

# RED MOUNTAIN RANCH

## MAJOR DEVELOPMENT PERMIT (MDP) SET

PROJECT  
**RED MOUNTAIN  
RANCH SITE**

17500 US-6, Eagle, CO 81631

ARCHITECT/  
GENERAL CONTRACTOR

**tres birds**

PROJECT TEAM

MIKE MOORE  
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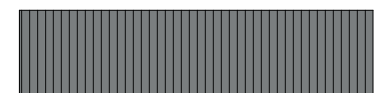
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### A-SERIES SHEET INDEX

NO.	SHEET NAME
A-00	COVER SHEET
A-10	TH-A OVERALL PLANS
A-11	TH-B OVERALL PLANS
A-12	TH-C OVERALL PLANS
A-13	TH-D OVERALL PLANS
A-14	DUP OVERALL PLANS
A-15	SF-B OVERALL PLANS
A-16	SF-D OVERALL PLANS
A-20	TH-A ELEVATIONS
A-21	TH-B ELEVATIONS
A-22	TH-C ELEVATIONS
A-23	TH-D ELEVATIONS
A-24.1	DUP ELEVATIONS
A-24.2	DUP STEPPED ELEVATIONS
A-25	SF-B ELEVATIONS
A-26	SF-D ELEVATIONS

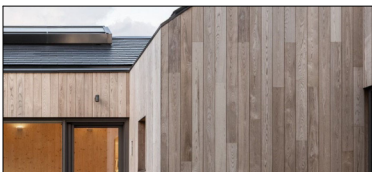
### FACADE MATERIALS

#### METAL PANEL



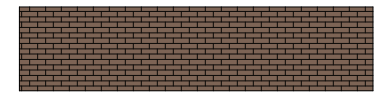
LOCATION: ROOF AND NORTH FACADE  
FINISH: CORRUGATED STEEL PANELS, MATTE GREY (BONDZERIZED) INTENDED TO WEATHER SLIGHTLY AS IT AGES.

#### WOOD SIDING



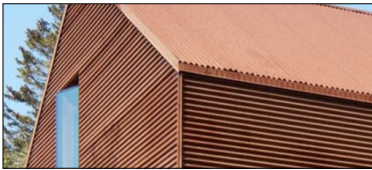
LOCATION: SOUTH, EAST AND WEST FACADES  
FINISH: VERTICAL WOOD PANELING, CLEAR FINISH DOUGLAS FIR (OR SIM.) WITH VARIATIONS IN TONE OR GRAIN ACROSS INDIVIDUAL BOARDS.

#### BRICK MASONRY



LOCATION: WHERE EXTERIOR WALLS CONTACT THE GROUND WHERE DURABILITY IS REQUIRED.  
FINISH: RECLAIMED BRICK, DEPENDING ON RECLAIMED STOCK AVAILABLE, THE TONE OR SHAPE OF BRICKS USED COULD VARY AT DIFFERENT BUILDINGS

#### METAL PANEL



LOCATION: ROOF AND EXTERIOR WALLS ABOVE STONE MASONRY BASE  
FINISH: CORRUGATED STEEL PANELS, FINISH INTENDED TO WEATHER AND PATINA SIGNIFICANTLY AS IT AGES

#### STONE MASONRY



LOCATION: WHERE EXTERIOR WALLS CONTACT THE GROUND WHERE DURABILITY IS REQUIRED.  
FINISH: LOCALLY SOURCED NATURAL STONE, INTENDED TO REFLECT A MORE ORGANIC MATERIAL APPROACH THAN THE BRICK MASONRY USED ELSEWHERE. STONES VARYING IN SIZE, SHAPE AND TONE PREFERRED

### LEGEND

	<b>TOWNHOME TYPE A</b> RE: A-10 & A-20
	<b>TOWNHOME TYPE B</b> RE: A-11 & A-21
	<b>TOWNHOME TYPE C</b> RE: A-12 & A-22
	<b>TOWNHOME TYPE D</b> RE: A-13 & A-23
	<b>DUPLEX</b> RE: A-14 & A-24
	<b>SINGLE FAMILY TYPE B</b> RE: A-15 & A-25
	<b>SINGLE FAMILY TYPE D</b> RE: A-16 & A-26

ISSUANCE

**R2 SUBMITTAL**

ISSUE DATE

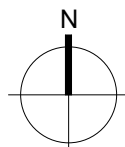
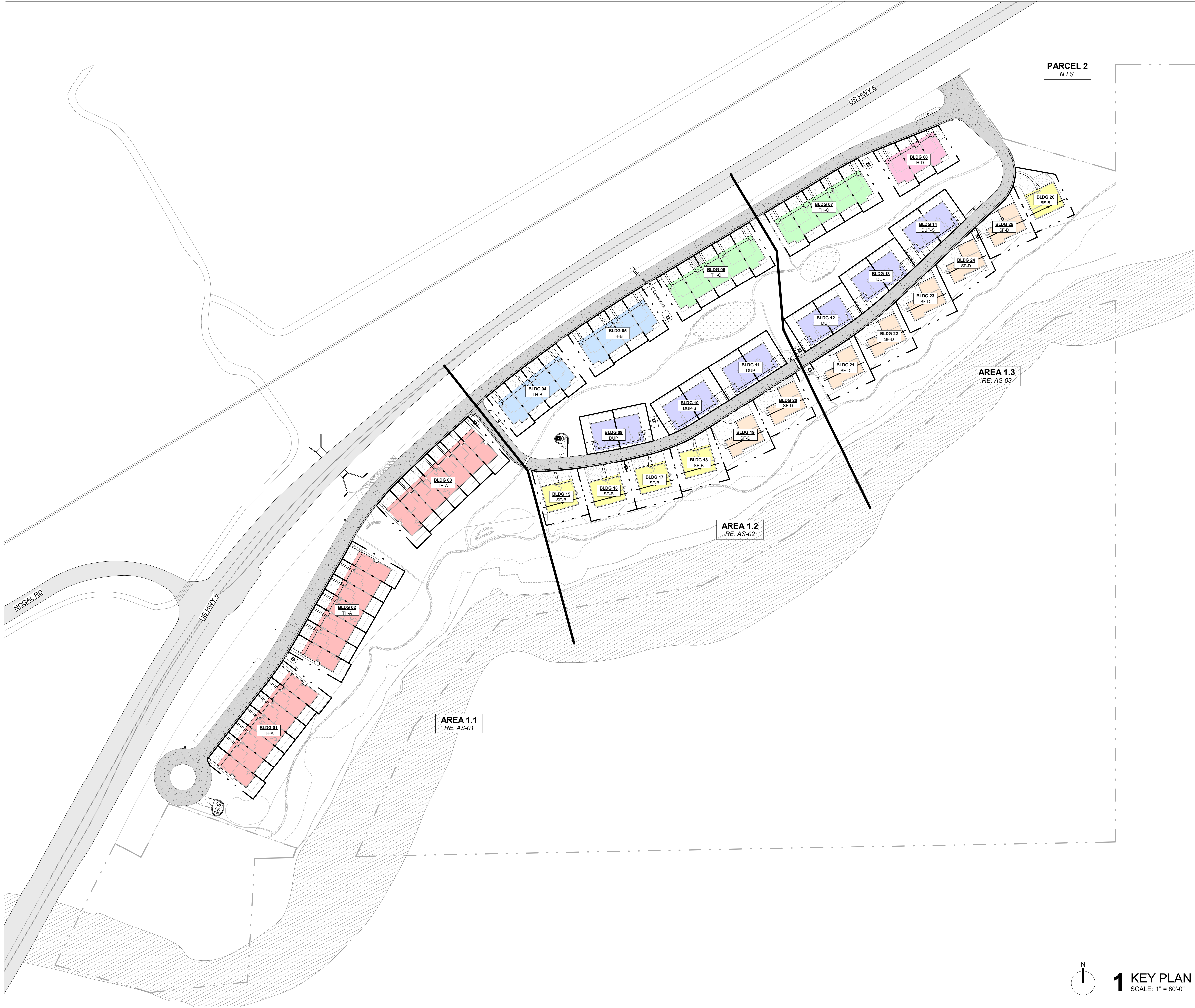
**09.22.2025**

REVISION HISTORY

DRAWING SHEET TITLE

**COVER SHEET**

**A-00**



**1** KEY PLAN  
SCALE: 1" = 80'-0"



PROJECT:  
**RED MOUNTAIN RANCH**

ADDRESS:  
17500 US-6  
EAGLE, CO 81631

ARCHITECTURE:  
**tres birds**

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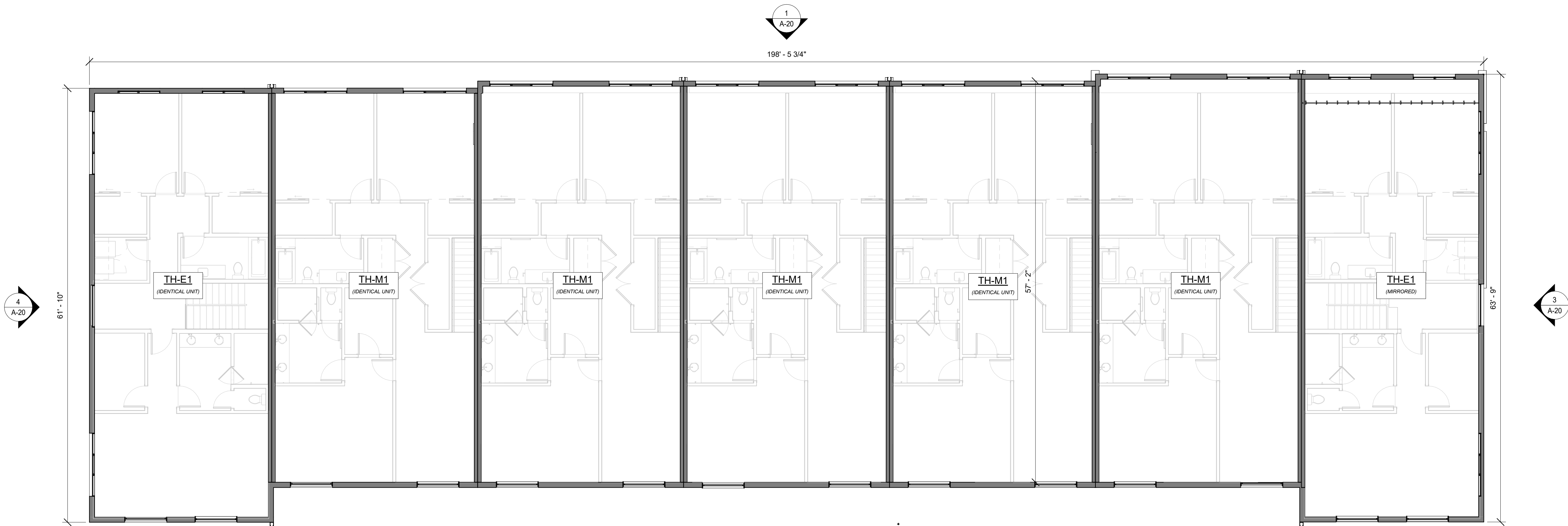
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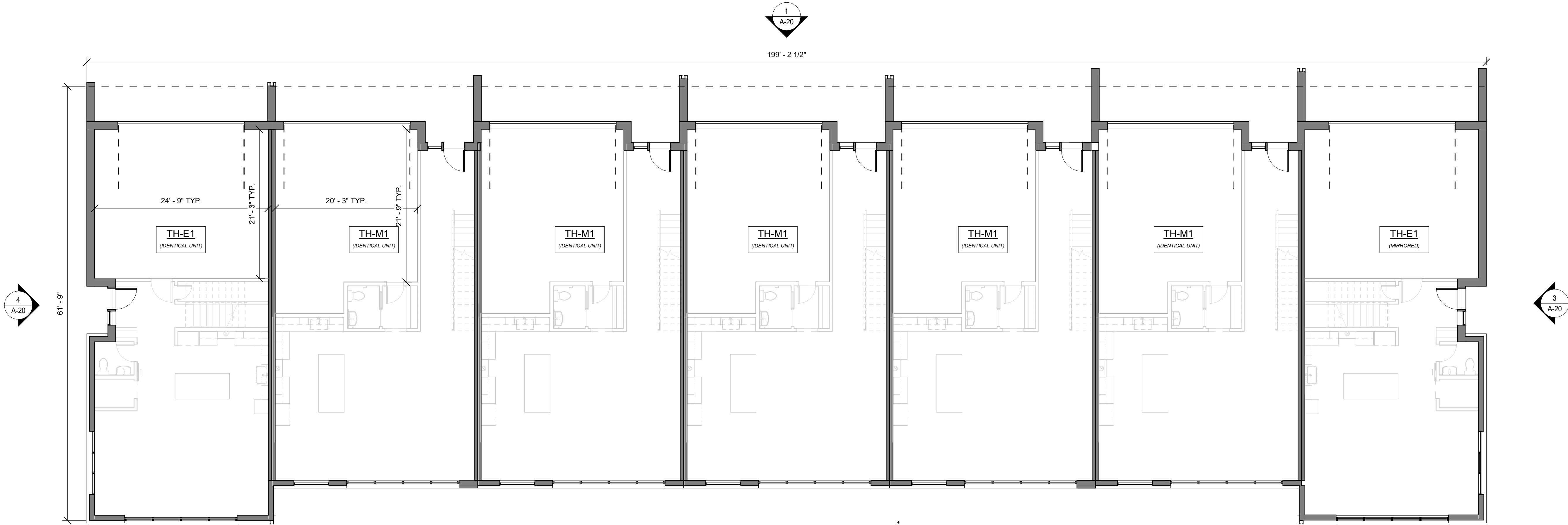
DRAWING SHEET TITLE:

**TH-A OVERALL PLANS**

**A-10**



**2 LEVEL 2**  
SCALE: 1/8" = 1'-0"



**1 LEVEL 1**  
SCALE: 1/8" = 1'-0"

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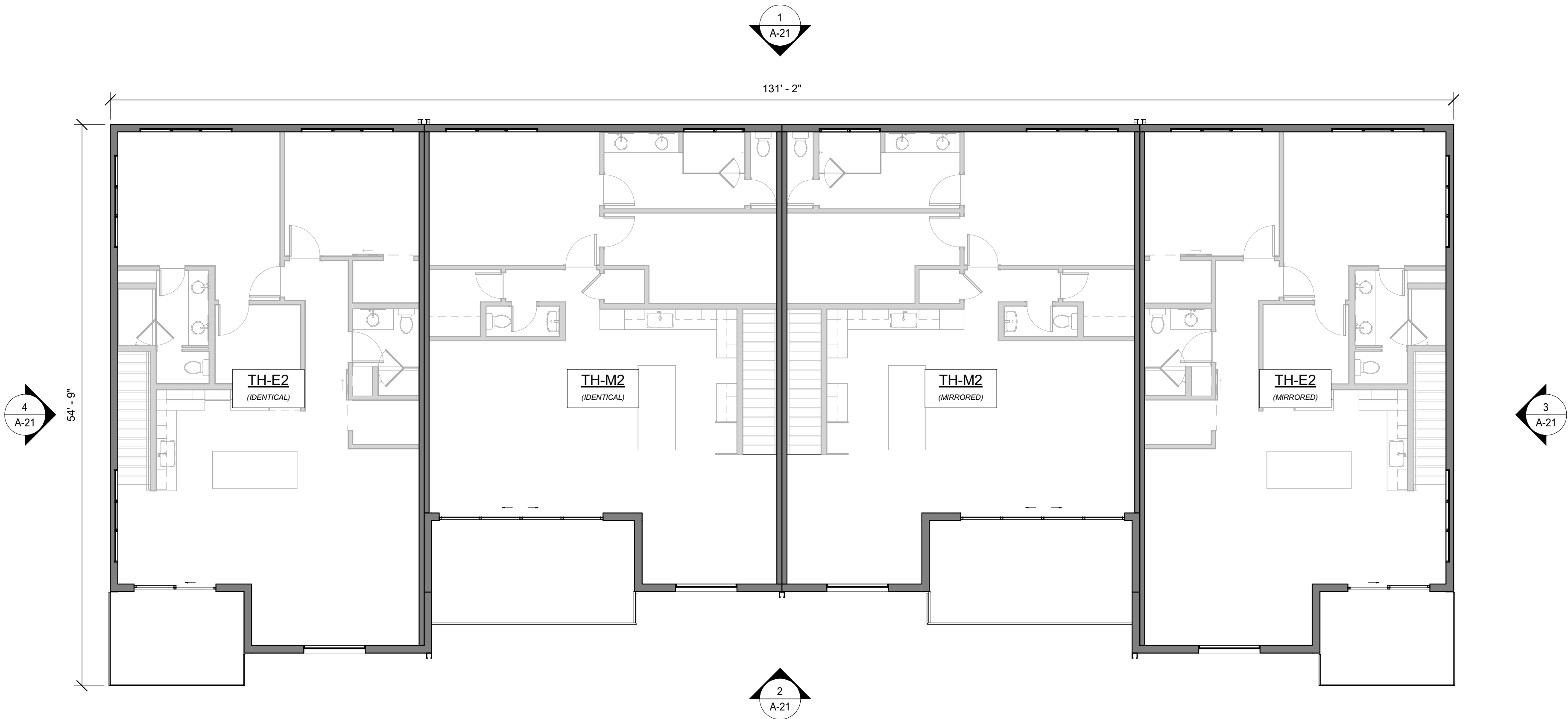
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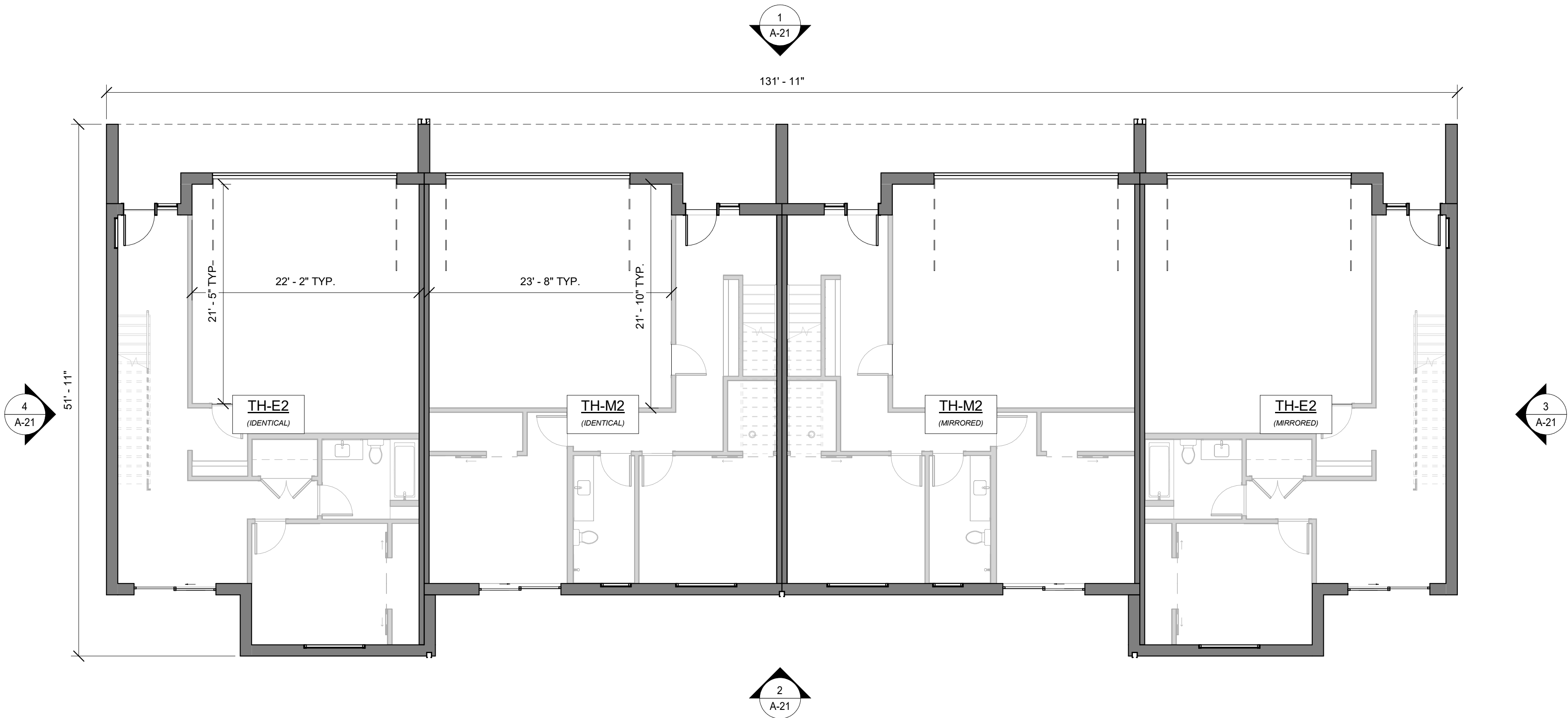
REVISION HISTORY:

DRAWING SHEET TITLE:  
**TH-B OVERALL PLANS**

**A-11**



**2 LEVEL 2**  
SCALE: 1/8" = 1'-0"



**1 LEVEL 1**  
SCALE: 1/8" = 1'-0"

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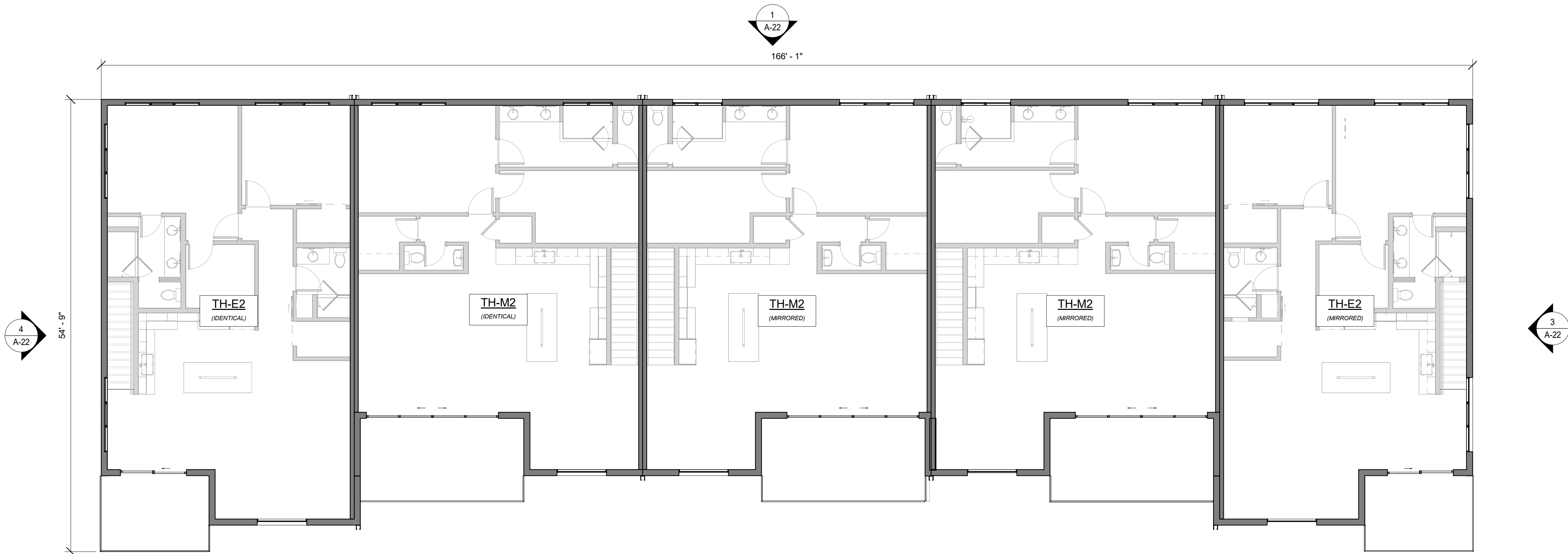
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ISSUE DATE:  
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REVISION HISTORY:

DRAWING SHEET TITLE:  
**TH-C OVERALL PLANS**

**A-12**



**2 LEVEL 2**  
SCALE: 1/8" = 1'-0"



**1 LEVEL 1**  
SCALE: 1/8" = 1'-0"



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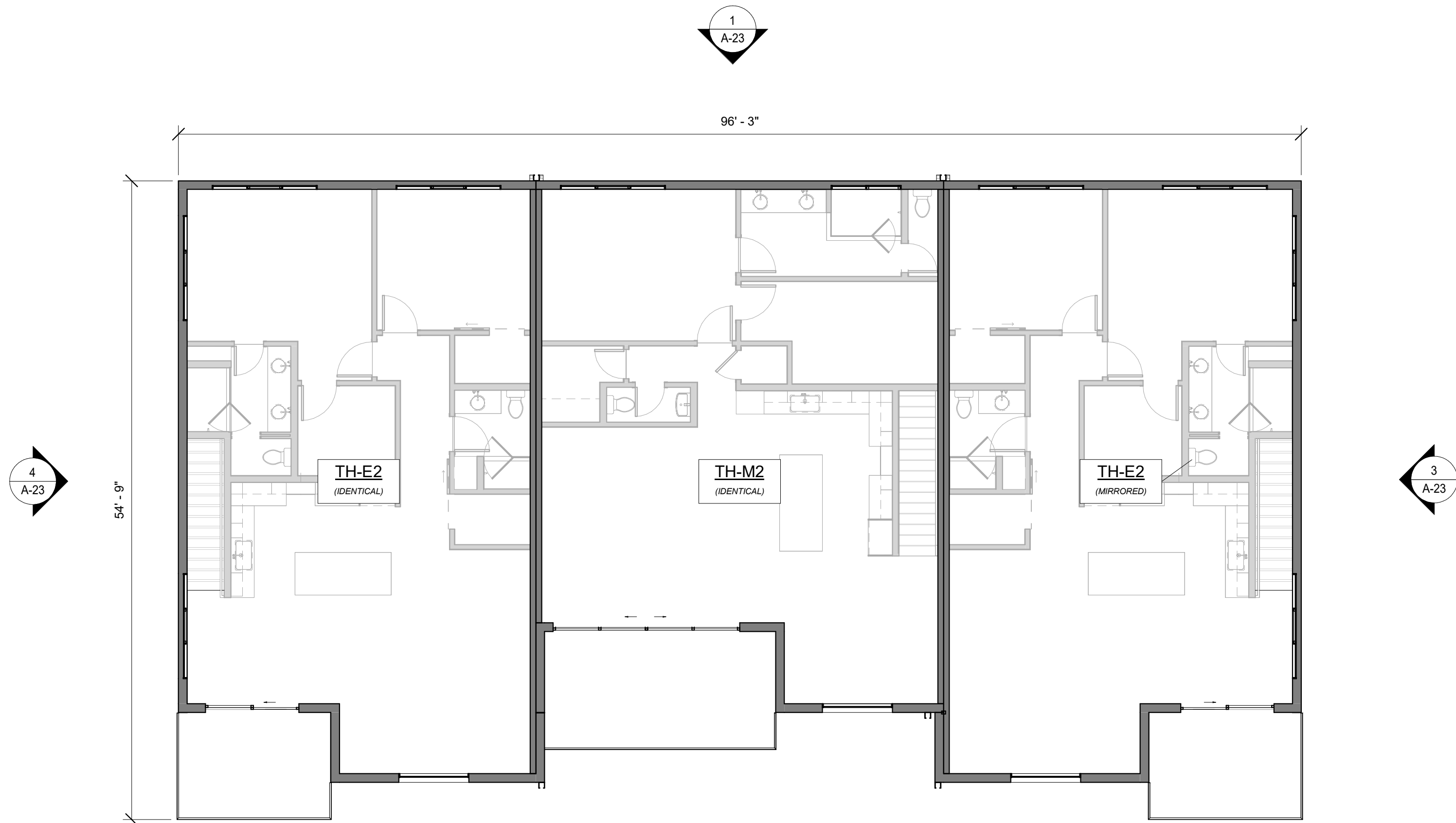
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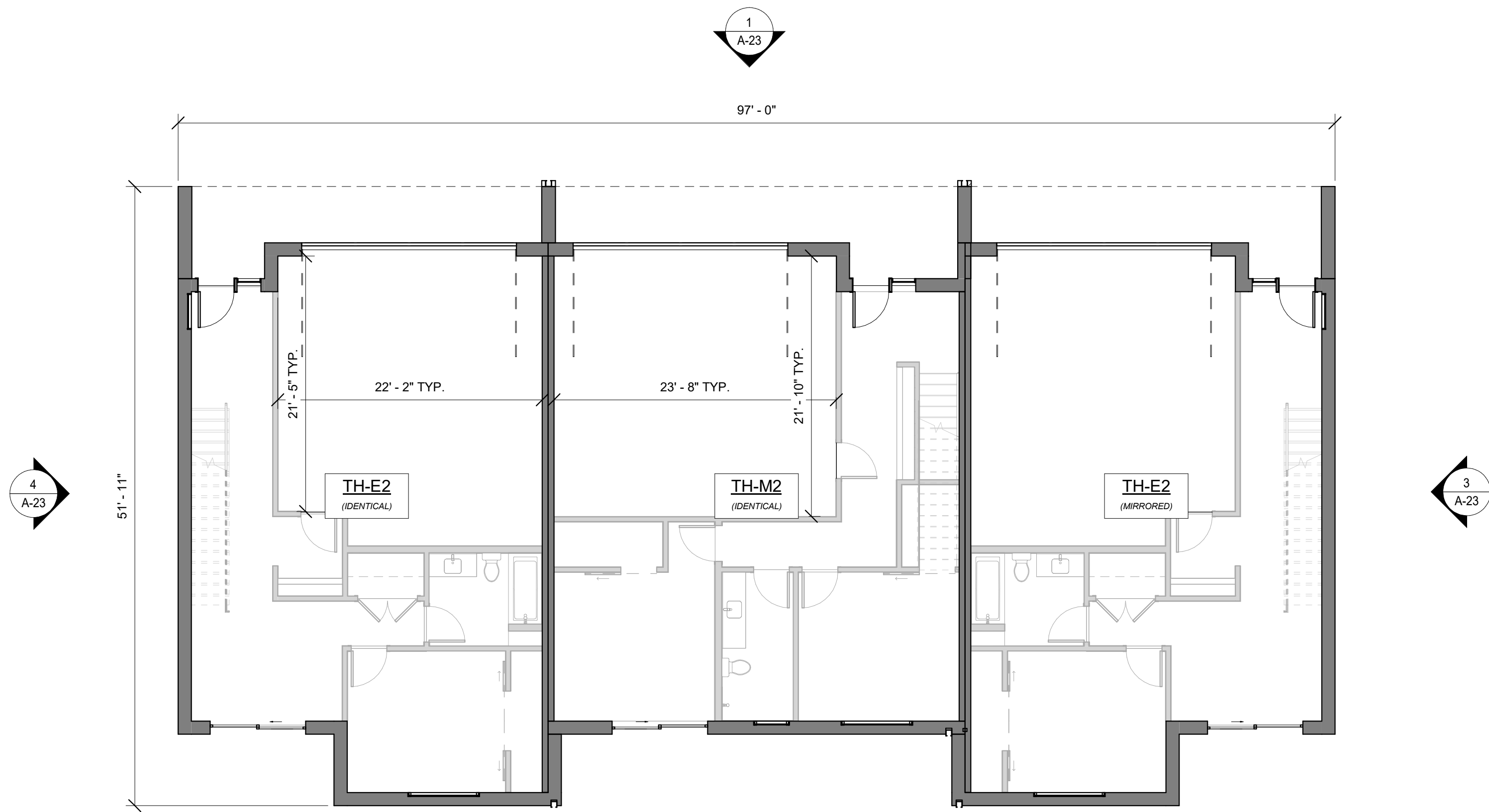
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**TH-D OVERALL PLANS**

**A-13**



**2 LEVEL 2**  
SCALE: 1/8" = 1'-0"



**1 LEVEL 1**  
SCALE: 1/8" = 1'-0"

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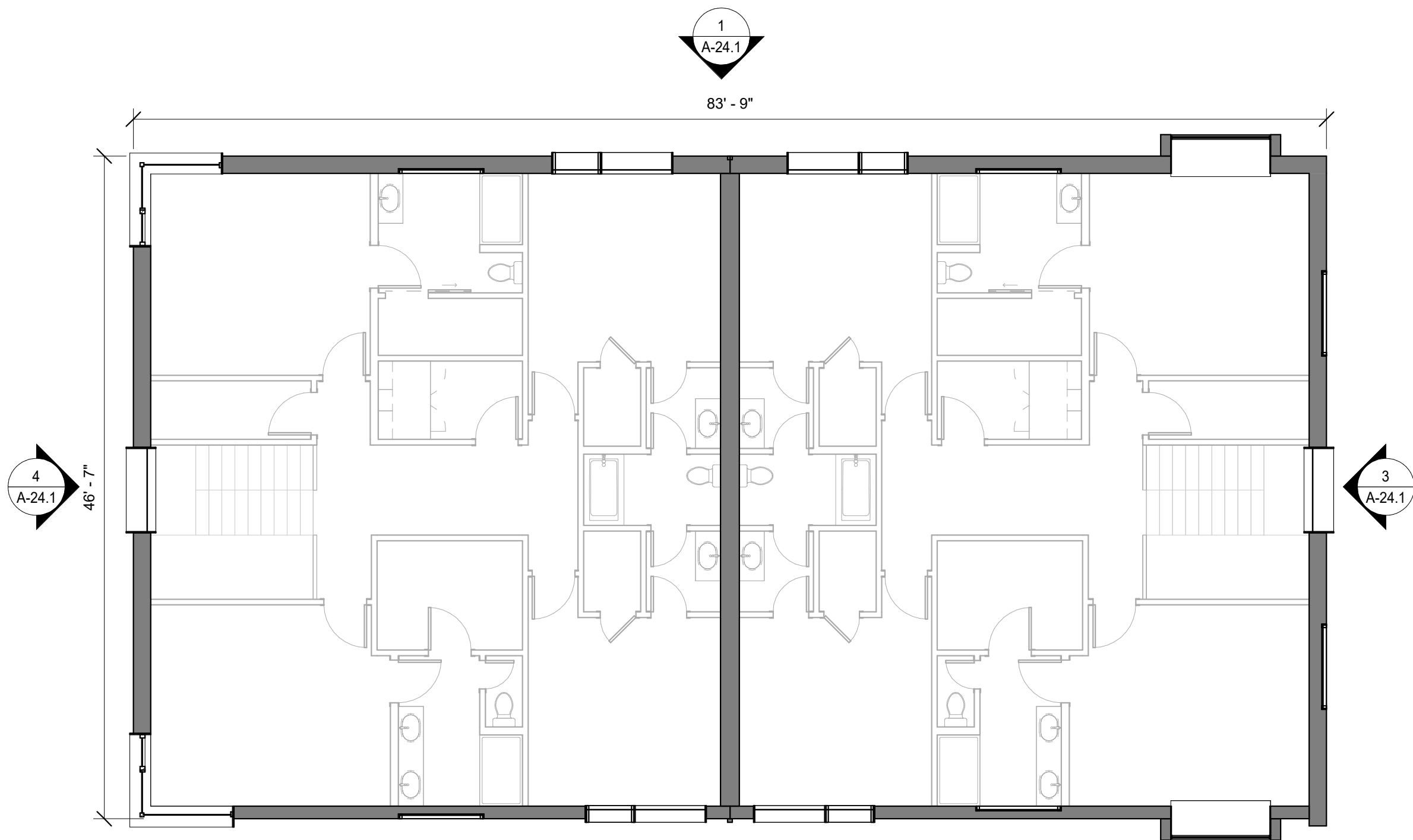
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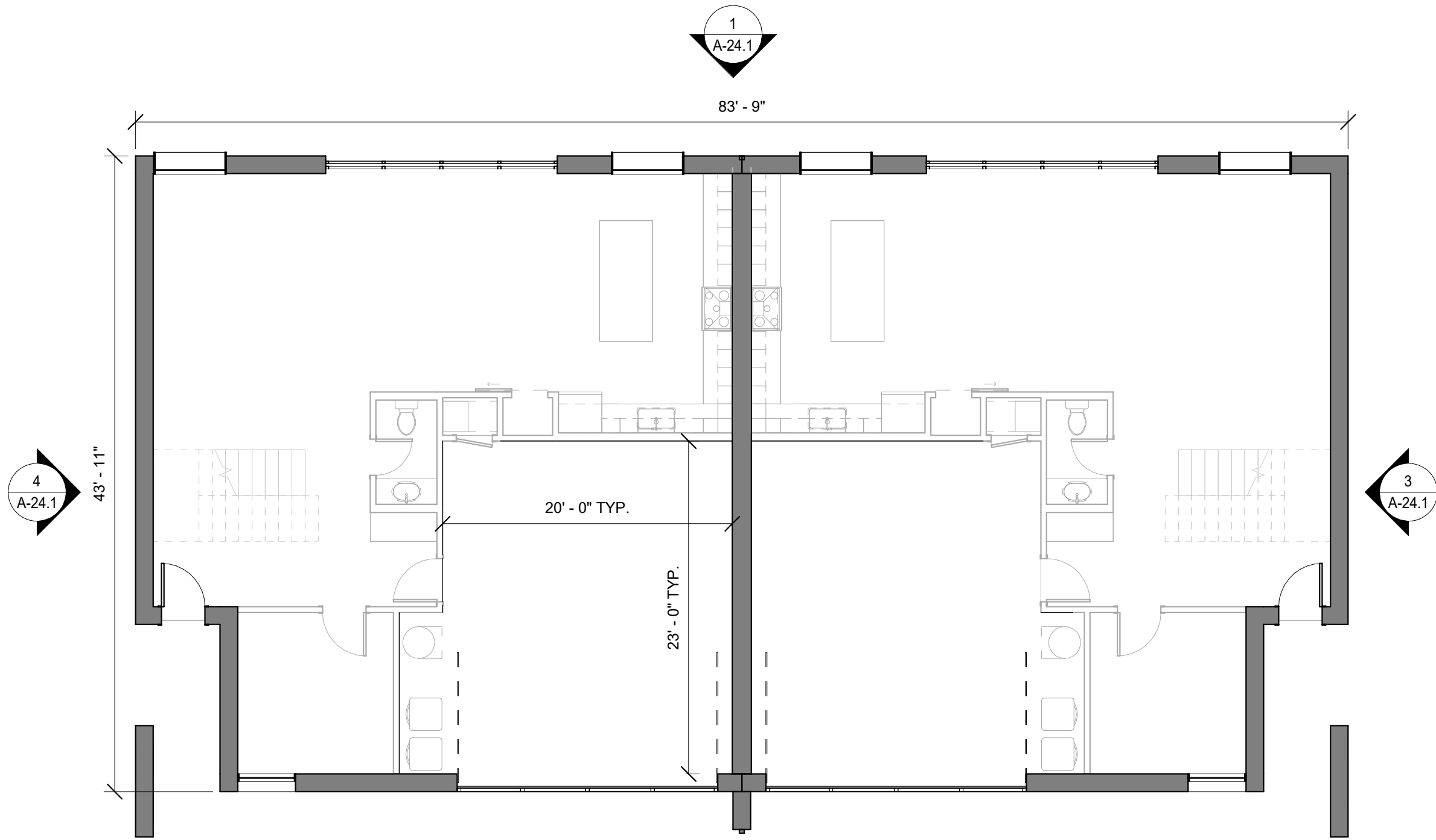
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DRAWING SHEET TITLE:  
**DUP OVERALL PLANS**

**A-14**



**2 LEVEL 2**  
SCALE: 1/8" = 1'-0"



**1 LEVEL 1**  
SCALE: 1/8" = 1'-0"



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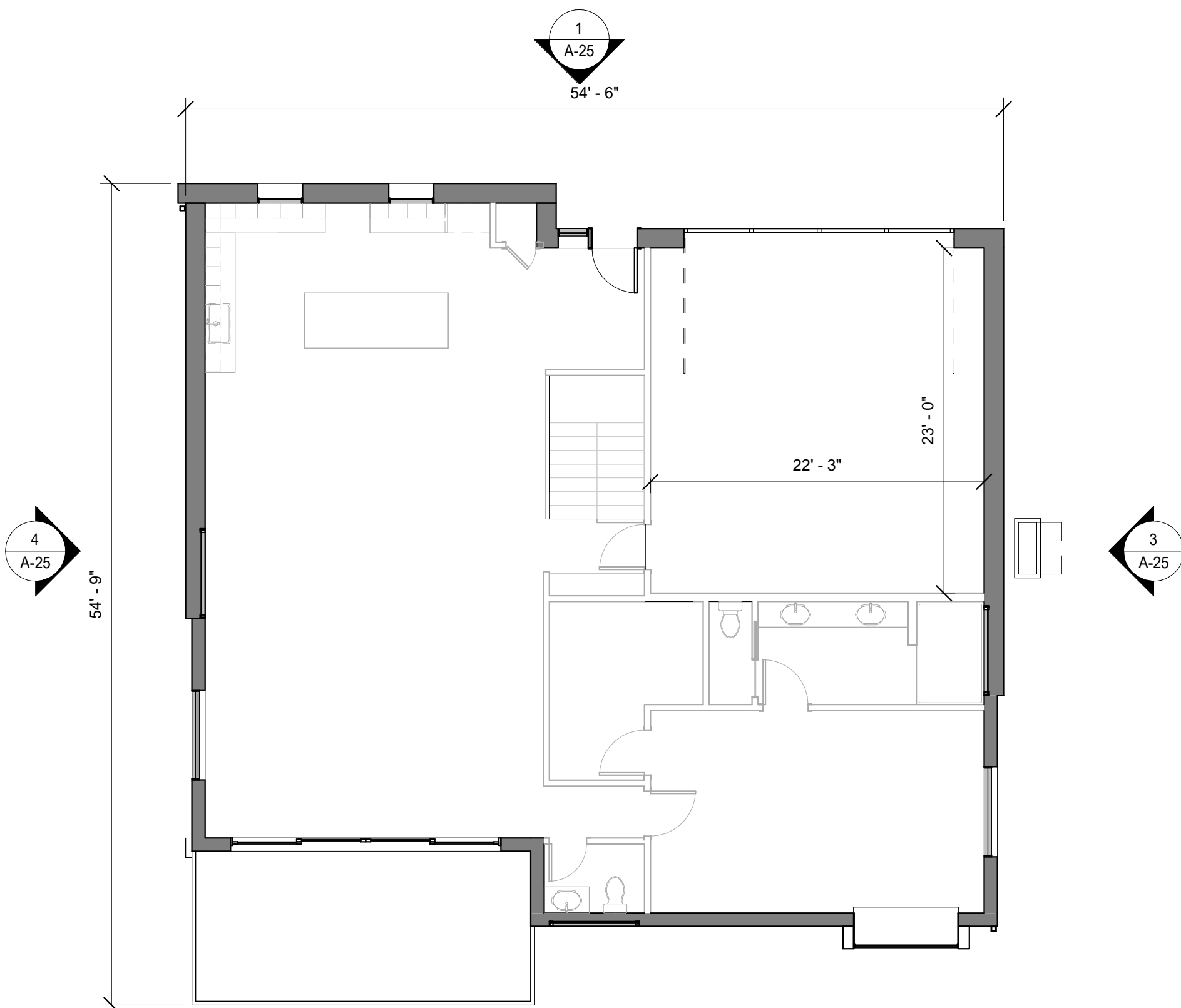
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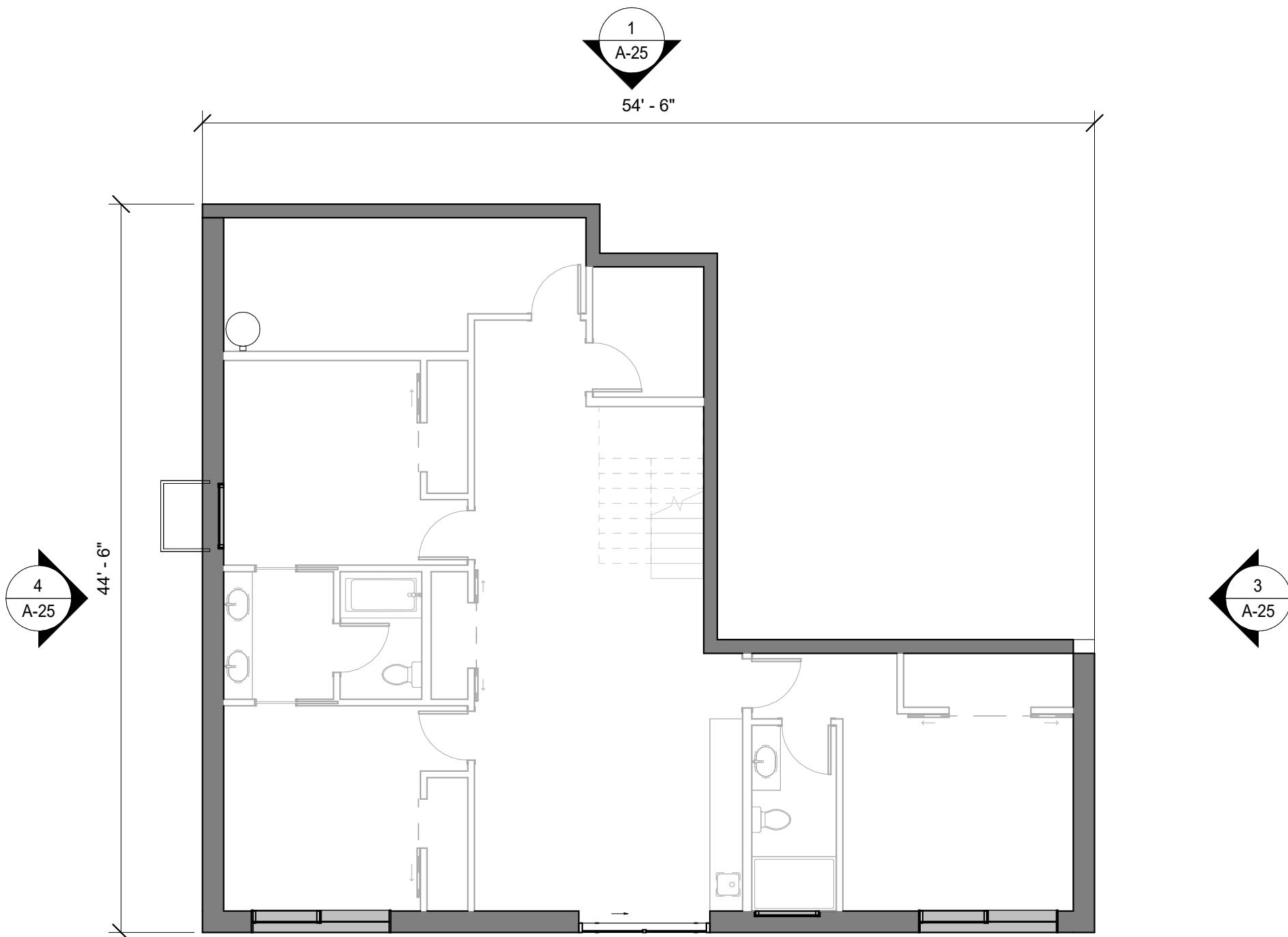
DRAWING SHEET TITLE:

**SF-B OVERALL PLANS**

**A-15**



**2** LEVEL 1  
SCALE: 1/8" = 1'-0"



**1** GARDEN LEVEL  
SCALE: 1/8" = 1'-0"

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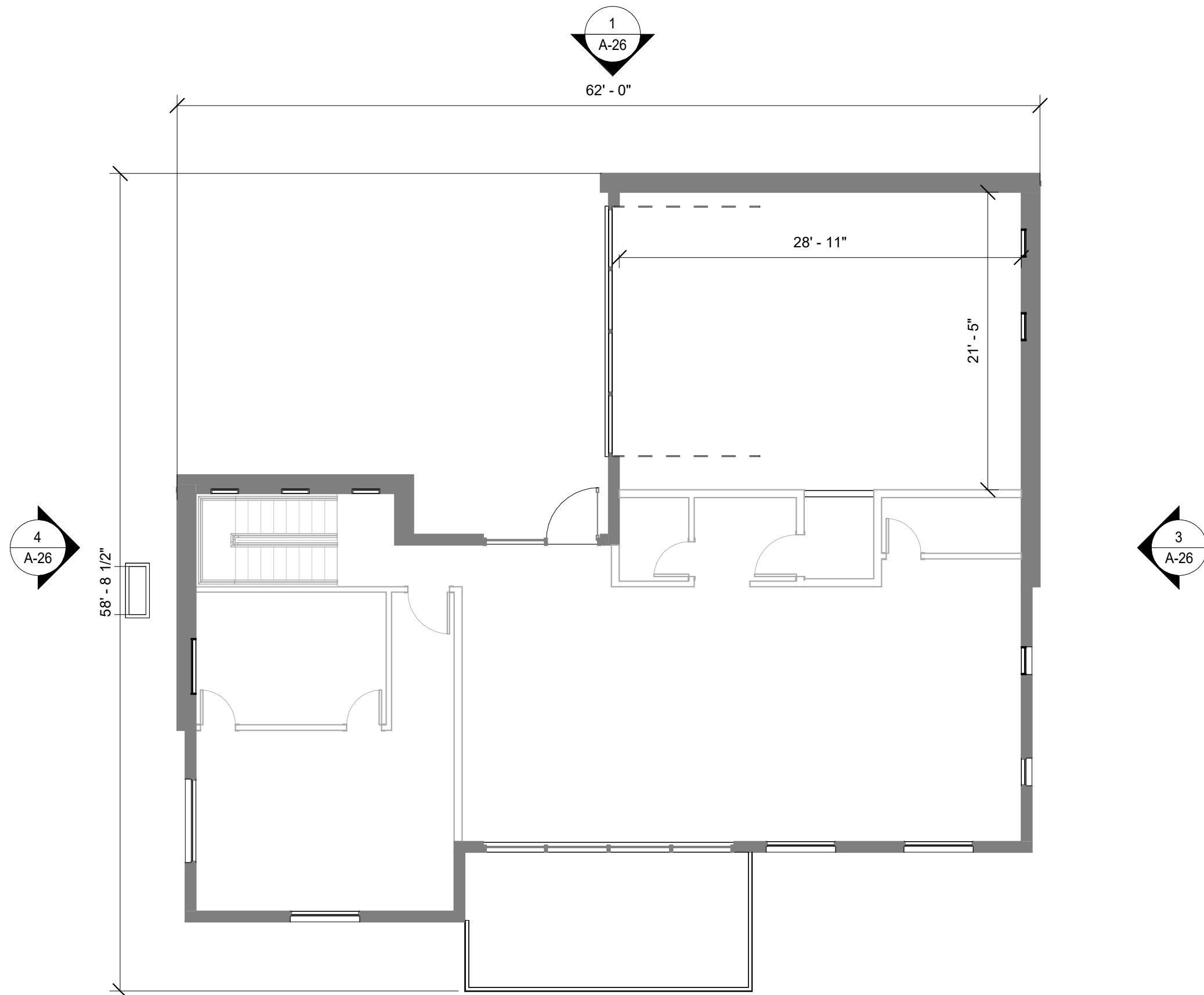
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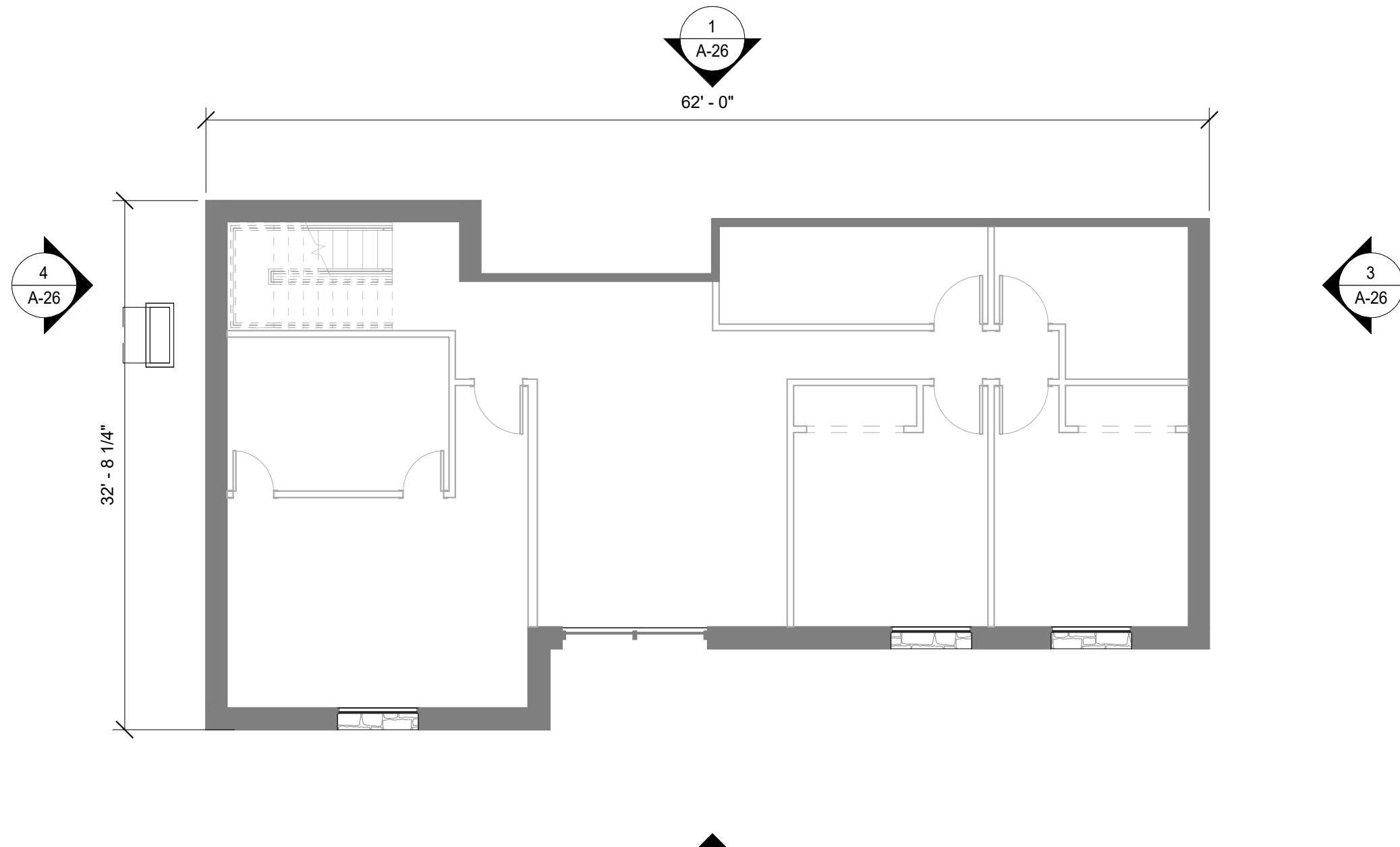
REVISION HISTORY:

DRAWING SHEET TITLE:  
**SF-D OVERALL PLANS**

**A-16**

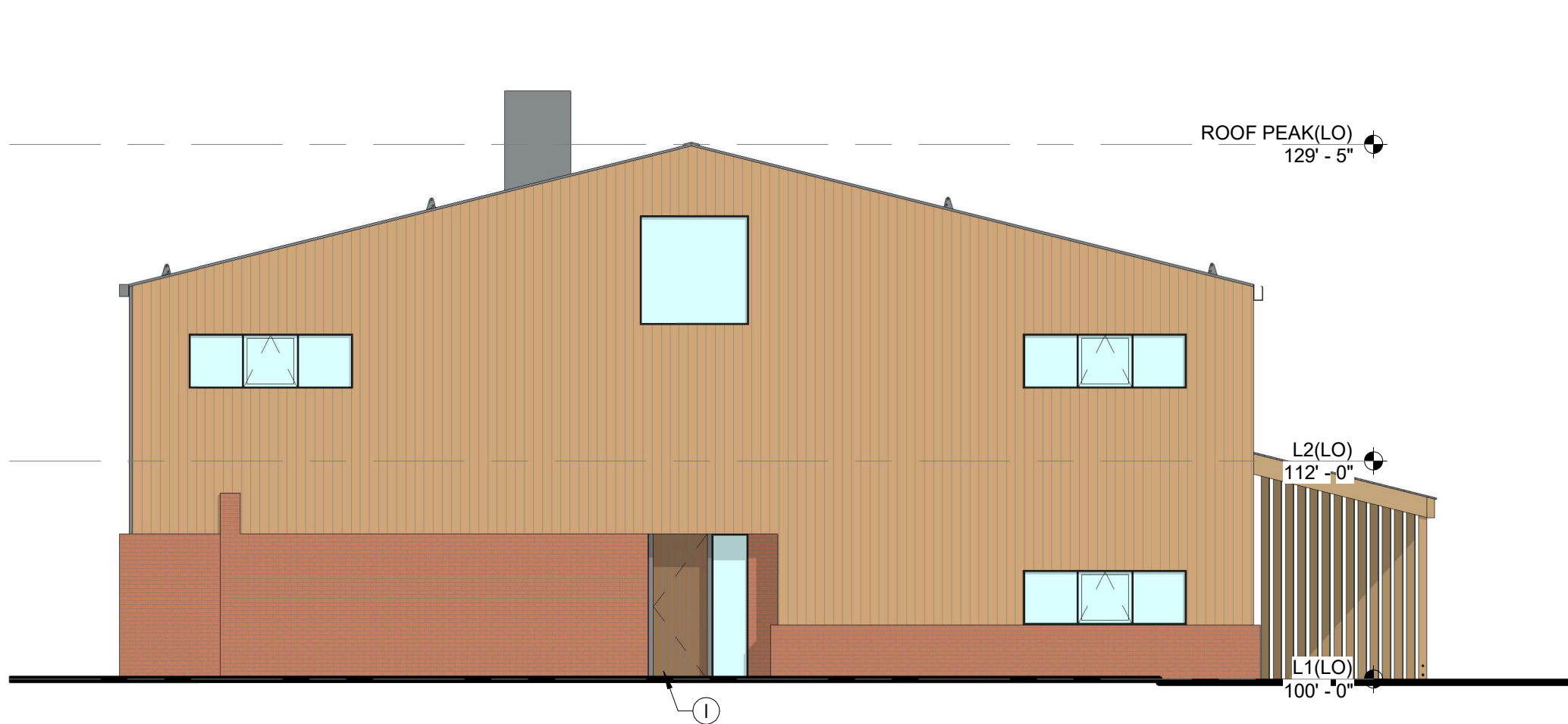


**2 LEVEL 1**  
SCALE: 1/8" = 1'-0"

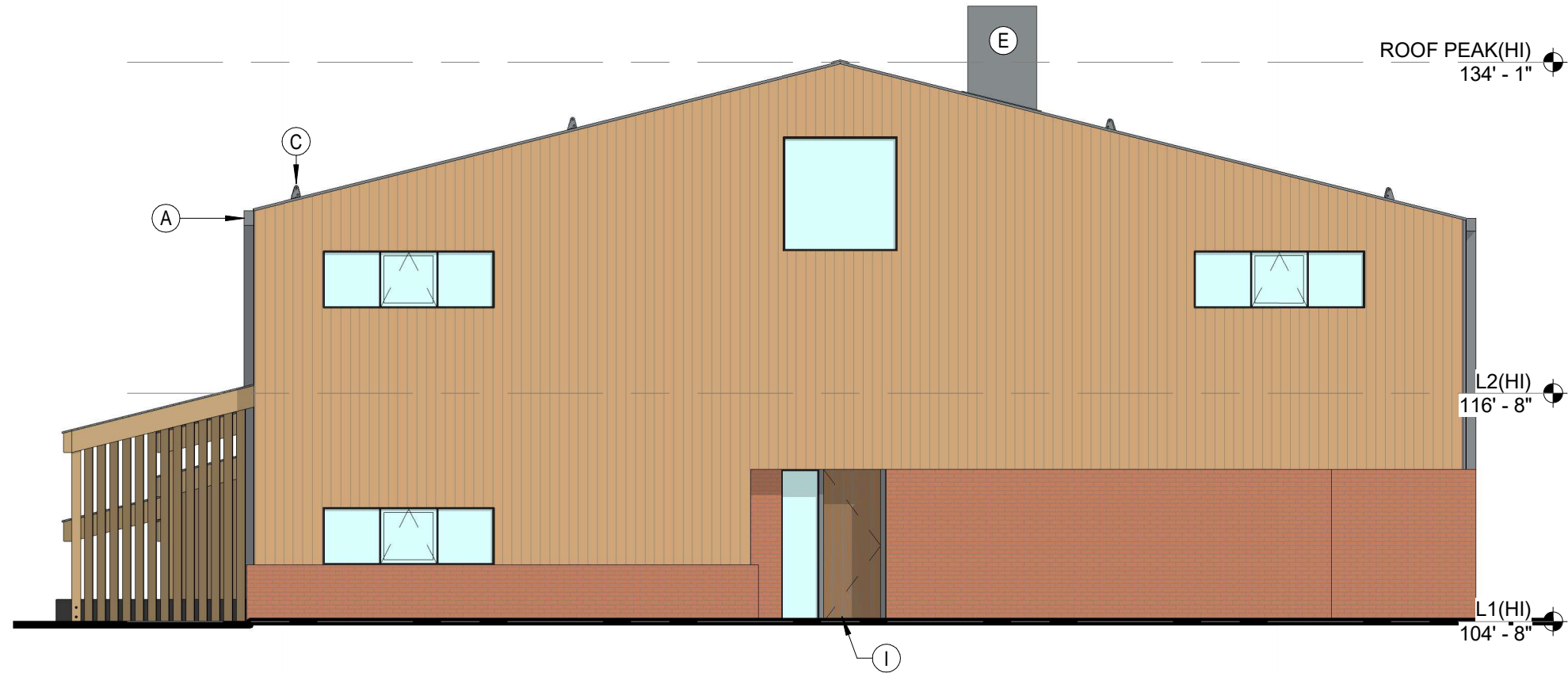


**1 GARDEN LEVEL**  
SCALE: 1/8" = 1'-0"





4 WEST ELEVATION  
SCALE: 1/8" = 1'-0"



3 EAST ELEVATION  
SCALE: 1/8" = 1'-0"



2 SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"



1 NORTH ELEVATION  
SCALE: 1/8" = 1'-0"

## GENERAL NOTES

1. GROUND LEVEL FFE WILL STEP TO ACCOMMODATE GRADE
2. THIS STEP AVERAGES 2'-0" BUT DOES VARY DEPENDING ON GRADE AT SPECIFIC BUILDING LOCATIONS
3. RE: OVERALL GRADING PLAN FOR FFEs SPECIFIC TO INDIVIDUAL BUILDINGS

## SHEET NOTES

- A GUTTER. FINISH TO COLOR MATCH CORRUGATED METAL PANELS
- B DOWNSPOUT. FINISH TO COLOR MATCH CORRUGATED METAL PANELS
- C SNOW GUARD. FINISH TO COLOR MATCH CORRUGATED METAL PANELS
- E AIR SOURCE HEAT PUMP. EQUIPMENT CONCEALED IN A PREFABRICATED METAL ENCLOSURE. FINISH TO COLOR MATCH CORRUGATED METAL PANELS
- F RAIN CHAIN DOWNSPOUT
- G GARAGE DOORS. BOTTOM PANELS TO BE OPAQUE AND FINISHED SIM. TO OTHER METAL TRIM. UPPER PANELS TO BE GLASS
- H SOFFIT TO BE FINISHED IN WOOD PANELS SIMILAR TO FACADE
- I SOLID WOOD AT MAIN UNIT ENTRY DOOR
- J METAL TRIM. FINISH TO COLOR MATCH CORRUGATED METAL PANELS

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SET:

**(MDP ) MAJOR DEVELOPMENT PERMIT**

ISSUANCE:

**R2 SUBMITTAL**

ISSUE DATE:

**09.22.2025**

REVISION HISTORY:

DRAWING SHEET TITLE:

**TH-A ELEVATIONS**

**A-20**

## FACADE MATERIALS

### METAL PANEL



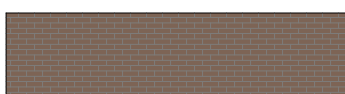
LOCATION: ROOF AND NORTH FACADE  
FINISH: CORRUGATED, MATTIE GREY (BONDERIZED)  
INTENDED TO WEATHER SLIGHTLY AS IT AGES.

### WOOD SIDING



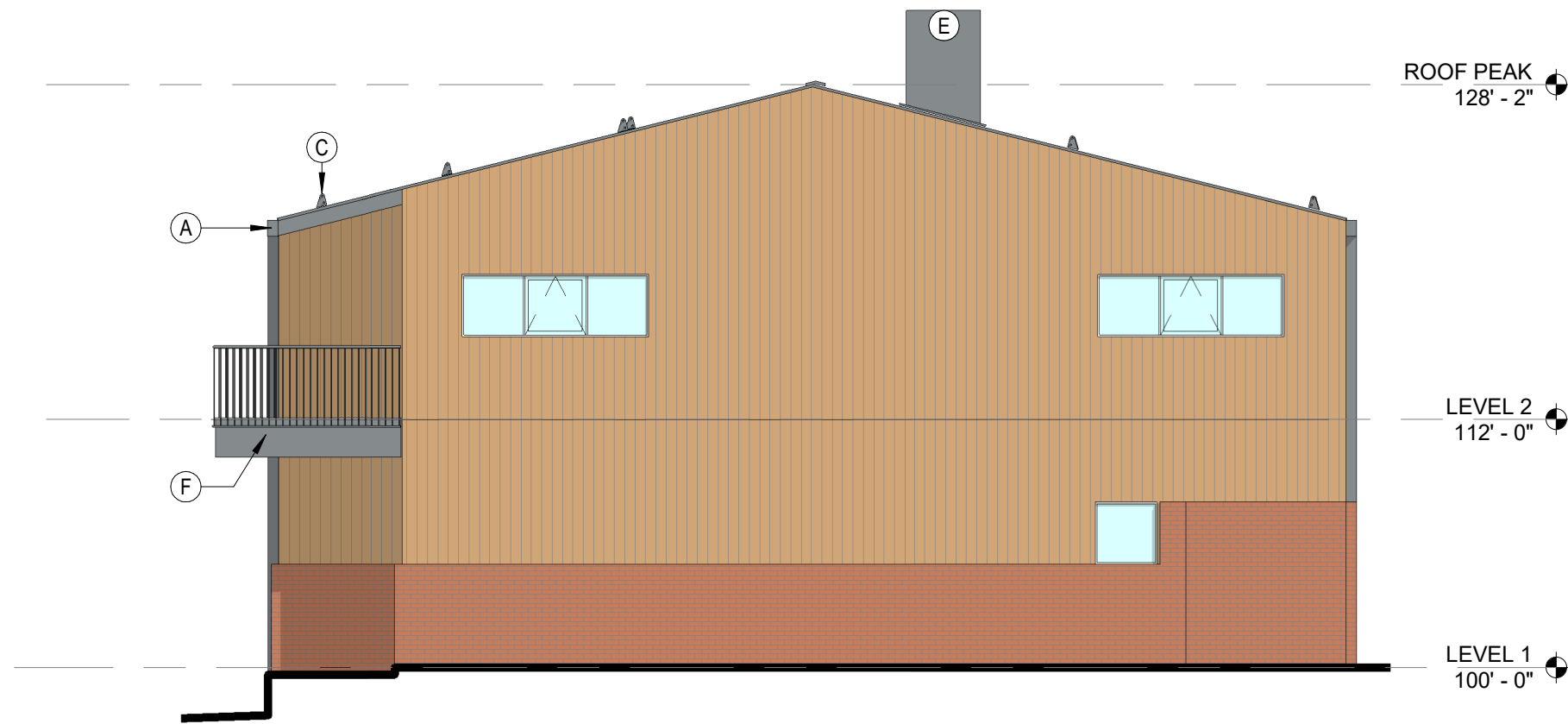
LOCATION: SOUTH, EAST AND WEST FACADES  
FINISH: VERTICAL WOOD PANELING. CLEAR FINISH  
DOUGLAS FIR (OR SIM.) WITH VARIATIONS IN TONE OR  
GRAIN ACROSS INDIVIDUAL BOARDS.

### BRICK MASONRY

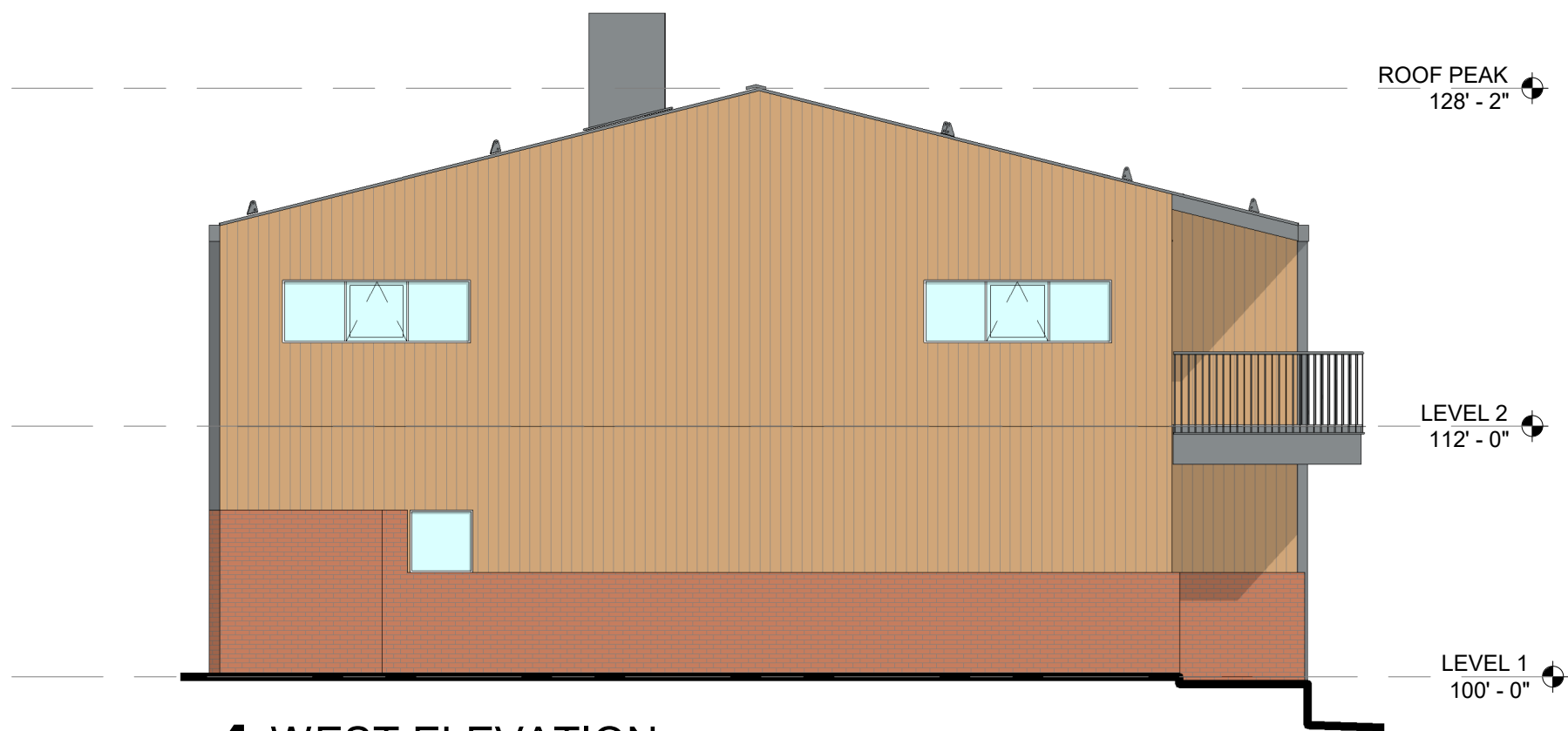


LOCATION: WHERE EXTERIOR WALLS CONTACT THE  
GROUND WHERE DURABILITY IS REQUIRED.  
FINISH: RECLAIMED BRICK. DEPENDING ON RECLAIMED  
STOCK AVAILABLE. THE TONE OR SHAPE OF BRICKS USED  
COULD VARY AT DIFFERENT BUILDINGS





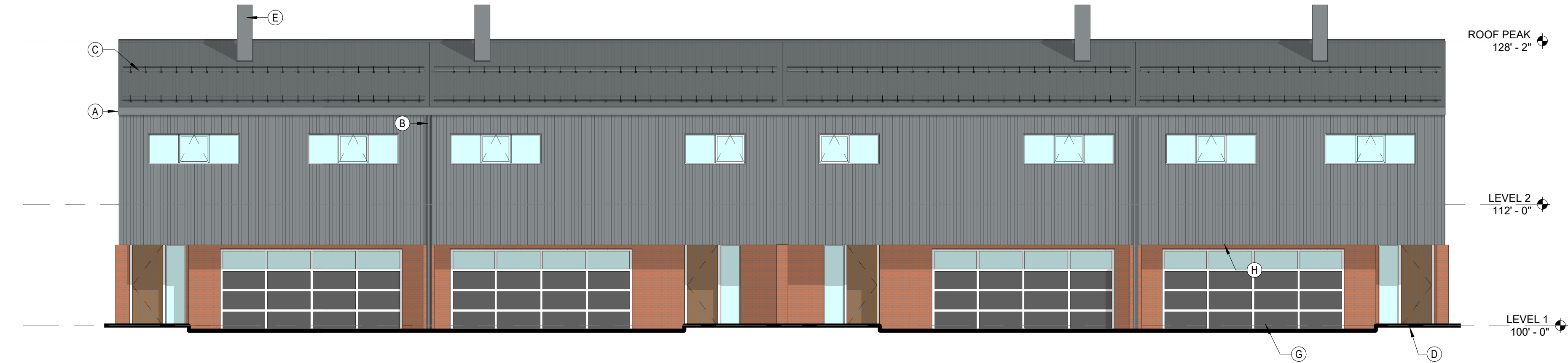
3 EAST ELEVATION  
SCALE: 1/8" = 1'-0"



4 WEST ELEVATION  
SCALE: 1/8" = 1'-0"



2 SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"



1 NORTH ELEVATION  
SCALE: 1/8" = 1'-0"

## GENERAL NOTES

- RE- OVERALL GRADING PLAN FOR FFEs SPECIFIC TO INDIVIDUAL BUILDINGS

PROJECT:  
**RED MOUNTAIN RANCH**

ADDRESS:  
17500 US-6  
EAGLE, CO 81631

ARCHITECTURE:

**tres birds**

PROJECT TEAM:

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DAVID HOFFMAN  
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DAISY WICKS  
303-868-2938  
DW@TRESBIRDS.COM

## SHEET NOTES

- A GUTTER. FINISH TO COLOR MATCH CORRUGATED METAL PANELS
- B DOWNSPOUT. FINISH TO COLOR MATCH CORRUGATED METAL PANELS
- C SNOW GUARD. FINISH TO COLOR MATCH CORRUGATED METAL PANELS
- D SOLID WOOD AT MAIN UNIT ENTRY DOOR
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- H SOFFIT TO BE FINISHED IN WOOD PANELS SIMILAR TO FACADE

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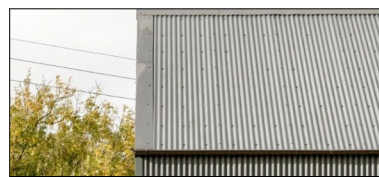
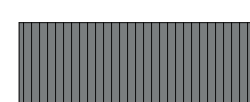
**(MDP) MAJOR DEVELOPMENT PERMIT**

ISSUANCE:

**R2 SUBMITTAL**

## FACADE MATERIALS

### METAL PANEL



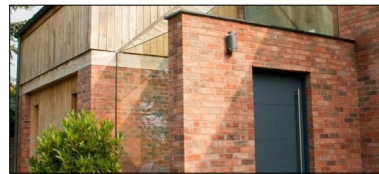
LOCATION: ROOF AND NORTH FACADE  
FINISH: STANDING SEAM, MATTE GREY (BONDERIZED)  
INTENDED TO WEATHER SLIGHTLY AS IT AGES.

### WOOD SIDING



LOCATION: SOUTH, EAST AND WEST FACADES  
FINISH: VERTICAL WOOD PANELING. CLEAR FINISH DOUGLAS FIR (OR SIM.) WITH VARIATIONS IN TONE OR GRAIN ACROSS INDIVIDUAL BOARDS.

### BRICK MASONRY



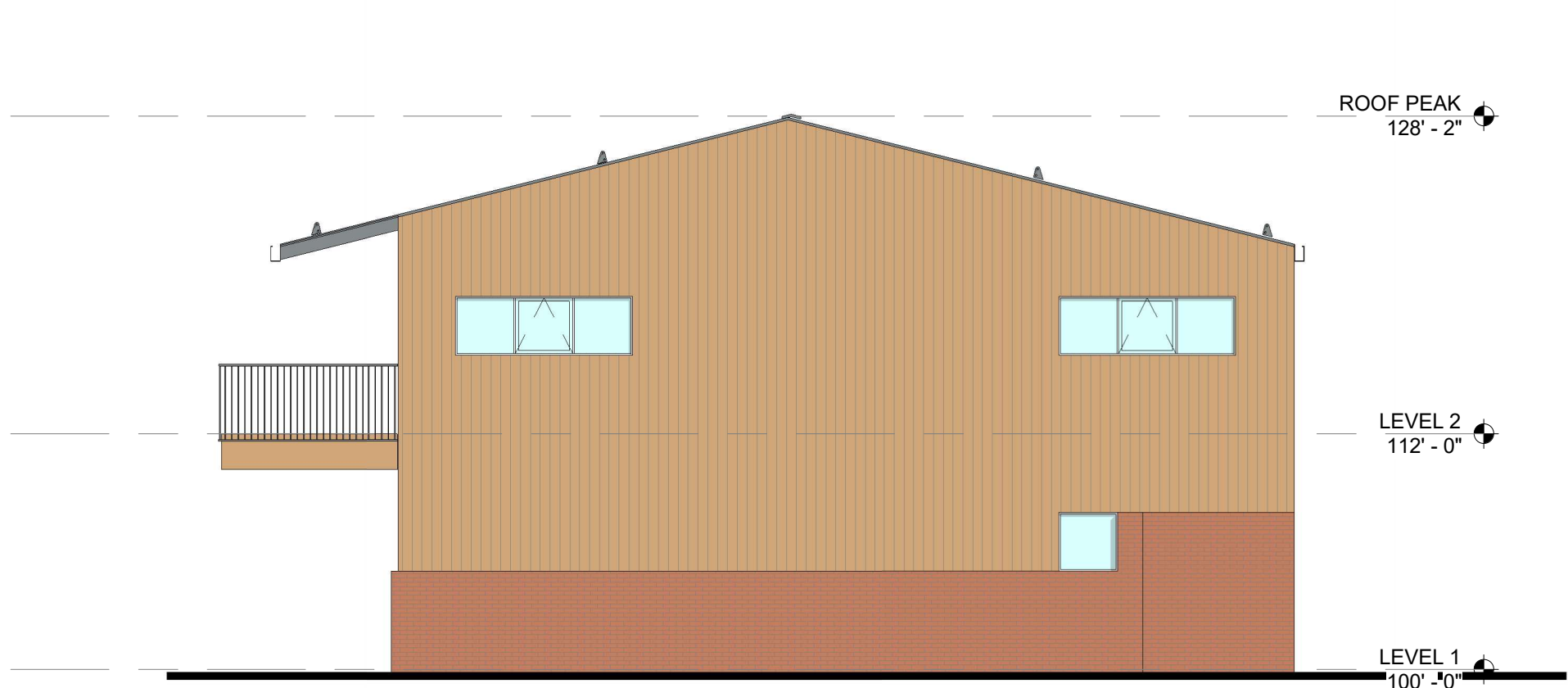
LOCATION: WHERE EXTERIOR WALLS CONTACT THE GROUND WHERE DURABILITY IS REQUIRED.  
FINISH: RECLAIMED BRICK. DEPENDING ON RECLAIMED STOCK AVAILABLE. THE TONE OR SHAPE OF BRICKS USED COULD VARY AT DIFFERENT BUILDINGS

DRAWING SHEET TITLE:

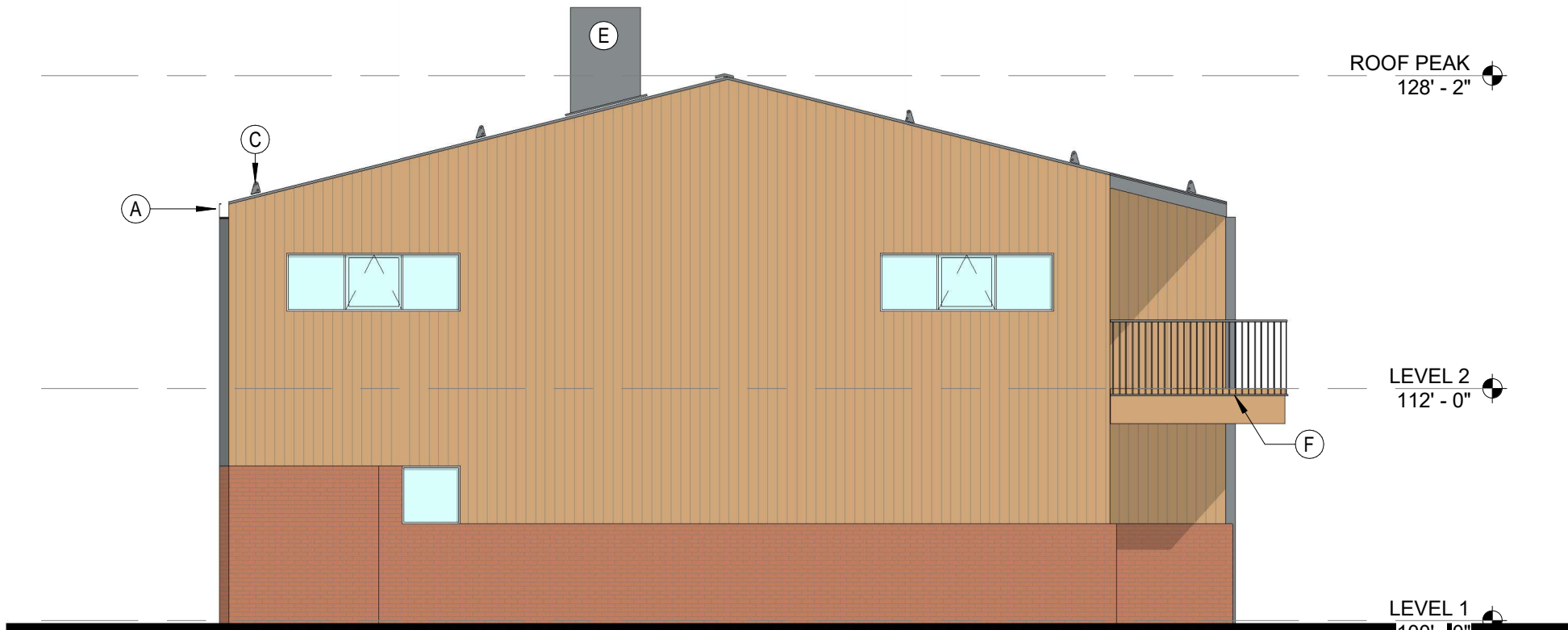
**TH-B ELEVATIONS**

**A-21**





**3 EAST ELEVATION**  
SCALE: 1/8" = 1'-0"



**4 WEST ELEVATION**  
SCALE: 1/8" = 1'-0"



**2 SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"



**1 NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"

## GENERAL NOTES

1. GROUND LEVEL FFE WILL STEP TO ACCOMMODATE GRADE.
2. THIS STEP AVERAGES 2'-0" BUT DOES VARY DEPENDING ON GRADE AT SPECIFIC BUILDING LOCATIONS
3. RE: OVERALL GRADING PLAN FOR FFEs SPECIFIC TO INDIVIDUAL BUILDINGS

## SHEET NOTES

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ARCHITECTURE:

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ISSUANCE:

**R2 SUBMITTAL**

ISSUE DATE:

**09.22.2025**

REVISION HISTORY:

DRAWING SHEET TITLE:

**TH-C ELEVATIONS**

**A-22**

## FACADE MATERIALS

### METAL PANEL



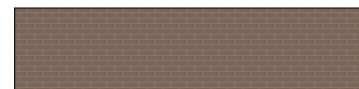
LOCATION: ROOF AND NORTH FACADE  
FINISH: CORRUGATED, MATTE GREY (BONDERIZED)  
INTEND TO WEATHER SLIGHTLY AS IT AGES.

### WOOD SIDING



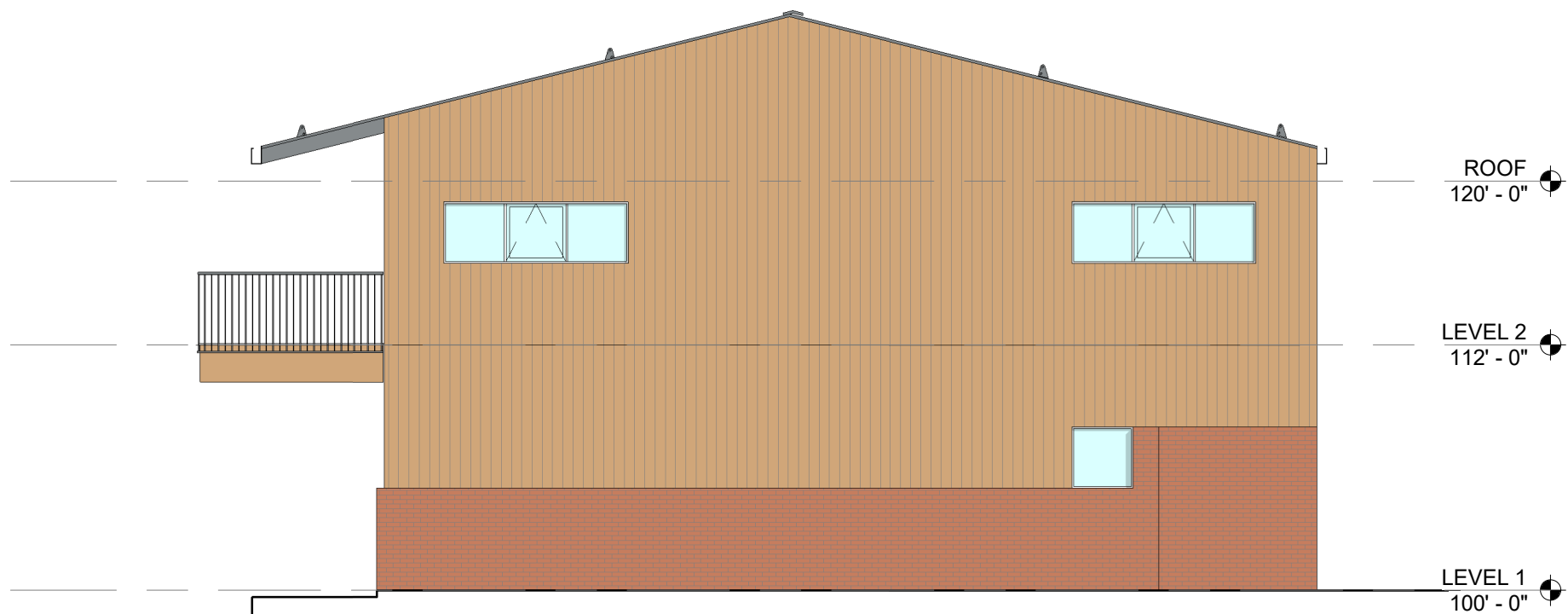
LOCATION: SOUTH, EAST AND WEST FACADES  
FINISH: VERTICAL WOOD PANELING. CLEAR FINISH  
DOUGLAS FIR (OR SIM.) WITH VARIATIONS IN TONE OR  
GRAIN ACROSS INDIVIDUAL BUILDINGS.

### BRICK MASONRY

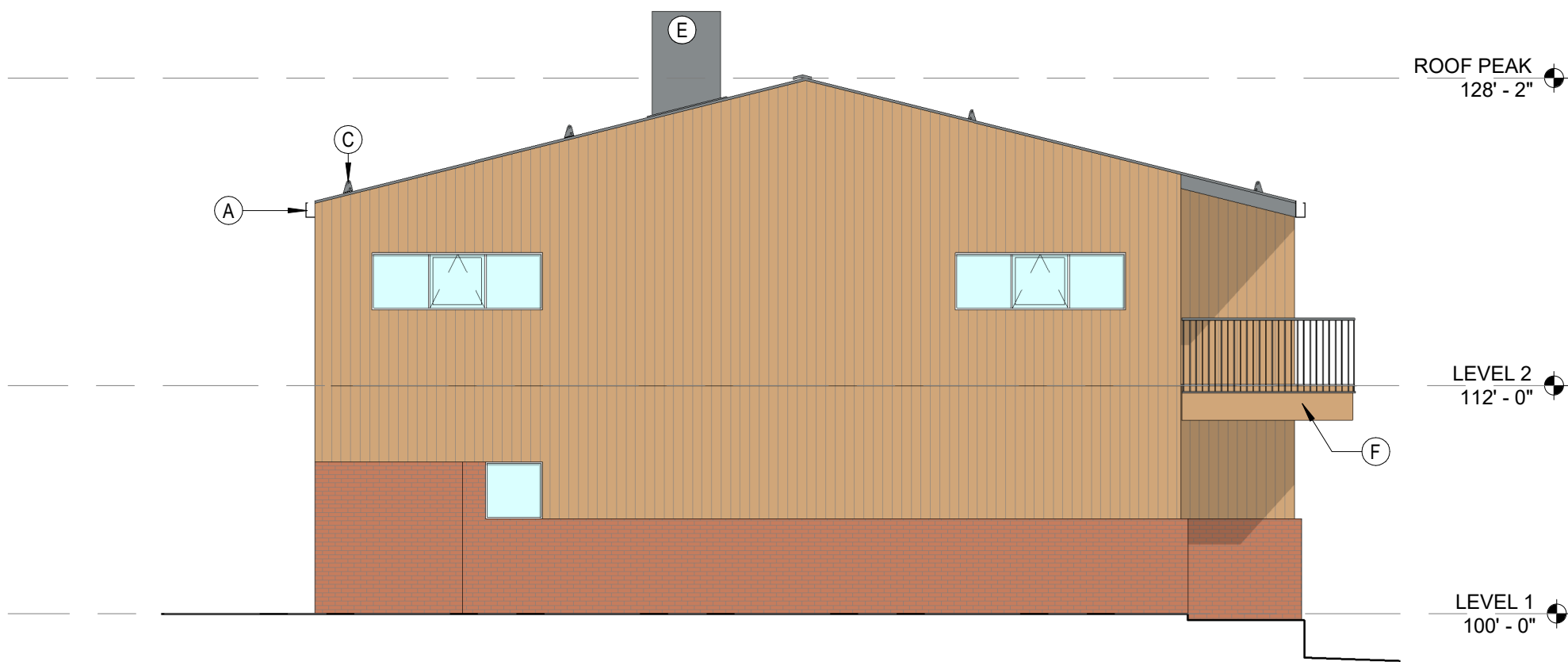


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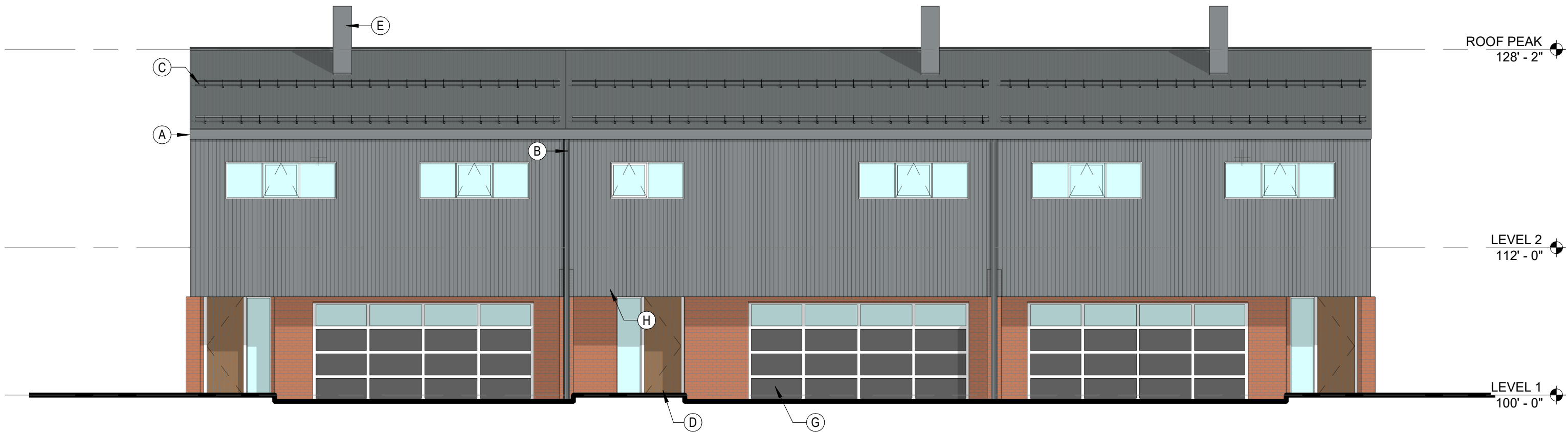
3 EAST ELEVATION  
SCALE: 1/8" = 1'-0"



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2 SOUTH ELEVATION  
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## GENERAL NOTES

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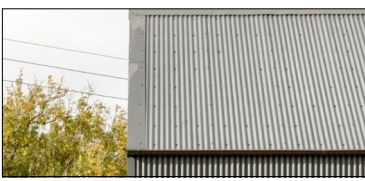
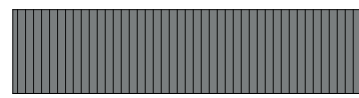
**(MDP) MAJOR  
DEVELOPMENT  
PERMIT**

ISSUANCE:

**R2 SUBMITTAL**

## FACADE MATERIALS

### METAL PANEL



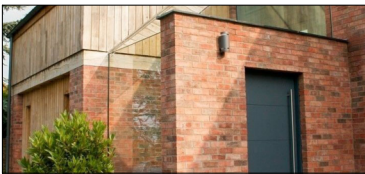
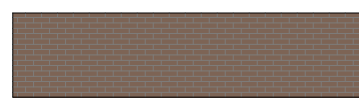
LOCATION: ROOF AND NORTH FACADE  
FINISH: CORRUGATED, MATTE GREY (BONDERIZED)  
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LOCATION: SOUTH, EAST AND WEST FACADES  
FINISH: VERTICAL WOOD PANELING. CLEAR FINISH  
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### BRICK MASONRY



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COULD VARY AT DIFFERENT BUILDINGS

DRAWING SHEET TITLE:

**TH-D  
ELEVATIONS**

**A-23**



GENERAL NOTES

- GROUND LEVEL FFE WILL STEP TO ACCOMMODATE GRADE.
- RE: OVERALL GRADING PLAN FOR FFEs SPECIFIC TO INDIVIDUAL BUILDINGS

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SHEET NOTES

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ISSUANCE:

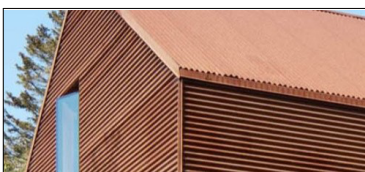
**R2 SUBMITTAL**

ISSUE DATE:

**09.22.2025**

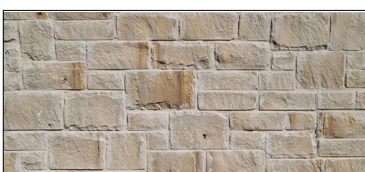
FACADE MATERIALS

METAL PANEL



LOCATION: ROOF AND EXTERIOR WALLS ABOVE STONE MASONRY BASE  
FINISH: CORRUGATED STEEL PANELS. FINISH INTENDED TO WEATHER AND PATINA SIGNIFICANTLY AS IT AGES

STONE MASONRY

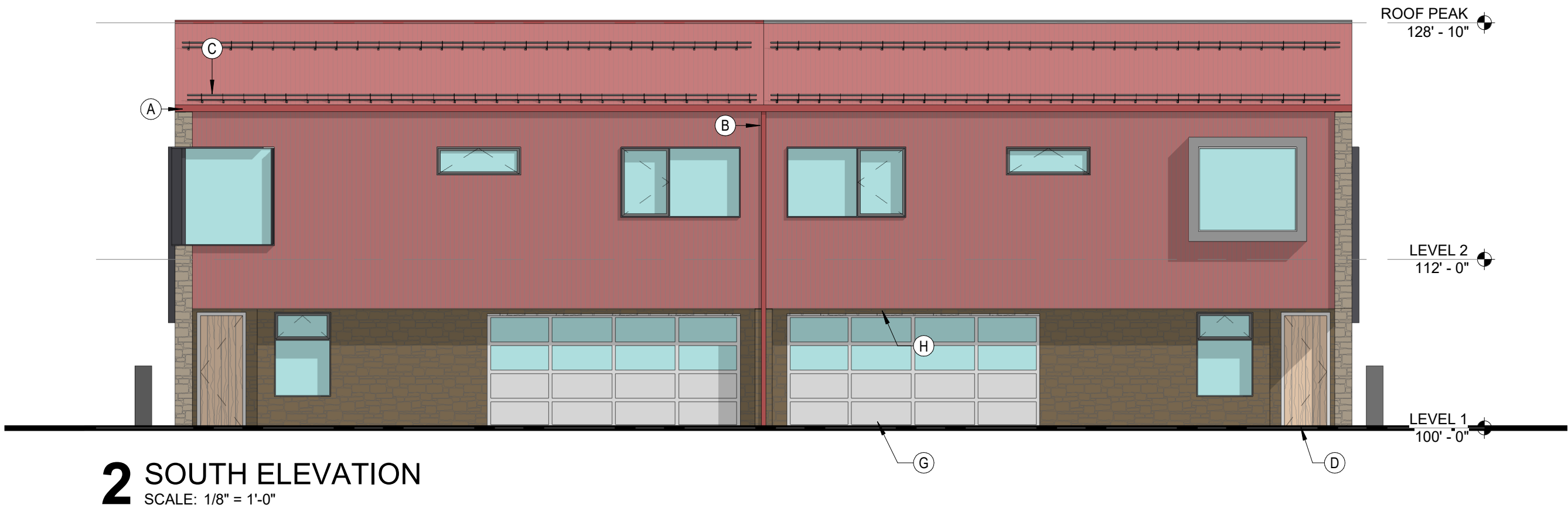
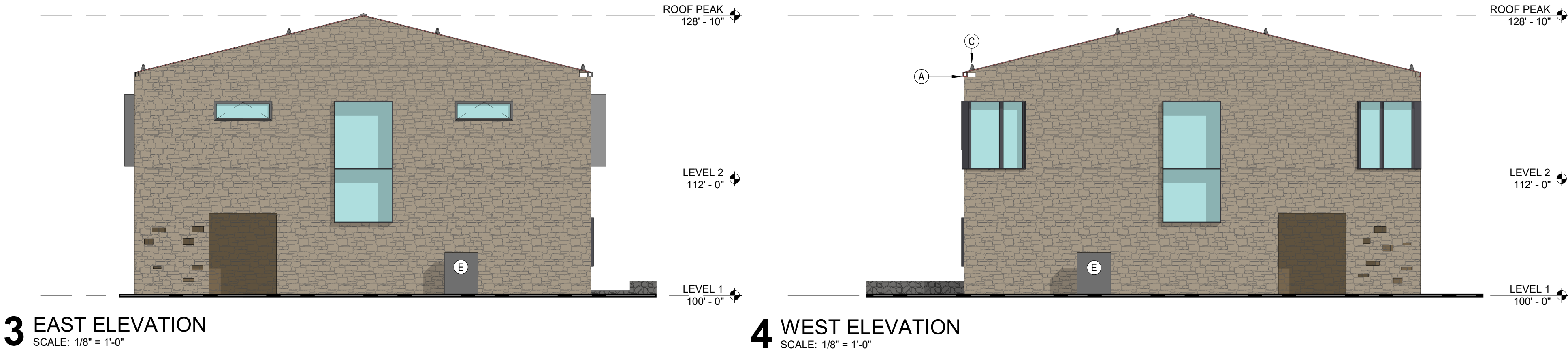


LOCATION: WHERE EXTERIOR WALLS CONTACT THE GROUND WHERE DURABILITY IS REQUIRED.  
FINISH: LOCALLY SOURCED NATURAL STONE. INTENDED TO REFLECT A MORE ORGANIC MATERIAL APPROACH THAN THE BRICK MASONRY USED ELSEWHERE. STONES VARYING IN SIZE, SHAPE AND TONE PREFERRED

DRAWING SHEET TITLE:

**DUP ELEVATIONS**

**A-24.1**





GENERAL NOTES

- GROUND LEVEL FFE WILL STEP TO ACCOMMODATE GRADE.
- RE: OVERALL GRADING PLAN FOR FFEs SPECIFIC TO INDIVIDUAL BUILDINGS

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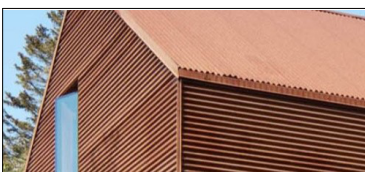
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ISSUE DATE:

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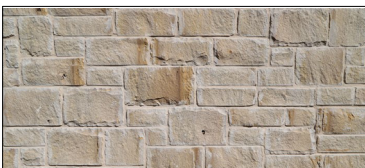
FACADE MATERIALS

METAL PANEL



LOCATION: ROOF AND EXTERIOR WALLS ABOVE STONE MASONRY BASE  
FINISH: CORRUGATED STEEL PANELS. FINISH INTENDED TO WEATHER AND PATINA SIGNIFICANTLY AS IT AGES

STONE MASONRY

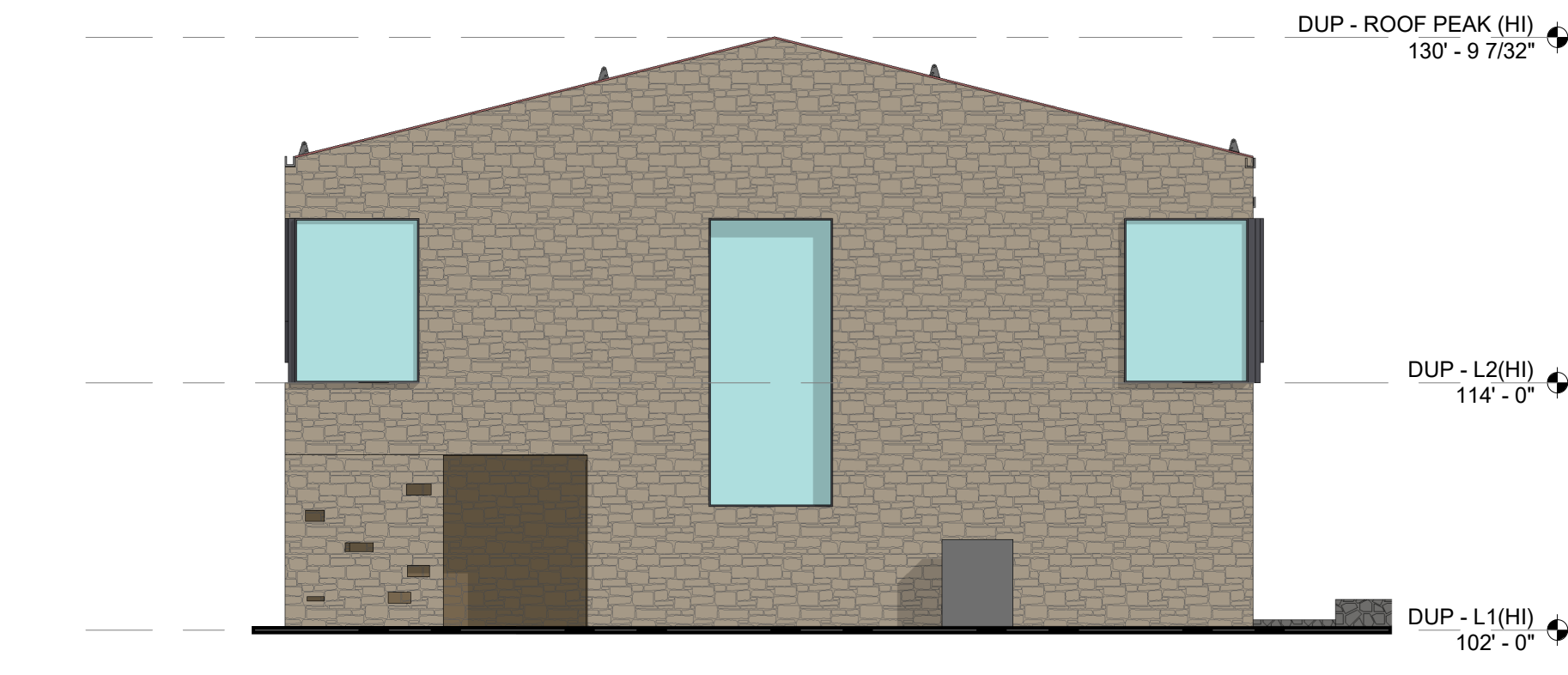


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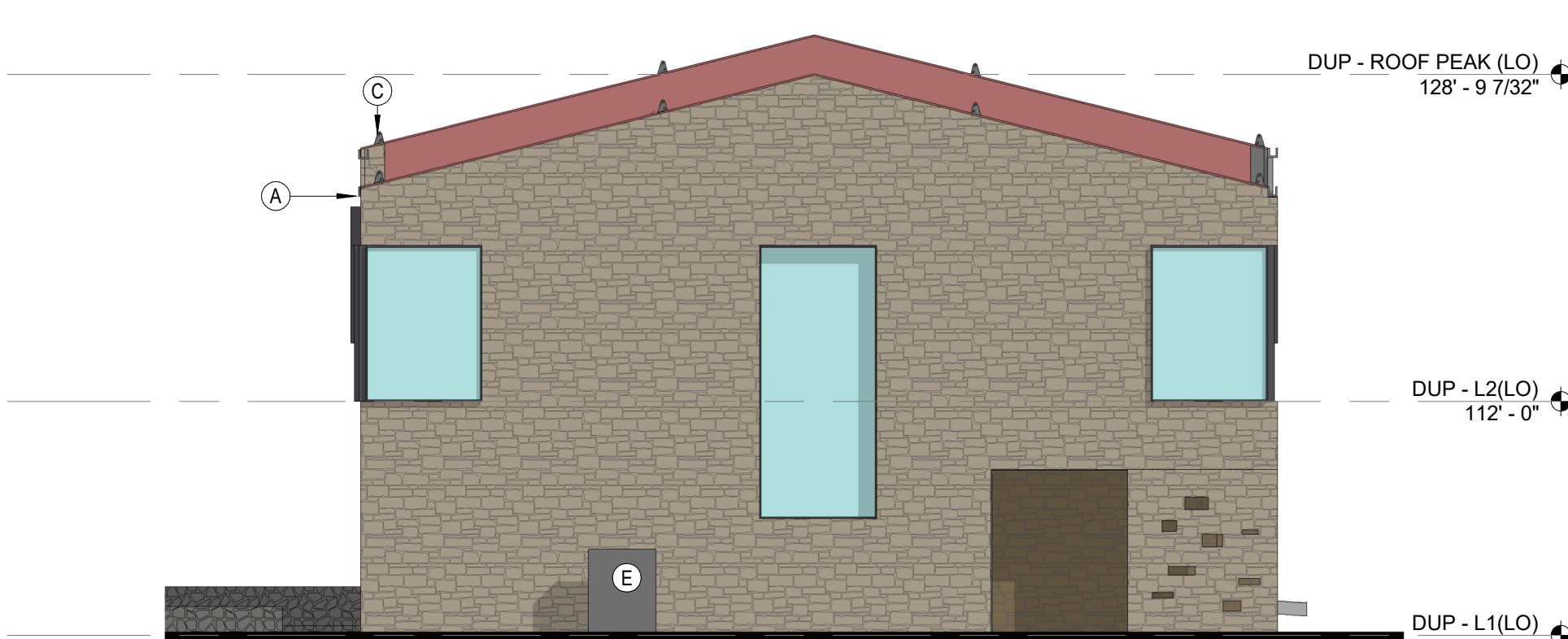
DRAWING SHEET TITLE:

**DUP STEPPED ELEVATIONS**

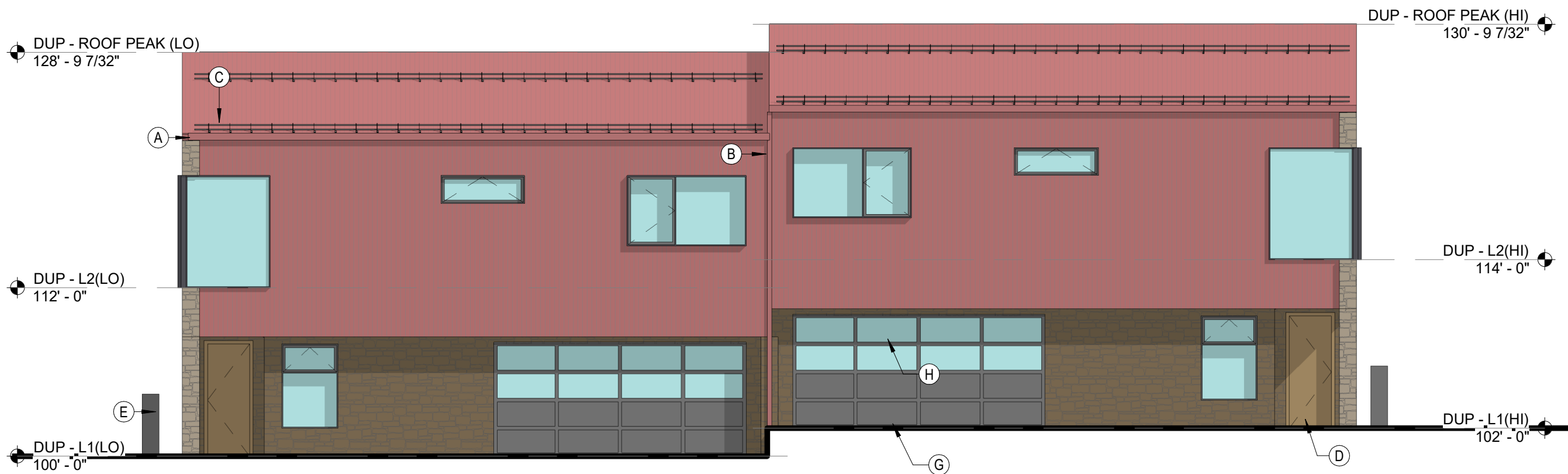
**A-24.2**



**3 EAST ELEVATION**  
SCALE: 1/8" = 1'-0"



**4 WEST ELEVATION**  
SCALE: 1/8" = 1'-0"



**2 SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"



**1 NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"



GENERAL NOTES

- GROUND LEVEL FFE WILL STEP TO ACCOMMODATE GRADE
- RE: OVERALL GRADING PLAN FOR FFEs SPECIFIC TO INDIVIDUAL BUILDINGS

PROJECT:  
**RED MOUNTAIN RANCH**

ADDRESS:  
17500 US-6  
EAGLE, CO 81631

ARCHITECTURE:

**tres birds**

PROJECT TEAM:

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SHEET NOTES

- A GUTTER. FINISH TO COLOR MATCH CORRUGATED METAL PANELS
- B DOWNSPOUT. FINISH TO COLOR MATCH CORRUGATED METAL PANELS
- C SNOW GUARD. FINISH TO COLOR MATCH CORRUGATED METAL PANELS
- D DOWNSPOUT; RECESSED INTO STONE MASONRY FACADE
- E SOLID WOOD AT MAIN UNIT ENTRY DOOR
- F EXTERIOR BALCONY. RAILING AND TRIM TO BE FINISHED SIM. TO OTHER METAL TRIM
- G GARAGE DOORS. PANELS TO BE GLASS
- H AIR SOURCE HEAT PUMP. EQUIPMENT CONCEALED WITH LANDSCAPING

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SET:

**(MDP) MAJOR DEVELOPMENT PERMIT**

ISSUANCE:

**R2 SUBMITTAL**

ISSUE DATE:

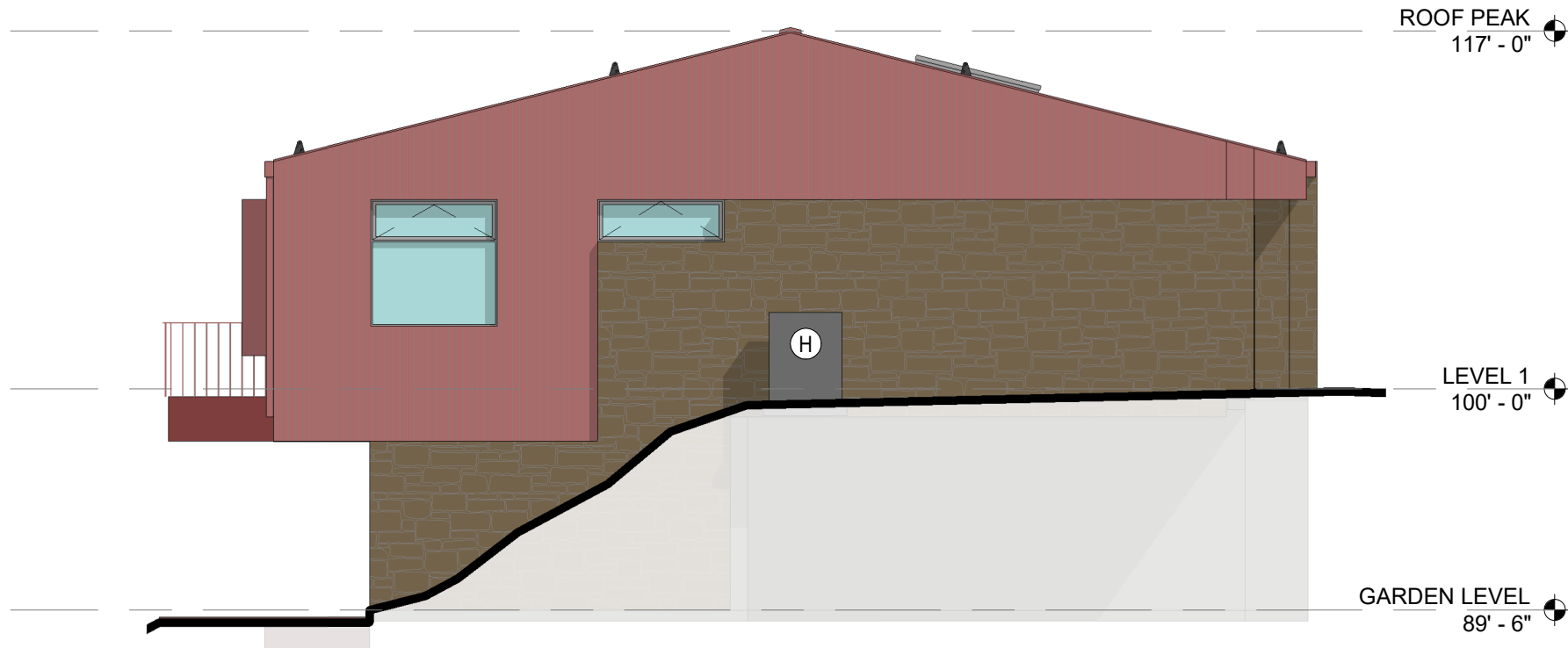
**09.22.2025**

REVISION HISTORY:

DRAWING SHEET TITLE:

**SF-B ELEVATIONS**

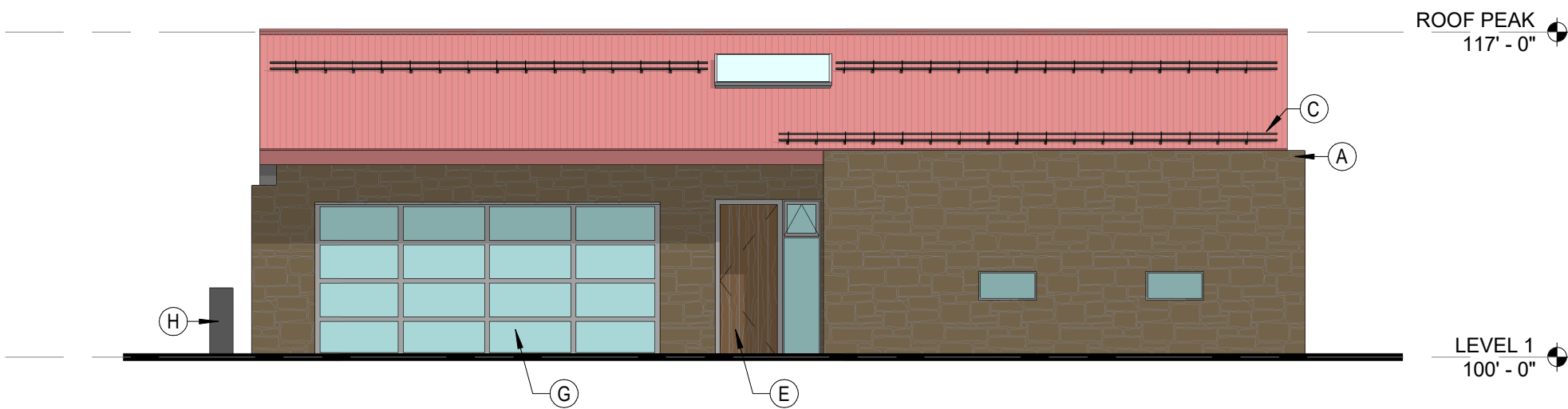
**A-25**



**3 EAST ELEVATION**  
SCALE: 1/8" = 1'-0"



**4 WEST ELEVATION**  
SCALE: 1/8" = 1'-0"



**1 NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"



**2 SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"

FACADE MATERIALS

METAL PANEL

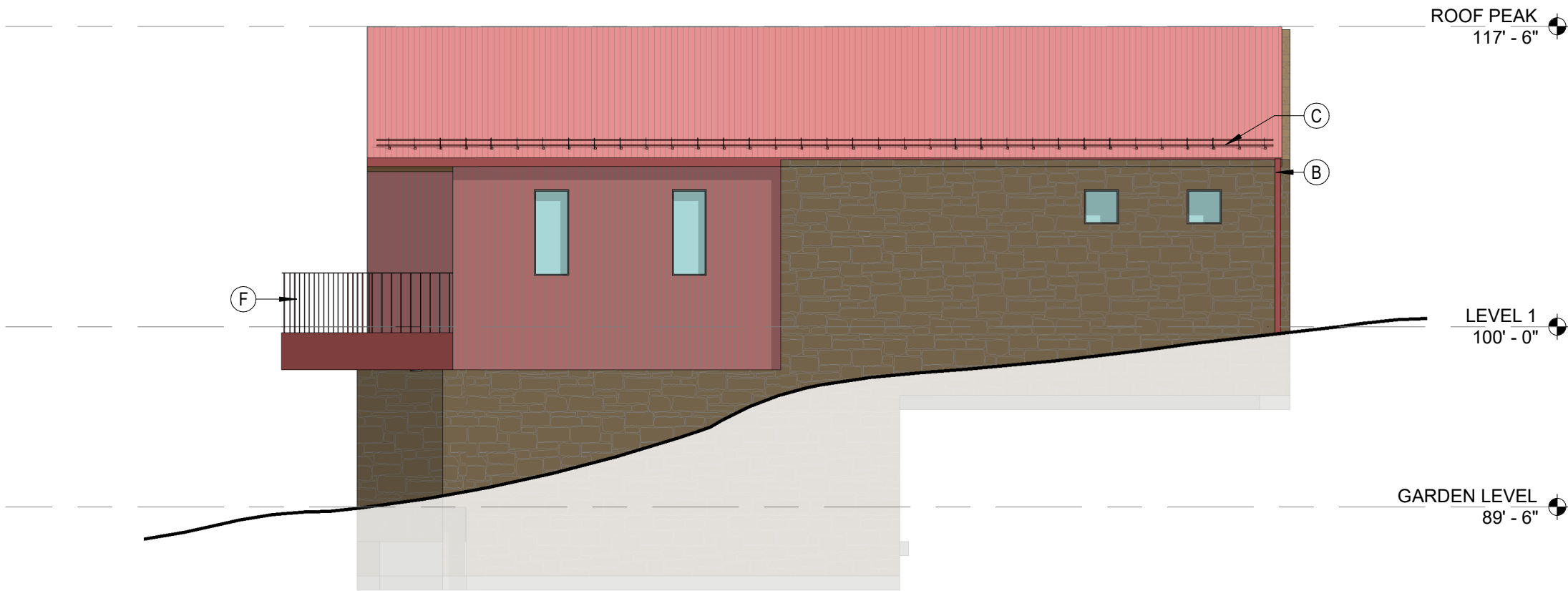


LOCATION: ROOF AND EXTERIOR WALLS ABOVE STONE MASONRY BASE  
FINISH: CORRUGATED STEEL PANELS. FINISH INTENDED TO WEATHER AND PATINA SIGNIFICANTLY AS IT AGES

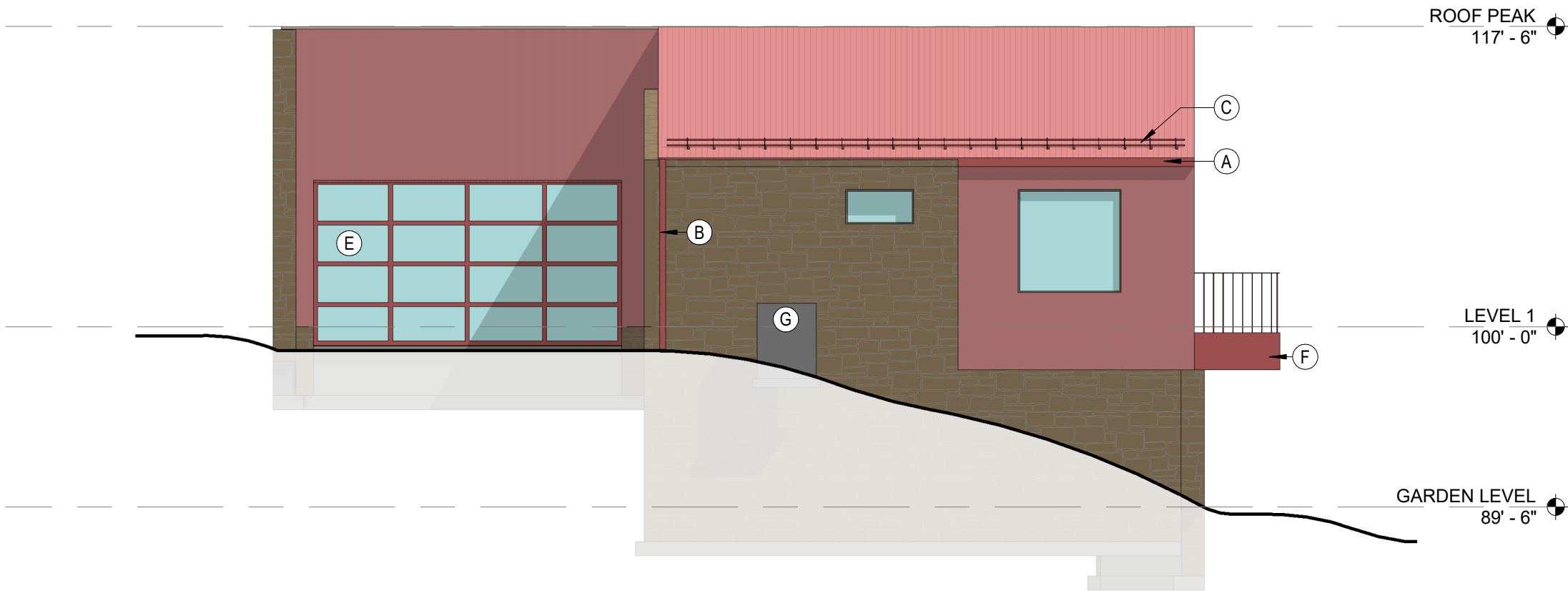
STONE MASONRY



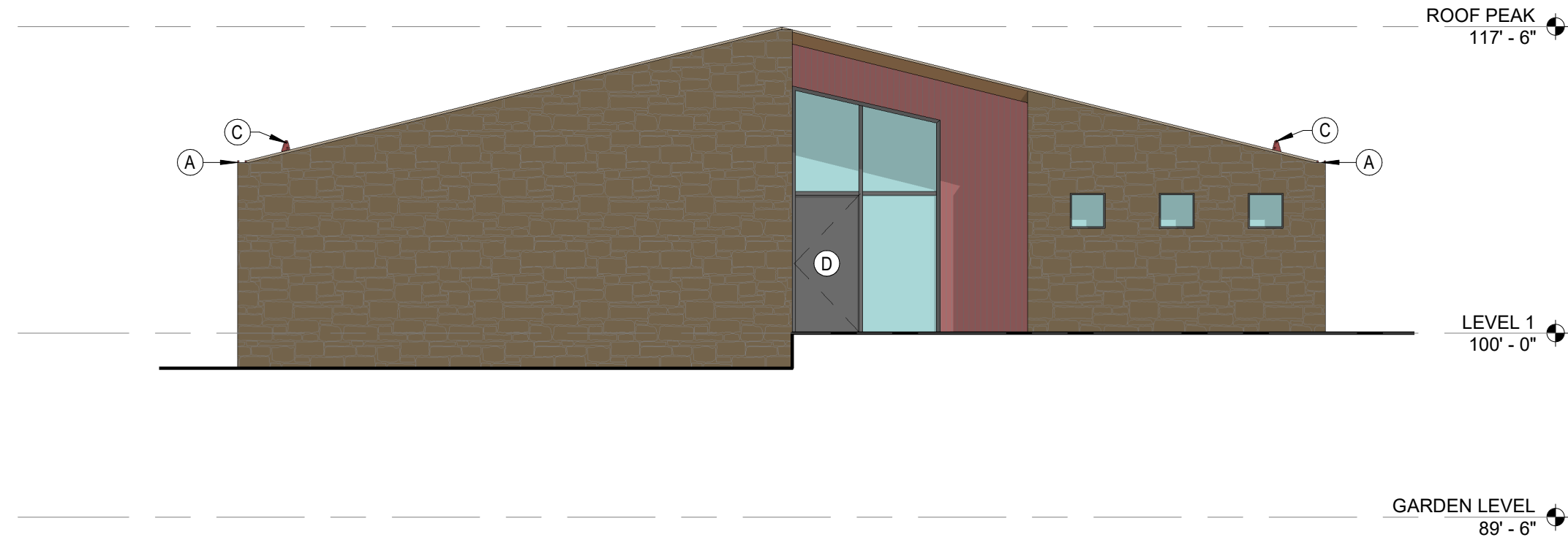
LOCATION: WHERE EXTERIOR WALLS CONTACT THE GROUND WHERE DURABILITY IS REQUIRED.  
FINISH: LOCALLY SOURCED NATURAL STONE. INTENDED TO REFLECT A MORE ORGANIC MATERIAL APPROACH THAN THE BRICK MASONRY USED ELSEWHERE. STONES VARYING IN SIZE, SHAPE AND TONE PREFERRED



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## SHEET NOTES

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B DOWNSPOUT: RECESSED INTO STONE MASONRY FACADE FINISHED TO COLOR MATCH CORRUGATED METAL PANELS  
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## FACADE MATERIALS

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### REVISION HISTORY:

### DRAWING SHEET TITLE:

**SF-D  
ELEVATIONS**

**A-26**