

Cordillera Valley Club

Design Review Board

Meeting Agenda

Date: March 26, 2025

Time: 11:00 am

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

Location:
Via Zoom

Project Reviews (11:00 am)

Rubin Residence - Addition and Deviation to an Existing Residence

322 Legacy Trail / F9 L11

Owner: Legacy CVC LLC (Alan Rubin)

Architect: Jeff Manley

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: Legacy CVC LLC (Alan Rubin)
Address: 322 Legacy Trail
Legal Address: F9 L11
Architect: Jeff Manley
Staff Contact: Allison Kent, AICP
DRB Hearing #1: March 26, 2025

Project Description

- The applicant is proposing the addition 615 sq. ft. and deck expansion of 750 sq. ft.
- The proposed addition is 218 sq. ft. on the lower level and 199 sq. ft. on the main level.
- The addition requires a deviation for roof overhang outside the building envelope.
- There are additional changes to the home, including windows, garage doors, deck rails, etc. Additionally, the applicant is proposing to replace the cedar shake roof with the Davinci slate product.



DEVIATION AND ADDITION REVIEW - March 26, 2025

Project Review

A. Architecture Comments

1. Due to the size of the proposed deck and the proximity to the property line and ravine below, the impact of the deck expansion is dramatic. The new stone columns are 14 ft. tall. The Design Guidelines state: *“Balconies and above grade decks should be designed within the mass of the building or as an element of the building structure supported either by angled braces, by building mass below, or by substantial building elements such as stone columns that visibly tie the deck to the ground. In no case shall projecting decks or balconies be supported by narrow posts or columns. Projected decks on the downhill side of the building shall be tied into the existing grade, helping integrate them with the natural grade of the site. Support columns must have stone bases with dimensions consistent with the massing of the home. The underside of balconies and above grade decks shall be finished to be compatible with the building. Consideration should be given to protecting balconies and above grade decks from snow shedding from overhead roofs.”* Staff recommends the DRB provide input on the proposed deck expansion.
2. Exterior light fixtures spec sheets shall be provided for review. Light fixtures are required to be dark-sky compliant.

B. Site Plan and Landscape Plan Comments

1. Under previous ownership, this home was subject to a DRB approval in 2022, which was then submitted for Technical Plan review in 2023. The approval included a third garage bay that was outside the building envelope, which was approved by the Design Review Board. Without subsequent approval by DRB Administration, revisions to the building permit were submitted to Eagle County. The revisions converted the crawl space under the third garage bay into a lower level garage for a golf cart. A very large retaining wall was also constructed without approval. The wall exceeds 4 ft. in height, which would require an engineer's stamp. This wall was not shown on either the DRB approved plans, nor the building permit. It creates a large flat surface area to access the new golf cart garage. The previous owner never requested final inspection by DRB Administration nor did they request the \$10,000 compliance deposit to be refunded. Staff believes that the retaining wall and its impacts should be mitigated, and recommends a condition that the compliance deposit from the prior owner be used towards correcting the site grading and retaining wall to return the site to an approved and acceptable design. This will require that all appropriate steps outlined in the Compliance Agreement be completed including notice to withhold and use the compliance deposit to make corrective actions by the prior owner. Staff understands that the current owner was not responsible for the construction completed without approval and this is intended to off-set costs to the new owner.
2. The proposed plan does not include a full landscape plan. Due to the addition and deck expansion, a landscape plan shall be provided indicating all trees to be removed. A planting plan in accordance with the Design Guidelines shall be provided for review and approval by the Design Review Board. A landscape plan was provided

at the last minute to attempt to address some concerns, but staff believes a more robust landscape plan should be provided for review and approval by the DRB.

3. The applicant is requesting a Deviation from the Design Guidelines to allow for the roof overhang outside the building environment. In general, the scope of the roof overhang encroachment outside the building envelope are similar to others recently approved by the DRB. 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. Adjacent Neighbor Comments

Public notice to adjacent properties was provided on March 12, 2025. Staff has heard from neighbors who are concerned about the previous impacts to landscaping and the retaining wall that was not reviewed or approved. Staff agrees that there are visual and potentially stability issues related to the retaining wall. Neighbors were also concerned about the deck expansion and the impacts to landscaping.

D. Staff Recommendation

Staff recommends tabling of the deviation request and addition to the Rubin Residence, subject to the following conditions:

1. The applicant shall submit a landscaping plan reflecting existing and proposed conditions.
2. The applicant shall address all comments of the staff memorandum and the DRB.
3. 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: _____

I hereby certify that this Improvement Location Certificate was prepared for TBD

that this 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.

THIS CERTIFICATE IS VALID ONLY FOR USE BY TBD

AND DESCRIBES THE PARCELS APPEARANCE ON DECEMBER 1, 2024

I further certify that the improvements on the above described parcel on this date, DECEMBER 1, 2024, except for utility connections, are entirely within the boundaries of the parcel, except as shown, that there are no encroachments upon the described premises by improvements on any adjoining premises, except as indicated, and there is no apparent evidence or sign of any easement crossing or burdening any part of said parcel, except as shown.



IMPROVEMENT LOCATION CERTIFICATE

IN ACCORDANCE WITH C.R.S. 38-51-108 (EFFECTIVE JULY 1, 2013)

THIS CERTIFICATE IS VALID ONLY FOR USE BY:

BUYER/BORROWER: WEISSMAN-WHITECOTTON CP TRUST DTD 6/22/20

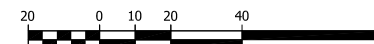
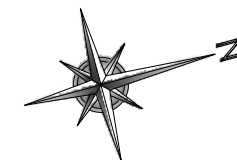
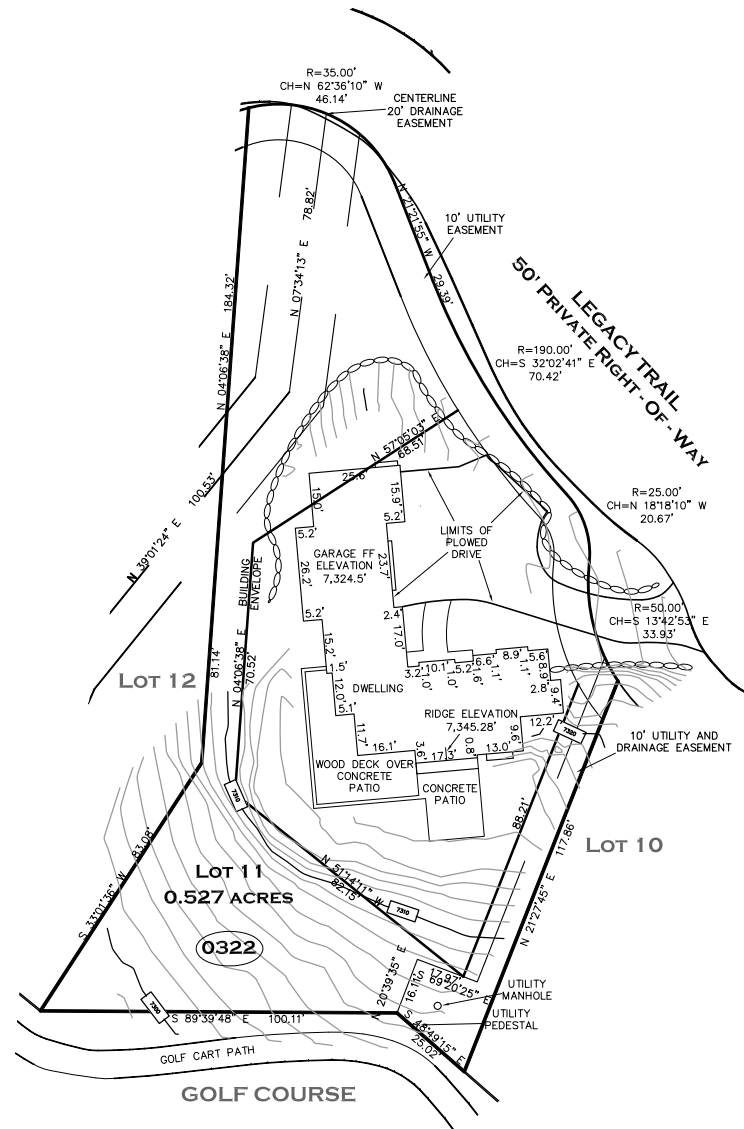
SELLER/OWNER: ROCKY MOUNTAIN TEXAS LLC

LEGAL DESCRIPTION

Lot 13, Cordillera Valley Club, Filing No. 9, Legacy Trail according to the Final Plat thereof as filed for record May 04, 1998 at Reception No. 654885 in the Office of the Clerk and Recorder, County of Eagle, State of Colorado.

NOTES:

- 1) Survey Date: June 2021
- 2) Legal description record easements, setbacks, and record deed lines were derived from the hereon referenced plat and title commitment order number: V50062204. Improvements and apparent deed line locations are based upon monuments, or other boundary evidence, found during the time the fieldwork was performed. Pertaining to said title commitment Schedule B-2, this property is subject to the following and shown graphically, hereon where applicable:
 10. RESTRICTION AS TO THE TRANSPORTATION OF WATER BY PIPELINE OR ANY OTHER MEANS ACROSS A PORTION OF SUBJECT PROPERTY AS DESCRIBED IN DEED RECORDED MAY 10, 1989 IN BOOK 505 AT PAGE 92. 11. TERMS, CONDITIONS AND PROVISIONS OF DECLARATION BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW AS CONTAINED IN INSTRUMENT RECORDED MAY 10, 1989 IN BOOK 505 AT PAGE 92. NOTE: SAID DECLARATION LISTS PERMITTED USES OF THE SUBJECT PROPERTY.
 12. TERMS, CONDITIONS AND PROVISIONS OF PLANNED UNIT DEVELOPMENT PUB GUIDE RECORDED AUGUST 10, 1992 IN BOOK 724 AT PAGE 497. 13. RESTRICTIVE COVENANTS WHICH DO NOT CONTAIN A FORTUITURE OR REVERTER CLAUSE, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS CONTAINED IN INSTRUMENT RECORDED AUGUST 29, 1995 IN BOOK 664 AT PAGE 809 AND SUPPLEMENT THERETO RECORDED JUNE 2, 1998 UNDER RECEPTION NO. 68276.
 14. TERMS, CONDITIONS AND PROVISIONS OF AGREEMENT RECORDED MARCH 24, 1995 IN BOOK 663 AT PAGE 894.
 15. RIGHT OF WAY EASEMENT AS GRANTED TO HOLY CROSS ELECTRIC ASSOCIATION, INC. IN INSTRUMENT RECORDED AUGUST 01, 1995, IN BOOK 672 AT PAGE 380.
 16. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF CORDILLERA VALLEY CLUB FILING NO. 9 RECORDED MAY 4, 1998 RECEPTION NO. 64885 AND AND AS AMENDED IN INSTRUMENT RECORDED AUGUST 2, 2001 UNDER RECEPTION NO. 76378. NOTE: ASSIGNMENT OF EASEMENT RIGHTS RECORDED MAY 19, 2010 UNDER RECEPTION NO. 2010091.
 17. TERMS, CONDITIONS AND PROVISIONS OF HOLY CROSS ELECTRIC ASSOCIATION, INC. UNDERGROUND RIGHT OF WAY EASEMENT RECORDED JUNE 23, 1998 UNDER RECEPTION NO. 64027.
 18. TERMS, CONDITIONS AND PROVISIONS OF NOTICE OF LEVY OF REAL ESTATE TRANSFER ASSESSMENT RECORDED OCTOBER 24, 2001 AT RECEPTION NO. 770667 AND AMENDMENT RECORDED MARCH 23, 2005 AT RECEPTION NO. 90990.
 19. QUIT CLAIM DEED FROM CORDILLERA VALLEY CLUB INVESTORS LIMITED PARTNERSHIP AND CORDILLERA VALLEY CLUB METROPOLITAN DISTRICT RECORDED MAY 19, 2010 UNDER RECEPTION NO. 2010092.
 20. TERMS, CONDITIONS AND PROVISIONS OF CONVEYANCE AGREEMENT RECORDED JUNE 16, 2010 AT RECEPTION NO. 20101879.
 21. TERMS, CONDITIONS AND PROVISIONS OF ORDER RECORDED OCTOBER 04, 2010 AT RECEPTION NO. 20101901.
 22. GRANTEE, FOR GRANTEE AND GRANTEE'S HEIRS, SUCCESSORS AND ASSIGNS, ACKNOWLEDGES AND AGREES THAT IF THE PREMISES IS ADJACENT TO A GOLF COURSE, IT SHALL BE SUBJECT TO AN EASEMENT FOR ERRANT GOLF BALLS, AND, BY ACCEPTANCE OF A DEED TO THE PREMISES, ASSUMES ALL RISKS ASSOCIATED WITH ERRANT GOLF BALLS AND COVENANTS NOT TO MAKE ANY CLAIM OR INSTITUTE ANY ACTION WHATSOEVER AGAINST THE OWNER OF THE GOLF COURSE, THE CORDILLERA VALLEY CLUB PROPERTY OWNERS ASSN, INC., GRANTOR, OR THEIR HEIRS, SUCCESSORS OR ASSIGNS, AS A RESULT OF ERRANT GOLF BALLS OR ANY DAMAGE WHICH MAY BE CAUSED.
- 3) Lot is subject to the Cordillera Valley Club Amended P.U.D. Guide as recorded in the Eagle County Clerk and Recorders Office and as amended and/or supplemented from time to time.
- 4) This Lot is subject to a blanket Utility, Drainage and Pedestrian Trail Easement as defined by General Note No. 7 on the hereon referenced Final Plat of Cordillera Valley Club, Filing No. 9 Legacy Trail.
- 5) STREET ADDRESS: 0392 Legacy Trail. (Posted)
- 6) This Improvement Location Certificate was prepared for the exclusive use of those parties certified to herein, and is valid only if print has original seal and signature of surveyor.
- 7) Lineal Units of the U.S. Survey Foot were used herein.



1 INCH = 20 FEET

Archibeque Land Consulting, Ltd

~ Professional Land Surveying & Mapping ~

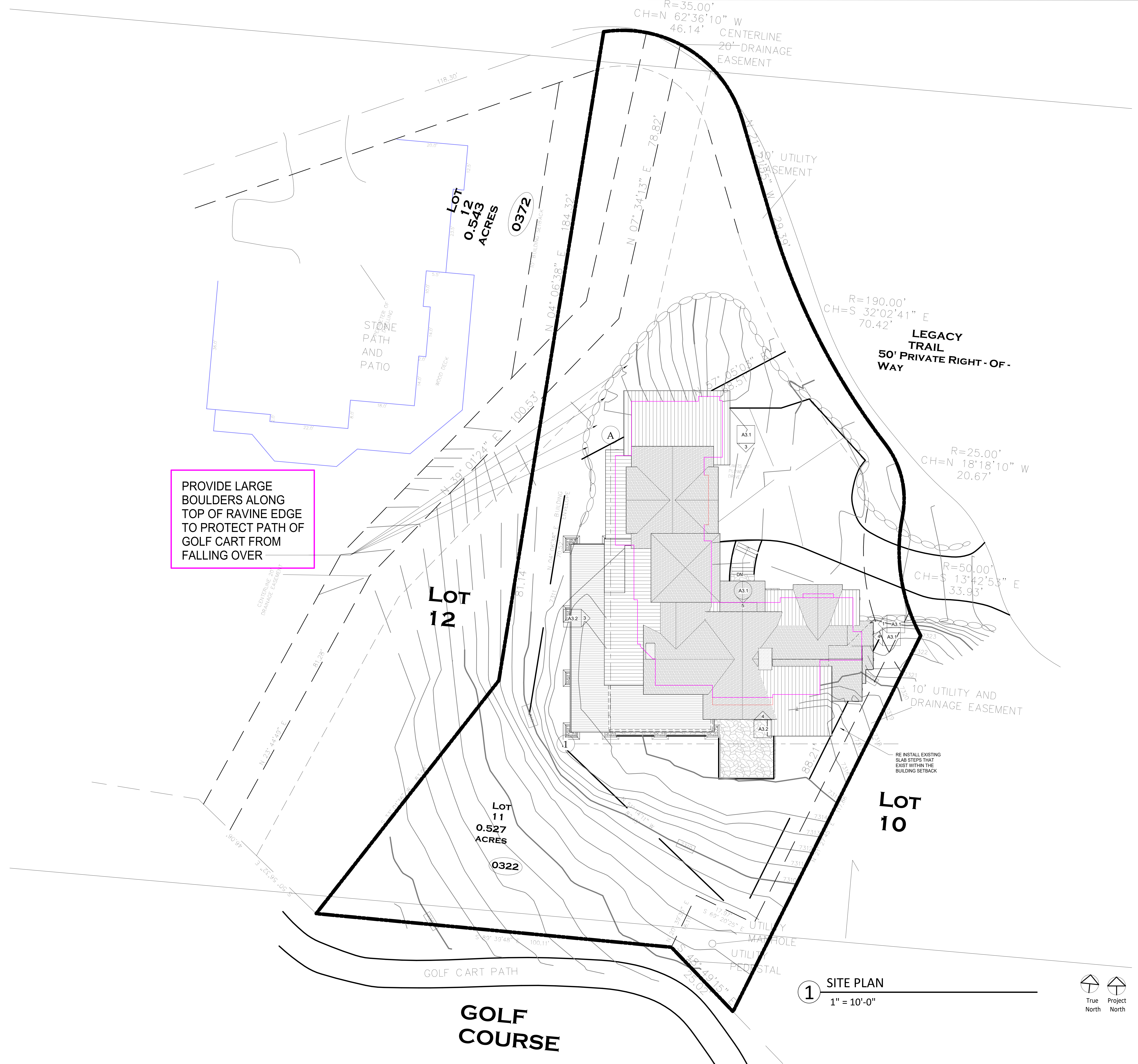
970.328.6020 Office INFO@PROLANDSURVEY.COM

IMPROVEMENT LOCATION CERTIFICATE
LOT 13, CORDILLERA VALLEY CLUB FILING
NO. 9 LEGACY TRAIL
COUNTY OF EAGLE, STATE OF COLORADO

DRAWN BY: TJA	DRAWING NAME: 15254_ILC 392 LEGACY TR.dwg
SHEET 1 OF 1	DATE: 12-1-2024
CHECKED BY: TJA	

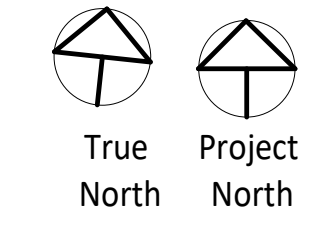
NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discovered such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of certification shown hereon. Additionally, this document is prepared for the sole purpose of use by the parties stated herein. The improvements are generally situated as shown and only apparent. (Circle all the lines of fieldwork) Improvements and encroachments are noted. Archibeque Land Consulting, Ltd., its owner(s) and employee(s) will not be liable for more than the cost of this document, and then only to the parties specifically shown herein. Acceptance and/or use of this document for any purpose constitutes acknowledgement and agreement to all terms stated herein.

3/24/2025 3:54:06 PM



PROVIDE LARGE BOULDERS ALONG TOP OF RAVINE EDGE TO PROTECT PATH OF GOLF CART FROM FALLING OVER

1 SITE PLAN
1" = 10'-0"



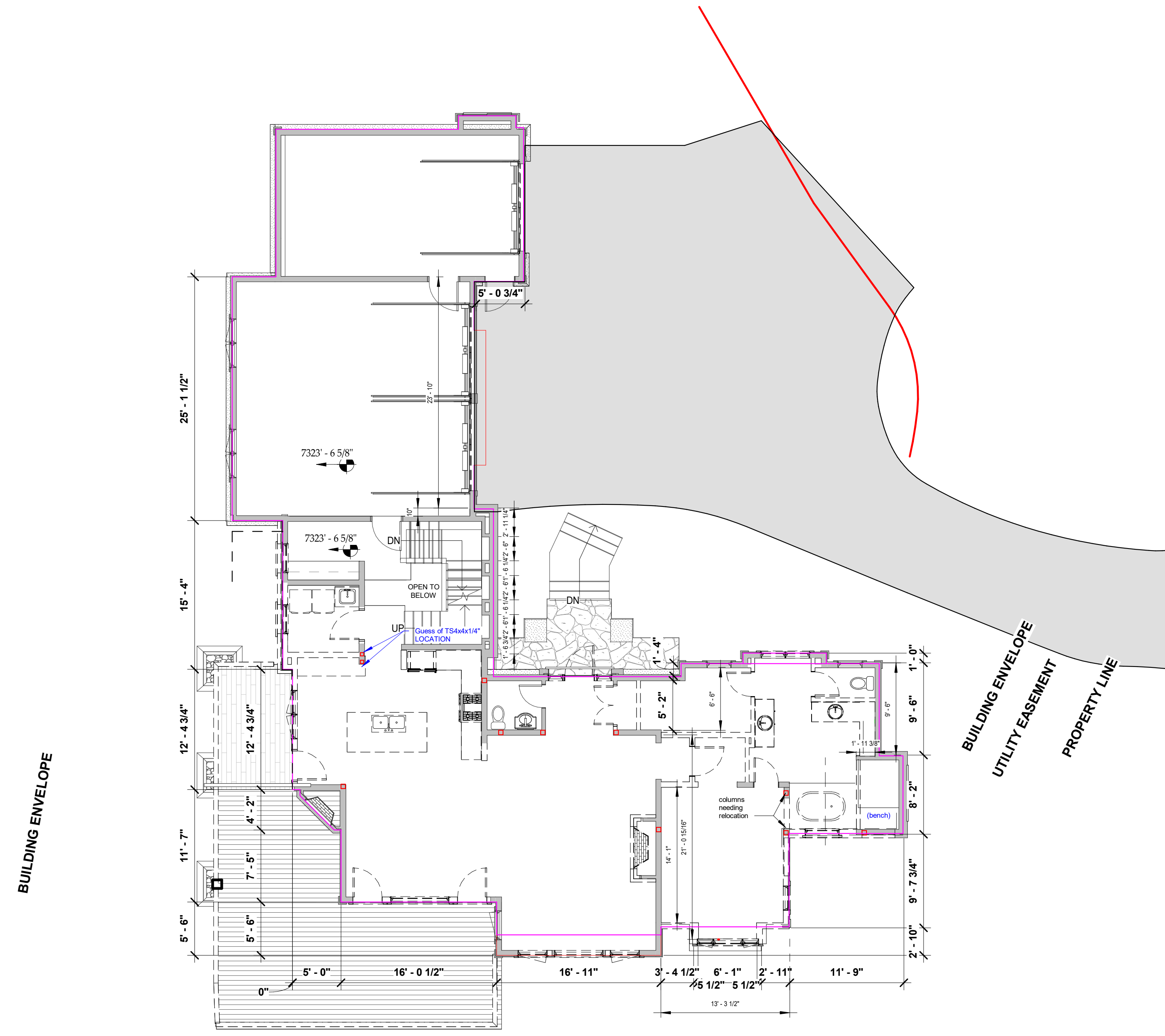
Date:	3-24-25
Project number:	2477
SITE PLAN	
A1.1	

322 Legacy Trail
THE RUBIN RESIDENCE
Cordillera Valley Club, Filing: 9 - Legacy Trail - Lot: 11
Edwards, CO 81632
DESIGN REVIEW SET

No.	Description	Date

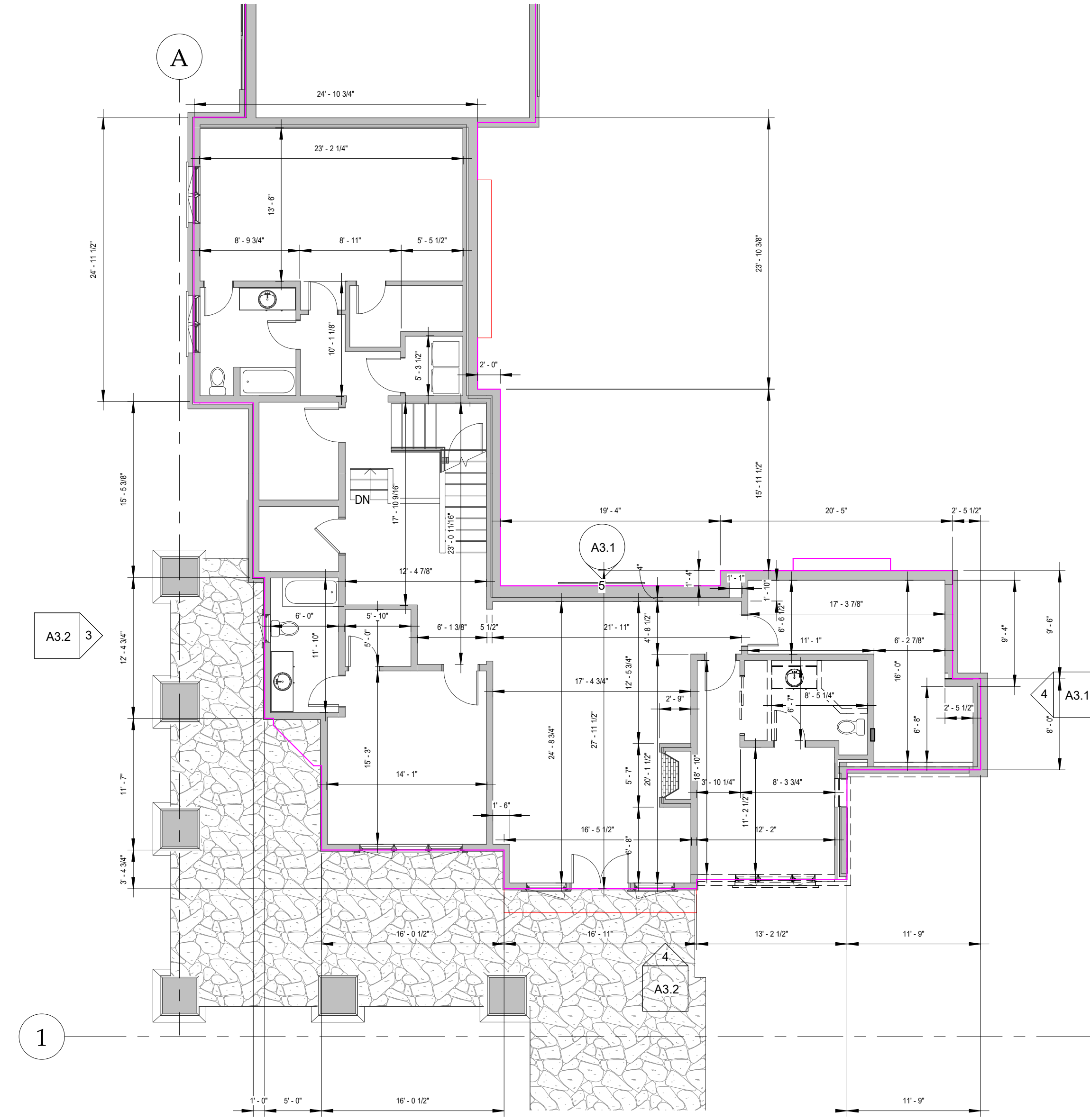
Consultant
Address
Phone
Fax
e-mail

MARTIN MANLEY
ARCHITECTS
970.328.5151 OFFICE
PO Box 1587, Eagle, CO 81631
www.martinmanleyarchitects.com

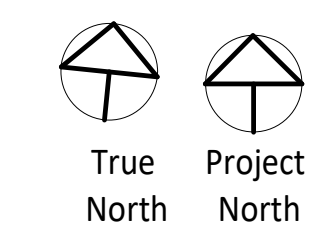


2 FLOOR PLAN - MAIN LEVEL DEMO
1/8" = 1'-0"

- DEMO NOTES**
1. PROVIDE THE APPROPRIATE SHORING AND/ OR BRACING TO PREVENT COLLAPSE OF ANY PART OF STRUCTURE TO REMAIN, RE-STRUCTURAL AS REQUIRED.
 2. COORDINATE NEW FRAMING SCHEDULE TO LIMIT TIME STRUCTURE IS OPEN TO WEATHER. PROVIDE WEATHER PROTECTS AS NEEDED.
 3. CONTRACTOR TO ARRANGE FOR PROPER DISCONTINUANCE AND/ OR RELOCATION OF ALL PUBLIC UTILITIES PRIOR TO DEMOLITION AS NECESSARY.
 4. REMOVE ELECTRICAL WIRING AND CONDUIT AT AREAS OF DEMOLITION & PREP FOR NEW WORK.
 5. PROTECT ALL INTERIOR SURFACES TO REMAIN FROM UNNECESSARY DAMAGE DURING DEMOLITION AND NEW CONSTRUCTION.
 6. COORDINATE WITH OWNER/ ARCHITECT THE REMOVAL OF ALL SALVAGED MATERIALS RECYCLE AND DONATE AS NEEDED.
 7. CONTRACTOR TO COMPLY WITH LOCAL STANDARDS FOR DEMOLITION REQUIREMENTS AS APPLICABLE.
 8. CONTRACTOR TO REMAIN DURING DEMOLITIONS AND CONSULT ENGINEER AND ENGINEER'S DRAWINGS WITH ANY QUESTIONS OR CONCERNS.



1 FLOOR PLAN - LOWER LEVEL DEMO
1/8" = 1'-0"



Date	3-24-25
Project number	2477
DEMO PLANS	
A2.0	

NOT FOR CONSTRUCTION

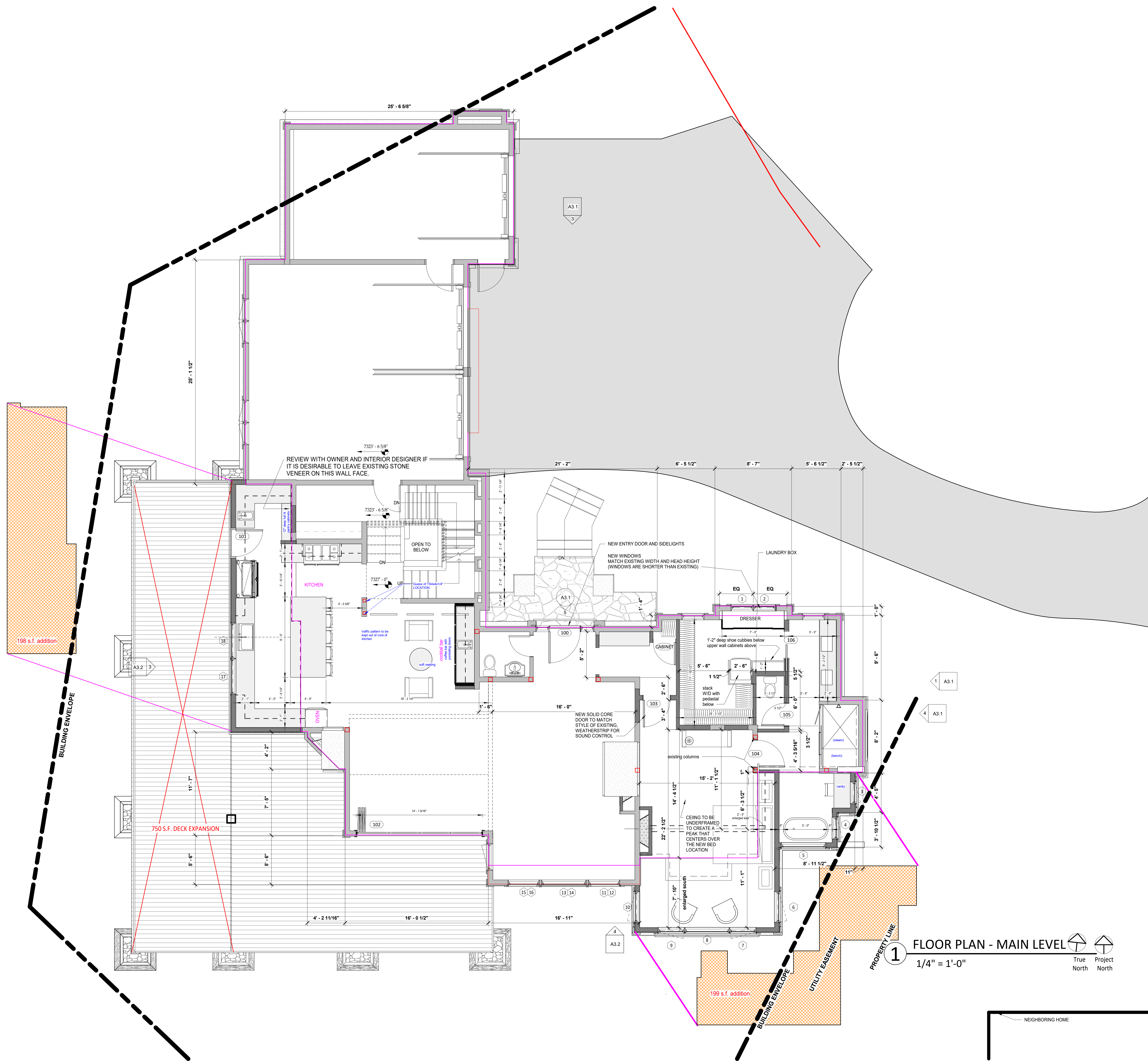
THE RUBIN RESIDENCE
322 Legacy Trail
Cordillera Valley Club, Filing: 9 - Legacy Trail - Lot: 11
Edwards, CO 81632

DESIGN REVIEW SET

No.	REVISIONS	Description	Date

MARTIN MANLEY
ARCHITECTS

970.328.5151 OFFICE
PO Box 1587, Eagle, CO 81631
www.martinmanleyarchitects.com



1 FLOOR PLAN - MAIN LEVEL
 1/4" = 1'-0"
 True North Project North

No.	REVISIONS Description	Date

THE RUBIN RESIDENCE
322 Legacy Trail
 Cordillera Valley Club, Filing: 9 - Legacy Trail - Lot: 11
 Edwards, CO 81632
DESIGN REVIEW SET

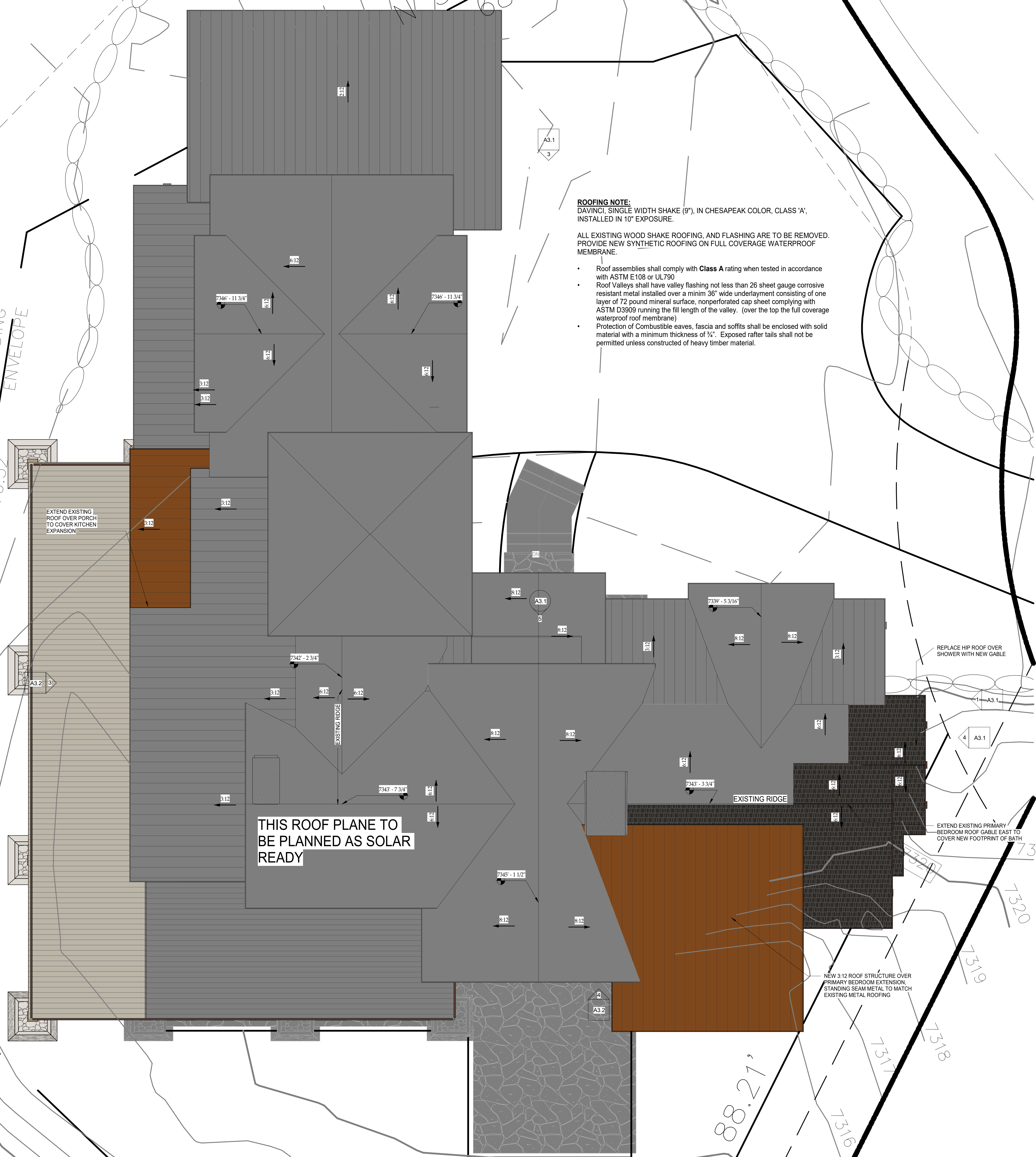
NOT FOR CONSTRUCTION

N 39° 01'24" E
100.53'

N 04° 06'38" E BUILDING ENVELOPE
70.52'

N 57° 05'03"
68.51'

PRIVATE RIGHT-OF-WAY



ROOFING NOTE:
DAVINCI, SINGLE WIDTH SHAKE (9"), IN CHESAPEAKE COLOR, CLASS 'A', INSTALLED IN 10" EXPOSURE.

ALL EXISTING WOOD SHAKE ROOFING, AND FLASHING ARE TO BE REMOVED. PROVIDE NEW SYNTHETIC ROOFING ON FULL COVERAGE WATERPROOF MEMBRANE.

- Roof assemblies shall comply with **Class A** rating when tested in accordance with ASTM E108 or UL790.
- Roof Valleys shall have valley flashing not less than 26 sheet gauge corrosion resistant metal installed over a minim 36" wide underlayment consisting of one layer of 72 pound mineral surface, nonperforated cap sheet complying with ASTM D3909 running the full length of the valley. (over the top the full coverage waterproof roof membrane)
- Protection of Combustible eaves, fascia and soffits shall be enclosed with solid material with a minimum thickness of 3/4". Exposed rafter tails shall not be permitted unless constructed of heavy timber material.

EXTEND EXISTING ROOF OVER PORCH TO COVER KITCHEN EXPANSION

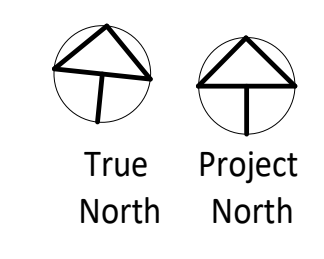
REPLACE HIP ROOF OVER SHOWER WITH NEW GABLE

THIS ROOF PLANE TO BE PLANNED AS SOLAR READY

EXTEND EXISTING PRIMARY BEDROOM ROOF GABLE EAST TO COVER NEW FOOTPRINT OF BATH

NEW 3-12 ROOF STRUCTURE OVER PRIMARY BEDROOM EXTENSION. STANDING SEAM METAL TO MATCH EXISTING METAL ROOFING

10' UTILITY AND DRAINAGE EASEMENT



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

3/24/2025, 3:54:09 PM

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No.	Description	Date

THE RUBIN RESIDENCE
322 Legacy Trail
Cordillera Valley Club, Filing: 9 - Legacy Trail - Lot: 11
Edwards, CO 81632

NOT FOR CONSTRUCTION

Date: 3-24-25
Project number: 2477
Project: ROOF PLAN
A2.4

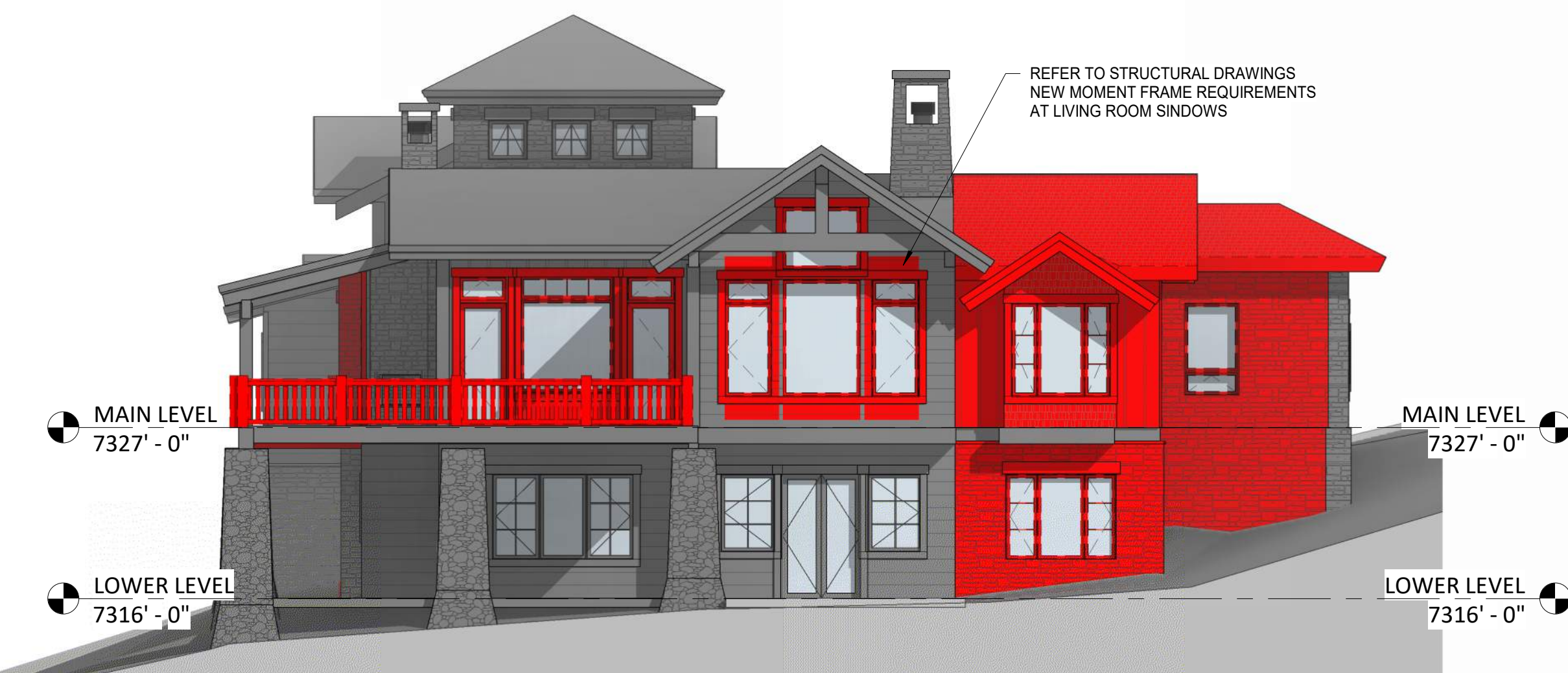
DESIGN REVIEW SET



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



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



4 SOUTH ELEVATION-DEMOLITION
1/8" = 1'-0"



3 WEST ELEVATION-DEMOLITION
1/8" = 1'-0"

No.	Description	Date

NOT FOR CONSTRUCTION

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
DRB Hearing #2: March 26, 2025

Project Description

- Applicant is requesting an addition to an existing home in the 7 Eagles neighborhood.
- The addition is approximately 665 sq. ft. to the existing home. This is a reduction of 47 sq. ft. from the previous submittal.
- The applicant has modified the proposal to be entirely within the building envelope.



ADDITION - March 26, 2025

Project Review

A. Architecture Comments

1. The proposed addition is now entirely located within the building envelope. Therefore, a deviation from the Design Guidelines is no longer necessary.
2. In response to the DRB's comments on stone, the applicant has now proposed that addition to have a stone base. This is consistent with the Design Guidelines.
3. All colors and materials are proposed to match existing.

B. Site Plan and Landscape Plan Comments

1. Based on the DRB's recommendation, an existing conditions map was provided by a licensed surveyor. Additionally, the applicant provided the information on the location of the adjacent property on Lot 6. This information verifies that the proposed addition is located entirely within the building envelope. An ILC is required at foundation to verify that the improvements have been located correctly.

C. Public Comment

Public notice to adjacent properties was provided on March 12, 2025. To date, no additional comments have been provided.

D. Staff Recommendation

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

1. The applicant must address all comments provided in this staff memorandum and any DRB comments prior to Technical Plan review.
2. All materials and colors to match existing.
3. 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.
4. At foundation inspection and prior to the refund of the compliance deposit, an ILC must be submitted to staff demonstrating compliance with the approved plans.
5. 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.

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.

E. DRB Deliberation

DRB members Michael Current, Jeff Townsend, and Steve McKeever were present. Bobby Ladd was absent.

Bill Nutkins, architect, was present.

Sergio Rok, and Rob and Evelyn Moskovitz were also present, representing the ownership.

Neighbors Brad and Christy Anderson were present.

Bill presented the plans.

Brad and Christy noted that the homes are very close and that they wanted to have their home also shown on the plans so that they could understand the impact.

Michael thought it was important to add in the neighbors property. He suggested lowering the roof pitch as with the massing of the addition, there is too much roof.

Steve stated that he was hoping to see the neighbors all come to agreement.

Jeff agreed it would be interesting to see the roof flatter.

The DRB all agreed that stone should be added to the base of the addition and they were ok with the siding material going to roof line.

Motion to Table: Jeff Townsend

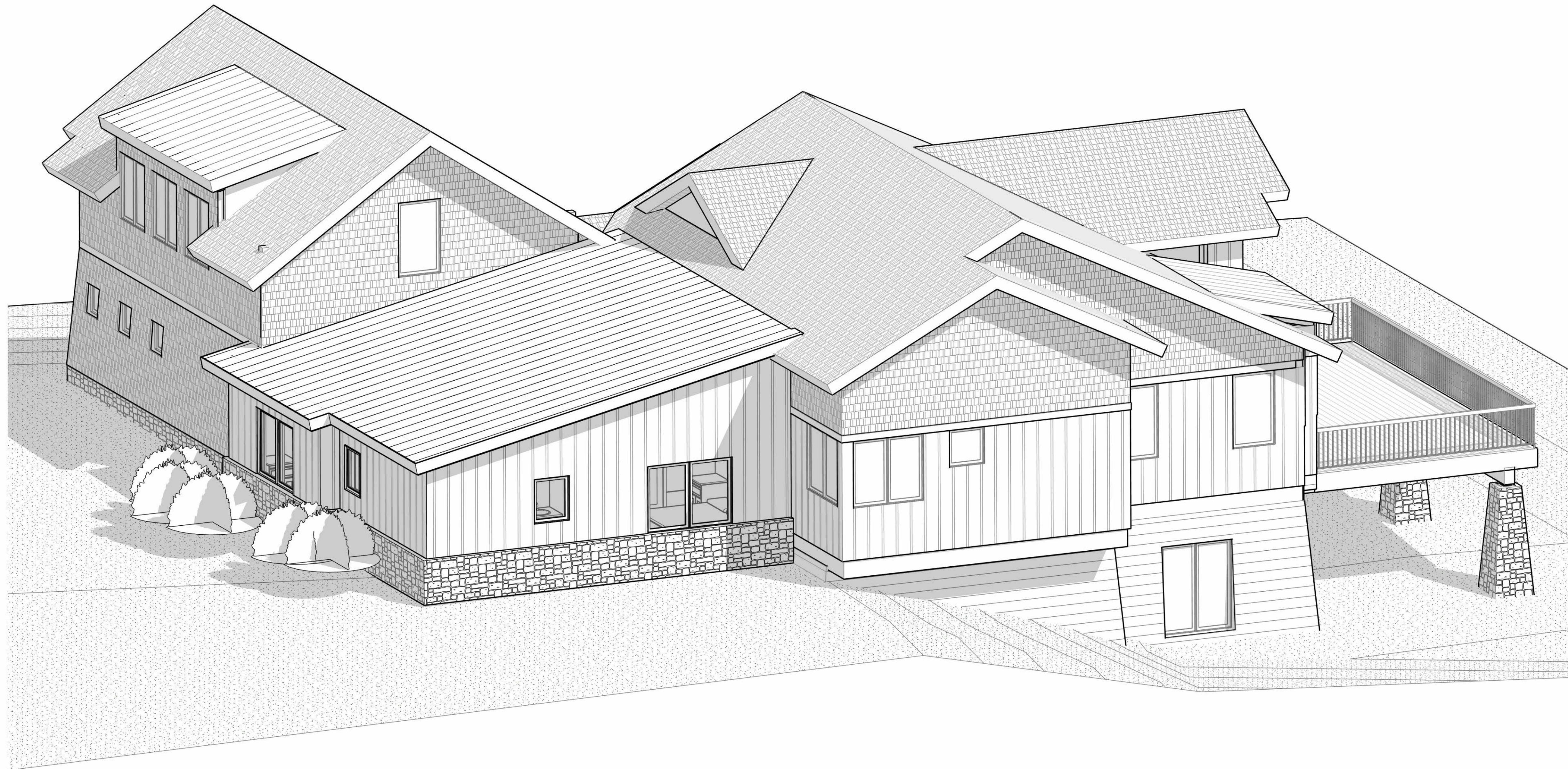
Second: Steve McKeever

Vote: 3-0 (Bobby Ladd absent)

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



Revision	No.	Date

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

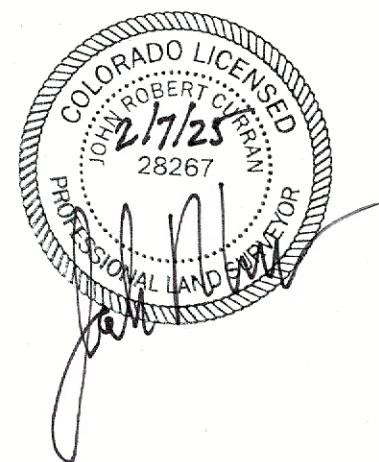
- Survey Date: February 4, 2025
- All lineal distances are in units of U.S. survey feet. Depicted topographic surface is using a 2-foot contour interval.
- Bearings are based upon a point marking the shared southerly lot corner of Lot 3 & Lot 4 according to the above referenced plat, monumented by a 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

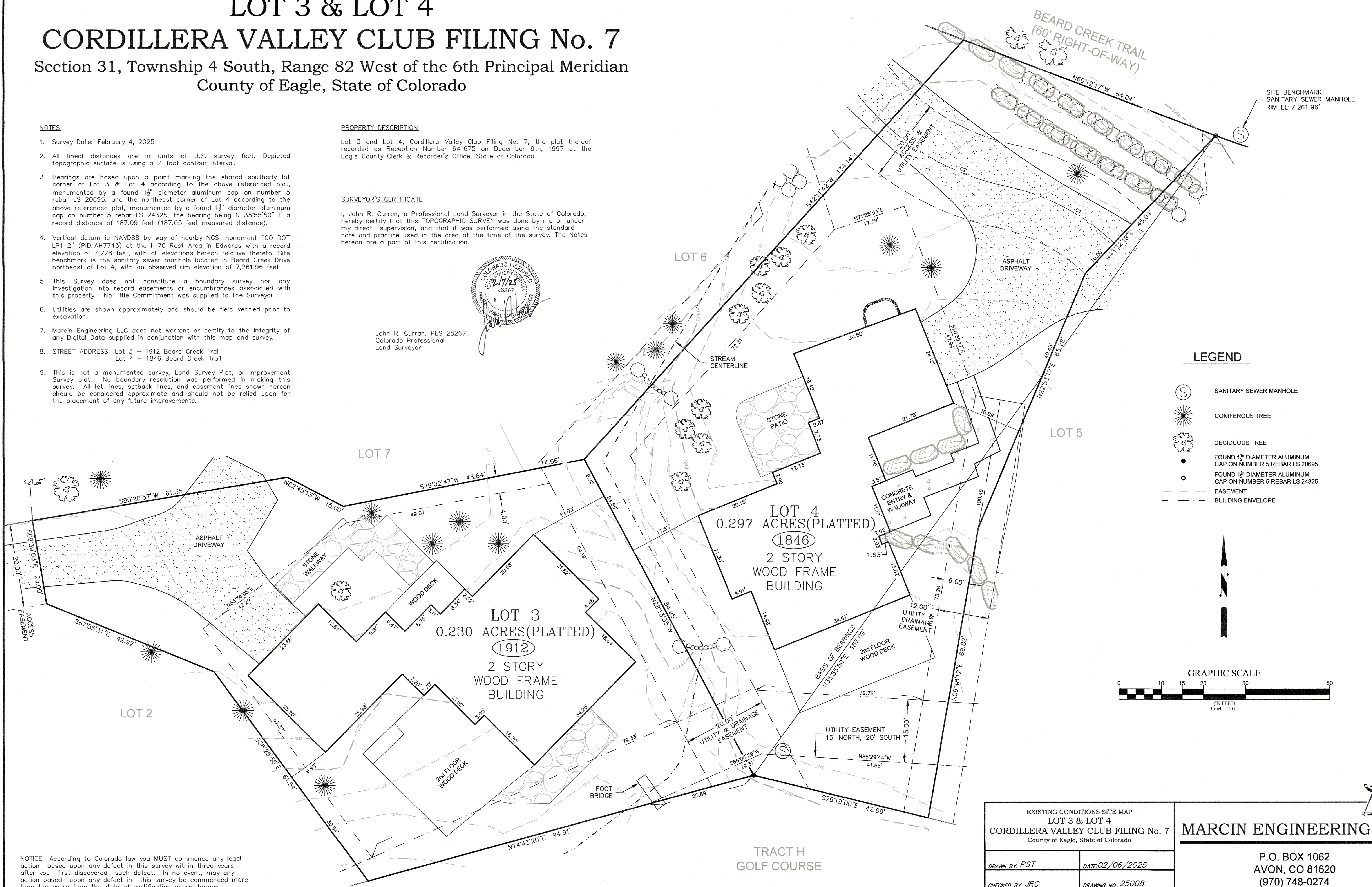
Lot 3 and Lot 4, Cordillera Valley Club Filing No. 7, the plat thereof recorded as Reception Number 641675 on December 9th, 1997 at the Eagle County Clerk & Recorder's Office, State of Colorado

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.

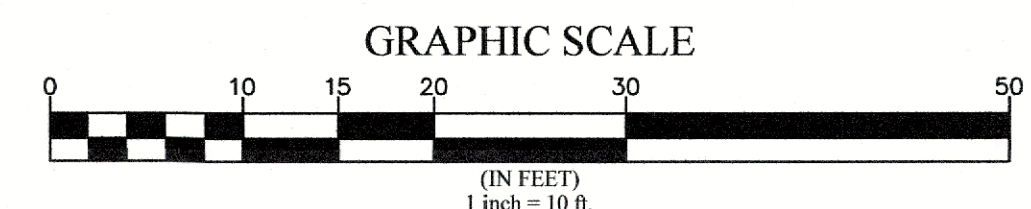


John R. Curran, PLS 28267
Colorado Professional
Land Surveyor



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.

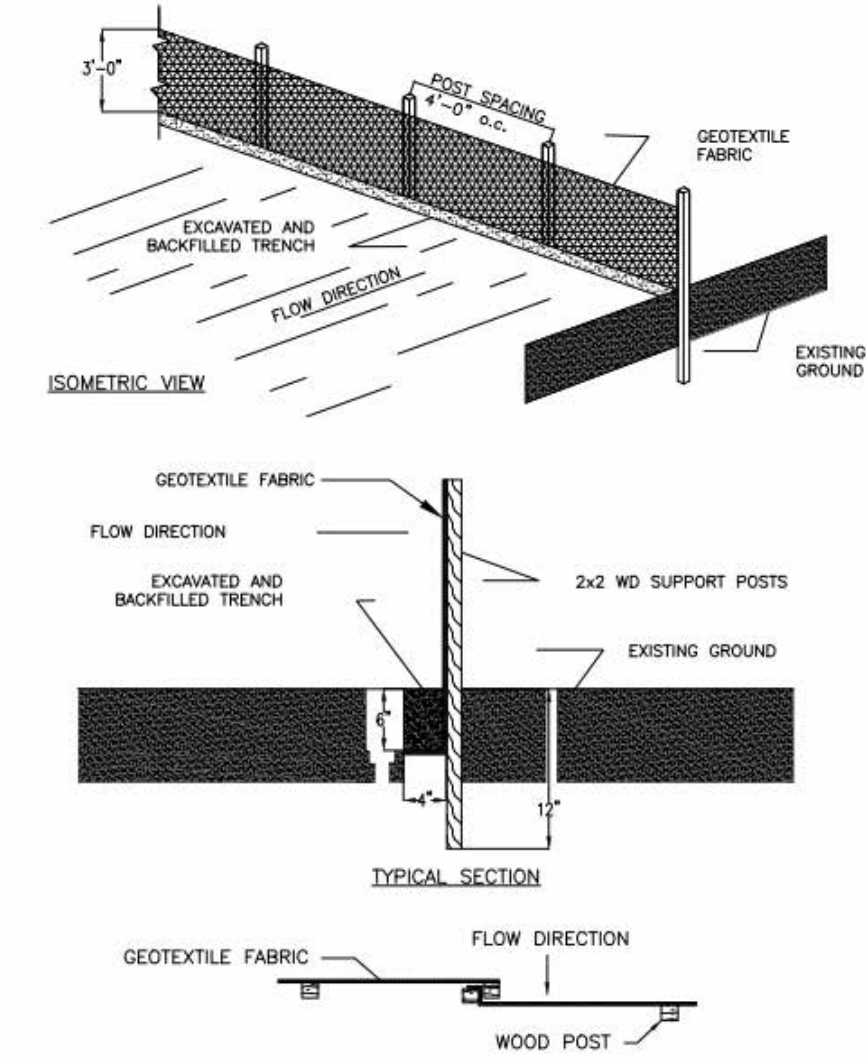
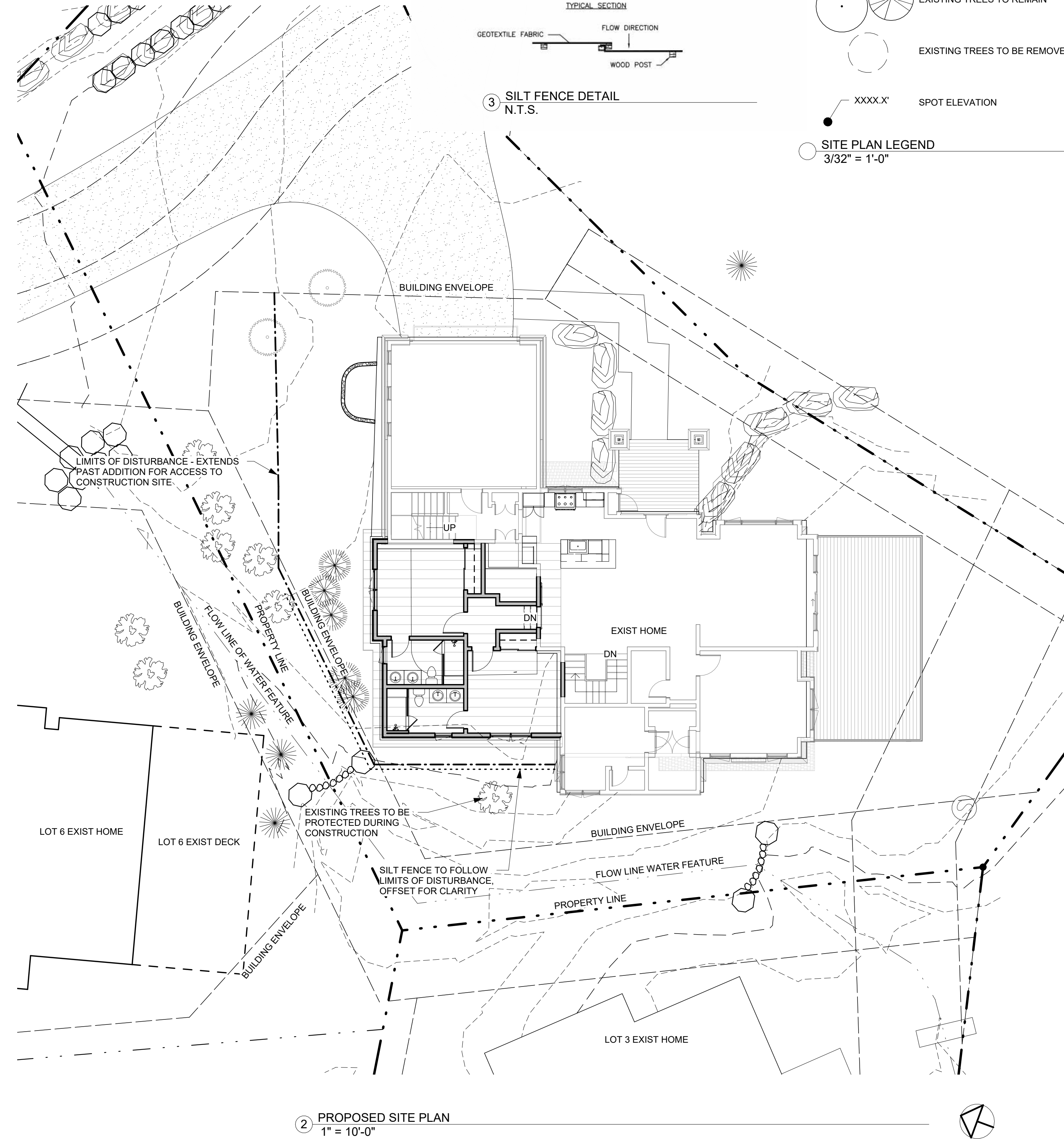
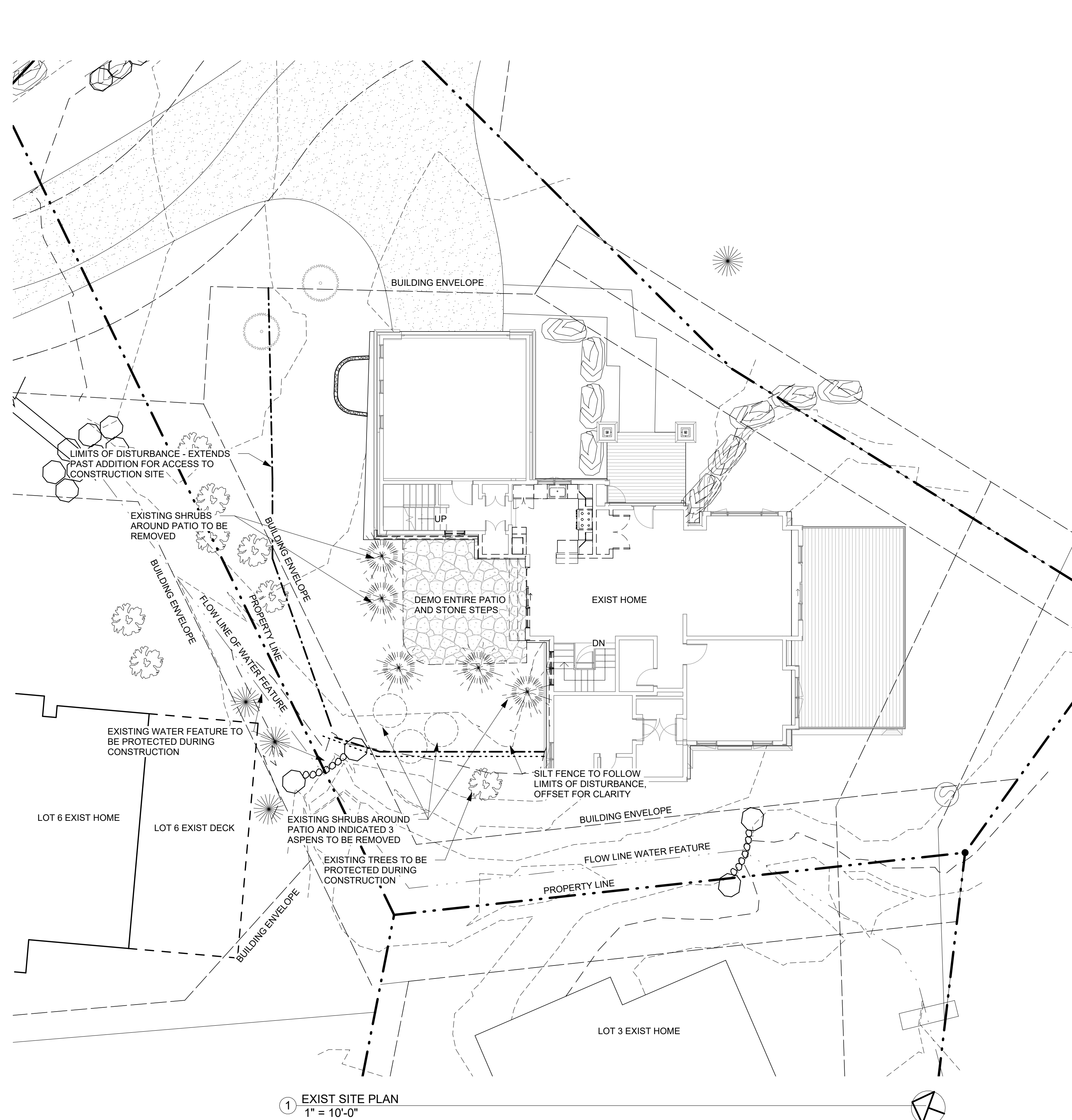
EXISTING CONDITIONS SITE MAP LOT 3 & LOT 4 CORDILLERA VALLEY CLUB FILING No. 7 County of Eagle, State of Colorado	
DRAWN BY: PST	DATE: 02/06/2025
CHECKED BY: JRC	DRAWING NO.: 25008
JOB NO.: 25008	SHEET: 1 OF 1

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

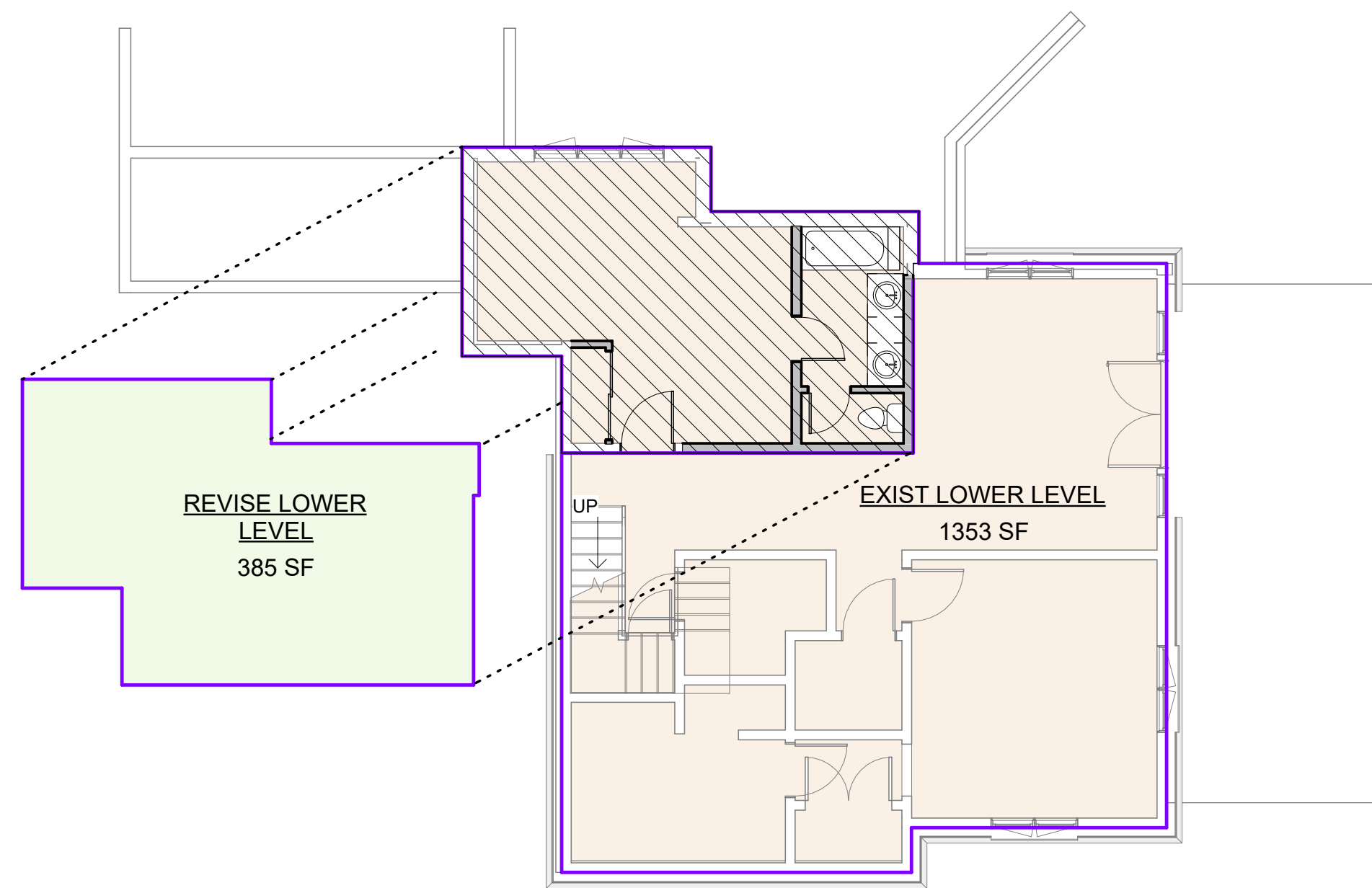


LEGEND

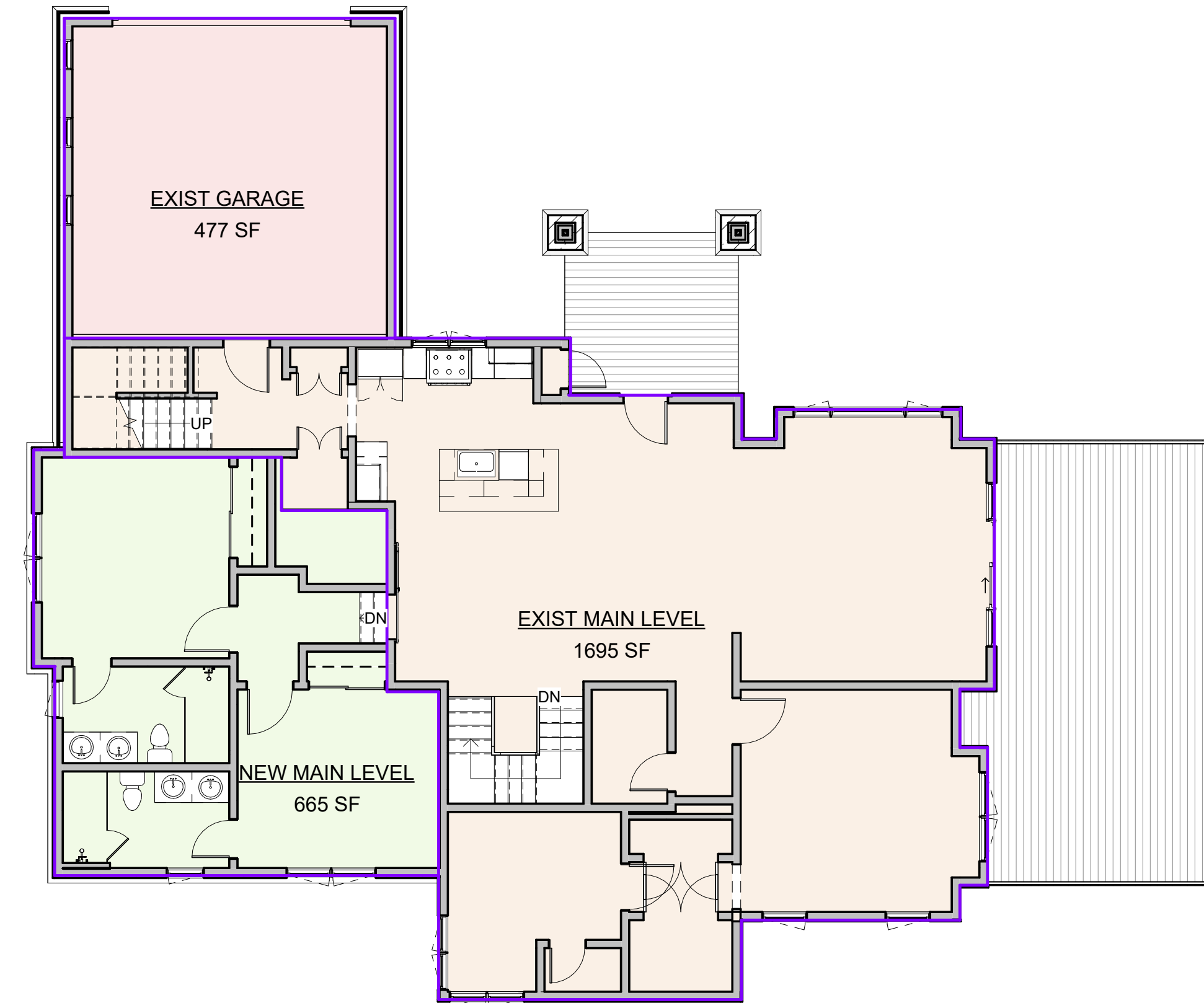
- PROPERTY LINE
- - - EASEMENT LINE
- - - SETBACK LINE
- - - EXISTING CONTOUR
- - - PROPOSED CONTOUR
- - - LIMITS OF DISTURBANCE
- - - SILT FENCE
- G --- GAS LINE
- SS --- SANITARY SEWER
- E --- ELECTRIC
- W --- WATER LINE
- T --- TELEPHONE

EXISTING TREES TO REMAIN
 EXISTING TREES TO BE REMOVED
 XXXX.X' SPOT ELEVATION
 ○ SITE PLAN LEGEND
 3/32" = 1'-0"

Revision	No.	Date



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

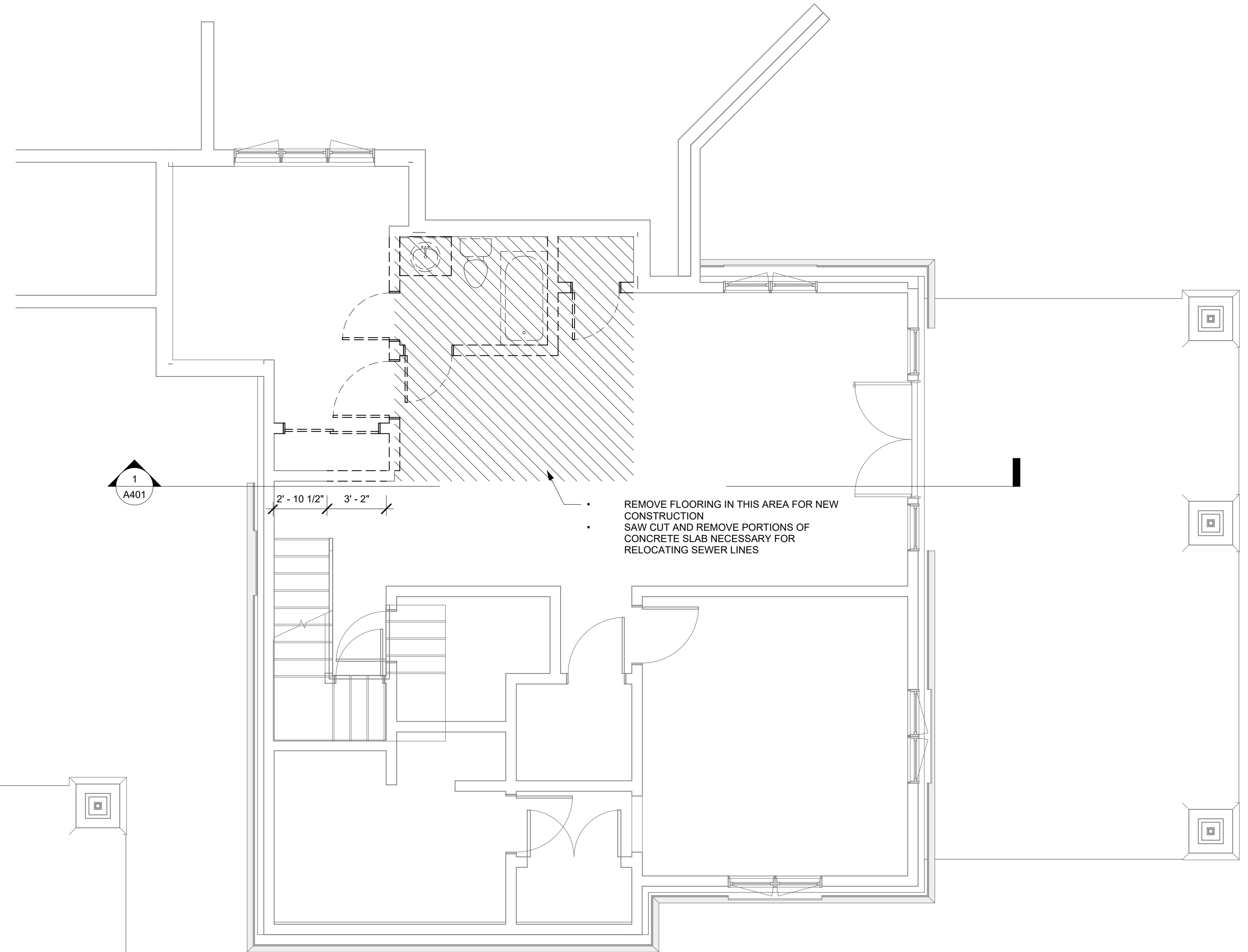
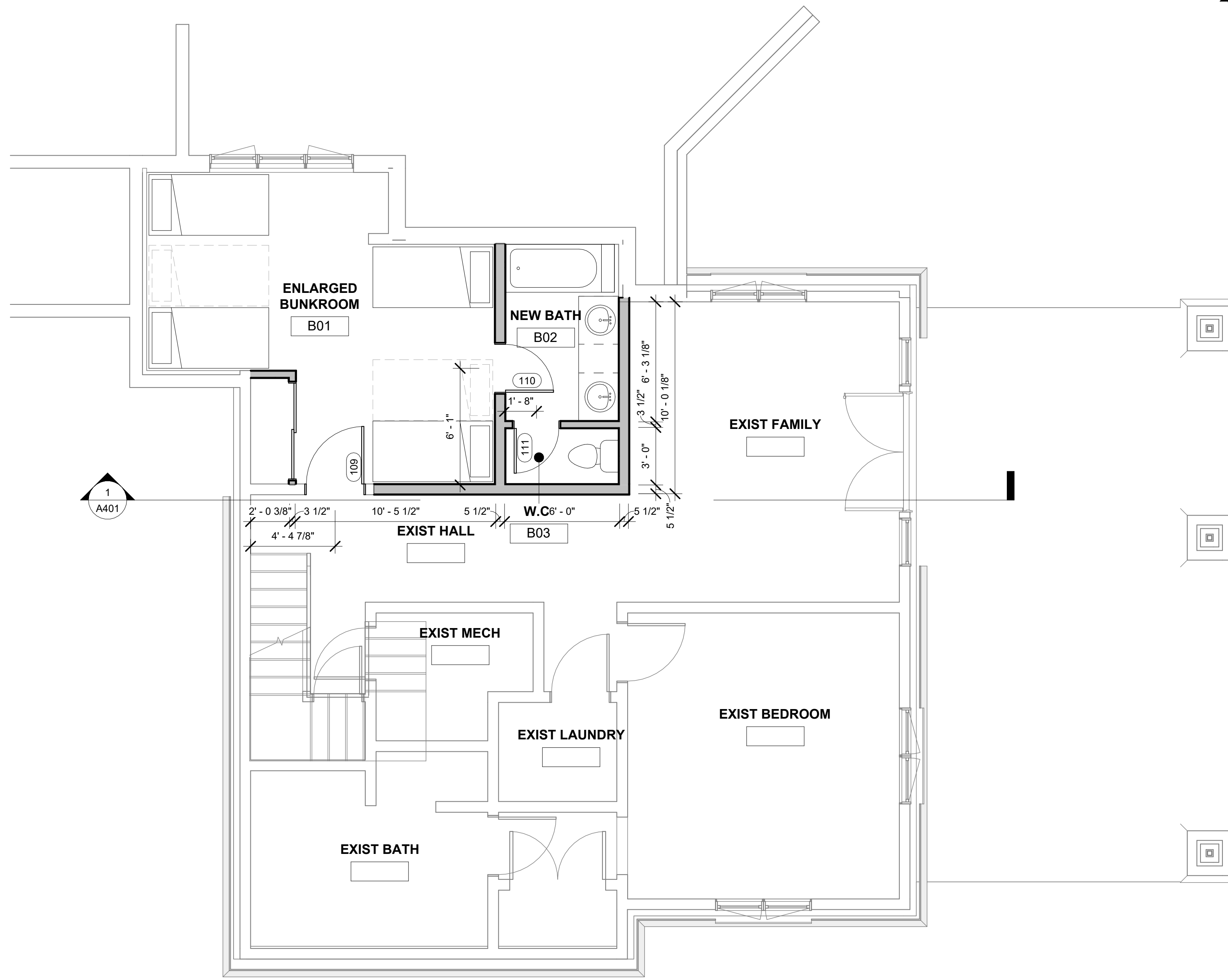
NEW AREA SCHEDULE	
Name	Area

NEW MAIN LEVEL	665 SF
Grand total: 1	665 SF

No.	Date

GENERAL NOTES:

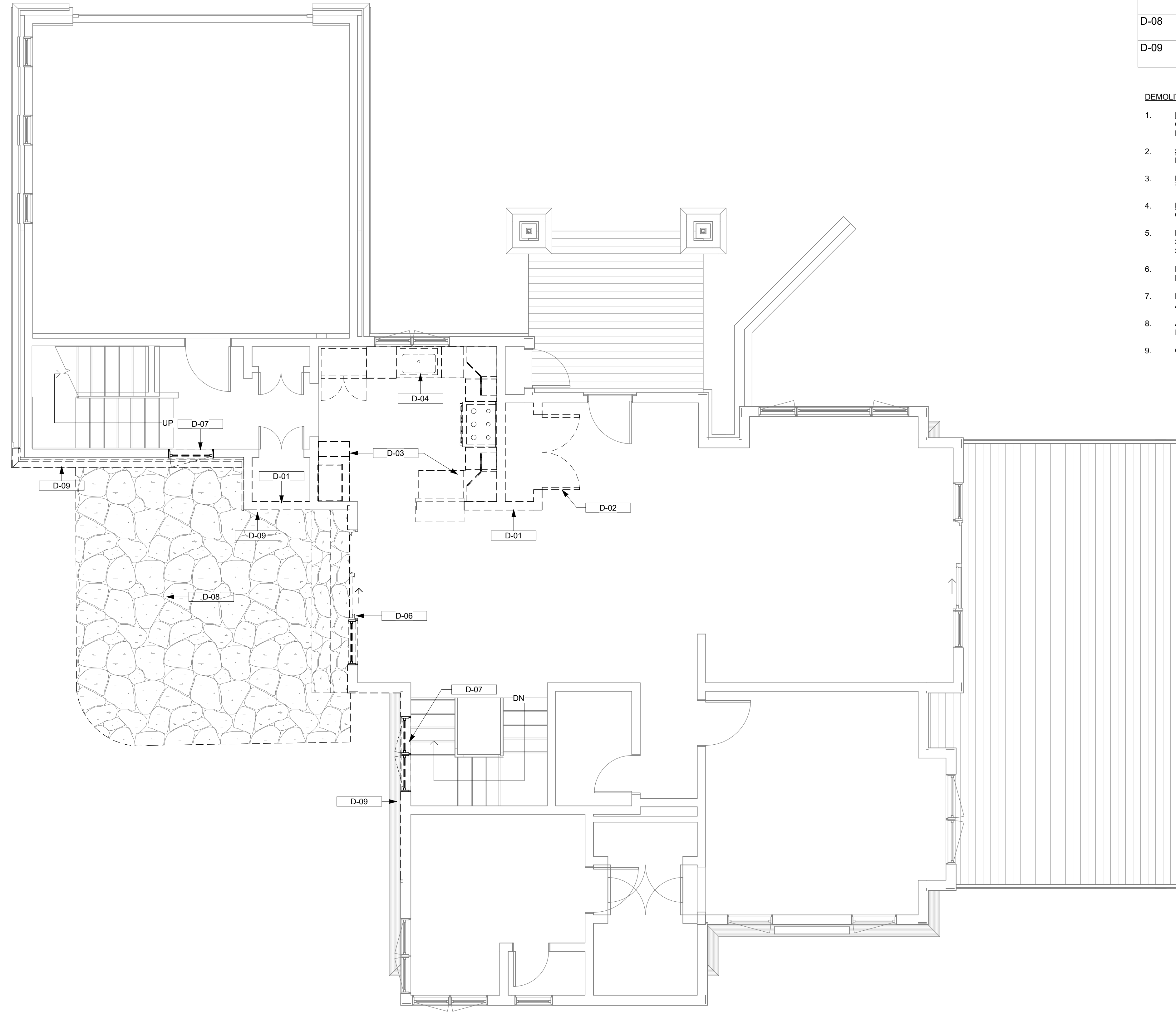
1. ALL WALL TYPES ARE AS FOLLOWED UNLESS NOTED OTHERWISE (SEE SHEET A001)
 - A. EXTERIOR WALLS ARE OF TYPE 2
 - B. INTERIOR 2X6 WALLS TO BE TYPE 5
 - C. INTERIOR 2X4 WALLS TO BE TYPE 4
 - D. INTERIOR WALLS TO RECEIVE PLUMBING TO BE TYPE 5
 - E. INTERIOR WALLS IN WET AREAS ARE TO SUBSTRATE 5/8" GYP FOR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

Revision	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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 - 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, 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
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.
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 - TYPICAL CEILING IS GYPSUM BOARD UNLESS NOTED OTHERWISE.
 - DOORS FRAMED TYPICALLY 6" FROM ADJACENT WALL ON CASE WORK U.N.O.

NDG
ARCHITECTURE
PARTNERS: GORDON | BARNETT | HENNING | HUNTER | KIMMEL

NOT FOR CONSTRUCTION
SEAL

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

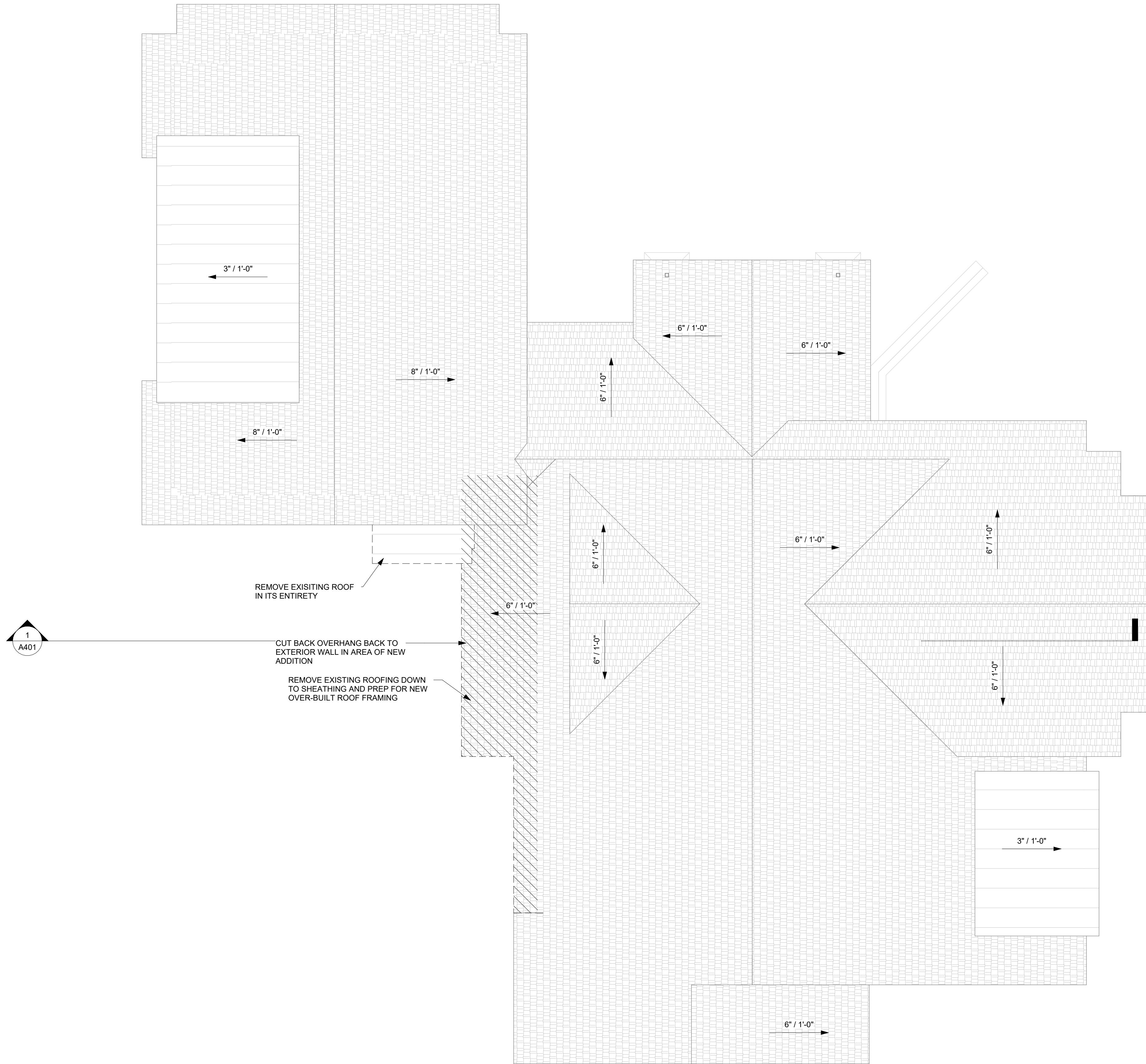
Job #
2024-020

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

Drawing Name
MAIN LEVEL PLANS

Revision	No.	Date

A202



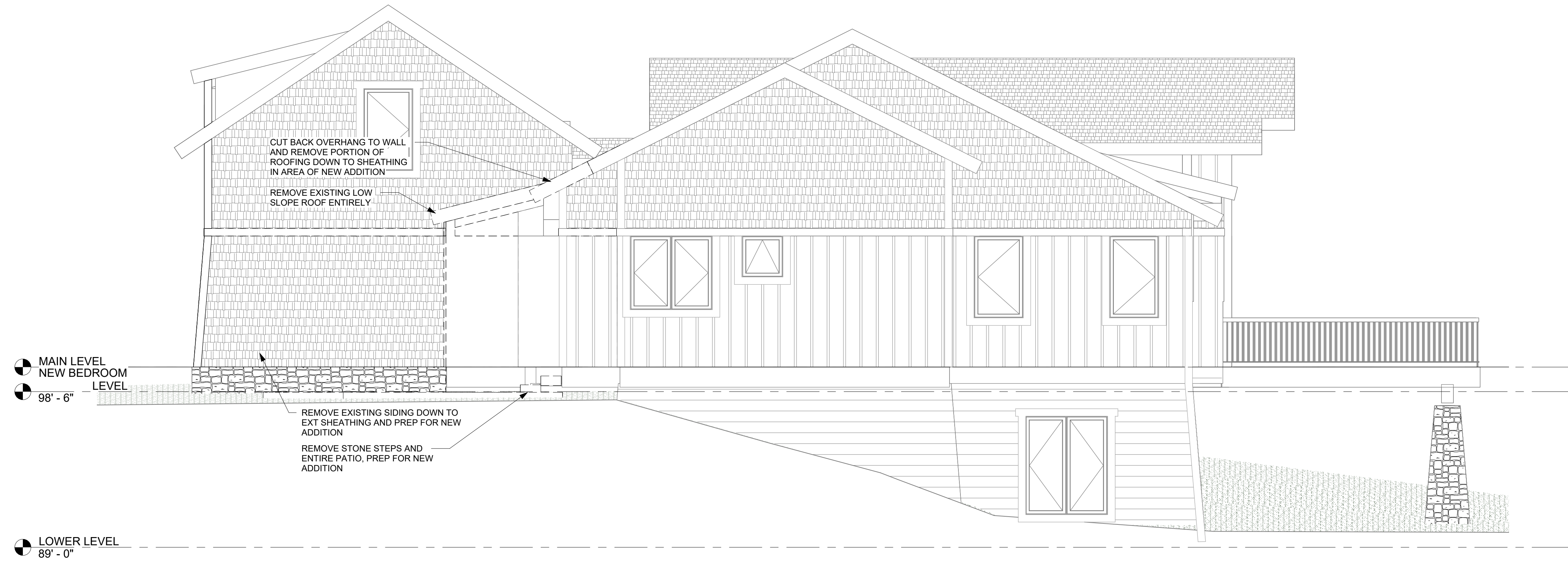
1 ROOF DEMO PLAN
 1/4" = 1'-0"

Revision	No.	Date

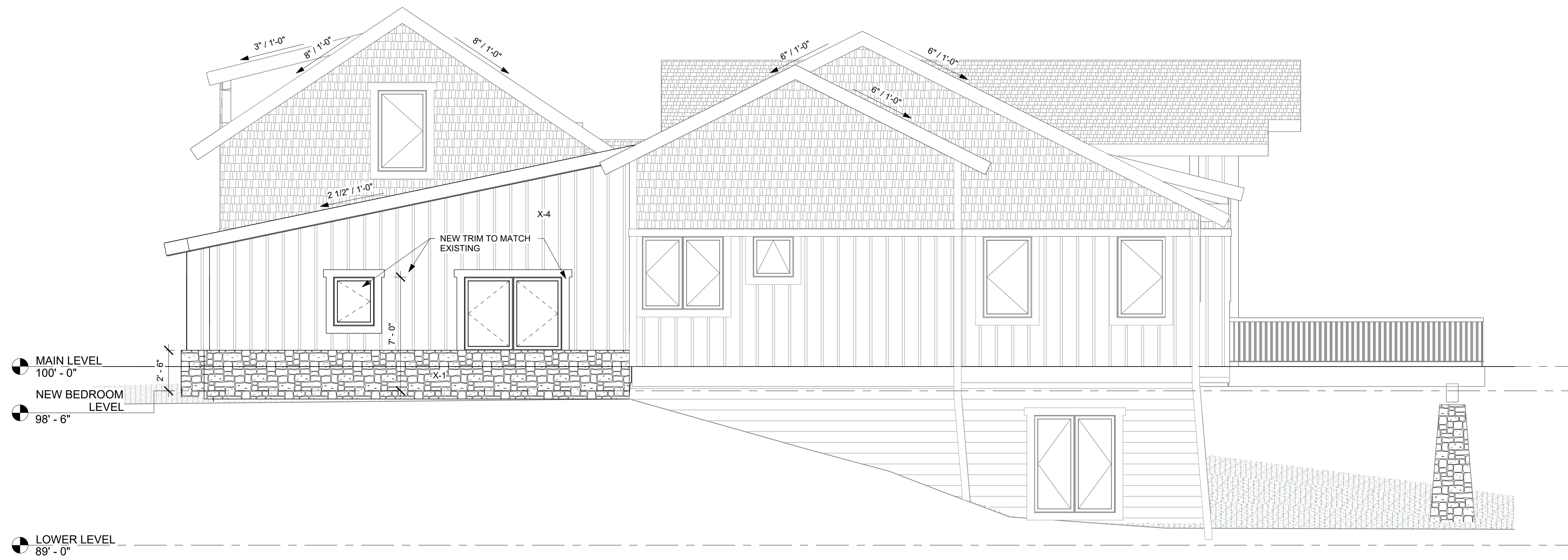


1 ROOF PROPOSED PLAN
 1/4" = 1'-0"

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
 - 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

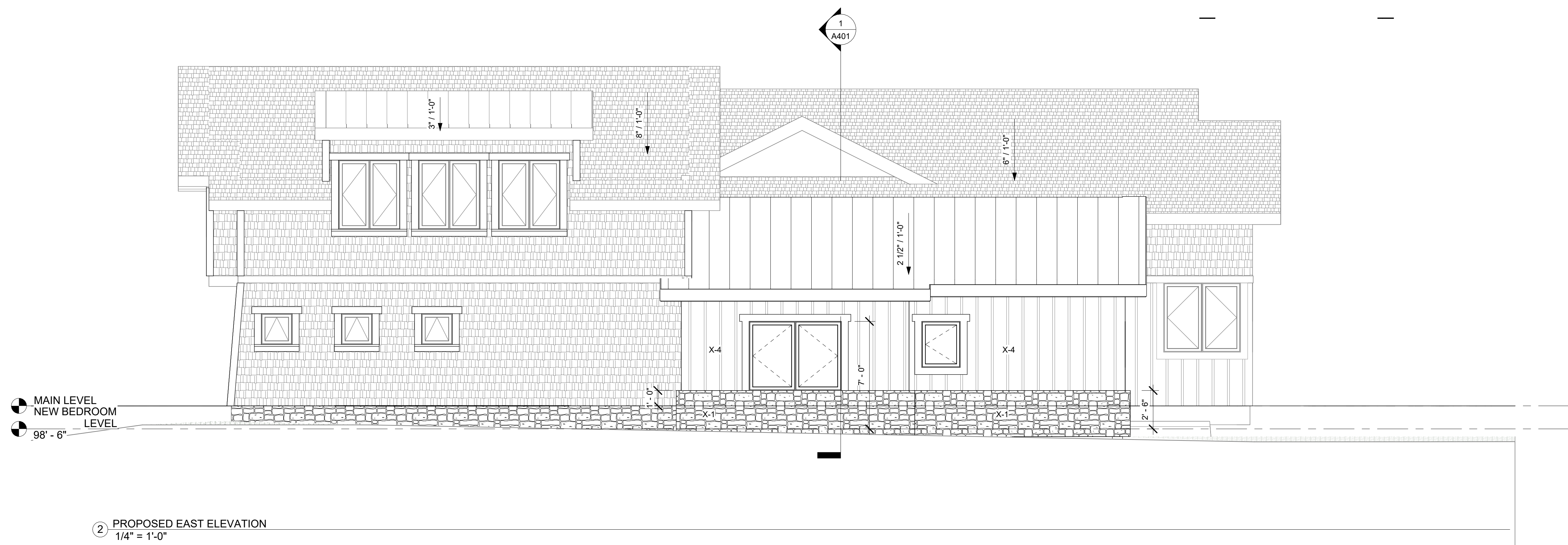
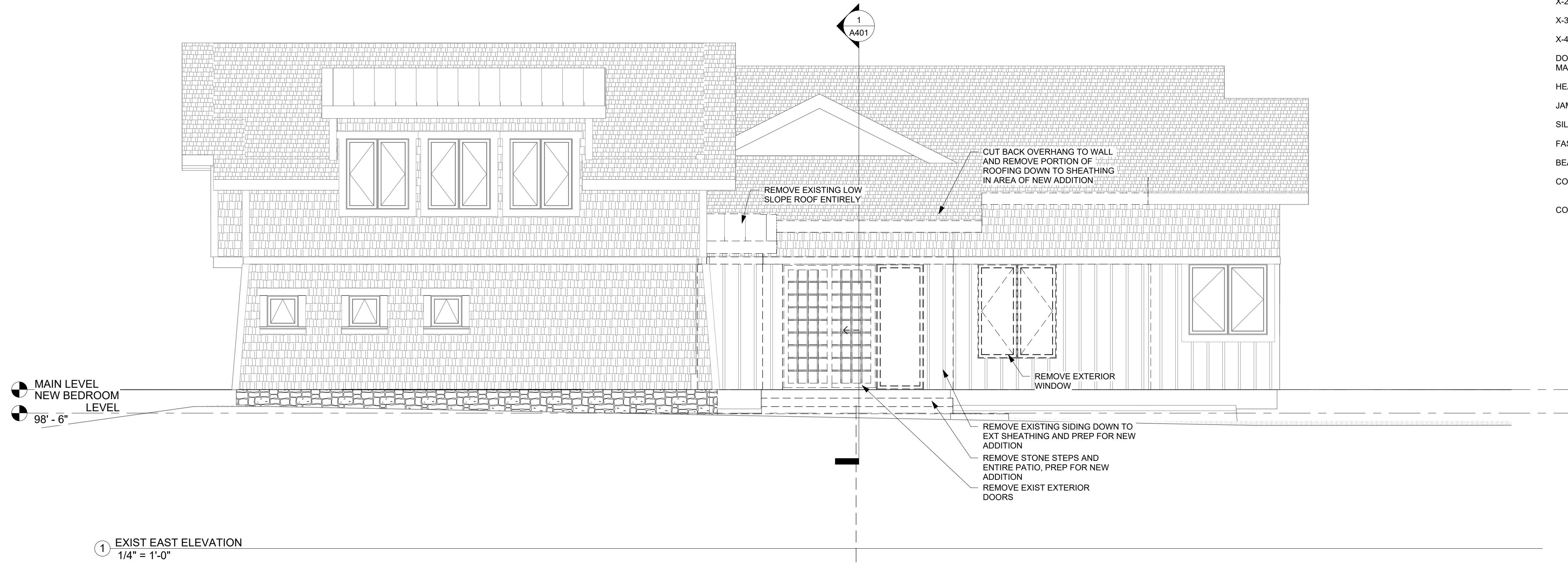
Job #
2024-020

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
NATURAL DESIGN GROUP

NOT FOR CONSTRUCTION
SEAL

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

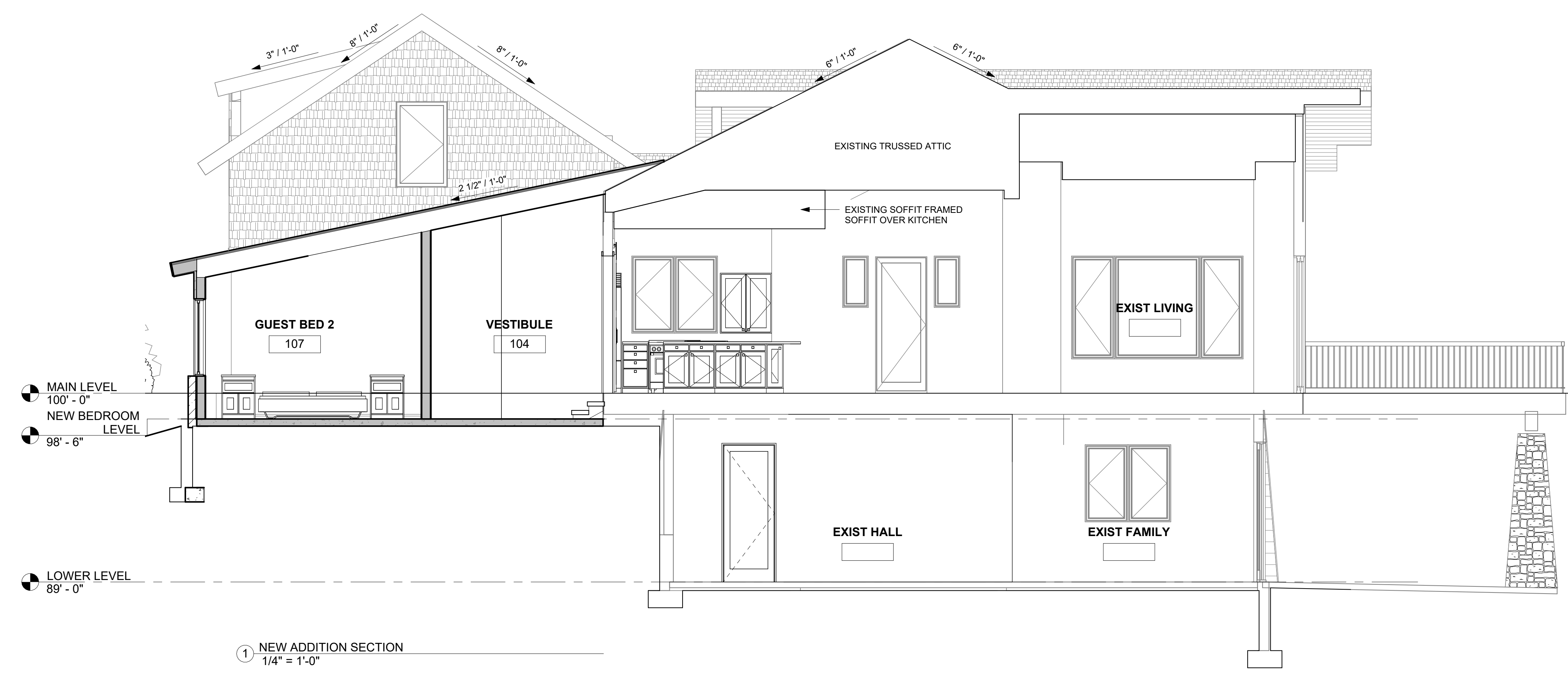
Job #
2024-020

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

Drawing Name
EAST EXT. ELEVATIONS

Revision	No.	Date

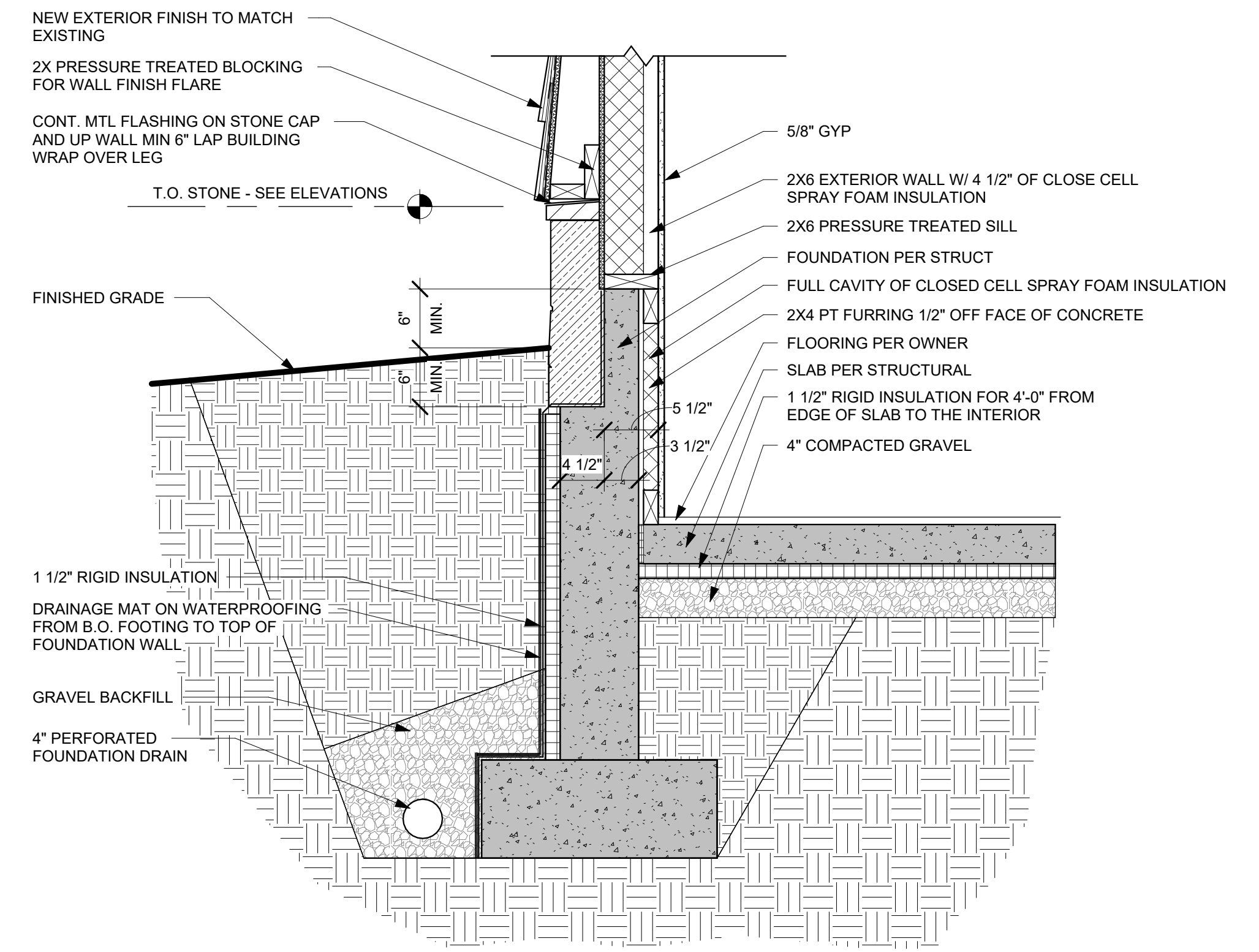
A302



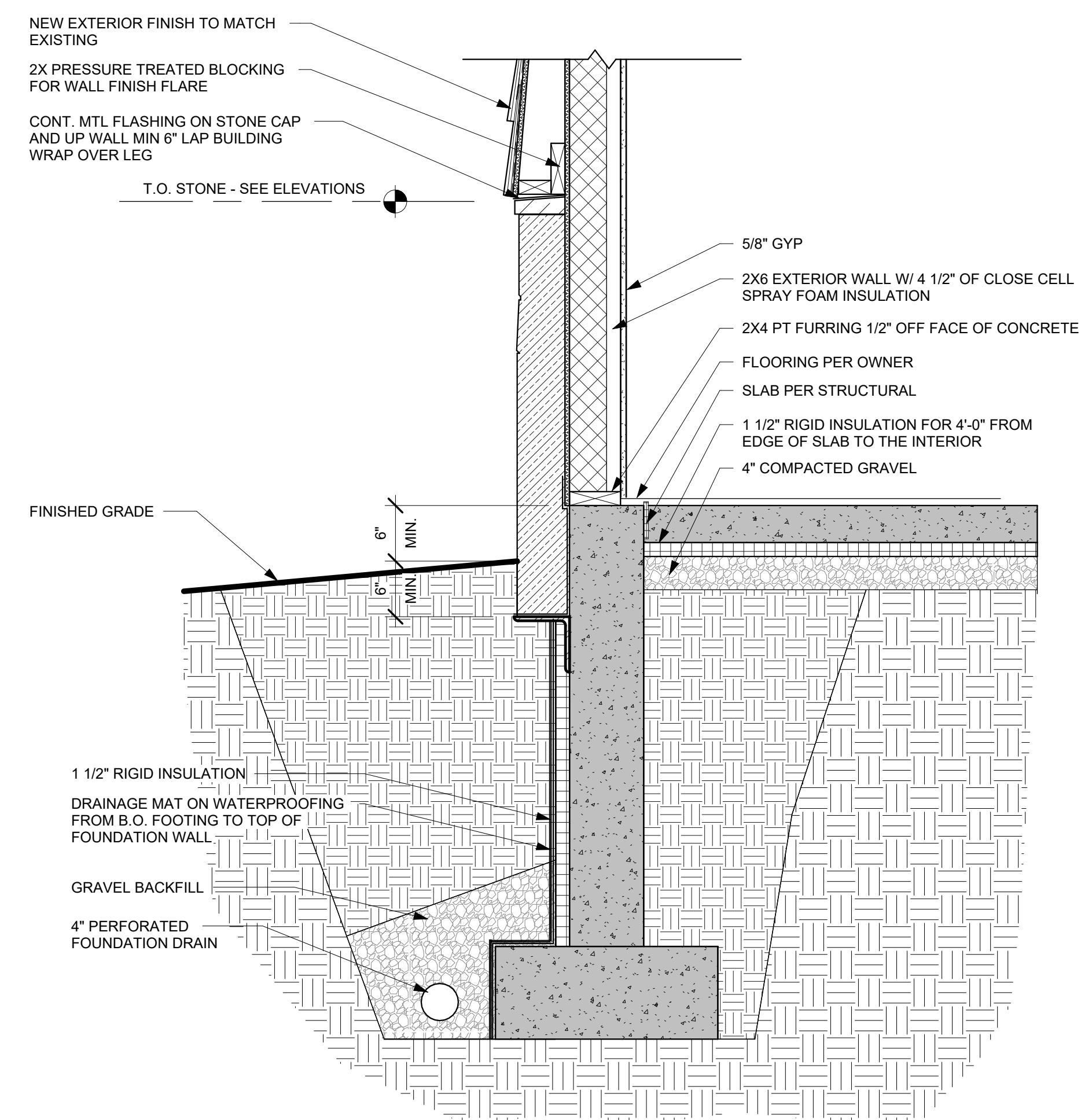
1 NEW ADDITION SECTION
1/4" = 1'-0"

Revision	No.	Date

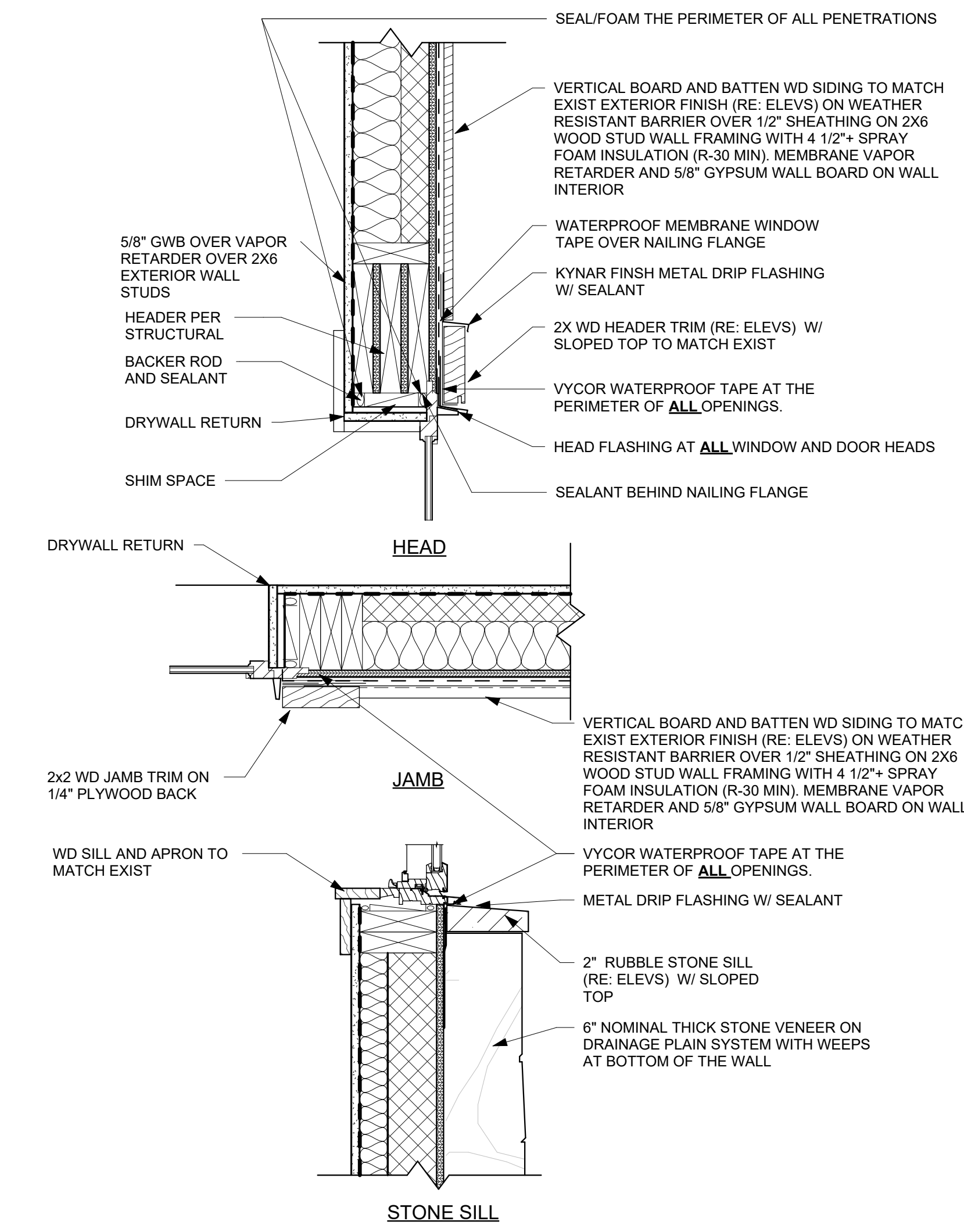
2/10/2025 12:28:23 PM C:\Users\bnutk\Dropbox\NDG\Projects\2024-021 1846 Beard Creek\Design\2024-020 1846 Beard Creek - smaller.rvt



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"

NDG
ARCHITECTURE
PARTNERS: GARDNER | BARNETT | HENNINGSEN | ANDERSON | COOPER

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
CONSTRUCTION
DETAILS

Revision	No.	Date

A501

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: 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>

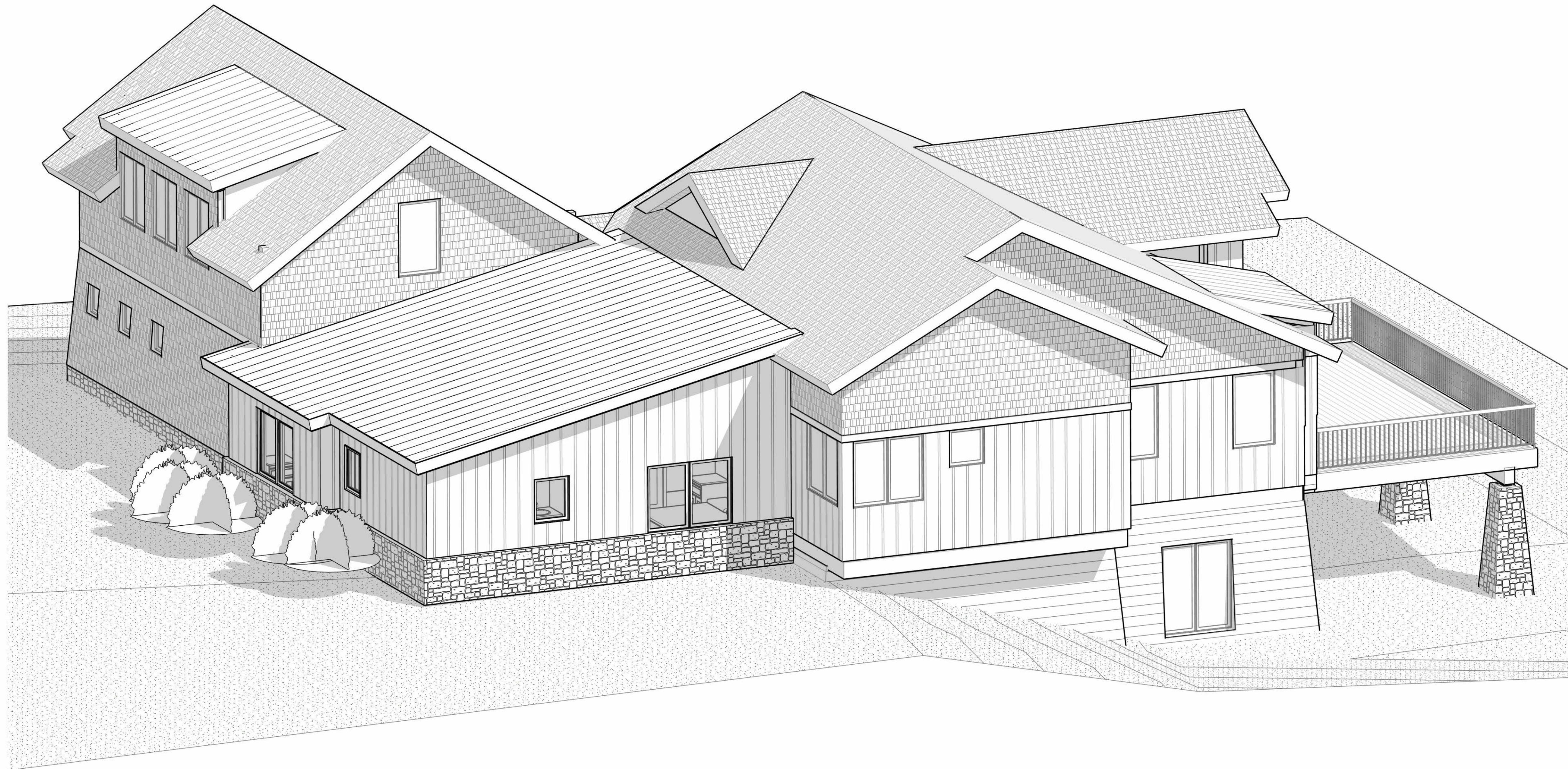
Clean Water. Quality Life.™

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.

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
PHOTOGRAPHY | INTERIORS | LANDSCAPE

**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

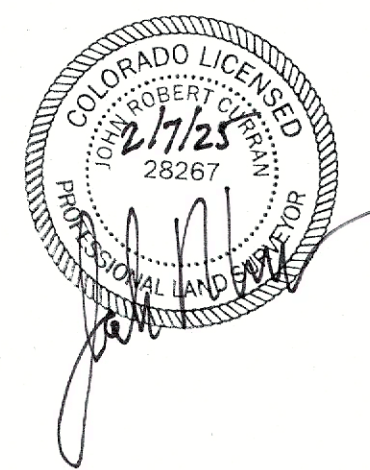
1. Survey Date: February 4, 2025
2. All lineal distances are in units of U.S. survey feet. Depicted topographic surface is using a 2-foot contour interval.
3. Bearings are based upon a point marking the shared southerly lot corner of Lot 3 & Lot 4 according to the above referenced plat, monumented by 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).
4. 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.
5. 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.
6. Utilities are shown approximately and should be field verified prior to excavation.
7. Marcin Engineering LLC does not warrant or certify to the integrity of any Digital Data supplied in conjunction with this map and survey.
8. STREET ADDRESS: Lot 3 - 1912 Beard Creek Trail
Lot 4 - 1846 Beard Creek Trail
9. 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

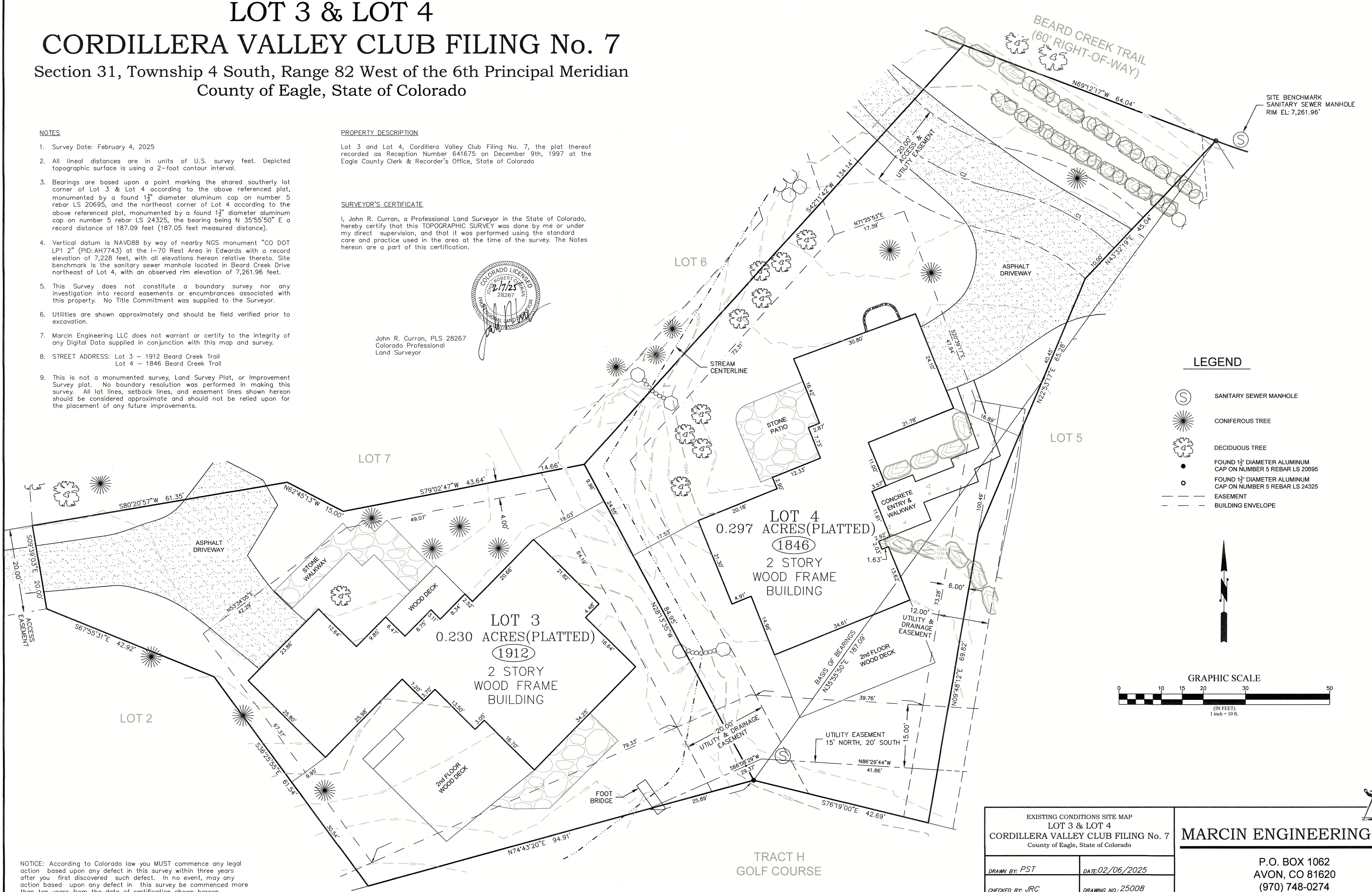
Lot 3 and Lot 4, Cordillera Valley Club Filing No. 7, the plat thereof recorded as Reception Number 641675 on December 9th, 1997 at the Eagle County Clerk & Recorder's Office, State of Colorado

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.

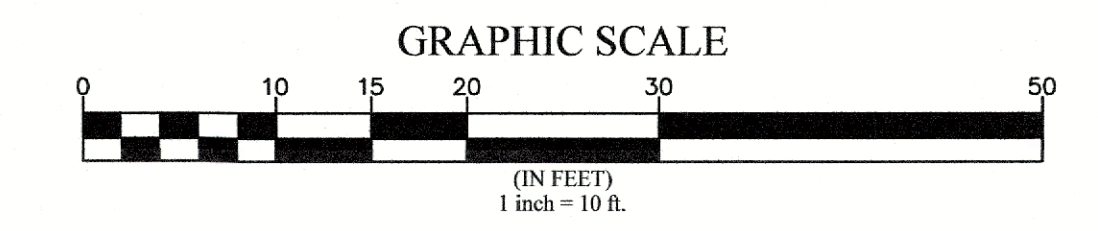


John R. Curran, PLS 28267
Colorado Professional
Land Surveyor



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.

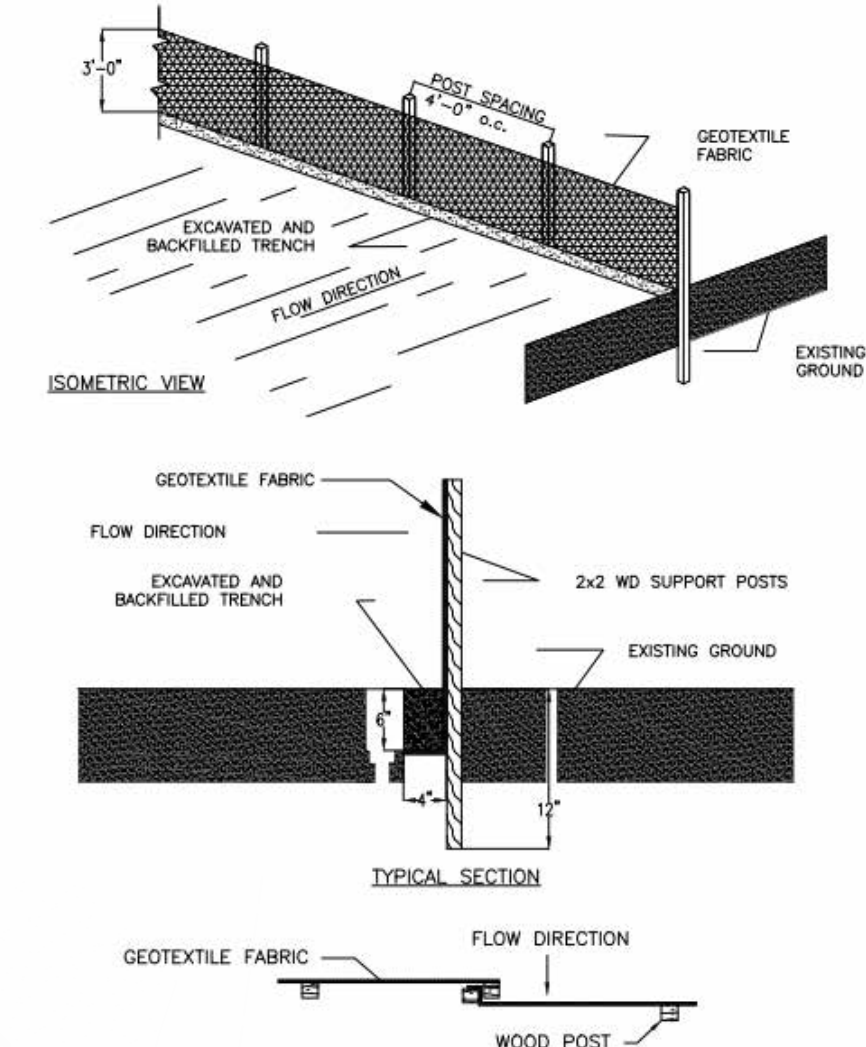
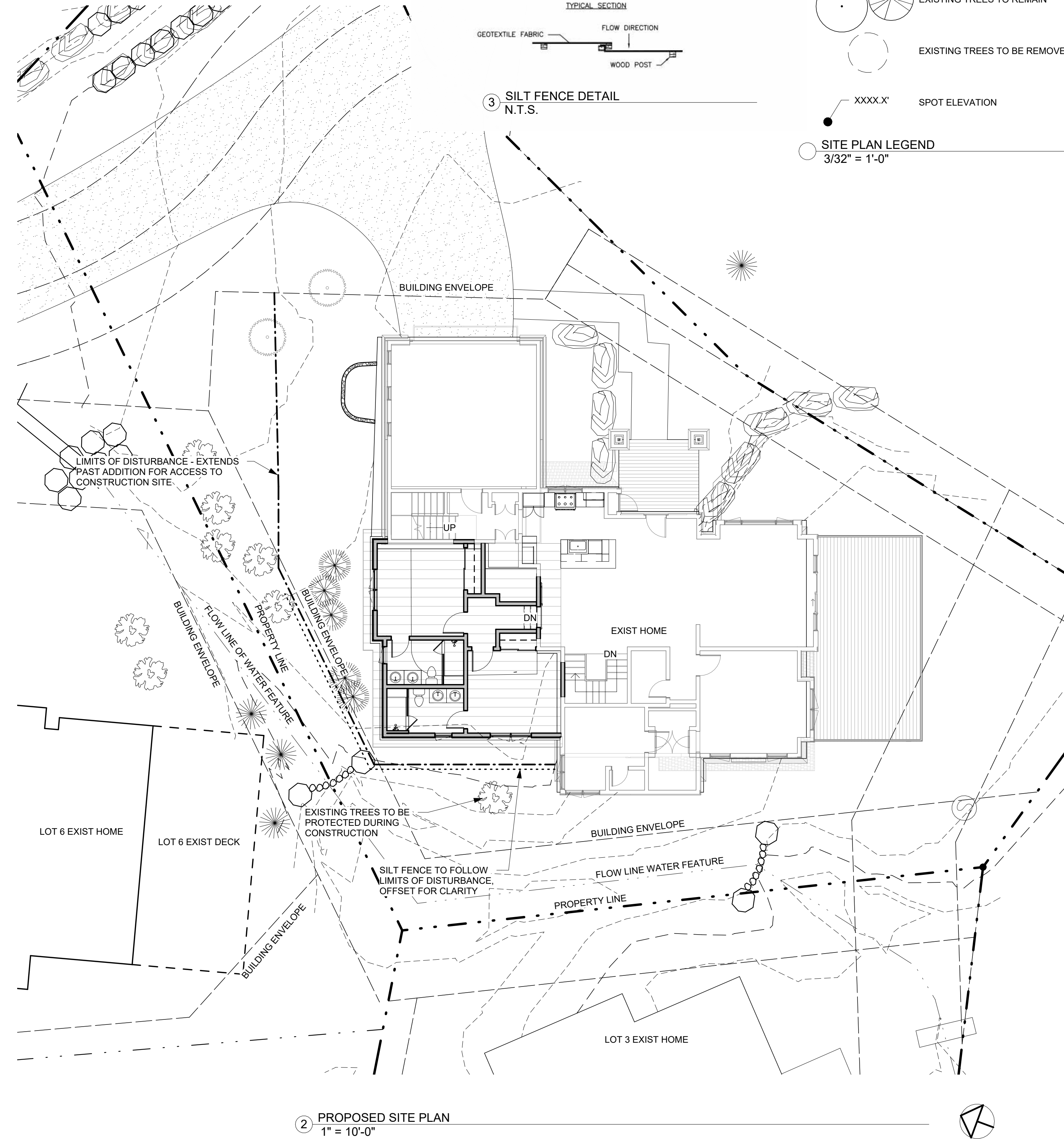
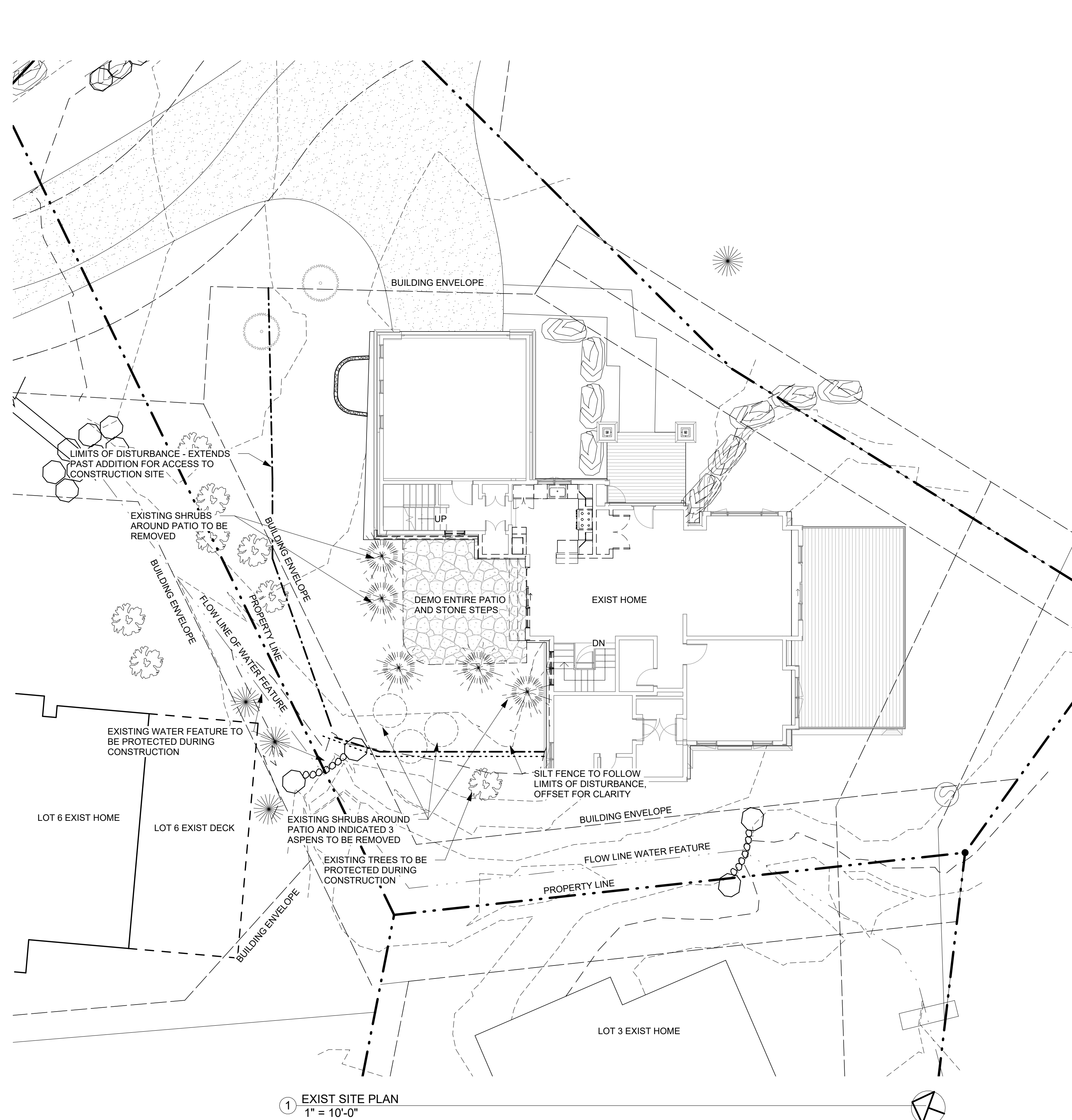
EXISTING CONDITIONS SITE MAP LOT 3 & LOT 4 CORDILLERA VALLEY CLUB FILING No. 7 County of Eagle, State of Colorado	
DRAWN BY: PST	DATE: 02/06/2025
CHECKED BY: JRC	DRAWING NO.: 25008
JOB NO.: 25008	SHEET: 1 OF 1

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 CDC Topo\Map\JRC_25008 - Master_Survey.dwg



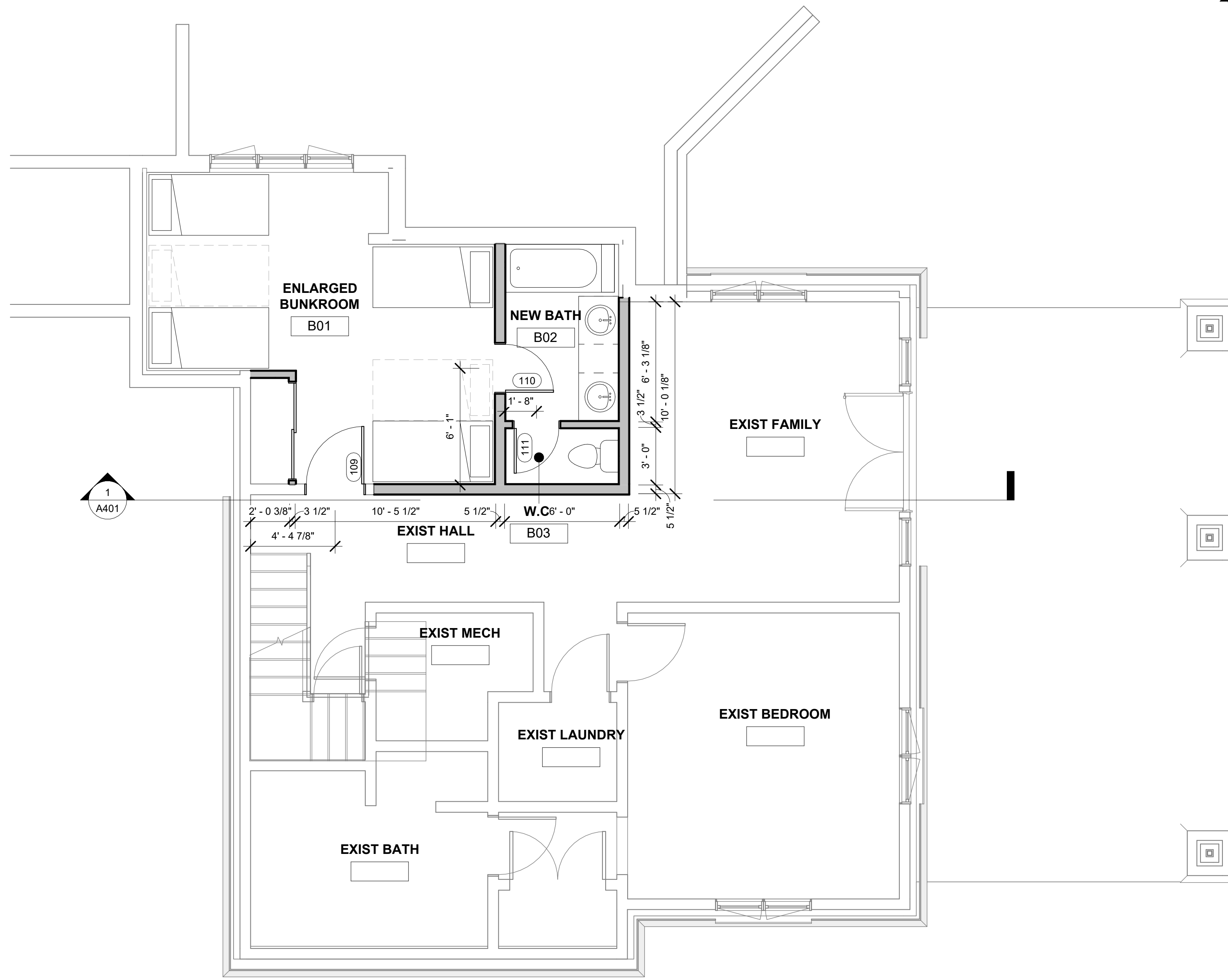
LEGEND

	PROPERTY LINE
	EASEMENT LINE
	SETBACK LINE
	EXISTING CONTOUR
	PROPOSED CONTOUR
	LIMITS OF DISTURBANCE
	SILT FENCE
	GAS LINE
	SANITARY SEWER
	ELECTRIC
	WATER LINE
	TELEPHONE
	EXISTING TREES TO REMAIN
	EXISTING TREES TO BE REMOVED
	SPOT ELEVATION
	SITE PLAN LEGEND 3/32" = 1'-0"

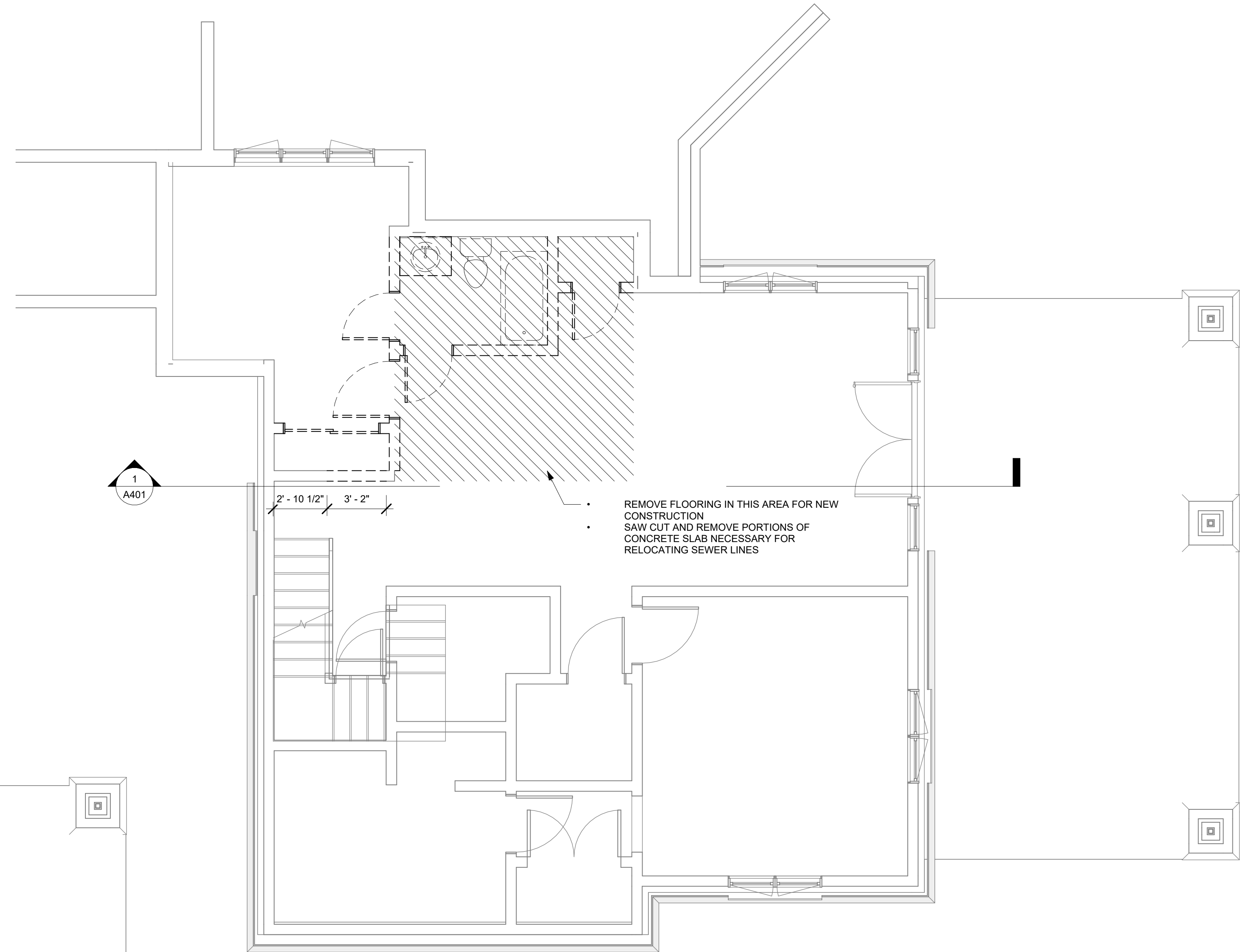
Revision	No.	Date

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.



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

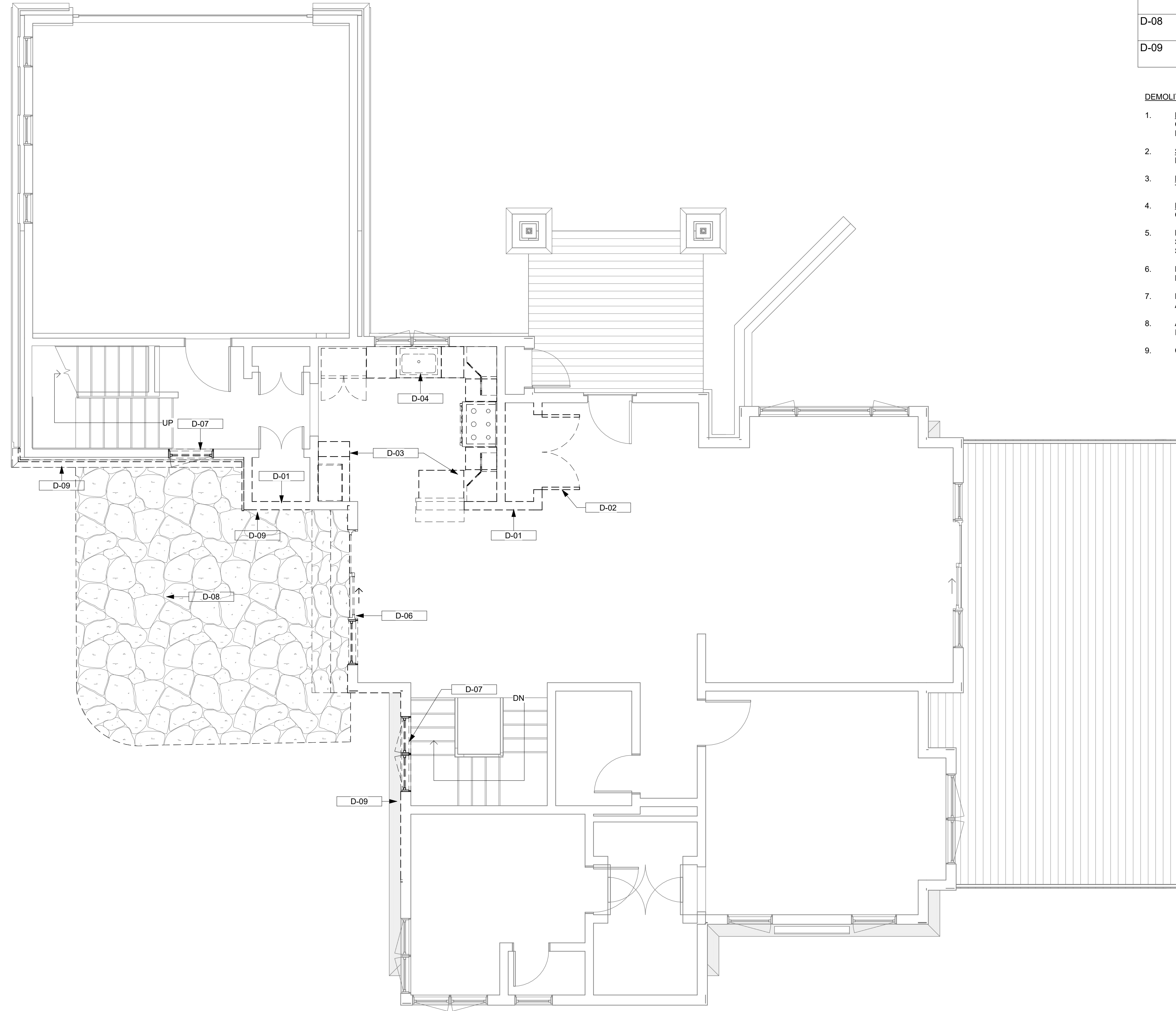


① LOWER LEVEL DEMO PLAN
1/4" = 1'-0"

REMOVE FLOORING IN THIS AREA FOR NEW CONSTRUCTION
SAW CUT AND REMOVE PORTIONS OF CONCRETE SLAB NECESSARY FOR RELOCATING SEWER LINES

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.



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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- 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.

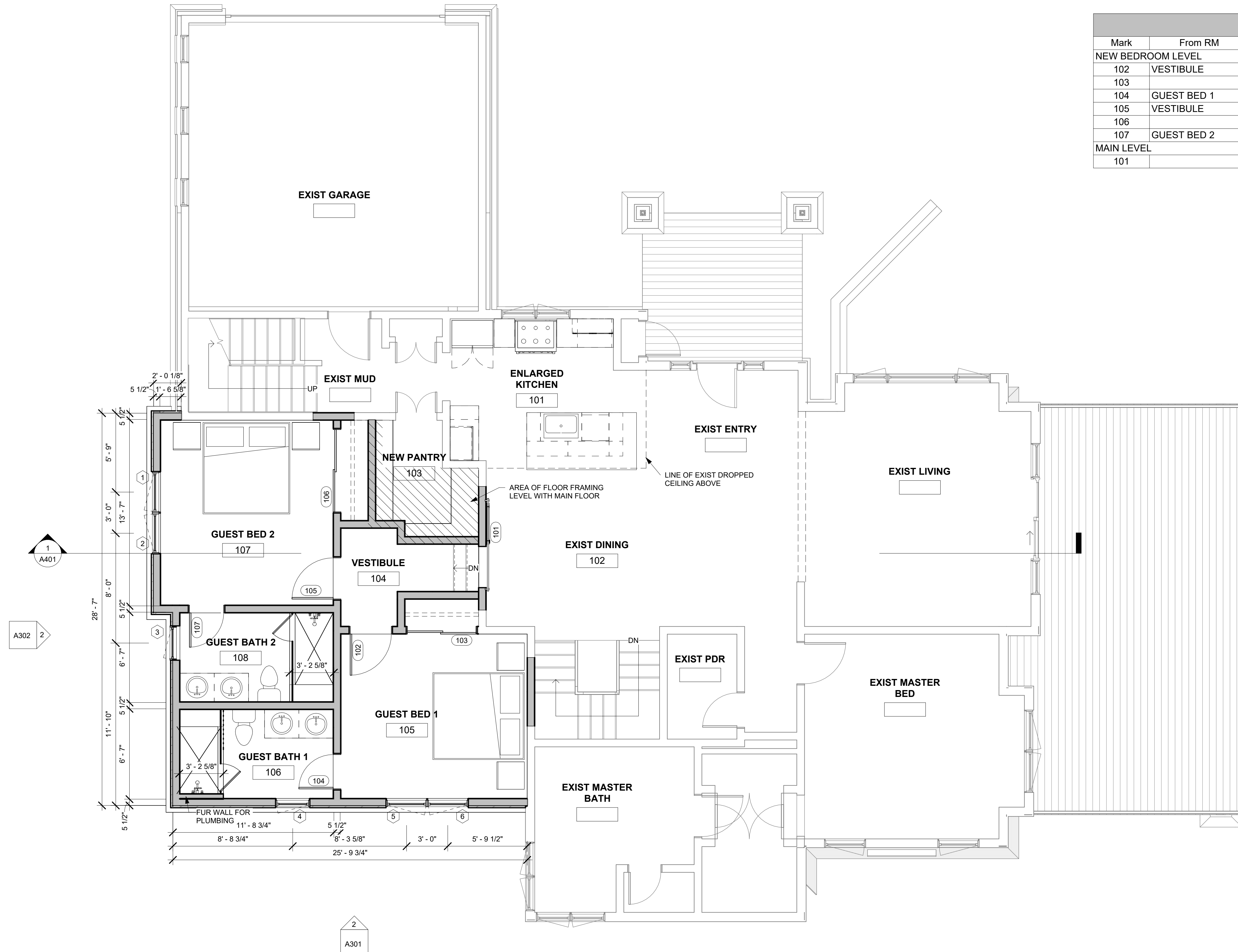
Job #
2024-020

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

Drawing Name
DEMO MAIN LEVEL PLAN

Revision

No.	Date



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

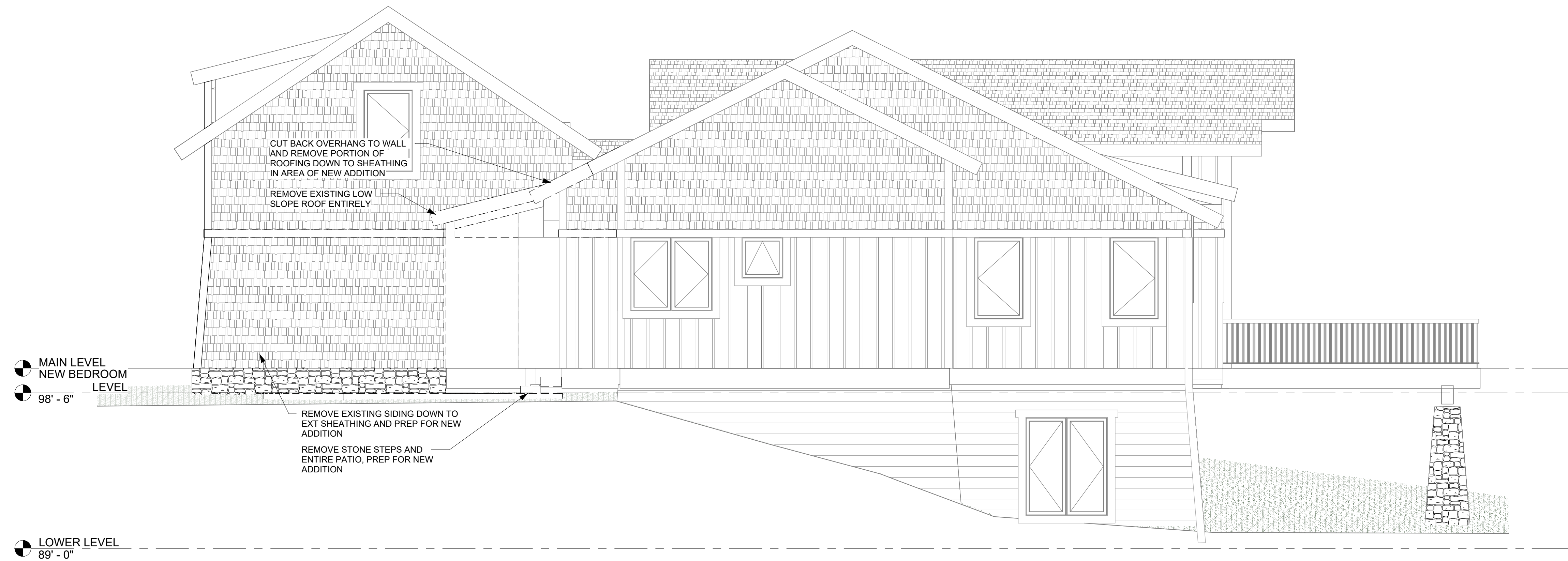
- GENERAL NOTES:**
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 - EXTERIOR WALLS ARE OF TYPE 2.
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Revision No.	Date

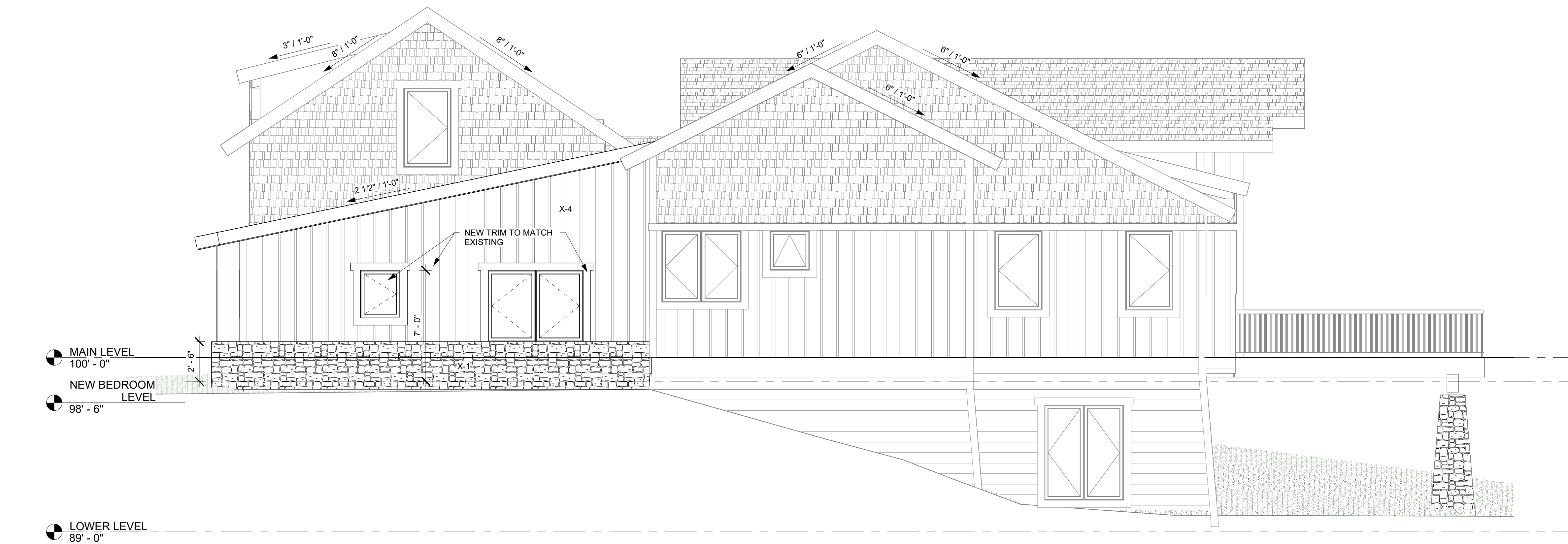


1 ROOF PROPOSED PLAN
 1/4" = 1'-0"

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
 - 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
PARTNERS: GARDNER | BENTLEY | HARRIS | NICHOLS | O'NEILL

NOT FOR CONSTRUCTION
SEAL

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

Job #
2024-020

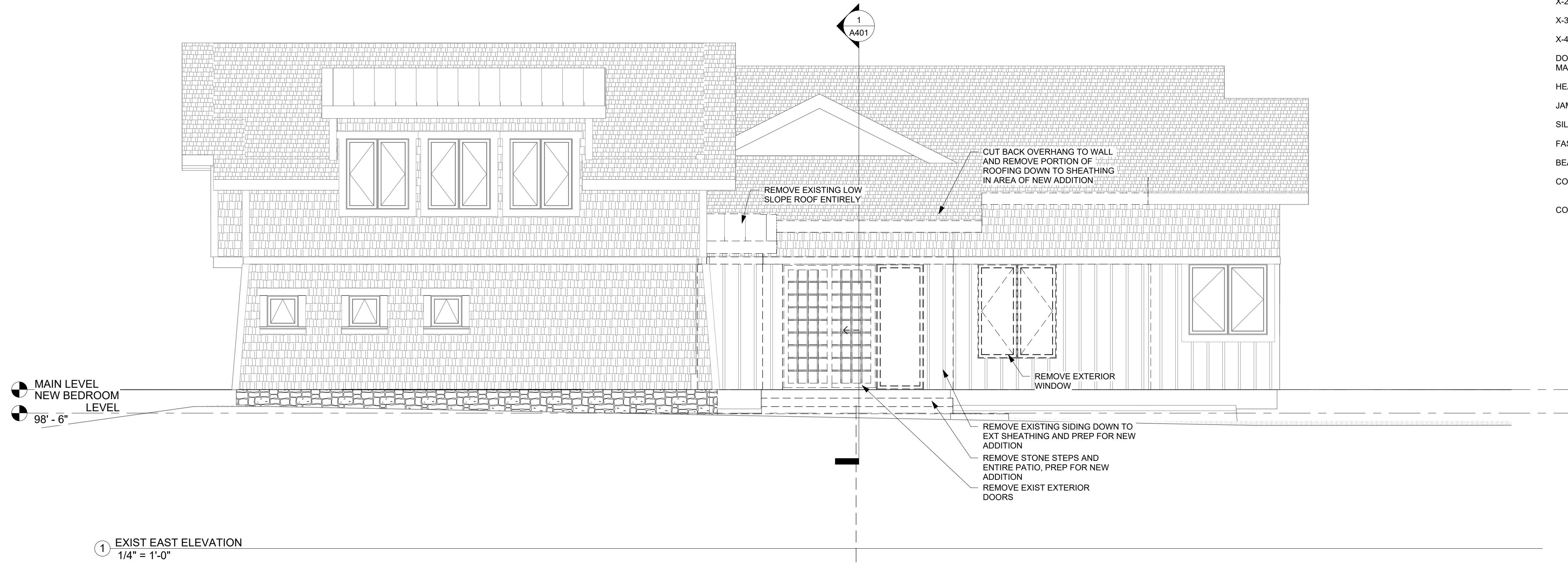
Issue Date
DRB Submittal - 01/06/2025
DRB Re-Submittal -02/10/2025

Drawing Name
SOUTH EXT. ELEVATIONS

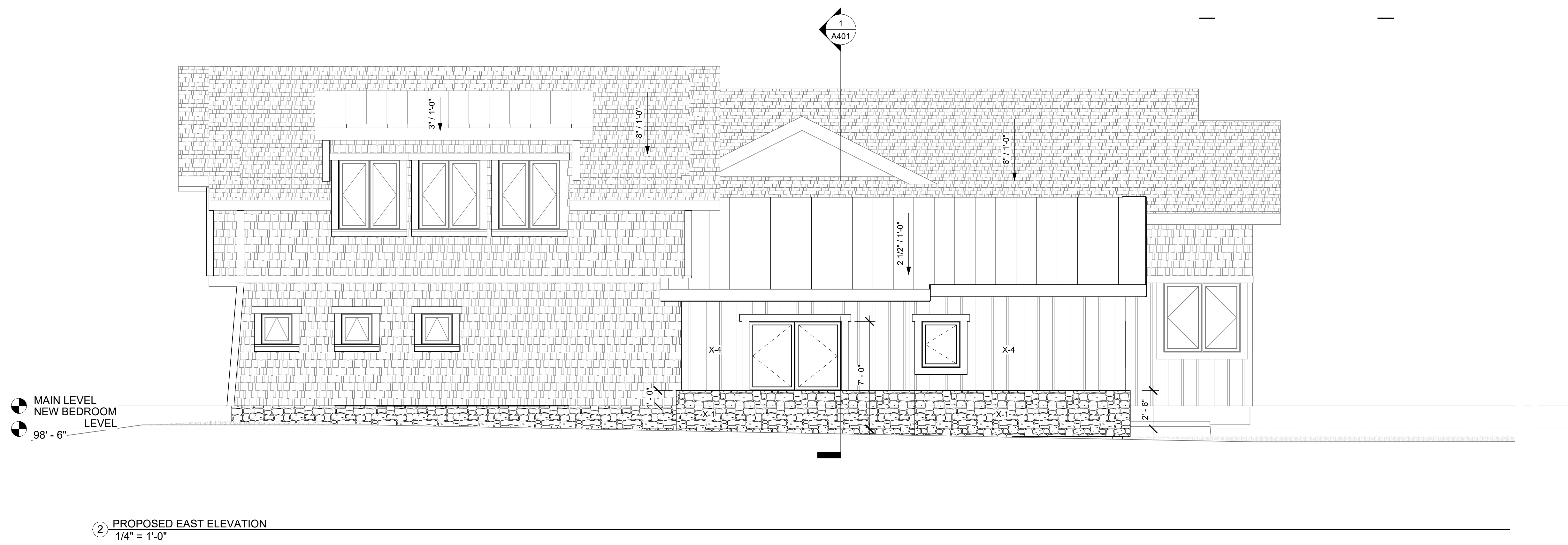
Revision

No.	Date

A301



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



2 PROPOSED EAST 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
NATURAL DESIGN GROUP

NOT FOR CONSTRUCTION
SEAL

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

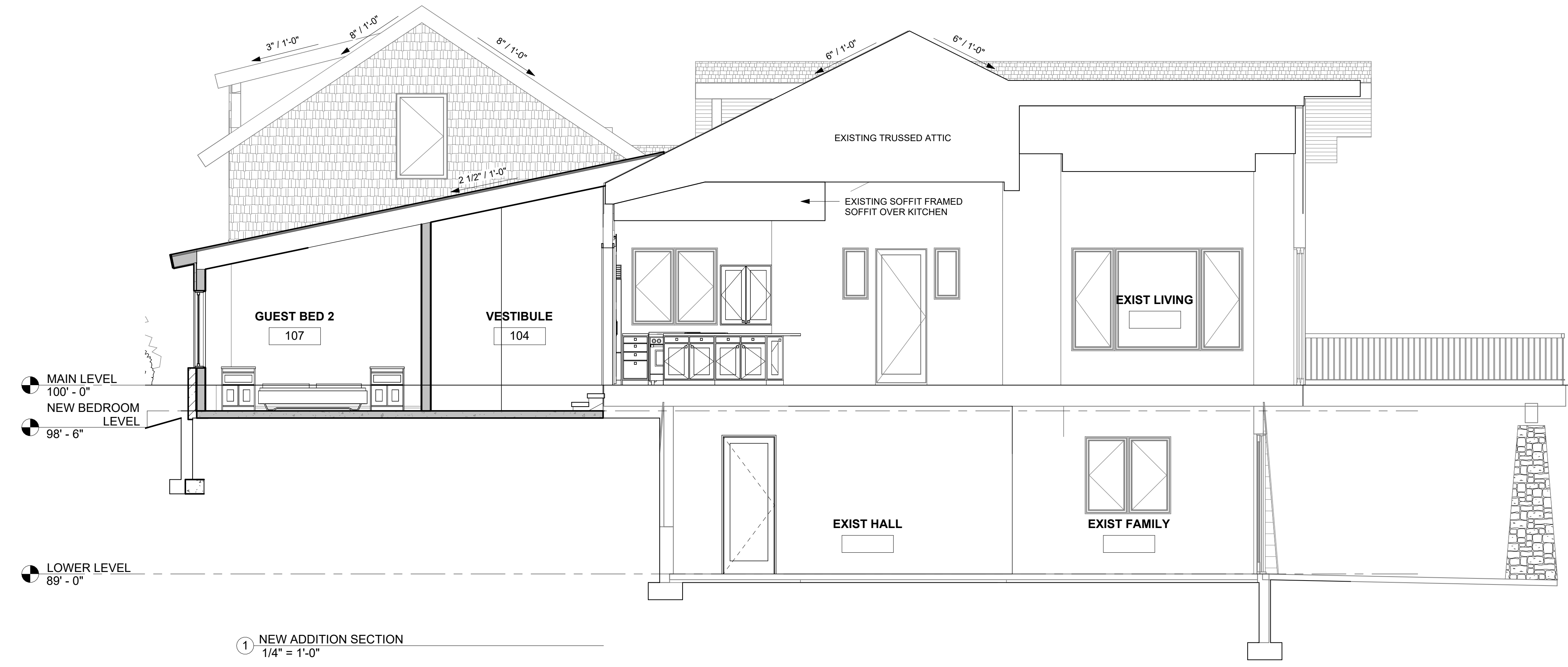
Job #
2024-020

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

Drawing Name
EAST EXT. ELEVATIONS

Revision	No.	Date

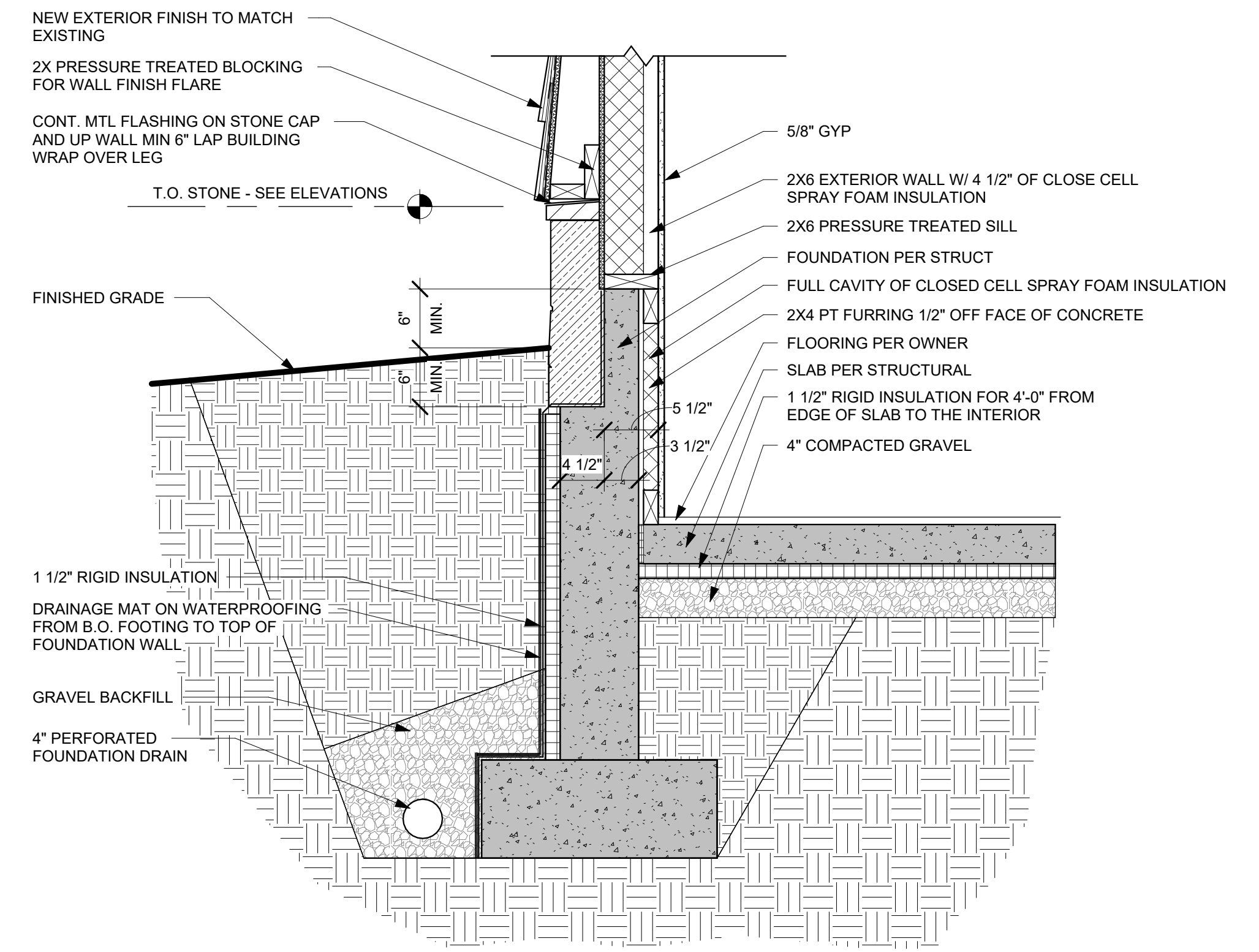
A302



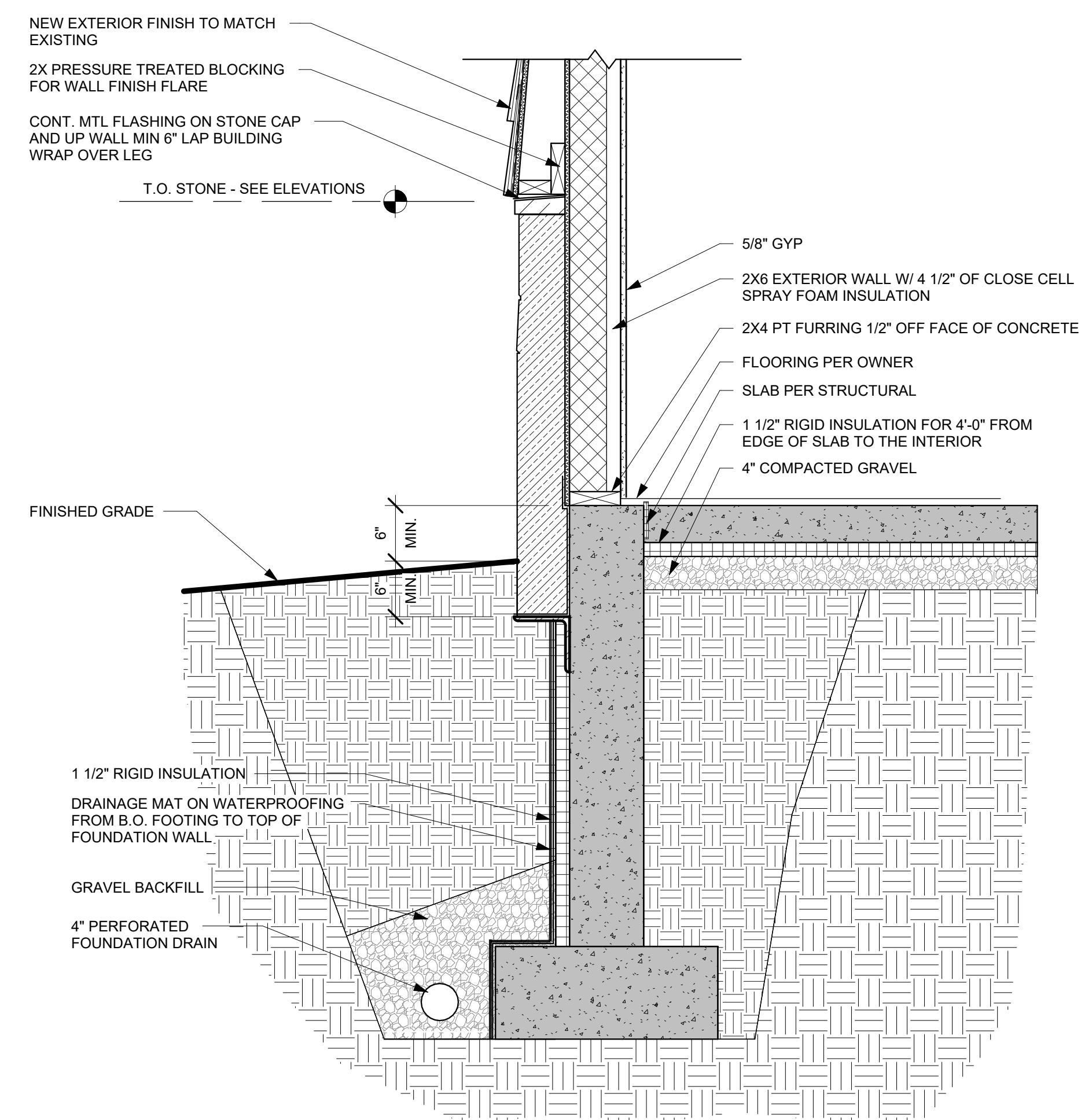
1 NEW ADDITION SECTION
1/4" = 1'-0"

Revision	No.	Date

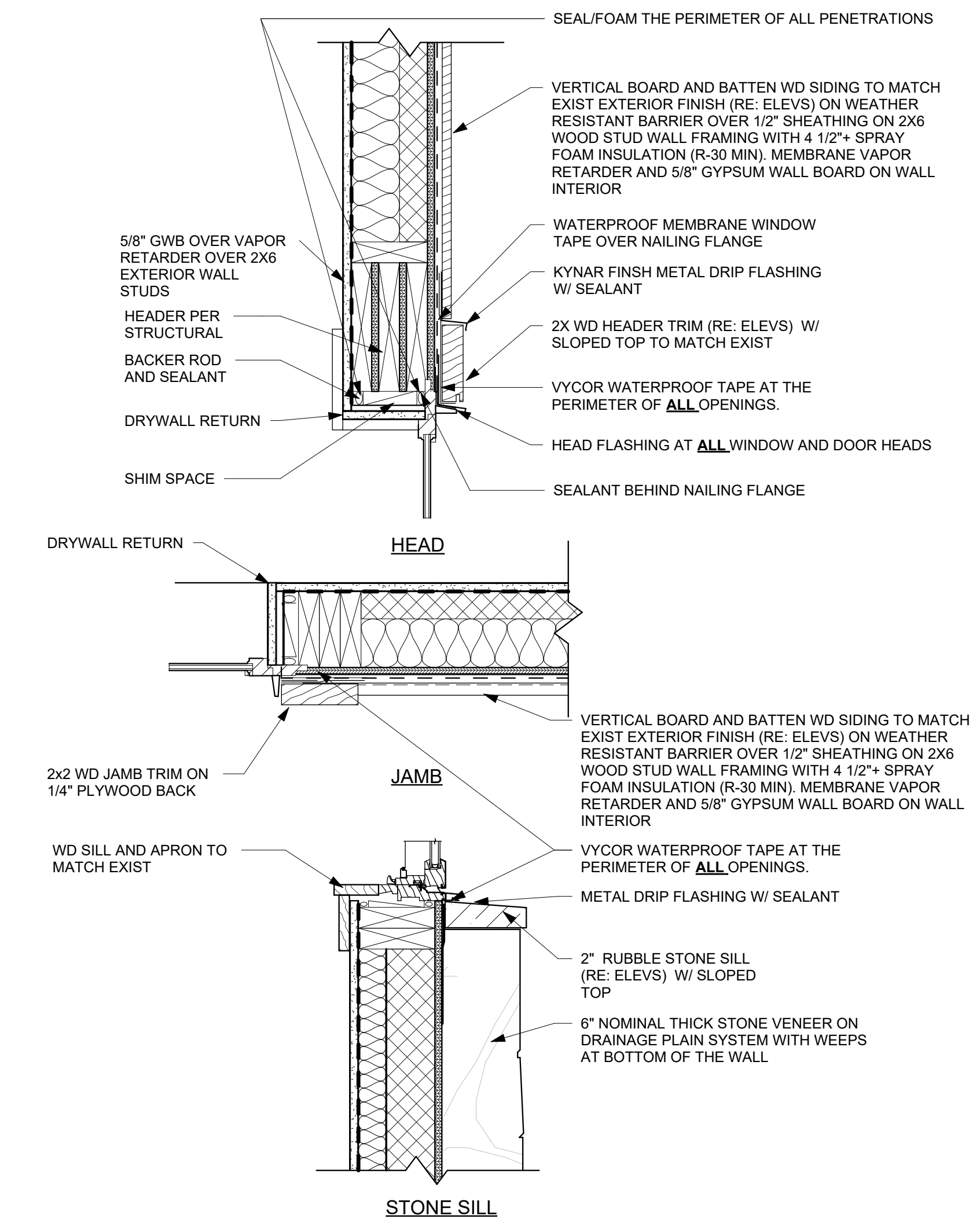
2/10/2025 12:28:23 PM C:\Users\bnutk\Dropbox\NDG\Projects\2024-021 1846 Beard Creek\Design\2024-020 1846 Beard Creek - smaller.rvt



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"

NDG
ARCHITECTURE
PARTNERSHIP | 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
CONSTRUCTION
DETAILS

Revision No. Date

A501