

Cordillera Valley Club

Design Review Board

Meeting Agenda

Date: January 22, 2025

Time: 11:00 am

CVC DRB Members:
Michael Current
Steve McKeever
Jeff Townsend
Bobby Ladd

Location:
Via Zoom

Project Reviews (11:00 am)

Bloch Residence - Addition to an Existing Residence

94 Juniper Lane / F1 L18

Owner: David Bloch

Architect: Adam Harrison, SRI Architects

SBS Family Group Residence - Addition and Deviation to an Existing Residence

1912 Beard Creek Trail / F7 L3 (7 Eagles)

Owner: SBS Family Group LLC, Sergio Rok

Architect: Bill Nutkins

Second Gen 13 LLC Residence - Addition and Deviation to an Existing Residence

1846 Beard Creek Trail / F7 L4 (7 Eagles)

Owner: Second Gen 13 LLC, Sergio Rok

Architect: Bill Nutkins

Cordillera Valley Club Design Review Board *Staff Memorandum*

Owner: David Bloch
Address: 94 Juniper Lane
Legal Address: F1 L18
Architect: Adam Harrison, Shephard Resources Inc.
Staff Contact: Allison Kent, AICP
DRB Hearing #1: January 22, 2025

Project Description

- Applicant is requesting an addition to an existing home that was approved by the DRB in 2018 and constructed in 2019.
 - The addition is approximately 644 sq. ft. to the existing home of 4,927 sq. ft.
 - The Wildfire Hazard Rating is Moderate
-



ADDITION - January 22, 2025

Project Review

A. Architecture Comments

1. The proposed addition is located above an existing flat roofed area. As a result, there is no change to the existing footprint of the home.
2. The applicant has indicated two light fixtures for the exterior of the home. The "Taper Deck Sconce" is not dark sky compliant. This fixture is not permitted. It can be replaced with one that is dark sky compliance or must be removed from the plan set prior to Technical Plan review.
3. The plans show no new roof or wall vent or mechanical penetrations with the addition. If there are any new roof or wall mechanical penetrations, they must be indicated on the Technical Plan set. All venting and penetrations must be painted to match.
4. The proposed addition meets all other standards, including the height limitation and the stone minimum.

B. Site Plan and Landscape Plan Comments

1. Prior to Technical Plan submittal, the applicant must provide a construction management plan in accordance with the requirements of the Design Guidelines. This plan must indicate a limit of disturbance, which will be fenced with erosion control fencing in the field. Any trees to be removed or affected must be indicated on the plan, along with a note adding that all landscaping will be replaced in accordance with the originally approved 2018 landscape plan, or a modification application will be submitted.

C. Public Comment

Public notice to adjacent properties was provided on January 7, 2025. As of the date of this memo, one neighbor asked how to provide comments. No other communication has been received to date.

D. Staff Recommendation

Staff recommends approval of the Addition for the Bloch Residence, subject to the following conditions:

1. The applicant shall address the comments provided in this staff memorandum and any DRB comments prior to technical review.
2. All materials and colors to match existing.
3. Prior to Technical Review, the applicant shall provide light fixture cut sheets indicating that all fixtures are dark sky compliant. The Taper Deck Sconce 15635K does not indicate that it is dark sky compliant and is therefore not approved for use.

4. The plans show no new roof or wall vent or mechanical penetrations with the addition. If there are any new roof or wall mechanical penetrations, they must be indicated on the Technical Plan set. All venting and penetrations must be painted to match.
5. Prior to Technical Plan submittal, the applicant must provide a construction management plan in accordance with the requirements of the Design Guidelines. This plan must indicate a limit of disturbance, which will be fenced with erosion control fencing in the field. Any trees to be removed or affected must be indicated on the plan, along with a note adding that all landscaping will be replaced in accordance with the originally approved 2018 landscape plan, or a modification application will be submitted.
6. General Condition: Compliance with the CVC Design Guidelines and process is not a substitute for compliance with Eagle County regulations, State regulations, or Federal regulations. Additional permits and approvals may be required by these agencies prior to commencing any work on the property. The property owner and its agents are responsible for ensuring compliance with all local, state, and federal regulations.

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: _____

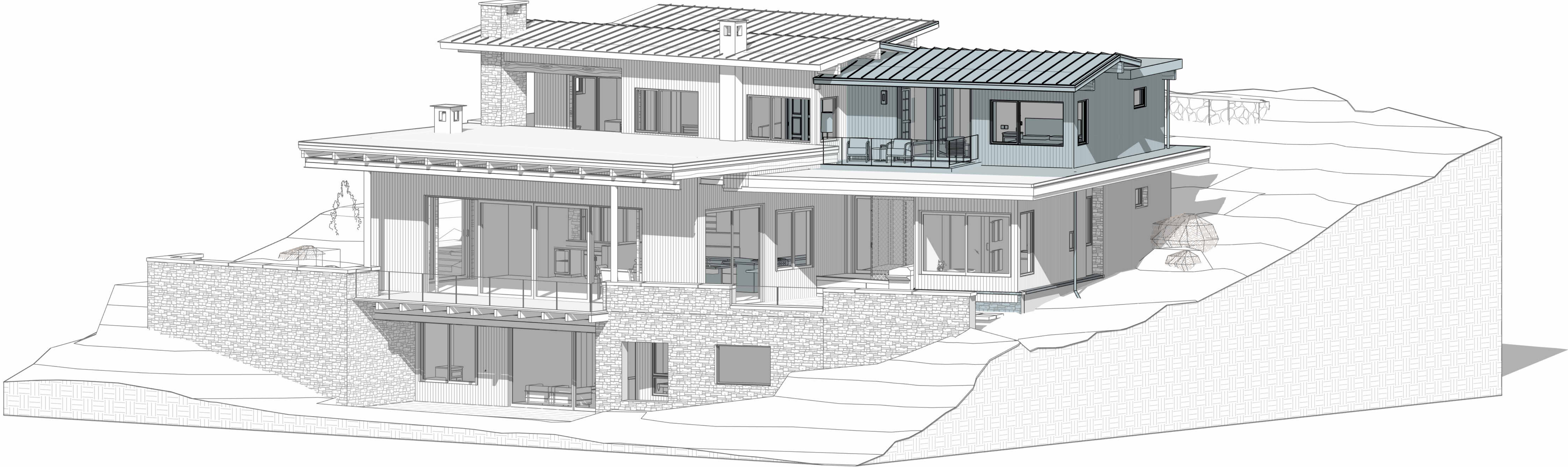
Sketch Mtg: Fee: _____ Date: _____

Final Mtg: Fee: _____ Date: _____

94 JUNIPER LANE

DRB SUBMITTAL

JANUARY 6, 2025



SHEPHERD RESOURCES INC./AIA
 POST OFFICE BOX 840
 105 EDWARDS VILLAGE BLVD
 SUITE C103
 EDWARDS CO 81632
 970 • 949 • 3302
 SRIARCHITECT.COM



DATE	ISSUANCE	REV #

DRB SUBMITTAL

JANUARY 6, 2025

PROJECT: 2402

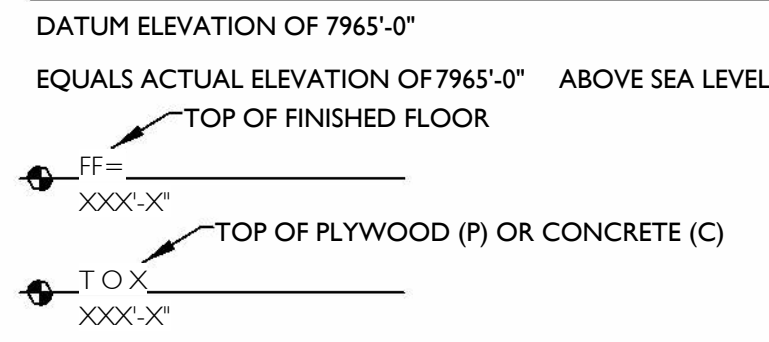
94 JUNIPER LANE

LOT 18, CORDILLERA VALLEY CLUB, FILING 1 EDWARDS, CO

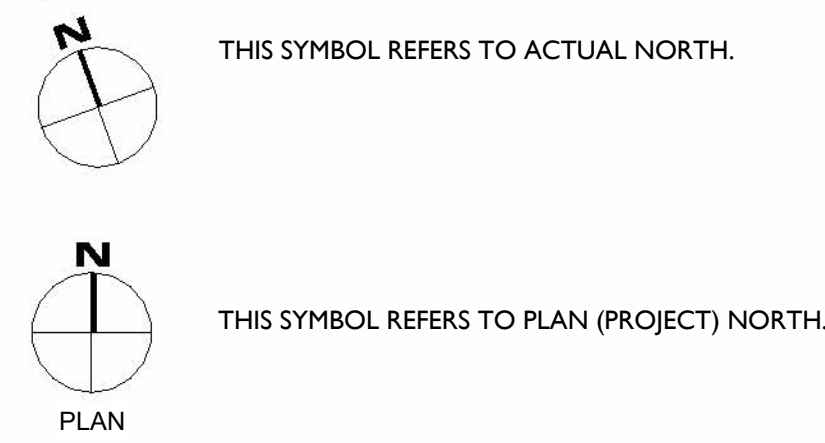
COVER SHEET

G-000

DATUM REFERENCE



PROJECT NORTH



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ABBREVIATIONS

ABV	ABOVE	FND	FOUNDATION	PLYWD	PLYWOOD
AFF	ABOVE FINISHED FLOOR	FBO	FURNISHED BY OTHERS	PT	POINT
AC	ACCOUSTICAL	GALV	GALVANIZED	QT	QUARRY TILE
ACT	ACCOUSTICAL CEILING TILE	GA	GAUGE	RE:	REFERENCE
(A)	Active	GC	GENERAL CONTRACTOR	REF	REFRIGERATOR or REFRIGERATED
ADD	ADDENDUM	GL	GLASS or GLAZING	REQD	REQUIRED
ADJ	ADJACENT or ADJUSTABLE	GWB	GYPSTUM WALLBOARD	RESL	RESILIENT
AHU	AIR HANDLING UNIT	HDWR	HARDWARE	REV	REVISE, REVISED or REVISION(S)
ALT	ALTERNATE	HDR	HEADER	R	RISER
ALUM	ALUMINUM	HVAC	HEATING, VENTILATION and AIR CONDITIONING	R&S	ROD AND SHELF
APPROX	APPROXIMATE	HT	HEIGHT	RD	ROOF DRAIN
ASI	ARCHITECT'S SUPPLEMENTAL INSTRUCTIONS	HP	HIGH POINT	RM	ROOM
ARCH	ARCHITECTURAL (URAL)	HORIZ	HORIZONTAL	RO	ROUGH OPENING
ASPH	ASPHALT	HB	HOSE BIB	R/S	ROUGH SAWN
AV	AUDIO/VISUAL	HR	HOUR	SHLDR	SHOULDER
AUTO	AUTOMATIC	INCL	INCLUD(ED)	SIM	SIMILAR
AVE	AVENUE	ID	INSIDE DIAMETER	SPEC	SPECIFICATION(S)
AVG	AVERAGE	IBC	INSTALLED BY CONTRACTOR	SQ	SQUARE
BASMT	BASEMENT	IBO	INSTALLED BY OTHERS	SF	SQUARE FEET
BRG	BEARING	INSUL	INSULATION	SS	STAINLESS STEEL
BR	BEER	INT	INTERIOR	STD	STANDARD
BIT	BITUMINOUS	KIT	KITCHEN	STL	STEEL
BIB	BLOWN IN BLANKET INSUL	LAM	LAMINATE	STN	STONE
BOH	BOTTOM OF HEADER	LVL	LAMINATED VENEER LUMBER	STRUCT	STRUCTURAL
BLDG	BUILDING	LAV	LAVATORY	TEL	TELEPHONE
CPT	CARPET	L	LENGTH	TV	TELEVISION
CSMT	CASEMENT	LTL	LINTEL	TBD	TO BE DETERMINED
CLG	CEILING	MFR	MANUFACTURER	T&G	TONGUE AND GROOVE
CT	CERAMIC TILE	MAS	MASONRY	T O B	TOP OF BEAM
CLR	CLEAR (ANCE)	MO	MASONRY OPENING	T O C	TOP OF CONCRETE SLAB
COL	COLUMN	MATL	MATERIAL	T O P	TOP OF PLYWOOD
CONC	CONCRETE	MAX	MAXIMUM	T O S	TOP OF STEEL
CMU	CONCRETE MASONRY UNIT	MECH	MECHANICAL	TOSF	TOP OF SUB-FLOOR
CONT	CONTINUOUS	MC	MEDICINE CABINET	TOW	TOP OF WALL
CUST	CUSTOM	MTL	METAL	TOF	TOP OF WINDOW/ DOOR FRAME
TV	TELEVISION	MIN	MINIMUM	TB	TOWEL BAR
DTL	DETAIL	MNT	MINUTE	TC	TRASH COMPACTOR
DIM	DIMENSION	MIR	MIRROR	T	TREAD
DR	DOOR	MISC	MISCELLANEOUS	TYP	TYPICAL
DWG	DRAWING	(N)	NEW	UNO	UNLESS NOTED OTHERWISE
ELEC	ELECTRIC (AL)	NOM	NOMINAL	VERT	VERTICAL
ELEV	ELEVATION	NA	NOT APPLICABLE	WGL	WATER CLOSET
EQ	EQUAL	NIC	NOT IN CONTRACT	WC	WATER PROOFING MEMBRANE
(E)	EXISTING	NTS	NOT TO SCALE	WPM	WATERPROOF(ING)
EXIST	EXISTING	OPG	OPENING	WWF	WELDED WIRE FABRIC
EXT	EXTERIOR	OPP	OPPOSITE	W.O.	WHERE OCCURS
FOS	FACE OF STUD	OH	OPPOSITE HAND	W	WIDTH or WIDE
FIN	FINISH	OD	OUTSIDE DIAMETER	WDW	WINDOW
FF	FINISHED FLOOR	P	PAINT(ED)	W/	WITH
FP	FIREPLACE	PR	PAIR	W/O	WITHOUT
FD	FLOOR DRAIN	(P)	PASSIVE	WD	WOOD
FLR	FLOOR(ING)	PVMT	PAVEMENT	WPT	WORK POINT
FTG	FOOTING	PL	PLATE		

GENERAL NOTES

- ALL DISTRIBUTIONS OF THESE DRAWINGS BY THE GENERAL CONTRACTOR SHALL INCLUDE ALL ADDITIONAL DOCUMENTS ASSOCIATED WITH THIS ISSUE. THESE DOCUMENTS INCLUDE, BUT ARE NOT LIMITED TO, PROJECT MANUAL, SPECIFICATIONS, AND DETAIL MANUAL. FURTHERMORE, NONE OF THE ADDITIONAL DOCUMENTS SHALL BE DISTRIBUTED WITHOUT THESE DRAWINGS.
- IT IS THE INTENT OF THESE DRAWINGS AND SPECIFICATIONS TO ESTABLISH A STANDARD OF QUALITY. THE ARCHITECT RESERVES THE RIGHT TO TAKE EXCEPTIONS TO METHODS AND MATERIALS NOT REFLECTED HEREIN.
- WORK SHALL BE PERFORMED IN A WORKMANLIKE OR CRAFTSMANLIKE MANNER TO THE SATISFACTION OF THE OWNER.
- THE DRAWINGS SHALL NOT BE SCALED TO DETERMINE CONSTRUCTION DIMENSIONS. THE CONTRACTOR AND EACH SUBCONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO EXECUTION OF THE WORK, AND SHALL BE RESPONSIBLE FOR THE CORRECT AND ACCURATE LAYOUT AND CONSTRUCTION OF THE PROJECT.
- DIMENSIONS ARE TO FACE OF STUD OR TIMBER, CENTERLINE OF TIMBER AND FACE OF CONCRETE, UNLESS NOTED OTHERWISE.
- (XXX) DENOTES A DOOR. REFER TO PLANS FOR DOOR LOCATIONS. REFER TO DOOR SCHEDULE.
- (X) DENOTES A WINDOW. REFER TO PLANS, SECTIONS, AND ELEVATIONS FOR WINDOW LOCATIONS. REFER TO WINDOW SCHEDULE.
- REFER TO INTERIORS DOCUMENTS FOR ROOM FINISH SCHEDULE.
- COORDINATE ELECTRICAL AND MECHANICAL WORK WITH STRUCTURAL FRAMING.
- PROVIDE ALL NECESSARY BLOCKING IN STUD WALLS AND CEILINGS. LOCATIONS INCLUDE BUT ARE NOT LIMITED TO TOILETS, BATH ACCESSORIES, CEILING AND WALL MOUNTED ELECTRICAL FIXTURES, SHELVES, CLOSET RODS, CABINETS, COUNTER TOPS, STAIR HANDRAILS AND FALSE BEAMS.
- CONFIRM DATUM INFORMATION WITH CIVIL PLANS.
- ALL NON 90 DEGREE ANGLES ON PLANS ARE 45 DEGREES UNLESS OTHERWISE NOTED.
- IMMEDIATELY NOTIFY THE ARCHITECT OF ANY DISCREPANCIES. FLOOR PLANS TAKE PRECEDENCE.
- ALL ARCHES ARE TO HAVE A RADIUS THAT EQUALS THE WIDTH OF THE OPENING. THE SPRING LINE OF THE ARCH IS LOCATED AT 70" AFF. UNLESS NOTED OTHERWISE.
- WOOD/TIMBER MEMBERS NOTED WITH " (INCH) MARKS REFERS TO THE ACTUAL FINISHED DIMENSION OF THE MEMBER. FOR EXAMPLE 4"x12" REFERS TO A MEMBER THAT MEASURES 4 INCHES WIDE BY 12 INCHES DEEP. MEMBERS NOTED WITHOUT " (INCH) MARKS REFERS TO THE NOMINAL FINISHED DIMENSIONS OF THE MEMBER. FOR EXAMPLE 4X12 REFERS TO A MEMBER THAT MEASURES 3 1/2 INCHES WIDE BY 11 1/4 INCHES DEEP. REFER TO SPECIFICATIONS FOR SURFACE TEXTURE AND FINISH.
- INSTALL PERFORATED PIPE PERIMETER DRAIN AND SOLID PIPE UNDER DRAIN SYSTEMS AS REQUIRED BY THE SOILS REPORT. SLOPE SYSTEM TO DRYWELL OR DAYLIGHT. ALL DOWNSPOUTS ATTACHED TO SOLID PIPE DRAIN SYSTEM AND HEAT TRACED TO 48" BELOW FINISHED GRADE.
- TYPICAL OFFSET OF INTERIOR DOORS IS 6", UNLESS AT END OF CORRIDOR (WHERE THEY ARE CENTERED), OR UNO.
- ALL WINDOW AND DOOR DIMENSIONS ARE TO CENTERLINE OF UNIT, UNO.
- RADON MITIGATION SYSTEM TO BE DESIGN/BUILD W/ SUBCONTRACTOR.
- THE ARCHITECT & THE ARCHITECT'S CONSULTANT SHALL HAVE NO RESPONSIBILITY(IES) FOR THE DISCOVERY, PRESENCE, HANDLING, REMOVAL OR DISPOSAL OF OR EXPOSURE OF PERSONS TO HAZARDOUS MATERIALS OR TOXIC SUBSTANCES IN ANY FORM AT THE PROJECT SITE.

INDEX OF DRAWINGS

SHEET # SHEET NAME

GENERAL	
G-000	COVER SHEET
G-001	PROJECT INFORMATION
SURVEY	
V-001	SURVEY
LANDSCAPE	
L-100	SITE PLAN
ARCHITECTURAL	
A-102	1/8" SCALE UPPER PLANS
A-103	UPPER LEVEL PLAN
A-104	RCP PLAN
A-105	ROOF PLAN
A-200	ELEVATION
A-201	ELEVATION
A-202	ELEVATION
A-300	SECTIONS
A-301	SECTIONS
A-400	PARTIAL SECTIONS
A-500	SYSTEM DETAILS
A-600	WINDOW & DOOR SCHEDULES
EXTERIOR LIGHTING	
E-001	EXTERIOR LIGHTING

PROJECT DIRECTORY

ARCHITECT
SHEPHERD RESOURCES INC/AIA
P.O. Box 840
105 Edwards Village Blvd. Suite C103
Edwards, CO 81632
(Phone) 970.949.3302

GENERAL CONTRACTOR
VALLEY WIDE BUILDERS
Alvaro Carrillo
210 Edwards Village Blvd D-109
Edwards, CO 81632
(970) 446-6499
(970) 688-6482

STRUCTURAL ENGINEER

KRM CONSULTANTS, Inc.
P.O. Box 4572
Vail, CO 81658
(970) 949-9391

CIVIL ENGINEER

N/A

LANDSCAPE ARCHITECT

N/A

SOILS ENGINEER

N/A

M.E.P. ENGINEER

N/A

INTERIOR FIXED FINISHES

N/A

PROJECT INFORMATION

LEGAL DESCRIPTION: Lot 18, Cordillera Valley Club, Filing No. 1

CLASS OF WORK: NEW CONSTRUCTION
TYPE OF CONSTRUCTION: TYPE V-N
TYPE OF OCCUPANCY: AR
LEVELS: 3 STORIES
HEIGHT: 3 CAR GARAGE
PARKING: 3 CAR GARAGE
FIRE SUPPRESSION SYSTEM: NO

CURRENT APPLICABLE CODES: 2021 INTL EXISTING BUILDING CODE
2021 INTL BUILDING CODE
2021 INTL PLUMBING CODE
2021 INTL FUEL GAS CODE
2021 INTL MECHANICAL & ELECTRICAL CODE
2021 INTL FIRE CODE
2021 INTL ENERGY CONSERVATION CODE

AREA CALCULATIONS

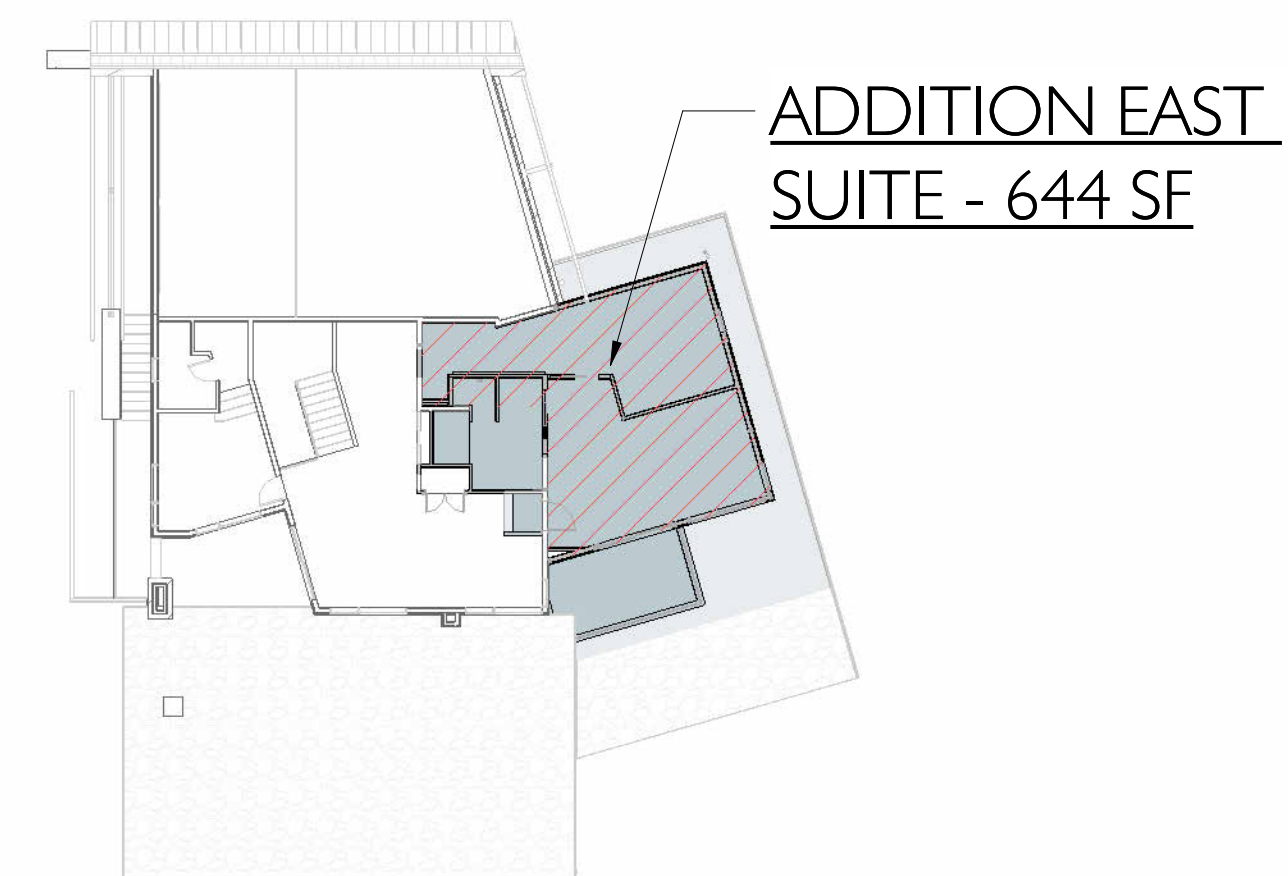
LOWER LEVEL LIVING: N.I.S NO CHANGE
MAIN LEVEL LIVING: N.I.S NO CHANGE
UPPER LEVEL LIVING: 644 SF - ADDED

IMPERVIOUS CALCULATION

DRIVEWAY AREA: N.I.S NO CHANGE
N.I.S NO CHANGE

TOTAL IMPERIOUS: ----- SF (15.5%)

LOT SIZE AREA: N.I.S NO CHANGE
BUILDING FOOTPRINT: N.I.S NO CHANGE
SITE COVERAGE: N.I.S NO CHANGE



SHEPHERD RESOURCES INC/AIA
POST OFFICE BOX 840
105 EDWARDS VILLAGE BLVD
SUITE C103
EDWARDS CO 81632
970 • 949 • 3302
SRIARCHITECT.COM



DRB SUBMITTAL

JANUARY 6, 2025

PROJECT: 2402

94 JUNIPER LANE

LOT 18, CORDILLERA VALLEY CLUB, FILING I EDWARDS, CO

PROJECT INFORMATION

G-001

Juniper Lane

Improvement Location Certificate

Legal description:
 Lot 18, Cordillera Valley Club, Filing No. 1, according to the plat recorded August 29, 1995, in Book 674 at Page 807 and Correction Plat recorded June 24, 1996 in Book 698 at Page 177, Eagle County, Colorado.

I hereby certify that this IMPROVEMENT LOCATION CERTIFICATE was prepared for Douglas and Charolotte Dechant and Land Title Guarantee Co., that it is not a land survey plat or improvement survey plat, and that it is not to be relied upon for the establishment of fence, building, or other future improvement lines.

I further certify that the improvements on the above described parcel on this date, January 20, 2014, except utility connections, are entirely within the boundaries of the parcel except as indicated, and that there are no encroachments upon the described premises by improvements on any adjoining premises, except as indicated, and that there are no apparent evidence of any easement crossing or burdening any part of said parcel, except as noted.

Notes:

- 1) Recorded information and the legal description was provided by Land Title Guarantee Co. The easements listed on Order No. V50037744 that lie within the subject property and are described in a way that allows them to be drawn, are shown on the drawing.
- 2) The topography shown is based upon a field survey by me (Leland Lechner) on January 20, 2014.
- 3) Elevation are based upon a GPS observation.

Address: 94 Juniper Lane



SHEPHERD RESOURCES INC./AIA
 POST OFFICE BOX 840
 105 EDWARDS VILLAGE BLVD
 SUITE C103
 EDWARDS CO 81632
 970-949-3302
 SRIARCHITECT.COM



DATE	ISSUANCE	REV #

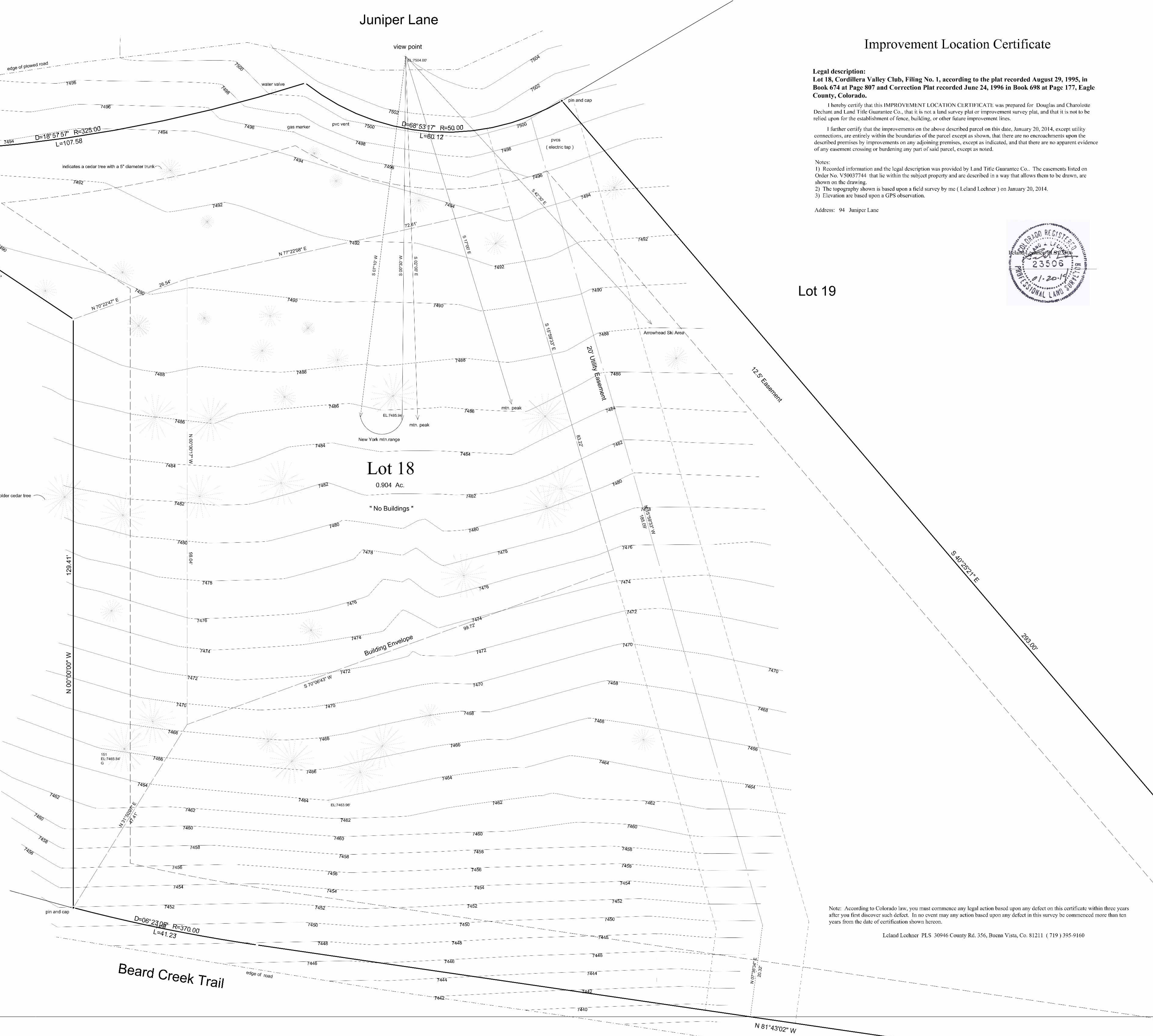
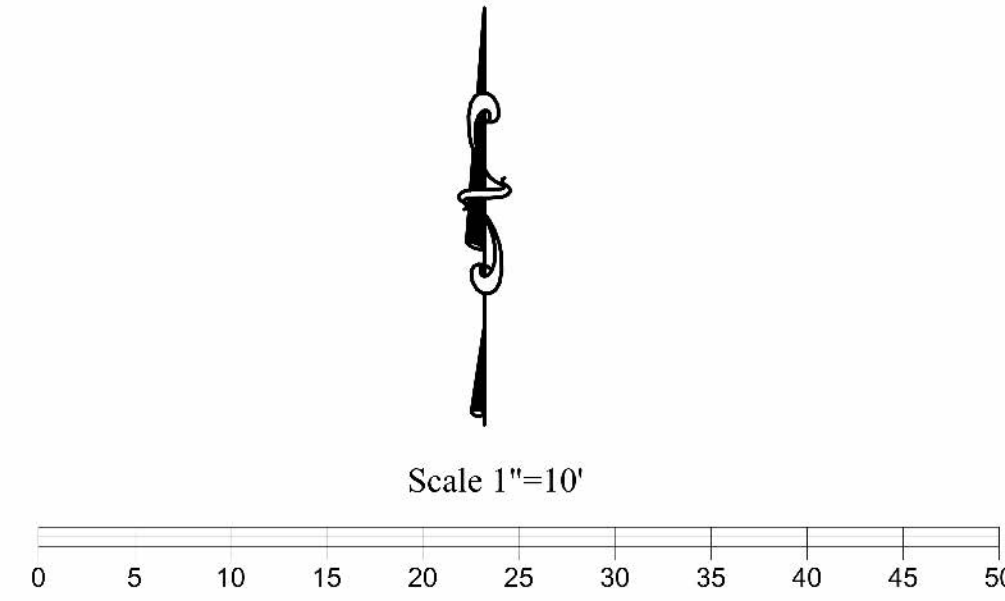
Lot 19

Lot 18

0.904 Ac.

"No Buildings"

Lot 17



Note: According to Colorado law, you must commence any legal action based upon any defect on this certificate 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.

Leland Lechner PLS 30946 County Rd. 356, Buena Vista, Co. 81211 (719) 395-9160

DRB SUBMITTAL

JANUARY 6, 2025

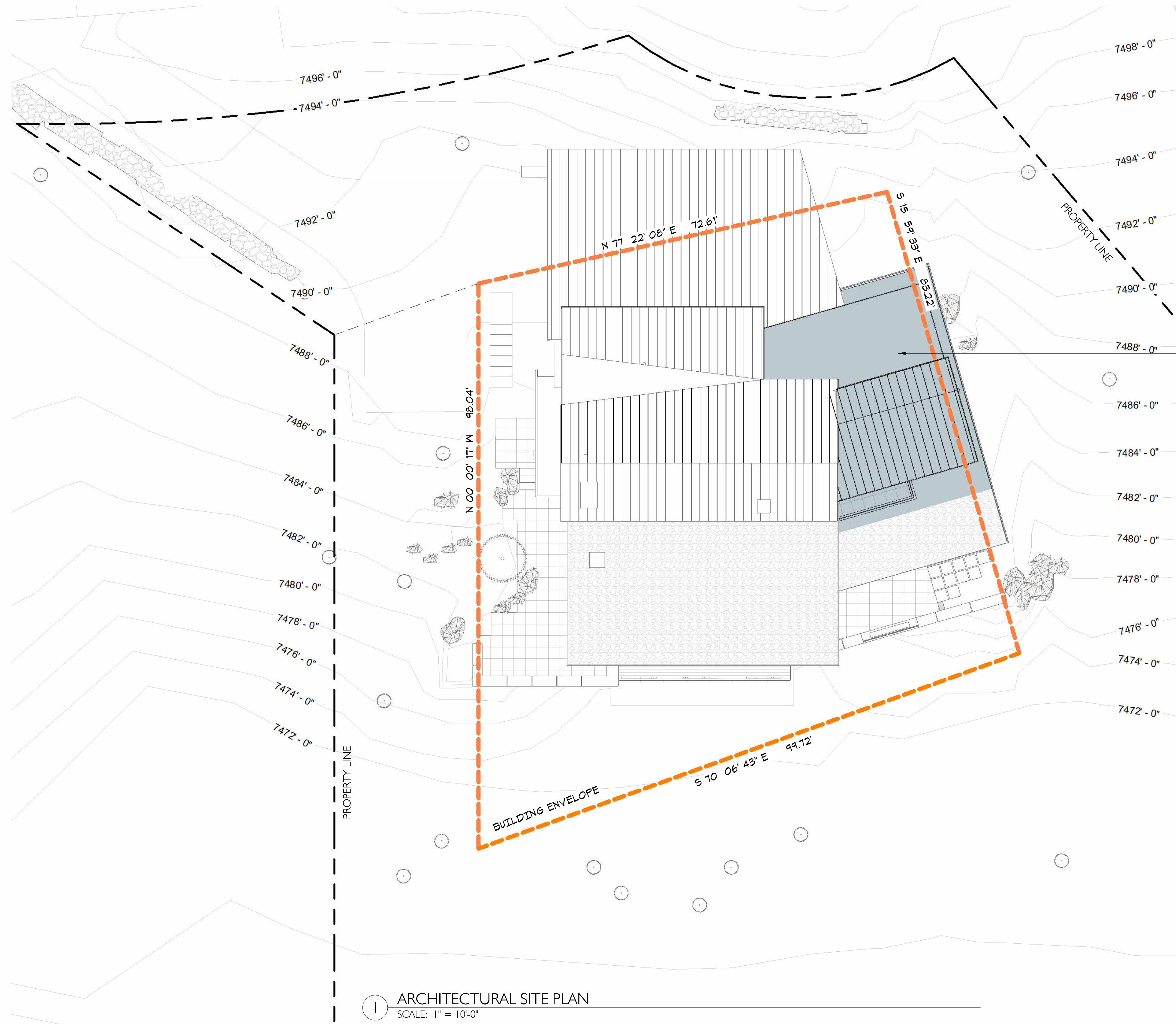
PROJECT: 2402

94 JUNIPER LANE

LOT 18, CORDILLERA
 VALLEY CLUB, FILING I
 EDWARDS, CO

SURVEY

V-001



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

AREA OF WORK
ALL PROPOSED WORK TO BE ALIGNED ON EXISTING STRUCTURAL ROOF, WALL FRAMING AND FOUNDATION. NO PROPOSED FOUNDATION OR EXTENSION BEYOND PERIMETER OF EXISTING BUILT CONDITIONS.

SHEPHERD RESOURCES INC./AIA
POST OFFICE BOX 840
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DATE	ISSUANCE	REV #

DRB SUBMITTAL

JANUARY 6, 2025

PROJECT: 2402

94 JUNIPER LANE

LOT 18, CORDILLERA VALLEY CLUB, FILING 1 EDWARDS, CO

SITE PLAN

L-100

PROTECTING NATURAL FEATURES

THE AREA OF DISRUPTION WILL BE COMPLETELY FENCED TO PROTECT SURROUNDING UNDISTURBED VEGETATION. THE AREAS WHICH ARE NOT LANDSCAPED BUT WITHIN THE DISRUPTION ZONE WILL BE REVEGETATED TO MATCH THE NATURAL VEGETATION.

ALL EXISTING TREES DESIGNATED TO REMAIN WILL BE SURROUNDED WITH SNOW FENCE INSTALLED AT THE DRIP LINE. THE FENCING WILL REMAIN THROUGH THE ENTIRE CONSTRUCTION PERIOD.

REVEGETATION SPECIFICATIONS

NATIVE GRASS SEED (REVEGETATION):
NATIVE SEED MIX #1:
GRASS SEED: "MULTI-COLOR HIGH ALTITUDE SEED MIX" MIX AS AVAILABLE FROM ARKANSAS VALLEY SEED COMPANY, DENVER, CO (303) 320-7500.
ALTERNATE: DROUGHT TOLERATE SEED MIX AS APPROVED BY THE SINGLETREE DESIGN GUIDELINES.

APP. RATE: 10 OZ. PER 1000 SQ. FT. P.L.S.

STRAW MULCH:
CLEAN OAT OR WHEAT STRAW WELL SEASONED BEFORE BALING, FREE FROM MATURE SEED-BEARING STALKS OR ROOTS OF PROHIBITED OR NOXIOUS WEEDS.

SEEDING:
LOOSE SOIL OF SEEDED AREAS TO DEPTH OF 4"
GRADE SOIL OF SEEDED AREAS TO SMOOTH EVEN SURFACE W/MODERATELY COARSE TEXTURE.
APPLY SEED AT SPECIFIED RATES IN (2) EQUAL SOWINGS AT RIGHT ANGLES TO EACH OTHER.
PLACE STRAW WITHIN 24 HRS @ (2) 50 LB. BALES PER 1000 SF, GRIMP INTO SOIL.

AUTOMATIC IRRIGATION

MAINTAIN IRRIGATION AS NEEDED DURING CONSTRUCTION WITH EXISTING SYSTEM.
TREE AND SHRUB PLANTINGS SHALL BE DRIP IRRIGATED.
TURF AREAS SHALL BE SPRAY IRRIGATED.
NATIVE SEEDED AREAS SHALL BE TEMPORARILY IRRIGATED AS REQUIRED UNTIL ESTABLISHED (APPROX. ONE YEAR).

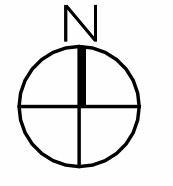
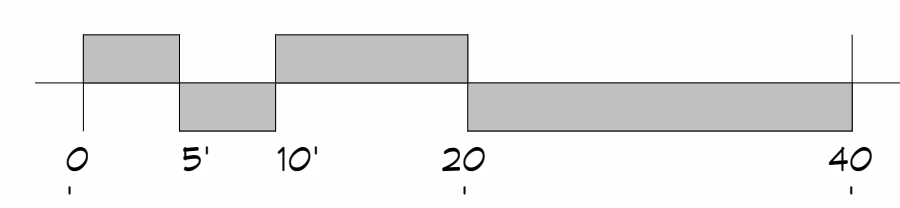
TEMPORARY EROSION CONTROL

STRAW BALE SILTATION BERMS SHALL BE UTILIZED DURING THE CONSTRUCTION AND LANDSCAPING PERIODS. BERMS SHALL BE LOCATED ACCORDING TO THE PLANS AND AS REQUIRED TO CONTROL RUN-OFF AND SHALL BE INSTALLED PRIOR TO EXCAVATION.

WATER DISSIPATORS SHALL BE INSTALLED AT INTERVALS IN DRAINAGE SWALES NOT TO EXCEED 25'.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING THE RELEASE OF SEDIMENT LADEN WATER FROM THE CONSTRUCTION SITE, AND SHALL BE REQUIRED TO INSTALL ADDITIONAL CONTROL FACILITIES AT THE DIRECTION OF THE OWNER OR INSPECTOR, SHOULD PROBLEMS OCCUR.

ALL SLOPES GREATER THAN 2:1 WILL RECEIVED JUTE MESH EROSION CONTROL FABRIC UNTIL REVEGETATION GRASSES ARE ESTABLISHED.



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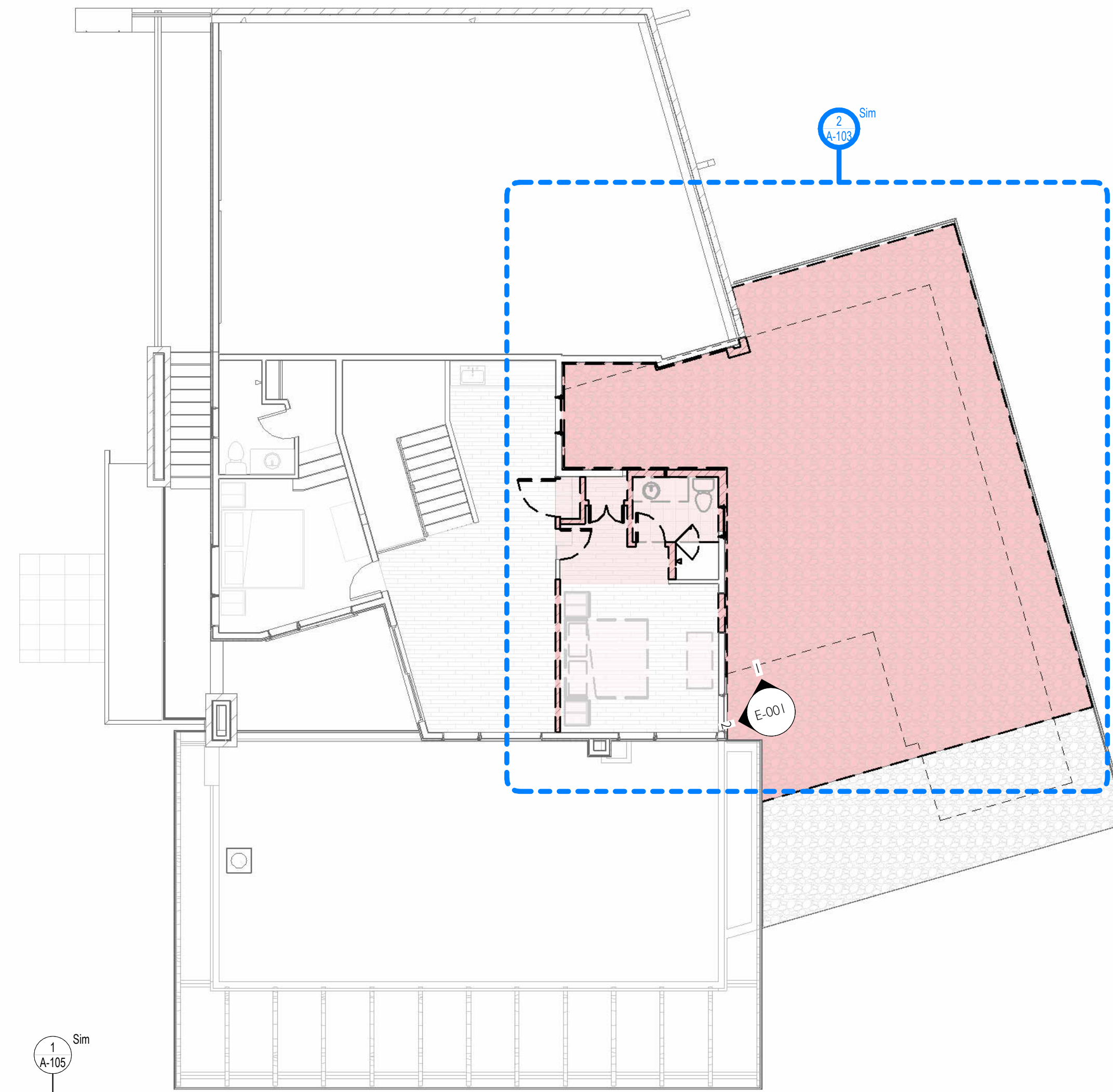
PROJECT: 2402

94 JUNIPER LANE

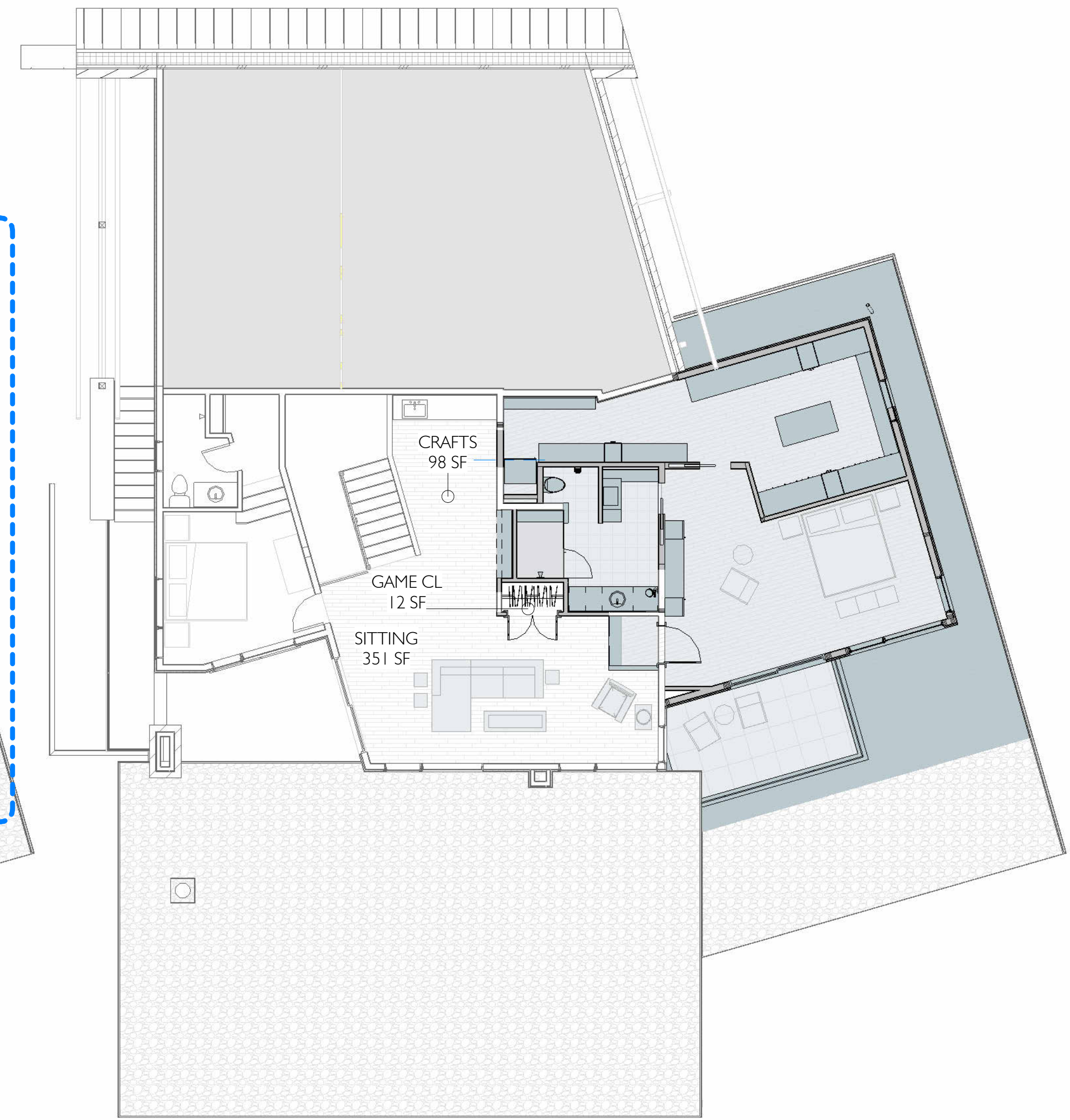
LOT 18, CORDILLERA
 VALLEY CLUB, FILING I
 EDWARDS, CO

1/8" SCALE UPPER PLANS

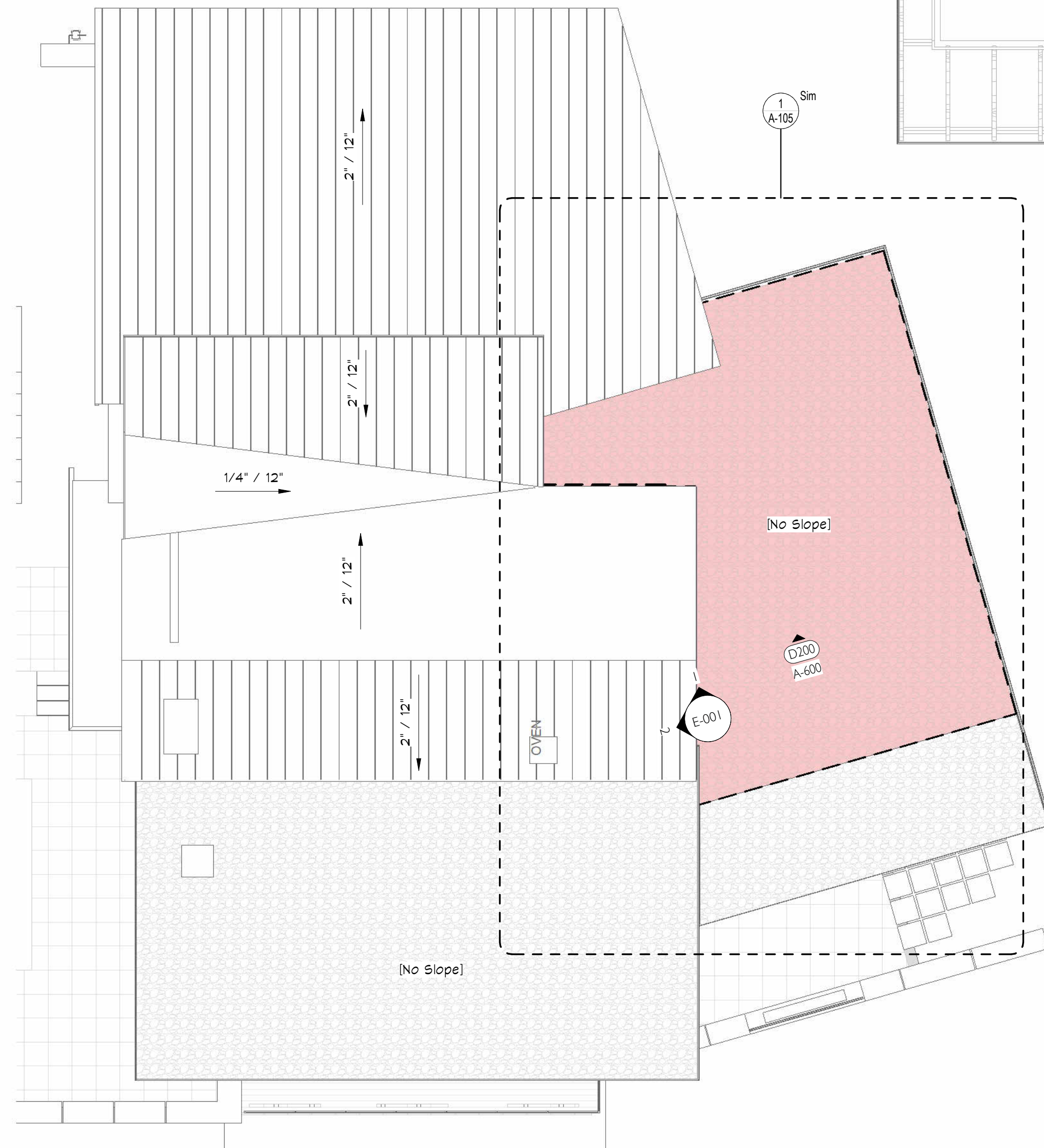
A-102



1 EXISTING UPPER LEVEL PLAN
 SCALE: 1/8" = 1'-0"



2 (N)-FP3.5 UPPER LEVEL EAST SUITE PLAN_096
 SCALE: 1/8" = 1'-0"



3 ROOF PLAN EXISTING & DEMO
 SCALE: 1/8" = 1'-0"

WALL/FLOOR GRAPHICS LEGEND

	EXISTING TO BE DEMOLISHED
	EXISTING TO REMAIN
	NEW



2 EXISTING & DEMO UPPER LEVEL PLAN
SCALE: 1/4" = 1'-0"

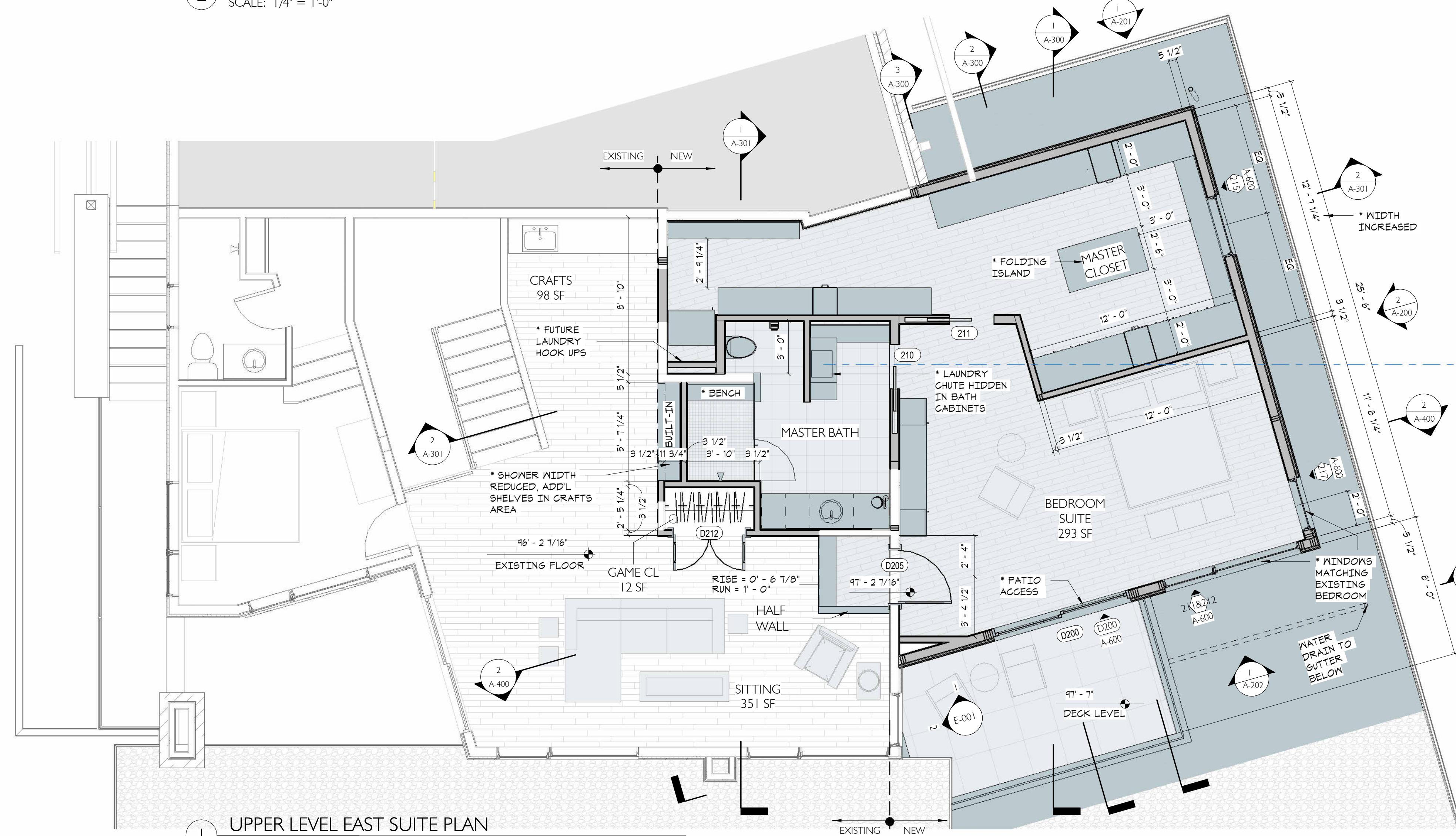
DEMOLITION PREPARATION NOTES:

- PROVIDE INTERIOR AND EXTERIOR SHORING, BRACING OR SUPPORT TO PREVENT MOVEMENT, SETTLEMENT OR COLLAPSE OF AREAS TO BE DEMOLISHED AND AREAS ADJACENT TO DEMOLITION WORK. RE: STRUCT.
- CEASE OPERATION AND NOTIFY ARCHITECT AND/OR STRUCTURAL ENGINEER IMMEDIATELY IF INTEGRITY OF STRUCTURE APPEARS TO BE AT RISK OF FAILURE. TAKE PRECAUTIONS TO SUPPORT STRUCTURE UNTIL DETERMINATION IS MADE PRIOR TO CONTINUING DEMOLITION OPERATIONS.
- DRAWINGS DO NOT INCLUDE MECHANICAL / ELECTRICAL DEMOLITION AND THE EFFECTS ON AREAS INDICATED AS GENERAL DEMOLITION.
- CONTRACTOR IS TO BE RESPONSIBLE FOR PROTECTION OF ALL EXISTING ELEMENTS TO REMAIN FROM DAMAGE DURING DEMOLITION.
- CONTRACTOR SHALL PATCH AND REPAIR EXISTING CONSTRUCTION THAT MAY HAVE BEEN DAMAGED DURING THE DEMOLITION PROCESS AS REQUIRED FOR COMPLETION OF WORK.
- CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND LEGALLY DISPOSING OF ALL DEMOLITION DEBRIS. CONTRACTOR SHALL NOT ALLOW ANY EXCESSIVE DEBRIS TO ACCUMULATE ON SITE.

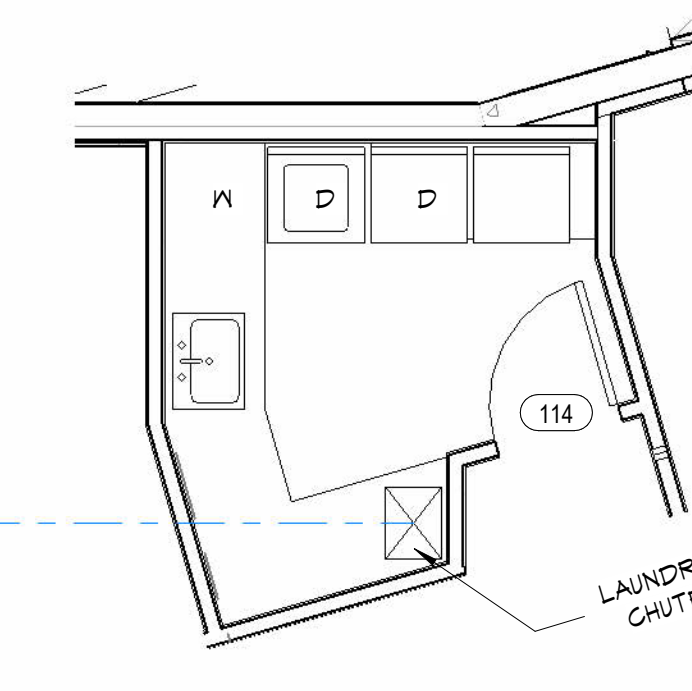
GENERAL DEMOLITION NOTES:

- DASHED LINES INDICATE AREAS / ITEMS TO BE DEMOLISHED. REFER TO PROPOSED PLANS FOR INTENDED SCOPE OF WORK. CONSULT WITH ARCHITECT TO VERIFY SCOPE OF WORK NOT CLEARLY ILLUSTRATED IN THESE DOCUMENTS.
- CONTRACTOR SHALL EXPOSE STRUCTURAL FRAMING. ALL FRAMING AND STRUCTURAL COMPONENTS SHALL REMAIN UNTIL REVIEWED BY THE STRUCTURAL ENGINEER OR ARCHITECT UNLESS OTHERWISE NOTED IN THE CONSTRUCTION DOCUMENTS.
- REMOVE INTERIOR TRIM IN AREAS OF DEMOLITION.
- REMOVE ALL BATHROOM TILE.
- REMOVE FLOOR FINISHES AS NOTED.
- ADDITIONAL DEMOLITION MAY BE REQUIRED TO ALLOW COORDINATION OF PROPOSED MECHANICAL & PLUMBING W/ SUBCONTRACTORS. NOTIFY ARCHITECT W/ CONFLICTING FIELD CONDITIONS.

- DEMOLITION KEYNOTES:**
- 1 REMOVE EXISTING INTERIOR PARTITION INCLUDING ELECTRICAL WIRING, DEVICES, ETC. TERMINATE IN ACCORDANCE WITH NEG REQUIREMENTS.
 - 2 REMOVE EXTERIOR WINDOW(S) OR DOOR(S) FRAMES AND HARDWARE. REMOVE PORTION OF EXISTING WALL CONSTRUCTION ASSEMBLY AS REQUIRED TO ALLOW FOR THE FRAMING OF PROPOSED WALLS, WINDOWS OR DOORS AS INDICATED ON PROPOSED FLOOR PLAN.
 - 3 REMOVE DOOR, FRAME, TRIM, AND CASING.
 - 4 REMOVE PLUMBING FIXTURES, INCLUDING SHOWER ENCLOSURES, HARDWARE, SHOWERS, WATER CLOSETS & LAVATORIES. ALL PLUMBING CONNECTIONS SHALL BE GAPPED WITHIN THE WALL OR FLOOR STRUCTURE AS REQUIRED.
 - 5 REMOVE EXTERIOR WALL FINISH SYSTEM TO STRUCTURAL WALL.
 6. RESERVED.
 7. REMOVE ROOF SOFFIT AND FASCIA.
 8. REMOVE FINISHED ROOF.
 9. SELECTIVE ROOF DEMOLITION.
 10. SELECTIVE DEMOLITION EXISTING FRAMING & FINISHES. VERIFY EXISTING STRUCTURAL SUPPORTS AND REFER TO STRUCTURAL DOCUMENTS FOR ADDITIONAL INFORMATION.
 11. VERIFY EXISTING MECHANICAL & PLUMBING PRIOR TO DEMOLITION. COORDINATE WITH CONTRACTOR FOR DESIGN/BUILD RELOCATE AND VERIFY W/ ARCHITECT ANY UNKNOWN EXISTING CONDITIONS.
 12. REMOVE EXISTING LOG/COLUMN AND/OR MODIFY PER STRUCTURAL DOCUMENTS.
 13. EXISTING FLOOR FINISH TO BE REMOVED AS NEEDED. VERIFY INTERIOR DOCUMENTS & PROPOSED PLAN FOR FLOOR/SILL TRANSITIONS OF EXISTING TO PROPOSED MATERIALS.
 14. REMOVE CEILING IN ROOM.
 15. REMOVE CASEWORK & COUNTERTOPS.
 16. REMOVE EXISTING FINISHES.
 17. MECHANICAL EQUIPMENT AND ELECTRICAL PANEL TO BE RELOCATED WITHIN THE EXISTING ROOM.
 18. CEILING TO REMAIN.



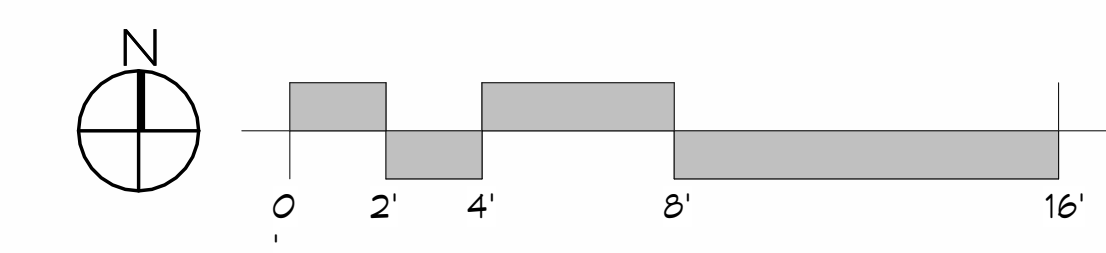
1 UPPER LEVEL EAST SUITE PLAN
SCALE: 1/4" = 1'-0"



3 MAIN LEVEL LAUNDRY RM.
SCALE: 1/4" = 1'-0"

WALL/FLOOR GRAPHICS LEGEND

- EXISTING TO BE DEMOLISHED
- EXISTING TO REMAIN
- NEW



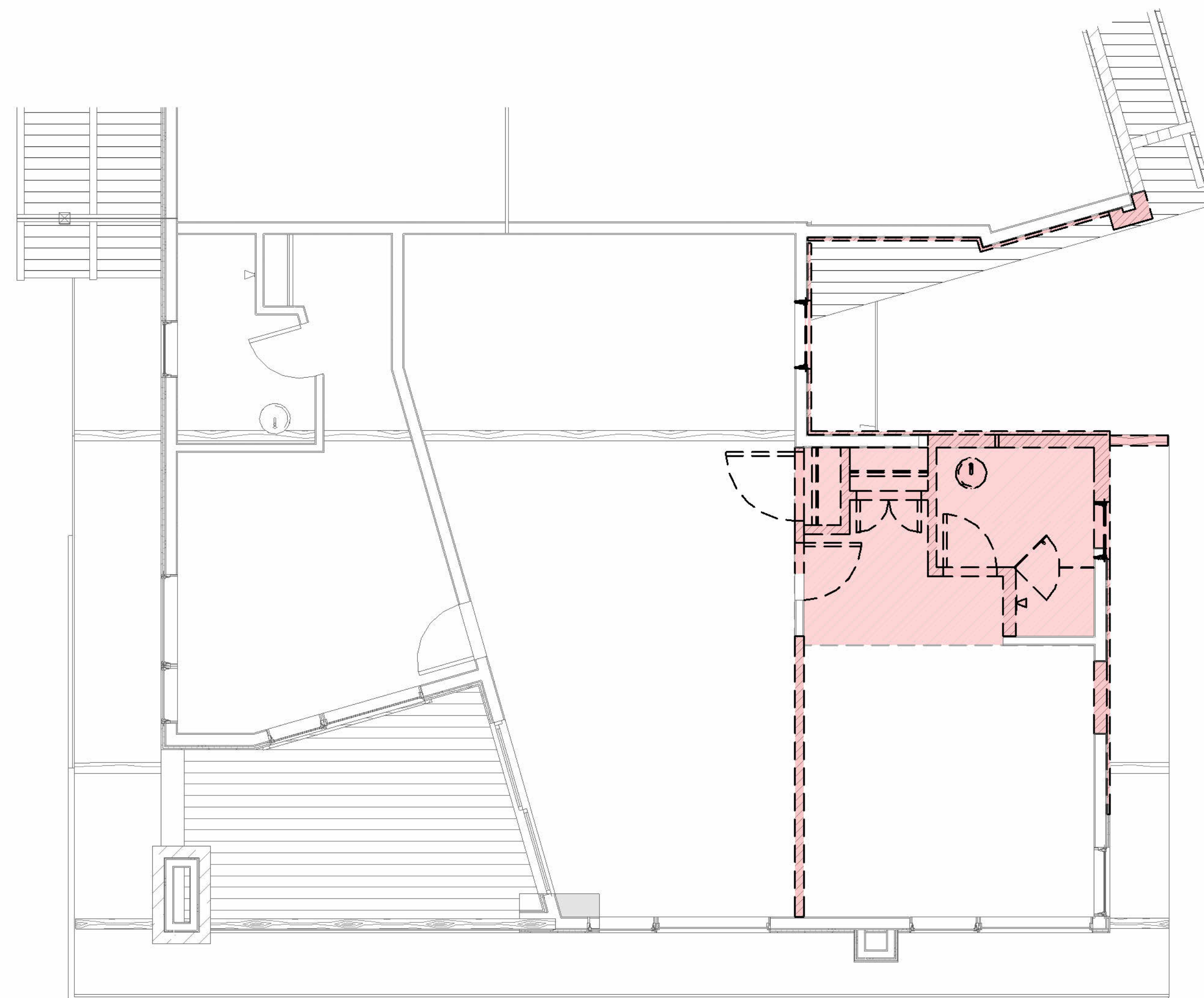
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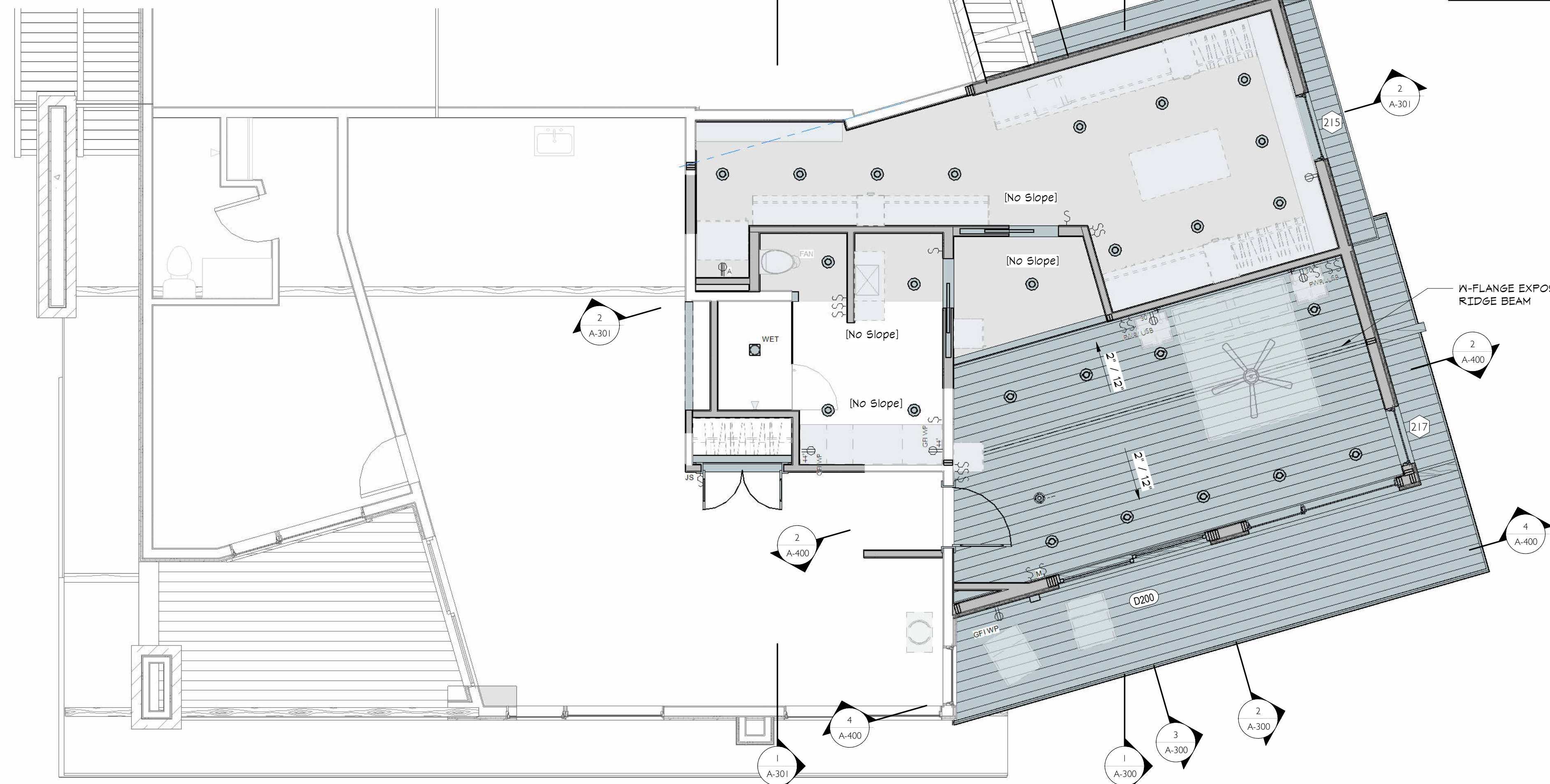
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UPPER LEVEL PLAN
A-103



2 EXISTING & DEMO UPPER LEVEL RCP
SCALE: 1/4" = 1'-0"



1 UPPER LEVEL RCP
SCALE: 1/4" = 1'-0"

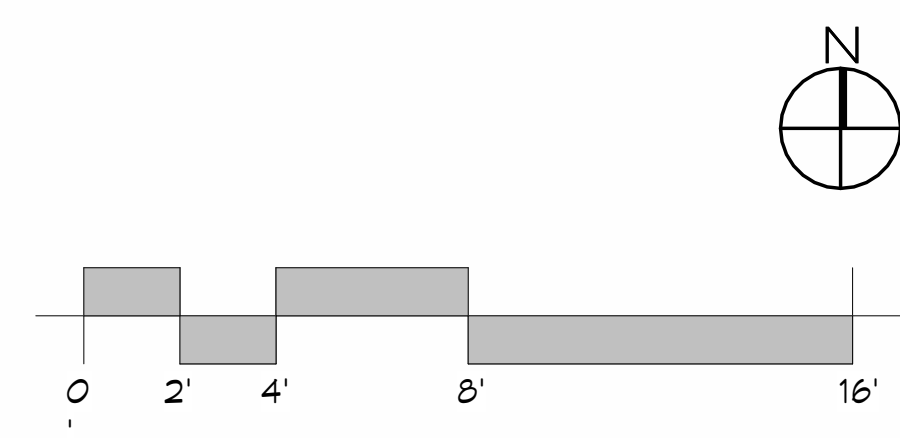
- GENERAL NOTES - REFLECTED CEILING PLAN:**
1. THE REFLECTED CEILING PLAN INDICATES THE LOCATION OF CEILING HEIGHTS, LIGHT FIXTURES, AND ASSOCIATED ITEMS. REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL LIGHTING, HVAC, AND LIFE SAFETY. IN THE EVENT OF DISCREPANCIES BETWEEN THE DESIGNER'S REFLECTED CEILING PLAN AND THE ENGINEERS' PLANS, IMMEDIATELY NOTIFY THE DESIGNER IN WRITING BEFORE ORDERING MATERIALS OR PROCEEDING WITH WORK.
 2. COORDINATE ALL TRADES INVOLVED IN THE CEILING WORK TO INSURE CLEARANCES FOR FIXTURES, DUCTS, PIPING, CEILING SUSPENSION SYSTEMS, ETC., NECESSARY TO MAINTAIN THE FINISHED CEILING HEIGHTS INDICATED ON THE DESIGNER'S DRAWINGS.
 3. ANY ACCESS HATCHES NOT SHOWN ON THE CEILING PLAN BUT REQUIRED BY PLUMBING, MECHANICAL, OR ELECTRICAL SYSTEMS SHALL BE REVIEWED WITH ARCHITECT FOR LOCATION.
 4. CONTRACTOR TO COORDINATE LOCATION OF FIRE SPRINKLER HEADS WITH ARCHITECT. LAYOUT AND QUANTITY WILL BE PER CODE.
 5. DIMENSIONS OF SPECIALTY LIGHT FIXTURES ARE TO CENTER OF FIXTURE, U.N.O.
 6. PROVIDE RATED FIXTURES AT ALL CONDITIONS WHERE FIXTURE PENETRATES RATED ASSEMBLYS.
 7. REFER TO ELECTRICAL DRAWINGS FOR SWITCHING AND OR POWER/ZONES.
 8. REFER TO LIGHTING DESIGNER DRAWINGS FOR FIXTURE SPECIFICATIONS OR CONSULT WITH OWNER FOR SELECTIONS.

WALL/FLOOR GRAPHICS LEGEND

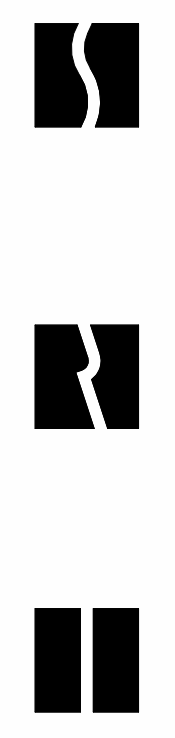
- EXISTING TO BE DEMOLISHED
- EXISTING TO REMAIN
- NEW

LIFE SAFETY LEGEND

- SMOKE DETECTOR + CARBON MONOXIDE



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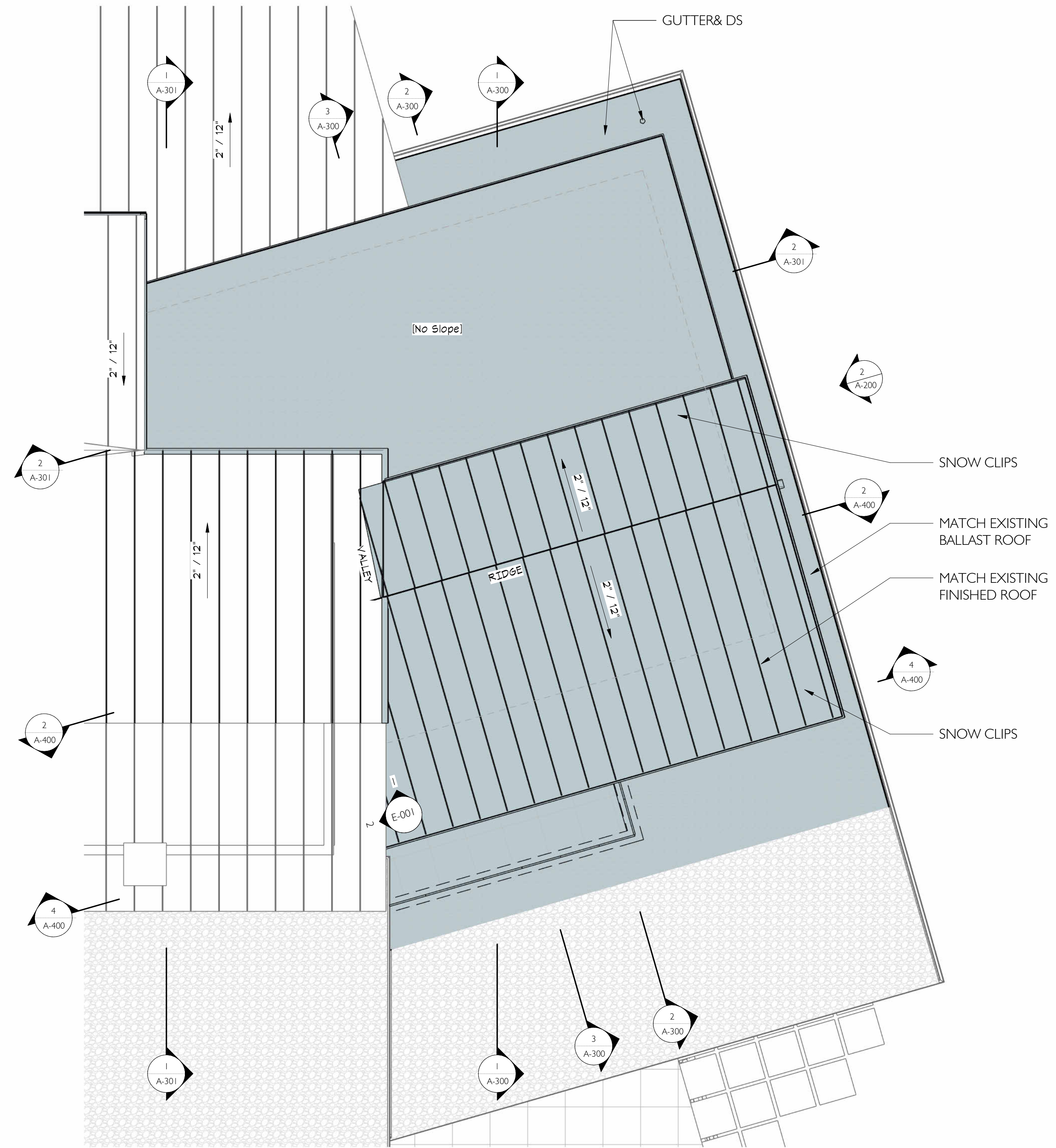
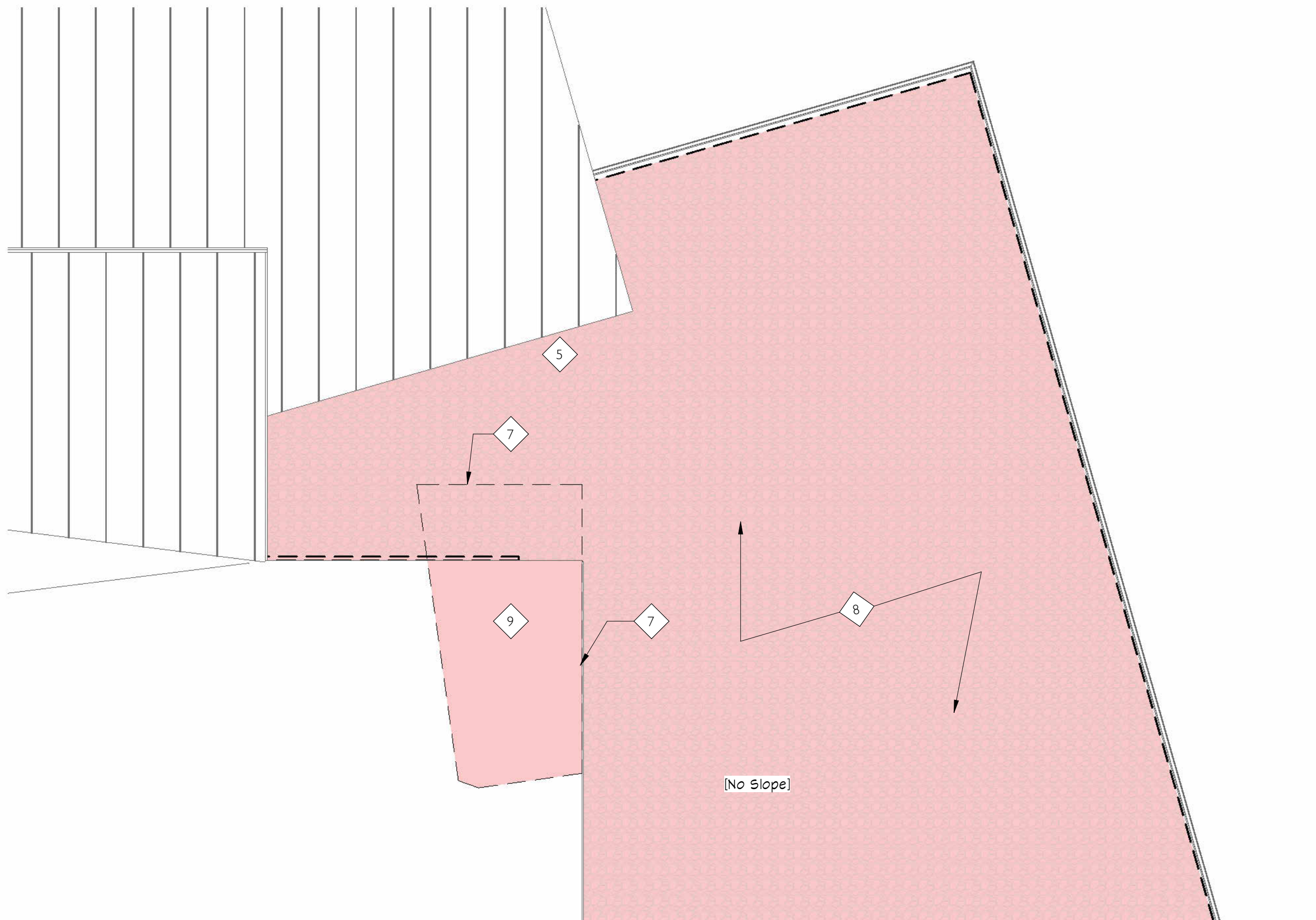
PROJECT: 2402

94 JUNIPER LANE

LOT 18, CORDILLERA VALLEY CLUB, FILING 1 EDWARDS, CO

RCP PLAN

A-104



DEMOLITION PREPARATION NOTES:

- PROVIDE INTERIOR AND EXTERIOR SHORING, BRACING OR SUPPORT TO PREVENT MOVEMENT, SETTLEMENT OR COLLAPSE OF AREAS TO BE DEMOLISHED AND AREAS ADJACENT TO DEMOLITION WORK. RE: STRUCT.

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- CONTRACTOR SHALL EXPOSE STRUCTURAL FRAMING. ALL FRAMING, AND STRUCTURAL COMPONENTS SHALL REMAIN UNTIL REVIEWED BY THE STRUCTURAL ENGINEER OR ARCHITECT UNLESS OTHERWISE NOTED IN THE CONSTRUCTION DOCUMENTS.

- REMOVE INTERIOR TRIM IN AREAS OF DEMOLITION.

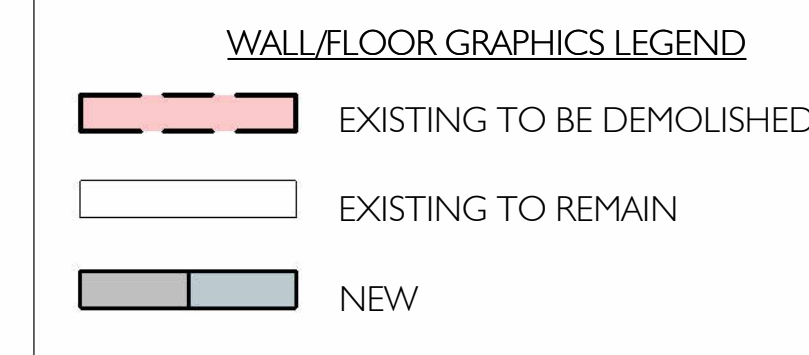
- REMOVE ALL BATHROOM TILE.

- REMOVE FLOOR FINISHES AS NOTED.

- ADDITIONAL DEMOLITION MAY BE REQUIRED TO ALLOW COORDINATION OF PROPOSED MECHANICAL & PLUMBING W/ SUBCONTRACTORS. NOTIFY ARCHITECT W/ CONFLICTING FIELD CONDITIONS.

DEMOLITION KEYNOTES:

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18. CEILING TO REMAIN.

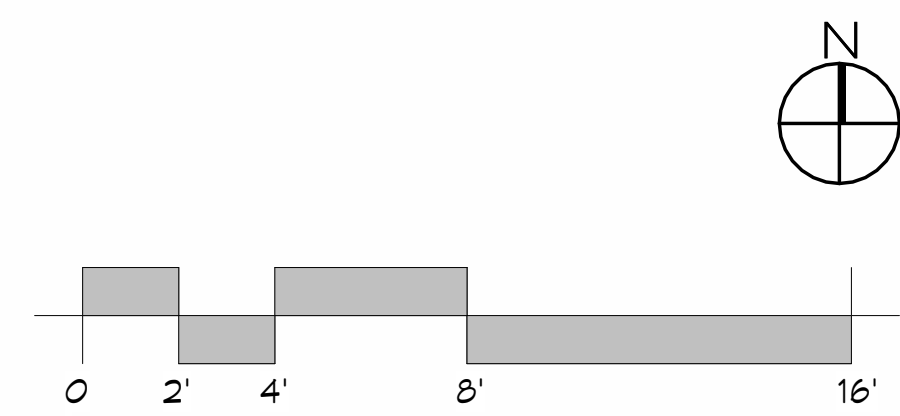


1 ROOF PLAN EXISTING & DEMO
SCALE: 1/4" = 1'-0"

2 PROPOSED ROOF PLAN
SCALE: 1/4" = 1'-0"

GENERAL NOTES - ROOF PLAN:

1. MAINTAIN MINIMUM SLOPE OF 1/4" PER FOOT AT ROOF AREAS INCLUDING CRICKETS.
2. NEW PLUMBING VENT LOCATIONS TO BE REVIEWED W/ ARCHITECT. GANG VENTS WHEN POSSIBLE.
3. SATELLITE DISH LOCATION TO BE VERIFIED W/ ARCHITECT.
4. WALLS ADJACENT TO ROOF - WRAP ICE & WATER SHIELD UP WALL 48" MINIMUM OR PER SPECIFICATIONS
5. FALL PROTECTION TO BE LOCATED AT 30'-0" O.C.
6. SNOW BRACKETS TO BE LOCATED AT ALL SLOPED ROOFS GREATER THAN 2:12 PITCH; REFER TO MANUFACTURERS RECOMMENDATION FOR NUMBER OF BRACKETS NEEDED PER ROOFING SQUARE.
7. PROVIDE DOWNSPOUTS AT ALL SHINGLED & FLAT SEAMED METAL ROOFS U.N.O.
8. DOWNSPOUT AND GUTTER LOCATIONS TO BE COORDINATED BY ARCHITECT.
9. PROVIDE LOUVERS ALONG MECH PLATFORM WITH FREE AREA SUFFICIENT TO PROVIDE REQUIRED ATTIC VENTILATION
10. CRICKETS AND SADDLES: A CRICKET OR SADDLE SHALL BE INSTALLED ON THE RIDGE SIDE OF ANY CHIMNEY OR PENETRATION GREATER THAN 30 INCHES WIDE AS MEASURED PERPENDICULAR TO THE SLOPE. CRICKET OR SADDLE COVERINGS SHALL BE SHEET METAL OR OF THE SAME MATERIAL AS THE ROOF COVERING.
11. 1507.2.9.3, IBC. DRIP EDGE PROVIDE DRIP EDGE AT EAVES AND GABLES OF SHINGLE ROOFS. OVERLAP TO BE A MINIMUM OF 2 INCHES. EAVE DRIP EDGES SHALL EXTEND 1/4" INCH BELOW SHEATHING AND EXTEND BACK ON THE ROOF A MINIMUM OF 2 INCHES. DRIP EDGE SHALL BE MECHANICALLY FASTENED A MAXIMUM OF 12 INCHES O.C. A CRICKET OR SADDLE SHALL BE INSTALLED ON THE RIDGE SIDE OF ANY CHIMNEY GREATER THAN 30 INCHES WIDE. CRICKET OR SADDLE COVERINGS SHALL BE SHEET METAL OR OF THE SAME MATERIAL AS THE ROOF COVERING.
12. ALL ROOF HEIGHTS ARE MEASURED FROM TOP OF SHEATHING.
13. ALL GUTTERS AND DOWNSPOUTS TO BE EQUIPPED WITH HEAT TAPE OR PRE-WIRED WITH A J-BOX FOR FUTURE INSTALLATION. LOCATIONS F J-BOXES AND OTHER CRITICAL HEAT TAPE LOCATIONS SHALL BE COORDINATED WITH ELECTRICAL CONTRACTOR AND REVIEWED WITH ARCHITECT.



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LOT 18, CORDILLERA VALLEY CLUB, FILING I EDWARDS, CO

ROOF PLAN

A-105

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

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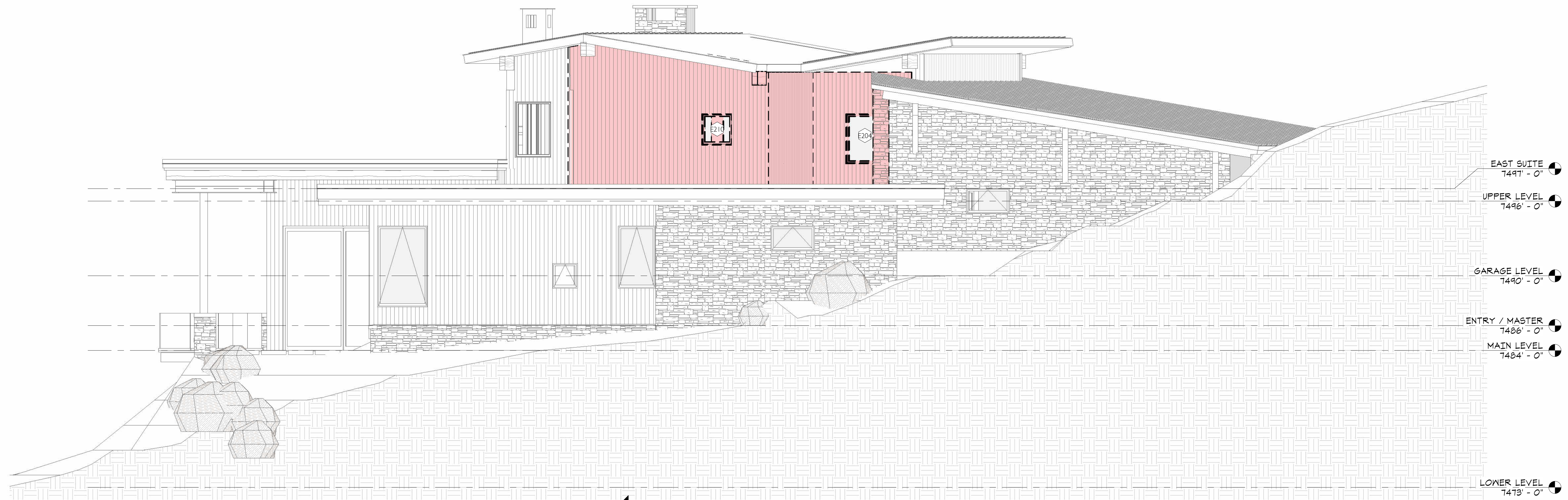
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ELEVATION

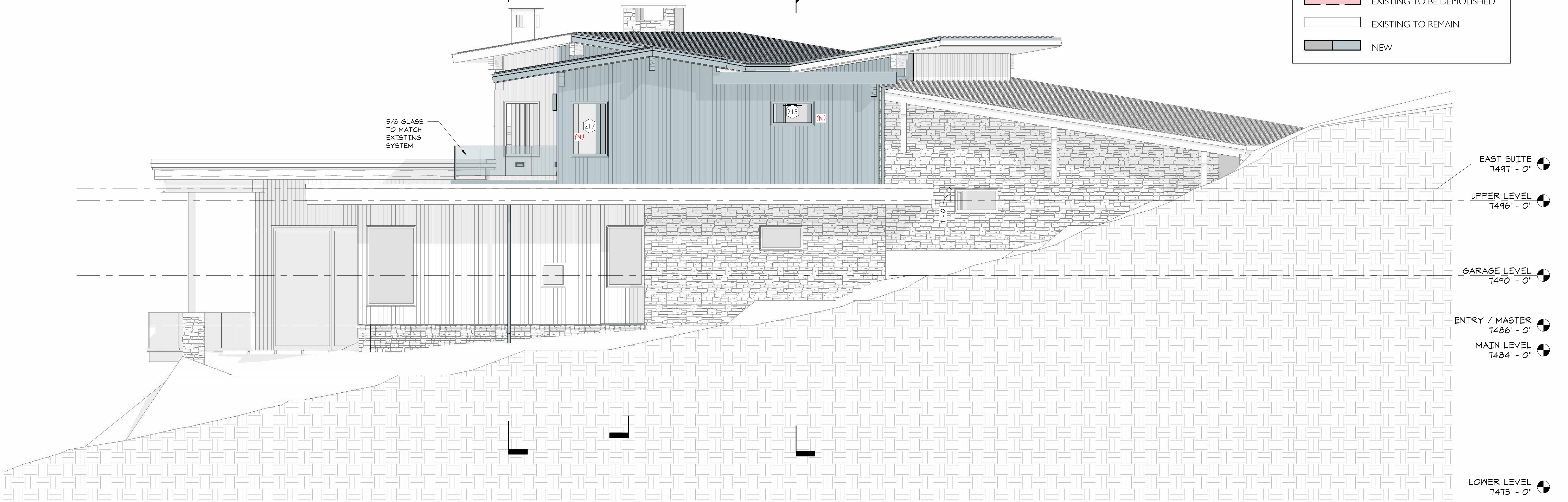
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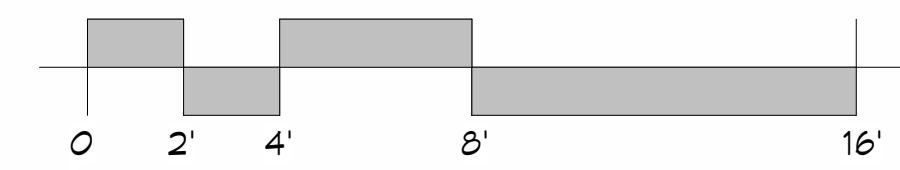
1 EAST ELEVATION DEMO
 SCALE: 1/4" = 1'-0"

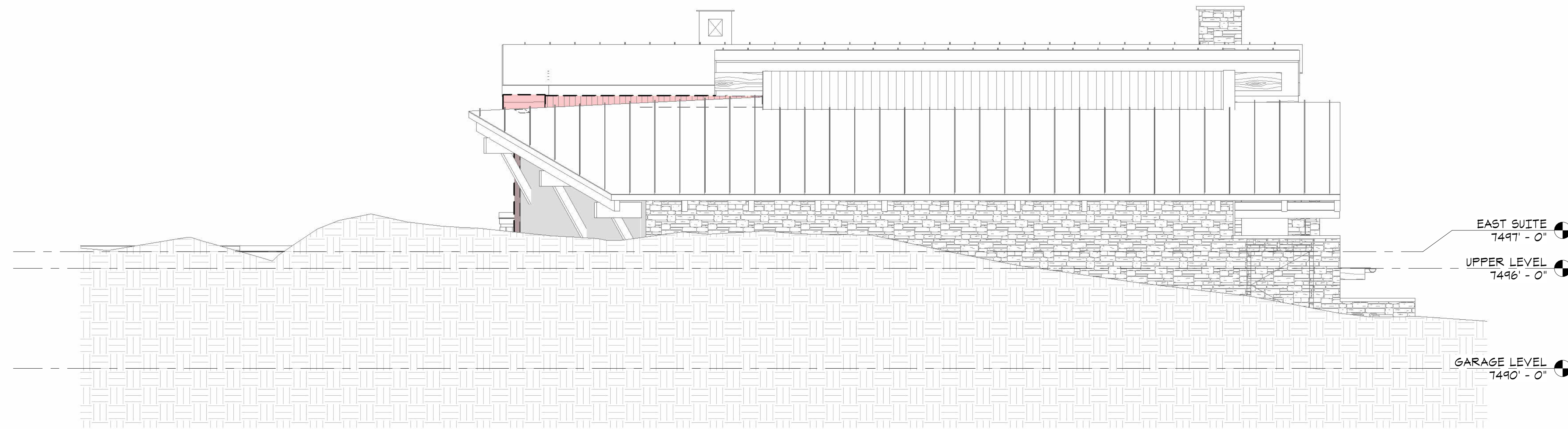
WALL/FLOOR GRAPHICS LEGEND

- EXISTING TO BE DEMOLISHED
- EXISTING TO REMAIN
- NEW

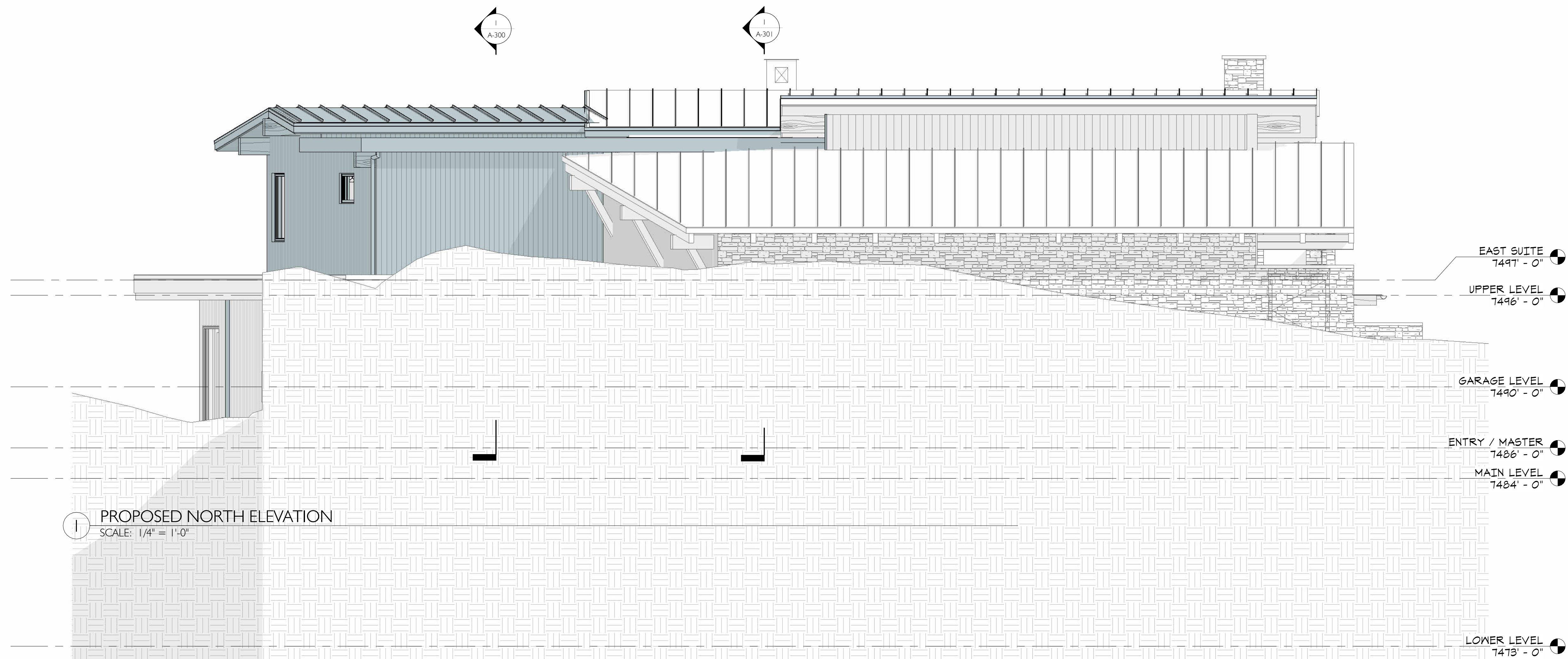


2 PROPOSED EAST ELEVATION
 SCALE: 1/4" = 1'-0"





2 NORTH ELEVATION DEMO
SCALE: 1/4" = 1'-0"



1 PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'-0"

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PROJECT: 2402

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LOT 18, CORDILLERA
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ELEVATION

A-201



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



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

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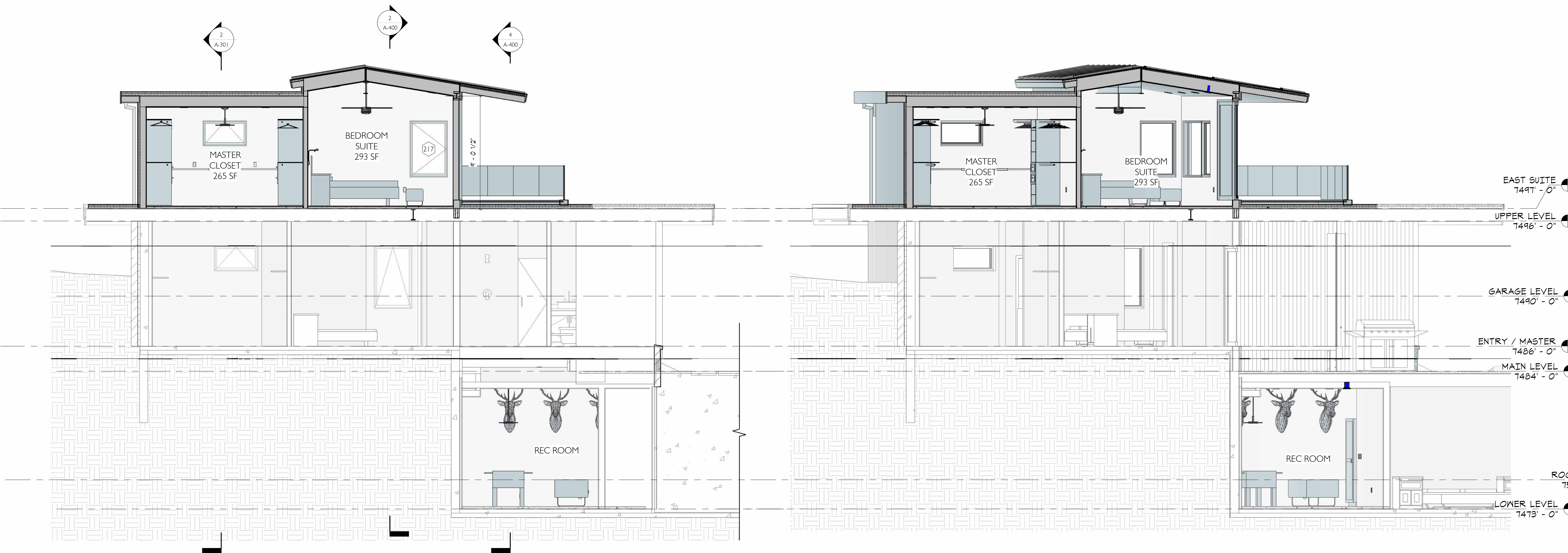
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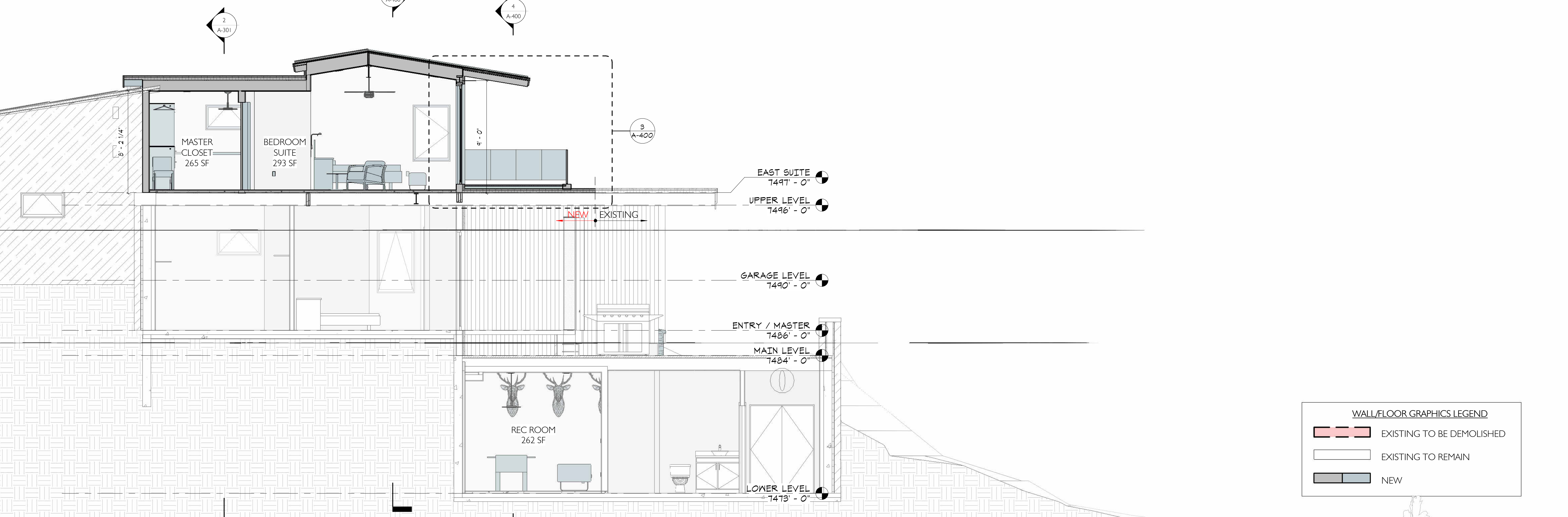
ELEVATION

A-202



2 EAST SUITE
SCALE: 1/4" = 1'-0"

1 EAST SUITE 2
SCALE: 1/4" = 1'-0"



3 EAST SUITE I @ DECK
SCALE: 1/4" = 1'-0"

WALL/FLOOR GRAPHICS LEGEND

	EXISTING TO BE DEMOLISHED
	EXISTING TO REMAIN
	NEW

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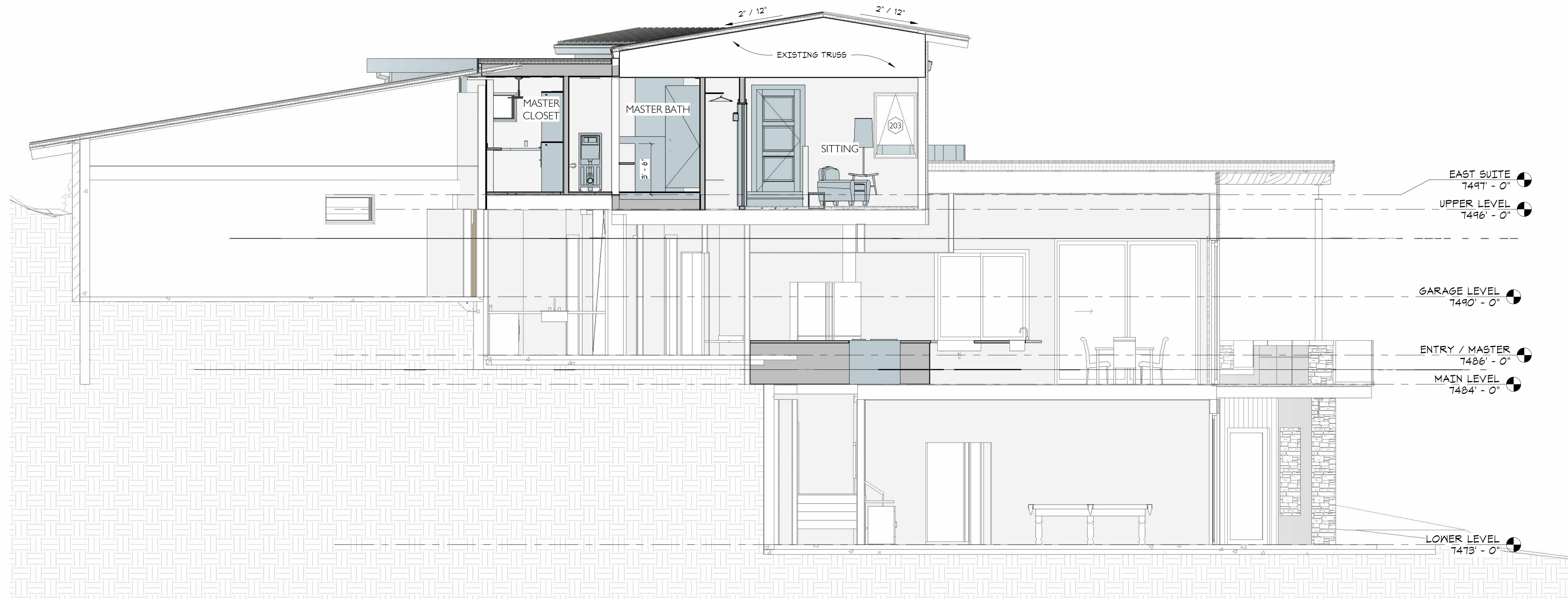
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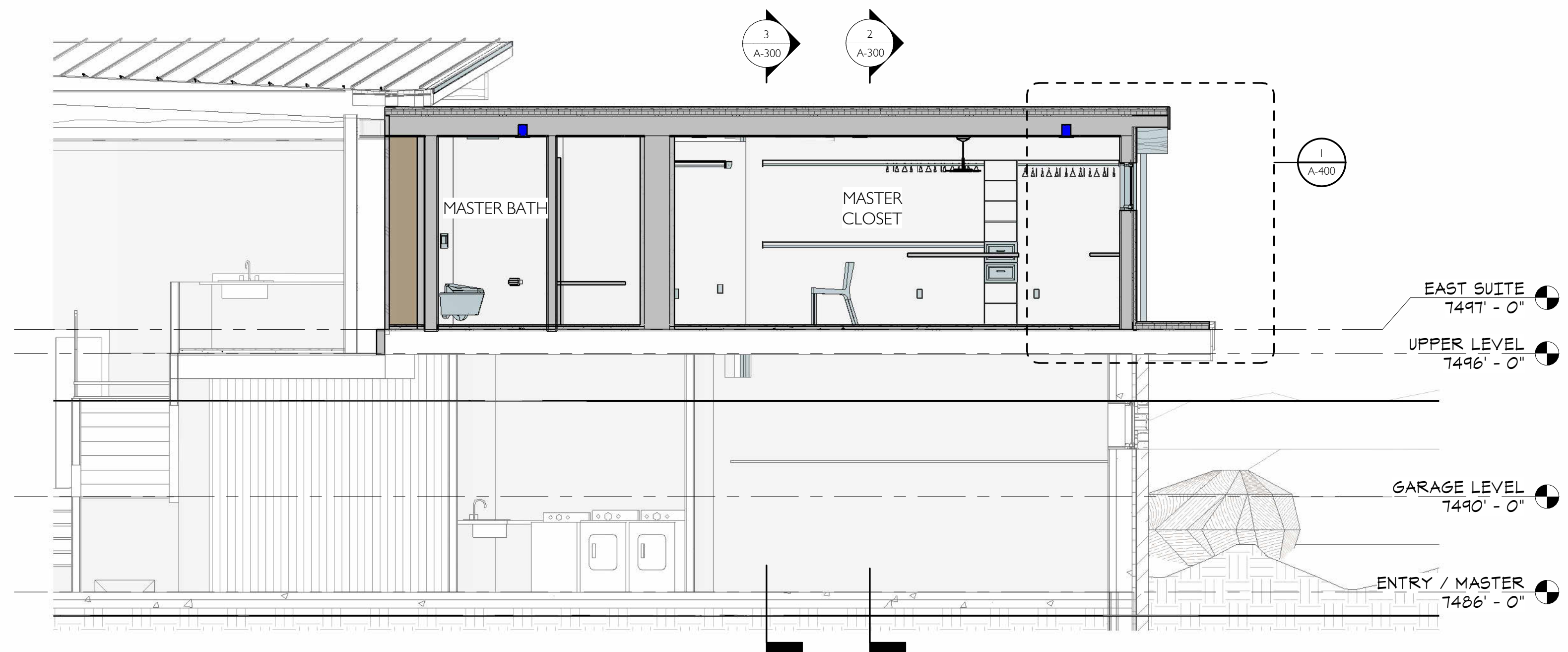
LOT 18, CORDILLERA VALLEY CLUB, FILING I EDWARDS, CO

SECTIONS

A-300



1 NEW MASTER BATH/SITTING
SCALE: 1/4" = 1'-0"



2 EAST SUITE/ MASTER CLOSET
SCALE: 1/4" = 1'-0"

WALL/FLOOR GRAPHICS LEGEND

	EXISTING TO BE DEMOLISHED
	EXISTING TO REMAIN
	NEW

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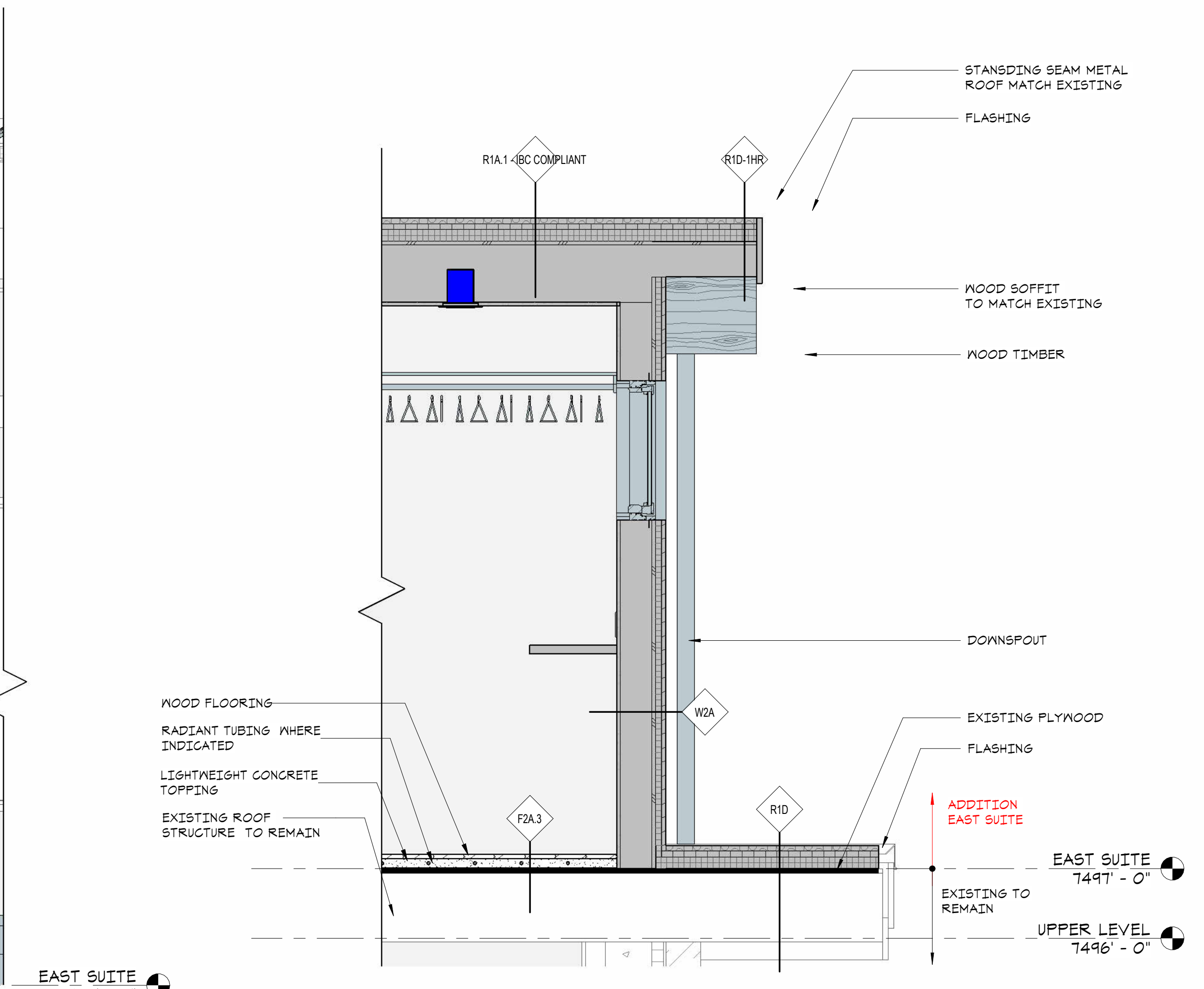
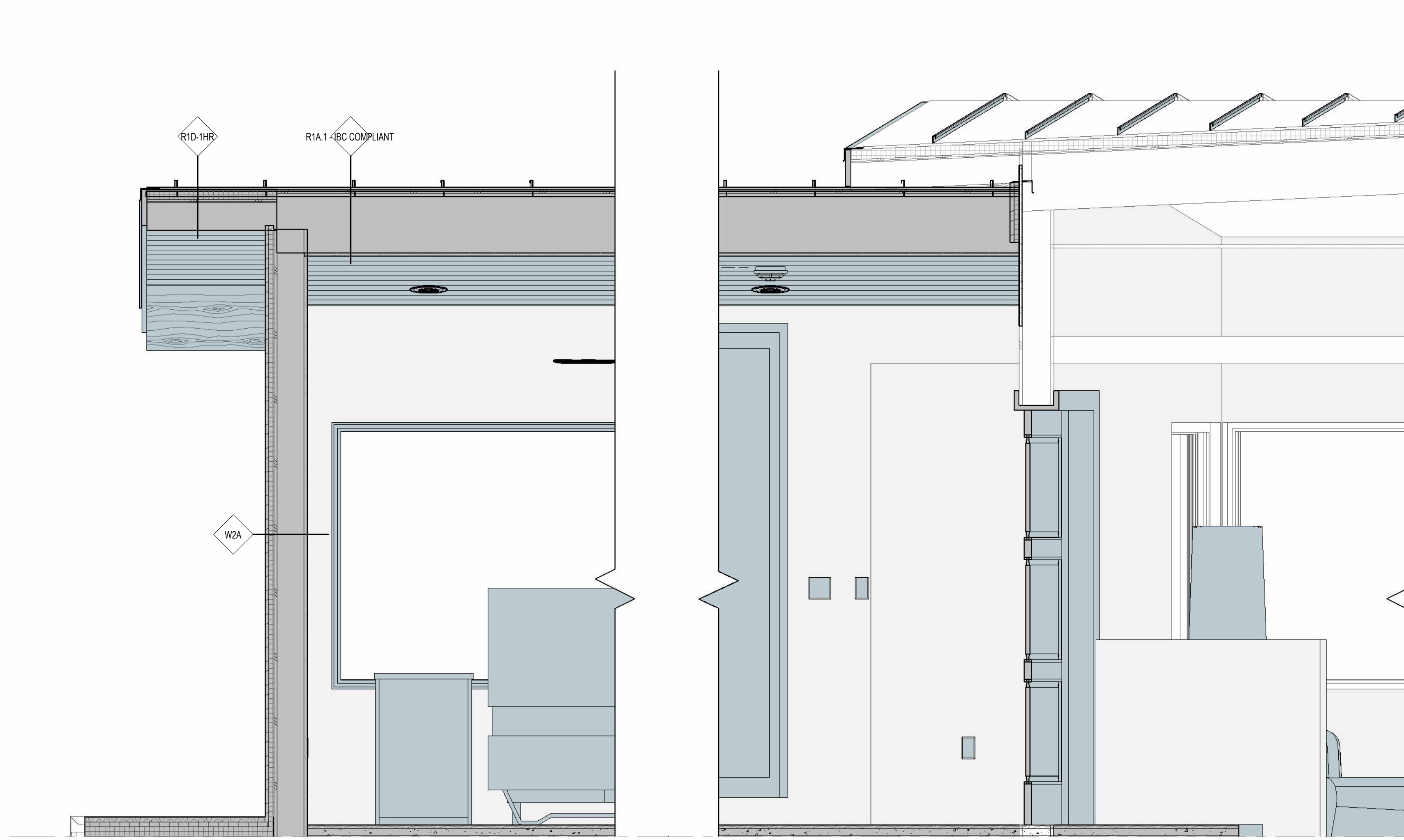
PROJECT: 2402

94 JUNIPER LANE

LOT 18, CORDILLERA
VALLEY CLUB, FILING 1
EDWARDS, CO

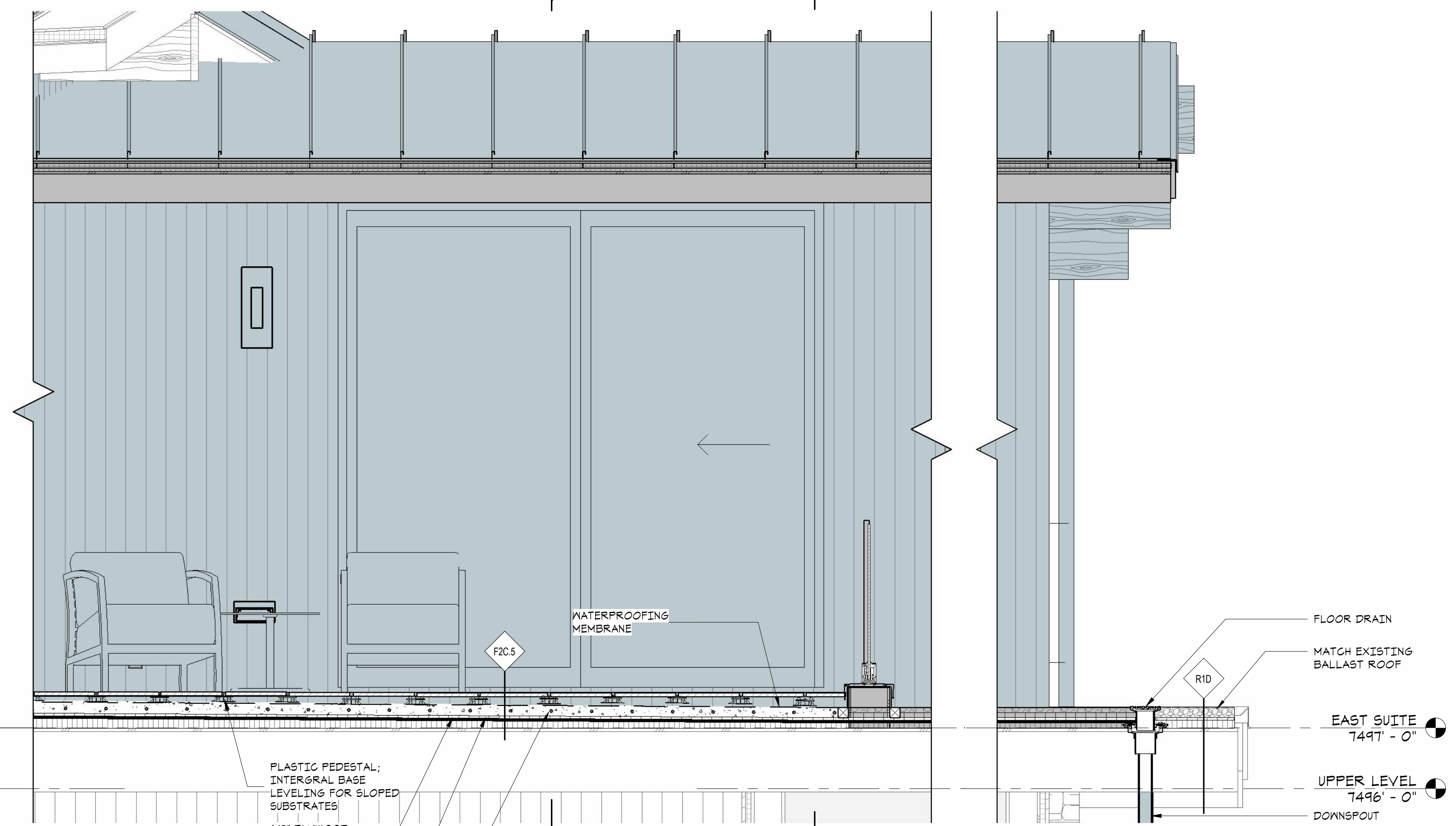
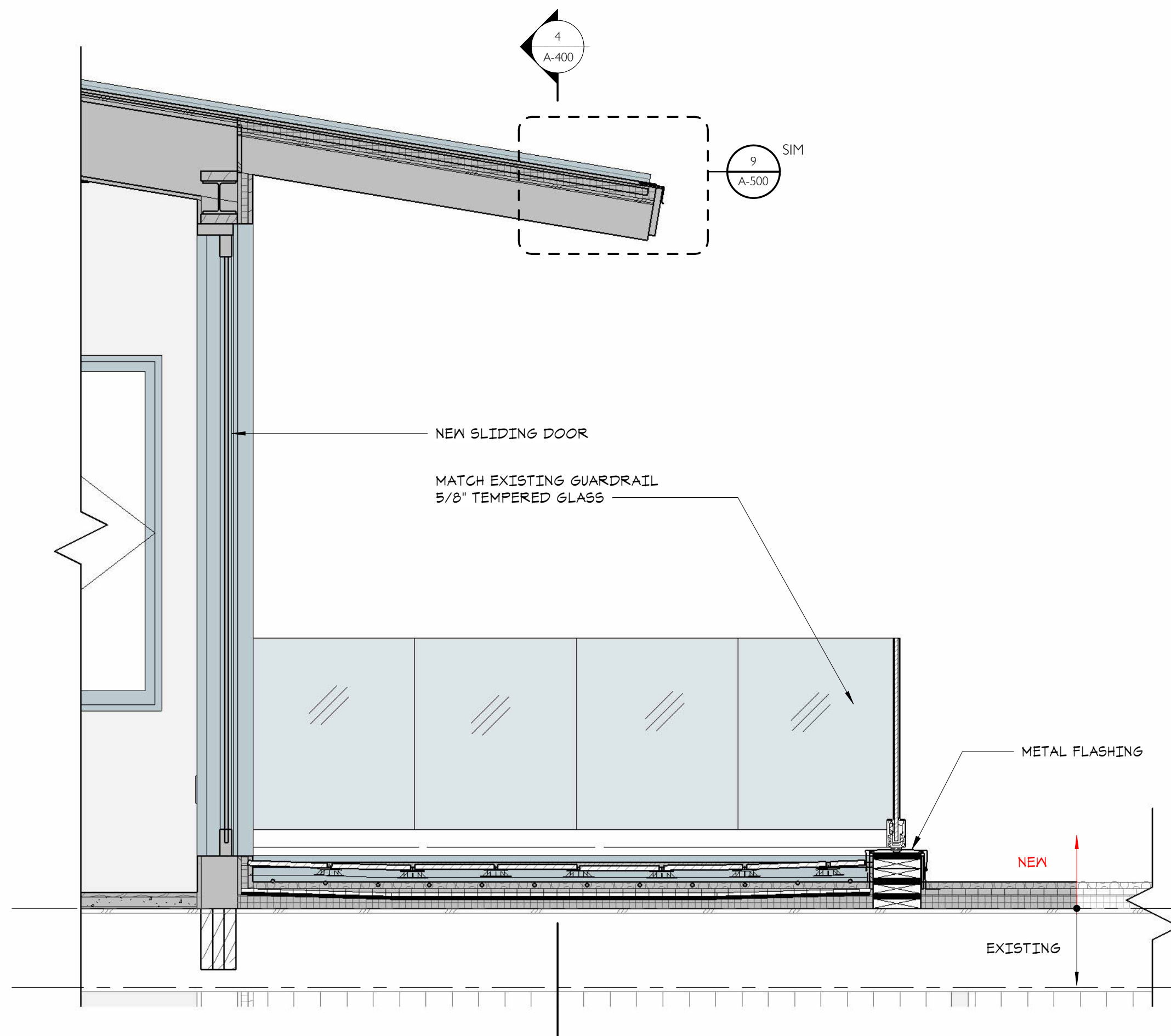
SECTIONS

A-301



2 EAST SUITE/ MASTER BED @ NEW STAIR
SCALE: 3/4" = 1'-0"

1 EAST SUITE/ MASTER CLOSET SECTION
SCALE: 3/4" = 1'-0"



3 NEW DOOR @ PATIO
SCALE: 3/4" = 1'-0"

4 EAST SUITE / MASTER BED @ NEW PATIO
SCALE: 3/4" = 1'-0"

SHEPHERD RESOURCES INC./AIA
POST OFFICE BOX 840
105 EDWARDS VILLAGE BLVD
SUITE C103
EDWARDS CO 81632
970 • 949 • 3302
SRIARCHITECT.COM



DATE	ISSUANCE	REV #

DRB SUBMITTAL

JANUARY 6, 2025

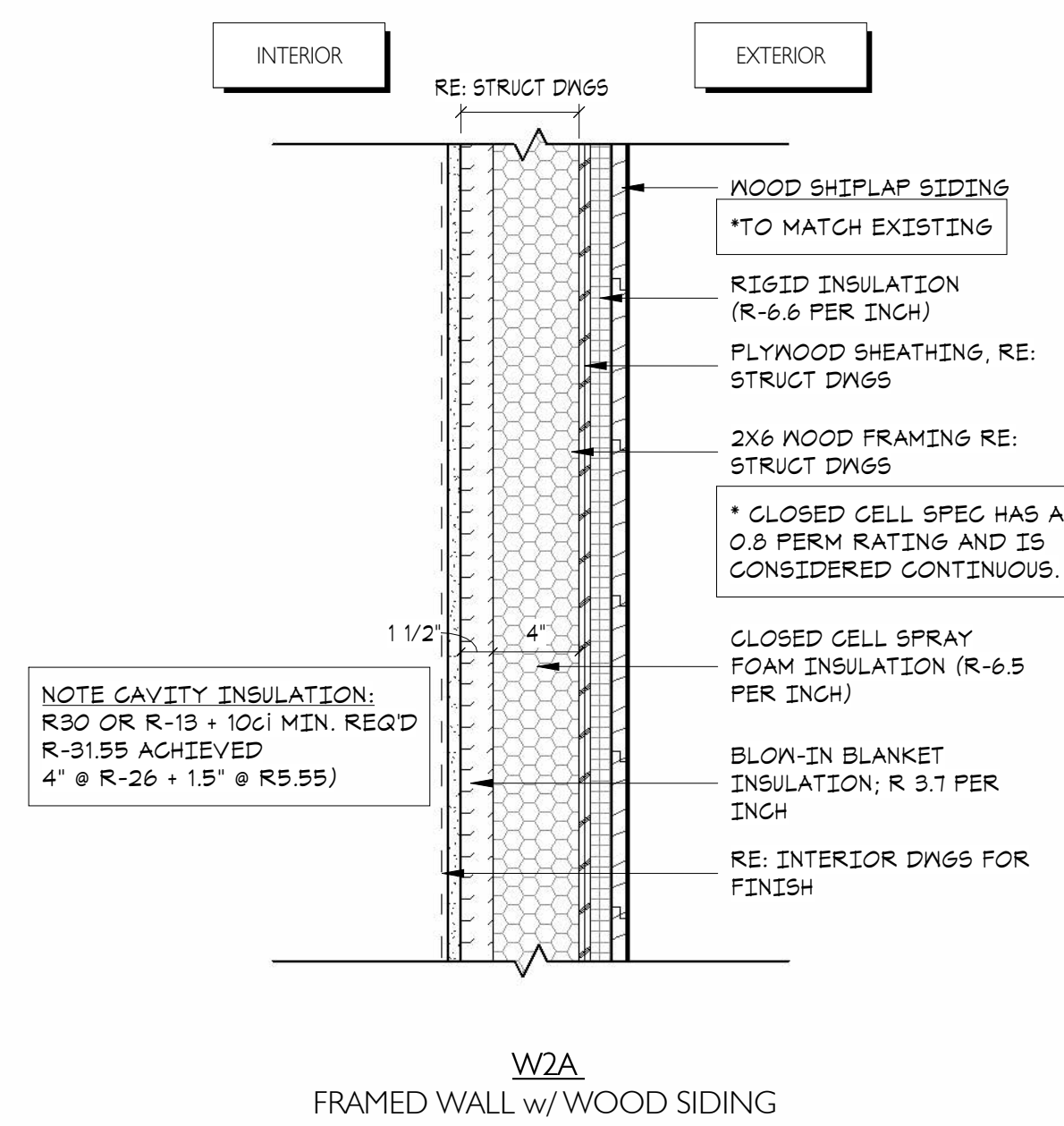
PROJECT: 2402

94 JUNIPER LANE

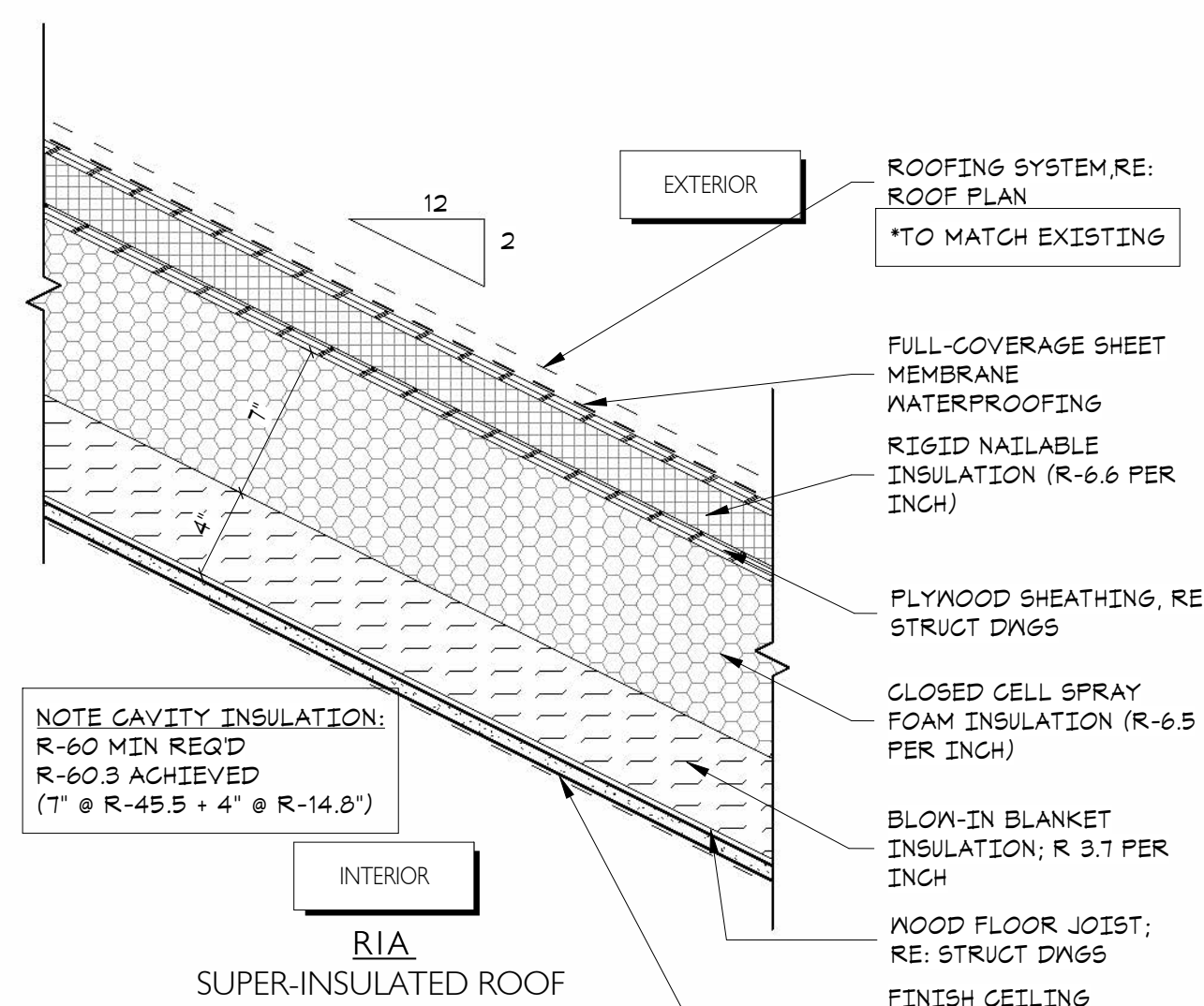
LOT 18, CORDILLERA VALLEY CLUB, FILING 1 EDWARDS, CO

PARTIAL SECTIONS

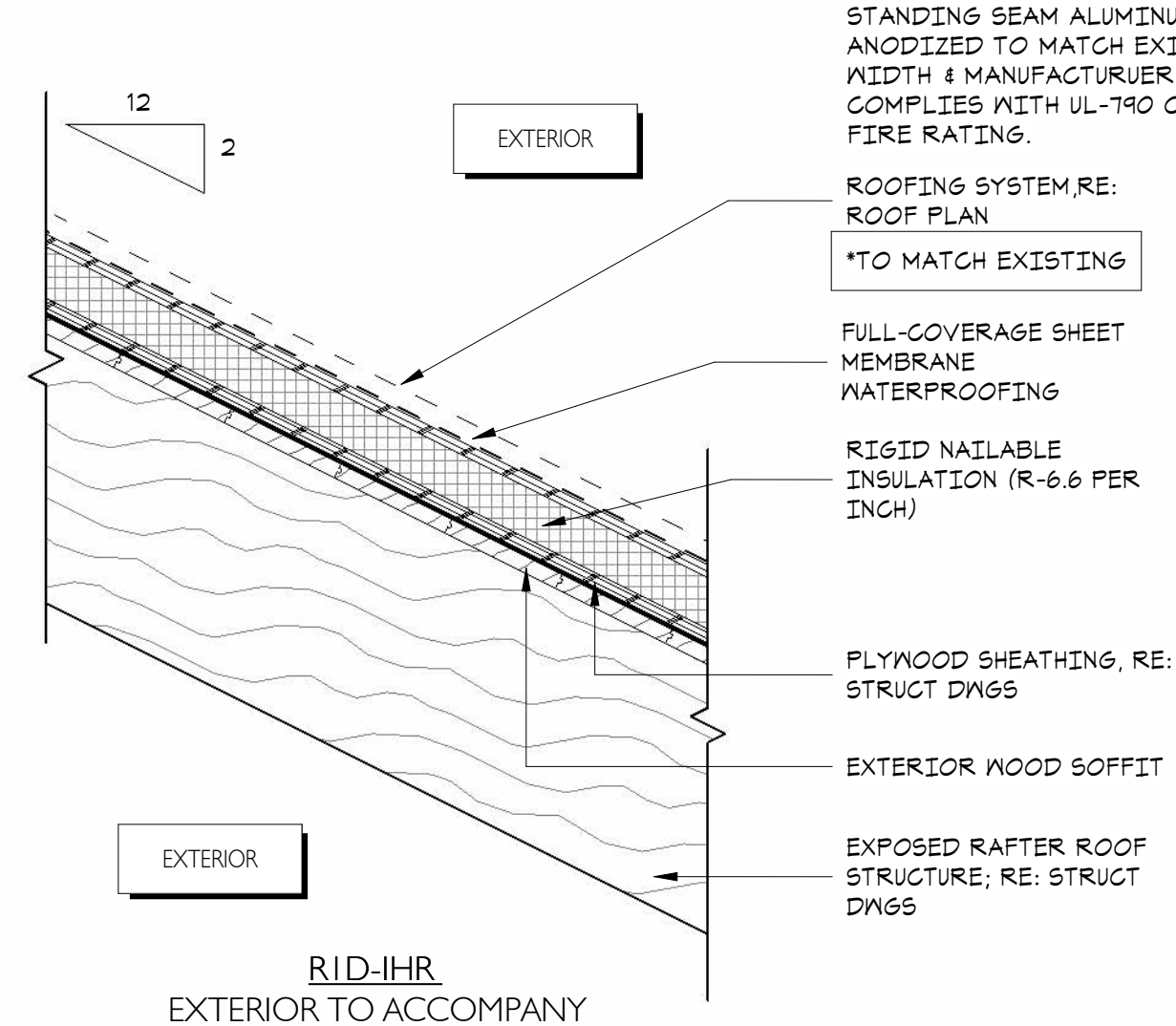
A-400



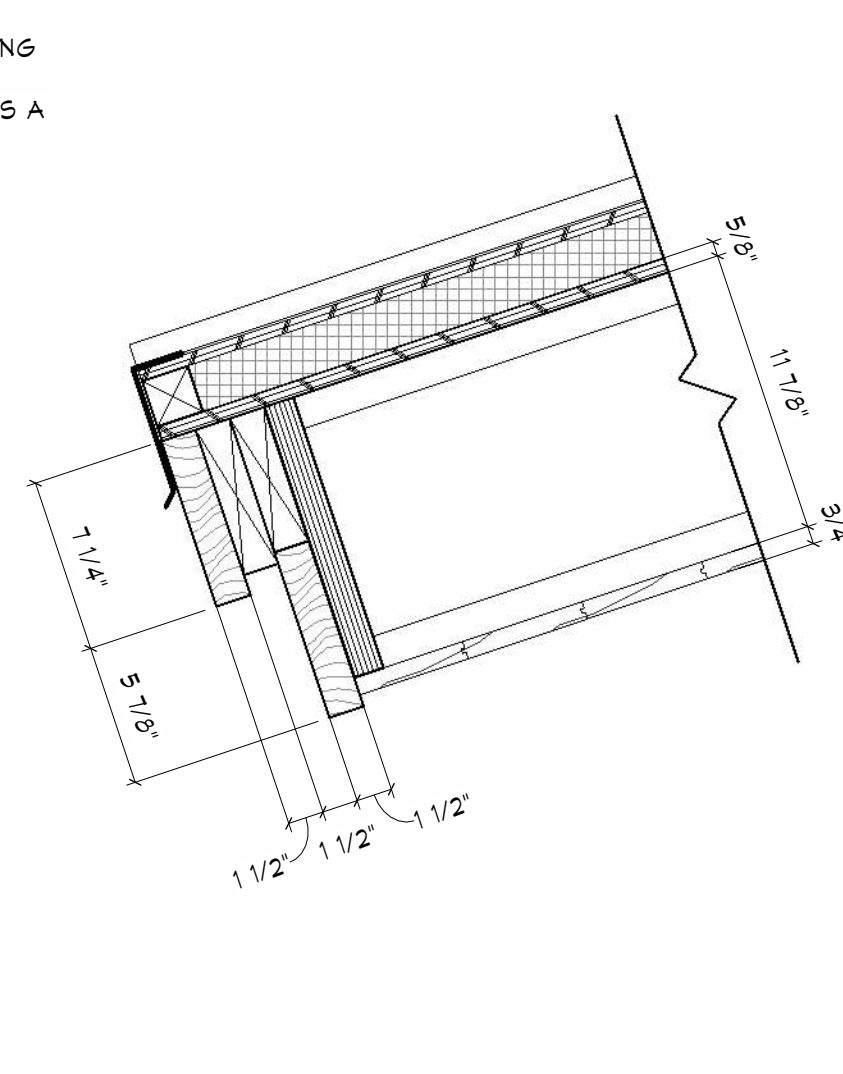
1 WOOD FRAMING w/ WOOD SIDING
SCALE: 1 1/2" = 1'-0"



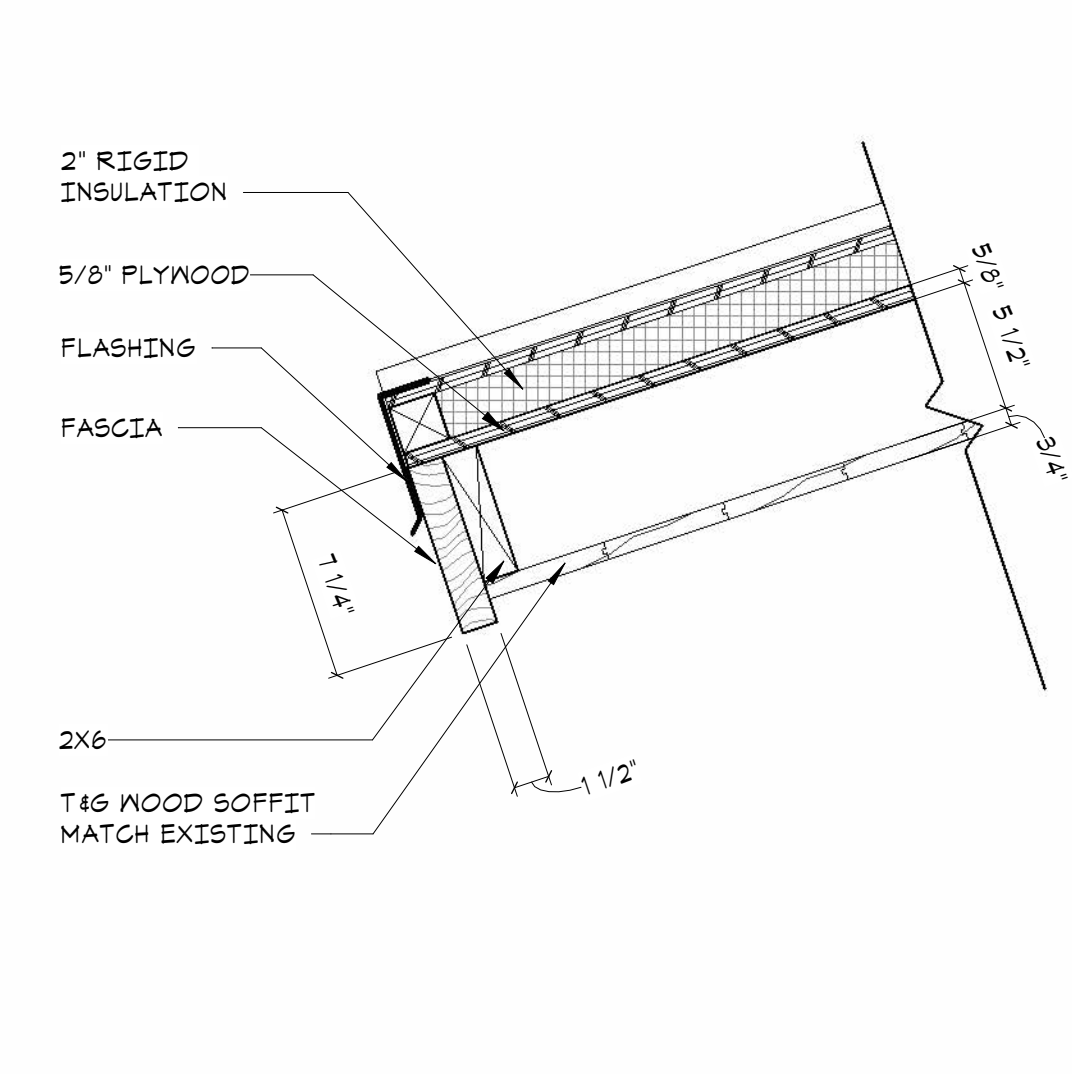
4 SUPER-INSULATED ROOF
SCALE: 1 1/2" = 1'-0"



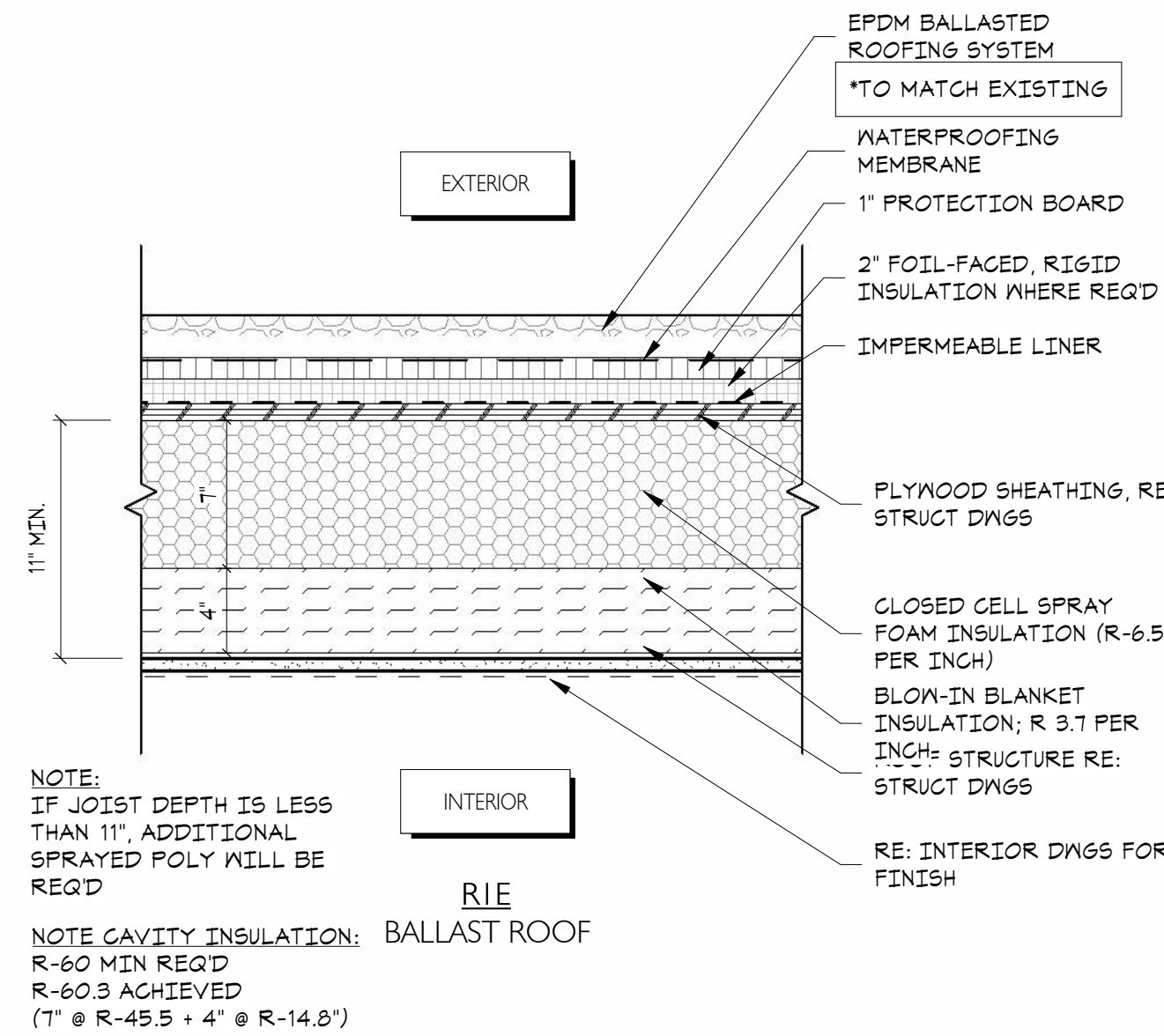
6 EXTERIOR TO ACCOMPANY RIA ON RAFTERS
SCALE: 1 1/2" = 1'-0"



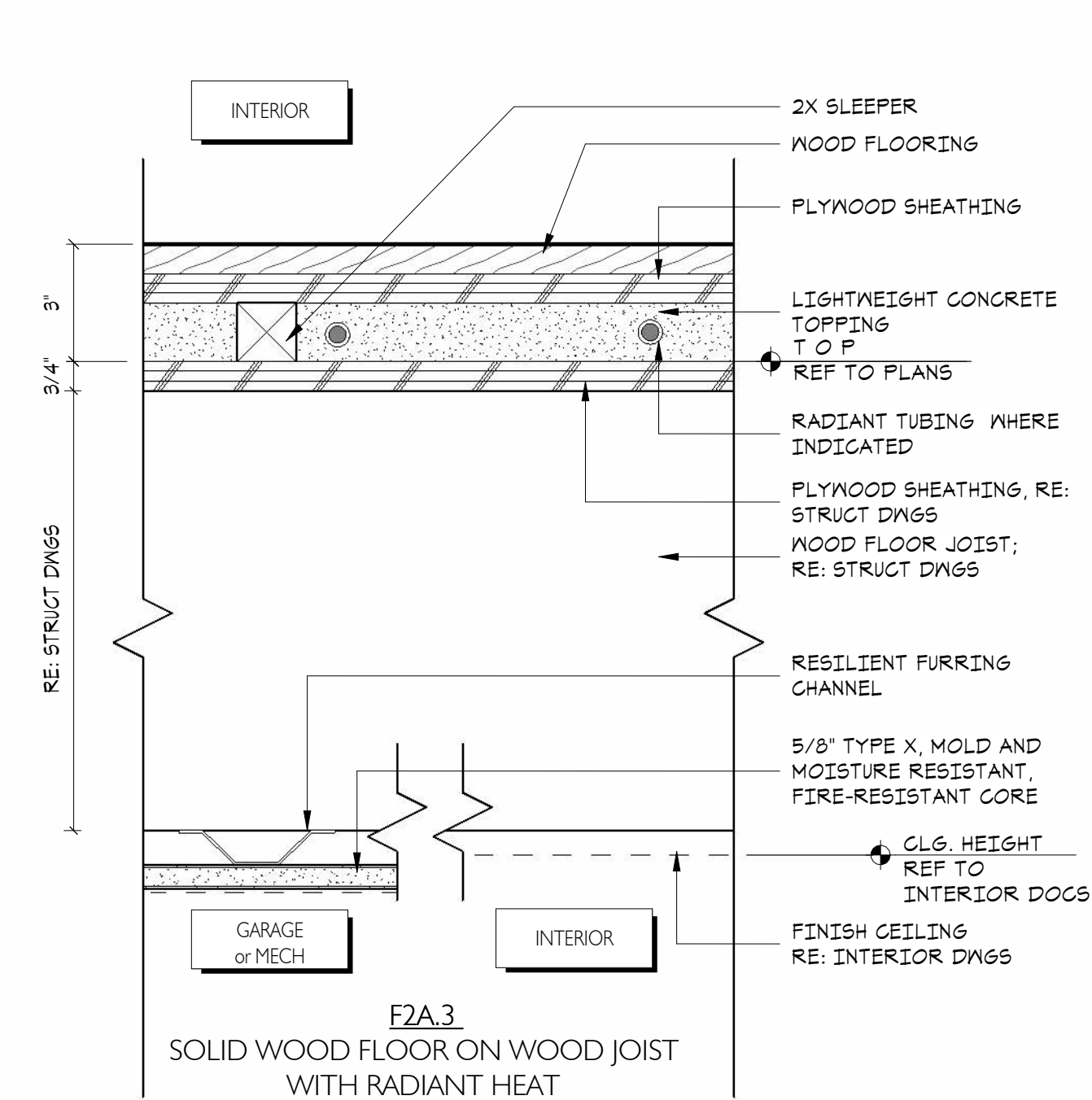
8 TYP. FASCIA AT I-JOIST
SCALE: 1 1/2" = 1'-0"



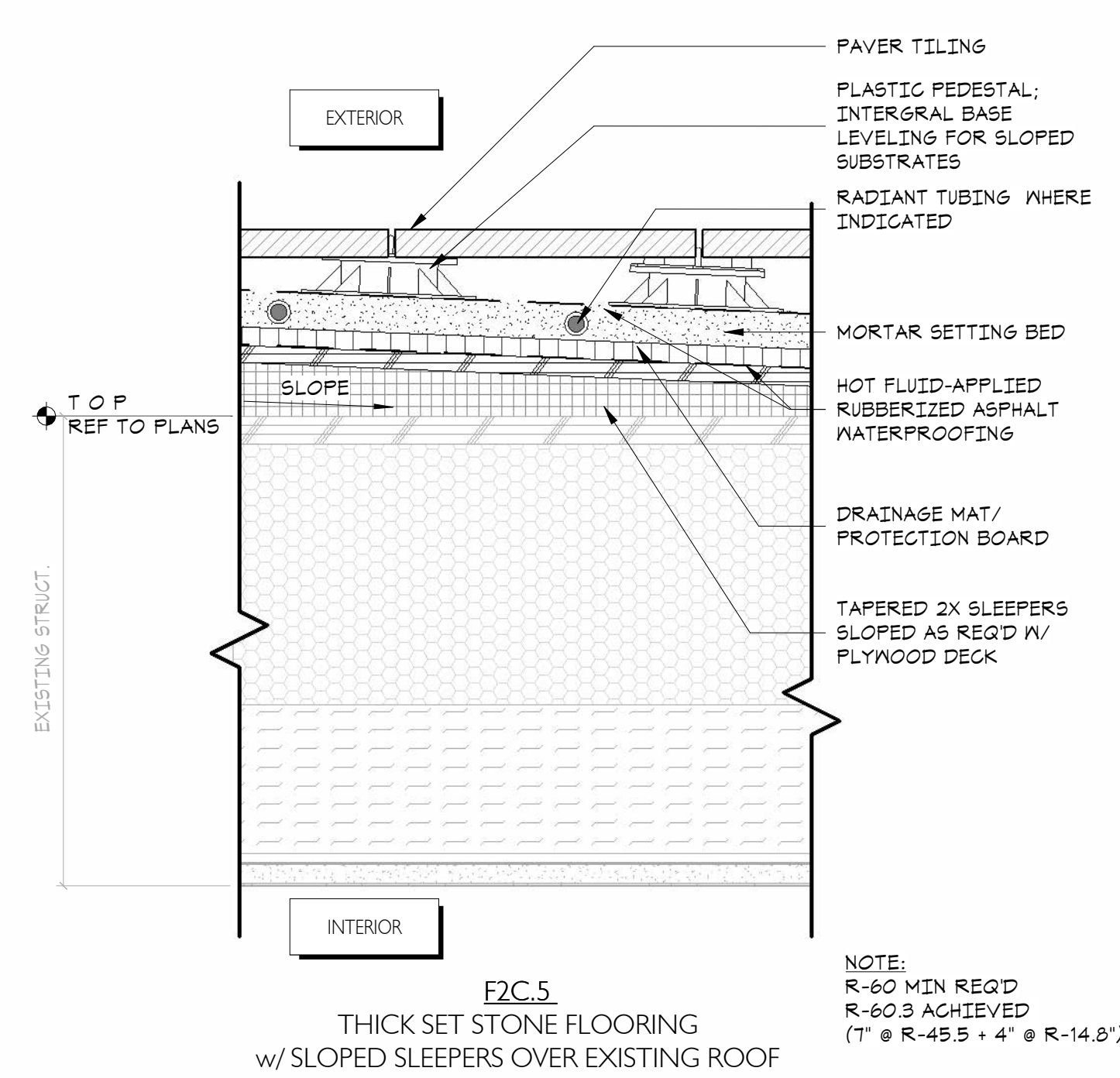
9 TYP. FASCIA AT TRUSS TOP CHORD
SCALE: 1 1/2" = 1'-0"



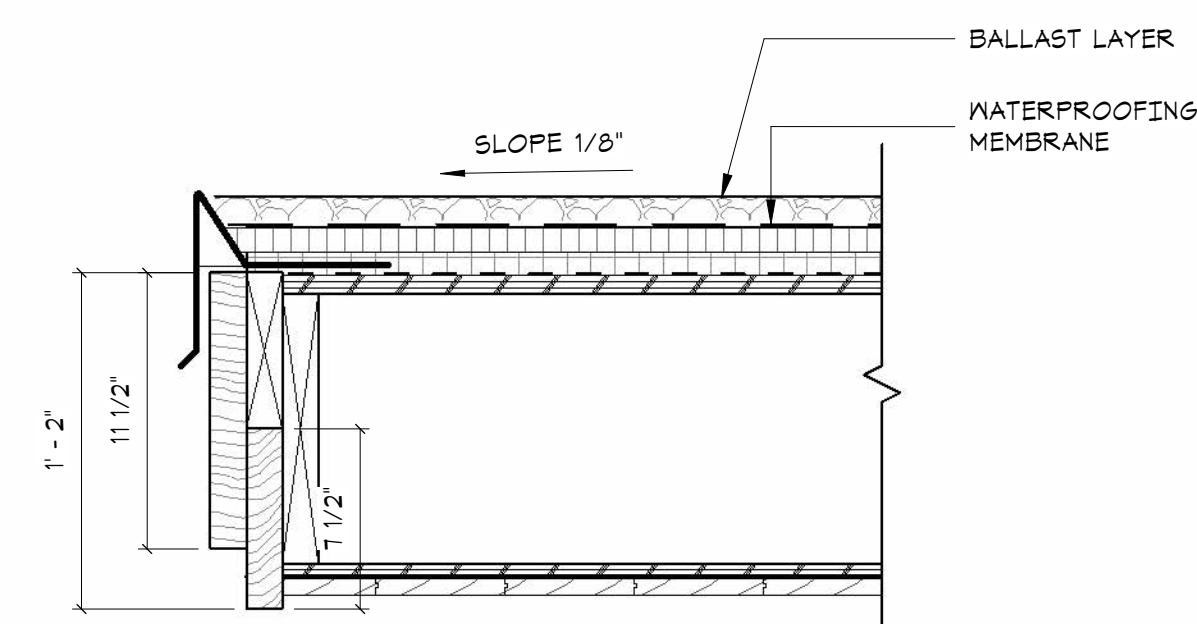
7 BALLAST ROOF
SCALE: 1 1/2" = 1'-0"



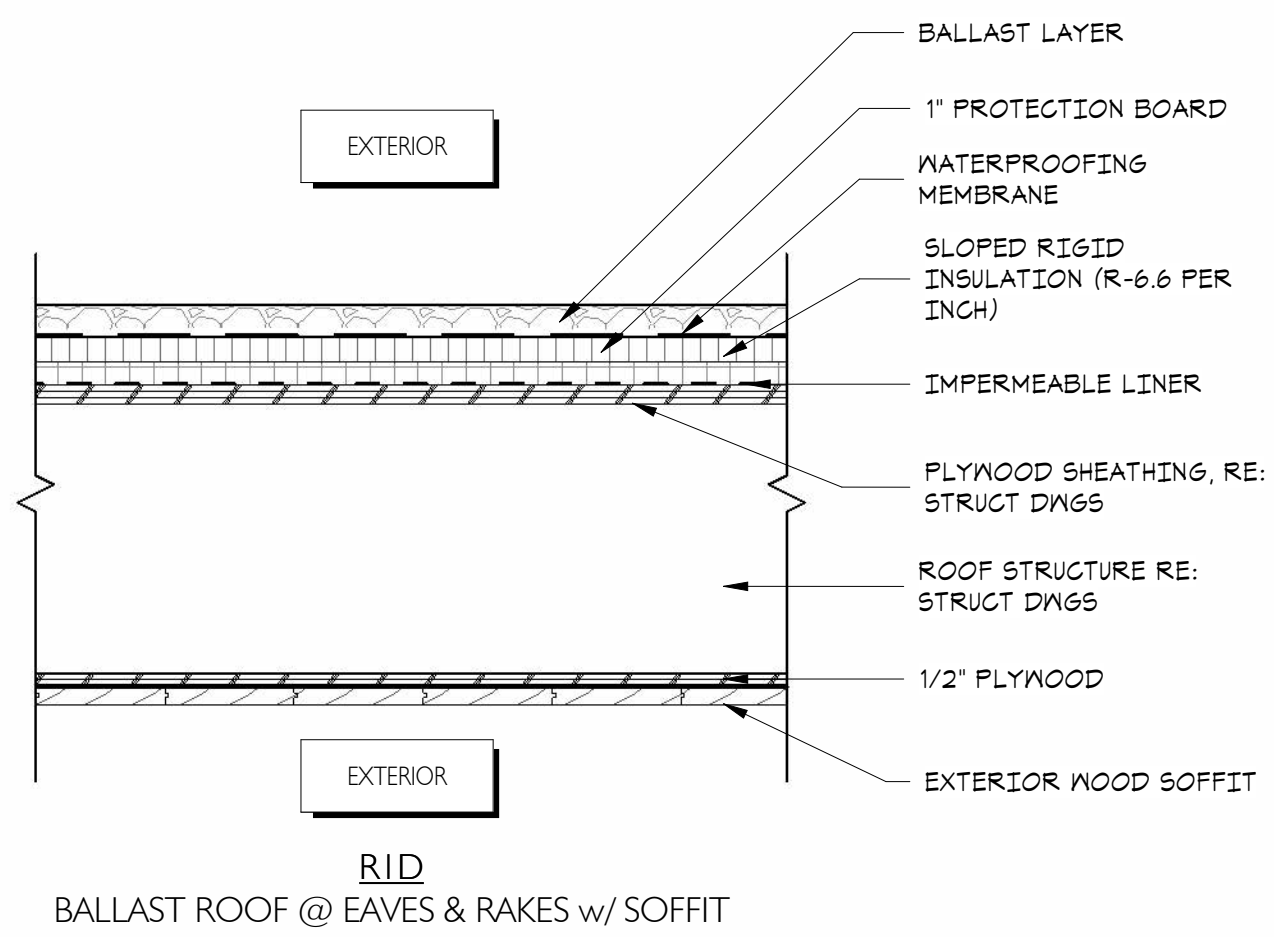
2 SOLID WOOD FLOOR ON WD JST W/ RADIANT HEAT
SCALE: 3" = 1'-0"



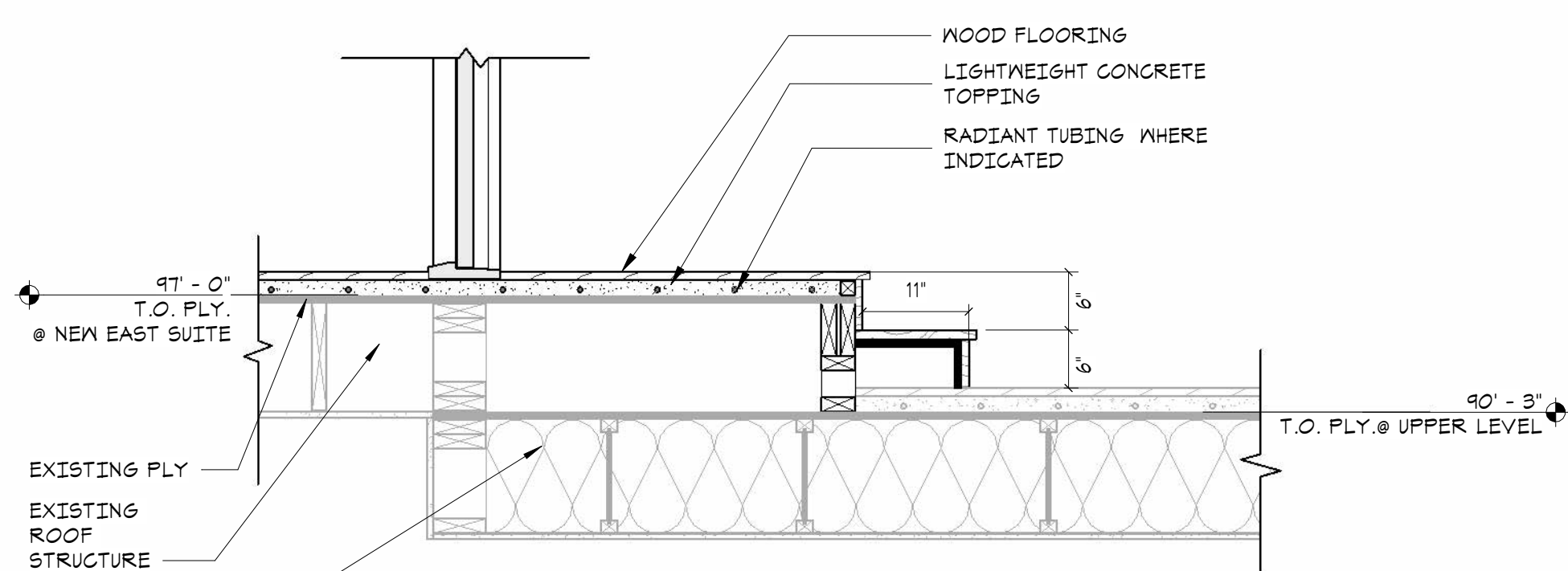
3 THICK SET STONE FLOORING w/ SLOPED INSULATION OVER HABITABLE SPACE
SCALE: 3" = 1'-0"



12 TYP. FASCIA @ FLAT ROOF
SCALE: 1 1/2" = 1'-0"



5 BALLAST ROOF @ EAVES & RAKES w/ SOFFIT
SCALE: 1 1/2" = 1'-0"



11 DETAILS @ NEW STEPS
SCALE: 3/4" = 1'-0"

SHEPHERD RESOURCES INC./IA
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SUITE C103
EDWARDS CO 81632
970 • 949 • 3302
SRIARCHITECT.COM

DATE	ISSUANCE	REV #

DRB SUBMITTAL

JANUARY 6, 2025

PROJECT: 2402

94 JUNIPER LANE

LOT 18, CORDILLERA VALLEY CLUB, FILING I EDWARDS, CO

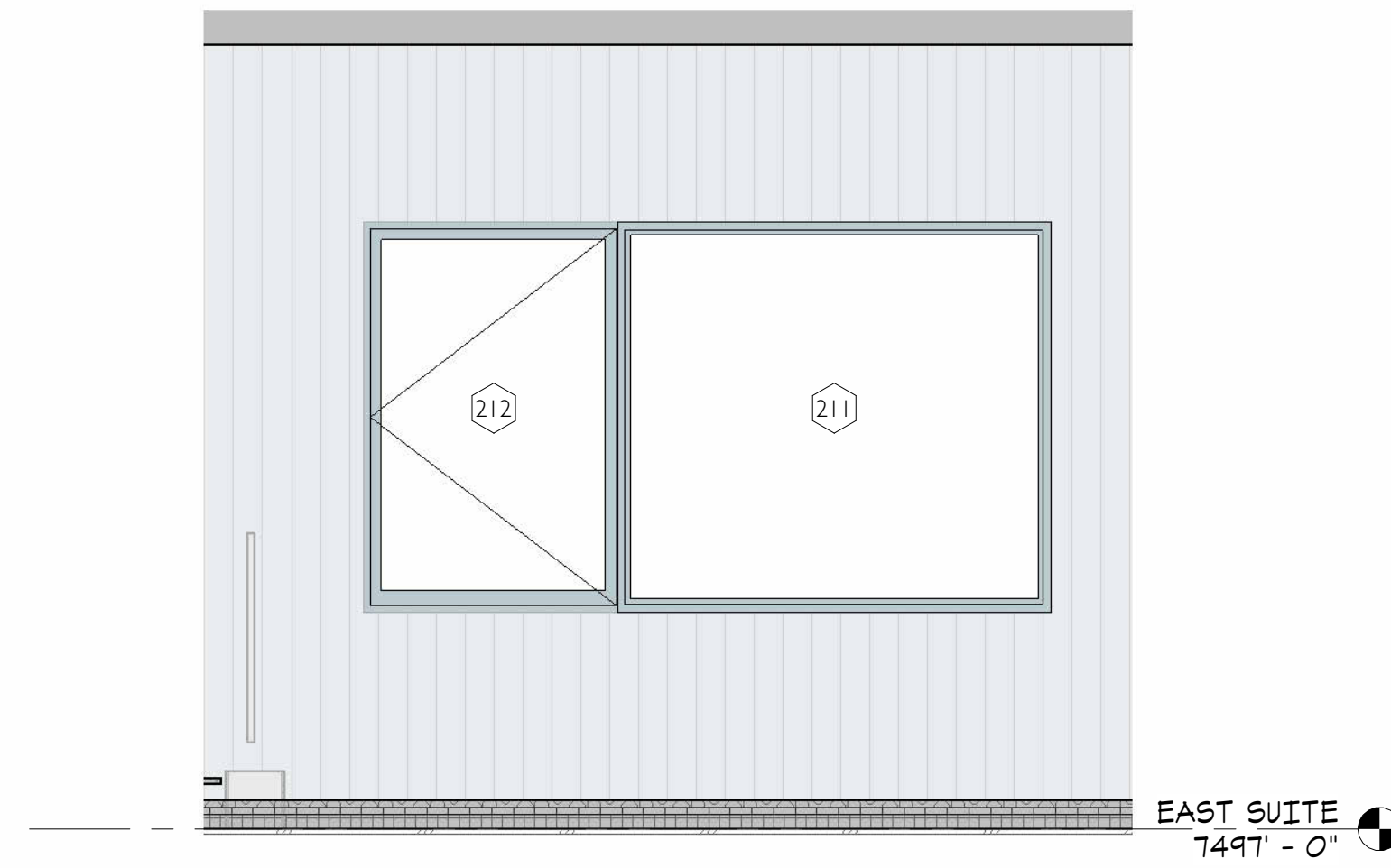
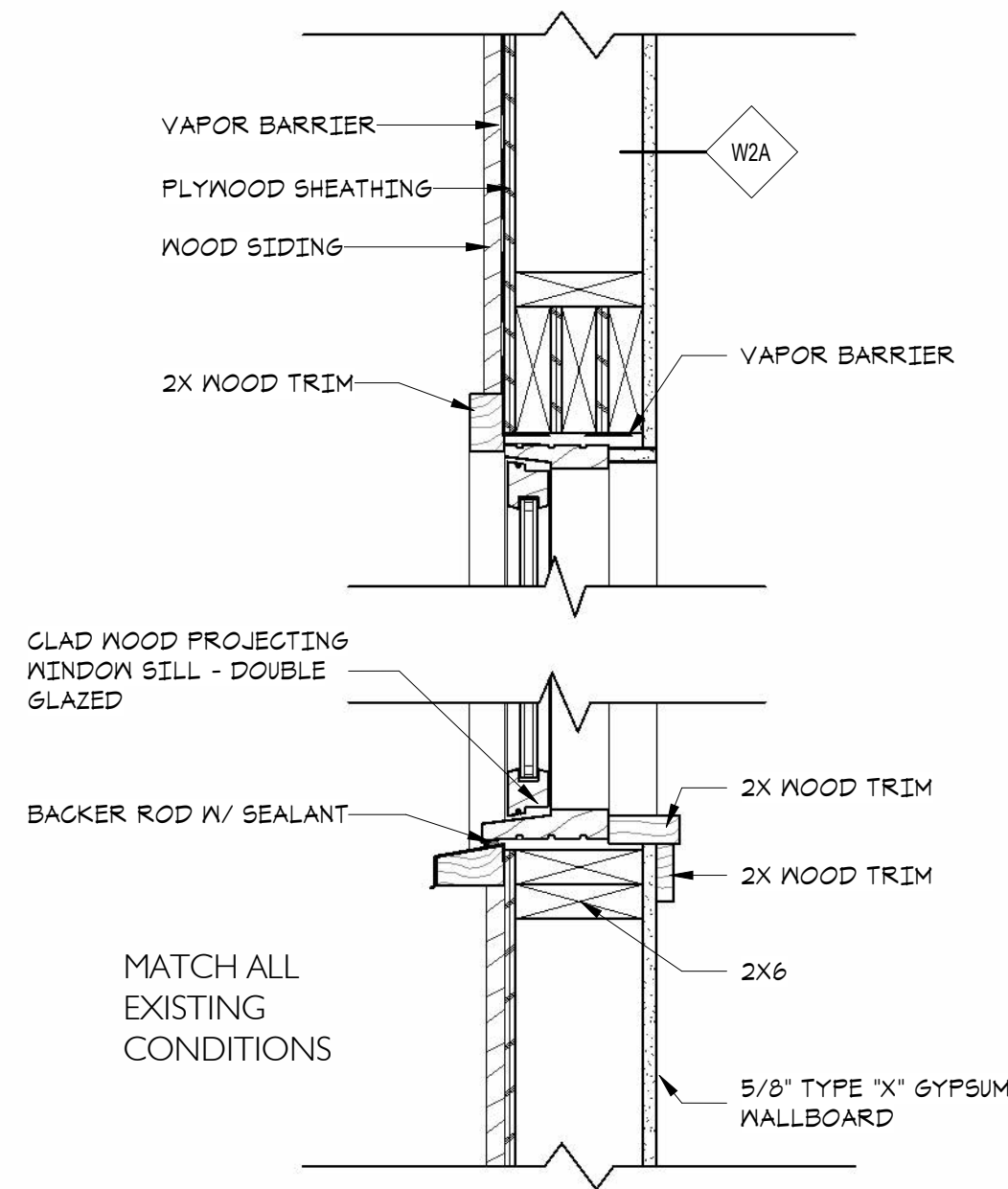
SYSTEM DETAILS

A-500

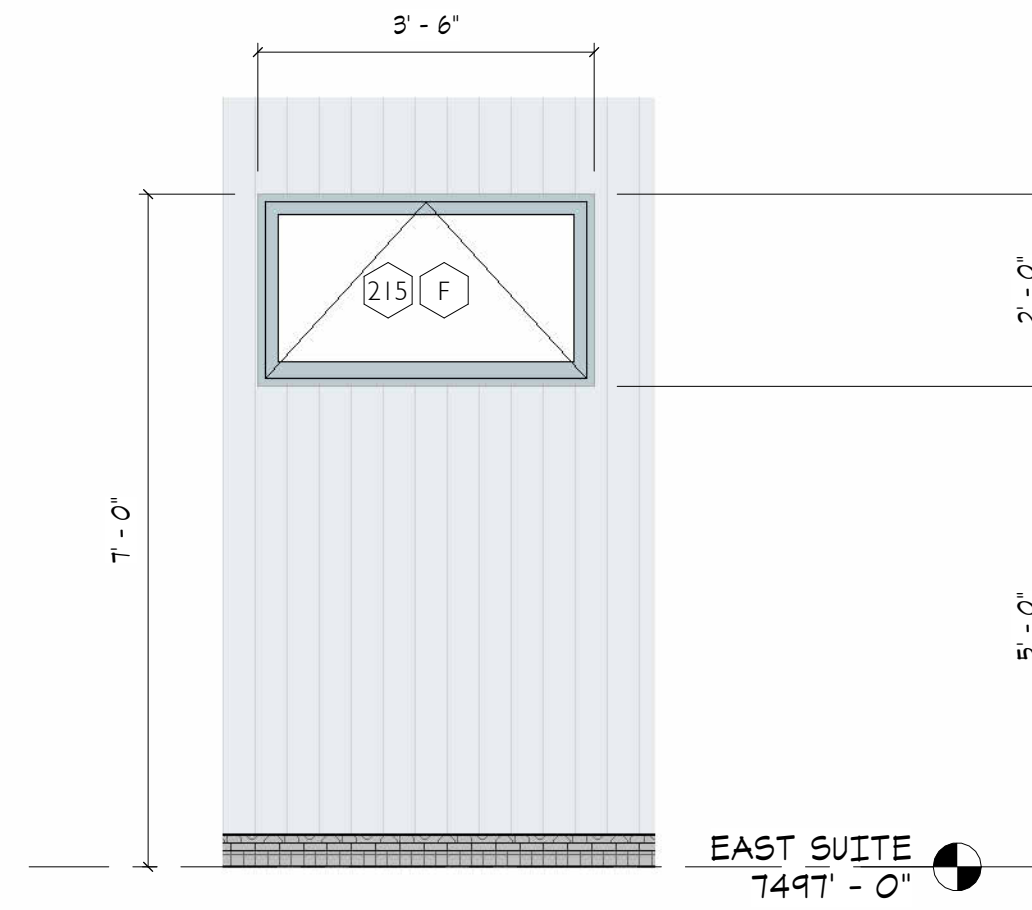


WINDOW SCHEDULE - NEW							
Mark	Type Mark	Operation	Width	Height	Head Height	Sill Height	Comments
EAST SUITE							
215	F	AWNING	3' - 6"	2' - 0"	7' - 0"	5' - 0"	
217	L	CASEMENT	3' - 0"	4' - 6"	7' - 0"	2' - 6"	
211	U	FIXED	5' - 0"	4' - 6"	7' - 0"	2' - 6"	
212	L	CASEMENT	3' - 0"	4' - 6"	7' - 0"	2' - 6"	

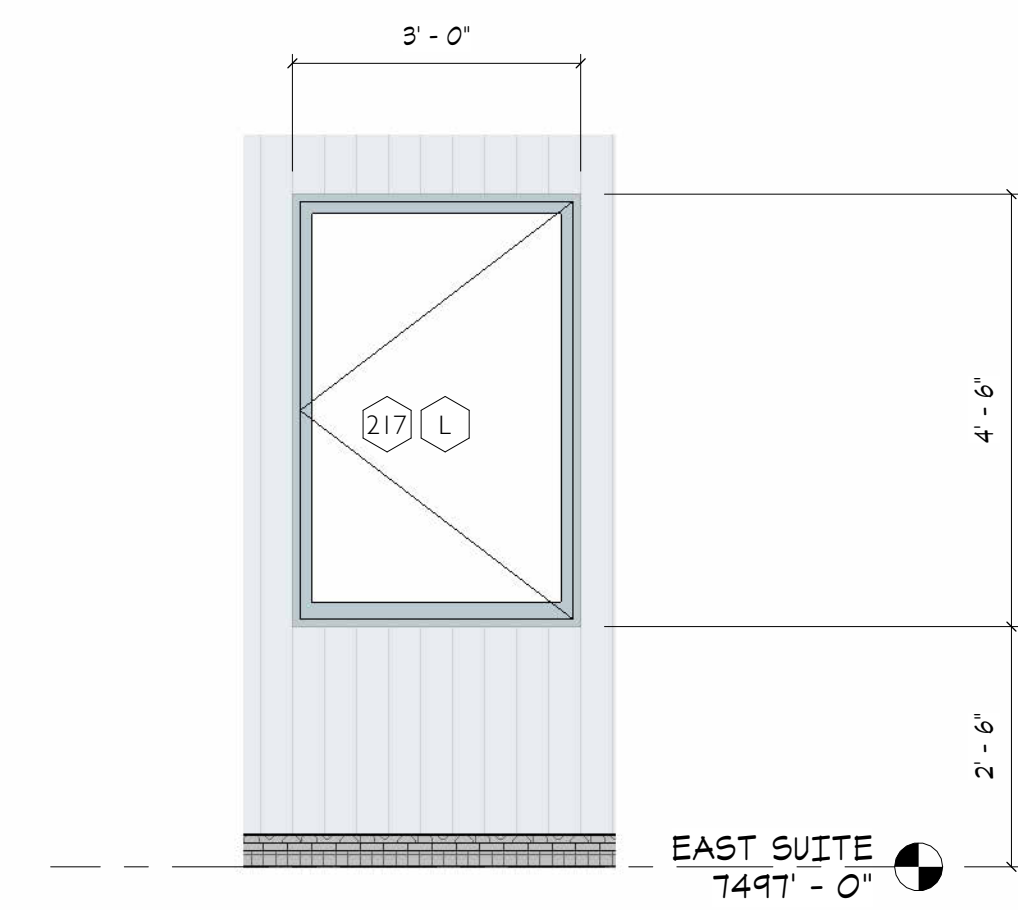
- GENERAL NOTES - WINDOW AND DOOR SCHEDULE:**
1. ALL NEW FIXED WINDOWS TO MEET CODE BY FALLING UNDER THE MAXIMUM U-FACTOR OF 0.30 FOR FIXED PENETRATIONS IN CLIMATE ZONE 6 PER IECC 2021. VERIFY WITH WINDOW MANUFACTURER.
 2. ALL NEW OPERABLE WINDOWS TO MEET CODE BY FALLING UNDER THE MAXIMUM U-FACTOR OF 0.30 FOR OPERABLE PENETRATIONS IN CLIMATE ZONE 6 PER IECC 2021. VERIFY WITH WINDOW MANUFACTURER.
 3. WINDOW MANUFACTURER TO PROVIDE TEMPERED GLASS IN ALL LOCATIONS REQUIRED BY BUILDING CODE.
 4. EGRESS WINDOW WILL MEET 5.7 SQ FT. HARDWARE WILL ALLOW WINDOW OPENING AND OPERATION TO MEET CODE COMPLIANCE.
 5. PROVIDE WINDOW OPERATION CONTROL DEVICES WITH FALL PROTECTION R312.2 TO MEET CODE COMPLIANCE.



5 TYP. WINDOW WITH WOOD PANELING HEAD & SILL
 SCALE: 1/2" = 1'-0"



1 215
 SCALE: 1/2" = 1'-0"

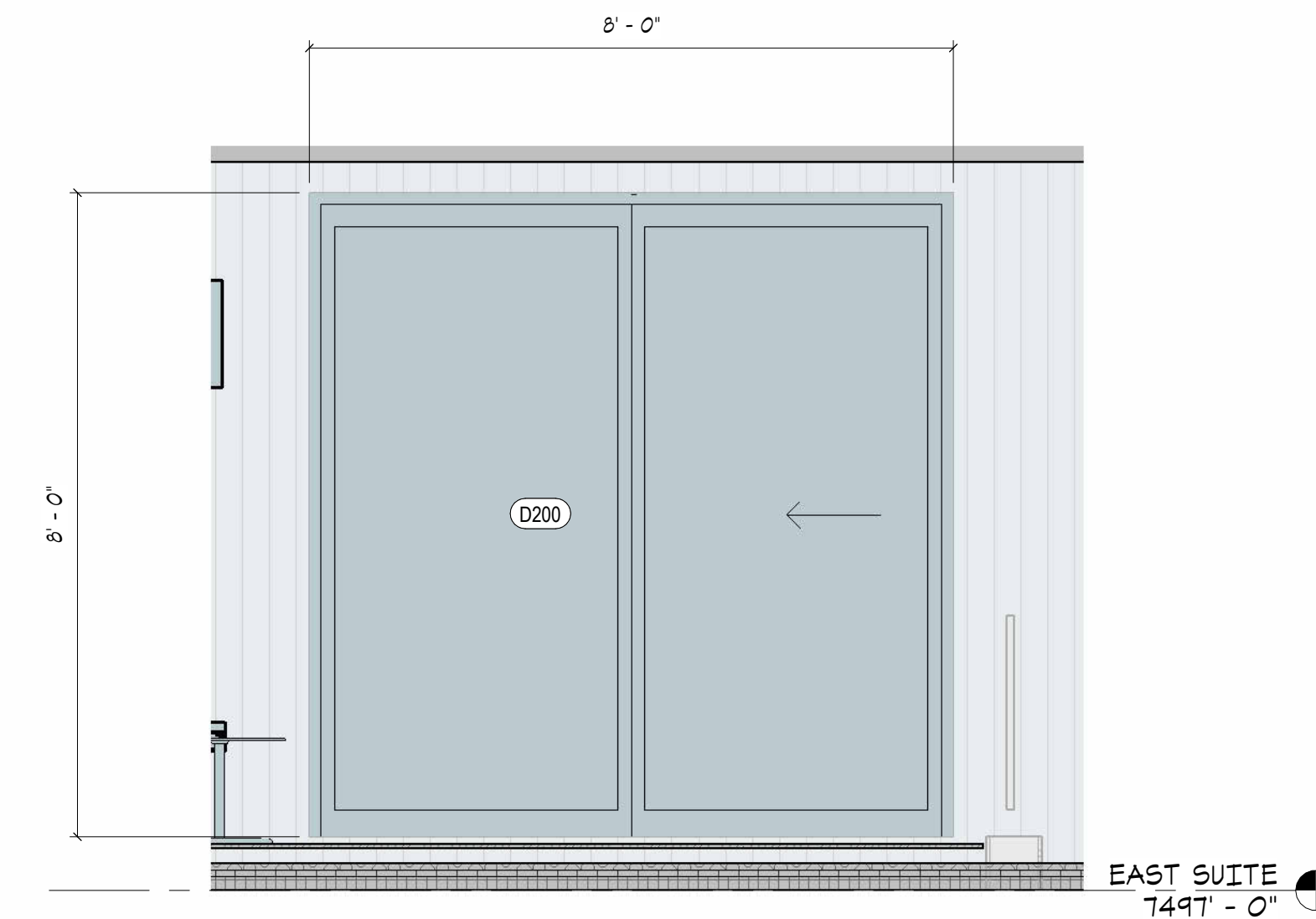


3 217
 SCALE: 1/2" = 1'-0"

4 211&212
 SCALE: 1/2" = 1'-0"

DOOR SCHEDULE EXTERIOR NEW				
DOOR NO.	OPERATION	WIDTH	HEIGHT	COMMENTS
EAST SUITE				
D200	SLIDING PATIO	8' - 0"	8' - 0"	

DOOR SCHEDULE INTERIOR NEW				
DOOR NO.	OPERATION	WIDTH	HEIGHT	COMMENTS
UPPER LEVEL				
D212	HINGED PAIR	4' - 0"	7' - 0"	
EAST SUITE				
210	POCKET	2' - 6"	7' - 0"	
211	POCKET	2' - 6"	7' - 0"	
D205	HINGED	3' - 0"	7' - 0"	
D214		5' - 6"	7' - 0"	



2 D200
 SCALE: 1/2" = 1'-0"

DATE	ISSUANCE	REV #

DRB SUBMITTAL

JANUARY 6, 2025

PROJECT: 2402

94 JUNIPER LANE

LOT 18, CORDILLERA VALLEY CLUB, FILING 1 EDWARDS, CO

WINDOW & DOOR SCHEDULES

A-600



ATLANTIS

1648SK-LED MEDIUM WALL MOUNT LANTERN

Atlantis features a minimalist design for the ultimate in urban sophistication. Constructed of solid aluminum and Dark Sky compliant, Atlantis provides a chic solution to eco-conscious homeowners.

DETAILS	
FINISH:	Satin Black
MATERIAL:	Aluminum
GLASS:	Etched Lens
DIMMABLE:	YES - 0-10V TYPE DIMMER ONLY

DIMENSIONS	
WIDTH:	6"
HEIGHT:	16"
WEIGHT:	4lb
BACK PLATE:	4.5" Sq.
EXTENSION:	3.5"
TOP TO OUTLET:	13.75"

LIGHT SOURCE	
LIGHT SOURCE:	Integrated LED
LED NAME:	LC1-30 & LC2-60
WATTAGE:	15w LED *Included
VOLTAGE:	120v/277v
COLOR TEMP:	3000
LUMENS:	1200
CRI:	96
INCANDESCENT EQUIVALENCY:	2 x 60w
DIMMABLE:	YES - 0-10V TYPE DIMMER ONLY

SHIPPING	
CARTON LENGTH:	9
CARTON WIDTH:	19
CARTON HEIGHT:	6
CARTON WEIGHT:	6

PRODUCT DETAILS:

- Suitable for use in wet (outdoor direct rain) locations as defined by NEC and CEC. Meets United States UL Underwriters Laboratories & CSA Canadian Standards Association Product Safety Standards
- Fixture is Dark Sky compliant and engineered to minimize light glare upward into the night sky
- ADA compliant
- Equipped with a 120/277 universal driver. 0-10 dimming.
- 2-year finish warranty
- LED components carry a 5-year limited warranty
- Bold lines and a clean, minimalist style complement contemporary architecture



TAPER DECK SCONCE

1563SK TAPER STEP 12V HORIZONTAL

Seamlessly blending into architectural elements inside or outside the home, the Taper series beautifully illuminates stairs, walkways, or patio spaces, enhancing the outdoor lighting experience. Made of aluminum and featuring an etched lens, this 4 1/2 in x 3 1/4 in rectangle recessed step and deck mount includes an integrated LED light for over 40,000 hrs of light. This low-voltage fixture is practical and safer, especially in an outdoor setting. Expand time spent in outdoor living spaces and increase safety and security. Available in three classic finishes: Bronze, Satin Black, and Satin White.

DETAILS	
FINISH:	Satin Black
MATERIAL:	Aluminum
GLASS:	Etched Lens

DIMENSIONS	
WIDTH:	4.5"
HEIGHT:	3.3"
DEPTH:	1"

LIGHT SOURCE	
LIGHT SOURCE:	Integrated LED
LED NAME:	ETP15
VOLTAGE:	12v
COLOR TEMP:	2700
CRI:	90
INCANDESCENT EQUIVALENCY:	1 x 15w
DIMMABLE:	Yes - MLV On Transformer Primary
TRANSFORMER REQUIRED:	Yes

MOUNTING	
LEAD WIRE:	1 x 60"

SHIPPING	
CARTON LENGTH:	6.5
CARTON WIDTH:	3.3
CARTON HEIGHT:	5.8

PRODUCT DETAILS:

- Suitable for use in wet (outdoor direct rain or sprinkler) locations as defined by NEC and CEC. Meets United States UL Underwriters Laboratories & CSA Canadian Standards Association Product Safety Standards
- Rated for both indoor and outdoor use
- Fixture is ADA compliant and adheres to the standards and guidelines listed by the Americans with Disabilities Act
- A wiring kit is supplied.
- Easy and efficient installation: fewer fixtures illuminate a more extensive area, offering a diverse range of mounting opportunities.
- LED integrated components carry a 10-year limited warranty
- Bold lines and a clean, minimalist style complement contemporary architecture
- Striking black finish enhances design

HINKLEY

HINKLEY
33000 Pin Oak Parkway
Avon Lake, OH 44012

PHONE: (440) 653-5500
Toll Free: 1 (800) 446-5539

hinkley.com

HINKLEY

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DRB SUBMITTAL

JANUARY 6, 2025

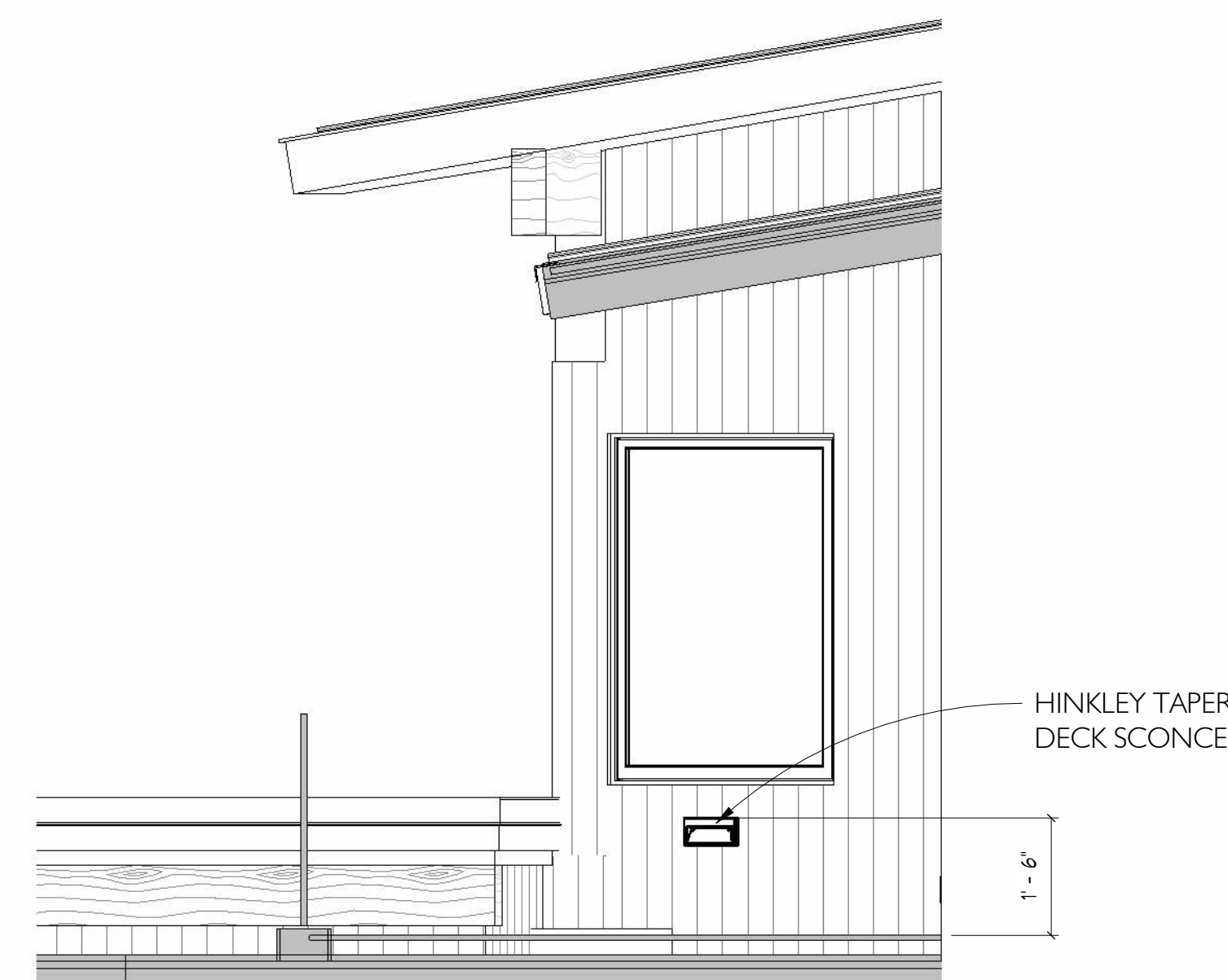
PROJECT: 2402

94 JUNIPER LANE

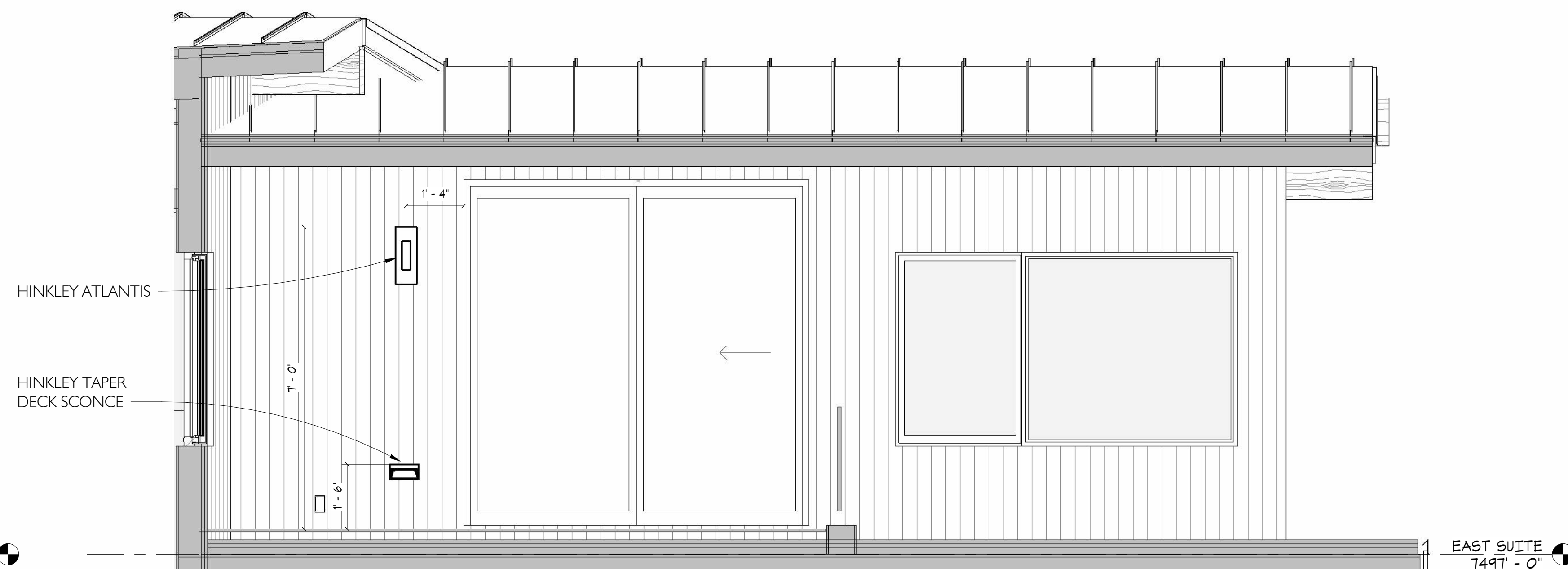
LOT 18, CORDILLERA
VALLEY CLUB, FILING 1
EDWARDS, CO

EXTERIOR LIGHTING

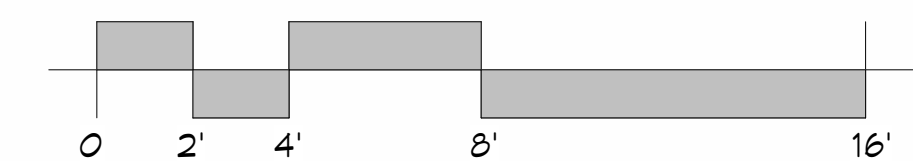
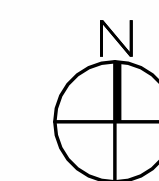
E-001



2 PATIO LIGHT - ELEVATION
SCALE: 1/2" = 1'-0"



1 PATIO LIGHT - ELEVATION 2
SCALE: 1/2" = 1'-0"



Cordillera Valley Club Design Review Board *Staff Memorandum*

Owner: SBS Family Group LLC - Sergio Rok
Address: 1912 Beard Creek Trail
Legal Address: F7 L3
Architect: Bill Nutkins
Staff Contact: Allison Kent, AICP
DRB Hearing #1: January 22, 2025

Project Description

- Applicant is requesting an addition to an existing home in the 7 Eagles neighborhood.
- The addition is approximately 909 sq. ft. to the existing home, with a deck above.
- The proposed floor area addition is within the building envelope. However, the deck encroaches beyond the building envelope and is approximately 1 ft. from the property line adjacent to the golf course. The deck addition requires a deviation from the Design Guidelines.



ADDITION AND DEVIATION - January 22, 2025

Project Review

A. Architecture Comments

1. The existing 7 Eagles homes have locations where wood siding meets grade. However, due to the extent of the proposed addition, there are now much larger areas where wood siding will meet grade. The Design Guidelines state: *“Wood or metal shall not be allowed to come to grade if it is not at a hard surface. Copper may be used at grade with the approval of the DRB if detailed to function to protect the wall surface as stone would. This exception is meant to be used sparingly throughout the home.”* Exposed concrete foundations are not permitted. The DRB should provide input on the use of stone.
2. The applicant has shown LED lighting in the decks. This is not permitted and must be removed from the plans. Any proposed additional lighting shall be shown on a separate lighting plan, with proposed fixtures and demonstrated compliance with dark sky requirements. Exterior lighting cannot be shown on a deck rail detail.
3. All colors and materials are proposed to match existing.

B. Site Plan and Landscape Plan Comments

1. Sheet A201 shows the Lower Level Proposed Plan. The plan shows portions of the exterior building walls located outside the building envelope, which is not consistent with Sheet A202. Exterior walls must be within the building envelope. This plan must be revised. Due to the proximity of improvements to the building envelope and the property, an ILC will be required to demonstrate compliance.
2. The existing hot tub is located under the current deck. The proposed plan relocates the hot tub. Due to the proximity of the new location of the hot tub to the golf path, staff believes that additional integration of the hot tub location is necessary to be consistent with the Design Guidelines, which state: *“Swimming pools must be located within the building envelope. As with other landscape improvements, materials for pools, fencing and decks shall be consistent with materials used on the residence. Hot tubs are permitted within the building envelope only, and must be screened from public view. Hot tub areas must be integrated into the existing site and architecture of the home.”* The DRB should provide input on the proposed hot tub location and appropriate screening.
3. The proposed deck is located in a water and sewer utility easement. The applicant has provided confirmation from ERWSD that they will approve the encroachment into the easement following DRB approval. The encroachment agreement must be provided to staff prior to Technical Plan approval.
4. The proposed deck is located outside the building envelope and within 1 ft of the property line adjacent to the golf course. Generally, staff does not support deviations this close to the property line. However, due to the unique nature of 7 Eagles as an enclave community, and the location of the encroachment adjacent to the golf course, staff believes the deck encroachment outside the building envelope has little impact on the surrounding homesites. Staff recommends the DRB provide input on the

proposed deviation. Due to the required notice of 30 days for a deviation request, should the DRB choose to approve the deviation request, the approval would not be final until 30 days of the date of notice. The DRB must make the following findings to approve a deviation:

- a) The proposed encroachment does not affect views from surrounding homesites;
- b) The proposed encroachment does not substantially reduce the distance between homesites on lots;
- c) The proposed encroachment allows for a more sensitive design solution by minimizing site grading, the loss of mature vegetation, and/or other considerations, and
- d) The proposed encroachment will allow for a design that is consistent with the overall design philosophy and design style for the Cordillera Valley Club.

C. Public Comment

Public notice to adjacent properties was provided on January 7, 2025. No communication has been received to date.

D. Staff Recommendation

Staff recommends approval of the Addition and Deviation for the Rok Residence, subject to the following conditions:

1. Should the DRB vote to approve the proposed addition and deviation, approval is not valid until February 6, 2025, which is 30 days from the date of the notice to adjacent properties.
2. The applicant shall address the comments provided in this staff memorandum and any DRB comments prior to technical review.
3. All materials and colors to match existing.
4. Prior to Technical Review, the applicant must remove the lighting on the deck rail detail. Any proposed exterior lighting must be shown on an exterior lighting plan, demonstrate compliance with the Design Guidelines, and be submitted to staff for review.
5. Prior to the refund of the compliance deposit, an ILC must be submitted to staff demonstrating compliance with the approved plans.
6. The proposed deck is located in a water and sewer utility easement. The applicant has provided confirmation from ERWSD that they will approve the encroachment into the easement following DRB approval. The encroachment agreement must be provided to staff prior to Technical Plan approval
7. General Condition: Compliance with the CVC Design Guidelines and process is not a substitute for compliance with Eagle County regulations, State regulations, or Federal regulations. Additional permits and approvals may be required by these agencies prior to commencing any work on the property. The property owner and its agents are responsible for ensuring compliance with all local, state, and federal regulations.

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:

- | | |
|--|---|
| <input type="checkbox"/> New Construction | <input type="checkbox"/> Modification to Approved Plans |
| <input checked="" type="checkbox"/> Addition of Livable Space | <input type="checkbox"/> Wildfire Mitigation |
| <input type="checkbox"/> Modification without Addition of Space
(ie. Deck Addition, Hot Tub Addition, etc.) | <input type="checkbox"/> Minor Modification
(ie. Landscape, Color Change, Rec Equipment, etc.) |
| <input checked="" type="checkbox"/> Improvements Outside of Building Envelope | <input type="checkbox"/> Extension of Final Approval (1-year) |
| <input type="checkbox"/> Building Envelope Adjustment | |

Name of Project: 1912 Beard Creek Addition

General Description of the Project: addition of 2 bedrooms and 2 bathrooms on lower level under expanded deck on main level - we will have a deviation for the encroachment of the cantilevered deck over the building envelope.

LOCATION

Lot: 3 Filing: 7 Street Address: 1912 Beard Creek Trail

CONTACT INFORMATION

Owner Name: SBS Family Group LLC, Sergio Rok

Mailing Address: 7292 Valencia Dr, Boca Raton, FL

Phone: 305-377-4921

Email: sergio@rok.com

Owner Signature: 

Date: 1/6/25

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: Bill Nutkins

Mailing Address: p.o. box 634 Edwards, CO 81632

Phone: 970-471-0698

Email: bnutkins@ndg-inc.com

Architect Name: Bill Nutkins

License#: 403359

Mailing Address: P.O. Box 634 Edward, CO 81632

Phone: 970-471-0698

Email: bnutkins@ndg-inc.com

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:

William Nutkins

From: Sergio Rok <sergio@rok.com>
Sent: Monday, January 6, 2025 7:21 AM
To: William Nutkins
Cc: Rob Moskowitz; Steven Sager
Subject: Fwd: 1846 & 1912 Beard Creek Trail - DRB Submittal Remodel Plans. Approval Seven Eagles

Bill:

The Seven Eagles board has approved the 2 plans below. I am President of the board and you can move forward with the DRB submittal for their approval.

Thanks.

Sergio Rok
President of Seven Eagles Association

Subject: 1846 & 1912 Beard Creek Trail - DRB Submittal Remodel Plans

1846 - https://www.dropbox.com/scl/fi/xemu2kfe411648q59ez4q/2025-0105_1846-Beard-Creek-DRB-Submittal.pdf?rlkey=7vojgo8qb9dgl884qeeixkfp&dl=0

1912 - https://www.dropbox.com/scl/fi/thpnd5so3r1gs2oxmkial/2025-0105_1912-Beard-Creek-DRB-Submittal.pdf?rlkey=95f9mhgv9hibfl0yirl8jtukc&dl=0

William Nutkins

From: Tim Friday, P.E. <tfriday@erwsd.org>
Sent: Monday, January 6, 2025 10:33 AM
To: William Nutkins
Cc: Ivy Todd
Subject: 1912 Beard Creek Trail - Easement Encroachment
Attachments: 1912 Beard Creek_Encroachment Agreement_Recorded.pdf; 1912 Beard Creek DRB Submittal_Easement Encroachment Exhibit.pdf

Hi Bill,

The purpose of this email is to assist you with your DRB submittal approval with respect to a proposed amendment to an existing sewer easement encroachment agreement with the Eagle River Water & Sanitation District. There currently exists an easement encroachment executed in 2019 for a portion of a deck that encroaches into the sewer easement behind the home at 1912 Beard Creek Trail (see attachment). Based on the survey conducted on December 20, 2024, and the proposed easement encroachment shown on the attached easement encroachment exhibit, ERWSD will work with you on the amendment through our easement encroachment process. Once the DRB approves the proposed improvements, ERWSD will complete the easement encroachment based on the final approved plans.

Please let us know if you have any questions or need additional information to support your DRB submittal.

Tim

Tim Friday, P.E.

Planning and Water Resources Manager

Eagle River Water & Sanitation District

Direct: 970-477-5485 Cell: 970-763-8983

846 Forest Road, Vail, CO 81657

<http://www.erwsd.org>

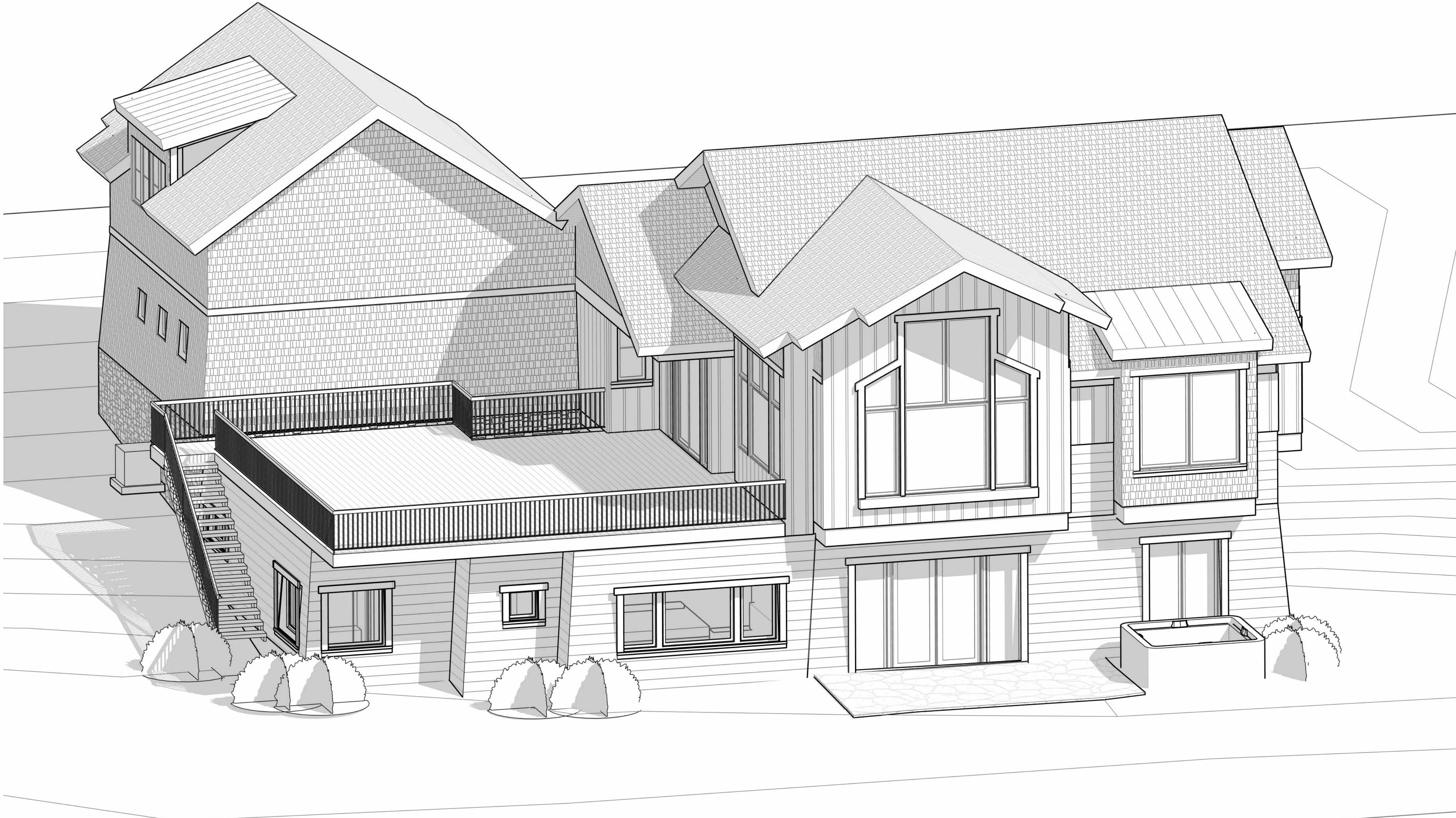
Clean Water. Quality Life.™

This message contains confidential information belonging to Eagle River Water & Sanitation District. If you are not the intended recipient, any review, disclosure, or distribution is prohibited. Please notify the sender immediately and delete this message.

LOWER LEVEL / DECK ADDITION

CORDILLERA VALLEY CLUB FIL 7 LOT 3
1912 BEARD CREEK TRAIL
EDWARD, CO 81632

DATE: 1-6-2025



NDG
ARCHITECTURE

NOT FOR
CONSTRUCTION
SEAL

ADDITION
CORDILLERA VALLEY CLUB FIL 7 LOT 3
1912 BEARD CREEK TRAIL
EDWARDS, CO 81632

Job #
2024-021

Issue Date
T.B.D.

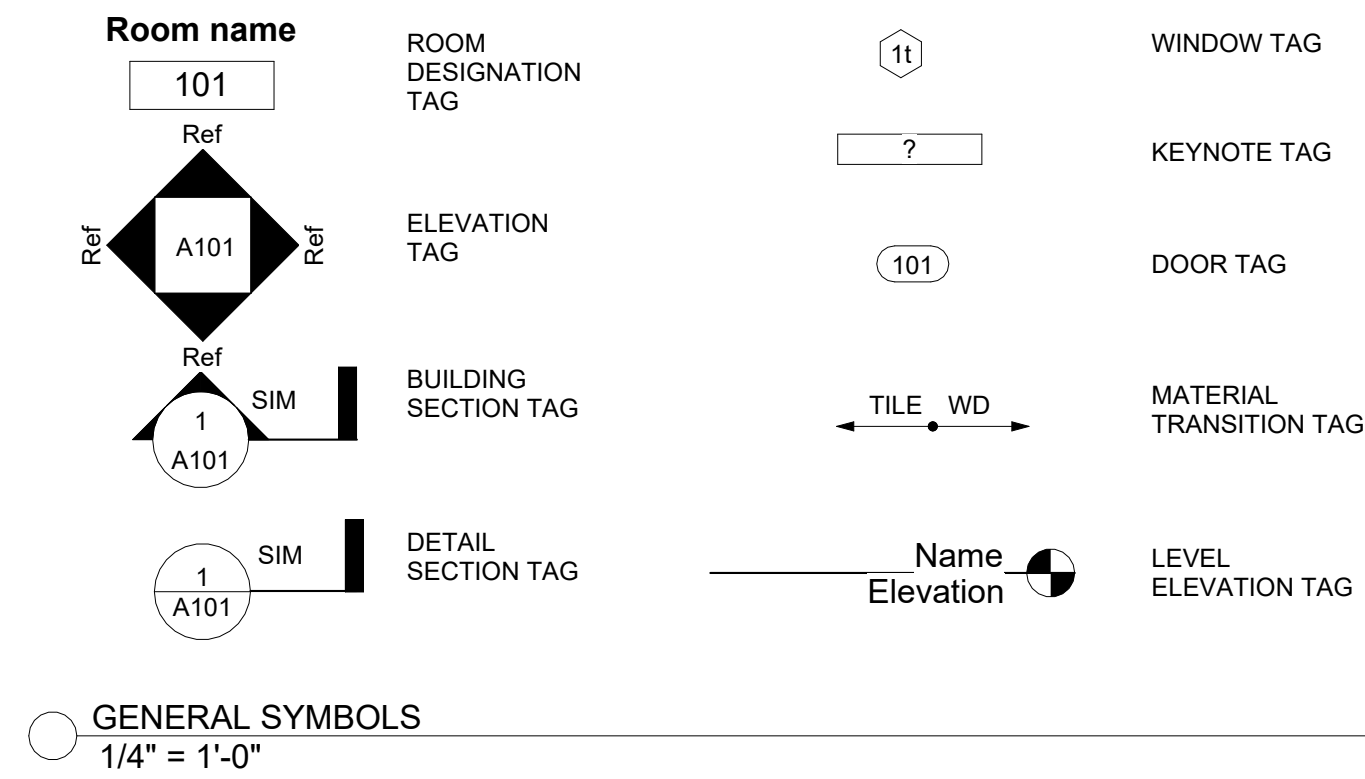
Drawing Name
COVER

Revision	No.	Date

A000

Sheet List	
Sheet Number	Sheet Name
A104	EASEMENT ENCROACHMENT EXHIBIT
A000	COVER
A001	GENERAL NOTES & WALL TYPES
A002	PHOTOS
A100	SURVEY
A101	SITE PLAN
A103	LANDSCAPE PLAN
A200	AREA PLANS
A201	LOWER LEVEL PLANS
A202	MAIN LEVEL PLANS
A301	SOUTH EXT. ELEVATIONS
A302	EAST EXT. ELEVATIONS
A401	BUILDING SECTIONS
A501	CONSTRUCTION DETAILS

GENERAL SYMBOLS



GENERAL NOTES:

- Do not scale drawings.
- Dimensions to face of stud and/or concrete foundation unless noted otherwise.
- Thorough effort is made to provide a complete and clear set of construction documents. In the case of discrepancies, omissions, or missing information required to complete construction Contractor to contact Architect and/or Engineer for clarification.
- Contractor to provide shop drawings for review by Engineer/Architect/Interior Designer for the following but not limited to: steel beams, steel columns, steel connections, casework, trusses.
- Refer to manufactures shop drawings for exact window and door rough openings.

WALL SYSTEMS:

- Typical foundation wall to W-1, u.n.o.
- Typical exterior wall to be Type W-2, u.n.o.
- Typical furring wall to be W-3, u.n.o.
- Typical interior walls to be either W-4 or W-5, u.n.o.
- Typical double wall to be W-6, u.n.o.

FLOOR SYSTEMS:

- Lower Level: Concrete slab on Grade on 6 mil. or 3 mil. cross-laminated vapor barrier - See Structural for slab requirements

FRAMING NOTES:

- Provide all necessary blocking in stud cavities in walls and ceiling for the following locations, but not limited to, toilet and bath accessories, wall and ceiling mounted electrical fixtures, window treatments, closet rod and shelf, cabinetry, and countertops.
- All exterior sill plates on concrete to be pressure treated to be separated from concrete with DOW - sill seal.
- Any gaps between sill plate and concrete greater than 1/4" to be shimmed w/ metal shims and to be foamed with expanding urethane.
- Framing gaps not able to be insulated to be foamed with expanding urethane spray foam.
- Window and Door Jamb gaps to be foamed with expanding urethane spray foam.
- All steel located below and exposed to grade to be coated with bituminous damproofing.

DRYWALL AND PAINT:

- All drywall to be shimmed and screwed.
- Drywall to have a Level 4 finish min. No joints, tape marks, screw heads, or patches should be visible. Provide sample for approval.
- Drywall texture to match exist. Provide sample for approval.
- Drywall corners and transitions to match exist.
- Paint to be of high quality acrylic, 2 coats over 1 coat latex primer. Color to be determined by Owner.

MECHANICAL & PLUMBING NOTES:

- All Mechanical Systems to be design-build.
- Coordinate all mechanical to fit within ceiling, floor, and wall cavity spaces.
- Primary heating to be forced air heat from existing system mechanical contractor to verify existing system is sufficient to handle new area.
- Plumbing fixtures and fittings to be chosen by Owner. All finishes are to be the same as main fitting or adjacent fittings. RE: Interior drawings.
- Hot water should be on an insulated hot water re-circulation line and pump.
- Drain lines running in walls adjacent to living spaces to be in cast iron, transitioning to PVC below slab.
- Supply lines should be properly sized and run independently as required to prevent temperature change at the shower when other plumbing fixtures are being used.
- Supply lines whether in-floor or wall, drain traps, or outlets should not be located as to interfere with roll out shelves in base cabinets.
- Mechanical sub-contractor to provide the following information when applying for permit:
 - Design Criteria
 - System specs, including equipment types, sizes, and efficiencies.
 - Equipment and system controls specification/cut sheets.

CODE INFORMATION:

ALL WORK WILL BE COMPLETED IN ACCORDANCE WITH THE LATEST ADOPTED EDITIONS OF THE:
 2018 INTERNATIONAL BUILDING CODE
 2018 INTERNATIONAL RESIDENTIAL CODE
 2018 INTERNATIONAL FIRE CODE
 2018 INTERNATIONAL PLUMBING CODE
 2018 INTERNATIONAL MECHANICAL CODE
 2018 INTERNATIONAL FUEL GAS CODE
 2018 INTERNATIONAL ENERGY CONSERVATION CODE

OCCUPANCY CLASS:

GROUP R3/310.5

TYPE OF CONSTRUCTION:

TYPE VB/602.5
 SEPARATIONS PER R302.5

CLIMATE ZONE:

6B PER N1101.7

THERMAL ENVELOPE:

Prescriptive Method - Equals exterior walls & roof or ceilings @ trusses.

PROJECT INFO:

LOCATION:

cordillera valley club Fil 7 Lot 5
 1844 Ceard Creek Trail
 Edwards, CO 81632

DATUM REFERENCE:

T.O. Plywood 100'-0" = 7247.0' USGS
 LOT ACREAGE - 0.275 Acres
 # OF STORIES - 2

PROJECT DIRECTORY:

OWNER:
 Marty & Hilli Sheck
 1446 Presidential Way
 Miami, FL 33179

ARCHITECT:
 NDG Architecture
 PO Box 634
 Edwards, Co 81632
 (970) 471-0698
 Bill Nutkins, AIA, NCARB
 bnutkins@ndg-inc.com

STRUCTURAL ENGINEER:

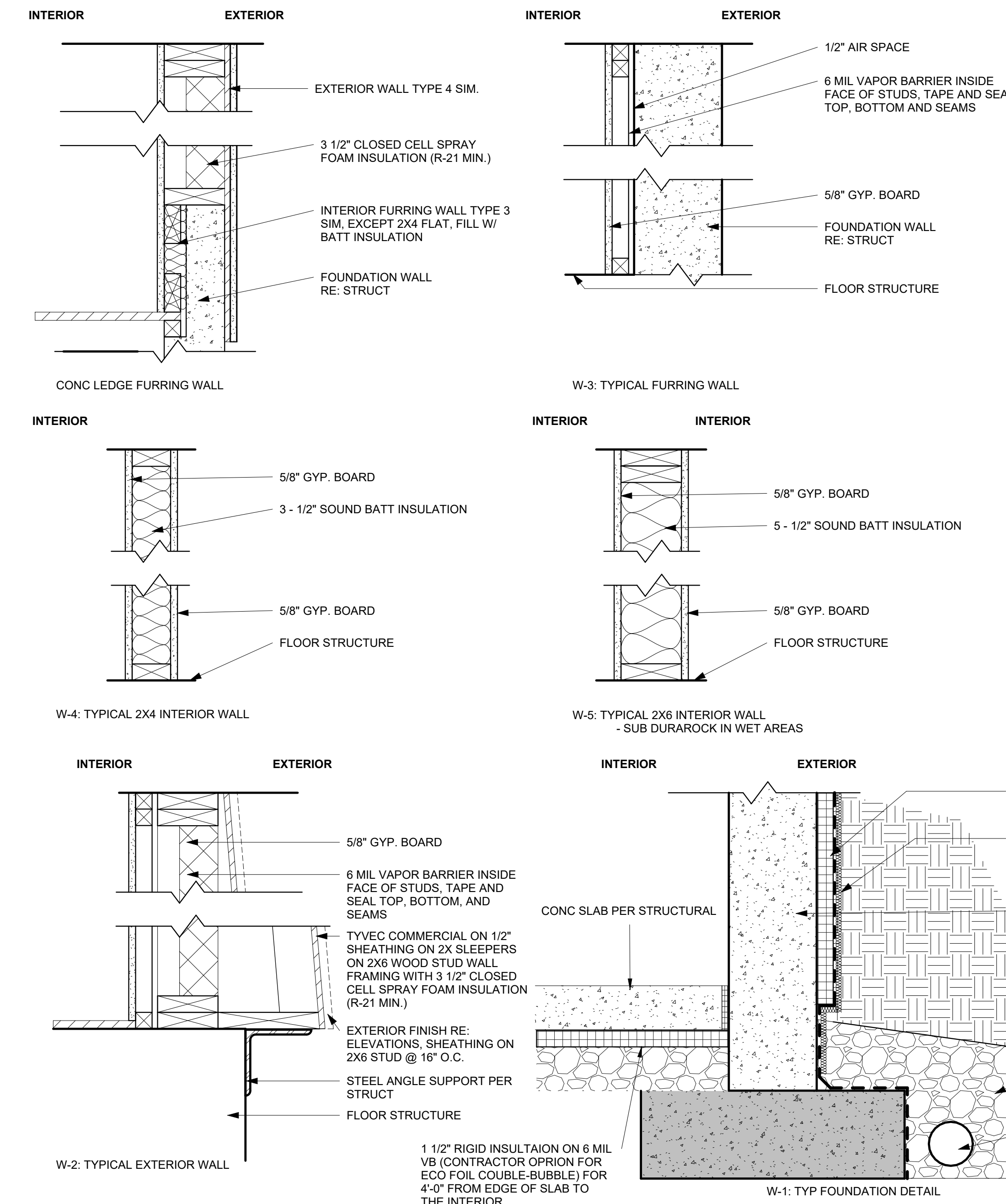
IMEG
 70 Benchmark Road
 Avon, CO 81620
 (970) 949-7768
 Leslie J. Wyse
 Leslie.J.Wyse@imegcorp.com

CONTRACTOR:

Rocky Mountain Creations
 PO Box 484
 Wolcott, CO 81655
 Jimmy DeLong
 jardelong@aol.com

ABBREVIATIONS

AFF - ABOVE FINISHED FLOOR
 ALUM - ALUMINUM
 AB - ANCHOR BOLT
 ARCH - ARCHITECT(URAL)
 BM - BEAM
 BRG - BEARING
 B.O. - BOARD
 B.O. - BOTTOM OF
 BLDG - BUILDING
 CLG - CEILING
 CL - CENTER LINE
 C-C - CENTER TO CENTER
 CPT - CARPET
 COL - COLUMN
 CONC - CONCRETE
 CONT - CONTINUOUS, CONTINUE
 CJ - CONTROL JOINT
 DTL - DETAIL
 DIAG - DIAGONAL
 DIA - DIAMETER
 DW - DISHWASHER
 DWG - DRAWING
 EA - EACH
 ELEC - ELECTRIC(AL)
 ELEV - ELEVATION
 EXIST - EXISTING
 EXP - EXPANSION
 EXT - EXTERIOR
 FD - FLOOR DRAIN
 FG - FIBERGLASS
 FF - FINISHED FLOOR
 FT - FEET
 FLUOR - FLUORESCENT
 FP - FIREPLACE
 GA - GAUGE
 GYP - GYPSUM
 GWB - GYPSUM WALL BOARD
 HT - HEIGHT
 HORZ - HORIZONTAL
 HR - HOUR
 HW - HOT WATER
 INSUL - INSULATION/INSULATE
 JT - JOINT
 MFR - MANUFACTURER
 MIN - MINIMUM
 MAX - MAXIMUM
 MECH - MECHANICAL
 MTL - METAL
 NO - NUMBER
 OC - ON CENTER
 OD - OUTSIDE DIAMETER
 OSF - OUTSIDE FACE OF
 PERF - PERFORATED
 PL - PLATE
 POLY - POLYETHYLENE
 POLYST - POLYSTYRENE
 PVC - POLYVINYL CHLORIDE
 PSF - POUNDS PER SQUARE FOOT
 PSI - POUNDS PER SQUARE INCH
 REINF - REINFORCE (D), (ING)
 RM - ROOM
 SCH - SCHEDULE
 SHT - SHEET
 SIM - SIMILAR
 SF - SQUARE FOOT
 STL - STEEL
 SPEC - SPECIFICATION
 STN - STONE
 STRUCT - STRUCTURAL
 T&G - TONGUE & GROOVE
 THK - THICK(NESS)
 THRU - THROUGH
 T.O. - TOP OF
 TS - TUBE STEEL
 TYP - TYPICAL
 UNO - UNLESS NOTED OTHERWISE
 VB - VAPOR BARRIER
 VERT - VERTICAL
 VEST - VESTIBULE
 WD - WOOD
 W/ - WITH
 W/O - WITHOUT



NDG ARCHITECTURE

NOT FOR CONSTRUCTION SEAL

ADDITION
 CORDILLERA VALLEY CLUB FIL 7 LOT 3
 1912 BEARD CREEK TRAIL
 EDWARDS, CO 81632

Job #

2024-021

Issue Date

T.B.D.

Drawing Name
 GENERAL NOTES & WALL TYPES

No.

Date

No.

Date

No.

Date

No.

Date

Revision

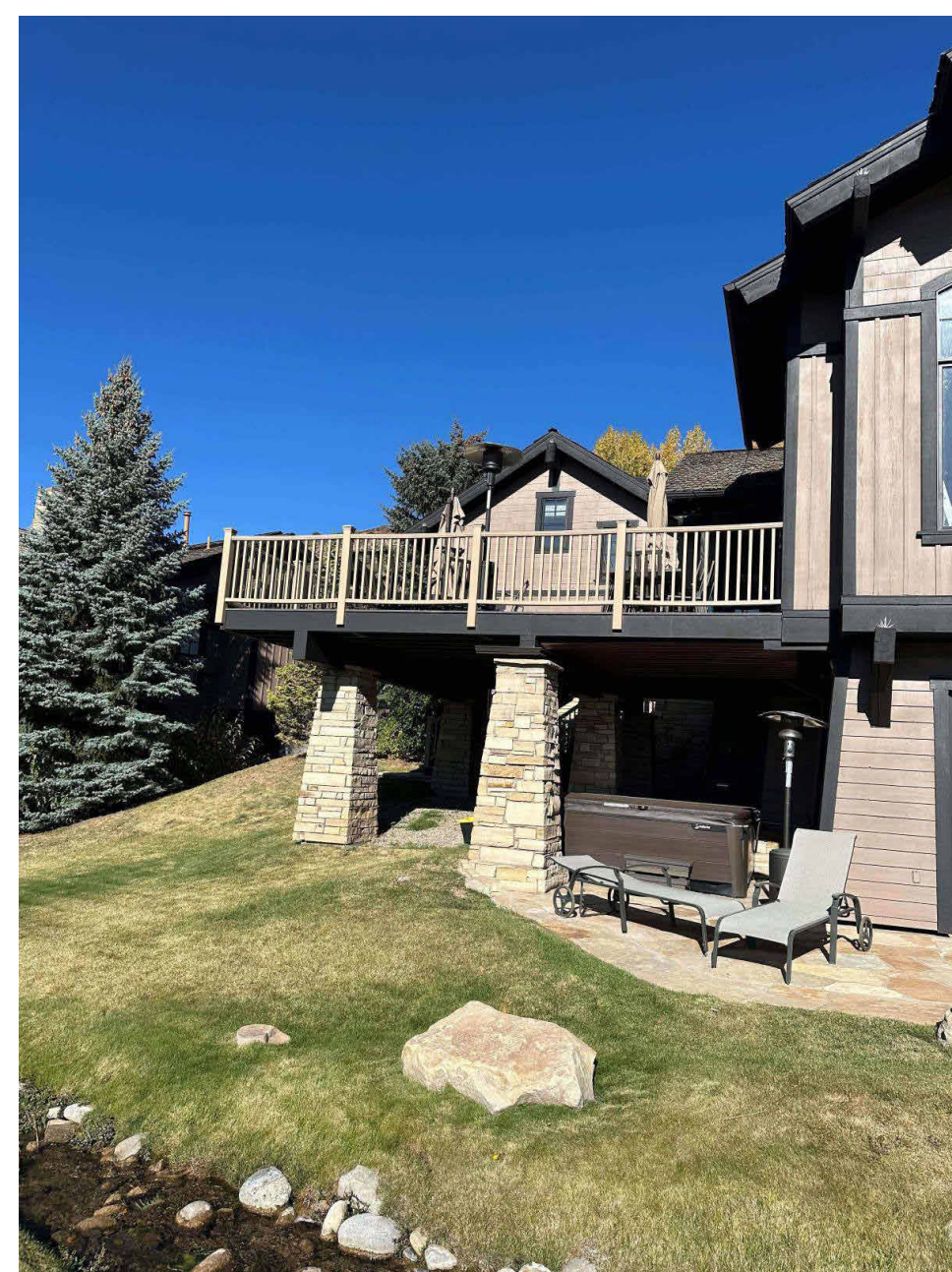
A001



NORTH WEST OF PROPERTY SHWINF STREAM



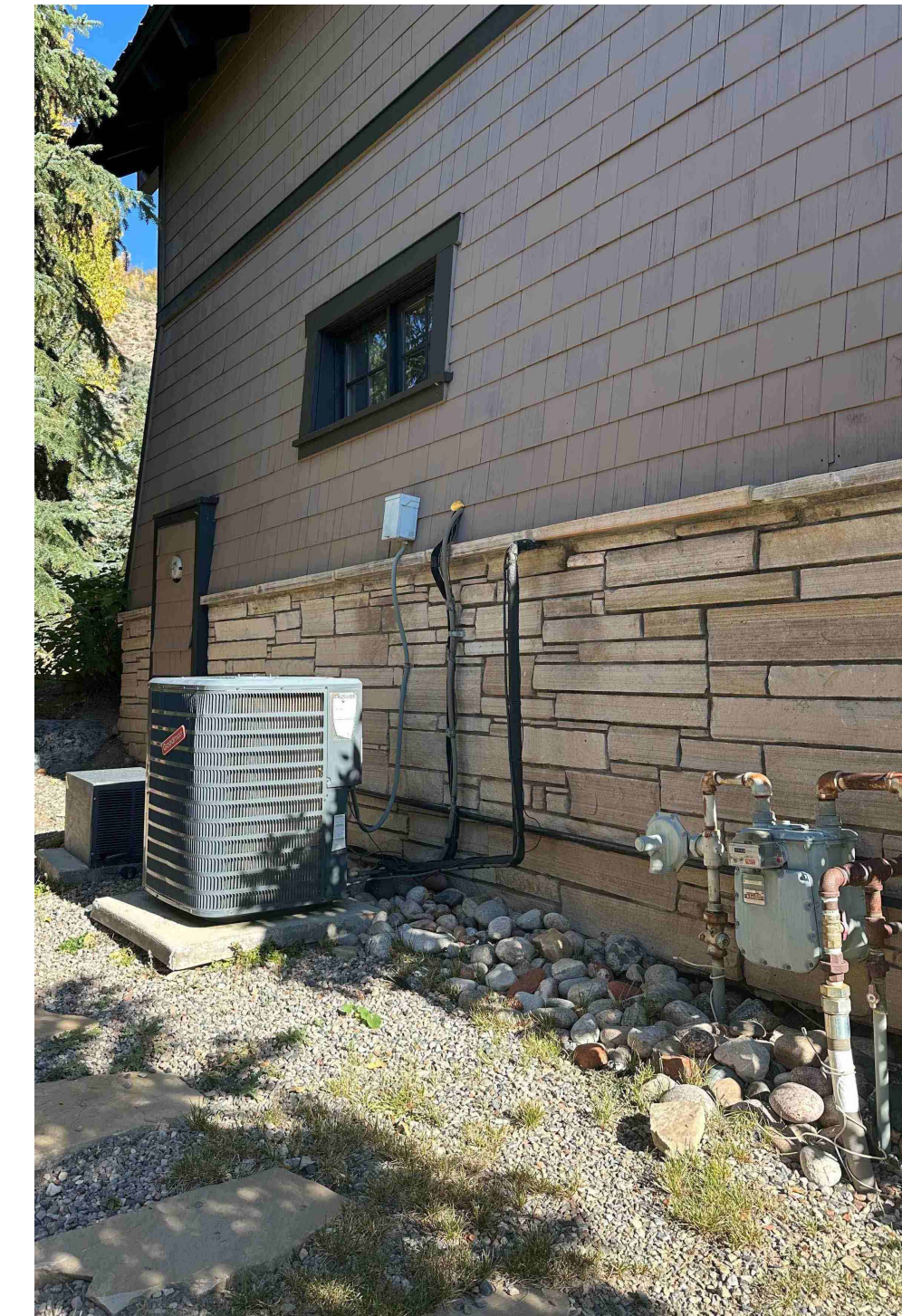
SOUTH VIEW OF AREA TO BE EXPANDED



TERRACE PAVERS TO BE PRESERVED



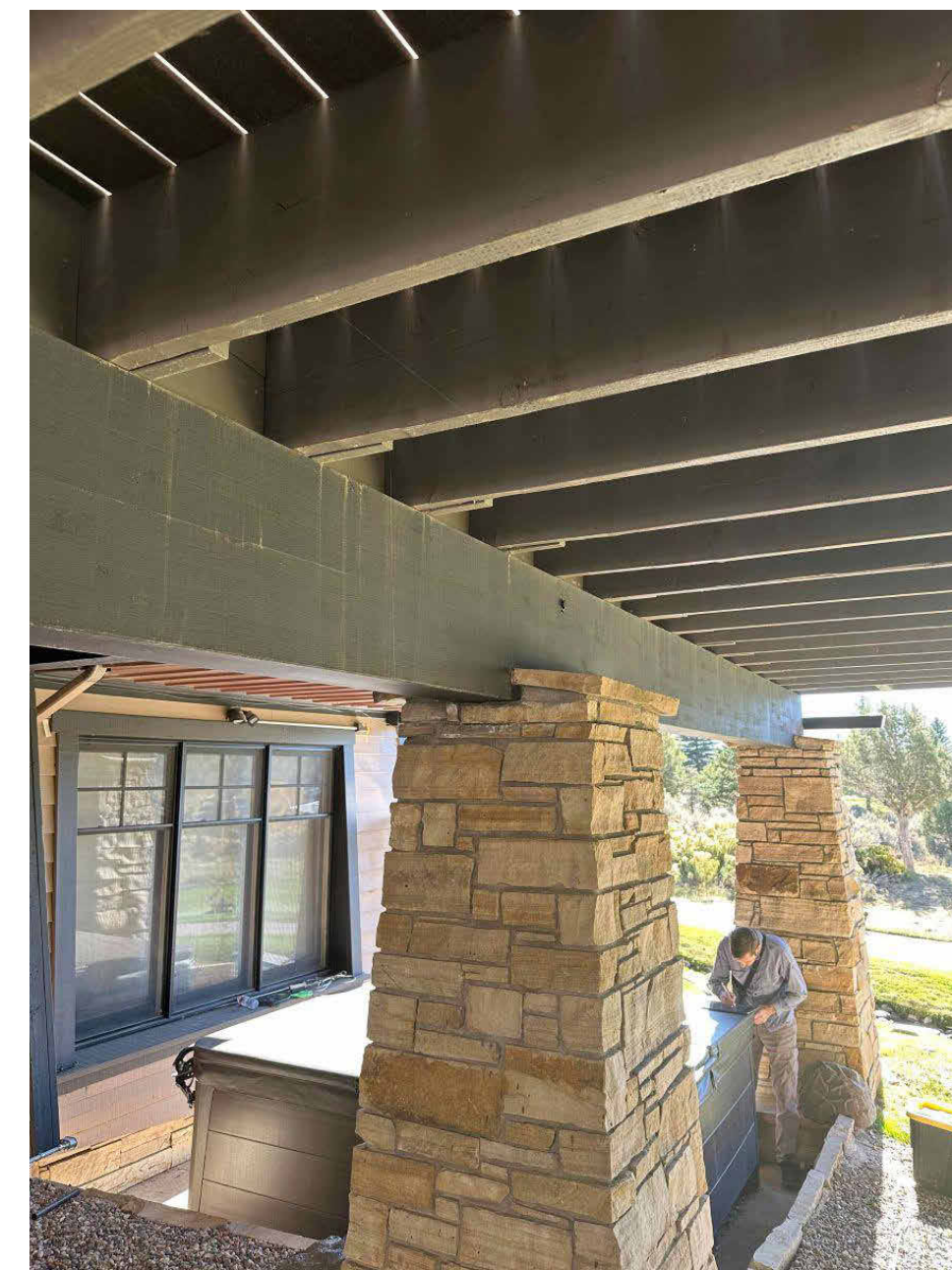
SOUTH EAST OF GARAGE LOCATION OF AC UNIT



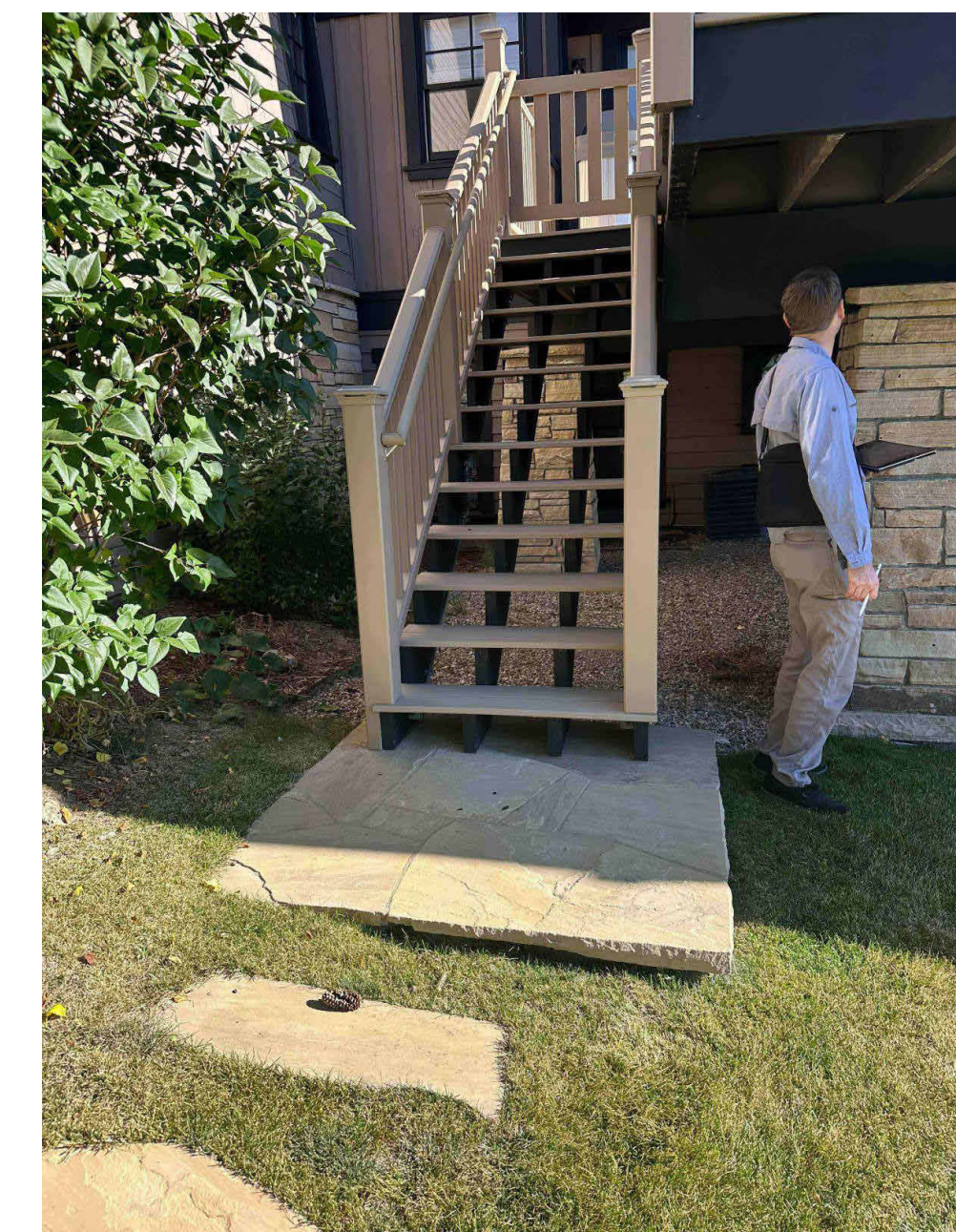
AT DECK LOOKING SOUTH



LOOKING NORTH UNDER DECK - AC UNIT TO BE RELOCATED



DECK AN STRUCTURE TO BE REMOVED HOT TUB RELOCATED



STAIRS / RAILING AN STRUCTURE TO BE REMOVED

GENERAL NOTES

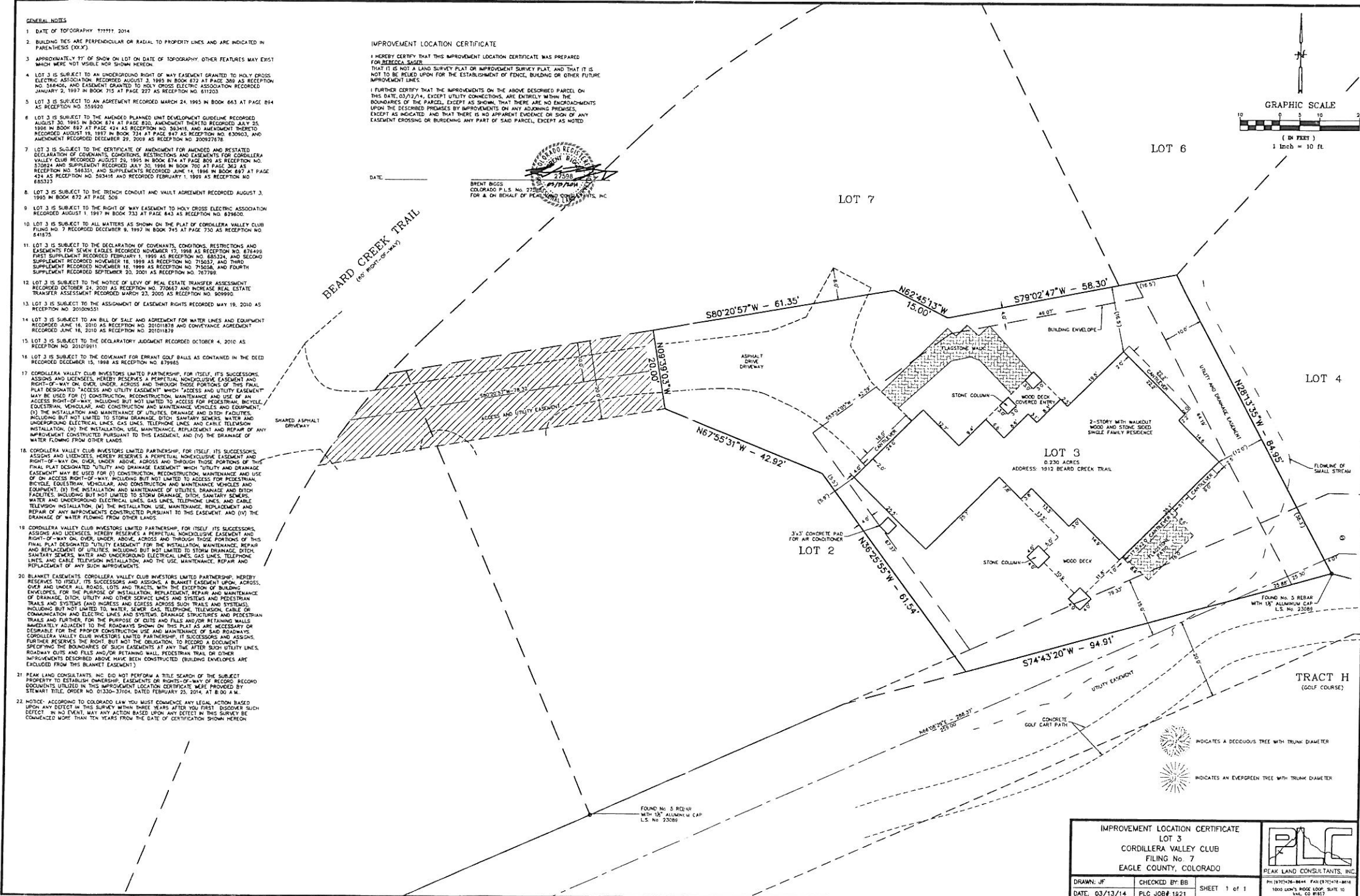
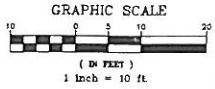
1. DATE OF TOPOGRAPHY 7/7/11 2014
2. BUILDING TIES ARE PERPENDICULAR OR RADIAL TO PROPERTY LINES AND ARE INDICATED IN PARENTHESES (XXX').
3. APPROXIMATELY 7" OF SNOW ON LOT ON DATE OF TOPOGRAPHY. OTHER FEATURES MAY EXIST WHICH WERE NOT VISIBLE NOR SHOWN HEREON.
4. LOT 3 IS SUBJECT TO AN UNDERGROUND RIGHT OF WAY EASEMENT GRANTED TO HOLY CROSS ELECTRIC ASSOCIATION, RECORDED AUGUST 3, 1995 IN BOOK 872 AT PAGE 306 AS RECEPTION NO. 58404, AND EASEMENT GRANTED TO HOLY CROSS ELECTRIC ASSOCIATION RECORDED JANUARY 7, 1997 IN BOOK 715 AT PAGE 257 AS RECEPTION NO. 611203.
5. LOT 3 IS SUBJECT TO AN AGREEMENT RECORDED MARCH 24, 1995 IN BOOK 663 AT PAGE 894 AS RECEPTION NO. 559920.
6. LOT 3 IS SUBJECT TO THE AMENDED PLANNED UNIT DEVELOPMENT GUIDELINE RECORDED AUGUST 30, 1985 IN BOOK 874 AT PAGE 830; AMENDMENT THERE TO RECORDED JULY 25, 1996 IN BOOK 837 AT PAGE 424 AS RECEPTION NO. 58346, AND AMENDMENT THERE TO RECORDED AUGUST 19, 1997 IN BOOK 734 AT PAGE 947 AS RECEPTION NO. 630903, AND AMENDMENT RECORDED DECEMBER 29, 2008 AS RECEPTION NO. 200927978.
7. LOT 3 IS SUBJECT TO THE CERTIFICATE OF AMENDMENT FOR AMENDED AND RE-STATE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR CORDILLERA VALLEY CLUB RECORDED AUGUST 25, 1995 IN BOOK 874 AT PAGE 809 AS RECEPTION NO. 570824 AND SUPPLEMENT RECORDED JULY 30, 1994 IN BOOK 700 AT PAGE 363 AS RECEPTION NO. 586551 AND SUPPLEMENTS RECORDED JUNE 14, 1996 IN BOOK 867 AT PAGE 424 AS RECEPTION NO. 583418 AND RECORDED FEBRUARY 1, 1995 AS RECEPTION NO. 683323.
8. LOT 3 IS SUBJECT TO THE TRENCH CONDUIT AND VAULT AGREEMENT RECORDED AUGUST 3, 1995 IN BOOK 872 AT PAGE 308.
9. LOT 3 IS SUBJECT TO THE RIGHT OF WAY EASEMENT TO HOLY CROSS ELECTRIC ASSOCIATION RECORDED AUGUST 1, 1997 IN BOOK 733 AT PAGE 843 AS RECEPTION NO. 627600.
10. LOT 3 IS SUBJECT TO ALL MATTERS AS SHOWN ON THE PLAT OF CORDILLERA VALLEY CLUB PLANS NO. 7 RECORDED DECEMBER 8, 1997 IN BOOK 745 AT PAGE 730 AS RECEPTION NO. 641675.
11. LOT 3 IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR SEVEN EAGLES RECORDED NOVEMBER 17, 1998 AS RECEPTION NO. 678499 FIRST SUPPLEMENT RECORDED FEBRUARY 1, 1999 AS RECEPTION NO. 683334, AND SECOND SUPPLEMENT RECORDED NOVEMBER 18, 1999 AS RECEPTION NO. 715037, AND THIRD SUPPLEMENT RECORDED NOVEMBER 18, 1999 AS RECEPTION NO. 715038, AND FOURTH SUPPLEMENT RECORDED SEPTEMBER 20, 2001 AS RECEPTION NO. 767789.
12. LOT 3 IS SUBJECT TO THE NOTICE OF LEVY OF REAL ESTATE TRANSFER ASSESSMENT RECORDED OCTOBER 24, 2001 AS RECEPTION NO. 700648 AND REAL ESTATE TRANSFER ASSESSMENT RECORDED MARCH 23, 2005 AS RECEPTION NO. 810918.
13. LOT 3 IS SUBJECT TO THE ASSIGNMENT OF EASEMENT RIGHTS RECORDED MAY 19, 2010 AS RECEPTION NO. 201006551.
14. LOT 3 IS SUBJECT TO AN BILL OF SALE AND AGREEMENT FOR WATER LINES AND EQUIPMENT RECORDED JUNE 16, 2010 AS RECEPTION NO. 20101878 AND CONVEYANCE AGREEMENT RECORDED JUNE 16, 2010 AS RECEPTION NO. 20101879.
15. LOT 3 IS SUBJECT TO THE DECLARATORY JUDGMENT RECORDED OCTOBER 4, 2010 AS RECEPTION NO. 201019111.
16. LOT 3 IS SUBJECT TO THE COVENANT FOR ERRANT GOLF BALLS AS CONTAINED IN THE DEED RECORDED DECEMBER 15, 1988 AS RECEPTION NO. 47985.
17. CORDILLERA VALLEY CLUB INVESTORS LIMITED PARTNERSHIP, FOR ITSELF, ITS SUCCESSORS, ASSIGNS AND LICENSEES, HEREBY RESERVES A PERPETUAL NON-EXCLUSIVE EASEMENT AND RIGHT-OF-WAY OVER, UNDER, ABOVE, ACROSS AND THROUGH THOSE PORTIONS OF THIS FINAL PLAT DESIGNATED "ACCESS AND UTILITY EASEMENT" WHICH "ACCESS AND UTILITY EASEMENT" MAY BE USED FOR (1) CONSTRUCTION, RECONSTRUCTION, MAINTENANCE AND USE OF AN ACCESS RIGHT-OF-WAY INCLUDING BUT NOT LIMITED TO ACCESS FOR PEDESTRIAN, BICYCLE, EQUESTRIAN, VEHICULAR, AND CONSTRUCTION AND MAINTENANCE VEHICLES AND EQUIPMENT; (2) THE INSTALLATION AND MAINTENANCE OF UTILITIES, DRAINAGE AND BENCH FACILITIES INCLUDING BUT NOT LIMITED TO STORM DRAINAGE, DITCH, SANITARY SEWERS, WATER AND UNDERGROUND ELECTRICAL LINES, GAS LINES, TELEPHONE LINES, AND CABLE TELEVISION INSTALLATION; (3) THE INSTALLATION, USE, MAINTENANCE, REPLACEMENT AND REPAIR OF ANY IMPROVEMENTS CONSTRUCTED PURSUANT TO THIS EASEMENT; AND (4) THE DRAINAGE OF WATER FLOWING FROM OTHER LANDS.
18. CORDILLERA VALLEY CLUB INVESTORS LIMITED PARTNERSHIP, FOR ITSELF, ITS SUCCESSORS, ASSIGNS AND LICENSEES, HEREBY RESERVES A PERPETUAL NON-EXCLUSIVE EASEMENT AND RIGHT-OF-WAY OVER, UNDER, ABOVE, ACROSS AND THROUGH THOSE PORTIONS OF THIS FINAL PLAT DESIGNATED "UTILITY AND DRAINAGE EASEMENT" WHICH "UTILITY AND DRAINAGE EASEMENT" MAY BE USED FOR (1) CONSTRUCTION, RECONSTRUCTION, MAINTENANCE AND USE OF AN ACCESS RIGHT-OF-WAY INCLUDING BUT NOT LIMITED TO ACCESS FOR PEDESTRIAN, BICYCLE, EQUESTRIAN, VEHICULAR, AND CONSTRUCTION AND MAINTENANCE VEHICLES AND EQUIPMENT; (2) THE INSTALLATION AND MAINTENANCE OF UTILITIES, DRAINAGE AND BENCH FACILITIES INCLUDING BUT NOT LIMITED TO STORM DRAINAGE, DITCH, SANITARY SEWERS, WATER AND UNDERGROUND ELECTRICAL LINES, GAS LINES, TELEPHONE LINES, AND CABLE TELEVISION INSTALLATION; (3) THE INSTALLATION, USE, MAINTENANCE, REPLACEMENT AND REPAIR OF ANY IMPROVEMENTS CONSTRUCTED PURSUANT TO THIS EASEMENT; AND (4) THE DRAINAGE OF WATER FLOWING FROM OTHER LANDS.
19. CORDILLERA VALLEY CLUB INVESTORS LIMITED PARTNERSHIP, FOR ITSELF, ITS SUCCESSORS, ASSIGNS AND LICENSEES, HEREBY RESERVES A PERPETUAL NON-EXCLUSIVE EASEMENT AND RIGHT-OF-WAY OVER, UNDER, ABOVE, ACROSS AND THROUGH THOSE PORTIONS OF THIS FINAL PLAT DESIGNATED "UTILITY EASEMENT" FOR THE INSTALLATION, MAINTENANCE, REPAIR AND REPLACEMENT OF UTILITIES INCLUDING BUT NOT LIMITED TO STORM DRAINAGE, DITCH, SANITARY SEWERS, WATER AND UNDERGROUND ELECTRICAL LINES, GAS LINES, TELEPHONE LINES, AND CABLE TELEVISION INSTALLATION, AND THE USE, MAINTENANCE, REPAIR AND REPLACEMENT OF ANY SUCH IMPROVEMENTS.
20. BLANKET EASEMENTS, CORDILLERA VALLEY CLUB INVESTORS LIMITED PARTNERSHIP, HEREBY RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, A BLANKET EASEMENT UPON, ACROSS, OVER AND UNDER ALL ROADS, LOTS AND TRACTS WITH THE EXCEPTION OF BUILDING ENVELOPES, FOR THE PURPOSE OF INSTALLATION, REPLACEMENT, REPAIR AND MAINTENANCE OF DRAINAGE, DITCH, UTILITY AND OTHER SERVICE LINES AND SYSTEMS AND PEDESTRIAN TRAILS AND SYSTEMS (AND INGRESS AND EGRESS ACROSS SUCH TRAILS AND SYSTEMS), INCLUDING BUT NOT LIMITED TO WATER, SEWER, GAS, TELEPHONE, TELEVISION, CABLE OR COMMUNICATION AND ELECTRIC LINES AND SYSTEMS, DRAINAGE STRUCTURES AND PEDESTRIAN TRAILS AND FURTHER, FOR THE PURPOSE OF DITCHES AND FILLS AND/OR RETAINING WALLS ADJACENT TO THE ROADWAYS SHOWN ON THIS PLAT AS ARE NECESSARY OR DESIRABLE FOR THE PROPER CONSTRUCTION USE AND MAINTENANCE OF SAID ROADWAYS. CORDILLERA VALLEY CLUB INVESTORS LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, FURTHER RESERVES THE RIGHT, BUT NOT THE OBLIGATION, TO RECORD A DOCUMENT SPECIFYING THE BOUNDARIES OF SUCH EASEMENTS AT ANY TIME AFTER SUCH UTILITY LINES, ROADWAY DITCHES AND FILLS AND/OR RETAINING WALL, PEDESTRIAN TRAIL OR OTHER IMPROVEMENTS DESCRIBED ABOVE HAVE BEEN CONSTRUCTED (BUILDING ENVELOPES ARE EXCLUDED FROM THIS BLANKET EASEMENT).
21. PEAK LAND CONSULTANTS, INC. DID NOT PERFORM A TITLE SEARCH OF THE SUBJECT PROPERTY TO ESTABLISH OWNERSHIP, EASEMENTS OR RIGHTS-OF-WAY OF RECORD. RECORD DOCUMENTS UTILIZED IN THIS IMPROVEMENT LOCATION CERTIFICATE WERE PROVIDED BY STEWART TITLE, ORDER NO. 01330-37104, DATED FEBRUARY 25, 2014, AT 8:00 A.M.
22. 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.

IMPROVEMENT LOCATION CERTIFICATE

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR BEREGA SAGER.
 THAT IT IS NOT A LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT, AND THAT IT IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OF FENCE, BUILDING OR OTHER FUTURE IMPROVEMENT LINES.
 I FURTHER CERTIFY THAT THE IMPROVEMENTS ON THE ABOVE DESCRIBED PARCEL ON THIS DATE, 03/13/14, EXCEPT UTILITY CONNECTIONS, ARE ENTIRELY WITHIN THE BOUNDARIES OF THE PARCEL, EXCEPT AS SHOWN THAT THERE ARE NO ENCROACHMENTS UPON THE DESCRIBED PARCELS BY IMPROVEMENTS ON ANY ADJOINING PARCELS EXCEPT AS INDICATED AND THAT THERE IS NO APPARENT EVIDENCE OR SIGN OF ANY EASEMENT CROSSING OR BURDENING ANY PART OF SAID PARCEL, EXCEPT AS NOTED.



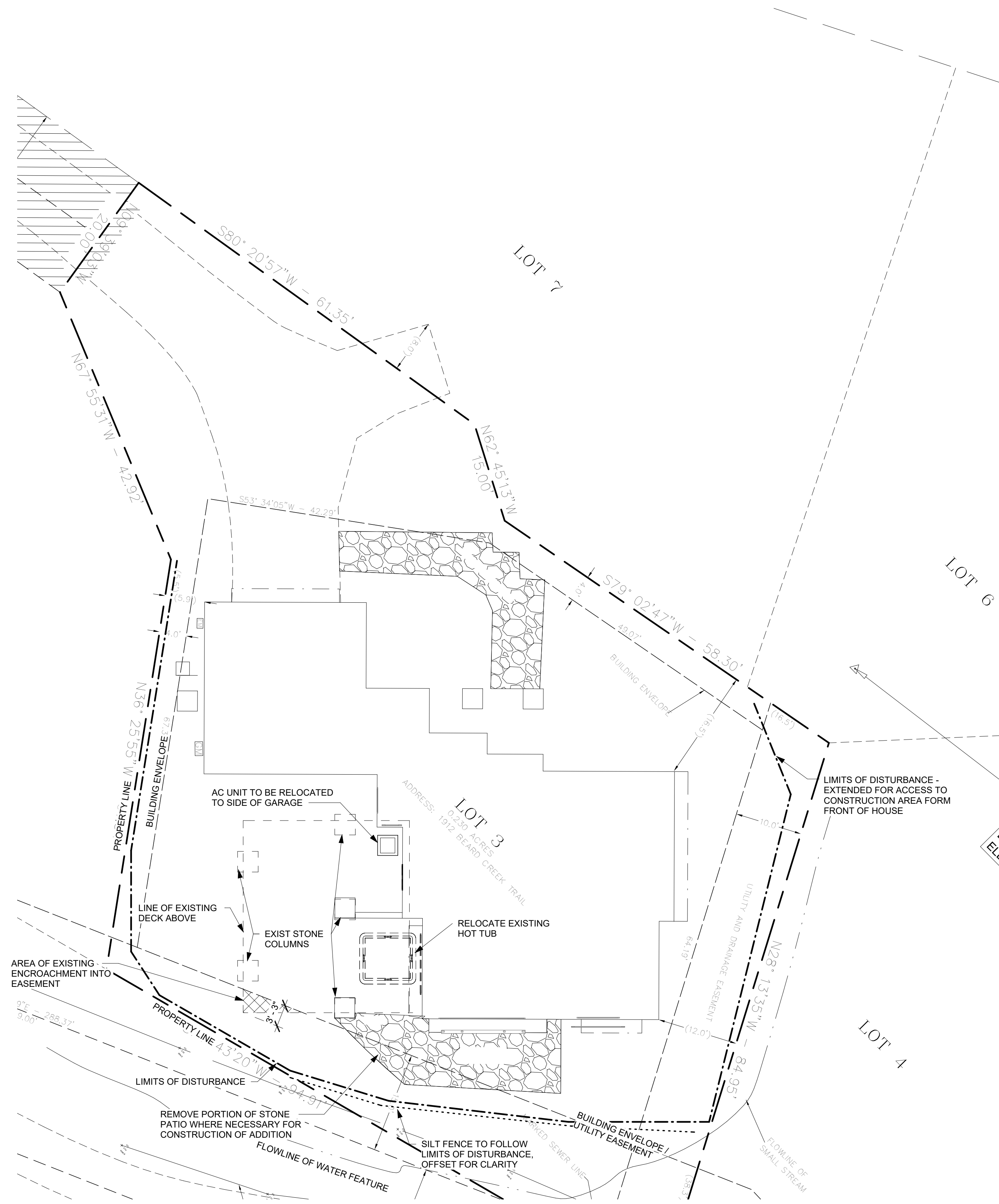
DATE: _____
 BRENT BOGGS
 COLORADO P.L.S. NO. 27598
 FOR A OR BEHALF OF PEAK LAND CONSULTANTS, INC.



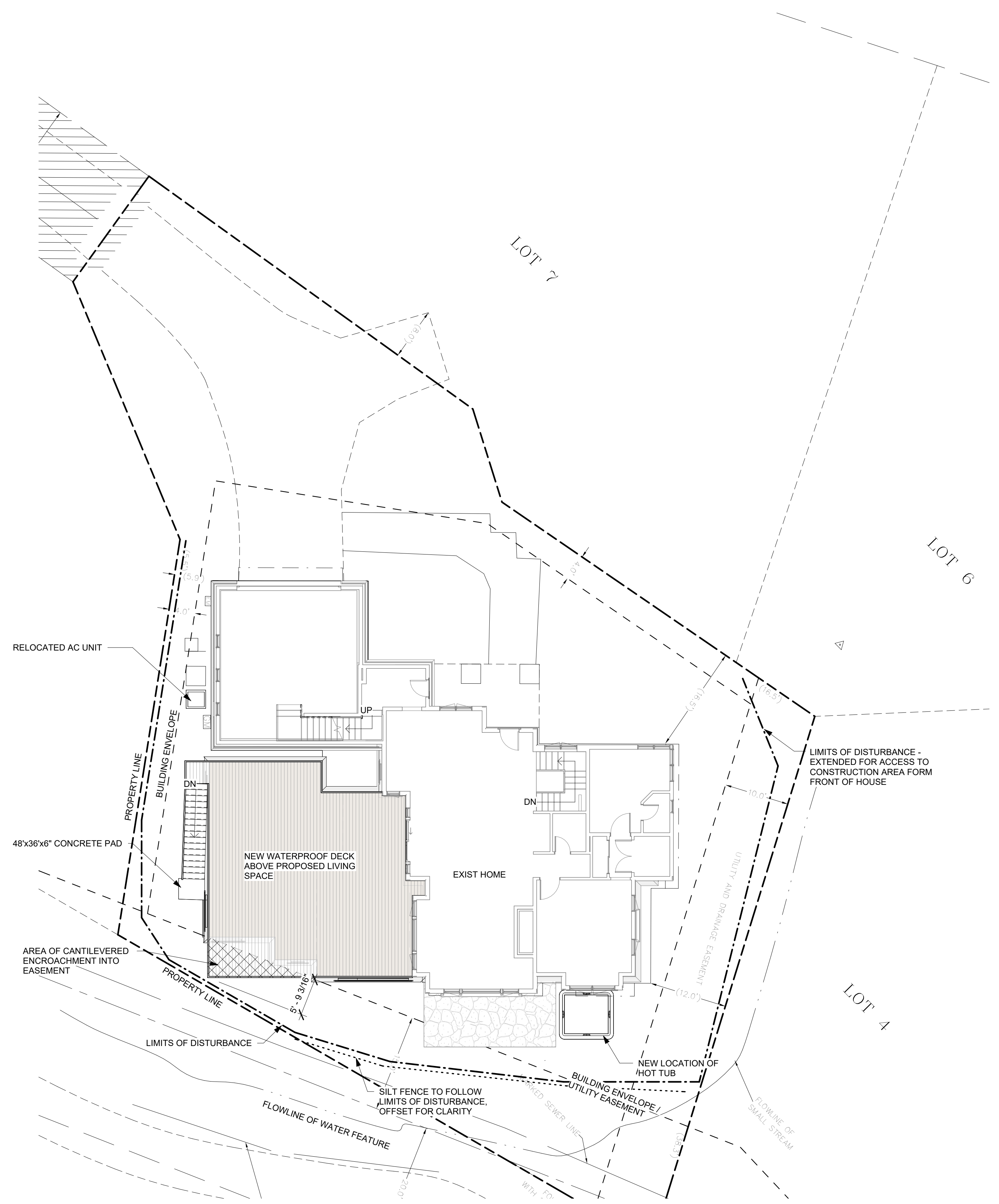
IMPROVEMENT LOCATION CERTIFICATE LOT 3 CORDILLERA VALLEY CLUB FILING No. 7 EAGLE COUNTY, COLORADO			
DRAWN: JF	CHECKED BY: BB	SHEET 1 of 1	
DATE: 03/13/14		PLC JOB# 1821	

PEAK LAND CONSULTANTS, INC.
 PH: 303.759.8844 FAX: 303.759.8814
 1000 LEWIS BOULEVARD, SUITE 10
 W. CO. 81657

P:\Projects\2014\140313\140313.dwg, 03/13/14, 8:00 AM, JF



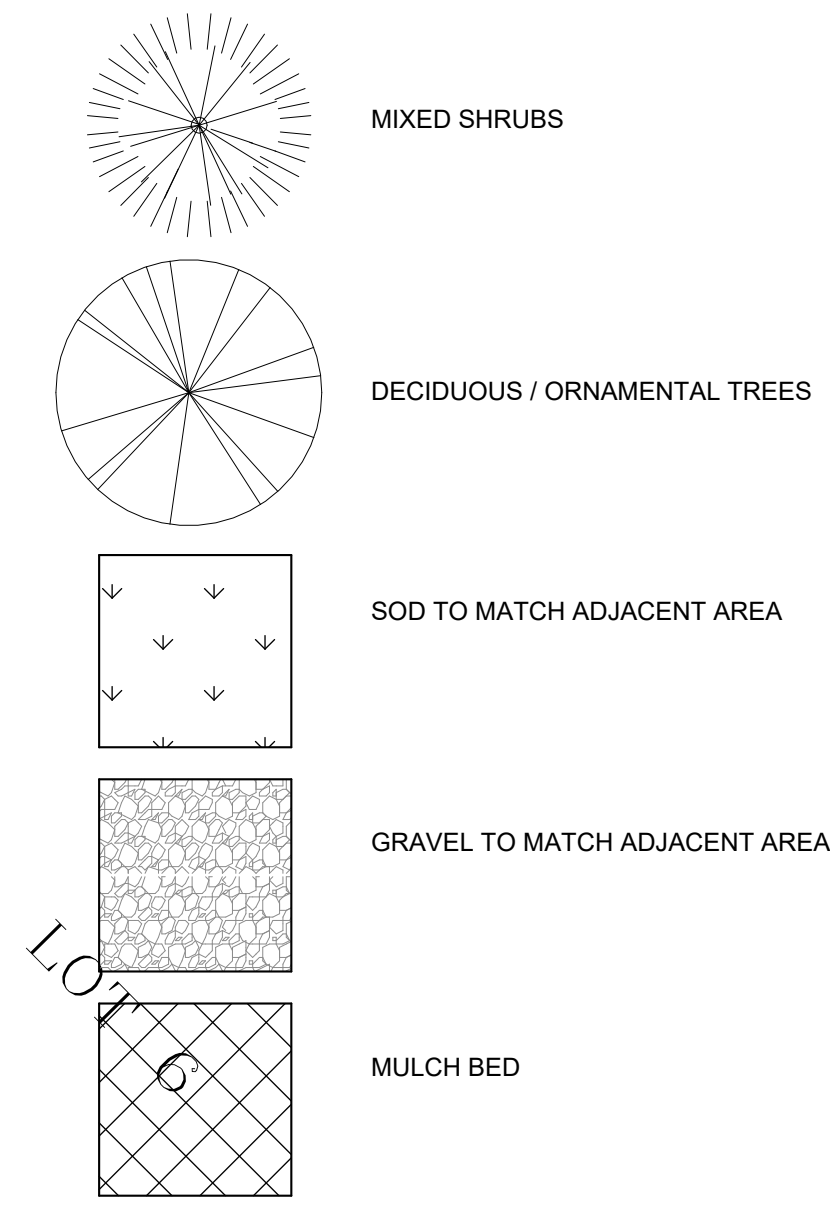
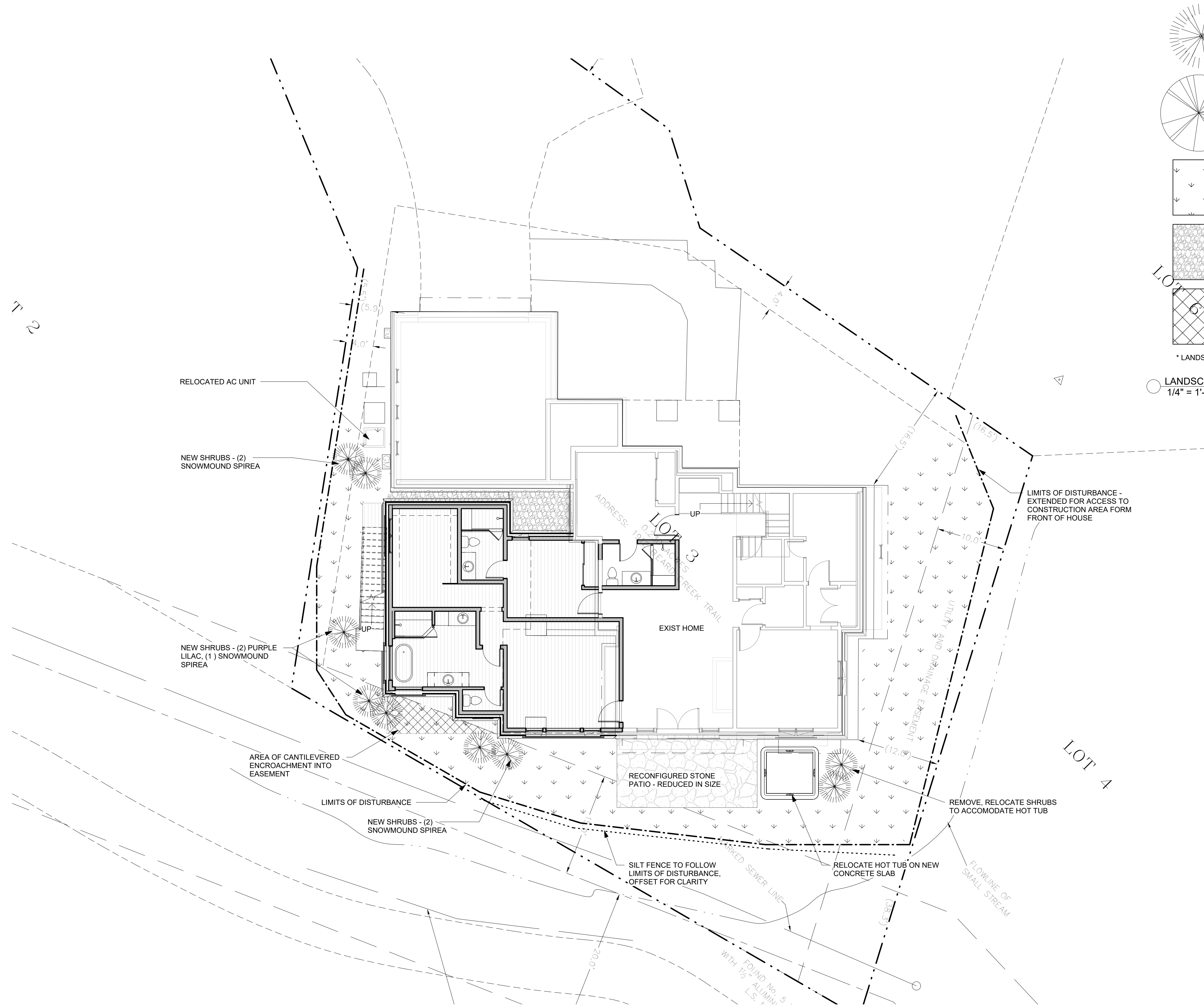
1 EXIST SITE PLAN
1" = 10'-0"



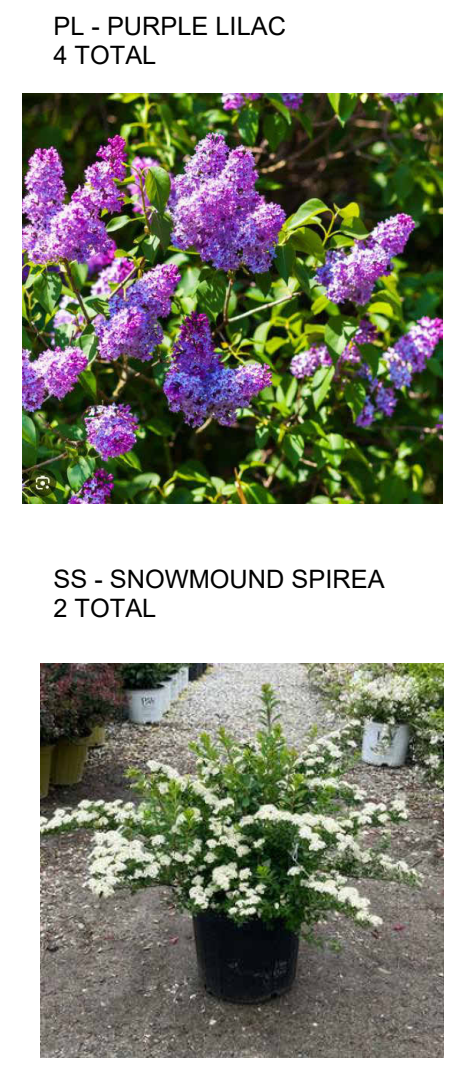
2 PROPOSED SITE PLAN
1" = 10'-0"



Revision	No.	Date



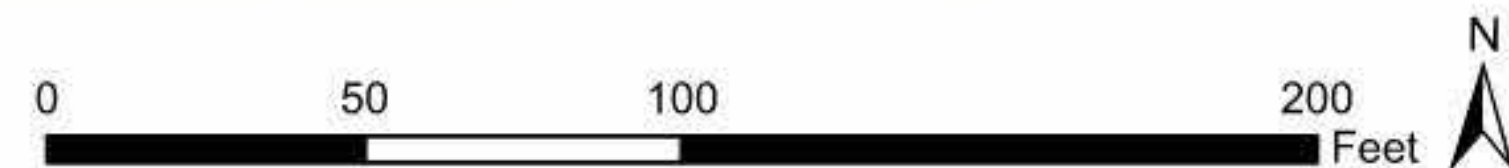
* LANDSCAPE PLAN IS PRELIMINARY.
 ○ LANDSCAPE LEGEND
 1/4" = 1'-0"



1 PROPOSED LANDSCAPE PLAN
 1/8" = 1'-0"



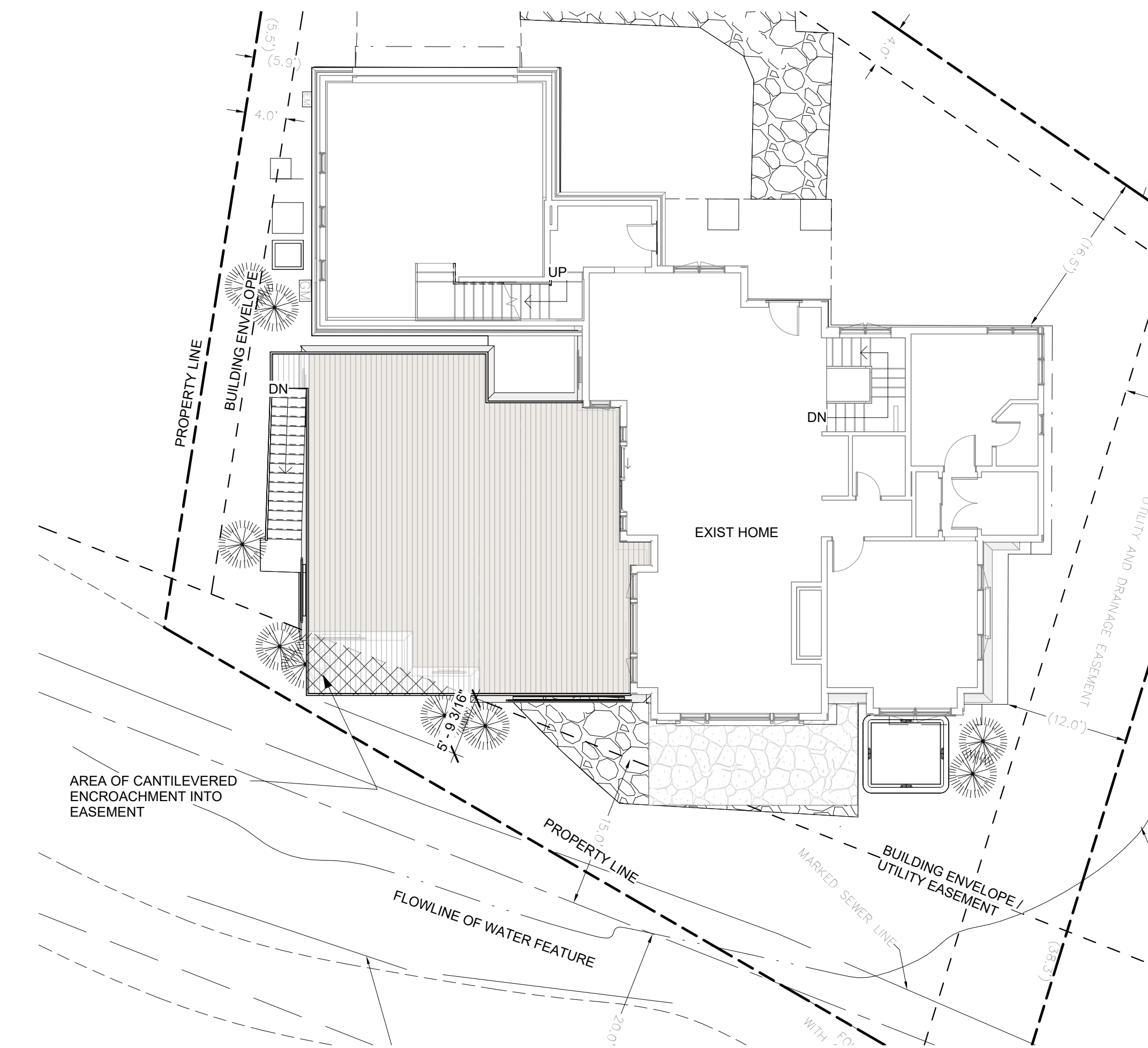
Revision	No.	Date



This map was produced by Eagle River Water and Sanitation District. Use of this map should be for general purposes only. ERWSD does not warrant the accuracy of the data contained herein. Author: JW Date: 12/23/2024

Bill Nutkins from NDG Architecture met on-site with representatives, Tim Friday and Ivy Todd, of ERWSD on December 20, 2024 to review and survey the actual location of the sewer main line within the easement which runs behind the homes in Seven Eagles enclave of Cordillera Valley Club. It was confirmed at this meeting the sewer line is 8.9' away from the current deck corner (see exhibit). Tim also confirmed the district would require the encroachment to be min. of 5'-0" from the sewer main in the event the district needed to repair the line. This is consistent to the encroachment requested and approved to the neighbors property.

The current deck encroaches into the easement approximately 3'-3" (see A101), which is approximately 8.9' away from the sewer line. The proposed new deck encroachment would be an additional 2'-6 1/4" into the easement, making it approximately 6.4' from the sewer line. It should be noted the deck encroachment is cantilevered and no physical connection to the ground inside the easement. The bottom of the deck structure is approximately 10'-0" above the grade directly below.



1 PROPOSED SITE PLAN - ENCROACHMENT
1" = 10'-0"



NOT FOR CONSTRUCTION
SEAL

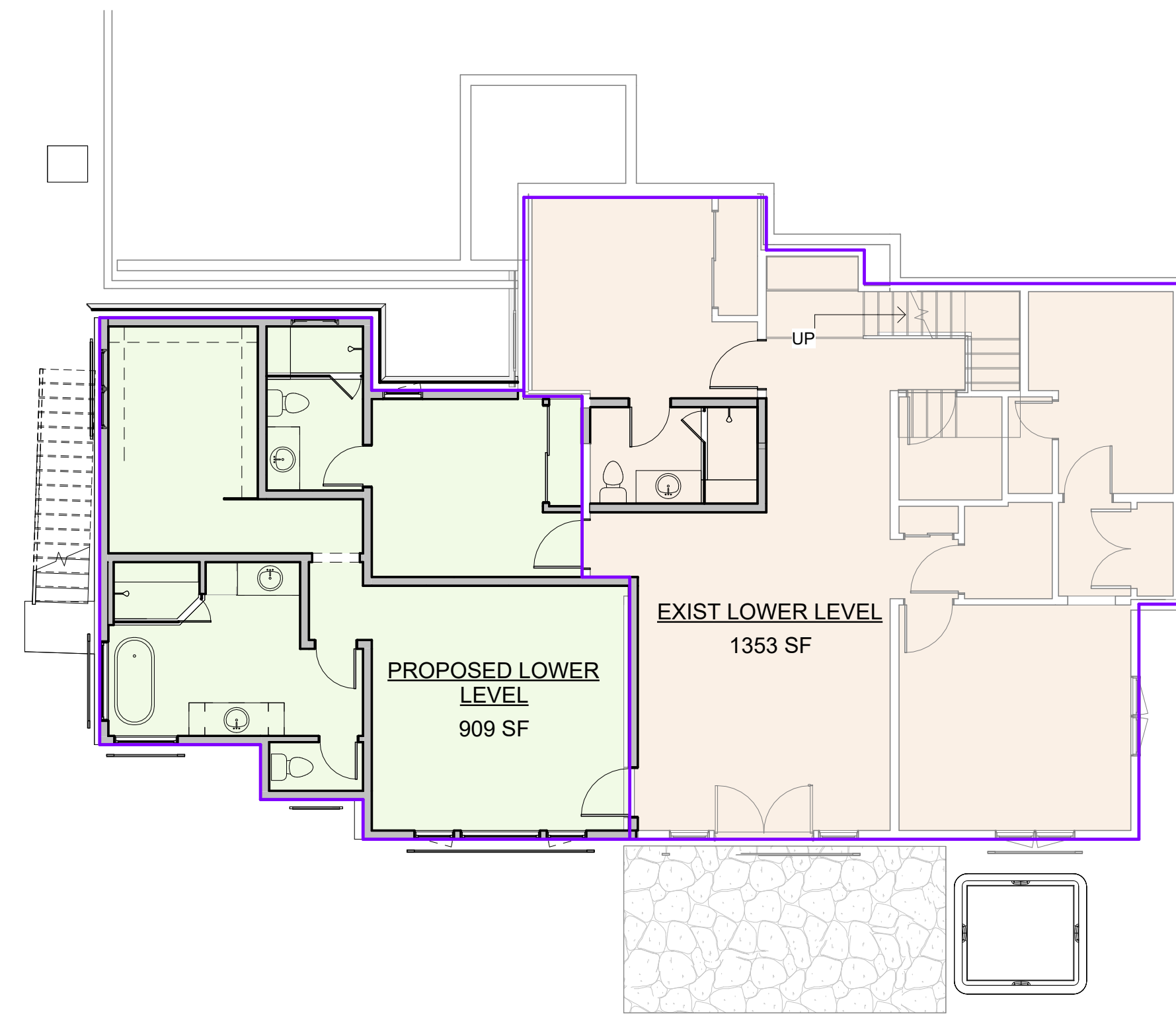
ADDITION
CORDILLERA VALLEY CLUB FIL 7 LOT 3
1912 BEARD CREEK TRAIL
EDWARDS, CO 81632

Job #
2024-021
Issue Date
T.B.D.

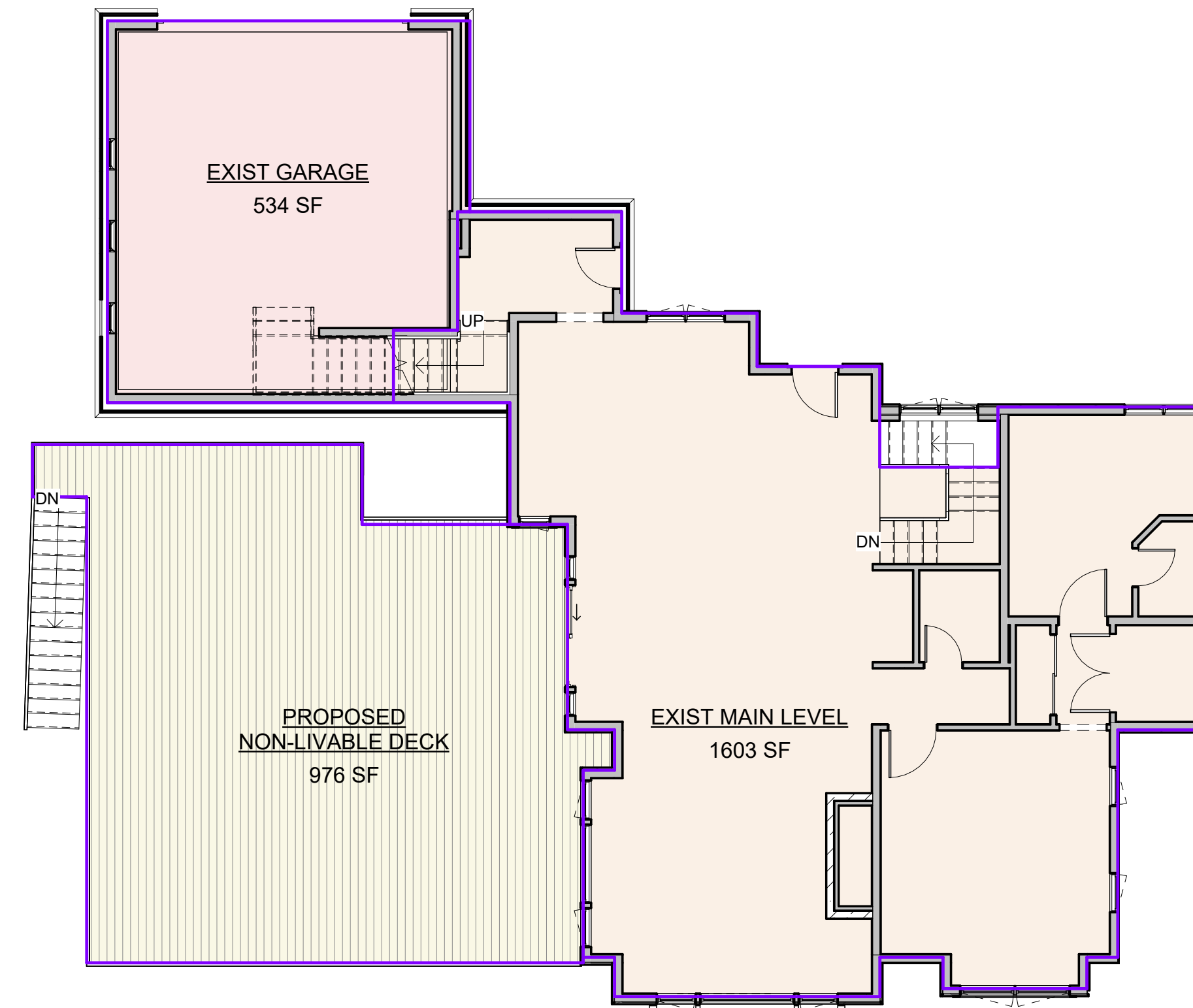
Drawing Name
EASEMENT ENCROACHMENT EXHIBIT

Revision	No.	Date

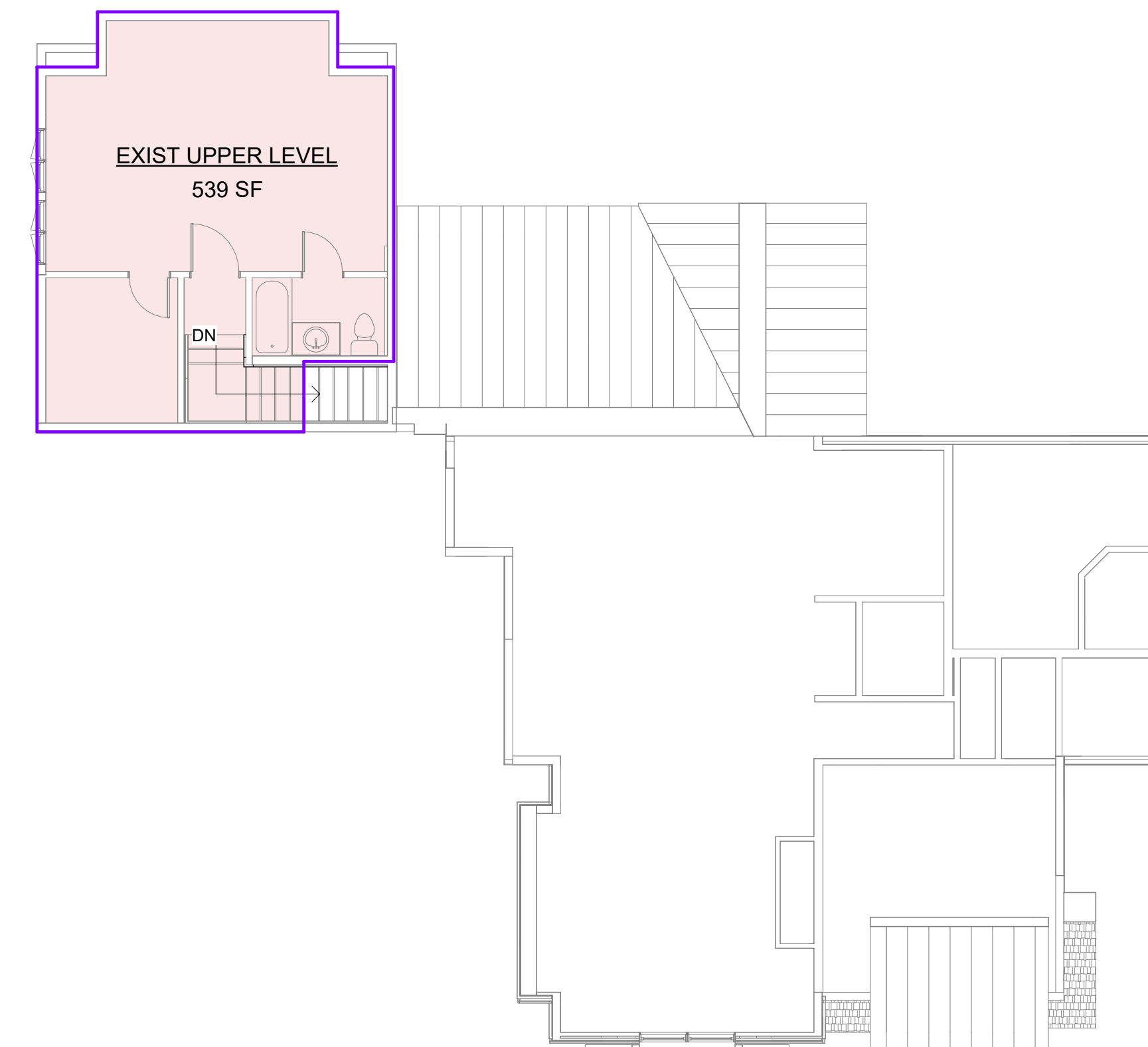
A104



① LOWER LEVEL - AREA PLAN
1/8" = 1'-0"



② MAIN LEVEL - AREA PLAN
1/8" = 1'-0"



③ UPPER LEVEL - AREA PLAN
1/8" = 1'-0"

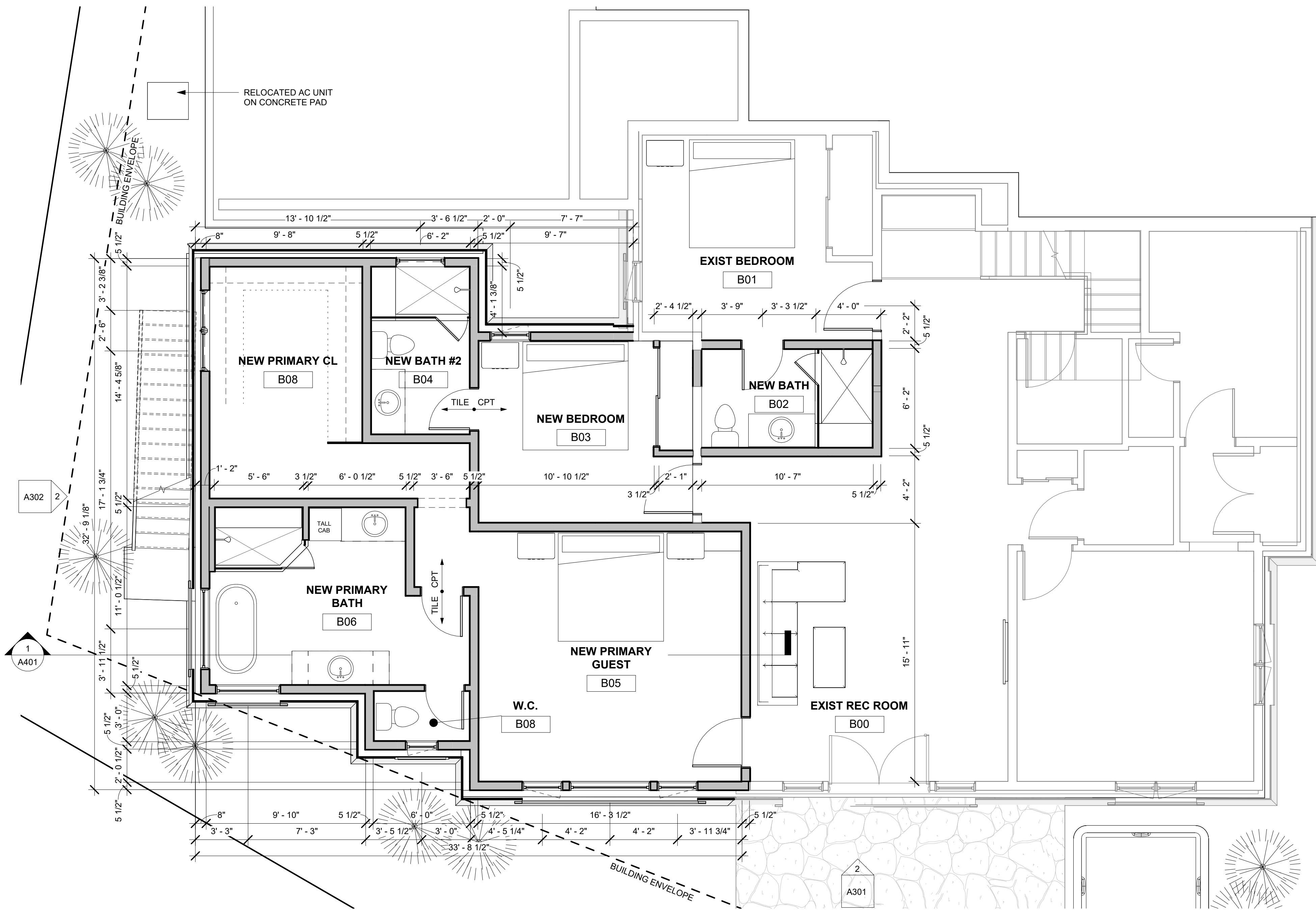
New Area Schedule	
Name	Area

PROPOSED LOWER LEVEL	909 SF
PROPOSED NON-LIVABLE DECK	976 SF
Grand total: 2	1885 SF

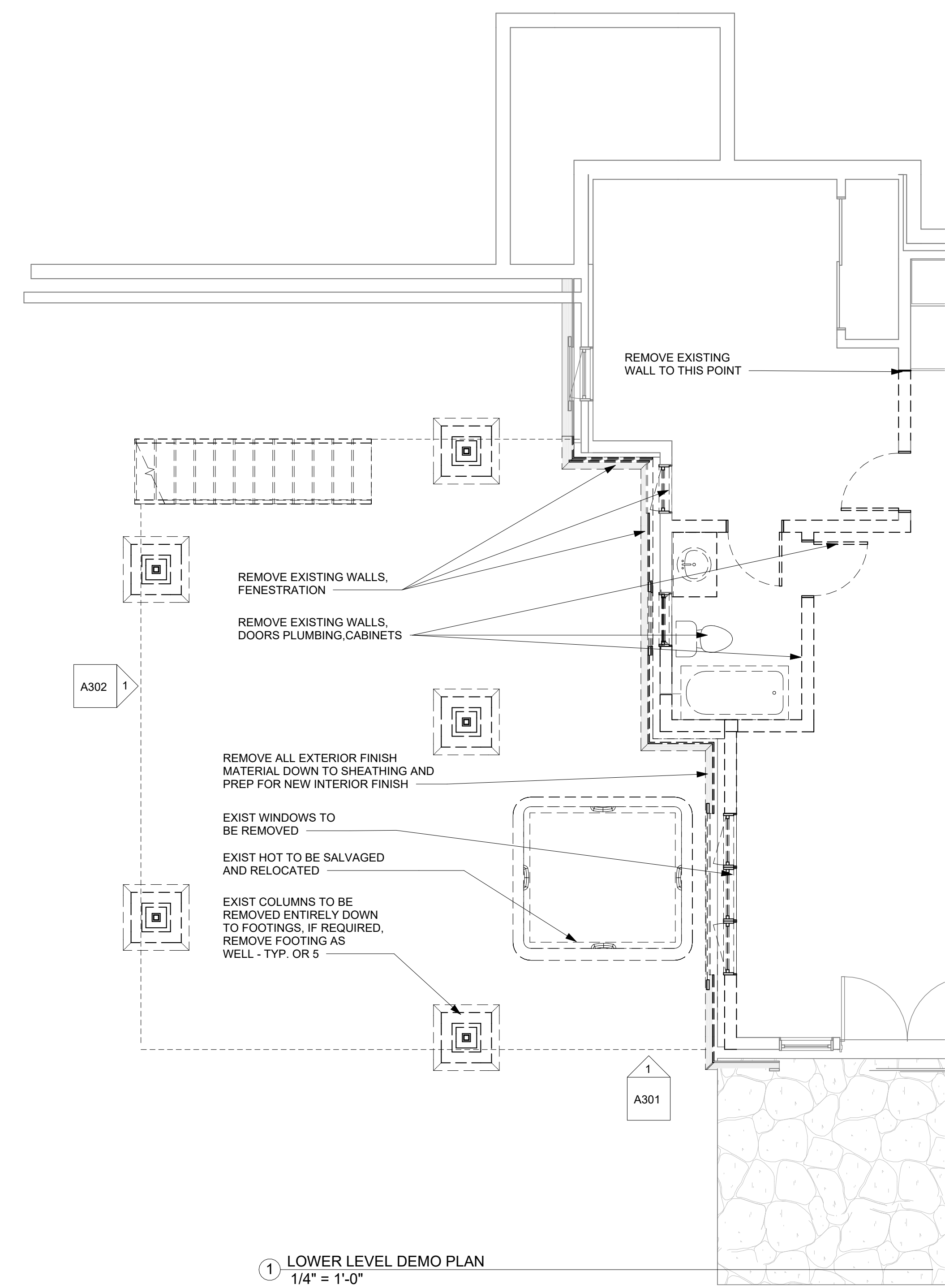
Exist Area Schedule	
Name	Area

EXIST LOWER LEVEL	1353 SF
EXIST MAIN LEVEL	1603 SF
EXIST UPPER LEVEL	539 SF
Grand total: 3	3495 SF

Revision	No.	Date

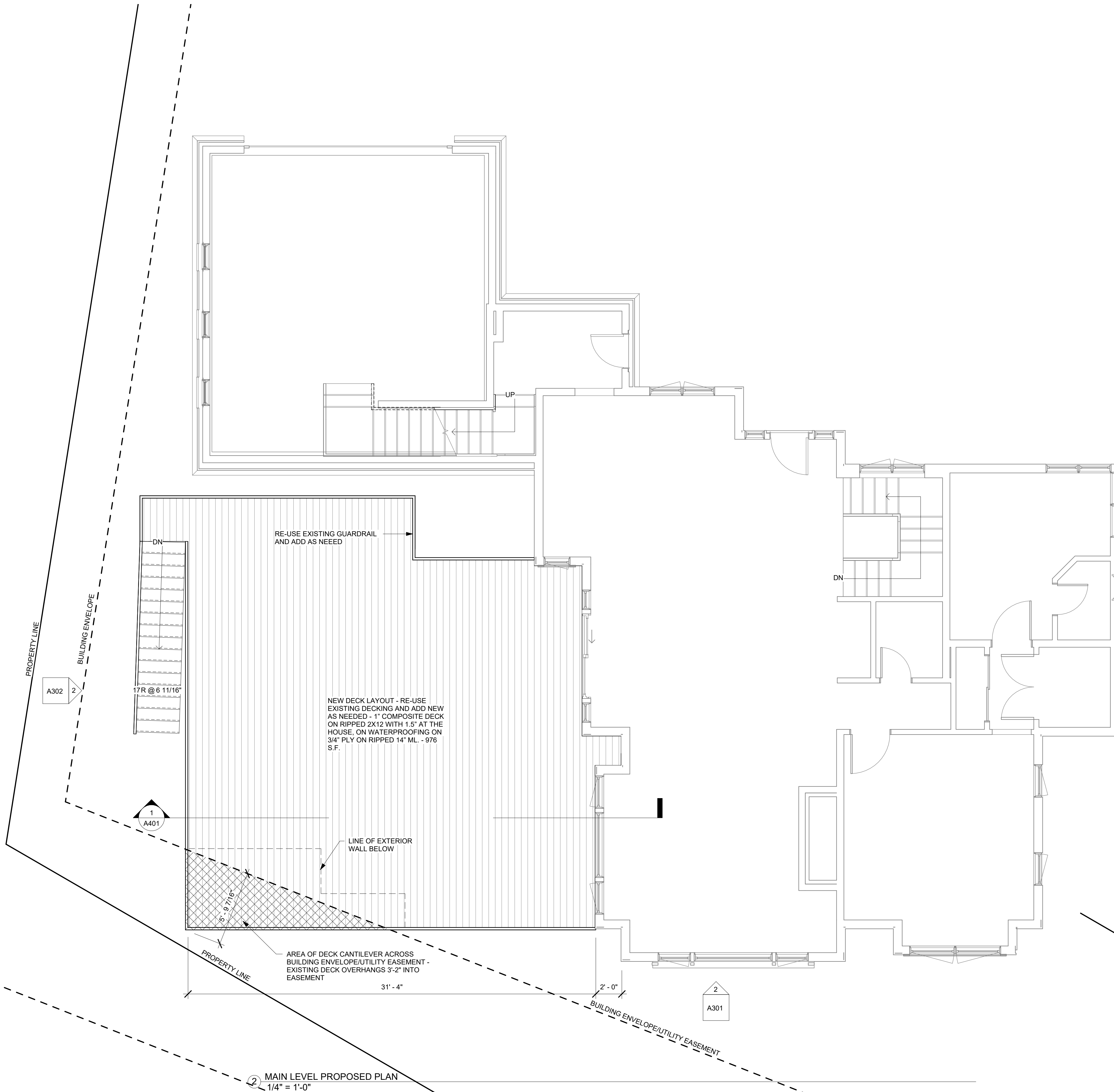


② LOWER LEVEL PROPOSED PLAN
1/4" = 1'-0"

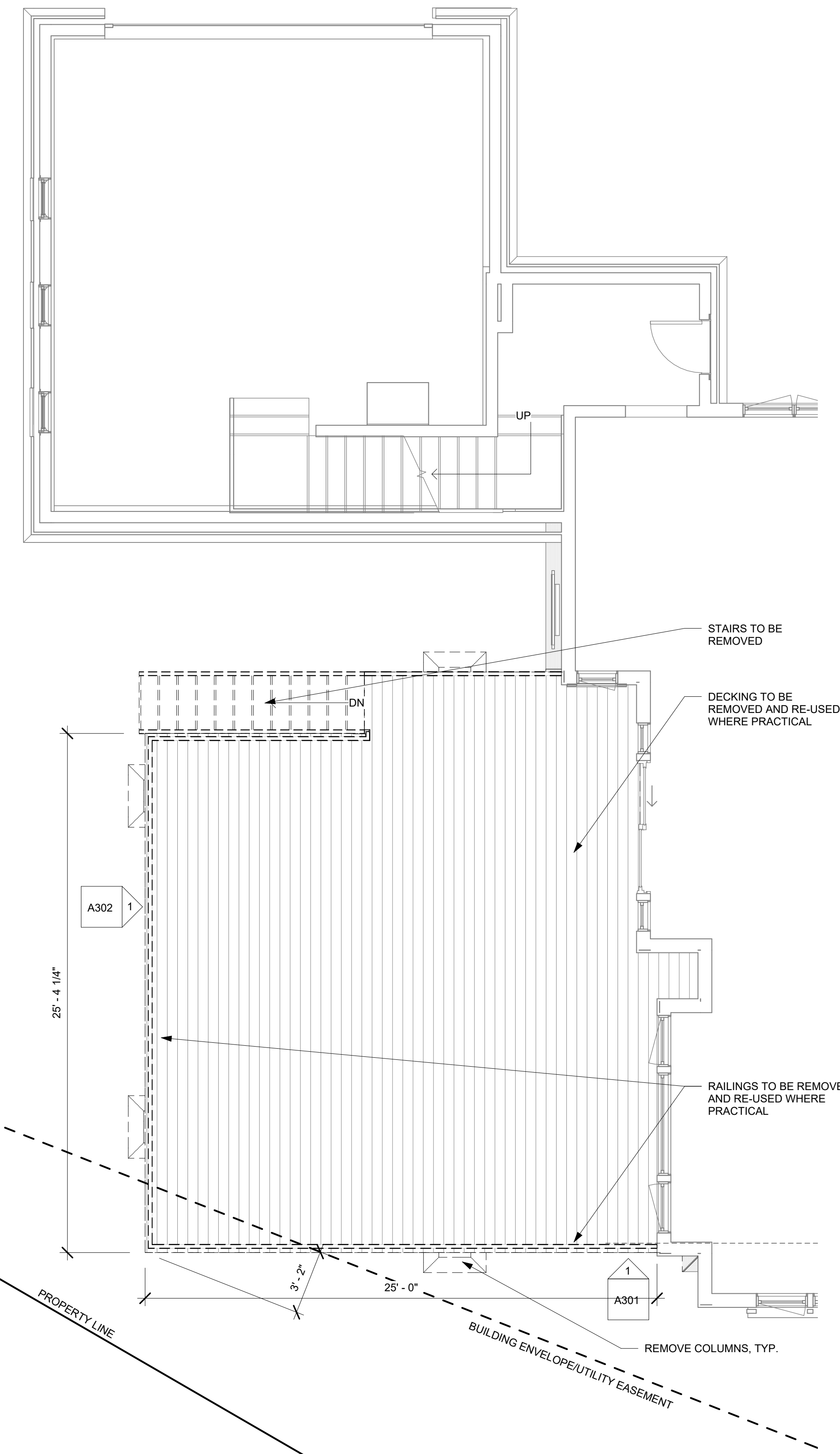


① LOWER LEVEL DEMO PLAN
1/4" = 1'-0"

Revision	No.	Date



2 MAIN LEVEL PROPOSED PLAN
1/4" = 1'-0"



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

No.	Date



① EXIST SOUTH ELEVATION
1/4" = 1'-0"



② PROPOSED SOUTH ELEVATION
1/4" = 1'-0"

- EXTERIOR FINISH**
- X-1 DRY STACK STONE VENEER TO MATCH EXIST
 - X-2 SLANTED HORIZONTAL WD SIDING TO MATCH EXIST
- DOORS & WINDOWS - METAL CLAD WINDOWS, COLOR - TO MATCH EXIST**
- HEAD TRIM 2X6 WD TO MATCH EXIST
 - JAMB TRIM 2X6 WD TO MATCH EXIST
 - SILL TRIM 2X6 TO MATCH EXIST
 - FASCIA TO MATCH EXIST
 - BEAMS 6X14 WD, TO MATCH EXIST
 - COLUMNS HSS PER STRUCT W/ STONE WRAPPED WD FRAMING
 - CORNER BOARDS 2X6 TO MATCH EXIST

NDG ARCHITECTURE
PARTNERS: COLLEEN | BENJAMIN | ANDREW | DANIEL

NOT FOR CONSTRUCTION
SEAL

ADDITION
CORDILLERA VALLEY CLUB FIL 7 LOT 3
1912 BEARD CREEK TRAIL
EDWARDS, CO 81632

Job #
2024-021

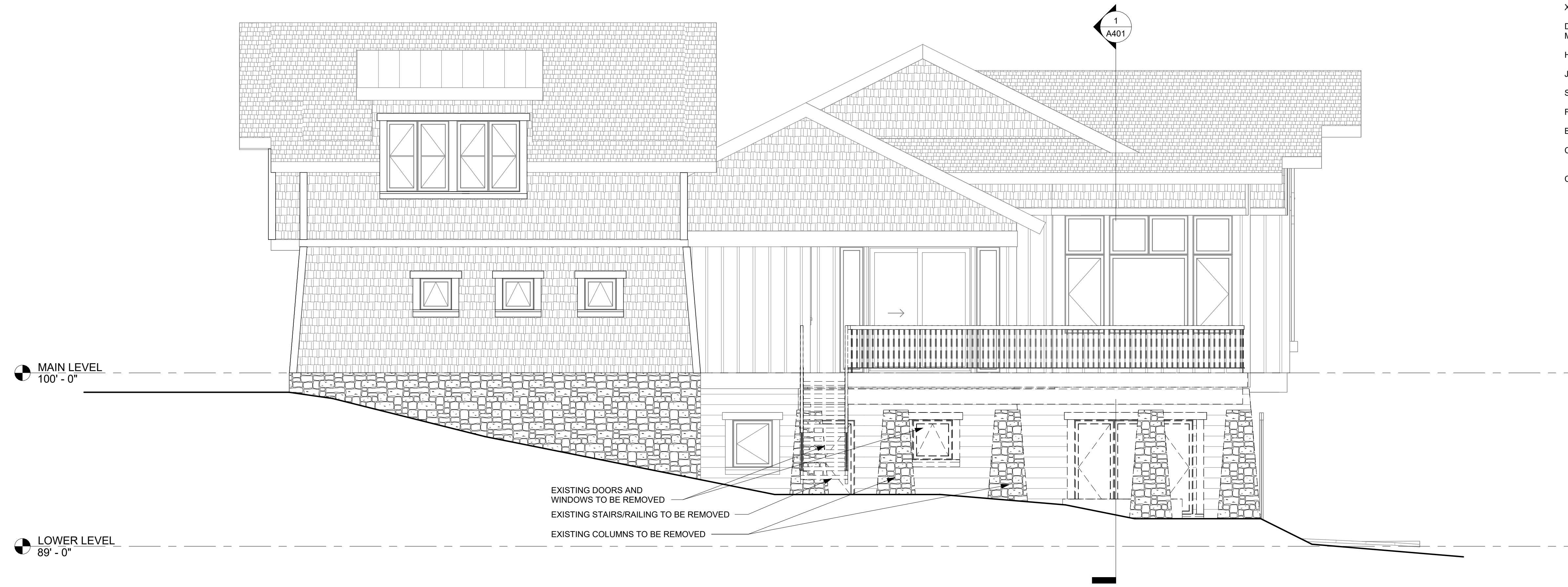
Issue Date
T.B.D.

Drawing Name
SOUTH EXT. ELEVATIONS

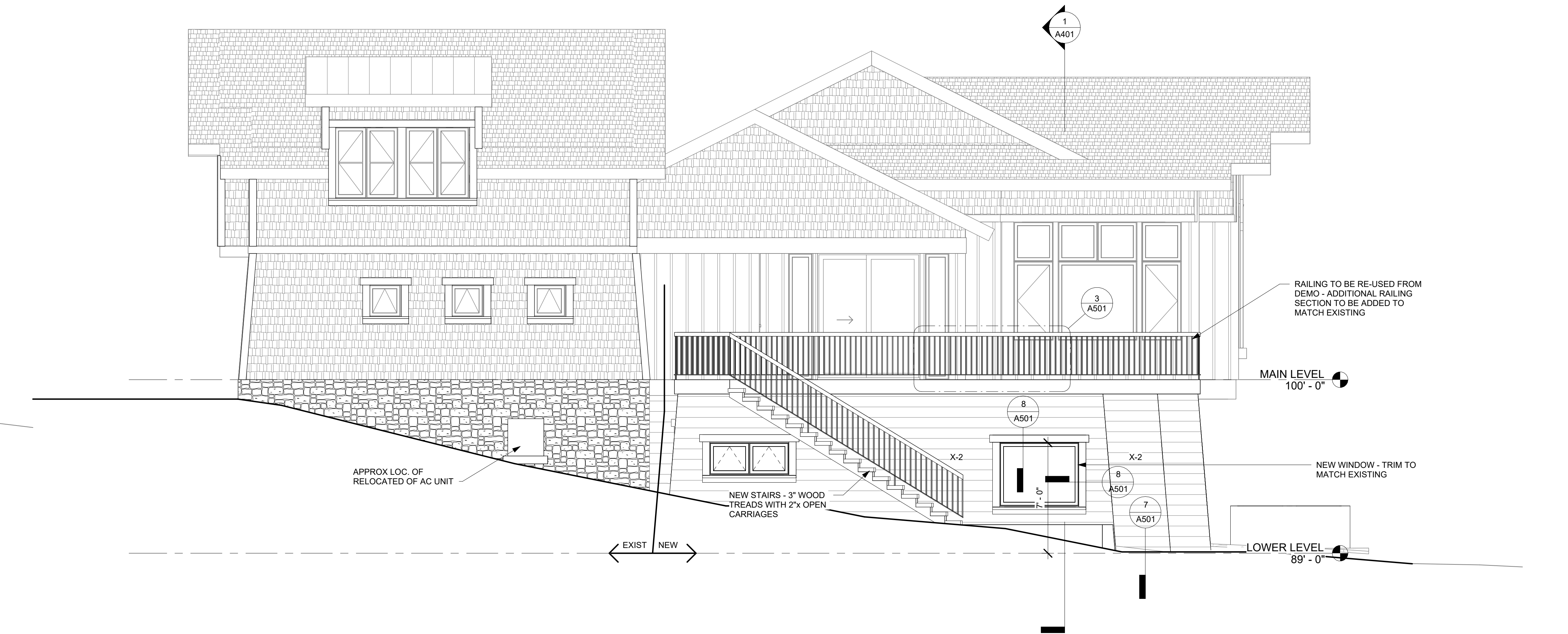
Revision	No.	Date

A301

- EXTERIOR FINISH**
- X-1 DRY STACK STONE VENEER TO MATCH EXIST
 - X-2 SLANTED HORIZONTAL WD SIDING TO MATCH EXIST
- DOORS & WINDOWS - METAL CLAD WINDOWS, COLOR - TO MATCH EXIST**
- HEAD TRIM 2X6 WD TO MATCH EXIST
 - JAMB TRIM 2X6 WD TO MATCH EXIST
 - SILL TRIM 2X6 TO MATCH EXIST
 - FASCIA TO MATCH EXIST
 - BEAMS 6X14 WD, TO MATCH EXIST
 - COLUMNS HSS PER STRUCT W/ STONE WRAPPED WD FRAMING
 - CORNER BOARDS 2X6 TO MATCH EXIST



① EXIST EAST ELEVATION
1/4" = 1'-0"



② PROPOSED EAST ELEVATION
1/4" = 1'-0"

NDG
ARCHITECTURE
P.O. BOX 10000 | 1912 BEARD CREEK TRAIL, EDWARDS, CO 81632

NOT FOR CONSTRUCTION
SEAL

ADDITION
CORDILLERA VALLEY CLUB FIL 7 LOT 3
1912 BEARD CREEK TRAIL
EDWARDS, CO 81632

Job #
2024-021

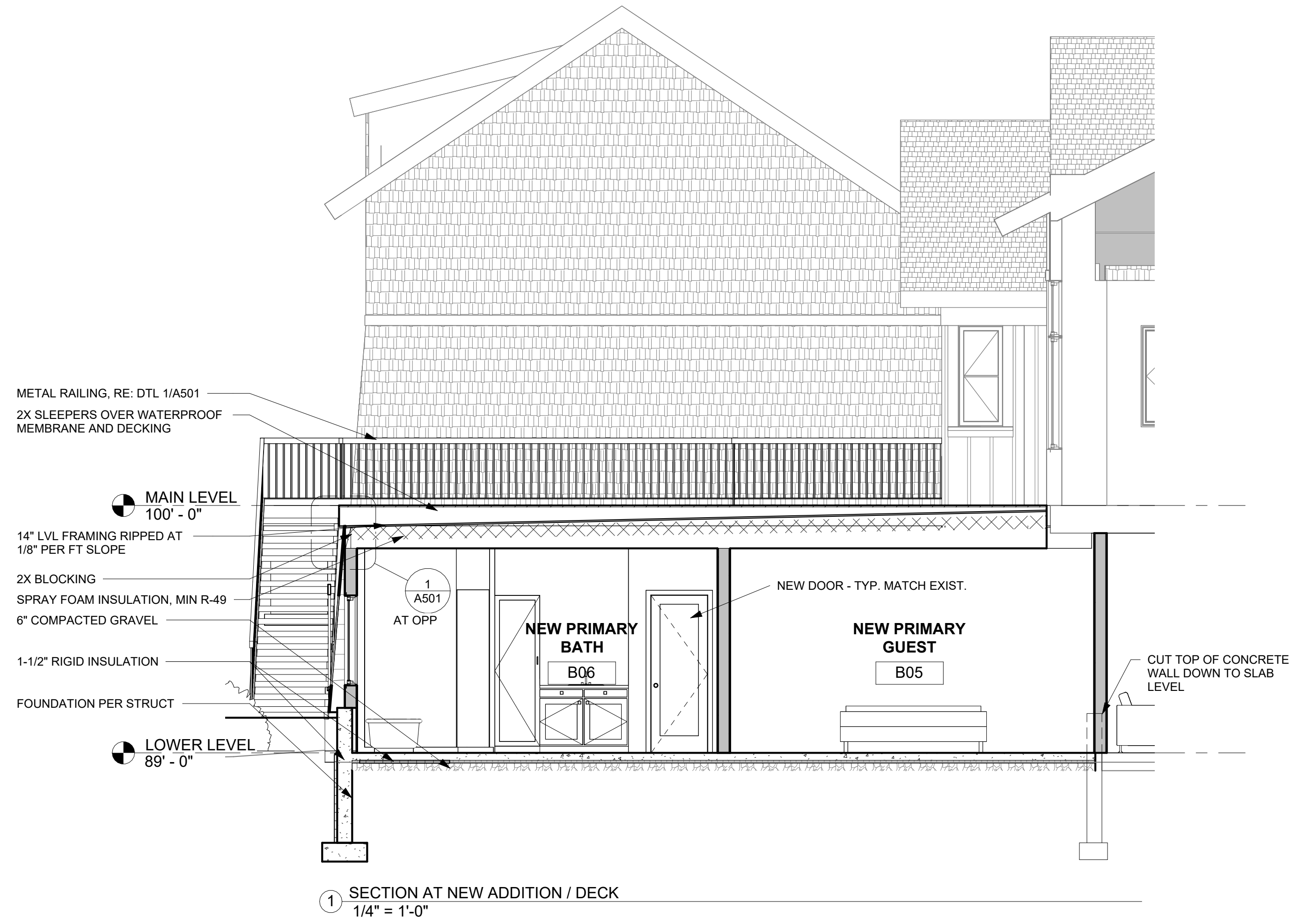
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Drawing Name
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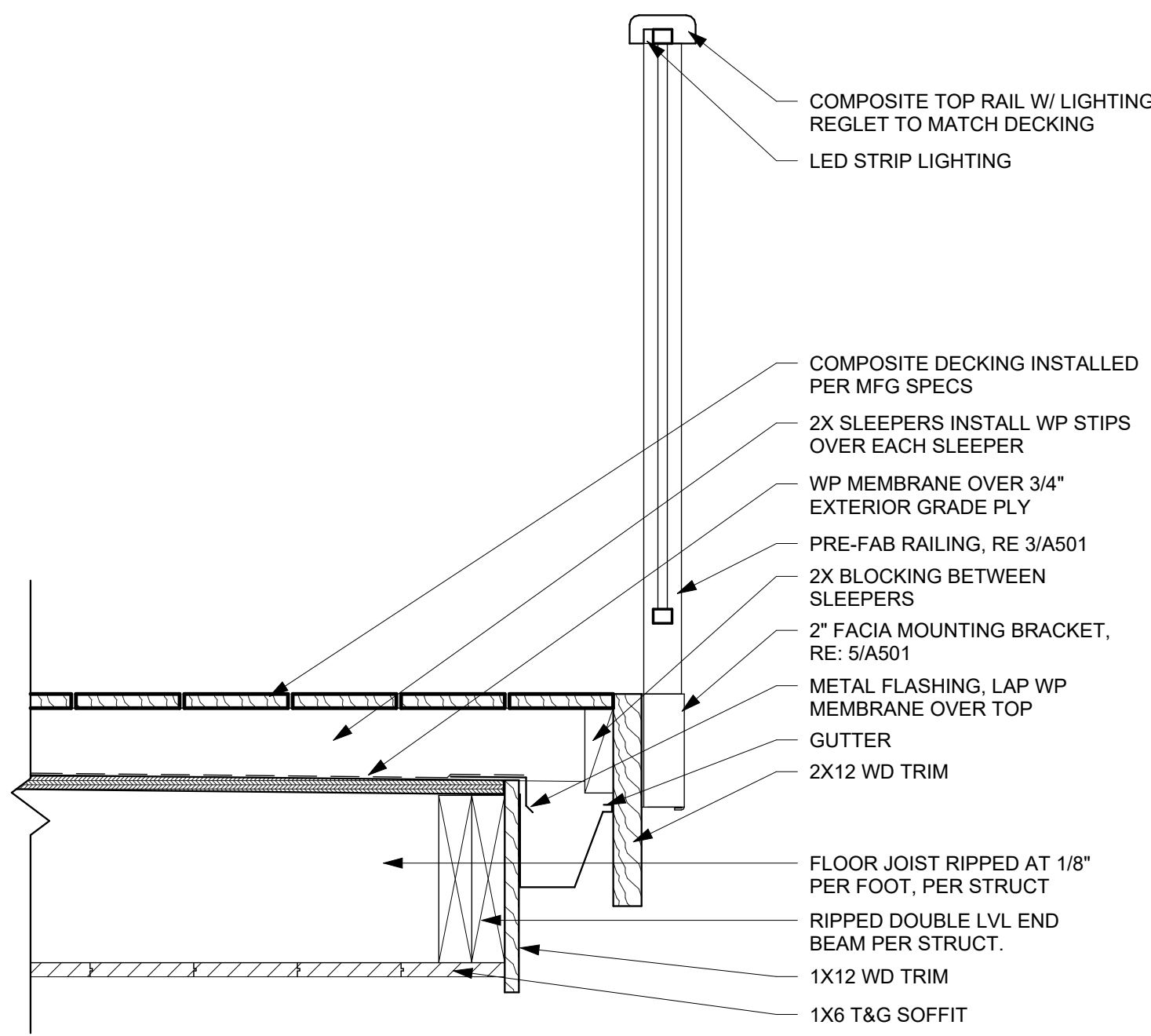
Revision No. Date

Revision No.	Date

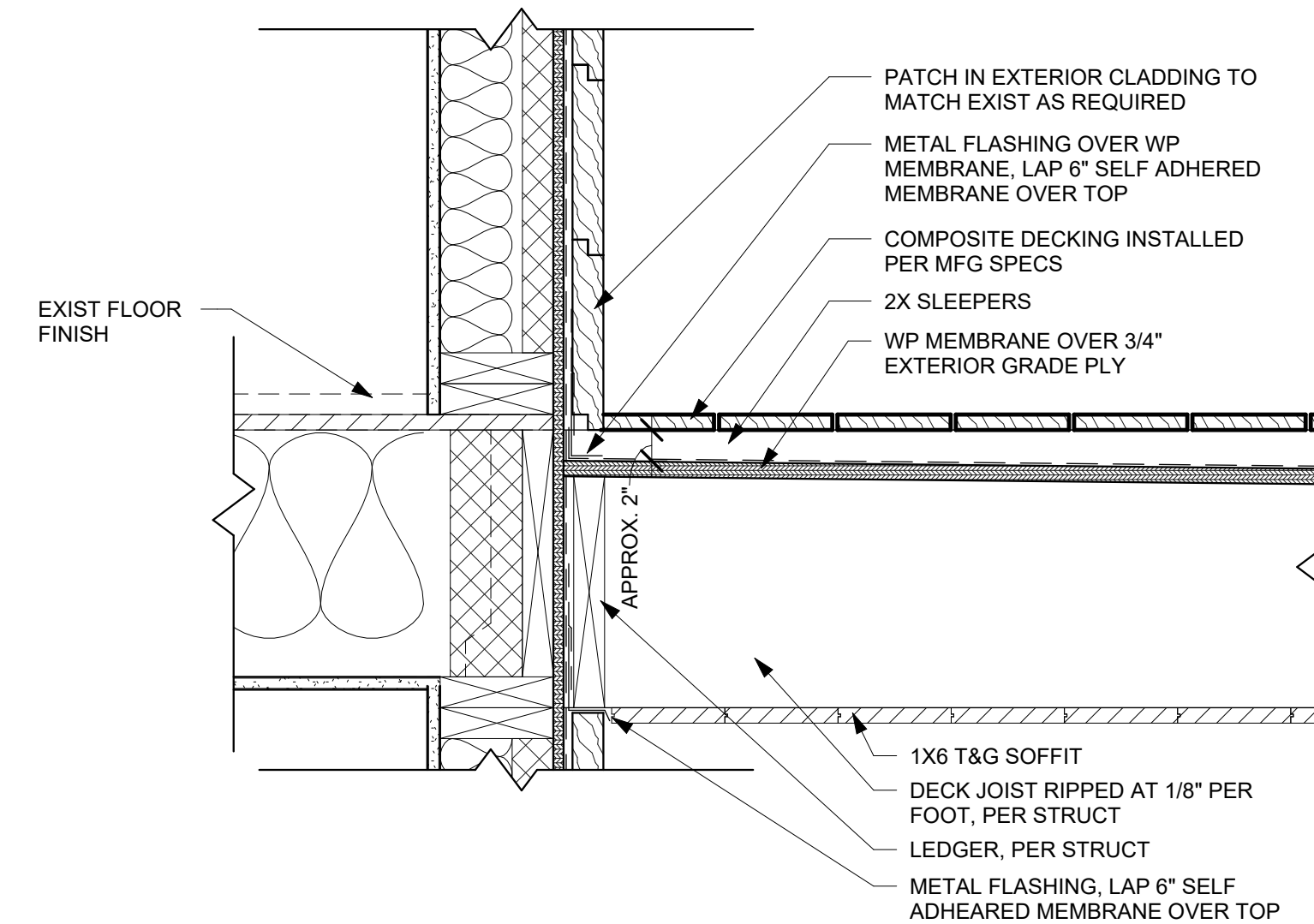
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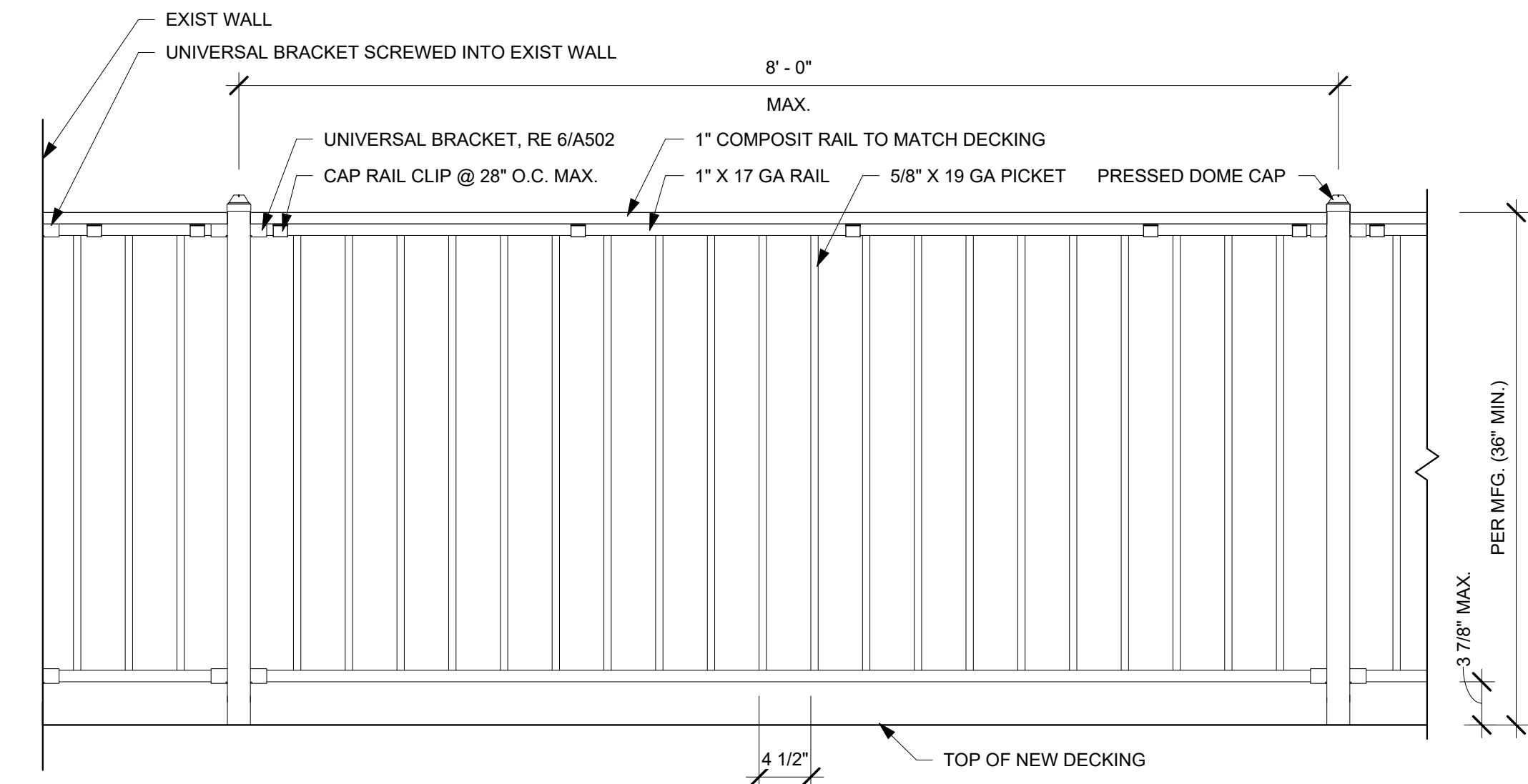
Revision	No.	Date



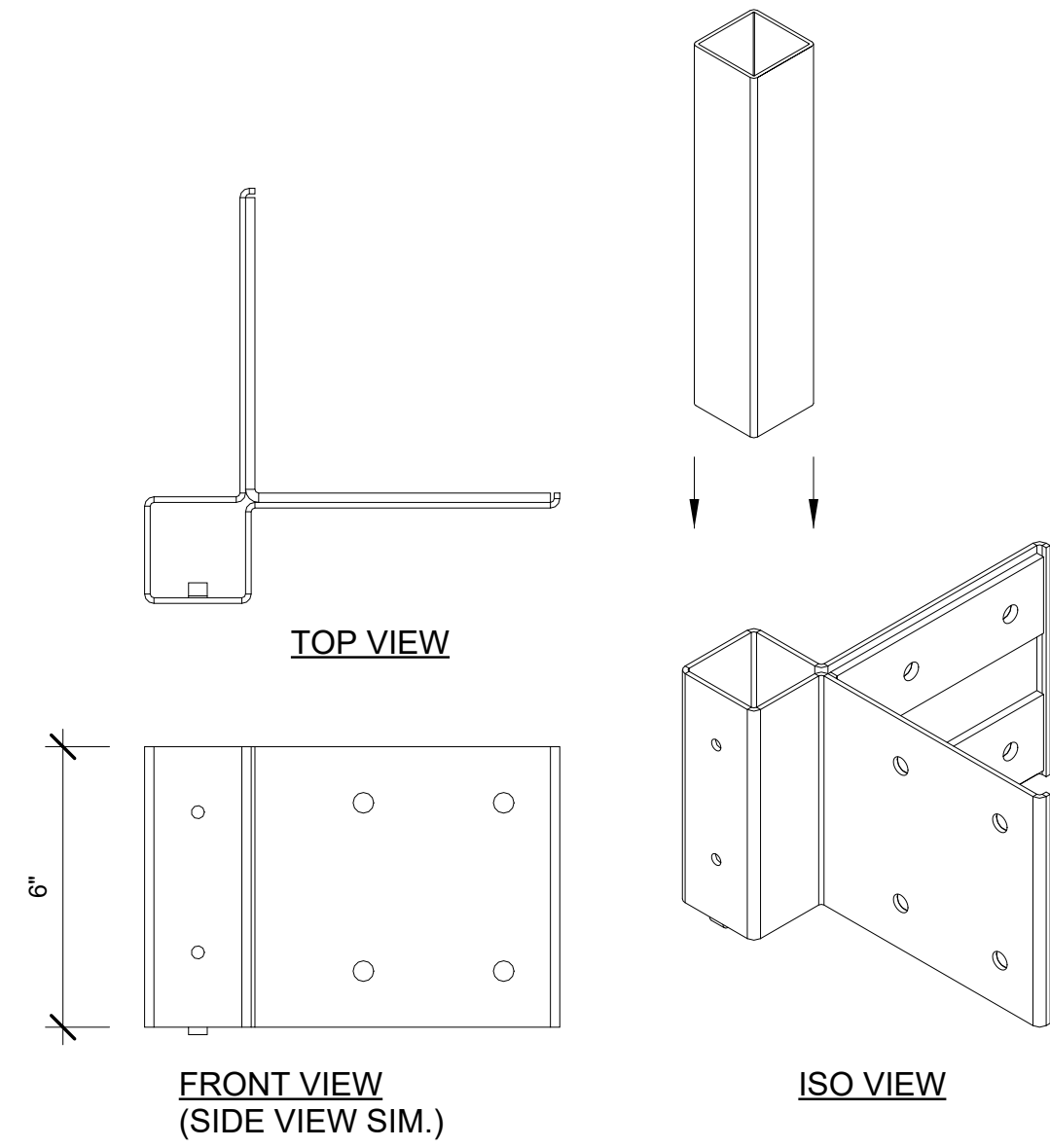
1 DECK RAILING DETAIL
1 1/2" = 1'-0"



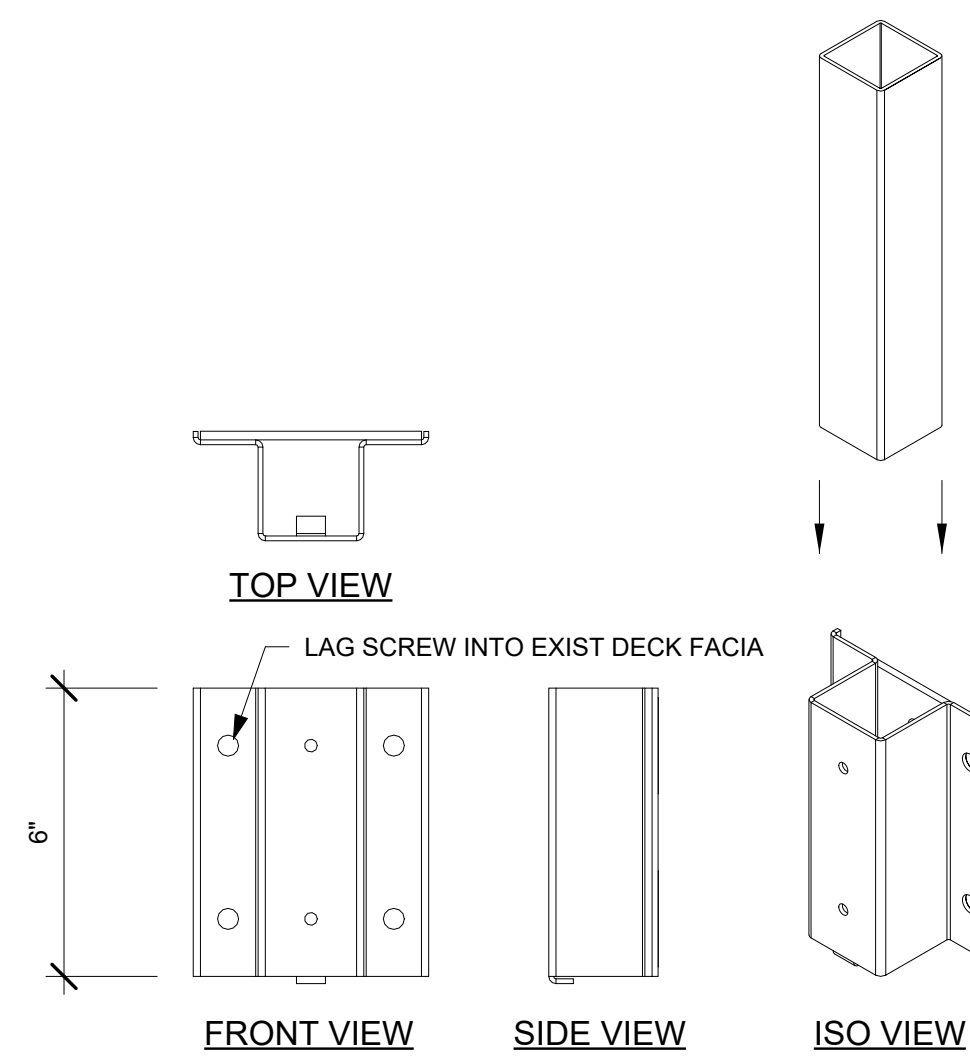
2 DECK DETAIL AT WALL
1 1/2" = 1'-0"



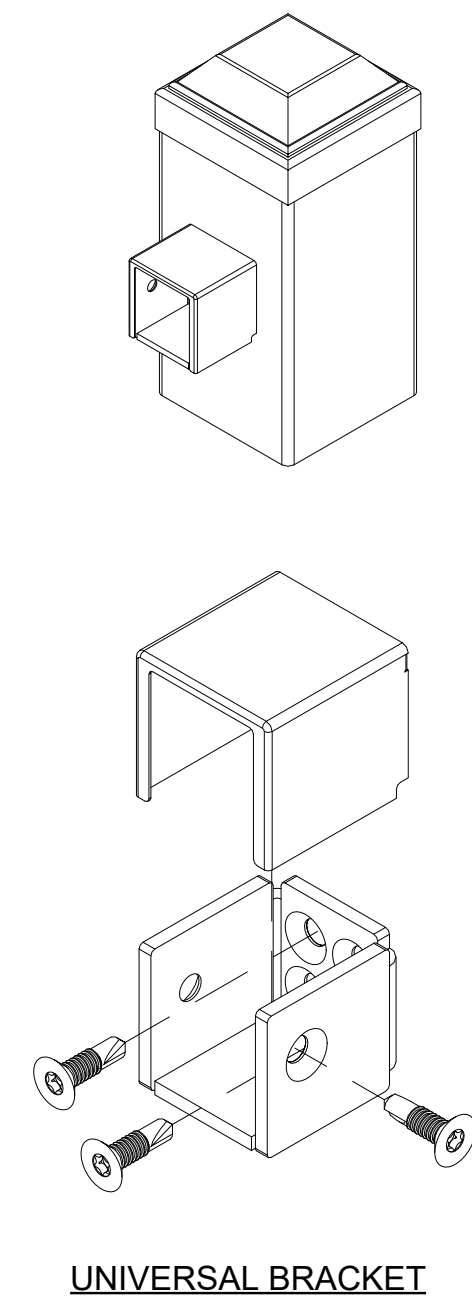
3 RAILING
1" = 1'-0"



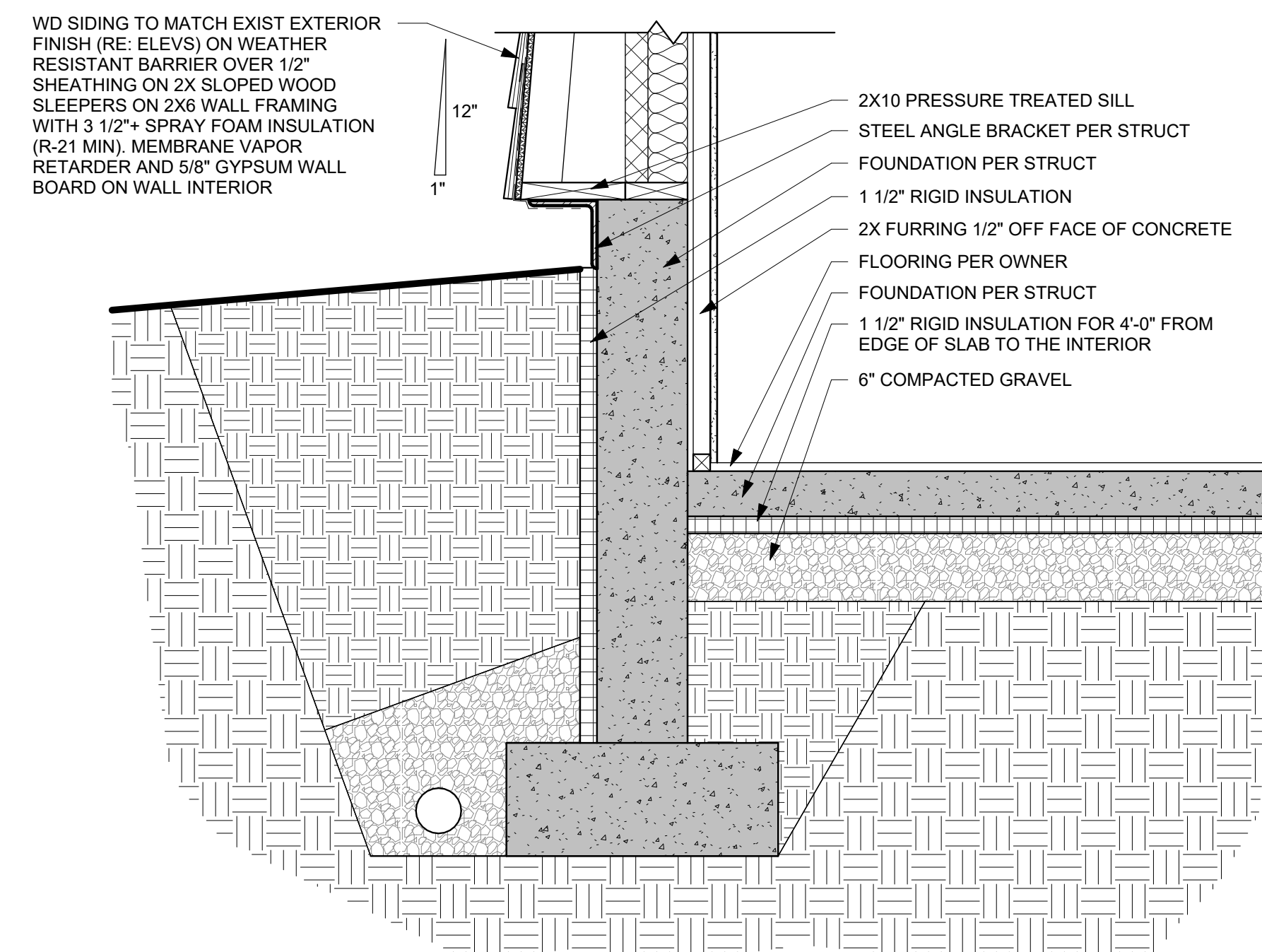
4 FACIA MOUNT BRACKET - OUTSIDE CORNER
3" = 1'-0"



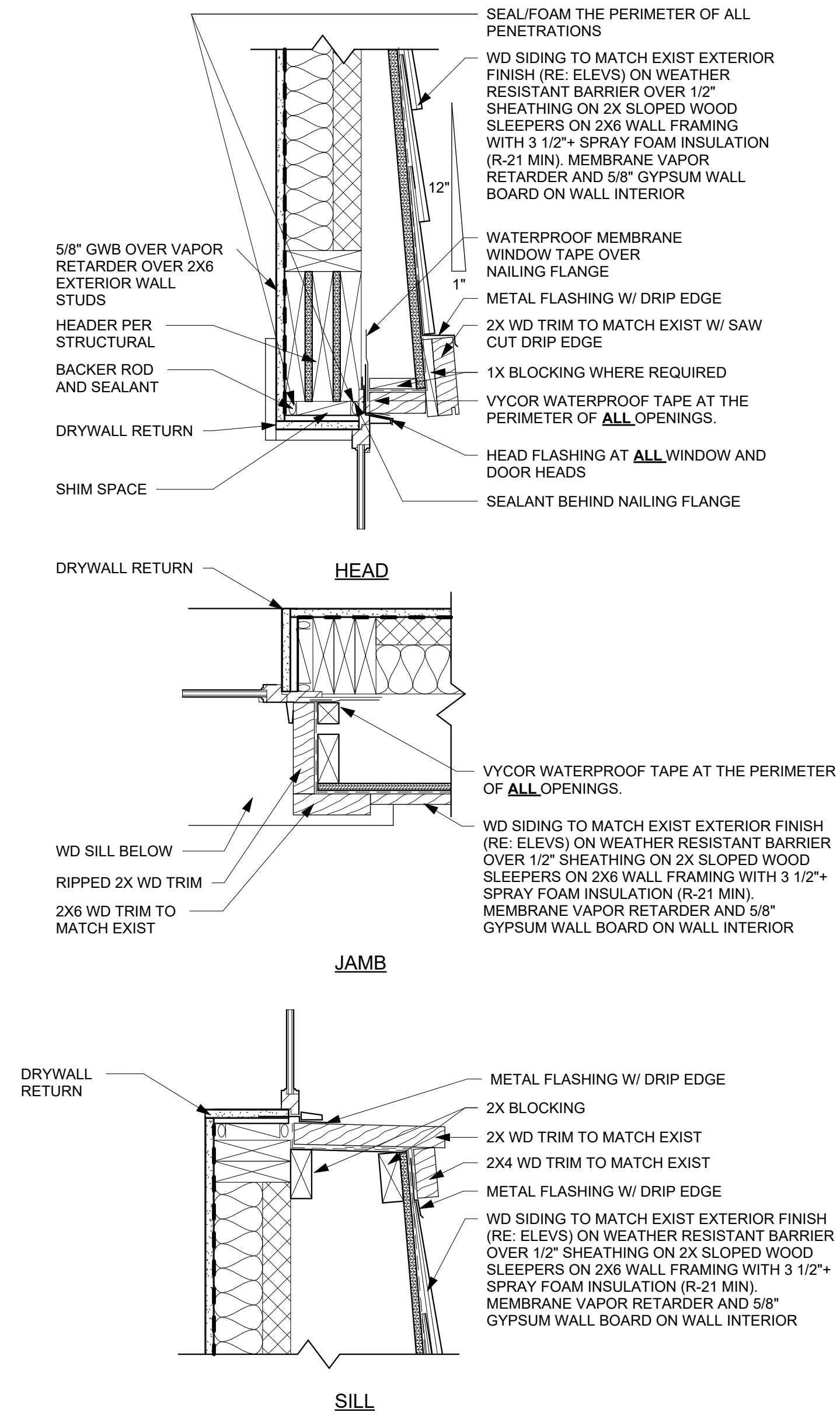
5 FACIA MOUNT BRACKET - STRAIGHT
3" = 1'-0"



6 RAILING CONNECTIONS
1 1/2" = 1'-0"



7 BASE OF WALL
1" = 1'-0"



8 WINDOW DETAILS
1 1/2" = 1'-0"

No.	Date	Revision

Cordillera Valley Club Design Review Board *Staff Memorandum*

Owner: Second Gen 13 LLC - Sergio Rok
Address: 1846 Beard Creek Trail
Legal Address: F7 L4
Architect: Bill Nutkins
Staff Contact: Allison Kent, AICP
DRB Hearing #1: January 22, 2025

Project Description

- Applicant is requesting an addition to an existing home in the 7 Eagles neighborhood.
- The addition is approximately 712 sq. ft. to the existing home.
- The proposed floor area addition is within the building envelope. However, the roof overhang encroaches beyond the building envelope and is approximately 4.7 ft. from the property line adjacent to the neighboring property. The roof overhang requires a deviation from the Design Guidelines.



ADDITION AND DEVIATION - January 22, 2025

Project Review

A. Architecture Comments

1. The existing 7 Eagles homes have locations where wood siding meets grade. However, due to the extent of the proposed addition, there are now much larger areas where wood siding will meet grade. The Design Guidelines state: *“Wood or metal shall not be allowed to come to grade if it is not at a hard surface. Copper may be used at grade with the approval of the DRB if detailed to function to protect the wall surface as stone would. This exception is meant to be used sparingly throughout the home.”* Exposed concrete foundations are not permitted. The DRB should provide input on the use of stone.
2. The proposed addition is shown with a 2.5:12 roof pitch. The Design Guidelines state: *“Roof forms shall be limited to low-pitched gable, shed, or double-pitch roofs in the range of 4:12 to 8:12. 3:12 roofs may be allowed, as well as other roof forms, such as curved roofs or flat roofs, at the discretion of the DRB.”* Existing secondary roof forms have pitches of 3:12. The lower pitch of the roof minimizes the height of the proposed addition, but the pitch is unique to the existing roof forms. The DRB should provide input on the roof pitch.
3. Any proposed lighting shall be shown on a separate lighting plan, with proposed fixtures and demonstrated compliance with dark sky requirements.
4. All colors and materials are proposed to match existing.

B. Site Plan and Landscape Plan Comments

1. No topographic survey or ILC was submitted with the plans. While this is not uncommon on some additions, due to the proximity to the property line, the applicant must submit a topographic survey of the area of the addition to ensure that the location of the improvements is correctly identified on the plans. Prior to construction, the shared property line must be staked in the field to ensure that there are no impacts to the adjacent property. All construction activity and site disturbance must be limited to the subject property.
2. The proposed roof overhang is located outside the building envelope and within 5 ft of the property line adjacent to the neighboring property. Staff is concerned that the proximity to the adjacent property is an important consideration and does decrease the distance between the homesites. Staff recommends the DRB provide input on the proposed deviation. The DRB must make the following findings to approve a deviation:
 - a) The proposed encroachment does not affect views from surrounding homesites;
 - b) The proposed encroachment does not substantially reduce the distance between homesites on lots;
 - c) The proposed encroachment allows for a more sensitive design solution by minimizing site grading, the loss of mature vegetation, and/or other considerations, and

- d) The proposed encroachment will allow for a design that is consistent with the overall design philosophy and design style for the Cordillera Valley Club.

C. Public Comment

Public notice to adjacent properties was provided on January 7, 2025. The adjacent property owners at 1848 Beard Creek Trail called to ask questions about the proposal. Due to the proximity to their property line, they have requested additional time to review and discuss the proposal to understand the impact on their home. The applicant has agreed to table the application.

D. Staff Recommendation

Staff recommends tabling of the Addition and Deviation for the Rok Residence, subject to the following conditions:

1. Prior to the next submittal, the applicant must submit a stamped topographic survey of the general area of the addition.
2. The applicant must address the comments provided in this staff memorandum and any DRB comments prior to the next review.
3. All materials and colors to match existing.
4. Any proposed exterior lighting must be shown on an exterior lighting plan, demonstrate compliance with the Design Guidelines, and be submitted to staff for review.
5. Prior to the refund of the compliance deposit, an ILC must be submitted to staff demonstrating compliance with the approved plans.
6. General Condition: Compliance with the CVC Design Guidelines and process is not a substitute for compliance with Eagle County regulations, State regulations, or Federal regulations. Additional permits and approvals may be required by these agencies prior to commencing any work on the property. The property owner and its agents are responsible for ensuring compliance with all local, state, and federal regulations.

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:

- | | |
|--|---|
| <input type="checkbox"/> New Construction | <input type="checkbox"/> Modification to Approved Plans |
| <input checked="" type="checkbox"/> Addition of Livable Space | <input type="checkbox"/> Wildfire Mitigation |
| <input type="checkbox"/> Modification without Addition of Space
(ie. Deck Addition, Hot Tub Addition, etc.) | <input type="checkbox"/> Minor Modification
(ie. Landscape, Color Change, Rec Equipment, etc.) |
| <input checked="" type="checkbox"/> Improvements Outside of Building Envelope | <input type="checkbox"/> Extension of Final Approval (1-year) |
| <input type="checkbox"/> Building Envelope Adjustment | |

Name of Project: 1846 Beard Creek Addition

General Description of the Project: addition of 2 bedrooms and 2 bathrooms on main level on the north side behind the garage and main living area. The addition will be in place of an existing patio - we will have a deviation for the encroachment of a corner of the roof overhang into the building envelope.

LOCATION

Lot: 4 Filing: 7 Street Address: 1846 Beard Creek Trail

CONTACT INFORMATION

Owner Name: Second Gen 13 LLC, Sergio Rok

Mailing Address: 19790 W Dixie Hwy PH1, Aventura, FL

Phone: 305-377-4921

Email: sergio@rok.com

Owner Signature: _____

Date: 1/16/25

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: Bill Nutkins

Mailing Address: p.o. box 634 Edwards, CO 81632

Phone: 970-471-0698

Email: bnutkins@ndg-inc.com

Architect Name: Bill Nutkins

License#: 403359

Mailing Address: P.O. Box 634 Edward, CO 81632

Phone: 970-471-0698

Email: bnutkins@ndg-inc.com

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:

William Nutkins

From: Sergio Rok <sergio@rok.com>
Sent: Monday, January 6, 2025 7:21 AM
To: William Nutkins
Cc: Rob Moskowitz; Steven Sager
Subject: Fwd: 1846 & 1912 Beard Creek Trail - DRB Submittal Remodel Plans. Approval Seven Eagles

Bill:

The Seven Eagles board has approved the 2 plans below. I am President of the board and you can move forward with the DRB submittal for their approval.

Thanks.

Sergio Rok
President of Seven Eagles Association

Subject: 1846 & 1912 Beard Creek Trail - DRB Submittal Remodel Plans

1846 - https://www.dropbox.com/scl/fi/xemu2kfe411648q59ez4q/2025-0105_1846-Beard-Creek-DRB-Submittal.pdf?rlkey=7vojgo8qb9dgl884qeeixkfp&dl=0

1912 - https://www.dropbox.com/scl/fi/thpnd5so3r1gs2oxmkial/2025-0105_1912-Beard-Creek-DRB-Submittal.pdf?rlkey=95f9mhgv9hibfl0yirl8jtukc&dl=0

From: Brad Anderson brad@fruition.net
Subject: Re: 1912 & 1846 Beard Creek Trail - DRB Submittal
Date: January 17, 2025 at 2:19 PM
To: Allison Kent allison@mpgvail.com
Cc: Christy Anderson christy.anderson@fruition.net



Hi Allison,

As we've discussed on the phone, we're unsure how this project will affect our property (1848 Beard Creek) without visual markers (such as staking) and renderings, and being able to walk the property with the architect. We're also planning a similar addition, and we need to see how both projects align to fully understand the overall impact. We would expect the Design Review Board would also want to understand both projects in conjunction with each other.

Thank you for the introduction to Bill Nutkins. We will be meeting with him on January 28th to walk the property to understand the visual and structural impact of this proposed project based on the 2 patios bordering the proposed expansion, and also how it would impact our plans. As you know, we didn't have notice of this project until you reached out, so we appreciate some time to accomplish these tasks.

Thank you for your consideration.

Sincerely,
Brad Anderson
303-886-9788

On Wed, Jan 8, 2025 at 8:48 AM Allison Kent <allison@mpgvail.com> wrote:
Hi Brad and Christy -

Here's the submittal that included the letter from Sergio for HOA approval.

Allison Kent, AICP
Mauriello Planning Group
970.390.8530
www.mpgvail.com

Begin forwarded message:

From: William Nutkins <bnutkins@ndg-inc.com>
Subject: 1912 & 1846 Beard Creek Trail - DRB Submittal
Date: January 6, 2025 at 2:29:18 PM MST
To: "allison@mpgvail.com" <allison@mpgvail.com>

Allison,

I hope you don't mind but I am sending these in one email. Below are links to the drawings for each home and attached are the application materials for each home as well. I will drop off the mailings and the fee checks this afternoon by 4:30 pm. Let me know if you have any questions. Thanks.

1846 Beard Creek Trail -

https://www.dropbox.com/scl/fi/wap2gbvqageany1u2b1zr/2025-0106_1846-Beard-Creek-DRB-Submittal.pdf?rlkey=gsa1pnzszy5pxvgsvta71cbvf&dl=0

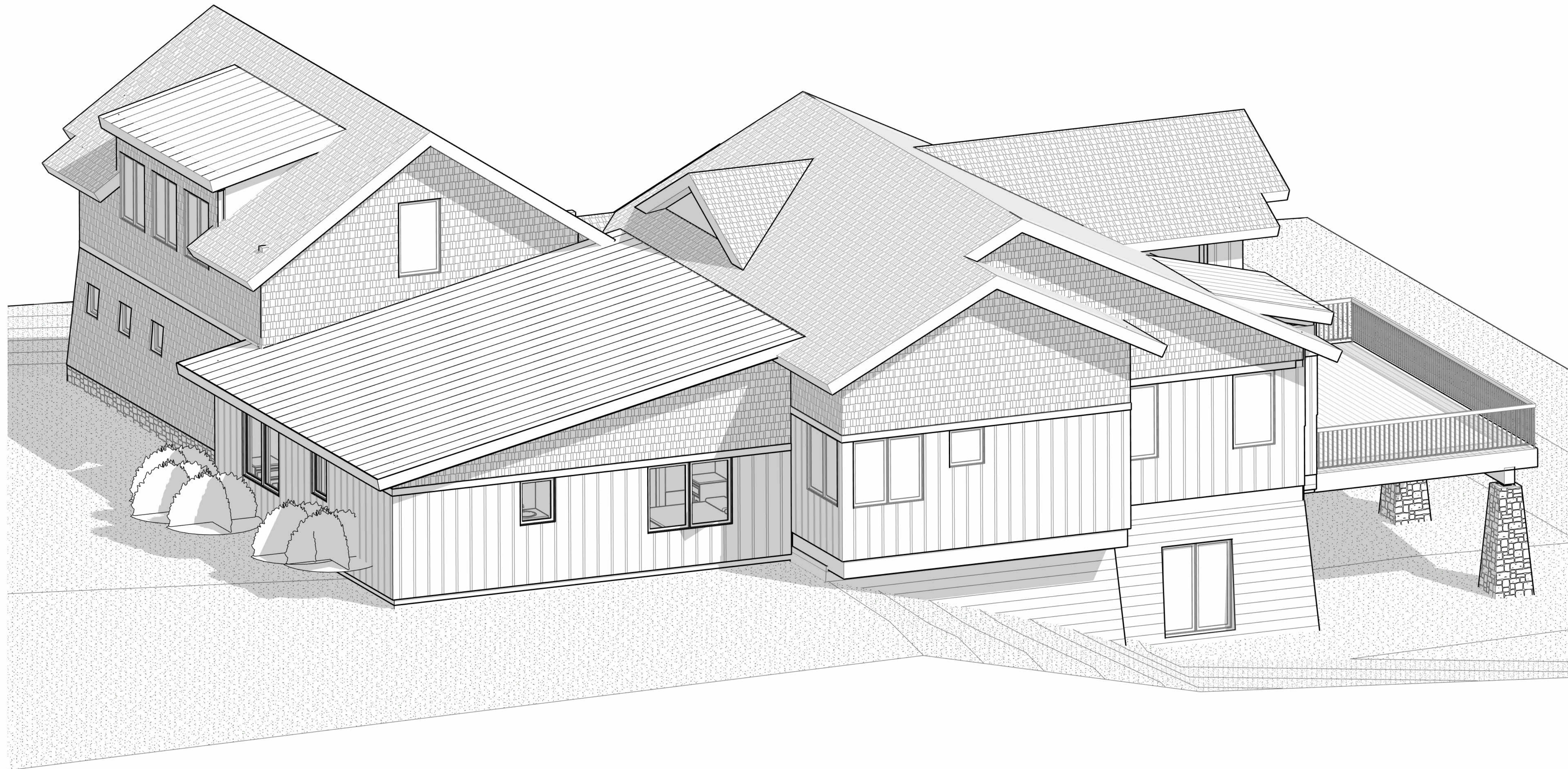
1912 Beard Creek Trail - https://www.dropbox.com/scl/fi/thpnd5so3r1gs2oxmkial/2025-0105_1912-Beard-Creek-DRB-Submittal.pdf?rlkey=95f9mhgv9hibfl0yirl8jtukc&dl=0

Bill Nutkins, AIA
NDG Architecture
PO Box 634
Edwards, CO 81632
P - (970) 471-0698
www.ndg-inc.com

CUSTOM HOME ADDITION

CORDILLERA VALLEY CLUB FIL 7 LOT 4
1846 BEARD CREEK TRAIL
EDWARD, CO 81632

DRB Submittal - 01/06/2025



NDG
ARCHITECTURE
PROFESSIONAL ARCHITECTS | 1846 BEARD CREEK TRAIL, EDWARDS, CO 81632

**NOT FOR
CONSTRUCTION**
SEAL

Custom Home Addition
CORDILLERA VALLEY CLUB FIL 7 LOT 4
1846 BEARD CREEK TRAIL
EDWARDS, CO 81632

Job #
2024-020

Issue Date
DRB Submittal - 01/06/2025

Drawing Name
COVER

No.

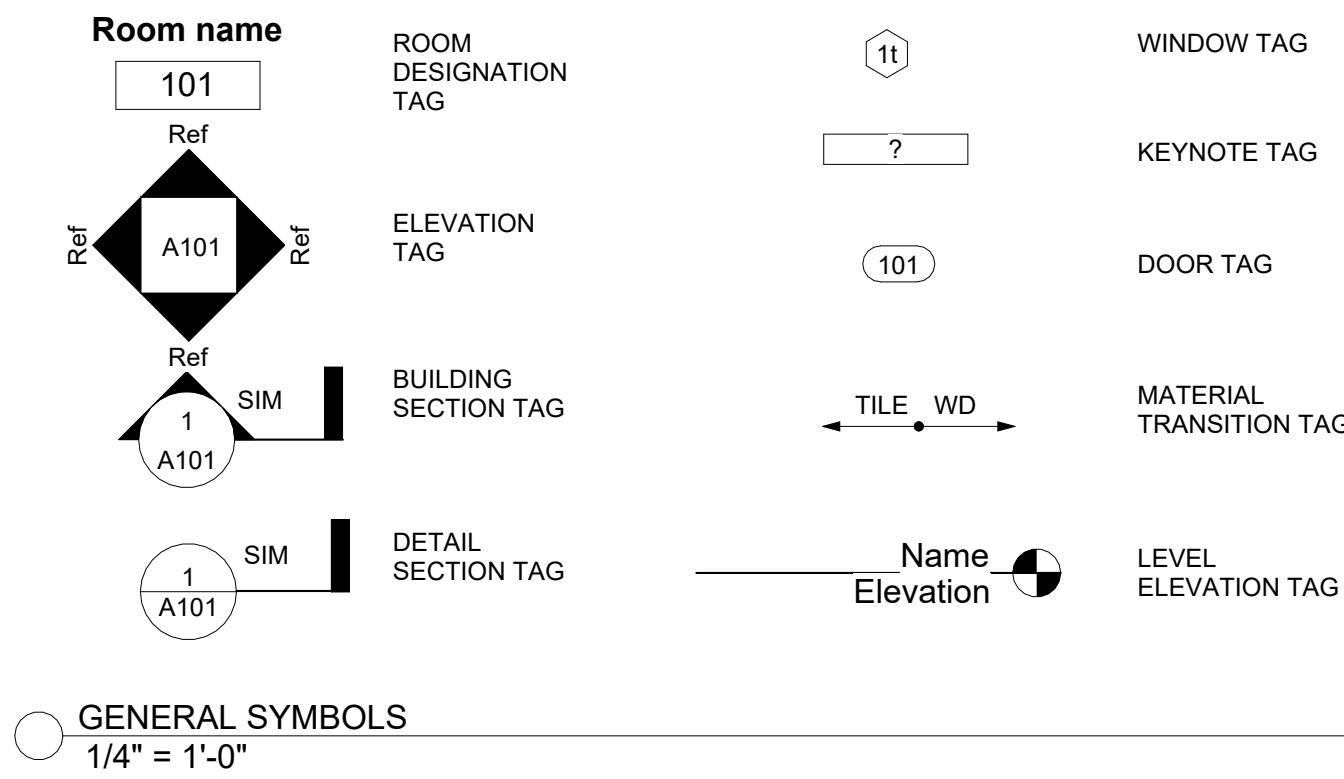
Date

Revision

A000

Sheet List	
Sheet Number	Sheet Name
D202	DEMO MAIN LEVEL PLAN
A000	COVER
A001	GENERAL NOTES & WALL TYPES
A002	PHOTOS
SURVEY	SURVEY
A101	SITE PLAN
A103	LANDSCAPE PLAN
A104	CONSTRUCTION MANAGEMENT PLAN
A200	AREA PLANS
A201	LOWER LEVEL PLANS
A202	MAIN LEVEL PLANS
D203	DEMO ROOF PLAN
A203	REMODEL ROOF PLAN
A301	SOUTH EXT. ELEVATIONS
A302	EAST EXT. ELEVATIONS
A401	BUILDING SECTIONS
A501	CONSTRUCTION DETAILS

GENERAL SYMBOLS



GENERAL NOTES:

- Do not scale drawings.
- Dimensions to face of stud and/or concrete foundation unless noted otherwise.
- Thorough effort is made to provide a complete and clear set of construction documents. In the case of discrepancies, omissions, or missing information required to complete construction Contractor to contact Architect and/or Engineer for clarification.
- Contractor to provide shop drawings for review by Engineer/Architect/Interior Designer for the following but not limited to: steel beams, steel columns, steel connections, casework, trusses.
- Refer to manufactures shop drawings for exact window and door rough openings.

WALL SYSTEMS:

- Typical foundation wall to W-1, u.n.o.
- Typical exterior wall to be Type W-2, u.n.o.
- Typical furring wall to be W-3, u.n.o.
- Typical interior walls to be either W-4 or W-5, u.n.o.
- Typical double wall to be W-6, u.n.o.

FLOOR SYSTEMS:

- Lower Level: Concrete slab on Grade on 6 mil. or 3 mil. cross-laminated vapor barrier - See Structural for slab requirements

FRAMING NOTES:

- Provide all necessary blocking in stud cavities in walls and ceiling for the following locations, but not limited to, toilet and bath accessories, wall and ceiling mounted electrical fixtures, window treatments, closet rod and shelf, cabinetry, and countertops.
- All exterior sill plates on concrete to be pressure treated to be separated from concrete with DOW - sill seal.
- Any gaps between sill plate and concrete greater than 1/4" to be shimmed w/ metal shims and to be foamed with expanding urethane.
- Framing gaps not able to be insulated to be foamed with expanding urethane spray foam.
- Window and Door Jamb gaps to be foamed with expanding urethane spray foam.
- All steel located below and exposed to grade to be coated with bituminous damproofing.

DRYWALL AND PAINT:

- All drywall to be shimmed and screwed.
- Drywall to have a Level 4 finish min. No joints, tape marks, screw heads, or patches should be visible. Provide sample for approval.
- Drywall texture to match exist. Provide sample for approval.
- Drywall corners and transitions to match exist.
- Paint to be of high quality acrylic, 2 coats over 1 coat latex primer. Color to be determined by Owner.

MECHANICAL & PLUMBING NOTES:

- All Mechanical Systems to be design-build.
- Coordinate all mechanical to fit within ceiling, floor, and wall cavity spaces.
- Primary heating to be forced air heat from existing system mechanical contractor to verify existing system is sufficient to handle new area.
- Plumbing fixtures and fittings to be chosen by Owner. All finishes are to be the same as main fitting or adjacent fittings. RE: Interior drawings.
- Hot water should be on an insulated hot water re-circulation line and pump.
- Drain lines running in walls adjacent to living spaces to be in cast iron, transitioning to PVC below slab.
- Supply lines should be properly sized and run independently as required to prevent temperature change at the shower when other plumbing fixtures are being used.
- Supply lines whether in-floor or wall, drain traps, or outlets should not be located as to interfere with roll out shelves in base cabinets.
- Mechanical sub-contractor to provide the following information when applying for permit:
 - Design Criteria
 - System specs, including equipment types, sizes, and efficiencies.
 - Equipment and system controls specification/cut sheets.

CODE INFORMATION:

ALL WORK WILL BE COMPLETED IN ACCORDANCE WITH THE LATEST ADOPTED EDITIONS OF THE:
 2018 INTERNATIONAL BUILDING CODE
 2018 INTERNATIONAL RESIDENTIAL CODE
 2018 INTERNATIONAL FIRE CODE
 2018 INTERNATIONAL PLUMBING CODE
 2018 INTERNATIONAL MECHANICAL CODE
 2018 INTERNATIONAL FUEL GAS CODE
 2018 INTERNATIONAL ENERGY CONSERVATION CODE

OCCUPANCY CLASS:

GROUP R3/310.5

TYPE OF CONSTRUCTION:

TYPE VB/602.5
 SEPARATIONS PER R302.5

CLIMATE ZONE:

6B PER N1101.7

THERMAL ENVELOPE:

Prescriptive Method - Equals exterior walls & roof or ceilings @ trusses.

PROJECT INFO:

LOCATION:

cordillera valley club Fil 7 Lot 5
 1844 Ceard Creek Trail
 Edwards, CO 81632

DATUM REFERENCE:

T.O. Plywood 100'-0" = 7247.0' USGS
 LOT ACREAGE - 0.275 Acres
 # OF STORIES - 2

PROJECT DIRECTORY:

OWNER:
 Marty & Hilli Sheck
 1446 Presidential Way
 Miami, FL 33179

ARCHITECT:
 NDG Architecture
 PO Box 634
 Edwards, Co 81632
 (970) 471-0698
 Bill Nutkins, AIA, NCARB
 bnutkins@ndg-inc.com

STRUCTURAL ENGINEER:

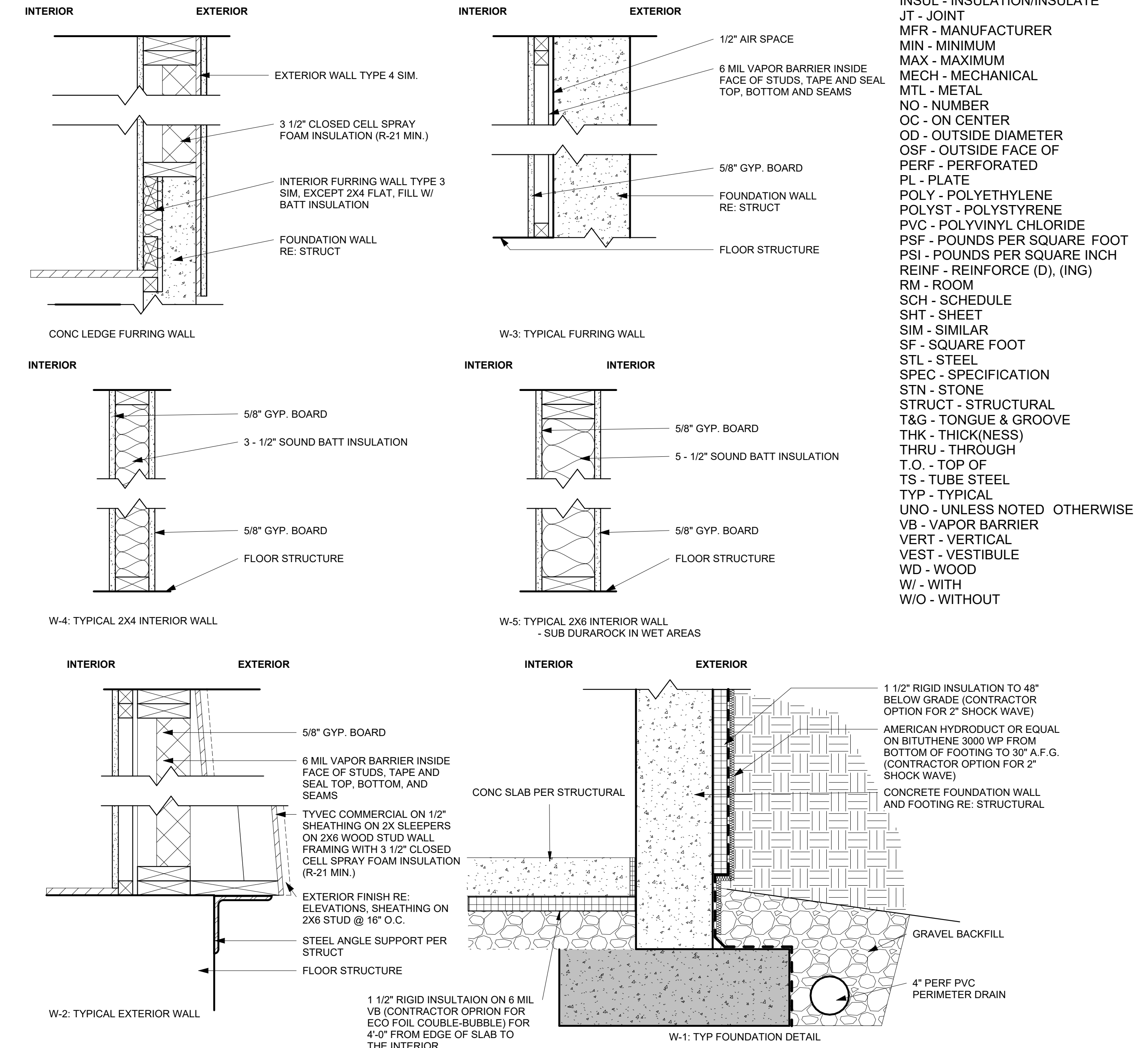
IMEG
 70 Benchmark Road
 Avon, CO 81620
 (970) 949-7768
 Leslie J. Wyse
 Leslie.J.Wyse@imegcorp.com

CONTRACTOR:

Rocky Mountain Creations
 PO Box 484
 Wolcott, CO 81655
 Jimmy DeLong
 jardelong@aol.com

ABBREVIATIONS

AFF - ABOVE FINISHED FLOOR
 ALUM - ALUMINUM
 AB - ANCHOR BOLT
 ARCH - ARCHITECT(URAL)
 BM - BEAM
 BRG - BEARING
 BRD - BOARD
 B.O. - BOTTOM OF
 BLDG - BUILDING
 CLG - CEILING
 CL - CENTER LINE
 C-C - CENTER TO CENTER
 CPT - CARPET
 COL - COLUMN
 CONC - CONCRETE
 CONT - CONTINUOUS, CONTINUE
 CJ - CONTROL JOINT
 DTL - DETAIL
 DIAG - DIAGONAL
 DIA - DIAMETER
 DW - DISHWASHER
 DWG - DRAWING
 EA - EACH
 ELEC - ELECTRIC(AL)
 ELEV - ELEVATION
 EXIST - EXISTING
 EXP - EXPANSION
 EXT - EXTERIOR
 FD - FLOOR DRAIN
 FG - FIBERGLASS
 FF - FINISHED FLOOR
 FT - FEET
 FLUOR - FLUORESCENT
 FP - FIREPLACE
 GA - GAUGE
 GYP - GYPSUM
 GWB - GYPSUM WALL BOARD
 HT - HEIGHT
 HORZ - HORIZONTAL
 HR - HOUR
 HW - HOT WATER
 INSUL - INSULATION/INSULATE
 JT - JOINT
 MFR - MANUFACTURER
 MIN - MINIMUM
 MAX - MAXIMUM
 MECH - MECHANICAL
 MTL - METAL
 NO - NUMBER
 OC - ON CENTER
 OD - OUTSIDE DIAMETER
 OSF - OUTSIDE FACE OF
 PERF - PERFORATED
 PL - PLATE
 POLY - POLYETHYLENE
 POLYST - POLYSTYRENE
 PVC - POLYVINYL CHLORIDE
 PSF - POUNDS PER SQUARE FOOT
 PSI - POUNDS PER SQUARE INCH
 REINF - REINFORCE (D), (ING)
 RM - ROOM
 SCH - SCHEDULE
 SHT - SHEET
 SIM - SIMILAR
 SF - SQUARE FOOT
 STL - STEEL
 SPEC - SPECIFICATION
 STN - STONE
 STRUCT - STRUCTURAL
 T&G - TONGUE & GROOVE
 THK - THICK(NESS)
 THRU - THROUGH
 T.O. - TOP OF
 TS - TUBE STEEL
 TYP - TYPICAL
 UNO - UNLESS NOTED OTHERWISE
 VB - VAPOR BARRIER
 VERT - VERTICAL
 VEST - VESTIBULE
 WD - WOOD
 W/ - WITH
 W/O - WITHOUT



NDG ARCHITECTURE

NOT FOR
CONSTRUCTION
SEAL

Cusom Home Addition
 CORDILLERA VALLEY CLUB FIL 7 LOT 4
 1846 BEARD CREEK TRAIL
 EDWARDS, CO 81632

Job #
2024-020
 Issue Date
DRB Submittal - 01/06/2025

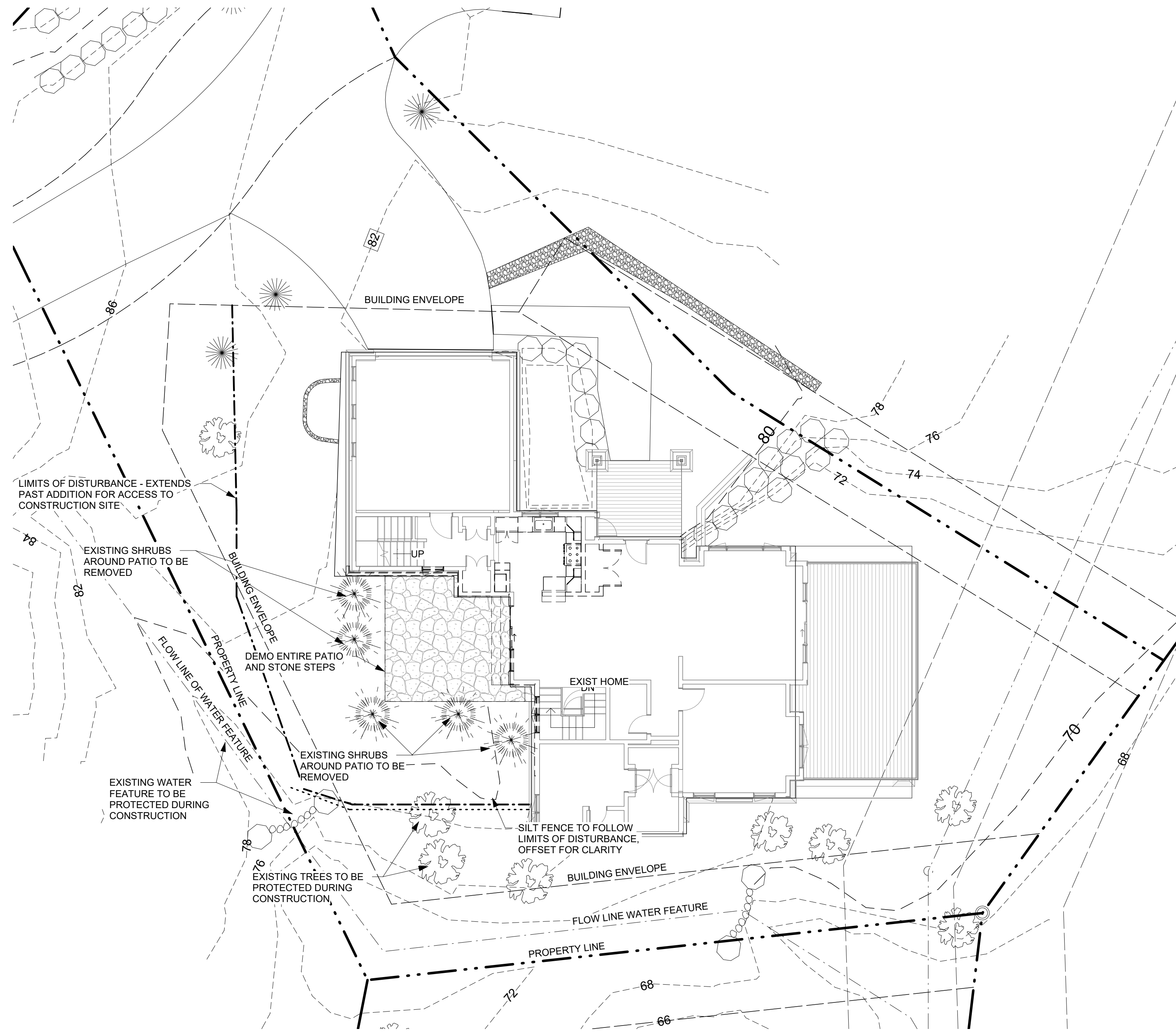
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GENERAL NOTES
& WALL TYPES

No.	Date	Revision

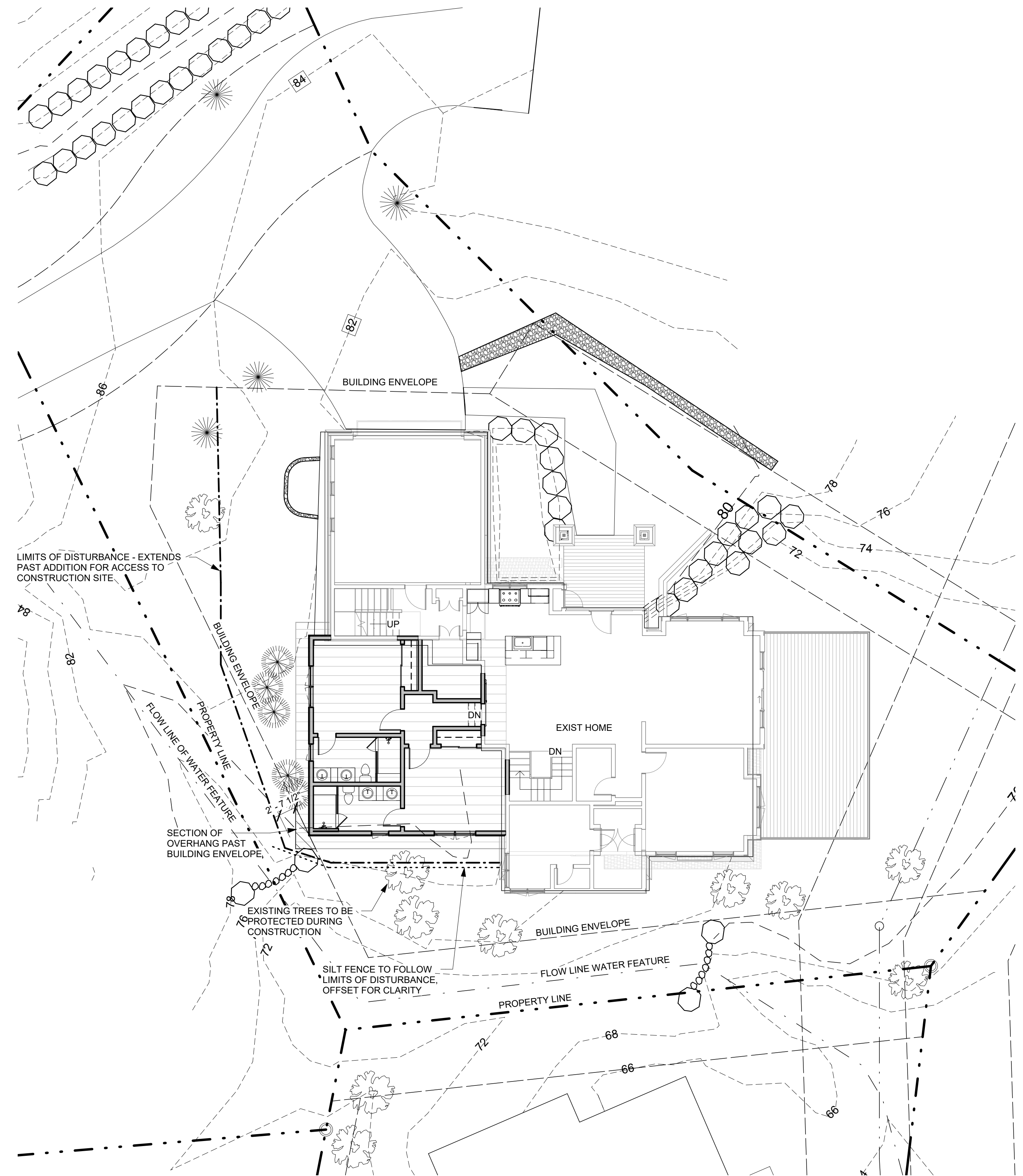
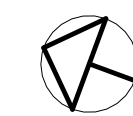
A001



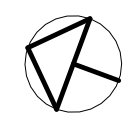
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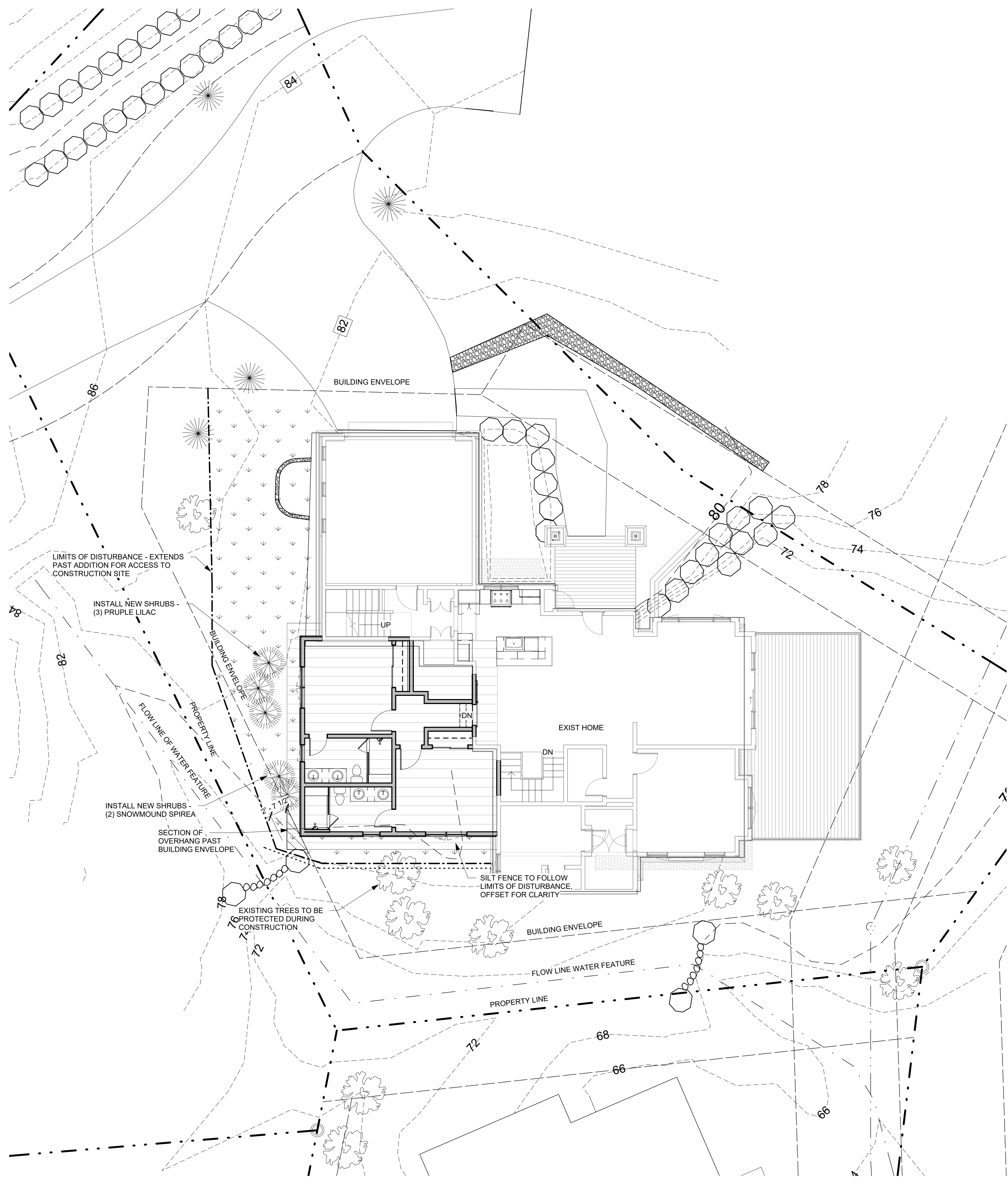
1 EXIST SITE PLAN
1" = 10'-0"

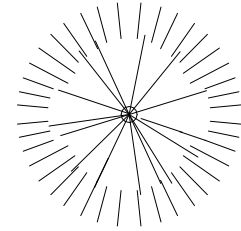
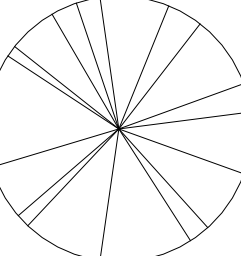
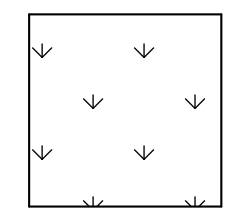
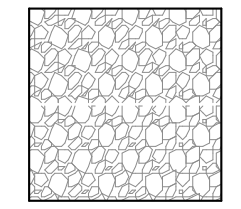
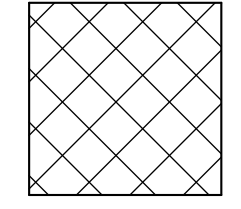


2 PROPOSED SITE PLAN
1" = 10'-0"



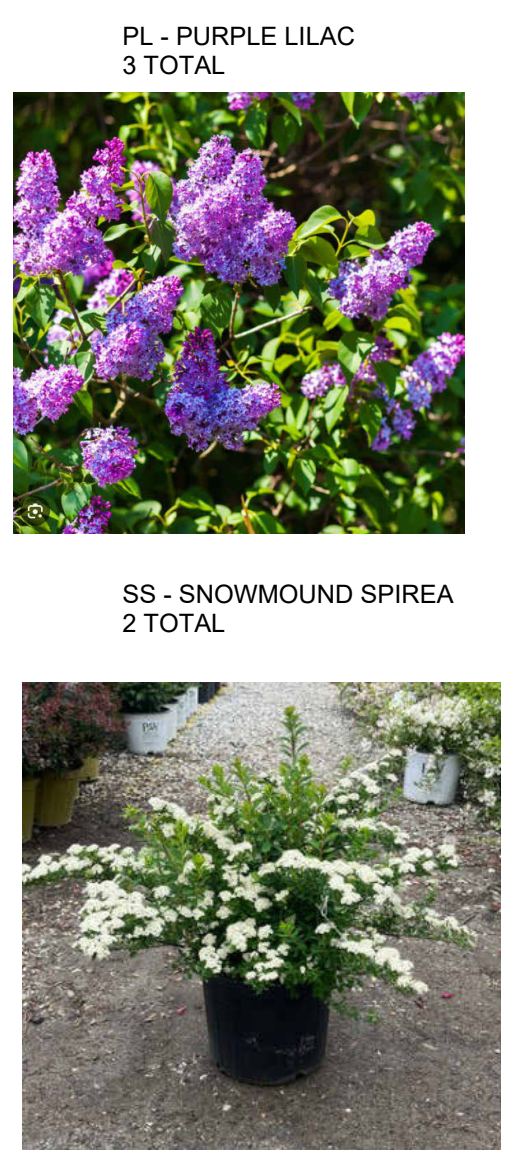
Revision No.	Date



-  MIXED SHRUBS
-  DECIDUOUS / ORNAMENTAL TREES
-  SOD TO MATCH ADJACENT AREA
-  GRAVEL TO MATCH ADJACENT AREA
-  MULCH BED

* LANDSCAPE PLAN IS PRELIMINARY.

LANDSCAPE LEGEND
1/4" = 1'-0"



1 PROPOSED LANDSCAPE PLAN
1/8" = 1'-0"

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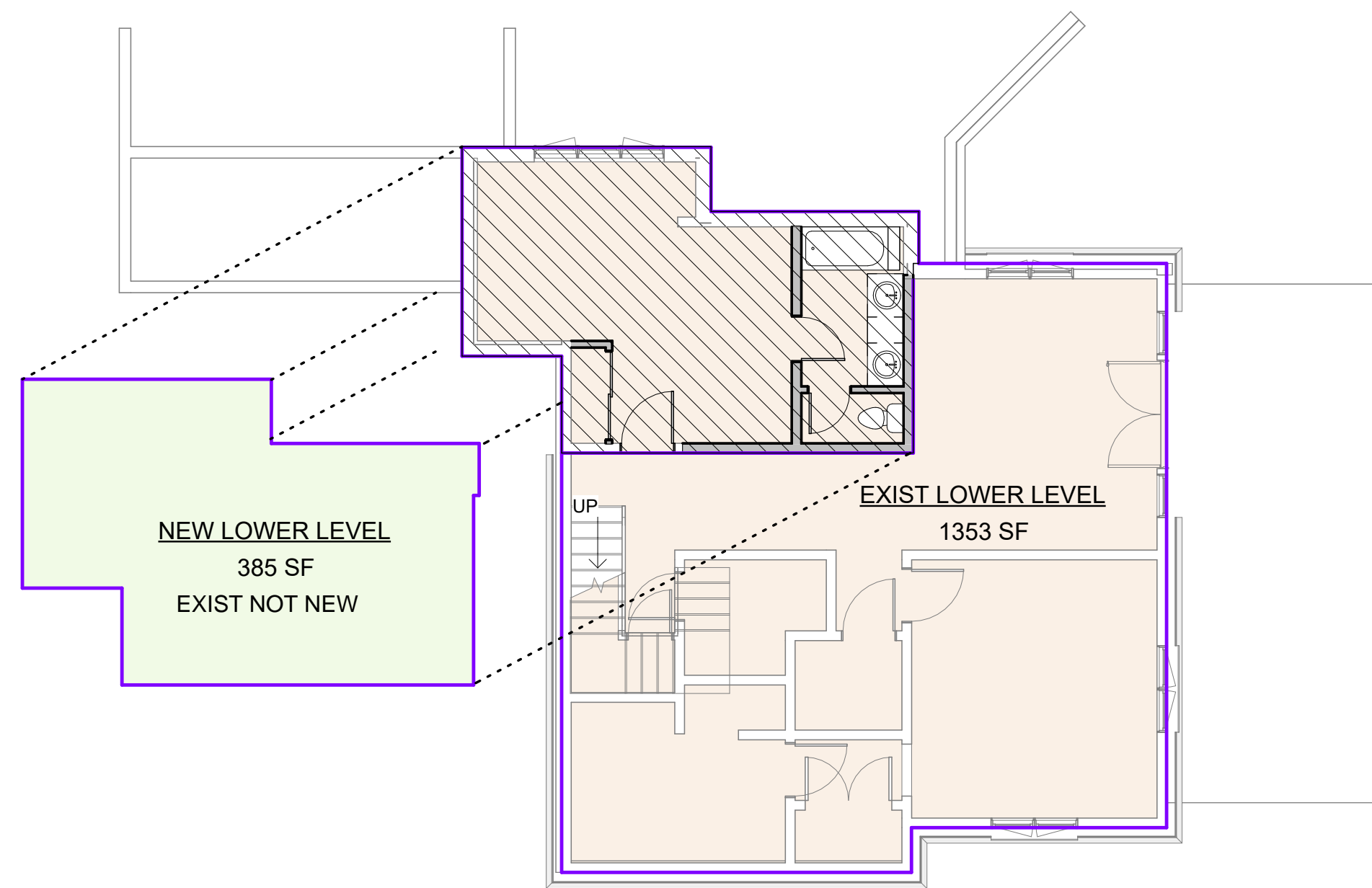
Cusom Home Addition
CORDILLERA VALLEY CLUB FIL 7 LOT 4
1846 BEARD CREEK TRAIL
EDWARDS, CO 81632

Job #
2024-020
Issue Date
DRB Submittal - 01/06/2025

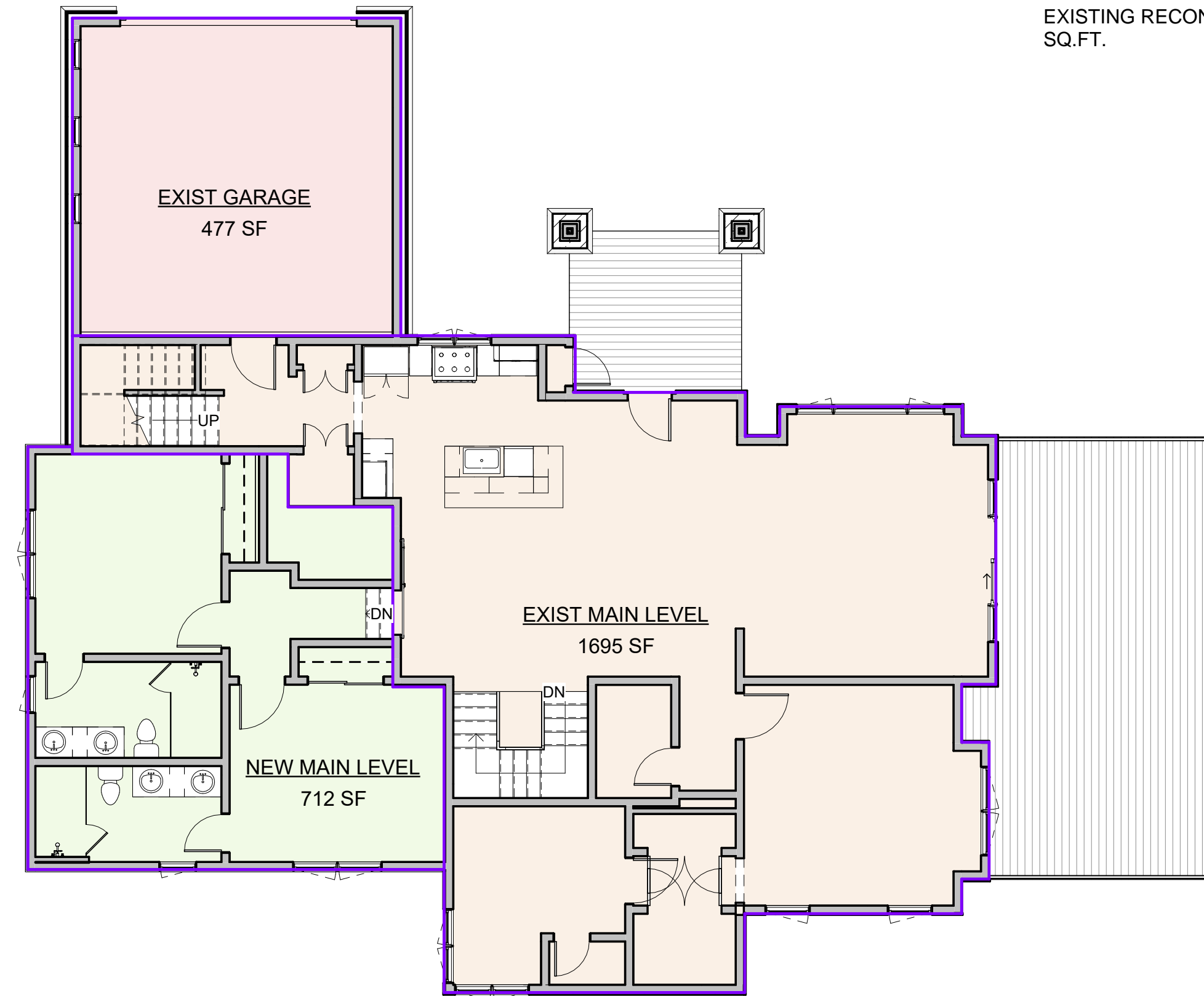
Drawing Name
LANDSCAPE PLAN

Revision	No.	Date

A103



① LOWER LEVEL - AREA PLAN
1/8" = 1'-0"



② MAIN LEVEL - AREA PLAN
1/8" = 1'-0"

EXISTING RECONFIGURED
SQ.FT.

EXISTING AREA SCHEDULE	
Name	Area
EXIST LOWER LEVEL	1353 SF
EXIST MAIN LEVEL	1695 SF
Grand total: 2	3048 SF

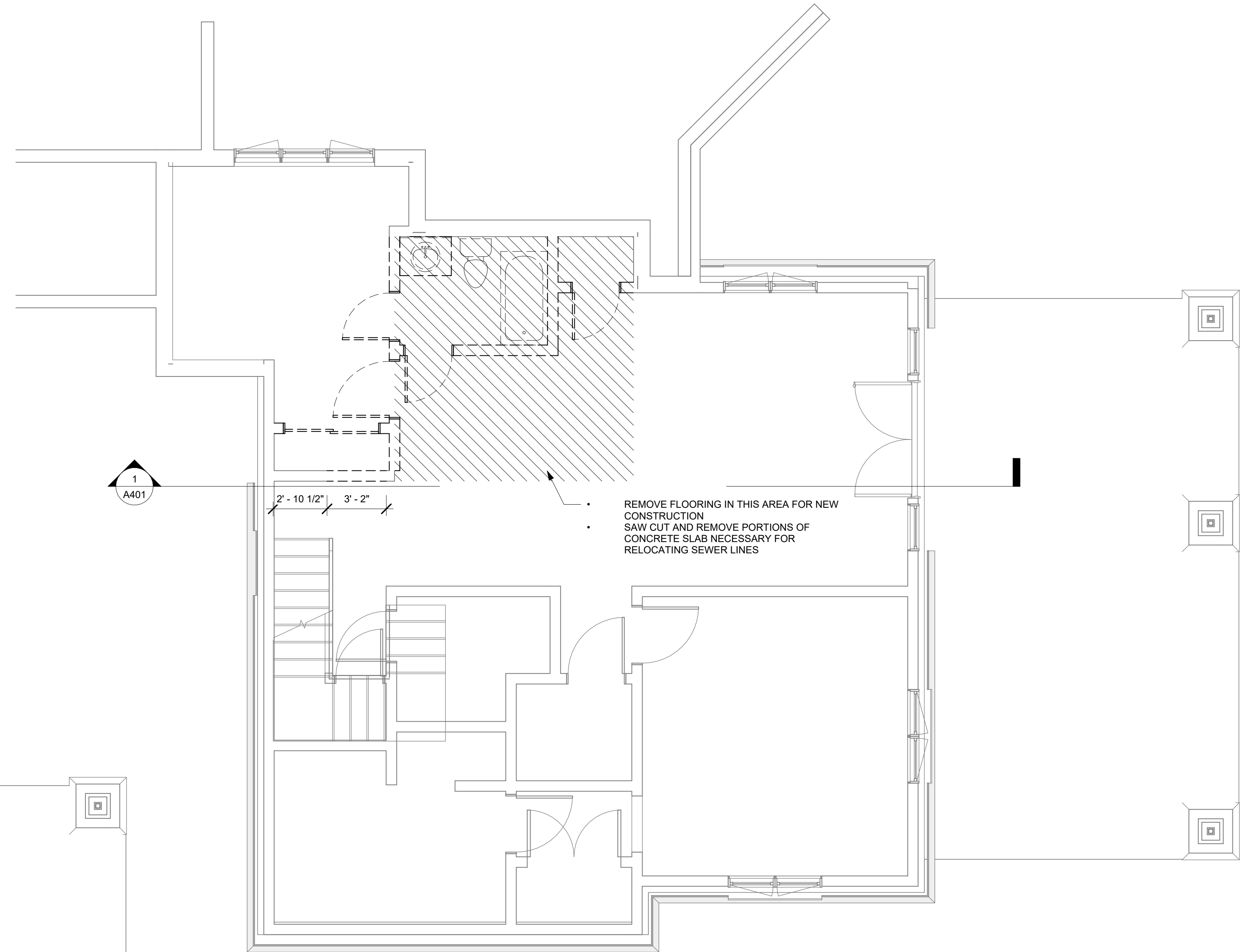
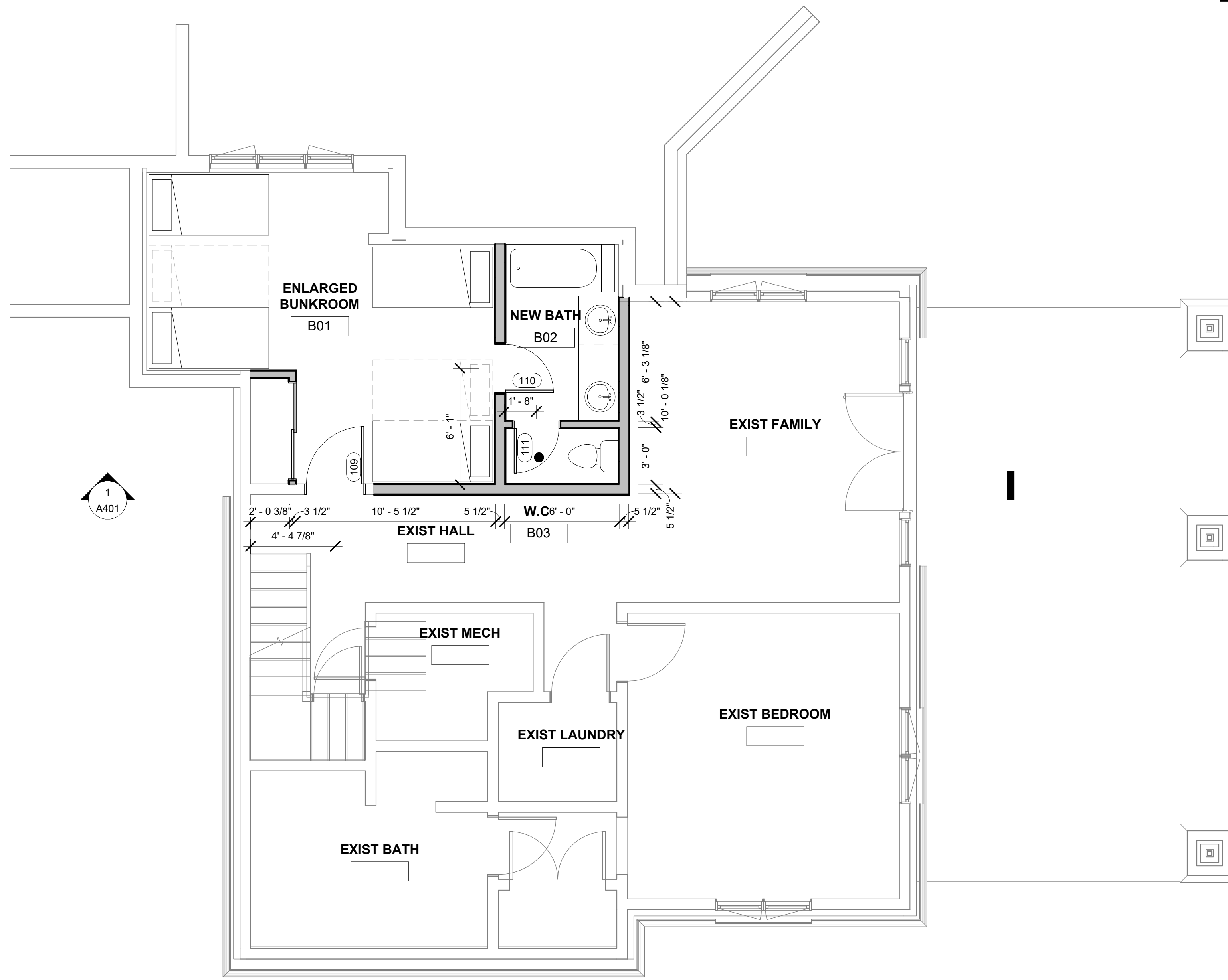
EXIST LOWER LEVEL	1353 SF
EXIST MAIN LEVEL	1695 SF
Grand total: 2	3048 SF

NEW AREA SCHEDULE	
Name	Area
NEW LOWER LEVEL	385 SF
NEW MAIN LEVEL	712 SF
Grand total: 2	1098 SF

NEW LOWER LEVEL	385 SF
NEW MAIN LEVEL	712 SF
Grand total: 2	1098 SF

GENERAL NOTES:

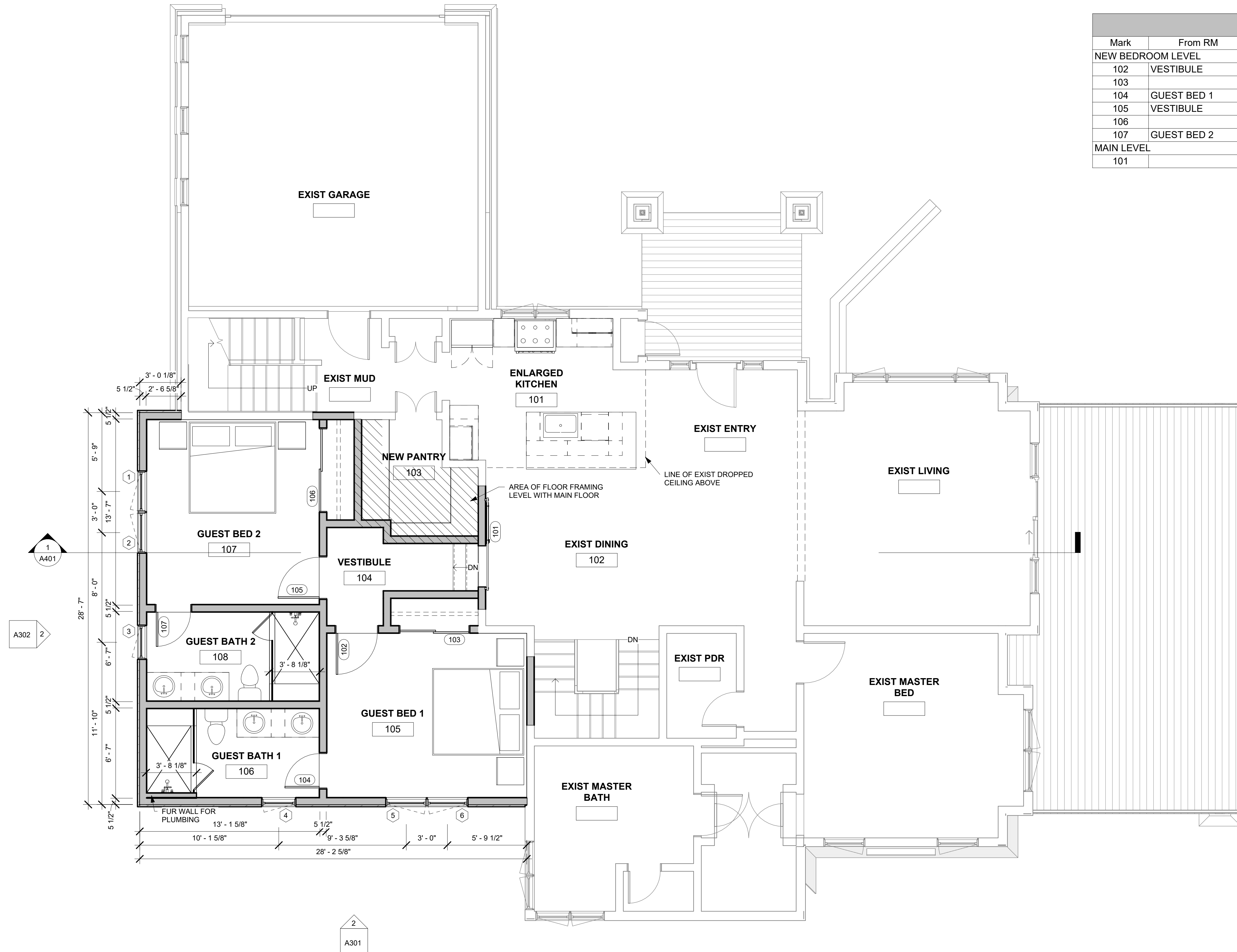
1. ALL WALL TYPES ARE AS FOLLOWED UNLESS NOTED OTHERWISE (SEE SHEET A001)
 - A. EXTERIOR WALLS ARE OF TYPE 2
 - B. INTERIOR 2X6 WALLS TO BE TYPE 5
 - C. INTERIOR 2X4 WALLS TO BE TYPE 4
 - D. INTERIOR WALLS TO RECEIVE PLUMBING TO BE TYPE 5
 - E. INTERIOR WALLS IN WET AREAS ARE TO SUBSTRATE 5/8" GYP FOR 5/8" GMMU.
2. SUBSTITUTE 5/8" TYPE "X" GYP. BOARD FOR 5/8" GYP. BOARD ON WALLS AND CEILING FOR ONE HOUR RATING IN GARAGE.
3. REFER TO INTERIOR DRAWINGS FOR CASEWORK LAYOUT AND ELEVATIONS. CONTRACTOR TO PROVIDE FINAL DRAWINGS FROM CABINET COMPANY FOR APPROVAL BY OWNER & ARCHITECT.
4. CLOSET NOTES: (RE: INTERIOR ELEVATIONS)
 - A. CLOSET LAYOUT IS GENERAL AND FINAL DESIGN SHOULD BE VERIFIED WITH OWNER.
 - B. DOUBLE LINES INDICATE DOUBLE HANGING, SINGLE LINES INDICATE SINGLE HANGING.
 - C. ALL SHELVES AND DIVIDER TO BE PAINTED AC PLYWOOD OR SOLID WD WITH 1X2 EDGE. SPECIES TBD.
 - D. CLEATS TO BE 1X2 CLEAR PINE.
 - E. PROVIDE ROD SUPPORTS AT 36" O.C.
5. TYPICAL CEILING HEIGHT IS BOTTOM OF STRUCTURE UNLESS NOTED OTHERWISE. RE: REFLECTED CEILING PLANS
6. TYPICAL CEILING IS GYPSUM BOARD UNLESS NOTED OTHERWISE.
7. DOORS FRAMED TYPICALLY 6" FROM ADJACENT WALL ON CASE WORK U.N.O.



DEMOLITION DEFINITIONS AND NOTES:

1. REMOVE: DETACH ITEMS FROM EXISTING CONSTRUCTION AND LEGALLY DISPOSE OF THEM OFF SITE. UNLESS OTHERWISE INDICATED TO BE REMOVED AND SALVAGED OR REMOVED AND RE-INSTALLED.
2. SALVAGE: DETACH ITEMS FROM EXISTING CONDITIONS AND RETURN TO OWNER READY FOR RE-USE.
3. REMOVE AND RE-INSTALL: DETACH ITEMS FROM EXISTING CONDITIONS, PREPARE FOR RE-USE, TEMPORARY STORE AS REQUIRED AND RE-INSTALL AS INDICATED.
4. EXISTING: EXISTING ITEMS OF CONSTRUCTION WHICH ARE NOT TO BE REMOVED AND ARE NOT OTHERWISE INDICATED TO BE REMOVED, SALVAGED, OR REMOVED AND RE-INSTALLED.
5. DRAWINGS ATTEMPT TO SHOW EXISTING CONDITIONS. ALL EXISTING CONDITIONS MAY NOT BE SHOWN OR VISIBLE ON SITE. CARE MUST BE TAKEN TO ABANDON, TURN OFF, OR OTHERWISE SECURE EXISTING ELEMENTS THAT NEED TO BE REMOVED WITH REMOVED STRUCTURE.
6. EXTERIOR SIDING TO BE REMOVED FULLY DOWN TO EXTERIOR SHEATHING IN AREA OF REMODEL AN PREP FOR NEW FRAMING AND FINISH.
7. REMOVE ALL CASEWORK, PLUMBING FIXTURES, AND APPLIANCES IN KITCHEN SALVAGE ALL APPLIANCES FOR RE-USE.
8. ALL PLUMBING AND ELECTRICAL IN DEMO'D AREAS NOT BEING RE-USED IS TO BE TERMINATED IN ADJACENT WALL, CEILING OR FLOOR.
9. CONTRACTOR TO NOTIFY ARCHITECT WITH ANY & ALL CONFLICTS WITH DRAWINGS.

Revision	No.	Date



② MAIN LEVEL PROPOSED PLAN
1/4" = 1'-0"

Window Schedule									
Mark	Room Number	Room Location	Width	Height	Operation	Mulled	Egress	Tempered	Comments
NEW BEDROOM LEVEL									
1			3' - 0"	4' - 6"	RH	Yes	Yes		MULLED W/ #2
2			3' - 0"	4' - 6"	LH	Yes	Yes		MULLED W/ #1
3			2' - 6"	3' - 0"	RH	No	No	Yes	
4			2' - 6"	3' - 0"	LH	No	No	Yes	
5			3' - 0"	4' - 6"	RH	Yes	No		
6			3' - 0"	4' - 6"	LH	Yes	Yes		MULLED W/ #5

Door Schedule					
Mark	From RM	To RM	Width	Height	Comments
NEW BEDROOM LEVEL					
102	VESTIBULE	GUEST BED 1	3' - 0"	7' - 0"	
103		GUEST BED 1	5' - 0"	7' - 0"	BY-PASS CLOSET
104	GUEST BED 1	GUEST BATH 1	2' - 6"	7' - 0"	
105	VESTIBULE	GUEST BED 2	3' - 0"	7' - 0"	
106		GUEST BED 2	6' - 0"	8' - 0"	BY-PASS CLOSET
107	GUEST BED 2	GUEST BATH 2	2' - 6"	7' - 0"	
MAIN LEVEL					
101		VESTIBULE	3' - 0"	8' - 0"	BARN DOOR

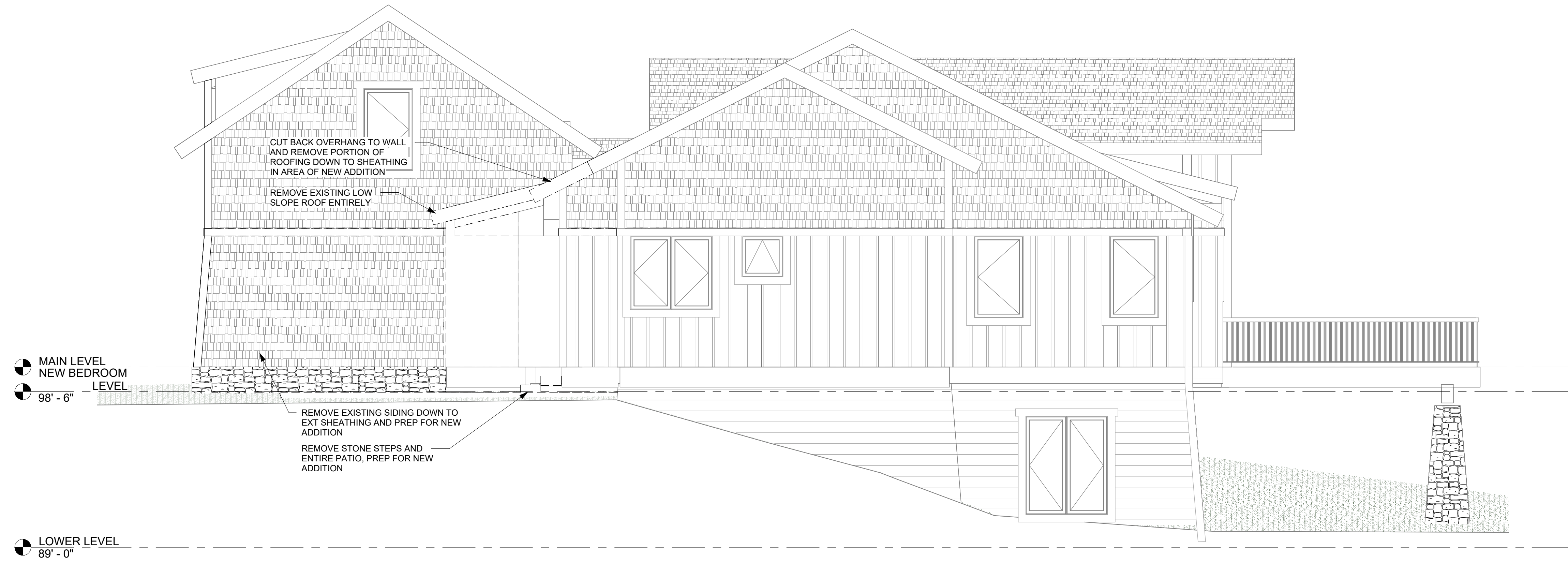
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Revision	No.	Date

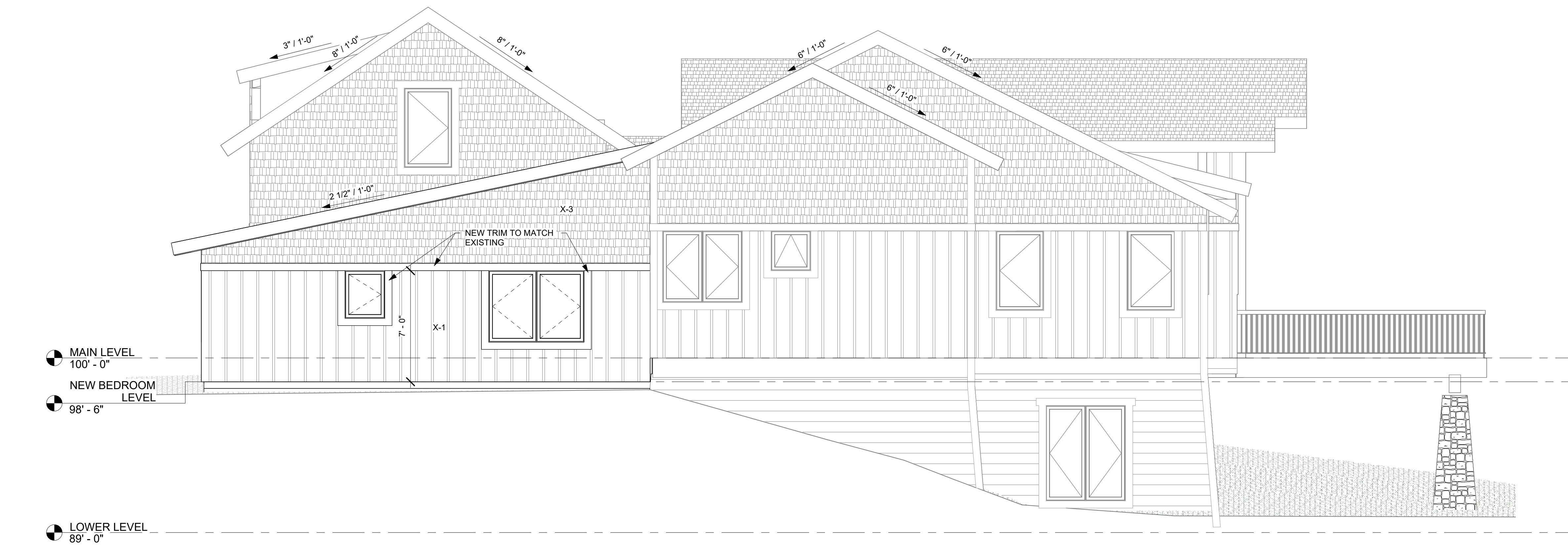


1 ROOF PROPOSED PLAN
 1/4" = 1'-0"

Revision	No.	Date



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



2 PROPOSED SOUTH ELEVATION
1/4" = 1'-0"

- EXTERIOR FINISH**
- X-1 DRY STACK STONE VENEER TO MATCH EXIST
 - X-2 SLANTED HORIZONTAL WD SIDING TO MATCH EXIST
 - X-3 SHINGLE SIDING TO MATCH EXISTING
- DOORS & WINDOWS - METAL CLAD WINDOWS, COLOR - TO MATCH EXIST**
- HEAD TRIM 2X6 WD TO MATCH EXIST
 - JAMB TRIM 2X6 WD TO MATCH EXIST
 - SILL TRIM 2X6 TO MATCH EXIST
 - FASCIA TO MATCH EXIST
 - BEAMS 6X14 WD, TO MATCH EXIST
 - COLUMNS HSS PER STRUCT W/ STONE WRAPPED WD FRAMING
 - CORNER BOARDS 2X6 TO MATCH EXIST

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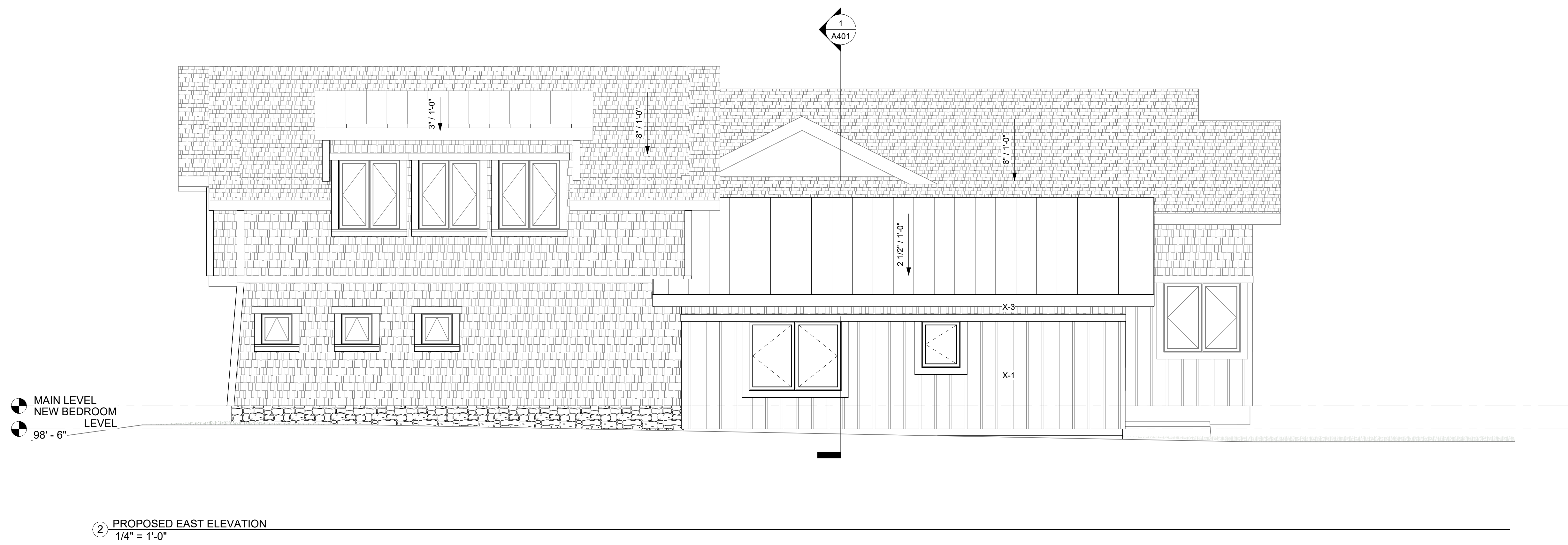
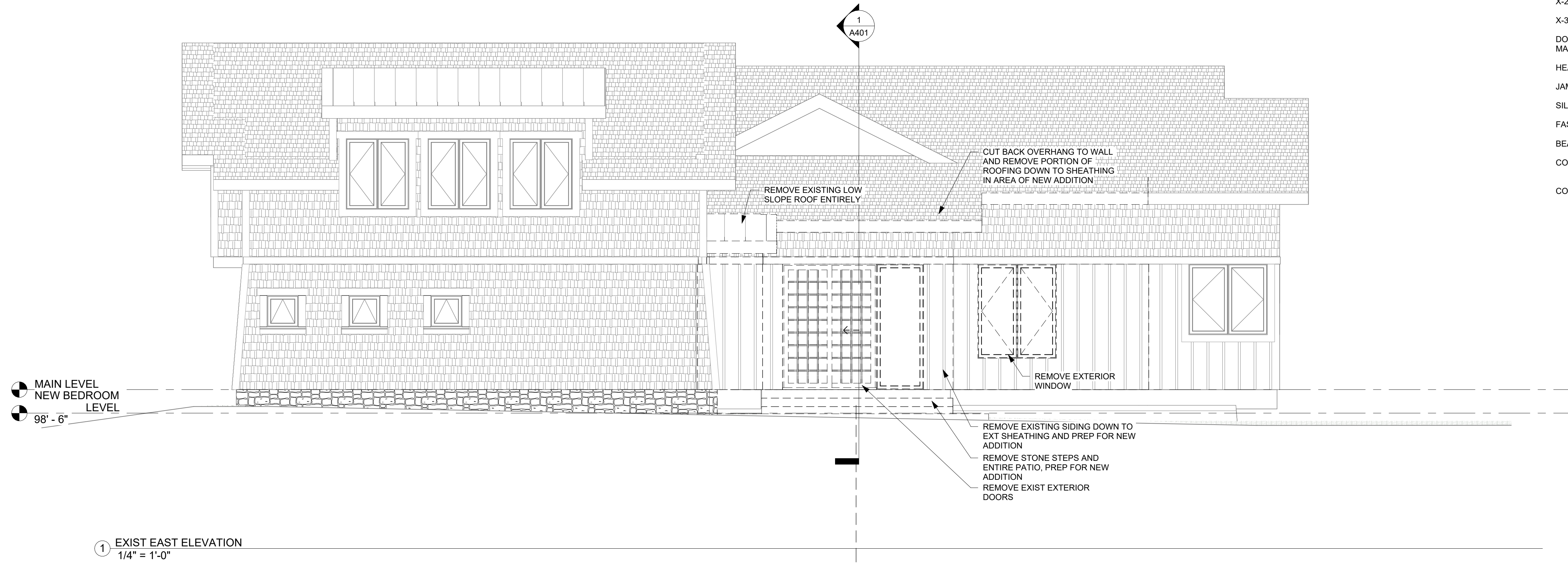
Cusom Home Addition
CORDILLERA VALLEY CLUB FIL 7 LOT 4
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EDWARDS, CO 81632

Job #
2024-020
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Drawing Name
SOUTH EXT. ELEVATIONS

Revision	No.	Date

A301



- EXTERIOR FINISH**
- X-1 DRY STACK STONE VENEER TO MATCH EXIST
 - X-2 SLANTED HORIZONTAL WD SIDING TO MATCH EXIST
 - X-3 SHINGLE SIDING TO MATCH EXISTING
- DOORS & WINDOWS - METAL CLAD WINDOWS, COLOR - TO MATCH EXIST**
- HEAD TRIM 2X6 WD TO MATCH EXIST
 - JAMB TRIM 2X6 WD TO MATCH EXIST
 - SILL TRIM 2X6 TO MATCH EXIST
 - FASCIA TO MATCH EXIST
 - BEAMS 6X14 WD, TO MATCH EXIST
 - COLUMNS HSS PER STRUCT W/ STONE WRAPPED WD FRAMING
 - CORNER BOARDS 2X6 TO MATCH EXIST

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Cusom Home Addition
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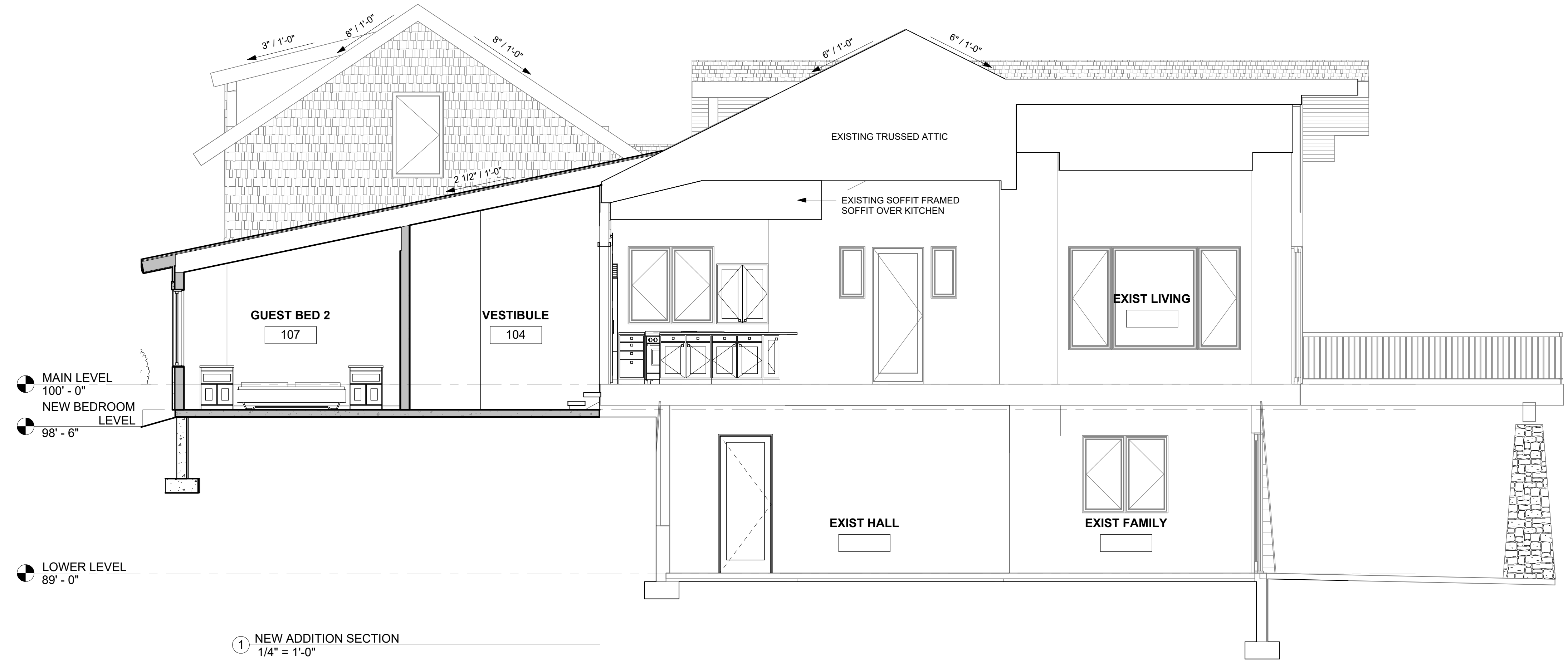
Job #
2024-020

Issue Date
DRB Submittal - 01/06/2025

Drawing Name
EAST EXT. ELEVATIONS

Revision	No.	Date

A302



Revision	No.	Date

Revision	No.	Date

