SPANNINGER RESIDENCE || BRIGHTWATER CLUB, GYPSUM

NEW DRB FINAL REVIEW - MARCH 13, 2023

OWNER:

MARK & MARGE SPANNINGER
12809 HAMLET HILL WAY
FAIRFAX, VIRGINIA 22030
P (571) 334-5122
P (571) 334-5121
mark.spanninger@gmail.com

ARCHITECT:

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ARCHITECTURE & CONSTRUCTION, INC.
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P.O. BOX 3388
EAGLE, COLORADO 81631
T (970) 328-3900
scott@sstaia.com

INTERIOR DESIGN:

SCOTT S. TURNIPSEED AIA
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kristen@sstaia.com

CONTRACTOR:

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brennen@sstaia.com

STRUCTURAL ENGINEER:

ANDERSON STRUCTURAL ENGINEERING, INC.
LANDON K. ANDERSON, P.E.
823 GRAND AVENUE, SUITE 340
GLENWOOD SPRINGS, COLORADO 81601
P (970) 984-0320
landon@anderson-structural.com

SURVEYOR:

SLAGLE SURVEYING, INC.
MATTHEW S. SLAGLE
P.O. BOX 751
EAGLE, COLORADO 81631
C (970) 471-1499
slaglesurveyservices.com

SOILS/CIVIL ENGINEER:

KUMAR & ASSOCIATES, INC.
JAMES H. PARSONS, P.E.
5020 COUNTY ROAD 154
GLENWOOD SPRINGS, COLORADO 81631
C (970) 945-7988
kaglenwood@kumarusa.com

LANDSCAPE ARCHITECT:

FIELDSCAPE INCORPORATED
RIC FIELDS
P.O. Box 1871
AVON, COLORADO 81620
P (970) 390-6550
ric@fieldscape.net

DRAWING INDEX:

A0.1	COVER SHEET / PROJECT DATA
A0.2	EXTERIOR MATERIALS & COLORS
A1.1	SITE PLAN, GRADING, DRAINAGE, ETC.
A1.2	EXTERIOR LIGHTING PLAN
A1.3	CONSTRUCTION MANAGEMENT PLAN
A1.4	TOPOGRAPHIC SURVEY PLAN
L-1	EXISTING CONDITIONS
L-2	PLANTING PLAN & LANDSCAPE DETAILS
L-3	LANDSCAPE, EROSION CONTROL, & IRRIGATION NOTES
A2.2	MAIN LEVEL FLOOR PLAN
A2.3	ROOF PLAN, TRUSS PROFILES
A3.1	EXTERIOR ELEVATIONS
A3.2	EXTERIOR ELEVATIONS
A3.3	BUILDING HEIGHT CALCULATIONS
A3.4	BUILDING HEIGHT CALCULATIONS
A4.1	BUILDING SECTIONS

PROJECT INFORMATION:

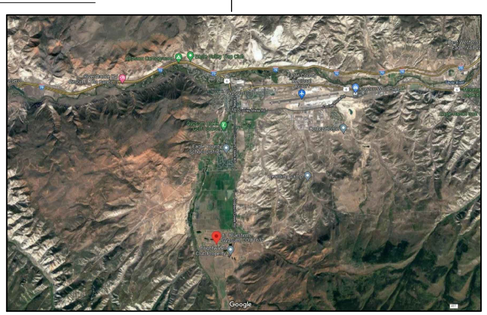
PARCEL NUMBER:	**211130105003**
LEGAL ADDRESS:	**LOT 22, BRIGHTWATER CLUB FILING 2**
STREET ADDRESS:	**81 BLUESTEM**
LOT SIZE:	**0.651 ACRES, 28,357 S.F.**
NEW CONSTRUCTION :	**SINGLE FAMILY HOME, 1 STORY, CRAWL SPACE**
OCCUPACY CLASS/GROUP	**R-3**
CONSTRUCTION TYPE	**TYPE V-B**
NUMBER OF STORIES :	**1**
PARKING:	**5**
BEDROOMS, TOTAL:	**4**
BATHROOMS:, TOTAL:	**3 FULL, 1 HALF**
FIREPLACES, TOTAL:	**1 GAS**

GROSS FLOOR AREA:		
	MAIN LEVEL FINISHED:	**2,671 SF**
	GARAGE:	**685 S.F.**
	STUDIO:	**429 S.F.**
	TOTAL:	**3,785 S.F.**

BUILDING COVERAGE:	**4,212 S.F. = 15% OF SITE**
BUILDING HEIGHT:	**ALLOWED 35 FEET MAX., PROPOSED 27'-0"**
WILDFIRE HAZARD RATING:	**N/A**
PUBLIC SEWER SYSTEM:	**PROVIDED BY TOWN OF GYPSUM**
PUBLIC WATER SUPPLY:	**PROVIDED BY TOWN OF GYPSUM**

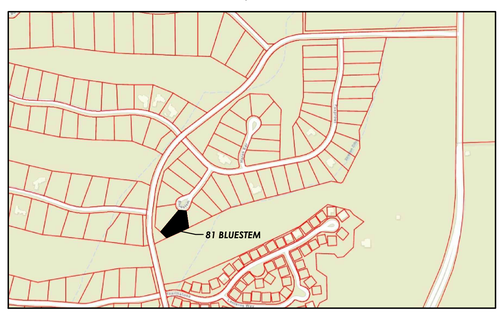
VICINITY MAP:

NORTH



LOCATION MAP:

NORTH



STATE OF COLORADO
SCOTT S. TURNIPSEED
14338
LICENSED ARCHITECT

TURNIPSEED
ARCHITECTURE
CONSTRUCTION
INTERIOR DESIGN
SINCE 1995

SPANNINGER RESIDENCE
81 BLUESTEM, LOT 22, BRIGHTWATER CLUB
GYPSUM, COLORADO

ISSUE:	DATE:
DRB FINAL	05.16.22
FINAL WORKING	07.20.22
FWD REVISIONS	08.10.22
NEW DRB FINAL	03.13.23

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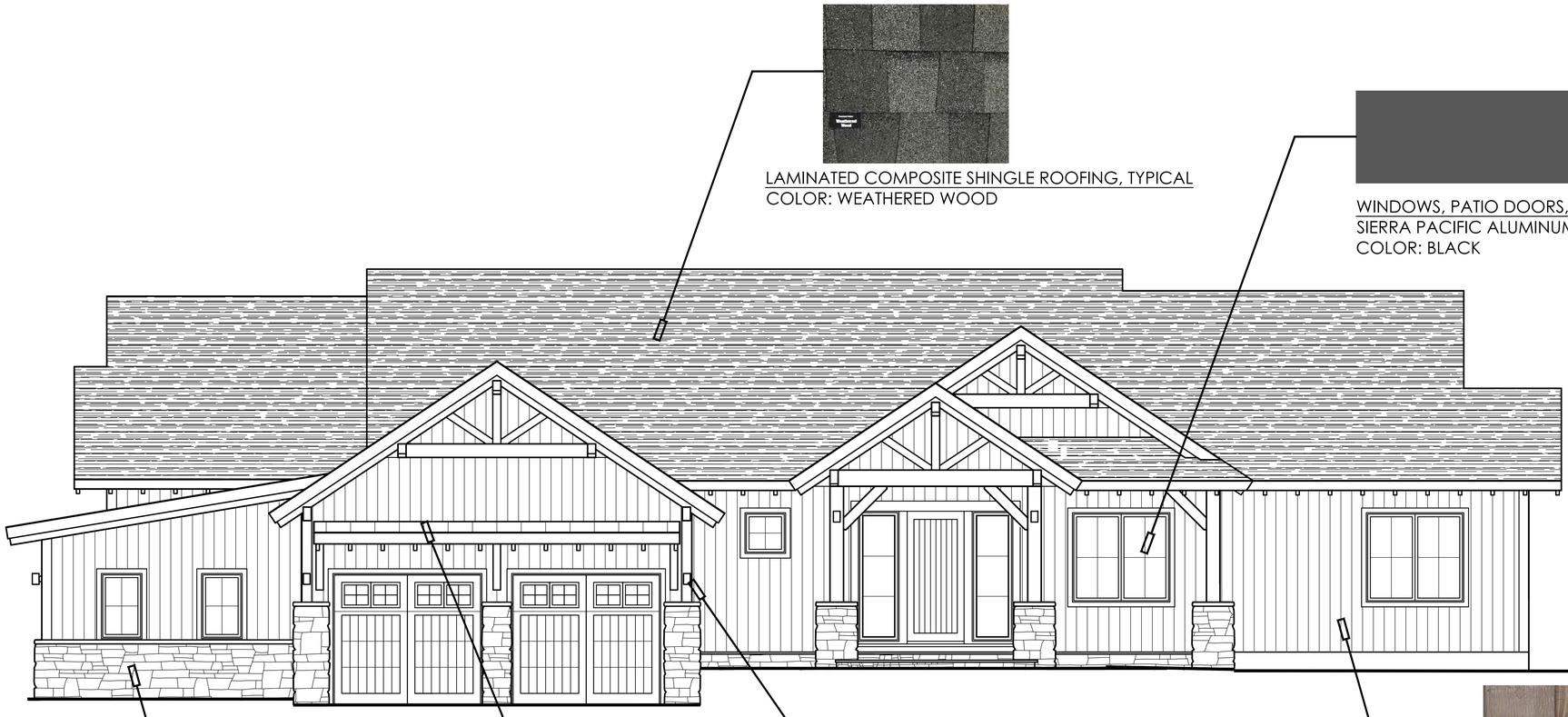
A0.1

COVER SHEET
PROJECT DATA

SPANNINGER RESIDENCE || BRIGHTWATER CLUB, GYPSUM

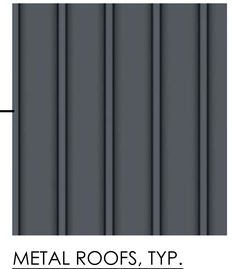
PROPOSED EXTERIOR MATERIALS PALLETTE



LAMINATED COMPOSITE SHINGLE ROOFING, TYPICAL
COLOR: WEATHERED WOOD

WINDOWS, PATIO DOORS, TYPICAL
SIERRA PACIFIC ALUMINUM CLAD WOOD
COLOR: BLACK

STONE VENEER SIDING, TYPICAL
MONTANA ROCKWORKS:
ASHLAR LEDGE: MCGREGOR LAKE



METAL ROOFS, TYP.
STANDING SEAM METAL ROOF
PRE-PAINTED, BLACK

EXTERIOR LIGHT FIXTURE, TYPICAL
HINKLEY "SILO" CYLINDRICAL DOWNLIGHT
WALL MOUNT LED 6.5 W
COLOR: BLACK

VERTICAL WOOD SIDING, TYP.
1" x 8" ROUGH SAWN CEDAR
SEMI TRANSPARENT STAIN
COLOR: GRAYISH BROWN

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A0.2

EXTERIOR
MATERIALS

REBAR STAMPED 37902

BLUESTEM
(63' RADIUS R.O.W.)

LOT 23

LOT 21

LOT 22
0.651 ACRES
0081

BRIGHTWATER CLUB FILING 1
PARCEL C-2

TRACT BB

GARAGE
STUDIO
ENTRY
BEDROOM 2
BEDROOM 3
LIVING ROOM
MASTER BEDROOM 2
KITCHEN
DINING
MASTER BEDROOM
STONE PATIO
FIRE PIT

EDGE OF PAVEMENT
CULVERT W/ STONE BULKHEADS
ELECT. TRANS.
WOOD POST
WATER SHUTOFF
BURIED SEWER
GAS SIGN
ELECTRIC, INTERNET, CABLE, ETC.
NATURAL GAS LINE
SEWER LINE
WATER LINE
SUICIDE MOUNTAIN
CASTLE PEAK
STONE WALK
25' UTILITY AND DRAINAGE EASEMENT
10' UTILITY AND DRAINAGE EASEMENT
20' UTILITY AND DRAINAGE EASEMENT
BUILDING ENVELOPE
LIMITS OF DISTURBANCE
6% GRADE

N40°57'35"E 238.14
N40°57'35"E 95.27
N40°57'35"E 10.00'
N59°38'52"W 65.14
N45°26'39"W
S65°36'17"W 102.36
S07°41'56"E 141.60
S07°41'56"E 70.97
10.00'
20.00'
201.20

SITE, GRADING, DRAINAGE PLAN
1 / A1.1
SCALE: 1" = 10'
NORTH

STATE OF COLORADO
SCOTT S. TURNIPSEED
24338
LICENSED ARCHITECT

TURNIPSEED
ARCHITECTURE
CONSTRUCTION
INTERIOR DESIGN
SINCE 1995

SPANNINGER RESIDENCE
81 BLUESTEM, LOT 22, BRIGHTWATER CLUB
GYPSUM, COLORADO

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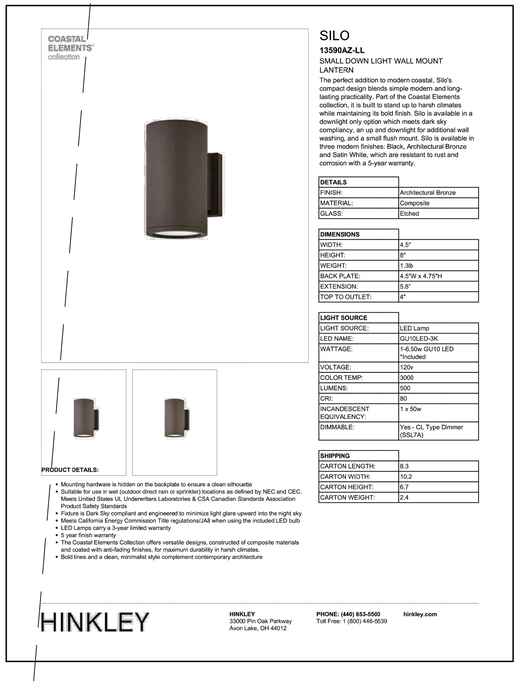
A1.1
SITE, GRADING, DRAINAGE PLAN



REBAR STAMPED 37902

BLUESTEM
(63' RADIUS R.O.W.)

LOT 23

LOT 21

LOT 22
0.651 ACRES
0081

TRACT BB

BRIGHTWATER CLUB FILING 1
PARCEL C-2

GARAGE
STUDIO
ENTRY
BEDROOM 2
BEDROOM 3
LIVING ROOM
MASTER BEDROOM 2
KITCHEN
DINING
MASTER BEDROOM
STONE PATIO
FIRE PIT
STONE WALK

EDGE OF PAVEMENT
CULVERT W/ STONE BULKHEADS
ELECT. TRANS.
WOOD POST
WATER SHUTOFF
BURIED SEWER
GAS SIGN
ELECTRIC, INTERNET, CABLE, ETC.
NATURAL GAS LINE
SEWER LINE
WATER LINE
SUICIDE MOUNTAIN
CASTLE PEAK
6% GRADE
25' UTILITY AND DRAINAGE EASEMENT
10' UTILITY AND DRAINAGE EASEMENT
20' UTILITY AND DRAINAGE EASEMENT
BUILDING ENVELOPE
LIMITS OF DISTURBANCE

TYPICAL EXTRIOR LIGHT FIXTURE:
HINKLEY "SILO" CYLINDRICAL DOWNLIGHT
DARK SKY COMPLIANT LED 6.5W
SEE SPECIFICATION SHEET THIS DRAWING

TYPICAL EXTRIOR LIGHT FIXTURE:
HINKLEY "SILO" CYLINDRICAL DOWNLIGHT
DARK SKY COMPLIANT LED 6.5W
SEE SPECIFICATION SHEET THIS DRAWING

N40°57'35"E 238.14
S07°41'56"E 70.97
S65°36'17"W 102.36
N59°38'52"W 65.14
N45°26'58"W 201.20
S65°36'17"W 141.60
10.00'
20.00'

EXTERIOR LIGHTING PLAN
1 / A1.2
SCALE: 1" = 10'
NORTH

STATE OF COLORADO
SCOTT S. TURNIPSEED
34338
LICENSED ARCHITECT

TURNIPSEED
ARCHITECTURE
CONSTRUCTION
INTERIOR DESIGN
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SPANNINGER RESIDENCE
81 BLUESTEM, LOT 22, BRIGHTWATER CLUB
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A1.2
EXTERIOR LIGHTING
LIGHT FIXTURE SPEC.

REBAR STAMPED 37902

BLUESTEM
(63' RADIUS R.O.W.)

CONSTRUCTION PARKING ALONG EDGE OF STREET

CONSTRUCTION SIGN

CONSTRUCTION PARKING IN DRIVEWAY/SHOULDER

MATERIALS MOCK-UP

CULVERT W/ STONE BULKHEADS

ELECT. TRANS.

WOOD POST

WATER SHUTOFF

BURIED SEWER

GAS SIGN

REVEGETATION OF DISTURBED AREAS:
ALL DISTURBED AREAS THAT WILL NOT BE LANDSCAPED WILL BE RESEEDED OR REPLANTED WITH NATIVE SPECIES TO MATCH EXISTING NATIVE VEGETATION. TEMORARY IRRIGATION AS REQUIRED. SEE LANDSCAPE PLAN.

LIMITS OF CONSTRUCTION DISTURBANCE:
INSTALL SEDIMENT CONTROL SILT FENCING ALONG ENTIRE BOUNDARY BETWEEN CONSTRUCTION DISTURBANCE AND UNDISTURBED AREAS.

ELECTRIC, INTERNET, CABLE ETC.

NATURAL GAS LINE

25' UTILITY AND DRAINAGE EASEMENT

30.00'

10.00'

LUMBER STORAGE

DUMPSTER

TOILET

SEWER LINE

WATER LINE

SOIL STORAGE

STONE WALK

BUILDING ENVELOPE

10' UTILITY AND DRAINAGE EASEMENT

70.97' UTILITY AND DRAINAGE EASEMENT

141.60

LOT 23

LOT 21

GARAGE

STUDIO

ENTRY

BEDROOM 2

BEDROOM 3

LIVING ROOM

KITCHEN

DINING

MASTER BEDROOM

MASTER BEDROOM 2

SUICIDE MOUNTAIN

STONE PATIO

FIRE PIT

LIMITS OF DISTURBANCE

LOT 22
0.651 ACRES
0081

BRIGHTWATER CLUB FILING 1
PARCEL C-2

20' UTILITY AND DRAINAGE EASEMENT

TRACT BB

CONSTRUCTION MANAGEMENT PLAN
SCALE: 1" = 10'

NORTH

SCOTT S. TURNIPSEED
14338
LICENSED ARCHITECT

TURNIPSEED
ARCHITECTURE
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SPANNINGER RESIDENCE

81 BLUESTEM, LOT 22, BRIGHTWATER CLUB
GYPSUM, COLORADO

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A1.3

CONSTRUCTION MANAGEMENT PLAN

TOPOGRAPHIC SURVEY

LOT 22,
BRIGHTWATER CLUB FILING 2
Town of Gypsum, County of Eagle, State of Colorado

NOTES:

1) Survey Date: September 28, 2021.

2) Location of Improvements, Lot lines, and Easements are based upon the hereon referenced Final Plat of Brightwater Club Filing 2, The Meadows, and Survey Monuments found at the time of this survey. This Survey does not constitute a boundary survey. All easement information shown was derived from the herein referenced Final Plat.

3) This survey was performed without the aid of a title commitment or title policy.

4) This Lot is subject to the Declaration of Covenants, Conditions, Restrictions, and Easements for Brightwater Club in document recorded September 08, 2005 as Reception No. 928910 in the Office of the Eagle County Clerk and Recorder, or as it may be revised and/or amended from time to time, and to all Easements, Restrictions, Covenants, and Declarations as defined and/or referenced on the Final Plat of Brightwarter Club Filing 2, the Meadows.

5) Elevation Datum: 6771.00' on the Sewer Manhole rim as shown hereon in the Right of Way for Bluestem, near the Northwest corner of Lot 22. This elevation was interpolated from public mapping sourses and based on NAVD 88.

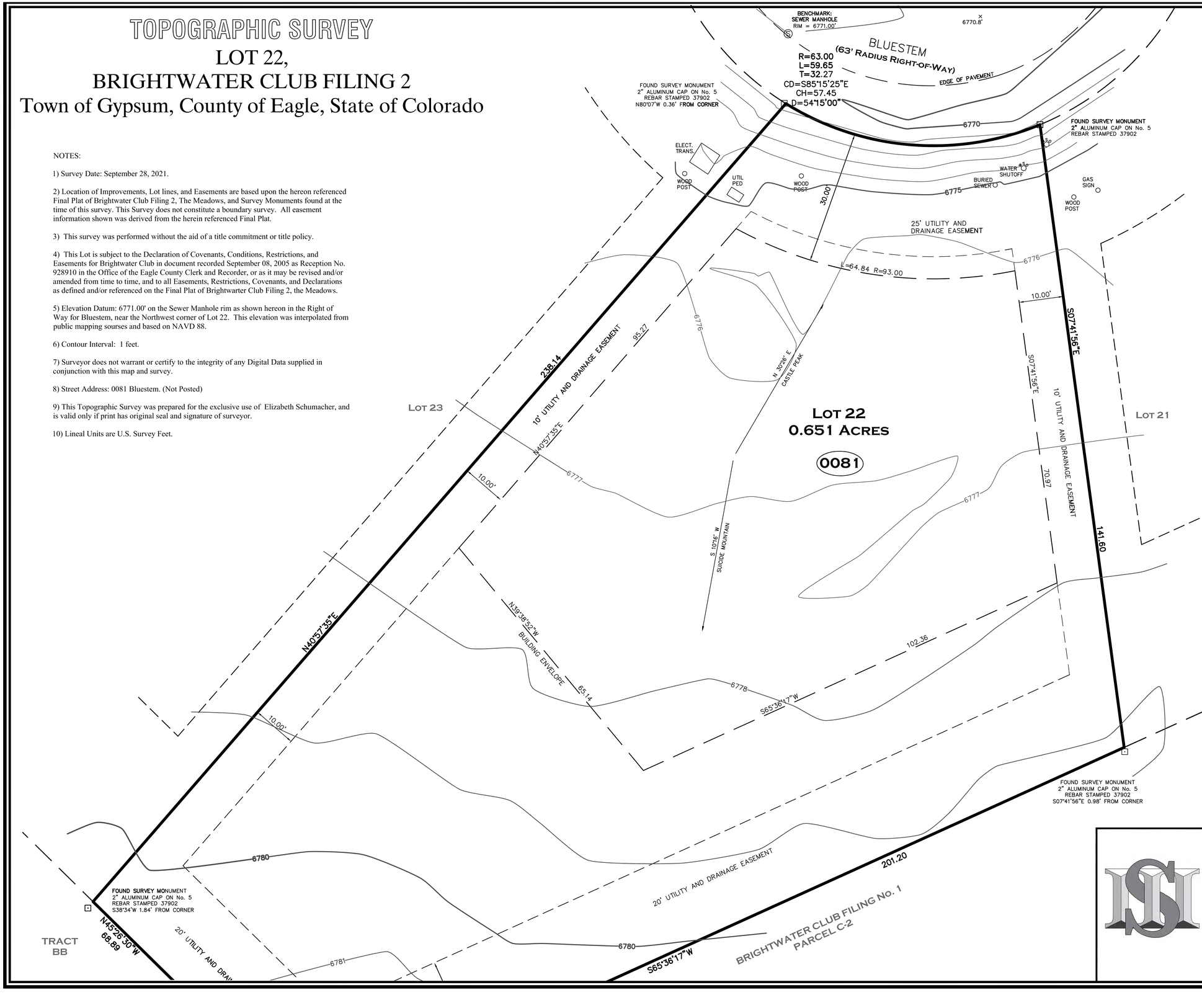
6) Contour Interval: 1 feet.

7) Surveyor does not warrant or certify to the integrity of any Digital Data supplied in conjunction with this map and survey.

8) Street Address: 0081 Bluestem. (Not Posted)

9) This Topographic Survey was prepared for the exclusive use of Elizabeth Schumacher, and is valid only if print has original seal and signature of surveyor.

10) Lineal Units are U.S. Survey Feet.



LEGAL DESCRIPTION:
Lot 22, Brightwater Club Filing No. 2, The Meadows, Town of Gypsum, according to the Final Plat thereof, as filed for record on June 20, 2005 at Reception No. 919836 in the Clerk and Recorder's Office, County of Eagle, State of Colorado.

Surveyor's Certificate:
I, Matthew S. Slagle, a Licensed Professional Land Surveyor in the State of Colorado, hereby certify that this map was prepared by me or under my responsible charge, is based upon my knowledge, information and belief, and is in accordance with applicable standards of practice, and is not a guaranty or warranty, either expressed or implied. The Notes hereon are a part of this certification.

COLORADO REGISTERED MATTHEW S. SLAGLE 34998 PROFESSIONAL LAND SURVEYOR
34998
10-07-2021

Matthew S. Slagle PLS 34998
Professional Land Surveyor
State of Colorado

10 0 5 10 20 40

1 INCH = 10 FEET

SLAGLE SURVEY SERVICES
800 Castle Drive - P.O. Box 751 Eagle, Colorado 81631
970.471.1499 Office matthew@slaglesurvey.com
www.SlagleSurvey.com

TOPOGRAPHIC SURVEY
LOT 22, BRIGHTWATER CLUB FILING 2
Town of Gypsum, County of Eagle, State of Colorado

DRAWN BY:	JOB NUMBER:	DRAWING NAME:
MSS	21082	21082 Topo.dwg
SHEET 1 OF 1		DATE: 10-07-2021

Brightwater Club Filing No. 1
Parcel C-2

North

Existing Conditions Plan

1"=10'-0"

fieldscape
Architecture
P.O. Box 1871 Avon Colorado 81620
Phone (970) 390-6550 ric@fieldscape.net

Issue	Date
Sketch D.R.B.	Nov. 12, '21
Final D.R.B.	Apr. 14, '21
Revisions	July 13, '22
Revisions	Aug. 3, '22
Rev.	Mar. 13, '23

Existing Conditions Plan

The Spanninger Residence

81 Bluestem, Lot 22, Brightwater Club Filing 2, Town of Gypsum, Eagle County, Colorado

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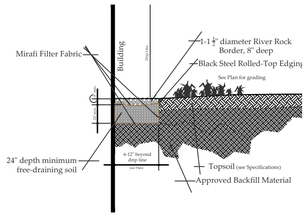
Sheet
L-1
Of three

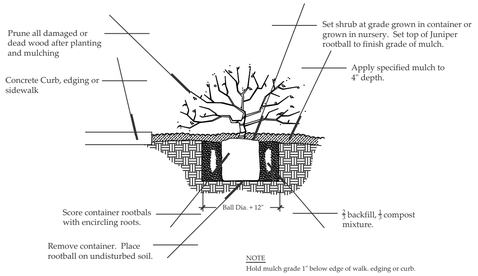
Plant Schedule

Symbol	Common Name	Scientific Name	Count	Size	
	Austrian Pine	Pinus nigra	5	10' Ht.	Trees
S	Saskatoon Serviceberry	Amelanchier alnifolia	10	#10	Shrubs
BRD	Redtwig Dogwood	Cornus stolonifera 'Baileyi'	9	#10	
·	Native Yellow Potentilla	Potentilla fruticosa	22	#5	
SQU	Squaw/Wax Currant	Ribes cereum	8	#5	
WR	Native Pink Rose	Rosa woodsii	17	#5	
DA	Dwarf Arctic Willow	Salix purpurea nana	6	#5	
	Native Grass Mix to Match Existing Grasses	All Disturbed Areas			Groundcovers and Grasses
F	Feather Grass	Calamagraostis acutifilia 'Karl Forester'	10	1 Gal.	
A	Blue Avena Grass	Helictotrichon semperverens	10	1 Gal.	



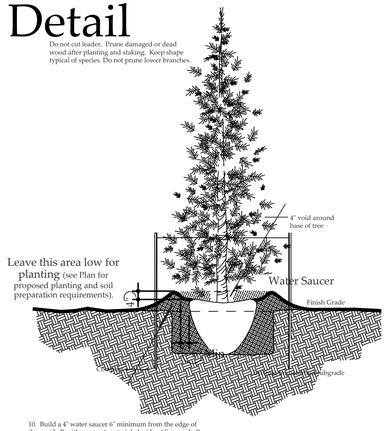
Cobble Border Detail

1/8"=1'-0"



Shrub Planting Detail

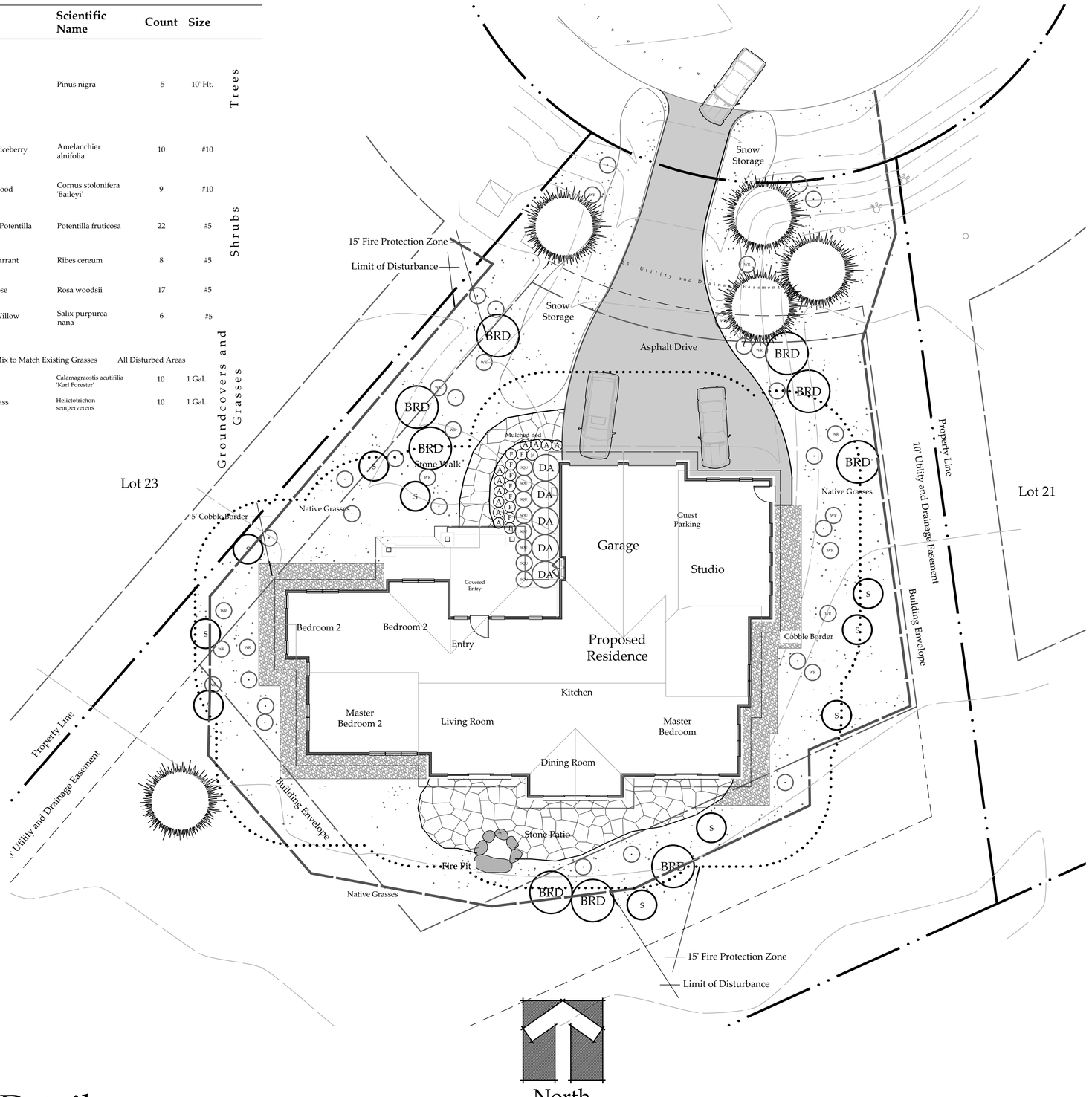
N.T.S.



10. Build a 4" water saucer 6" minimum from the edge of the root ball with compost material. Inside of Saucer shall not cover the root ball.
11. Provide 4" depth of bark nuggets, 2-4" diameter for area within the water saucer. Leave a 4" diameter void around the base of the tree.

Evergreen Tree Planting Detail

N.T.S.



Planting Plan and Details

fieldscapes Landscape Architecture
P.O. Box 1871 Avon Colorado 81620
Phone (970) 390-6550 ric@fieldscape.net

Issue	Date
Sketch D.R.B.	Nov. 12, '21
Final D.R.B.	Apr. 14, '21
Revisions	July 13, '22
Revisions	Aug. 3, '22
Revisions	Mar. 13, '23

Landscape Plan and Details

The Spanninger Residence

81 Bluestem, Lot 22, Brightwater Club Filing 2, Town of Gypsum, Eagle County, Colorado

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Sheet
L-2
Of three

Planting Notes
1. The Planting Plan is diagramatic; all plant locations are approximate. Quantities on the Plan take precedence over the quantities represented in the Plant Legend. Contractor shall notify the Landscape Architect should any discrepancies arise regarding quantities.
2. Landscape Contractor shall apply an organic contact herbicide where weeds are present prior to commencement of any planting or irrigation work. Weeds shall be allowed to completely die back, including their roots, prior to beginning work.
3. Plants shall exhibit healthy growth and be free of diseases and pests.
4. Prior to planting, the irrigation system shall be fully operational and planting areas shall be moistened.
5. All plant material shall be placed in pits having a minimum diameter of 150% of the plant's total root ball or container volume.
6. Perennial beds shall be backfilled with a ratio of 3:1 topsoil and compost to a depth of 8".
7. Trees and shrubs shall be planted with the root collar 2" minimum above finish grade.
8. Trees shall be free of twine or other binding material from its root ball and crown. All burlap and other binding shall be pealed back to a minimum of 1/3 from the top of its crown prior to backfilling.
9. All shrub beds and tree wells shall be mulched with 2" minimum shredded hardwood bark mulch. Perennial planting beds shall be top-dressed with 1" compost.
10. All deciduous and evergreen trees greater than 16' ht. shall be staked with 5' steel T-posts and guyed with 12-guage galvanized wire and 1.5" wide nylon tree straps. Stakes shall be removed 3 years from the date of installation unless otherwise approved by the Landscape Architect or Owner.
11. All trees shall receive a 4' "earthen saucer" at their base. Saucers shall be provided on the downhill side if planting is on a sloped site.
12. All newly planted trees and shrubs shall be fertilized at the time of planting with Biosol Mix, all-purpose fertilizer at the manufacturer's recommendation.
13. Unless noted on the drawings or specifications, all planting beds shall be separated from native grass and sod areas by steel or composite edging. All sod areas shall be separated from planting areas with edging. Steel edging shall be 1/8"x4" galvanized steel roll top, tacked in place with 12" edging pins spaced evenly, three per 10' of edging. Overlap edging by 14" and secure overlapping with three pins. Edging shall not protrude above surrounding grade by more than 1/4".
14. All planting shall occur during the normal growing season. No planting shall occur during inclement or freezing weather.
15. Landscape Contractor shall supply and distribute compost to the site. Topsoil native to the site is preferable. If topsoil is needed from off-site, the topsoil and compost are to be approved by the Owner and Landscape Architect prior to delivery. Till 6" topsoil and 2" compost and top-dress with 1" compost for all perennial beds. Spread topsoil to a depth of 4" to establish turf areas, shrub beds, and trees. A depth of 2" for all disturbed areas to receive native revegetation. Scarify the existing soil surface prior to the addition of topsoil to form an adequate bond. For finish grading, soil surface should be a loose, moist surface. Planting shall occur within 10 days of surface preparation.
16. Contractor is responsible for the preservation of existing landscaped areas. Damage incurred shall be repaired at the Contractor's expense.
17. All seeded areas shall receive 10-5-5 organic fertilizer.
18. A 15-foot defensible space for fire mitigation is required around any built element of the home. If an evergreen is planted within this space, it will be considered an extension of the home and the 15' nzone shall extend from the outer crown of that tree. No clusters of evergreens are allowed within this zone. All evergreen planting within the secondary zone (between 15'-75' from the home or structures) shall be planted with a minimum of 10'n between the crown of individual or cluster of proposed trees or existing trees. A cluster of proposed evergreens shall not exceed 3 trees within the secondary zone.

Erosion Control & Site Protection Notes

1. Silt Fence and hay bales shall be placed at the Limits of Disturbance as needed to prevent erosion and sedimentation. A Construction Fence shall be placed along the Limits of Disturbance where a Silt Fence and hay bales are not required.
2. All trees within the Limits of Disturbance which are noted as to be preserved shall be protected with a snow fence at their drip lines. If a snow fence protection is not feasible due to construction proximity, wrap trunk with corrugated plastic culvert sections to a height of 6' or to the first major branch. If it is necessary to operate machinery within the drip line, Contractor shall provide 6" bark mulch or wood chips in a ring from the trunk to the drip line.
3. Provide and maintain temporary fencing around tree protection zones before starting site clearing. Remove fence when construction is complete. Do not store construction materials, debris, or excavated material within the fenced area. Do not permit vehicles, equipment, or foot traffic within the fenced area. Maintain fenced area free of weeds and trash.
4. Do not excavate within the tree protection zone unless otherwise indicated. Where excavation for new construction is required within the tree protection zone, hand clear and excavate to minimize damage to roots. For exposed roots:
   a. cover exposed roots with burlap and water regurlarly
   b. temporarily support and protect roots from damage until construction ceases
and roots can be covered with soil.
   c. coat cut faces of roots 1.5" diameter or greater with an emulsified asphalt or other approved coating formulated for use on damaged plant tissues.
   d. backfill with soil as soon as possible.
5. All disturbed areas not designated as shrub or perennial beds shall be revegetated with the specified seed mixture.
6. One application of Biosol All-Purpose fertilizer 7-2-3 shall be broadcast prior to seeding at the rate of 25 pounds per 1,000 s.f.
7. All seeded areas shall lightly raked 4" below grade and irrigated. Apply seed at specified rates in (2) equal sowings at right angles to each other. Place straw within 24 hours. The soil needs to be worked to a depth of at least 4", and free of stones greater than 2". Add organic matter as needed and smooth the area to final grade. Once worked, compact the soil so when you step on it you leave an impression of no more than 1/2" deep. Fill in any low areas.
8. Mulch all seed sown areas with 1-2" of certified weed-free straw or hay. All straw areas shall be tackified with approved tackifier at the rate of 120 pounds per acre, or hydromulched.
9. Slopes greater than 2:1 shall be stabilized with biodegradable erosion control matting after seeding and fertilizer application. Trees and shrubs shall be installed into cut away sections of the matting that are no larger than necessary to receive root balls.
10. Choose the seed using the descriptions of seed mixes that follow. Make sure to choose a mix to fit your soil and growing conditions. Sow in the seed in opposite directions to assure good coverage at a rate of 2-3 lbs. per 1,000 square feet. Rake lightly after seeding. An optimum depth for grass seed is 1/8 to 1/4" deep. A light dusting of straw can be used to help hold the seed in place. If the slope is greater than 2:1, use erosion control materials, such as an excelsior blanket or straw with netting.

Short Grass Mixture
Perennial Ryegrass 25%
Chewings Fescue 30%
Kentucky Bluegrass, Limousine 20%
Kentucky Bluegrass, Marquis 20%
Annual Ryegrass 5%

A premium lawn mix for consistently watered and mowed lawns. Similar mix as used in sod.
Not recommended for wildflowers.

Short Dry Grass Mixture
Hard Fescue 30%
Creeping Red Fescue 30%
Sheep Fescue 25%
Canada Bluegrass 10%
Canby Bluegrass 5%

Drought tolerant low growing grass mix that can be mowed or left unmowed. Requires little water once estabished. Good mix to use with wildflowers when irrigated. Slow to cover.

Aggressive Grass Seed Mixture
Smooth Bromegrass 15%
Crested Wheatgrass 15%
Intermediate Wheatgrass 10%
Kentucky Bluegrass 10%
Orchardgrass 10%
Creeping Red Fescue 10%
Tall Fescue 10%
Perennial Ryegrass 5%
Timothy 5%
Mt. Broomegrass 5%
Annual Ryegrass 5%

Quick cover mix that contains tall non-native aggressive grasses. Provides a crop or field look. Use for erosion control & reclamation. For very steep slopes & poor soils. Do not use with wildflowers and not recommended for home properties.

Summit Hills Grass Seed Mixture
Slender Wheatgrass 25%
Hard Fescue 20%
Sheep Fescue 20%
Tall Fescue 15%
Alpine Bluegrass 10%
Canby Bluegrass 10%

Mixture of primarily bunch type grasses to provide a "natural" look. Good Companion for wildflowers.

Native High Country Grass Seed Mixture
Slender Wheatgrass 30%
Canby Bluegrass 15%
Alpine Bluegrass 10%
Rough Fescue 10%
Sheep Fescue 10%
Western Wheatgrass 10%
Blue Wildrye 5%
Rocky Mountain Fescue 5%
Tufted Hairgrass 5%

This mix meets Summit County and Town of Breckenridge recommendations for reclamation.

Sheep Fescue Festuca ovina 100%
Canby Bluegrass 15%

The best grass to use when seeding wildflowers. A native short bunch-type grass.

Clover Mix
Alsike Clover 50%
White Dutch Clover 50%

Good for quick revegetaion. Do not use if seeding wildflowers or near garden areas. White and pink flowers.

Mountain Meadow Grass Seed Mixture
Hard Fescue 20%
Slender Wheatgrass 15%
Creeping Red Fescue 15%
Canada Bluegrass 10%
Perennial Ryegrass 10%
Mountain Bromegrass 10%
Tall Fescue 7.5%
Streambank Wheatgrass 7.5%
Canada Wildrye 5%

This mix meets Summit County and Town of Breckenridge recommendations

Irrigation Notes

1. Automatic drip irrigation shall be provided to all proposed trees, shrubs, and perennials; temporary automatic pop-up spray heads or rotors shall be provided for all areas delineated "revegetation" on the Plan; automatic pop-up spray heads shall be provided for all "lawn" or "sod" areas on the Plans.
2. Provide for manual control of the temporary zones following the period of establishment for revegetation areas.
3. Flush dirt and debris from piping before installing sprinklers and other devices.
4. A low-voltage system manufactured expressly for control of automatic circuit valves of an irrigation system shall be installed. System shall include an adjustable 24-hour time clock which will allow for 24-hour automatic, semi-automatic, and manual operation, circuit control which allows for manual or automatic operation, and programmable capabilities that allows for independent watering schedules per zone. The system shall include a pressure regulator, backflow preventor, and rain sensor devices.
5. Provide 3) 4" PVC sleeves below all hardscape adjacent to planting areas.
6. Layout of irrigation and associated grass area shall be field adjusted.
7. Irrigation mainline and lateral lines shall be buried 12-18" below finish grade and 2" minimum for all revegetation areas. All trenches shall be free of rocks and debris prior to pipe installation. Backfill for trenches shall be free of rocks and debris.
8. Install all irrigation heads per manufacture's recommendations and specifications.
9. Valve box locations shall be approved by Landscape Architect prior to installation.
10. The following tests and inspections shall be provide by the Contractor:
   a. leak test: after installation, charge system and test for leaks. Repair any leaks and re-test until the system is leak-free;
   b. operational test: after electrical circuitry has been energized, operate controllers and automatic control valves to confirm proper system operation.
   c. test and adjust controls and safeties, replace damaged and malfunctioning controls and equipment.
11. Contractor shall provide start-up and blow-out services for irrigation system for the first season it is installed.
12. Route pipes to avoid critical root zones of existing trees.
13. The installing Contractor shall verify all dimensions and areas prior to the start of the job. The intent of these specifications is for full coverage of planting. Notify the Landscape Architect of any discrepancies prior to trenching.
14. Where more than one pipe is installed in a trench, place pipes side-to-side with a minimum of 2" separation. Place a 4" layer of fine soil in the trench prior to the installation of any pipe where the soil conditions are rocky.
15. All valves shall be installed in poly-plastic valve boxes with 2" pea gravel or gravel base.

fieldscape
LANDSCAPE ARCHITECTURE
P.O. Box 1871 Avon Colorado 81620
Phone (970) 390-6550 ric@fieldscape.net

Issue	Date
Sketch D.R.B.	Nov. 12, '21
Final D.R.B.	Apr. 14, '21
Revisions	July 13, '22
Revisions	Aug. 3, '22
Revisions	Mar. 13, '23

Specifications
The Spanninger Residence
81 Bluestem, Lot 22, Brightwater Club Filing 2, Town of Gypsum, Eagle County, Colorado

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Sheet
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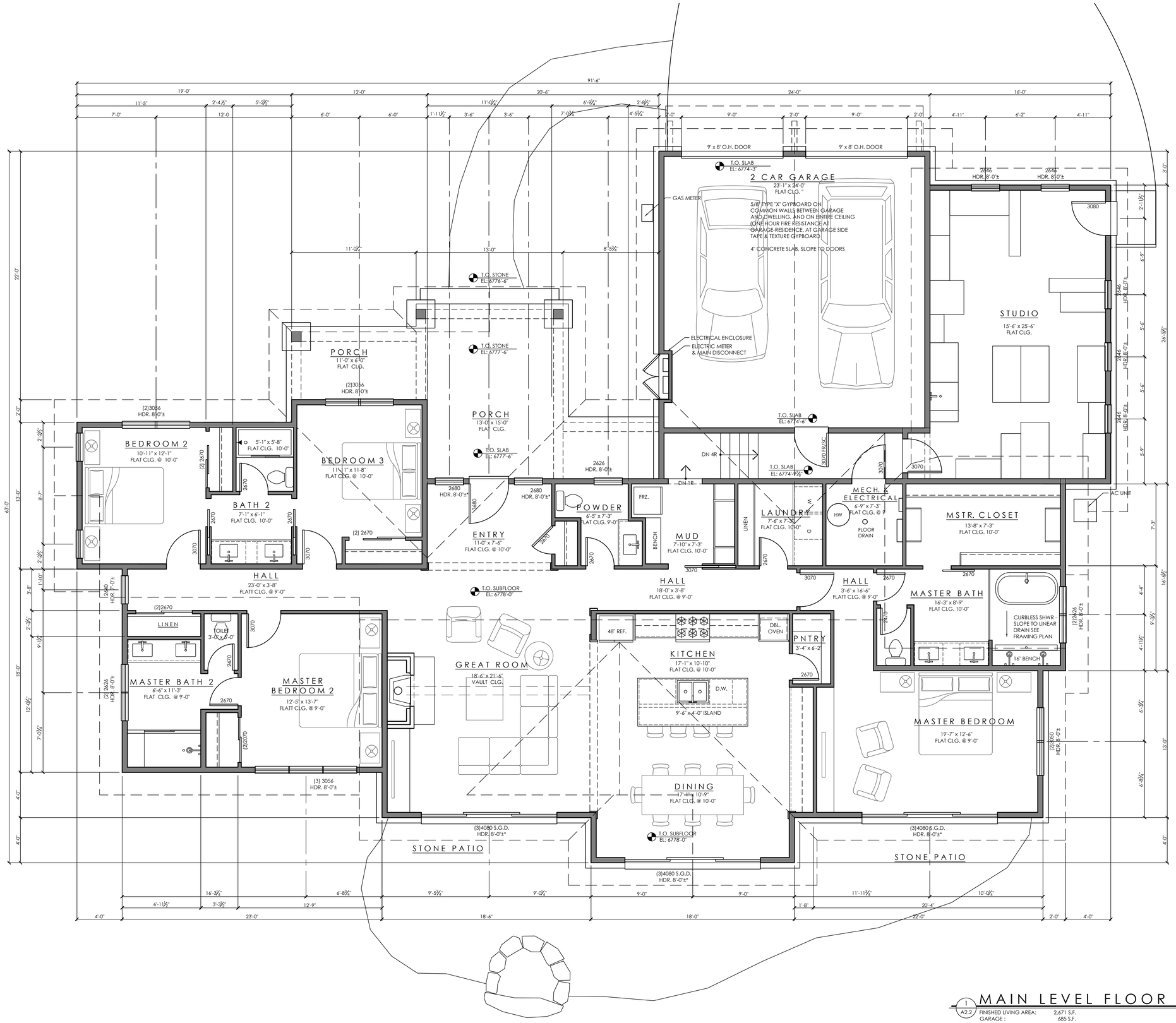
Of three



MAIN LEVEL FLOOR PLAN

1 / A2.2

FINISHED LIVING AREA:	2,671 S.F.	
GARAGE :	685 S.F.	
STUDIO:	429 S.F.	

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

NORTH

STATE OF COLORADO
SCOTT S. TURNIPSEED
14338
LICENSED ARCHITECT

TURNIPSEED
ARCHITECTURE
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SINCE 1995

SPANNINGER RESIDENCE

81 BLUESTEM, LOT 22, BRIGHTWATER CLUB
GYPSUM, COLORADO

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FINAL WORKING	07.20.22
FWD REVISIONS	08.10.22
NEW DRB FINAL	03.13.23
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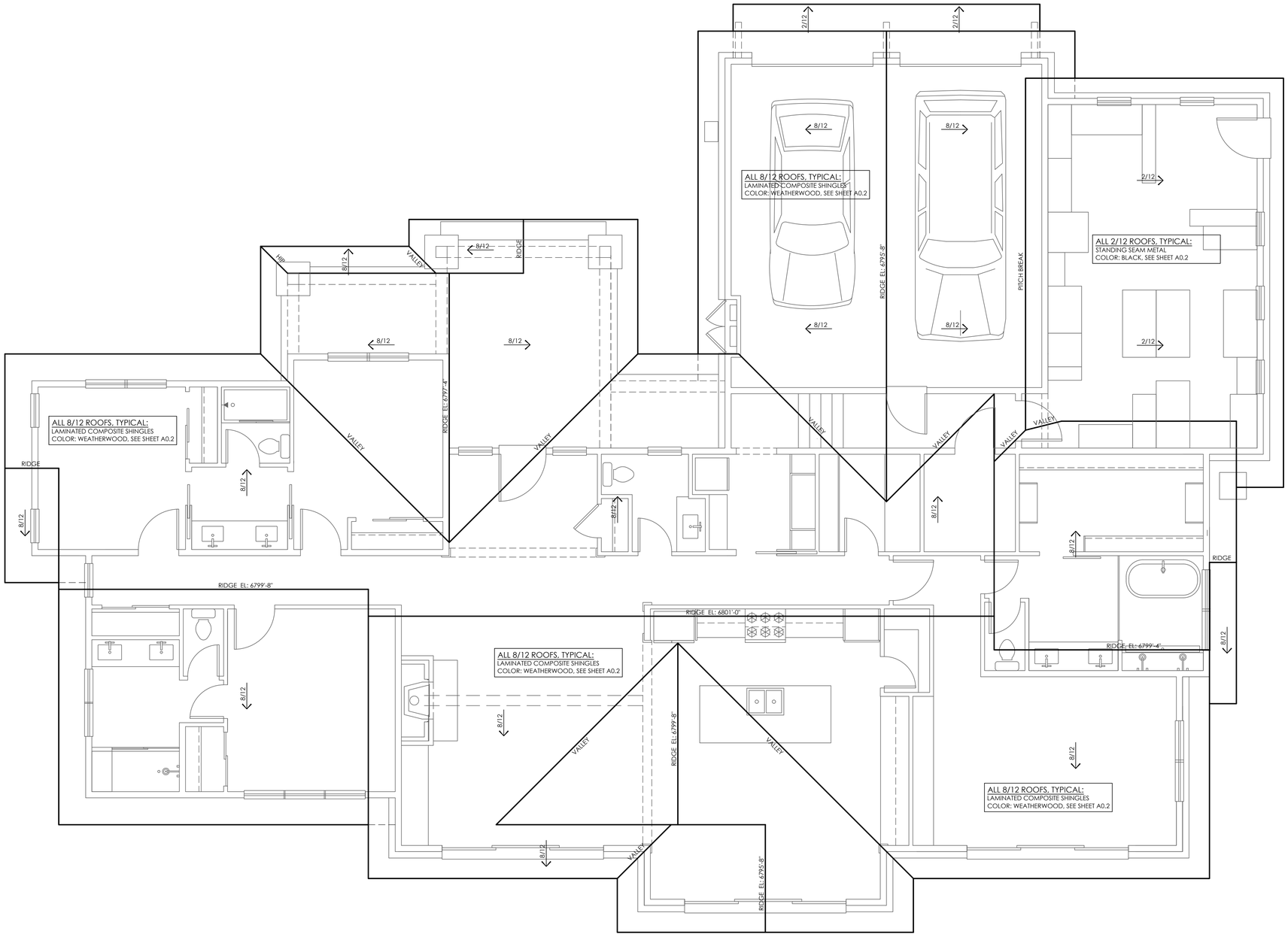
A2.2

MAIN LEVEL
FLOOR PLAN



1 A2.3 ROOF PLAN & TRUSS PROFILES

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

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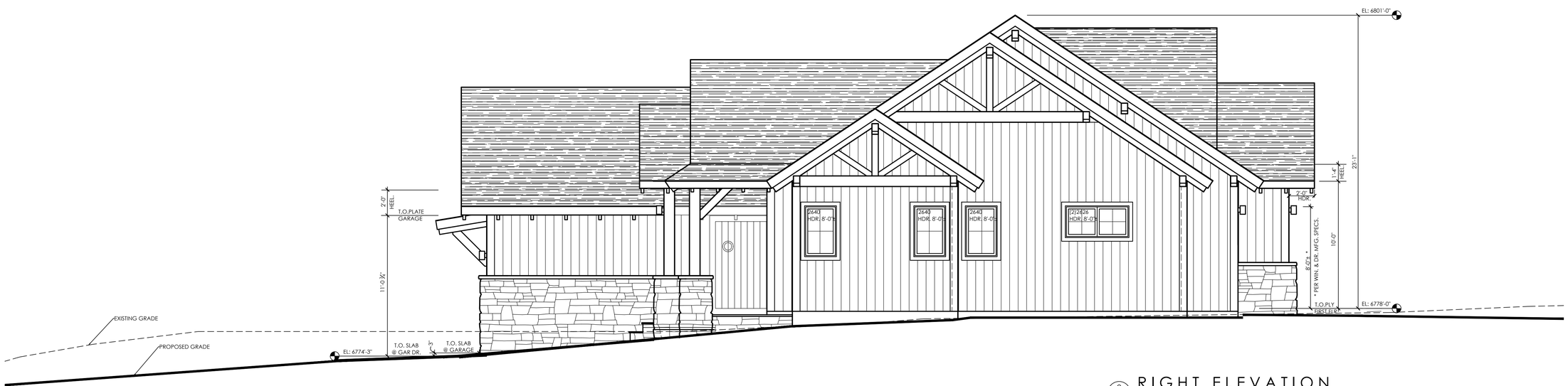
A2.3

ROOF PLAN
TRUSS PROFILES

1 A3.1 FRONT ELEVATION

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



2 A3.1 RIGHT ELEVATION

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

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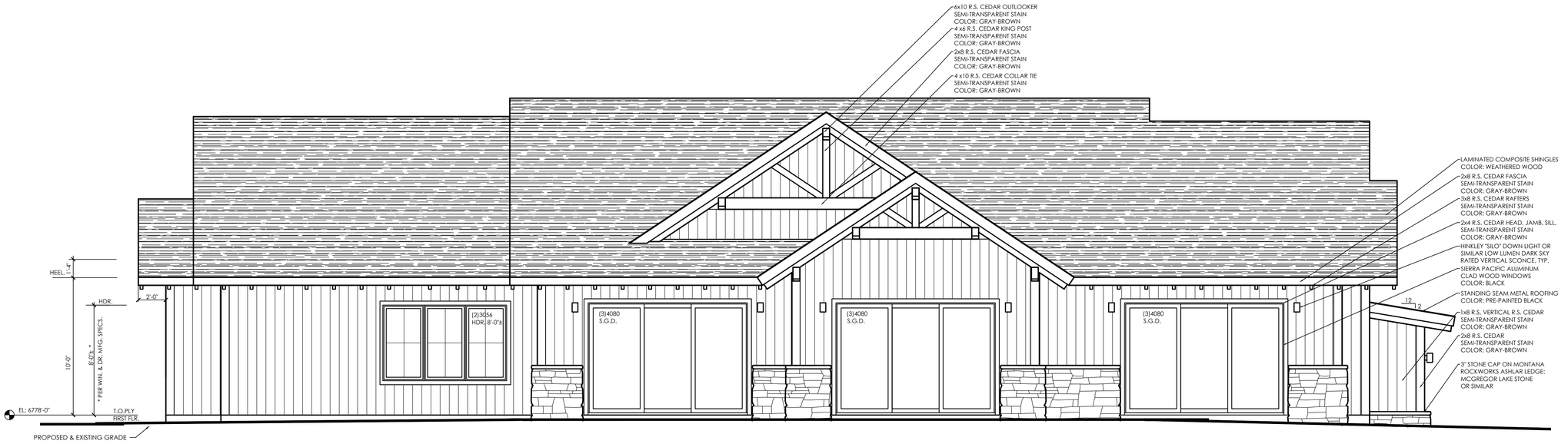
A3.1

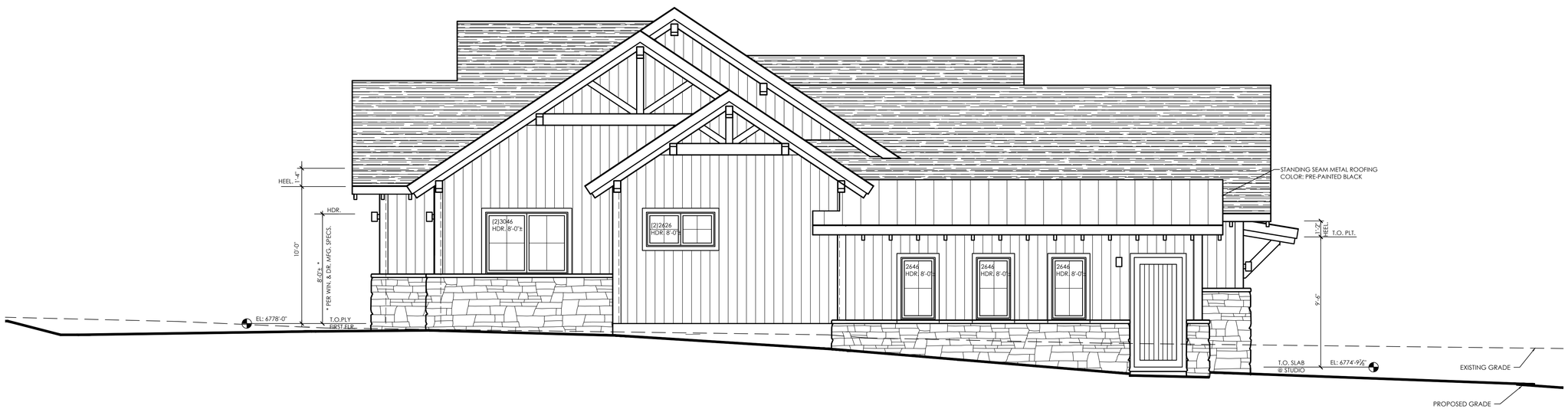
EXTERIOR
ELEVATIONS



1 A3.2 REAR ELEVATION

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

* PRECISE WINDOW & DOOR DIMENSIONS & HEADER HEIGHTS TO BE DETERMINED BY MANUFACTURER SPECS.



2 A3.2 LEFT ELEVATION

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

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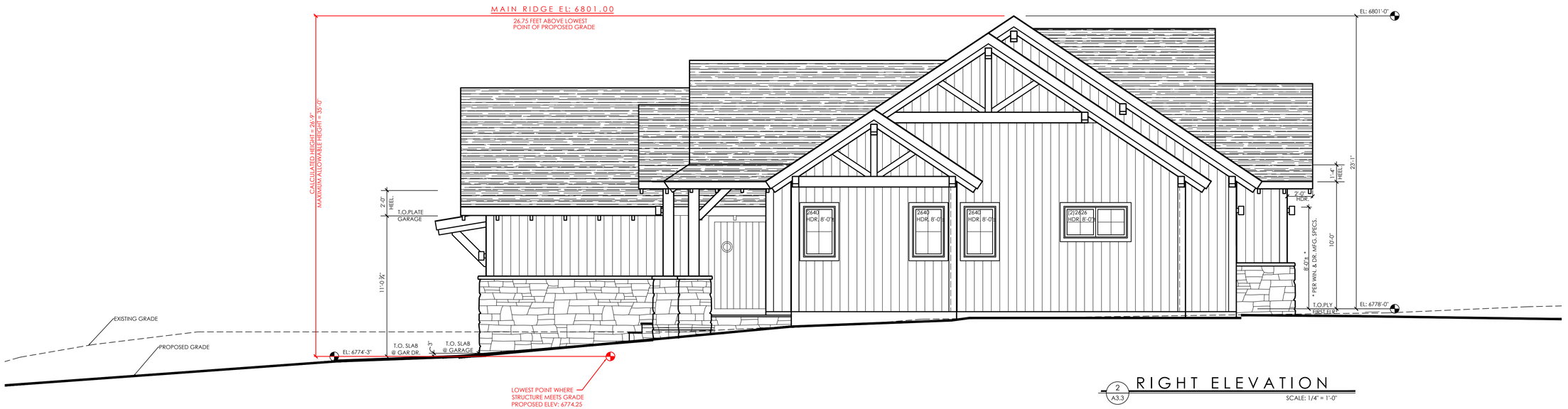
A3.2

EXTERIOR
ELEVATIONS

1 A3.3 FRONT ELEVATION

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



2 A3.3 RIGHT ELEVATION

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

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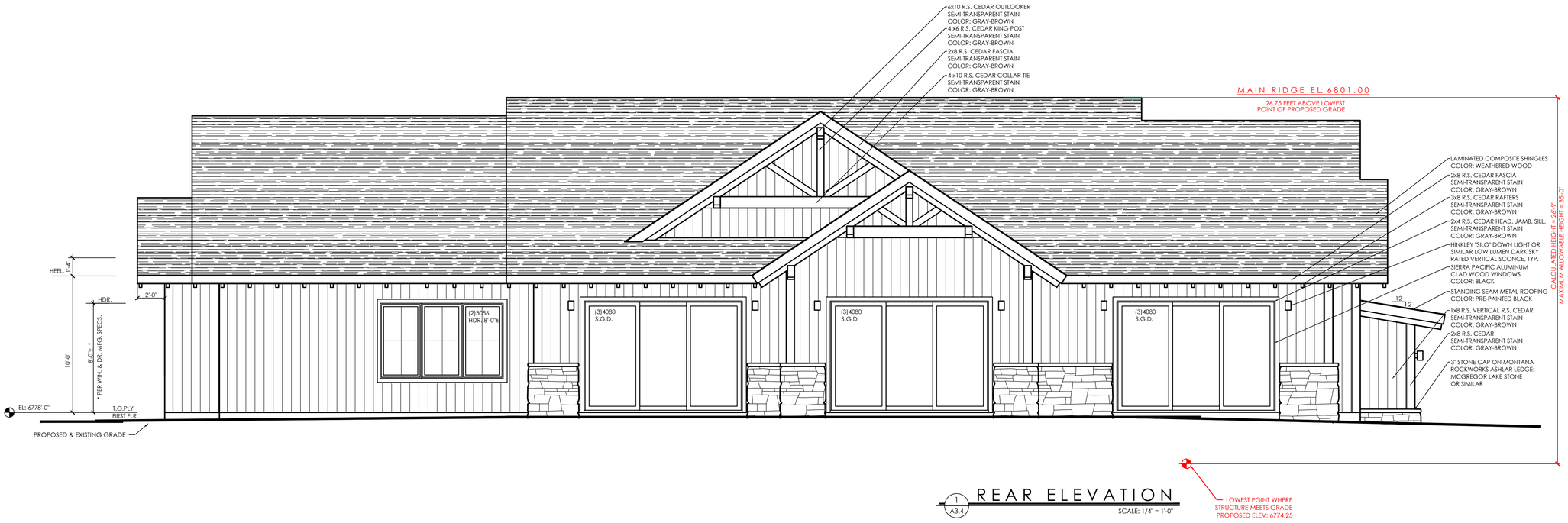
A3.3

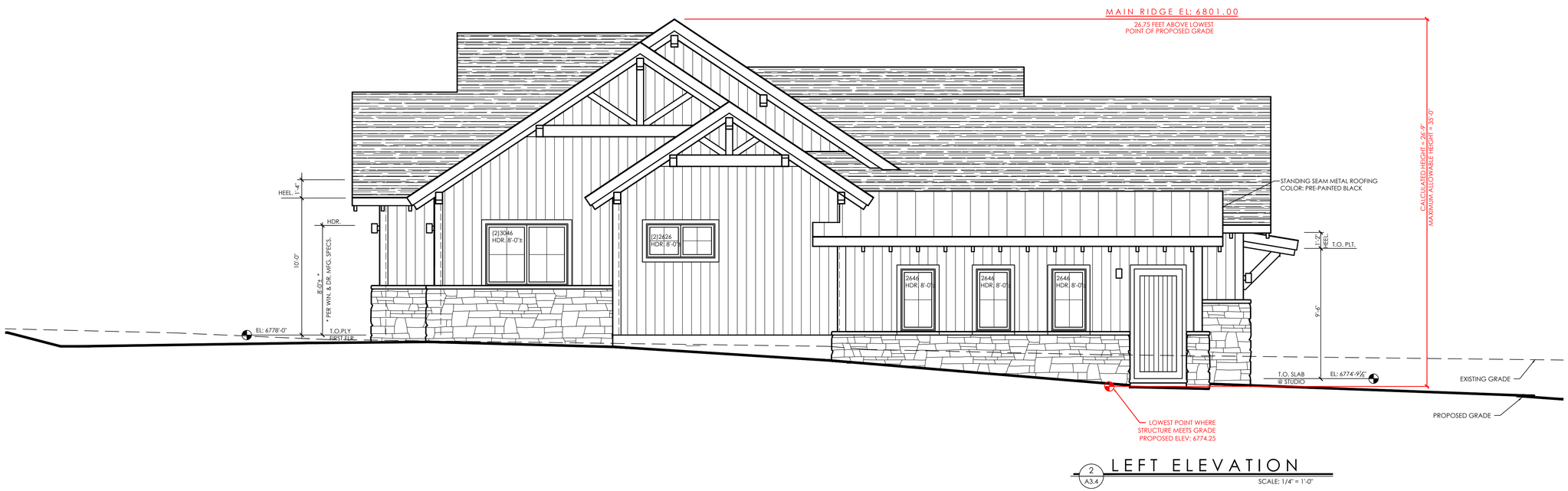
BUILDING HEIGHT CALCULATIONS



1 A3.4 REAR ELEVATION

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

*
PRECISE WINDOW & DOOR
DIMENSIONS & HEADER HEIGHTS
TO BE DETERMINED BY
MANUFACTURER SPECS.



2 A3.4 LEFT ELEVATION

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

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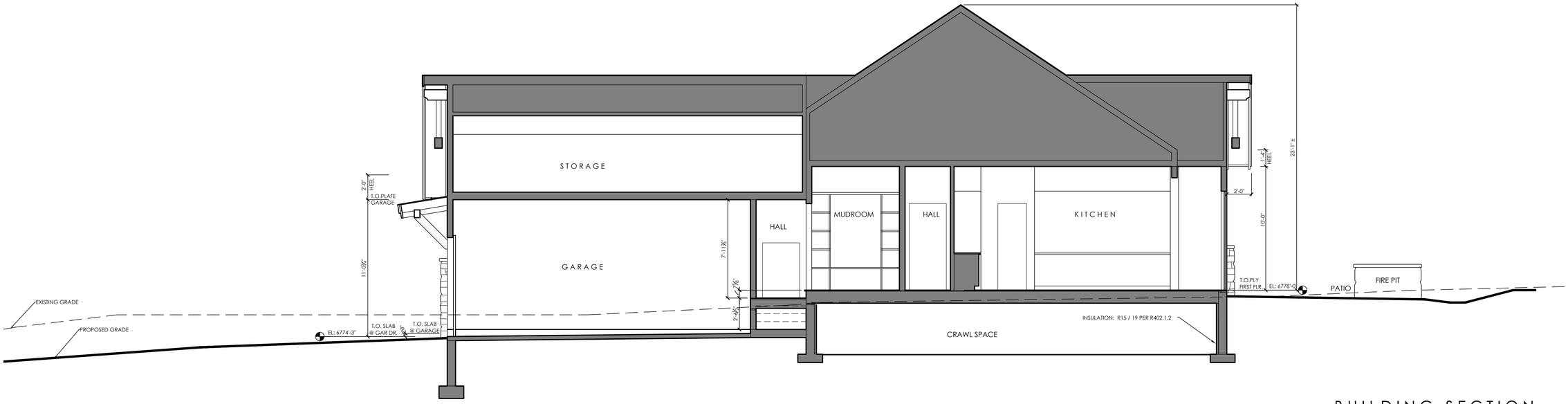
A3.4

BUILDING HEIGHT
CALCULATIONS



1 A4.1 BUILDING SECTION

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

2 A4.1 BUILDING SECTION

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

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A4.1

SITE SECTIONS