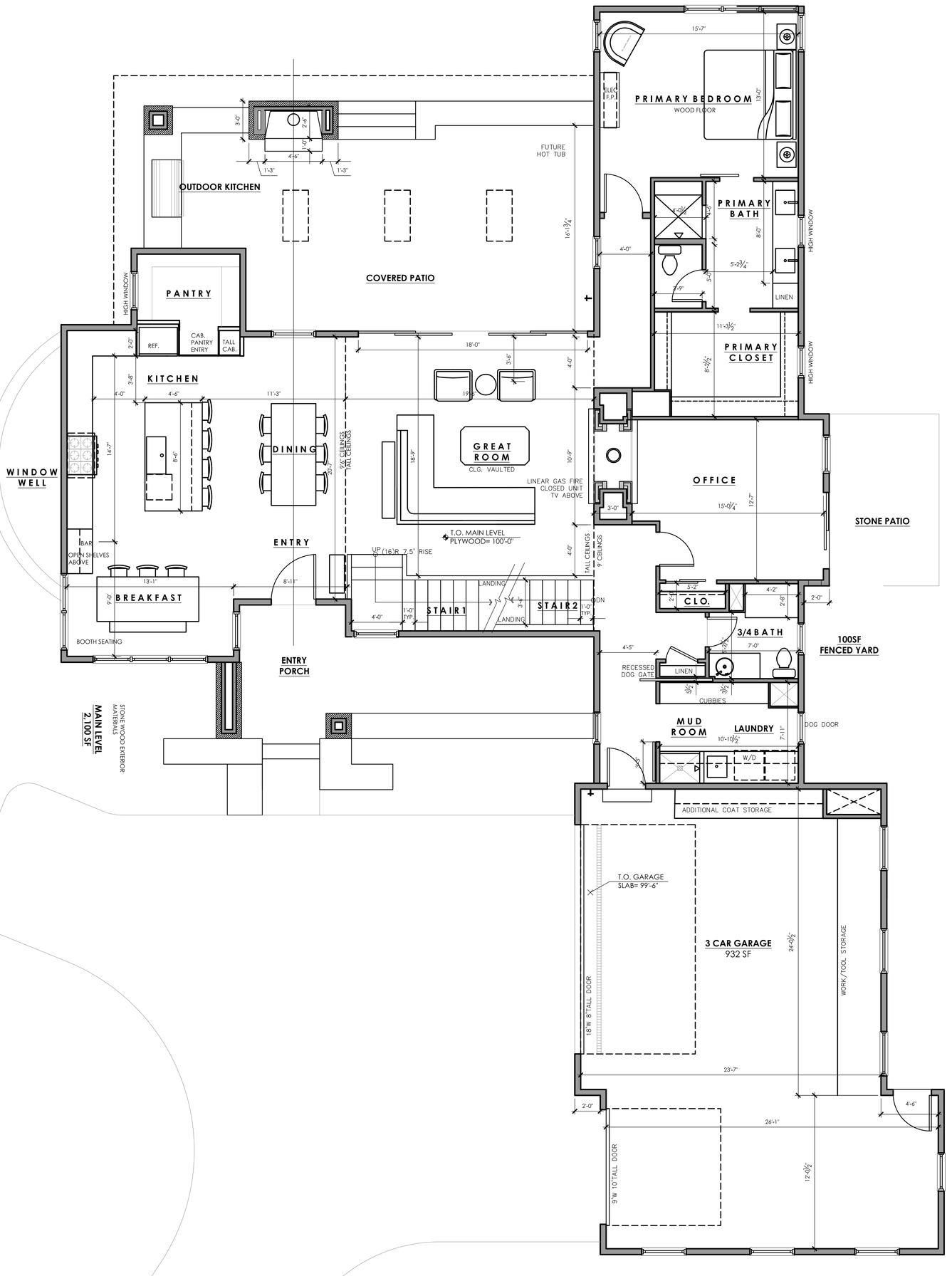

1 A2.2

MAIN LEVEL FLOOR PLAN

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

NORTH

A2.2
MAIN LEVEL FLOOR PLAN

issue:	date:
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RUTTY RESIDENCE

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LOT 25, F2, BRIGHTWATER CLUB, THE MEADOWS
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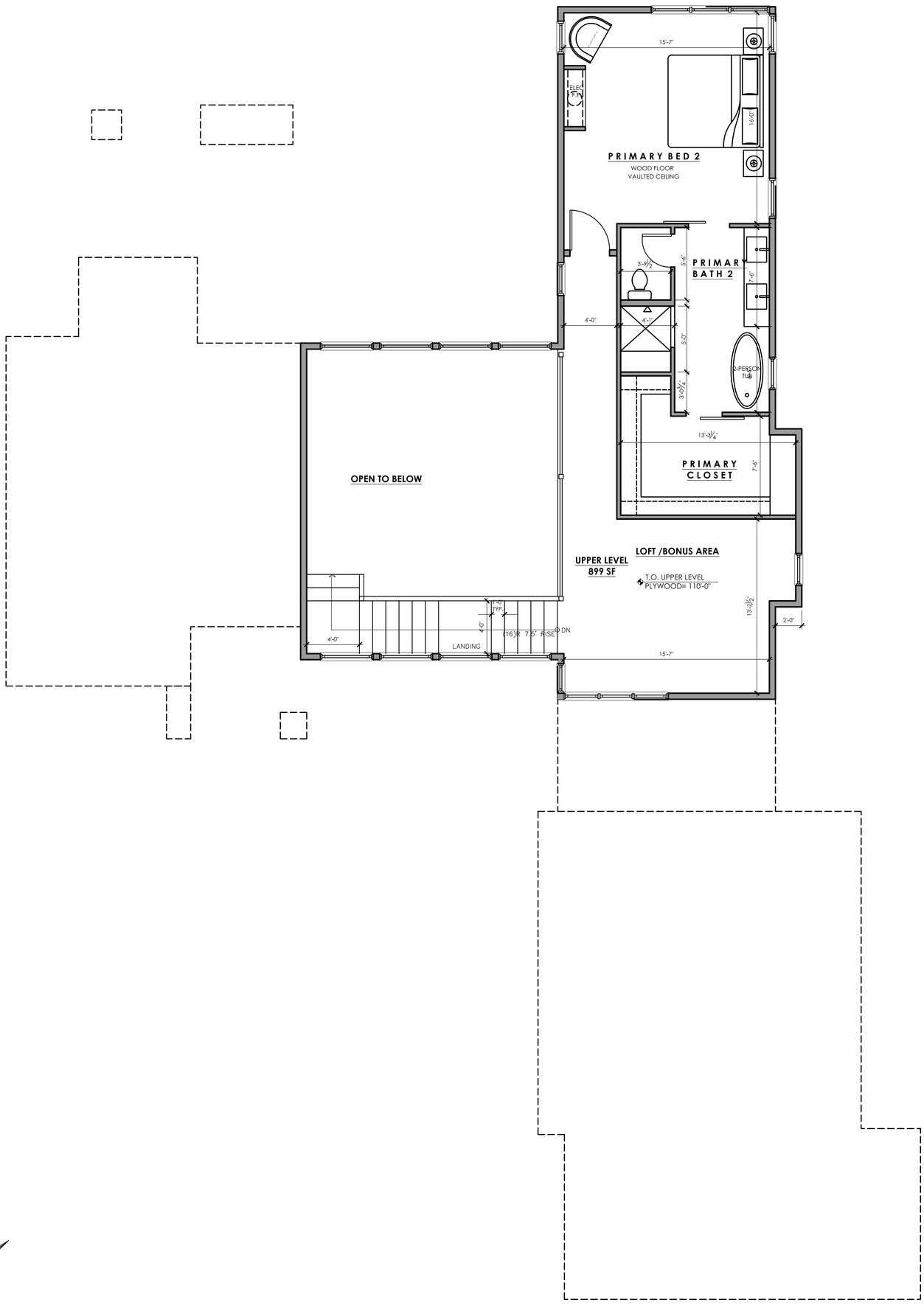

A2.3 1

UPPER LEVEL FLOOR PLAN

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

NORTH

A2.3	UPPER LEVEL FLOOR PLAN

issue:	date:
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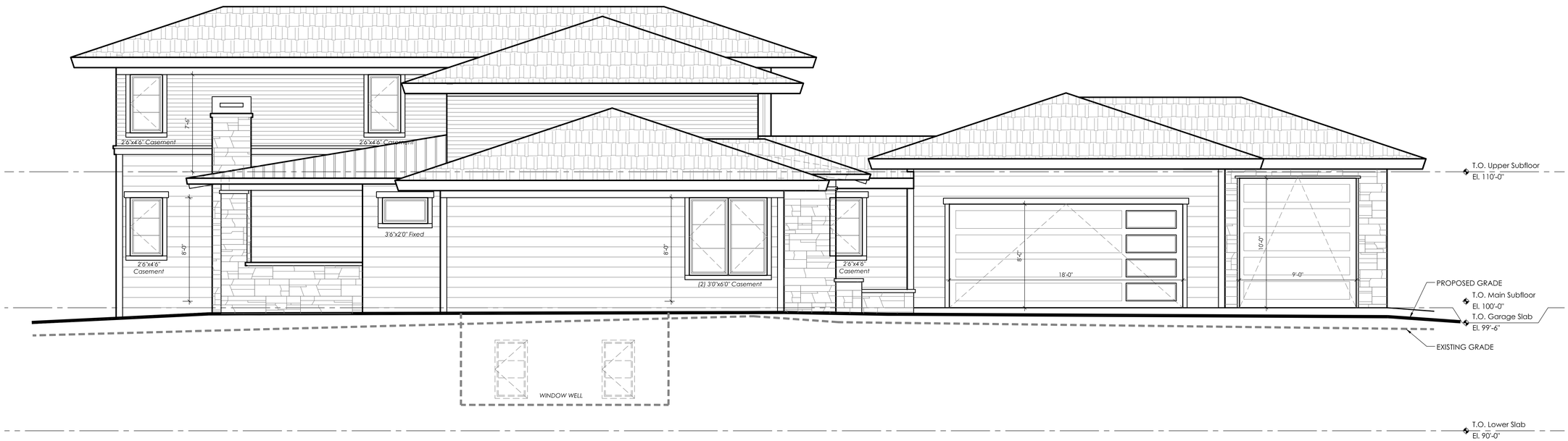

SIDE/ GARAGE/ SOUTHWEST EXTERIOR ELEVATION

2 / A3.1

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

STONE CALCULATIONS:

SOUTHEAST/ENTRY ELEVATION:
STONE VENEER - 157 S.F.
WALL AREA - 1,001 S.F.
% STONE = 15.7%

SOUTHWEST ELEVATION:
STONE VENEER - 161 S.F.
WALL AREA - 1,294 S.F.
% STONE = 12.4%

NORTHWEST ELEVATION:
STONE VENEER - 290 S.F.
WALL AREA - 1,087 S.F.
% STONE = 26.7%

NORTHEAST ELEVATION:
STONE VENEER - 348 S.F.
WALL AREA - 1,513 S.F.
% STONE = 23.0%

ENTRY/ SOUTHEAST EXTERIOR ELEVATION

1 / A3.1

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

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A3.1

EXTERIOR ELEVATIONS

SIDE/ NORTHWEST EXTERIOR ELEVATION

4 / A3.2

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

NORTHEAST EXTERIOR ELEVATION

3 / A3.2

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

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RUTTY RESIDENCE

0042 BLUESTEM

LOT 25, F2, BRIGHTWATER AT THE MEADOWS

GYPSUM, COLORADO

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A3.2

EXTERIOR ELEVATIONS