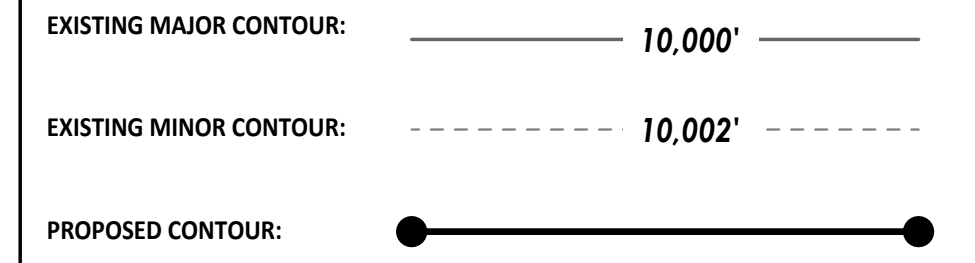


NOTES: SITE PLAN

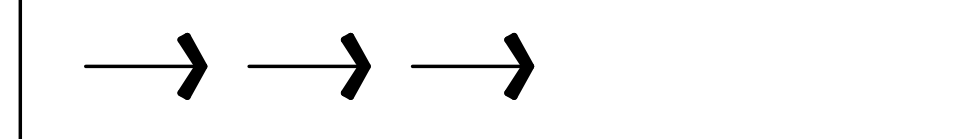
1. VERIFY ALL UTILITY LOCATIONS PRIOR TO ANY WORK. COORDINATE UTILITY ROUTING WITH APPLICABLE UTILITY COMPANY. ALL UTILITIES TO BE UNDERGROUND.
2. SURFACE DRAINAGE SHALL BE DIVERTED TO A STORM SEWER CONVEYANCE OR OTHER APPROVED POINT OF COLLECTION THAT DOES NOT CREATE A HAZARD. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL NOT FEWER THAN 6 INCHES WITHIN THE FIRST 10 FEET.
3. REFER TO FOUNDATION PLAN FOR FOUNDATION DRAIN LOCATION AND SLOPE.
4. FLAG ALL TREES FOR OWNER PRIOR TO THINNING OR REMOVAL.
5. PROTECT REMAINING TREES WITH APPROVED BARRIER DURING CONSTRUCTION.
6. GENERAL CONTRACTOR SHALL REVIEW AND COMPLY WITH ALL ZONING AND SUBDIVISION CONDITIONS.
7. FINISHED GRADING SHALL BE A MINIMUM OF 6" BELOW FOUNDATION REFERENCE AS ADOPTED IRC.
8. CONTRACTOR TO TRIM OR REMOVE ANY TREES ADJACENT TO BUILDING FOUNDATION AS REQUIRED, VERIFY WITH OWNER PRIOR TO REMOVAL.

NOTES: SITE CONTOUR LEGEND



NOTES: SITE DRAINAGE

1. CONTRACTOR SHALL PROVIDE PROPER SITE GRADING THAT DIRECTS SURFACE WATER AWAY FROM BUILDING FOUNDATIONS, WALLS AND NEIGHBORING PROPERTIES.
2. GRADING AND LANDSCAPING SHOULD BE PLANNED WITH A SURFACE GRADE
3. OF AT LEAST 4% AROUND AND AWAY FROM THE ENTIRE STRUCTURE. REFER TO DALLAS DEVELOPMENT CODE FOR SITE DRAINAGE REQUIREMENT.
4. PROPOSED SITE DRAINAGE INDICATED ON SITE PLAN WITH FLOW ARROWS:



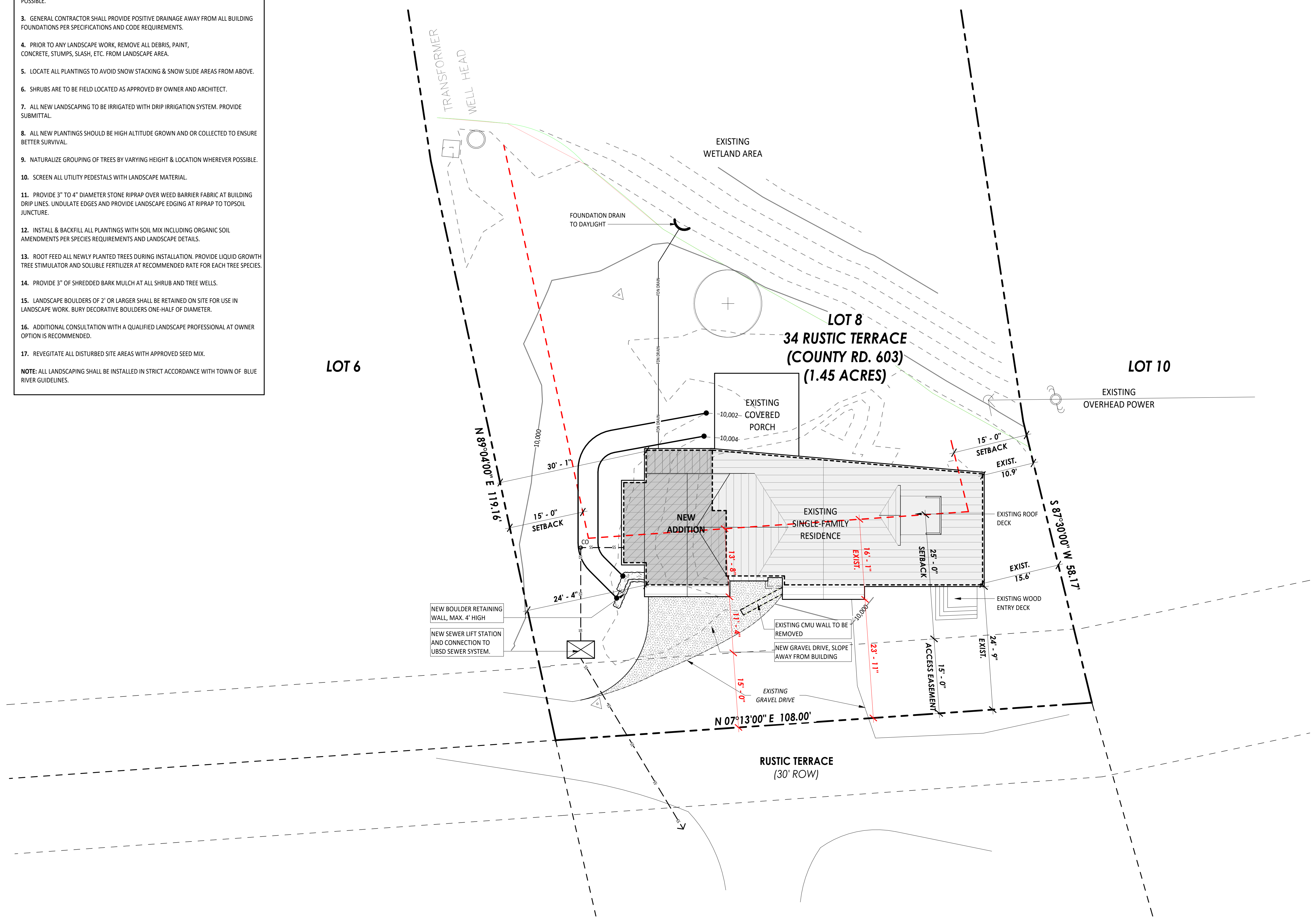
NOTES: FOUNDATION DRAIN

- INSTALL DRAIN TILE (PERFORATED PLASTIC DRAINAGE PIPE) ALONG THE EXTERIOR OF THE FOOTINGS OF BASEMENT OR CRAWLSPACE WALLS TO PROVIDE DRAINAGE AROUND FOUNDATION PERIMETER.
1. INSTALL DRAIN PIPE TO SIT OUTSIDE OF, NOT ON TOP OF, THE FOOTINGS AND BELOW THE BOTTOM OF THE CONCRETE SLAB OR CRAWLSPACE FLOOR.
 2. LAY THE PIPE WITH ENOUGH SLOPE TO DRAIN TO A NON-PERFORATED PIPE THAT CARRIES THE COLLECTED WATER TO DAYLIGHT, TO A DRYWELL, TO A STORM SEWER IF APPROVED BY THE LOCAL MUNICIPALITY, OR TO A SUMP PUMP THAT WILL TRANSPORT IT TO DAYLIGHT, A STORM SEWER, OR A DRYWELL.
 3. LAY THE DRAIN PIPE, PERFORATIONS DOWN, IN A GRAVEL TRENCH WITH AT LEAST 6 INCHES OF 3/4-INCH TO 1/2-INCH WASHED GRAVEL OR STONE ABOVE THE PIPE AND AT LEAST 2 INCHES BELOW (IRC).
 4. INSTALL LANDSCAPE FABRIC UNDER, AROUND, AND OVER THE WASHED GRAVEL (IRC) ALTERNATELY, USE DRAIN PIPE ENCASED IN A FILTER-FABRIC SOCK AND SURROUND THE CLOTH-COVERED PIPE WITH GRAVEL. OR, INSTALL A CODE-APPROVED COMPOSITE FOUNDATION DRAINAGE SYSTEM (CFDS) (IRC).

NOTES: LANDSCAPE

1. VERIFY ALL UTILITY LOCATIONS PRIOR TO ANY WORK. COORDINATE UTILITY ROUTING WITH APPLICABLE UTILITY COMPANY. ALL UTILITIES TO BE UNDERGROUND. PROVIDE 2"-3" (MIN.) CLAY FREE TOPSOIL AND SEED ALL DISTURBED AREAS WITH SUMMIT CO. SHORT SEED MIX (AS APPROVED BY STRIP AND STOCKPILE EXISTING TOPSOIL IN CONSTRUCTION AREA. SCREEN TOPSOIL PRIOR TO INSTALLATION.
2. KEEP EXISTING TREES WHERE POSSIBLE, TAKING INTO CONSIDERATION DRIP LINES AND ROOT STRUCTURE. PROTECT EXISTING TREES WITH FENCING LOCATED AT OR OUTSIDE DRIP LINE OF TREE. STOCKPILE AND REUSE EXISTING TREES WHERE POSSIBLE.
3. GENERAL CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDING FOUNDATIONS PER SPECIFICATIONS AND CODE REQUIREMENTS.
4. PRIOR TO ANY LANDSCAPE WORK, REMOVE ALL DEBRIS, PAINT, CONCRETE, STUMPS, SLASH, ETC. FROM LANDSCAPE AREA.
5. LOCATE ALL PLANTINGS TO AVOID SNOW STACKING & SNOW SLIDE AREAS FROM ABOVE.
6. SHRUBS ARE TO BE FIELD LOCATED AS APPROVED BY OWNER AND ARCHITECT.
7. ALL NEW LANDSCAPING TO BE IRRIGATED WITH DRIP IRRIGATION SYSTEM. PROVIDE SUBMITTAL.
8. ALL NEW PLANTINGS SHOULD BE HIGH ALTITUDE GROWN AND OR COLLECTED TO ENSURE BETTER SURVIVAL.
9. NATURALIZE GROUPING OF TREES BY VARYING HEIGHT & LOCATION WHEREVER POSSIBLE.
10. SCREEN ALL UTILITY PEDESTALS WITH LANDSCAPE MATERIAL.
11. PROVIDE 3" TO 4" DIAMETER STONE RIPRAP OVER WEED BARRIER FABRIC AT BUILDING DRIP LINES. UNDULATE EDGES AND PROVIDE LANDSCAPE EDGING AT RIPRAP TO TOPSOIL JUNCTURE.
12. INSTALL & BACKFILL ALL PLANTINGS WITH SOIL MIX INCLUDING ORGANIC SOIL AMENDMENTS PER SPECIES REQUIREMENTS AND LANDSCAPE DETAILS.
13. ROOT FEED ALL NEWLY PLANTED TREES DURING INSTALLATION. PROVIDE LIQUID GROWTH TREE STIMULATOR AND SOLUBLE FERTILIZER AT RECOMMENDED RATE FOR EACH TREE SPECIES.
14. PROVIDE 3" OF SHREDDED BARK MULCH AT ALL SHRUB AND TREE WELLS.
15. LANDSCAPE BOULDERS OF 2' OR LARGER SHALL BE RETAINED ON SITE FOR USE IN LANDSCAPE WORK. BURY DECORATIVE BOULDERS ONE-HALF OF DIAMETER.
16. ADDITIONAL CONSULTATION WITH A QUALIFIED LANDSCAPE PROFESSIONAL AT OWNER OPTION IS RECOMMENDED.
17. REVEGETATE ALL DISTURBED SITE AREAS WITH APPROVED SEED MIX.

NOTE: ALL LANDSCAPING SHALL BE INSTALLED IN STRICT ACCORDANCE WITH TOWN OF BLUE RIVER GUIDELINES.



1 SITE PLAN - ENLARGED
1" = 10'-0"



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ARCHITECTURE

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FITZGERALD ADDITION
34 RUSTIC TERRACE
BLUE RIVER, CO

No.	Date	Revisions

Project No: 2023-16
Stage: VARIANCE REQUEST
Date: 03/11/2024
Scale: As indicated

DRAWING TITLE:
ENLARGED SITE PLAN
DRAWING NO:

A0.3

NOTES: FLOOR PLAN

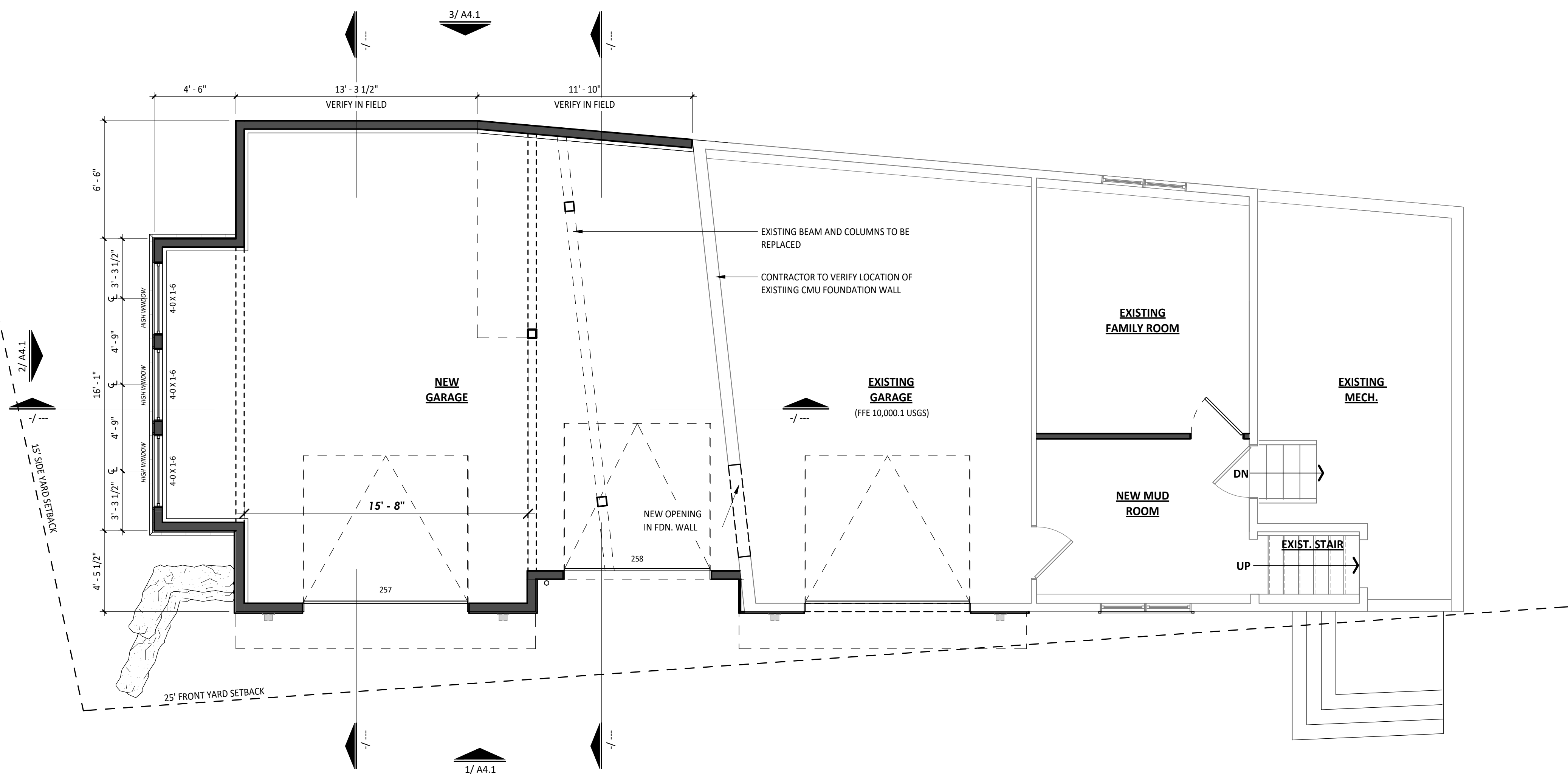
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6. ALL INTERIOR GYPSUM BOARD TO BE 1/2" MINIMUM. USE WATER-RESISTANT GYPSUM BOARD AT ALL WET WALL LOCATIONS. USE 5/8" TYPE "X" DRYWALL SEPARATIONS BETWEEN LIVING SPACES AND GARAGES AS REQUIRED BY CODE.
7. ALL TUB & SHOWER UNITS TO HAVE ANTI-SCALDING DEVICES INSTALLED.
8. GARAGE DOORS TO BE CERTIFIED BY MANUFACTURER FOR LOCAL WIND REQUIREMENTS
9. CONTRACTOR TO COORDINATE ELECTRICAL, PLUMBING AND HEATING WORK WITH SUBCONTRACTORS PRIOR TO STARTING WORK. PROVIDE ARCHITECT AND OWNER WITH SUBMITTALS WHERE APPLICABLE.
10. ALL ANGLED WALLS TO BE 45° UNLESS NOTED OTHERWISE.
11. MILLWORK SUBCONTRACTOR TO PROVIDE MILLWORK SHOP DRAWINGS TO THE ARCHITECTS, OWNER, AND CONTRACTOR FOR APPROVAL PRIOR TO COMMENCING FABRICATION.

NOTES: DOOR AND WINDOW

1. ALL WINDOWS ARE DIMENSIONED TO THE CENTERLINE OF WINDOW; CONTRACTOR TO COORDINATE ACTUAL REQUIRED ROUGH OPENING WITH WINDOW MANUFACTURER. PRIOR TO ANY FRAMING WORK, VERIFY ROUGH OPENING DIMENSIONS WITH WINDOW MANUFACTURER. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
2. SEE PLANS / DOOR AND WINDOW SCHEDULES FOR WINDOW / DOOR OPERATION, SIZES AND TYPES. VERIFY JAMB WIDTHS WITH WALL THICKNESS PRIOR TO INSTALLATION
3. PROVIDE WEATHER STRIPPING AND ALUMINUM THRESHOLD SET IN SEALANT AT ALL EXTERIOR DOORS.
4. PROVIDE SAFETY GLASS TO COMPLY WITH CODE REQUIREMENTS (SEE CURRENT I.R.C.). WINDOWS LOCATED MORE THAN 72" ABOVE FINISHED GRADE AND LESS THAN 24" ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED SHALL HAVE OPENING CONTROL DEVICES IN ACCORDANCE WITH IRC R312.2.2. WINDOWS / DOORS LOCATED IN SLEEPING ROOMS SHALL ACT AS EMERGENCY ESCAPE AND RESCUE OPENINGS PER. IRC R310.1
5. ALL GLAZING SYSTEMS SHALL BE RATED FOR USE AT HIGH ALTITUDES PER MANUFACTURER'S REQUIREMENTS. GLAZED FENESTRATION SHALL COMPLY WITH THE MINIMUM REQUIREMENTS OF IRC AND SUMMIT COUNTY SUSTAINABILITY CODE.
6. WRAP ALL EXTERIOR OPENINGS WITH WEATHER RESISTIVE BARRIER PER MANUFACTURER'S SPECIFICATIONS. PROVIDE 1-1/2" X 1-1/2" HEAD FLASHING AT ALL EXTERIOR OPENINGS (PRIME AND PAINT OR COLOR CLAD). INSULATE ALL EXTERIOR SHIM SPACES AT WINDOWS AND DOORS.
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8. WINDOWS AND PATIO DOORS REFER TO 'JELD-WEN' BRAND OR COMPARABLE
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WALL LEGEND

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- EXISTING 2X4 / 2X6 WOOD STUD WALL
- EXISTING WALL TO BE REMOVED



1 FLOOR PLAN - LOWER LEVEL
1/4" = 1'-0"



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ARCHITECTURE

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FITZGERALD ADDITION

34 RUSTIC TERRACE
BLUE RIVER, CO

No.	Date	Revisions

Project No: 2023-16
Stage: VARIANCE REQUEST
Date: 03/11/2024
Scale: As indicated

DRAWING TITLE:
FLOOR PLAN - LOWER
DRAWING NO:

A1.1

NOTES: FLOOR PLAN

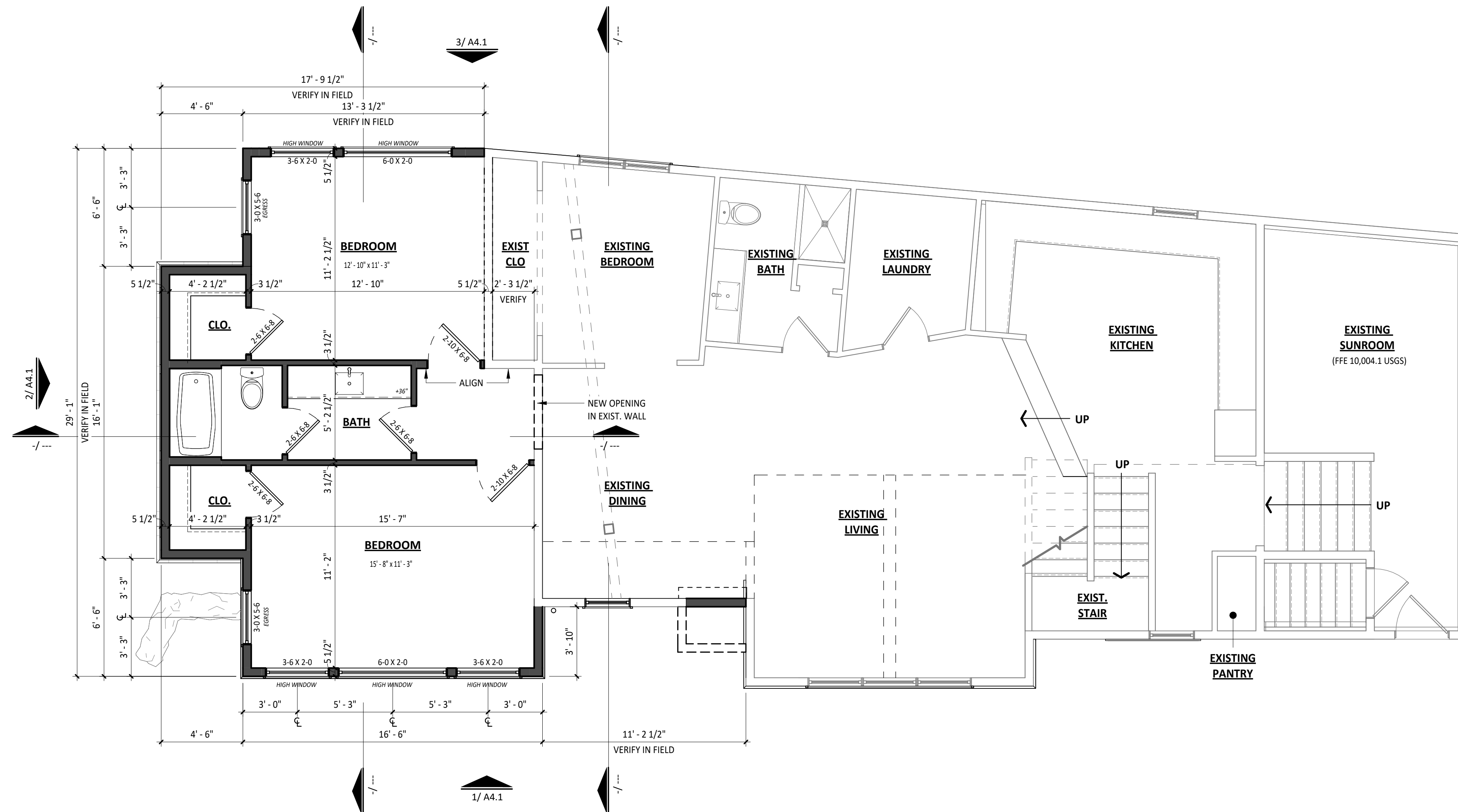
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- EXISTING WALL TO BE REMOVED



1 FLOOR PLAN - MAIN LEVEL
1/4" = 1'-0"



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ARCHITECTURE

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FITZGERALD ADDITION
34 RUSTIC TERRACE
BLUE RIVER, CO

No.	Date	Revisions

Project No: 2023-16
Stage: VARIANCE REQUEST
Date: 03/11/2024
Scale: As indicated

DRAWING TITLE:

FLOOR PLAN - MAIN

DRAWING NO:

A1.2

NOTES: FLOOR PLAN

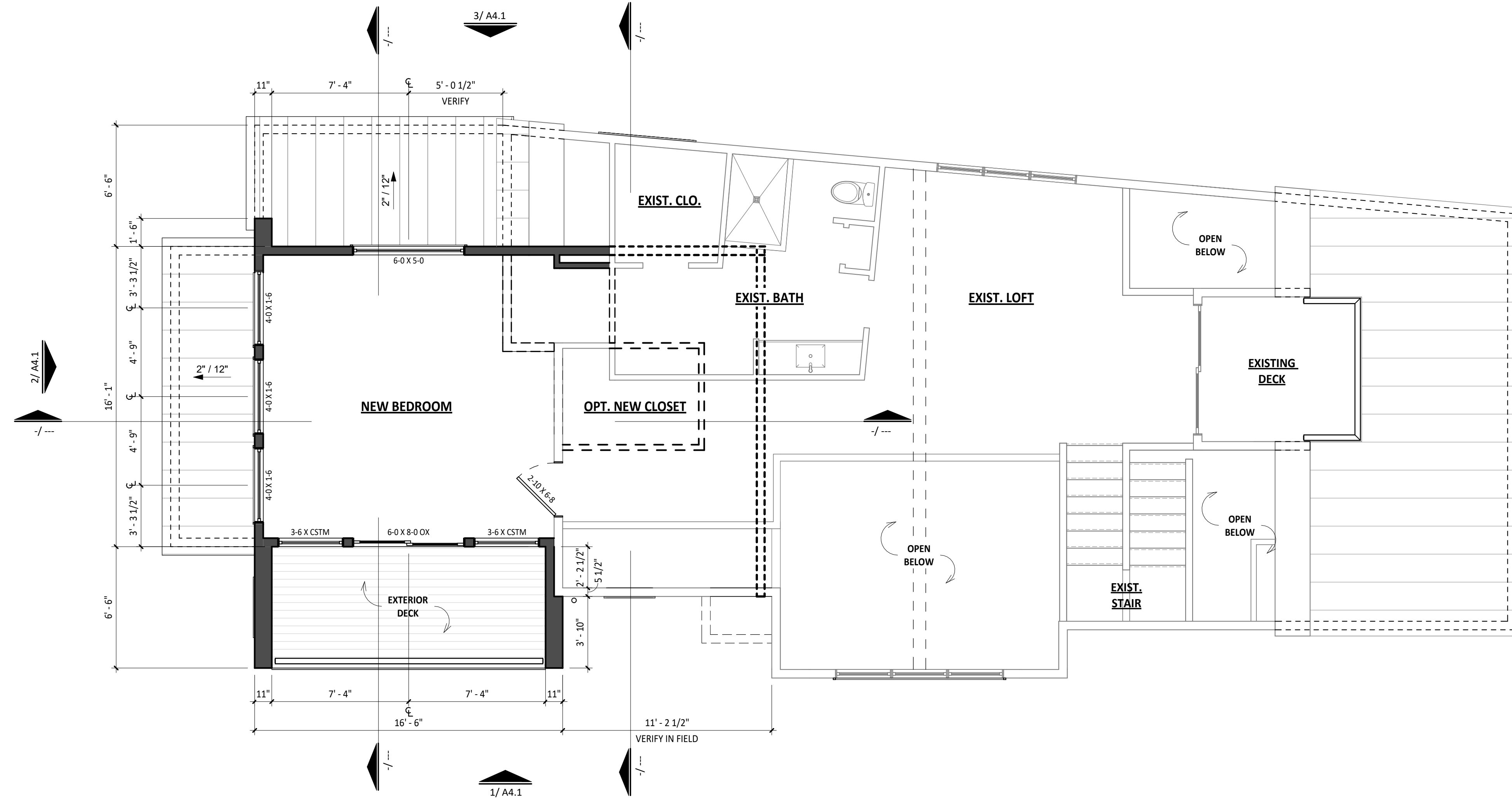
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WALL LEGEND

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- EXISTING 2X4 / 2X6 WOOD STUD WALL
- EXISTING WALL TO BE REMOVED



1 FLOOR PLAN - UPPER LEVEL
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FITZGERALD ADDITION

34 RUSTIC TERRACE
BLUE RIVER, CO

No.	Date	Revisions

Project No: 2023-16
Stage: VARIANCE REQUEST
Date: 03/11/2024
Scale: As indicated

DRAWING TITLE:

FLOOR PLAN - UPPER

DRAWING NO:

A1.3

NOTES: ROOF PLAN

- COORDINATE INSTALLATION OF NEW ROOFING WITH OTHER TRADES. REPORT ANY CONFLICTS WITH ITEMS INSTALLED BY OTHER TRADES TO DESIGNER.
- REFER TO SPECIFICATIONS. PROVIDE ROOF PRIMER, ROOF MEMBRANE AND ALL ROOFING PER SPECIFICATION REQUIREMENTS. PROVIDE "W.R. GRACE" MANUFACTURER CERTIFICATION LETTER STATING THAT ALL MEMBRANES HAVE BEEN INSTALLED IN COMPLETE COMPLIANCE WITH ALL MANUFACTURER'S REQUIREMENTS.
- ALL PLUMBING VENTS SHALL EXTEND ABOVE THE FINISHED SURFACE OF THE ROOF SYSTEM AS REQUIRED TO PROVIDE FOR A MINIMUM OF 8" BASE FLASHING.
- ALL EXPOSED METAL FLASHING/ TRIM PIECES TO BE PRE-FINISHED 24 GA. STL. U.N.O.. PROVIDE PRE-FINISHED OR FIELD PAINT FLASHING ONLY AS NOTED.
- GUTTERS - ALL GUTTERS TO BE PRE-FINISHED. PROVIDE PRE-FINISHED SUPPORTS AND SPACERS @ 36" O.C. MAX. MATCH EXISTING GUTTER PROFILE AND FINISH.
- ALL DOWNSPOUTS TO BE PRE-FINISHED, REFERENCE ELEVATIONS FOR LOCATIONS.
- PROVIDE HEAT TAPE AT GUTTERS AND DOWNSPOUTS. REFER TO ROOF PLAN FOR ADDITIONAL FUTURE HEAT TAPE OUTLETS. SEE ROOF PLAN FOR WATERPROOF OUTLETS AT SIDEWALL AREAS. ALL GUTTERS AND DOWNSPOUTS TO BE HEATED. REFER TO PLAN FOR ALL SOLAR AND HEAT TAPE.
- PAINT ALL EXPOSED PIPING EXTENDING THROUGH ROOF TO MATCH ROOF
- PROVIDE VALLEY FLASHING AT ALL VALLEYS AS INDICATED ON PLANS.
- OVERHANG DIMENSIONS ARE TO END OF RAFTER OR TRUSS AS INDICATED ON PLANS.
- PROVIDE KICK-OUT FLASHING AT ALL EAVE/WALL JUNCTURES.
- PROVIDE ILC AS REQUIRED.
- CONTRACTOR TO COORDINATE HEATED GUTTER AND DOWNSPOUT LOCATIONS WITH ARCHITECT.
- DOWNSPOUTS SHALL NOT DISCHARGE ONTO FLATWORK OR DECKS BELOW. CONTRACTOR TO ROUTE DISCHARGE BELOW SURFACE OR PROVIDE CHANNEL DRAIN IN FLATWORK WITH HEAT TAPE.
- REFER TO SPECIFICATIONS. PROVIDE ROOF PRIMER, ROOF MEMBRANE AND ALL ROOFING PER SPECIFICATION REQUIREMENTS. PROVIDE "W.R. GRACE" MANUFACTURER CERTIFICATION LETTER STATING THAT ALL MEMBRANES HAVE BEEN INSTALLED IN COMPLETE COMPLIANCE WITH ALL MANUFACTURER'S REQUIREMENTS.
- UNVENTED ROOFS SHALL HAVE A MINIMUM 60% AIR IMPERMEABLE CLOSED CELL INSULATION AT UNDERSIDE OF DECK.

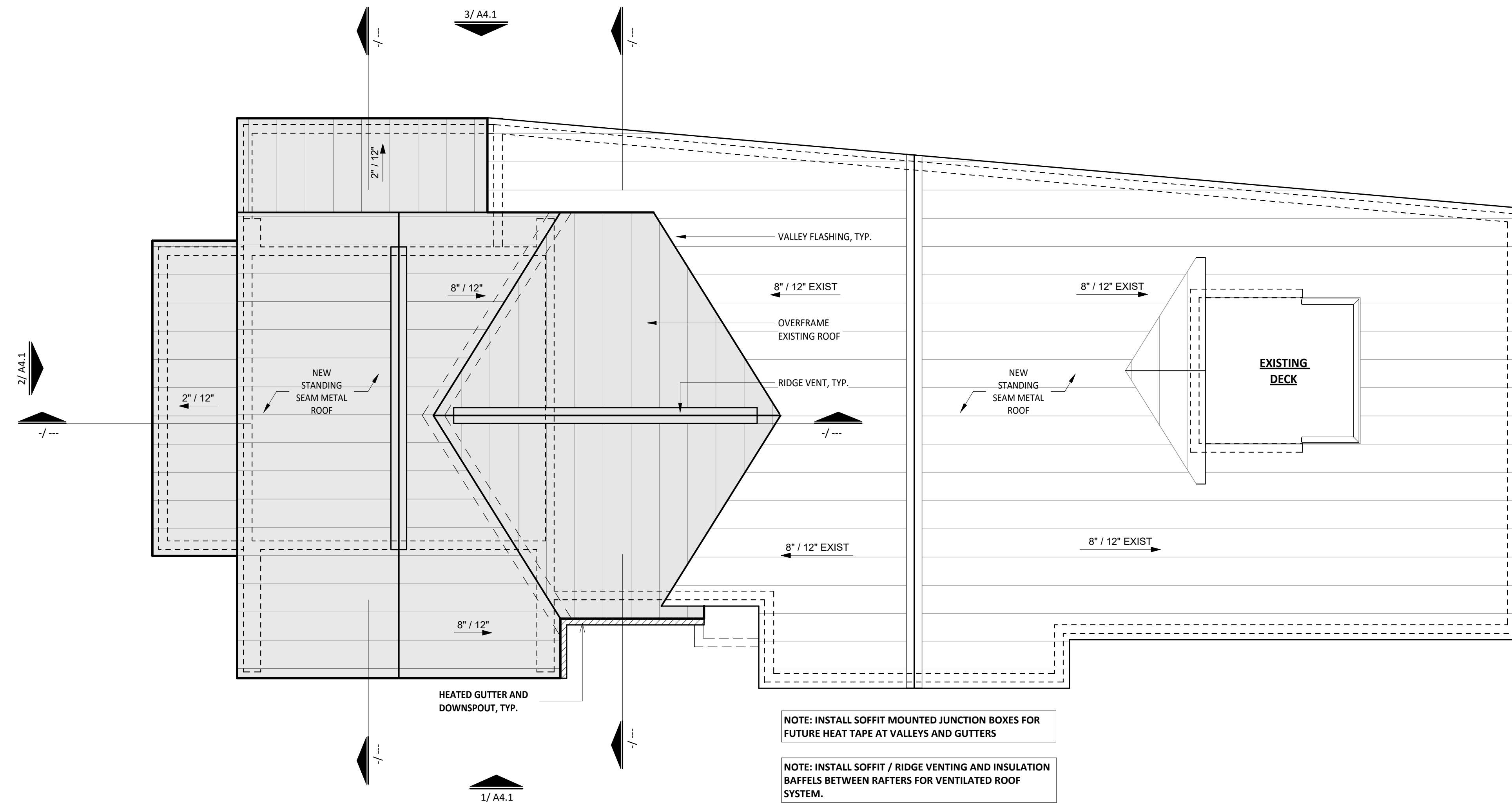
NOTES: ROOF MAINTENANCE

THE OWNER HAS BEEN ADVISED THAT ALL ROOF AND DECK SURFACES MUST BE MAINTAINED RELATIVELY FREE OF SNOW & ICE.

RIDGE HEIGHT CALCULATIONS

RIDGE	RIDGE HEIGHT (USGS)	PROP. GRADE (USGS)	EXIST. GRADE (USGS)	ROOF HEIGHT
A	XXX	XXX	XXX	XXX
B	---	---	---	---
C	---	---	---	---
D	---	---	---	---

NOTE:



1 ROOF PLAN
1/4" = 1'-0"



ROOTED
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SEAL:

NOT FOR CONSTRUCTION

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FITZGERALD ADDITION

34 RUSTIC TERRACE
BLUE RIVER, CO

No. Date Revisions

Project No: 2023-16
Stage: VARIANCE REQUEST
Date: 03/11/2024
Scale: As indicated

DRAWING TITLE:

ROOF PLAN

DRAWING NO:

A3.1

NOTES: AIR BARRIER / VAPOR BARRIER

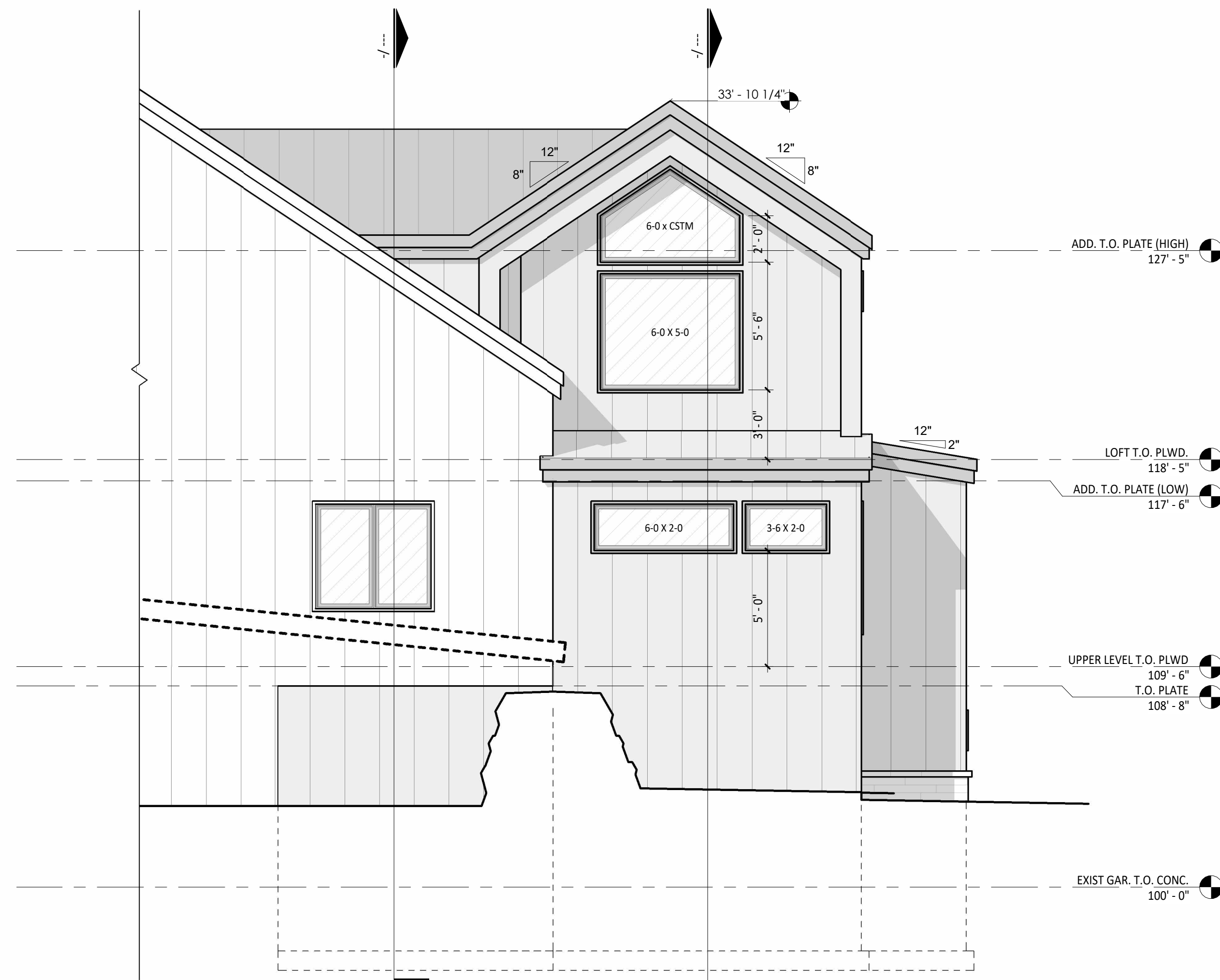
IN COMPLIANCE WITH ENERGY CODE REQUIREMENTS, PROVIDE CONTINUOUS, SOLID AIR BARRIERS OVER ALL INSULATION SURFACES. PROVIDE AIR BARRIERS BEHIND ALL CONCEALED AREAS, SUCH AS TUBS, DROPPED CEILING AREAS, SOFFITS DECORATIVE BEAMS AND STRUCTURAL BEAMS ADJACENT TO THERMAL ENVELOPE WALLS. THESE BARRIERS SHOULD BE COORDINATED AND INSTALLED AT THE TIME OF FRAMING AND MUST BE CONTINUOUS AND UNBROKEN. PROVIDE AIR BARRIERS AND INSULATION AT THE THERMAL ENVELOPE LINE OF ALL CHIMNEYS. AIR BARRIERS CAN BE 6 MIL POLYFILM PLASTIC, DRYWALL OR SOLID SHEATHING. COORDINATE ALL AIR BARRIERS WITH VAPOR BARRIERS AND INSULATION REQUIREMENTS AS OUTLINED IN DIVISION VII. PROVIDE AND SCHEDULE A PRE-MEETING WITH THE ARCHITECT AND FRAMER TO REVIEW THESE REQUIREMENTS PRIOR TO ANY FRAMING WORK.

NOTES: WEATHER RESISTIVE BARRIER

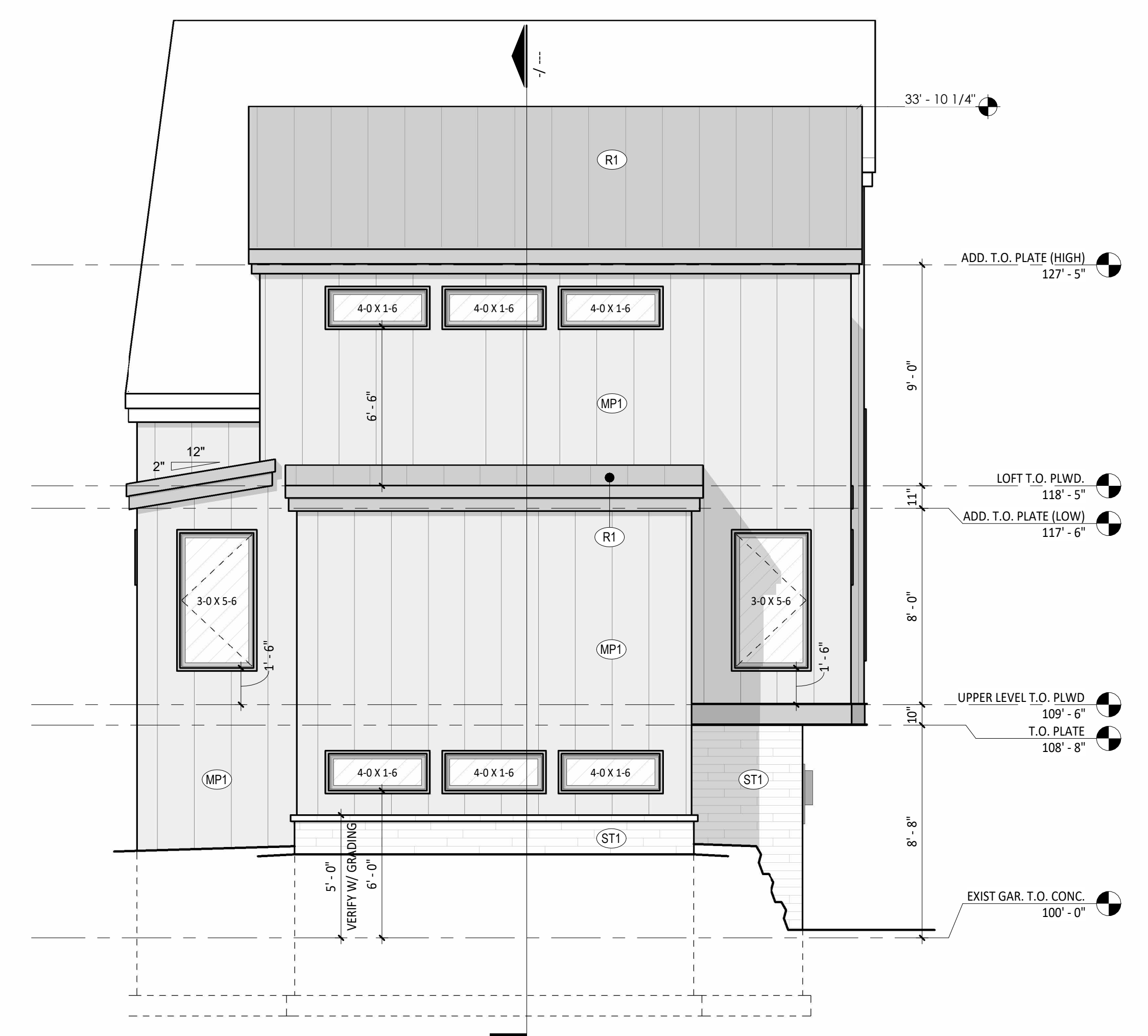
1. INSTALL WEATHER RESISTIVE BARRIER IN STRICT COMPLIANCE WITH MANUFACTURERS RECOMMENDATIONS AND DETAILS. USE ONLY APPROVED PRODUCTS AND FASTENING METHODS.
2. REFERENCE LOCAL AND NATIONAL BUILDING CODES AND REGULATIONS PRIOR TO INSTALLATION. INSTALL PER GOVERNING CODE REQUIREMENTS. NOTIFY ARCHITECT IF ANY CONFLICT ARISES.



1 WEST ELEVATION
1/4" = 1'-0"



3 EAST ELEVATION
1/4" = 1'-0"



2 NORTH ELEVATION
1/4" = 1'-0"



ROOTED
ARCHITECTURE

SEAL:

NOT FOR CONSTRUCTION

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FITZGERALD ADDITION
34 RUSTIC TERRACE
BLUE RIVER, CO

No.	Date	Revisions

Project No: 2023-16
Stage: VARIANCE REQUEST
Date: 03/11/2024
Scale: As indicated

DRAWING TITLE:

EXTERIOR ELEVATIONS

DRAWING NO:

A4.1