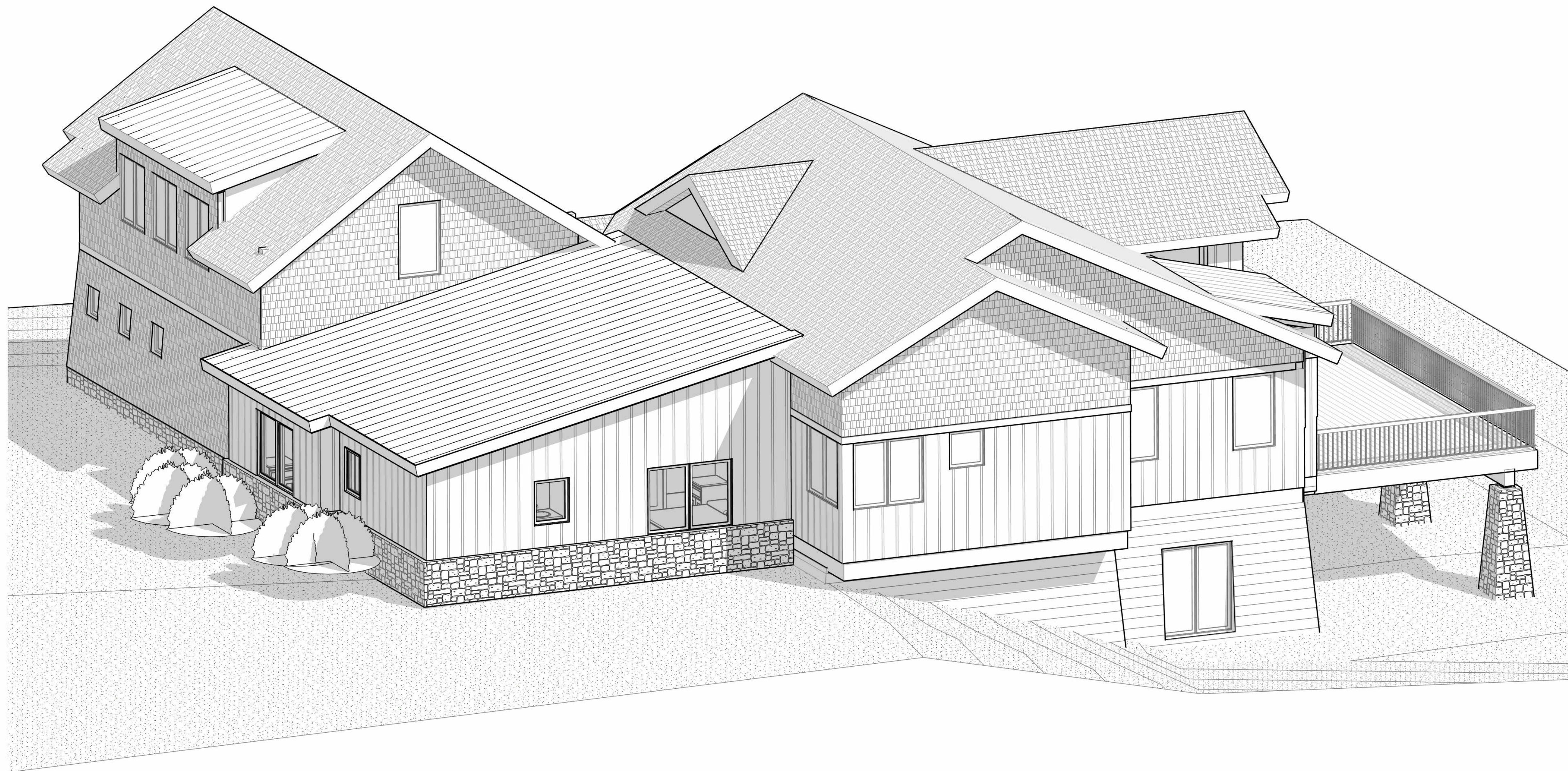


# CUSTOM HOME ADDITION

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

DRB Re-Submittal - 02/10/2025



**NDG**  
ARCHITECTURE  
ARCHITECTURE | INTERIORS | LANDSCAPE ARCHITECTURE

**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  
DRB Re-Submittal - 02/10/2025

**Drawing Name**  
COVER

**No.**

**Date**

**Revision**

**A000**



**NDG**  
ARCHITECTURE  
Interior • Exterior • Landscape Architecture

**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  
DRB Re-Submittal - 02/10/2025

**Drawing Name**  
PHOTOS

Revision	No.	Date

**A002**

# EXISTING CONDITIONS SITE MAP

## LOT 3 & LOT 4

### CORDILLERA VALLEY CLUB FILING No. 7

Section 31, Township 4 South, Range 82 West of the 6th Principal Meridian  
County of Eagle, State of Colorado

**NOTES**

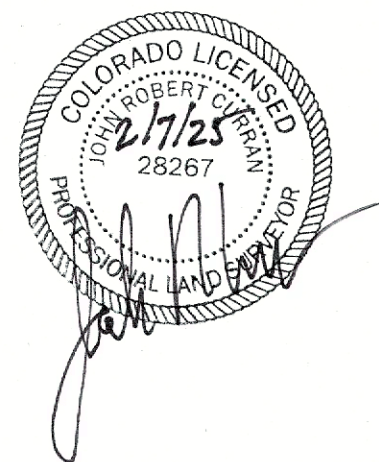
- Survey Date: February 4, 2025
- All lineal distances are in units of U.S. survey feet. Depicted topographic surface is using a 2-foot contour interval.
- Bearings are based upon a point marking the shared southerly lot corner of Lot 3 & Lot 4 according to the above referenced plat, monumented by a found 1 1/2" diameter aluminum cap on number 5 rebar LS 20695, and the northeast corner of Lot 4 according to the above referenced plat, monumented by a found 1 1/2" diameter aluminum cap on number 5 rebar LS 24325, the bearing being N 35°55'50" E a record distance of 187.09 feet (187.05 feet measured distance).
- Vertical datum is NAVD88 by way of nearby NGS monument "CO DOT LP1 2" (PID: AH7743) at the I-70 Rest Area in Edwards with a record elevation of 7,228 feet, with all elevations hereon relative thereto. Site benchmark is the sanitary sewer manhole located in Beard Creek Drive northeast of Lot 4, with an observed rim elevation of 7,261.96 feet.
- This Survey does not constitute a boundary survey nor any investigation into record easements or encumbrances associated with this property. No Title Commitment was supplied to the Surveyor.
- Utilities are shown approximately and should be field verified prior to excavation.
- Marcin Engineering LLC does not warrant or certify to the integrity of any Digital Data supplied in conjunction with this map and survey.
- STREET ADDRESS: Lot 3 - 1912 Beard Creek Trail  
Lot 4 - 1846 Beard Creek Trail
- This is not a monumented survey, Land Survey Plat, or Improvement Survey plat. No boundary resolution was performed in making this survey. All lot lines, setback lines, and easement lines shown hereon should be considered approximate and should not be relied upon for the placement of any future improvements.

**PROPERTY DESCRIPTION**

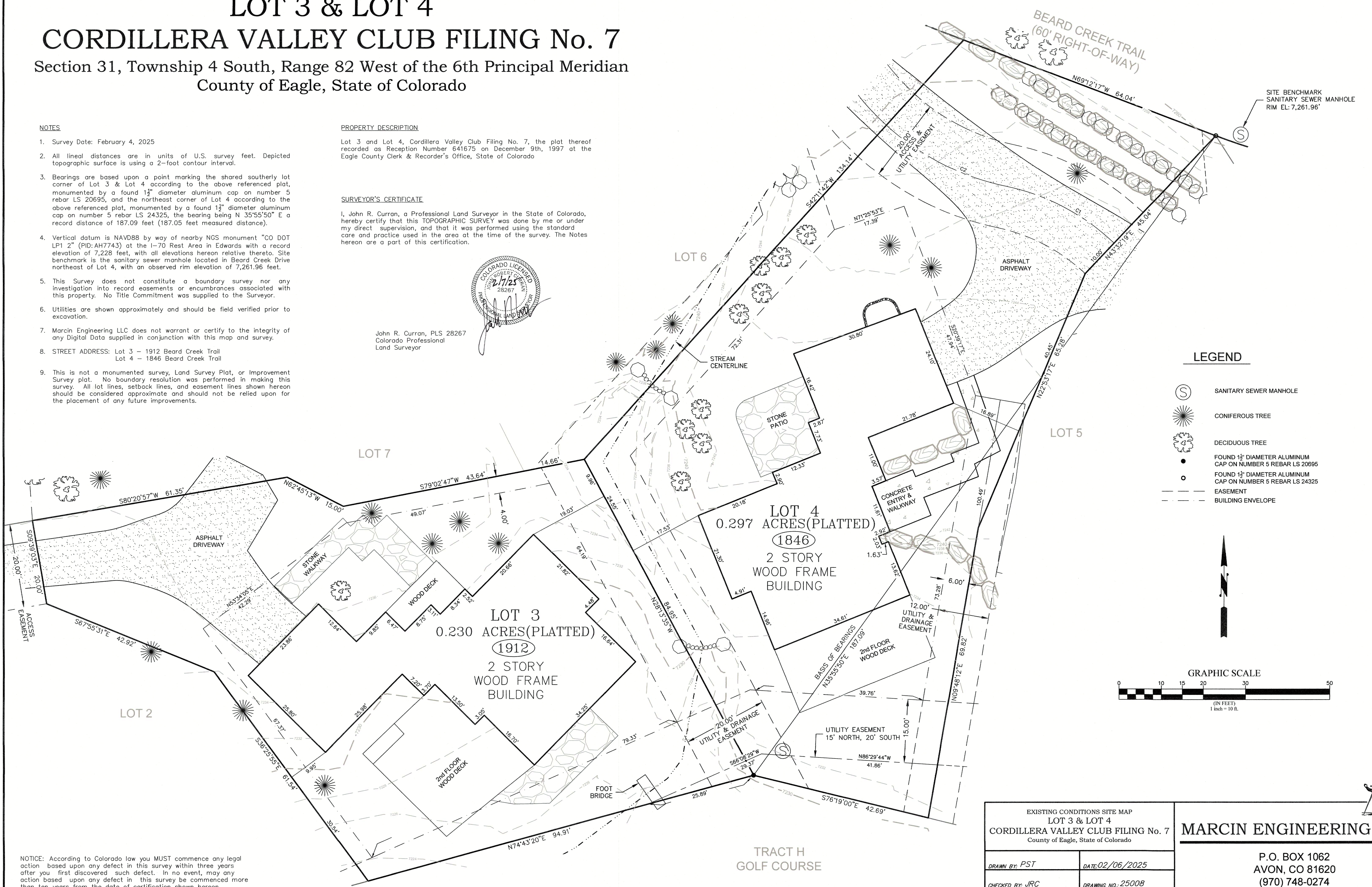
Lot 3 and Lot 4, Cordillera Valley Club Filing No. 7, the plat thereof recorded as Reception Number 641675 on December 9th, 1997 at the Eagle County Clerk & Recorder's Office, State of Colorado

**SURVEYOR'S CERTIFICATE**

I, John R. Curran, a Professional Land Surveyor in the State of Colorado, hereby certify that this TOPOGRAPHIC SURVEY was done by me or under my direct supervision, and that it was performed using the standard care and practice used in the area at the time of the survey. The Notes hereon are a part of this certification.

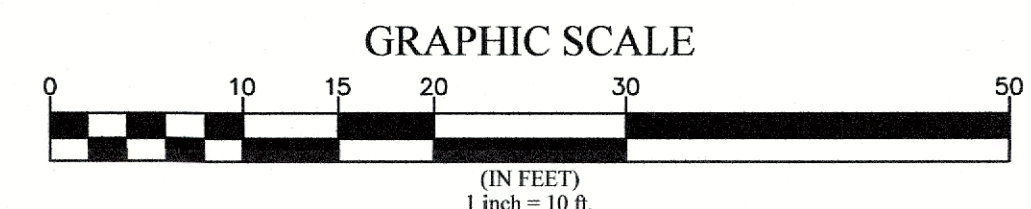


John R. Curran, PLS 28267  
Colorado Professional  
Land Surveyor



**LEGEND**

- SANITARY SEWER MANHOLE
- CONIFEROUS TREE
- DECIDUOUS TREE
- FOUND 1 1/2" DIAMETER ALUMINUM CAP ON NUMBER 5 REBAR LS 20695
- FOUND 1 1/2" DIAMETER ALUMINUM CAP ON NUMBER 5 REBAR LS 24325
- EASEMENT
- BUILDING ENVELOPE



NOTICE: According to Colorado law you MUST commence any legal action based upon any defect in this survey within three years after you first discovered 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.

EXISTING CONDITIONS SITE MAP LOT 3 & LOT 4 CORDILLERA VALLEY CLUB FILING No. 7 County of Eagle, State of Colorado	
DRAWN BY: PST	DATE: 02/06/2025
CHECKED BY: JRC	DRAWING NO.: 25008
JOB NO.: 25008	SHEET: 1 OF 1

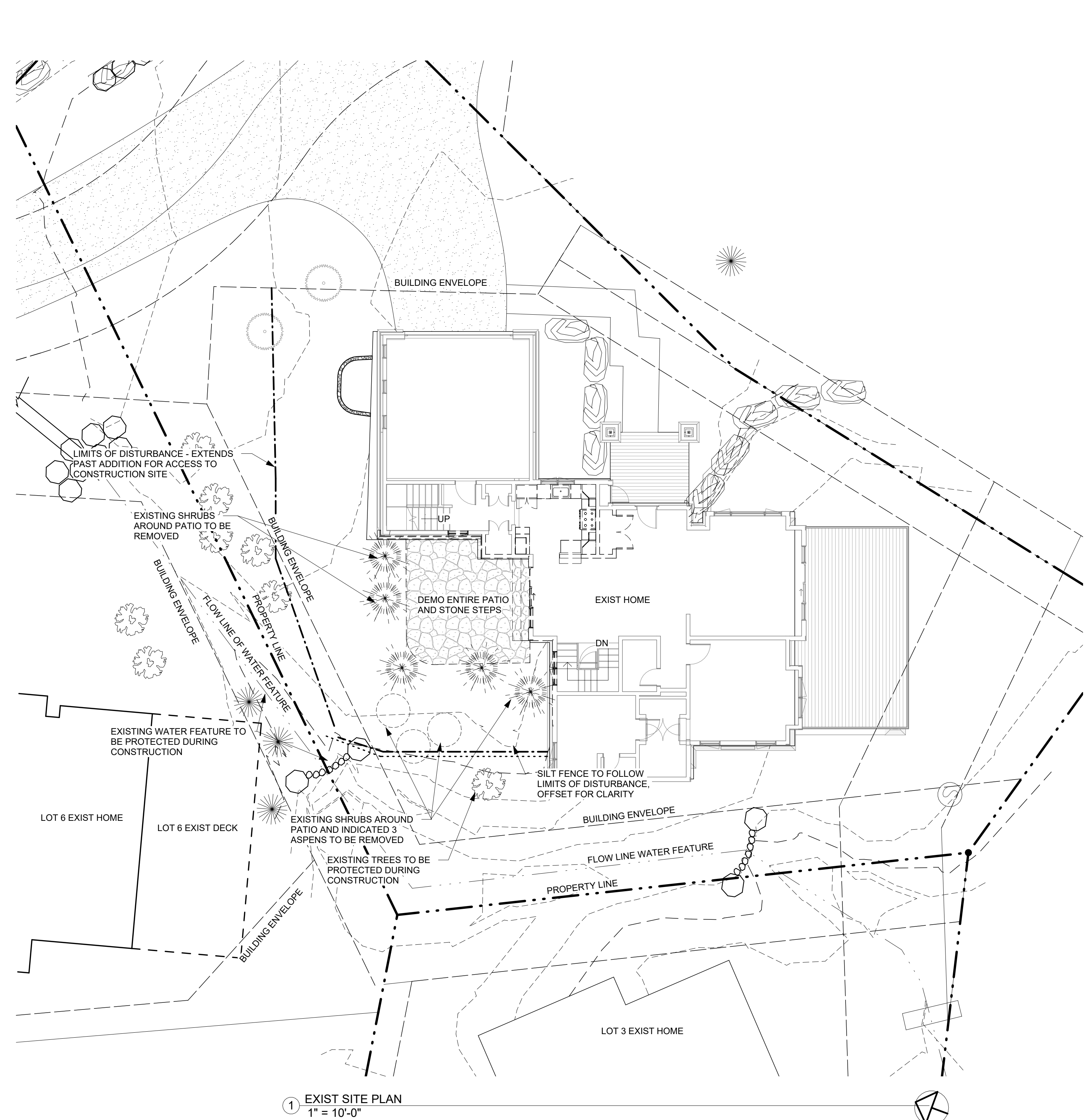
**MARCIN ENGINEERING LLC**

P.O. BOX 1062  
AVON, CO 81620  
(970) 748-0274  
(970) 748-9021 FAX

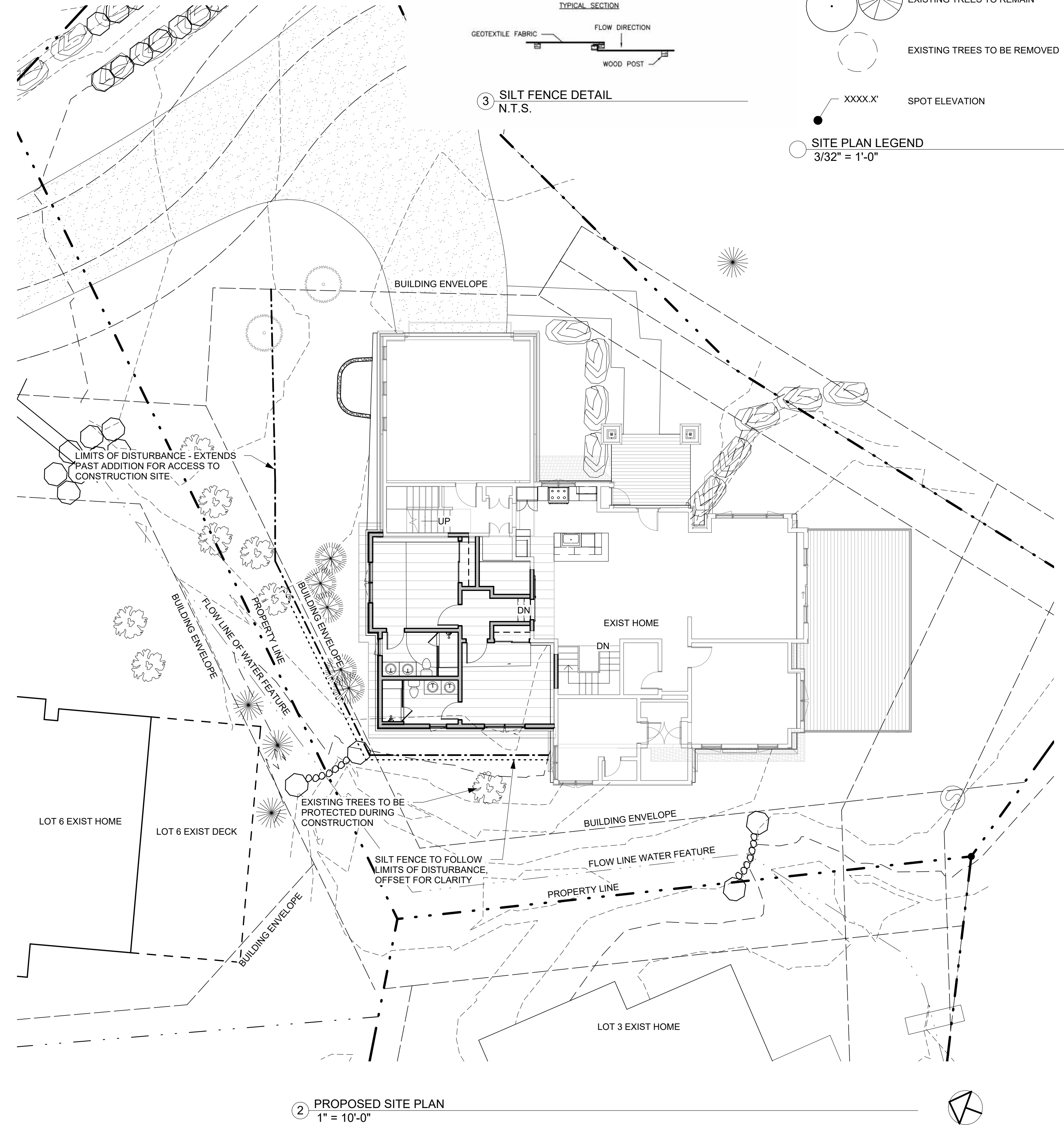


DRAWING: C:\Users\JohnCurran\Documents\Projects\25008\_1846 & 1912 Beard Creek CVC Topo\Map\JRC\_25008 - Master Survey.dwg

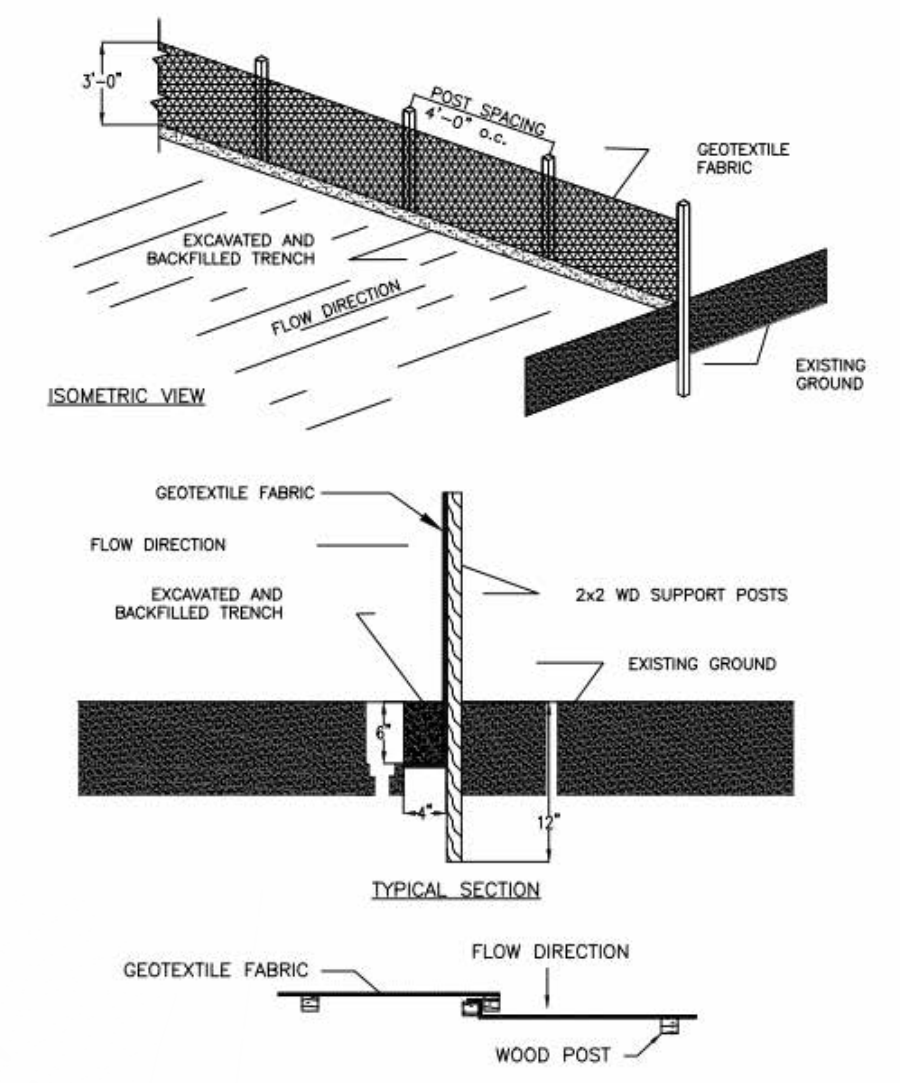
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1 EXIST SITE PLAN  
1" = 10'-0"



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



3 SILT FENCE DETAIL  
N.T.S.

**LEGEND**

- PROPERTY LINE
- - - EASEMENT LINE
- - - SETBACK LINE
- - - EXISTING CONTOUR
- - - PROPOSED CONTOUR
- - - LIMITS OF DISTURBANCE
- - - SILT FENCE
- G GAS LINE
- SS SANITARY SEWER
- E ELECTRIC
- W WATER LINE
- T TELEPHONE
- EXISTING TREES TO REMAIN
- EXISTING TREES TO BE REMOVED
- XXXX.X' SPOT ELEVATION
- SITE PLAN LEGEND  
3/32" = 1'-0"

**NDG**  
ARCHITECTURE  
P.L.L.C.

**NOT FOR CONSTRUCTION**  
SEAL

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

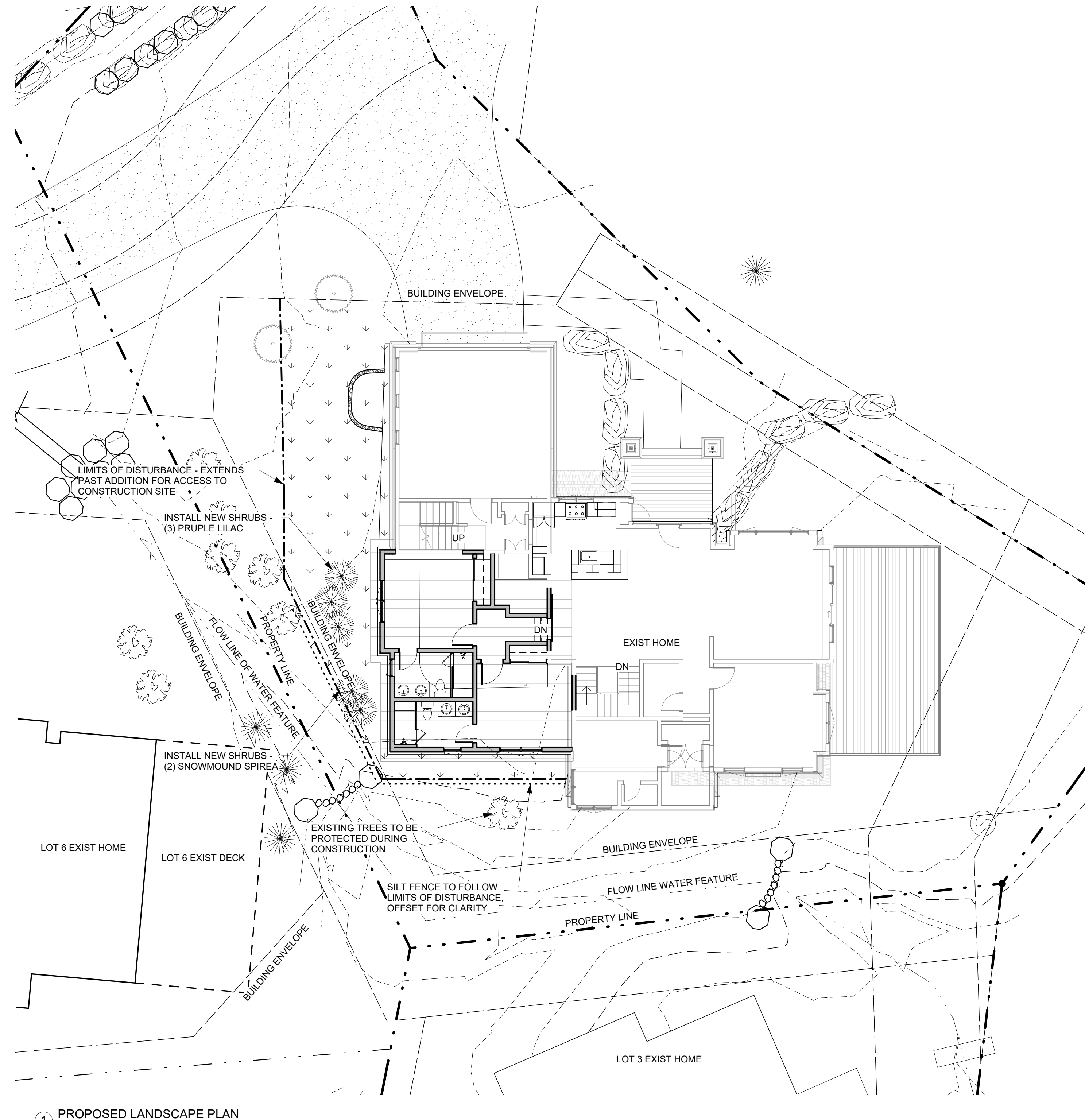
**Job #**  
2024-020

**Issue Date**  
DRB Submittal - 01/06/2025  
DRB Re-Submittal - 02/10/2025

**Drawing Name**  
SITE PLAN

Revision	No.	Date

**A101**



1 PROPOSED LANDSCAPE PLAN  
1" = 10'-0"

**MIXED SHRUBS**

**DECIDUOUS / ORNAMENTAL TREES**

**SOD TO MATCH ADJACENT AREA**

**GRAVEL TO MATCH ADJACENT AREA**

**MULCH BED**

**PL - PURPLE LILAC  
3 TOTAL**

**SS - SNOWMOUND SPIREA  
2 TOTAL**

**\* LANDSCAPE PLAN IS PRELIMINARY.**

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

**NDG**  
ARCHITECTURE  
PARK PLACE | 1846 BEARD CREEK TRAIL

**NOT FOR CONSTRUCTION**  
SEAL

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

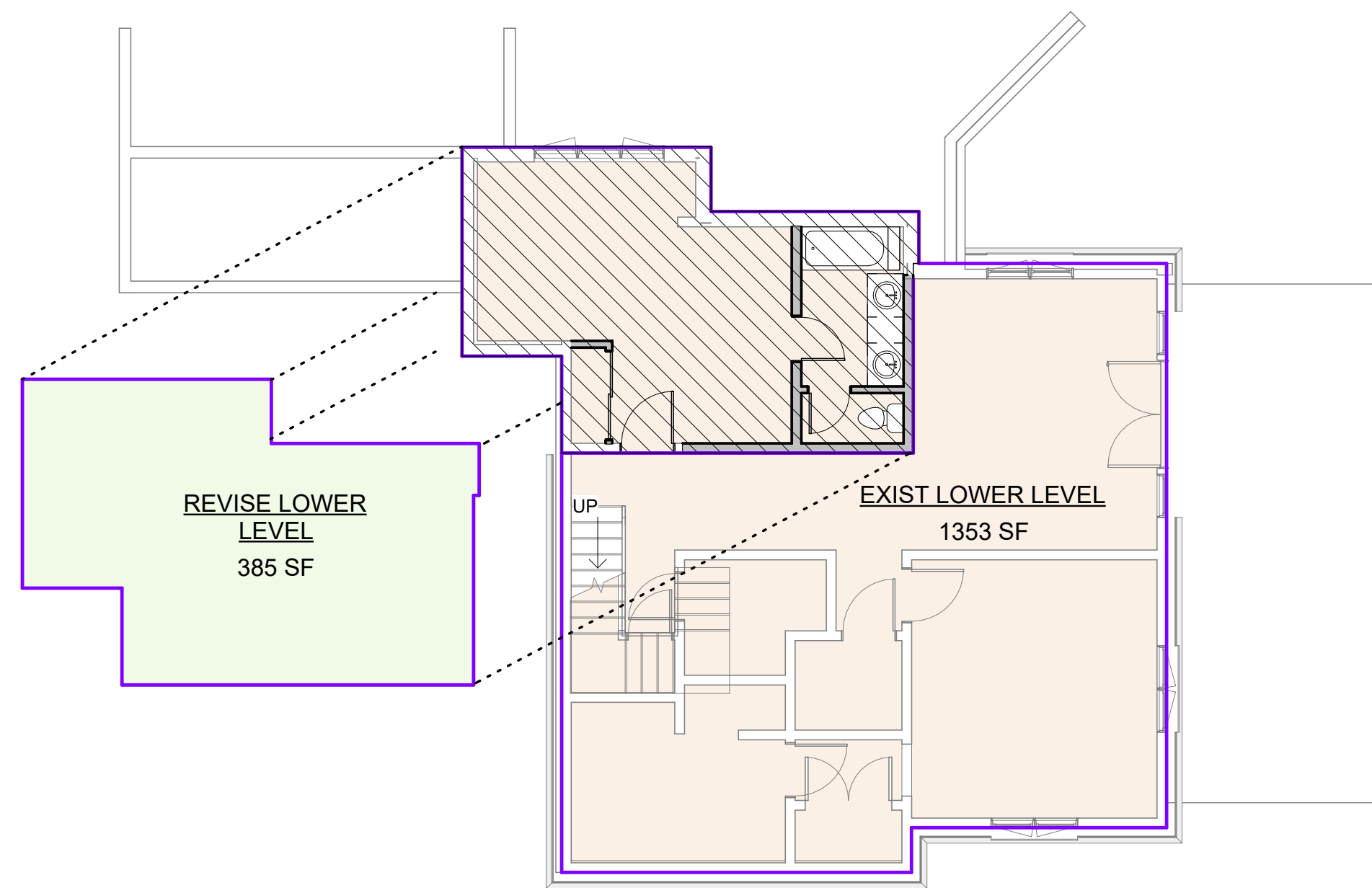
**Job #**  
2024-020

**Issue Date**  
DRB Submittal - 01/06/2025  
DRB Re-Submittal - 02/10/2025

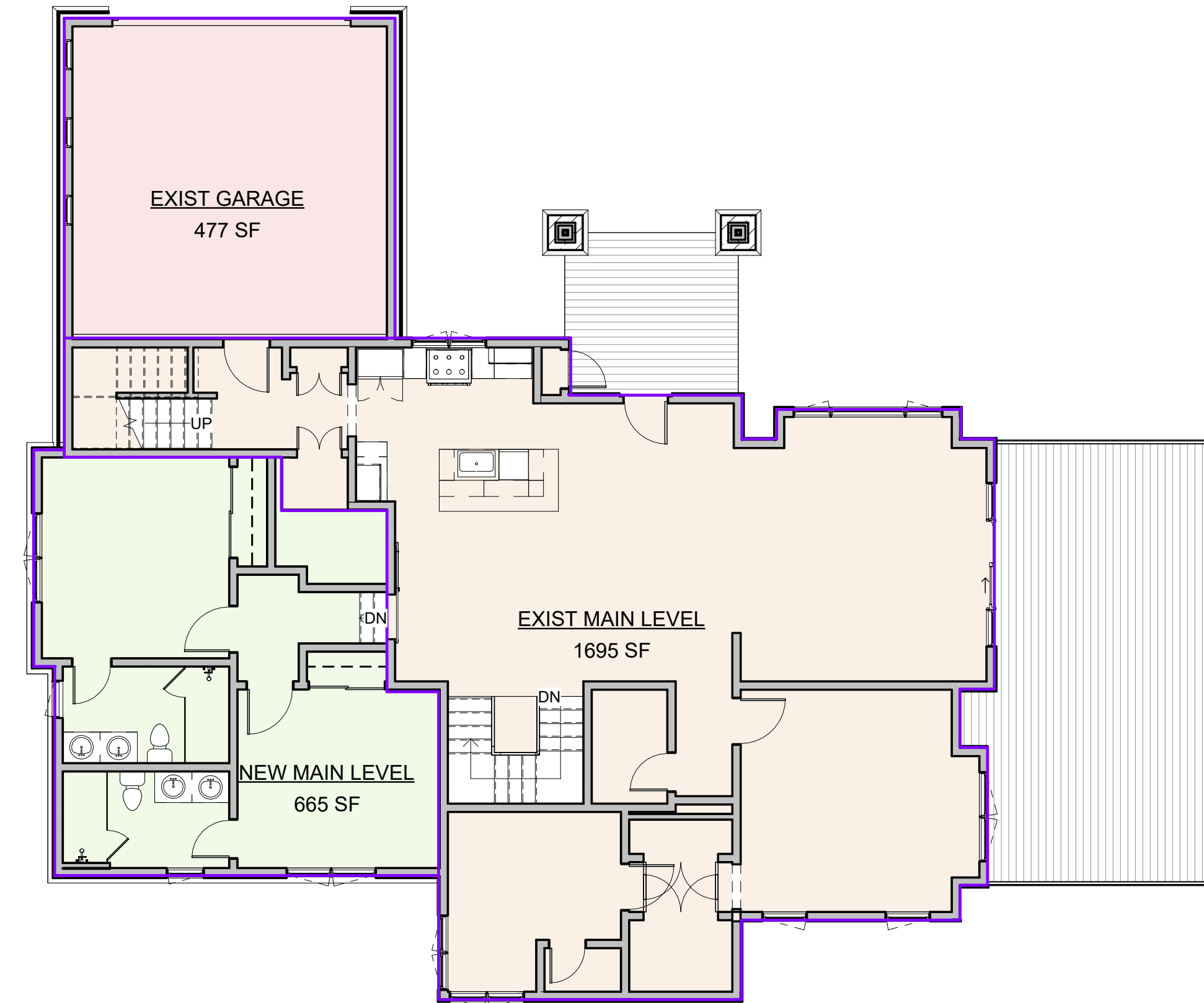
**Drawing Name**  
LANDSCAPE PLAN

Revision	No.	Date

**A103**



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



② MAIN LEVEL - AREA PLAN  
1/8" = 1'-0"

EXISTING AREA SCHEDULE	
Name	Area

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

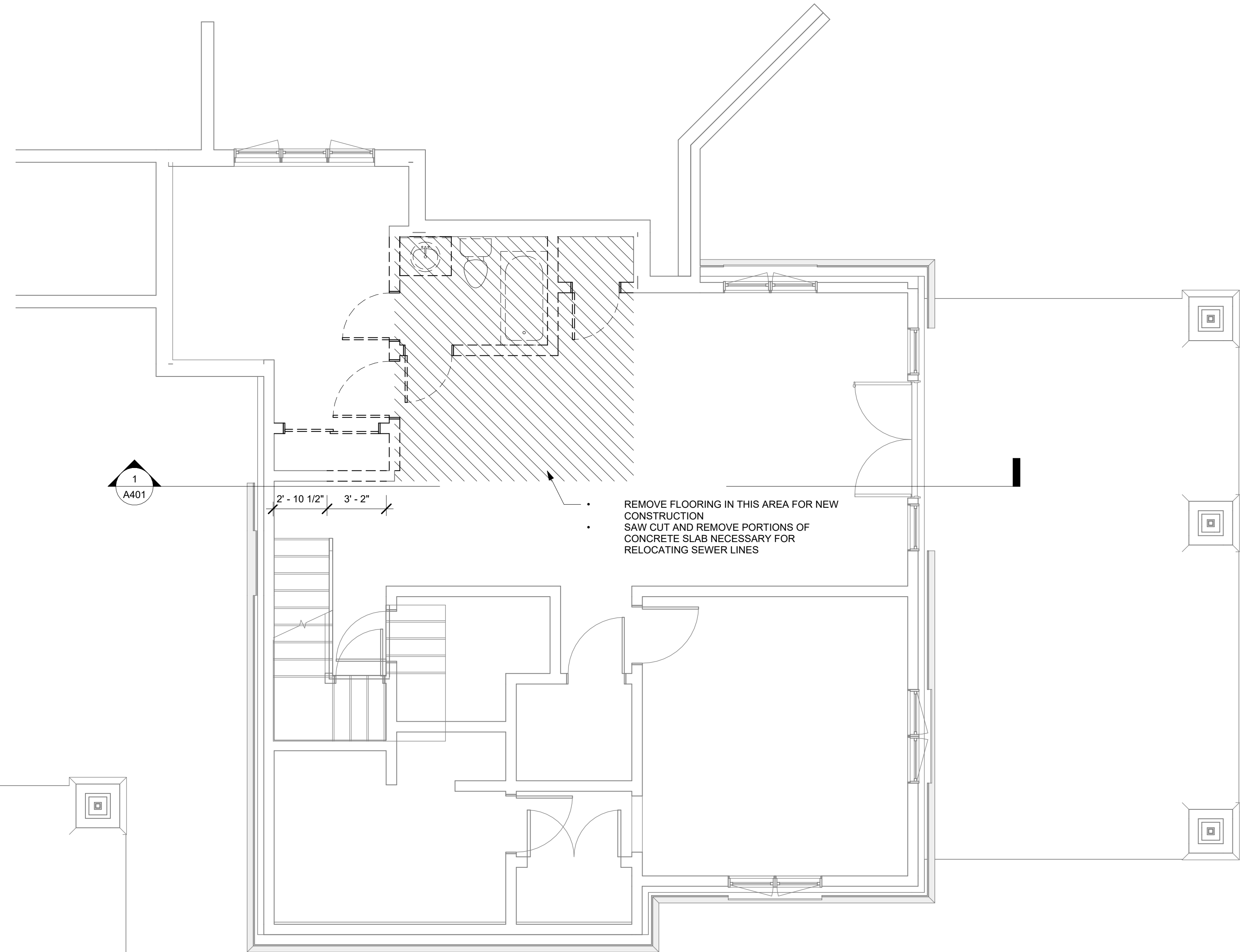
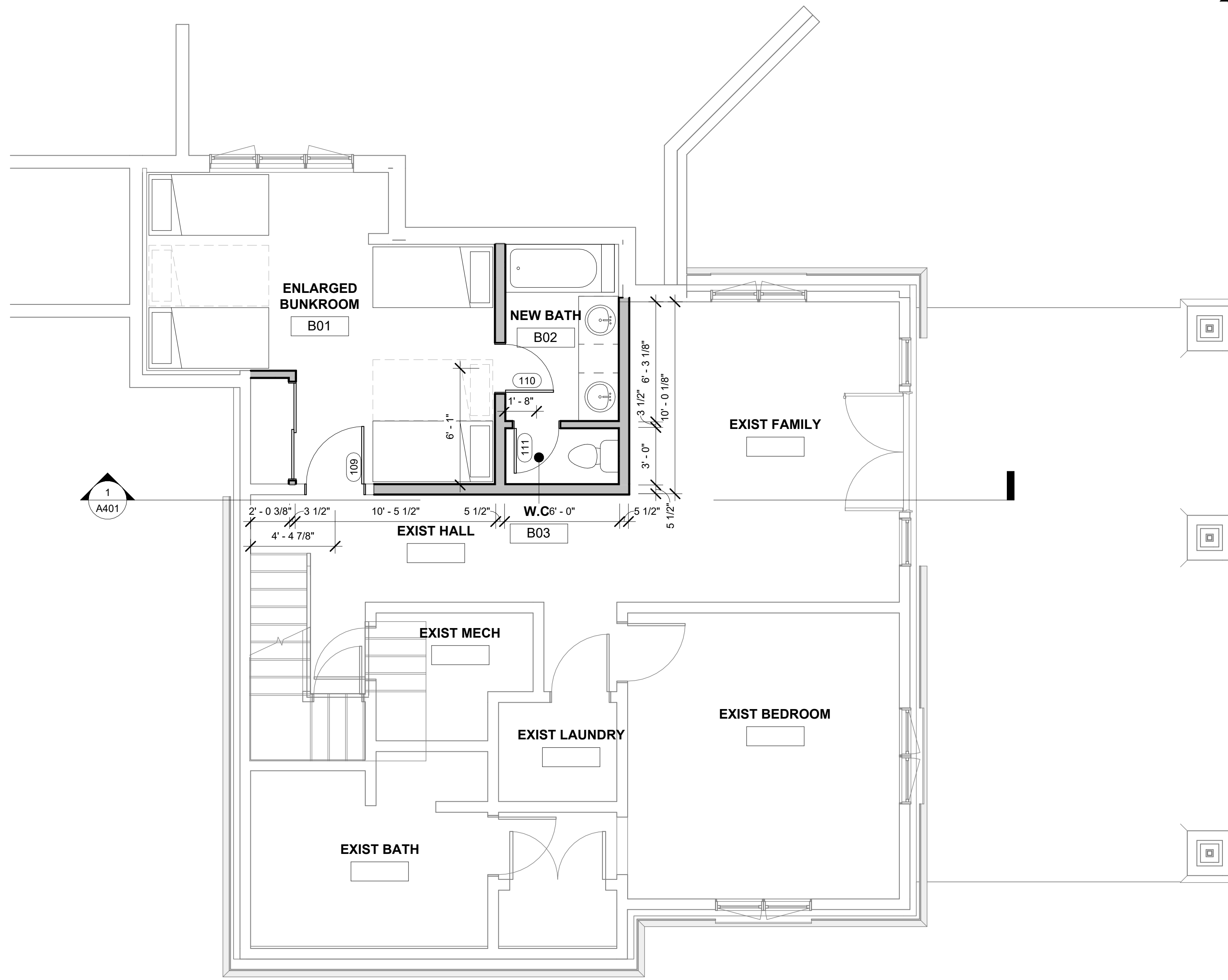
NEW AREA SCHEDULE	
Name	Area

NEW MAIN LEVEL	665 SF
Grand total: 1	665 SF

No.	Date

**GENERAL NOTES:**

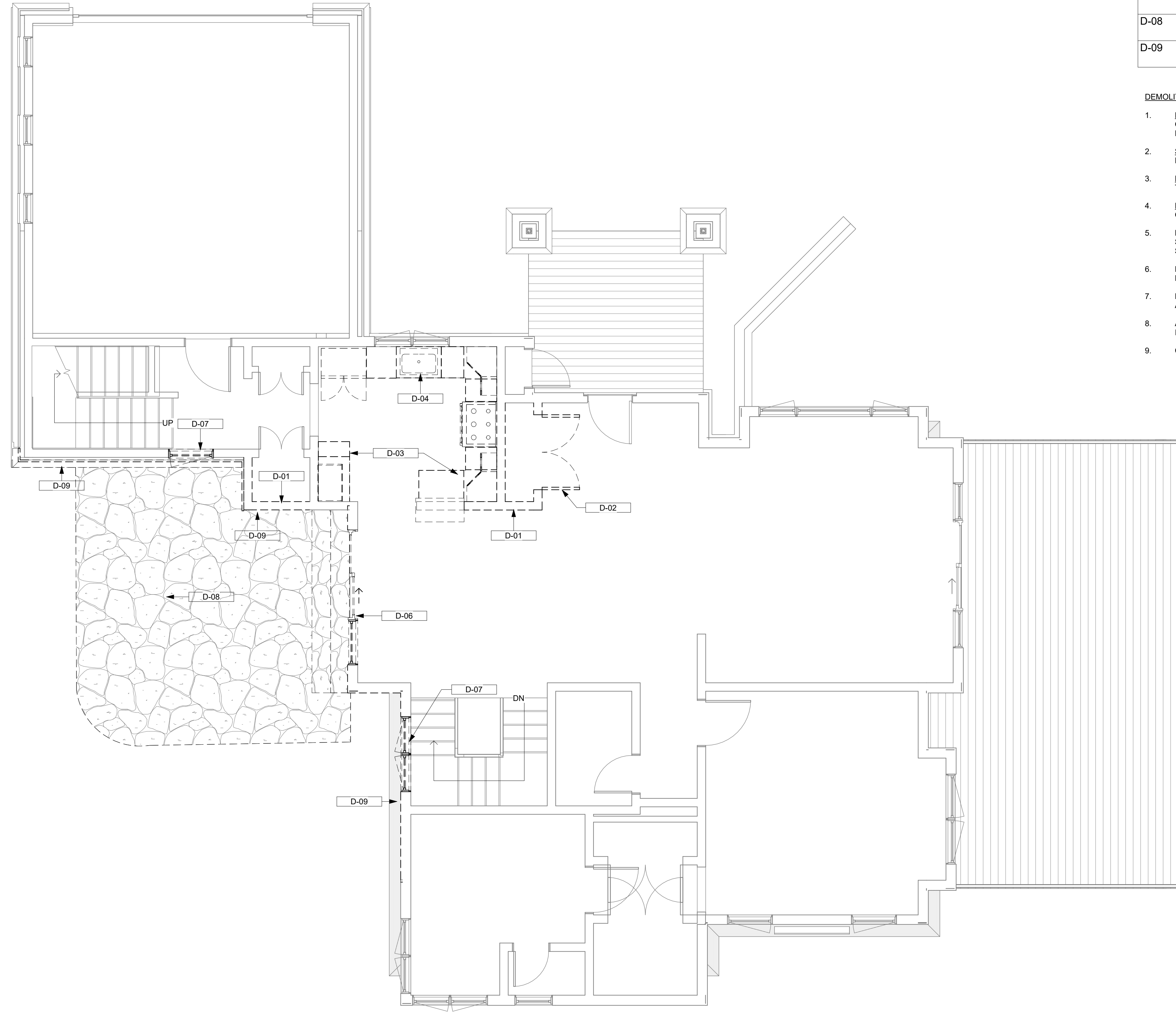
1. ALL WALL TYPES ARE AS FOLLOWED UNLESS NOTED OTHERWISE (SEE SHEET A001)
  - A. EXTERIOR WALLS ARE OF TYPE 2
  - B. INTERIOR 2X6 WALLS TO BE TYPE 5
  - C. INTERIOR 2X4 WALLS TO BE TYPE 4
  - D. INTERIOR WALLS TO RECEIVE PLUMBING TO BE TYPE 5
  - E. INTERIOR WALLS IN WET AREAS ARE TO SUBSTRATE 5/8" GYP 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.

No.	Date



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

DEMO KEYNOTES	
Key Value	Keynote Text
D-01	REMOVE EXISTING WALL FROM FLOOR TO CEILING, TERMINATE ELECTRICAL AND PLUMBING AT CEILING, FLOOR, OR ADJACENT WALL.
D-02	REMOVE EXISTING DOOR, FRAME, HARDWARE, AND CASEWORK.
D-03	REMOVE EXISTING CASEWORK INCLUDING ANY PLUMBING FIXTURES ASSOCIATED WITH CASEWORK.
D-04	REMOVE EXISTING PLUMBING FIXTURES, APPLIANCES AND FITTINGS. TERMINATE PLUMBING AS NECESSARY IN ADJACENT WALL OR FLOOR.
D-06	REMOVE EXISTING EXTERIOR PATIO DOOR AND PREP FOR NEW DOORS OR WALL INFILL.
D-07	REMOVE EXISTING EXTERIOR WINDOW AND PREP FOR NEW INFILL FRAMING.
D-08	REMOVE EXISTING PATIO IN ITS ENTIRETY AND PREP FOR NEW FOUNDATION.
D-09	REMOVE AREA OF EXTERIOR FINISH PER PLAN AND PREP FOR NEW FRAMING AND FINISH.

- DEMOLITION DEFINITIONS AND NOTES:**
- 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.
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  - REMOVE AND RE-INSTALL:** DETACH ITEMS FROM EXISTING CONDITIONS, PREPARE FOR RE-USE, TEMPORARY STORE AS REQUIRED AND RE-INSTALL AS INDICATED.
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  - 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.
  - EXTERIOR SIDING TO BE REMOVED FULLY DOWN TO EXTERIOR SHEATHING IN AREA OF REMODEL AN PREP FOR NEW FRAMING AND FINISH.
  - REMOVE ALL CASEWORK, PLUMBING FIXTURES, AND APPLIANCES IN KITCHEN SALVAGE ALL APPIANCES FOR RE-USE.
  - ALL PLUMBING AND ELECTRICAL IN DEMO'D AREAS NOT BEING RE-USED IS TO BE TERMINATED IN ADJACENT WALL, CEILING OR FLOOR.
  - CONTRACTOR TO NOTIFY ARCHITECT WITH ANY & ALL CONFLICTS WITH DRAWINGS.

**NDG**  
ARCHITECTURE  
PARTNERSHIP | 1846 BEARD CREEK | EDWARDS, CO

**NOT FOR CONSTRUCTION**  
SEAL

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

**Job #**  
2024-020

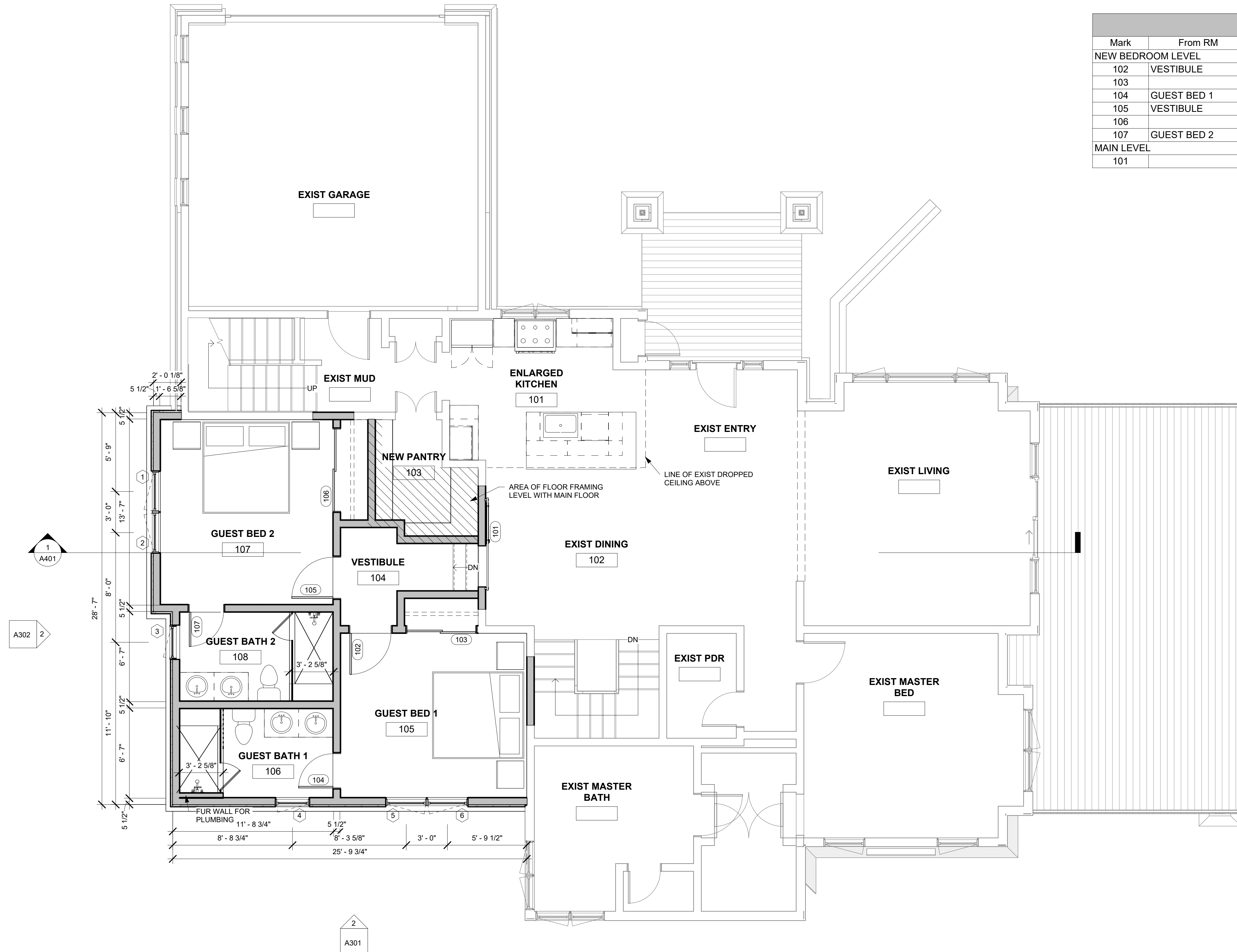
**Issue Date**  
DRB Submittal - 01/06/2025  
DRB Re-Submittal - 02/10/2025

**Drawing Name**  
DEMO MAIN LEVEL PLAN

Revision	No.	Date

**D202**





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

- GENERAL NOTES:**
- ALL WALL TYPES ARE AS FOLLOWED UNLESS NOTED OTHERWISE (SEE SHEET A001)
    - EXTERIOR WALLS ARE OF TYPE 2.
    - INTERIOR 2X6 WALLS TO BE TYPE 5.
    - INTERIOR 2X4 WALLS TO BE TYPE 4.
    - INTERIOR WALLS TO RECEIVE PLUMBING TO BE TYPE 5.
    - INTERIOR WALLS IN WET AREAS ARE TO SUBSTRATE 5/8" GYP FOR 5/8" GMMU.
  - SUBSTITUTE 5/8" TYPE "X" GYP. BOARD FOR 5/8" GYP. BOARD ON WALLS AND CEILING FOR ONE HOUR RATING IN GARAGE.
  - REFER TO INTERIOR DRAWINGS FOR CASEWORK LAYOUT AND ELEVATIONS. CONTRACTOR TO PROVIDE FINAL DRAWINGS FROM CABINET COMPANY FOR APPROVAL BY OWNER & ARCHITECT. CLOSET NOTES: (RE: INTERIOR ELEVATIONS)
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    - CLEATS TO BE 1X2 CLEAR PINE.
    - PROVIDE ROD SUPPORTS AT 36" O.C.
  - TYPICAL CEILING HEIGHT IS BOTTOM OF STRUCTURE UNLESS NOTED OTHERWISE. RE: REFLECTED CEILING PLANS
  - TYPICAL CEILING IS GYPSUM BOARD UNLESS NOTED OTHERWISE.
  - DOORS FRAMED TYPICALLY 6" FROM ADJACENT WALL ON CASE WORK U.N.O.

**NOT FOR CONSTRUCTION**  
SEAL

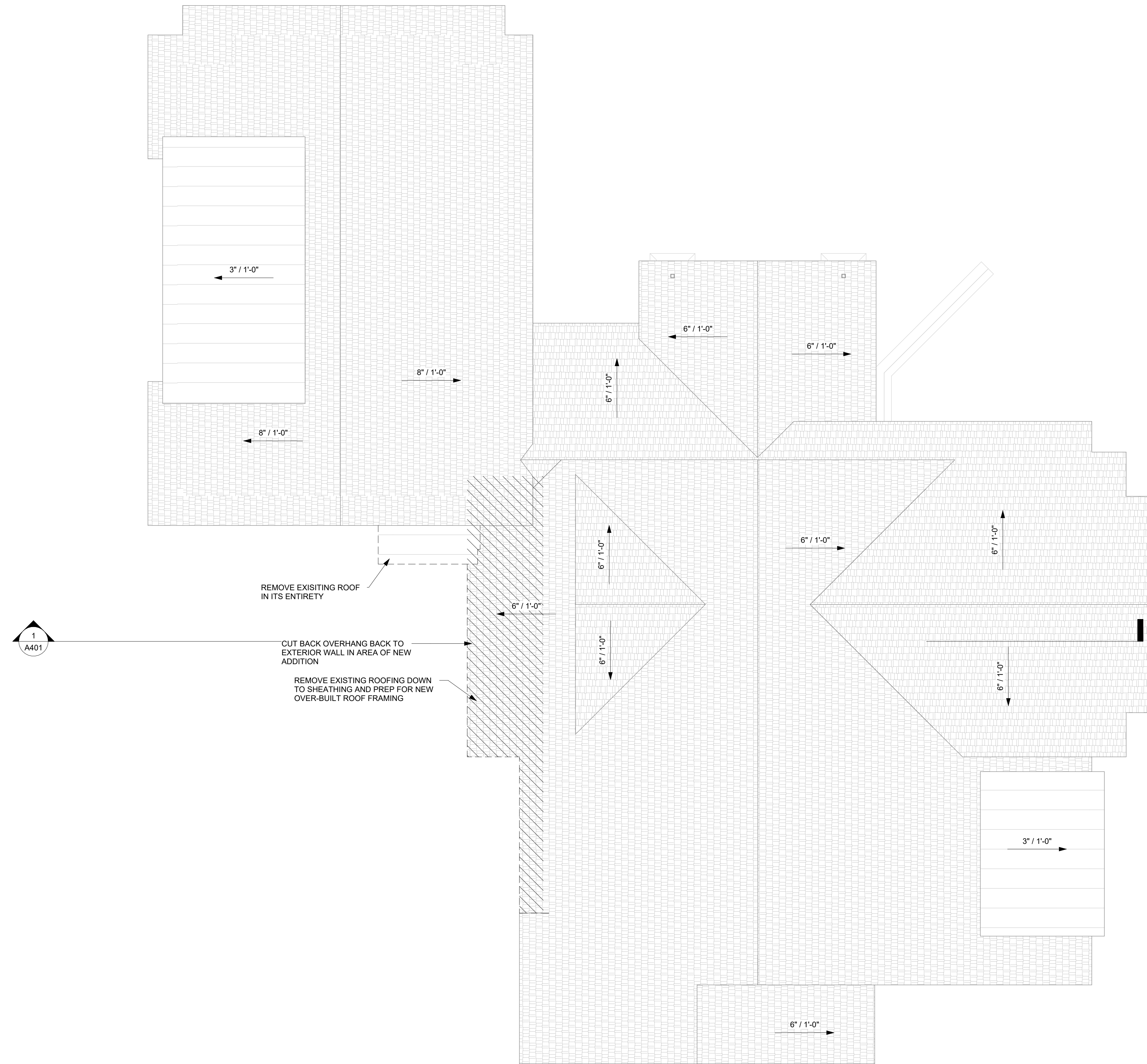
**Custom Home Addition**  
CORDILLERA VALLEY CLUB FIL 7 LOT 4  
1846 BEARD CREEK TRAIL  
EDWARDS, CO 81632

**Job #**  
2024-020

**Issue Date**  
DRB Submittal - 01/06/2025  
DRB Re-Submittal - 02/10/2025

**Drawing Name**  
MAIN LEVEL PLANS

Revision	No.	Date



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

Revision	No.	Date



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

Revision	No.	Date

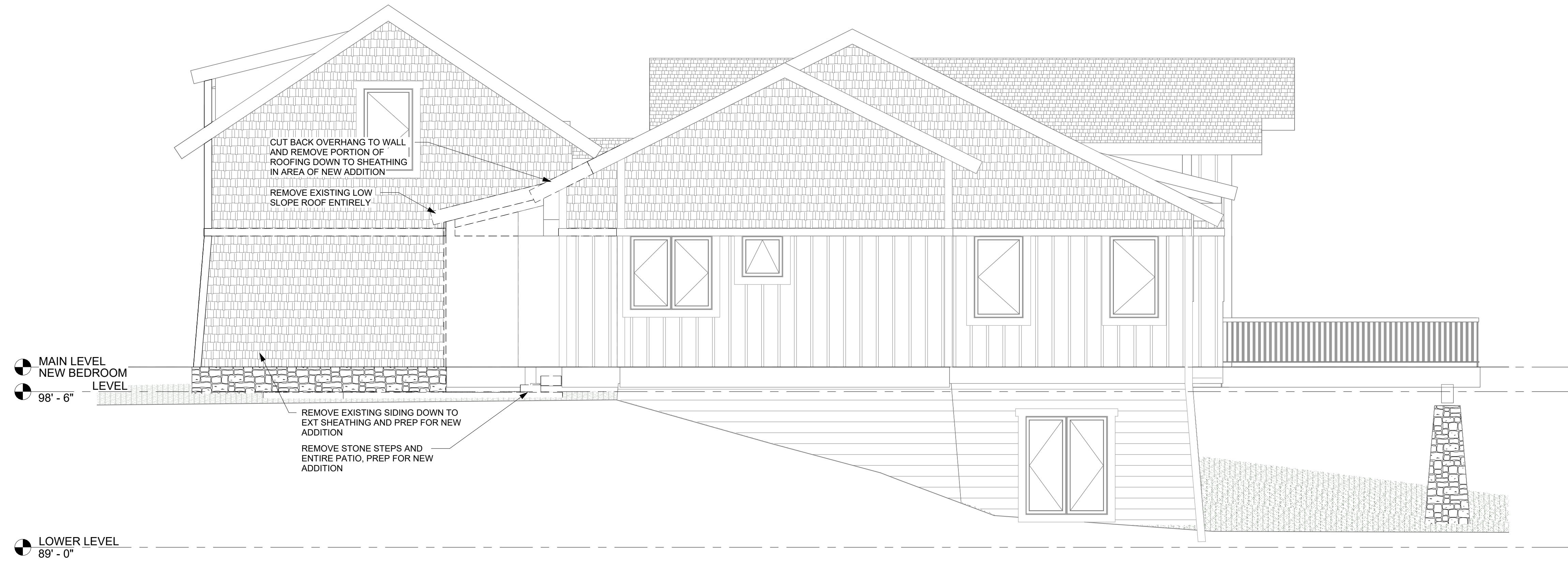
**Drawing Name**  
 REMODEL ROOF PLAN

**Issue Date**  
 DRB Submittal - 01/06/2025  
 DRB Re-Submittal -02/10/2025

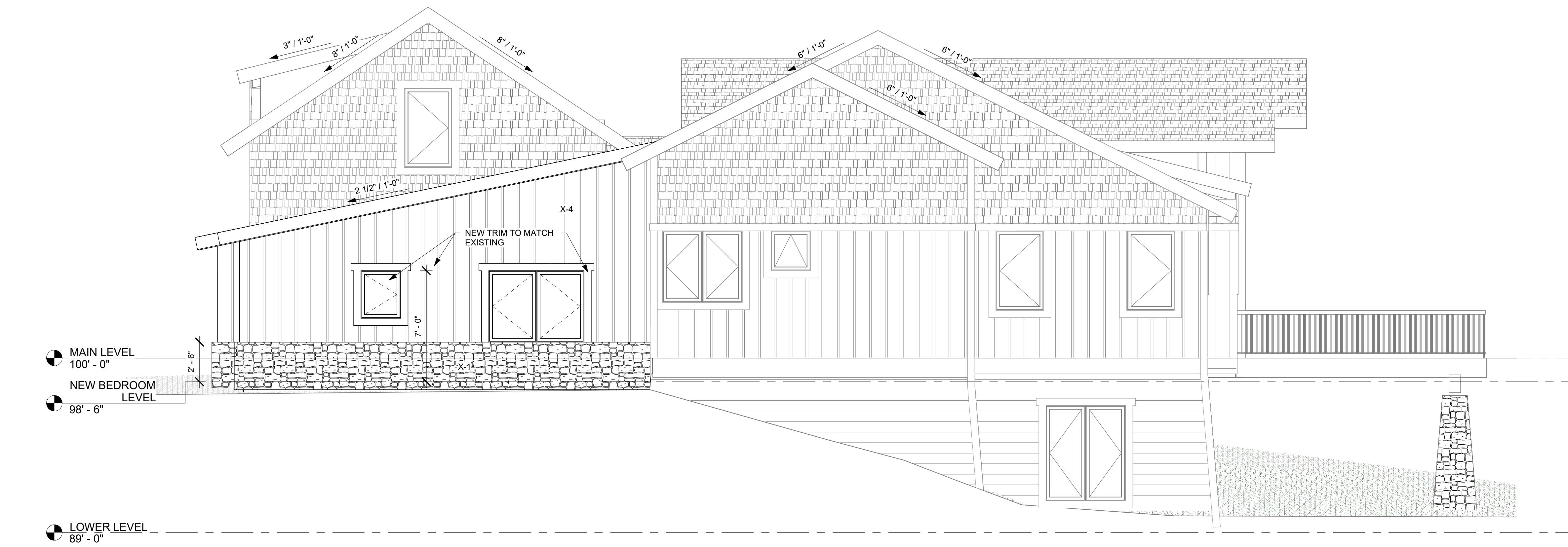
**Job #**  
 2024-020

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

**NOT FOR CONSTRUCTION**  
 SEAL



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
  - X-4 VERTICAL BOAR AND BATTEN 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  
PARTNERSHIP | 1846 BEARD CREEK TRAIL, EDWARDS, CO 81632

**NOT FOR CONSTRUCTION**  
SEAL

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

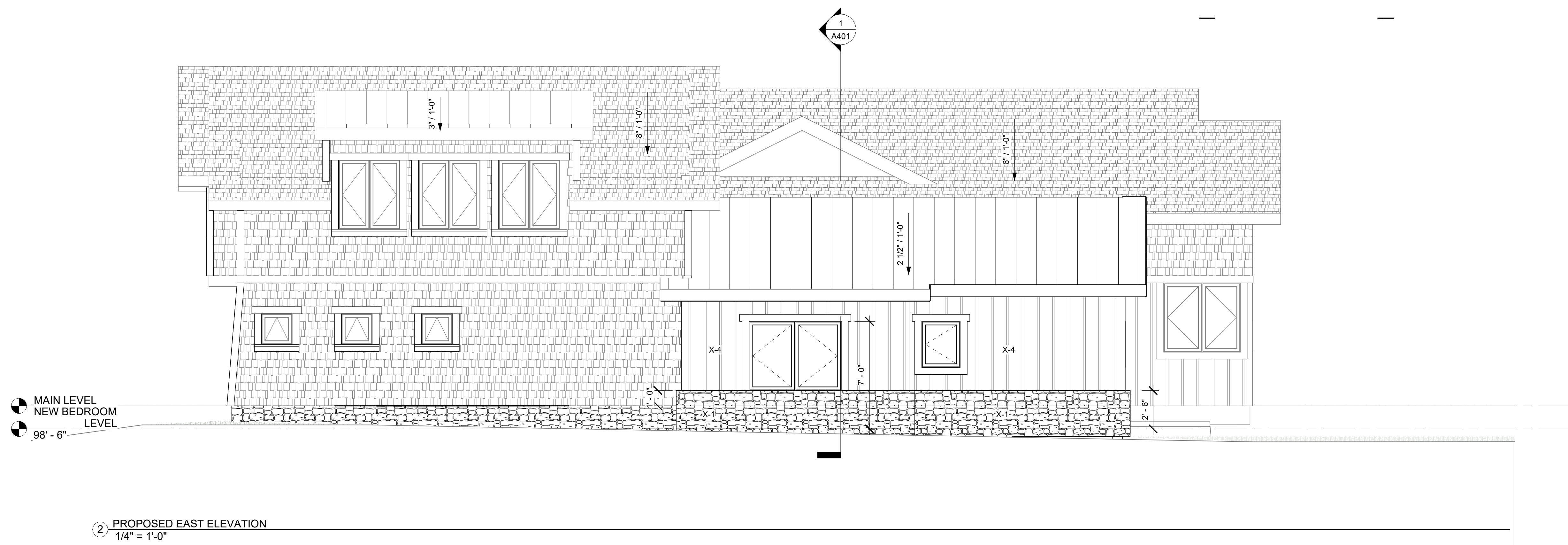
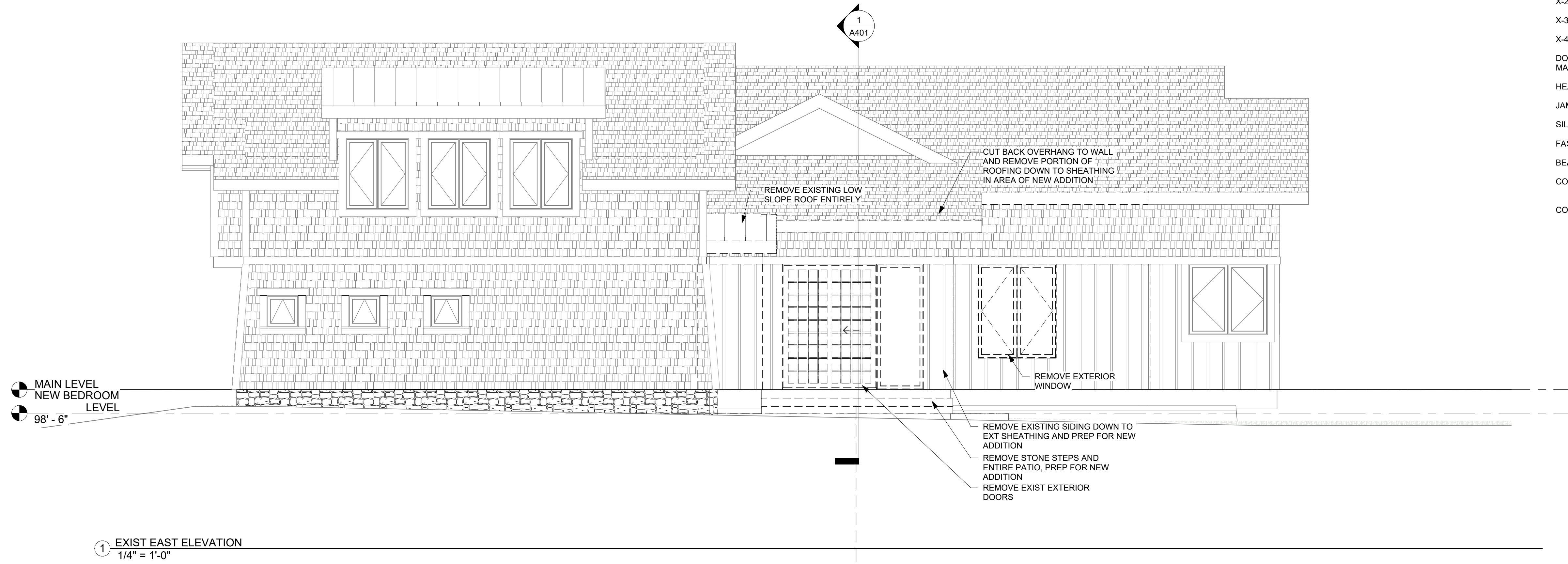
**Job #**  
2024-020

**Issue Date**  
DRB Submittal - 01/06/2025  
DRB Re-Submittal - 02/10/2025

**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
  - X-4 VERTICAL BOAR AND BATTEN 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  
PARTNERSHIP | 1846 BEARD CREEK TRAIL, EDWARDS, CO 81632

**NOT FOR CONSTRUCTION**  
SEAL

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

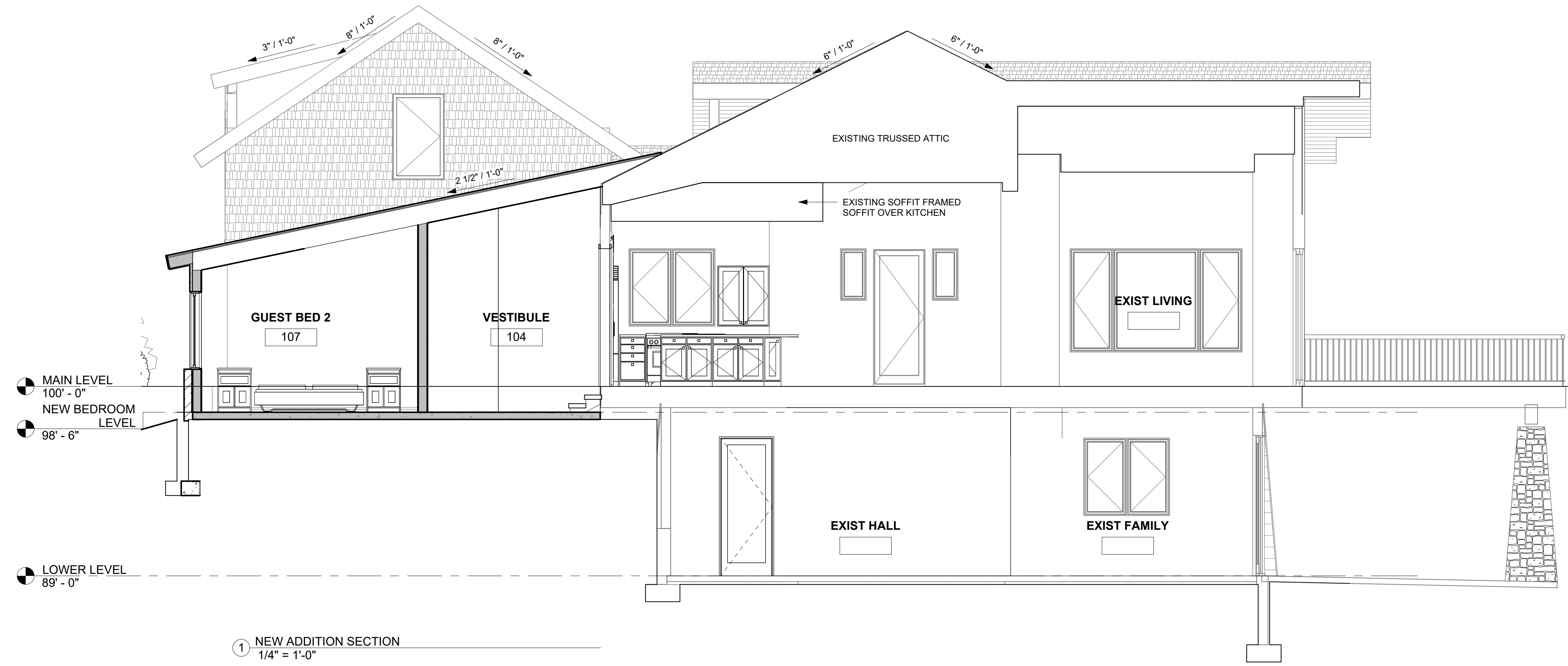
**Job #**  
2024-020

**Issue Date**  
DRB Submittal - 01/06/2025  
DRB Re-Submittal - 02/10/2025

**Drawing Name**  
EAST EXT. ELEVATIONS

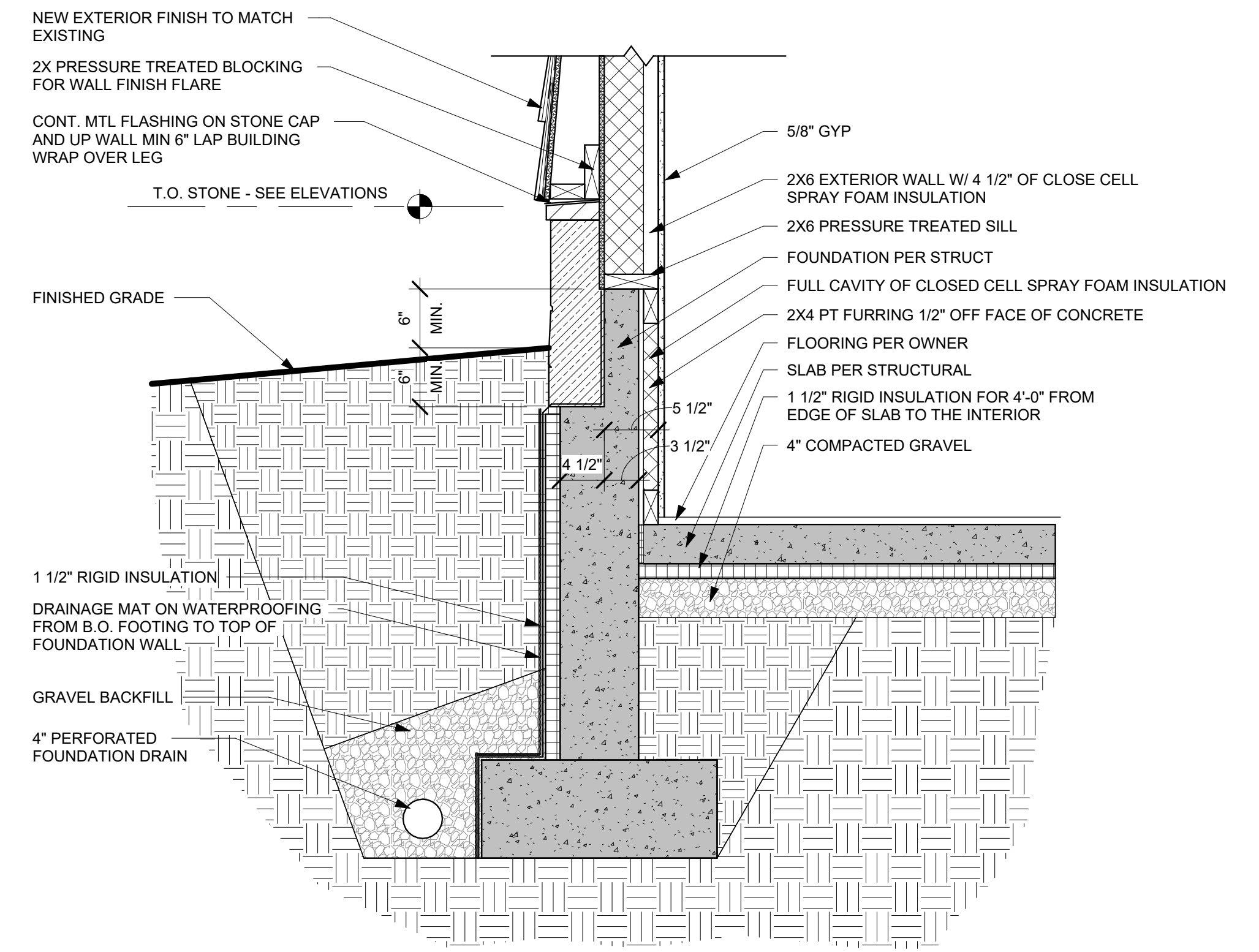
Revision	No.	Date

**A302**

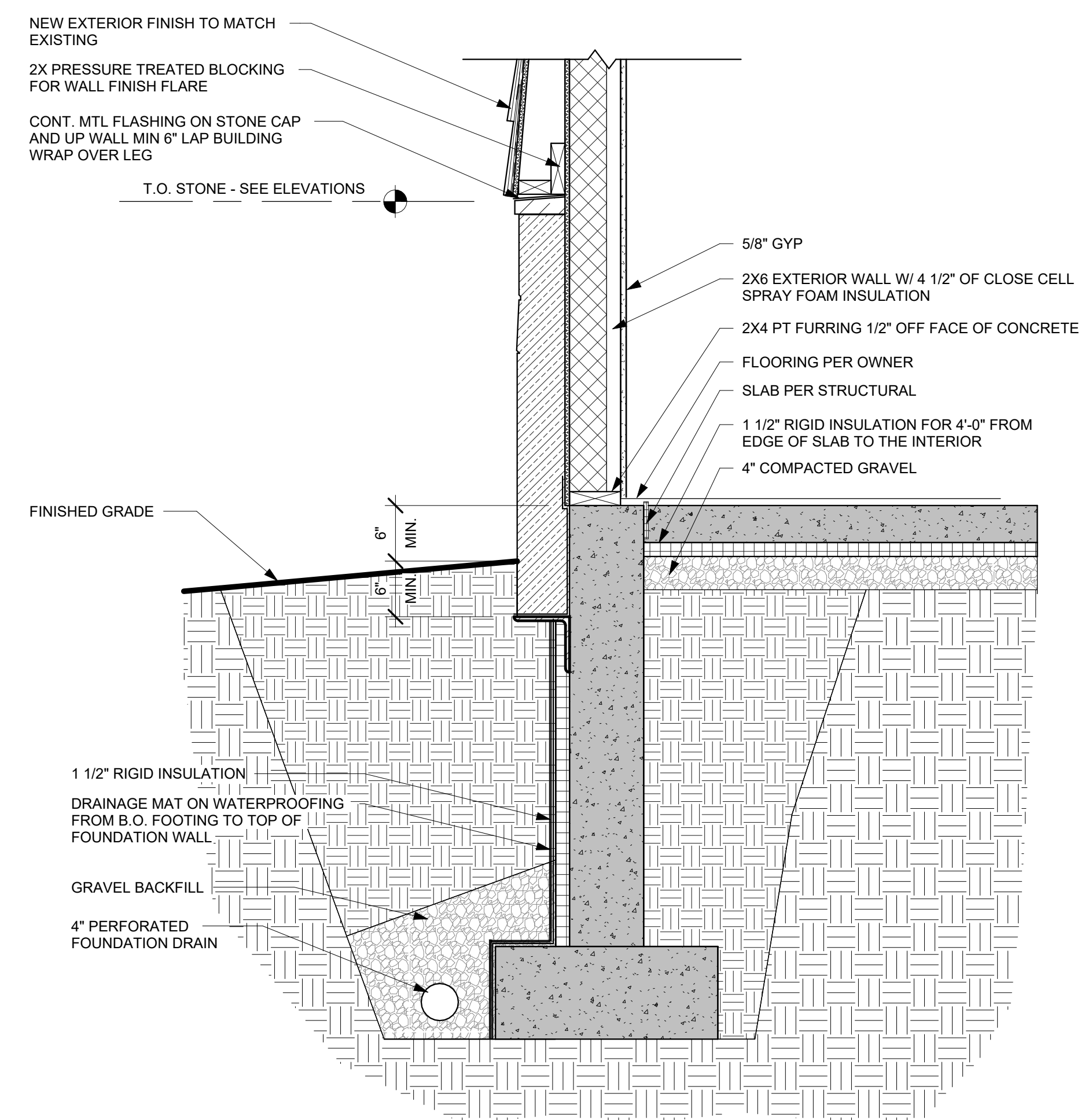


1 NEW ADDITION SECTION  
1/4" = 1'-0"

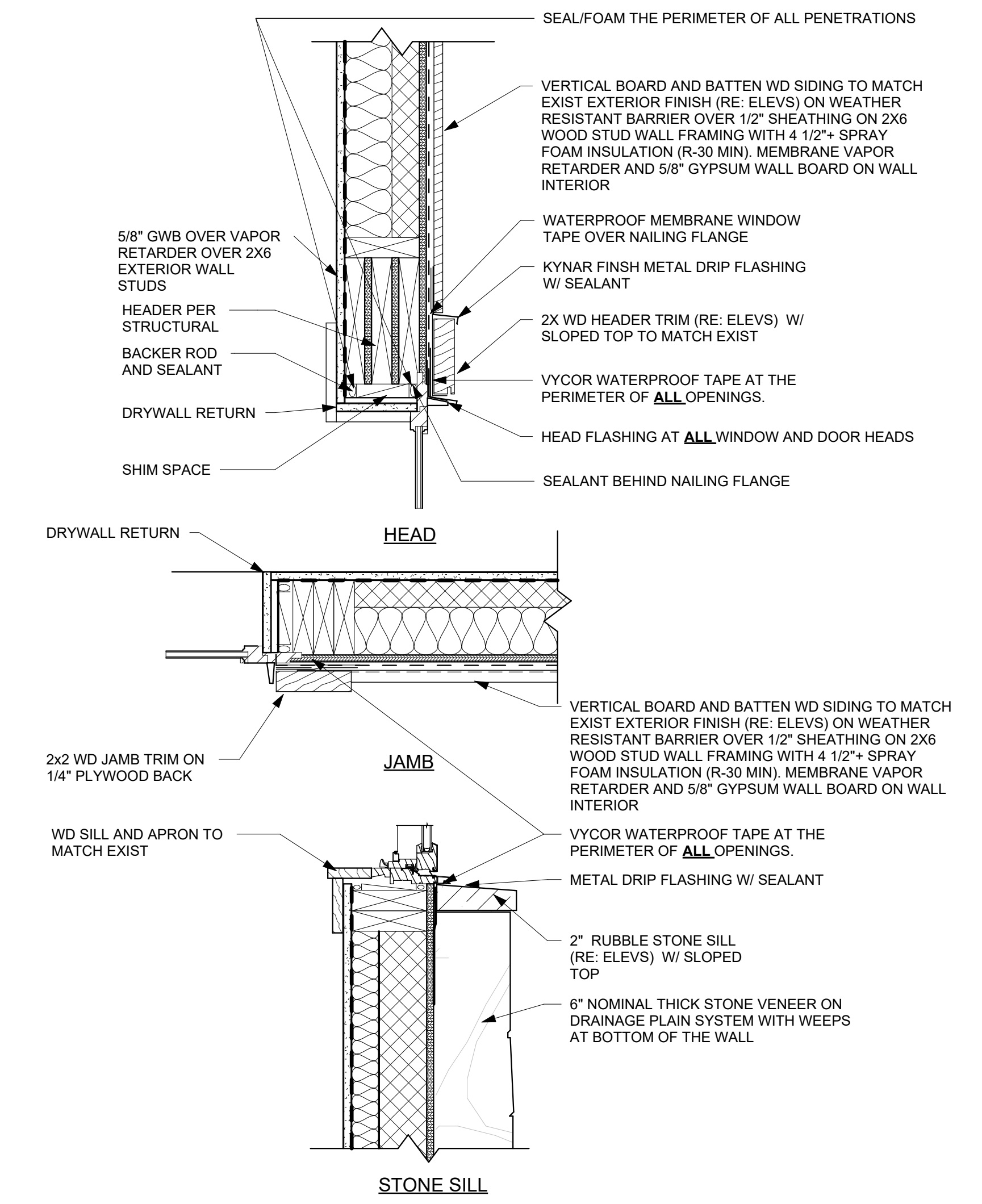
Revision	No.	Date



3 BASE OF WALL & STONE SILL - FLOOR BELOW GRADE  
1" = 1'-0"



2 BASE OF WALL & STONE SILL  
1" = 1'-0"



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

Revision	No.	Date