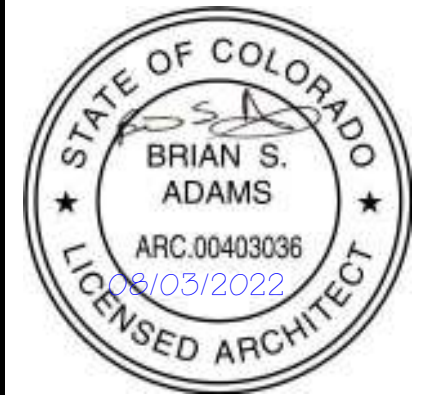


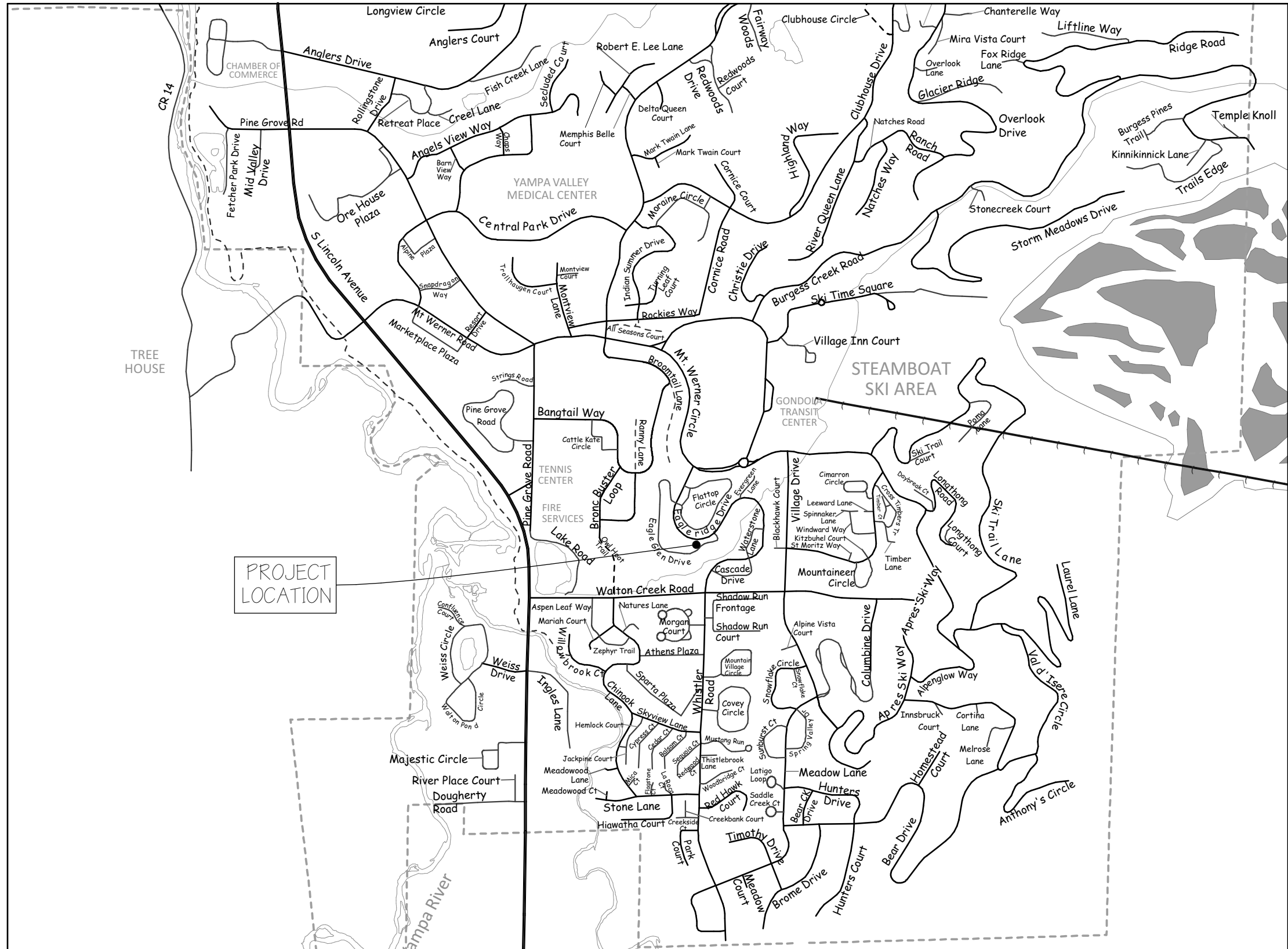
THREE EAGLES

BLDG #2 - 1410 & 1420 EAGLE GLEN DR
EXPANSION PROPERTY 2, CHADWICK ESTATE VILLAS AT STEAMBOAT, F1
ROUTT COUNTY, COLORADO



A New Development for
THREE EAGLES
1410 & 1420 EAGLE GLEN DR
EXPANSION PROPERTY 2, CHADWICK ESTATE VILLAS AT
STEAMBOAT, F1
ROUTT COUNTY, COLORADO

VICINITY MAP



PROJECT TEAM

GEOTECHNICAL
NORTHWEST COLORADO CONSULTANTS, LLC
2580 COPPER RIDGE DRIVE
P.O. BOX 775226
STEAMBOAT SPRINGS, CO 80477
PH: 970-879-7888
FAX: 970-879-7891
CONTACT: TIM TRAVIS

SURVEYOR
FOUR POINTS SURVEYING AND ENGINEERING
440 S. LINCOLN AVE, SUITE 4B
P.O. BOX 775966
STEAMBOAT SPRINGS, CO 80477
PH: 970-871-6772
CONTACT: WALTER MAGILL

ARCHITECTURAL
APEX ARCHITECTURE, PC
P.O. BOX 771787
STEAMBOAT SPRINGS, CO 80477
PH: 720-934-9960
CONTACT: BRIAN ADAMS

STRUCTURAL
CRAIG FRITHSEN ENGINEERING, LLC
P.O. BOX 772759
STEAMBOAT SPRINGS, CO 80477
PH: 970-846-7980
CONTACT: CRAIG FRITHSEN

AREA TABULATIONS

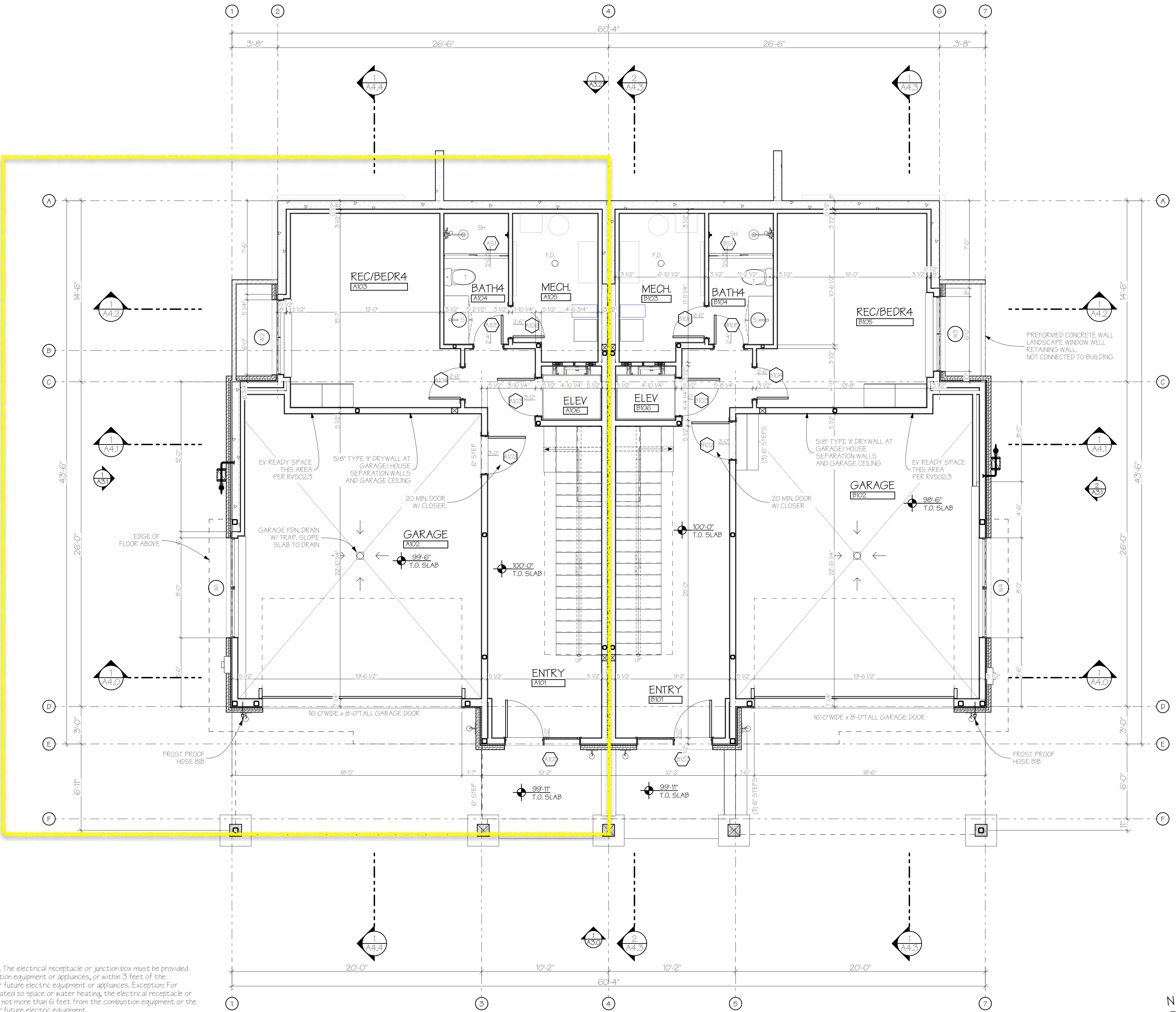
FLOOR	NAME	AREA (SF)
A1 LOWER	FINISHED	719
	GARAGE	480
A2 MAIN	DECK	152
	FINISHED	1,340
A3 UPPER	FINISHED	1,310
A4 ROOF	LANDING	177
	ROOF DECK	483
B1 LOWER	FINISHED	719
	GARAGE	480
B2 MAIN	DECK	152
	FINISHED	1,340
B3 UPPER	FINISHED	1,350
B4 ROOF	LANDING	176
	ROOF DECK	528
TOTAL UNIT A FINISHED		3,546
TOTAL GARAGE		480
TOTAL UNIT B FINISHED		3,585
TOTAL GARAGE		480
TOTAL EXTERIOR DECK		1,315

SHEET INDEX

ID	SHEET TITLE	ISSUE	REV1	REV2	REV3	REV4
TITLE						
T.1	COVER SHEET	•				
T.2	NOTES/SPECIFICATIONS	•				
CIVIL						
C1	CIVIL GENERAL NOTES	•				
C1.1	BUILDING 2 SITE PLAN		•			
C2	EXISTING SITE PLAN	•				
C3	EXISTING SITE PLAN	•				
C4	OVERALL SITE PLAN	•				
C5	GRADING AND DRAINAGE PLAN	•				
C6	STORM SEWER PROFILES	•				
C7	UTILITY PLAN	•				
C8	SHARED DRIVEWAY PLAN & PROFILE	•				
C9	PHASING PLAN	•				
C10	DETAILS	•				
C11	DETAILS	•				
C12	STORMWATER & CONSTRUCTION SITE MANAGEMENT PLAN	•				
C13	SWMP/CSMP DETAILS	•				
P1	PLANTING PLAN	•				
P2	PLANTING PLAN ENLARGED	•				
ARCHITECTURAL						
A2.0	LOWER LEVEL PLAN	•	•		•	
A2.1	MAIN LEVEL PLAN	•		•	•	
A2.2	UPPER LEVEL PLAN	•			•	
A2.3	ROOF DECK PLAN	•				
A2.4	ARCHITECTURAL ROOF PLAN	•				
A3.0	ELEVATION(S) - SOUTH	•	•		•	
A3.1	ELEVATION(S) - WEST, EAST	•			•	
A3.2	ELEVATION(S) - NORTH	•			•	
A3.3	MATERIAL BOARD	•			•	
A4.0	SECTION(S)	•			•	
A4.1	SECTION(S)	•			•	
A4.2	SECTION(S)	•			•	
A4.3	SECTION(S)	•			•	
A4.4	SECTION(S)	•			•	
A4.5	WALL SECTION(S)	•				
A4.6	DETAILS	•				
A4.7	DETAILS/INTERIOR ELEVATIONS	•				
A5.0	DOOR SCHEDULE, PROFILE(S)	•			•	
A5.1	WINDOW SCHEDULE, PROFILE	•				
A6.0	LOWER LEVEL RCP, LIGHTING LEGEND/QUANTITIES	•			•	
A6.1	MAIN LEVEL RCP, ELECTRICAL NOTES	•		•	•	
A6.2	UPPER LEVEL RCP	•			•	
A6.3	ROOF DECK LEVEL RCP	•				
A6.4	FINISH FLOOR PLAN(S)	•			•	
STRUCTURAL						
S1	FOUNDATION PLAN, STRUCTURAL NOTES	•		•		
S2	FOUNDATION DETAILS	•				
S3	MAIN LEVEL FRAMING PLAN	•				
S4	UPPER LEVEL FRAMING PLAN	•		•		
S5	LOWER ROOF FRAMING & DECK FRAMING PLAN	•				
S6	ROOF FRAMING PLAN	•				

NOTES:
1) •• INDICATES DATE OF MOST RECENT UPDATE TO SHEET.

REVISIONS:					
CURRENT REVISION:					03
ISSUE	DATE	CHANGE	DATE	CHANGE	DATE
01	5/12/2025	PERMIT CORRECTIONS			
02	5/16/2025	FIRE DOORS/STRUCT REVISIONS			
03	10/12/2025	SIDING COLORS/CABINERY LAYOUTS			
ISSUE DATE: 04/16/2025 PERMIT					
PROJECT NO: 20001-2					
SHEET TITLE: COVER SHEET					
SHEET NO:					



NOTES:
1. RE302.5 Adjacency. The electrical receptacle or junction box must be provided within 3 feet of the combustion equipment or appliances, or within 3 feet of the dedicated physical space for future electric equipment or appliances. Exception: For combustion equipment dedicated to space or water heating, the electrical receptacle or junction box shall be located not more than 6 feet from the combustion equipment or the dedicated physical space for future electric equipment.

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



A New Two-Unit Building for
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REVISIONS:			
CURRENT REVISION:			
01	DATE	CHANGE	
02	5/12/2025	PERMIT CORRECTIONS	
	5/12/2025	CABINERY LAYOUTS	

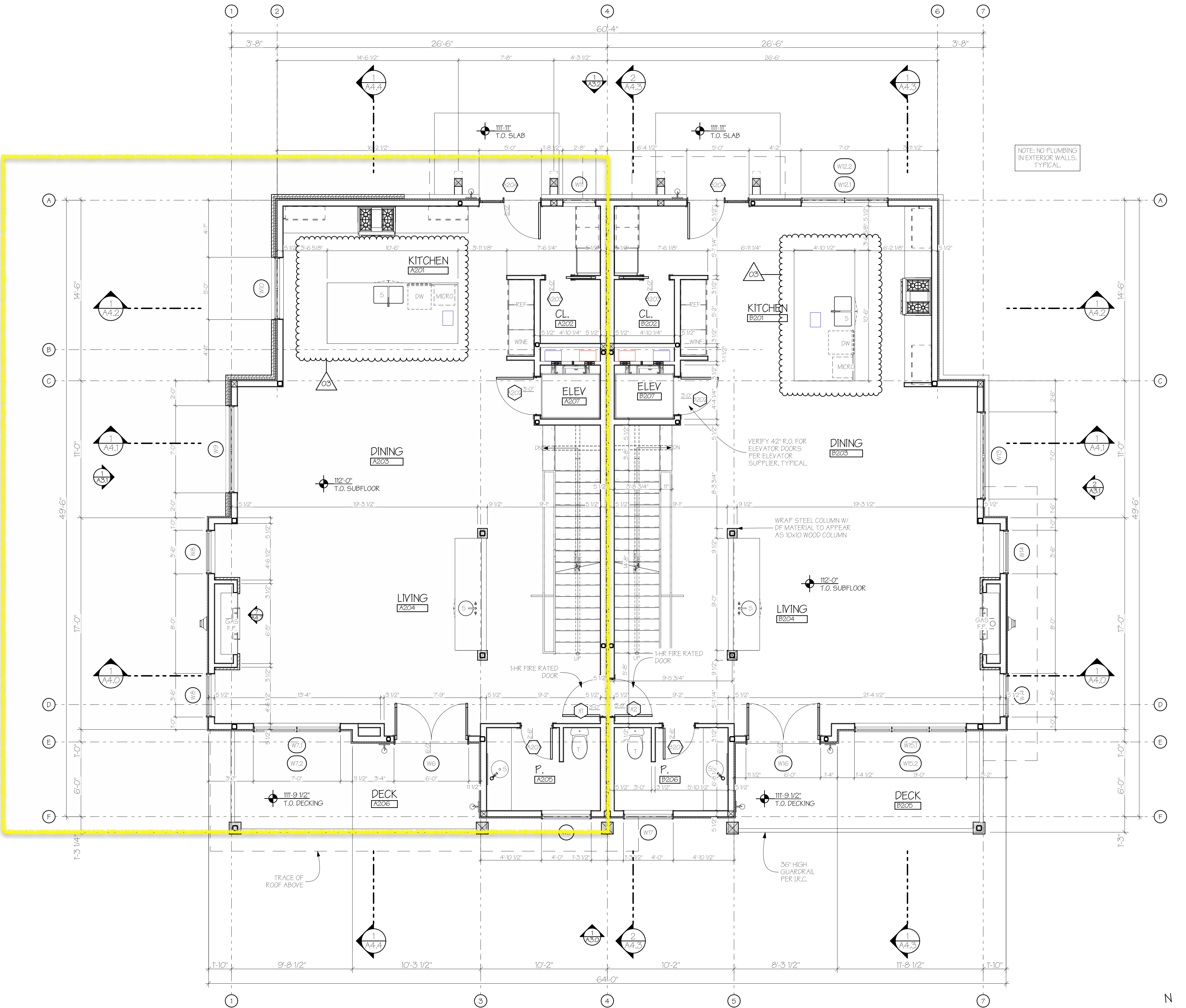
ISSUE DATE: 04/16/2025
PERMIT

PROJECT NO: 20001-2

SHEET TITLE:
LOWER LEVEL PLAN

SHEET NO:

A2.0
Sheet 1 of 24



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

DATE	CHANGE
6/16/2025	FIRE DOORS
5/12/2025	CABINERY LAYOUTS
02	
03	

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EXPANSION PROPERTY 2, CHADWICK ESTATE VILLAS AT
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ROUTT COUNTY, COLORADO

REVISIONS:
CURRENT REVISION: 03

ISSUE	DATE	CHANGE
05	10/12/2020	CABINETRY LAYOUTS

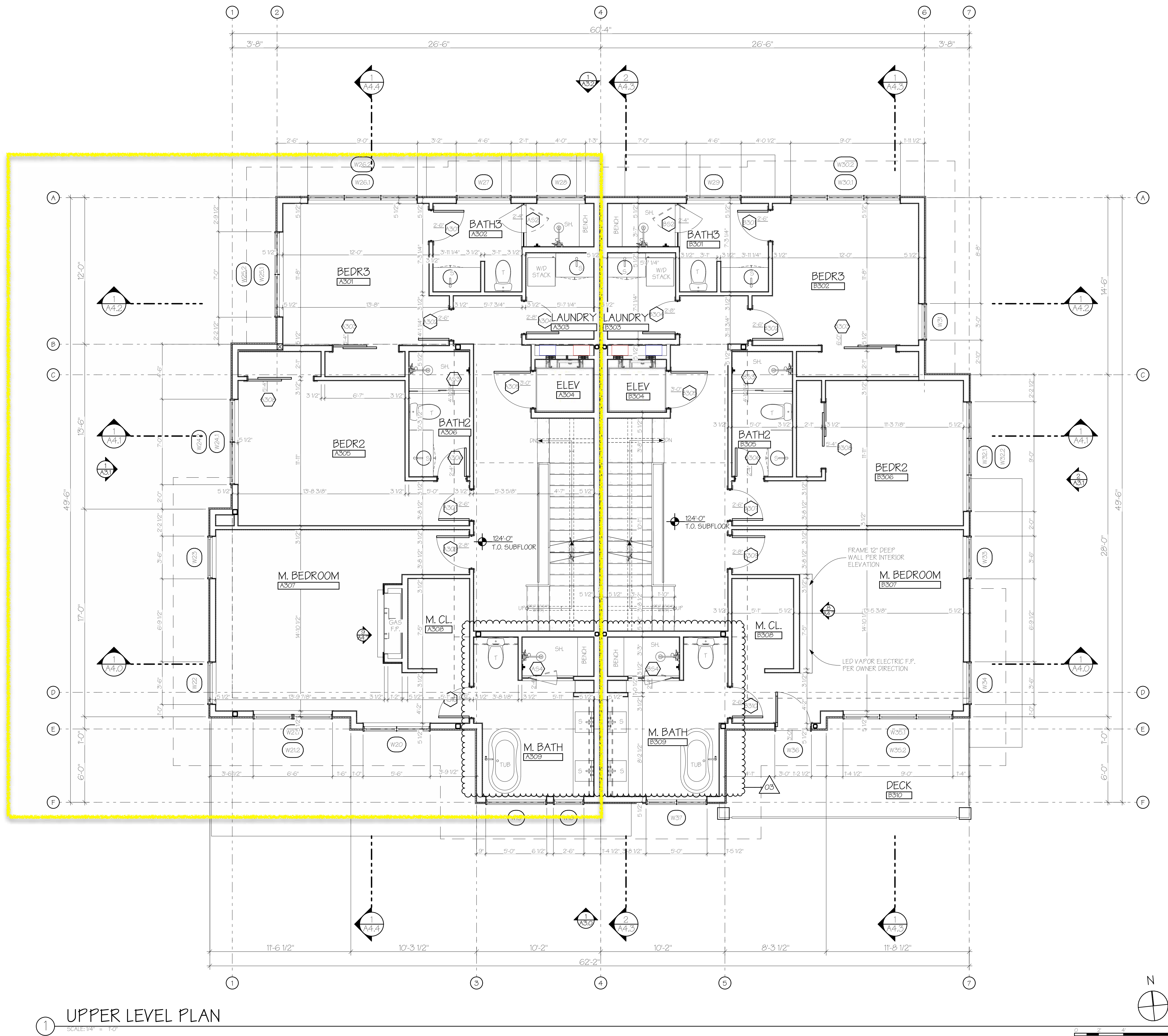
ISSUE DATE: 04/16/2025
PERMIT

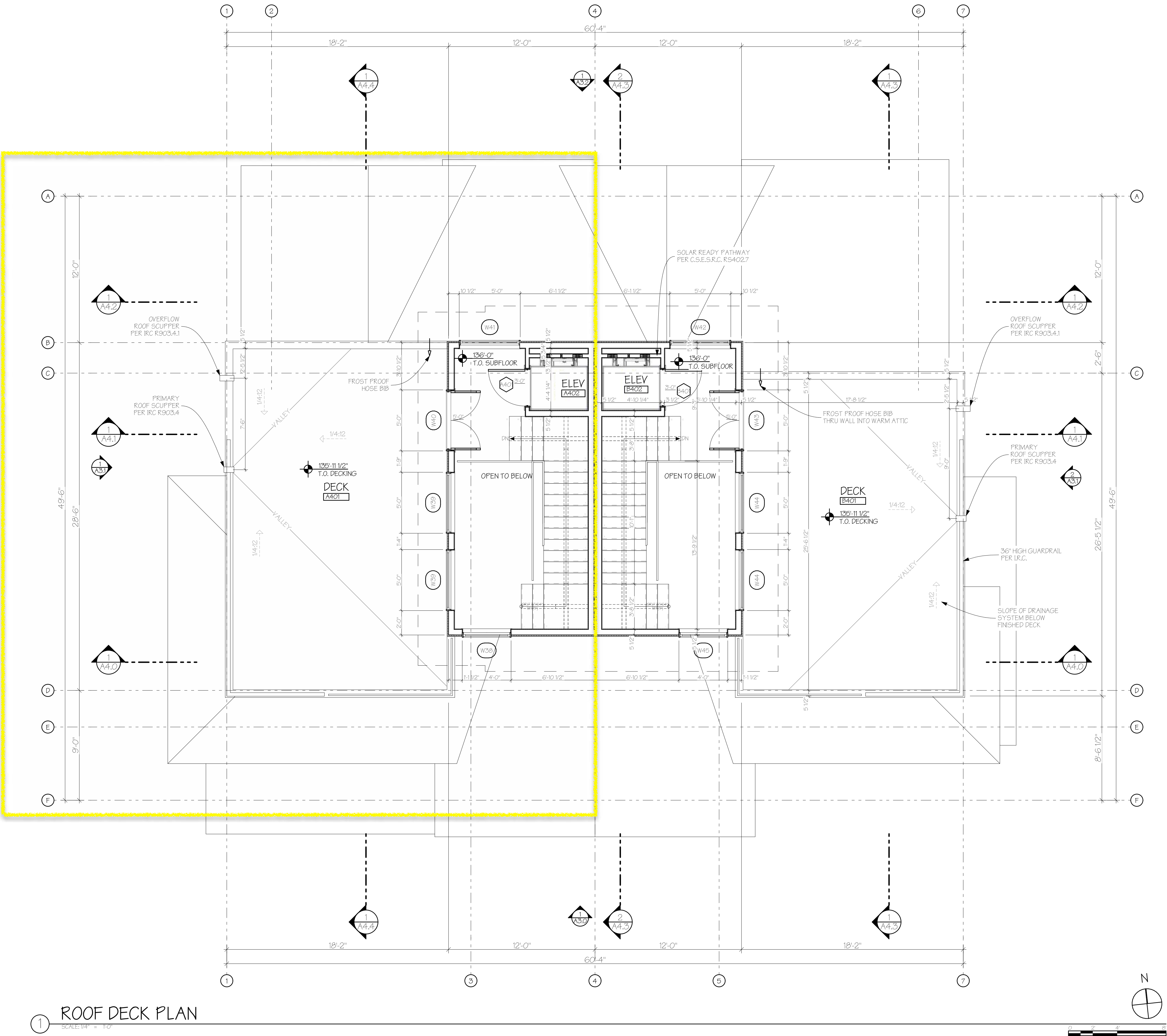
PROJECT NO: 20001-2

SHEET TITLE:
UPPER LEVEL PLAN

SHEET NO: _____

A2.2
Sheet 3 of 24





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

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STATE OF COLORADO
BRIAN S. ADAMS
ARC.00403036
02/20/2026
LICENSED ARCHITECT

A New Two-Unit Building for
THREE EAGLES
BLDG #2 - 1410 & 1420 EAGLE GLEN DR
EXPANSION PROPERTY 2, CHADWICK ESTATE VILLAS AT
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ROUTT COUNTY, COLORADO

REVISIONS:
CURRENT REVISION: 00

ISSUE	DATE	CHANGE

ISSUE DATE: 04/16/2025
PERMIT

PROJECT NO: 20001-2

SHEET TITLE:
ROOF DECK PLAN

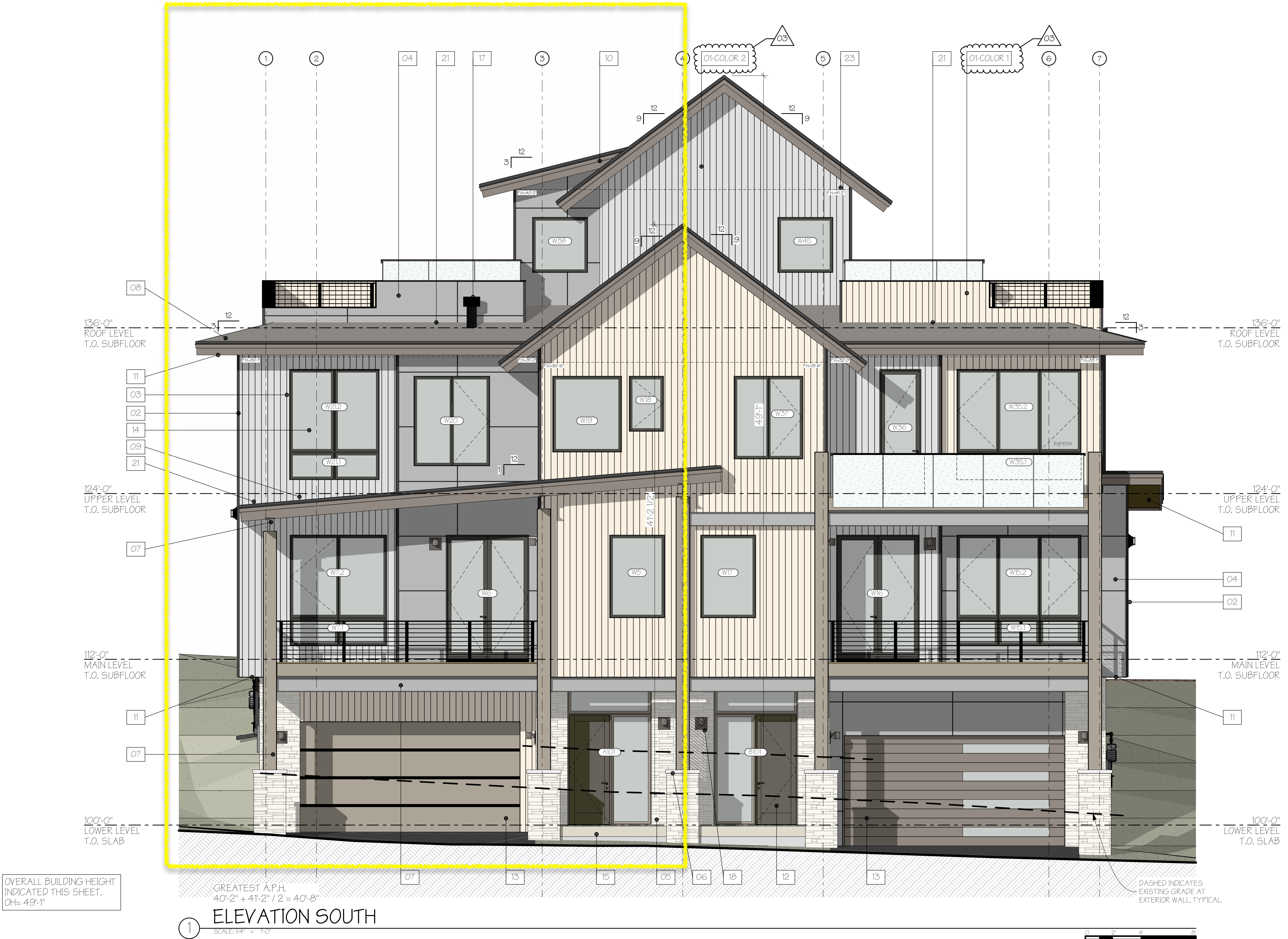
SHEET NO:
A2.3
Sheet 4 of 24

TOTAL BUILDING GLAZING		
SIDING QTY	7,584 SF	
GLAZING QTY	1,909 SF	
	25.2%	

KEYNOTES (SPECIFICATIONS)	
ID	DESCRIPTION
01	VERTICAL WOOD SIDING: CHANNEL LAP WOOD SIDING PER MATERIAL BOARD. WOOD SIDING OVER ZIP SHEATHING PER STRUCTURAL.
02	CORNER TRIM AT WOOD AND STUCCO SIDING: EASYTRIM REVEAL: TYPE EZ.33. COLOR: BLACK.
03	WINDOW TRIM AT WOOD SIDING: NO TRIM. PROVIDE 1/4" GAP AROUND WINDOW FRAME.
04	STUCCO SIDING: CEMENTATIOUS STUCCO SIDING PER MATERIAL BOARD W/ CHANNEL CUT LAYOUT AS SHOWN. SIDING OVER ZIP SHEATHING PER STRUCTURAL.
05	STONE VENEER: 4" FULL STONE VENEER W/ RECTANGULAR CUT LAYOUT. COLOR PER MATERIAL BOARD. STONE OVER (2) LAYERS 15# FELT OVER 2" EXTERIOR INSULATION OVER WOOD SHEATHING PER STRUCTURAL.

KEYNOTES (SPECIFICATIONS)	
ID	DESCRIPTION
06	SANDSTONE CAP: 3" TALL BY 5" THICK SANDSTONE. SET AT MINIMUM 2° ANGLE TO SLOPE AWAY FROM BUILDING. COLOR: MATCH STONE VENEER.
07	WOOD COLUMNS AND STEEL BEAMS: MATERIAL AND SIZE VARIES. SEE DETAILS, STRUCTURAL, AND ELEVATIONS. COLOR PER MATERIAL BOARD.
08	ASPHALT SHINGLE ROOFING: 50 YEAR ROOFING PER MATERIAL BOARD. ROOFING OVER BITUTHANE PER NOTES.
09	EPDM ROOFING: ROOFING PER MANUF W/ COLOR PER MATERIAL BOARD. ROOFING OVER BITUTHANE PER NOTES.
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11	WOOD SOFFIT: 6" NOMINAL SIZE T&G WOOD PER MATERIAL BOARD.
12	WOOD ENTRY DOOR: PROFILE PER ELEVATION AND OWNER DIRECTION.

KEYNOTES (SPECIFICATIONS)	
ID	DESCRIPTION
13	GARAGE DOOR: INSULATED FLUSH STEEL GARAGE DOOR WITH WOOD VENEER PROFILE PER ELEVATION.
14	WINDOWS: DOUBLE-PANE, LOW-E GLASS, METAL-CLAD WINDOWS.
15	EXTERIOR CONCRETE SLAB: CONCRETE PER STRUCTURAL.
16	GUARDRAIL. SEE DETAIL.
17	FIREPLACE FLUE: PAINTED TO MATCH EXTERIOR METALS. INSTALL PER I.R.C. AND MANUF.
18	EXTERIOR WALL-MOUNTED LIGHT FIXTURE: DOWN-FACING WALL MOUNTED LIGHT PER MATERIAL BOARD.
19	ELECTRIC METER: PAINT TO MATCH COLOR OF SURROUNDING SIDING.
20	GAS METER: PAINT TO MATCH COLOR OF SURROUNDING SIDING.
21	FLASH ALL VERTICAL TO HORIZONTAL TRANSITIONS.
22	ROOF SNOW RETENTION SYSTEM. SEE ROOF PLAN FOR LOCATIONS.
23	DASHED INDICATES BEARING OF ROOF AT UPPER WALL PLATE.



A New Two-Unit Building for
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BLDG #2 - 1410 & 1420 EAGLE GLEN DR
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ROUTT COUNTY, COLORADO

REVISIONS:				
CURRENT REVISION:				03
CHANGE	DATE	ISSUE	DATE	ISSUE
PERMIT CORRECTIONS	5/12/2025	01		
SIDING COLORS	5/12/2025	03		
ISSUE DATE: 04/16/2025 PERMIT				
PROJECT NO: 20001-2				
SHEET TITLE: ELEVATION(S) - SOUTH				
SHEET NO: A3.0				
Sheet 6 of 24				

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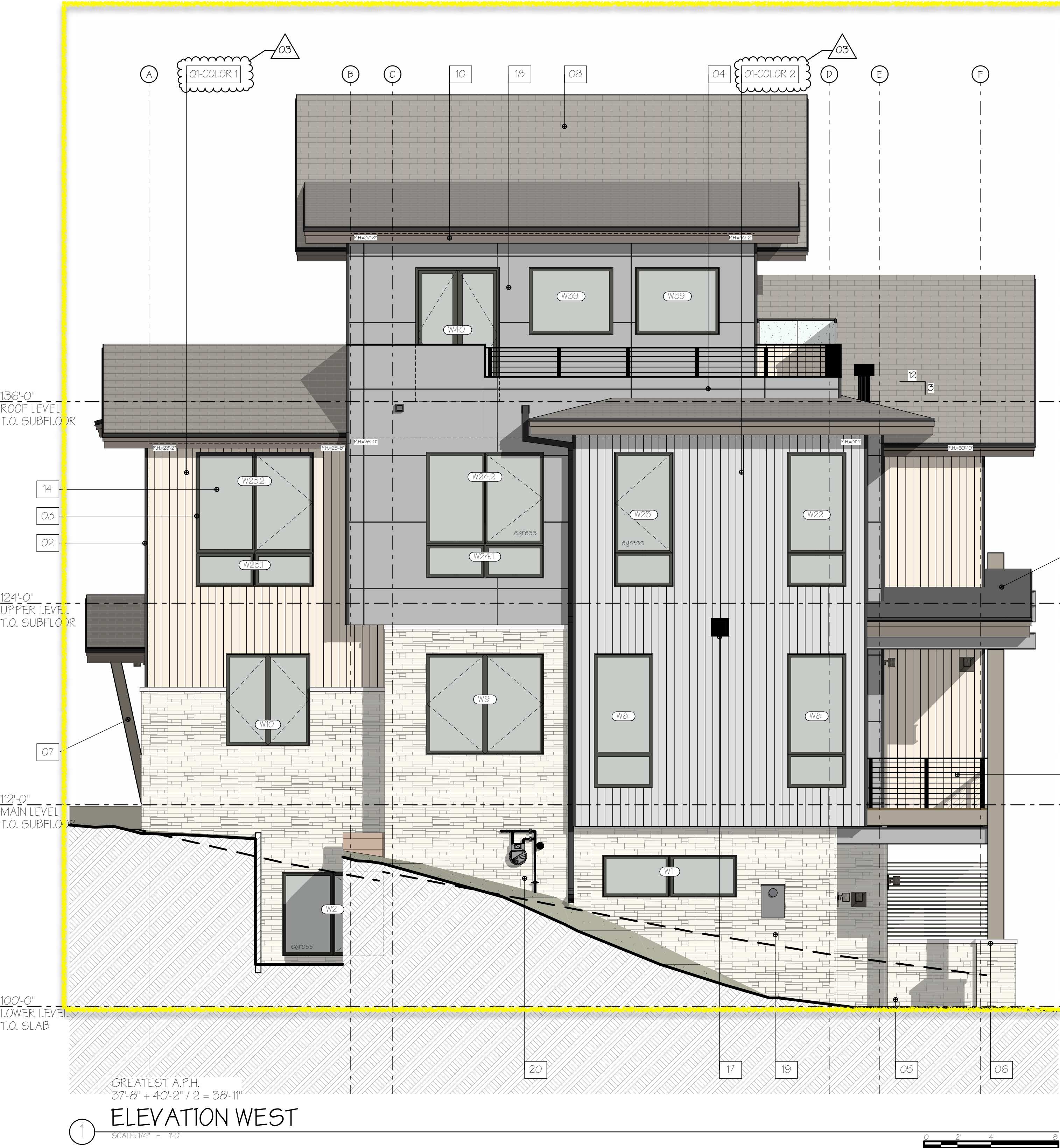
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STATE OF COLORADO
BRIAN S. ADAMS
ARC.00403036
02/20/2026
LICENSED ARCHITECT

04/16/2026

KEYNOTES (SPECIFICATIONS)		KEYNOTES (SPECIFICATIONS)		KEYNOTES (SPECIFICATIONS)	
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				23	DASHED INDICATES BEARING OF ROOF AT UPPER WALL PLATE.

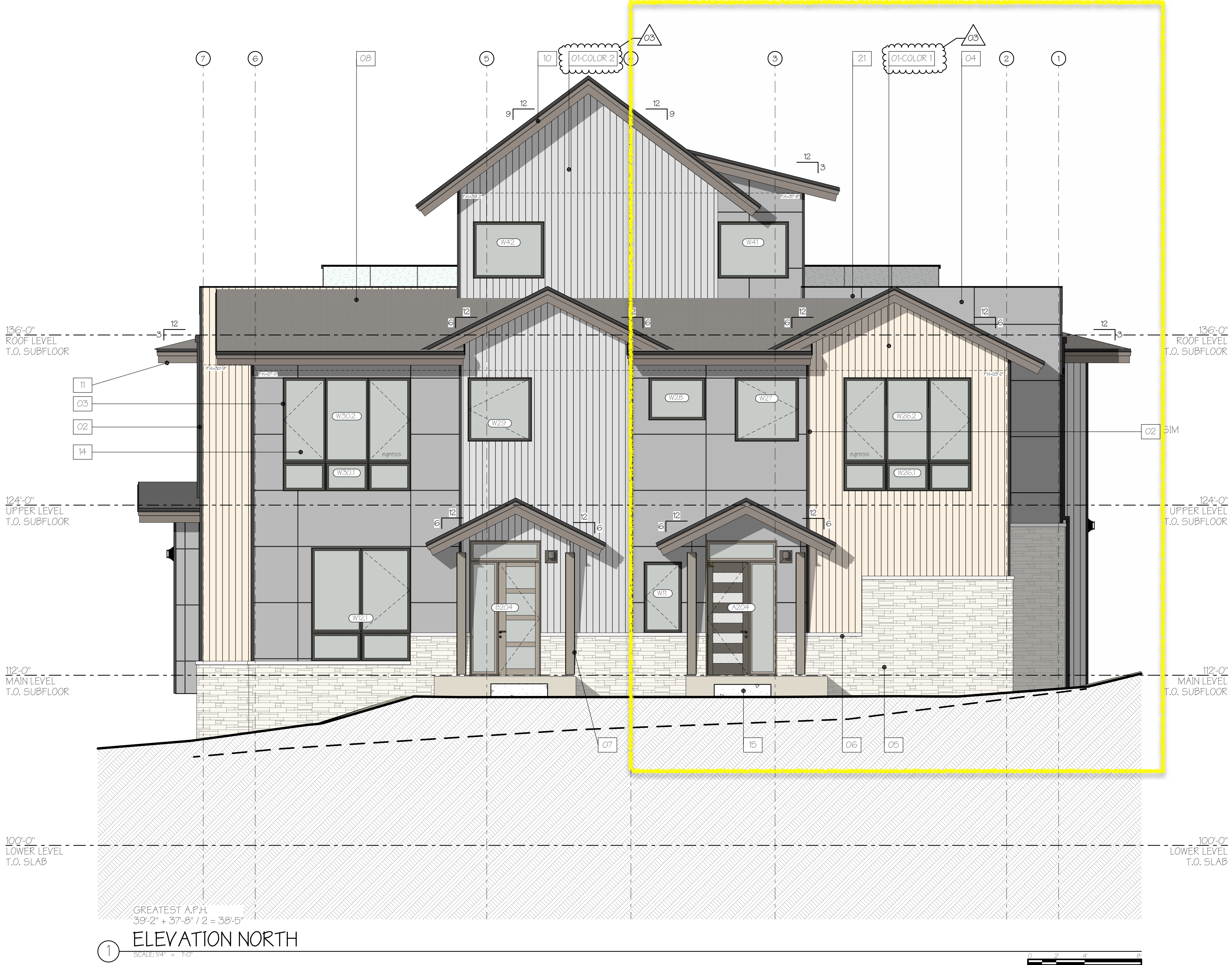


A New Two-Unit Building for
THREE EAGLES
BLDG #2 - 1410 & 1420 EAGLE GLEN DR
EXPANSION PROPERTY 2, CHADWICK ESTATE VILLAS AT
STEAMBOAT, F1
ROUTT COUNTY, COLORADO

REVISIONS:			
CURRENT REVISION:			03
DATE	CHANGE	ISSUE	
10/12/2025	SIDING COLORS	03	
ISSUE DATE: 04/16/2025 PERMIT			
PROJECT NO: 20001-2			
SHEET TITLE: ELEVATION(S) - WEST, EAST			
SHEET NO: A3.1			



KEYNOTES (SPECIFICATIONS)		KEYNOTES (SPECIFICATIONS)		KEYNOTES (SPECIFICATIONS)	
ID	DESCRIPTION	ID	DESCRIPTION	ID	DESCRIPTION
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A New Two-Unit Building for
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BLDG #2 - 1410 & 1420 EAGLE GLEN DR
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ROUTT COUNTY, COLORADO

REVISIONS:				
CURRENT REVISION:				03
CHANGE	DATE			
SIDING COLORS				
ISSUE	DATE			
03	12/19/2025			
ISSUE DATE:		04/16/2025 PERMIT		
PROJECT NO:		20001-2		
SHEET TITLE:				
ELEVATION(S) - NORTH				
SHEET NO:				
A3.2				
Sheet 8 of 24				

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STATE OF COLORADO
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ARC.00403036
02/20/2026
LICENSED ARCHITECT

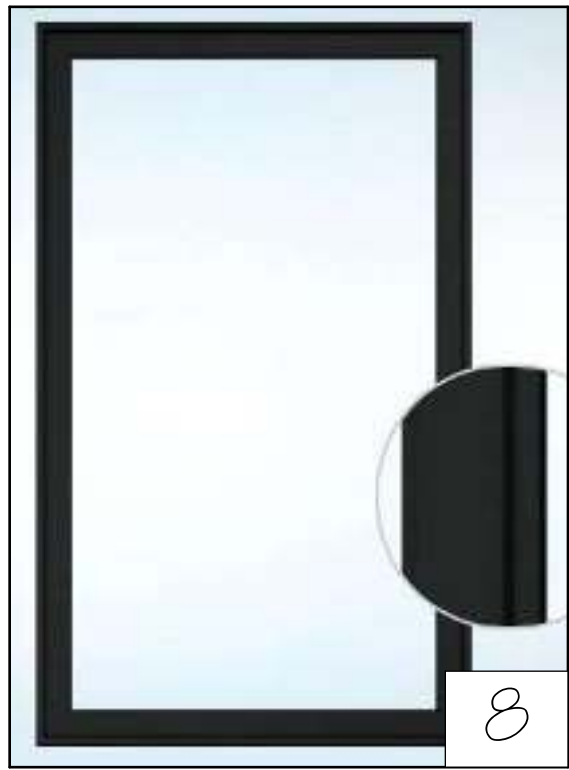


1 FRONT SKETCH
NOT TO SCALE



2 REAR SKETCH
NOT TO SCALE

MATERIAL AND COLOR SCHEDULE		
NOTE: SEE ELEVATION NOTES ON ELEVATION SHEETS FOR MATERIAL DESCRIPTIONS AND SIZES.		
1.)	VERTICAL WOOD SIDING	6-8" NOMINAL WIDTH VERTICAL CHANNEL T&G SIDING. HEMLOCK WOOD MATERIAL WITH TWO SEMI-TRANSPARENT STAIN VARIATIONS. COLOR 1: SHERWIN WILLIAMS CUSTOM "GRAYISH BROWN". COLOR 2: SHERWIN WILLIAMS "HICKORY".
2.)	STUCCO SIDING	CEMENTATIOUS STUCCO W/ BLACK METAL REGLET GROOVE PATTERN PER ELEVATIONS. COLOR: "DARK GRAY"
3.)	STONE VENEER	TELLURIDE STONE, COLOR "SKYLINE" W/ RECESSED 1/4" MORTAR DRYSTACK APPEARANCE.
4.)	ASPHALT SHINGLE ROOFING	TAMKO, HERITAGE SERIES, ASPHALT SHINGLES. COLOR: "WEATHERED WOOD".
5.)	DECK, ROOF FASCIA	MATERIAL PER DETAILS. SHERWIN WILLIAMS EXTERIOR POLYURETHANE SEMI-TRANSPARENT STAIN. STAIN COLOR: "HILL COUNTRY"
6.)	ROOF SOFFIT	PINE 1x6 T&G. SHERWIN WILLIAMS EXTERIOR POLYURETHANE SEMI-TRANSPARENT STAIN. STAIN COLOR: "MOUNTAIN ASH" 1-COAT
7.)	LOWER SLOPE ROOFING	EPDM ROOFING. COLOR: "GREY".
8.)	METAL CLAD WINDOW	METAL-CLAD, DOUBLE-PANE, LOW-E WOOD WINDOWS. EXTERIOR CLADDING COLOR: "BLACK".
9.)	WOOD COLUMNS, STEEL BEAMS	DOUG-FIR WOOD COLUMNS STAINED TO MATCH FASCIA. STEEL W PROFILE BEAMS PAINTED BLACK
10.)	RAILING	METAL POST, TOP CAP AND BOTTOM CAP, W/ HORIZONTAL STEEL CABLE RAILS
11.)	GARAGE DOORS	INSULATED METAL GARAGE DOOR W/ WOOD VENEER AND GLASS PATTERNS AS SHOWN
12.)	WALL MOUNTED LIGHT	WAC LIGHTING, MODEL WS-15710-BZ. COLOR: BRONZE



A New Two-Unit Building For
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REVISIONS:				
CURRENT REVISION:				00
ISSUE	CHANGE	DATE		
ISSUE DATE:				04/16/2025 PERMIT
PROJECT NO:				20001-2
SHEET TITLE:				MATERIAL BOARD
SHEET NO:				A3.3 Sheet 9 of 24