

Cordillera Valley Club

Design Review Board Application Form

Submit to Mauriello Planning Group
Via email: Allison@mpgvail.com
Via mail: PO Box 4777, Eagle, CO 81631
Ph. 970.390.8530

APPLICATION TYPE:

New Construction
Addition of Livable Space
Modification without Addition of Space
(ie. Deck Addition, Hot Tub Addition, etc.)
Improvements Outside of Building Envelope
Building Envelope Adjustment

Modification to Approved Plans
Wildfire Mitigation
Minor Modification
(ie. Landscape, Color Change, Rec Equipment, etc.)
Extension of Final Approval (1-year)

Name of Project: _____

General Description of the Project: _____

LOCATION

Lot: _____ Filing: _____ Street Address: _____

CONTACT INFORMATION

Owner Name: _____

Mailing Address: _____

Phone: _____ Email: _____

Owner Signature: _____ Date: _____

I acknowledge that I am aware and will comply with the rules and regulations as set forth in the CVC Design Guidelines, CVC Covenants, and CVC PUD. I authorize the representative below to act on my behalf and recognize that failure to abide by the rules and regulations by either my representative or myself may result in fines.

Applicant/Representative Name: _____

Mailing Address: _____

Phone: _____ Email: _____

Architect Name: _____ License#: _____

Mailing Address: _____

Phone: _____ Email: _____

Landscape Architect Name: _____

Mailing Address: _____

Phone: _____ Email: _____

Office Use Only:

Pre-App Mtg:

Pre-Design Mtg: Fee: _____ Date: _____

Sketch Mtg: Fee: _____ Date: _____

Final Mtg: Fee: _____ Date: _____

Puna Caretaker Addition

196 Spring Creek Lane, Edwards, CO 81632

Eagle County

Executive Summary – 2023-08-08

Client Goals

- Provide 1 bedroom caretaker addition to the west side of an existing garage at an existing single family residence.
- Style and exterior finishes to match existing residence
- Addition to be approximately 600 SF

Eagle County Wildfire Rating – High

- Wildfire mitigation will be required per Eagle County regulations

Mechanical System

- Standalone ducted mini-split system in framed roof assembly with ERV
- Kitchen hood vent to be less than 399 cfm – no make up air system required.

AV System

- High quality internet throughout the addition

Electrical

- Bedroom to have 4 perimeter can lights and central J-box for ceiling fan or accent fixture
 - Typical light switches with dimmers
- Nora 4" low-voltage can light w/ Halo trim – typical. LED bulb typical
- 6" surface mounted Lightolier slim @ closets
- LED under cabinet lighting at all upper cabinets and floating shelves
- LED toe Kick lighting at bathroom vanity
- Typical light switches throughout

Roof assembly

- Typical Sloped Roofs
 - Stick framed roof structure
 - Applied accent beams to match existing
 - 5/8" plywood roof sheathing
 - 4" of 2# spray foam insulation applied in roof cavity to exterior sheathing
 - In-fill remaining cavity with blown in cellulose insulation (alternative fiberglass BIB system)
 - Deduct alternate – R30 staple up paper faced Batt insulation applied to underside of spray foam insulation
 - Roof finish
 - Shake roof @ gables to match existing.
 - Corten Corrugate metal roof @ shed roof to match existing
 - Provide engineered snow retention system at all roofs
 - Gutters and downspouts to match existing

Wall Assembly

- Exterior Wall Assembly
 - Stone Veneer – color and installation style to match existing
 - Horizontal Siding – lap siding to match existing
 - 5/8" Gyp Type X Sheathing behind siding – NOTE only if required for Eagle County wildfire mitigation
 - 3D drainage medium behind stone veneer and wood siding – 10mm minimum
 - Keen Driwall Rainscreen 10mm
 - Henry- BlueSkinVP100 self-adhered vapor permeable water and air barrier throughout wall except provide WR Grace ice and watershield at bottom 36" of exterior wall
 - Deduct alternate – Typical Tyvek Building wrap air/water infiltration barrier.
 - 2x6 exterior framed wall
 - Typical 2x6 exterior wall construction
 - 2" of 2# spray foam insulation applied in wall cavity to exterior sheathing and at rim joists
 - In-fill cavity w/ 3 1/2" blown in cellulose insulation (alternative fiberglass BIB system)
 - Flashing at all vertical and horizontal intersections (i.e. bottom of siding at stone)

Interior Trim and Cabinetry

- Door and window trim
 - Drywall wrap 3 sides @ jamb and Head. 3/4" wood sill. Cabinetry
 - Craftsman style or flat panel door

Floor Assembly

- 3/4" wood floor/ tile floor assembly
- 4" Slab on grade
-

Patio Assembly

- 4" stone deck assembly
 - 1 1/2" – 2" stone w/ 2" grout bed
- 4" slab with top sloped per plan

Deck Assembly – top-down

- N/A

Windows

- Anderson or Sierra Pacific or Pella aluminum clad wood windows and sliding patio doors in custom window color to match existing
 - Dual glazing 366/i89

Foundation

- Stone veneer to be supported with steel angle coated with asphaltic damp proofing
- Concrete foundation wall exterior face to align with 2x6 stud framing above
- R10 continuous exterior insulation/drainage medium at exterior of foundation typical except provide R15 at crawl space where there is no interior furring.

Exterior wall finishes

- To match existing

Interior Wall Finishes

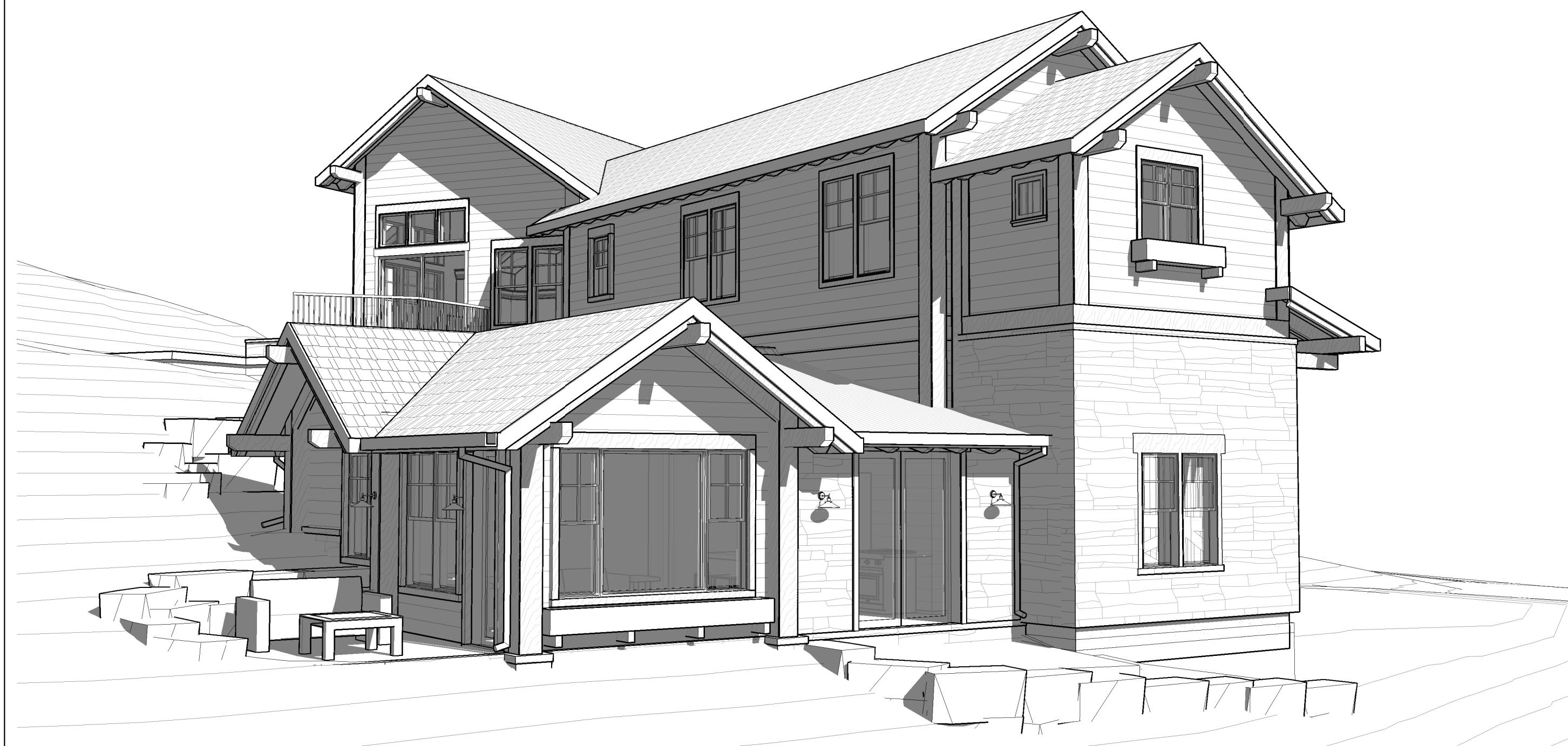
- Level 4 drywall finish with light skip trowel finish throughout

Ceiling Finishes

- Level 4 Drywall ceiling with light skip trowel – typical

Floor Finishes

- Wood floor
 - Living room, kitchen, and master bedroom
- Tile Floor
 - Bathroom and entry
- Carpet
 - Bedroom and Closet



SYMBOLS LEGEND

	NORTH	TRUE NORTH ARROW
	ROOM NAME	ROOM NAME ROOM NUMBER FLOOR FINISH
	T.O. XXX 99'-0"	FLOOR PLAN SPOT ELEVATIONS (BUILDING)
	WINDOW MARK	
	DOOR MARK	
	+ 8000.00'	TOPO SPOT ELEVATION EXISTING
	+ 8000.00'	TOPO SPOT ELEVATION NEW
	EXISTING CONTOURS	
	NEW CONTOURS	
	SMOKE DETECTOR	
	JUNCTION BOX	
	1	DRAWING REVISION

MATERIALS LEGEND

SITEWORK:	CARPENTRY:
DISTURBED	ROUGH FRAMING BLK'G. CONTINUOUS
UNDISTURBED	BLOCKING DISCONTINUOUS
STONE / GRAVEL POROUS FILL	PLYWOOD
	FINISHED CARPENTRY
MASONRY:	THERMAL PROTECTION:
FIREBRICK	BATT / BLANKET LOOSE FILL
BRICK	RIGID
STONE	FIBERBOARD
CONCRETE MASONRY UNIT	SPRAYED FOAM
CAST IN PLACE & PRE-CAST	CAULK and SEALANT:
GROUT / MORTAR	SEALANT W/ BACKER ROD
SAND	JOINT FILLER
STEEL:	PLASTER / BACKING BOARDS:
ALUMINUM	LATH PLASTER
STEEL - LARGE SCALE	GYPSUM WALL BOARD
STEEL - SMALL SCALE	CEMENTITIOUS BACKER UNIT
	DENS GLASS GOLD

PROJECT DIRECTORY

PROJECT: PUNA CARETAKER ADDITION
196 SPRING CREEK LANE
EDWARDS, COLORADO 81632

BKW ARCHITECTS, LLC
Contact: B. Keegan Winkler
Mailing address:
P.O. Box 5874
Physical Address:
172 Longview Ave
Eagle, CO 81631
Phone: (970) 306-2175
Email: keegan@bkwarch.com

OWNER:
Aaron and Belinda Puna
Address:
196 Spring Creek Lane
Edwards, CO 81632
Telephone: (303) 874-4922
Email: Aaron.Puna@newmont.com

CONSULTANTS:

CONTRACTOR:
TBD

STRUCTURAL ENGINEER:
SlopeSide Engineers
Contact: Bridger Baird
Glenwood Springs, CO 81601
Phone: (970) 389-1544
Email: bridger@slope-side-engineers.com

SURVEYOR:
Gore Range Surveying, Inc.
Contact: Sam Ecker
P.O. Box 15
5129 Longsun Lane
Avon, CO 81620-0015
Telephone: (970) 479-8698

BUILDING/ZONING DATA

PROJECT DESCRIPTION
ADDITION OF A CARETAKER UNIT TO AN EXISTING SINGLE FAMILY RESIDENCE

LEGAL DESCRIPTION
CORDILLERA VALLEY CLUB FIL 2 LOT: 7

ZONING CODE ANALYSIS
ZONE DISTRICT: CORDILLERA VALLEY CLUB PUD
EXISTING FLOOR AREA (PER EAGLE COUNTY): 5,727 SQ. FT.
PROPOSED CARETAKER UNIT FLOOR AREA: 610 SQ. FT.
TOTAL EXISTING AND NEW GROSS SF: 6,337 SQ. FT.

BUILDING CODE ANALYSIS
OCCUPANCY TYPE: R - 3
CONSTRUCTION TYPE: V - B

CODE: 2015 IRC AND 2015 IECC

BUILDING COMPLIES WITH THE ENERGY CONSERVATION REQUIREMENT IN CHAPTER 11 - ENERGY EFFICIENCY OF THE 2015 IRC PER ZONE 6B TABLE N101.7 (R301.1) AS ADOPTED BY EAGLE COUNTY THE FOLLOWING OUTLINES THE PROVIDED R VALUES OF THE ASSEMBLIES OF THE BUILDING WHICH ARE FURTHER DEFINED IN THE CONSTRUCTION DOCUMENT DRAWINGS AND SPECIFICATIONS:

WINDOWS - MAXIMUM GLAZING U-FACTOR OF .32 FOR NEW SINGLE FAMILY DWELLING UNITS PER EAGLE COUNTY AMENDMENTS, THIS CAN BE A WEIGHTED AVERAGE.
THE ALUMINUM CLAD WOOD WINDOWS AND DOORS WITH DUAL GLAZED LOW E GLAZING (LOW E ON TWO SURFACES) TO EXCEED THIS REQUIREMENT. NOTIFY ARCHITECT IF WINDOW SUBSTITUTIONS ARE PROPOSED AND PROVIDE AVERAGE U-VALUE CALCULATION.

CEILINGS & ROOFS INSULATION - REQUIREMENT OF R-49 WHICH IS REDUCED TO R-38 PER N1102.2.2 SINCE THE CONSTRUCTION TECHNIQUES PROVIDE A FULL R-38 INSULATION VALUE OVER THE WALL TOP PLATE.
1. TYPICAL R-1 ROOF CONDITION - PROVIDING R-49.5 AT ROOF CAVITIES WITH 7 1/2" MINIMUM OF 2# CLOSED CELL SPRAY FOAM INSULATION (R 6.6 PER INCH).
2. TYPICAL R-3 ROOF CONDITION - PROVIDING R-38.6 AT ROOF CAVITIES WITH 6" MINIMUM OF 2# CLOSED CELL SPRAY FOAM INSULATION (R 6.6 PER INCH)

SLAB ON GRADE INSULATION - REQUIRES R-10 FOR 4" HORIZONTALLY UNDER SLAB. PROVIDING R-10 CONTINUOUS @ EXTERIOR OF FOUNDATION & UNDER SLAB.

EXTERIOR WALLS INSULATION - REQUIRES R-21 IN WALL CAVITY; EXTERIOR WALLS WITH 5.5" CAVITY; PROVIDE R-23 WITH 3 1/2" 2# SPRAY FOAM INSULATION (R 6.6 PER INCH) EQUALING R-23.1.

PROVIDE FULL CAVITY BATTS SOUND INSULATION AT ALL INTERIOR WALLS AND AT ALL FLOOR ASSEMBLIES.
5/8" TYPE X GYP SHEATHING TO BE USED THROUGHOUT UNLESS NOTED OTHERWISE.

FIRE ALARM - A MONITORED FIRE ALARM SYSTEM WILL BE PROVIDED.

PLUMBING - ALL PLUMBING TO COMPLY WITH THE 2015 IPC AND EAGLE COUNTY REQUIREMENTS. SEE PLUMBING DOCUMENTS FROM PLUMBING CONTRACTOR

MECHANICAL SYSTEM TO BE DESIGN BUILD BY MECHANICAL CONTRACTOR - ALL MECHANICAL TO COMPLY WITH THE 2015 IMC AND EAGLE COUNTY REQUIREMENTS. ALL VENTING TO COMPLY IN ACCORDANCE WITH 501.3.1. A MAKE UP AIR SYSTEM WILL NOT BE REQUIRED WITH A KITCHEN HOOD LESS THAN 399 CFM.
• ALL MECHANICAL PENETRATION TO PROVIDE REQUIRED CLEARANCES FOR WINDOW & DOOR OPENINGS.
• DUCTLESS MINI-SPLIT HEATING AND COOLING SYSTEM TO COMPLY W/ APPLICABLE CODES.
• MECHANICAL SUB-CONTRACTOR IS TO SUPPLY ALL OPERATING AND EQUIPMENT MAINTENANCE MANUALS TO THE OWNER.
• ALL AIR AND HYDRONIC SYSTEM WILL BE BALANCE AND THE CONTROLS WILL BE TESTED AND CALIBRATED.
• MECHANICAL SUB-CONTRACTOR WILL PROVIDE ALL REQUIRED HEATING AND COOLING LOAD CALCULATIONS FOR MECHANICAL DESIGN.

ELECTRICAL - ALL ELECTRICAL TO COMPLY WITH 2014 NEC AND EAGLE COUNTY REQUIREMENTS.
• **ALL EXTERIOR LIGHT TO COMPLY W/ EAGLE COUNTY LAND USE CODE & CORDILLERA VALLEY CLUB GUIDELINES**
• **ALL ELECTRICAL OUTLETS AND LIGHTING TO BE INSTALLED PER CODE**

ENERGY EFFICIENCY - PER 2015 ICC N1102.4.1.2 (R402.4.1.2) AND EAGLE COUNTY BUILDING CODE: THE BUILDING OR DWELLING UNIT WILL BE TESTED.

NOTIFY ARCHITECT OF ANY PROPOSED INSULATION/WINDOW U-VALUE CHANGES PRIOR TO MAKING ANY CHANGES TO THE PROPOSED SYSTEMS ABOVE.

RADON MITIGATION SYSTEM
PROVIDE DESIGN-BUILD ENGINEERING AND CONSTRUCTION OF A PASSIVE RADON MITIGATION SYSTEM FOR THE PROJECT TO WHICH AN INLINE FAN COULD BE ADDED LATER IF REQUIRED PER THE FOLLOWING CRITERIA AND AS REQUIRED TO MAINTAIN RADON LEVELS AT THE MECHANICAL ROOM, LOWER LEVEL AND HOUSE BELOW EPA AND OTHER GOVERNMENT STANDARDS. THE RADON MITIGATION SUBCONTRACTOR WILL BE RESPONSIBLE FOR COORDINATING HIS WORK WITH THE VAPOR BARRIER INSTALLATION AND THE ELECTRICIAN FOR AN ELECTRICAL JUNCTION BOXES AT THE LOCATIONS DETERMINED BY THE RADON MITIGATION SUBCONTRACTOR FOR THE POTENTIAL FUTURE FANS.

AT A MINIMUM, THE FOLLOWING SYSTEMS/SERVICES WILL BE PROVIDED AS PART OF THE BASE BID BY THE RADON MITIGATION SUB-CONTRACTOR.
• SEALING OF THE CONCRETE SLAB TO THE FOUNDATION WALLS
• SEALING OF ALL PLUMBING AND OTHER PENETRATIONS THROUGH THE CONCRETE SLABS AND THROUGH THE BELOW GRADE PORTIONS OF THE FOUNDATION WALL
• LOCATIONS & INSTALLATION OF PIPES, PORTS, AND OPENINGS IN THE SLAB FOR SLAB DEPRESSURIZATION SYSTEM.
• PROVIDE PASSIVE VENT PIPE SYSTEM WHICH RUNS FROM THE SLAB PENETRATION LOCATIONS(S) TO THE OUTSIDE IN ACCORDANCE WITH THE EPA STANDARDS. THE VENTS SHALL BE RUN WITHIN THE INTERIOR OR EXTERIOR WALLS TO A LOCATION(S) HIGH ON THE ROOF. COORDINATE VENT LOCATIONS WITH ARCHITECT AND/OR OWNER
• PROVIDE POWER ADJACENT TO SLAB VENT PENETRATIONS FOR POTENTIAL FUTURE INLINE FAN LOCATION INCLUDING ALL REQUIRED ROUGH IN WIRING AND JUNCTION BOXES, IF A FAN IS REQUIRED TO BE INSTALLED
• PROVIDE PROVISIONS FOR A SYSTEM FAILURE INDICATOR, INCLUDING ALL REQUIRED ROUGH-IN WIRING, AND JUNCTION BOXES, IF A FAN IS REQUIRED TO BE INSTALLED.
• PERFORM RADON TESTING AFTER THE HOME/PASSIVE SYSTEM IS COMPLETE TO DETERMINE IF THE HOME PASSES OR IF AN ACTIVE SYSTEM IS REQUIRED IN ORDER TO MAINTAIN RADON BELOW EPA AND OTHER GOVERNMENTAL STANDARDS.
• IF AN ACTIVE SYSTEM IS REQUIRED, PERFORM FOLLOW UP RADON TESTING AFTER THE SYSTEM IS COMPLETE TO DETERMINE IF RADON HAS BEEN MITIGATED
• PROVIDE AND INLINE FAN IF ACTIVE SYSTEM IS REQUIRED. PROVIDE OTHER EQUIPMENT AND SYSTEM AS REQUIRED TO PROVIDE A FUNCTIONAL RADON MITIGATION SYSTEM FOR THE UNITS.

CONTRACTOR TO COORDINATE INSTALLATION OF THE 15 MIL VAPOR BARRIER UNDER THE SLAB INCLUDING THE SEALING OF ALL JOINTS; ALL PLUMBING OR MECHANICAL OR OTHER PENETRATIONS AND THE SEALING AND MECHANICAL FASTENING OF THE VAPOR BARRIER TO THE EXTERIOR CONCRETE FOUNDATION WALLS.

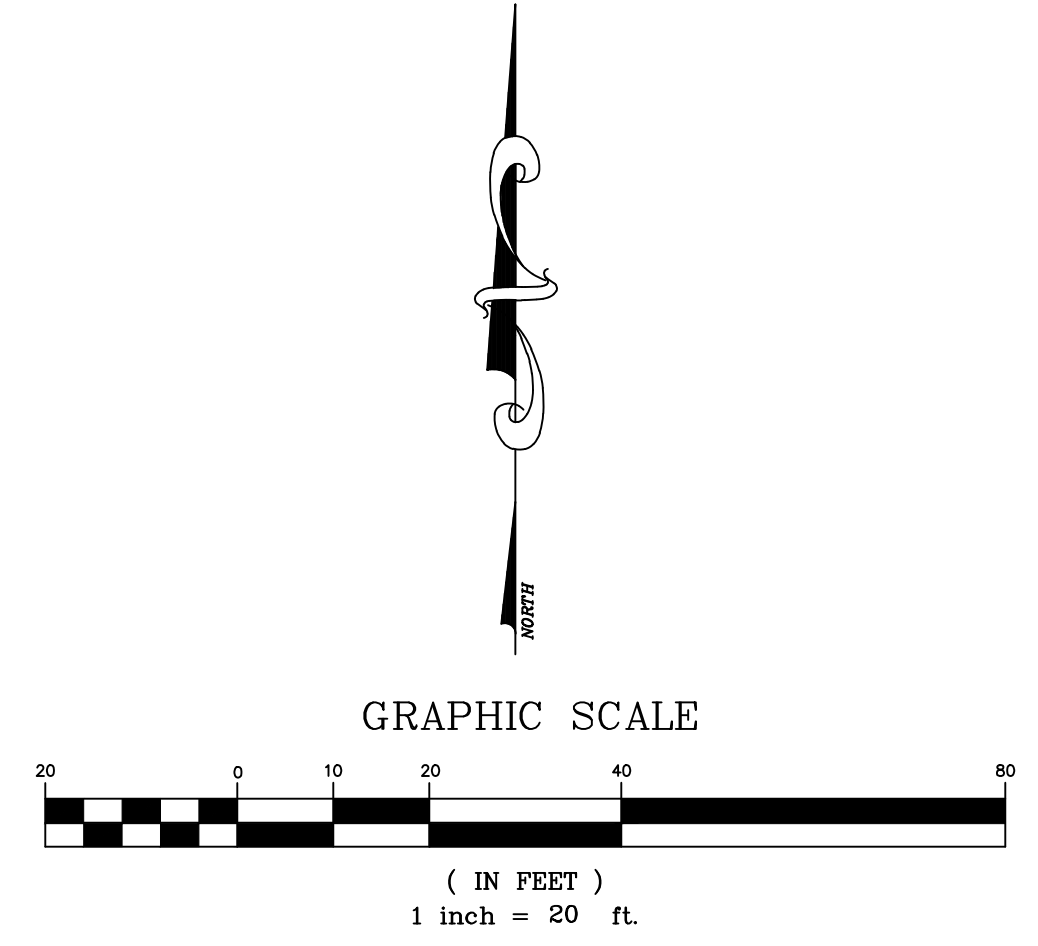
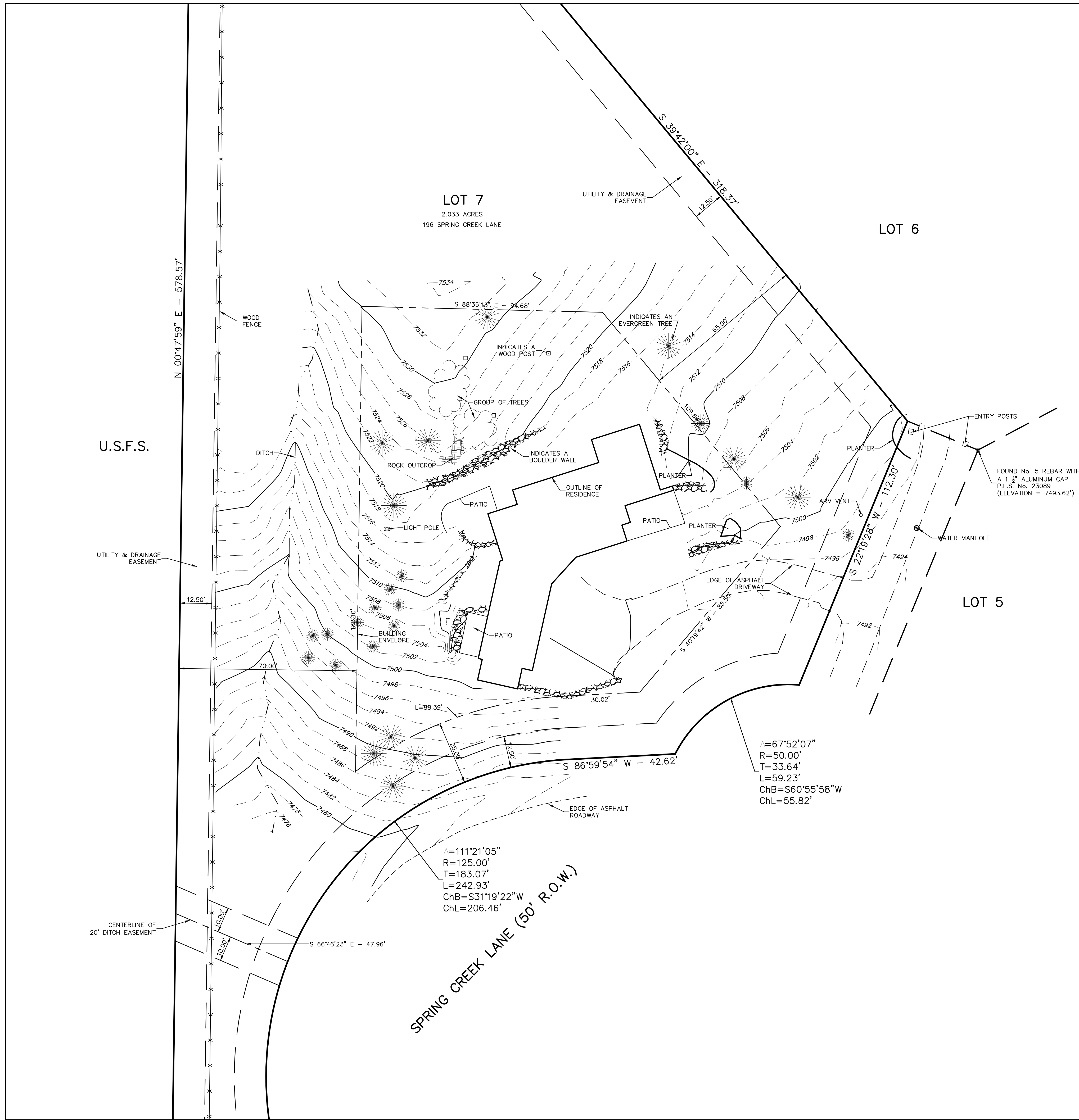
GENERAL NOTES

- THE PERMIT DOCUMENTS CONSIST OF THE AGREEMENT, THE GENERAL CONDITIONS, SUPPLEMENTARY CONDITIONS, GENERAL PROVISIONS, DRAWINGS, SPECIFICATIONS, ADDENDA, AND SUPPLEMENTARY DOCUMENTS AS ISSUED BY BKW ARCHITECTS LLC IN ACCORDANCE WITH THE GENERAL AND SUPPLEMENTARY CONDITIONS OF THE CONTRACT. DRAWINGS AND SPECIFICATIONS ARE COOPERATIVE AND CONTINUOUS. WORK INDICATED OR REASONABLY IMPLIED IN EITHER SHALL BE PROVIDED AS THOUGH FULLY COVERED BY BOTH. ANY DISCREPANCY BETWEEN THE PERMIT DOCUMENTS SHOULD BE REPORTED TO THE OFFICE OF BKW ARCHITECTS LLC IMMEDIATELY.
- ALL WORK SHALL COMPLY WITH ALL STATE AND LOCAL CODES AND ORDINANCES, AND SHALL BE PERFORMED TO THE HIGHEST STANDARDS OF CRAFTSMANSHIP BY JOURNEYMEN OF THE APPROPRIATE TRADES.
- THE PERMIT DOCUMENTS ARE INTENDED TO INCLUDE ALL LABOR, MATERIALS, EQUIPMENT, AND SERVICES REQUIRED TO COMPLETE ALL WORK DESCRIBED THEREIN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BRING TO THE ATTENTION OF BKW ARCHITECTS LLC ANY CONDITIONS WHICH WILL NOT PERMIT CONSTRUCTION ACCORDING TO THE INTENTIONS OF THESE DOCUMENTS. BKW ARCHITECTS LLC SHALL PROVIDE SUPPLEMENTAL INFORMATION REGARDING DESIGN INTENT WHERE ACCOMMODATIONS FOR EXISTING CONDITIONS OR WHERE SUFFICIENT INFORMATION IS ABSENT FROM THE PERMIT DOCUMENTS, IN ACCORDANCE WITH THE GENERAL CONDITIONS.
- ANY PROPOSED SUBSTITUTION OF SPECIFIED MATERIALS/PRODUCTS SHALL BE PRESENTED TO BKW ARCHITECTS LLC FOR REVIEW, IN ACCORDANCE WITH PROCEDURES DESCRIBED IN DIVISION ONE (1) OF THE PROJECT MANUAL AND THE GENERAL CONDITIONS. SUBSTITUTIONS WILL BE CONSIDERED ONLY IF A MORE ADVANTAGEOUS DELIVERY DATE OR LESSER COST, WITH CREDIT TO THE OWNER, ARE PROVIDED WITHOUT SACRIFICING QUALITY, APPEARANCE, AND/OR FUNCTION. UNDER NO CIRCUMSTANCES WILL BKW ARCHITECTS LLC BE REQUIRED TO PROVE THAT A PRODUCT PROPOSED FOR SUBSTITUTION IS OR IS NOT EQUAL TO THE QUALITY OF THE PRODUCT SPECIFIED. INITIATING A REQUEST FOR SUBSTITUTION DOES NOT AUTHORIZE THE CONTRACTOR TO CHANGE THE SPECIFIED PRODUCT. UNTIL BKW ARCHITECTS LLC HAS APPROVED THE SUBSTITUTION.
- SUBMIT SHOP DRAWINGS, CUT SHEETS AND SAMPLES WHEN REQUIRED BY THE SPECIFICATIONS, FOR REVIEW BY BKW ARCHITECTS LLC PRIOR TO COMMENCING WITH RELATED WORK. ALL WORK RELATED TO SUCH SAMPLES SHALL CONFORM WITH REVIEWED AND ACCEPTED SAMPLES. WORK WHICH DOES NOT CONFORM SHALL BE REMOVED AND REPLACED AT THE CONTRACTOR'S EXPENSE. SUB-CONTRACTORS SHALL SUBMIT ALL SUBMITTALS AND SAMPLES FOR REVIEW THROUGH THE GENERAL CONTRACTOR. ALL SUBMITTALS AND SAMPLES SHALL BE SUBMITTED IN SUCH A MANNER, AS TO ALLOW ADEQUATE TIME FOR REVIEW, AS NOTED IN THE SPECIFICATIONS, AND AS NOT TO DELAY WORK IN PROGRESS.
- ALL WORK SHALL BE ERECTED PLUMB AND TRUE-TO-LINE IN ACCORDANCE WITH BEST PRACTICES OF THE TRADE, MANUFACTURER'S RECOMMENDATIONS FOR THE PARTICULAR PRODUCT, AND IN ACCORDANCE WITH THE SPECIFICATIONS.
- THE LOCAL GOVERNMENT AGENCIES SHALL BE NOTIFIED BY THE CONTRACTOR WHEN THERE IS NEED OF INSPECTION AS REQUIRED BY THE APPLICABLE CODE OR BY ANY CODE OR ORDINANCE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY AND CARE OF ADJACENT PROPERTIES DURING CONSTRUCTION, FOR COMPLIANCE WITH FEDERAL AND STATE O.S.H.A. REGULATIONS, AND FOR THE PROTECTION OF ALL WORK UNTIL IT IS DELIVERED COMPLETED TO THE OWNER.
- ALL DIMENSIONS NOTED TAKE PRECEDENCE OVER SCALED DIMENSIONS. DIMENSIONS NOTED "N.T.S." DENOTES NOT TO SCALE. DIMENSIONS ARE TO FACE OF FRAMING, UNLESS NOTED OTHERWISE.
- CONTRACTOR SHALL VERIFY AND COORDINATE ALL OPENINGS THROUGH FLOORS, CEILINGS, AND WALLS WITH ALL ARCHITECTURAL, STRUCTURAL, MECHANICAL, PLUMBING, ELECTRICAL AND OTHER DISCIPLINE DRAWINGS AND SPECIFICATIONS, AS WELL AS EXISTING CONDITIONS.
- CONTRACTOR WILL ASSUME RESPONSIBILITY FOR ITEMS REQUIRING COORDINATION AND RESOLUTION DURING THE BIDDING PROCESS. THE CONTRACTOR SHALL CONTACT BKW ARCHITECTS LLC OR ANY CLARIFICATIONS. THE CONTRACTOR SHALL NOT EXCLUDE FROM HIS BID, ANY ITEMS, AS NOTED IN THE PERMIT DOCUMENTS, WITHOUT PRIOR WRITTEN AUTHORIZATION OF BKW ARCHITECTS LLC. CONTRACTOR'S CLARIFICATIONS SHALL NOT OMIT, CHANGE OR REDUCE THE QUALITY OF CONSTRUCTION, AS INDICATED BY THE PERMIT DOCUMENTS.
- VERIFY ALL SPACE DIMENSIONS AS SHOWN WITH EXISTING JOB CONDITIONS BEFORE STARTING CONSTRUCTION.
- WHERE WORK IS INSTALLED OR EXISTING FINISHES ARE DISTURBED, SUCH AREAS SHALL BE REFINISHED TO MATCH THE AREA PRIOR TO THE DISTURBANCE.
- WHERE WORK IS INSTALLED OR EXISTING FINISHES ARE DISTURBED, SUCH AREAS SHALL BE REFINISHED TO MATCH THE AREA PRIOR TO THE DISTURBANCE.
- THE CONTRACTOR SHALL CHECK AND VERIFY THE PERMIT DOCUMENTS WITH FIELD CONDITIONS, CONFIRMING THAT ALL WORK IS BUILDABLE AS SHOWN PRIOR TO PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL NOTIFY BKW ARCHITECTS LLC IMMEDIATELY IF ANY DISCREPANCIES EXIST, PRIOR TO COMMENCEMENT OF WORK, OR AS SOON AS POSSIBLE, THEREAFTER.
- EACH MISCELLANEOUS ITEM OF CUTTING, PATCHING, OR FITTING IS NOT NECESSARILY INDIVIDUALLY DESCRIBED IN THE PERMIT DOCUMENTS. NO SPECIFIC DESCRIPTION OF CUTTING, PATCHING, OR FITTING REQUIRED TO PROPERLY ACCOMMODATE THE SCOPE OF WORK SHALL RELIEVE THE CONTRACTOR FROM THE RESPONSIBILITY TO PERFORM SUCH WORK AS REQUIRED.
- ANY QUESTIONS REGARDING THE INTENT OF THE DRAWINGS OR SPECIFICATIONS ARE TO BE CLARIFIED WITH BKW ARCHITECTS LLC PRIOR TO ORDERING MATERIALS OR PROCEEDING WITH THE RELATED WORK. ALL QUESTIONS SHALL BE IN THE FORM OF A REQUEST FOR INFORMATION.
- ALL ITEMS ARE EXISTING UNLESS CALLED OUT AS "NEW"

DRAWING INDEX

A000	COVER SHEET
A001	SURVEY
A002	OVERALL SITE PLAN
A003	ARCHITECTURAL SITE PLAN
A004	LANDSCAPE PLAN
A005	AREA CALCULATIONS
A101	CONSTRUCTION MANAGEMENT PLAN
A104	CARETAKER UNIT FLOOR PLAN
A201	CARETAKER UNIT ROOF PLAN
A202	CARETAKER UNIT ELEVATIONS
A203	PERSPECTIVE VIEWS
A301	EXISTING PHOTOS
A501	CARETAKER UNIT SECTIONS
A502	WALL ASSEMBLIES
A503	ROOF ASSEMBLIES AND DETAILS

LOCATION MAP



- NOTES:
- 1) DATE OF TOPOGRAPHY: 8/12/2023
 - 2) BASIS OF ELEVATIONS: TOP OF MONUMENT FOUND MARKING THE NORTHWESTERLY CORNER OF LOT 5, ELEVATION = 7493.62'
 - 3) NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER 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.
 - 4) THE BOUNDARY DIMENSIONS, EASEMENTS AND RIGHTS OF WAY SHOWN HEREON ARE PER THE RECORD PLAT FOR THE SUBJECT PROPERTY.
 - 5) VERIFY CURRENT BUILDING SETBACKS AND RESTRICTIONS WITH THE PROPER GOVERNING AUTHORITY.

SURVEYOR'S CERTIFICATE

I, SAMUEL H. ECKER, A PROFESSIONAL LAND SURVEYOR REGISTERED UNDER THE LAWS OF THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS TOPOGRAPHIC MAP WAS MADE BY ME AND UNDER MY SUPERVISION, AND THAT THE MAP IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

SAMUEL H. ECKER
 COLORADO P.L.S. No. 30091
 FOR AND ON BEHALF OF
 GORE RANGE SURVEYING LLC



Gore Range
 Surveying, LLC
 P.O. Box 15
 Avon, CO 81620
 (970) 479-8698 • fax (970) 479-0055

TOPOGRAPHIC MAP
 LOT 7
 CORDILLERA VALLEY CLUB FILING No. 2
 EAGLE COUNTY, COLORADO

DRAWN BY:	SE	DATE:	8/30/2023
CHECKED BY:	SE	DRAWING NO.:	21-1332
JOB NO.:	21-1332	SHEET	1 OF 1

- SITE PLAN NOTES:**
- LOT SIZE IS 2.033 ACRES EQUAL TO 88,558 SF
1. SEE SITE PLAN FOR GENERAL LANDSCAPE, GRADING, AND EROSION CONTROL NOTES
 2. EXTERIOR LIGHTING - SEE A001 & A102-103 FOR LIGHTING SPECS, QUANTITY, AND LOCATIONS
 3. SLOPE PERVIOUS GRADE @ MIN. 10% FOR 10' FROM BUILDING PER SOIL REPORT.
 4. SEE ROOF PLAN FOR GUTTER AND DOWNSPOUT INFORMATION, ROOF HEIGHTS, AND SNOW FENCE INFORMATION.
 5. SEE COVER SHEET FOR SITE AREA CALCULATIONS
 6. SEE MAIN LEVEL FLOOR PLAN FOR ADDITIONAL GRADE / PATIO / DRIVEWAY / WALL ELEVATION NOTES.
 7. ALL AREA DRAINS AND DOWNSPOUT ARE TO BE HARDPIPE TO DAYLIGHT AND DISCHARGED ONTO RIPRAP W/ 6" DIAMETER COBBLE
 8. SEE A101 AND A102 FOR MICRO GRADING AT BUILDING EDGE AND AT PATIOS
 9. SEE STRUCTURAL DRAWINGS FOR BOULDER AND MSE RETAINING WALLS OVER 4 FOOT TALL
 10. TOTAL NUMBER OF TREES BEING REMOVED IS 2.
(TREES BEING REMOVED ALSO SHOWN ON LANDSCAPE PLAN)
2 CONIFEROUS
 11. ALL BOULDER WALLS TO BE A MAXIMUM OF 4'-0" TALL



1 OVERALL SITE PLAN
SCALE 1" = 30'-0"

PUNA CARETAKER ADDITION
186 SPRING CREEK LANE
EDWARDS, CO 81632

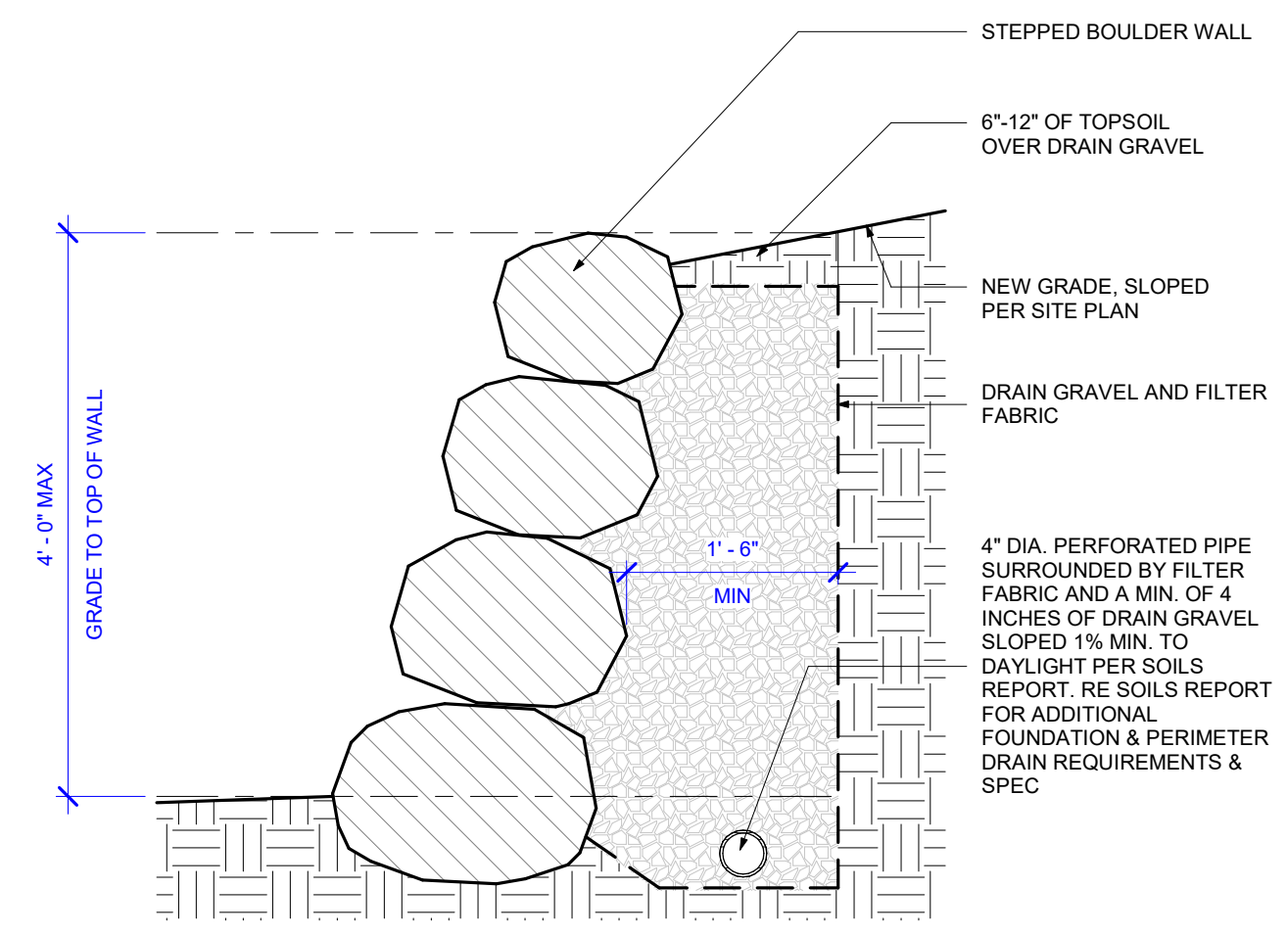
DRB FINAL PLAN REVIEW
Issue Date **9/5/23**

SHEET TITLE
OVERALL SITE PLAN

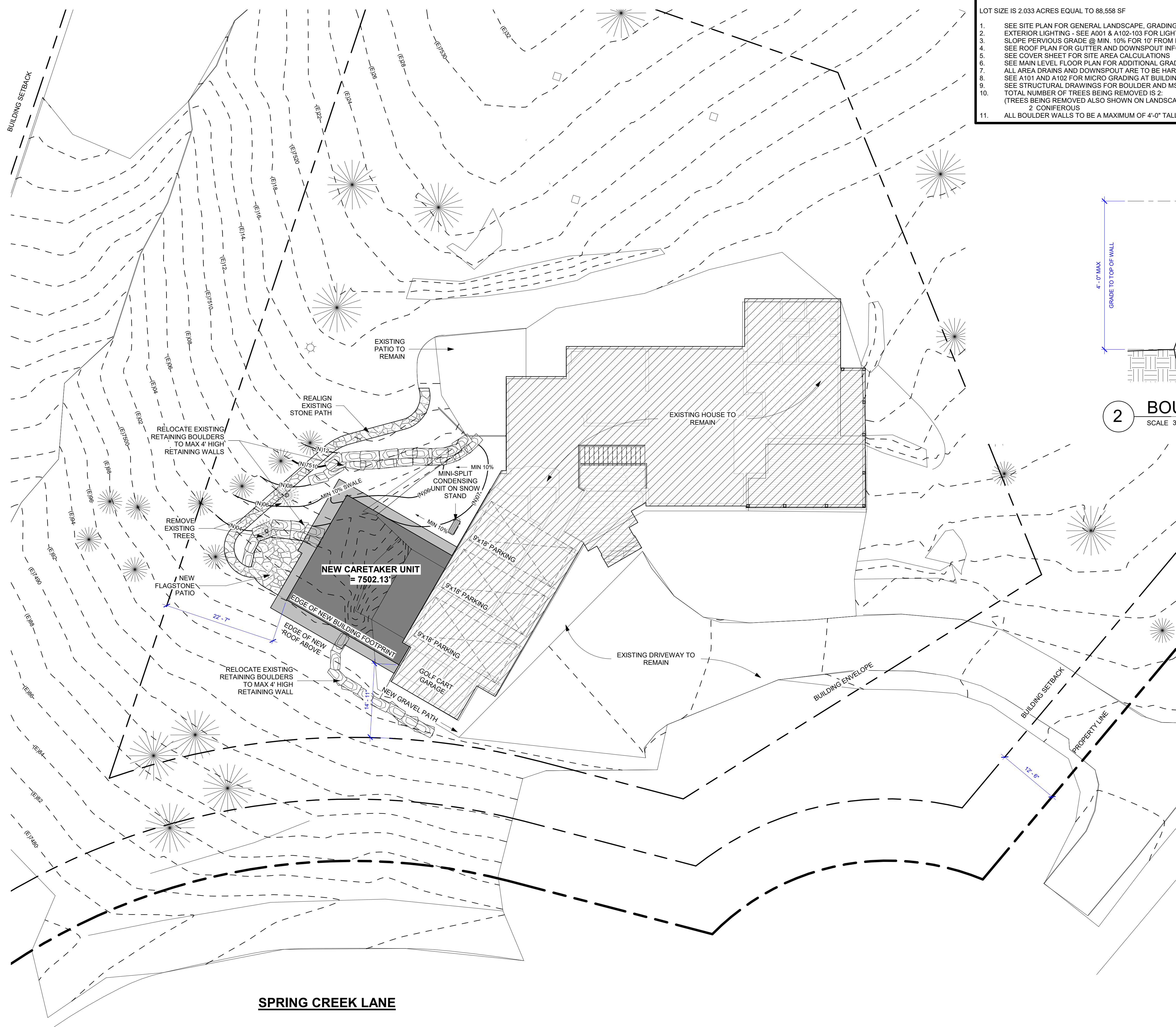
SHEET NO.
A001



- SITE PLAN NOTES:**
- LOT SIZE IS 2.033 ACRES EQUAL TO 88,558 SF
- SEE SITE PLAN FOR GENERAL LANDSCAPE, GRADING, AND EROSION CONTROL NOTES
 - EXTERIOR LIGHTING - SEE A001 & A102-103 FOR LIGHTING SPECS, QUANTITY, AND LOCATIONS
 - SLOPE PERVIOUS GRADE @ MIN. 10% FOR 10' FROM BUILDING PER SOIL REPORT.
 - SEE ROOF PLAN FOR GUTTER AND DOWNSPOUT INFORMATION, ROOF HEIGHTS, AND SNOW FENCE INFORMATION.
 - SEE COVER SHEET FOR SITE AREA CALCULATIONS
 - SEE MAIN LEVEL FLOOR PLAN FOR ADDITIONAL GRADE / PATIO / DRIVEWAY / WALL ELEVATION NOTES.
 - ALL AREA DRAINS AND DOWNSPOUT ARE TO BE HARDPIPE TO DAYLIGHT AND DISCHARGED ONTO RIPRAP W/ 6" DIAMETER COBBLE
 - SEE A101 AND A102 FOR MICRO GRADING AT BUILDING EDGE AND AT PATIOS
 - SEE STRUCTURAL DRAWINGS FOR BOULDER AND MSE RETAINING WALLS OVER 4 FOOT TALL
 - TOTAL NUMBER OF TREES BEING REMOVED IS 2:
(TREES BEING REMOVED ALSO SHOWN ON LANDSCAPE PLAN)
2 CONIFEROUS
 - ALL BOULDER WALLS TO BE A MAXIMUM OF 4'-0" TALL



2 BOULDER RETAINING WALL
SCALE 3/4" = 1'-0"



1 ARCHITECTURAL SITE PLAN
SCALE 1" = 10'-0"

9/5/2023 4:15:56 PM



PLANT LEGEND

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE
	16	CORNUS STOLONIFERA	RED OSIER DOGWOOD	5 gallon
	15	ARTEMISIA CANA	SILVER SAGEBRUSH	5 gallon
	18	EPHEDRA VIRIDIS	GREEN MORMON TEA	5 gallon
	25	LUPINUS PERENNIS	WILD LUPINE	1 gallon
	100	ASSORTED GROUND COVERS AND PERENNIAL FLOWERS		1 gallon
	15			Flats
		RE-VEGETATE ALL DISTURBED AREAS WITH NATIVE GRASS AND WILDFLOWER SEED MIX.		

TOTAL LOT SIZE = 88,558 SF
BUILDING FOOTPRINT 4,117 SF
DRIVEWAY/HARDSCAPE 2,829 SF

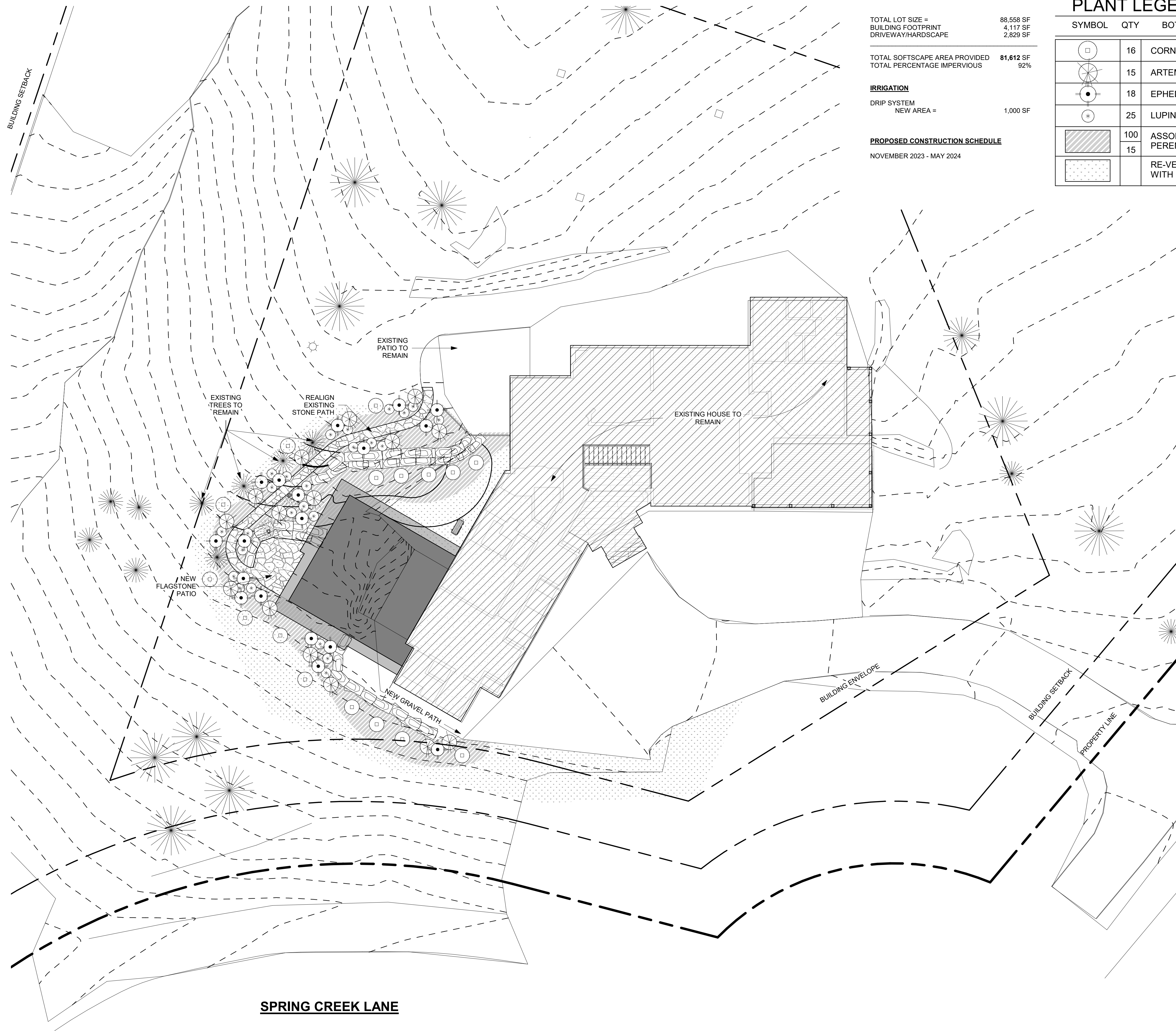
TOTAL SOFTSCAPE AREA PROVIDED 81,612 SF
TOTAL PERCENTAGE IMPERVIOUS 92%

IRRIGATION

DRIP SYSTEM
NEW AREA = 1,000 SF

PROPOSED CONSTRUCTION SCHEDULE

NOVEMBER 2023 - MAY 2024



SPRING CREEK LANE



CONSTRUCTION MANAGEMENT PLAN NOTES

TEMPORARY EROSION CONTROL

1. THE CONTRACTOR SHALL PROVIDE EROSION CONTROL IN CONFORMANCE WITH BEST MANAGEMENT PRACTICES. EROSION CONTROL SHALL BE INSTALLED PRIOR TO CONSTRUCTION, DEMOLITION OR SITE DISTURBANCE AND MUST BE MAINTAINED FOR THE DURATION OF THE PROJECT.
2. A "GEOFAB" SILT FENCE IS TO BE ERECTED AT LIMITS OF DISTURBANCE DOWNHILL OF CONSTRUCTION AND IN PATHS OF DRAINAGE PRIOR TO EXCAVATION AND KEPT IN PLACE UNTIL FINISH GRADE IS ACHIEVED.
3. AT THE BASE OF TOPSOIL OR FILL SOIL STOCKPILED ON SITE, A "GEOFAB" SILT FENCE OR STRAW BALE SATURATION BERM SHALL BE ERECTED TO CONTROL SILT AND SEDIMENT.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING THE RELEASE OF SEDIMENT-LADEN WATER (MUD) FROM THE SITE AND SHALL BE REQUIRED TO INSTALL ADDITIONAL CONTROL FACILITIES AT THE DIRECTION OF THE LANDSCAPE ARCHITECT OR APPROPRIATE LOCAL OFFICIALS, IF PROBLEMS OCCUR.

DUST CONTROL STRATEGIES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING DUST CONTROL STRATEGIES AS FOLLOWS.
 - A. PROVIDE MISTING WATER SPRAYS SUFFICIENT TO REDUCE AIRBORNE DUSTING FROM EXCAVATION AND SITE WORK;
 - B. APPLY ADDITIONAL WATER DUST SUPPRESSION APPLIED DURING DRY WEATHER; AND
 - C. AVOID DUST-GENERATING WORK MUST BE AVOIDED ON HIGH WIND DAYS.
 - D. TEMP SEED ANY STOCK PILED SOIL STORAGE

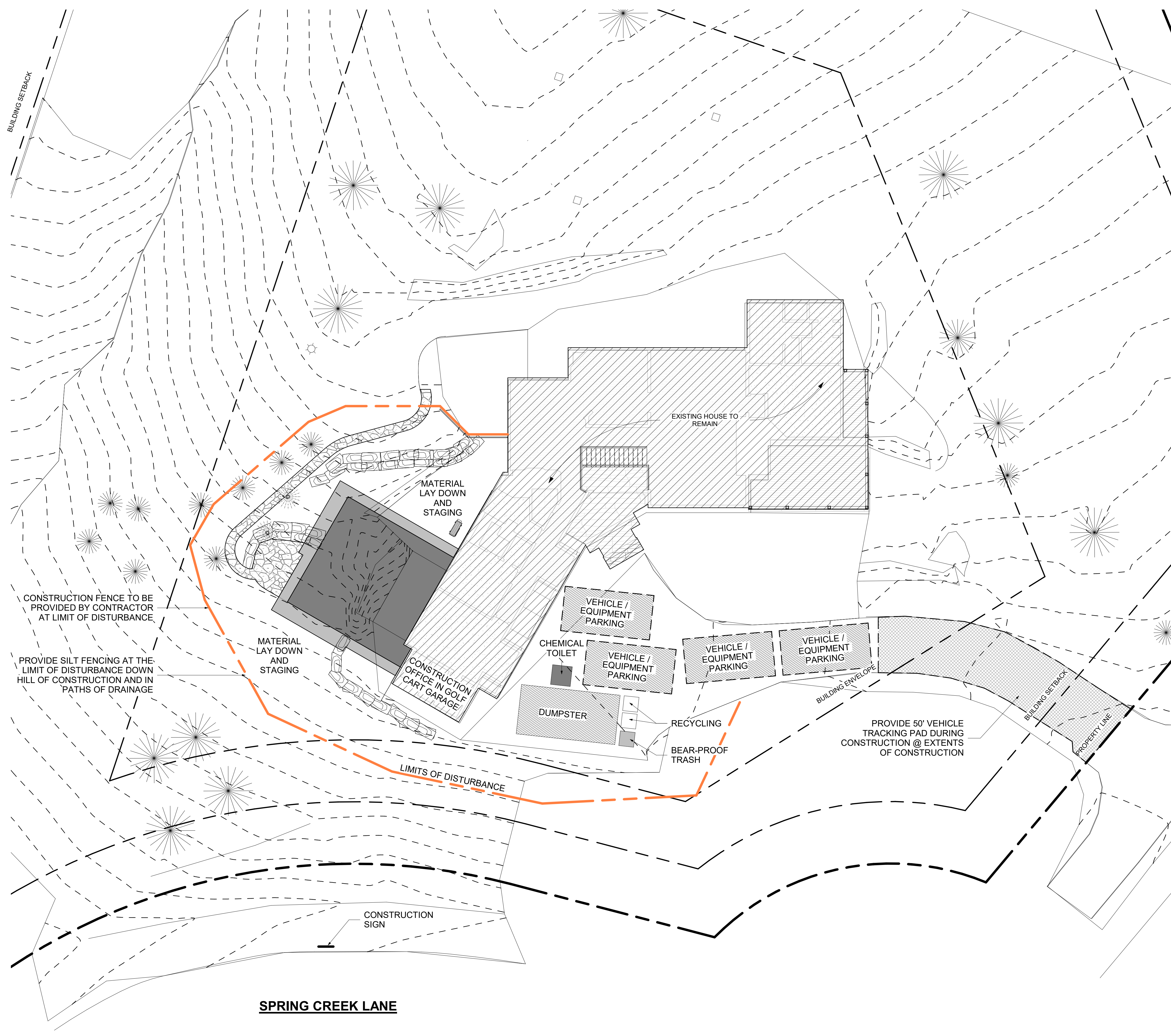
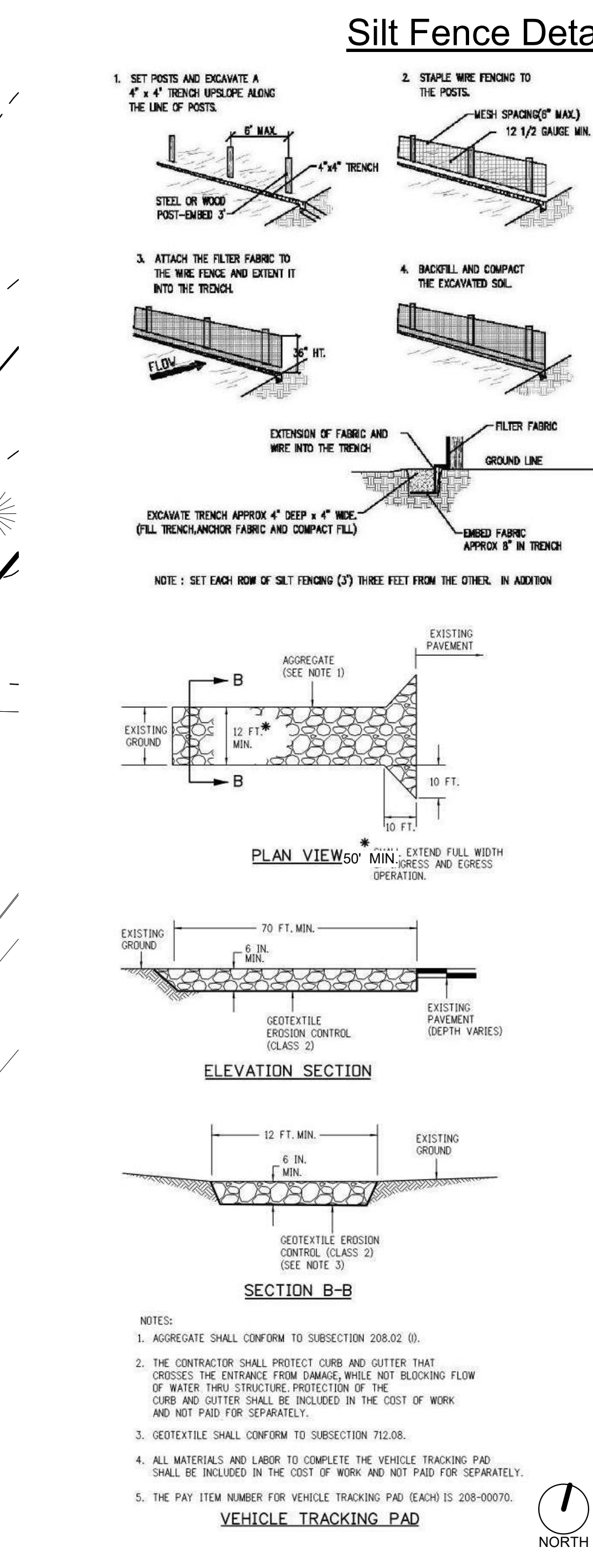
WEED CONTROL STRATEGIES

1. THE CONTRACTOR IS TO SPREAD HERBICIDE AND/OR FERTILIZER THROUGHOUT THE CONSTRUCTION SITE TO DETER WEED GROWTH.

SPECIAL MEASURES FOR PROTECTING VEGETATION AND OTHER NATURAL FEATURES OF THE LOT DURING CONSTRUCTION.

1. THE CONTRACTOR TO PROVIDE CHAINLINK CONSTRUCTION FENCING AT THE LIMIT OF DISTURBANCE TO PROTECT VEGETATION BEYOND THE CONSTRUCTION AREA.
2. ANY NATURAL FEATURE INSIDE THE LIMIT OF DISTURBANCE TO REMAIN PROVIDE 3' TALL PLASTIC CONSTRUCTION FENCING.

PROPOSED CONSTRUCTION SCHEDULE
NOVEMBER 2023 - MAY 2024



FLOOR PLAN NOTES:

1. DOWNSPOUTS - RUN IN SOLID PIPE BELOW GRADE TO DAYLIGHT. DO NOT CONNECT TO PERIMETER DRAIN SYSTEM. PROVIDE HEAT TAPE. TYP. ROUTE TO DAYLIGHT BEYOND LIMITS OF DISTURBANCE OF FOUNDATION EXCAVATION.
2. SLOPE EXTERIOR SLABS AND PATIOS MIN. 1/8" TO 1/2" TO DRAIN. ADJUST SLOPES AS REQUIRED AND AS SHOWN IN PLANS.
3. SLOPE PERVIOUS GRADE @ MIN. 10% FOR 10' FROM BUILDING PER SOILS REPORT.
4. SEE A10.1-A10.2 RCPs FOR MOTORIZED SHADE INFORMATION. SEE A8.0 - A8.3 FOR WINDOW DETAILS.
5. PROVIDE PERFORATED DRAIN @ ALL PERIMETER FOOTINGS AS SHOWN IN SECTION, DETAIL, SPEC, AND SOILS REPORT. RUN TO DAYLIGHT.
6. ALL DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE.
7. SEAL ALL PLUMBING PENETRATIONS THROUGH SLAB WITH GASKET TO CREATE WATERPROOF SEAL @ CONCRETE. PROVIDE UNDERSLAB MEMBRANE INCORPORATED GASKET/SEAL @ MEMBRANE @ ALL PLUMBING PENETRATIONS.
8. ALL FREESTANDING FURNITURE AND DECORATIVE LIGHT FIXTURES TO BE PROVIDED BY OWNER.
9. PROVIDE MIN. 4 1/2" FROM INTERIOR DOOR R.O. TO ADJACENT PERPENDICULAR WALL TYP.
10. SEE COVER SHEET FOR TYPICAL RADON MITIGATION DESIGN NOTES.
11. SEE INT. DOCUMENTS FOR 1/2"-1'-0" FLOOR PLANS AND INTERIOR ELEVATIONS @ BATHROOMS & BUILT-INS.

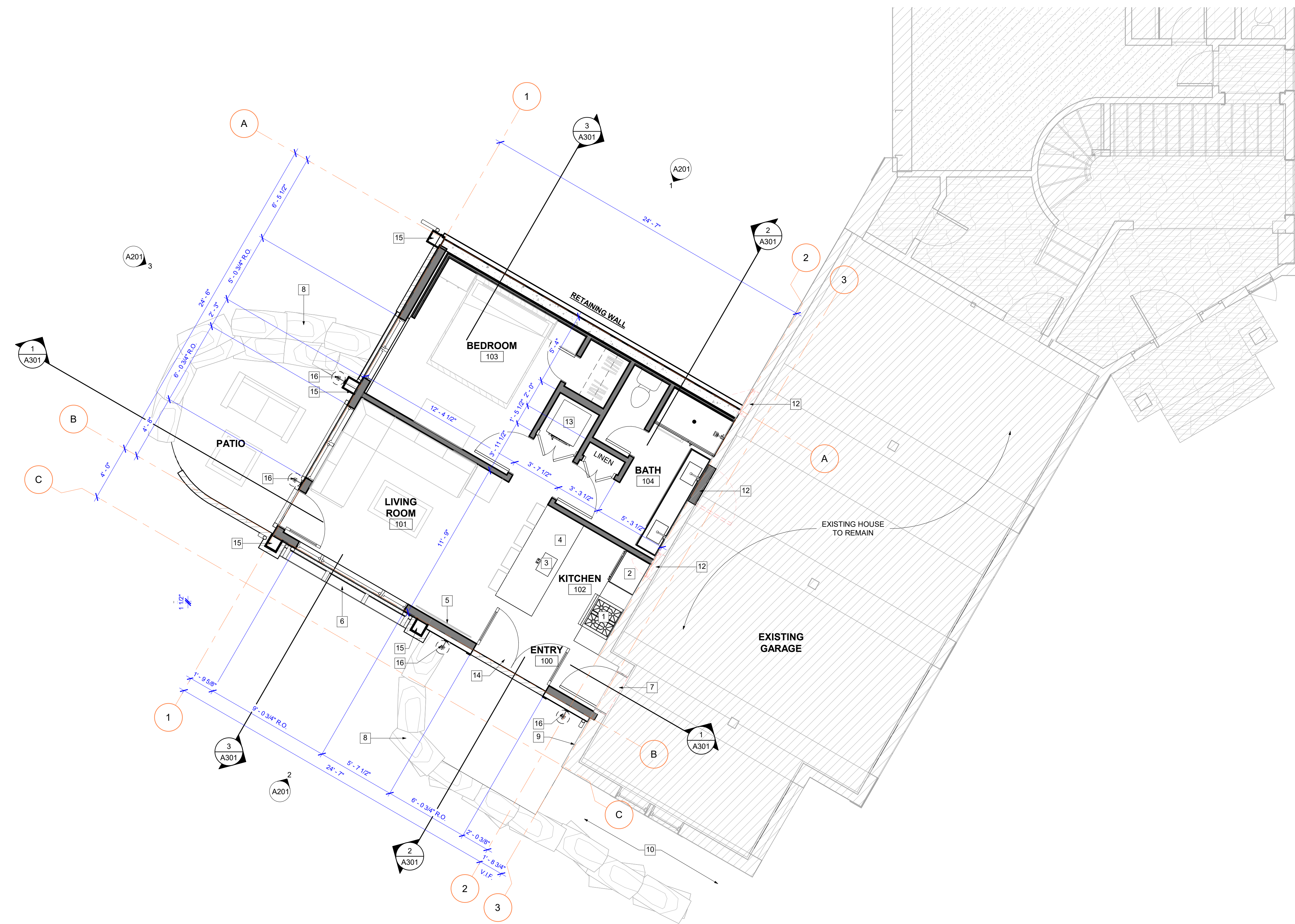
PROPOSED CONSTRUCTION LEGEND

- EXISTING WALLS TO BE DEMOLISHED
- EXISTING WOOD FRAMED WALLS, FLOORS, AND ROOFS
- NEW WOOD FRAMED WALLS, FLOORS, AND ROOFS
- STONE VENEER SHOWN WITH DIAGONAL HATCH
- CONCRETE WALL SHOWN WITH HATCH
- 1 HR FIRE SEPARATION - 5/8" TYPE X GYP SHEATHING BOTH SIDES
- CMU WALL

CARETAKER UNIT AREA = 610 SF

FLOOR PLAN KEYNOTES

- | | |
|----|---|
| 1 | 30" GAS RANGE WITH MICROWAVE/HOOD ABOVE |
| 2 | 30" LH FULL SIZE REFRIGERATOR |
| 3 | UNDERMOUNT SINK W/ DISPOSAL |
| 4 | 24" DISHWASHER |
| 5 | 60" TV WITH BACK BOX AND SWIVEL ARM |
| 6 | WINDOW PLANTER BOX TO MATCH EXISTING |
| 7 | NEW DOOR IN EXISTING WALL |
| 8 | REUSE EXISTING SITE BOULDERS |
| 9 | EXISTING GAS METER TO REMAIN |
| 10 | NEW GRAVEL PATH |
| 12 | REMOVE EXISTING DOOR/WINDOW, FILL PENETRATION WITH INSULATION AND PATCH WITH MATERIALS TO MATCH EXISTING. PROVIDE NEW WATERPROOFING AT EXTERIOR WALLS |
| 13 | STACKED WASHER/DRYER |
| 14 | EXISTING DOORS TO BE REUSED |
| 15 | 12"x12" FRAMED DECORATIVE BOX OUT |
| 16 | HUBBARDTON FORGE HENRY SMALL DARK SKY SCONCE, LED 400 LUMENS MAX, TEMP 3000 KELVIN MAX - OIL RUBBED BRONZE |



PUNA CARETAKER ADDITION

196 SPRING CREEK LANE
EDWARDS, CO 81632

DRB FINAL PLAN REVIEW

Issue Date: 9/5/23

SHEET TITLE:

CARETAKER UNIT FLOOR PLAN

SHEET NO.:

A101

1 CARETAKER UNIT FLOOR PLAN
SCALE 1/4" = 1'-0"

9/5/2023 4:15:58 PM

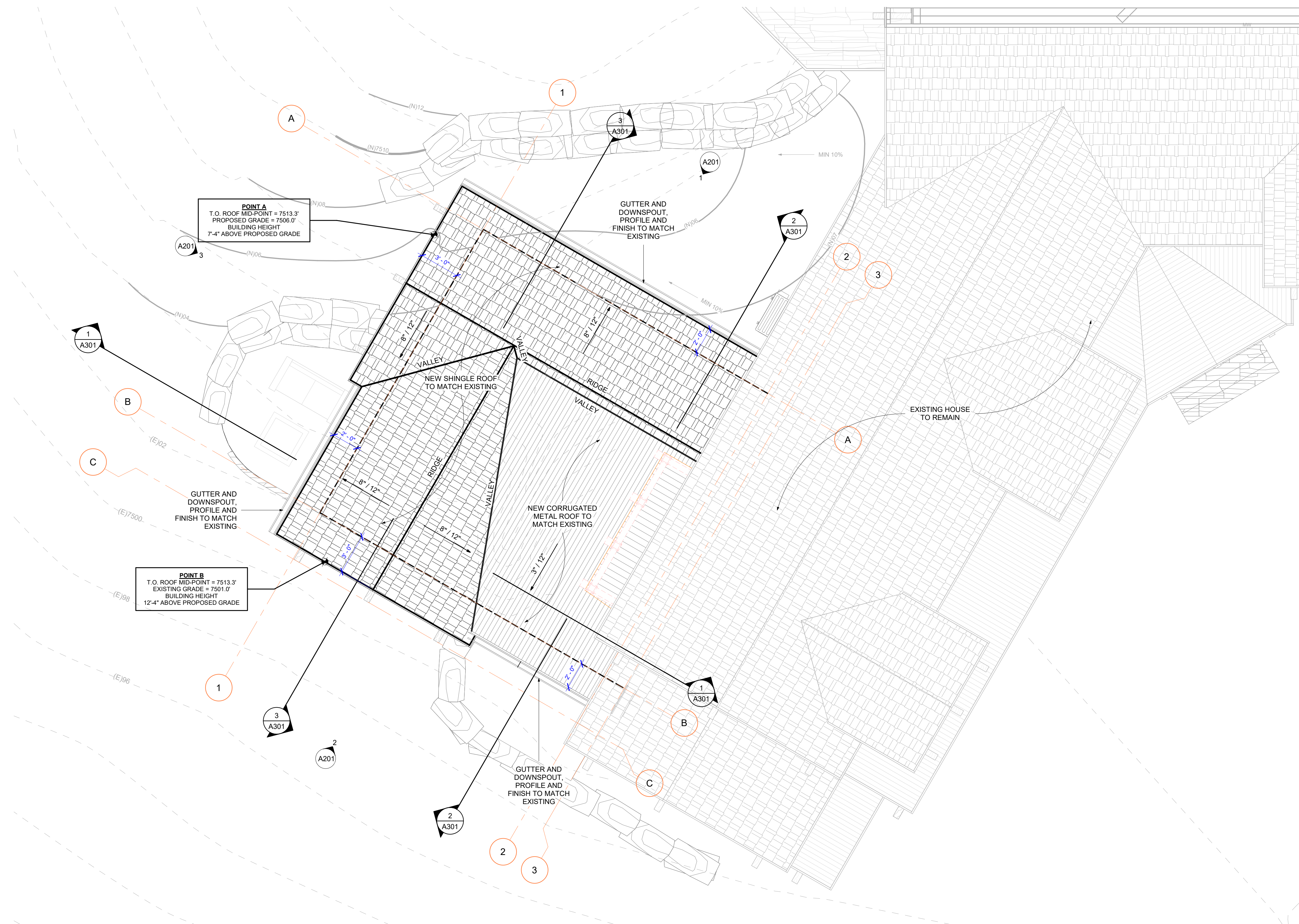


ROOF PLAN NOTES:

1. ALL ROOF HEIGHTS ARE TO THE TOP OF SHEATHING ON ROOF PLAN.
2. PROVIDE DESIGN BUILD ENGINEERED SNOW GUARD FENCE SYSTEM PER ROOF SLOPE TYPE AND SNOW LOAD INSTALLED PER MANUFACTURERS RECOMMENDATIONS. SUBMIT FOR APPROVAL. SEE SPEC FOR MORE INFORMATION.
3. PROVIDE SNOW FENCES PER APPROX. LOCATIONS SHOWN ON ROOF PLAN.
4. SEE ELEVATIONS FOR J-BOX LOCATIONS FOR HEAT TAPE FOR GUTTER AND FUTURE HEAT TAPE. PROVIDE HEAT TAPE FOR ALL DOWNSPOUTS, GUTTERS, UNDERGROUND HARPIPE TO DAYLIGHT, AND FUTURE 3' HIGH SECTION OF HEAT TAPE AT ROOF EAVE ABOVE GUTTER.
5. SEE SITE PLAN FOR GENERAL LANDSCAPE, GRADING, AND EROSION CONTROL NOTES.
6. DASHED LINES INDICATE EXTERIOR EDGE OF FRAMING BELOW.
7. CRICKETS SHOWN ARE APPROXIMATE.
8. ROOF HEIGHT CALCULATIONS:

PUNA CARETAKER ADDITION

196 SPRING CREEK LANE
EDWARDS, CO 81632



POINT A
T.O. ROOF MID-POINT = 7513.3'
PROPOSED GRADE = 7506.0'
BUILDING HEIGHT
7'-4" ABOVE PROPOSED GRADE

POINT B
T.O. ROOF MID-POINT = 7513.3'
EXISTING GRADE = 7501.0'
BUILDING HEIGHT
12'-4" ABOVE PROPOSED GRADE

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

9/5/2023 4:15:59 PM

DRB FINAL PLAN REVIEW
Issue Date **9/5/23**

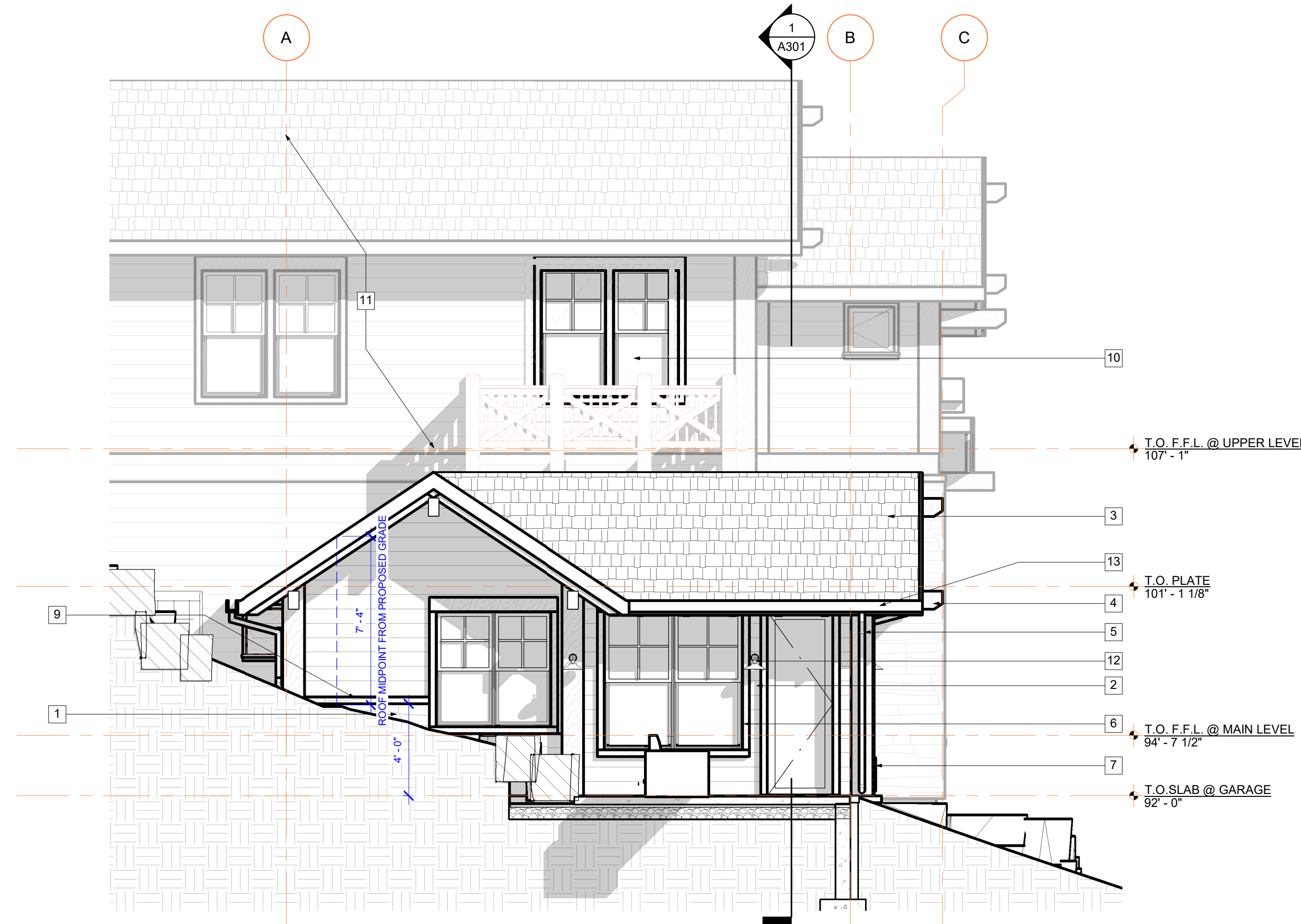
SHEET TITLE
**CARETAKER
UNIT ROOF
PLAN**

SHEET NO.
A104

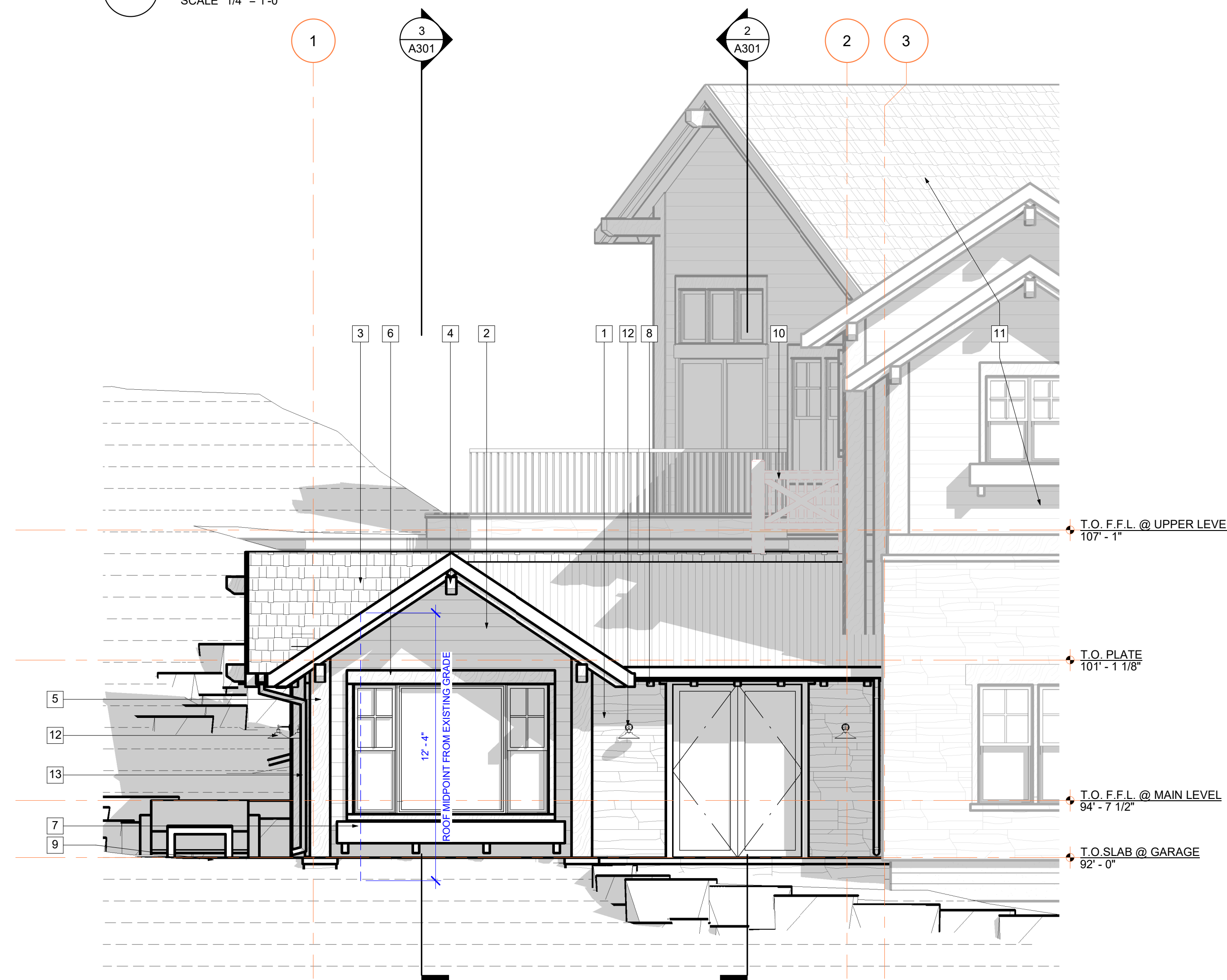


- ELEVATION NOTES:**
- EXTERIOR LIGHTING TO BE INSTALLED AS DRAWN IN ELEVATION UNLESS DISCUSSED WITH ARCHITECT PRIOR TO INSTALLATION. PROVIDE BLOCKING AS NEEDED FOR CORRECT LIGHTING PLACEMENT. SEE LIGHTING PLANS AND SCHEDULE FOR ALL EXTERIOR LIGHTING INFORMATION.
 - MATCH EXISTING EXTERIOR MATERIAL AND COLOR. SEE OUTLINE SPEC AND ARCHITECTURAL FINISH SCHEDULE.
 - ALL DIMENSIONS / ELEVATIONS ARE FROM T.O. FINISH U.N.O.
 - WINDOW AND DOOR HEAD / SILL HEIGHTS ARE FROM T.O. FINISH U.N.O.
 - ALL EXTERIOR EXPOSED STRUCTURAL AND DECORATIVE STEEL TO BE PAINTED TO MATCH EXISTING.
 - PROVIDE J-BOX LOW ON WALL @ ALL DOWNSPOUTS FOR HEAT TAPE FOR FIRST 6' OR UNTIL HARD PIPE IS 4' UNDERGROUND.
 - ALL DOWNSPOUTS TO BE LOCATED PER ELEVATIONS UNLESS ADDRESSED WITH ARCHITECT PRIOR TO INSTALLATION
 - ALL WINDOW R.O. ARE 3/4" ABOVE FRAME.
- STONE CALCULATIONS:**
- TOTAL OPAQUE WALL AREA = 451 SF
TOTAL STONE AREA = 172 SF
TOTAL STONE PERCENTAGE = 38%

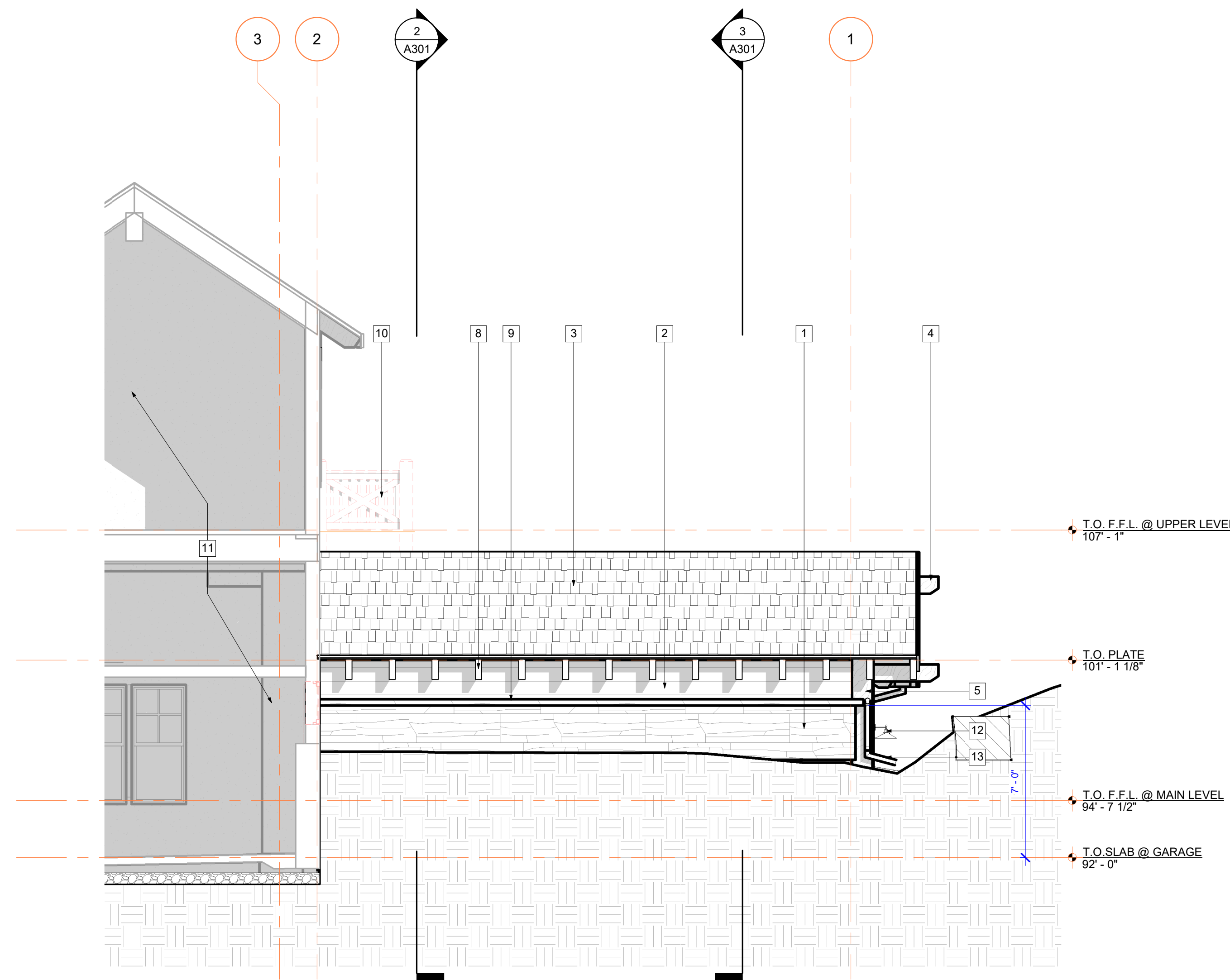
ELEVATION KEYNOTES	
1	STONE VENEER TO MATCH EXISTING
2	HORIZONTAL LAP SIDING TO MATCH EXISTING
3	ROOF SHINGLES TO MATCH EXISTING
4	6x10 CEDAR APPLIED RAFTER TAIL TO MATCH EXISTING
5	WOOD CORNER TRIM TO MATCH EXISTING
6	WINDOW TRIM TO MATCH EXISTING
7	WINDOW PLANTER BOX TO MATCH EXISTING
8	4x10 CEDAR APPLIED RAFTER TAIL TO MATCH EXISTING
9	STONE CAP TO MATCH EXISTING
10	DEMIO EXISTING BALCONY. SALVAGE EXISTING DOORS FOR REUSE. INSTALL NEW DOUBLE HUNG WINDOWS, RE: WINDOW SCHEDULE
11	EXISTING HOUSE TO REMAIN
12	HUBBARDTON FORGE HENRY SMALL DARK SKY SCONCE, LED 400 LUMENS MAX, TEMP 3000 KELVIN MAX - OIL RUBBED BRONZE
13	GUTTER AND DOWNSPOUT, PROFILE AND FINISH TO MATCH EXISTING



3 CARETAKER WEST ELEVATION
SCALE 1/4" = 1'-0"



2 CARETAKER SOUTH ELEVATION
SCALE 1/4" = 1'-0"



1 CARETAKER NORTH ELEVATION
SCALE 1/4" = 1'-0"

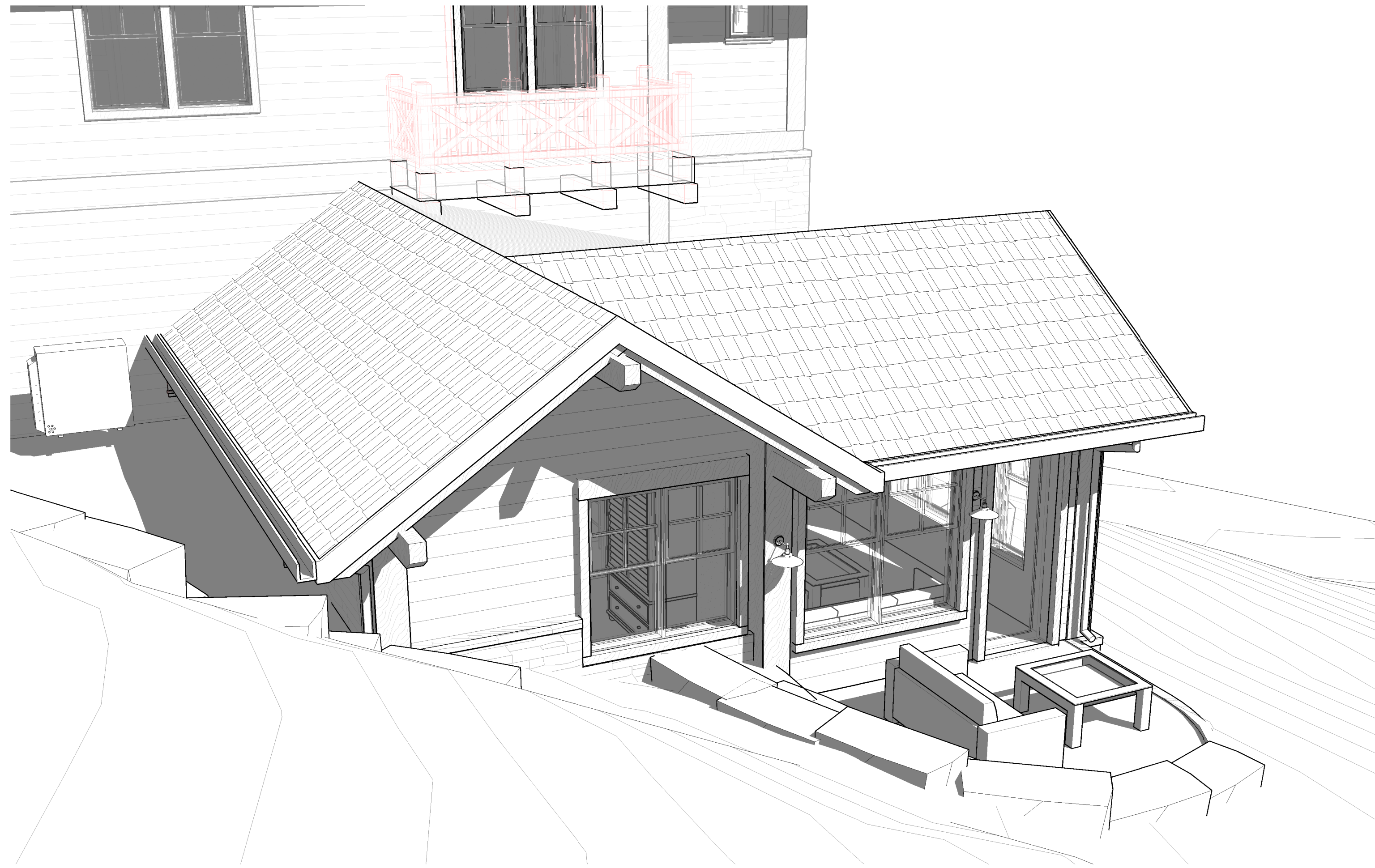
PUNA CARETAKER ADDITION

186 SPRING CREEK LANE
EDWARDS, CO 81632

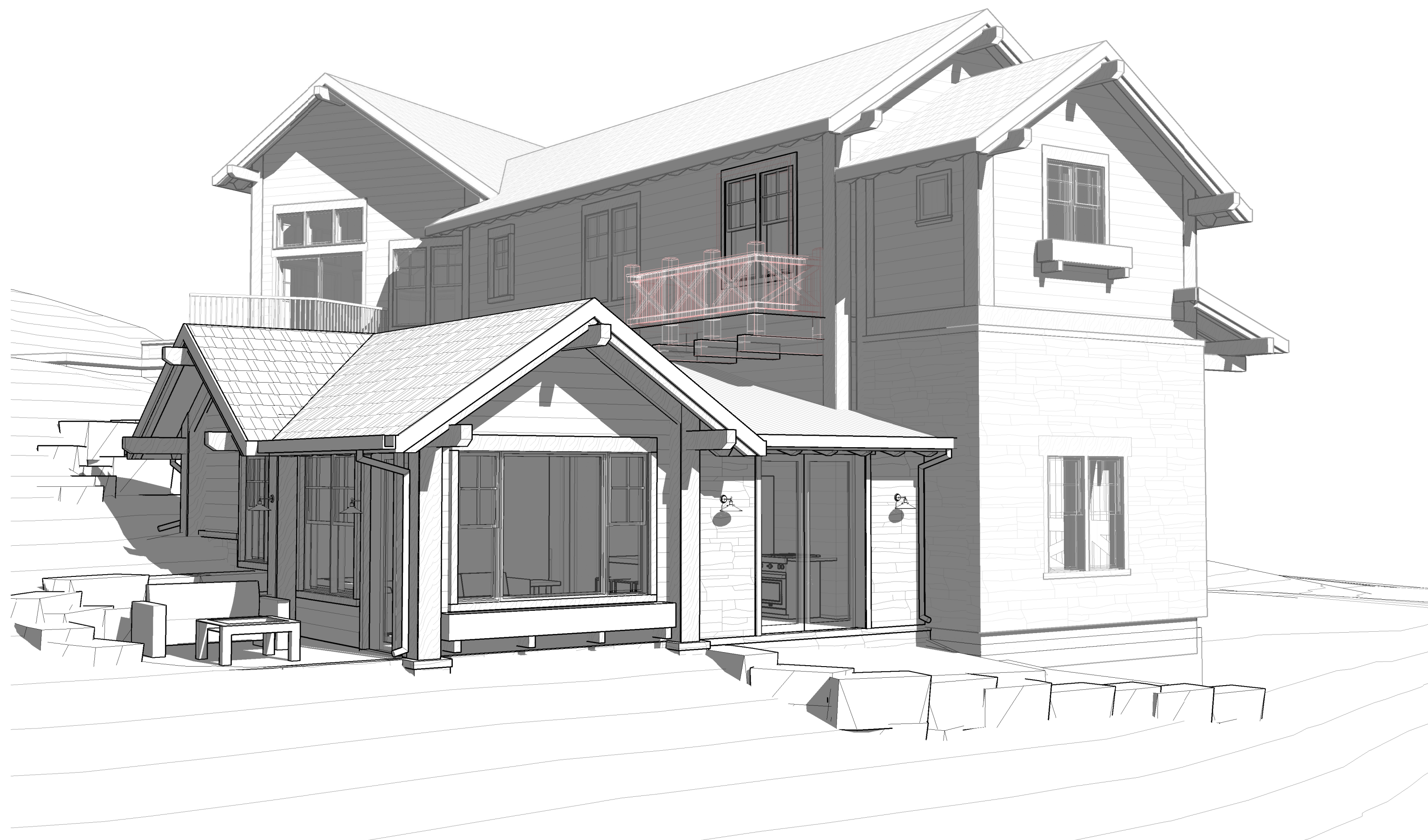
DRB FINAL PLAN REVIEW
Issue Date: 9/5/23

SHEET TITLE:
CARETAKER UNIT ELEVATIONS

SHEET NO.:
A201



2 CARETAKER NORTHWEST VIEW
SCALE



1 CARETAKER SOUTHWEST VIEW
SCALE

PUNA CARETAKER ADDITION

186 SPRING CREEK LANE
EDWARDS, CO 81632

DRB FINAL PLAN REVIEW

Issue Date 9/5/23

SHEET TITLE

**PERSPECTIVE
VIEWS**

SHEET NO.

A202



EXISTING HOME

ALL EXTERIOR FINISHES AND DETAILS TO MATCH EXISTING

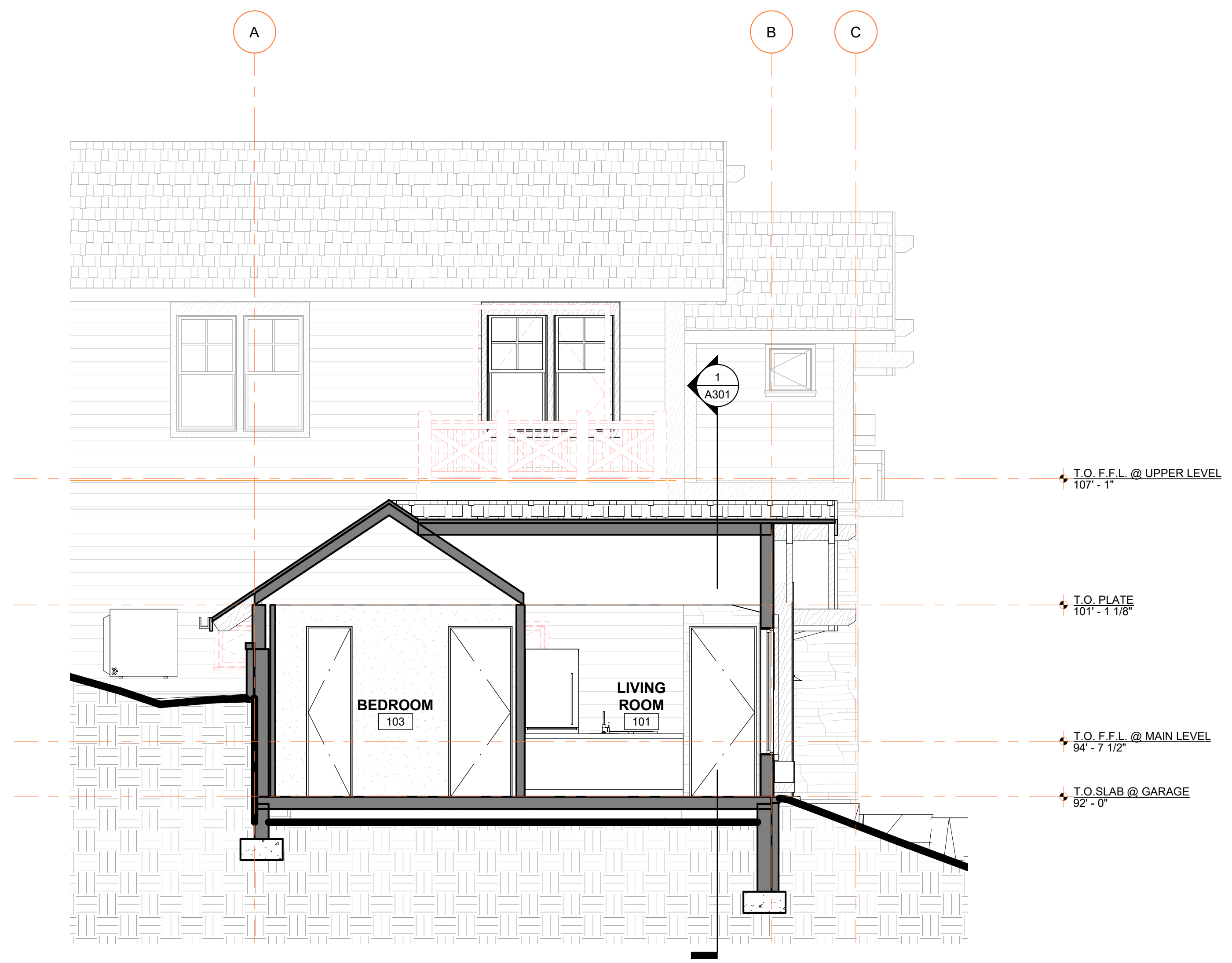


EXISTING SITE

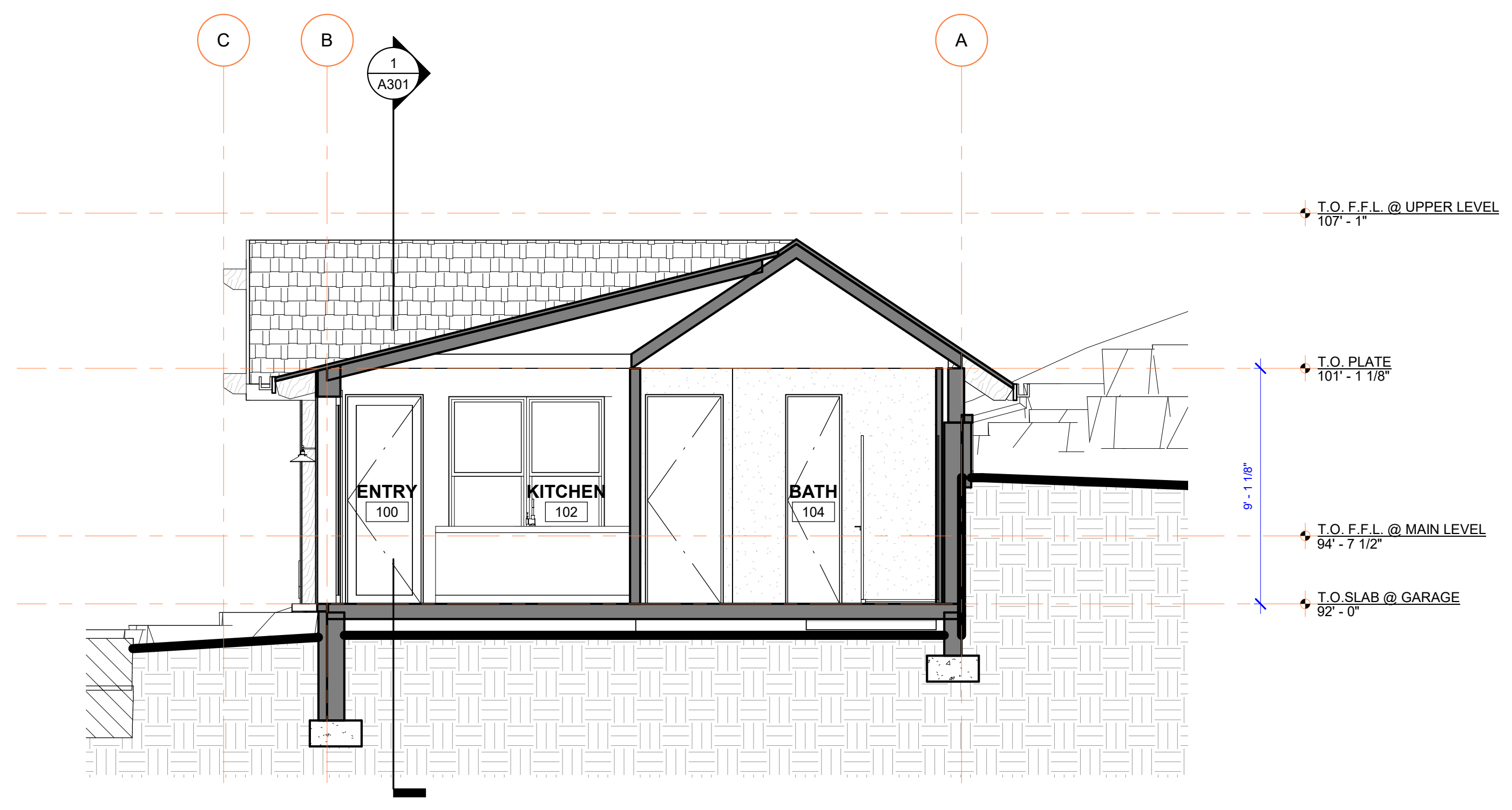
SITE IS STAKED WITH PROPOSED ADDITION. SEE SITE PLAN FOR MORE INFORMATION

PROPOSED CONSTRUCTION LEGEND

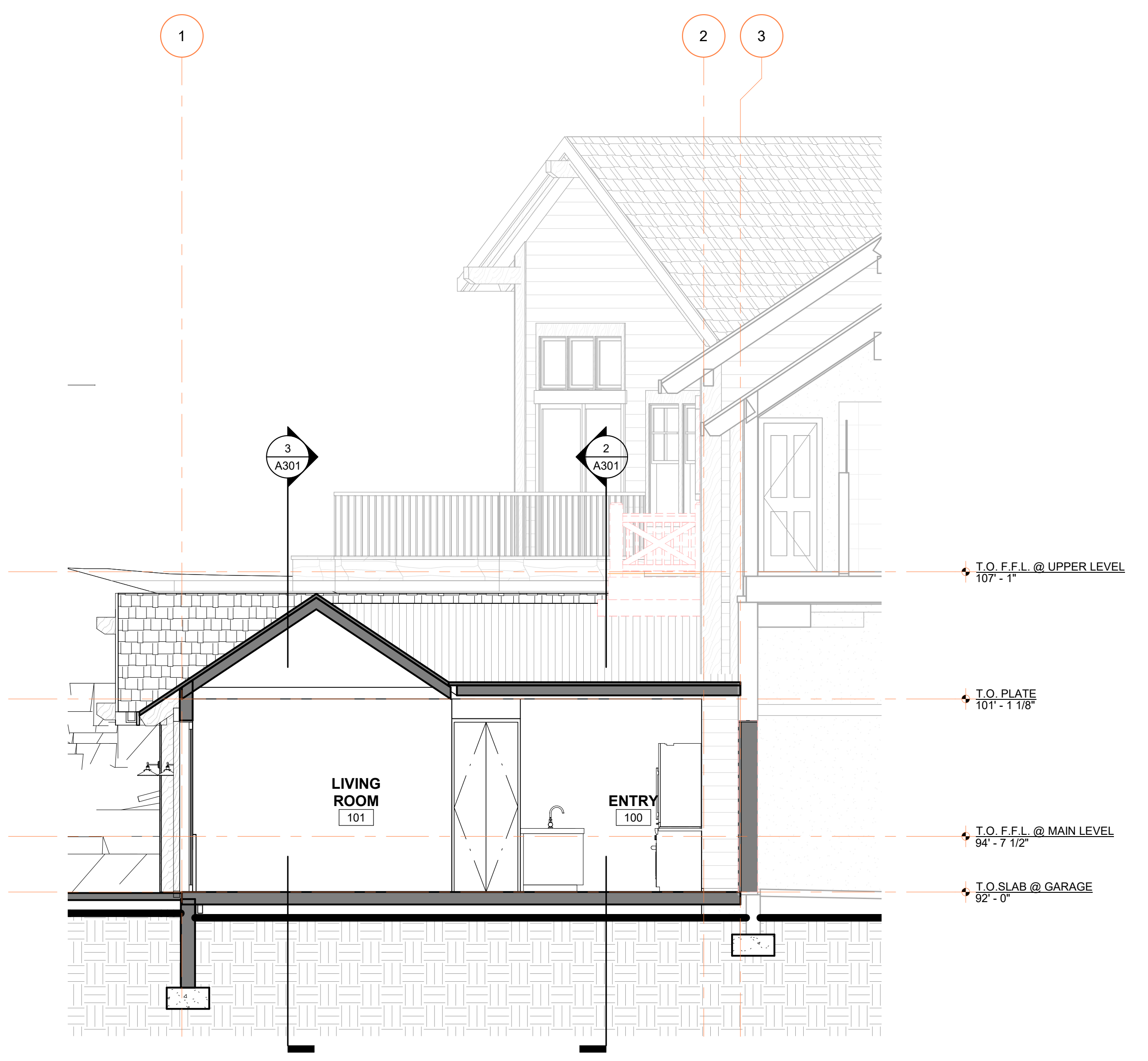
- EXISTING WALLS TO BE DEMOLISHED
- EXISTING WOOD FRAMED WALLS, FLOORS, AND ROOFS
- NEW WOOD FRAMED WALLS, FLOORS, AND ROOFS
- STONE VENEER SHOWN WITH DIAGONAL HATCH
- CONCRETE WALL SHOWN WITH HATCH
- 1 HR FIRE SEPARATION - 5/8" TYPE X GYP SHEATHING BOTH SIDES
- CMU WALL



3 CARETAKER SECTION C
SCALE 1/4" = 1'-0"



2 CARETAKER SECTION B
SCALE 1/4" = 1'-0"



1 CARETAKER SECTION A
SCALE 1/4" = 1'-0"

PUNA CARETAKER ADDITION
196 SPRING CREEK LANE
EDWARDS, CO 81632

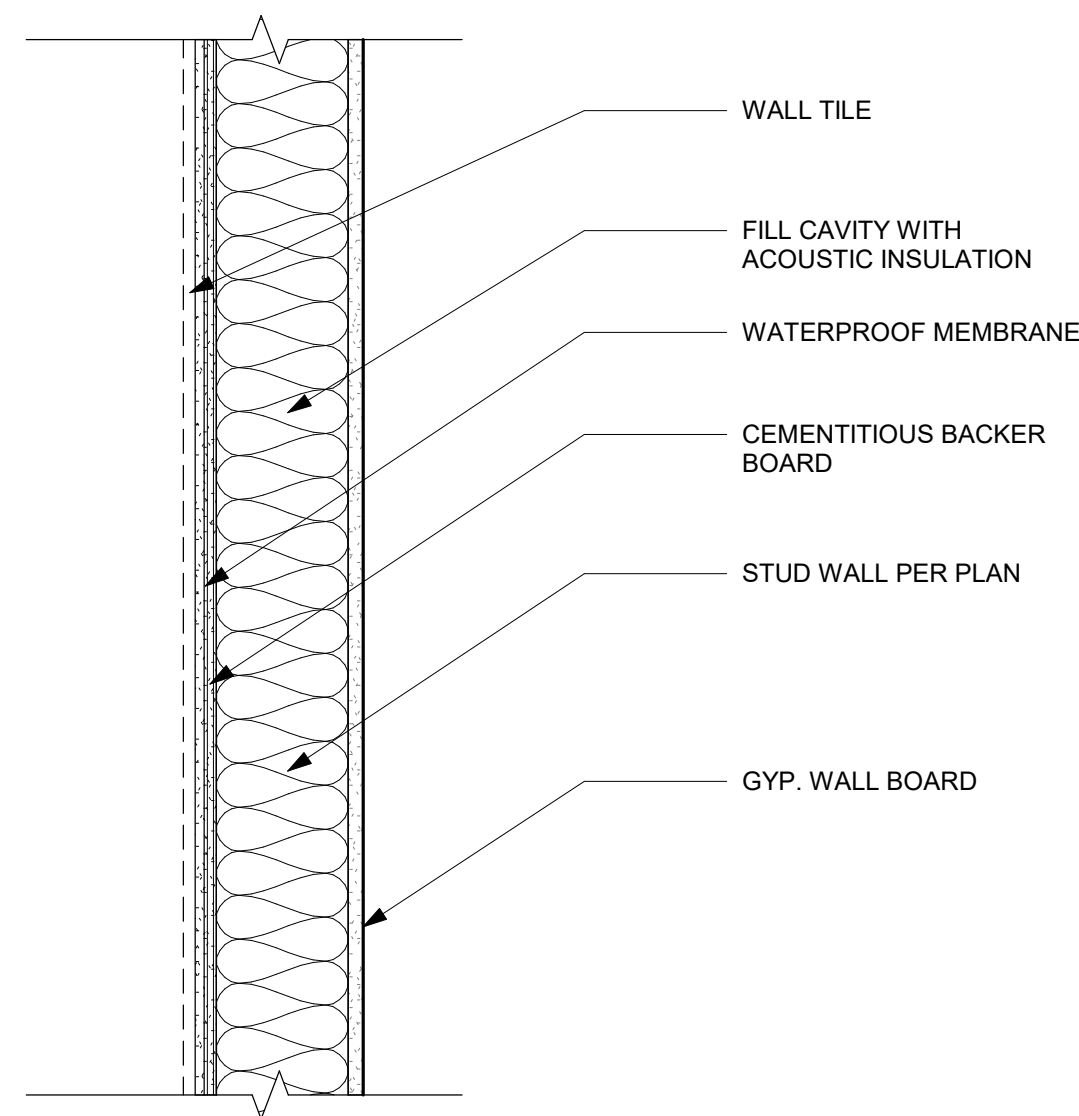
DRB FINAL PLAN REVIEW
Issue Date: 9/5/23

SHEET TITLE:
CARETAKER UNIT SECTIONS

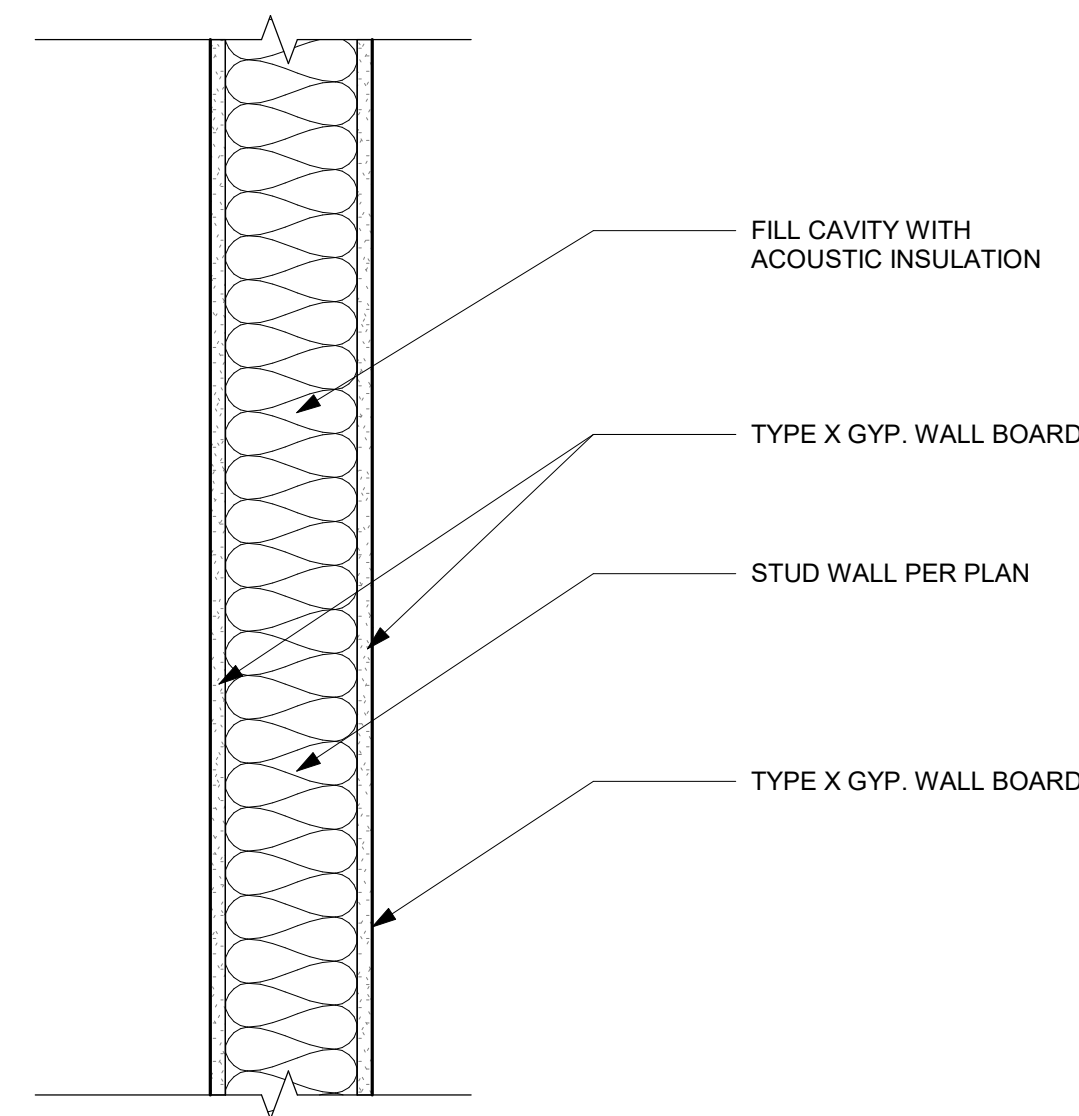
SHEET NO.:
A301

DETAIL NOTES:

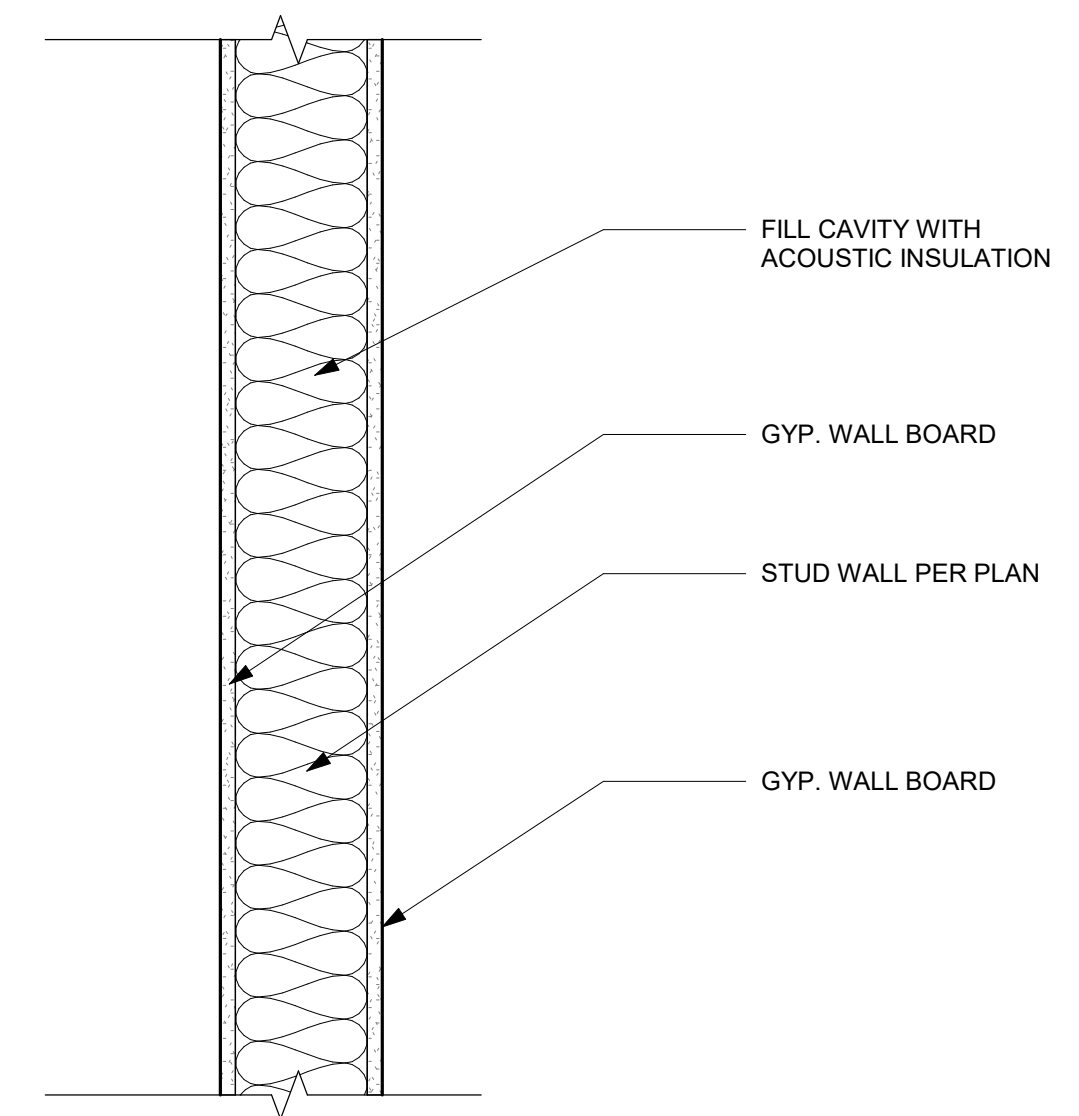
1. ALL FRAMING MEMBER SIZES, STEEL SIZES, FOUNDATION WALL AND FOOTER SIZES HAVE BEEN DRAWN DIAGRAMMATICALLY FOR DESIGN INTENT. REFERENCE STRUCTURAL DRAWINGS FOR ACTUAL MEMBER SIZE.
2. ALL CONNECTIONS ARE SHOWN DIAGRAMMATICALLY TO SHOW DESIGN INTENT. REFERENCE STRUCTURAL DRAWINGS FOR ACTUAL CONNECTIONS.
3. ALL STEEL IN CONTACT WITH GRADE MASONRY AND CONCRETE TO BE SHOP PAINTED WITH PROTECTIVE FINISH PAINT AND COATED ON ALL SIDES INCLUDING THE BOTTOM WITH ASPHALTIC DAMP PROOFING PRIOR TO INSTALLATION.
4. ALL WOOD IN CONTACT WITH CONCRETE TO BE PRESSURE TREATED LUMBER OR SEPARATE FROM CONCRETE WITH A LAYER OF BITUTHANE.
5. REFERENCE SPEC AND KEYNOTE LEGEND FOR ALL SPECIFIC PRODUCT INFORMATION SUCH AS PRODUCT TYPE AND INSTALLATION PROCEDURES.
6. INSULATION IS SHOWN DIAGRAMMATICALLY. REFERENCE COVER SHEET AND OUTLINE SPEC FOR ALL BUILDING ENVELOPE INSULATION ASSEMBLIES.
7. ALL WALL ASSEMBLIES TO HAVE CONTINUOUS 3D DRAINAGE MEDIUM BEHIND SIDING, TRIM, AND DECK ASSEMBLIES.
8. ALL WALL ASSEMBLIES TO BE VENTED AT THE TOP AND BOTTOM TO ALLOW MOISTURE TO BE EVACUATED AND THE ASSEMBLY TO DRY.
9. PROVIDE FLASHING AT THE TOP OF ALL BEAMS, TRIM, SIDING TRANSITIONS, DECKS, AND WALL TO ROOF TRANSITIONS. REFERENCE DETAILS AND OUTLINE SPEC FOR FLASHING MATERIAL.
10. PROVIDE SEPARATION BETWEEN ALL DISSIMILAR METALS WITH SELF-ADHERED FLASHING PER SPEC OR PROVIDE 1/4" MIN. AIR GAP.
11. REFERENCE OUTLINE SPEC FOR ANY REFERENCE TO BUILDING MATERIALS AND ALL PAINTED MATERIALS
12. NO SUBSTITUTIONS MAY BE MADE WITHOUT PRIOR WRITTEN PERMISSION BY ARCHITECT. SEE OUTLINE SPEC. FOR SUBSTITUTION PROCESS.



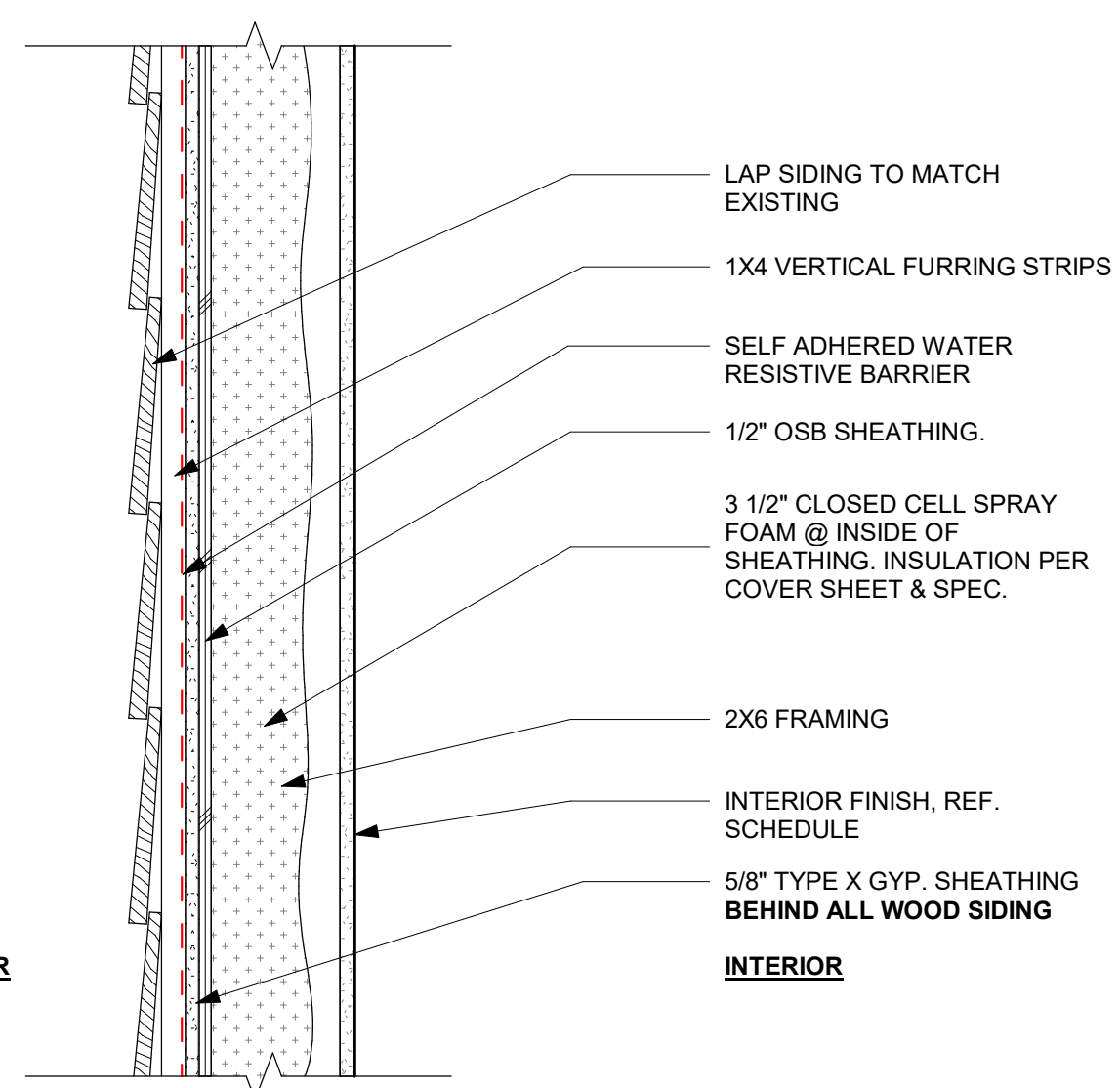
WI-3 INTERIOR WALL- TILE FINISH
SCALE 1 1/2" = 1'-0"



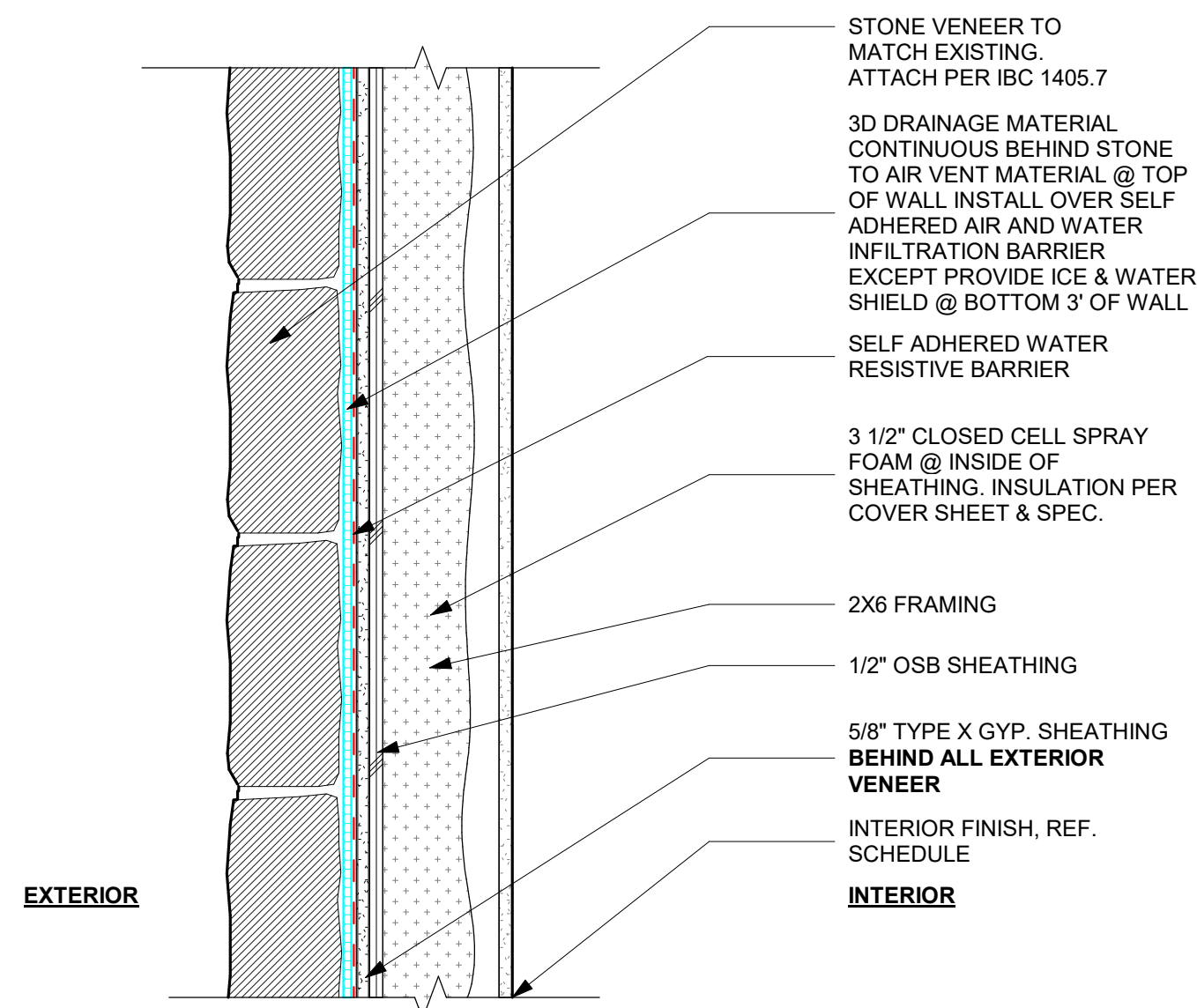
WI-2 RATED INTERIOR WALL- GYPSUM WALL BOARD
SCALE 1 1/2" = 1'-0"



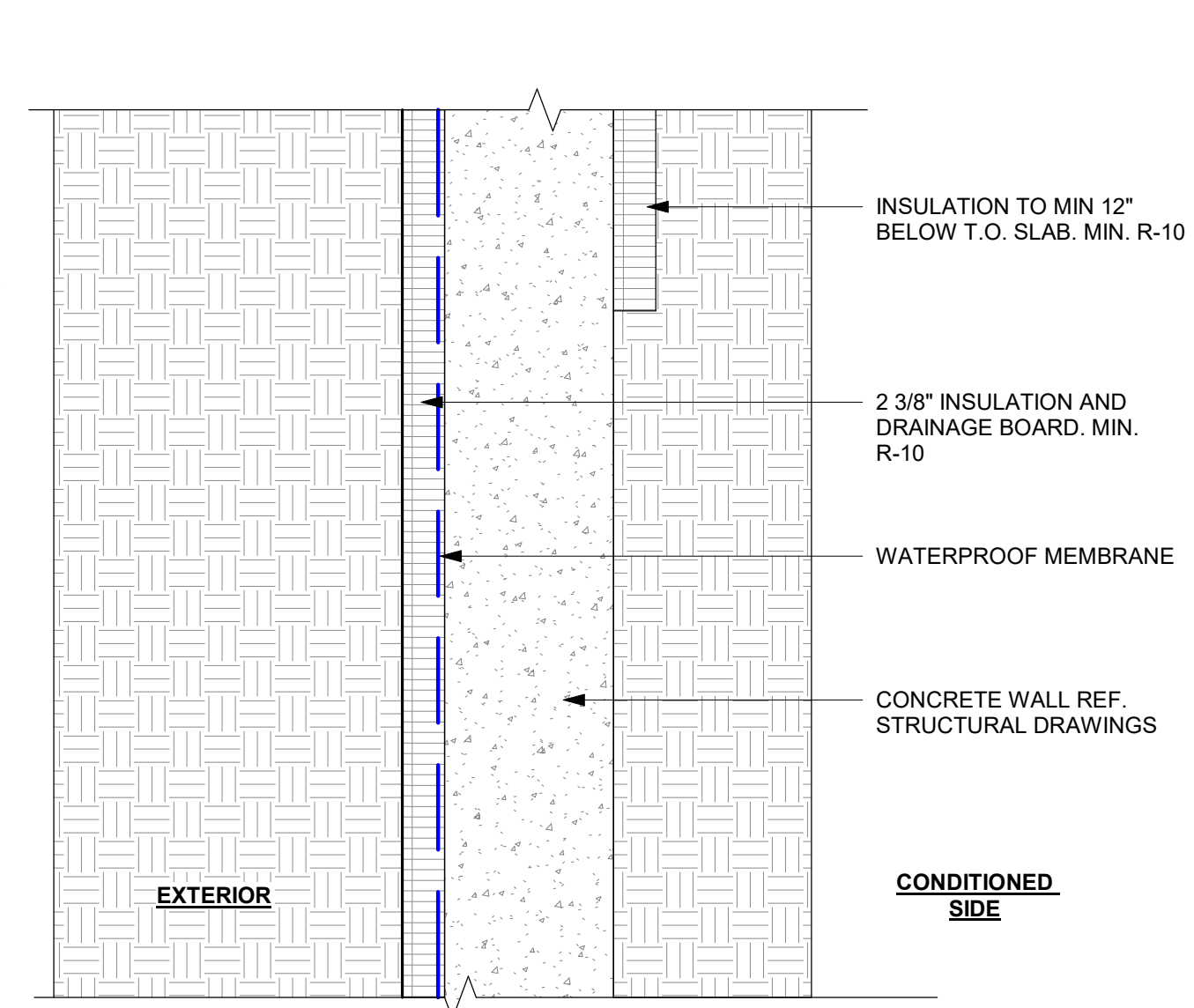
WI-1 INTERIOR WALL- GYPSUM WALL BOARD
SCALE 1 1/2" = 1'-0"



W-3 EXTERIOR WALL-HORIZONTAL SHIPLAP SIDING
SCALE 1 1/2" = 1'-0"



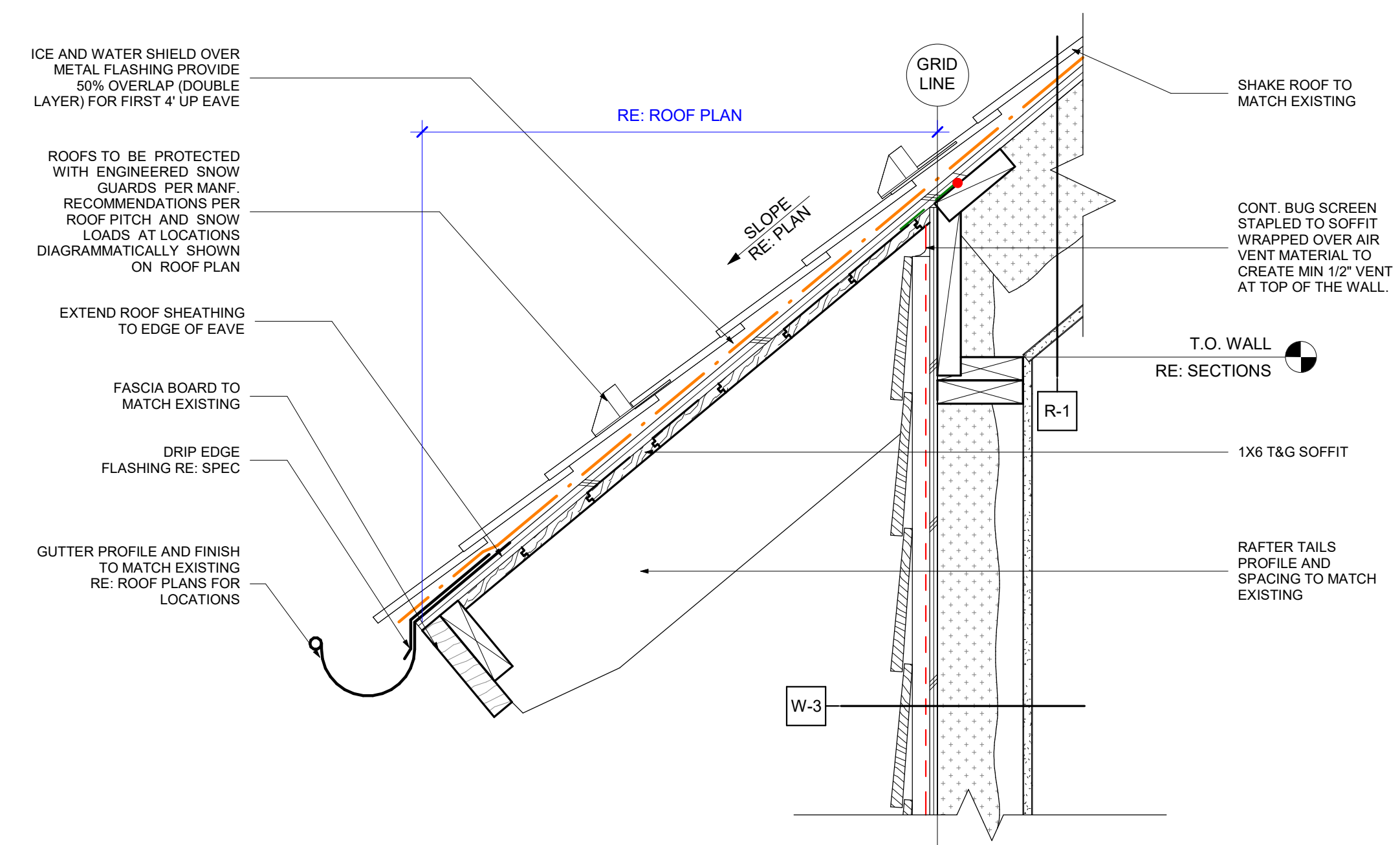
W-2 EXTERIOR WALL-STONE VENEER
SCALE 1 1/2" = 1'-0"



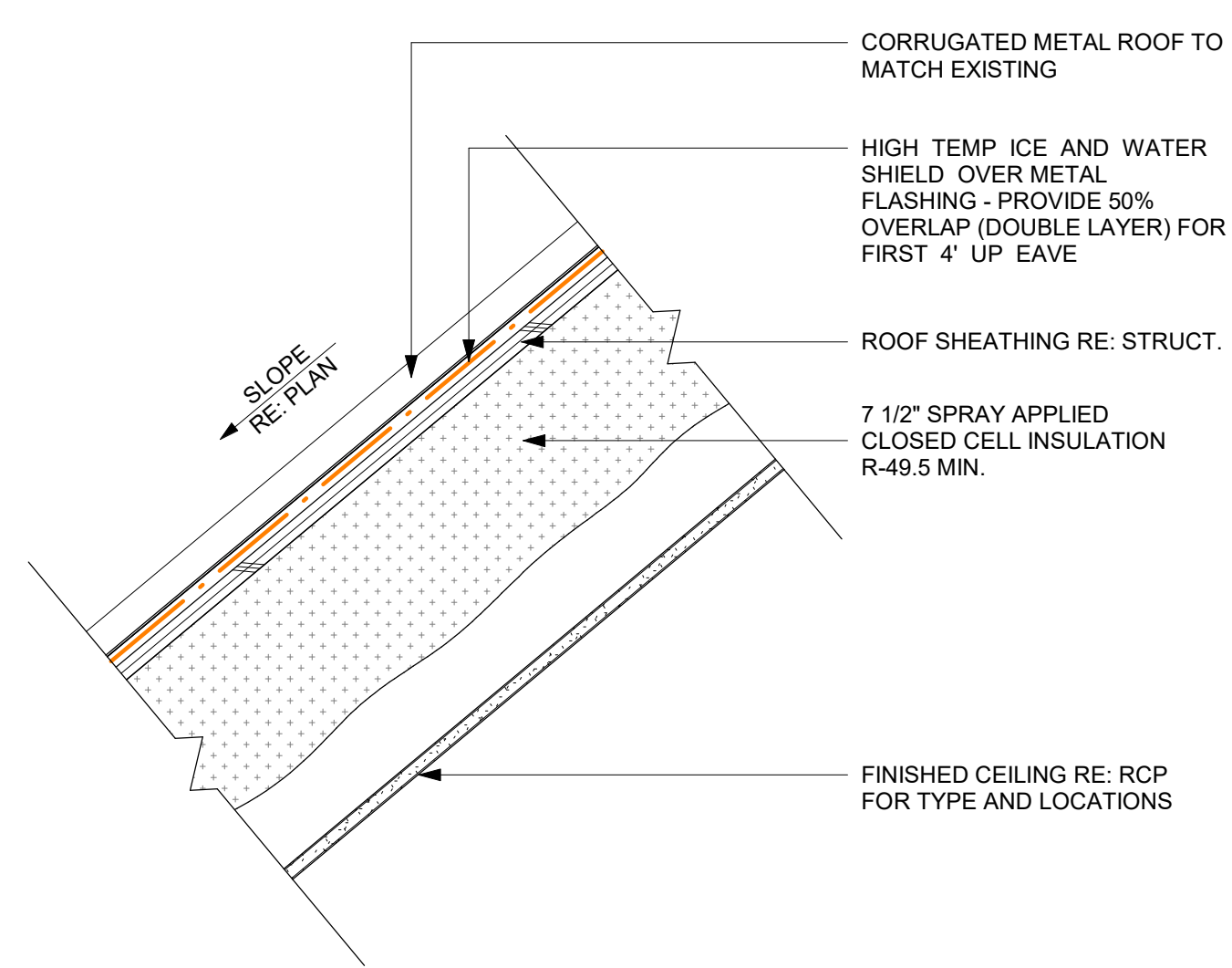
W-1 TYPICAL FOUNDATION WALL
SCALE 1 1/2" = 1'-0"

DETAIL NOTES:

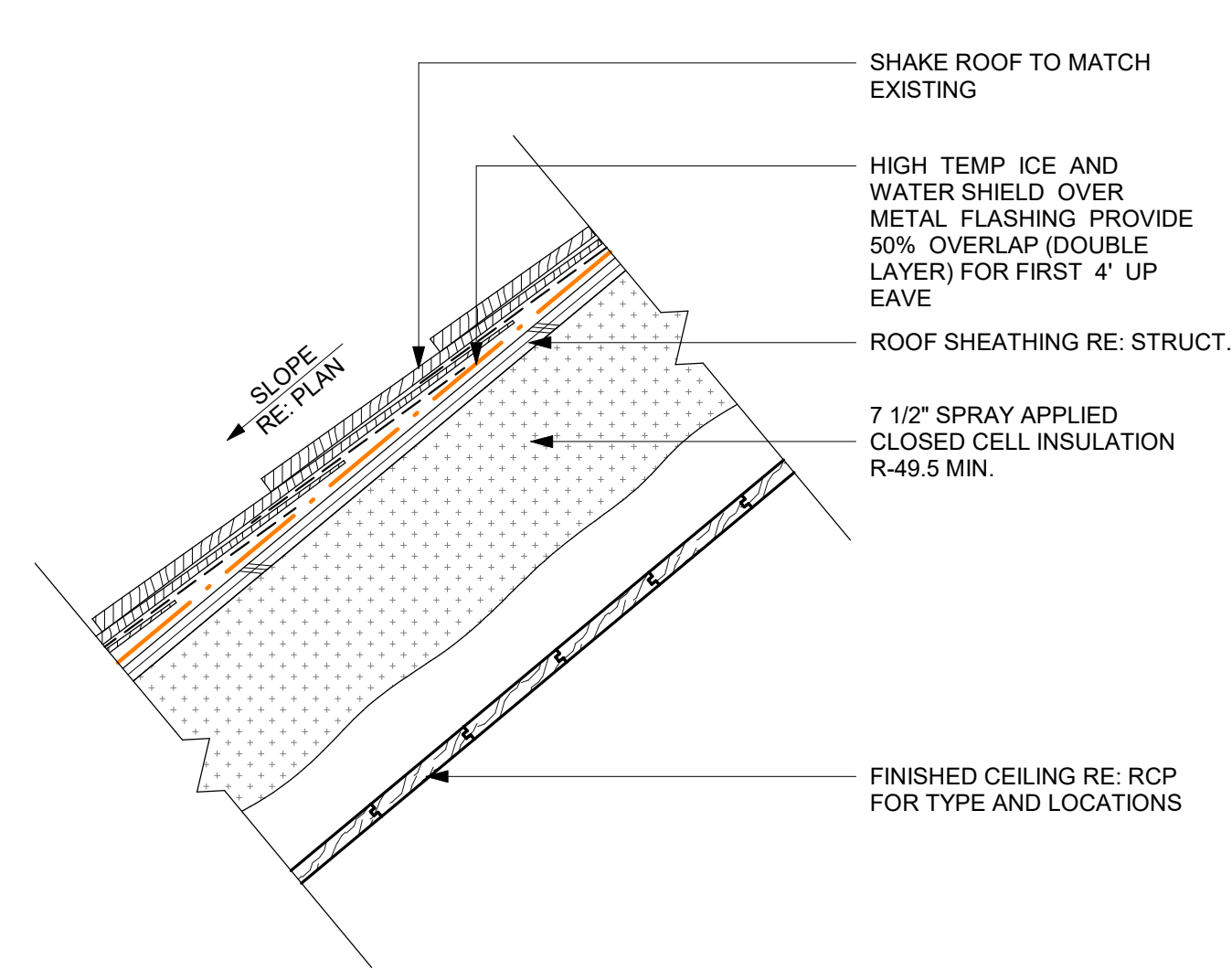
1. ALL FRAMING MEMBER SIZES, STEEL SIZES, FOUNDATION WALL AND FOOTER SIZES HAVE BEEN DRAWN DIAGRAMMATICALLY FOR DESIGN INTENT. REFERENCE STRUCTURAL DRAWINGS FOR ACTUAL MEMBER SIZE.
2. ALL CONNECTIONS ARE SHOWN DIAGRAMMATICALLY TO SHOW DESIGN INTENT. REFERENCE STRUCTURAL DRAWINGS FOR ACTUAL CONNECTIONS.
3. ALL STEEL IN CONTACT WITH GRADE MASONRY AND CONCRETE TO BE SHOP PAINTED WITH PROTECTIVE FINISH PAINT AND COATED ON ALL SIDES INCLUDING THE BOTTOM WITH ASPHALTIC DAMP PROOFING PRIOR TO INSTALLATION.
4. ALL WOOD IN CONTACT WITH CONCRETE TO BE PRESSURE TREATED LUMBER OR SEPARATE FROM CONCRETE WITH A LAYER OF BITUTHANE.
5. REFERENCE SPEC AND KEYNOTE LEGEND FOR ALL SPECIFIC PRODUCT INFORMATION SUCH AS PRODUCT TYPE AND INSTALLATION PROCEDURES.
6. INSULATION IS SHOWN DIAGRAMMATICALLY. REFERENCE COVER SHEET AND OUTLINE SPEC FOR ALL BUILDING ENVELOPE INSULATION ASSEMBLIES.
7. ALL WALL ASSEMBLIES TO HAVE CONTINUOUS 3D DRAINAGE MEDIUM BEHIND SIDING, TRIM, AND DECK ASSEMBLIES.
8. ALL WALL ASSEMBLIES TO BE VENTED AT THE TOP AND BOTTOM TO ALLOW MOISTURE TO BE EVACUATED AND THE ASSEMBLY TO DRY.
9. PROVIDE FLASHING AT THE TOP OF ALL BEAMS, TRIM, SIDING TRANSITIONS, DECKS, AND WALL TO ROOF TRANSITIONS. REFERENCE DETAILS AND OUTLINE SPEC FOR FLASHING MATERIAL.
10. PROVIDE SEPARATION BETWEEN ALL DISSIMILAR METALS WITH SELF-ADHERED FLASHING PER SPEC OR PROVIDE 1/4" MIN. AIR GAP.
11. REFERENCE OUTLINE SPEC FOR ANY REFERENCE TO BUILDING MATERIALS AND ALL PAINTED MATERIALS
12. NO SUBSTITUTIONS MAY BE MADE WITHOUT PRIOR WRITTEN PERMISSION BY ARCHITECT. SEE OUTLINE SPEC. FOR SUBSTITUTION PROCESS.



1 ROOF EAVE AT SHAKE
SCALE 1 1/2" = 1'-0"



R-2 CORRUGATED ROOF ASSEMBLY
SCALE 1 1/2" = 1'-0"



R-1 SHAKE ROOF ASSEMBLY
SCALE 1 1/2" = 1'-0"

PUNA CARETAKER ADDITION

196 SPRING CREEK LANE
EDWARDS, CO 81632

DRB FINAL PLAN REVIEW

Issue Date: 9/5/23

SHEET TITLE

ROOF ASSEMBLIES AND DETAILS

SHEET NO.

A503