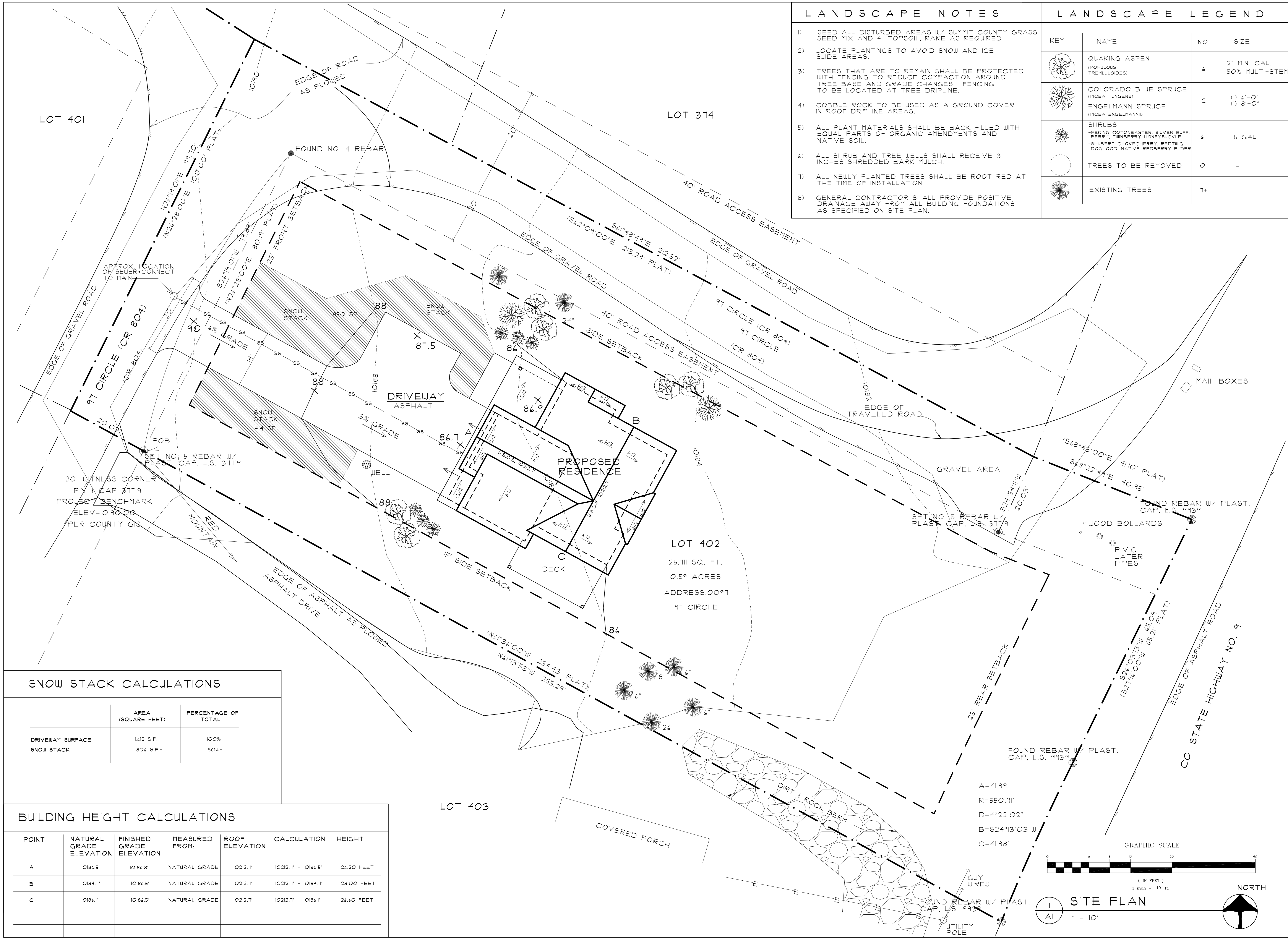


- ### LANDSCAPE NOTES
- 1) SEED ALL DISTURBED AREAS W/ SUMMIT COUNTY GRASS SEED MIX AND 4" TOPSOIL, RAKE AS REQUIRED
 - 2) LOCATE PLANTINGS TO AVOID SNOW AND ICE SLIDE AREAS.
 - 3) TREES THAT ARE TO REMAIN SHALL BE PROTECTED WITH FENCING TO REDUCE COMPACTION AROUND TREE BASE AND GRADE CHANGES. FENCING TO BE LOCATED AT TREE DRIPLINE.
 - 4) COBBLE ROCK TO BE USED AS A GROUND COVER IN ROOF DRIPLINE AREAS.
 - 5) ALL PLANT MATERIALS SHALL BE BACK FILLED WITH EQUAL PARTS OF ORGANIC AMENDMENTS AND NATIVE SOIL.
 - 6) ALL SHRUB AND TREE WELLS SHALL RECEIVE 3 INCHES SHREDDED BARK MULCH.
 - 7) ALL NEWLY PLANTED TREES SHALL BE ROOT RED AT THE TIME OF INSTALLATION.
 - 8) GENERAL CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDING FOUNDATIONS AS SPECIFIED ON SITE PLAN.

LANDSCAPE LEGEND

KEY	NAME	NO.	SIZE
	QUAKING ASPEN (POPULUS TREMULOIDES)	4	2" MIN. CAL. 50% MULTI-STEM
	COLORADO BLUE SPRUCE (PICEA PUNGENS)	2	(1) 4'-0" (1) 8'-0"
	ENGELMANN SPRUCE (PICEA ENGELMANNI)		
	SHRUBS -PEKING COTONEASTER, SILVER BUFF BERRY, TUNBERRY HONEYSUCKLE -SHUBERT CHOKECHERRY, REDTIG DOGWOOD, NATIVE REDBERRY ELDER	4	5 GAL.
	TREES TO BE REMOVED	0	-
	EXISTING TREES	7+	-

ISSUE	DATE
PRELIM.	3/5/24

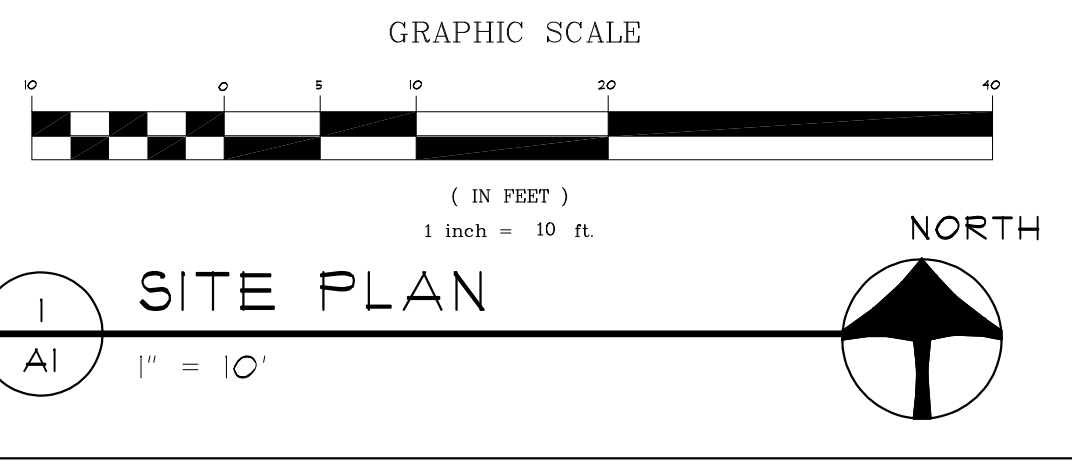


SNOW STACK CALCULATIONS

	AREA (SQUARE FEET)	PERCENTAGE OF TOTAL
DRIVEWAY SURFACE	1,412 S.F.	100%
SNOW STACK	804 S.F.+	50%+

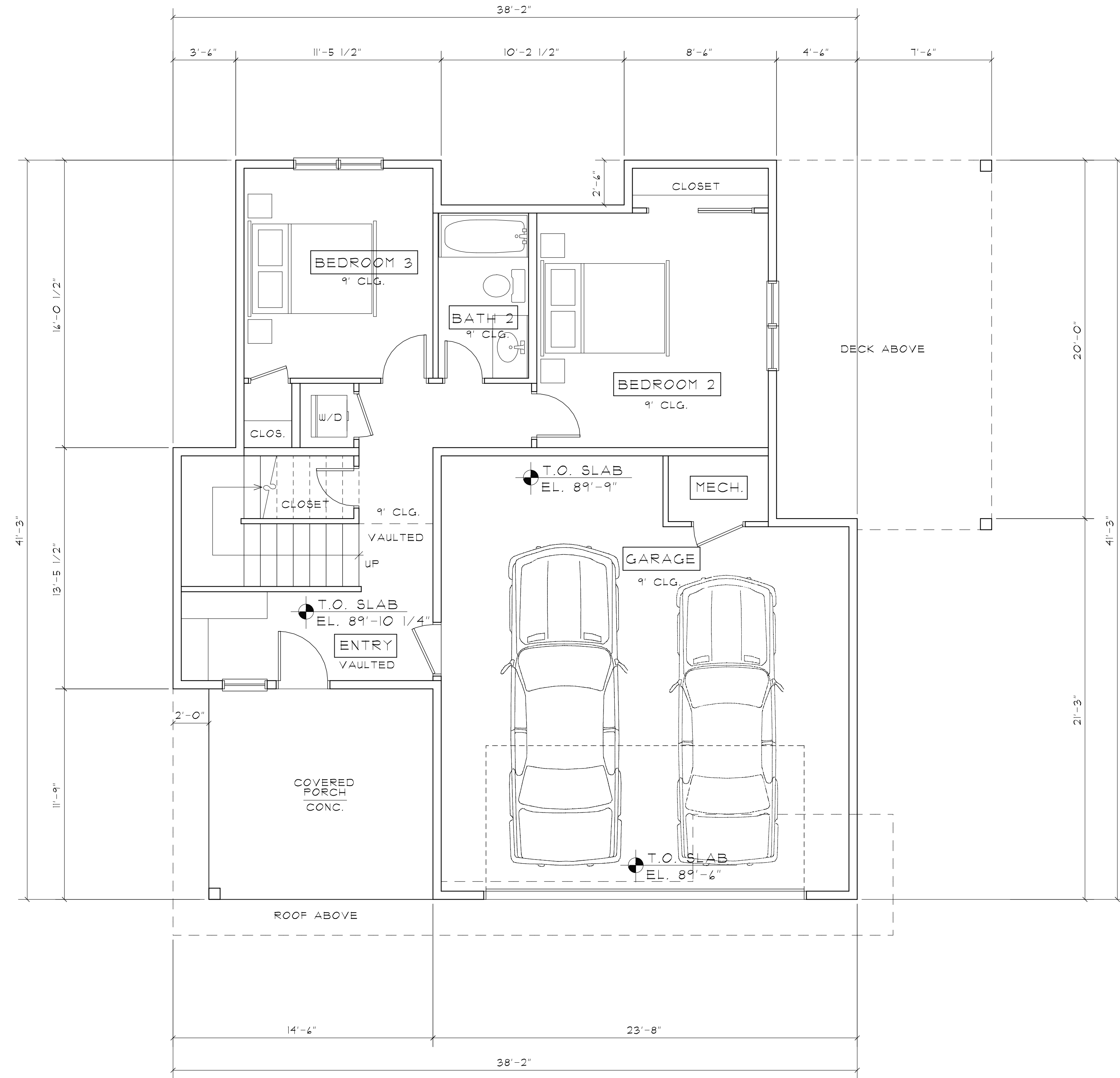
BUILDING HEIGHT CALCULATIONS

POINT	NATURAL GRADE ELEVATION	FINISHED GRADE ELEVATION	MEASURED FROM:	ROOF ELEVATION	CALCULATION	HEIGHT
A	10184.5'	10184.8'	NATURAL GRADE	10212.1'	10212.1' - 10184.5'	24.20 FEET
B	10184.1'	10184.5'	NATURAL GRADE	10212.1'	10212.1' - 10184.1'	28.00 FEET
C	10184.1'	10184.5'	NATURAL GRADE	10212.1'	10212.1' - 10184.1'	24.60 FEET



BUILDING AREA CALCULATIONS

	FINISHED	UNFINISHED	TOTAL
MAIN FLOOR	996	0	996 S.F.
LOWER FLOOR	454	578	1,232 S.F.
TOTAL	1,450	578	2,228 S.F.

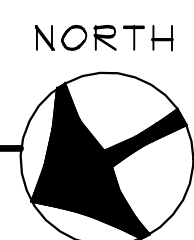


1
A2

LOWER FLOOR PLAN

1/4" = 1'-0"

454 SF FINISHED
578 SF GARAGE/MECH.



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97 CIRCLE RESIDENCE

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BLUE RIVER, COLORADO

TITLE

FLOOR
PLANS

ISSUE DATE

PRELIM. 3/5/24

A2

97 CIRCLE RESIDENCE

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BLUE RIVER, COLORADO

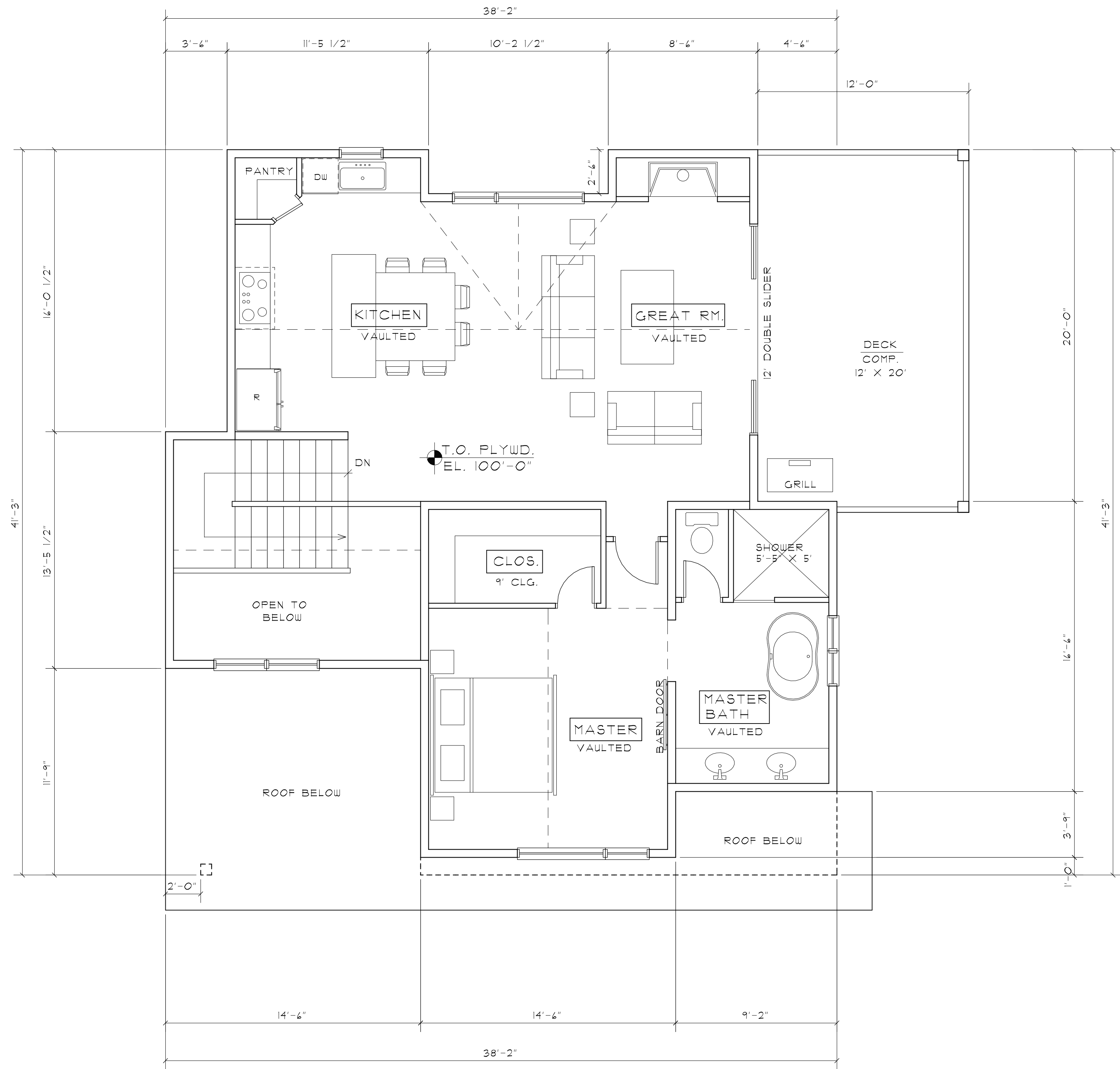
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**FLOOR
PLANS**

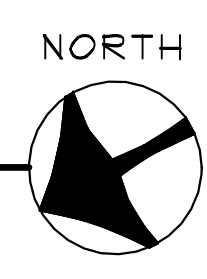
ISSUE DATE

PRELIM. 3/5/24

A3



1 MAIN FLOOR PLAN
A3 1/4" = 1'-0"
996 SF FINISHED



97 CIRCLE RESIDENCE

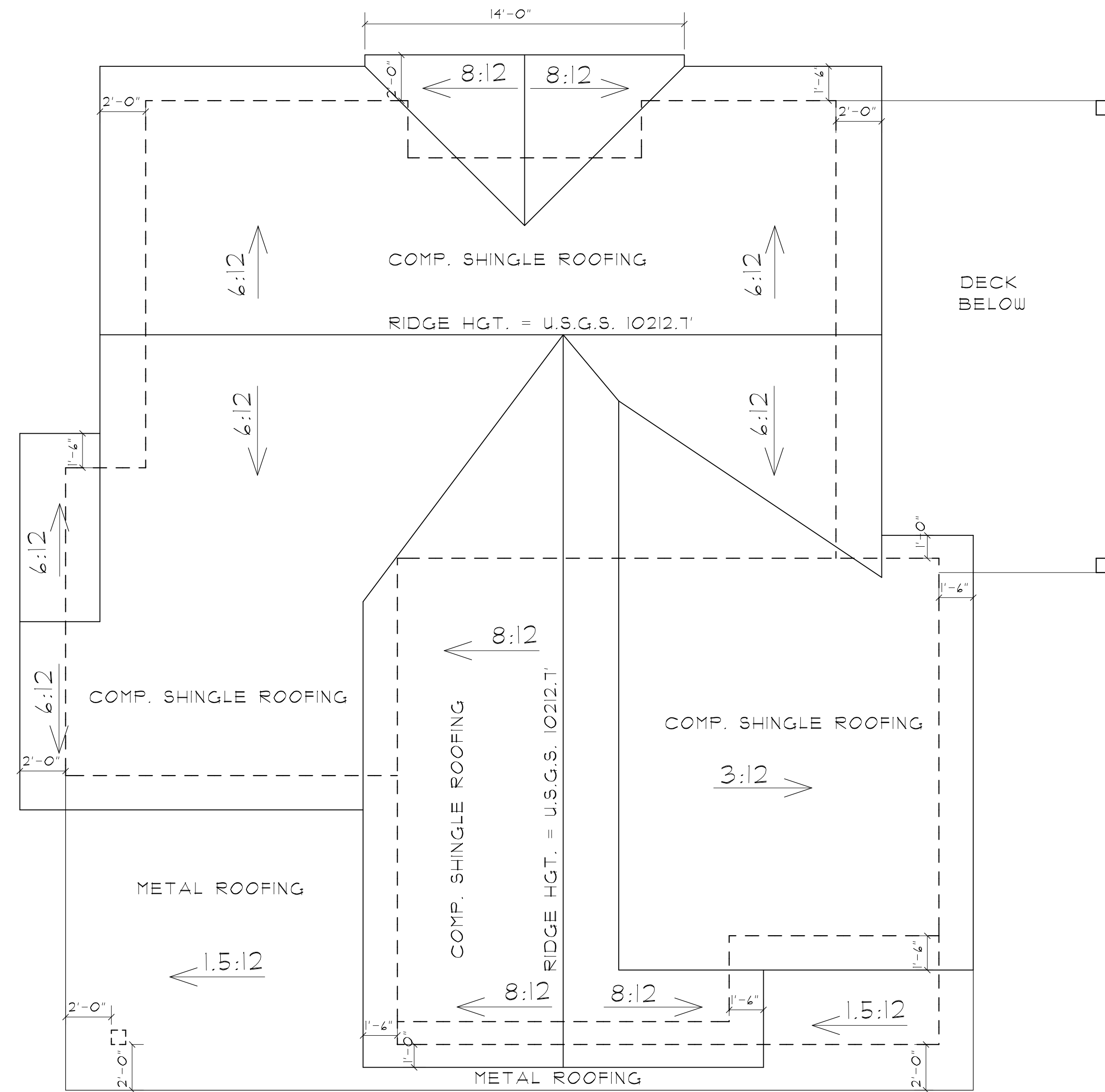
LOT 402, THE 97 SUBDIVISION, BLUE RIVER ESTATES
BLUE RIVER, COLORADO

TITLE

ROOF PLAN

ISSUE	DATE
PRELIM.	3/5/24

A4



1 ROOF PLAN
A4 1/4" = 1'-0"
NORTH

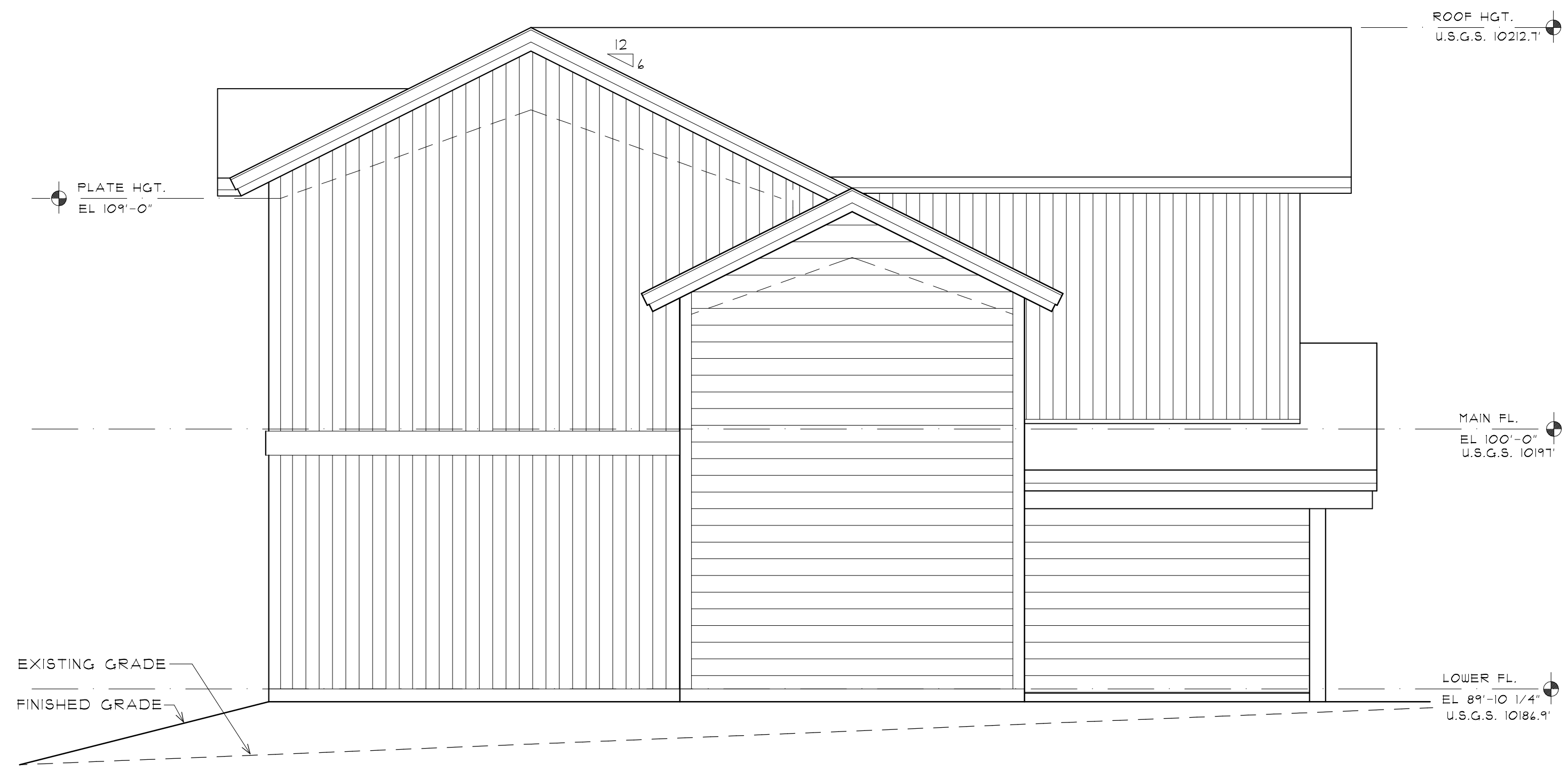
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BUILDING
ELEVATIONS

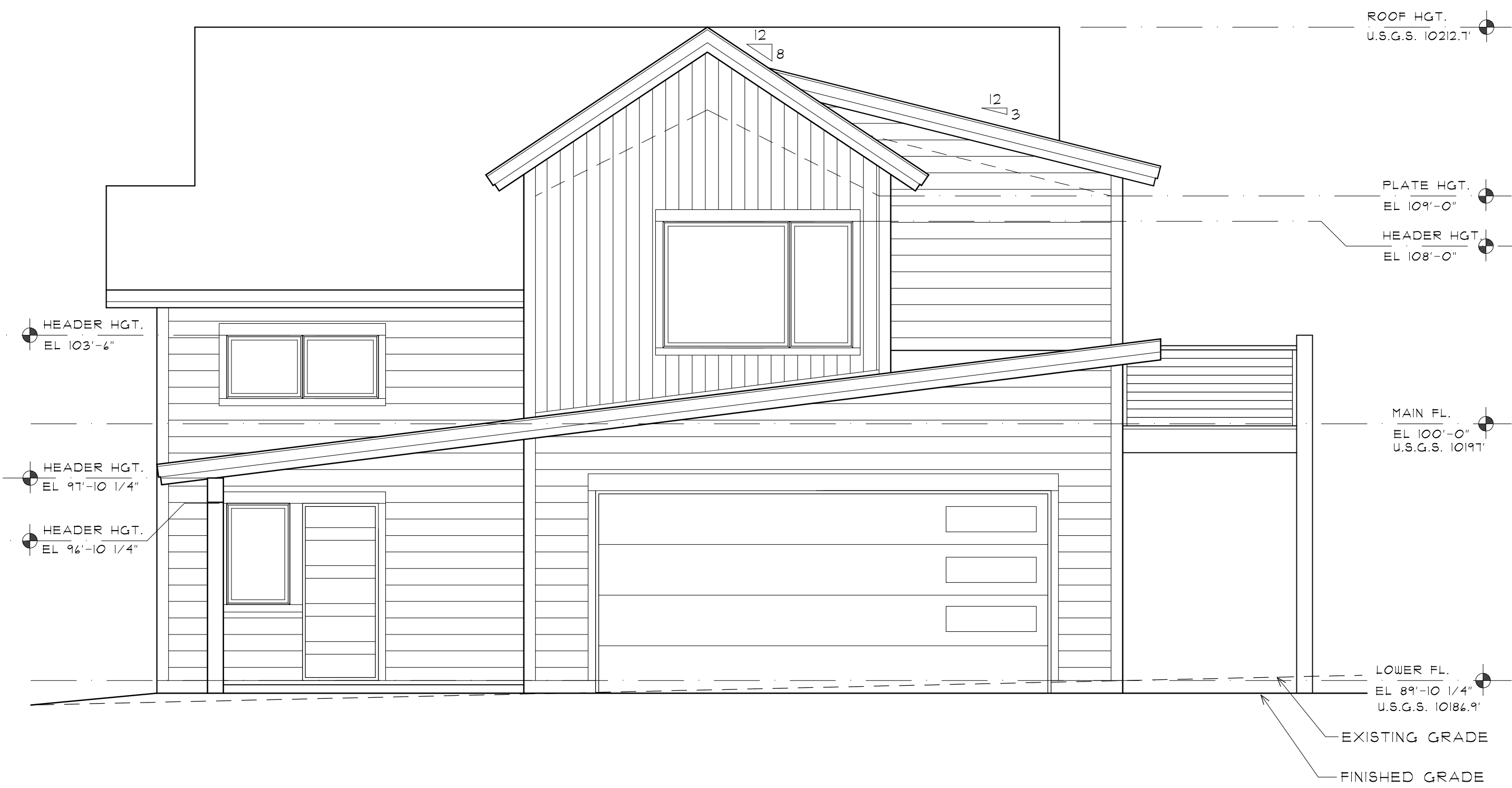
ISSUE DATE

PRELIM 3/5/24

A5



2 NORTH ELEVATION
A5 1/4" = 1'-0"



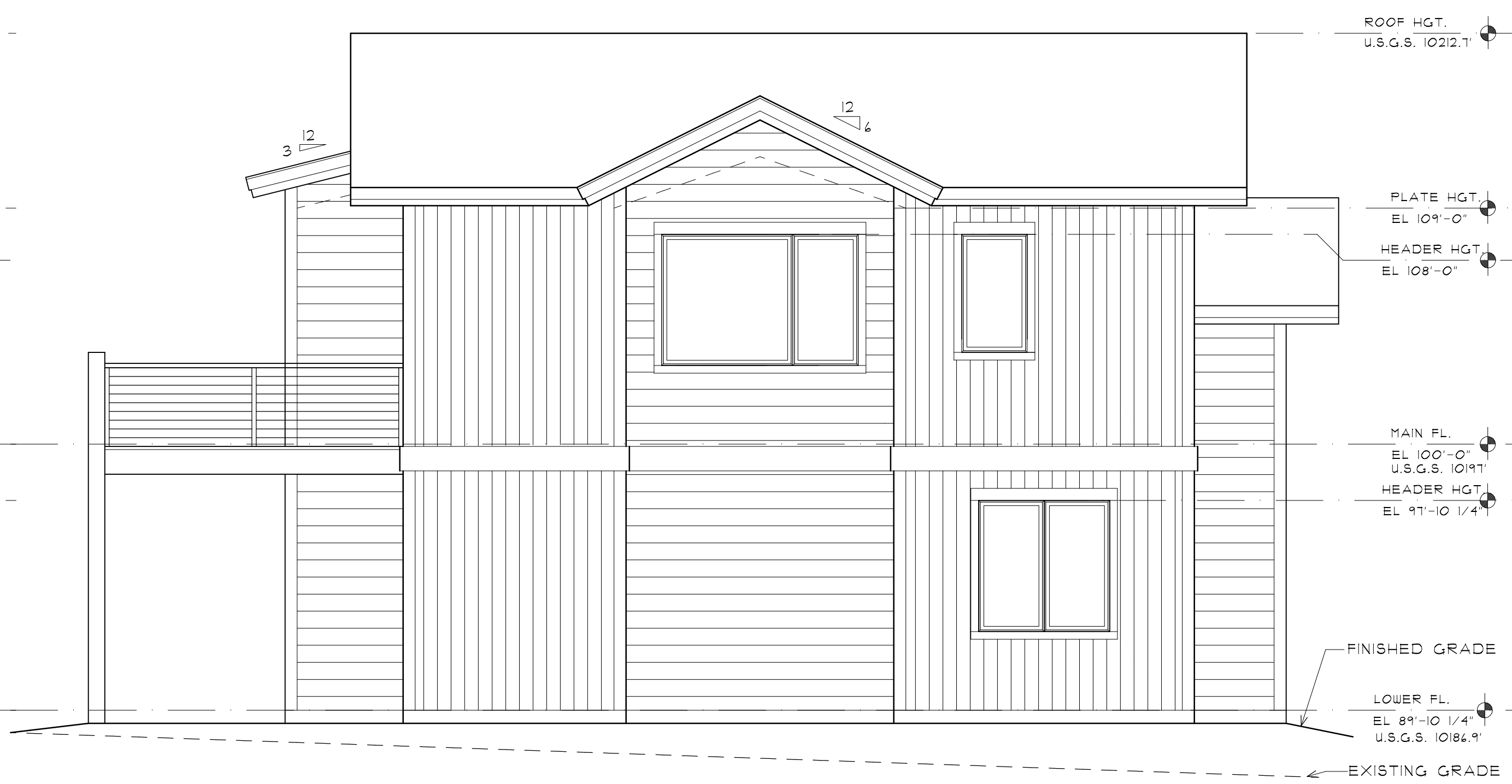
1 WEST ELEVATION
A5 1/4" = 1'-0"

EXTERIOR MATERIALS SCHEDULE

ITEM	MATERIAL	COLOR
ROOF:	COMP. SHINGLE STANDING BEAM METAL	SEE COLOR BOARD
EAVE/RAKE:	1X4 + 1X10, MTL/DRIP EDGE	
HORIZ. SIDING:	1X8 WOOD SHIPLAP SIDING	
ACCENT SIDING:	1X8 VERTICAL WOOD SIDING	
DOORS/WINDOWS:	ALUM. CLAD WOOD	
DOOR/WINDOW TRIM:	2X4 HEADER 2X4 JAMB + SILL	
OUTSIDE CORNER TRIM:	2X4	
INSIDE CORNER TRIM:	2X4	
DECKS/RAILS:	BLACK METAL RAILINGS, COMPOSITE DECKING	
EXPOSED BEAMS/COL:	DOUG FIR TIMBERS	



4 SOUTH ELEVATION
A5 1/4" = 1'-0"



3 EAST ELEVATION
A5 1/4" = 1'-0"