PRIVATE RESIDENCE - 0077 BUCKTAIL

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 — FABIAN ACOSTA & ISELA RITA
PO BOX 6293
AVON, CO 81620
PHONE: (970) 390-0001
FABIANMEX74@GMAIL.COM

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	**2,075 S.F.**
UPPER LEVEL HABITABLE	**1,710 S.F.**
TOTAL FINISHED HABITABLE	**3,785 S.F.**
GARAGE	1425 S.F.
MECHANICAL	190 S.F.
GROSS FLOOR AREA	5,400 S.F.

DRAWING INDEX

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

A3.1 EXTERIOR ELEVATIONS
A3.2 EXTERIOR ELEVATIONS

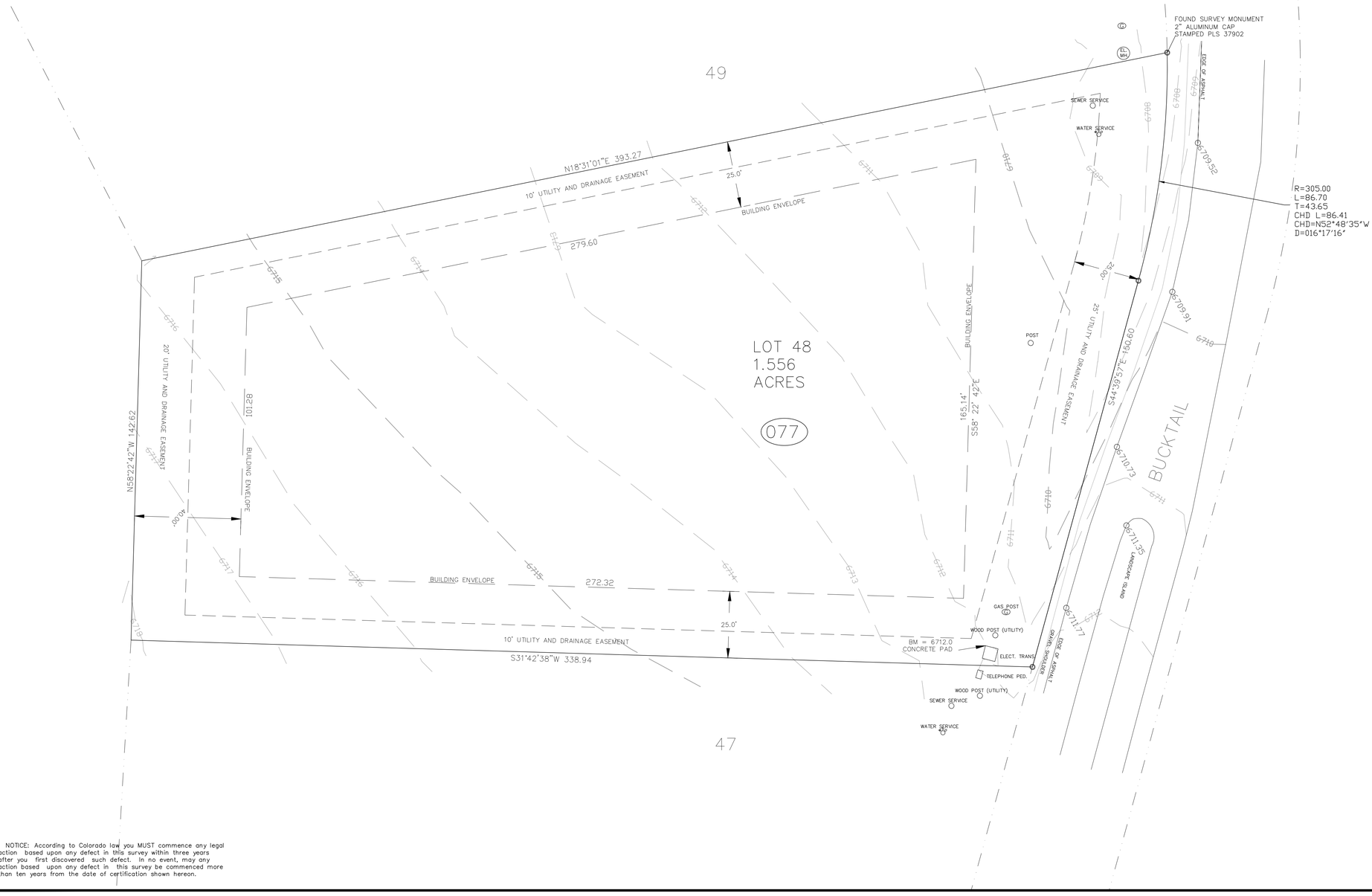
Maggie T. Fitzgerald, AIA
— architect —
P.O. Box 1328 Eagle, Colorado 81631
970.445.0486

PRIVATE RESIDENCE
077 BUCKTAIL
LOT 48, F2, BRIGHTWATER CLUB, THE MEADOWS
GYPSUM, COLORADO

issue: PREDESIGN SET
date: FEB. 7, 2023

A0.0
COVER SHEET

TOPOGRAPHIC SURVEY
LOT 48, BRIGHTWATER FILING 2 THE MEADOWS
77 BUCKTAIL, GYPSUM
County of Eagle, State of Colorado



LEGAL DESCRIPTION

LOT 48, BRIGHTWATER CLUB FILING 3 THE MEADOWS, TOWN OF GYPSUM, EAGLE COUNTY, COLORADO

NOTES:

1) CONTOUR INTERVAL: 1-FOOT.

2) THIS TOPOGRAPHIC MAP DOES NOT REPRESENT A MONUMENTED SURVEY, LAND SURVEY PLAT, OR IMPROVEMENT SURVEY PLAT.

I, PATRICK J. QUENON, 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.

COLORADO REGISTERED 37924 09-02-20 PROFESSIONAL LAND SURVEYOR

PATRICK J. QUENON, PLS 37924
COLORADO PROFESSIONAL
LAND SURVEYOR

NORTH

GRAPHIC SCALE

20 0 10 20 40 80

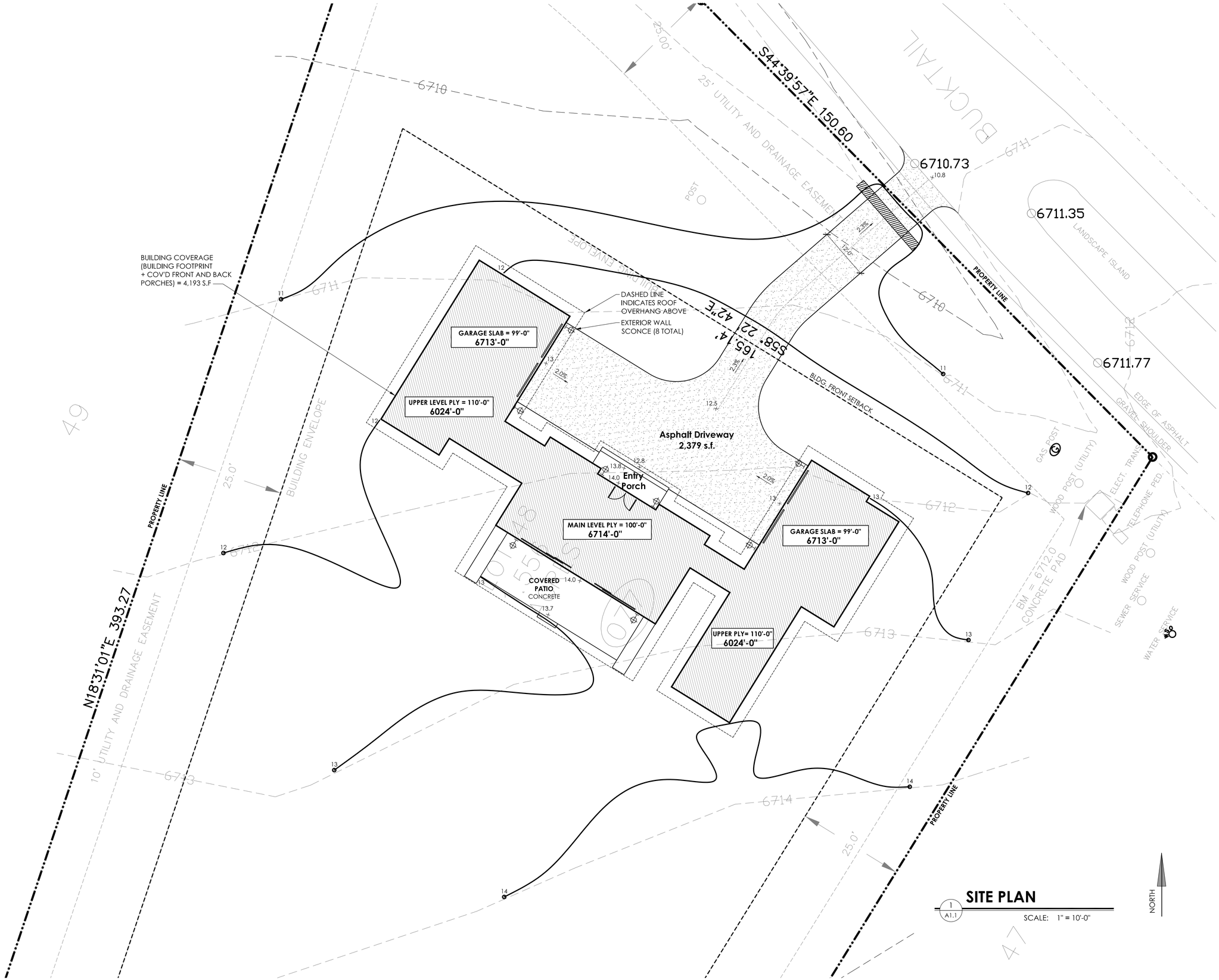
(IN FEET)
1 inch = 20 ft.

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.

QUENON ENGINEERING AND SURVEYING, LLC
P.O. BOX 151, EAGLE, COLORADO, 81631
(970) 328-5117,

TOPOGRAPHIC SURVEY
77 BUCKTAIL
LOT 48, BRIGHTWATER CLUB FILING 2 THE MEADOWS
TOWN OF GYPSUM, CO
County of Eagle, State of Colorado

DRAWN BY: PJQ	DATE: 07/31/22
CHECKED BY: PJQ	77_BUCKTAIL_TOPO



SITE PLAN

1 / A1.1

SCALE: 1" = 10'-0"

NORTH

Maggie T. Fitzgerald, AIA
— a r c h i t e c t —
P.O. Box 1328 Eagle, Colorado 81631
970.445.0486

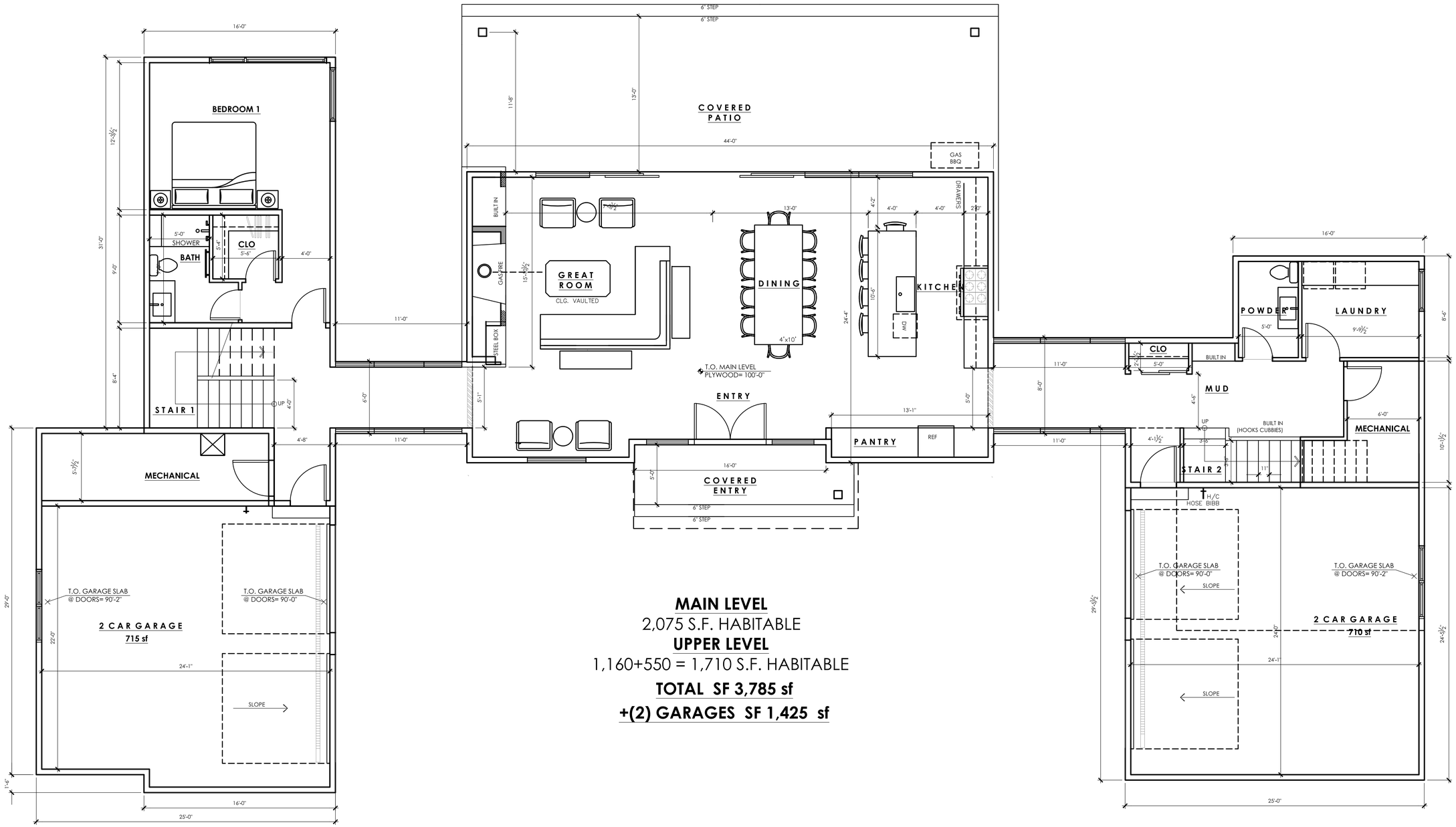
PRIVATE RESIDENCE

077 BUCKTAIL
LOT 48, F2, BRIGHTWATER CLUB, THE MEADOWS
GYPSUM, COLORADO

issue:	date:
PREDESIGN SET	FEB. 7. 2023

A1.1

SITE PLAN



MAIN LEVEL
2,075 S.F. HABITABLE
UPPER LEVEL
1,160+550 = 1,710 S.F. HABITABLE
TOTAL SF 3,785 sf
+(2) GARAGES SF 1,425 sf

MAIN LEVEL FLOOR PLAN

1 / A2.2

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

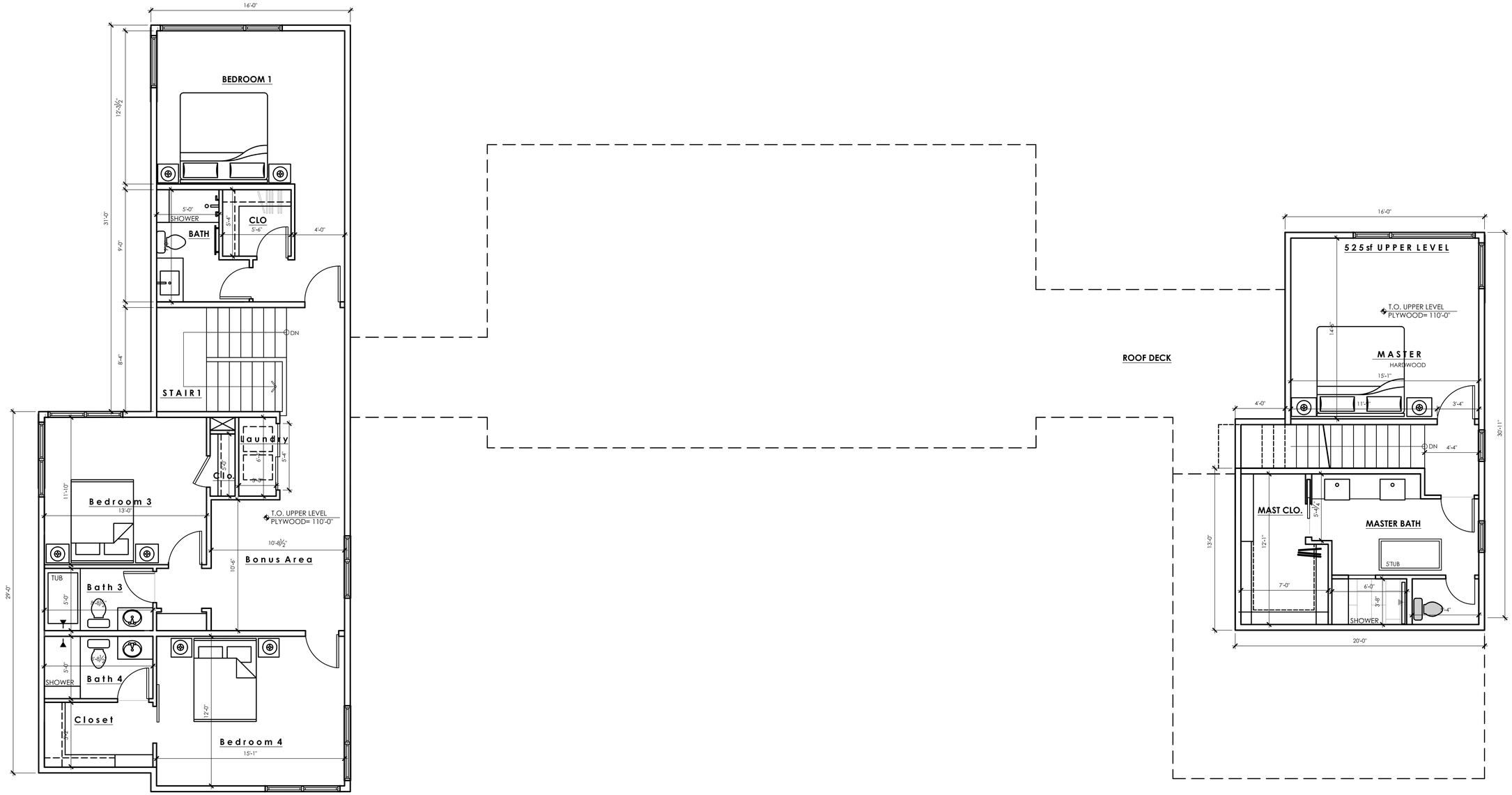
Maggie T. Fitzgerald, AIA
— architect —
P.O. Box 1328 Eagle, Colorado 81631
970.445.0486

PRIVATE RESIDENCE

077 BUCKTAIL
LOT 48, F2, BRIGHTWATER CLUB, THE MEADOWS
GYPSUM, COLORADO

issue: PREDESIGN SET
date: FEB. 7, 2023

A2.2
MAIN LEVEL
FLOOR PLAN



UPPER LEVEL FLOOR PLAN

1 / A2.3

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

Maggie T. Fitzgerald, AIA
— architect —
P.O. Box 1328 Eagle, Colorado 81631
970.445.0486

PRIVATE RESIDENCE

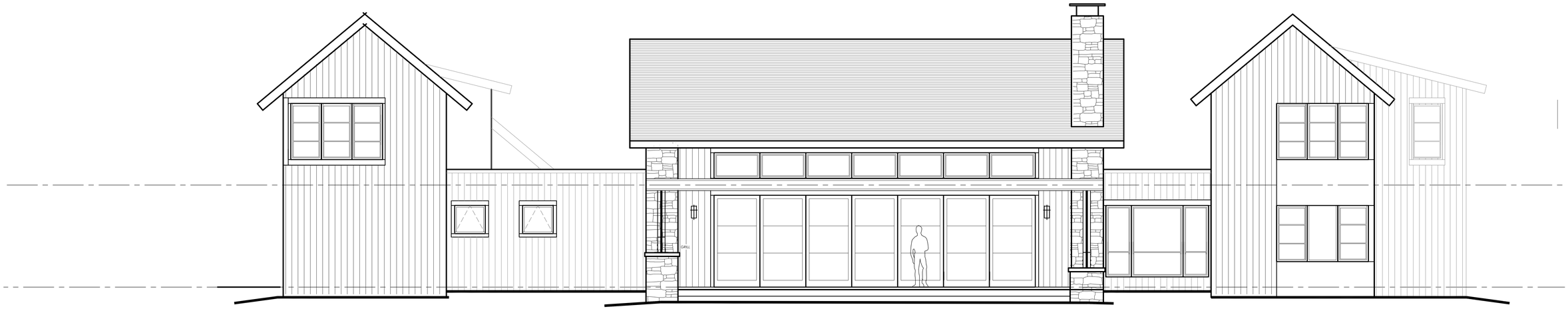
077 BUCKTAIL
LOT 48, F2, BRIGHTWATER CLUB, THE MEADOWS
GYPSUM, COLORADO

date: FEB. 7, 2023

issue: PREDESIGN SET

A2.3

UPPER LEVEL FLOOR PLAN



EXTERIOR ELEVATION

2 A3.1

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

EXTERIOR ELEVATION

1 A3.1

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

STONE CALCULATIONS:

ENTRY/ NORTHEAST ELEVATION:
STONE VENEER - 456 S.F.
WALL AREA - 2,004 S.F.
% STONE = 22.8%

SOUTHEAST ELEVATION:
STONE VENEER - 88 S.F.
WALL AREA - 8,888 S.F.
% STONE = 12.4%

NORTHWEST/ GARAGE ELEVATION:
STONE VENEER - 62 S.F.
WALL AREA - 1,093 S.F.
% STONE = 5.7%

SOUTHWEST ELEVATION:
STONE VENEER - 8 S.F.
WALL AREA - 8,888 S.F.
% STONE = 26.7%

NORTHWEST ELEVATION:
STONE VENEER - 8 S.F.
WALL AREA - 8,888S.F.
% STONE = 23.0%

SOUTHEAST/ GARAGE ELEVATION:
STONE VENEER - 88 S.F.
WALL AREA - 8,888 S.F.
% STONE = 12.4%

Maggie T. Fitzgerald, AIA
architect
P.O. Box 1328 Eagle, Colorado 81631
970.445.0486

PRIVATE RESIDENCE

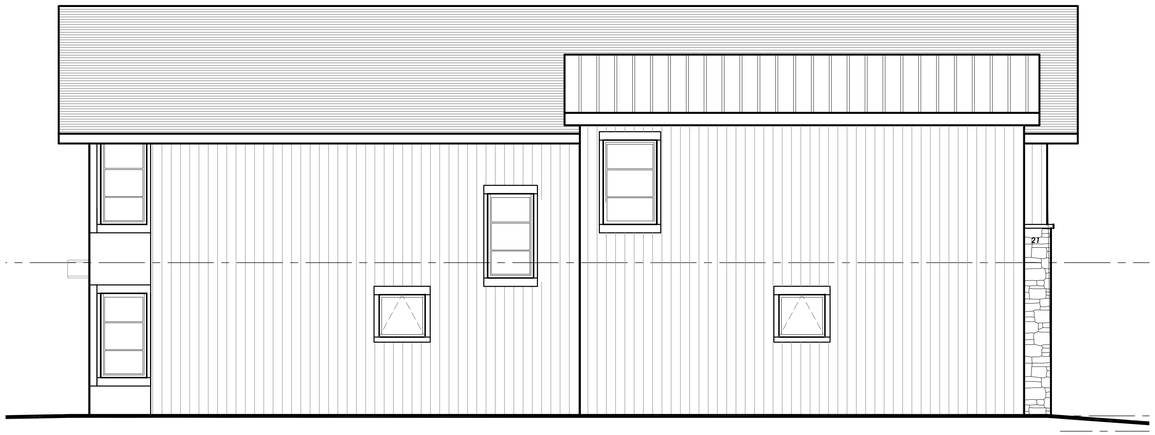
077 BUCKTAIL
LOT 48, F2, BRIGHTWATER CLUB, THE MEADOWS
GYPSUM, COLORADO

date: FEB. 7, 2023

issue: PREDESIGN SET

A3.1

STIE PLAN

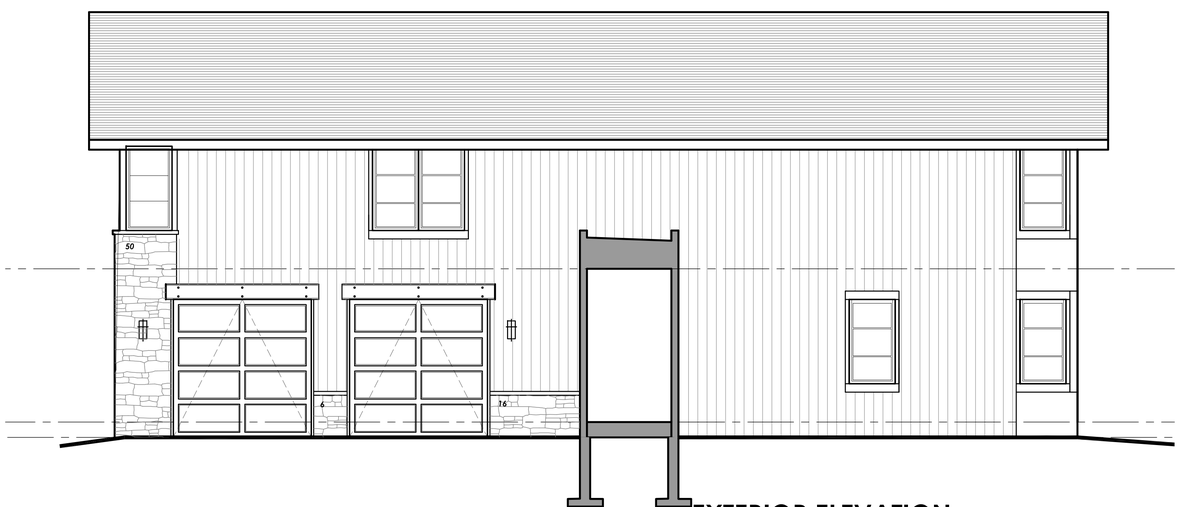


6 A3.2 **EXTERIOR ELEVATION**

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

5 A3.2 **EXTERIOR ELEVATION**

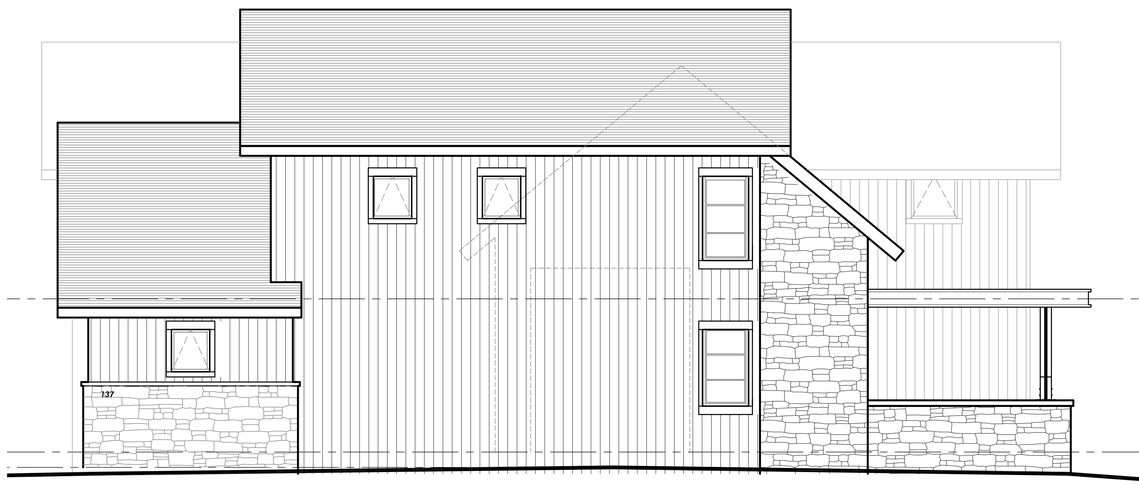
SCALE: 1/4" = 1'-0"



62
1.093

4 A3.2 **EXTERIOR ELEVATION**

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



3 A3.2 **EXTERIOR ELEVATION**

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

Maggie T. Fitzgerald, AIA
— architect —
P.O. Box 1328 Eagle, Colorado 81631
970.445.0486

PRIVATE RESIDENCE

077 BUCKTAIL
LOT 48, F2, BRIGHTWATER CLUB, THE MEADOWS
GYPSUM, COLORADO

issue:
PREDESIGN SET

date:
FEB. 7, 2023

A3.2
STIE PLAN