

YOUNG RESIDENCE ADDITION



PROJECT TEAM

OWNER:
SYLVIA YOUNG
5560 S FRANKLIN STREET
GREENWOOD VILLAGE, CO 80121

ARCHITECT:
DAVIS ARCHITECTURE
ALICIA DAVIS ARCHITECT PC
PO BOX 4774
EAGLE, COLORADO 81631
alicia@davis-architecture.com
(970) 209.6304

SCOPE OF WORK

ADD 315 SQUARE FEET TO EXISTING FAMILY ROOM
NEW WINDOWS, NEW DOORS, NEW ROOF
MATCH EXISTING SIDING, RE-USE LIGHT
FIXTURE

NEW LAYOUT FOR BATH 5 ON LOWER LEVEL TO
ADD A SHOWER AND ACCESS FROM BED 5

REMOVE EXISTING UNHEATED CONCRETE PATIO

EXTEND EXISTING HEATED FLAGSTONE PATIO

ALL NEW MATERIALS TO MATCH EXITING
MATERIALS

SITE COVERAGE (EXISTING)

TOTAL LOT AREA	15,682 SF
FOOTPRINT	2,763 SF
BUILDING COVERAGE	2,763 SF (17.6%)
IMPERVIOUS COVERAGE	5,337 SF (34%)
HEATED SIDE PATIO	669 SF
UNHEATED SIDE PATIO	200 SF
ASPHALT DRIVEWAY	1,705 SF

FLOOR AREA SUMMARY(EXISTING)

LOWER LEVEL FINISHED	1,576 SF
MAIN LEVEL FINISHED	1,992 SF
UPPER LEVEL FINISHED	741 SF

TOTAL FINISHED 4,309 SF

GARAGE 862 SF

GROSS SQUARE FOOTAGE 5,171 SF

HEATING AND SNOW MELT:

HEAT FOR NEW CONDITIONED
SPACE TO BE CONNECTED TO
EXISTING SYSTEM.

ADDITIONAL SNOW MELT TO
BE CONNECTED TO THE
EXISTING BOILER.

SITE COVERAGE (PROPOSED)

TOTAL LOT AREA	15,682 SF
FOOTPRINT	3,075 SF (+312 SF)
BUILDING COVERAGE	3,075 SF (19.6%)
IMPERVIOUS COVERAGE	5,573 SF (35.5%)
HEATED SIDE PATIO	793 SF (+124 SF)
ASPHALT DRIVEWAY	1,705 SF - NO CHANGE

FLOOR AREA SUMMARY(PROPOSED)

LOWER LEVEL FINISHED	1,576 SF - NO CHANGE
MAIN LEVEL FINISHED	2,304 SF - (+312 SF)
UPPER LEVEL FINISHED	741 SF - NO CHANGE

TOTAL FINISHED 4,621 SF (+312 SF)

GARAGE 738 SF - NO CHANGE
LOWER LEVEL UNFINISHED 312 SF - (+312 SF)

GROSS SQUARE FOOTAGE 5,671 SF - (+624 SF)

PROJECT SUMMARY

PARCEL NUMBER: 1943-313-06-002

LOCATION: 31 PINNACLE POINT
LOT 14 CORDILLERA VALLEY CLUB
EDWARDS, COLORADO 81631

SINGLE FAMILY RESIDENCE

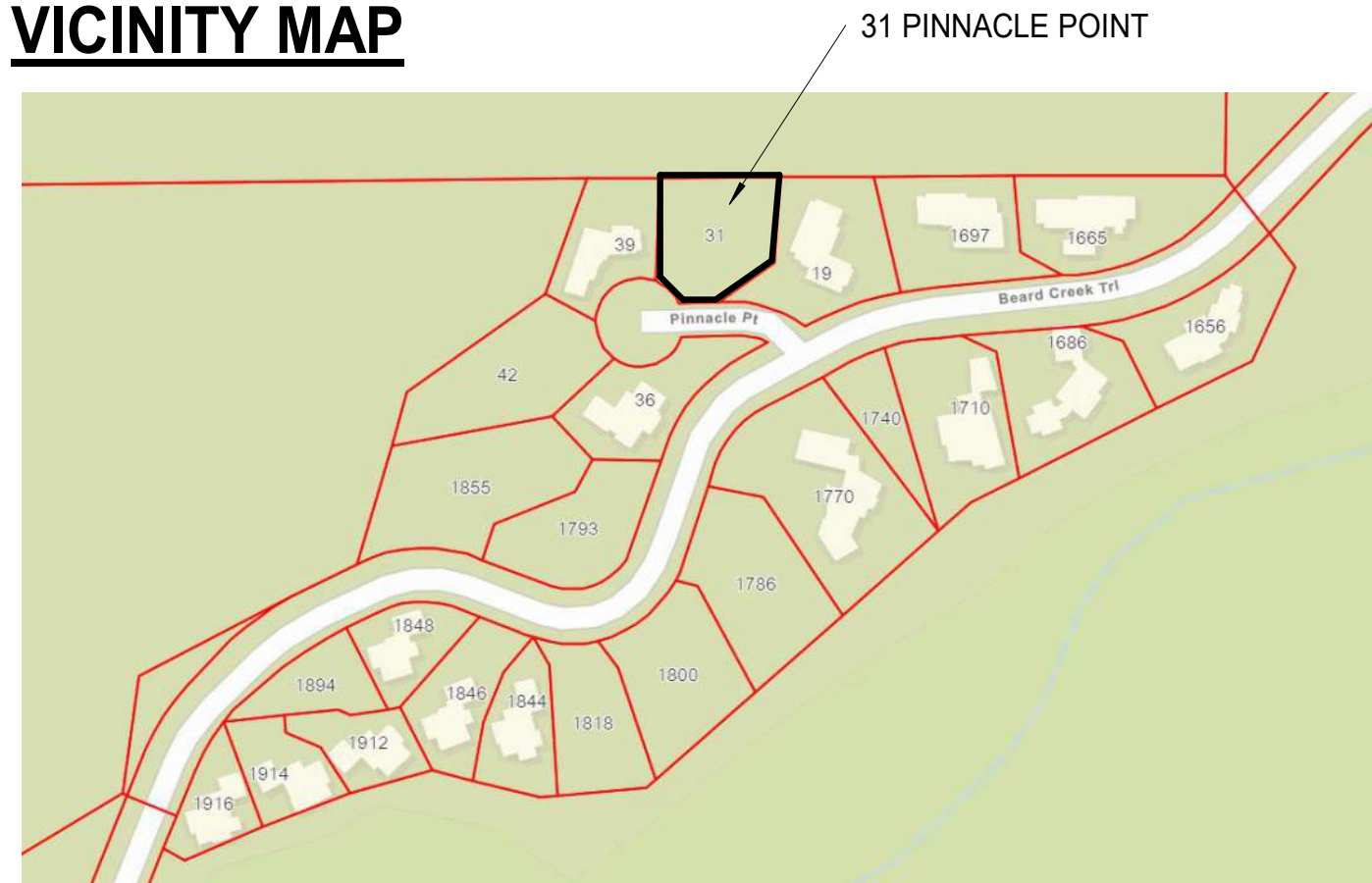
LOT SIZE: .36 ACRES 15,682 SF

HEIGHT: NO CHANGE TO HEIGHT

DRAWING LIST:

A0.0	COVER SHEET
A1.0	EXISTING SITE PLAN
A1.1	REMODEL SITE PLAN
A2.0	EXISTING FLOOR PLANS
A2.1	LOWER LEVEL REMODEL PLAN
A2.2	MAIN LEVEL REMODEL PLAN
A2.3.1	EXISTING ROOF PLAN
A2.3.2	REMODEL ROOF PLAN
A3.0	EXISTING ELEVATIONS
A3.1	REMODEL ELEVATIONS
A3.2	REMODEL ELEVATIONS
A4.1	REMODEL MODEL VIEWS

VICINITY MAP



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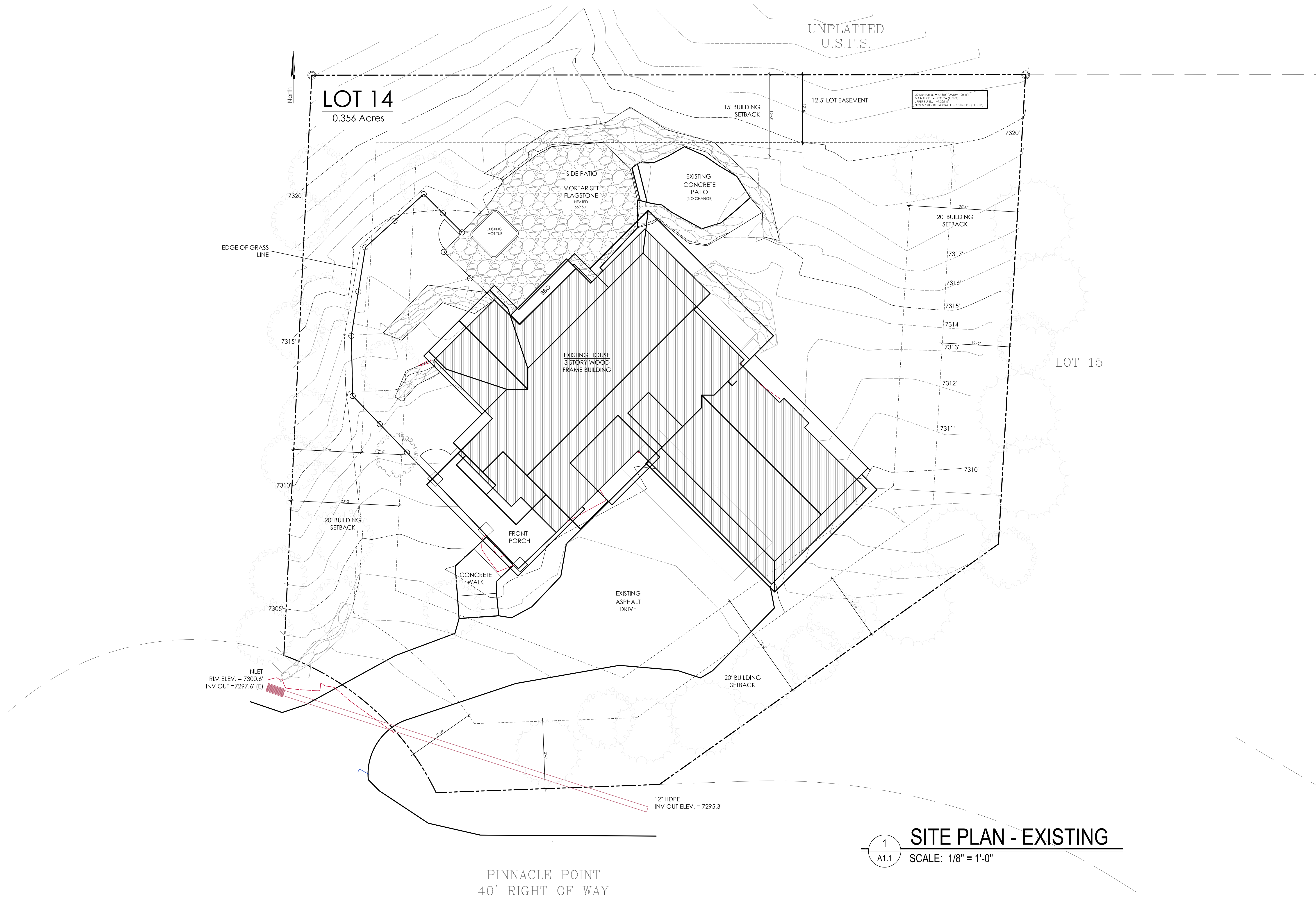
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31 PINNACLE POINT
LOT 14 CORDILLERA VALLEY CLUB
EDWARDS, COLORADO 81632

REMODEL PLAN
REVIEW
08.11.2025

COVER SHEET

Date
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A0.0



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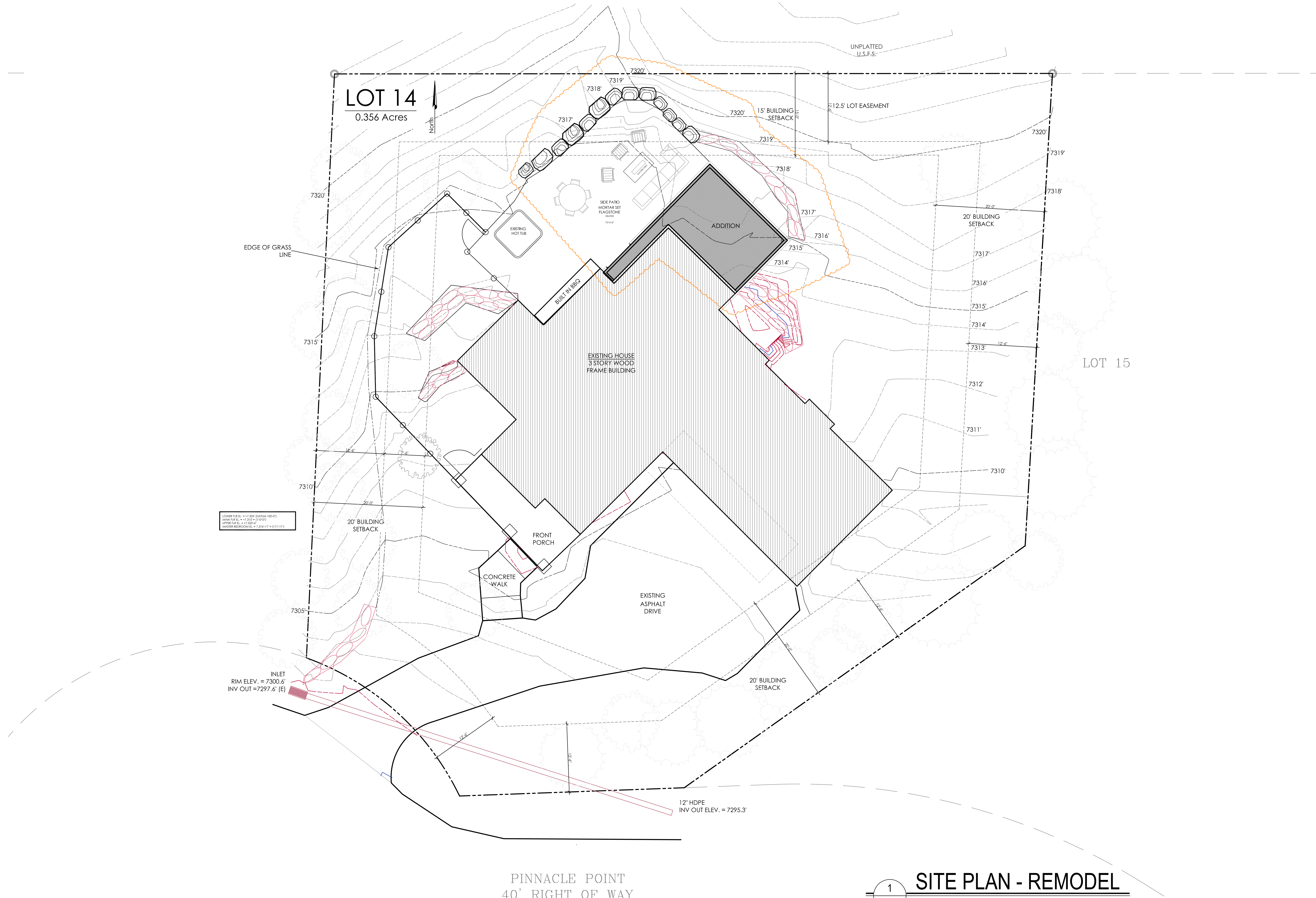
YOUNG RESIDENCE ADDITION
31 PINNACLE COURT
CORDILLERA VALLEY CLUB
EDWARDS, COLORADO

REMODEL
PLAN REVIEW
08.11.2025

EXISTING
SITE PLAN

Date
08.11.2025

A1.1



LOT 14

0.356 Acres



EDGE OF GRASS LINE

LOWER R.F. E.L. = +7320 (DRAIN 100'-0")
MAIN R.F. E.L. = +7320 (11'-0")
UPPER R.F. E.L. = +7320 (11'-0")
MASTER BEDROOM E.L. = +7316 (11'-0")

INLET
RIM ELEV. = 7300.6'
INV. OUT = 7297.6' (E)

EXISTING HOUSE
3 STORY WOOD
FRAME BUILDING

ADDITION

BUILT IN BBQ

FRONT PORCH

CONCRETE
WALK

EXISTING
ASPHALT
DRIVE

12" HDPE
INV. OUT ELEV. = 7295.3'

UNPLATTED
U.S.F.S.

15' BUILDING
SETBACK

12.5' LOT EASEMENT

20' BUILDING
SETBACK

LOT 15

PINNACLE POINT
40' RIGHT OF WAY

SITE PLAN - REMODEL

1

A1.1

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

BENCHMARK
SANITARY SEWER MANHOLE RIM
ELEV. = 7300.45'
(ASSUMED)



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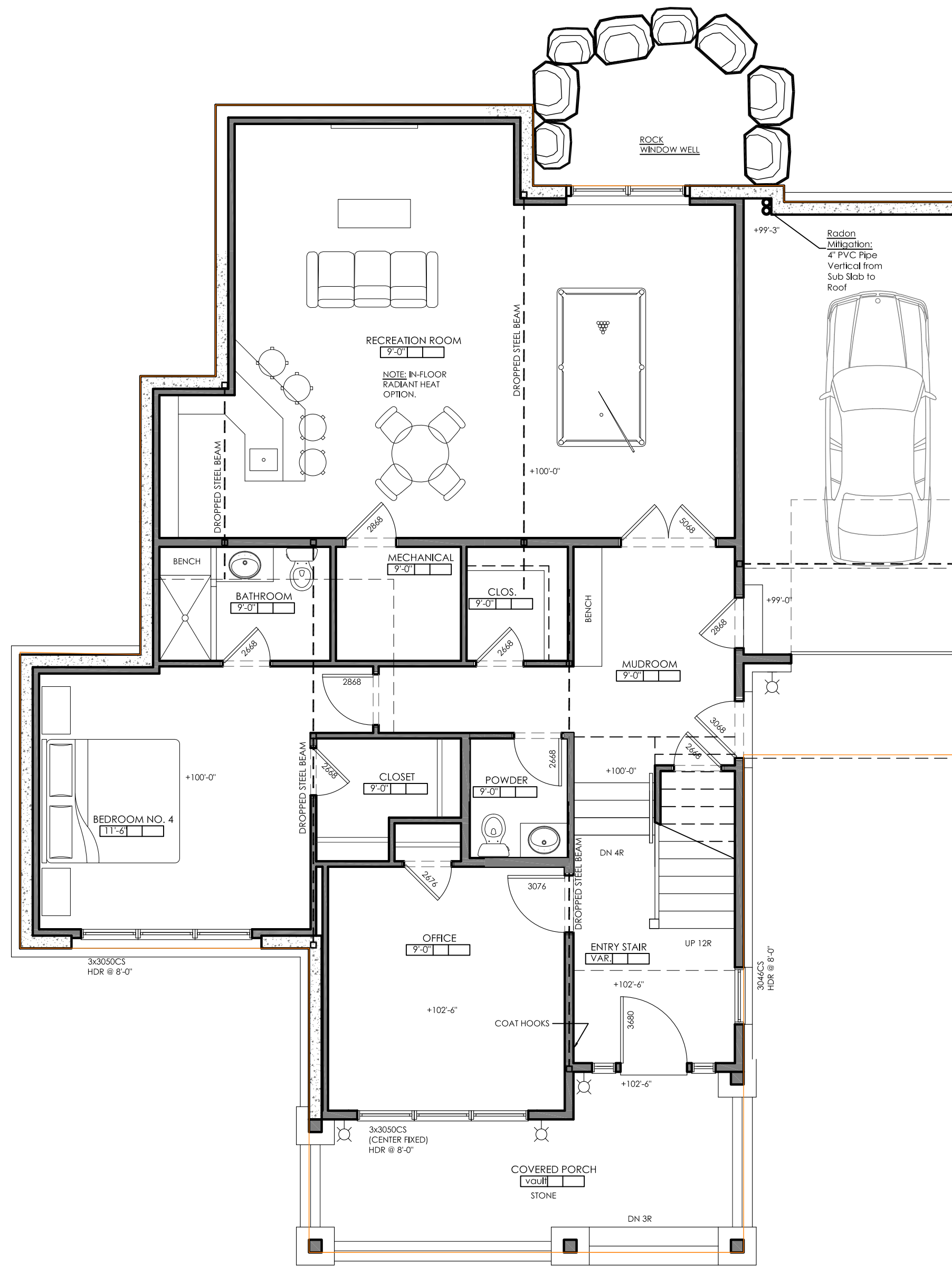
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REMODEL
PLAN REVIEW
08.11.2025

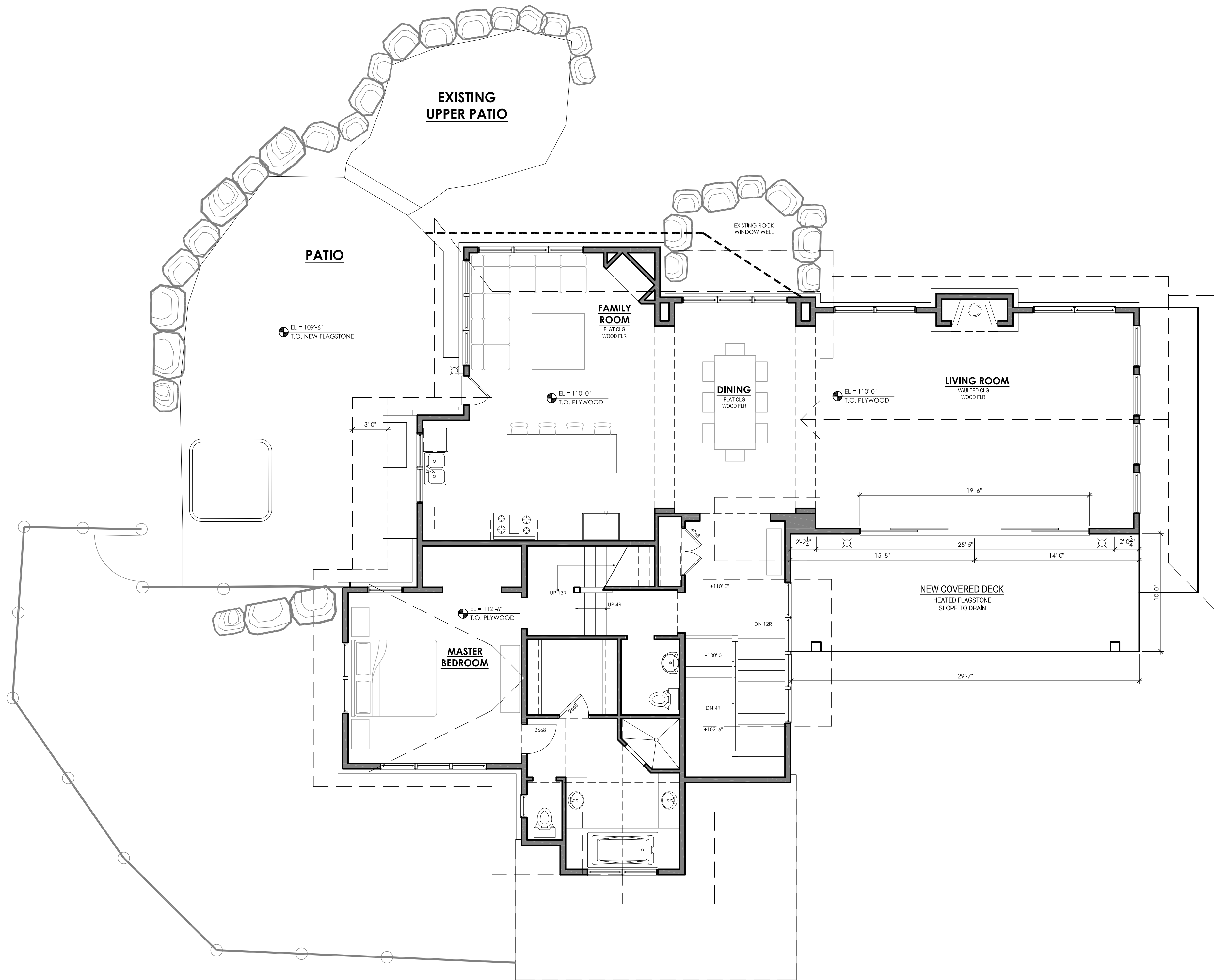
REMODEL
SITE PLAN

Date
08.11.2025

A1.2



○ LOWER LEVEL FLOOR PLAN - EXISTING
SCALE 3/16" = 1'-0"



○ MAIN LEVEL FLOOR PLAN - EXISTING
SCALE 3/16" = 1'-0"



LOWER LEVEL FLOOR PLAN - REMODEL
SCALE 1/4" = 1'-0"



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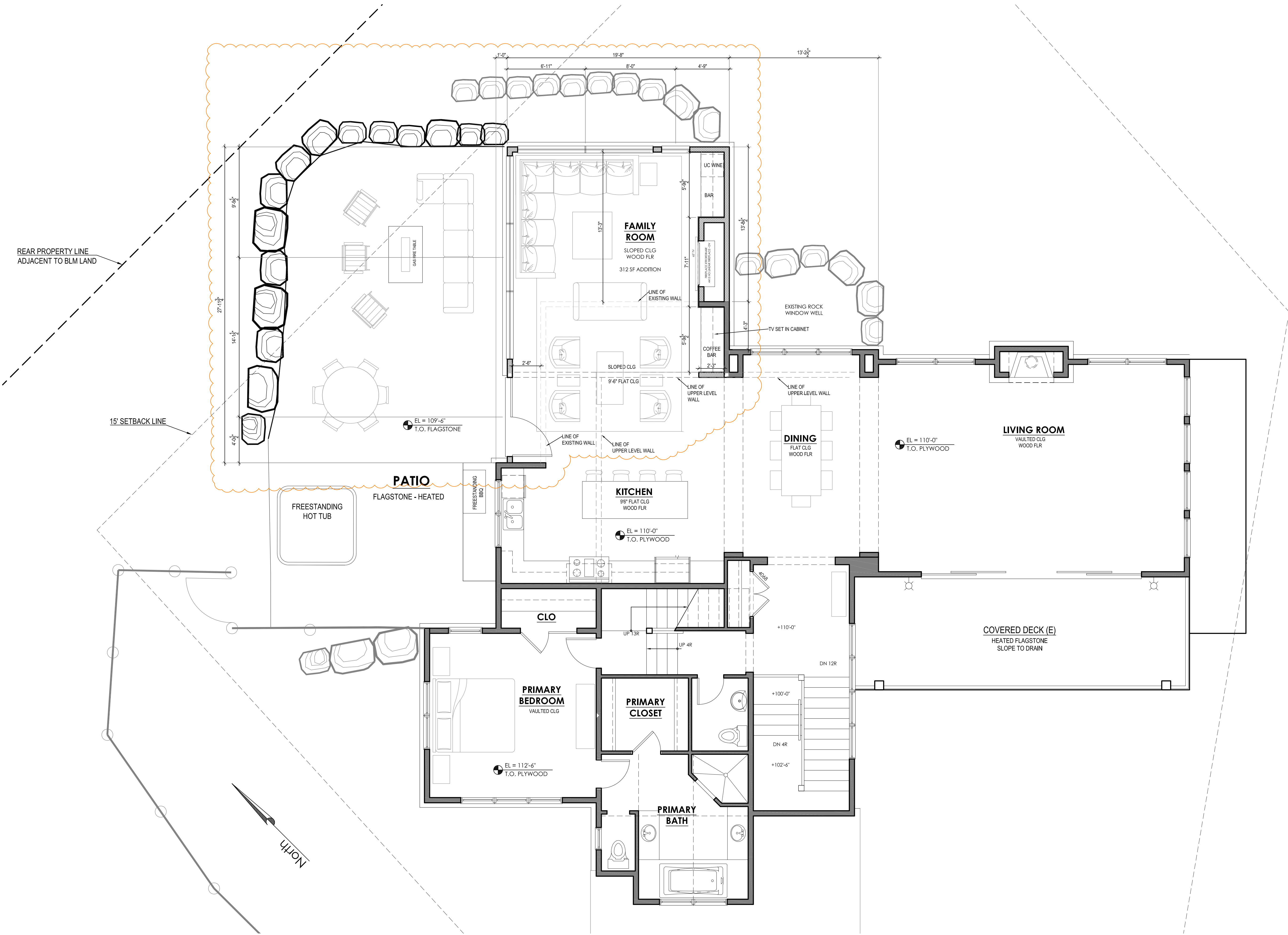
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REMODEL
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REMODEL
FLOOR PLANS

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A2.1



MAIN LEVEL FLOOR PLAN - REMODEL
SCALE 1/4" = 1'-0"



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REMODEL
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REMODEL
FLOOR PLANS

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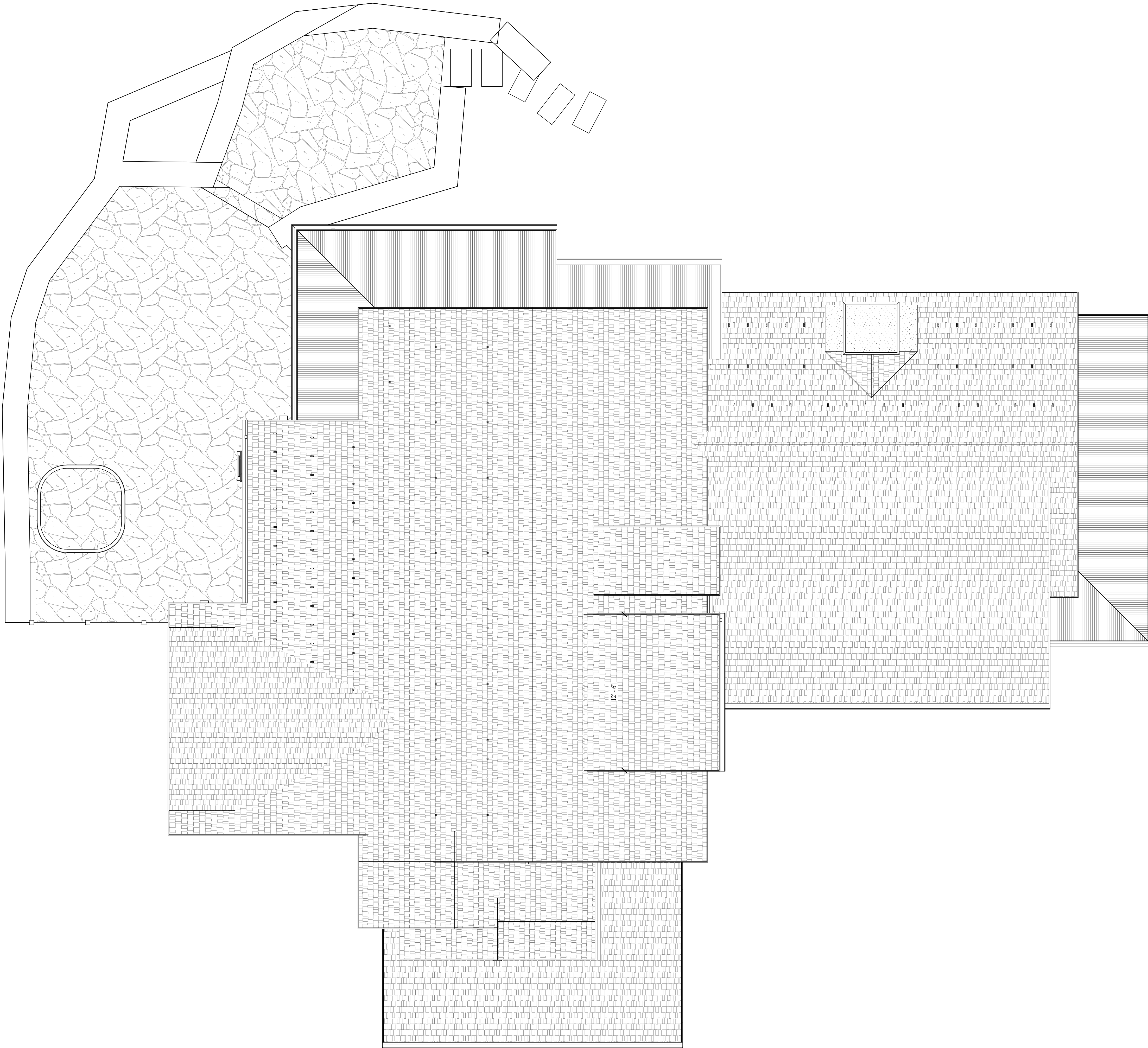
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1

ROOF PLAN

1/4" = 1'-0"



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YOUNG RESIDENCE
222 ELK TRACK ROAD, BEAVER CREEK, COLORADO
81620

REMODEL PLAN
REVIEW
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ROOF PLAN EXISTING

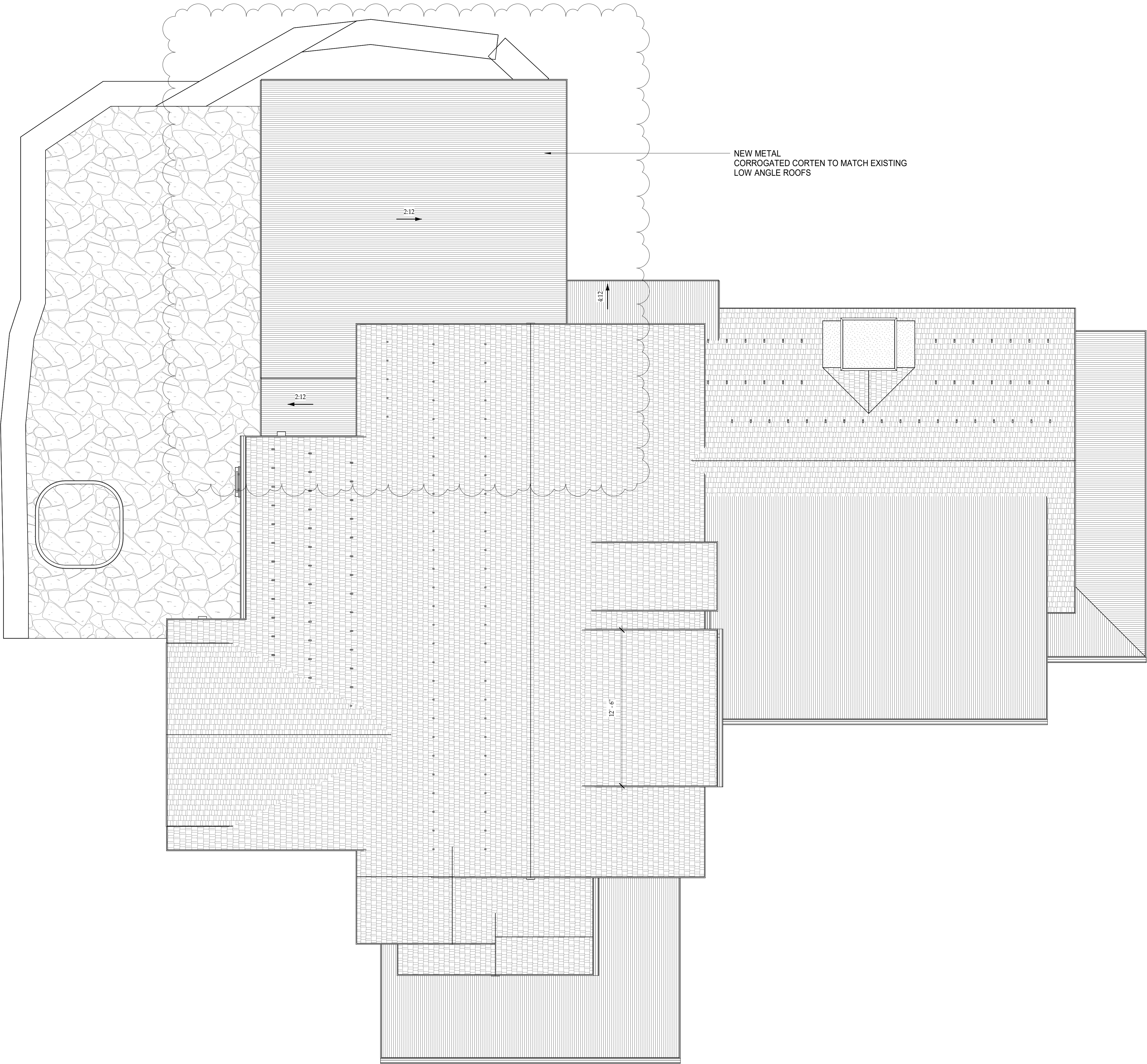
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1

ROOF PLAN

1/4" = 1'-0"



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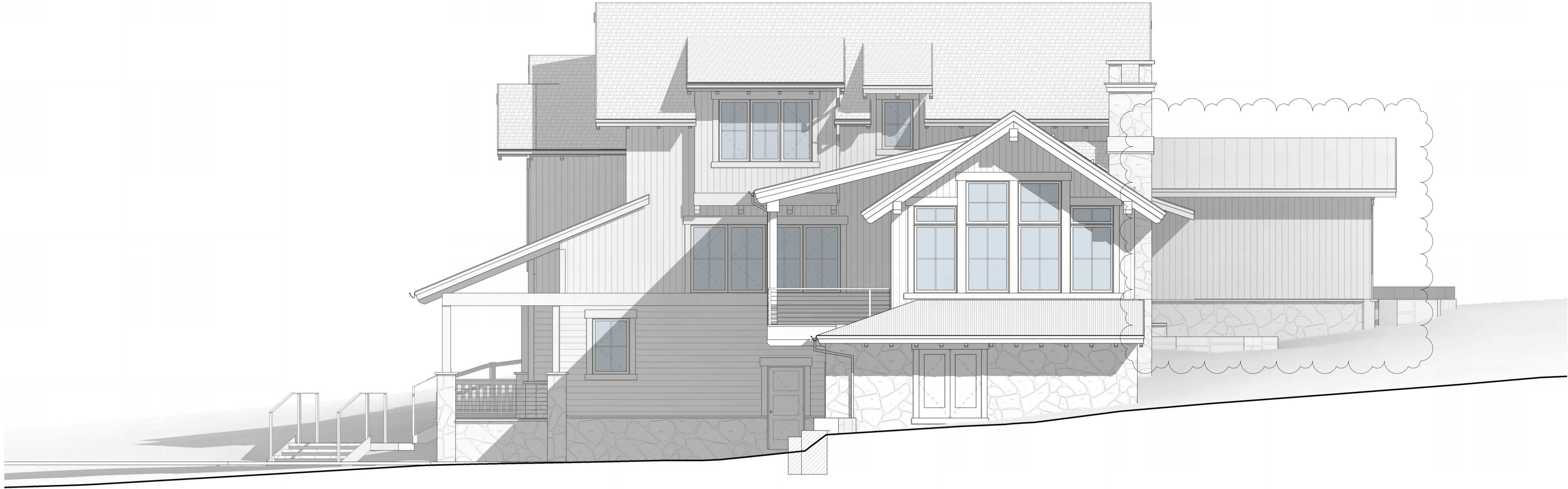
ROOF PLAN
REMODEL

Date
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A2.3.2



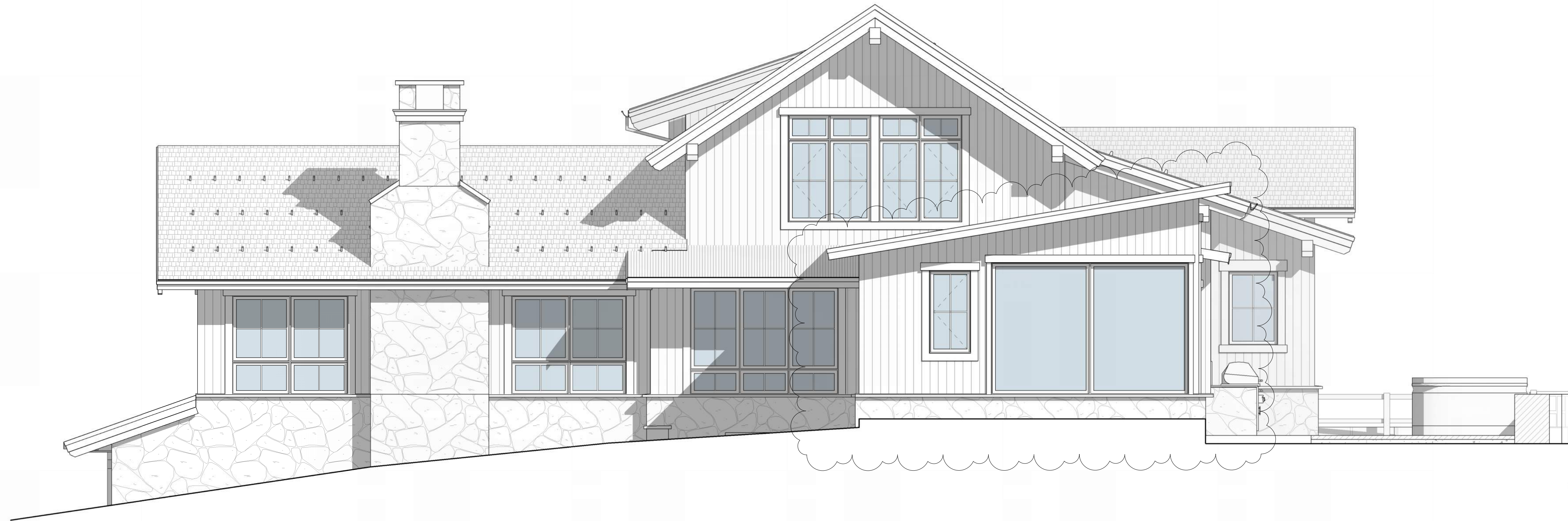
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1

.EAST ELEVATION

1/4" = 1'-0"



2

.NORTH ELEVATION

1/4" = 1'-0"

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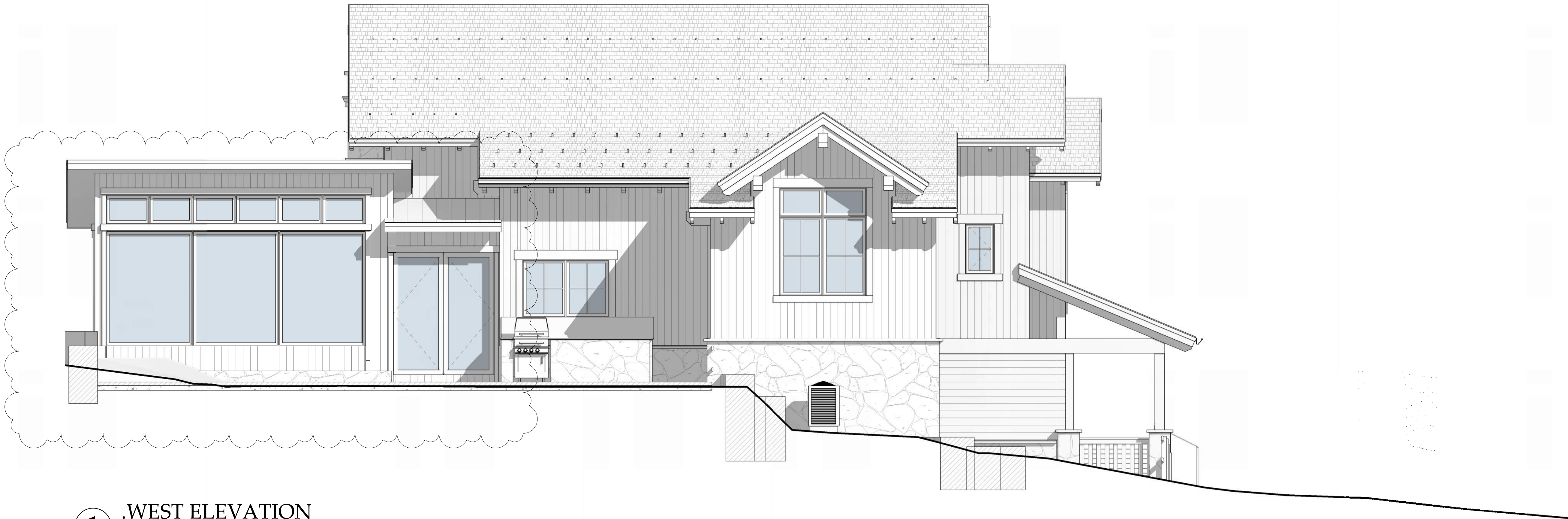
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REMODEL PLAN
REVIEW
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EXTERIOR
ELEVATIONS
REMODEL

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A3.1



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



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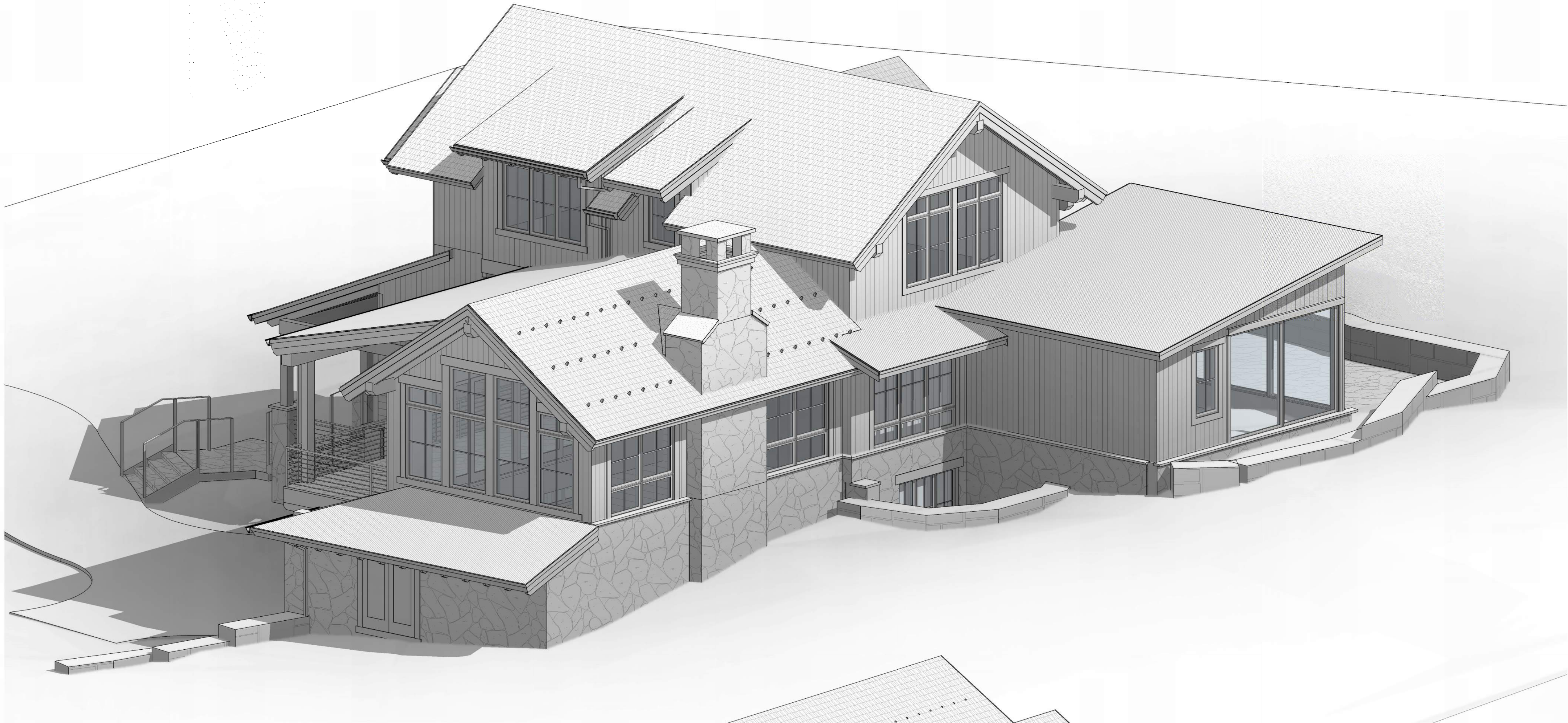
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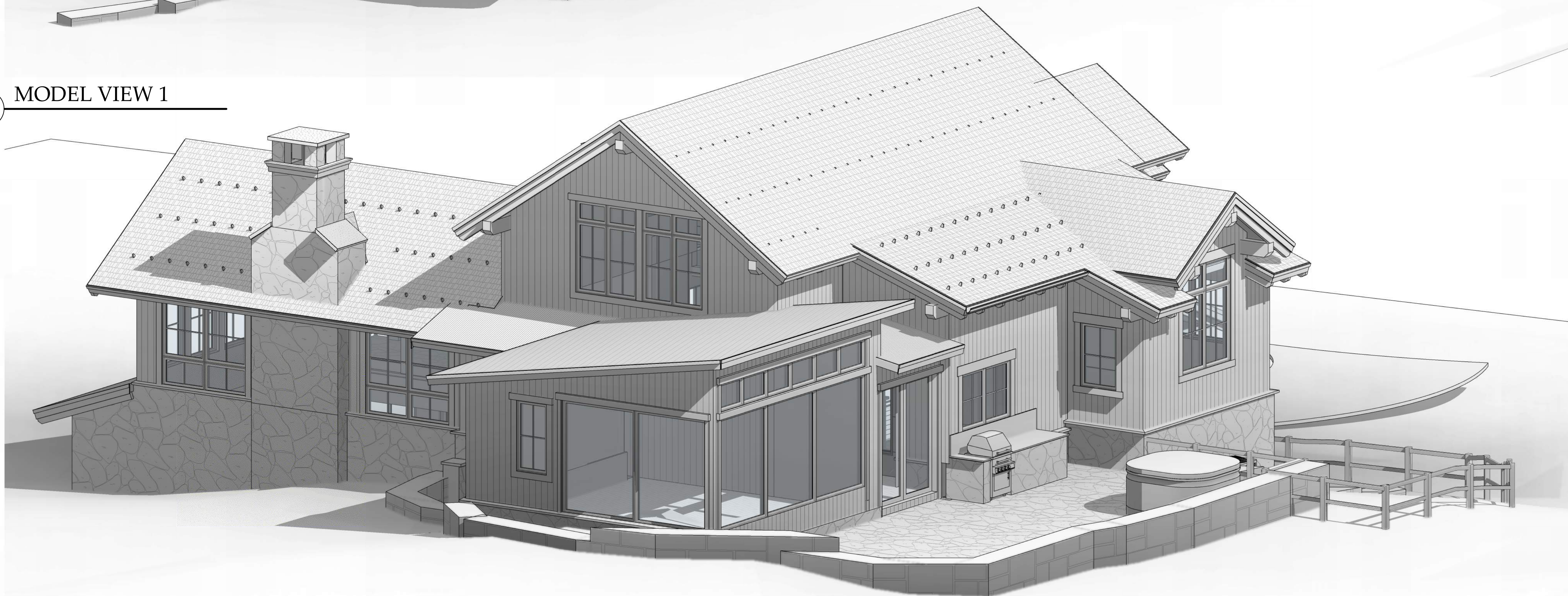
EXTERIOR
ELEVATIONS
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A3.2



1 MODEL VIEW 1



2 MODEL VIEW 2

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MODEL VIEWS
REMODEL

Date
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A3.3