

**TOWN OF MOUNTAIN VILLAGE
DESIGN REVIEW BOARD REGULAR MEETING
THURSDAY MARCH 30, 2017 10:00 AM
2nd FLOOR CONFERENCE ROOM, MOUNTAIN VILLAGE TOWN HALL
455 MOUNTAIN VILLAGE BLVD, MOUNTAIN VILLAGE, COLORADO**

REVISED AGENDA

	Time	Min.	Presenter	Type	
1.	10:00		Chair		Call to Order
2.	10:00	5	Van Nimwegen	Action	Reading and Approval of Summary of Motions of the March 2, 2017 Design Review Board Meeting.
3.	10:05	45	Bangert	Work Session	Conceptual Work Session for a new single family home on lot 149AR, 255 Country Club Dr.
4.	10:50	30	Bangert	Work Session	Conceptual Work Session for a new single family home on lot 600BR-3, 19 Trails Edge
5.	11:20	45	Starr	Work session	Report on the appropriateness of the mining sluice amusement approved in Heritage Plaza, Lots OS-3X, as required by the Conditional Use Permit approved by Resolution 2014-0515-16; and discussion of other amusements on Heritage Plaza.
6.	12:05	30			LUNCH
7.	12:35	30	Starr	Public Hearing, Quasi-Judicial	Consideration of a recommendation to Town Council of approval for a Conditional Use Permit for Ski Valet, Concierge, and Sponsorship Vehicle on Heritage Plaza.
8.	1:05	30	Van Nimwegen	Work Session	Review of Proposed Exterior Changes to Telluride Apartments, Lot 640A, 306 Adams Ranch Road
9.	1:35	30	Van Nimwegen	Work Session	Discussion of the Town Hall Subarea Plan and proposed rezoning of the Village Court Apartments to add density as proposed by the Plan, Lot 1001, 415 Mountain Village Boulevard.
10.	2:05	10	Van Nimwegen	Discussion	Other Business
11.	2:15				Adjourn

Please note that this Agenda is subject to change. (Times are approximate and subject to change)
455 Mountain Village Blvd., Suite A, Mountain Village, Colorado 81435
Phone: (970) 369-8242 Fax: (970) 728-4342

**SUMMARY OF MOTIONS
TOWN OF MOUNTAIN VILLAGE
DESIGN REVIEW BOARD MEETING
THURSDAY, MARCH 2, 2017**

Agenda Item 2

Call to Order

Chairman Dave Eckman called the meeting of the Design Review Board of the Town of Mountain Village to order at 10:01 a.m. on Thursday, March 2, 2017 in the Conference Room at 455 Mountain Village Boulevard Mountain Village, CO 81435.

Attendance

The following Board/Alternate members were present and acting:

Dave Eckman (Chair)
Banks Brown (Vice-Chair)
Phil Evans
Keith Brown
Dave Craige
Greer Garner
Jean Vatter (Alternate)
Liz Caton (Alternate)

The following Board members were absent:

Luke Trujillo

Town Staff in attendance:

Glen Van Nimwegen, Director of Planning and Development Services
Dave Bangert, Senior Planner/Forester
Sam Starr, Planner

Public in attendance:

Kristine Perpar
Harper Meek d.harper.meek@gmail.com
Stacy Lake stacy@tommyhein.com
Chris Hawkins chris@alpineplanningllc.com

Reading and Approval of Summary of Motions of the February 2, 2017 Design Review Board Regular Meeting

On a **Motion** made by Banks Brown and seconded by David Craig, the DRB voted 7-0 to approve the Summary of Motions from the February 2, 2017 Design Review Board Meeting, with one change under Review for a recommendation to the Town Council proposed amendments to Chapter 17.4 Development Review Procedures of the Community Development Code regarding establishing a two-step Design Review process, to add the word "review" in the first bullet point.

Consideration of a Design Review Process Development Application for new construction of a single-family residence on Lot 165R-22, 22 Cortina Drive.

Sam Starr presented the Design Review Application for a proposed single residence located on Lot 165R-22, 22 Cortina Drive. Chris Hawkins of Alpine Planning LLC, presented on behalf of the owner.

On a **Motion** made by Banks Brown and seconded by David Craig the DRB voted 7-0 to approve a Design Review Process Development Application for a new single-family residence located on Lot 165R-22, 22 Cortina Drive, with the following conditions:

1. A survey of the footers will be provided prior to pouring concrete to determine that there are no encroachments into the GE.
2. A ridge height survey will be provided during the framing inspection to determine the building height is in compliance.
3. The residence shall have a monitored fire sprinkler system; and the numbers on the address monument shall be coated or outlined with material to cause them to be reflective.
4. Prior to the issuance of a building permit, the applicant shall field verify all utilities and submit a revised utility plan to the public works director identifying the location of utilities and connection points.
5. Exterior lights will be dimmable and approved by a staff review process.

Consideration and Recommendation to Town Council of an Application for Rezone/Density Transfer for Lot 128, units 736 and 740 (the Peaks) 136 Country Club Drive.

Dave Bangert presented the recommendation to Town Council an Application for Rezone/Density Transfer for Lot 128, units 736 and 740 (the Peaks) 136 Country Club Drive. Kristine Perpar from Shift Architects, presented on behalf of the owner.

On a **Motion** made by Phil Evans and seconded by Keith Brown the DRB voted 7-0 to approve making a recommendation to Town Council for the Rezone/Density Transfer for Lot 128, units 736 and 740 (the Peaks) 136 Country Club Drive, with the following conditions:

1. The criteria for decision for a rezoning are met, since such density transfer must be processed concurrently with a rezoning development application;
2. The density transfer meets the density transfer and density bank policies; and
3. The proposed density transfer meets all applicable Town regulations and standards.

Review of Design Review Application Requirements

Other Business

Mr. Van Nimwegen reminded the DRB that the Town Hall planning consultants will be here on Monday, March 13 to meet with the Board from 11 am to 12 pm. The planning consultants will be meeting with Town Council on Tuesday, March 14.

Town Council will be interviewing all candidates for the DRB open seats on March 16. Jane will send the Town Council Agenda to the applicants as soon as it becomes available from the Town Clerk.

On a **Motion** made by Keith Brown and seconded by Phil Evans the DRB voted 7-0 to adjourn the March 2, 2017 meeting of the Mountain Village Design Review Board at 11:45 a.m.

Respectfully Submitted,

Glen Van Nimwegen
Director



TO: Design Review Board
FROM: Dave Bangert
FOR: Meeting of March 30, 2017
DATE: March 24, 2017
RE: Conceptual work session for a new single-family dwelling on Lot 149AR

PROJECT GEOGRAPHY

Application Overview: The purpose of this agenda item is to allow the Design Review Board (DRB) to provide initial direction to the applicant regarding a proposed new single family home.

Legal Description: Lot 149AR
Address: 255 Country Club Dr.
Applicant/Agent: Reid Smith Architects
Owner: George and Cynthia Barutha
Zoning: Single-Family Zone District
Existing Use: Vacant Lot
Proposed Use: Single-Family
Lot Size: 0.29 acres

Adjacent Land Uses:

- **North:** Single-Family
- **South:** Open Space
- **East:** Single-Family
- **West:** Single-Family

ATTACHMENTS

- Exhibit A: Narrative
- Exhibit B: Plan Set

BACKGROUND

The applicant has submitted an application in accordance with the provisions of Section 17.4.6 of the Community Development Code (CDC) for a conceptual work session with the Design Review Board. The proposed project totals 6,225 gross square feet garage with 4,900 square feet heated livable space for a new single-family home located on lot 149AR. The purpose of the work session is to allow the applicant and DRB to have an informal, non-binding review and discussion about the project, potential issues and possible solutions. Staff has conducted a cursory review of the project in relation to the intent and standards of the Design Regulations of the CDC (Chapter 17.5).

PROJECT SUMMARY

CDC Provision	Requirement	Proposed
Maximum Building Height	35' maximum (35'+5' for gable roof)	40' – 10"
Maximum Avg Building Height	30' maximum (30'+5' for gable roof)	27' – 9"
Maximum Lot Coverage	40% maximum	33.2%
General Easement Setbacks		
North	16' setback from lot line	Encroachments into GE/RROW
South	16' setback from lot line	24' to GE
East	16' setback from lot line	0' to GE
West	16' setback from lot line	Encroachment into GE
Roof Pitch		
Primary		0.75:12
Secondary		Flat rock ballast roof
Exterior Material		
Stone	35%	36.5%
Wood	25% (No requirement)	9%
Windows/Doors	40% maximum for windows	38.5%
Metal Accents	Specific Approval	16%
Parking	2 enclosed and 2 non-tandem	2 enclosed and 2 exterior

CURSORY ANALYSIS

Overview

Lot 149AR is a small (0.29 acres) triangular shaped lot that slopes steeply from north to south. The house site is located near the top of the slope at the widest portion of the lot, right on the northern General Easement. This lot poses severe design challenges due to the small lot size and the fact that 80% of the buildable site has slopes are 30% or greater. There are a several proposed encroachments into the western, northern and eastern General Easements and potential encroachments into the Country Club Drive road right-of-way (RROW). The DRB will have to determine if these encroachments are warranted due to the site's constraints. The major issue with the proposed design is the need for a height variance.

Site

The lot immediately drops six feet from the northern lot line to the 16' General Easement at a slope of 37.5%. The building site consists of slopes ranging from 30% to 40%. As the lot is platted there is no way to develop the lot without impacting slopes greater than 30%. The flattest section of the lot is the southern third which still has slopes 21% to 28%. Vegetation on the lot is sparse, with a small stand of aspens on the southern third. The building footprint has no tree cover.

General Easements

There are several proposed encroachments into the General Easement areas. The northern GE and Country Club Dr. RROW have proposed plans for an entry walkway with a culvert, a 120 square foot roof overhang for the front entryway, a paver walkway from driveway to the front entry and two exterior parking spaces that are in the GE and extend into the RROW. The western GE is showing three rock retaining walls and paver steps coming out of the ski room. The eastern GE is showing five rock retaining walls. The building footprint is out of the General Easements however it is right on the GE line and will require a footer survey prior to pouring concrete to insure no building encroachments. Public Works is in general agreement with proposed encroachments as long as they are removable improvements.

Roof forms and pitches

The proposed roof forms are a combination of a low pitched shed roof at 0.75:12 and 3 sections of rock ballast flat roofs. The new code states that "The roof shall be a composition of multiple forms that emphasize sloped planes, varied ridge lines and vertical offsets". The DRB should consider if these proposed roof pitches meet the intent of the code and are appropriate for the lot and the surrounding neighborhood.

Roof Heights

The average roof height is compliant at 27' – 9", however the maximum height is 40' – 10" which is above the maximum height and will require a variance. With primary roof being a low pitched shed, a determination will have to be made as to whether this design can extend the maximum building height up to five feet above the 35' maximum. This determination will have to be made by the Planning and Development Services Director but we would like to discuss this issue with the DRB and get your feedback and direction regarding this code issue. The determination will only have a bearing on the extent of the required variance; either 10 inches above the maximum of 40 feet or five feet ten inches (5'10") above the maximum of 35 feet".

Materials

The proposed home will have a grounded stone base (stone and grouting TBD), six inch horizontal cedar wood siding, steel panels with a patina, metal clad windows (dark bronze color), metal roof (undetermined standing seam), cedar and steel fascia, and stainless steel handrails for the two decks . Specific approval from the DRB will be required for the use of patina steel panels as siding material, the 6" cedar siding being under the 8" minimum, and the use of stainless steel for the handrails.

Windows

The total fenestration for the proposed home is 38.5%, which is close to the maximum 40%. All windows proposed are metal clad, in dark bronze color. The window trim proposed is cedar. The DRB should consider if this amount of fenestration is appropriate for the design of the home and the surrounding area.

Driveway

The proposed driveway grade is 2.2%. The proposed design shows the exterior parking in the General Easement as well as the RROW. The code states "For single family, the review authority may allow for tandem spaces as the two (2) surface spaces for smaller lots less than 0.75 acre where non-tandem parking is not feasible due to unique site conditions such as steep slopes, wetlands and unique shaped lots, and may waive the two (2) surface spaces for smaller lots when tandem parking is not feasible". The DRB will have to determine if the exterior spaces should be waived or grant an easement for the GE encroachment and have Town Council determine if a RROW encroachment is appropriate for this project.

Potential Variances, Variations and Specific Approvals

- Patina steel panels as siding material
- Wood siding less than 8"
- Use of stainless steel for handrails
- Encroachments into the General Easements
- Developing on slopes greater 30%
- Pitched roof exceeds the maximum height of 40 feet

The CDC requires the applicant to show that alternatives to meeting the height requirements result in a worse design. One alternative could be to lower the home so the driveway slope is at the maximum allowed: 5%.

RECOMMENDATION

Work sessions provide an opportunity for the DRB to informally review a proposed application. As such, the DRB can only provide general comments and direction, with no formal decision. It should also be noted that Staff conducts only a high level, cursory review, with the more detailed and thorough review left to the formal process. Therefore, the DRB and staff review and comments will evolve as the project moves through the DRB process.

March 16, 2017

Planning & Development service Department
455 Mountain Village Blvd.
Mountain Village, CO 81435

RE: Lot 149 AR Conceptual Worksession

Dear members of the Mountain Village Design Review Board,

Please find the enclosed drawings for Conceptual Worksession review of Lot 149AR, a residence for George and Cynthia Barutha. The file contains digital copies of the drawing set, this letter, the worksession application, title report, geo-technical report and a movie showing the building massing.

The design intent is to create a refined, mountain residence that meets the Owner's needs and goals, as well as designing a home that takes full advantage of the surround mountain views. The house is set on a steep site with a narrowing shape. The majority (80%) of the buildable site has slopes that are 30% and greater.

Throughout the design process we have had to make choices to ensure the home fits within the buildable area of the lot. The shape of the lot and slope of the lot have greatly influenced the overall design of the home.

The home is approximately, 4,900 heated living square feet, (6,225 sq. ft. gross) and consists of two floors. The main floor contains the primary living spaces, kitchen, dining, living, the master suite, and a two car garage. The lower floor contains a combination family suite/ tv room, bunk suite, jr. master suite and a ski room.

Proposed exterior materials are standing seam metal roofing, rock ballast roofing, horizontal cedar siding, cedar window trim and fascia, patina'd steel beams & panels, natural stone veneer & retaining boulders, dark bronze aluminum clad windows and tube steel railing posts with cable railing.

We have begun work with Sherry Group Inc./Telluride Land Works for our landscape plans. Landscape plans will be submitted with our Design Review set.

We are proposing to encroach into the 16' general easement with a roof to cover the entry walk. This roof can be seen on the C1.0 conceptual site plan. This cantilevered roof would provide basic shelter for those entering the home & keep snow off of the walkway. The proposed roof does not conflict with any utilities. See located utilities on T1.0.

We are requesting a variance for the roof heights. Portions of our roofs are over the 35' maximum height as outlined by the Community Development code. However, the maximum average height is 27'-9", within the guidelines. Due to the steep nature of this site, the natural grade falls steeply creating a challenging profile to follow with building masses. The lot immediately drops 6 feet within the 16' general easements, a 37.5% slope.

The Owner's wants the home to be held up as close as possible to the elevation of the road. The Owners don't want to feel as though you are looking down on top of the home as you enter or a home that feels dis-proportionally short or squatty. They also want a very comfortable driveway. Due to the short nature of the driveway every foot dropped drastically increases the slope of the driveway.

Due to the extreme nature of this site where 80% of the buildable site has slopes over 30% we feel following the height guidelines designed for flatter sites puts an undue hardship in designing a spectacular home for the Owners. Additionally, the requested variance would have less visual impact than a guideline approved gable roof.

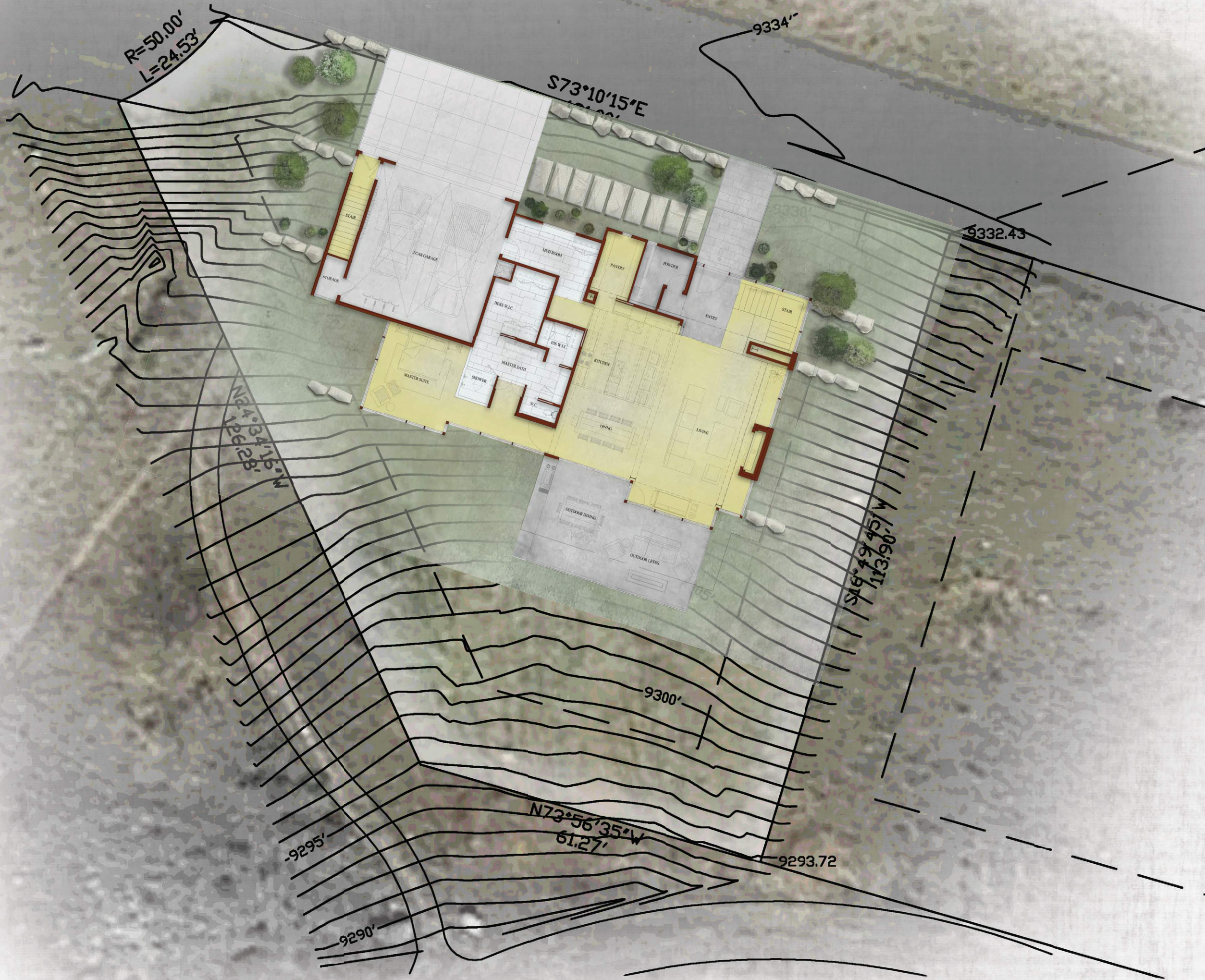
Thank you for your consideration.

Sincerely,

Jackson Trout

BARUTHA SITE PLAN/RENDERINGS

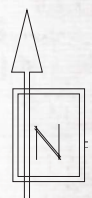
Lot 149AR
Mountain Village
Telluride, Colorado
02/10/2017



ENTRY PERSPECTIVE



REAR PERSPECTIVE



SITE PLAN

SCALE: 1/16" = 1'-0"

BARUTHA MAIN LEVEL FLOOR PLAN

Lot 149AR
Mountain Village
Telluride, Colorado
02/10/2017



MAIN LEVEL PLAN

SCALE: 3/16" = 1'-0"
MAIN LEVEL HEATED/ LIVEABLE AREA: 2545 SQ. FT.
GARAGE AREA: 700 SQ. FT.

TOTAL HEATED/ LIVEABLE SQUARE FOOTAGE: 5095 SQ. FT.

BARUTHA LOWER LEVEL FLOOR PLAN

Lot 149AR
Mountain Village
Telluride, Colorado
02/10/2017



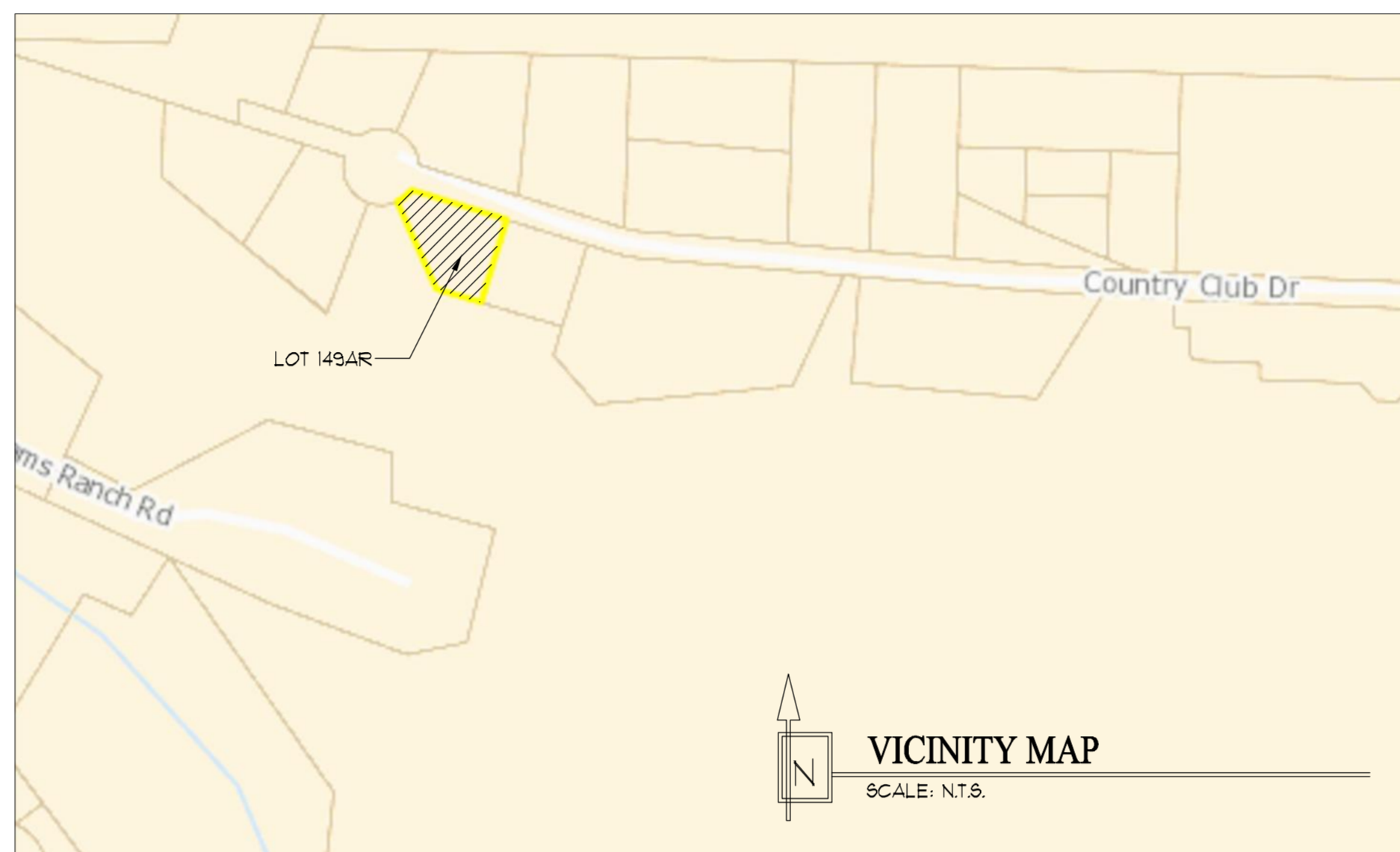
LOWER LEVEL PLAN

SCALE: 3/16" = 1'-0"

LOWER LEVEL HEATED/ LIVEABLE AREA: 2550 SQ. FT.
MECH./ STORAGE AREA: 471 SQ. FT.

ABBREVIATIONS

AB ANCHOR BOLT	EA EACH	OC ON CENTER
ABV ABOVE	EB EXPANSION BOLT	OD OUTSIDE DIAMETER
A/C AIR CONDITIONING	EJ EXPANSION JOINT	OPP OPPOSITE
ADJ ADJUSTABLE	ELEV ELEVATION	
AFB ABOVE FINISHED FLOOR	ELEC ELECTRIC(IAL)	PERF PERFORATED
ALT ALTERNATE	EQ EQUAL	PL PLATE
ALUM ALUMINUM	EQUIP EQUIPMENT	PLYWOOD PLYWOOD
APPRD APPROVED	EQUW EACH WAY	PSI POUNDS PER SQUARE FOOT
APX APPROXIMATE	EX EXISTING	PSI POUNDS PER SQUARE INCH
ARCH ARCHITECTURAL	EXT EXTERIOR	PT PRESSURE TREATED
ASPH ASPHALT		
	FD FLOOR DRAIN	RAD RADIUS
BEL BELOW	FFE FINISHED FLOOR ELEVATION	RC REBILIENT CHANNEL
BET BETWEEN	FFL FINISHED FLOOR LINE	RCL RECLAIMED
BD BOARD	FIN FINISH	RD ROOF DRAIN
BLDG BUILDING	FLR FLOOR	REF REFERENCE
BLK BLOCK	FLUR FLOOR	REFR REFRIGERATOR
BLKG BLOCKING	FOC FACE OF CONCRETE	REINF REINFORCE(D) (ING)MENT
BM BENCH MARK	FOG FOOTING	REQD REQUIRED
BO BOTTOM OF		RFG ROOFING
BRG BEARING	HB HOSE BIBB	RO ROUGH OPENING
BS BOTH SIDES	HDW HARDWARE	RS ROUGH SAWN
BSMT BASEMENT	HR HOUR	RR RECLAIMED RESAUN
BW BOTH WAYS	HT HEIGHT	RB RECLAIMED BARNWOOD
	HTG HEATING	
CAB CABINET	HVAC HEATING/VENTILATION/	SC SOLID CORE
CFT CUBIC FOOT	AIR CONDITIONING	SCH SCHEDULE
CHAM CHAMFER	HUD HARDWOOD	SHT SHEET
CIR CIRCLE	HUH HOT WATER HEATER	SM SIMILAR
CJ CONTROL JOINT		SPEC SPECIFICATION(S)
CL CENTER LINE	INCL INCLUDE	SFKR SFEAKER
CLG CEILING	INSUL INSULATION	SQ SQUARE
CLR CLEAR	INT INTERIOR	STD STANDARD
CMU CONCRETE MASONRY UNIT	JT JOINT	STDN STANDARD
COL COLUMN		
CONC CONCRETE	K.B. KNEE BRACE	TEL TELEPHONE
CONST CONSTRUCTION		T&G TONGUE & GROOVE
CONT CONTINUE(OUS)	M METER	TKK THICKNESS
CORR CORRUGATED	MAX MAXIMUM	T.O.S. TOP OF STEEL
CPT CPT(CARPETED)	MECH MECHANICAL	T.O.W. TOP OF WALL
CS COUNTERSINK	MED MEDIUM	TPL TRIPLE
CSMT CASEMENT	MFR MANUFACTURER	TYP TYPICAL
	MIN MINIMUM	
DH DOUBLE HUNG	MISC MISCELLANEOUS	UBC UNIFORM BUILDING CODE
DIAG DIAGONAL	MM MILLIMETER(S)	UNO UNLESS NOTED OTHERWISE
DIAM DIAMETER	MTL METAL	
DIM DIMENSION	MTLS METALS	VB VAPOR BARRIER
DL DEAD LOAD		VERT VERTICAL
DP DAMPPROOFING	NO NUMBER	VG VERTICAL GRAIN
DTL DETAIL	NOM NOMINAL	
DS DOWNSPOUT	NTS NOT TO SCALE	WC WATER CLOSET
DWG DRAWING		WD WOOD
DUR DRAWER		W/O WITHOUT
		WP WATER PROOFING
		WWF WELDED WIRE FABRIC



A RESIDENCE FOR:

GEORGE & CYNTHIA BARUTHA

LOT 149 AR
255 COUNTRY CLUB DR.
MOUNTAIN VILLAGE, COLORADO 81435

DRAWING INDEX:

COVER	TOPOGRAPHIC SURVEY & UTILITIES
T10	STEEP SLOPE DIAGRAM & SITE SECTIONS
T11	CONCEPTUAL SITE PLAN
C10	CONCEPTUAL GRADING PLAN
C11	MAIN LEVEL FLOOR PLAN
A10	LOWER LEVEL FLOOR PLAN
A11	ELEVATIONS
A20	ELEVATIONS
A21	ELEVATIONS
A22	ROOF PLAN
A23	STEEP SLOPE ALTERNATIVE DIAGRAM
A24	HEIGHT VARIANCE DIAGRAMS

PROJECT TEAM:

ARCHITECT:
REID SMITH ARCHITECTS
212 S. TRACY AVE.
BOZEMAN, MT 59715
P. (406) 587-2597
CONTACT: JACKSON TROUT

CONTRACTOR:
T.B.D.

STRUCTURAL ENGINEER:
T.B.D.

CIVIL ENGINEER:
T.B.D.

SURVEYOR:
SAN JUAN SURVEYING
107 SOCIETY DRIVE
TELLURIDE, CO 81435
P. (970) 728-1128

GEOTECHNICAL ENGINEER:
WESTERN TECHNOLOGIES
218 SAUTER DRIVE, NO. 2
DURANGO, CO 81303
P. (970) 375-9233
CONTACT: ROGER SOUTHWORTH

LANDSCAPE DESIGNER:
SHERRY GROUP INC/TELLURIDE LAND WORKS
315 ADAMS RANCH ROAD #1-2A
MOUNTAIN VILLAGE, CO 81435
P. (970) 728-5555
CONTACT: MICHELLE SHERRY



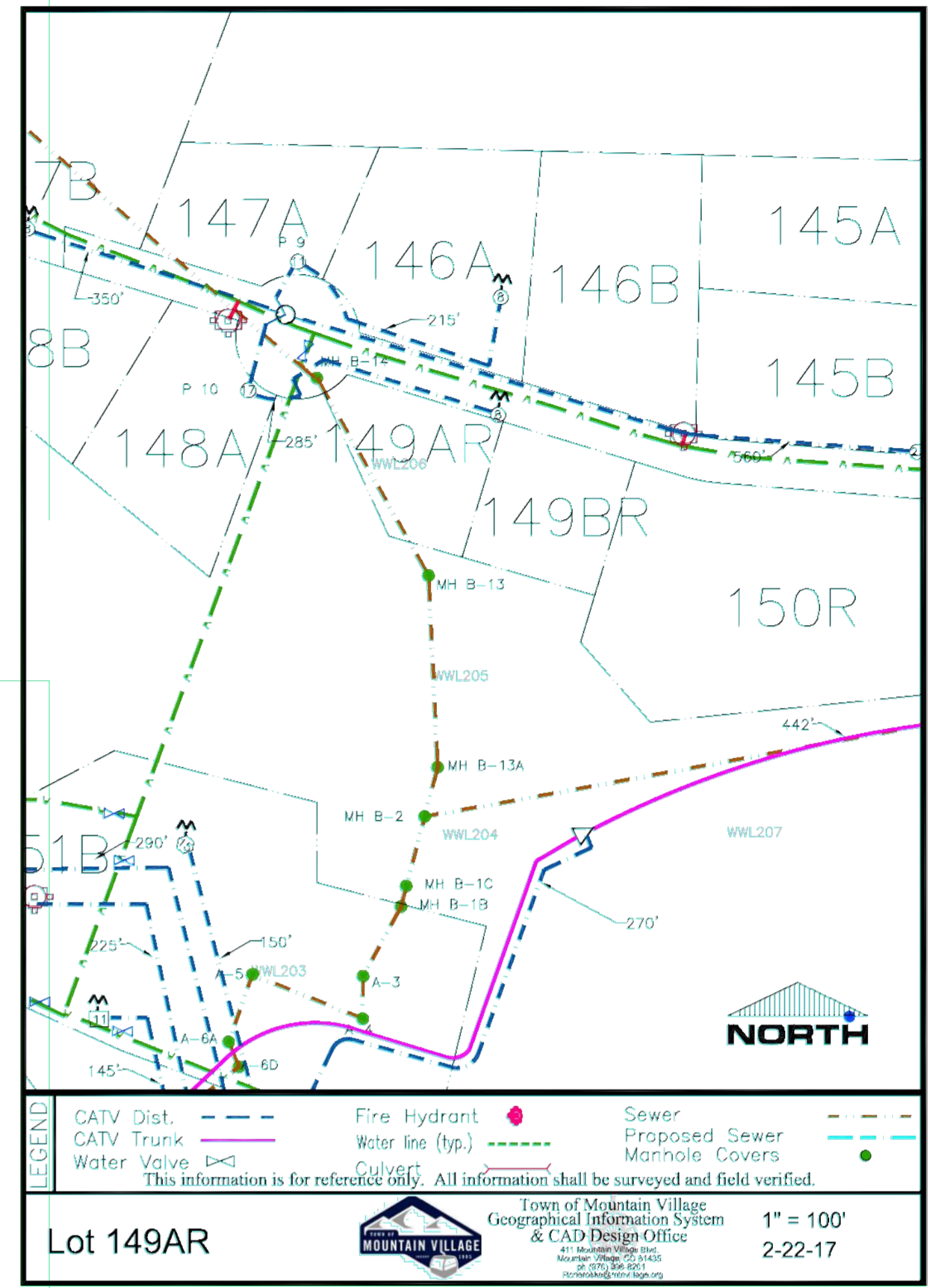
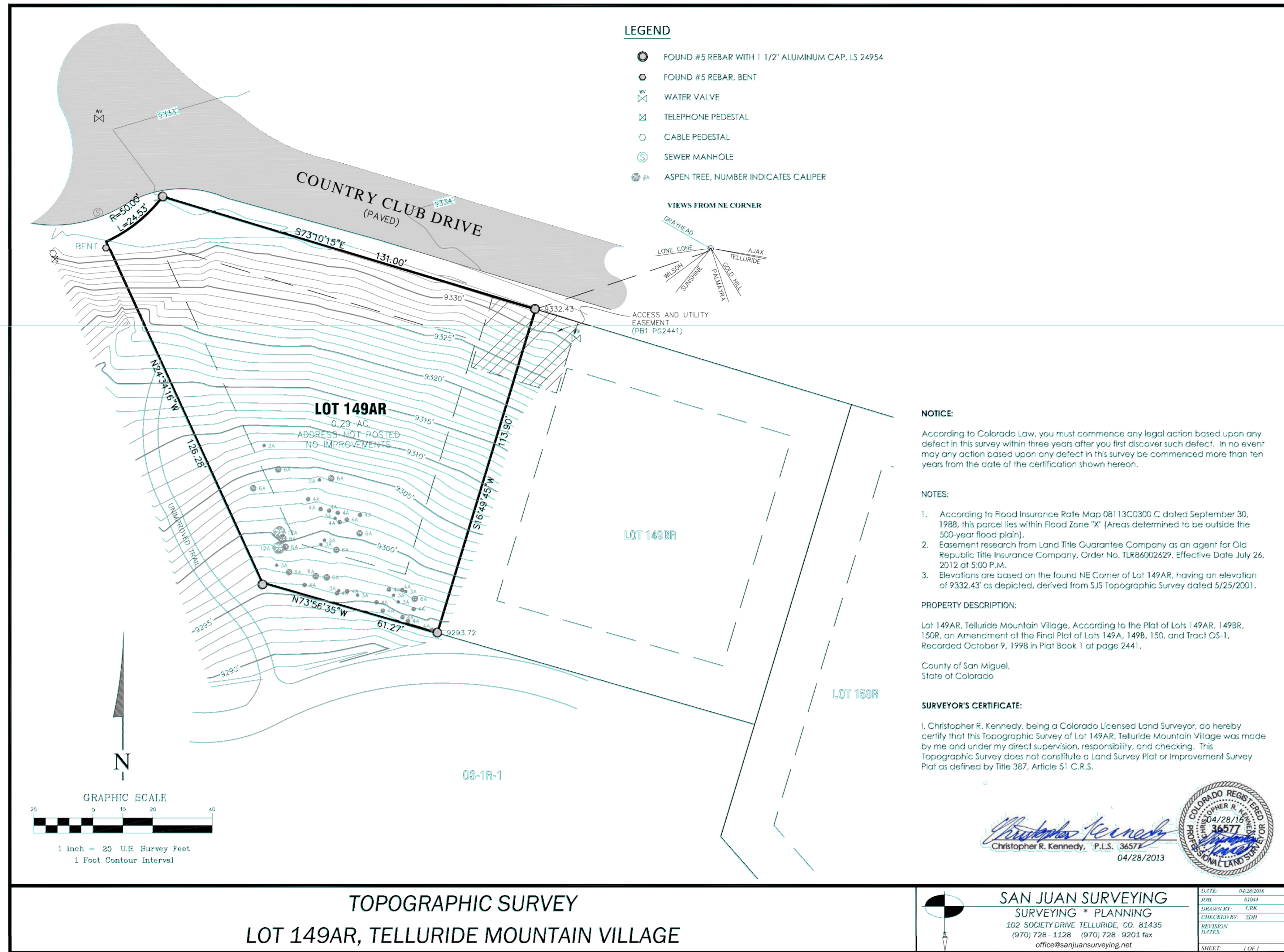
CONCEPTUAL WORKSESSION SET -3/15/2017



REIDSMITH
ARCHITECTS

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ARCHITECTS
W. 4040 S. 2807 F. 4040-801-8415 212 S. TRACY, BOZEMAN MT 09715
REIDSMITHARCHITECTS.COM

CONTRACTOR: _____
STRUCTURAL ENGINEER: _____

LEGAL DESCRIPTION:
LOT 149AR AN AMENDMENT TO THE FINAL PLAT OF LOTS 149A, 149B, 150 AND TRACT OS-1, TOWN OF MOUNTAIN VILLAGE LOCATED WITHIN THE SW 1/4 SEC 34 T43N R07W NMPM SAN MIGUEL COUNTY PLAT BK 1 PG 2441 COR. 0.28AC

A RESIDENCE FOR:
GEORGE & CYNTHIA BARUTHA
LOT 149AR
255 COUNTRY CLUB DR. MOUNTAIN VILLAGE, COLORADO 81435

DRAWING: _____ DATE: _____
CONCEPTUAL WORKSESSION SET: _____ 3/15/2017

T1.0

STRUCTURAL ENGINEER:
 CONTRACTOR:

LEGAL DESCRIPTION:
 LOT 149AR AN AMENDMENT TO THE
 FINAL PLAT OF LOTS 148A, 148B, 149A AND
 149B OF MOUNTAIN VILLAGE LOCATED
 WITHIN THE SW4 OF SEC 34 T48N R9E
 NMPM S&M ANGELO COUNTY 00 PLAT BK
 1 PG 2491 COR. 0.28AC

A RESIDENCE FOR:
GEORGE & CYNTHIA BARUTHA
 LOT 149AR
 255 COUNTRY CLUB DR. MOUNTAIN
 VILLAGE, COLORADO 81435

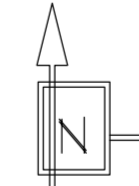
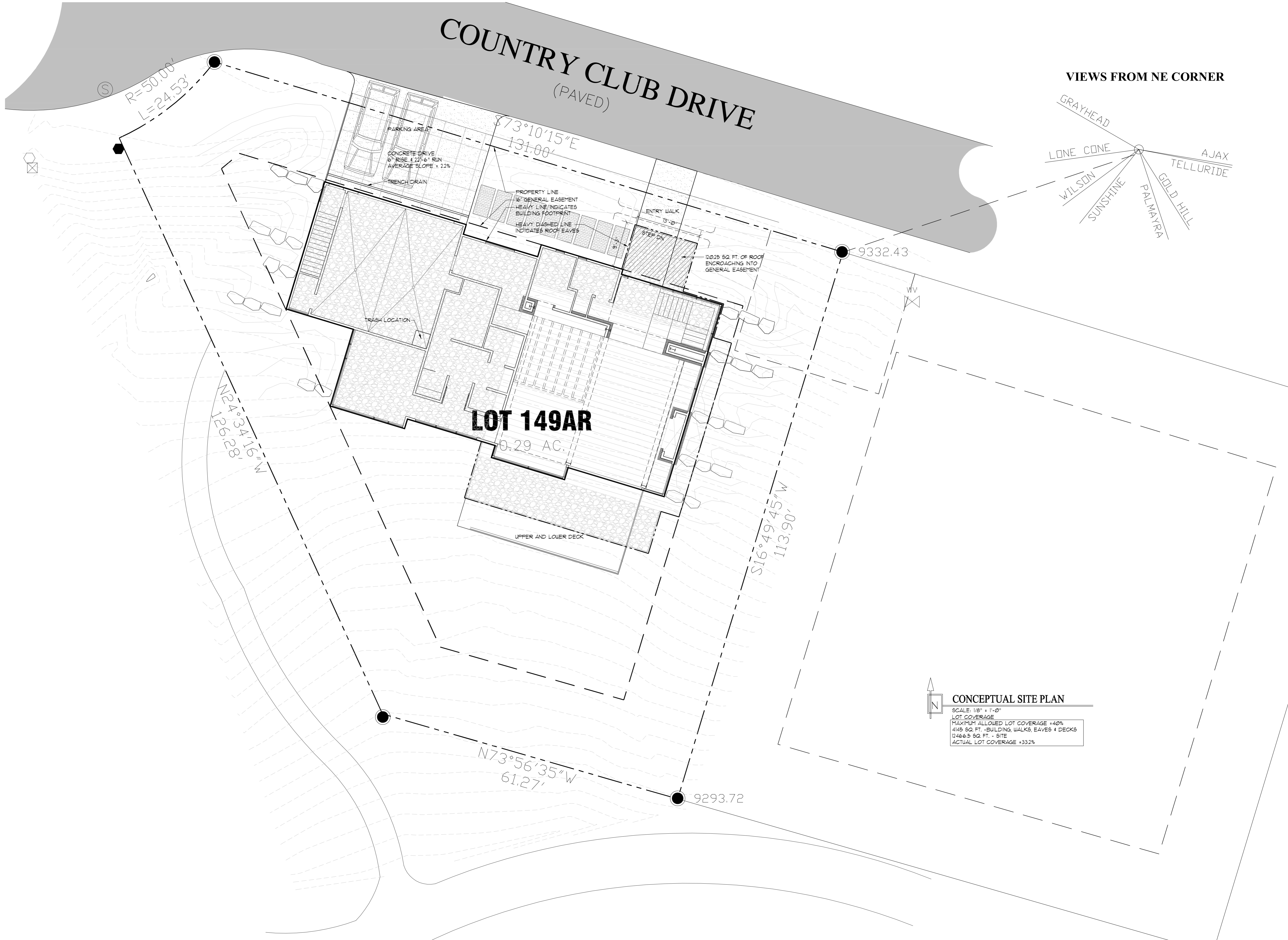
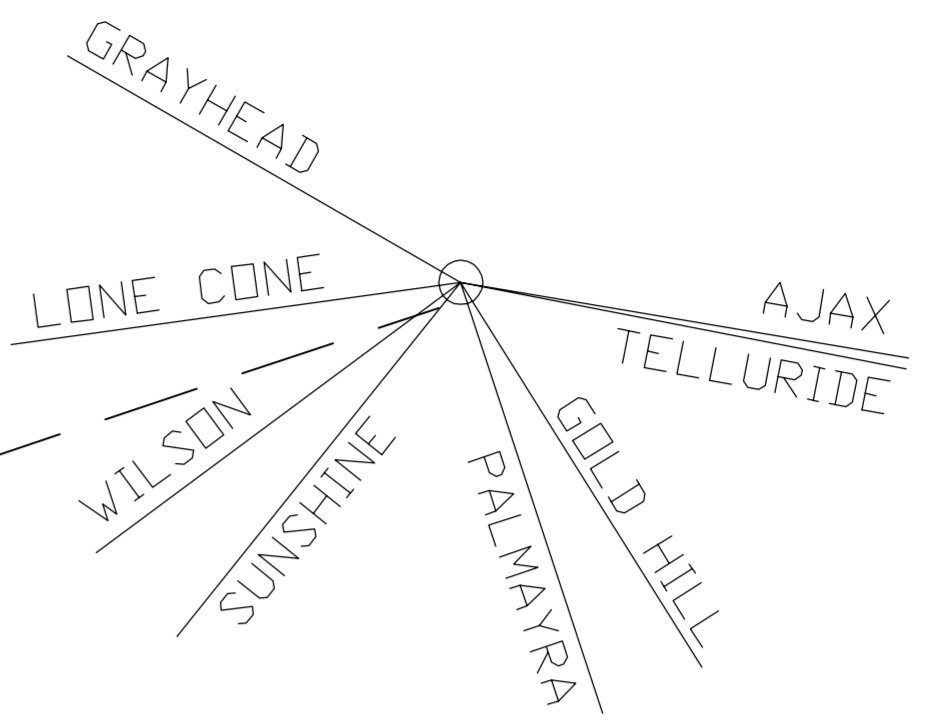
DRAWING DATE
 CONCEPTUAL WORKSESSION SET 3/15/2017

T1.1



COUNTRY CLUB DRIVE (PAVED)

VIEWS FROM NE CORNER



CONCEPTUAL SITE PLAN

SCALE: 1/8" = 1'-0"
 LOT COVERAGE
 MAXIMUM ALLOWED LOT COVERAGE +40%
 4145 SQ. FT. - BUILDING, WALKS, EAVES & DECKS
 12466.5 SQ. FT. - SITE
 ACTUAL LOT COVERAGE +33.2%

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 REIDSMITH ARCHITECTS
 W. 4040 28TH F. 404-861-9415 312 S. TRACY, BOZEMAN MT 59715
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STRUCTURAL ENGINEER: _____
 CONTRACTOR: _____

LEGAL DESCRIPTION:
 LOT 149AR AN AMENDMENT TO THE
 FINAL PLAT OF LOTS 148A, 148B, 149A AND
 149B OF MOUNTAIN VILLAGE LOCATED
 WITHIN THE SW4 OF SEC 34 T43N R9E
 NMPM SA, MOUNTAIN COUNTY CO PLAT BK
 1 PG 8491 COR1 0-286

A RESIDENCE FOR:
GEORGE & CYNTHIA BARUTHA
 255 COUNTRY CLUB DR. MOUNTAIN
 VILLAGE, COLORADO 81435

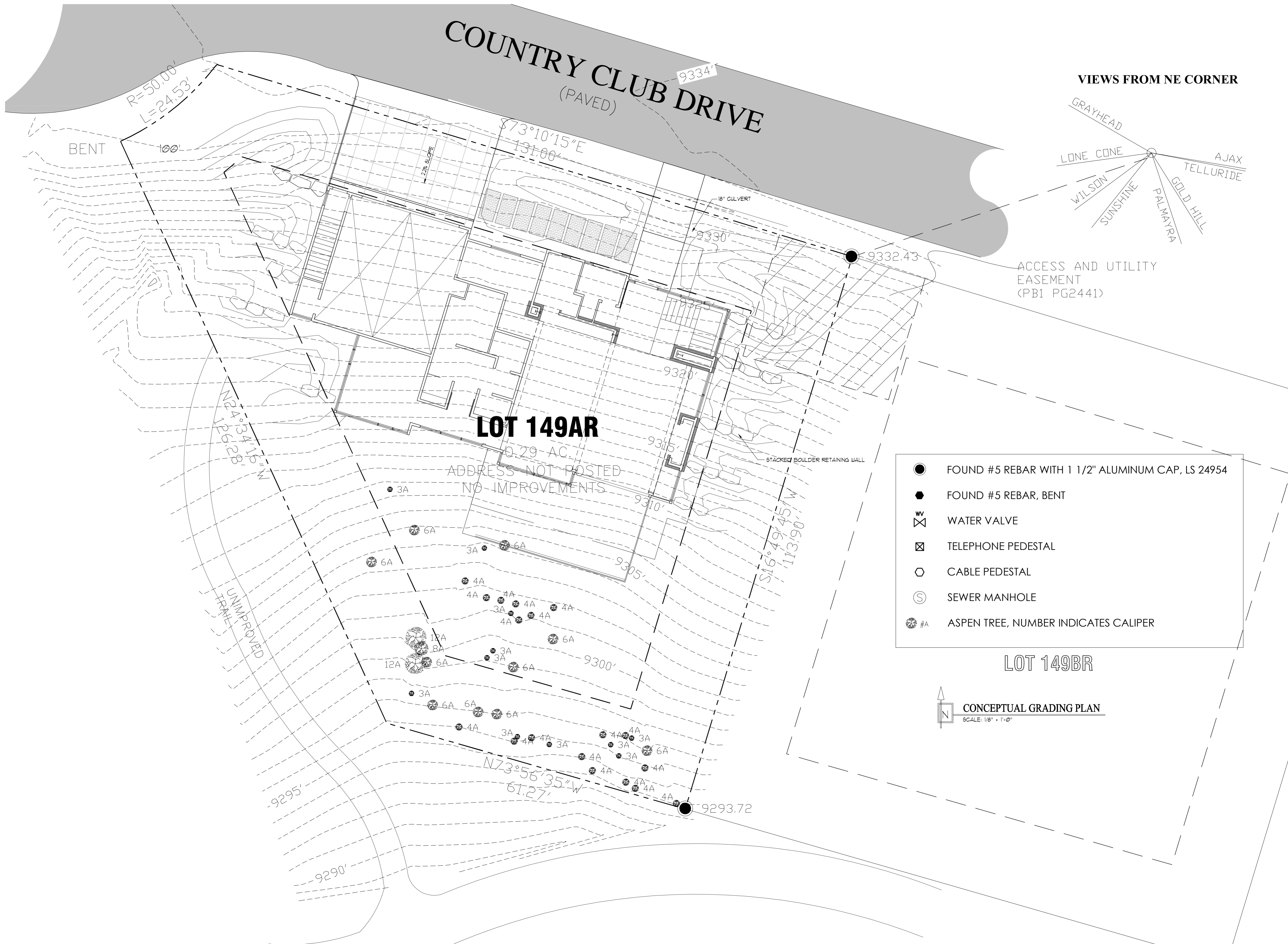
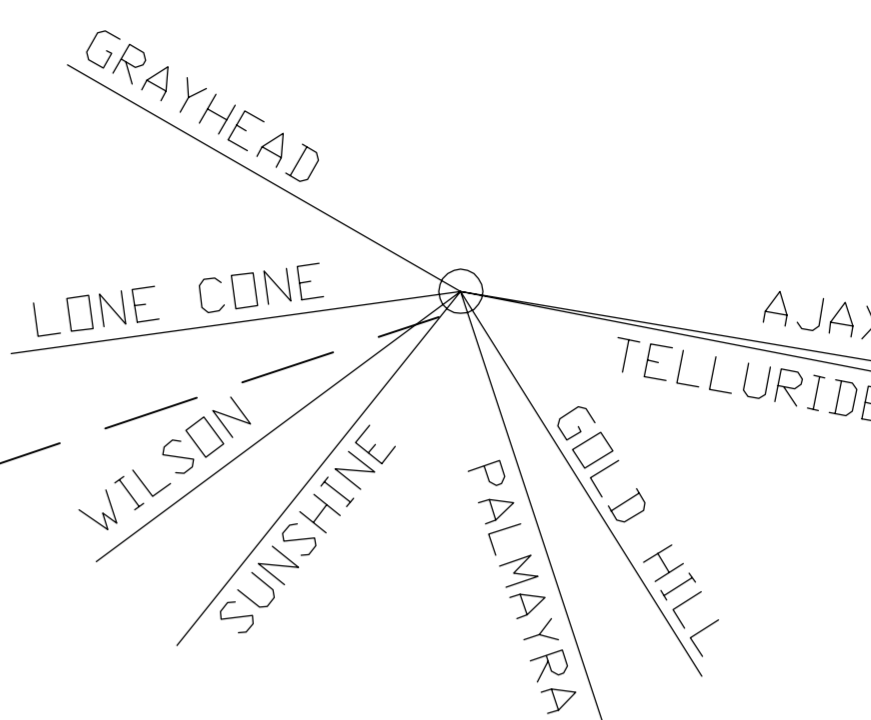
DRAWING: _____
 CONCEPTUAL WORKSESSION SET: _____
 DATE: 3/15/2017

C1.0

COUNTRY CLUB DRIVE

(PAVED)

VIEWS FROM NE CORNER



- FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP, LS 24954
- FOUND #5 REBAR, BENT
- ⊗ WATER VALVE
- ⊠ TELEPHONE PEDESTAL
- CABLE PEDESTAL
- ⊙ SEWER MANHOLE
- ⊙ #A ASPEN TREE, NUMBER INDICATES CALIPER

LOT 149BR

CONCEPTUAL GRADING PLAN
 SCALE: 1/8" = 1'-0"

BENT

LOT 149AR

0.29 AC.
 ADDRESS NOT POSTED
 NO IMPROVEMENTS

UNIMPROVED TRAIL

STACKED BOULDER RETAINING WALL

R=50.00'
 L=24.53'

73°10'15"E
 131.00'

9334'

9332.43'

9320'

9315'

9310'

9305'

9300'

9295'

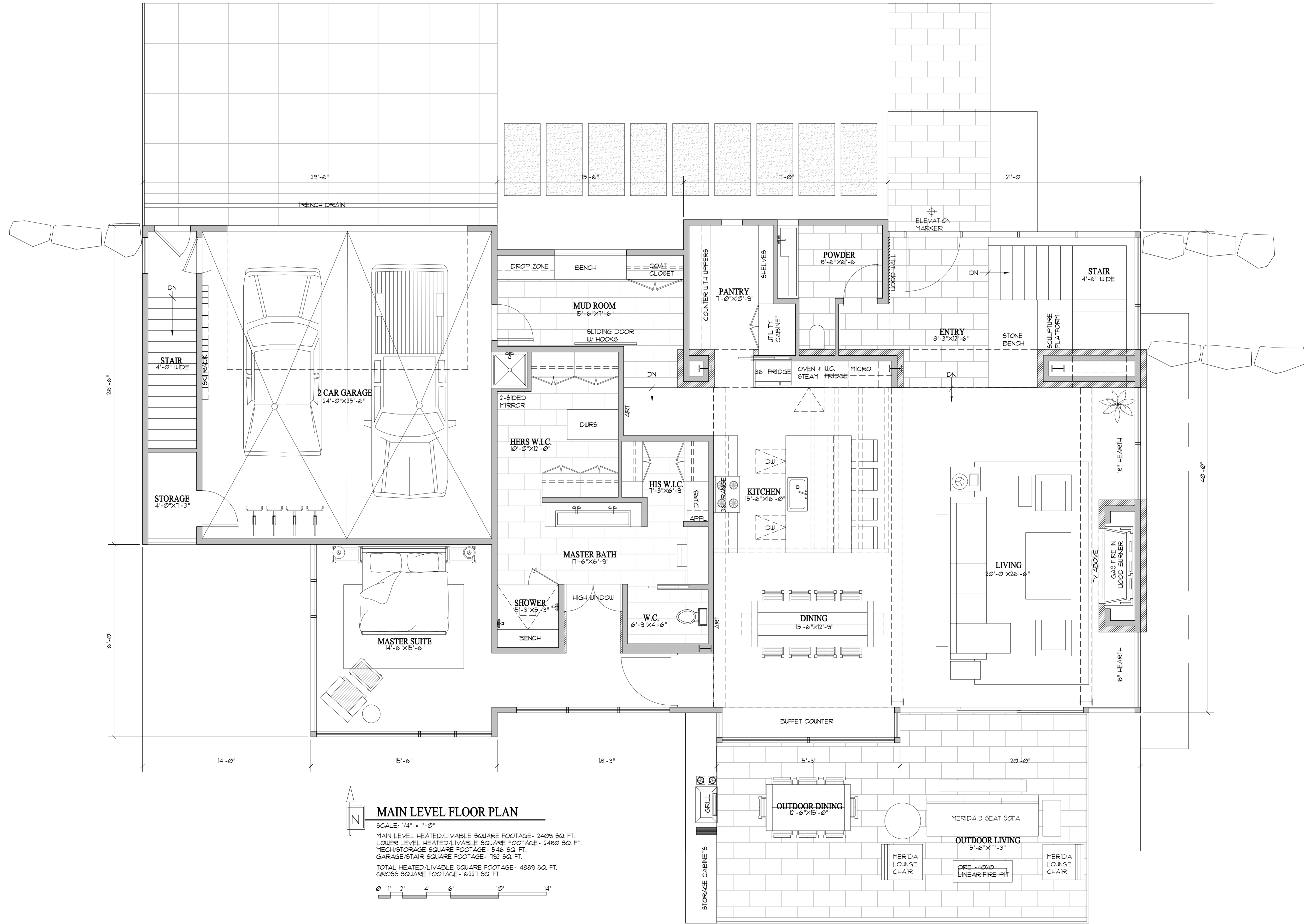
9290'

9293.72'

N4°34'11.6"W
 126.28'

S16°19'45"W
 113.90'

N73°56'35"W
 61.27'

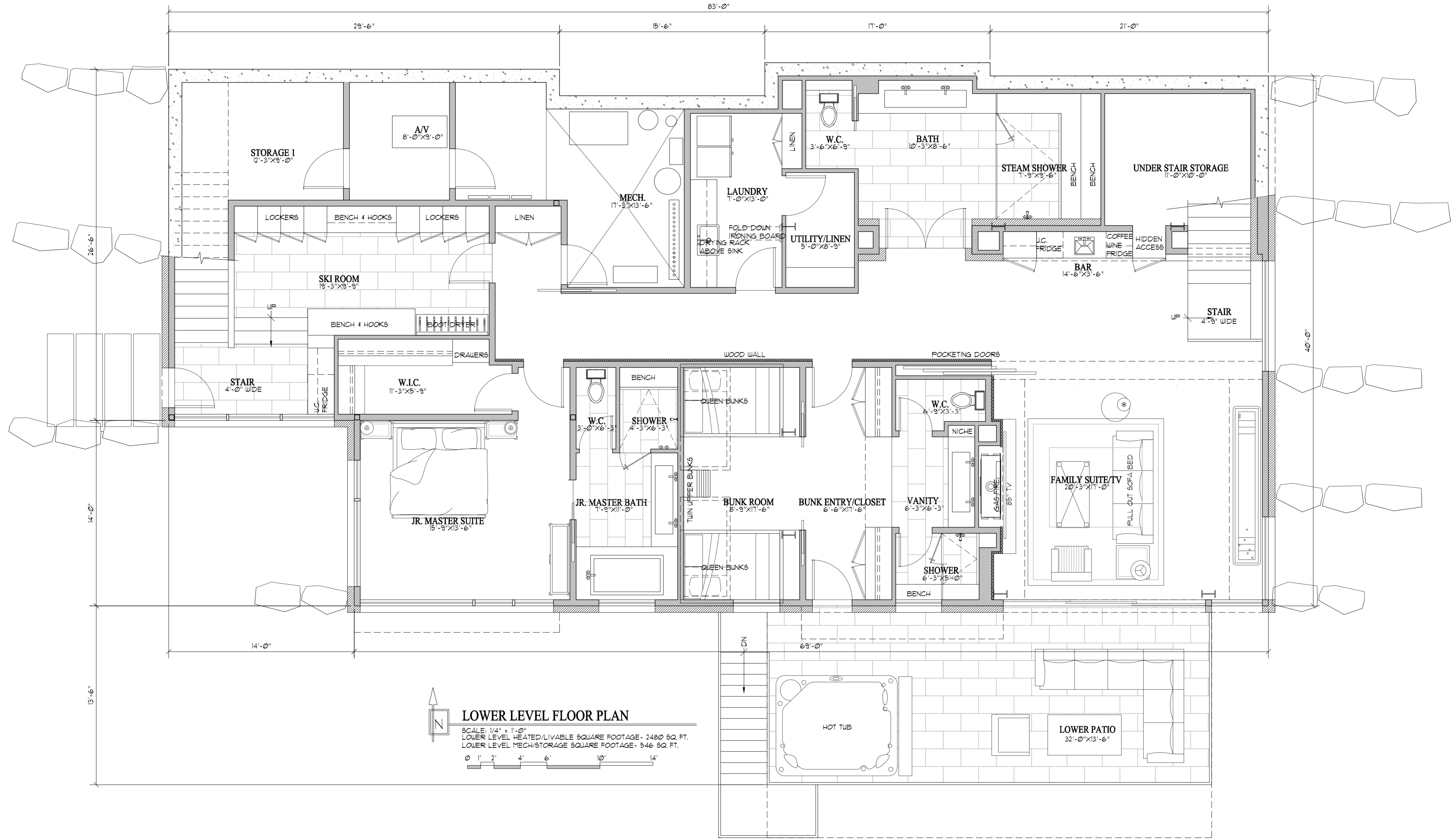


CONTRACTOR: _____
 STRUCTURAL ENGINEER: _____

LEGAL DESCRIPTION:
 LOT 149AR AN AMENDMENT TO THE
 FINAL PLAT OF LOTS 148A, 148B, 149A AND
 149B OF MOUNTAIN VILLAGE LOCATED
 WITHIN THE SW4 OF SEC 34 T48N R07E
 NMPM SA, SANGRE DE CRISTO COUNTY CO PLAT BK
 1 PG 2441 COR. 0-2826

A RESIDENCE FOR:
GEORGE & CYNTHIA BARUTHA
 LOT 149AR
 255 COUNTRY CLUB DR. MOUNTAIN
 VILLAGE, COLORADO 81435

DRAWING: CONCEPTUAL WORKSESSION SET
 DATE: 3/15/2017

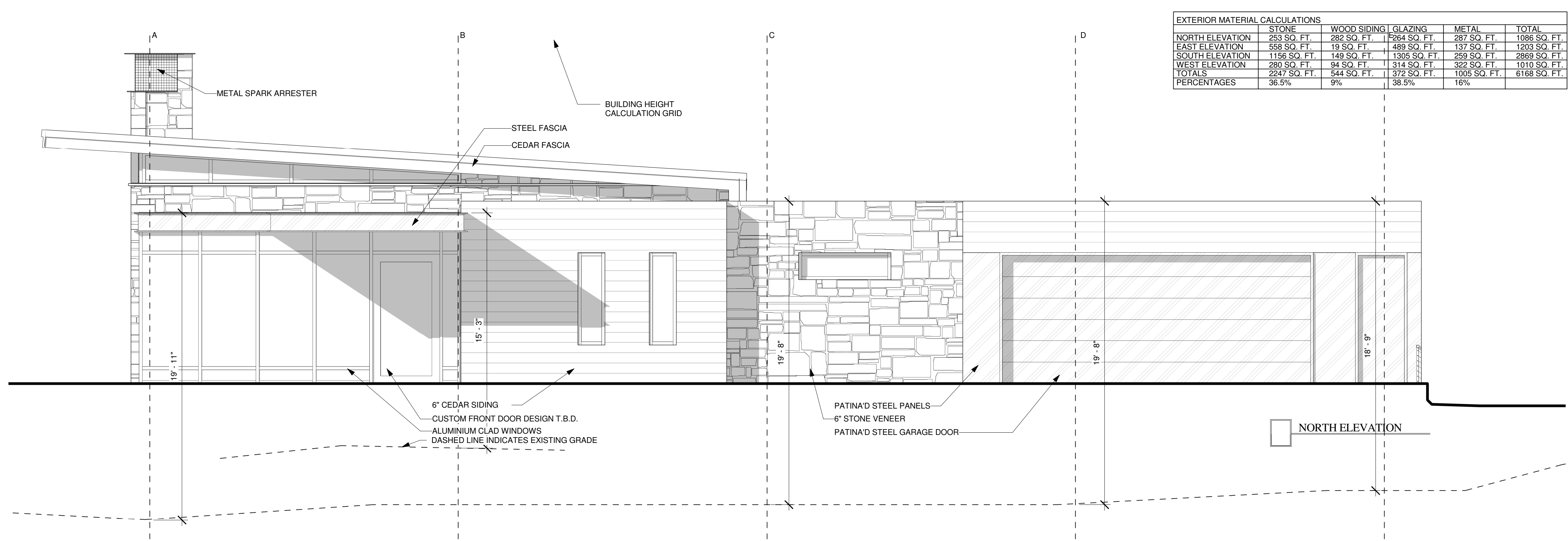


CONTRACTOR: _____
 STRUCTURAL ENGINEER: _____

LEGAL DESCRIPTION:
 LOT 149A AN AMENDMENT TO THE
 FINAL PLAT OF LOTS 148A, 148B, 149A AND
 149B OF MOUNTAIN VILLAGE LOCATED
 WITHIN THE SW 1/4 OF SEC 34 T-43N R-9E
 NMPM SA, MOUNTAIN COUNTY 00 PLAT BK
 1, PG 24-41, COR. 0, 2, 3, 4

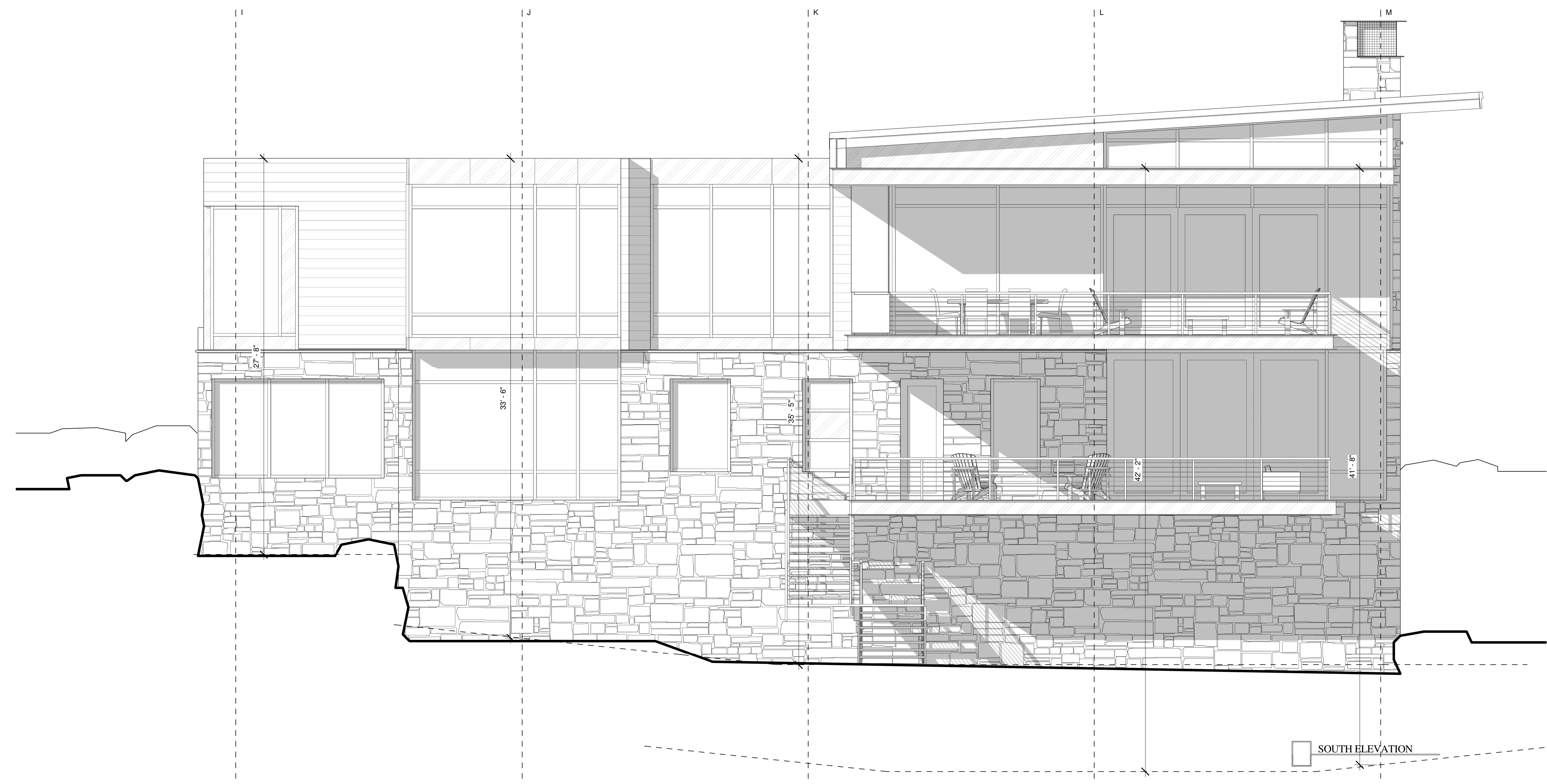
A RESIDENCE FOR:
GEORGE & CYNTHIA BARUTHA
 LOT 149A
 255 COUNTRY CLUB DR. MOUNTAIN
 VILLAGE, COLORADO 81435

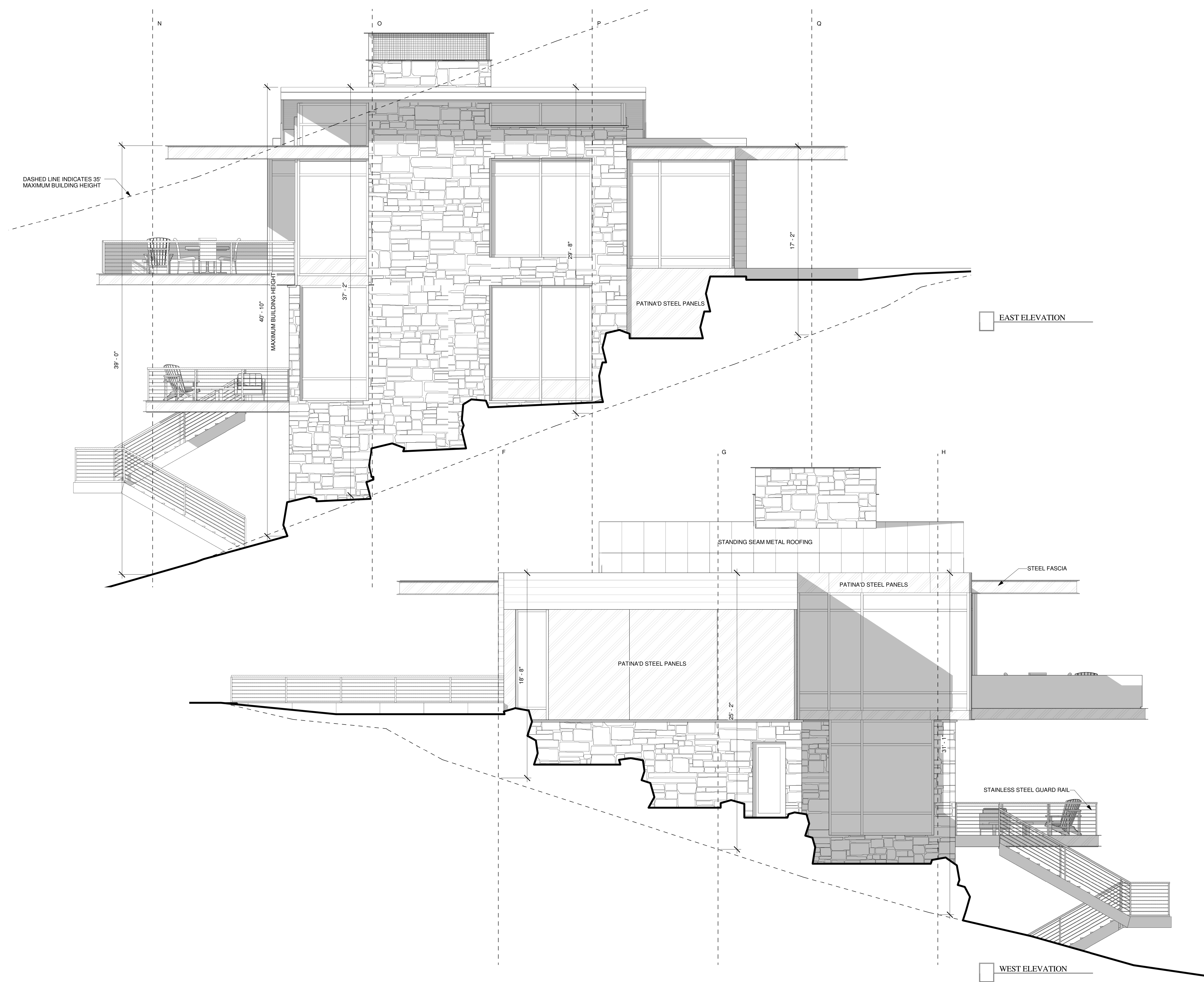
DRAWING: CONCEPTUAL WORKSESSION SET
 DATE: 3/15/2017



EXTERIOR MATERIAL CALCULATIONS					
	STONE	WOOD SIDING	GLAZING	METAL	TOTAL
NORTH ELEVATION	253 SQ. FT.	282 SQ. FT.	264 SQ. FT.	287 SQ. FT.	1086 SQ. FT.
EAST ELEVATION	558 SQ. FT.	19 SQ. FT.	489 SQ. FT.	137 SQ. FT.	1203 SQ. FT.
SOUTH ELEVATION	1158 SQ. FT.	149 SQ. FT.	1305 SQ. FT.	259 SQ. FT.	2669 SQ. FT.
WEST ELEVATION	280 SQ. FT.	94 SQ. FT.	314 SQ. FT.	322 SQ. FT.	1010 SQ. FT.
TOTALS	2247 SQ. FT.	544 SQ. FT.	372 SQ. FT.	1005 SQ. FT.	6168 SQ. FT.
PERCENTAGES	36.5%	9%	38.5%	16%	

MAXIMUM AVERAGE HEIGHT CALCULATIONS	
GRID	HEIGHT
A	19'-11"
B	15'-3"
C	19'-8"
D	19'-8"
E	18'-9"
F	18'-8"
G	25'-2"
H	31'-1"
I	27'-8"
J	33'-6"
K	35'-5"
L	42'-2"
M	41'-8"
N	39'-0"
O	37'-5"
P	29'-8"
Q	17'-2"
T	471'-7"
AVERAGE	~27'-9"





DASHED LINE INDICATES 35' MAXIMUM BUILDING HEIGHT

46'-10"
MAXIMUM BUILDING HEIGHT

PATINA'D STEEL PANELS

STANDING SEAM METAL ROOFING

PATINA'D STEEL PANELS

STEEL FASCIA

PATINA'D STEEL PANELS

STAINLESS STEEL GUARD RAIL

EAST ELEVATION

WEST ELEVATION

STRUCTURAL ENGINEER:

CONTRACTOR:

LEGAL DESCRIPTION

LOT 149A AN AMENDMENT TO THE FINAL PLAT OF LOTS 149A 149B 150 AND OS1 LYING WITHIN THE INCORPORATED TOWN OF MOUNTAIN VILLAGE LOCATED WITHIN THE SW4 OF SEC 34 T45N R9W NMPM SAN MIGUEL COUNTY CO PLAT BK 1 PG 2441 CONT 0,29AC

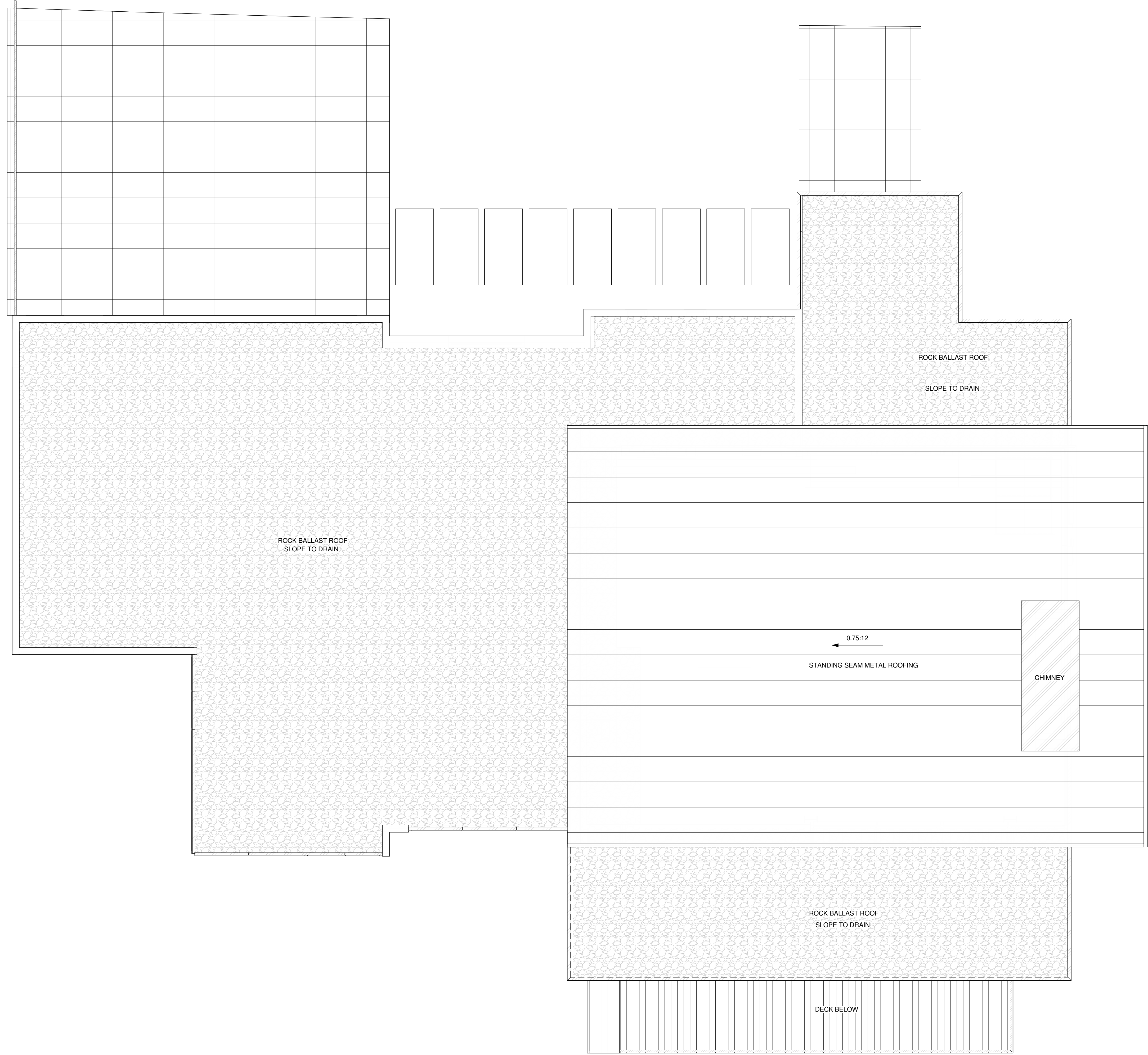
A RESIDENCE FOR:
GEORGE & CYNTHIA BARUTHA

LOT 149 AR
 255 COUNTRY CLUB DR
 MOUNTAIN VILLAGE, COLORADO 81435

DRAWING CONCEPTUAL WORK/REVISION SET

DATE 3/15/2017

A2.1



ROOF PLAN

DRAWING
CONCEPTUAL WORKSESSIONS/1/15/2017
SET

DATE

A RESIDENCE FOR:
GEORGE & CYNTHIA BARUTHA
LOT 149 AR
255 COUNTRY CLUB DR
MOUNTAIN VILLAGE, COLORADO 81435

LEGAL DESCRIPTION
LOT 149AR AN AMENDMENT TO THE FINAL PLAT OF
LOTS 149A, 149B, 150 AND 081 LYING WITHIN THE
INCORPORATED TOWN OF MOUNTAIN VILLAGE
LOCATED WITHIN THE SW4 OF SEC 34 T43N R9W
NMPM SAN MIGUEL COUNTY CO PLAT BK 1 PG 2441
CONT 0.29AC

CONTRACTOR:

STRUCTURAL ENGINEER:

GUIDELINE:

17.6.1 ENVIRONMENTAL REGULATIONS

C. Steep Slopes

1. Purpose and Intent

The purpose and intent of these Steep Slope Regulations is to prevent the development of steep slopes that are thirty percent (30%) or greater to the extent practicable in order to protect water quality, visual resources and slope stability.

2. Standards

- a. Building and development shall be located off slopes that are thirty percent (30%) or greater to the extent practical.
 - i. In evaluating practicable alternatives, the Town recognizes that it may be necessary to permit disturbance of slopes that are 30% or greater on a lot to allow access to key viewsheds, avoid other environmental issues, buffer development and similar site-specific design considerations.
- b. If a developer proposes disturbance to slopes that are thirty percent (30%) or greater, the CDC required development application shall include a thorough, written evaluation of practical alternatives to any fill, excavation or disturbance of any slopes thirty percent (30%) or greater.
- c. The review authority shall only allow for disturbance to slopes thirty percent (30%) or greater if it is demonstrated that there is not a practicable alternative to avoiding such activities and if the following criteria are met:
 - i. The proposed steep slope disturbance is in general conformance with the Comprehensive Plan;
 - ii. The proposed disturbance is minimized to the extent practical;
 - iii. A Colorado professional engineer or geologist has provided:
 - (a) A soils report or, for a subdivision, a geologic report; or
 - (b) An engineered civil plan for the lot, including grading and drainage plans.
 - iv. And the proposal provides mitigation for the steep slope development in accordance with the engineered plans.

RESPONSE:

The majority (80%) of the buildable site has slopes that are 30% or greater. There is no practical alternative to locate the home on slopes less than 30%.

GUIDELINE

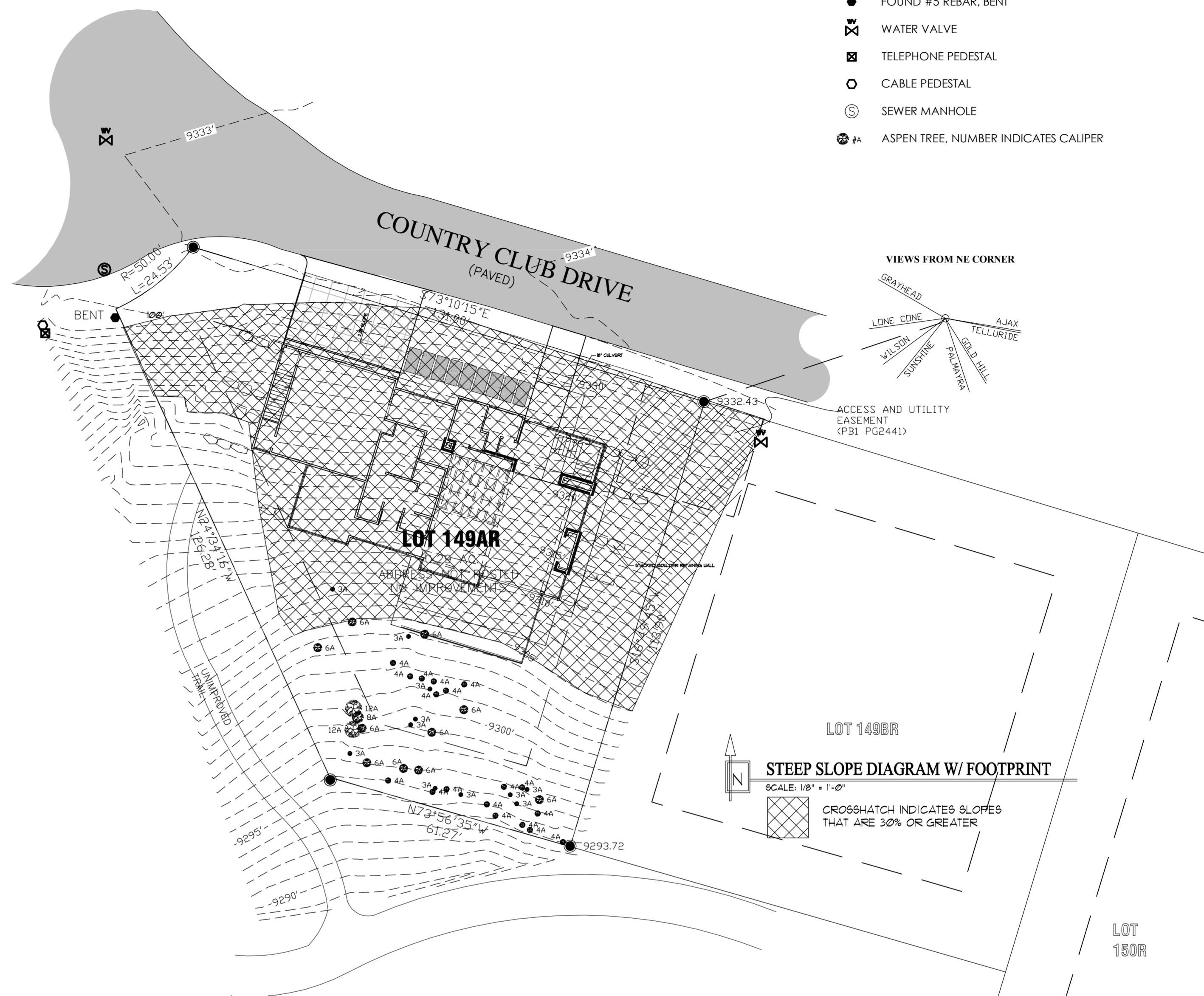
17.3.14 GENERAL EASEMENTS SETBACKS

- A. The majority of all lots outside the Village Center Zone District are burdened by a sixteen (16) foot general easement creating a building setback sixteen (16) feet around the perimeter of the lot.
- C. All general easement setbacks or other setbacks shall be maintained in a natural, undisturbed state to provide buffering to surrounding land uses and to maintain the ability to conduct any of the general easement allowed uses.
- D. All above- and below-grade structures or structural components (soil nailing, etc.), earth disturbance, or ground level site development such as walks, hardscape, terraces and patios shall be located outside of the general easement setback or other setbacks on each lot within the allowable building area of a lot.
- E. The following development activities are permitted in the general easement setback or other setbacks subject to the applicable review process and Design Regulations:
 - 1. Review authority approved accessways for direct access, including driveways, walkways, and ski trails and ski lifts for ski area access.
 - a. Accessway impacts to the general easement shall be minimized to the extent practical, such as a perpendicular crossing of the easement setback area.
 - b. Accessways shall not exceed the minimum Town standards for construction, such as the minimum width.
 - 2. Utilities;
 - a. To the extent practical, all utilities shall follow a driveway alignment.
 - 3. Address monuments;
 - 4. Natural landscaping without any man-made materials or hardscape;
 - 5. Fire mitigation and forestry management without substantial earthwork;
 - 6. Construction staging provided:
 - a. The area proposed for such staging is devoid of naturally occurring trees or other naturally occurring vegetation; or
 - b. The DRB is approving disturbance in the general easement for another proposed improvement such as a driveway, utility cut, or skier access, and the area can be used for staging until the approved improvement is constructed; and
 - 7. Other uses as provided for in the definition of general easement.
- F. The DRB may waive the general easement setback or other setbacks and allow for prohibited activities provided:
 - 1. The applicant has demonstrated that avoiding grading and disturbance in the general easement setback would create a hardship, and there is not a practicable alternative that allows for reasonable use of the lot;
 - 2. The disturbance in the general easement setback is due to natural features of the site, such as steep slopes, wetlands and streams;
 - 3. No unreasonable negative impacts result to the surrounding properties;
 - 4. The general easement setback or other setback will be revegetated and landscaped in a natural state;
 - 5. The Public Works Department has approved the permanent above-grade and below-grade improvements;
 - 6. The applicant will enter into an encroachment agreement with the Town with the form and substance prescribed by the Town; and
 - 7. Encroachments into the general easement setback or other setbacks are mitigated by appropriate landscaping, buffering and other measures directly related to mitigating the encroachment impacts.

REQUEST/RESPONSE:

We are proposing to encroach into the 16' general easement with a roof to cover the entry. This roof can be seen on the C1.0 conceptual site plan. This cantilevered roof would provide basic shelter for those entering the home & keep snow off of the walkway. The proposed roof does not conflict with any utilities. See located utilities on T1.0.

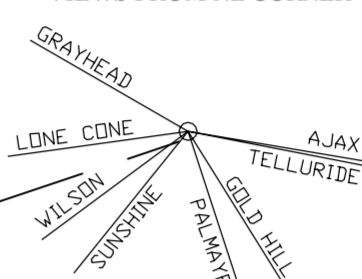
We are also proposing to grade within the setback due to the limited site width and steep slope. The 3200 sq. ft. footprint of the home is already pushed adjacent to the general easements requiring the majority of the grading and retaining to be located within the general easement.



LEGEND

- FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP, LS 24954
- FOUND #5 REBAR, BENT
- ⊕ WATER VALVE
- ⊞ TELEPHONE PEDESTAL
- CABLE PEDESTAL
- ⊙ SEWER MANHOLE
- ⊗ # ASPEN TREE, NUMBER INDICATES CALIPER

VIEWS FROM NE CORNER



ACCESS AND UTILITY EASEMENT (PBI PG2441)

STEEP SLOPE DIAGRAM W/ FOOTPRINT

SCALE: 1/8" = 1'-0"
CROSSHATCH INDICATES SLOPES THAT ARE 30% OR GREATER

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REID SMITH ARCHITECTS

REIDSMITH ARCHITECTS
W. 406.587.2397 F. 406.587.9415 212 S. TRACY, COCHISEAN MT 87116
REIDSMITHARCHITECTS.COM

CONTRACTOR: _____
STRUCTURAL ENGINEER: _____

LEGAL DESCRIPTION:
LOT 149AR AN AMENDMENT TO THE FINAL PLAT OF LOTS 148A, 148B, 149A AND 149B OF MOUNTAIN VILLAGE LOCATED WITHIN THE SW 1/4 OF SEC 34 T-43N R-07W NEPM SH. ANCHORAGE COUNTY PLAT BK 1 PG 2441 COR. 0-28-86

A RESIDENCE FOR:
GEORGE & CYNTHIA BARUTHA
LOT 149AR
255 COUNTRY CLUB DR. MOUNTAIN VILLAGE, COLORADO 81435

DRAWING: _____
CONCEPTUAL WORKSESSION SET

DATE: _____
3/15/2017

A9.0

GUIDELINE:
17.3.11 BUILDING HEIGHT

- A. General
 The building height requirements of this section shall apply unless other building heights are specified in an approved PUD development agreement or on a recorded plat.
- B. Method for Measuring Building Height
 Building height shall be measured vertically at a right angle to the horizon line from any point on a proposed or existing roof or eave (including but not limited to the roofing membrane) to the natural grade or finished grade, whichever is more restrictive, located directly below said point of the roof or eaves.
- If the existing pre-construction grade has been disturbed prior to development, the Director of Community Development may establish the natural grade.
 - If the Planning Division determines that there are minor irregularities in the natural grade, these areas shall not be used in determining compliance with the building height limitation set forth herein, and the surrounding typical natural grade shall be used.
 - Window wells and similar building appurtenances installed below grade that extend out five (5) feet or less (as measured from the outside of retaining wall) shall not be counted as the finished grade for the purposes of calculating building height if such features do not add to the perceived height of a building.
- C. Maximum Average Height
 1. Maximum average height shall be measured from the finished grade to a point on the roof plane midway between the eave and ridge.
 2. On complex buildings with multiple heights and/or buildings with multiple heights on sloping sites, the maximum average height shall be determined by taking the average of heights at equal intervals around the perimeter of a building. Those intervals shall be no more than twenty (20) feet. When multiple roofs occur within any interval, the height for that interval shall be measured from the finished grade or natural grade (whichever is most restrictive) to a point on the highest primary roof midway between the eave and the ridge. For purposes of determining the maximum average height on complex buildings, a roof shall have a horizontal projection of at least ten (10) feet. This definition does not intend to allow strategies to circumvent the intention of the maximum average height limitation through such relationships as high-rise structures surrounded by low secondary roofs.

- D. Plan Submittal Requirements
 1. All development applications subject to the building height limits established by this CDC shall submit the following information to ensure the requirements set forth herein are met:
- A certified topographic survey of the building site with one (1) or two (2) foot contour intervals in a United States Geological Survey ("USGS") datum prepared by a Colorado public land surveyor. Such survey shall be prepared to ensure that the Town can certify elevations, floorplans and overall height based on reliable site plan datum. The USGS datum shall be indicated as a note on the topographic survey stating what datum was used and how it was derived.
 - Notwithstanding the foregoing, the Planning Division may waive the submission of existing topographic data if a proposed building is:
 - Located on slopes that are ten percent (10%) or less; and,
 - The proposed building or structure and any associated roof appendages are not within five (5) feet of the maximum height allowed by the underlying zoning district.
 - A site plan of the building site that shows the following information with a maximum scale of one inch (1") equals thirty (30) feet:
 - Natural grade in a dashed line;
 - Finished grade in a solid line;
 - The building height measurement points that show the USGS elevations of the existing and finished grades where the building height and the average building height are proposed to be measured;
 - Outline of the building façade including the exterior wall assembly;
 - Outline of the roof dripline and the corresponding mean sea elevation for all horizontal eaves in a USGS datum;
 - A roof plan showing roof ridgelines and the corresponding mean sea level elevations in a USGS datum; and
 - The roof appendages and the corresponding mean sea level elevations in a USGS datum.
 - Elevation drawings of all facades of a proposed building or structure that show:
 - The maximum roof or structure height in mean sea level elevation in a USGS datum based on the certified topographic survey datum as specified above;
 - The natural grade of the site in a dashed line;
 - The finished grade of the site in a solid line; and
 - The ridgeline elevations in mean sea elevation.

17.3.12 BUILDING HEIGHT LIMITS

- A. Table 3-3 establishes the maximum building height and average building height limits for each zone district and some specific lots.
- B. Antennas mounted to a structure or building shall not be more than ten percent (10%) higher than the actual, as-built building or structure height to which such antenna is mounted. For example, a building that is of 40 feet high can have an antenna that extends no more than four (4) feet above the roof. Freestanding antenna maximum structure height shall be established by the review authority.

Zone district or lot number	Maximum building height See footnote 1 & 2	Maximum average building height See footnote 1 & 2
Single-family	35	30
Single-family common interest community	35	30
Multi-family maintenance public works & civic	48 feet	48 feet
Village Center	60	48
Lot 128	As built height	As built height
Ridgeline area lots	45	30
Ridgeline lots	35	30

- The ridge of a gable, hip, gambrel or similar pitched roof may extend the maximum building height up to five (5) feet above the specified maximum height limit, except on ridgeline lots.
- Chimneys, flues, vents or similar structures may extend up to five (5) feet above the specified maximum height excluding unscreened telecommunications antenna with the height of such structures set forth in the telecommunications antenna regulations.
- Please refer to ridgeline lot requirements in the Design Regulations, which include additional restriction on the maximum building height. See Forever is permitted a higher building height pursuant to a PUD development agreement.

C. When a proposed development is approved that is five (5) feet or less from the maximum building height or maximum average building height set forth in this section or otherwise specified in a PUD development agreement or on a recorded plat, the review authority approval and building permit shall include a condition that a monumented land survey shall be prepared by a Colorado public land surveyor to establish the maximum building height and the maximum

average building height, including but not limited to natural grade, finished grade and the building height measurement points (in USGS datum) prior to the Building Division conducting the required framing inspection.

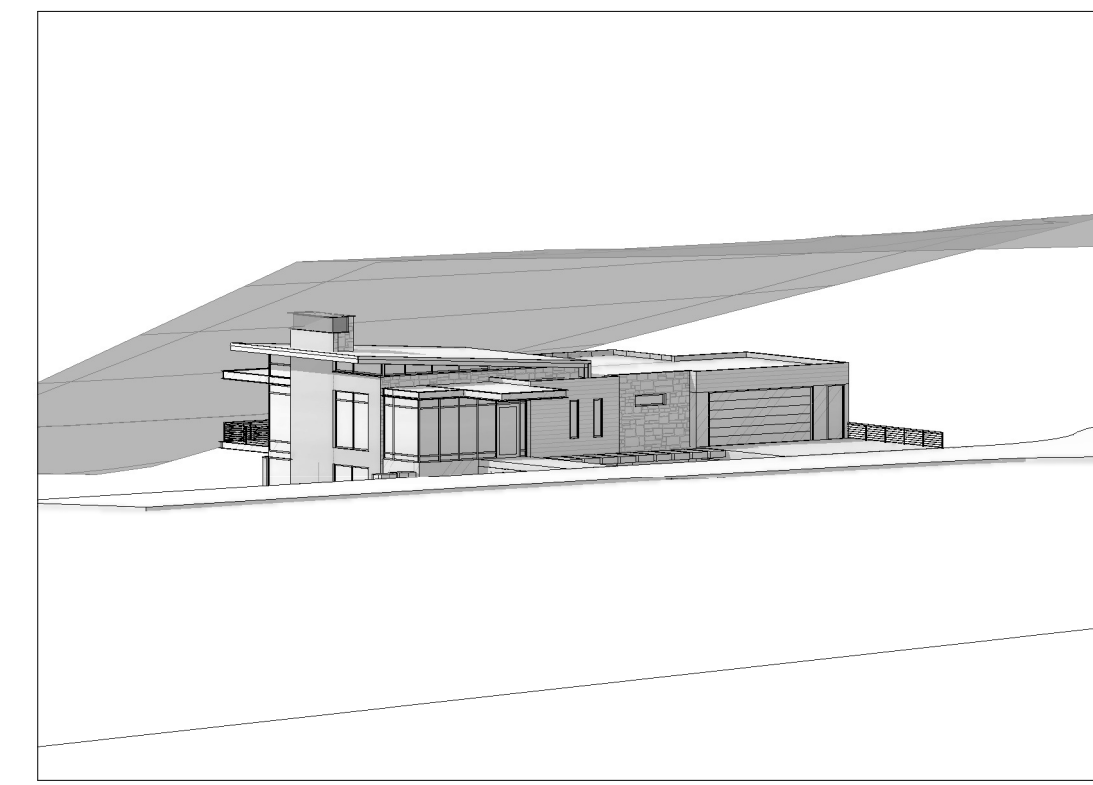
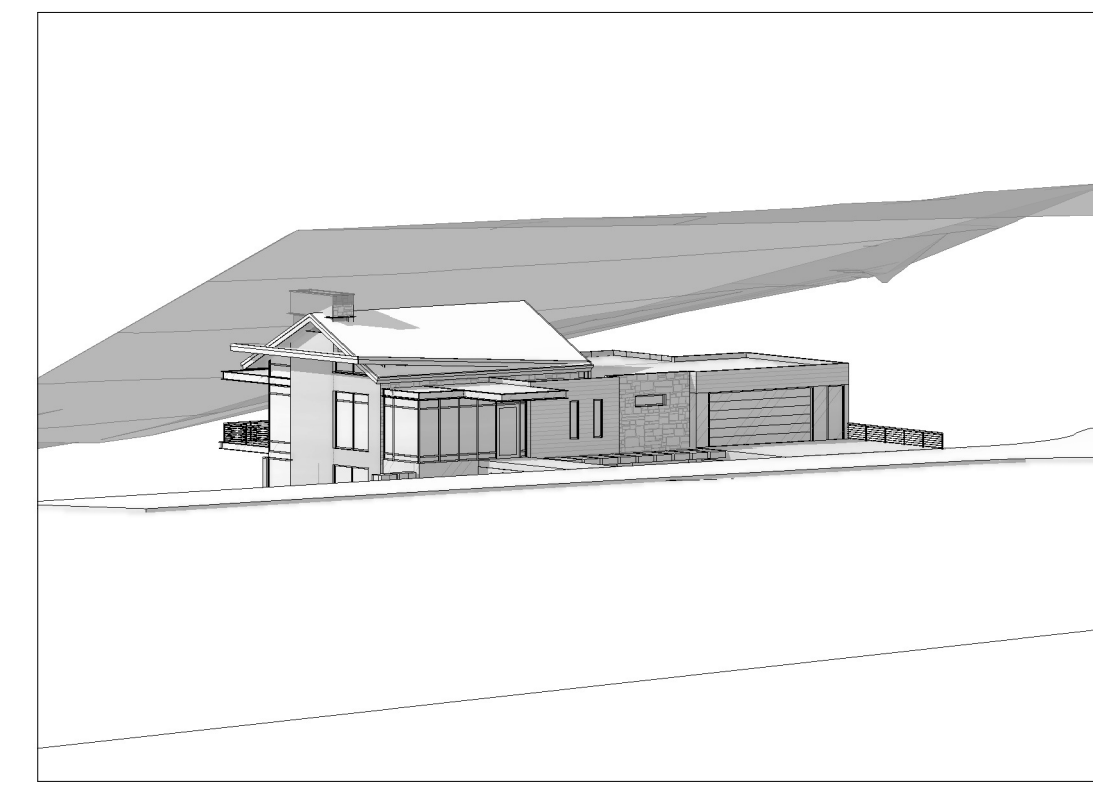
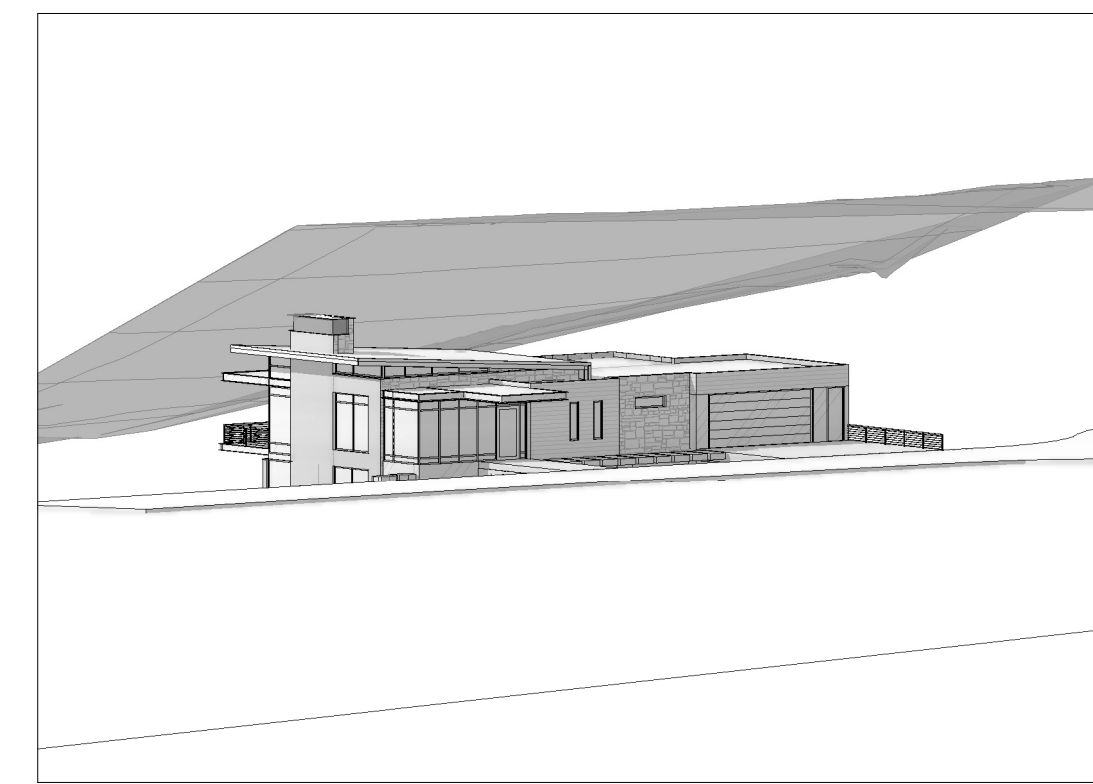
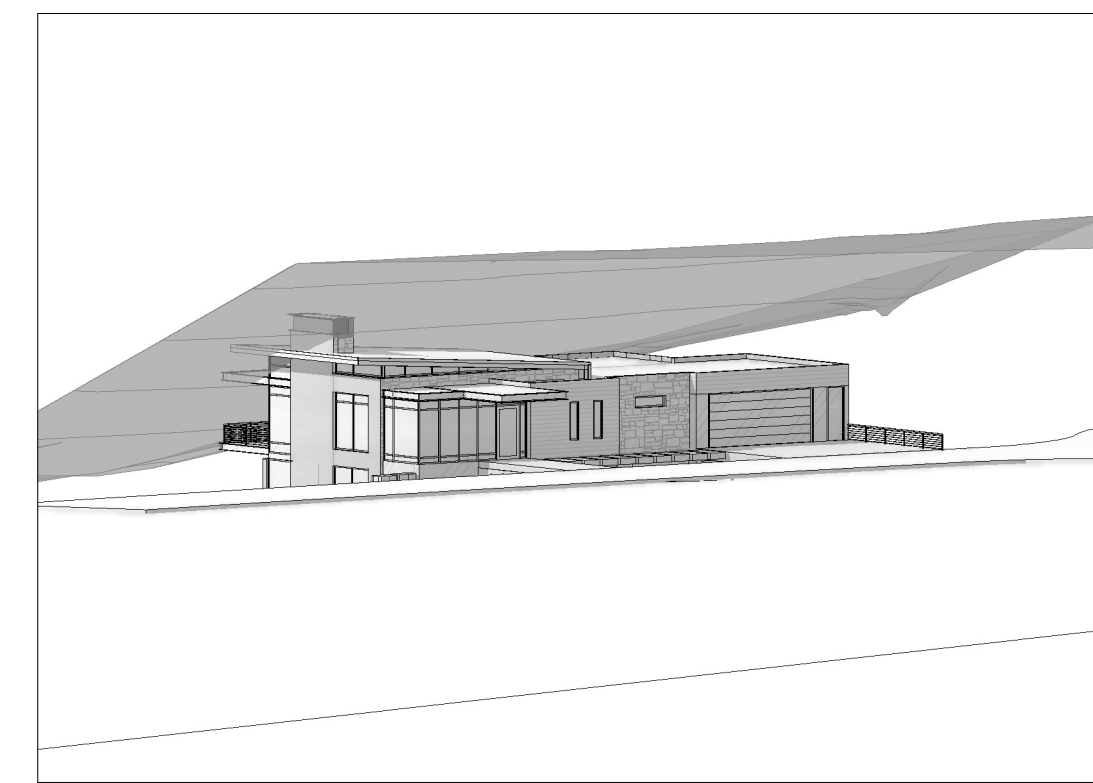
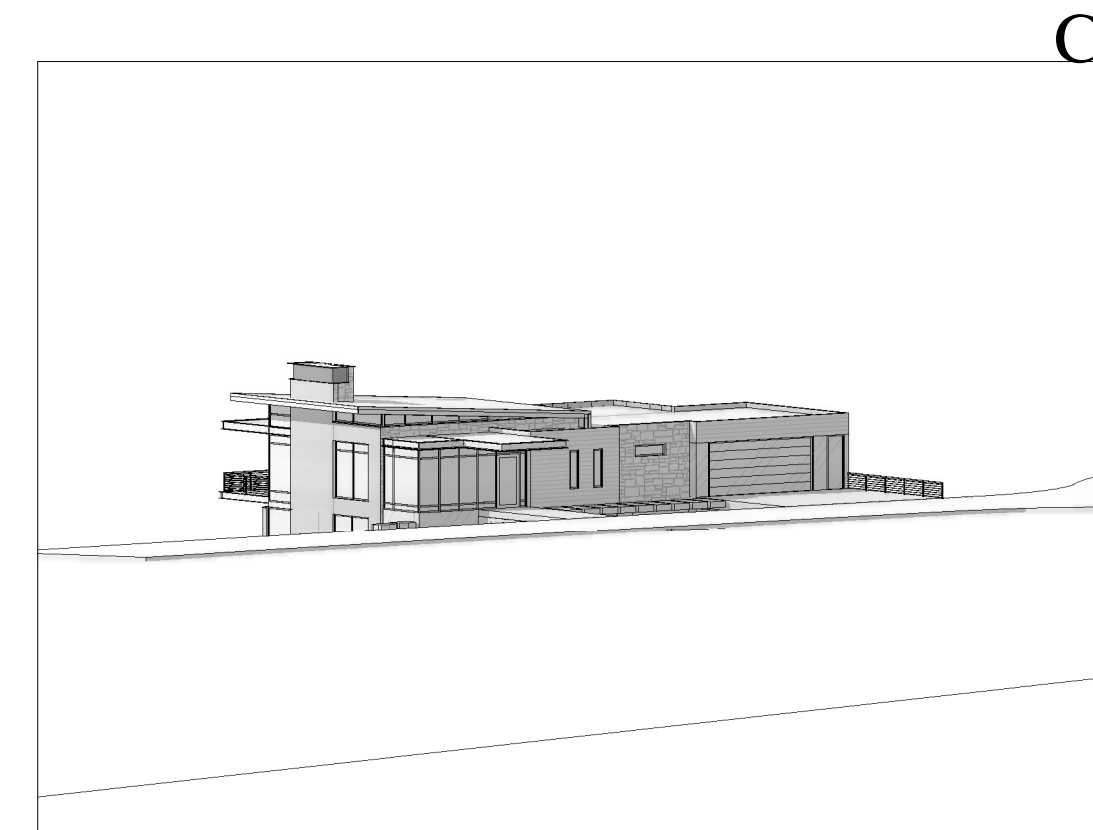
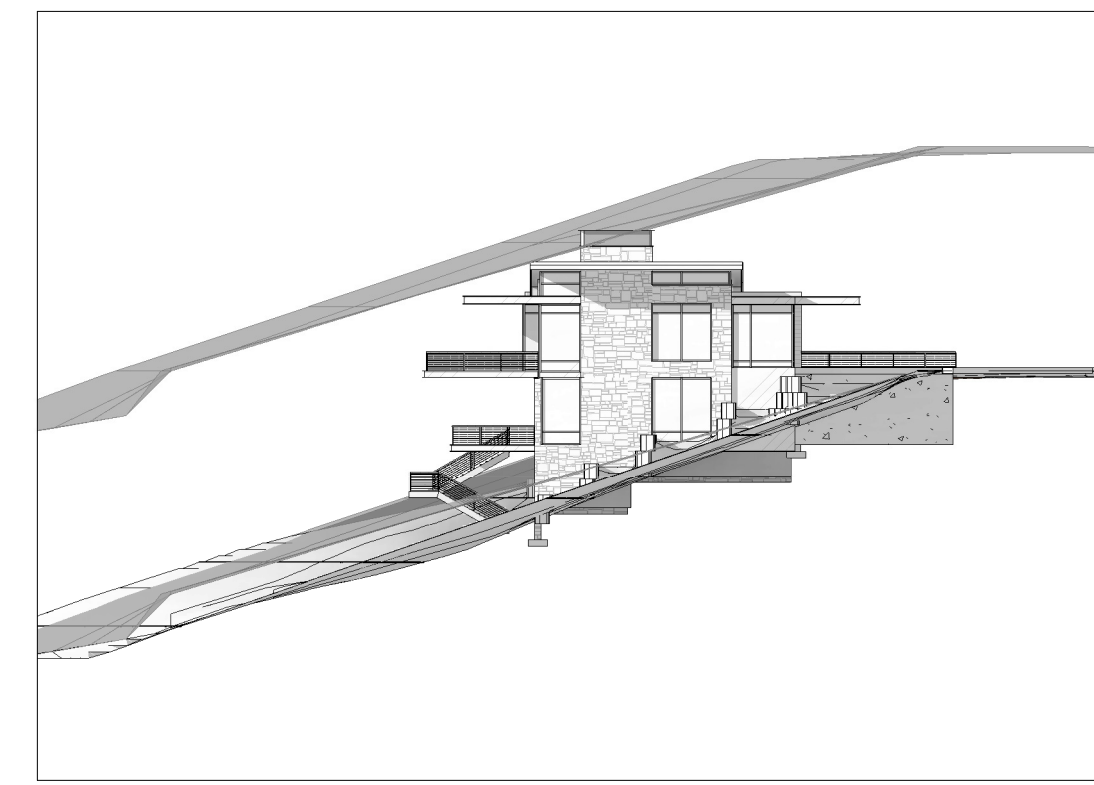
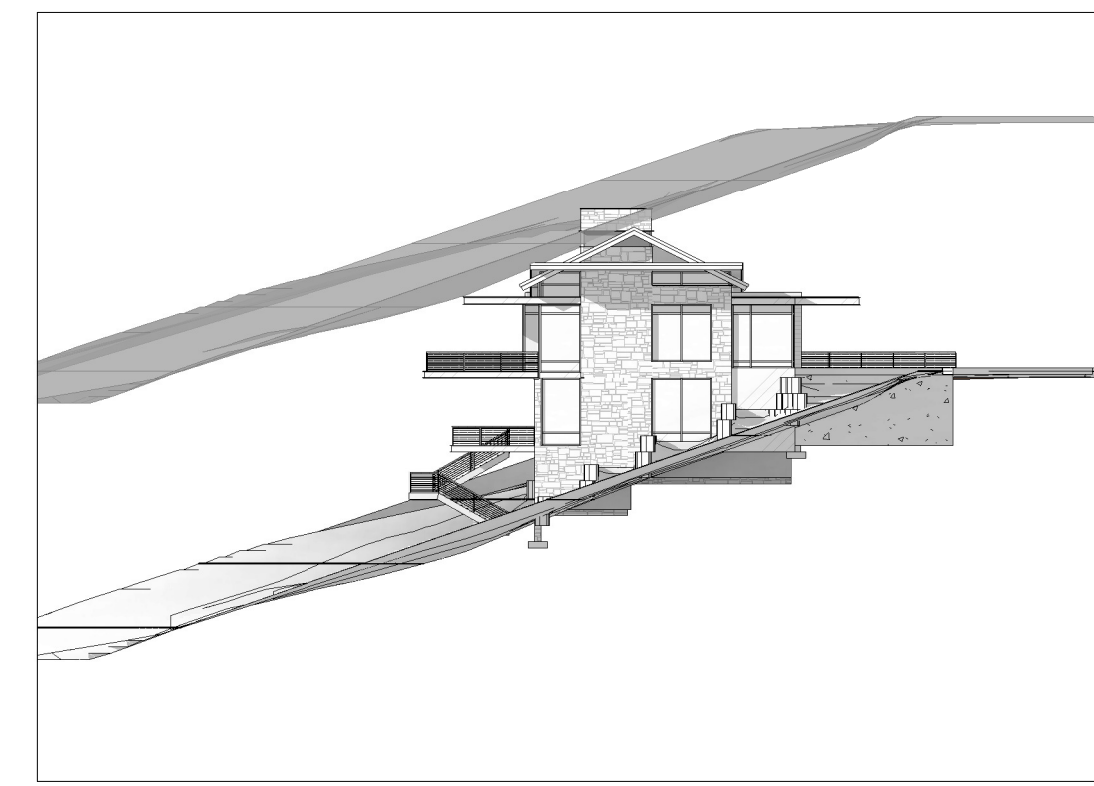
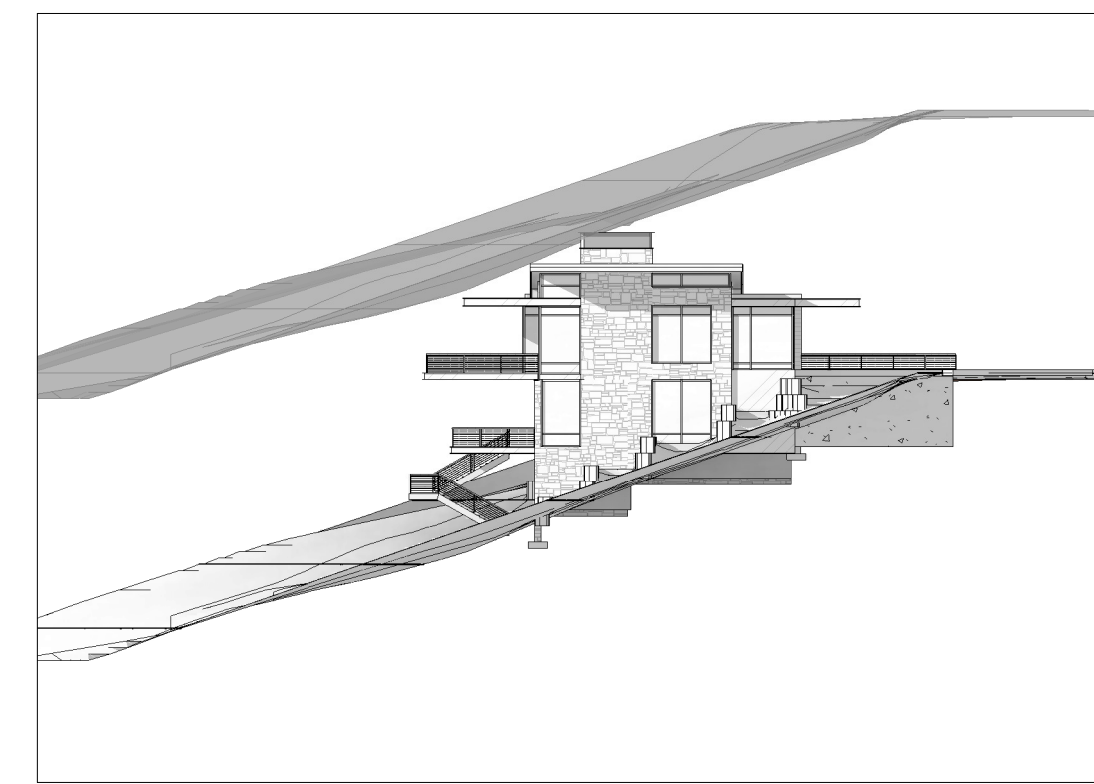
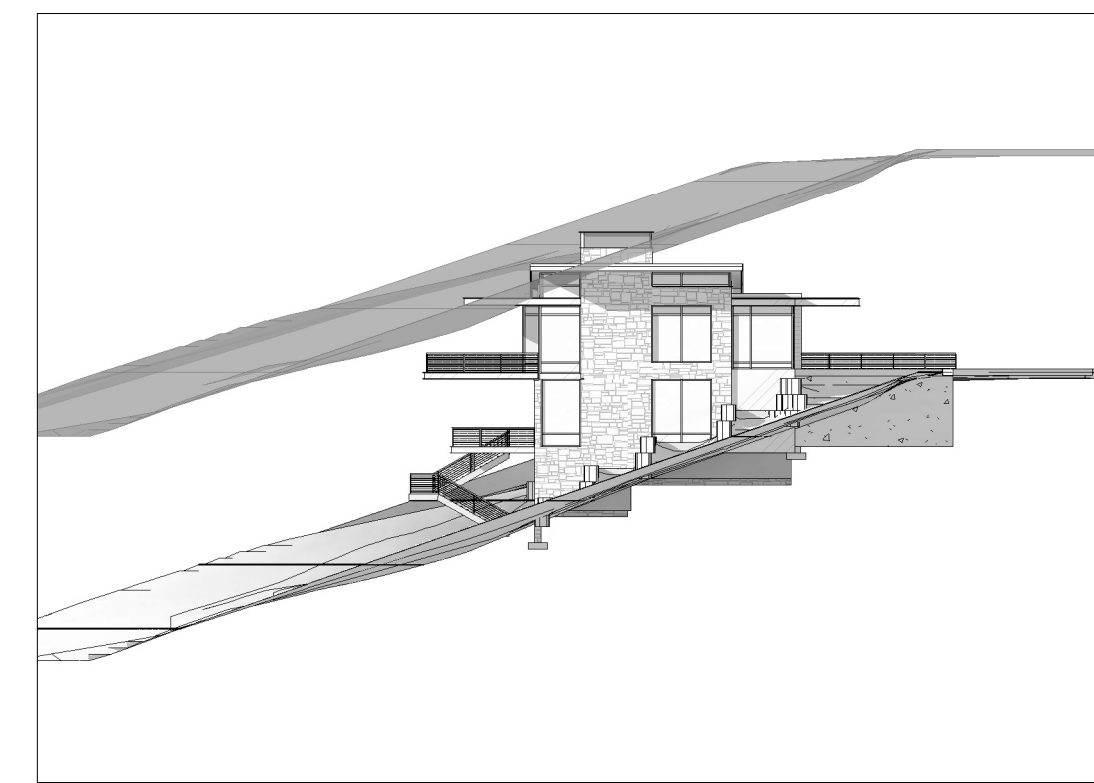
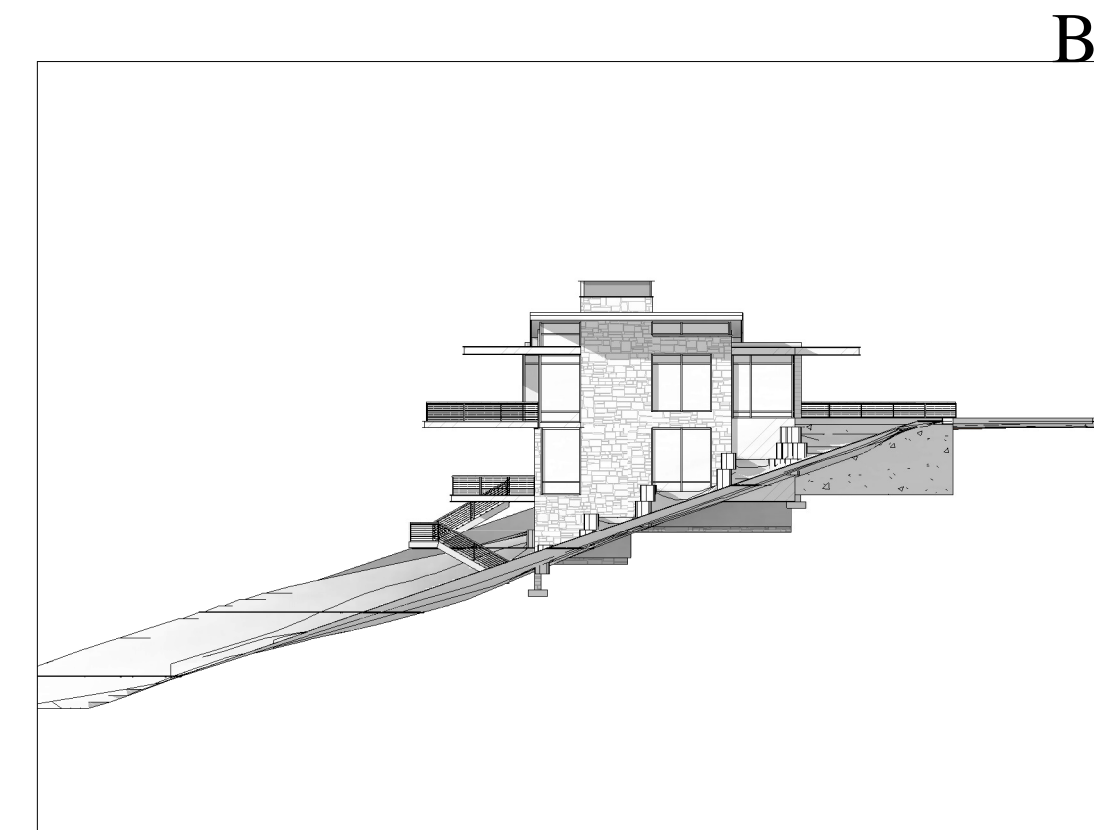
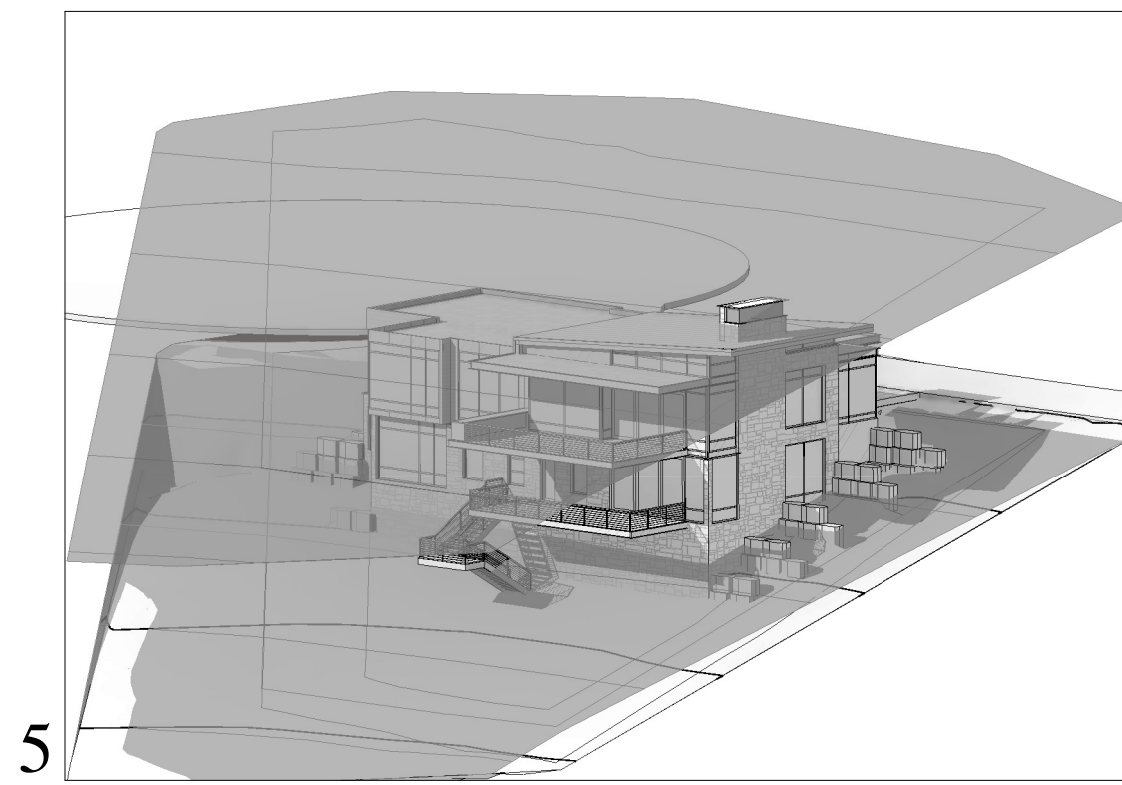
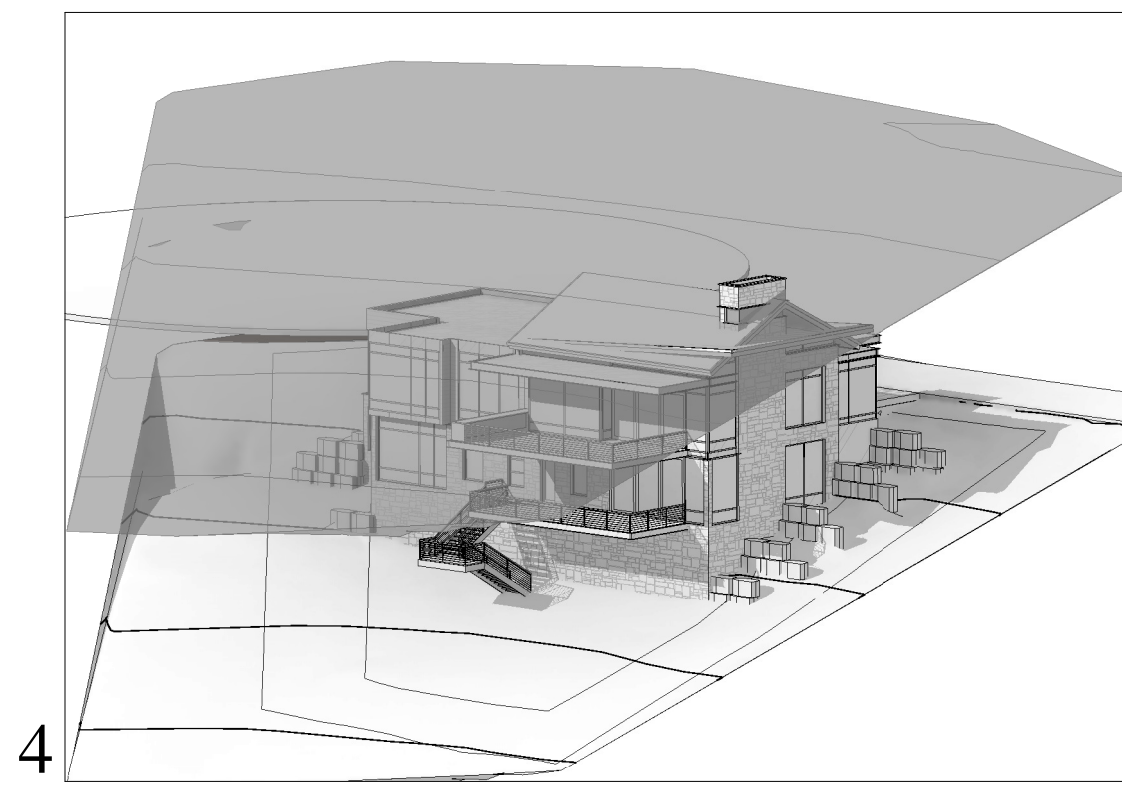
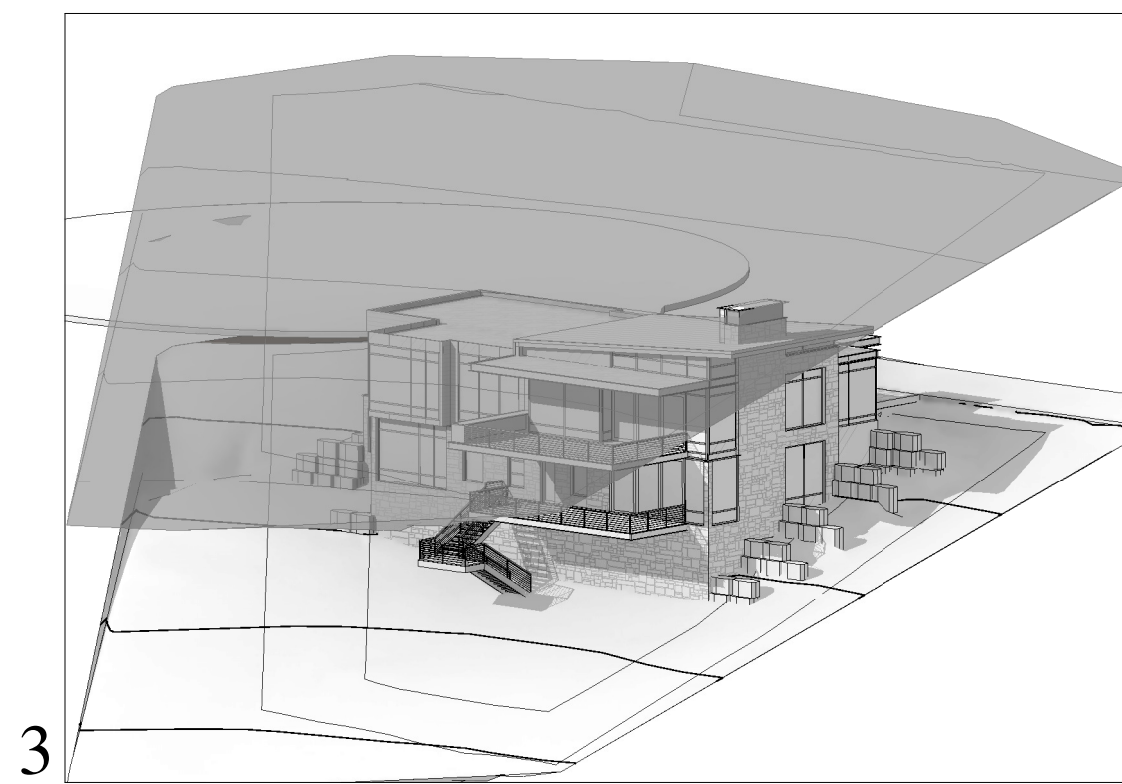
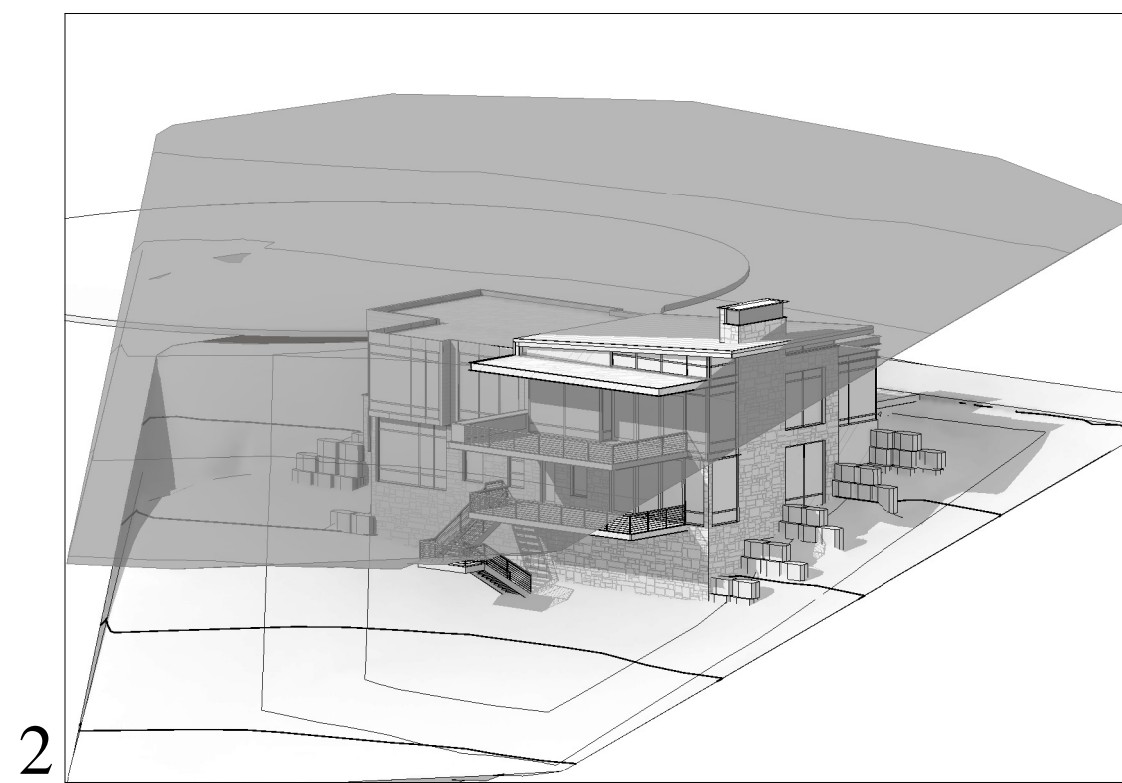
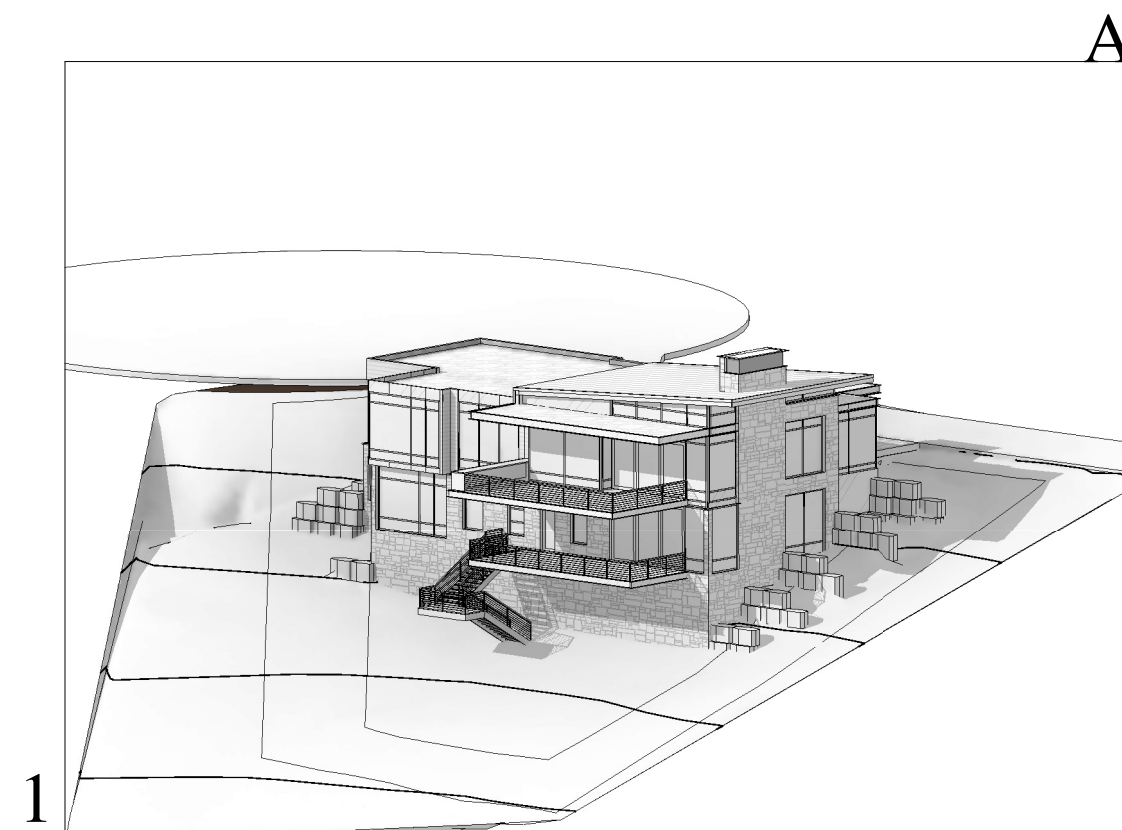
REQUEST:

We are requesting a variance for the roof heights. Portions of our roofs are over the 35' maximum height as outlined by the Community Development code. However, the maximum average height is 27'-9", within the guidelines. Due to the steep nature of this site, the natural grade falls steeply creating a challenging profile to follow with building masses.

The Owners wants the home to be held up as close as possible to the elevation of the road. The Owners don't want to feel as though you are looking down on top of the home as you enter or a home that feels dis-proportionally short or squatly. The owners also want a very comfortable driveway. Due to the short nature of the driveway every foot dropped drastically increases the slope of the driveway.

Diagrams 1A, 1B, & 1C on A9.1 are for reference with the other diagrams.
 Diagrams 2A, 2B & 2C on A9.1 illustrates the portions of the roofs above the 35' maximum height.
 Diagrams 3A, 3B & 3C on A9.1 illustrates how all portions of the roofs are below a 40' height limitation.
 Diagrams 4A, 4B & 4C on A9.1 show how a gable roof with a 6:12 roof pitch is within the guidelines of 40' but severely increases the overall profile of the home. This gable option also overlays our current shed roof to demonstrate the impact the gable roof might have for others view sheds.
 Finally, diagrams 5A, 5B, & 5C on A9.1 show what a hypothetical site of 29.9% slope would impact the 35' maximum height offset. The hypothetical site has no portions of the roofs that break the 35' maximum height.

Due to the extreme nature of this site, where 80% of the buildable site slope is over 30% we feel a height variance is justified. Additionally, the requested variance would have less visual impact than a guideline approved gable roof.



TERMINATION OF JOINT USE AND MAINTENANCE AGREEMENT

This Termination of Joint Use And Maintenance Agreement (the “**Termination**”) is entered into by and between Casey C. Rosen and Lisa A. Boyce (jointly, the “**Lot 149BR Owner**”) and Donna E. Jones (the “**Lot 149AR Owner**”), effective as of September 20, 2016 (the “**Effective Date**”). The Lot 149BR Owner and the Lot 149AR Owner sometimes individually shall be referenced as “**Party**” and jointly as the “**Parties.**”

WHEREAS, the Parties’ predecessors in interest jointly granted to each other joint access, parking, utility and maintenance easements (collectively, the “**Easements**”) by (i) that certain Joint Use and Maintenance Agreement recorded in the Official Records of the San Miguel County Clerk and Recorder’s Office (the “**Official Records**”) on January 31, 2000 at Reception No. 332167 (the “**Easement Agreement**”) and (ii) references depicted on, and set forth in Note 13, of the Amendment to the Final Plat of Lots 149A, 149B, 150 and Tract OS-1 recorded in the Official Records on October 9, 1998 at Reception No. 321703 (the “**Replat**”).

WHEREAS, the Lot 149AR Owner has agreed to and desires to terminate the Easements, and thus seeks to terminate the Easement Agreement and void any references made to the Easements, as set forth in the Replat.

WHEREAS, the 149BR Owner similarly has agreed to and desires to terminate the Easements, and thus seeks to terminate the Easement Agreement and void any references made to the Easements, as set forth in the Replat.

WHEREAS, the Parties do not seek to amend, modify or delete any provision of the Replat not pertaining to the Easements or its Note 13.

NOW THEREFORE, the Parties to the Easement Agreement and the Replat hereby execute and deliver this Termination for purposes of fully terminating, vacating, and abandoning the Easements, and, upon recordation, thereby terminating the Easement Agreement and all rights and obligations pertaining to the Easements contained within the Easement Agreement and the Replat, effective as of the Effective Date.

(Signatures on the follow page)

THE LOT 149BR OWNER:

By: _____
Casey C. Rosen

By: _____
Lisa A. Boyce

STATE OF _____)
) ss.
COUNTY OF _____)

The foregoing was acknowledged before me by Casey C. Rosen and Lisa A. Boyce on this ____ day of September, 2016.

My commission expires: _____
Witness my hand and official seal.

Notary Public

THE LOT 149AR OWNER:

By: _____
Donna E. Jones

STATE OF _____)
) ss.
COUNTY OF _____)

The foregoing was acknowledged before me by Donna E. Jones on this ____ day of September, 2016.

My commission expires: _____
Witness my hand and official seal.

Notary Public



**PLANNING & DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION**

455 Mountain Village Blvd.
Mountain Village, CO 81435
(970) 728-1392

TO: Design Review Board
FROM: Dave Bangert
FOR: Meeting of March 30, 2017
DATE: March 23, 2017
RE: Conceptual work session for a new single-family dwelling on Lot 600BR-3, Trails Edge

PROJECT GEOGRAPHY

Application Overview: The purpose of this agenda item is to allow the Design Review Board (DRB) to provide initial direction to the applicant regarding a proposed new single family home.

Legal Description: Lot 600BR-3
Address: Trails Edge
Applicant/Agent: Jack Wesson Architects, Inc.
Owner: BCW Properties, LLC
Zoning: Single-Family Zone District
Existing Use: Vacant Lot
Proposed Use: Single-Family
Lot Size: 0.124 acres

Adjacent Land Uses:

- **North:** Open Space
- **South:** Multi-Family
- **East:** Single-Family
- **West:** Single-Family

ATTACHMENTS

- Exhibit A: Narrative
- Exhibit B: Plan Set

BACKGROUND

The applicant has submitted an application in accordance with the provisions of Section 17.4.6 of the Community Development Code (CDC) for a conceptual work session with the Design Review Board. The proposed project consists of a 480 square foot garage and a 4,082 square foot single-family home located on lot 600BR-3. The size of the proposed home will require it to have a fire sprinkler system per the TFPD. The purpose of the work session is to allow the applicant and DRB to have an informal, non-binding review and discussion about the project, potential issues and possible solutions. Staff has conducted a cursory review of the project in relation to the intent and standards of the Design Regulations of the CDC (Chapter 17.5).

PROJECT SUMMARY

CDC Provision	Requirement	Proposed
Maximum Building Height	40' maximum (35'+5' for gable roof)	34' – 11 1/8"
Maximum Avg Building Height	35' maximum (30'+5' for gable roof)	19' – 9 1/4"
Maximum Lot Coverage	40% maximum	40%
General Easement Setbacks		
North	GE vacated	13' to lot line
South	8' setback from lot line	20' to lot line
East	8' setback from lot line	8' to lot line
West	8' setback from lot line	8' to lot line
Roof Pitch		
Primary	6:12 to 12:12	12:12
Secondary	4:12 unless specific approval	4:12 and 5:12
Exterior Material		
Stone	35%	39.2%
Wood	25% (No requirement)	23.3%
Windows/Doors	40% maximum for windows	21.1%
Metal Accents	Specific Approval	15.9%
Parking	2 enclosed and 2 non-tandem	2 enclosed and 2 exterior

CURSORY ANALYSIS

Overview

Lot 600BR-3 is a small (0.124 acres) rectangular shaped lot that slopes from north to south. The two adjacent lots to the west and east have homes already constructed so this site will be limited for construction and staging due to the eight foot setbacks on each lot. This project will be under the new Design Regulations that took effect on March 16, 2017.

Site

The tree cover on the lot is almost entirely aspens with a few small spruce and fir mixed with the aspen understory. Most of the aspen overstory is in decline and will be removed either for the home construction or wildfire mitigation. All structures and improvements are out of the setback area. However the east and west roof overhangs are right at the eight foot setback lines and the proposed exterior parking extends into the southern eight foot setback. Due to the foundation being within five feet of the setbacks this will require a monumented survey prior to pouring foundation footers. At 40% lot coverage the project is right at the 40% maximum.

Roof forms and pitches

The proposed roof forms are a combination of three primary gables and six sheds. The gables have a 12:12 pitch and the secondary shed roofs have pitches from 4:12 to 5:12. This roof design meets the new regulations in that it is composed of multiple forms with sloped planes, varied ridgelines and vertical offsets. The maximum and average roofs heights are all compliant, at 34' – 11 1/8" and 19' – 9 1/4" respectively.

Materials

The proposed home will have a grounded stone base (Telluride Gold, grouting TBD), eight inch vertical wood siding (barn wood or stained), metal clad windows (color TBD), metal roof (rusted standing seam) with snow fencing and heated gutters and oil rubbed metal panels and C-

channel. All materials meet the design guidelines but specific approval from the DRB will be required for any use of metal as siding material.

Windows

The total fenestration for the proposed home is 21.1%. All windows proposed are metal clad, color to be determined. The majority of the windows are under the 40 sq. ft. for uninterrupted glass with one window at 42.5 sq. ft. There is no window trim proposed on the design and the siding will run to the window frames. The DRB should consider if this amount of fenestration is appropriate for the design of the home and the surrounding area.

Driveway

The proposed driveway has a maximum grade of 10% which is the allowable maximum for transitional sections less than 500'. Due to the driveway grades the review authority may require that a snowmelt system be incorporated into the driveway design.

Parking

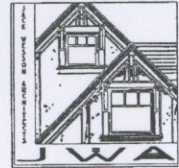
The Proposed parking plan has two interior spaces and two exterior spaces however the exterior spaces encroach in to the 8' southern setback. Applicant has indicated that they can move the design to the north if necessary.

Potential Design Variations and Specific Approvals

- 15.9% metal accent material
- Driveway grades

RECOMMENDATION

Work sessions provide an opportunity for the DRB to informally review a proposed application. As such, the DRB can only provide general comments and direction, with no formal decision. It should also be noted that Staff conducts only a high level, cursory review, with the more detailed and thorough review left to the formal process. Therefore, the DRB and staff review and comments will evolve as the project moves through the DRB process.



NARRATIVE

3-13-17

To: Community Development Department
Design Review Board
Mountain Village, CO

From: Jack Wesson
Jack Wesson Architects, Inc.
333 W. Colorado Ave. #4
P.O. Box 2051
Telluride, CO 81435
(970) 728-9755 xt.28
(970) 728-4483 fax
jack@wessonarch.com

Re: Design Review Submission Narrative for a Single Family Residence
Lot 600BR-3, Mountain Village CO

This single family residence is proposed to be built on lot BR600-3 Trails Edge (lot size 3250 sf). The interior gross heated area is approximately 4082 s.f plus a 480 s.f. two car garage. The design esthetic is a rustic, mining vernacular, in keeping with the HOA design guidelines in the Trails Edge Subdivision. The exterior materials incorporate antique barn wood siding and timbers, stone and rusted metal. Roof forms are traditional and include gable and shed forms. The project is compliant with the Land Use Ordinance; the massing is within the maximum height limits site coverage (2167 sf.) does not exceed 40% (40.0%). The applicant would like to ask the DRB if they would allow an increase the below grade basement space under the driveway, an area that does not count in the site coverage area, beyond the 40% threshold since there are no above grade visual impacts..

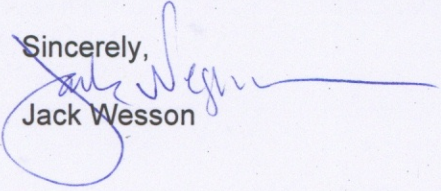
No variances are requested.

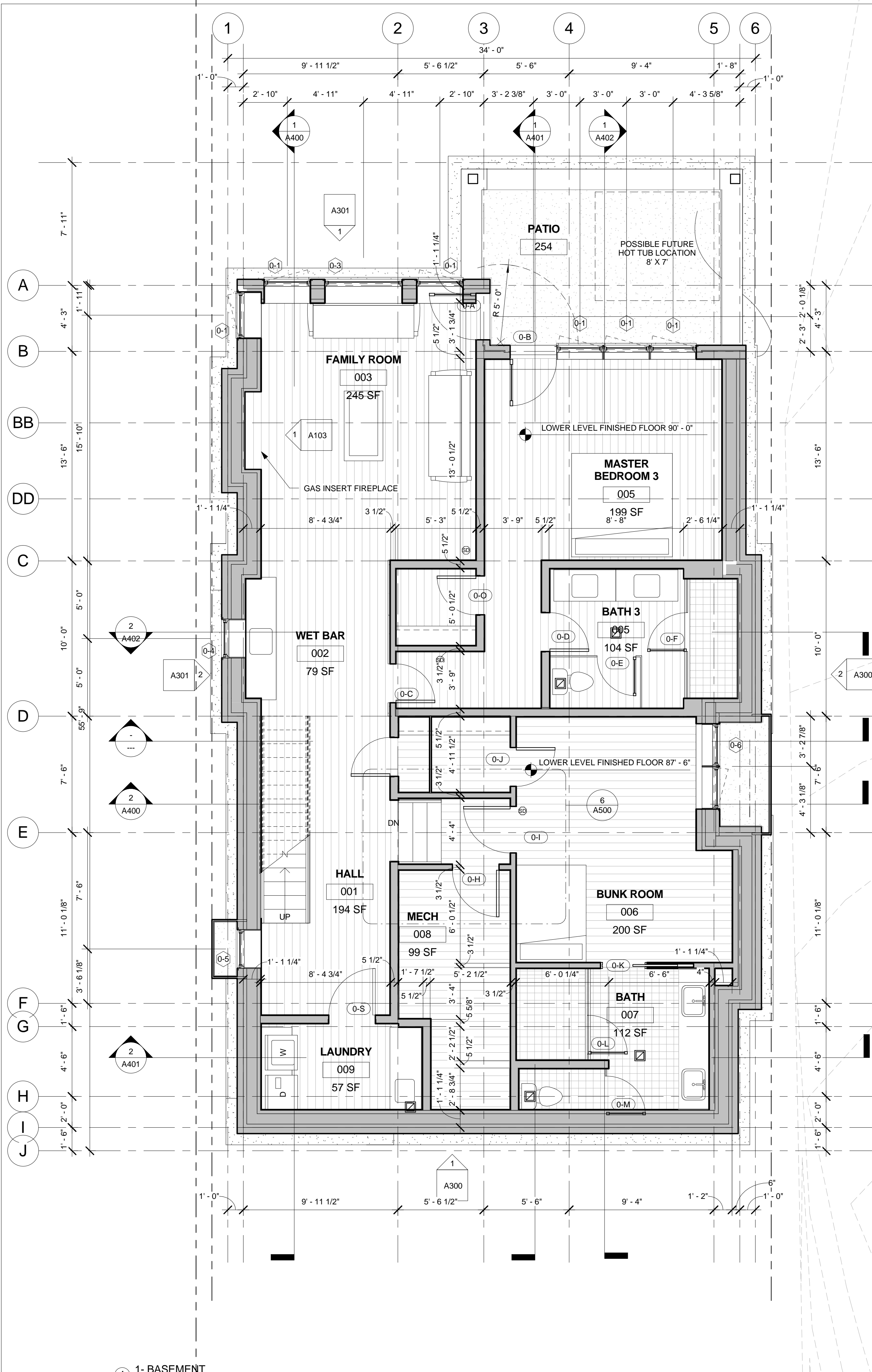
The exterior materials meet the surface area criteria:

stone veneer s 39.2% (exceeds 35%)
fenestration is 21.1%
wood is 23.3%
metal accent is 15.9%

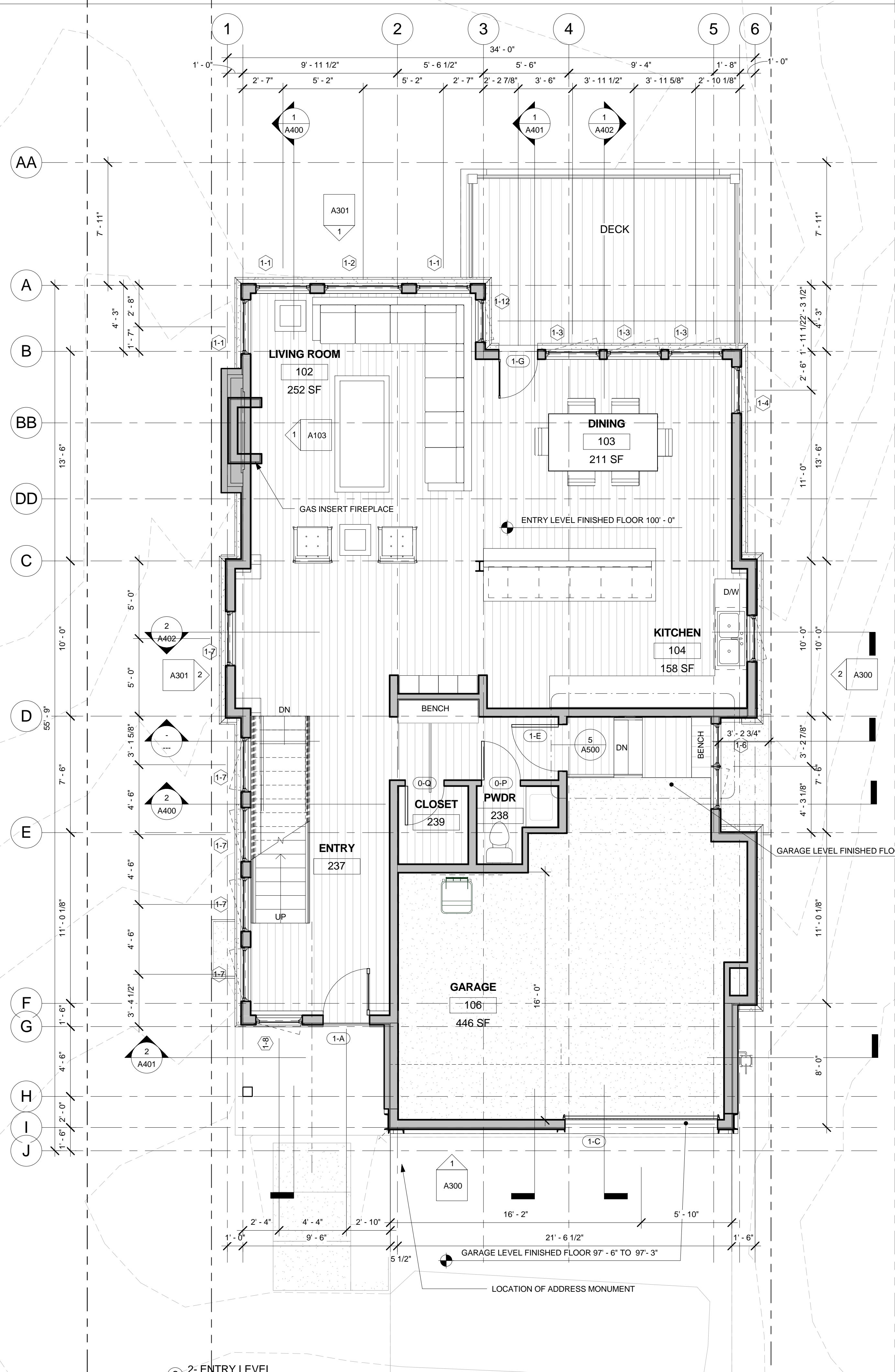
Site Coverage: 2167 sf (40%)
Floor Area Living: 4082 sf
Floor Area Garage 480 sf
Ave. Ht. 19'-9 1/4"
Max. Ht. 34'-11 1/8"

Sincerely,


Jack Wesson

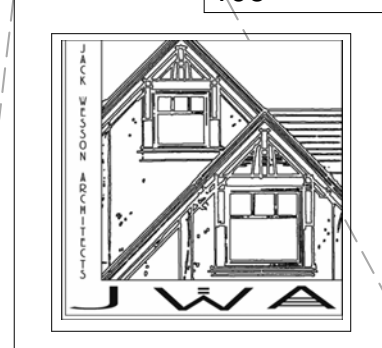


1- BASEMENT
1/4" = 1'-0"



2- ENTRY LEVEL
1/4" = 1'-0"

Window Schedule		
Type Mark	Nominal Height	Nominal Width
0-1	5'-0"	3'-0"
0-1	5'-0"	3'-0"
0-1	5'-0"	3'-0"
0-1	5'-0"	3'-0"
0-1	5'-0"	3'-0"
0-3	5'-0"	5'-0"
0-4	3'-0"	2'-6"
0-5	4'-0"	2'-6"
0-6	5'-0"	2'-9"
0-6	5'-0"	2'-9"
1-1	8'-6"	3'-6"
1-1	8'-6"	3'-6"
1-1	8'-6"	3'-6"
1-2	8'-6"	5'-0"
1-3	5'-6"	3'-6"
1-3	5'-6"	3'-6"
1-3	5'-6"	3'-6"
1-4	6'-0"	3'-0"
1-6	5'-6"	2'-9"
1-6	5'-6"	2'-9"
1-7	6'-0 7/8"	3'-6"
1-7	6'-0 7/8"	3'-6"
1-7	6'-0 7/8"	3'-6"
1-7	6'-0 7/8"	3'-6"
1-8	6'-0"	3'-0"
1-9	5'-2"	3'-0"
1-10	8'-0 7/8"	4'-0"
1-10	8'-0 7/8"	4'-0"
1-11	4'-0 7/8"	3'-6"
1-11	4'-0 7/8"	3'-6"
1-11	4'-0 7/8"	3'-6"
1-11	4'-0 7/8"	3'-6"
1-12	8'-6"	2'-9"
1-14	4'-0 7/8"	3'-6"
2-1	5'-9 7/8"	5'-0"
2-2	1'-6"	2'-6"
2-2	1'-6"	2'-6"
2-4	6'-6 7/8"	4'-0"
2-5	5'-0 7/8"	2'-6"
2-6	8'-0 7/8"	3'-0"
106	2'-6"	2'-6"
106	2'-6"	2'-6"
106	2'-6"	2'-6"
106	2'-6"	2'-6"
106	2'-6"	2'-6"



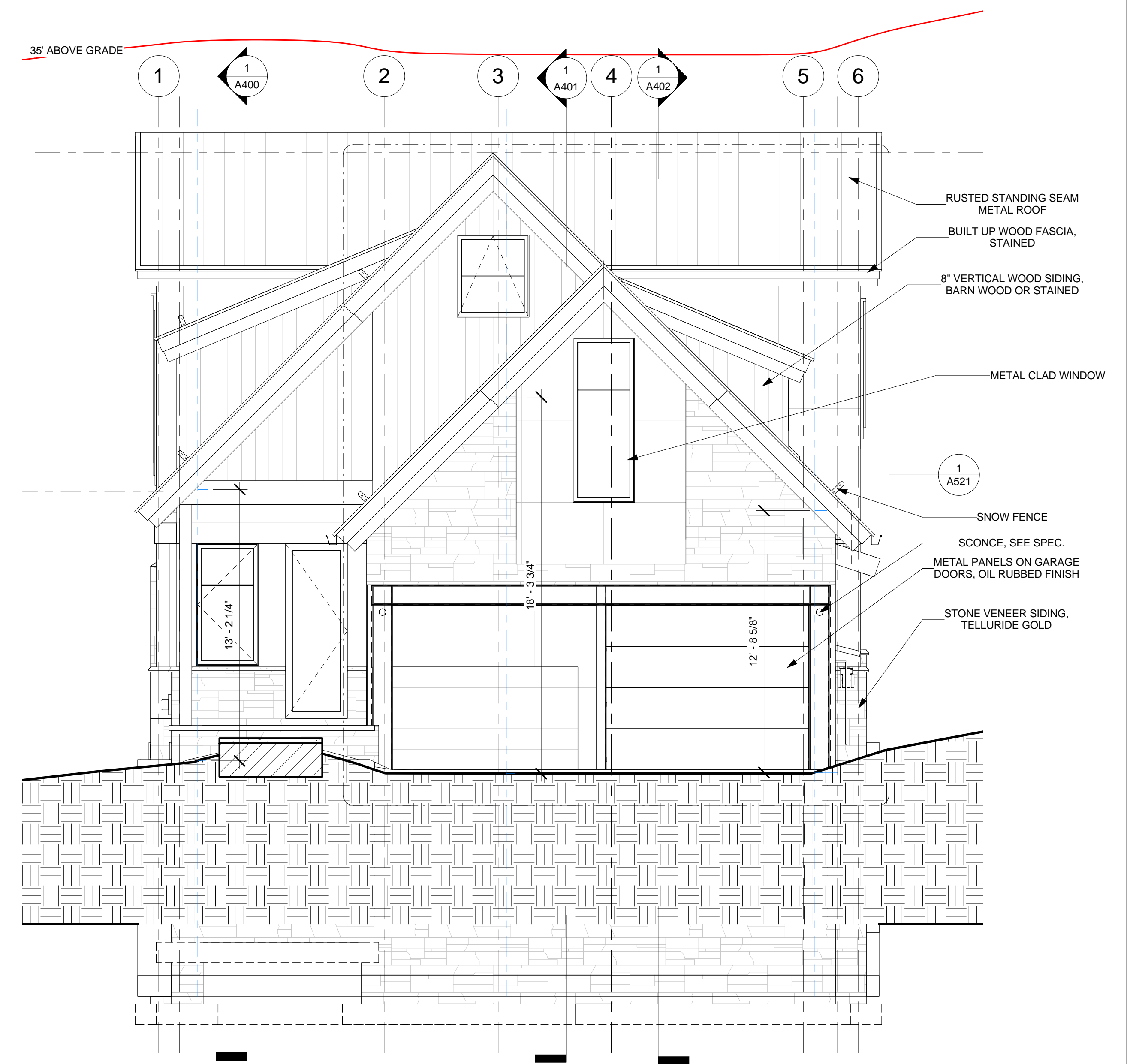
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110 SOUTH PINE ST #110
TELLURIDE, COLORADO 81435
TEL: 970.728.9755
FAX: 970.728.9724
jack@wessonarch.com
www.jackwessonarchitects.com

MARK	REV	DATE	DESCRIPTION
3-14-17	DRB WORKSESSION		
3-13-17	REVIT DRAWINGS		
PROJECT NAME	TRAILS EDGE 3		
PROJECT MANAGER	LOT 900BR-3		
DRAWN BY	MOUNTAIN VILLAGE, COLORADO 81435		
REVIEWED BY	SHEET DESCRIPTION		
2006 JWB	FLOOR PLANS		
	SHEET NUMBER		
	A201		

PROJECT NAME: TRAILS EDGE 3
LOT 900BR-3
MOUNTAIN VILLAGE, COLORADO 81435
SHEET DESCRIPTION: FLOOR PLANS
SHEET NUMBER: A201



② 4 EAST ELEVATION
1/4" = 1'-0"



① 1 SOUTH ELEVATION
1/4" = 1'-0"

AVERAGE ROOF HEIGHT = 19'-9 1/4"
MAX ROOF HEIGHT = 34'-11 1/8"



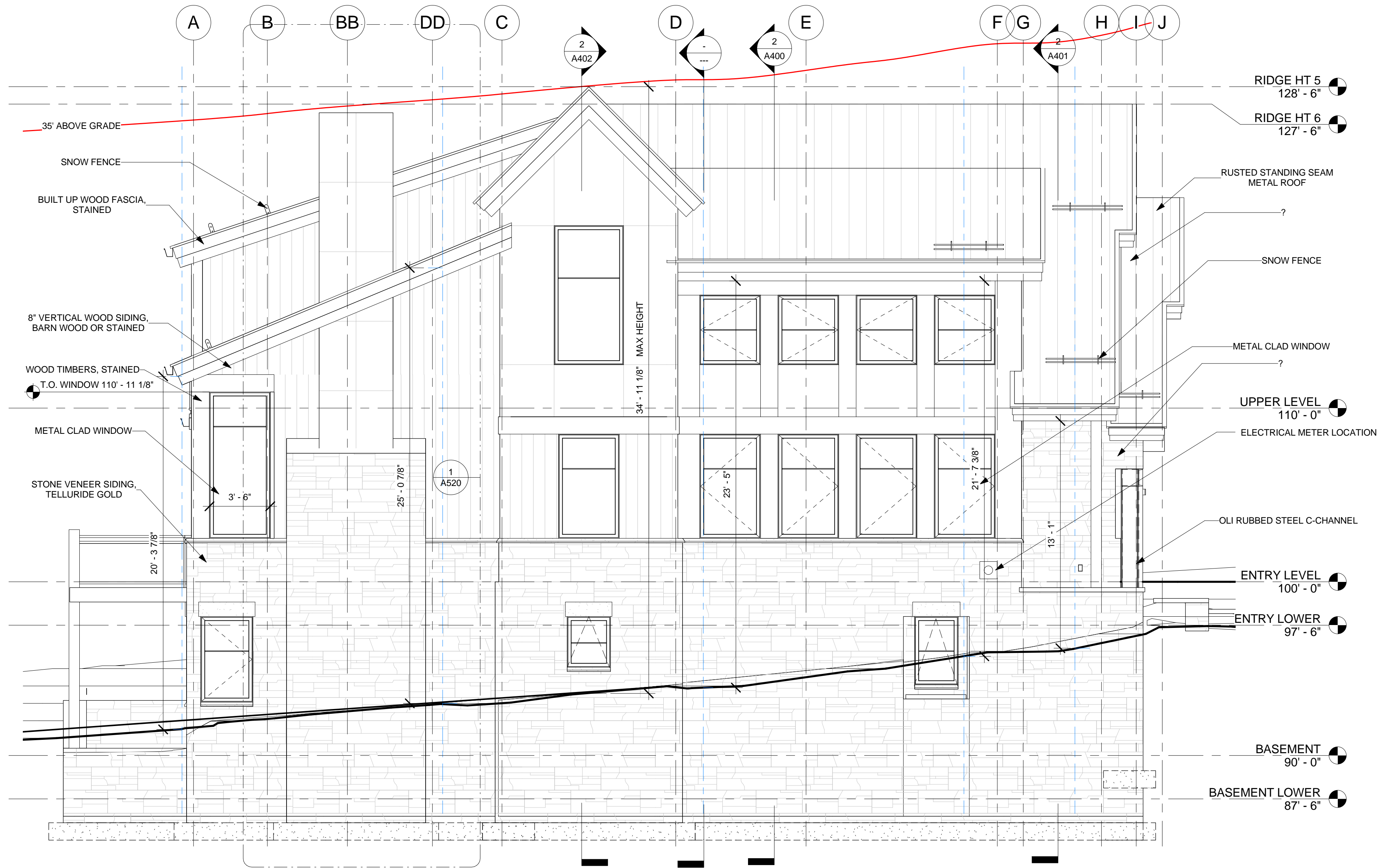
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jack@wessonarch.com
www.jackwessonarchitects.com

MARK	REV. DATE	DESCRIPTION
3-14-17	DRB WORKSESSION	
3-13-17	REVIT DRAWINGS	
PROJECT NAME: PROJECT MANAGER: DRAWN BY: REVIEWED BY: 2006 JWR		

PROJECT NAME:
TRAILS EDGE 3
LOT 900BR-3
MOUNTAIN VILLAGE, COLORADO 81435

SHEET DESCRIPTION:
ELEVATIONS

SHEET NUMBER:
A300



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



3 NORTH ELEVATION
1/4" = 1'-0"



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jack@wessonarch.com
www.jackwessonarchitects.com

PROJECT NAME:
TRAILS EDGE 3
LOT 900BR-3
MOUNTAIN VILLAGE, COLORADO 81435

SHEET DESCRIPTION:
ELEVATIONS

SHEET NUMBER:
A301

MARK	REV. DATE	DESCRIPTION
3-14-17	DRB WORKSESSION	
3-13-17	REVIT DRAWINGS	
PROJECT NAME:	PROJECT MANAGER:	
DRAWN BY:	REVIEWED BY:	
2006 JWR		



PLANNING & DEVELOPMENT SERVICES

455 Mountain Village Boulevard, Suite A
Mountain Village, CO 81435
(970) 728-1392

TO: Design Review Board
FROM: Sam Starr, Town Planner
FOR: March 30, 2017 DRB Meeting
DATE: March 23, 2017
RE: A Design Review Report on Appropriateness of a Panning Sluice Amusement on Open Space Parcel OS-3X in Heritage Plaza; and B. Update on Other Heritage Plaza Amusements

PROJECT GEOGRAPHY

Legal Description: Open Space Parcel OS-3X
Address: Heritage Plaza Mountain Village, Colorado
Applicant/Agent: Gravity Play Entertainment, LLC
Owner: Town of Mountain Village
Zoning: Active Open Space
Existing Use: N/A
Proposed Use: Temporary Amusement featuring a Panning Sluice; Bungee Jump and Ropes Course
Lot Area: 2.73 acres
Adjacent Land Uses:

- **North:** Active Open Space, Village Center
- **South:** Active Open Space, ski area
- **East:** Active Open Space, Village Center
- **West:** Active Open Space, Village Center

ATTACHMENTS

- Attachment A: Past Conditional Use Permit Application & Applicant Narrative
- Attachment B: Site Map
- Attachment C: Telluride Historical Museum Mining Rough Numbers, Recorded by Year

A. REPORT ON PANNING SLUICE

BACKGROUND

Gravity Play has a conditional use permit (CUP) to operate a panning sluice amusement on the south side of Heritage Plaza as shown on Attachment A during the summer season, seven days a week from approximately 10 am to 6 pm. The amusement is a self-contained working replica of an actual mining sluice and provides guests with a hands-on educational activity. The sluice sections are designed to accommodate 15 guests who will be sifting mining rough (sand) in moving water to reveal gemstones and minerals. The amusement is 42' long and 8' wide and requires an area approximately 44' long and 15' wide.

The sluice is handicapped accessible. The existing conditional use permit allows for staff approval on a yearly basis. However, when the Design Review Board approved the CUP a request was made for an update on the progress of the sluicing activity and its impact on surrounding uses. The Telluride Historical Museum has a similar exhibit, and has raised concerns regarding the loss in business over the past year. Staff has not heard other complaints or concerns raised by other plaza tenants.

The conditions on the mining sluice from last year include:

The Applicant shall enter into a Plaza License Agreement ("PLA") with the Town before beginning operation of the business;

2. The Applicant shall be required to place and operate the use as stated in their application;
3. The Business shall be allowed to operate generally from June 11th to August 14th between the hours of 10 am to 6 pm; Sunday through Saturday with the exception of Wednesday when operating hours shall be between the hours of 11 am to 6 pm and a Town approved sign indicating the operational hours shall be posted on site;
4. The Town shall have the right to temporarily relocate the Business to an alternate location within Heritage Plaza (OS-3X) if there are conflicts with festivals, special events or other uses of the plaza;
5. The Business must be operated in compliance with an Operation Plan submitted to and approved by the Town that described the operating, repair, maintenance and safety procedures;
6. The Business shall be allowed to operate under this approval for one (1) year; thereafter the use shall be reviewed and may be renewed by staff on an annual basis; and
7. The Applicant shall incorporate local mining history into the educational display case with collaboration with Telluride Historical Museum staff.

RECOMMENDATION

Staff is presenting this as an informational item and to gain the DRB's perspective on the appropriateness of the use and other potential conditions.

B. UPDATE ON OTHER HERITAGE PLAZA AMUSEMENTS

Gravity Play has also operated a bungee trampoline on Heritage Plaza since 2010. This activity has been authorized by a Special Use Permit, and is renewed by planning staff on a yearly basis. The bungee trampoline also requires a PLA, and the current agreement will expire on 8/10/2017. In addition to the sluice activity and bungee trampoline, Gravity Play runs a ropes course on OS-3U, and has operated the course since 2014. The Conditional Use Permit for this activity expires on 3/15/2017.



CONDITIONAL USE PERMIT APPLICATION

Planning & Development Services
Department
Planning Division
455 Mountain Village Blvd.
Mountain Village, CO 81435

The Planning & Development Services Department is here to assist you with your development application pursuant to the Community Development Code (CDC).

This publication outlines the Conditional Use Permit Development Application process of the CDC and also provides the submittal requirements for such development application.

Contents of the Publication

This publication is intended to address the submittal requirements for a Conditional Use Permit Development Application consistent with the Conditional Use Permit Process. It is each applicant's responsibility to review the CDC and any associated regulations to ensure a full understanding of the development application process.

Development Review Process

Conditional Use Permit Development Applications shall be processed as a class 4 application as provided for in the CDC, with a Design Review Board (DRB) recommendation and Town Council approval. After any required conceptual work session with the DRB and/or the Town Council, the class 4 development application process generally consists of the following steps:

- Step 1: Pre-submittal Meeting with Applicant and Planning Division**
- Step 2: Applicant Development Application Submittal**
- Step 3: Planning Division Development Application Completeness Check**
- Step 4: Planning Division Development Application Referral and Review**
- Step 5: Planning Division Follow-up Communication**
- Step 6: Applicant Plan Revisions**
- Step 7: Planning Division Schedule Review Authority Public Hearing**
- Step 8: Applicant Public Noticing (Minimum of 30 days prior to hearing)**
- Step 9: Planning Division Preparation of Staff Report**
- Step 10: Design Review Board (Recommendation) and Town Council Public Hearings**
- Step 11: Review Authority Action**
- Step 12: Planning Division Provides Notice of Action**
- Step 13: Effective Date of Application Decision and Appeal**
- Step 14: Length of Validity (Generally 18 months unless longer vesting)**

Development Application Submittal Requirements:

The following forms, information and plans will need to be submitted in order to have a complete development application. Situations will occur when all of the listed submittal requirements will not be required and where items not listed as submittal requirements will be required in order for the Town to have sufficient information to fully evaluate the impacts of a development application. The Planning Division is therefore authorized to determine, based on the nature of a development application, whether to waive submittal requirements or require additional submittal requirements.



CONDITIONAL USE PERMIT APPLICATION

**Planning & Development Services
Department**
Planning Division
 455 Mountain Village Blvd.
 Mountain Village, CO 81435

Submitted (Office Use)	Item No	Submittal Requirements
	1.	Application Form. Completed application form (Attached).
	2.	Fees. \$1,000 for 8 hours; hourly rate thereafter. The applicant and property owner are responsible for paying all Town fees as set forth in the fee resolution, and are also required by the CDC to pay for Town legal fees, the cost of special studies, and other fees as set forth in the CDC. Such fees are considered a condition precedent to having a complete development application, and shall be paid prior to the Town issuing the final approval.
	3.	Proof of Ownership. Copy of current deed or title report on the effected property.
	4.	Agency Letter. If application is not submitted by the owner of the property, a letter of agency, signed by the property owner giving permission to a firm or person to submit the requested land use application (Attached).
	5.	HOA Letter. For development on property that is owned in common by a homeowners association, the development application shall include: A. A letter from the Homeowner’s Association (HOA) board giving permission for the application (Attached), and, where a vote is required by the HOA governing documents, a copy of the proof of the vote and outcome of such vote. B. A copy of the HOA governing documents, including bylaws and declaration.
	6.	Title Report. Copy of current title report for the property listing all encumbrances.
	7.	Development Narrative. A written narrative of the development application that outlines the request. The narrative should include a summary of how the application meets the key requirements of the CDC, such as the applicable criteria for decision.
	8.	Existing Condition Plan. A stamped, monumented land survey prepared by a Colorado registered land surveyor showing existing site and surrounding access (driveway or roadway route, utility route, etc.) conditions drawn at a scale of 1” = 10’ to a maximum of 1” = 30’ showing the following information:
		A. Lot Size. Lot size needs to be shown.
		B. Existing Lot Lines. Existing platted lot lines need to be shown with distances, bearings and a basis of bearing. Existing property pins or monuments found and the relationship to the established corner also need to be shown.
		C. Existing Topography. Existing topography needs to be shown with two foot contour intervals, including spot elevations at the edge of asphalt along any roadway or driveway frontage for the intended accessway at 25 foot intervals.
		D. Steep Slopes. Any slopes that are 30% or greater shall be mapped with a shaded or hatched pattern.
		E. Wetlands, Ponds, Streams or Drainages (if any). Wetlands, ponds, streams and drainages need to be shown. Recent wetland delineation by qualified consultant must be surveyed and shown on proposed site plan for United States Army Corps of Engineers approval. If wetlands are located adjacent to the development site, such wetland area also needs to be shown.
		F. Easements. Indicated all easements shown on the governing plats and recorded against the property.



CONDITIONAL USE PERMIT APPLICATION

Planning & Development Services
Department
Planning Division
 455 Mountain Village Blvd.
 Mountain Village, CO 81435

Submitted (Office Use)	Item No	Submittal Requirements
		G. Utilities. All underground and above ground utilities and pedestals or transformers need to be shown.
		H. Existing Improvements. Any existing site improvements need to be shown, such as buildings (including driplines), drainage systems, trails (if part of official Town trail system as shown in the Comprehensive Plan), sidewalks, roadways, driveways, light poles and fences.
		I. Fire Mitigation/Forestry Management. A tree survey of all trees with a diameter at breast height of four inches (4") or greater shall be shown to ensure compliance with the fire mitigation and forestry management requirements.
	9.	Proposed Development Plan. The following information needs to be submitted:
		A. Grading Plan. An access and grading plan prepared by a Colorado registered professional engineer showing how the project can meet the CDC roadway and driveway standards, grading and drainage design requirements and pedestrian connections, as applicable, with proposed grading shown with a solid line and spot elevations as needed. Traffic control and safety devices required to be provided by the Subdivision Regulations shall be described and locations depicted.
		B. Conceptual Building Elevations and Floor plans: Conceptual architectural plans prepared by a Colorado licensed architect designed in accordance with the applicable regulations of the CDC (Design Regulations, Zoning Regulations, etc.) including but not limited to building elevations and floorplans with a scale of ¼" = 1' to 1/16" = 1' for larger scale projects.
		C. Computer Massing Model. A computer massing model with interactive viewing capability (360 degree rotation, fly by, etc.) showing the proposed buildings and surrounding development to scale so the land uses and the visual impacts of the project can be evaluated pursuant to applicable CDC and Comprehensive Plan regulations.
		D. Conceptual Landscaping Plan. A conceptual landscaping plan in accordance with the Landscaping Regulations shall be designed and prepared by an American Society of Landscape Architecture certified designer or a landscape professional with experience in creating and planting landscape plans in montane and subalpine life zones.
	10.	E. Engineered Infrastructure Plan. The development shall include sufficient infrastructure designed by a Colorado registered professional engineer, including but not limited to vehicular and pedestrian access, mass transit connections, parking, traffic circulation, fire access, water, sewer and other utilities. <ul style="list-style-type: none"> i. Utility Plan. A composite utility plan showing the intended routes for providing water, sewer, electric, cable and telecommunications. ii. Water and Fireflow. For developments that require the extension of the Town's water system to serve additional lots for development, water supply and fire flow information shall be provided in accordance with the Fire Code. iii. Evidence of Adequate Water, Sewage Disposal and Utilities. The applicant shall



CONDITIONAL USE PERMIT APPLICATION

**Planning & Development Services
Department**
Planning Division
 455 Mountain Village Blvd.
 Mountain Village, CO 81435

Submitted (Office Use)	Item No	Submittal Requirements
		<p>consult with the director of the Public Works Department, San Miguel Power Association and Source Gas prior to the submission of a development application to include statements from such agencies in the application on the availability of utilities to serve the intended development.</p> <p>iv. Access Plan. An access plan providing access to and from the site of the development shall be provided, including any needed infrastructure improvements as may be required by the Subdivision Regulations and the Road and Driveway Standards.</p>
	11.	<p>Geotechnical Report. A geotechnical report prepared by a Colorado registered professional engineer or geologist shall be provided for all lots that have never been platted and zoned for development, such as a lot that is zoned for open space that is now intended for development as envisioned in the Mountain Village Comprehensive Plan.</p>
	12.	<p>Proposed Legal Instruments: A draft of any proposed or needed HOA documents (bylaws, general declaration, etc), easements, development agreements or other legal instruments.</p>
	13.	<p>Practicable Alternatives Analysis: For development proposing disturbance to wetlands, the general easement or slopes greater than 30%, the Town may require an applicant prepare a practicable alternatives analysis to demonstrate why it is not practicable to avoid such areas.</p>
	14.	<p>Public Improvements Cost Spreadsheet. The developer shall submit a spreadsheet breaking down the cost of the construction of any public facilities or improvements that are necessary for the development, with such spreadsheet providing the line item total cost, unit cost and unit type (EG. Lineal feet, cubic yards, sq. ft.)</p>
	15.	<p>Plan Set Sheet Requirements. All plans sets as set forth in these submittal requirements shall be formatted to have a sheet size of 24" X 36", with cover sheet providing the contact information of all plan consultants, vicinity map, and sheet index; and all sheets showing date of original plan preparation and all revision dates, sheet labels and numbers, borders, title blocks, project name, lot number, address and legends.</p> <p>A. All plans submitted by a Colorado licensed architect, surveyor, geologist or interior designer shall be electronically stamped and signed without a locked signature to allow for commenting on the plan sets.</p>
	16.	<p>ePlan Submittal. All development applications shall be submitted pursuant to the ePlans submittal process as outlined the following publication: https://townofmountainvillage.com/media/ePlans-Electronic-Submittal-and-Review.pdf</p>

Questions and/or comments on ePlans Process can be directed to cd@mtnvillage.org or call 970-728-1392.



CONDITIONAL USE PERMIT APPLICATION

**Planning & Development Services
 Department
 Planning Division**
 455 Mountain Village Blvd.
 Mountain Village, CO 81435

CONIDITIONAL USE PERMIT APPLICATION			
APPLICANT INFORMATION			
Name: J. Scott Butler GPA & GPE, Inc. dba. Gravity Play		E-mail Address: gravityplay@hotmail.com	
Mailing Address: 1272 Dream Lake Ct.		Phone: 719-531-7510	
City: Colorado Springs	State: CO	Zip Code: 80921	
Mountain Village Business License Number: 001655			
PROPERTY INFORMATION			
Physical Address: Heritage Plaza		Acreage: 2.726	
Zone District: Village Center	Zoning Designations: Open Space	Density Assigned to the Lot or Site: N/A	
Legal Description: Open Space Parcel OS-3X			
Existing Land Uses: Heritage Plaza			
Proposed Land Uses: Temporary amusement featuring a Panning Sluice			
OWNER INFORMATION			
Property Owner: Town of Mountain Village		E-mail Address: cd@mtnvillage.org	
Mailing Address: 455 Mountain Village Blvd		Phone: 970-728-1392	
City: Mountain Village	State: CO	Zip Code: 81435	
DESCRIPTION OF REQUEST			
Set up of Gemstone Panning Sluice			



CONDITIONAL USE PERMIT APPLICATION

Planning & Development Services
Department
Planning Division
455 Mountain Village Blvd.
Mountain Village, CO 81435

**OWNER/APPLICANT
ACKNOWLEDGEMENT
OF RESPONSIBILITIES**

I, J. Scott Butler, the owner of Lot N/A (the "Property") hereby certify that the statements made by myself and my agents on this application are true and correct. I acknowledge that any misrepresentation of any information on the application submittal may be grounds for denial of the development application or the imposition of penalties and/or fines pursuant to the Community Development Code. We have familiarized ourselves with the rules, regulations and procedures with respect to preparing and filing the development application. We agree to allow access to the proposed development site at all times by members of Town staff, DRB and Town Council. We agree that if this request is approved, it is issued on the representations made in the development application submittal, and any approval or subsequently issued building permit(s) or other type of permit(s) may be revoked without notice if there is a breach of representations or conditions of approval. By signing this acknowledgement, I understand and agree that I am responsible for the completion of all required on-site and off-site improvements as shown and approved on the final plan(s) (including but not limited to: landscaping, paving, lighting, etc.). We further understand that I (we) are responsible for paying Town legal fees and other fees as set forth in the Community Development Code.

Signature of Owner

Date

J. Scott Butler

12/11/15

Signature of Applicant/Agent

Date

OFFICE USE ONLY

Fee Paid:

By:

Planner:



CONDITIONAL USE PERMIT APPLICATION

Planning & Development Services
Department
Planning Division
455 Mountain Village Blvd.
Mountain Village, CO 81435

OWNER AGENT AUTHORIZATION FORM

I have reviewed the application and hereby authorize *(insert agent name)* J. Scott Butler of
(insert agent's business name) CPA & GPE, Inc, to be and to act as my
designated representative and represent the development application through all aspects of the development
review process with the Town of Mountain Village.

2/15/2016

(Signature)

(Date)

Kim E. Montgomery

(Printed name)



CONDITIONAL USE PERMIT APPLICATION

Planning & Development Services
Department
Planning Division
455 Mountain Village Blvd.
Mountain Village, CO 81435

HOA APPROVAL LETTER

I, (*print name*) _____, the HOA president of property located at
_____, provide this letter as
written approval of the plans dated _____ which have been submitted to the Town of Mountain
Village Planning & Development Services Department for the proposed improvements to be completed at the
address noted above. I understand that the proposed improvements include (*indicate description of proposed
improvements below*):

(Signature)

(Date)

(Title)

Attachment A

Applicant Narrative

The Gemstone Panning Sluice Amusement that we want to place on the Plaza for the 2016 summer season would be a great addition to Mountain Village. The Panning Sluice is an amusement (attraction) that we have operated at other resorts in southwestern Colorado and it is immensely popular. It would be an obvious fit for Heritage Plaza, especially due to the rich mining history in the Telluride and surrounding area.

The unit we are proposing would require a footprint approximately 8 feet x 42 feet. As you can see from the photos, the unit comes in 3 sections and actually bolts and screws together very easily. It is also a completely self-contained and water tight. We would just add water to the unit and the pumps recirculate the water for the kids to "pan" in. Set up time would be about an hour or two.

The sluice is built from treated lumber and has two basic portions to its design. There is a "falls" portion and then there is a "panning" portion. The falls have a "fake" water barrel on it that we propose putting the "Telluride" pick axe logo on. The Telluride Ski & Golf (TSG) resort has indicated that permission to use the logo will be permitted. The water falls have a recirculating water pump built in where the water is recirculated down the falls and appears to be coming out of the water barrel when it is actually not. This part of the system seems to capture the curious adults trying to figure out where the water is coming from. This water stays clean as it is separate from the panning water.

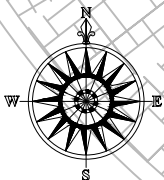
The panning portion is where the kids will take their bags of rough dirt (sand) and do their "panning". When the kids buy their "dirt", they receive the bag of dirt along with a separate zip lock bag for the gems they retrieve and also a gemstone identifier card so they can recognize the different gems as they are panning. The dirt is poured out into a wooden sluice box that has a screened bottom. Kids will then swish this in the water until the gems are revealed and kept. This water is also recirculated from the holding tank at the end of the unit and pumped in a hose hidden under the wood to the top of the panning area, right under the falls.

As far as location, we feel that the best area to place this unit would be in the south central portion of the plaza as shown on Exhibit 2 near the miner sculpture. Having the unit close to the Bungee Operation would also help from a management aspect as it would be close to our other two attractions. The Panning Sluice Amusement would require an area approximately 15 feet x 45 feet which allows the guests to pan for gemstones or watch others identifying their minerals. There is also water, electrical power, and drains located on the plaza.

We envision operating this unit during the same time frame we are operating our Bungee Operation and Ropes Course from approximately June 11, 2016 to August 14, 2016 and staying open from approximately 10 am to 6 pm. Since this is a semi-portable unit, the set up and tear down can be done in a few hours. The water can be removed by a sump pump to a nearby drain in the plaza.

We envision charging approximately \$10 for each bag of mining rough (sand).

Exhibit 2
Site Plan



Heritage Plaza

Fire Lane

Planter

Miner Sculpture

Light Pole

Water

Power

Display Case

Drain

Water Tower

Waterfall

Sluice

Tree Rings
(typ.)

Walk Way

Proposed Gravity Play
Panning Sluice

Planter

Snowboarder

Gravity Play Panning
Sluice Amusement



Mountain Village Special Events
Special Event Map
ph: 970-369-8235 fx: 970-369-8119
www.townofmountainvillage.com

1" = 10'
2-2-16

March 24, 2017

Telluride
Historical
M·U·S·E·U·M



In association with the
Smithsonian Institution

P. O. Box 1597
201 West Gregory Avenue
Telluride, CO 81435-1597
970.728.3344
info@telluridemuseum.org
www.telluridemuseum.org

To: Staff and Members of the Mountain Village Design Review Board
RE: Museum Sluice Concerns

I am writing today to bring to light concerns that the Telluride Historical Museum has with regard to the sluice installment in Mountain Village. Last year, when the sluice operation was announced, I attended both the initial DRB meeting, and the subsequent Town Council meeting to express the Museum's preliminary concerns. Our initial concerns were that the competing operation would not only diminish the Museum's store revenue, but also, and more importantly, would drive down admission numbers for one key demographic the Museum strives to serve: children and students aged 3 to 17.

The Town Council suggested we track both sales and the impact on admissions particularly with this demographic. The Museum has done so, and I am attaching two figures that exhibit some concerning data.

Figure 1 is comprised of two tables. The first table tracks mining rough (buckets of mining material to be used in the sluice) sales from the opening of our sluice through 2016. It is clear that the Museum's operation exhibited steady growth from 2012 to 2015. That trend dropped off markedly with the opening of the Mountain Village operation in 2016. The second table breaks down 2016 sales by month. Again, there is reason for concern. Through June, before the Mountain Village sluice had opened, it appeared as though the Museum was on pace to witness growth again with its operation. June 2016 actually outpaced June 2015, our record year. This positive trend reversed once the sluice in Mountain Village opened in July.

Figure 2 is a graph charting mining rough units sold and student/child admission numbers at the Museum. While there isn't an exact correlation, there does appear to be some connection between the mining rough sales and student/child admissions. As mining rough sales increased, so too, did this demographic group's visitation numbers. For added clarity, it is important to note that 2016's overall admissions numbers set an all-time record at the Museum. In total, 8,231 individuals visited the Museum in 2016 (up from the previous record of 7,513 set in 2015), and every demographic group we track exhibited increased visitation numbers with the exception of the student/child segments.

This concern is not linked solely, or even primarily to revenue- though, obviously, decreasing revenue is a difficult situation for the Museum. Our primary concern is that it is the mission of the Museum to preserve and present the rich history and heritage of Telluride and the surrounding region for the benefit of current and future generations. As such, our sluice set up is not merely an entertainment device. With the rest of the Museum serving as a staging area to provide crucial contextual information, our concern is that children and students are missing information that is key to gaining a better understanding of Telluride's history and heritage, or, simply put, *why* they are sluicing here in the first place. In other words, our worry is that by sluicing solely in Mountain Village they are seeing a puzzle piece with little understanding of the greater, and important, puzzle to which it belongs.

Telluride
Historical
MUSEUM



In association with the
Smithsonian Institution

P. O. Box 1597
201 West Gregory Avenue
Telluride, CO 81435-1597
970.728.3344
info@telluridemuseum.org
www.telluridemuseum.org

All of this said, we do have to allow that there may have been additional contributing factors to the decline in visitation numbers among our child and student segments. One year's worth of data does not constitute a trend. The initial information, however, is concerning, and it would be shortsighted to suggest the Mountain Village sluice element did not have an impact, particularly given the relative success of the operation in only its first year (the 695 units sold in Mountain Village is notably higher than even the Museum's best year).

The Museum does not necessarily feel that it is in its purview to urge either the DRB or the Town Council to withhold approval from Gravity Play for its conditional use permit. We understand that both these bodies must do what is in the best interest for the Town of Mountain Village and its residents. That said, we *would* urge the DRB to consider the data presented herein as it makes its decision going forward. It would be very concerning to the Museum for this initial data to become an ongoing trend. We remain open to discussing alternative interactive experiences in Mountain Village, and, whatever the outcome of the DRB's decision, we will strive to be the most committed partner possible to both the Town and its residents.

If you should have any questions, comments, or concerns regarding this letter or the information attached, please do not hesitate to contact me. I can be reached by phone at (970) 728-3344 or via email at Kiernan@telluridemuseum.org. Thank you again for your consideration.

Sincerely,

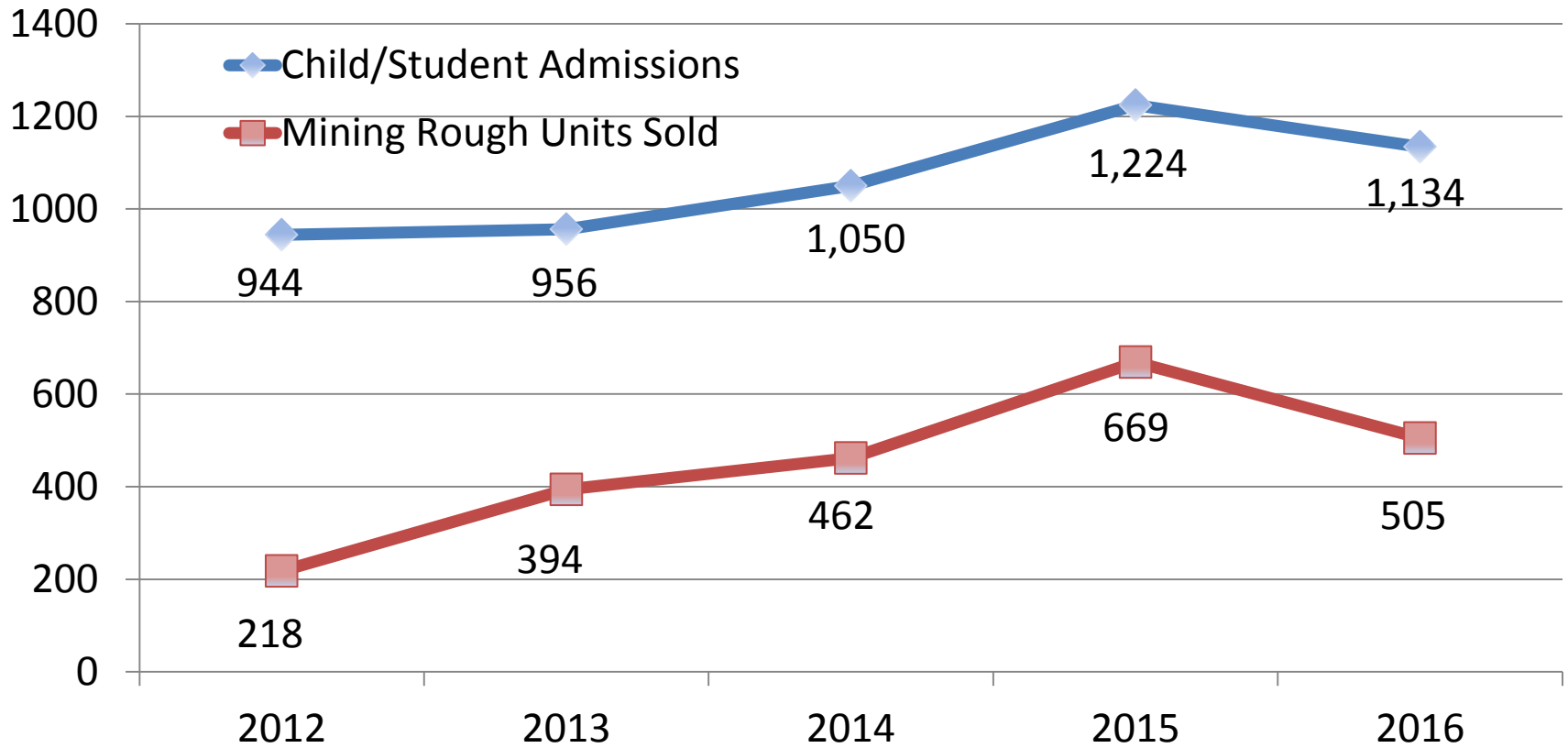
Kiernan Lannon
Executive Director

Fig. 1: Mining Rough Comparison

Year	Units Sold	Revenue
2016	505	\$2,994
2015	669	\$3,990
2014	462.5	\$2,715
2013	394	\$2,300
2012	218	\$1,251

Month	2016 (units)	2015 (units)
June	112	96
July	230	316.5
August	148	224.5
September	15	32

Fig. 2: Children/Student Admissions





PLANNING AND DEVELOPMENT SERVICES

455 Mountain Village Blvd.
Mountain Village, CO 81435
(970) 728-1392

TO: Design Review Board

FROM: Sam Starr, Town Planner

FOR: DRB Public Hearing on March 30th, 2017, Agenda Item #7

DATE: March 30, 2017

RE: Consideration of a Conditional Use Permit Development Application for the Placement of a Sponsorship Vehicle and Ski Valet Structure on OS3X, Active Open Space

APPLICATION OVERVIEW:

The purpose and intent of this memo is to have the Design Review Board review and provide a recommendation to Town Council for the placement of a sponsorship vehicle and ski valet structure on OS3X, Active Open Space.

PROJECT GEOGRAPHY

Legal Description: OS-3X, Telluride Mountain Village
Address: No address assigned to Active Open Space
Applicant/Agent: Telluride Ski & Golf
Owner: Town of Mountain Village
Zone District: Village Center
Zoning Designation: Active Open Space
Existing Use: Active Open Space
Proposed Use: Active Open Space
Adjacent Land Uses:

- **North:** Active Open Space, Village Center
- **South:** Active Open Space, ski area
- **East:** Active Open Space, Village Center
- **West:** Active Open Space, Village Center

ATTACHMENTS

- Exhibit A: TSG Application

BACKGROUND

In accordance with 17.4.14 of the Community Development Code (CDC), the applicant has applied for a Class 4 Conditional Use Permit for the placement of a sponsorship vehicle and ski valet structure on Active Open Space, OS-3X (The Beach), during the winter ski season. The Beach is owned by Town of Mountain Village. The ski valet, and display of a sponsorship vehicle on town property has been ongoing since approximately 2010, and the most recent Conditional Use Permit for this activity was limited to 3 years. Applicant has stated that Tesla will likely be the sponsorship vehicle for the upcoming 2017-2018 ski season.

CRITERIA FOR DECISION

1. The following criteria shall be met for the review authority to approve a conditional use permit:
 - a. The proposed conditional use is in general conformity with the policies of the principles, policies and actions set forth in the Comprehensive Plan;
 - b. The proposed conditional use is in harmony and compatible with surrounding land uses and the neighborhood and will not create a substantial adverse impact on adjacent properties or on services and infrastructure;
 - c. The design, development and operation of the proposed conditional use shall not constitute a substantial physical hazard to the neighborhood, public facilities, infrastructure or open space;
 - d. The design, development and operation of the proposed conditional use shall not have significant adverse effect to the surrounding property owners and uses;
 - e. The design, development and operation of the proposed conditional use shall not have a significant adverse effect on open space or the purposes of the facilities owned by the Town;
 - f. The design, development and operation of the proposed conditional use shall minimize adverse environmental and visual impacts to the extent possible considering the nature of the proposed conditional use;
 - g. The design, development and operation of the proposed conditional use shall provide adequate infrastructure;
 - h. The proposed conditional use does not potentially damage or contaminate any public, private, residential or agricultural water supply source; and
 - i. The proposed conditional use permit meets all applicable Town regulations and standards.
2. It shall be the burden of the applicant to demonstrate that submittal material and the proposed development substantially comply with the conditional use permit review criteria.

ANALYSIS

Vehicle display and sponsorship signs have been a long, ongoing occurrence in the town. Moreover, such uses are common in ski resort communities. Staff feels the proposal is generally consistent with the Design Regulations. Council may elect to develop allowances and design standards for the proposed conditional uses in the future. Staff would therefore recommend approval through April 2020.

RECOMMENDATION

Staff recommends the DRB recommend the Town Council approve the conditional use permit to allow the placement of a sponsorship vehicle and a ski valet structure on OS-3X, with the proposed motion set forth below:

"I move to recommend the Town Council approve of the conditional use permit for the placement of a sponsorship vehicle and ski valet structure on OS-3X with the following conditions:

- 1. The area in between the Town's sign and the light post should be kept open a minimum of 10' and the ski racks must be kept out of this open pedestrian corridor leading from the Beach to the plaza area to ensure safe pedestrian flow.*
- 2. The Applicant shall maintain snow removal within 10' of the vehicle at the Beach, completely off the plaza, as necessary and required by Town's Property Maintenance Department.*
- 3. The Applicant shall enter into a plaza license agreement with the Town prior to placement of vehicle on the plaza."*



CONDITIONAL USE PERMIT APPLICATION

Planning & Development Services
Department
Planning Division
455 Mountain Village Blvd.
Mountain Village, CO 81435

CONDITIONAL USE PERMIT APPLICATION			
APPLICANT INFORMATION			
Name: Kevin Maughan / TSG Ski & Golf LLC		E-mail Address: kmaughan@telski.com	
Mailing Address: 565 Mountain Village Blvd		Phone: 970-728-7416	
City: Mountain Village	State: CO	Zip Code: 81435	
Mountain Village Business License Number: 000201			
PROPERTY INFORMATION			
Physical Address: OS-3XRR		Acreage: unknown - approx 529 square feet of space used	
Zone District:	Zoning Designations:	Density Assigned to the Lot or Site:	
Legal Description: OS-3XRR, Town Plaza, Town of Mountain Village			
Existing Land Uses: Active Open Space			
Proposed Land Uses: See description below			
OWNER INFORMATION			
Property Owner: Town of Mountain Village		E-mail Address:	
Mailing Address:		Phone:	
City:	State:	Zip Code:	
DESCRIPTION OF REQUEST			
<p>Ski valet structure at the base of "The Beach" snow / paver intersection directly next to the map (same location as the past 5 years).</p> <p>Ski racks in Heritage Plaza for guests to use during ski season</p> <p>Marketing sponsorship vehicle in Heritage Plaza during summer and winter</p>			

N/A



CONDITIONAL USE PERMIT APPLICATION

Planning & Development Services
Department
Planning Division
455 Mountain Village Blvd.
Mountain Village, CO 81435

**OWNER/APPLICANT
ACKNOWLEDGEMENT
OF RESPONSIBILITIES**

I, _____, the owner of Lot _____ (the "Property") hereby certify that the statements made by myself and my agents on this application are true and correct. I acknowledge that any misrepresentation of any information on the application submittal may be grounds for denial of the development application or the imposition of penalties and/or fines pursuant to the Community Development Code. We have familiarized ourselves with the rules, regulations and procedures with respect to preparing and filing the development application. We agree to allow access to the proposed development site at all times by members of Town staff, DRB and Town Council. We agree that if this request is approved, it is issued on the representations made in the development application submittal, and any approval or subsequently issued building permit(s) or other type of permit(s) may be revoked without notice if there is a breach of representations or conditions of approval. By signing this acknowledgement, I understand and agree that I am responsible for the completion of all required on-site and off-site improvements as shown and approved on the final plan(s) (including but not limited to: landscaping, paving, lighting, etc.). We further understand that I (we) are responsible for paying Town legal fees and other fees as set forth in the Community Development Code.

Signature of Owner

Date

Signature of Applicant/Agent

Date

OFFICE USE ONLY

Fee Paid:

By:

Planner:



CONDITIONAL USE PERMIT
APPLICATION

Planning & Development Services
Department
Planning Division
455 Mountain Village Blvd.
Mountain Village, CO 81435

OWNER AGENT AUTHORIZATION FORM

I have reviewed the application and hereby authorize *(insert agent name)* Kevin Maughan of
(insert agent's business name) Telluride Ski & Golf to be and to act as my
designated representative and represent the development application through all aspects of the development
review process with the Town of Mountain Village.

Bill Jensen
(Signature)

November 1, 2016
(Date)

Bill Jensen
(Printed name)

N/A



CONDITIONAL USE PERMIT APPLICATION

Planning & Development Services
Department
Planning Division
455 Mountain Village Blvd.
Mountain Village, CO 81435

HOA APPROVAL LETTER

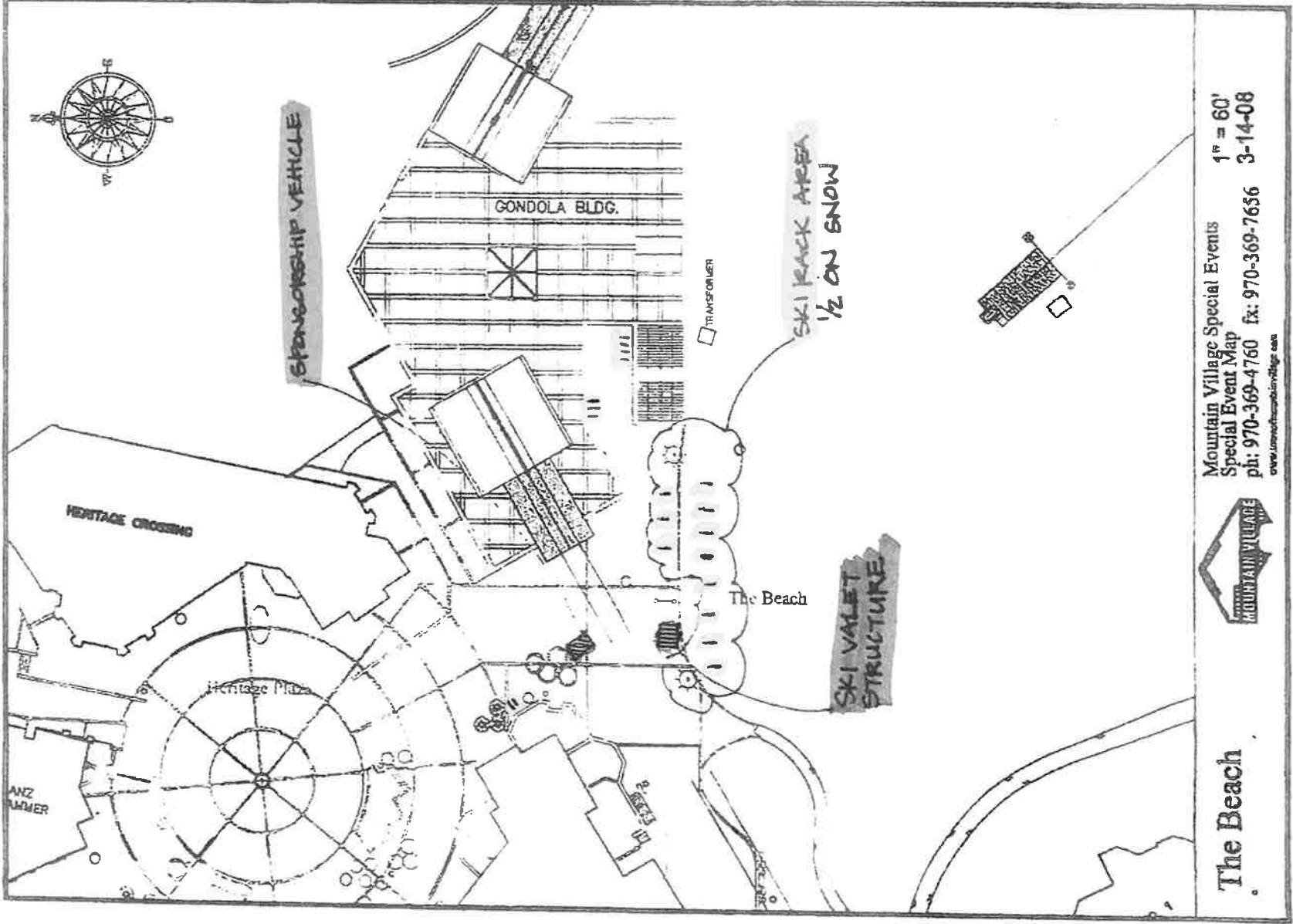
I, *(print name)* _____, the HOA president of property located at
_____, provide this letter as
written approval of the plans dated _____ which have been submitted to the Town of Mountain
Village Planning & Development Services Department for the proposed improvements to be completed at the
address noted above. I understand that the proposed improvements include *(indicate description of proposed
improvements below)*:

(Signature)

(Date)

(Title)

PLAZA LICENSE AGREEMENT - TSG



Mountain Village Special Events
Special Event Map
ph: 970-369-4760 fx: 970-369-7656
www.mountainvillage.com
1" = 60' 3-14-08

The Beach



**PLANNING AND DEVELOPMENT SERVICES
DEPARTMENT**

455 Mountain Village Blvd.
Mountain Village, CO 81435
(970) 369-8250

Agenda Item No. 8

TO: Design Review Board

FROM: Glen Van Nimwegen, AICP
Director

FOR: Meeting of March 30, 2017

DATE: March 24, 2017

**RE: Work Session to Review Exterior Changes to the Telluride Apartments, Lot 640A,
306 Adams Ranch Road**

PROJECT GEOGRAPHY

Legal Description: Lot 640A

Applicant/Agent: Telluride Ski and Golf, Inc. (Blake Builder)

Owner: Telluride Ski and Golf, Inc.

Zoning: Multi-Family Zone District

Existing Use: Vacant apartments

Proposed Use: Improvement of existing 30 employee apartment units

Site Area: 2.56 acres

Density: 11.7 units per acre

Adjacent Land Uses:

- **North:** Adams Ranch Road/Coyote Court/The Boulders
- **South:** Active Open Space, Golf Course/Northstar
- **East:** Northstar/Open Space Prospect Creek
- **West:** Timberview

ATTACHMENTS

Exhibit A: Meadows Mountain View Narrative

Exhibit B: Meadows Mountain View Plans

Exhibit C: Existing Plans for Telluride Apartments

Exhibit D: Wetlands Delineation

Exhibit E: Special Warranty Deed

Exhibit F: Alta Survey

BACKGROUND

The existing Telluride Apartments consists of 30 employee apartments on 2.56 acres. The Town issued a notice and order on the Telluride Apartments project in November of 2008

directing the property be vacated due to significant mold issues that caused a dangerous building. The building has sat vacant since that time. Most recently the Board reviewed agenda items regarding the proposed rezoning, density transfer and conditional use approval which would add 15 additional employee units to the site. That application was tabled by the Board and Town Council. The site was then acquired by Telluride Ski and Golf.

The applicant proposes now to improve the existing building and site for potential occupancy in November of this year. The Building Official has inspected the building; the applicant has provided a mold remediation plan; and town staff will require an analysis of the proposed remediation plan by a third party expert. We are confident that the building can be made safe for the future residents.

The structure is currently non-conforming with town building codes and the CDC Design Regulations. Because the building has been vacant for a number of years, it will have to comply with current codes before occupancy. The Design Regulations do provide the Board flexibility with the regulations due to the use being proposed for employee housing per Section 17.5.2 (B):

“Workforce housing development shall be in accordance with the Design Regulations, except that the DRB may, at its discretion, vary the Design Regulations’ requirements.”

STAFF CURSORY ANALYSIS

The applicant is proposing site improvements to include additional landscaping and perimeter drainage. The roof eaves will be extended to assure the roof will drain away from the building. The existing standing seam roof is being replaced with 16” standing seam. They have provided three alternatives to the exterior improvements. The proposed material changes to the current exterior, which is all stucco, include:

Scheme 1

Material	Area (SF)	Percent
Engineered Wood Siding	4,872	25%
8” metal Standing Seam Siding	6,000	30%
Corrugated Steel Siding	6,822	35%
Stone	2,000	10%

Scheme 2

Material	Area (SF)	Percent
Engineered Wood Siding	4,872	25%
8” metal Standing Seam Siding	6,000	25%
Corrugated Steel Siding	6,822	35%
Stone	2,000	15%

Scheme 3

Material	Area (SF)	Percent
Engineered Wood Siding	4,872	25%
8” metal Standing Seam Siding	6,000	30%
Corrugated Steel Siding	6,822	35%
Stone	2,000	10%

The applicant is also providing steel railings in front of new in-swinging doors on the first and third floors. Snow bars have been added to the edge of the 6:12 roofs on the front and rear elevations. New trees are being added to the south side of the site, adjacent to the parking lot.

Staff believes the proposed changes are a vast upgrade from the current dated façade. The variety of exterior materials breaks up the elevations in a way that makes sense and protects the exterior from snow. The addition to the roof overhangs will protect the exterior elevations and throw shadows on the walls. The proposed upgrades go a long way in masking the project's purpose of providing affordable work force housing and integrate the project into The Meadows. Staff suggests the following additional considerations:

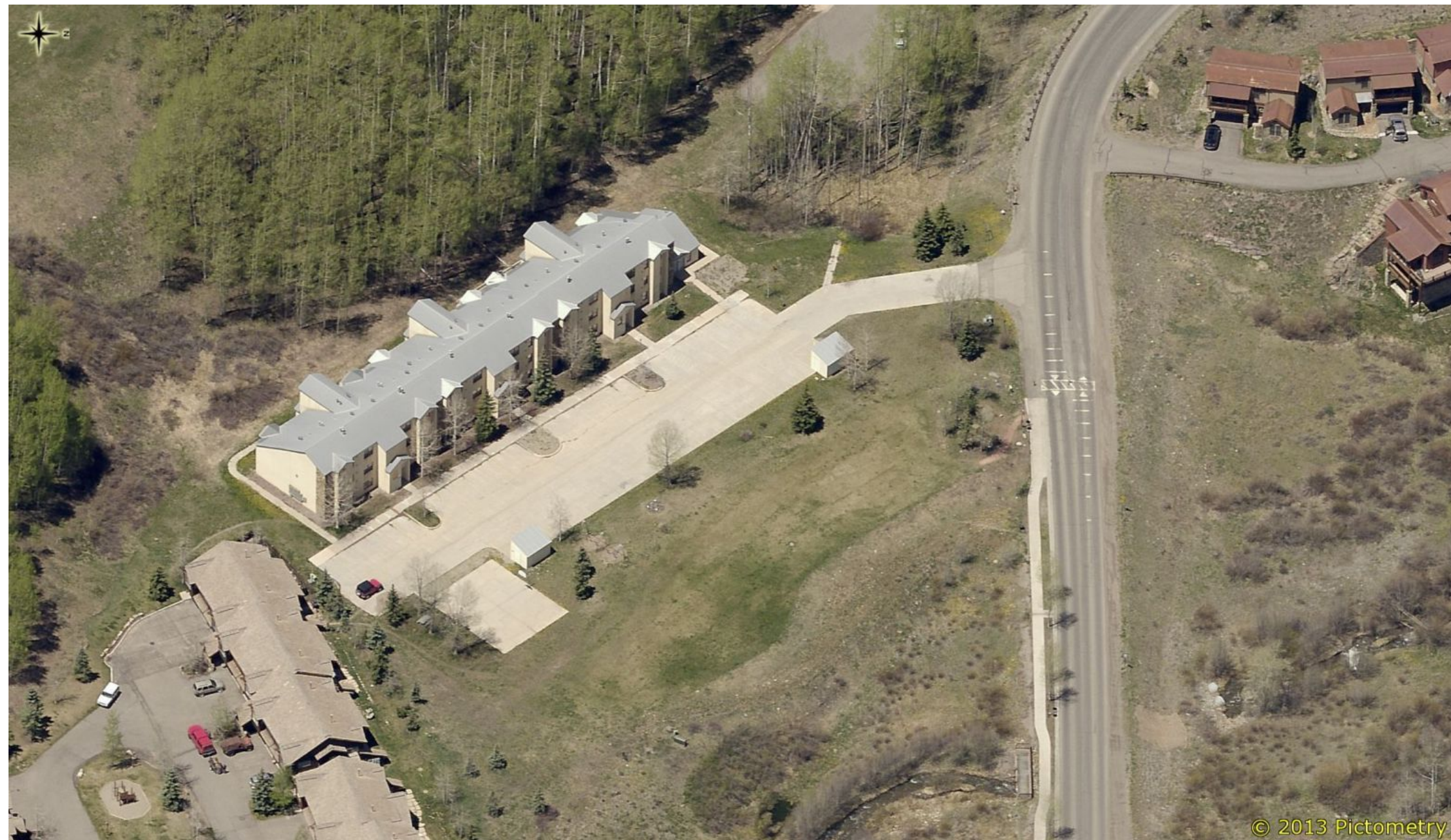
- Consider reducing the stone on Scheme 2 to below the second floor gable ends at the main entry to bring the scale of the entry to a pedestrian level;
- Review new proposed exterior lighting to replace current out of compliance wall packs. Denote entrances with an architectural fixture;
- Provide specimen tree in each parking lot islands;
- Provide a stone entry monument adjacent to Adams Ranch Road;
- Upgrade the front doors.

Staff expects the project will return for formal approval at the May 4, 2017 DRB meeting.

RECOMMENDATION

Work sessions provide an opportunity for the DRB to informally review a proposed application. As such, the DRB can only provide general comments and direction, with no formal decision. It should also be noted that Staff conducts only a high level, cursory review, with the more detailed and thorough review left to the formal process. Therefore, the DRB and staff review and comments will evolve as the project moves through the DRB process.

Telluride Apartments



© 2013 Pictometry

05/25/2013

Design Narrative

Lot 640A 308 Adams Ranch Road

Telluride CO 81435

Formerly "Telluride Apartments"

Referred to henceforth as "Meadows Mountain View"

Telluride Ski and Golf has purchased the old Telluride Apartments complex at 306 Adams Ranch Rd with the intention of providing employee and local resident housing, primarily for long-term year round local residents.

Meadows Mountain View is a 30 Unit complex with 25 two-bedroom units and 5 one-bedroom units. There is currently one ADA compliant two bedroom unit and all other units on the bottom floor, 7 two bedrooms and two one bedroom, were built as accessible units.

The building was condemned 8 years ago because of mold. We believe this issue was due to poor building design, poor maintenance as well as tenant negligence. We have developed a protocol in addressing current mold remediation as well design and maintenance issues to improve the building.

Telluride Ski and Golf wishes to provide not only housing but to add a substantial community asset that will enhance the Meadows and Mountain Village. We will be looking at a full exterior renovation to the "Meadows Mountain View" building. All the exterior stucco will be removed down to OSB. A new water barrier will be installed, Ice and Water Shield for the first 3-0 and Tyvek to the eave. A corrugated skirting material will be installed around the first floor of the building. All bump outs will have a 6" standing seam panel installed vertically from the skirting up to the soffit. The main wall line of the building (window wall) will be finished with a LP Smartsiding composite wood lap-siding product. Fascia and soffit material will be a matching 1x8 and 1/4 sheet product from the same manufacturer. Existing stone will be repaired where needed. The roof will be a 16" x 1" standing seam with snow bars installed on the shedding eaves. Roof Eaves will be extended 24" to provide not only a better design, but to alleviate snow build up against the building. Several ventilation issues will be addressed mechanically and passively. Landscape will be improved upon.

Interior spaces and apartments will be brought up to standards matching the exterior, new paint, flooring, etc.

We think this project is a good fit for the Meadows and Mountain Village as a whole. The benefit of housing in this area is close to year round transportation provided by the Chondola and Gondola, and ease of access and proximity for TSG and local employees. Another consideration is our Reduce/Recycle/Reuse mantra. This is an existing building that just needs a little TLC. The environmental impact of re-using an existing building is far less than one of building entirely new.

In conclusion TSG is confident that by addressing the existing issues of this building as well as doing a complete renovation will provide a building that only enhances our community.

We appreciate your working with us on this project.

PROJECT DATA

BUILDING INFORMATION AND FLOOR AREAS:

FLOOR:	#1 BR UNITS	SQ.FT.	#2BR UNITS	SQ.FT.	CORRIDORS	SQ.FT.	OFFICE /LAUND Y/MECH	TOTAL SQ.FT.
FIRST:	2	1256	10	7600	3	1584	765	11,205
SECON D:	2	1256	10	7600	3	1044		9,900
THIRD:	1	628	5	3800	3	252		4,680
TOTAL:	5	3140	25	19,000	3	2880	765	25,785

NET LIVING AREA:

APT. UNITS	SQ.FT. PER UNIT	# OF UNITS	TOTAL:
1 BR	628	5	3,140
2 BR	760	23	17,480
2BRAC	760	2	1,520
		30	22,140

DENSITY CALCULATIONS

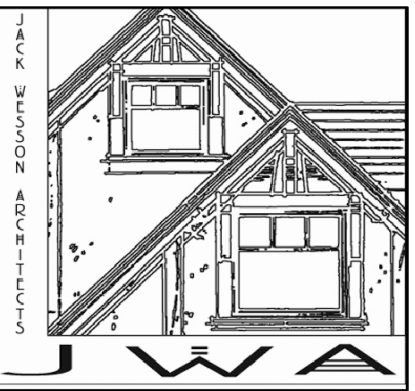
TOTAL LAND AREA = 2.562 ACRES
 # OF DWELLING UNITS = 30
 DWELLING UNIT DENSITY = 11.71 UNITS/ACRE

OCCUPANCY GROUP: R-2
 CONSTRUCTION TYPE: V-1HR
 MAXIMUM STORIES: 3
 FLOOR AREA ALLOWABLE PER FLOOR WITH INCREASE FOR SEPERATION ON 2 SIDES = 15,750 SQ.FT. ALLOWABLE
 FIRE RESISTIVE REQUIREMENTS: 1HR FOR EXTERIOR WALLS, PARTY WALLS, CORRIDOR WALL, LAUNDRY WALLS AND ALL CEILINGS.

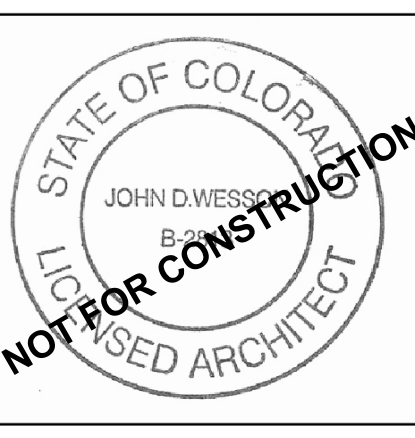
PARKING DATA:
 REQUIRED = 30 UNITS & 1-1/2 / UNITS = 45 SPACES
 PROVIDED = HANDICAPPED/ACCESSIBLE = 4
 REGULAR = 41
 TOTAL = 45



1 Site Plan
 A0.1 1" = 20'-0"



JACK WESSON
 ARCHITECTS INC.
 110 SOUTH PINE ST. #100
 TELLURIDE, COLORADO 81435
 TEL: 970.728.9755
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 www.tellurideskiresort.com

Meadows Mountainview Apartments
 Telluride Ski and Golf
 Meadows Mountainview Apartments
 #06 Adams Ranch Road
 Lot 640 A
 Telluride, CO 81435

Document Date:
 March 22, 2017

Document Phase:
 Schematic Design

rev. date	remark
1 3/10/17	plan revision X

Site Plan

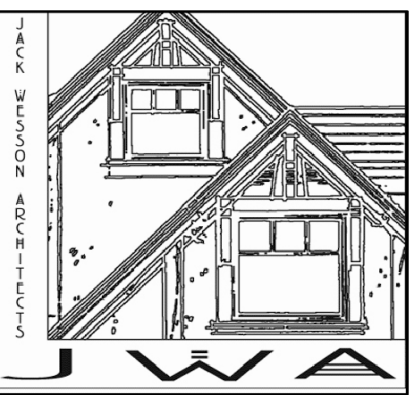
A0.1



1
A0.2
SCHEME 1
NTS



2
A0.2
PERPECTIVE RENDERING -
SCHEME 2
NTS



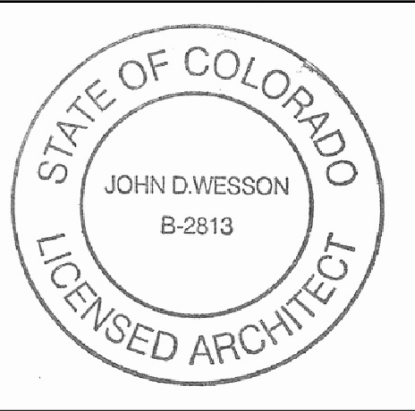
JACK WESSON

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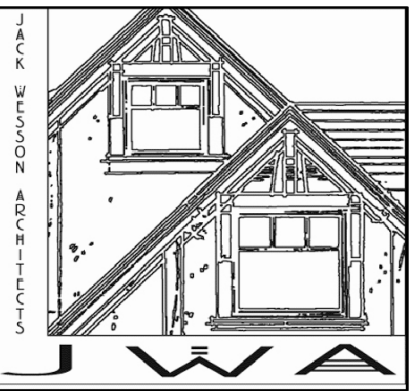
Document Date:
March 22, 2017

Document Phase:
Schematic Design

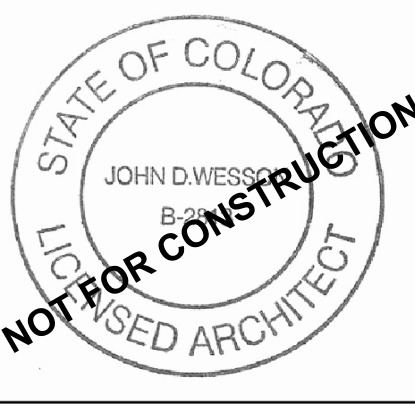
rev. date	remark
1 3/10/17	plan revision X

**PERPECTIVE
RENDERINGS**

A0.2



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rev. date	remark
1 3/10/17	plan revision X

**ELEVATIONS
 SCHEME 1**

A0.3



Third Floor
 +8'-0"
 DATUM: 109.00
 Second Floor
 +8'-0"
 DATUM: 101.00
 First Floor Slab
 +10'-0"
 DATUM: 93.00

1 Front Elevation
 A0.3 1" = 10'-0"



ENGINEERED WOOD FASCIA & SOFFIT
 SNOW BARS
 NEW WINDOWS
 24" ROOF EAVE EXTENSION
 12" ROOF EAVE EXTENSION AT GABLES
 16" METAL STANDING SEAM
 8" METAL STANDING SEAM
 ENGINEERED WOOD SIDING
 CORRUGATED METAL SIDING

First Floor Slab
 +0'-0"
 DATUM: 88.00

2 Rear Elevation
 A0.3 1" = 10'-0"

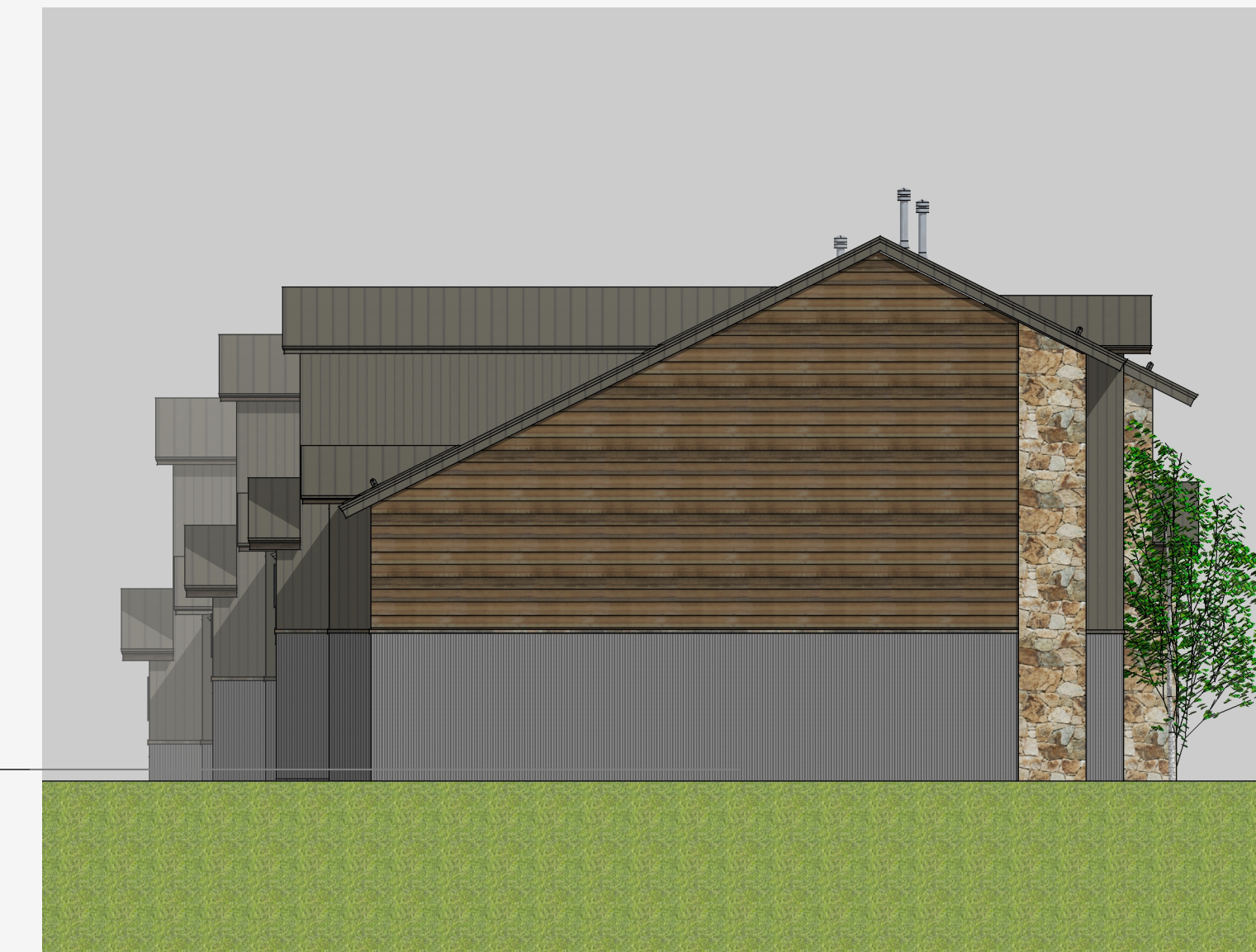


First Floor Slab
 +0'-0"
 DATUM: 83.00

3 South Side Elevation
 A0.3 1" = 10'-0"

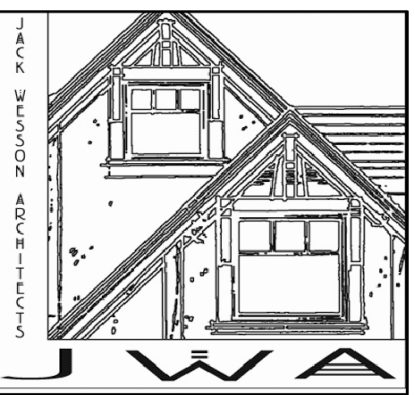
EXTERIOR FINISH

- TOTAL EXTERIOR 19,694 SQ.FT**
- ENGINEERED WOOD SIDING: 4,872 SQ.FT
- 8" METAL STANDING SEAM SIDING: 6,000 SQ.FT
- CORRUGATED STEEL SIDING: 6,822 SQ.FT
- STONE SIDING: 2,000 SQ.FT.
- TOTAL ROOF 16" STANDING SEAM : 17,500 SQ.FT.



First Floor Slab
 +10'-0"
 DATUM: 93.00

3 North Side Elevation
 A0.3 1" = 10'-0"



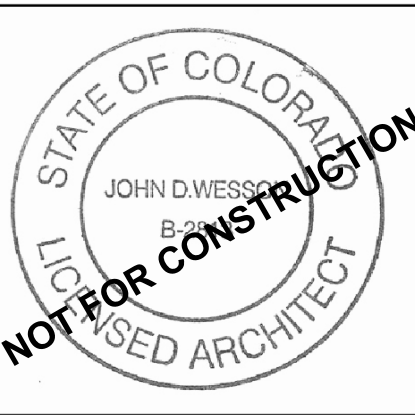
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**ELEVATIONS
SCHEME 2**

A0.4



Third Floor
+8'-0"
DATUM: 109.00

Second Floor
+8'-0"
DATUM: 101.00

First Floor Slab
+10'-0"
DATUM: 93.00

1 Front Elevation
A0.4 1" = 10'-0"



First Floor Slab
+0'-0"
DATUM: 88.00

ENGINEERED WOOD FASCIA & SOFFIT

SNOW BARS

NEW WINDOWS

24" ROOF EAVE EXTENSION

12" ROOF EAVE EXTENSION AT GABLES

16" METAL STANDING SEAM

8" METAL STANDING SEAM

ENGINEERED WOOD SIDING

CORRUGATED METAL SIDING

2 Rear Elevation
A0.4 1" = 10'-0"

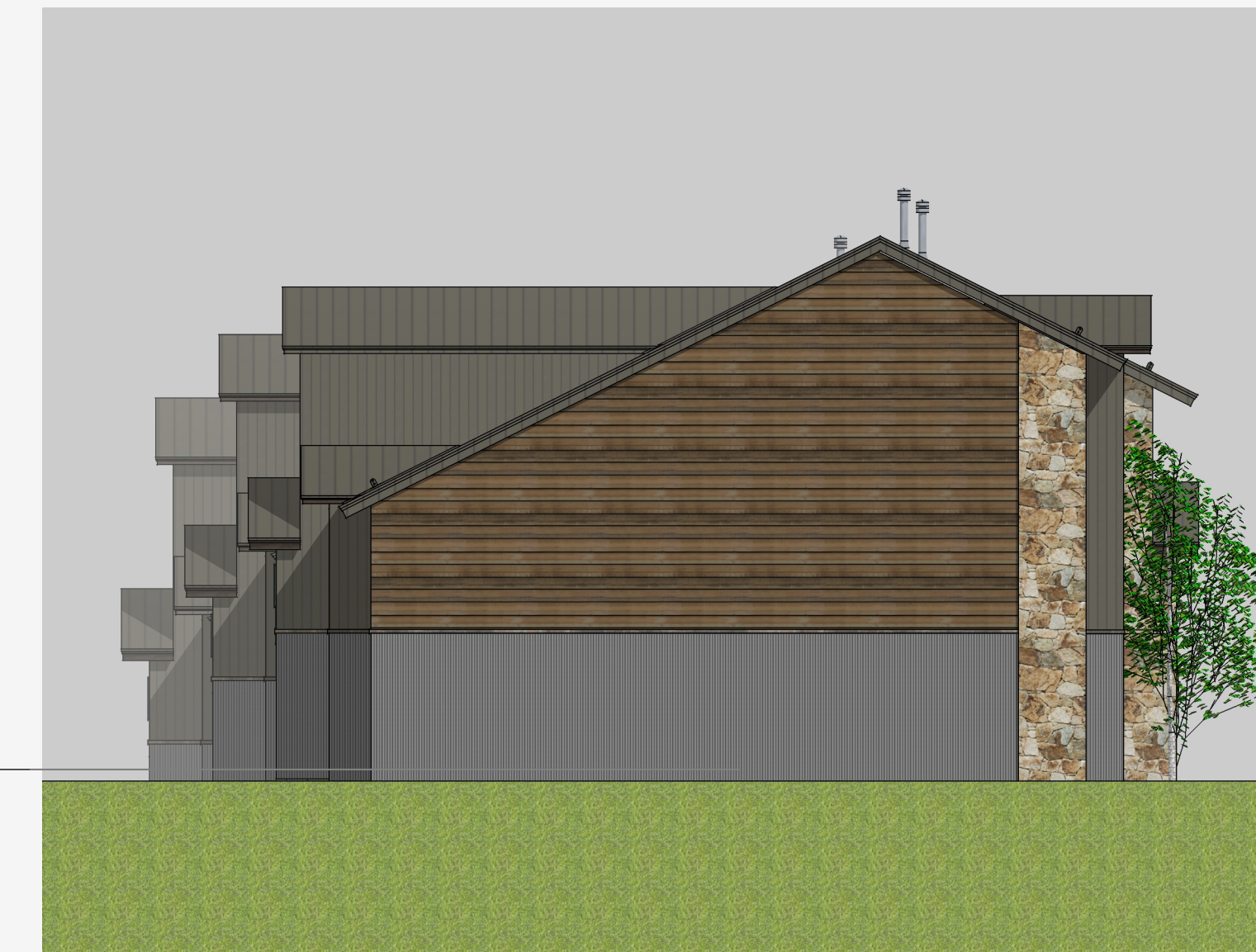


First Floor Slab
+0'-0"
DATUM: 83.00

3 South Side Elevation
A0.4 1" = 10'-0"

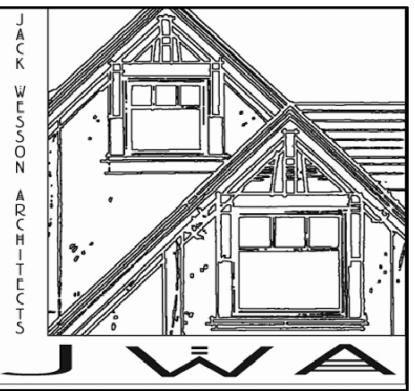
EXTERIOR FINISH

- TOTAL EXTERIOR 19,694 SQ.FT
- ENGINEERED WOOD SIDING: 4,872 SQ.FT
- 8" METAL STANDING SEAM SIDING: 5,000 SQ.FT
- CORRUGATED STEEL SIDING: 6,822 SQ.FT
- STONE SIDING: 3,000 SQ.FT.
- TOTAL ROOF 16" STANDING SEAM : 17,500 SQ.FT.

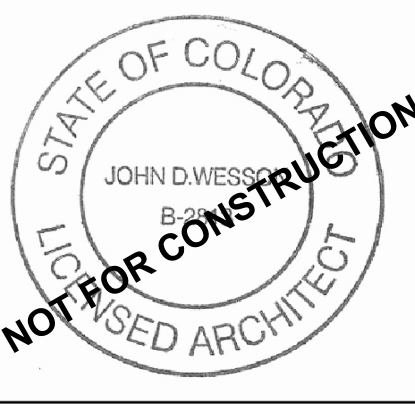


First Floor Slab
+10'-0"
DATUM: 93.00

3 North Side Elevation
A0.4 1" = 10'-0"



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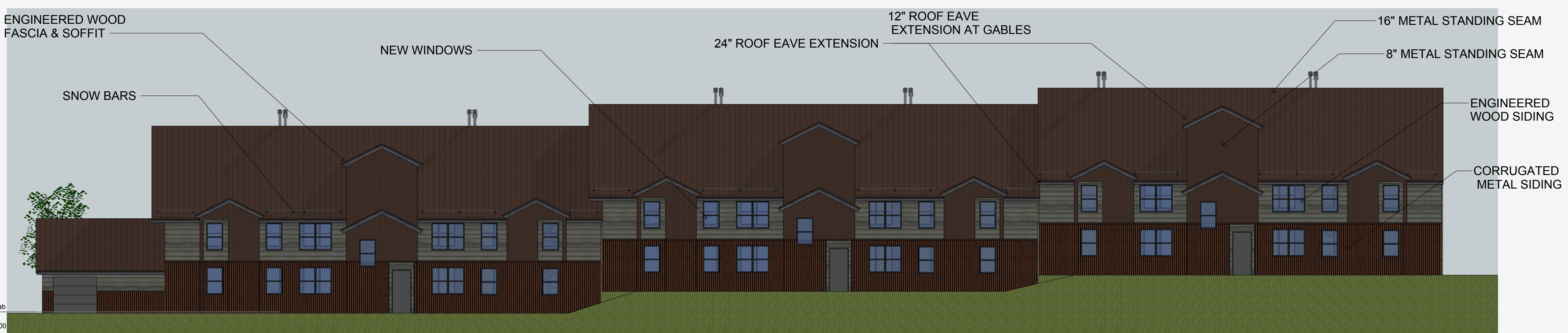
ELEVATIONS
SCHEME 3

A0.5



Third Floor
 +8'-0"
 DATUM: 109.00
 Second Floor
 +8'-0"
 DATUM: 101.00
 First Floor Slab
 +10'-0"
 DATUM: 93.00

1 Front Elevation
 A0.5 1" = 10'-0"



First Floor Slab
 +0'-0"
 DATUM: 83.00

2 Rear Elevation
 A0.5 1" = 10'-0"

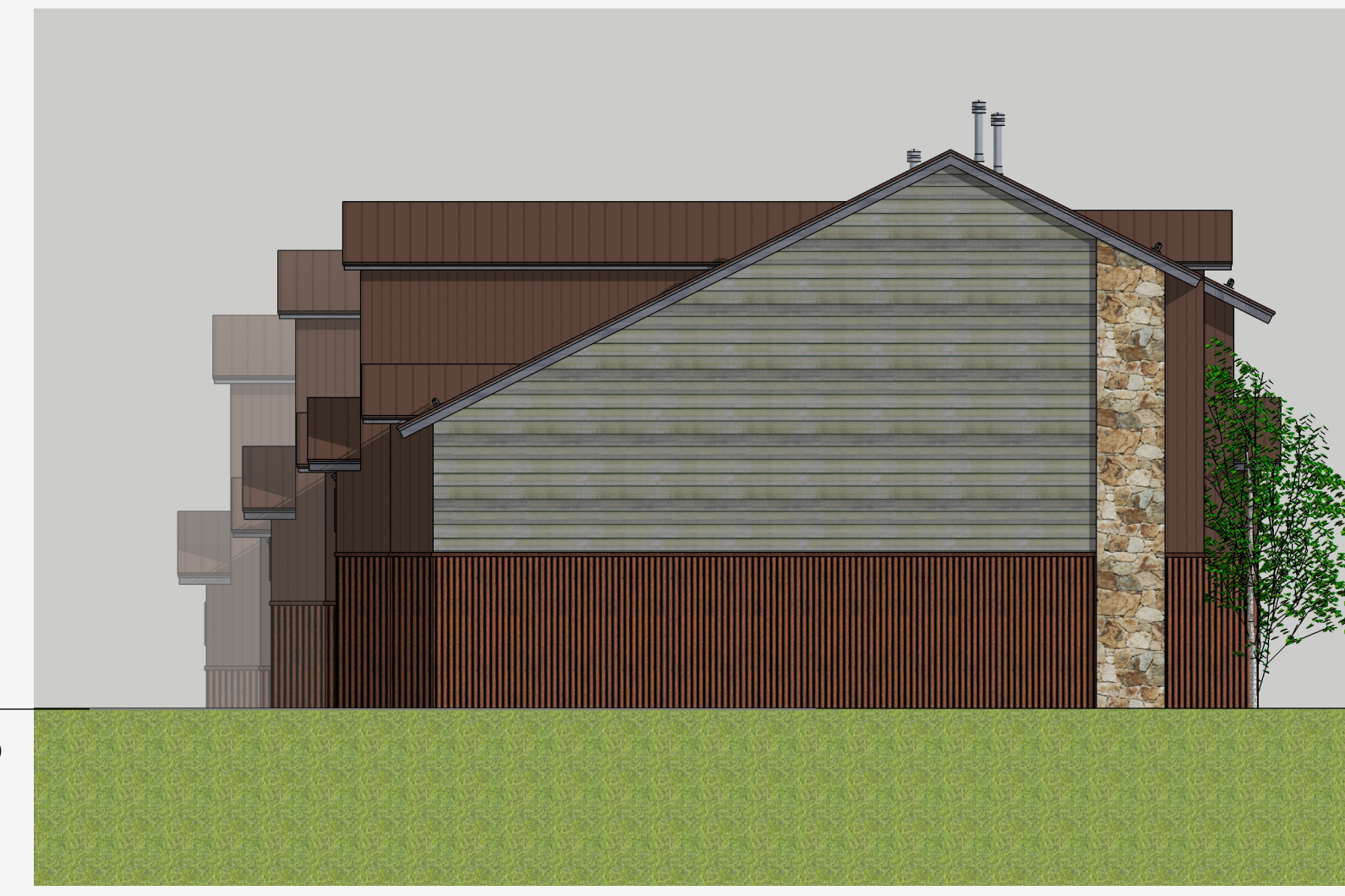
EXTERIOR FINISH

- TOTAL EXTERIOR 19,694 SQ.FT**
- ENGINEERED WOOD SIDING: 4,872 SQ.FT
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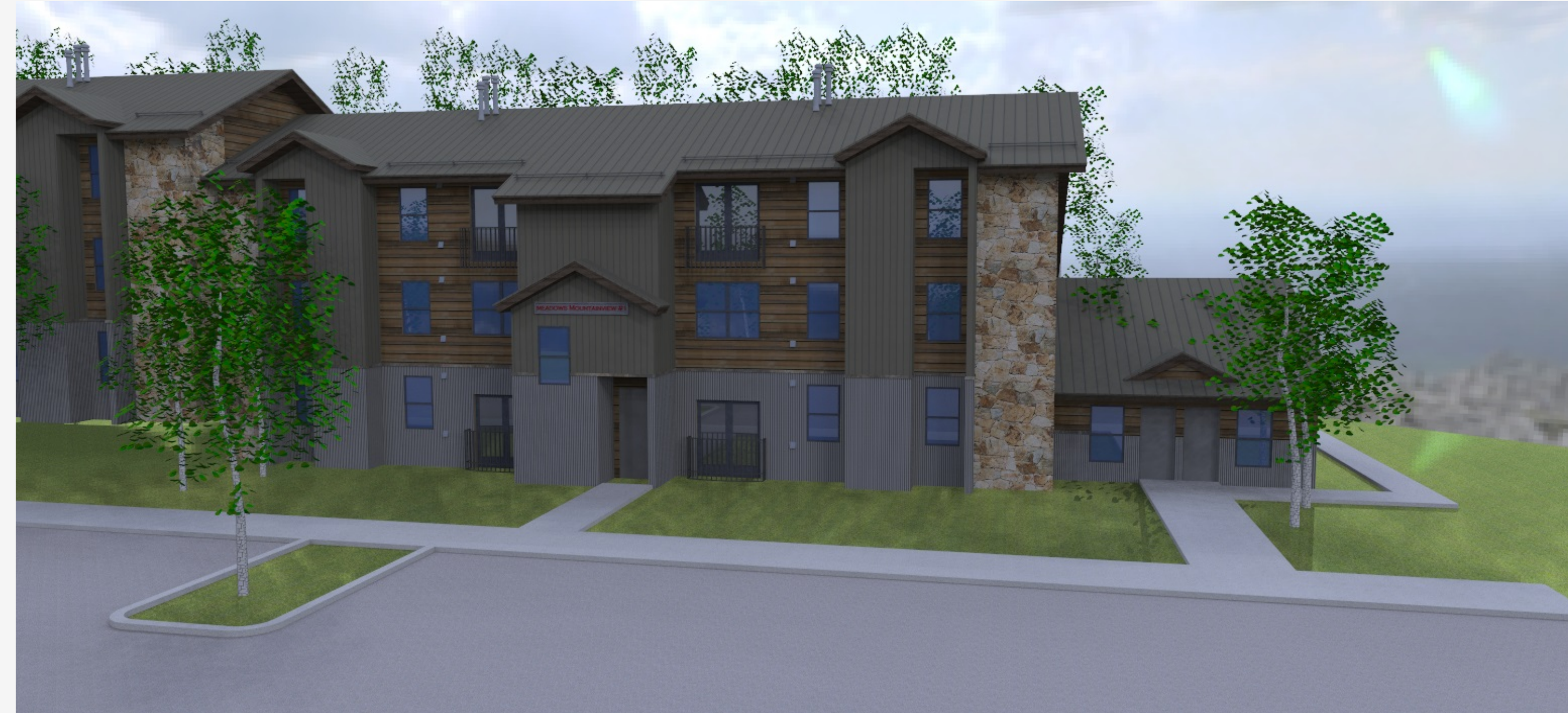
First Floor Slab
 +0'-0"
 DATUM: 83.00

3 South Side Elevation
 A0.5 1" = 10'-0"

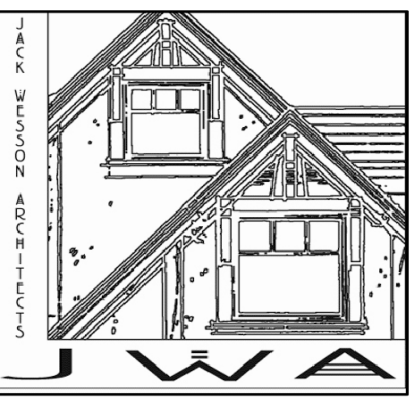


First Floor Slab
 +10'-0"
 DATUM: 93.00

3 North Side Elevation
 A0.5 1" = 10'-0"



1 BUILDING ENTRY SIGNAGE
A0.6 NTS



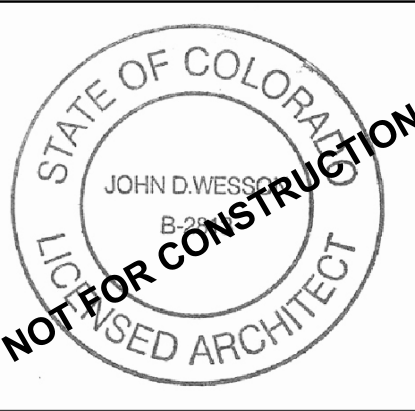
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**PERSPECTIVES
AND SIGNAGE**

A0.6

TELLURIDE APARTMENTS

TELLURIDE MOUNTAIN VILLAGE, COLORADO

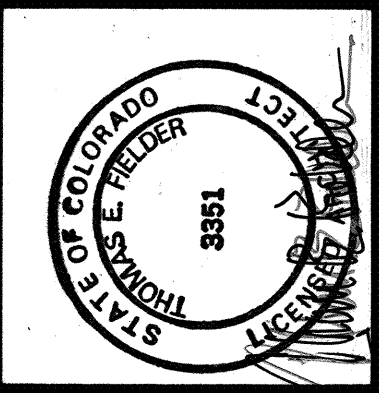
Project Data							
Building Info and Floor Areas							
Floor	#1BR Units	SF.	#2BR UNITS	SF.	CORRIDORS	SF.	OLM Total Floor SF.
First	2	1256	10	7600	3	1584	765 11,205
Second	2	1256	10	7600	3	1044	- 9,900
Third	1	628	5	3800	3	252	- 46,80
	5	3140	25	19,000	3	2880	765 25,785 SF
NET LIVING AREA							
APARTMENT UNITS	SQ.FT. PER UNIT	NO. OF UNITS	TOTAL				
1BR	628	5	3,140				
2BR	760	23	17,480				
2BRAC	760	2	1,520				
		30	22,140				
<p><u>DENSITY CALCULATIONS</u> TOTAL LAND AREA = 2.562ACRES # OF DWELLING UNITS = 30 DWELLING UNIT DENSITY = 11.71 UNITS/ACRE</p> <p>DESIGN AND CONSTRUCTION SHALL CONFORM TO THE 1988 EDITION OF THE UNIFORM BUILDING CODE AND TO ALL AND ANY APPLICABLE LOCAL CODES AND ORDINANCES.</p> <p>OCCUPANCY GROUP: R-1 CONSTRUCTION TYPE: V-1HR MAXIMUM STORIES: 3 FLOOR AREA ALLOWABLE PER FLOOR WITH INCREASE FOR SEPARATION ON 2 SIDES = 15,750 SF ALLOWABLE FIRE RESISTIVE REQUIREMENTS: 1HR FOR EXTERIOR WALLS, PARTY WALL, CORRIDOR WALLS, LAUNDRY WALLS AND ALL CEILINGS.</p> <p><u>DESIGN DATA:</u> SNOW LOAD: 90PSF WIND LOAD: 70PSF FLOOR LOAD: 40PSF SOIL BEARING CAPACITY: 2500PSF STRENGTH OF CONCRETE: 3500PSI @ 28 DAYS CONC. REINF. BARS: ASTM-615 GRADE 40</p>							

Architect's Certification	
<p>I, THOMAS E. FIELDER BEING A LICENSED ARCHITECT, IN THE STATE OF COLORADO HEREBY CERTIFY THAT I HAVE REVIEWED THE DRAWINGS AND SPECIFICATIONS DATED MAY 21, 1990 PREPARED BY (FIELDER & ASSOCIATES, INC.) AND RELATED TO THE DEVELOPMENT OF THE TELLURIDE APARTMENTS-TELLURIDE MOUNTAIN VILLAGE, COLORADO. BASED UPON THIS REVIEW AND REVIEW RECEIVED BY THIS OFFICE, TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THESE DOCUMENTS CONFORM TO THE 1988 UNIFORM BUILDING CODE DESIGNATED AS THE DEVELOPMENT STANDARD FOR THE PROJECT. I FURTHER UNDERSTAND THAT FALSE CERTIFICATION AND FAILURE TO COMPLY MAY RESULT IN SUSPENSION OR DEBARMENT FROM PARTICIPATING IN FUTURE GOVERNMENT PROGRAMS.</p> <p style="text-align: right;">BY: FIELDER & ASSOCIATES, INC. THOMAS E. FIELDER, PRESIDENT</p>	
Parking Data	
REQUIRED = 30 UNITS & 1-1/2 / UNIT = 45 SPACES PROVIDED - HANDICAPPED - 4 REGULAR - 41 45 TOTAL	
Site Vicinity Map	Signatures
	<div style="border: 1px solid black; height: 100px; width: 100%;"></div>
FEBRUARY 1, 1990 / REV.21 MAY 90	

Schedule of Drawings	
R1	SITE SURVEY
S1	SITE IMPROVEMENT & GRADING PLAN
S2	SITE LANDSCAPE PLAN
S3	SITE SEWER & WATER PLAN
S4	SITE ELECTRICAL
S5	SITE DETAILS
A1	BUILDING ELVATIONS
A2	BUILDING FLOOR PLAN
A3	FOUNDATION PLAN
A4	FRAMING PLANS
A5	OLM & 1BR UNIT PLANS
A6	2BR UNIT PLANS
A7	INTERIOR DETAILS
A8	WALL SECTIONS
A9	CORRIDOR & STAIR PLANS & SECTIONS
E1	ELECTRICAL, SCHEDULES & RISERS
M1	HVAC UNIT PLANS & DETAILS
P1	PLUMBING BUILDING PLANS & DETAILS
P2	PLUMBING UNIT PLANS & DETAILS
P3	PLUMBING RISER PLANS & DETAILS

FIELDER + ASSOCIATES, INC.
ARCHITECTS

TELLURIDE APARTMENTS
 TELLURIDE MOUNTAIN VILLAGE, COLORADO
 FIELDER + ASSOCIATES, INC./ARCHITECTS



FIELDER & ASSOCIATES, INC.
Architects

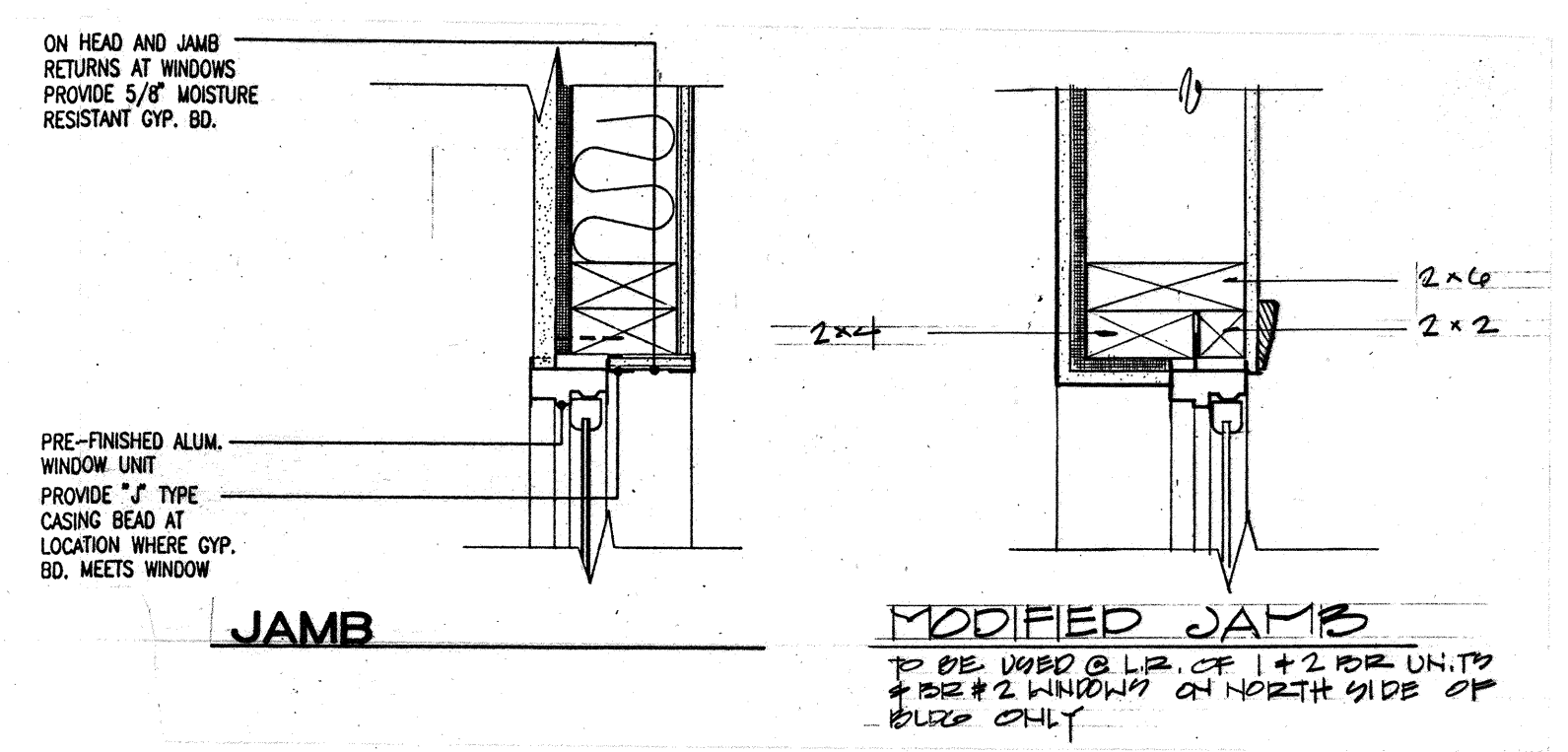
FEB 1, 1990
REV 5-21-90

BUILDING ELEVATIONS

TELLURIDE APARTMENTS
Telluride Mountain Village, Colorado.

Drawing Number

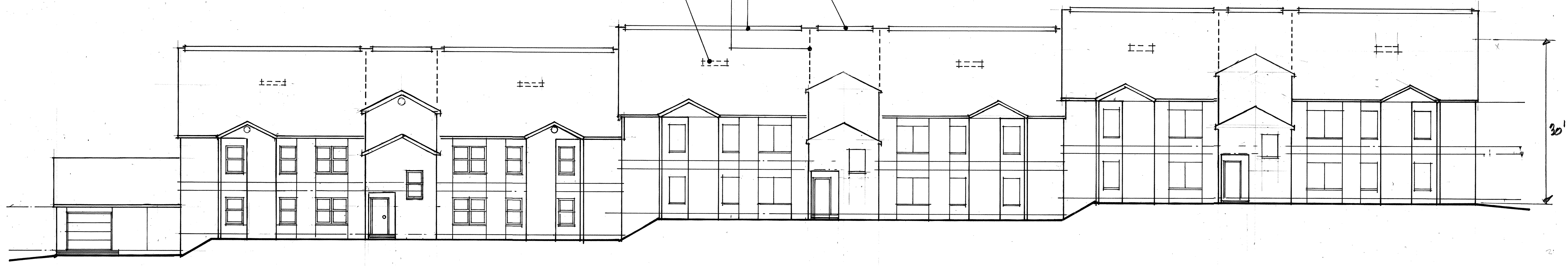
A1
Of NINE



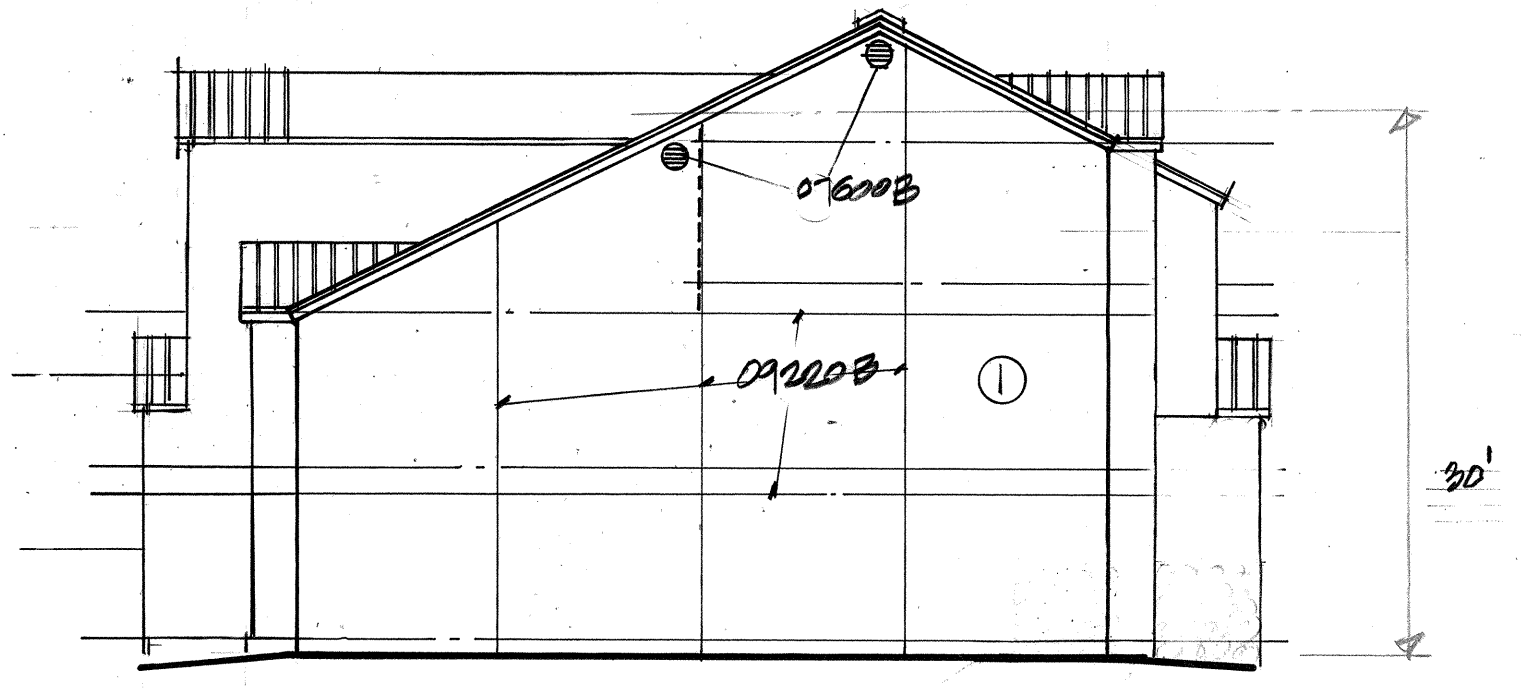
15" x 48" Fire Damper with fusible link in fire separation wall with 1-1/2 hour UL fire damper label per Standard #555 as mfg by RUSKIN MFG CO., Grandview, MO. 64030 (Typical) See Detail 2/A-8

Fire separation wall (1 hour rated) in attic space above all party walls.

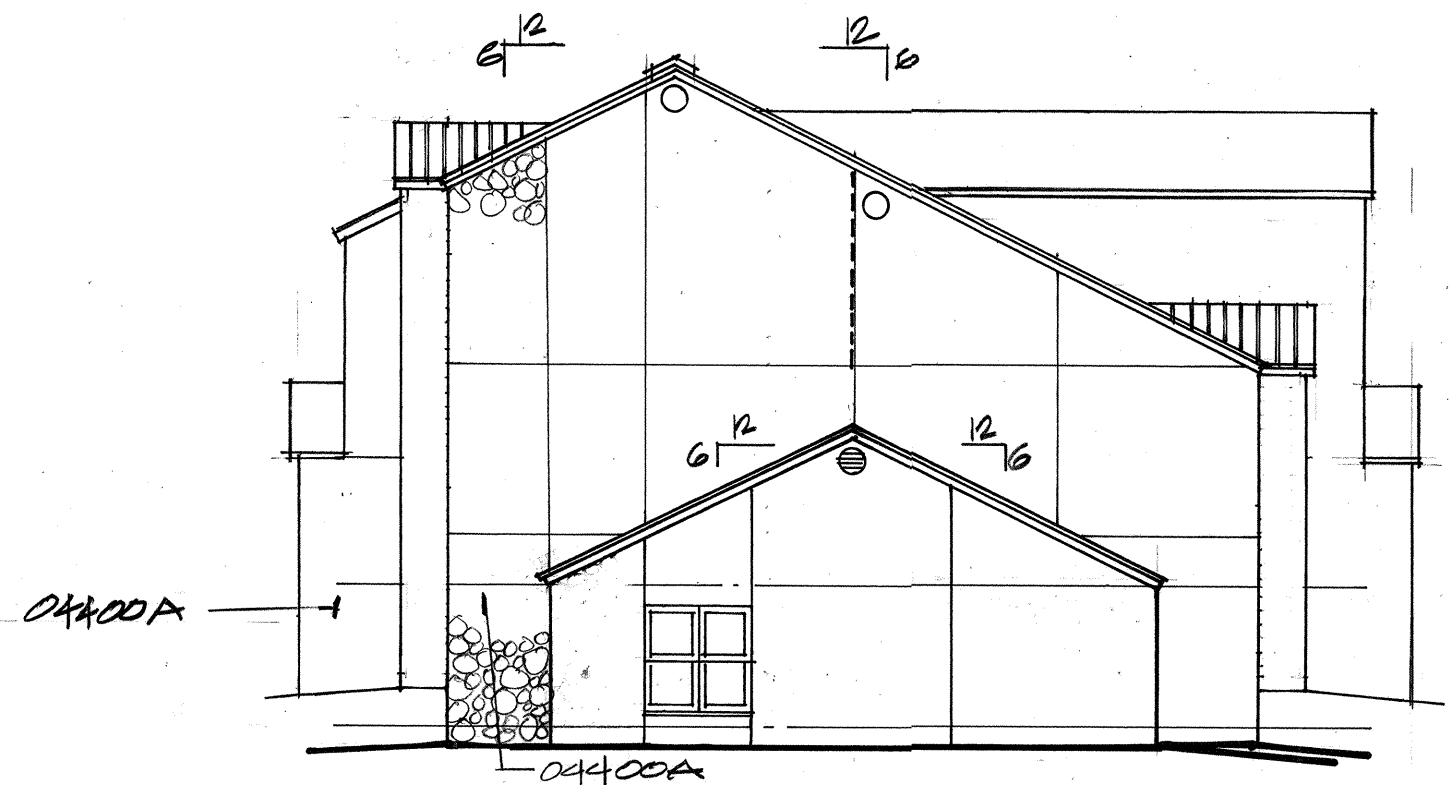
Ridge vents



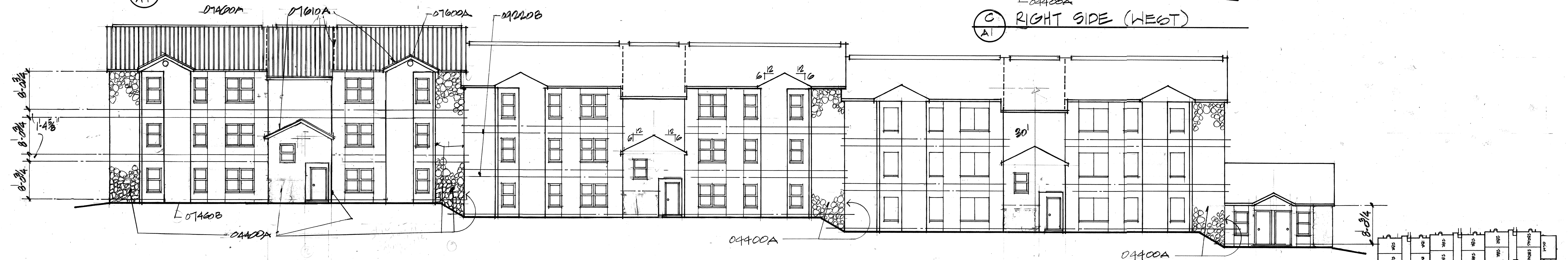
(D) REAR ELEVATION (SOUTH)



(B) LEFT SIDE (EAST)



(C) RIGHT SIDE (WEST)

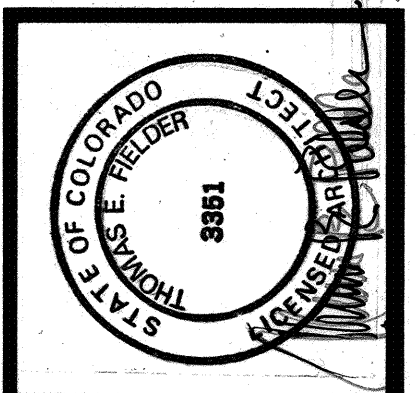


(A) FRONT ELEVATION (NORTH)

SEE DWG. A-8 FOR MATERIAL REFERENCE NOTES.

NOTES: REFER TO SITE IMPROVEMENT PLAN FOR EXACT CONFIGURATION OF BUILDING FOOTPRINT (PLAN & ELEVATION OFFSETS ARE THE REVERSE OF WHAT'S SHOWN). SEE ELEVATIONS FOR EXTENT OF STONE (OR NECESSARY STONE FOUNDATION LENGTH) AND REFER TO FIRST FLOOR PLAN FOR ENTRY CONFIGURATION & DIMENSIONS. CONFIRM ANY QUESTIONS WITH THE ARCHITECT PRIOR TO START OF CONSTRUCTION.

3/192 = 1-0

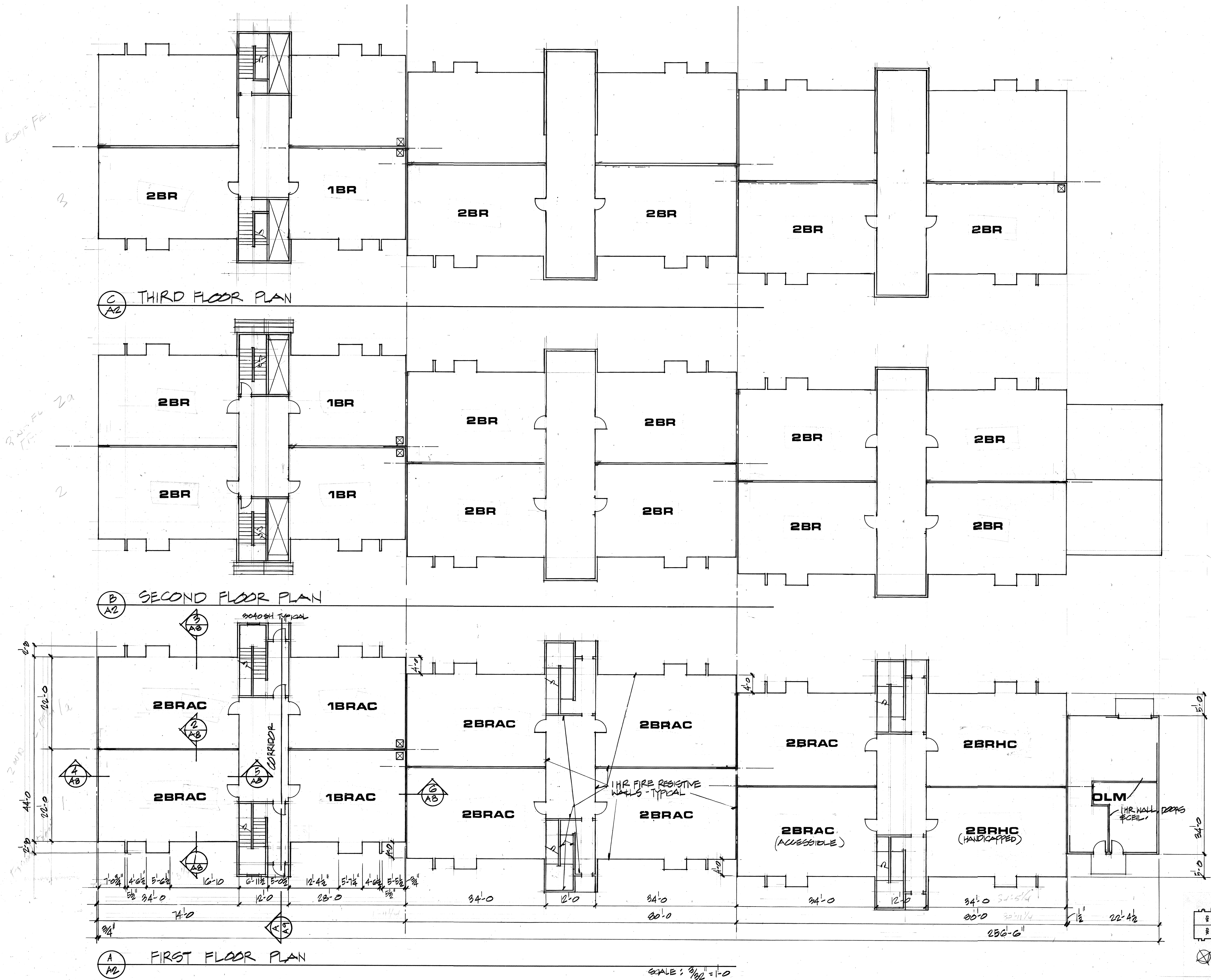


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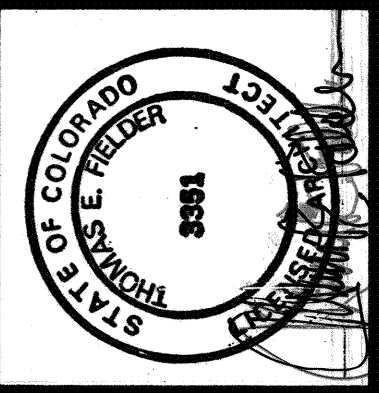
FEB 1, 1990
EXP. D. 21-90

BUILDING FLOOR PLANS
TELLURIDE APARTMENTS
Telluride Mountain Village, Colorado

Drawing Number
A2
Of NINE



NOTE: REFER TO SITE IMPROVEMENT PLAN FOR EXACT CONFIGURATION OF BUILDING FOOTPRINT (PLAN & ELEVATION OFFERS ARE THE REVERSE OF WHAT'S SHOWN). SEE ELEVATIONS FOR EXTENT OF STONE (A NECESSARY STONE FOUNDATION LEDGE) AND REFER TO FIRST FLOOR PLAN FOR ENTRY CONFIGURATION & DIMENSIONS. CONFIRM ANY QUESTIONS WITH THE ARCHITECT PRIOR TO START OF CONSTRUCTION.

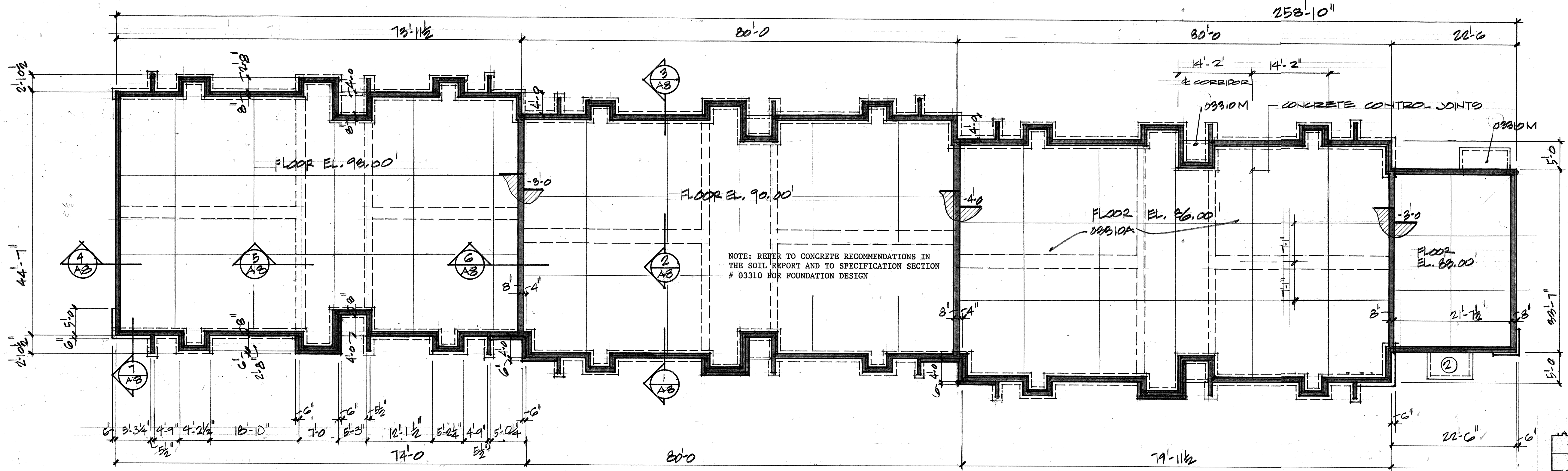
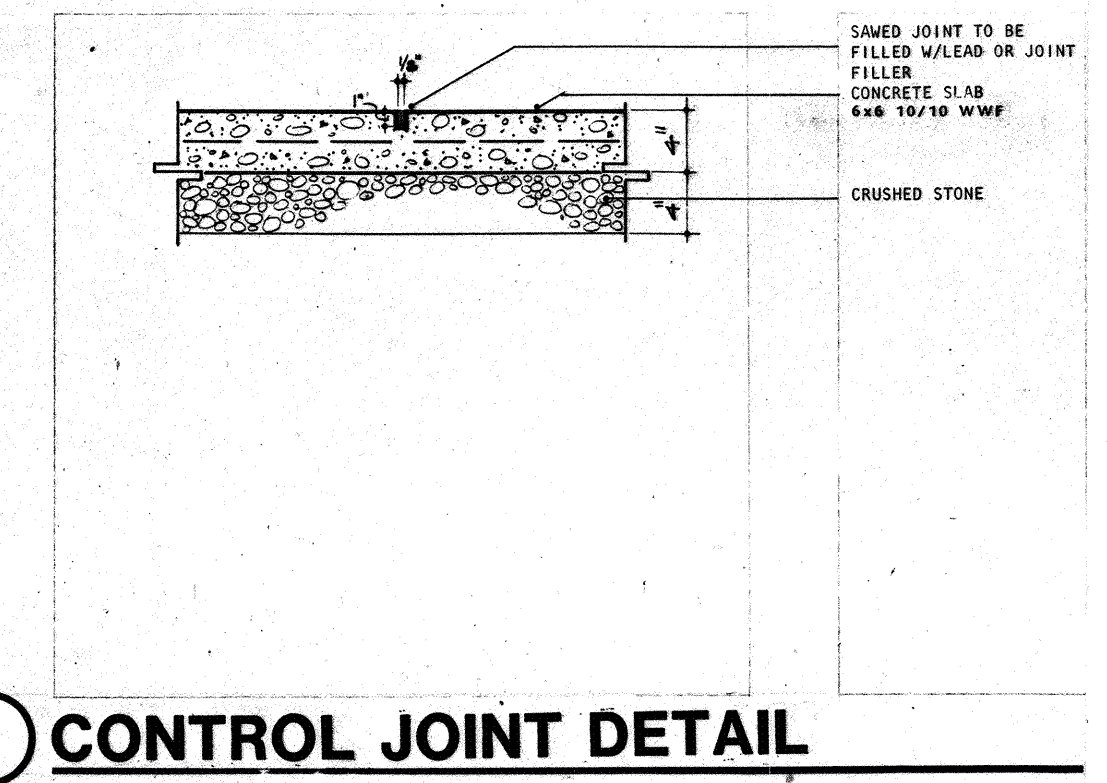


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Architects

FEB 1, 1990
5-21-90

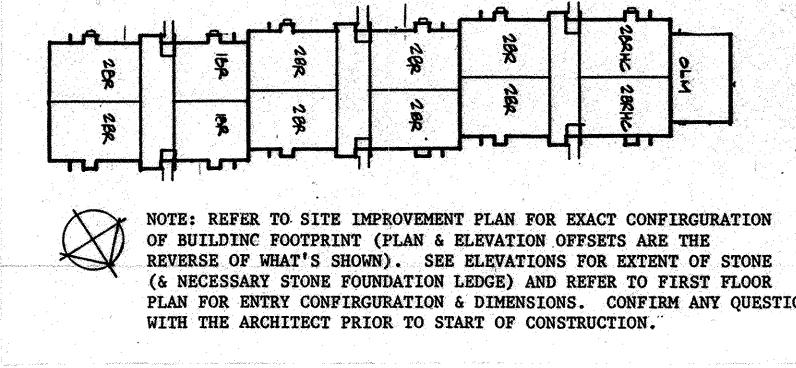
BUILDING FOUNDATION PLAN
TELLURIDE APARTMENTS
Telluride Mountain Village, Colorado

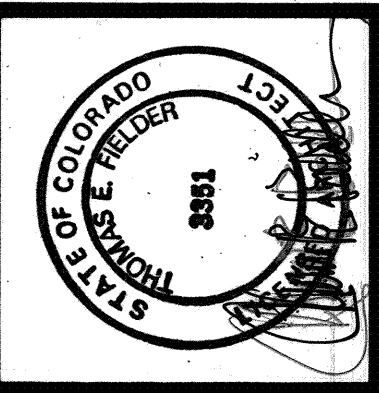
Drawing Number
A3
Of NINE



A
AB FOUNDATION PLAN

SEE DWG. A-8 FOR MATERIAL REFERENCE NOTES.
SCALE: 1/8" = 1'-0"





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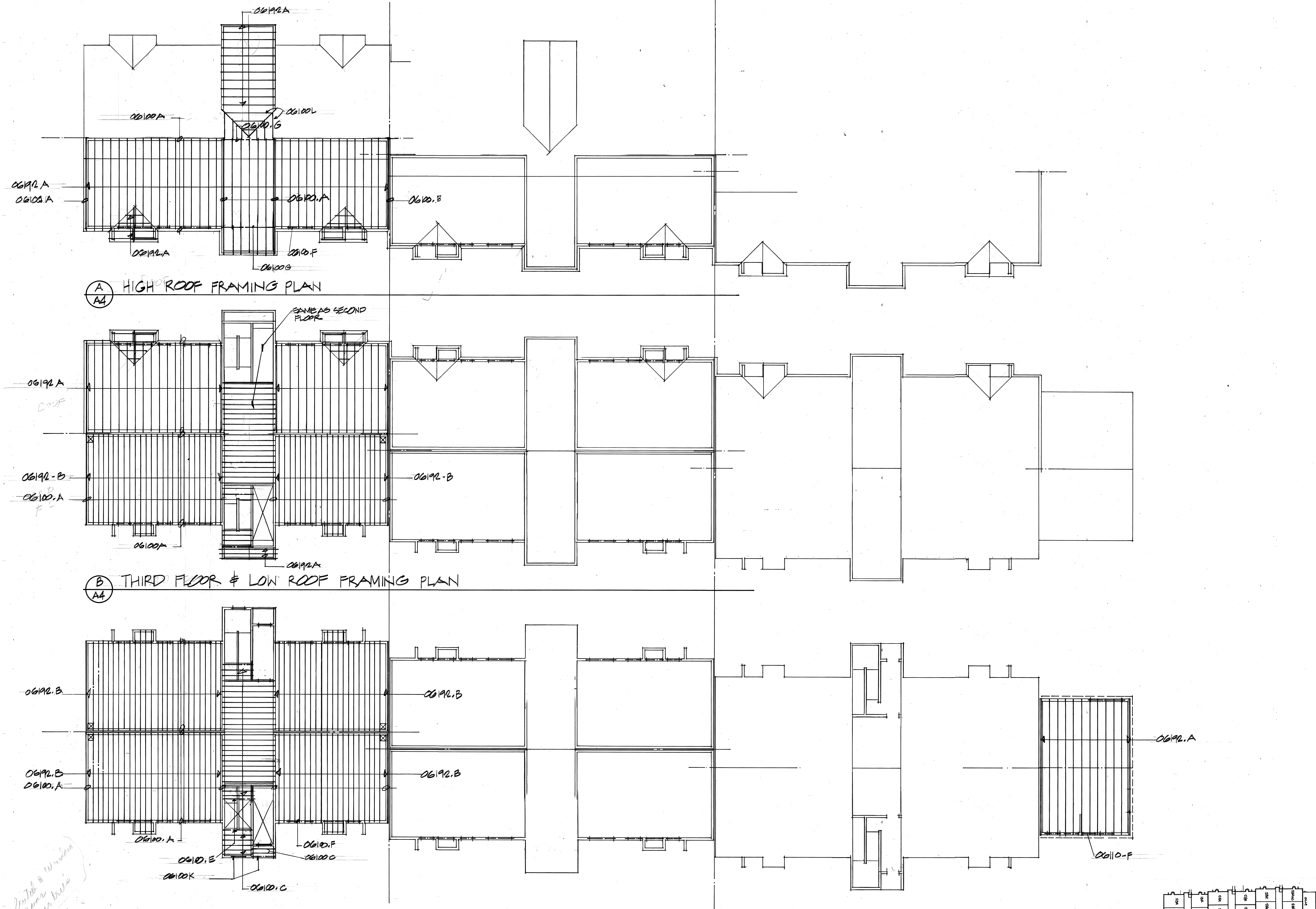
FEB 1, 1990
REV 3-21-90

BUILDING FRAMING PLANS

TELLURIDE APARTMENTS
Telluride Mountain Village, Colorado

Drawing Number

A4
Of NINE

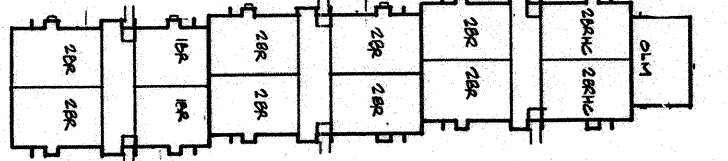


(A) HIGH ROOF FRAMING PLAN
A4

(B) THIRD FLOOR & LOW ROOF FRAMING PLAN
A4

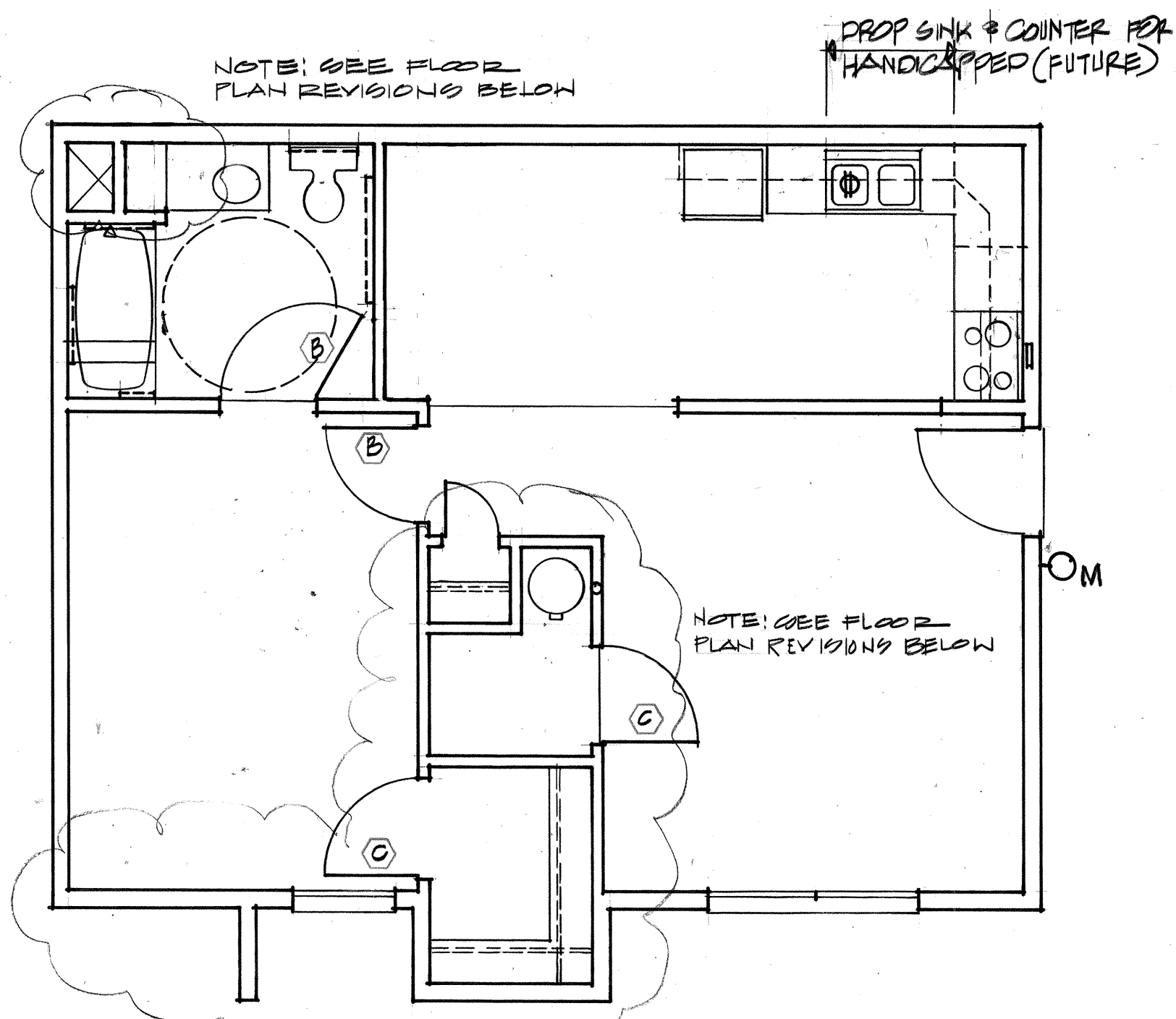
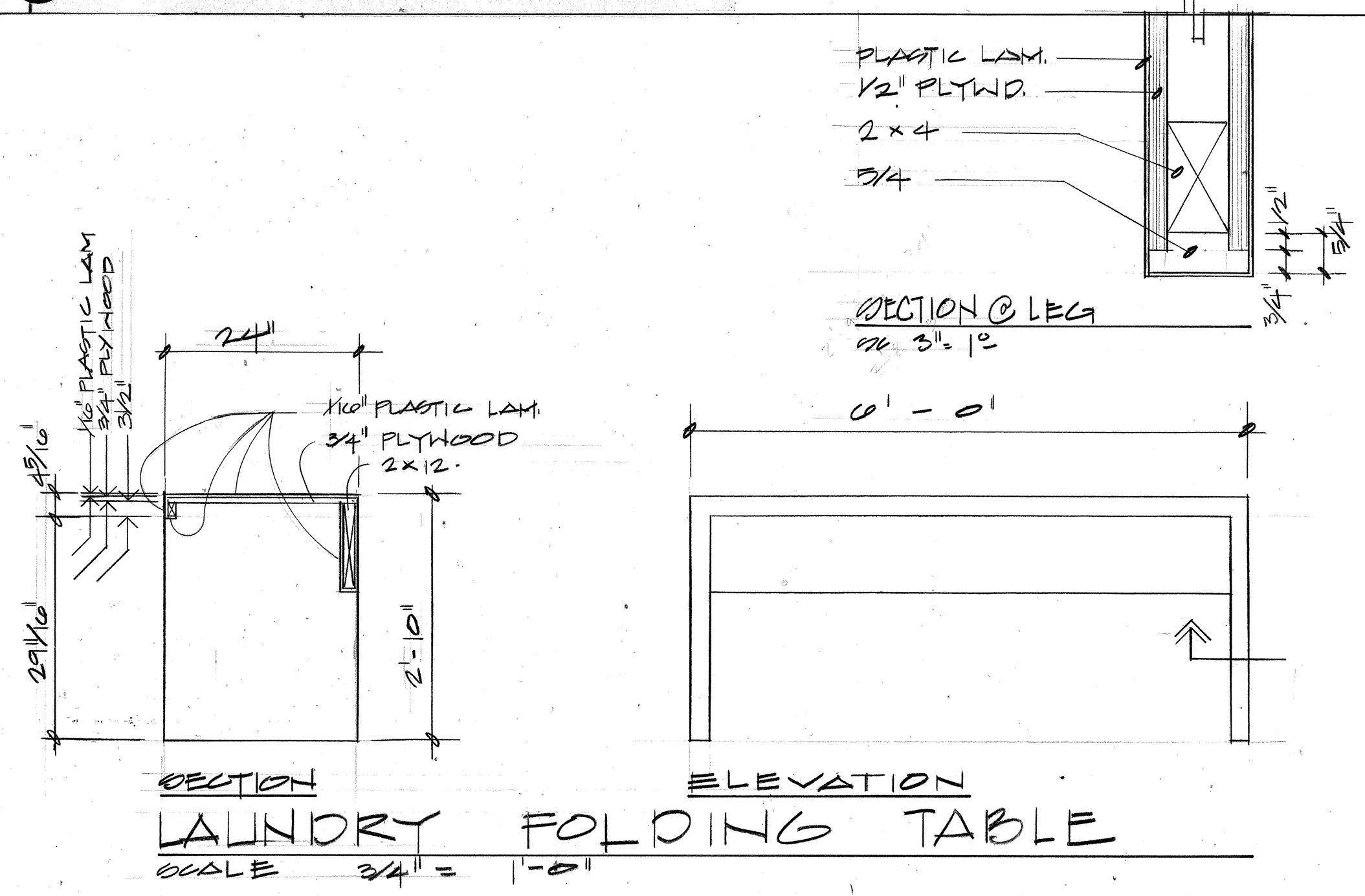
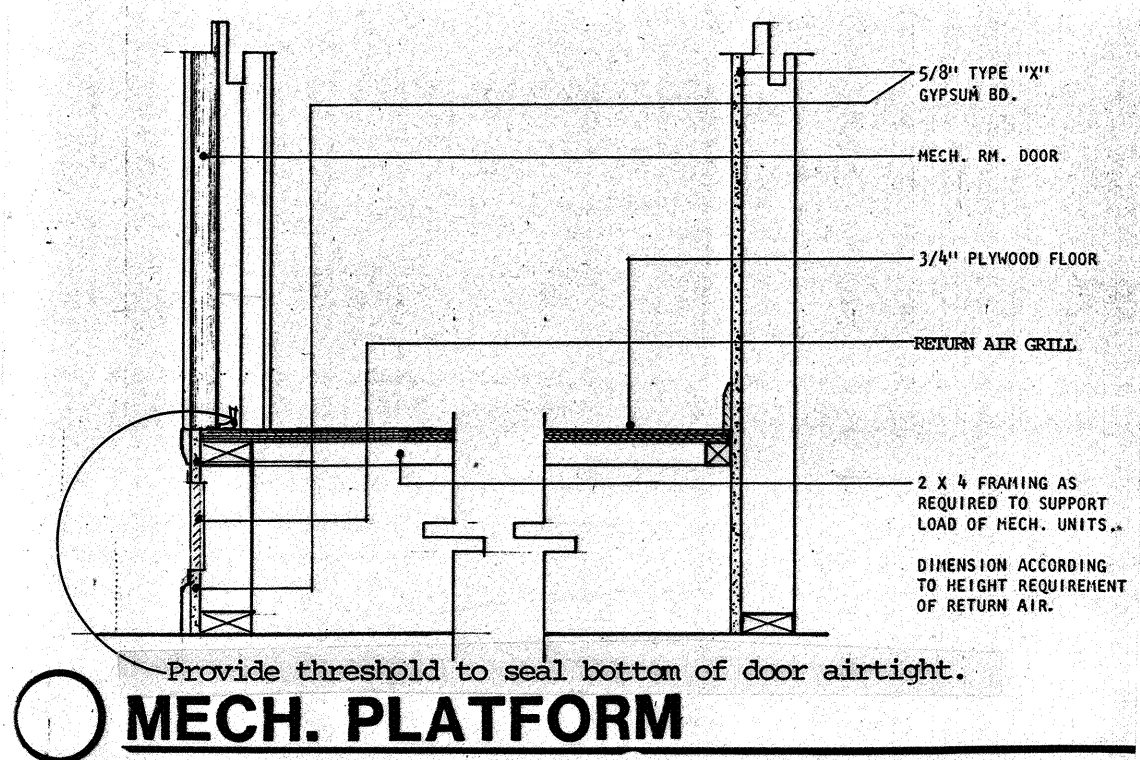
(C) SECOND FLOOR FRAMING PLAN & OLM ROOF PLAN
SEE DWG. A-8 FOR MATERIAL REFERENCE NOTES.
A4

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

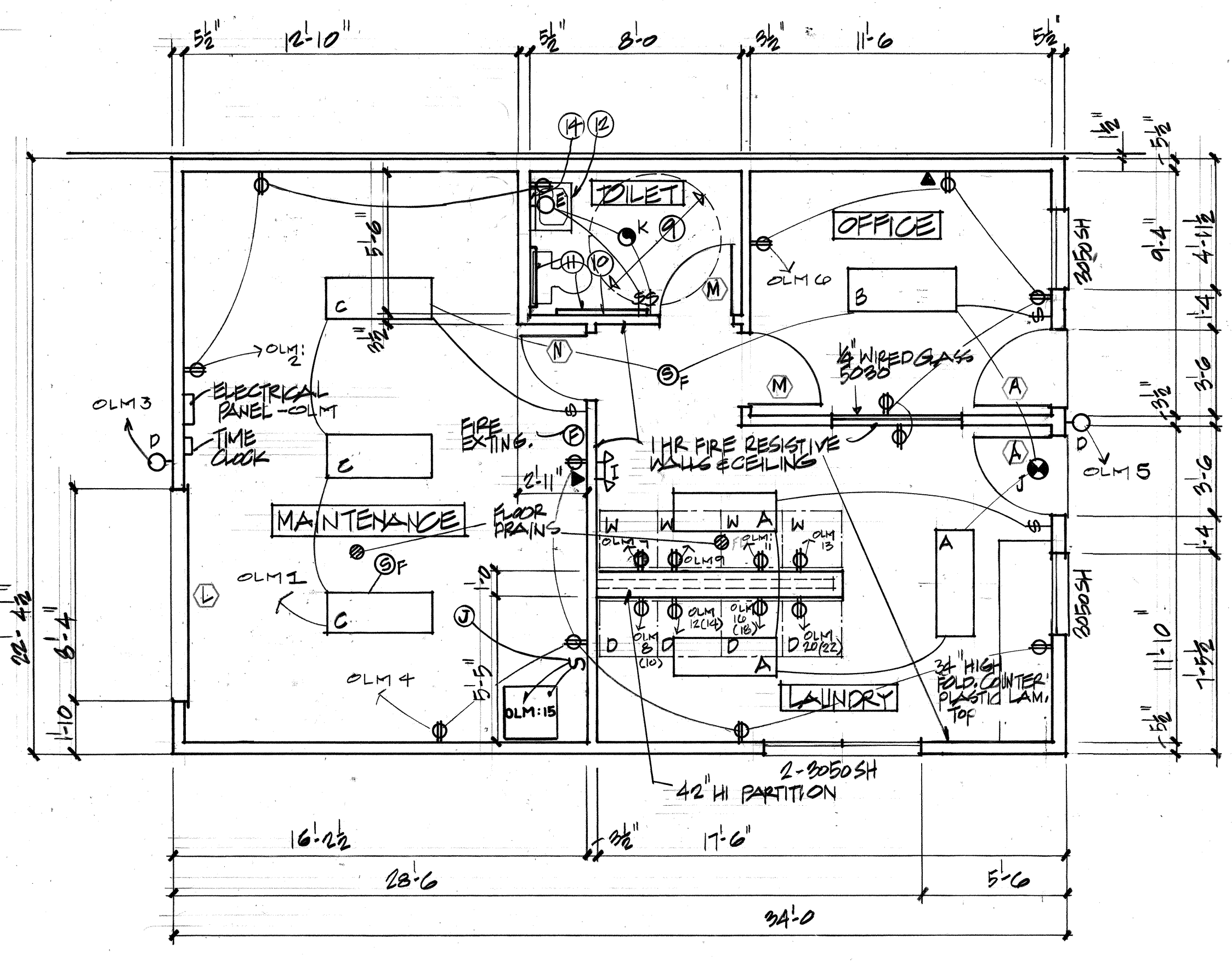


NOTE: REFER TO SITE IMPROVEMENT PLAN FOR EXACT CONFIGURATION OF BUILDING FOOTPRINT (PLAN & ELEVATION OFFSETS ARE THE REVERSE OF WHAT'S SHOWN). SEE ELEVATIONS FOR EXTENT OF STONE (AS NECESSARY STONE FOUNDATION LEGACY) AND REFER TO FIRST FLOOR PLAN FOR ENTRY CONFIGURATION & DIMENSIONS. CONFIRM ANY QUESTIONS WITH THE ARCHITECT PRIOR TO START OF CONSTRUCTION.

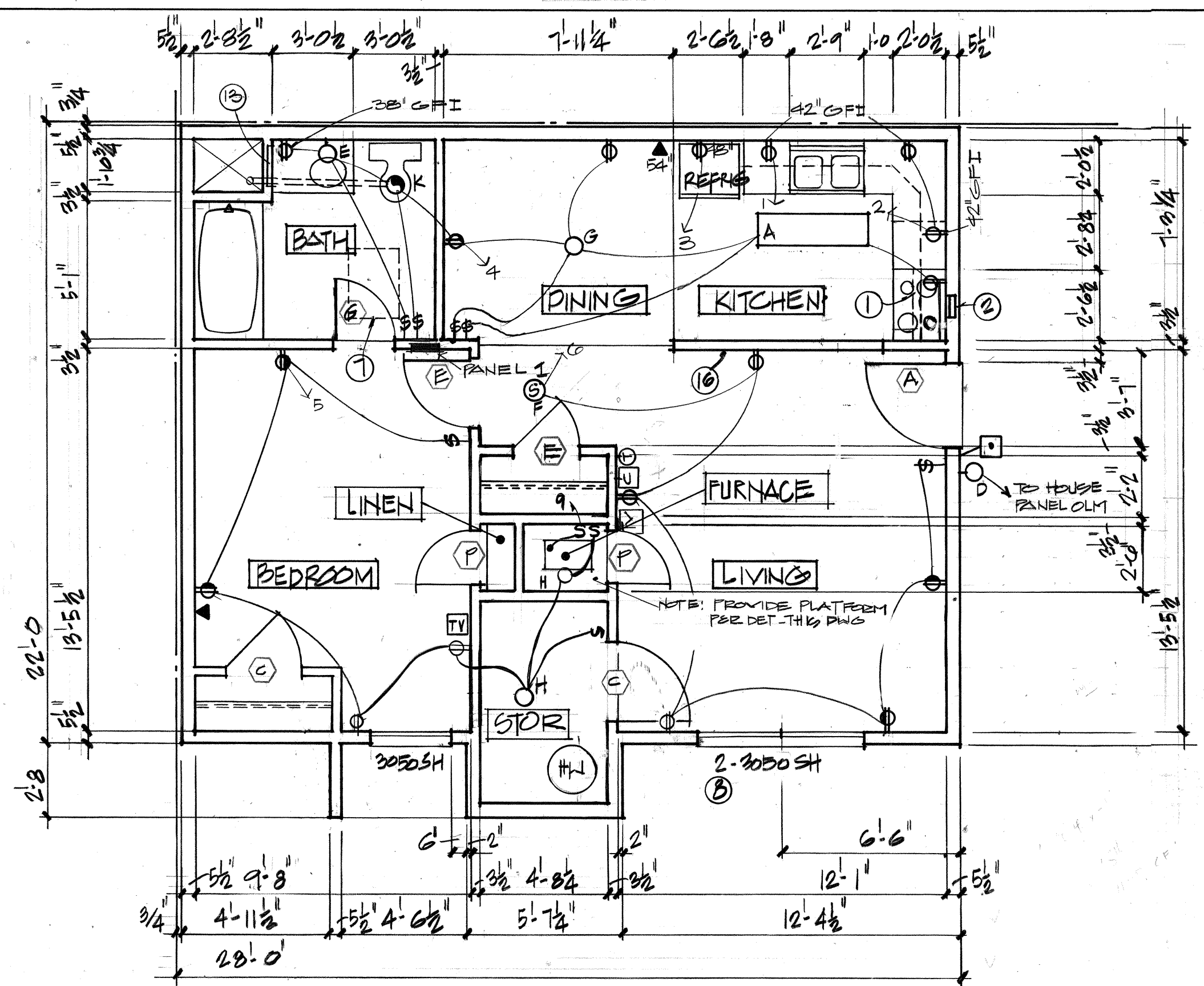
*1. Detail window
5-21-90
T.E. Fielder*



(B) ONE BEDROOM UNIT - ACCESSIBLE TO HANDICAPPED
(A5) ON FIRST FLOOR 1BRAC
1/4" = 1'-0"



(C) O.L.M. BUILDING
(A5) 768 SF
1/4" = 1'-0"



ONE BEDROOM UNIT 1BR
688 SF
1/4" = 1'-0"

GENERAL NOTES

- A. IN THE EVENT OF ANY DISCREPANCIES AND/OR ERRORS FOUND IN THE DRAWINGS OR IF PROBLEMS ARE ENCOUNTERED DURING THE CONSTRUCTION THAT WOULD CAUSE A HARDSHIP TO THE CONTRACTOR, THE CONTRACTOR SHALL BE REQUIRED TO NOTIFY ARCHITECT BEFORE PROCEEDING WITH THE WORK.
- B. ALL VAPOR PRODUCING OR EXHAUSTING EQUIPMENT SHALL BE DUCTED TO THE OUTSIDE. THIS EQUIPMENT WILL INCLUDE RANGE HOODS, BATHROOM EXHAUST FANS, GAS HEATING EQUIPMENT AND CLOTHES DRYERS. THE ABOVE EXHAUST DUCTS MAY NOT TERMINATE IN EITHER ATTIC OR CRAWL SPACES.
- C. EXTERIOR JOINTS AROUND WINDOWS, DOOR FRAMES, BETWEEN CAVITY WALLS AND WINDOW AND DOOR FRAMES, BETWEEN MASONRY/CONCRETE FOUNDATIONS, BETWEEN WALL AND ROOF, BETWEEN WALL PANELS, AT PENETRATIONS OF UTILITIES SERVICES THRU WALLS, FLOORS AND ROOFS AND ALL OTHER OPENINGS IN THE EXTERIOR ENVELOPE SHALL BE CAULKED, GASKETED, WEATHERSTRIPPED OR OTHERWISE SEALED.
- D. PROVIDE BACKING IN WALLS AS REQUIRED TO ALLOW FOR FUTURE INSTALLATION OF GARB BARS AROUND TUB AND TOILET PER HANDICAPPED REQUIREMENTS AT ALL UNITS ON THE FIRST FLOOR OF ALL BUILDINGS. PROVIDE A TUB SEAT AS REQUIRED.
- E. HEIGHT OF THE KITCHEN ISLAND AND COUNTER IN THE ACCESSIBLE UNITS SHALL BE DETERMINED BY THE INDIVIDUAL OCCUPANT AT THE TIME OF REMODELLING TO THE UNIT BEING ACCESSIBLE.
- F. REFER TO THE SOILS REPORT FOR ADDITIONAL INFORMATION REGARDING THE FOUNDATIONS AND THEIR DESIGN.

GYPSUM BOARD NOTES

- A. ALL EXTERIOR WALLS, WALLS BETWEEN UNITS AND WALLS BETWEEN UNITS AND CORRIDORS AND ALL CEILINGS SHALL BE ONE HOUR FIRE RESISTANT RATED USING 5/8" TYPE "X" GYPSUM BOARD. CEILING GYPSUM BOARD SHALL BE INSTALLED OVER RESILIENT CHANNELS. WALLS AND CEILING AT LAUNDRY AREA SHALL BE ONE HOUR RATED ALSO.
 - B. ALL NON RATED WALLS SHALL HAVE 3/4" GYPSUM BOARD.
 - C. ALL CEILINGS AND WALLS IN CORRIDOR AREA TO HAVE 5/8" GYPSUM BOARD EACH SIDE.
 - D. PROVIDE WATER RESISTANT GYPSUM BOARD IN WET AREAS AROUND TUBS.
- WET AREAS TO INCLUDE ANY SURFACE WITHIN 12" OF TUB, VANITY OR LAV.

ROOM FINISH SCHEDULE

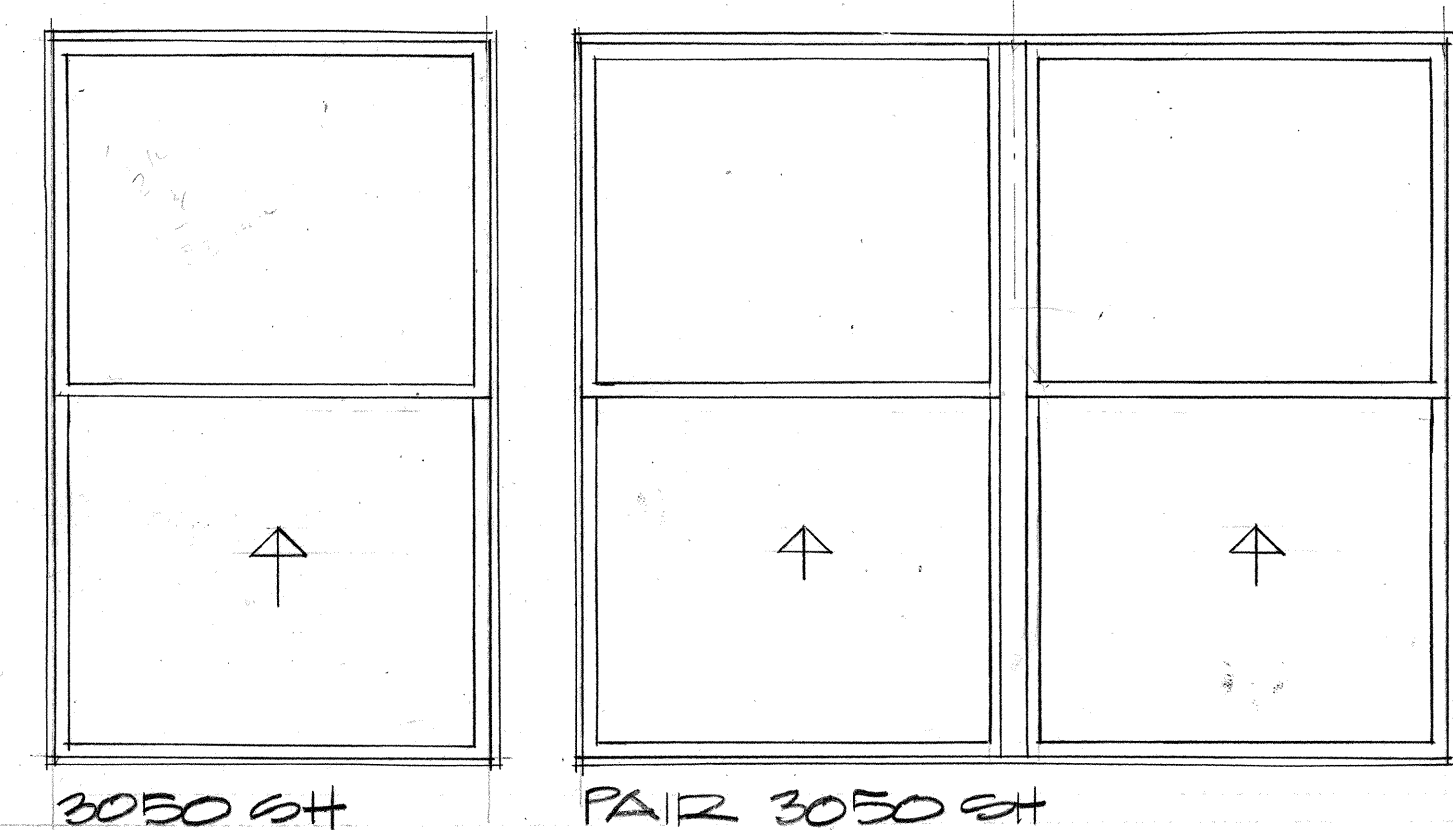
ROOM NAME	FLOORING	WALL BASE	WALLS	CEILING	REMARKS
ENTRY	CARPET	CONCRETE	GYPSUM BOARD PAINTED	GYPSUM BOARD PAINTED	
LIVING	x	x	x	x	
DINING	x	x	x	x	
KITCHEN	x	x	x	x	
HALL	x	x	x	x	
BEDROOM 1	x	x	x	x	
BEDROOM 2	x	x	x	x	
BATH	x	x	x	x	
STORAGE/MECHANICAL	x	x	x	x	
CLOSETS	x	x	x	x	
OFFICE	x	x	x	x	
LAUNDRY	x	x	x	x	
TOILET	x	x	x	x	
MAINTENANCE	x	none	x	x	
BUILDING CORRIDORS	x	x	x	x	

FINISH NOTES

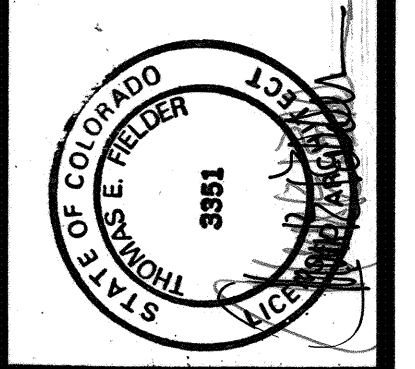
- A. CARPET MUST BE LABELED ON THE BACK IN ACCORDANCE WITH UM-444. CONTRACTORS WILL BE REQUIRED TO PROVIDE A SCRAP OF THE CARPET ACTUALLY INSTALLED WHICH CLEARLY SHOWS THE LABEL.
- B. ALL WINDOWS SHALL RECEIVE CURTAINS OR DRAPES. PROVIDE A SINGLE ROD AS REQUIRED FOR EACH WINDOW.
- C. PROVIDE SATIN ENAMEL PAINT IN THE KITCHEN AND BATH AREAS AND FLAT PAINT ELSEWHERE.

UNIT PLANS KEYED NOTES

- 1. 30" range w/oven, hood above with exhaust fan.
- 2. Vent for range hood up thru wall and roof.
- 3. Gas water and space heater.
- 4. Vent for heater up thru wall and roof.
- 5. Linen shelving - see detail.
- 6. Linen shelving above vanity elevation - see detail L/A7
- 7. 22" x 30" attic access panel in top floor units.
- 8. Install all windows on the inside face of the wall studs.
- 9. 5" diameter turning space for wheel chairs.
- 10. Recessed toilet paper holder
- 11. Grab bars
- 12. Insulate trap and hot water lines at lavatories.
- 13. MEDICINE CABINET
- 14. 18" x 30" mirror.
- 15. NET USED
- 16. 42" high stud partition.



WINDOW SCHEDULE
SCALE 3/4" = 1'-0"

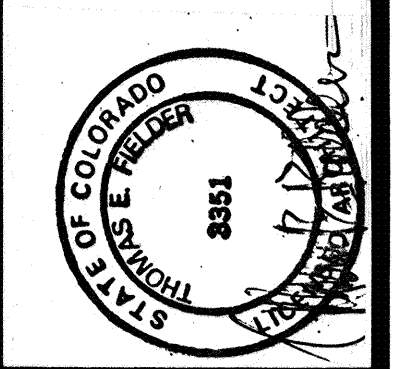


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5-21-90

O.L.M. AND ONE BEDROOM UNIT PLANS
TELLURIDE APARTMENTS
Telluride Mountain Village, Colorado

Drawing Number
A5
Of NINE



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TWO BEDROOM UNIT PLANS
TELLURIDE APARTMENTS
Telluride Mountain Village, Colorado

Drawing Number
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Of NINE

- ELECTRICAL SYMBOLS**
- FLUORESCENT LIGHT FIXTURE, SURFACE MOUNTED
 - ▭ FLUORESCENT LIGHT FIXTURE STRIP TYPE, SURFACE MOUNTED
 - INCANDESCENT LIGHT FIXTURE, CEILING, SURFACE MOUNTED
 - INCANDESCENT LIGHT FIXTURE, WALL MOUNTED.
 - MOTOR CONNECTION, SEE MECHANICAL.
 - DUPLEX CONVENIENCE OUTLET @ 18" ABOVE FIN. FLOOR UNLESS NOTED
 - 240V OUTLET @ 18" AFF UNLESS NOTED
 - SWITCH, SINGLE POLE @ 54" AFF
 - SWITCH, 3 WAY @ 54" AFF
 - TELEPHONE OUTLET @ 18" AFF
 - TELEVISION OUTLET @ 18" AFF
 - SMOKE DETECTOR
 - EMERGENCY LIGHT
 - EXIT LIGHT
 - EMERGENCY CALL SWITCH, BELL, LIGHT
 - THERMOSTAT FOR FURNACE
 - PUSH BUTTON FOR DOOR BELL
 - DOOR CHIME
 - 1/2 OF OUTLET SWITCHED AS INDICATED

DOOR SCHEDULE

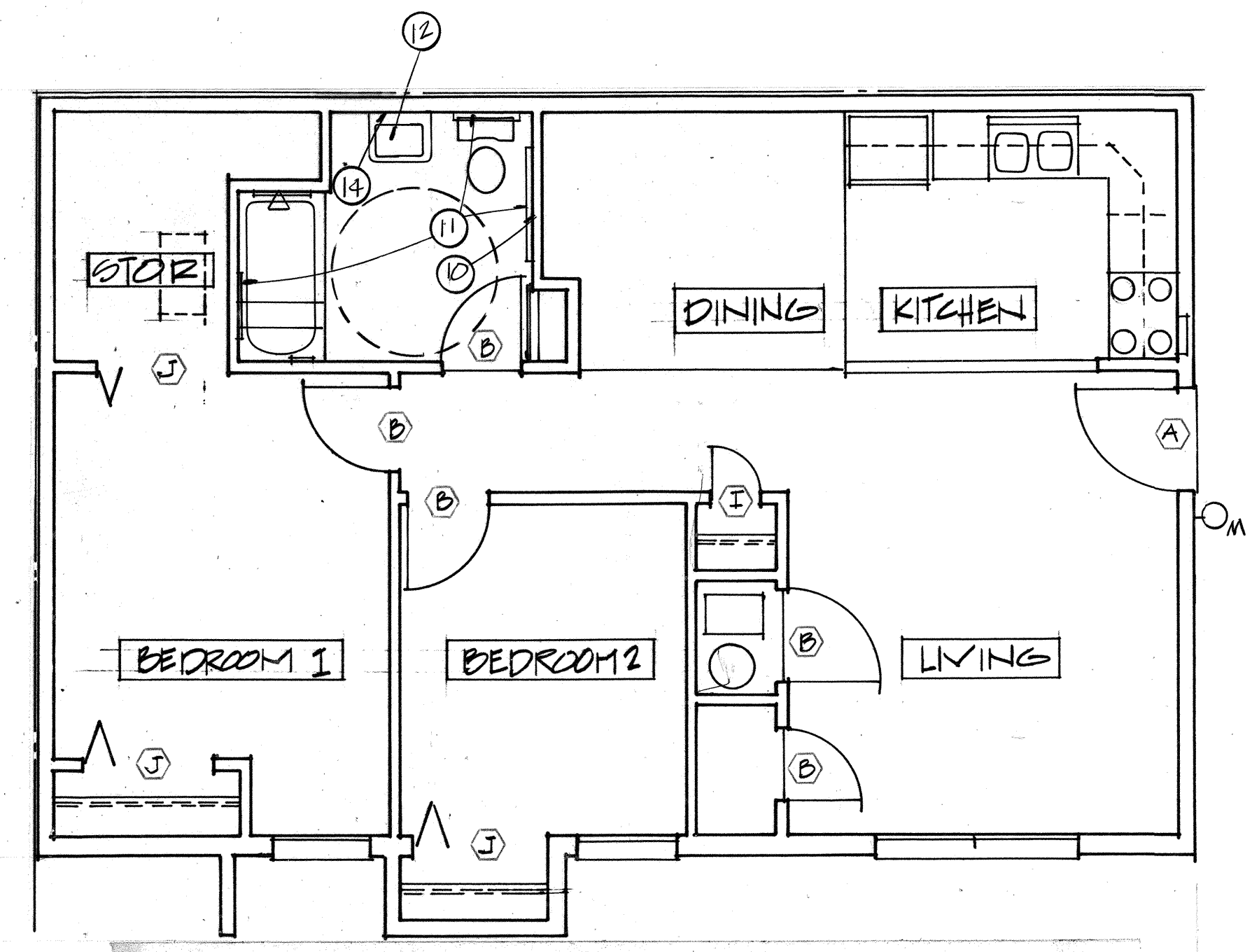
MARK	SIZE	MATERIAL			STYLE	HARDWARE	REMARKS
		WIDTH	THICK	HEIGHT			
		Interior - 1 3/8" Exterior - 1 3/4" Unless noted	6"-8" Unless noted				
		HOLLOW CORE WOOD	SOLID WOOD	INSULATED METAL	CLAD WOOD	ALUMINUM	
					WOOD	METAL	
							THRESHOLD & FLASHER/STAPLING
							LOCKSETS
							ENTRY W/ BEAD/BOLT
							BT-FOLD PACKAGE
							POCKET PACKAGE
							20 minute min. fire protection rating for entire assembly
A	3'-0"				X		
B	2'-10"				X		
C	2'-10"				X		
D	2'-10"				X		
E	2'-6"				X		
F	2'-6"				X		
G	2'-4"				X		
H	2'-4"				X		
I	1'-6"				X		
J	3'-0"				X		
K	4'-0"				X		
L	8'-0"	SECTIONAL			X		
M	2'-10"				X		
N	2'-10"				X		
P	2'-0"				X		

DOOR AND HARDWARE NOTES
A. UNDERCUT ALL INTERIOR DOORS 3/4" FOR PASSAGE OR AIR
B. THRESHOLD AT ALL DOORS AT ENTRIES SHALL NOT EXCEED 1/2" IN HEIGHT.

WINDOWS NOTES
A. ALL WINDOWS SHALL BE FACTORY FINISHED ALUMINUM FRAMES WITH MIN. 5/8" DUAL GLAZING AND SCREENS. WINDOWS SHALL BE EQUAL TO REYNOLDS MANUFACTURING CO. SERIES 1600, 1630, 1666 & 1688 WITH A MIN. R VALUE OF 2.2. WINDOWS SHALL HAVE A THERMAL BREAK BETWEEN INTERIOR AND EXTERIOR SECTIONS OF THE WINDOW. THERMAL BREAK WINDOWS SHALL BE CONTINUOUS FOR ALL SECTIONS OF THE WINDOWS. PROVIDE LOW E GLASS.

UNIT PLANS KEYED NOTES

- 30" range w/exhaust, hood above with exhaust fan.
- Vent for range hood up thru wall and roof.
- Gas water and space heater.
- Vent for heater up thru wall and roof.
- Linen shelving- see detail.
- Linen shelving above vanity elevation- see detail L/A7
- 22" x 30" attic access panel in top floor units.
- Install all windows on the inside face of the wall studs.
- 5'-0" diameter turning space for wheel chairs.
- Recessed toilet paper holder
- Grab bars
- Insulate trap and hot water lines at lavatories.
- NOT USED
- 18" x 30" mirror.
- NOT USED
- 42" high stud partition.

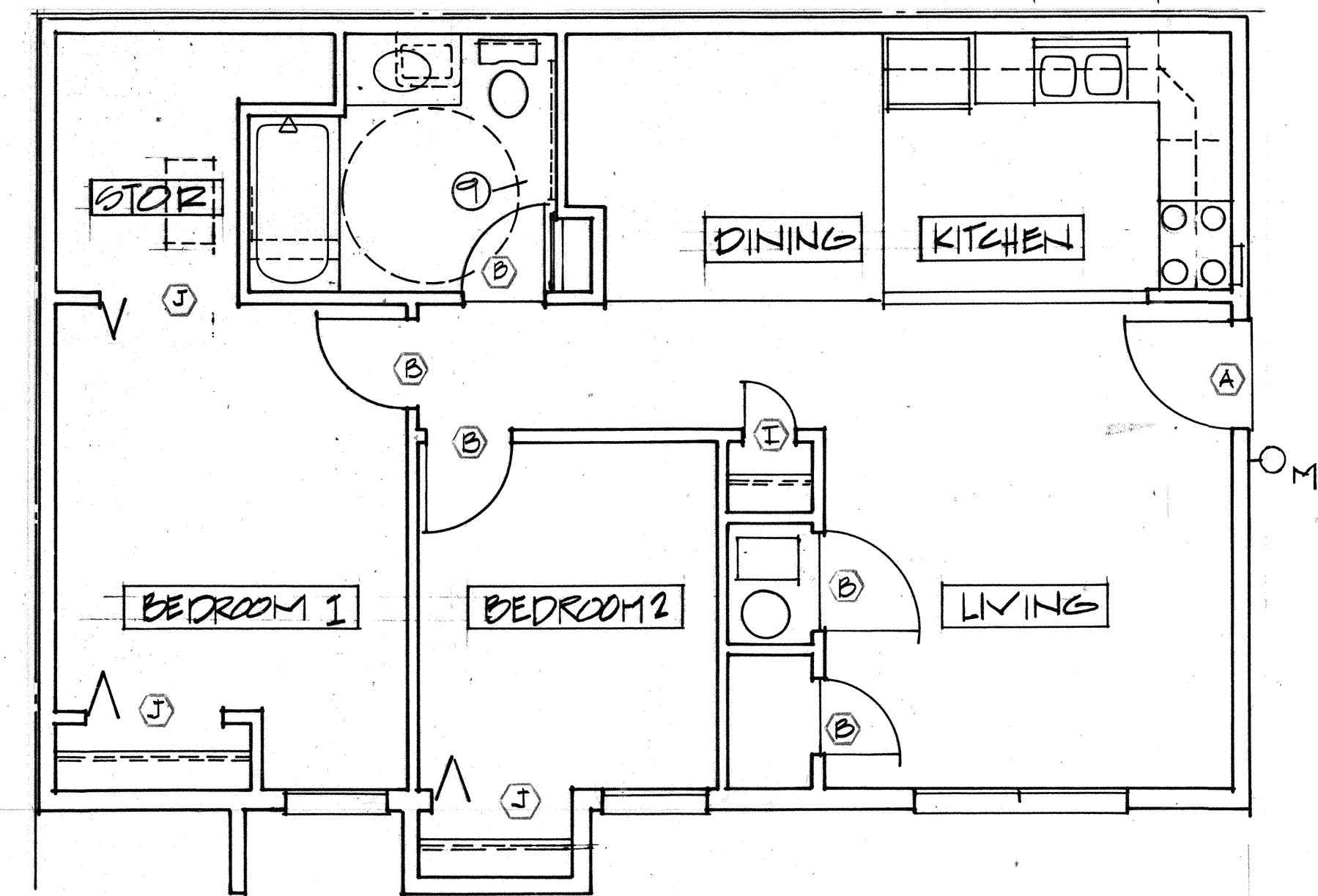


C TWO BEDROOM HANDICAP UNIT (2BRHC)
SCALE 1/4" = 1'-0"

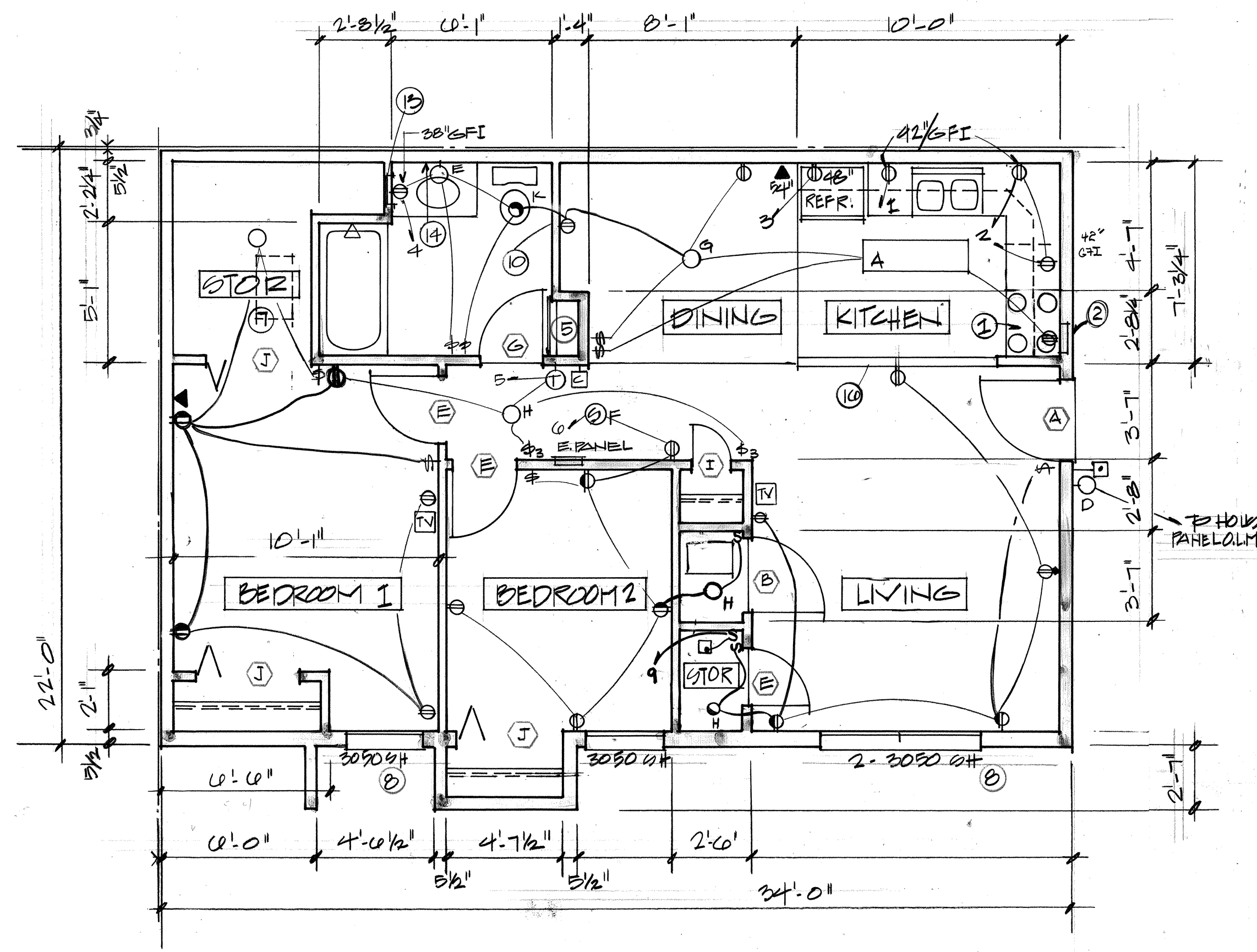
FIXTURE SCHEDULE

MARK	DESCRIPTION	LAMPS	MOUNTING	REMARKS
A	TIMELY #6062WH Fluorescent w/ lens	2-40W RS	Ceiling surface	
B	TIMELY #6162 Fluorescent w/ lens	4-40W RS	Ceiling surface	
C	TIMELY #6020WH Fluorescent - bare tube strip	2-40W RS	Ceiling surface	
D	TIMELY # 3041BK Incandescent	1-75W	Wall up 6'-0"	
E	TIMELY #751-1WH Incandescent	2-75W	Wall up 6'-8"	
F	FIREX #1020 Smoke Detector		Ceiling surface	Wired direct to circuit breaker panel
G	TIMELY #656WH Incandescent	2-60W	Ceiling surface	
H	TIMELY #345WH Incandescent	1-60W	Ceiling surface	
I	LITHONIA #ELU-2 Emergency Light Self Contained	6V	Wall up 6'-8"	With battery back up
J	MARCO #X250R Single faced exit light/sign	10W/16 1/2	Ceiling surface	
K	NUITONE #671 80 CFM Economy Exhaust Fan		Ceiling surface	Side discharge 4" duct
L	TIMELY #3441BK Incandescent	1-100W	Ceiling surface	In recessed entry at door
M	EMERGENCY CALLING EQUIPMENT CALL SWITCH: EDWARDS #7302 CALL BELL: EDWARDS #340-4N5 CALL LIGHT: EDWARDS #SL-715-7 STARLIGHT FLASHING LAMP			Provide said units at 2 HC units and junction box for future addition of units at all accessible apartment.

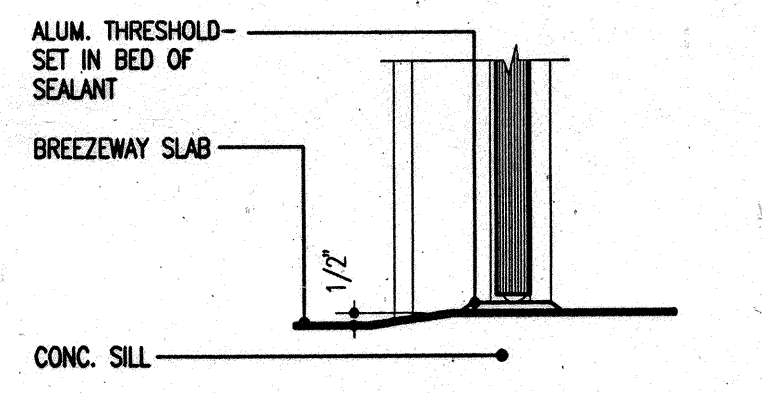
FIXTURE NOTES
BRAND NAME SPECIFICATIONS IS INTENDED TO ESTABLISH QUALITY FROM THE LIGHT FIXTURES. EXTERIOR FIXTURE IN CORRIDORS AT EACH APARTMENT ENTRY IS TO BE WIRED THRU A PHOTO CELL TO THE INDIVIDUAL APARTMENT PANEL.



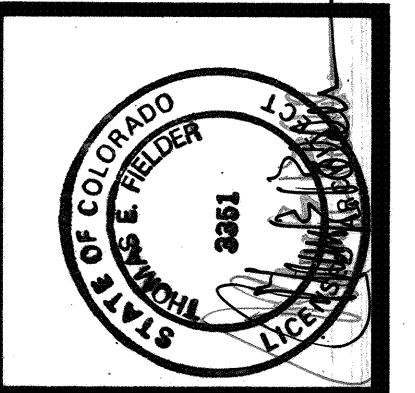
B TWO BEDROOM UNIT - ACCESSIBLE TO HANDICAP (2BRAC)
(ON FIRST FLOOR) SCALE 1/4" = 1'-0"



TWO BEDROOM UNIT (2BR)
SCALE 1/4" = 1'-0"



HANDICAP ENTRY THRESHOLD
SCALE: 1-1/2" = 1'-0"

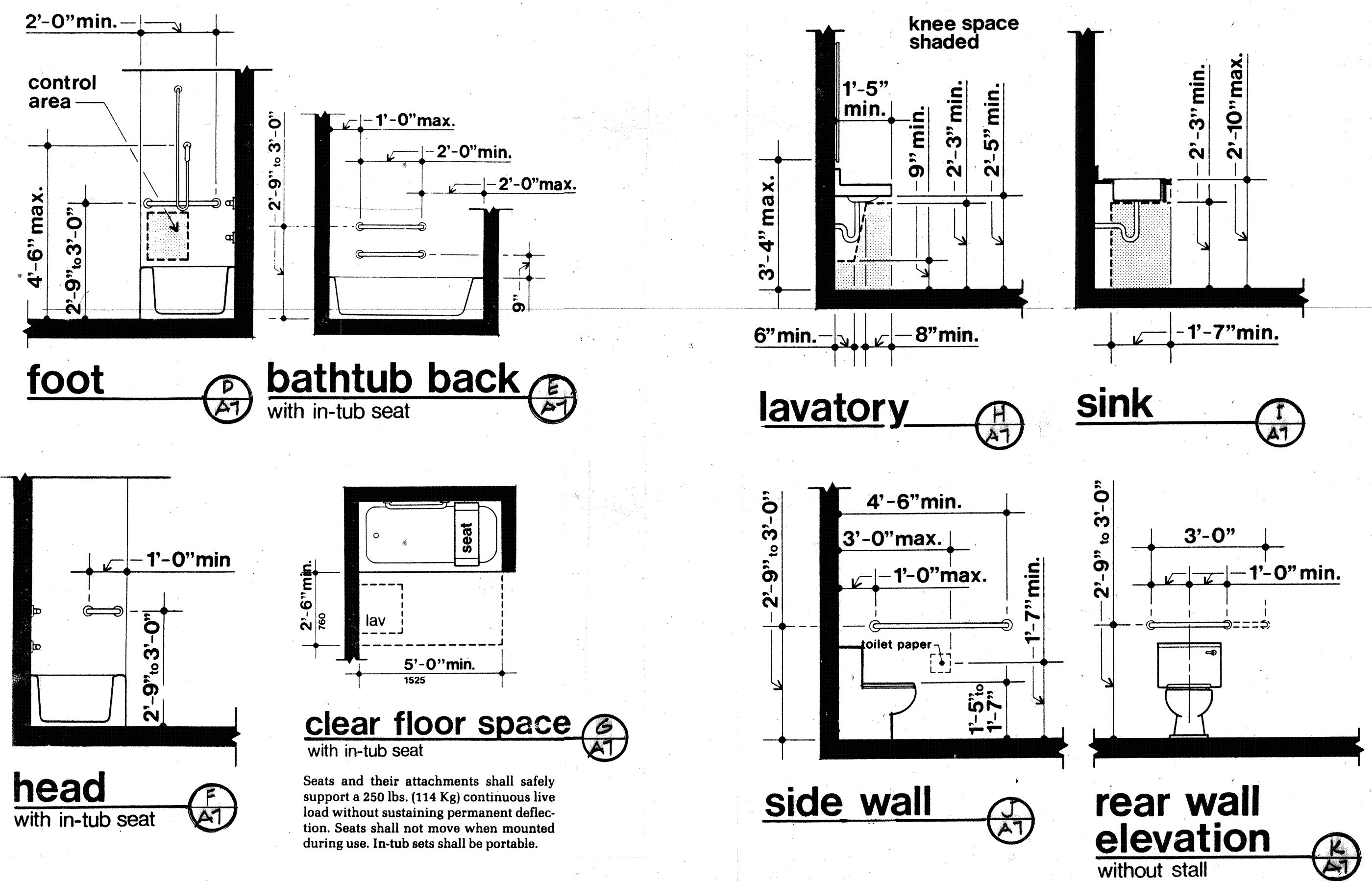


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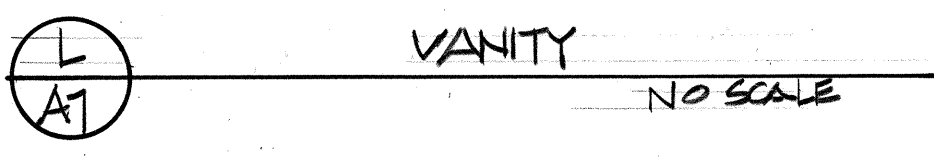
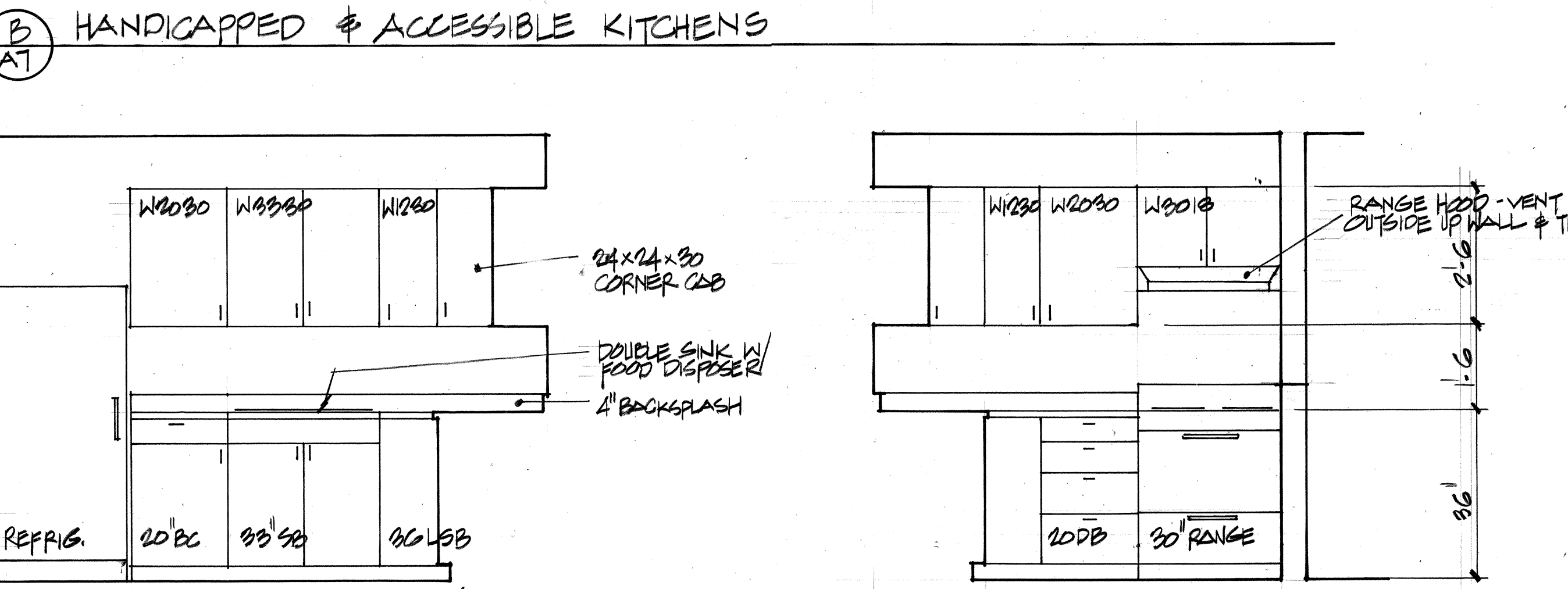
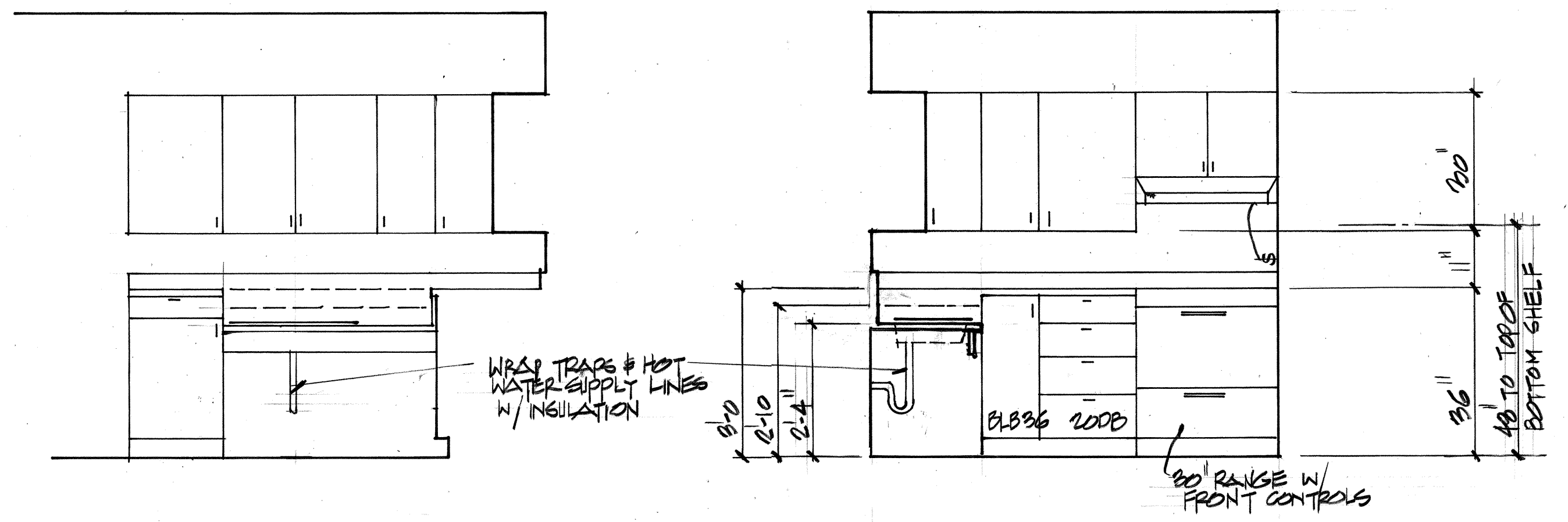
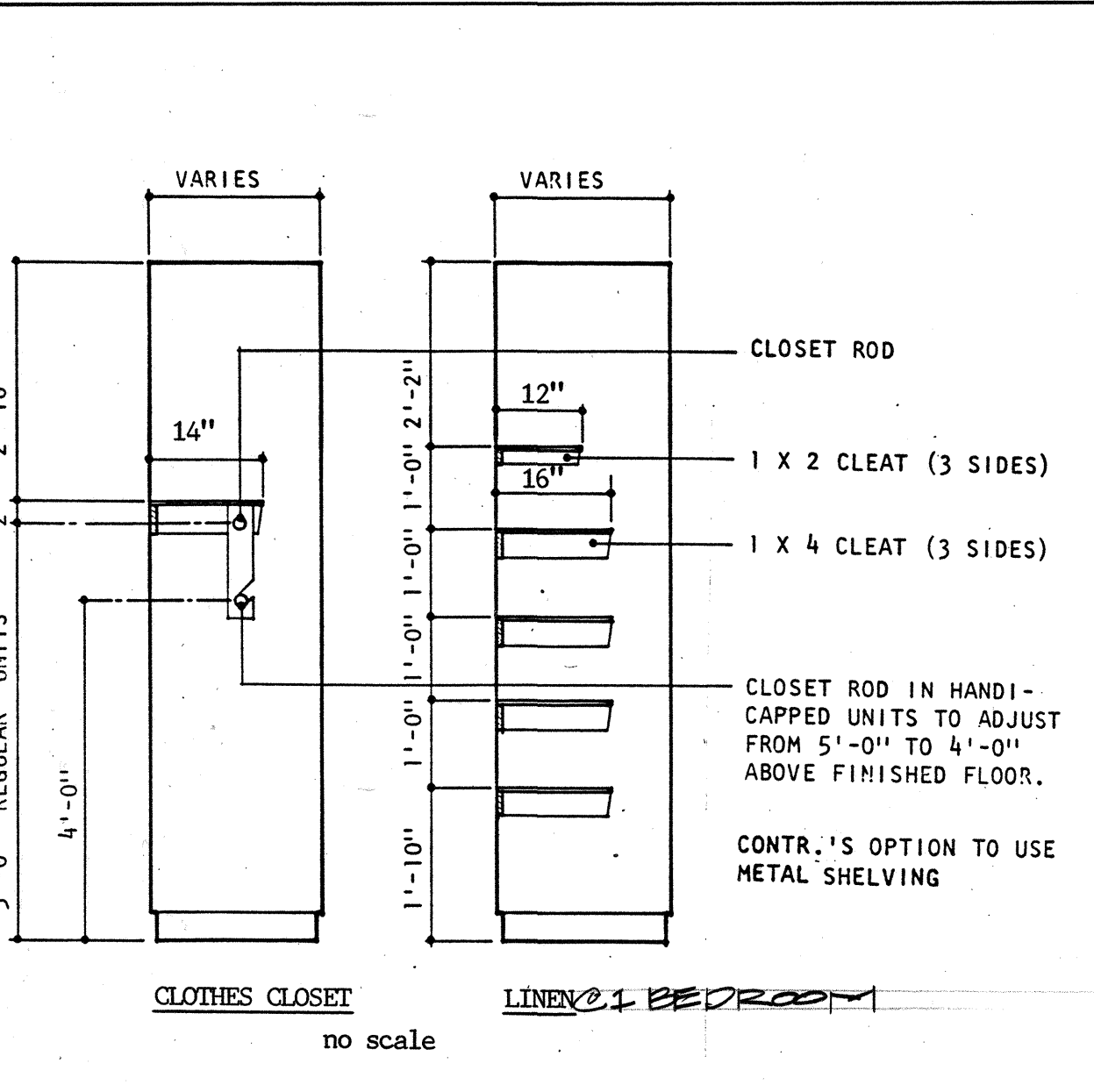
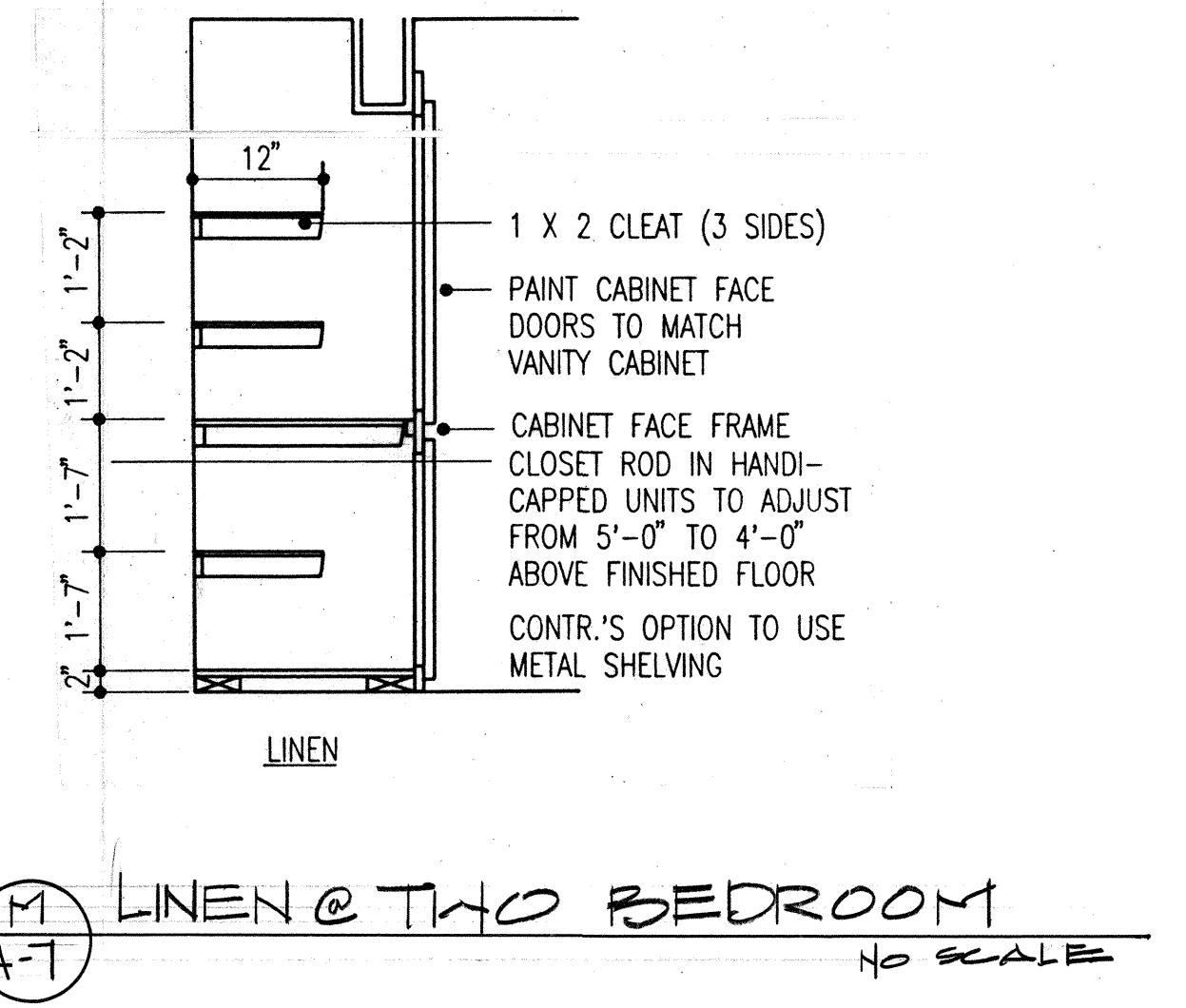
FEB 1, 1990
REV 5-21-90

INTERIOR DETAILS & SITUATIONS
TELLURIDE APARTMENTS
Telluride Mountain Village, Colorado

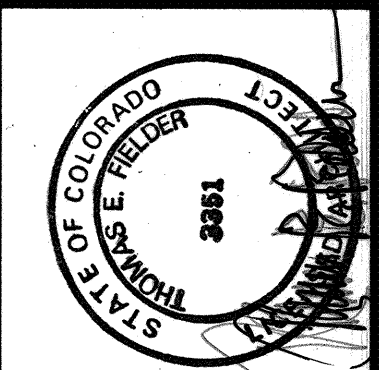
Drawing Number
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TYPICAL HANDICAPPED BATH REQUIREMENTS NO SCALE



100621



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TELLURIDE APARTMENTS
Telluride Mountain Village, Colorado

WALL SECTIONS

Drawing Number
A 8
Of NINE

FRAMING NOTES - GENERAL

In the event of any discrepancies and/or errors found in the Drawings, or if problems are encountered during construction that would cause hardships on the Contractor, the Contractor shall be required to notify the Architect before proceeding with the work. Refer to Specifications and all other Drawings including roof framing and floor framing plans.

All frame exterior and load bearing (carrying either floor or roof loads) are @ 16" o.c. maximum spacing. All other interior walls are x 2 4 wood studs @ 24" o.c. except where 2 x 6 wood stud walls are indicated in bath areas on plans. Provide minimum single sill bottom plate and double top plate all bearing walls. Provide minimum of two studs each side of all door and window openings and minimum three studs in all corners and intersections.

Wells behind bath plumbing fixtures are 2 x 6 @ 16" o.c.

Brace exterior walls at all corners with waferwood sheets per codes.

Provide solid wood blocking behind all kitchen cabinets, bath accessories and all flashing conditions. Contractor to supply to the Architect literature/design data for grabbars and handicapped tub seat showing compliance with handicapped requirements.

Wall Anchors: Anchor all load bearing walls to concrete foundation @ 48" o.c. maximum with 1/2" X 10" long bolts into top of foundation. Provide bolts within 12" of door openings and corners, each side of opening or corner.

Exterior joints around windows, door frames, between cavity walls and window and door frames, between wall and masonry or concrete foundations, between wall and roof, between wall panels, at penetrations of utility services thru walls, floors and roofs and all other openings in the exterior envelope shall be caulked, gasketed, weatherstripped or otherwise sealed.

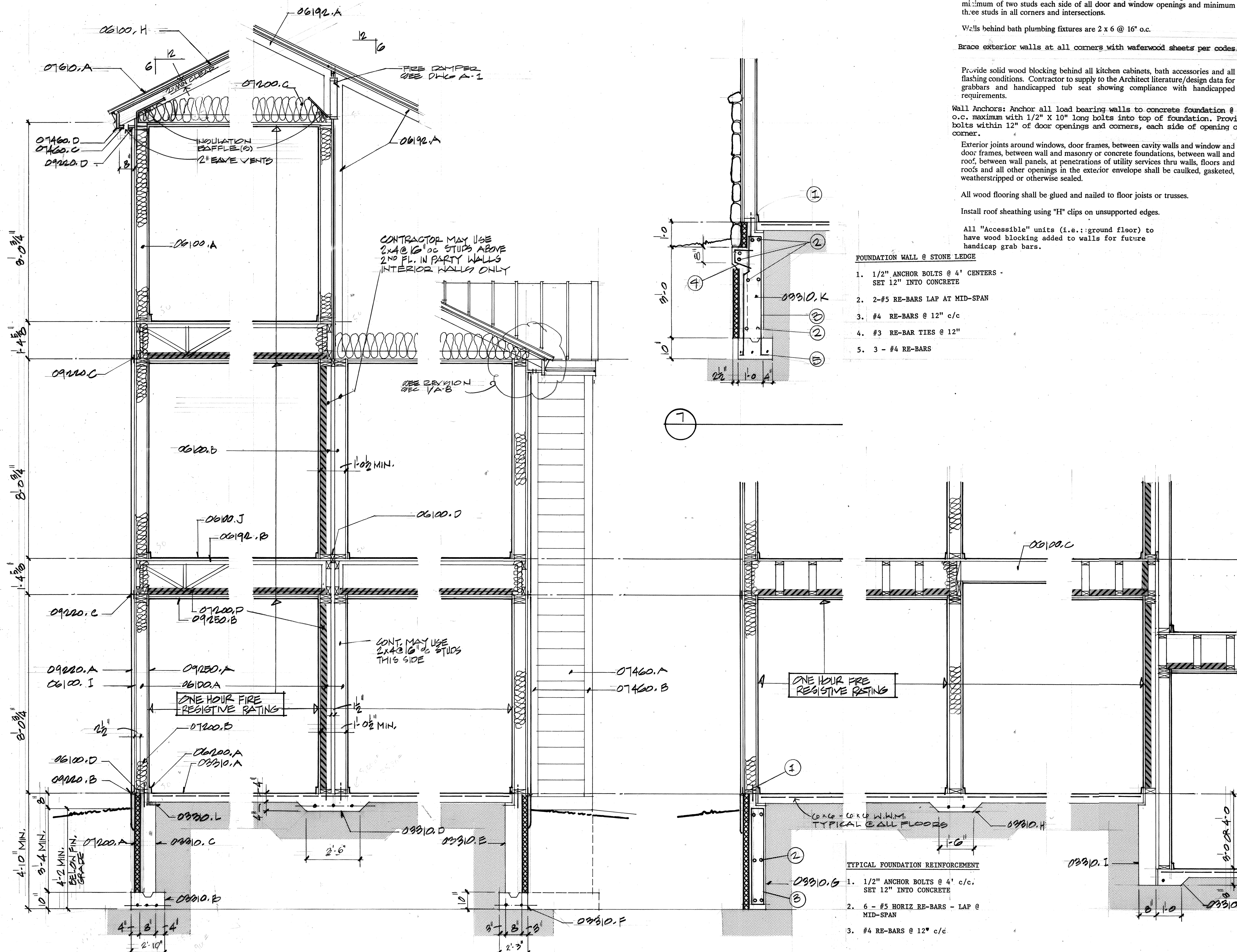
All wood flooring shall be glued and nailed to floor joists or trusses.

Install roof sheathing using "H" clips on unsupported edges.

All "Accessible" units (i.e.: ground floor) to have wood blocking added to walls for future handicap grab bars.

FOUNDATION WALL @ STONE LEDGE

1. 1/2" ANCHOR BOLTS @ 4' CENTERS - SET 12" INTO CONCRETE
2. 2-#5 RE-BARS LAP AT MID-SPAN
3. #4 RE-BARS @ 12" c/c
4. #3 RE-BAR TIES @ 12"
5. 3 - #4 RE-BARS



- ① 3 STORY EXTERIOR BEARING WALL
1/2"=1'-0"
- ② 3 STORY PARTY BEARING WALL
- ③ 2 STORY EXTERIOR BEARING WALL
- ④ EXTERIOR NON BEARING WALL
- ⑤ WALL @ CORRIDOR
- ⑥ WALL BETWEEN BUILDINGS

EXTERIOR WALL R VALUE

0.17	Air film
0.10	1/2" stucco
0.62	1/2" sheathing
19.00	Batt insulation
0.56	5/8" gypsum board
0.61	Air film
21.06 - R	

ROOF R VALUE

0.17	Air film
38.00	Batt insulation
0.56	5/8" gypsum board
0.61	Air film
39.34 - R	

MATERIALS KEYING LEGEND -

03310 - CONCRETE WORK

- A. 4" concrete s.b with over 6 mil. polyet;
- B. Concrete footing w/3;
- C. Concrete stem wall;
- D. Thickened footing;
- E. Concrete stem wall;
- F. Concrete footing w/2 - #4;
- G. Concrete stem wall;
- H. Thickened footing w/2 - #4;
- I. Concrete stem wall;
- J. Thickened slab edge w/1 - #4;
- K. 1/2" preformed asphalt impregnated board;
- L. 4" thick concrete slab with edges turned down 12" below grade.

04400 - STONEMWORK

- A. Fieldstone - see elevations.

06100 - ROUGH CARPENTRY

- A. 2 x 6 @ 16" o.c. stud walls;
- B. 2 x 4 @ 16" o.c. stud walls may be used at party bearing walls at Contractor's option;
- C. 2 x 10 @ 16" o.c. floor joists;
- D. All exterior wall sill plates shall be treated lumber;
- E. 2 - 2 x 10 beam, F'b = 1100 psi;
- F. Exterior Lintel - see schedule;

Lintel Schedule

Size of Lintel:	Maximum Span:
2 - 2 x 4	2'-5"
2 - 2 x 6	3'-9"
2 - 2 x 8	5'-0"
2 - 2 x 10	6'-4"
2 - 2 x 12	8'-6"

Note:
Provide a minimum of 1-1/2" bearing @ each end with double 2 x 4 studs at each side. Schedule is based on structural grade lumber with 1500 psi allowable bending stress.

- G. 3 - 2 x 12 beam F'b = 1100 psi;
- H. 19/32" roof sheathing - plywood or 19/32" waferboard installed with panel edge clips;
- I. 1/2" wall sheathing - plywood or 7/16" waferboard;
- J. 5/8" T & G floor sheathing - glue and nail.
- K. 4x4x 5/16 steel angle bolted to wood header to support stone facing.
- L. 2 x 10 @ 24" o.c. rafters (sloped) and 2 x 8 @ 24" o.c. ceiling joists.

06192 - PRE-FABRICATED WOOD TRUSSES

- A. Open web roof trusses @ 24" o.c.;
- B. Open web floor trusses @ 16" o.c.

06200 - FINISH CARPENTRY

- A. Wood wall base - stained.

07200 - INSULATION

- A. R-12 rigid perimeter insulation;
- B. R-19 exterior wall kraft faced batts;
- C. R-38 roof kraft faced batts;
- D. 3" sound attenuation batts.

07460 - SIDING

- A. 1/2" x 8" stained cedar boards - channel rustic or other;
- B. 1" x 4" stained cedar trim;
- C. 1" x 8" stained cedar trim;
- D. 1" x 6" stained cedar fascia.

07600 - FLASHING AND SHEET METAL

- A. 10" dia. screened louver;
- B. 20" dia. screened louver.

07610 - METAL ROOFING

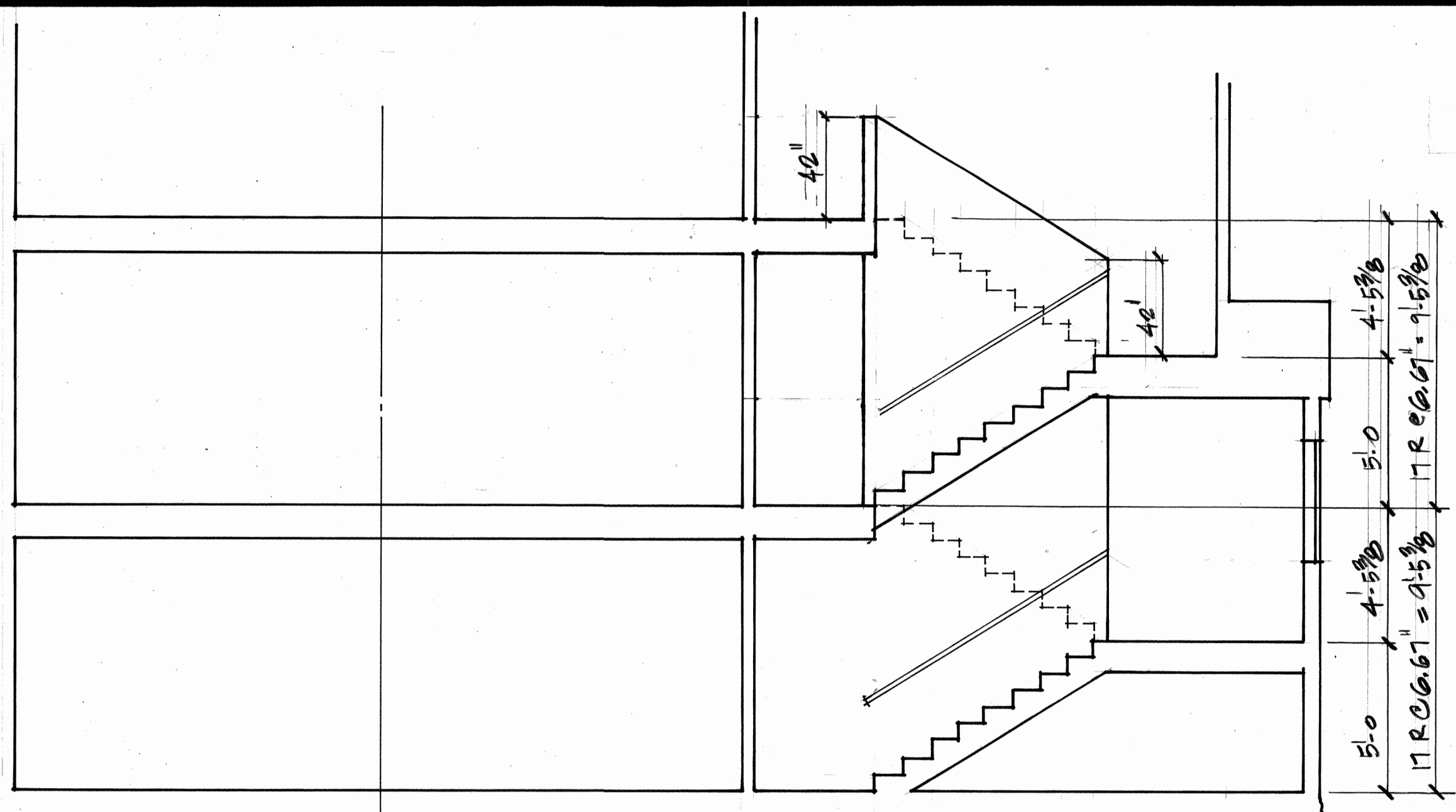
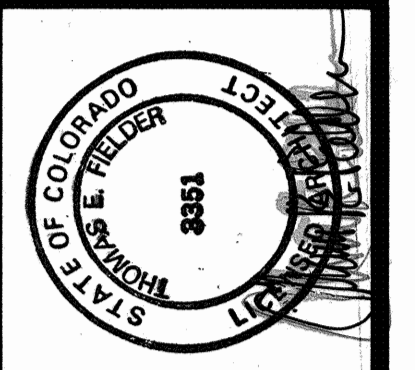
- A. Standing seam prefinished metal roofing.

09220 - PORTLAND CEMENT PLASTERING

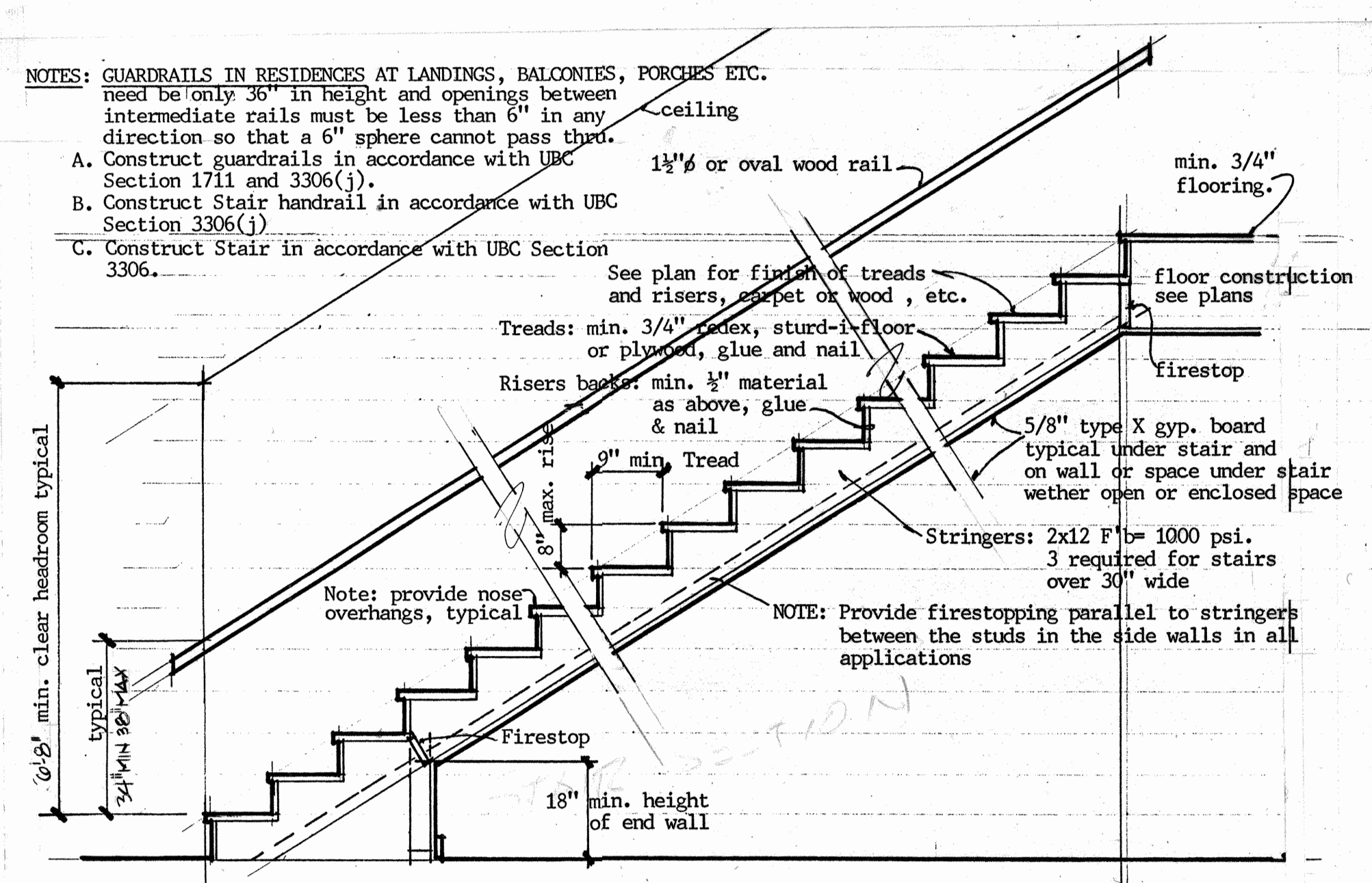
- A. 1/2" thick Quikwall as manufactured by El Rey Stucco or equal. Apply over stucco mesh over 15# builder paper. Stucco to be fiber reinforced, pre-sanded and installed per manufacturer's recommendations.
- B. Foundation sill screed - grease bottom;
- C. Expanded base screed wire tie mesh, do not nail to substrates;
- D. Expanded flange casing bead;
- E. Corner control joints.

09250 - GYPSUM DRYWALL

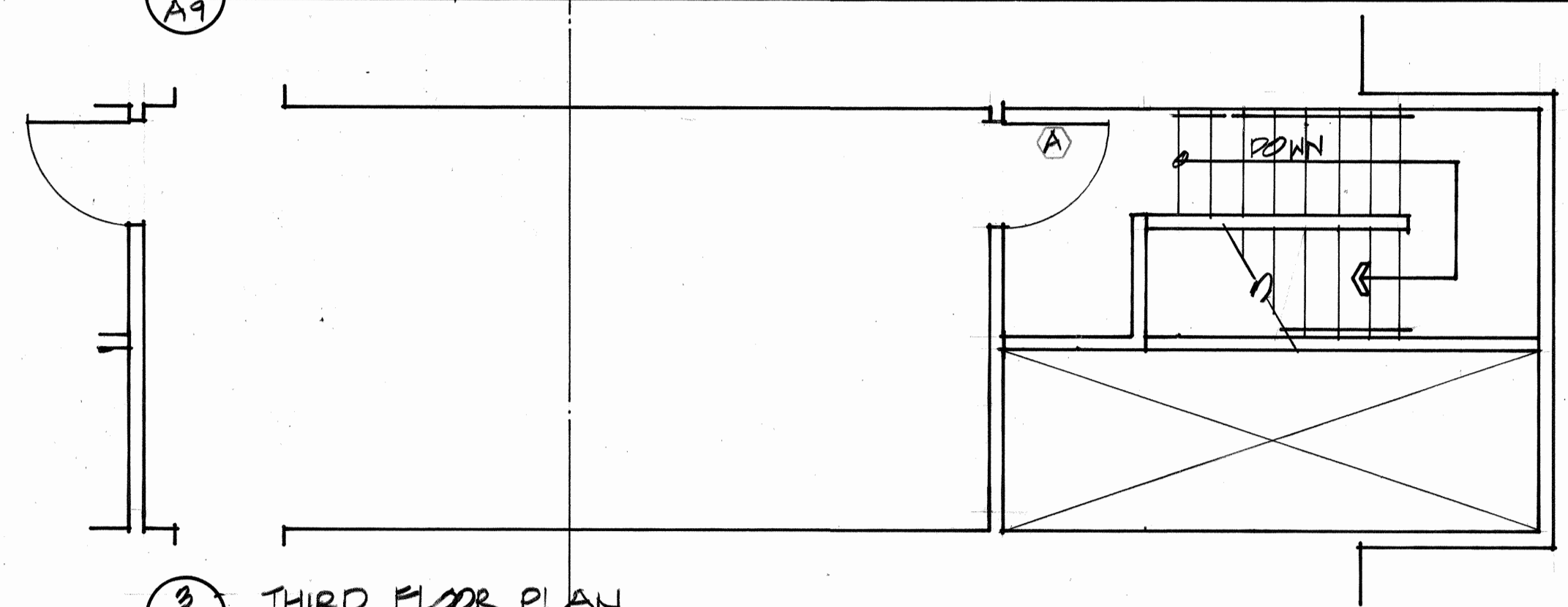
- A. 5/8" type "X" gypsum board;
- B. 5/8" type "X" gypsum board over 1/2" resilient channels.



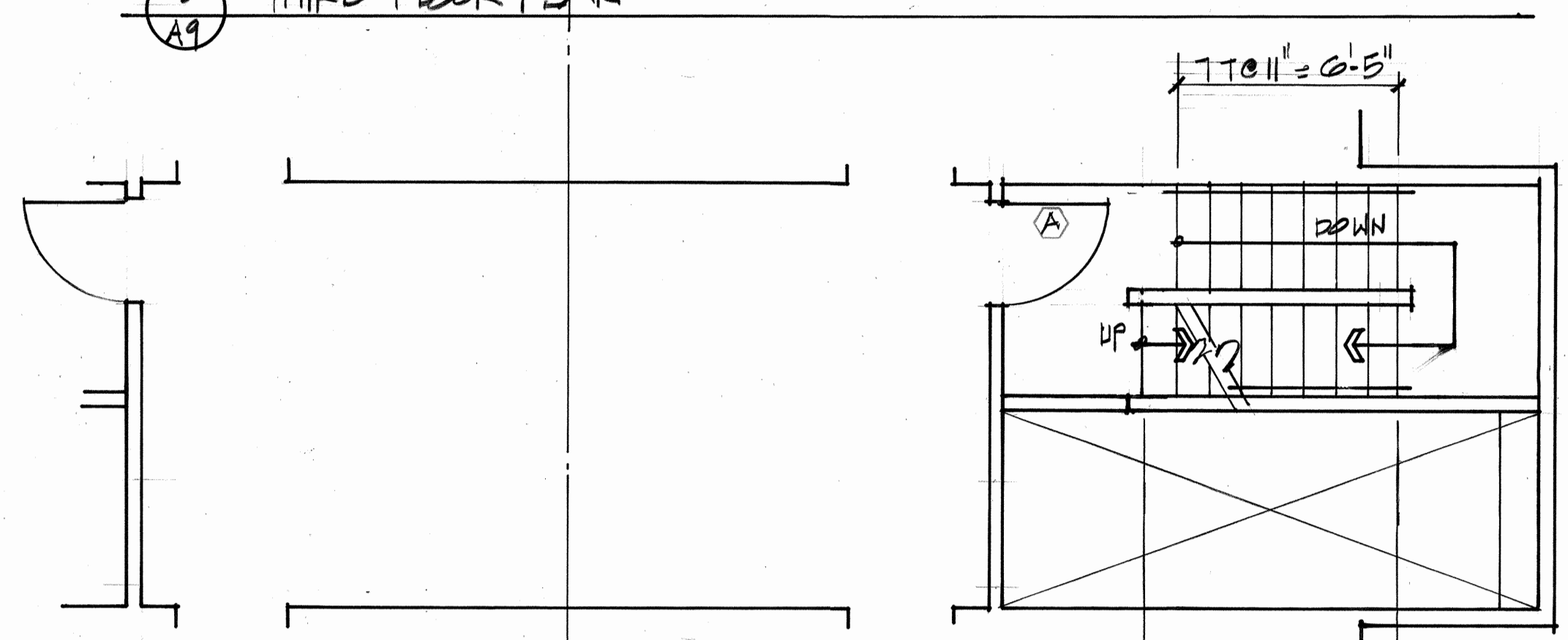
A
A9 CORRIDOR/STAIR SECTION



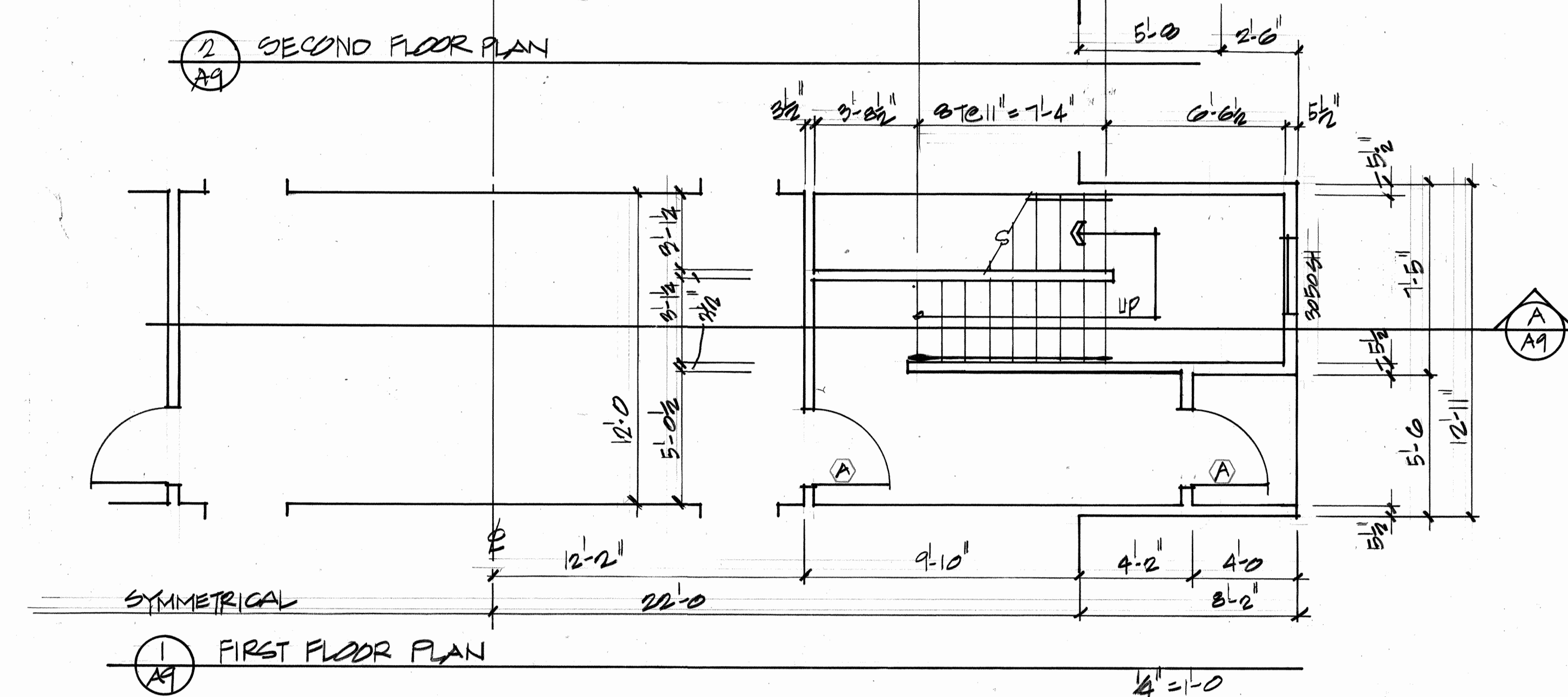
S
TYPICAL SECTION THRU INTERIOR STAIR p9



3
A9 THIRD FLOOR PLAN



2
A9 SECOND FLOOR PLAN



1
A9 FIRST FLOOR PLAN

NOTES: GUARDRAILS IN RESIDENCES AT LANDINGS, BALCONIES, PORCHES ETC. need be only 36" in height and openings between intermediate rails must be less than 6" in any direction so that a 6" sphere cannot pass thru.

- A. Construct guardrails in accordance with UBC Section 1711 and 3306(j).
- B. Construct Stair handrail in accordance with UBC Section 3306(j).
- C. Construct Stair in accordance with UBC Section 3306.

See plan for finish of treads and risers, carpet or wood, etc.
 Treads: min. 3/4" telex, sturd-i-floor or plywood, glue and nail
 Risers: backer min. 1/2" material as above, glue & nail
 Stringers: 2x12 F_b = 1000 psi. 3 required for stairs over 30" wide
 NOTE: Provide firestopping parallel to stringers between the studs in the side walls in all applications
 18" min. height of end wall
 5/8" type X gyp. board typical under stair and on wall or space under stair wether open or enclosed space
 Firestop
 9" min. Tread
 8" max. riser
 Note: provide nose overhangs, typical
 1 1/2" or oval wood rail
 min. 3/4" flooring.
 floor construction see plans
 ceiling
 6'-0" min. clear headroom typical
 2 1/4" min. 30" max.

*Handred 2-16
3-2
0-2 hand*

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REV. 5-21-90

CORRIDOR AND STAIR PLANS AND SECTIONS
TELLURIDE APARTMENTS
 Telluride Mountain Village, Colorado

Drawing Number
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 Of NINE

ELECTRICAL CALCULATIONS

UNIT 1			UNIT 2		
GEN. LTG. (628 x 3)	1,884		GEN. LTG. (760 x 3)	2,280	
APPLIANCE CKTS	3,000		APPLIANCE CKTS	3,000	
REFRIGERATOR	1,200		REFRIGERATOR	1,200	
TOTAL	6,084		TOTAL	6,480	
AMPS @ 240V, 1 PHASE =	25.3 AMPS		AMPS @ 240V, 1 PHASE =	27.0 AMPS	

BUILDING LOAD CALCULATIONS

BUILDING(S) TYPE 1
 5 X 6.0 KW = 30.0 KW
 25 X 6.5 KW = 162.5 KW
 192.5 KW X 0.33 = 63.5 KW
 HOUSE PANEL = 31.0 KW
 94.5 KW
 AMPS @ 240V, 1 PH = 394 A
 30 UNITS
 1 METER CENTER(S) WITH 600 A DISCONNECT SWITCH
 FUSED AT 500 A

PANELBOARD SCHEDULES

PANELBOARD SCHEDULE "OLM"

MAINS: 225A, MLD SURFACE MOUNT/NEWA1 LOCATION: MAINTENANCE SERVICE: 240/120V, 1PH, 3W S.C. RATING 10,000 A1C

CKT NO.	POLES	TRIP WIRE SIZE	SERVES	KVA	PHASE	KVA	SERVES	WIRE SIZE	TRIP SIZE	NO. POLES	CKT NO.
1	1	20	12	LIGHTS		A	RECEPTACLES	12	20	1	2
3	1	20	12	BUILDING LTS.		B	RECEPTACLES	12	20	1	4
5	1	20	12	BUILDING LTS.		C	RECEPTACLES	12	20	1	6
7	1	20	12	WASHER		A	DRYER	10	30	2	8
9	1	20	12	WASHER		B		10			10
11	1	20	12	WASHER		C	DRYER	10	30	2	12
13	1	20	12	WASHER		A		10			14
15	1	20	12	AHU		B	DRYER	10	30	2	16
17	1	20	12	SPARE		C		10			18
19	1	20	12	SPARE		A	DRYER	10	30	2	20
21	1	20	12	SPARE		B		10			22
23				SPACE		C	SPACE				24
25				SPACE		A	SPACE				26
27				SPACE		B	SPACE				28
29				SPACE		C	SPACE				30

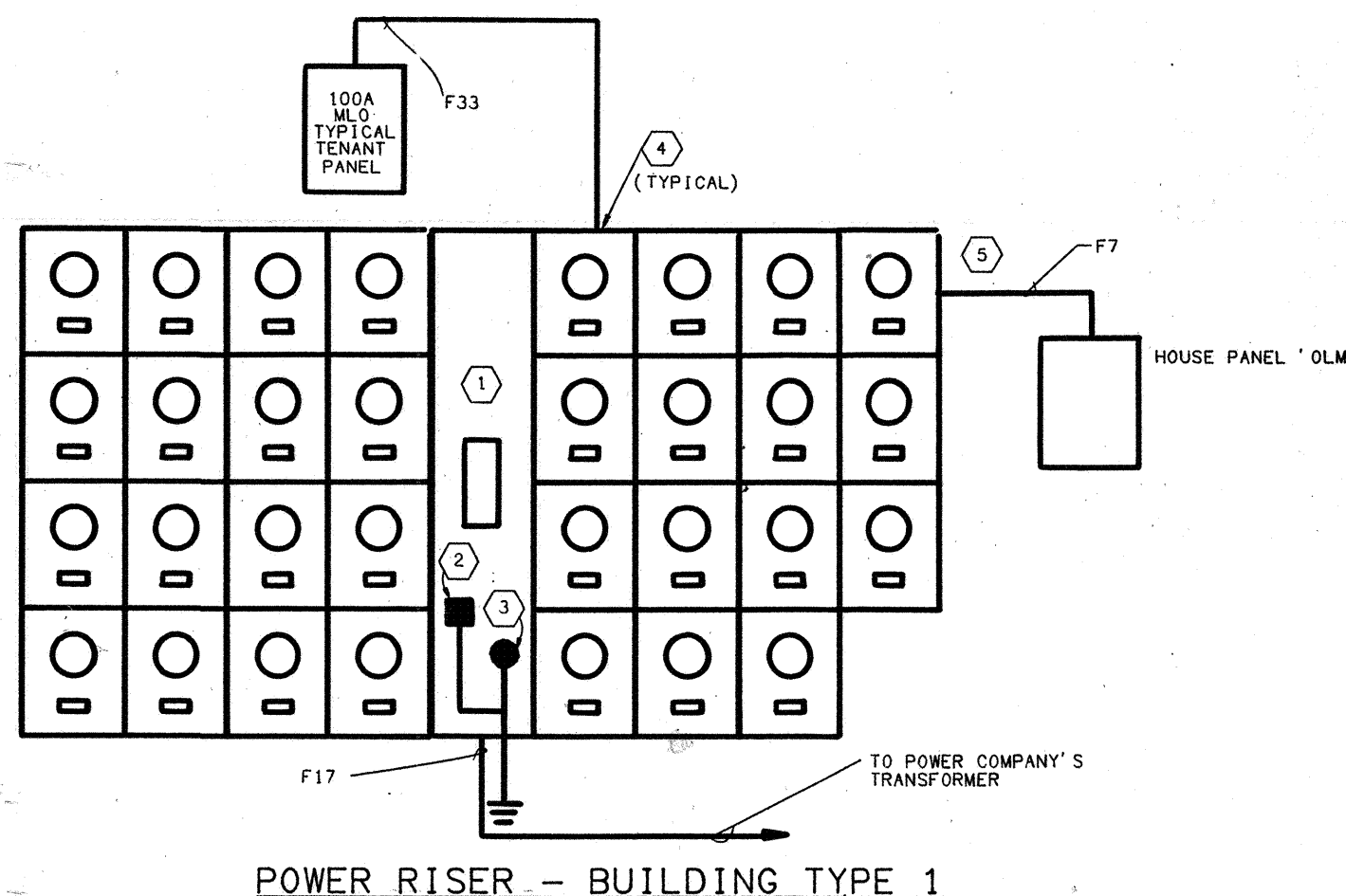
NOTES: CIRCUITS 3 & 5 ARE TO BE PHOTOCELL CONTROLLED.

ELECTRICAL EQUIPMENT

- OUTLETS TO BE EAGLE 270V.
- SWITCHES TO BE EAGLE #1021-V.
- GFI OUTLETS IN ALL BATHROOMS TO BE LEVITON 20A.
- OUTLET BOXES TO CRALON OR EQUAL.
 - 1 - GANG - #B120A
 - 2 - GANG - #B232A
 - 3 - GANG - #B344A
- CEILING BOXES - 4 #B520A
- CEILING BOXES WITH HANGER - 4 #B620H
- SITE LIGHTING TIME SWITCH - TORK #1103 OR EQUAL.
- PHOTO CELLS: TORK OR EQUAL #2101.

FIRE ALARM NOTES

- PROVIDE AND INSTALL A COMPLETE AND OPERABLE FIRE ALARM SYSTEM PER ALL LOCAL CODES.
- PROVIDE SINGLE ACTION, NONCODED PULL STATIONS (SIMPLEX 2099-9201) ON THE FIRST FLOOR AT THE EXIT OF EACH BREEZEWAY AND AT THE EXIT DOOR IN THE OLM BUILDING. MOUNT AT 4' AFF.
- PROVIDE A FIRE ALARM HORN (SIMPLEX 2901-9836) IN EACH APARTMENT UNIT AND IN THE OLM BUILDING. MOUNT AT 7' AFF.
- ACTIVATION OF ANY PULL STATION SHOULD SOUND ALL ALARM HORNS.
- PROVIDE EMERGENCY LIGHTS (TYPE I) IN ALL BREEZEWAYS AND STAIRWELLS PER LOCAL CODES.
- PROVIDE A HORN/LIGHT (SIMPLEX 4903-9101) IN EACH BREEZEWAY ON EACH FLOOR. MOUNT @ 7' AFF.



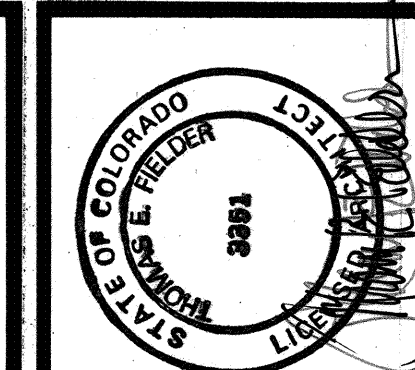
FEEDER SCHEDULE

MARK	COPPER	ALUMINUM
F7	3-20/8 1465, 2'C	3-250MCM 1840, 2-1/2'C
F17	3 SETS OF 3-250, 2'C	3 SETS OF 3-300MCM 24'C
F33	3-#6 & 1-#10G3/4'C.	3-#4 & 1-#8G1'C.

NOTE: ALUMINUM FEEDERS MAY BE USED AS ALLOWED BY LOCAL AUTHORITIES.

RISER NOTES:

- 240V, 1PH, 600A DISCONNECT SWITCH FUSED @ 500A
- SURGE PROTECTOR
- GROUND PER NEC
- 125A, 240V, 4 JAW METER SOCKET WITH A 2 POLE, 80A BRANCH BREAKER
- 200A, 240V, 4 JAW METER SOCKET WITH A 2 POLE, 200A BRANCH BREAKER



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FEB 1, 1990
 REVISED MAY 21, 1990

ELECTRICAL SPECIFICATION, SCHEDULES & DETAILS
 TELLURIDE APARTMENTS
 Telluride Mountain Village, Colorado

Drawing Number
E-1
 Of ONE

EQUIPMENT SCHEDULE

H-1 LENNOX MODEL G14Q3-60 OR APPROVED EQUAL VERTICAL UPFLOW GAS FIRED FURNACE. 60,000 BTU/H INPUT, 55,000 BTU OUTPUT. 850 CFM @ .25" ESP. FURNACE SHALL UTILIZE THE PULSE COMBUSTION DESIGN AND SHALL BE FULLY AGA APPROVED. PROVIDE LENNOX OR APPROVED EQUAL MODEL LB-49107CE CONCENTRIC WALL TERMINATION DEVICE. FURNACE CAPACITY BASED ON SEA LEVEL. 1/3 HP, 115 VOLT, SINGLE PHASE FAN MOTOR.

H-2 SAME AS H-1 EXCEPT FAN CAPACITY SHALL BE 700 CFM @ .25" ESP.

H-3 LENNOX MODEL G16Q3-75 OR APPROVED EQUAL VERTICAL UP FLOW GAS FIRED FURNACE. 75,000 BTU/H INPUT, 61,000 BTU/H OUTPUT. 700CFM @ .25 ESP. FURNACE SHALL BE AGA APPROVED. 1/3 HP, 115 VOLT, SINGLE PHASE FAN MOTOR.

UH-1 DAYTON OR APPROVED EQUAL HORIZONTAL GAS FIRED UNIT HEATER. 50,000 BTU/H INPUT, 40,000 BTU/H OUTPUT. CAPACITY BASED ON SEA LEVEL.

SIDEWALL SUPPLY REGISTERS - KRUEGER SERIES 5885 DOUBLE DEFLECTION WITH OPPOSED BLADE DAMPER SIZE AS SHOWN ON DRAWINGS.

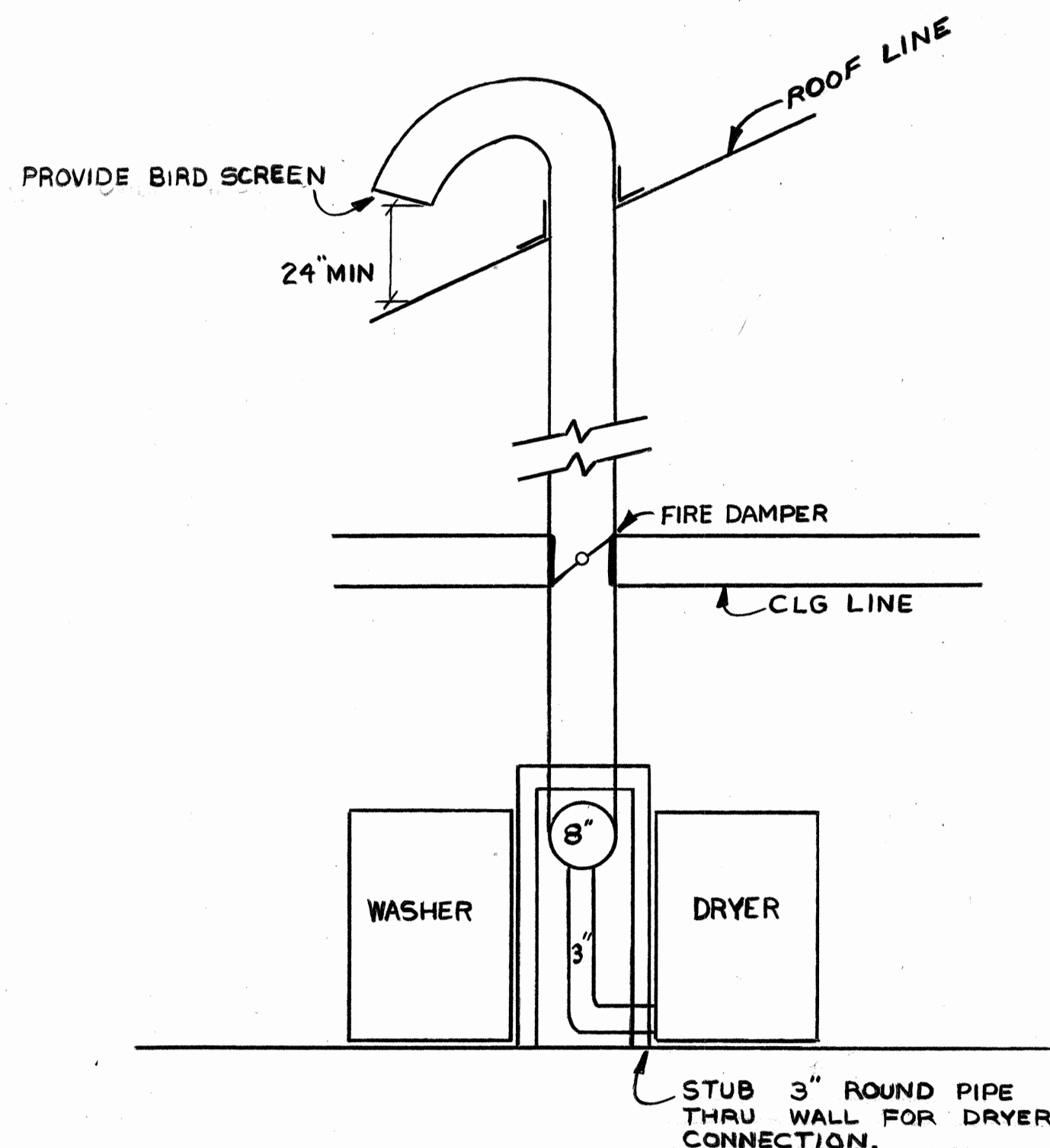
CEILING SUPPLY DIFFUSER - KRUEGER SERIES 1400. 12X12 FACE WITH OPPOSED BLADE DAMPER.

SIDEWALL RETURN GRILLE - KRUEGER SERIES 580, SIZE AS SHOWN IN DRAWINGS.

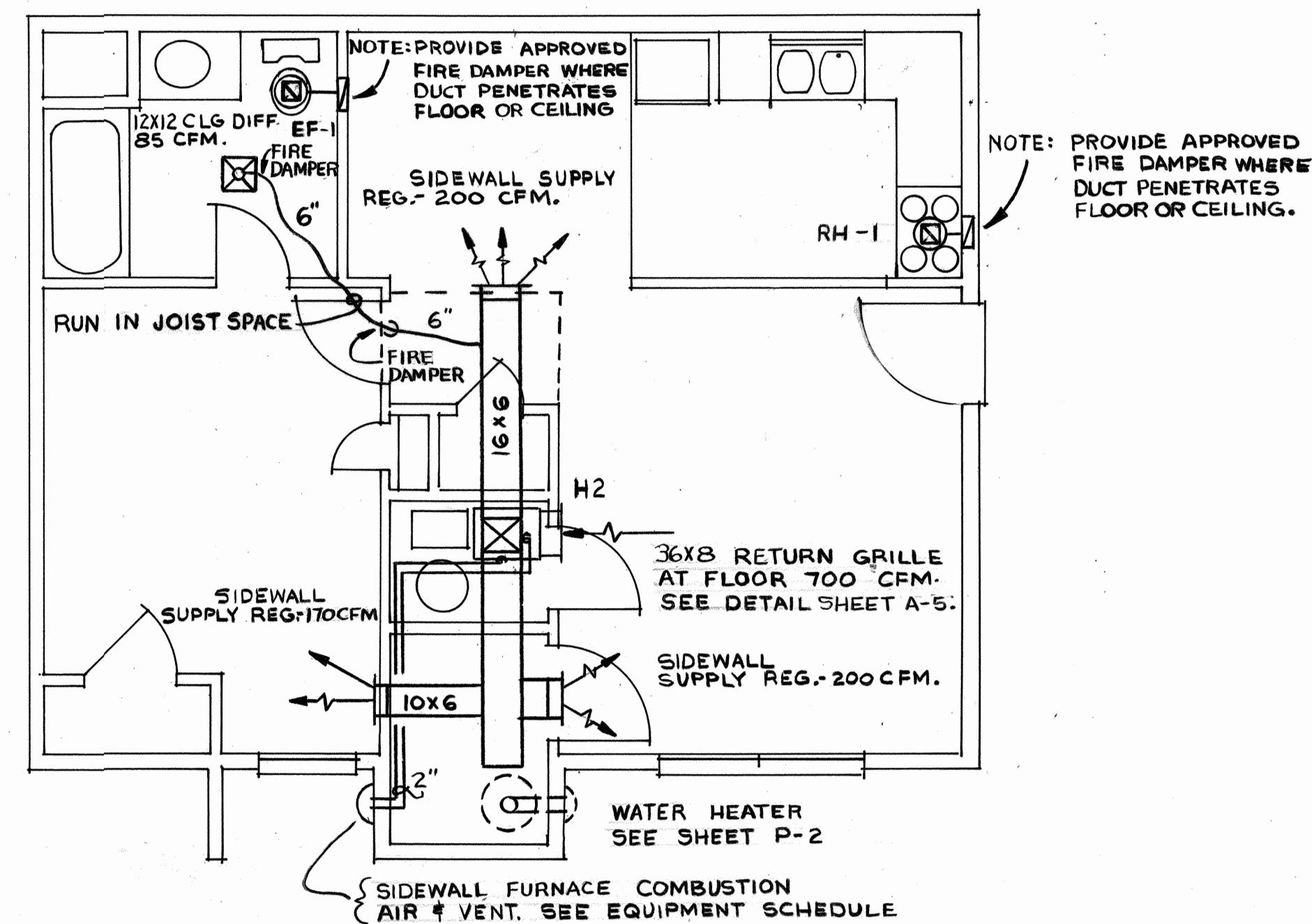
EF-1 BROAN CEILING MOUNTED EXHAUST FAN MODEL 684 OR EQUAL 10" X 3-1/4" DIA. DUCT THRU ROOF VENT CAP. EXHAUST FANS SHALL BE EQUIPPED WITH BACKDRAFT DAMPER, HOUSING AND MOUNTING BRACKETS. DESIGN CONDITIONS: WINTER: -20 DEGREE F. OUTDOOR DB, 72 DEGREE F. INDOOR DB.

RH-1 BROAN MODEL 77000 OR EQUAL RANGEHOOD, 30" LENGTH WITH LIGHT, 10" X 3-1/4" DUCT THRU ROOF WITH VENT CAP. UNIT SHALL BE EQUIPPED WITH BACKDRAFT DAMPER.

NOTE
ALL UTILITY LINES (GAS, WATER, ELECTRIC, SEWERS) SHALL BE ISOLATED FROM CONCRETE SLABS.



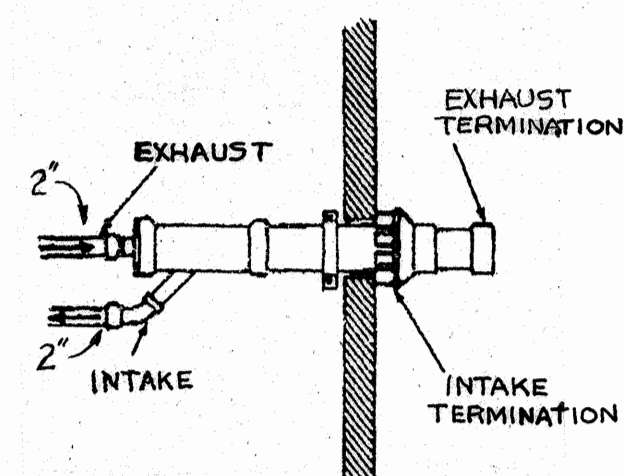
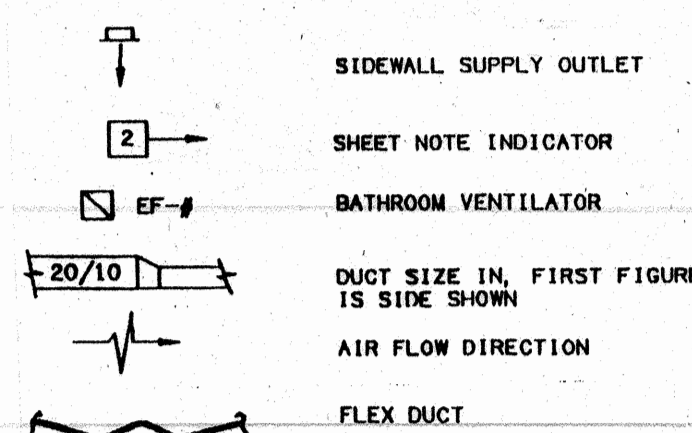
SECTION A-A



ONE BEDROOM HEATING & VENTILATING

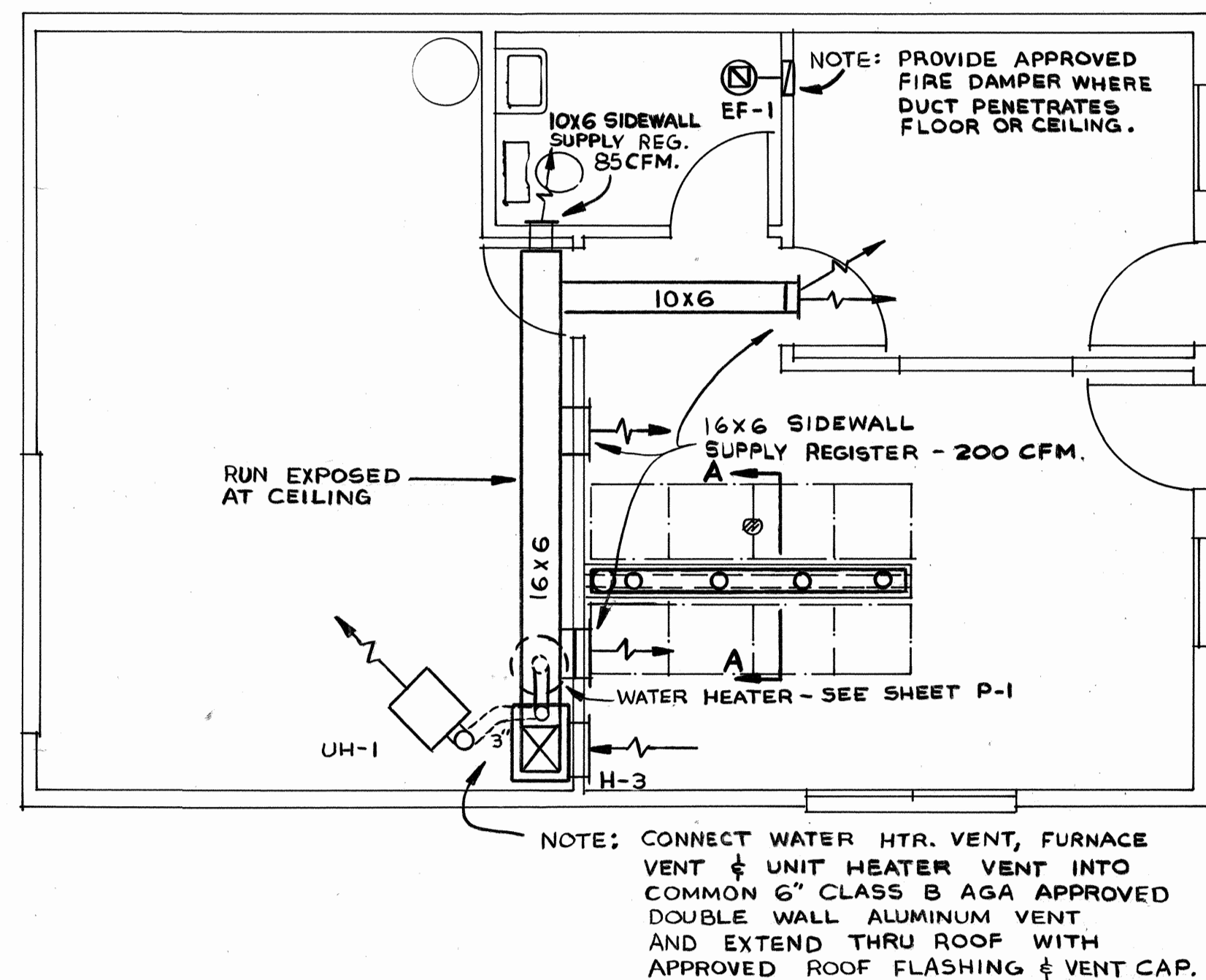
SCALE: 1/4" = 1'-0"

HVAC LEGEND



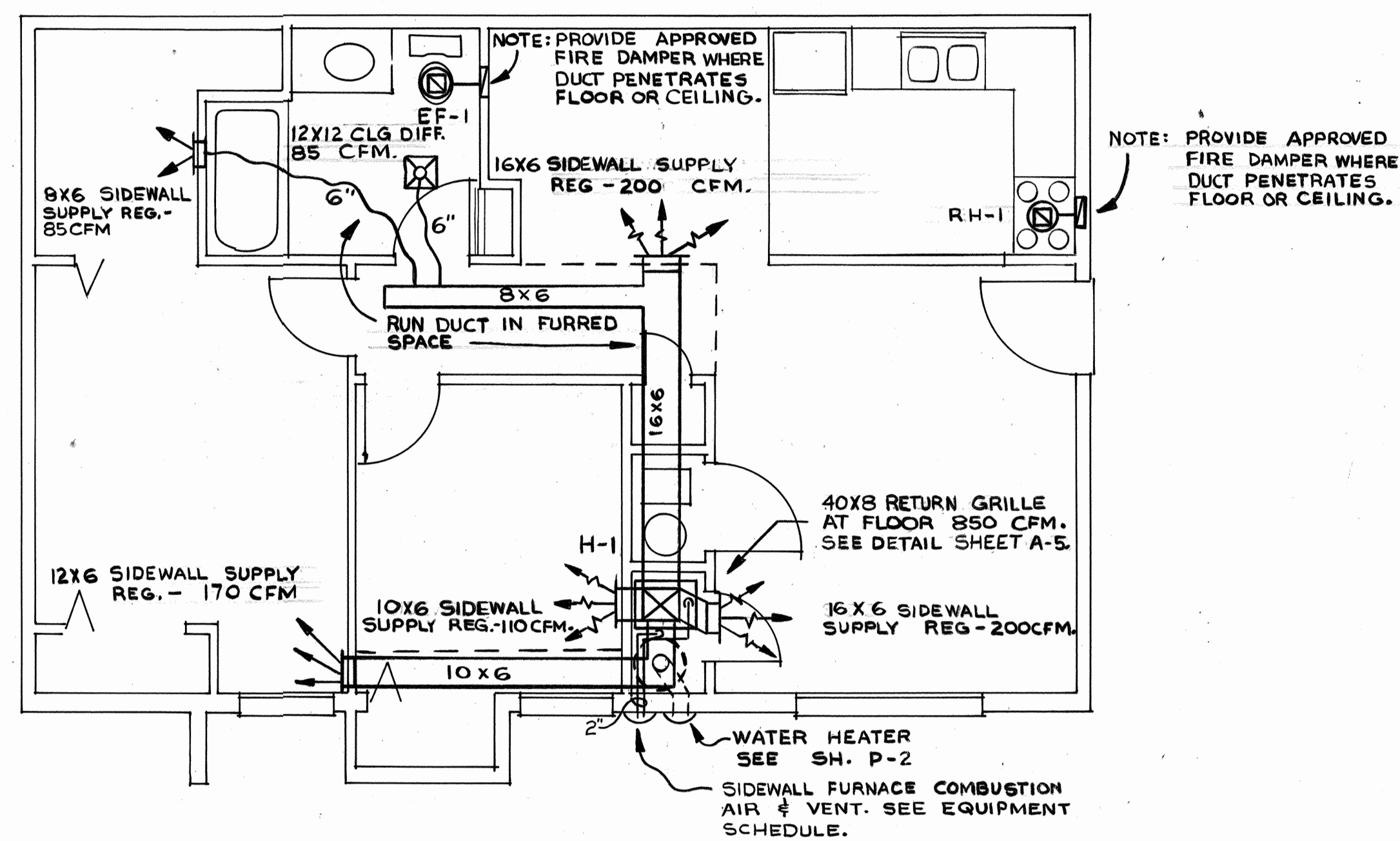
CONCENTRIC WALL TERMINATION DEVICE, LENNOX MODEL LB-49107CE OR APPROVED EQUAL. DEVICE SHALL BE AGA APPROVED.

NO SCALE



OFFICE, LAUNDRY & MAINT. HEATING & VENTILATING

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



TWO BEDROOM HEATING & VENTILATING

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



FIELDER & ASSOCIATES, INC.
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FEB 1, 1990

REVISED MAY 21, 1990

HVAC UNIT PLANS & DETAILS

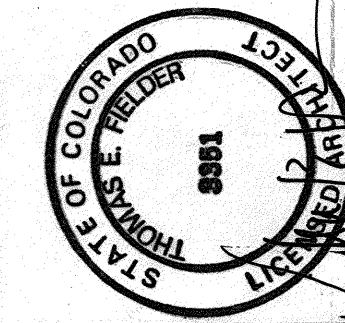
TELLURIDE APARTMENTS

Telluride Mountain Village, Colorado.

Drawing Number

M-1

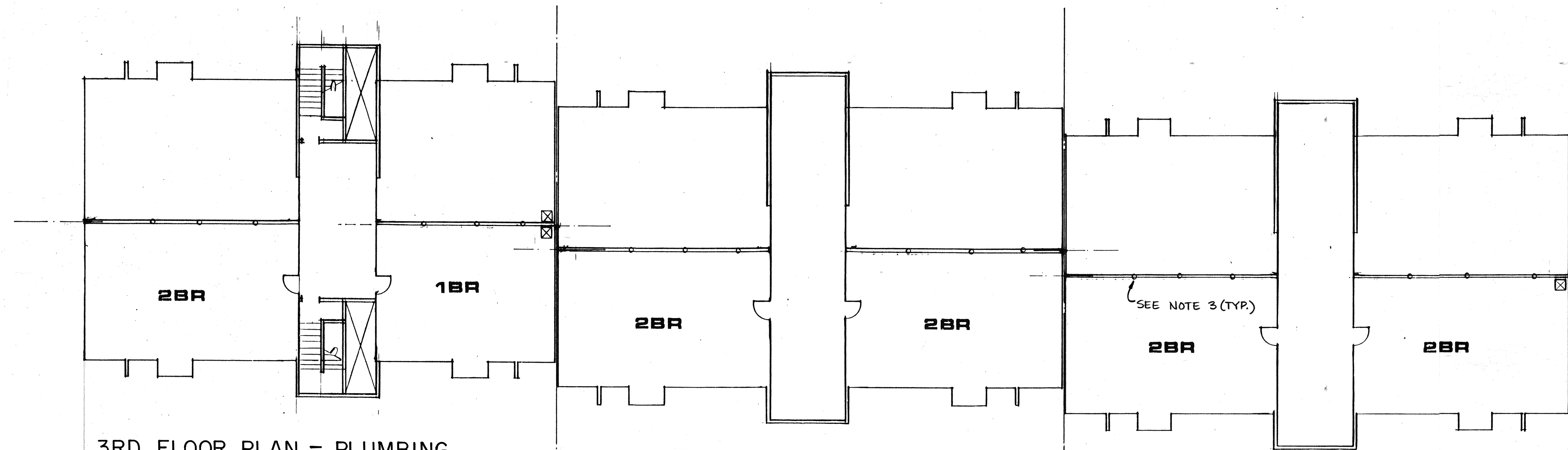
Of 1



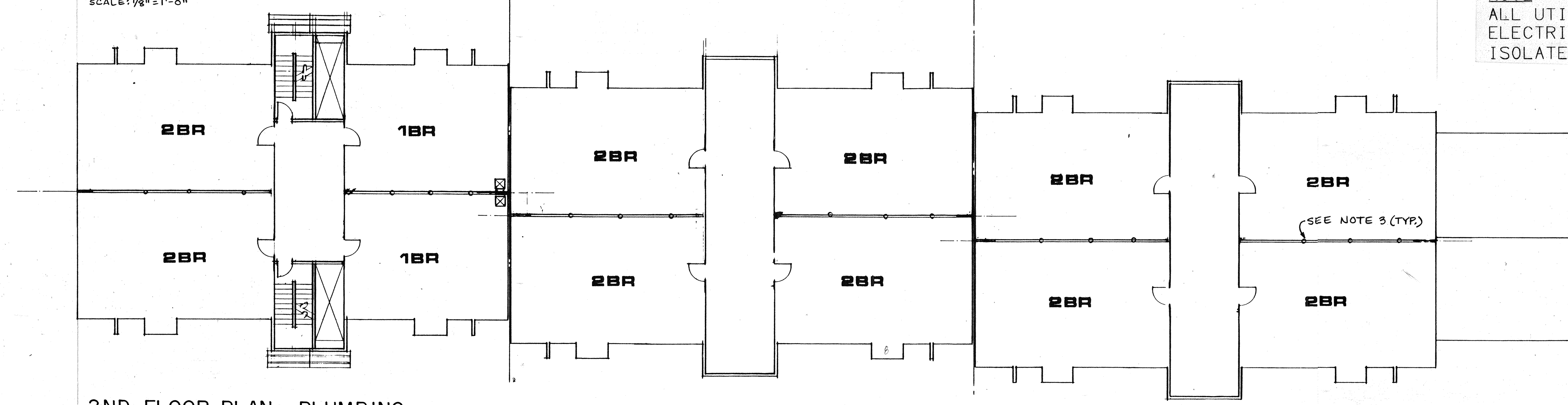
GENERAL PLUMBING NOTES:

1. SLOPE SANITARY PIPING MIN. 1/8" PER FT.
2. INSULATE ALL HOT WATER PIPING W/ 1/2" ARMAFLEX
3. FOR EXACT LOCATION OF SAN & WATER RISERS, SEE ENLARGED PLANS ON SHT. P-2
4. FOR LAYOUT & SIZING OF ALL SAN & WATER PIPING, SEE RISER DIAGRAMS ON SHT. P-3
5. GAS PIPING UP IN EXTERIOR WALL, FOR LAYOUT & SIZING OF PIPING, SEE RISER DIAGRAM ON SHT. P-3
6. ALL SANITARY RISER PIPING LOCATED IN FIRE RATED WALL TO BE SERVICE WEIGHT CAST IRON.
7. PROVIDE P-2 FIXTURE FOR HANDICAPPED UNIT ON 1ST FL. IN LIEU OF P-1 FIXTURE. INSULATE P-TRAP AND HOT WATER SUPPLY TO LAVATORY PER HANDICAPPED REQUIREMENTS.

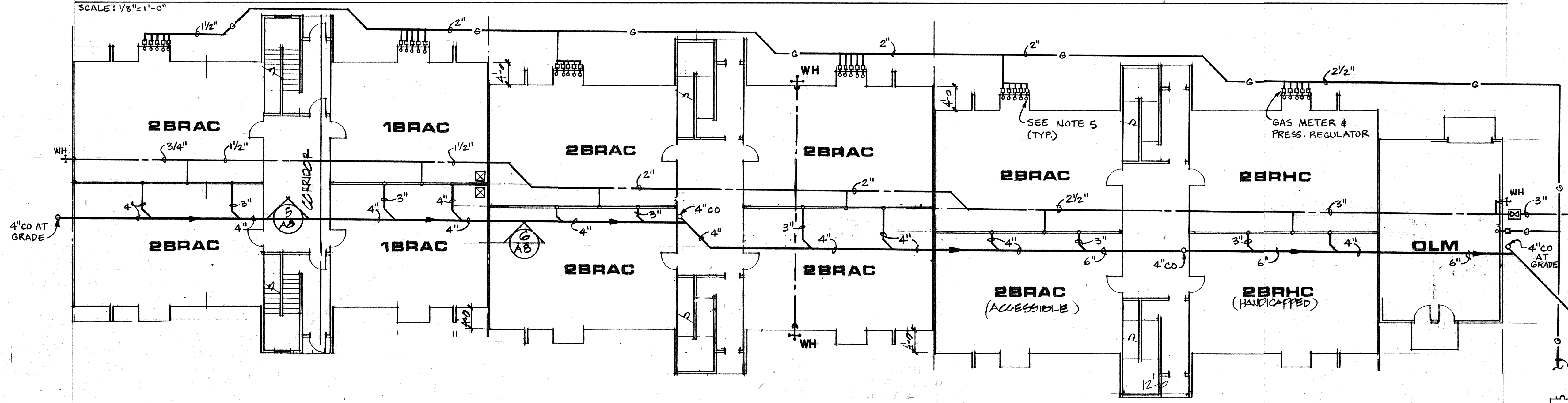
NOTE
ALL UTILITY LINES (GAS, WATER, ELECTRIC, SEWERS) SHALL BE ISOLATED FROM CONCRETE SLABS.



3RD FLOOR PLAN - PLUMBING
SCALE: 1/8" = 1'-0"



2ND FLOOR PLAN - PLUMBING
SCALE: 1/8" = 1'-0"



1ST FLOOR PLAN - PLUMBING
SCALE: 1/8" = 1'-0"

LEGEND

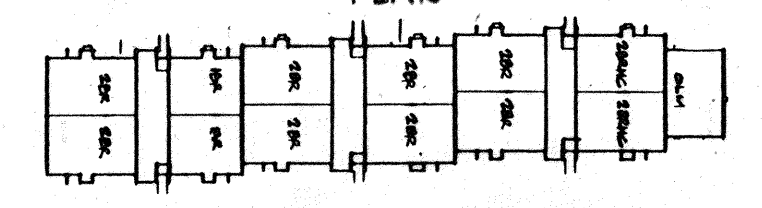
	SANITARY LINE
	COLD WATER LINE
	HOT WATER LINE
	GAS LINE
	DIRECTION OF FLOW
	CLEANOUT
	WALL CLEANOUT
	FLOOR DRAIN
	P-TRAP
	WALL HYDRANT
	GATE VALVE

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FEB 11, 1990
REVISED MAY 21, 1990

PLUMBING BUILDING PLANS & DETAILS
TELLURIDE APARTMENTS
Telluride Mountain Village, Colorado

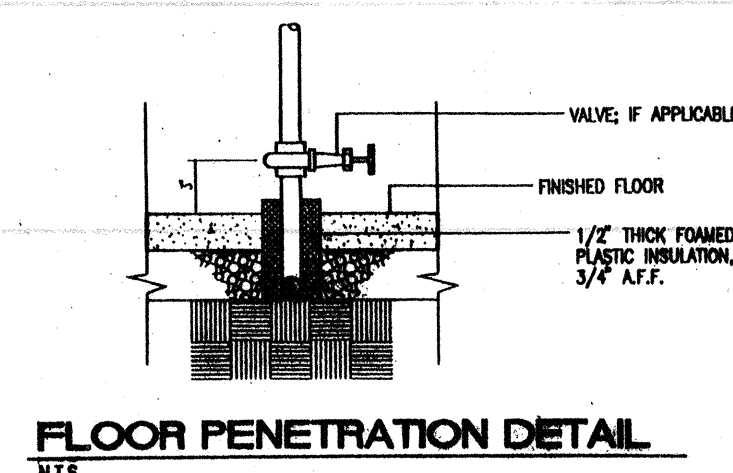
Drawing Number
P-1
Of 3



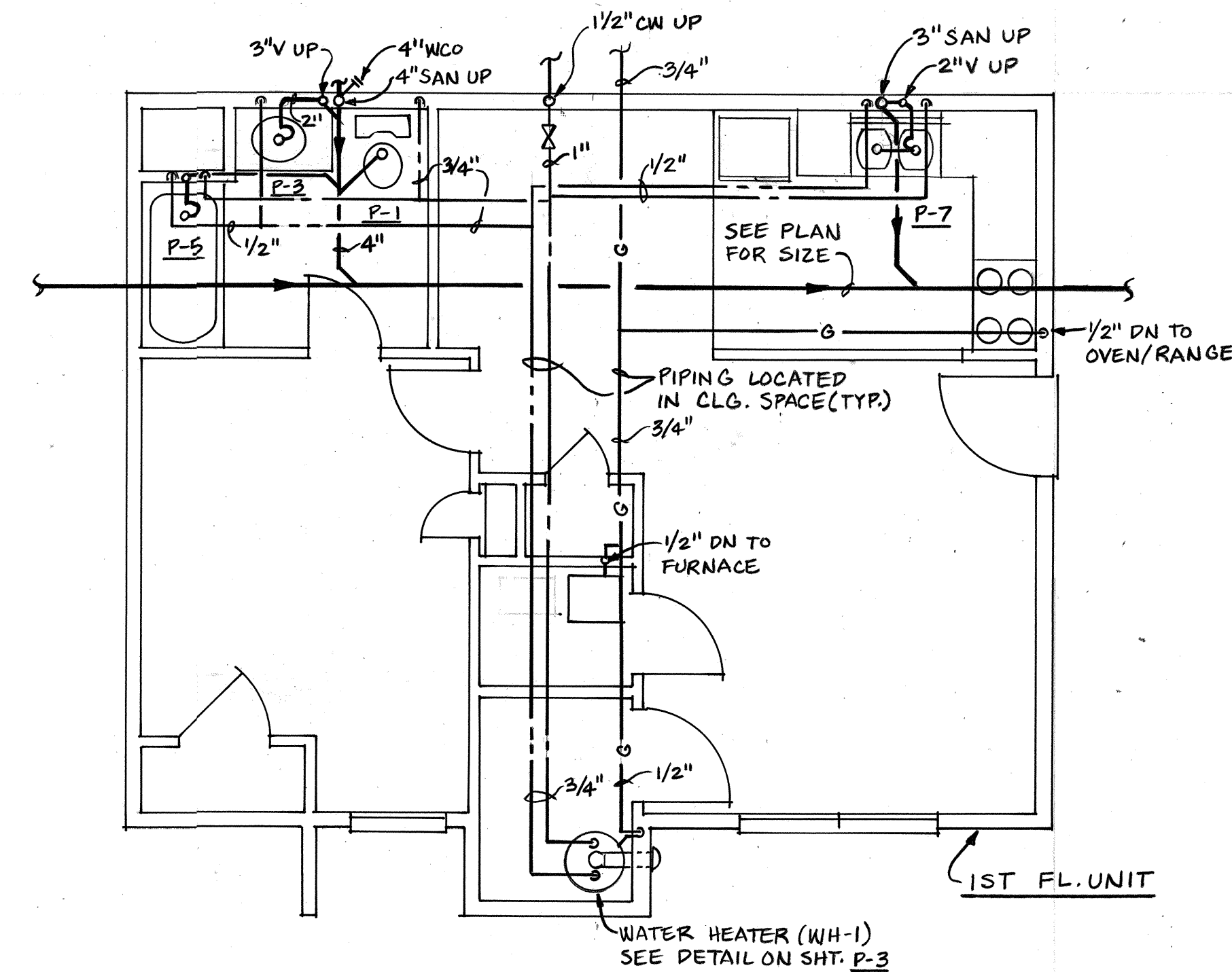
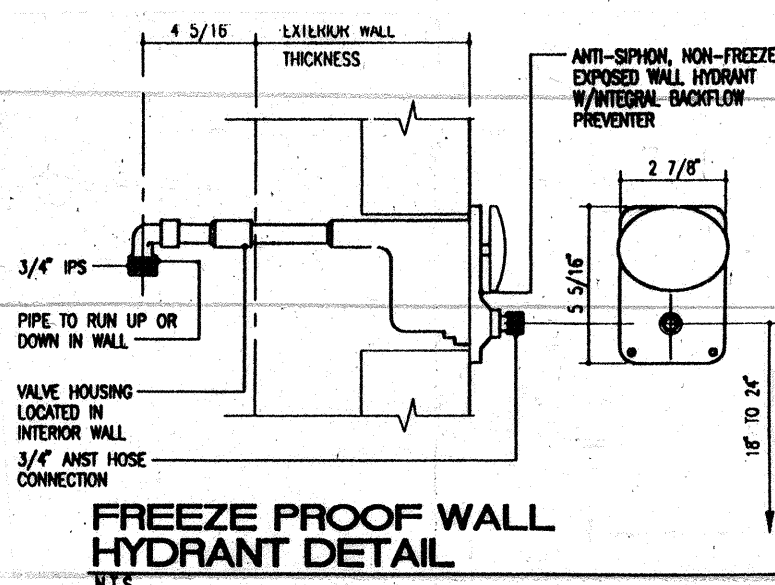
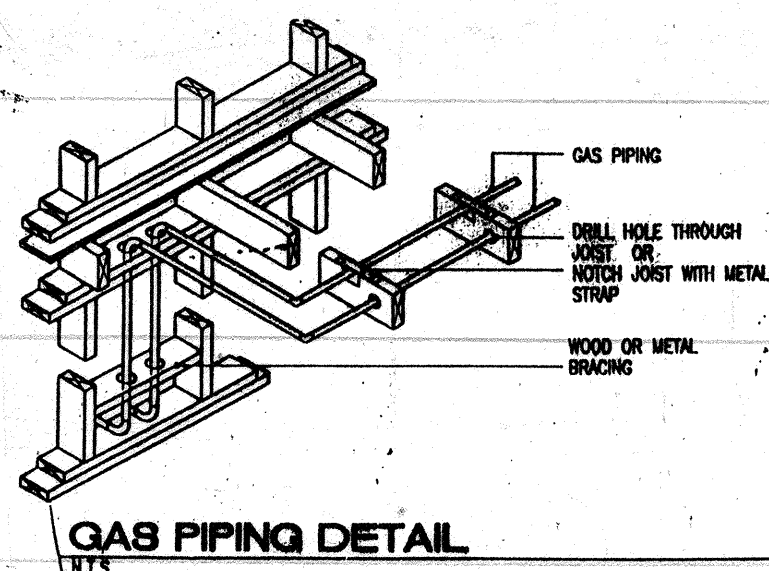
NOTE: REFER TO SITE IMPROVEMENT PLAN FOR EXACT CONFIGURATION OF BUILDING FOOTPRINT (PLAN & ELEVATION OFFSETS ARE THE REVERSE OF WHAT'S SHOWN). SEE ELEVATIONS FOR EXIST OF STONE (IF NECESSARY) STONE FOUNDATION LINES AND REFER TO FIRST FLOOR PLAN FOR ENTRY CONFIGURATION & DIMENSIONS. CONFIRM ANY QUESTIONS WITH THE ARCHITECT PRIOR TO START OF CONSTRUCTION.

PLUMBING FIXTURES

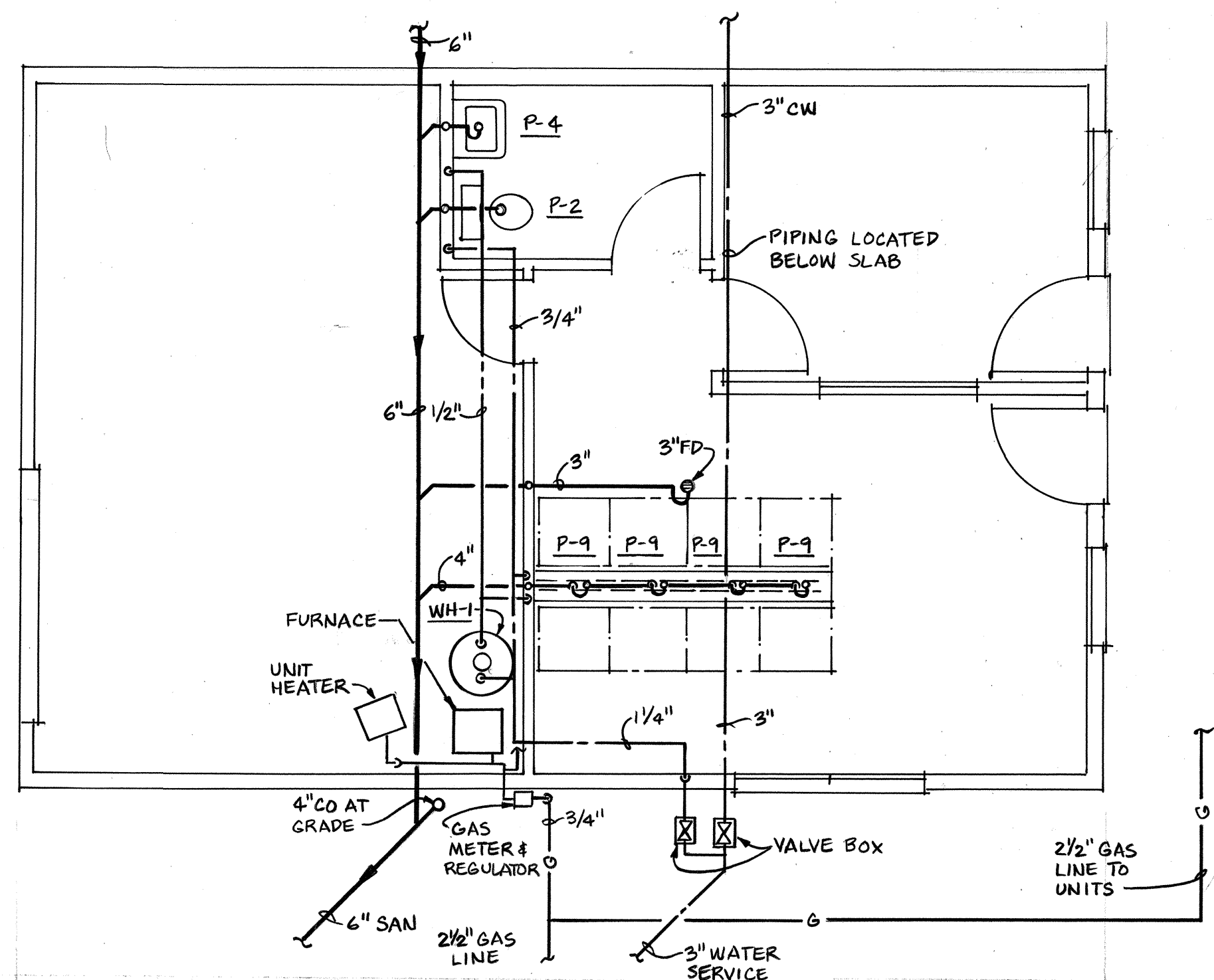
- P-1 WATER CLOSET: SHALL BE FLOOR MOUNTED, VITREOUS CHINA SIPHON JET, BOWL WITH TANK, STRIP LEVER, ANTI-SIPHON BALL COCK, FLUSH VALVE, BOLT COVER, 3/8" CHROME PLATED ANNEALED COPPER SUPPLY WITH STOP AND ESCUTCHEON, WHITE CLOSED FRONT SEAT AND COVER.
- P-2 WATER CLOSET: HANDICAPPED TYPE, SAME AS NOTE 1 EXCEPT BOWL SHALL BE 18" AFF. PROVIDE OPEN FRONT SEAT LESS COVER.
- P-3 LAVATORY: DROP IN SELF-RIMMING, ENAMELED STEEL. 19" DIA WITH CHROME PLATED LEVER TYPE LAVATORY FITTINGS WITH POP-UP DRAIN AND AERATOR, 3/8" CHROME PLATED ANNEALED COPPER SUPPLY, STOP AND ESCUTCHEON, DRAIN AND "P" TRAP.
- P-4 WALL HUNG LAVATORY: 19" X 17" VITREOUS CHINA, SHELF BACK, CONCEALED FRONT OVERFLOW, TWO INTEGRAL SOAP DEPRESSIONS AND CONCEALED HANGERS. DRAIN AND HW PIPES TO BE INSULATED. PROVIDE BLADE TYPE HANDLES PER THE UNIFORM FEDERAL ACCESSIBILITY STANDARDS.
- P-5 BATHTUB: STANDARD TYPE 5'-0" LENGTH X 30" WIDE X 15-1/2" HIGH+, ONE PIECE FIBERGLASS TUB AND WALLS UP TO 75" HIGH, SKID RESISTANT BOTTOM CHROME PLATED WASTE AND OVERFLOW, INTEGRAL SOAP DISH AND GRAB BAR. PRESSURE BALANCING TUB AND SHOWER FITTINGS WITH TUB SPOUT, SHOWER HEAD, BRACKETS DIVERTER, 2 GPM VOLUME CONTROL AND MAX. TEMPERATURE LIMITING STOP. PROVIDE LABELING FOR CERTIFICATION IN ACCORDANCE WITH HUD USE OF MATERIALS BULLETIN UM-73A.
- P-6 HANDICAP BATHTUB: 5'-0" LENGTH X 30" WIDE X 15-1/2" HIGH+, ONE PIECE FIBERGLASS TUB AND WALLS UP TO 75" HIGH, SKID RESISTANT BOTTOM, CHROME PLATED WASTE AND OVERFLOW, INTEGRAL SOAP DISH AND GRAB BAR. PRESSURE BALANCING TUB AND SHOWER FITTINGS WITH TUB SPOUT, SHOWER HEAD, BRACKETS DIVERTER, 2 GPM VOLUME CONTROL AND MAX. TEMPERATURE LIMITING STOP. PROVIDE SEAT, HAND HELD SHOWER WITH MIN. 60" HOSE WITH DIVERTER VALVE AND FIXED SHOWER HEAD. CONTROLS AND SPRAY UNIT AND GRAB BARS COMPLY WITH FEDERAL ACCESSIBILITY STANDARDS.
- P-7 KITCHEN SINK: DOUBLE BOWL, STAINLESS STEEL, 33" X 22" SELF-RIMMING CENTER OUTLET DUAL CONTROL LEVER TYPE WASHERLESS FAUCET, STRAINERS, CRUMB CUP, CHROME PLATED ANNEALED COPPER SUPPLY, STOP, ESCUTCHEONS, CONTINUOUS WASTE, "P" TRAP. PROVIDE BLADE TYPE HANDLES PER THE UNIFORM FEDERAL ACCESSIBILITY STANDARDS.
- P-8 KITCHEN SINK, HANDICAPPED UNIT: SAME AS NOTE P7 EXCEPT 5" MAX. DEPTH BOWL. DRAIN AND HOW SUPPLY LINES TO BE INSULATED.
- P-9 WASHER CONNECTION BOX WITH 2" WASTE, 4-1/2" HOT AND COLD WATER STOPS.
- HB HOSE BIBBS: STANDARD FROST FREE TYPE AND INSULATED 3'-0" AWAY FROM ANY EXTERIOR WALL. PROVIDE HOSE BIBBS PER LOCATIONS SHOWN ON SITE WATER PLAN. SUBMIT SHOP DRAWINGS FOR ARCHITECT'S APPROVAL.
- FD1 FLOOR DRAIN: FOR FINISHED AREA WITH 6" X 6" STRAINER, 3" DIA. LINE.



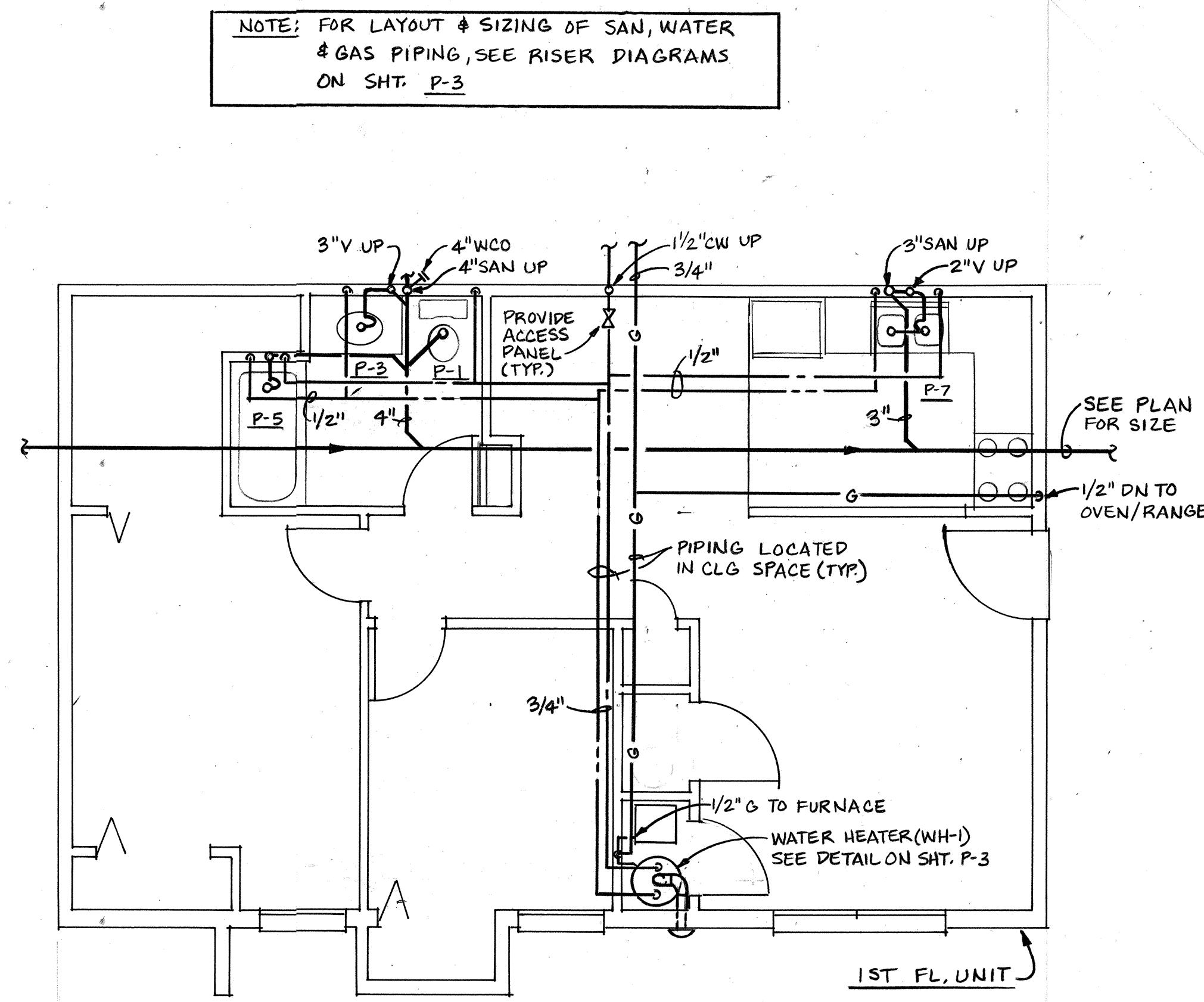
NOTE
ALL UTILITY LINES (GAS, WATER, ELECTRIC, SEWERS) SHALL BE ISOLATED FROM CONCRETE SLABS.



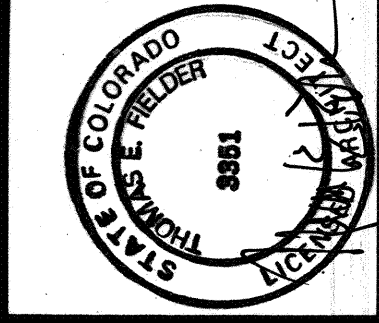
ONE BEDROOM PLUMBING
SCALE: 1/4" = 1'-0"



OFFICE, LAUNDRY & MAINT. PLUMBING
SCALE: 1/4" = 1'-0"



TWO BEDROOM PLUMBING
SCALE: 1/4" = 1'-0"

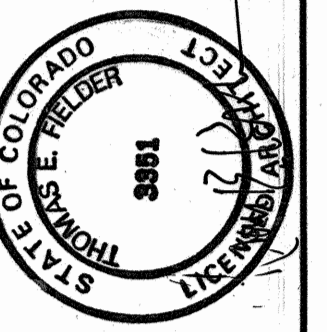


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FEB 1, 1990
REVISED MAY 21, 1990

PLUMBING UNIT PLANS & DETAILS
TELLURIDE APARTMENTS
Telluride Mountain Village, Colorado.

Drawing Number
P-2
Of 3



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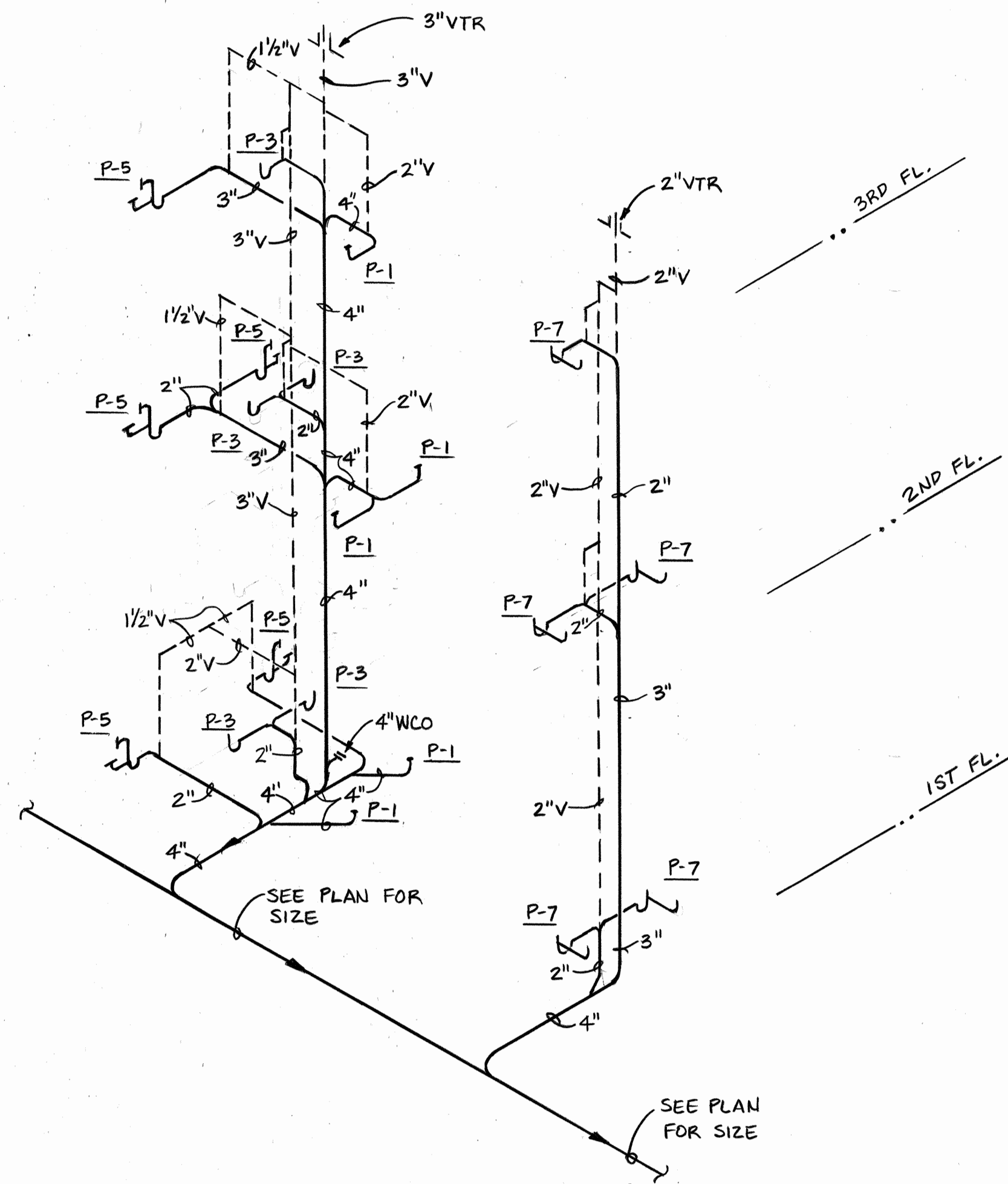
FEB 1, 1990
REV 5/21/90

PLUMBING RISER PLANS & DETAILS
TELLURIDE APARTMENTS
Telluride Mountain Village, Colorado

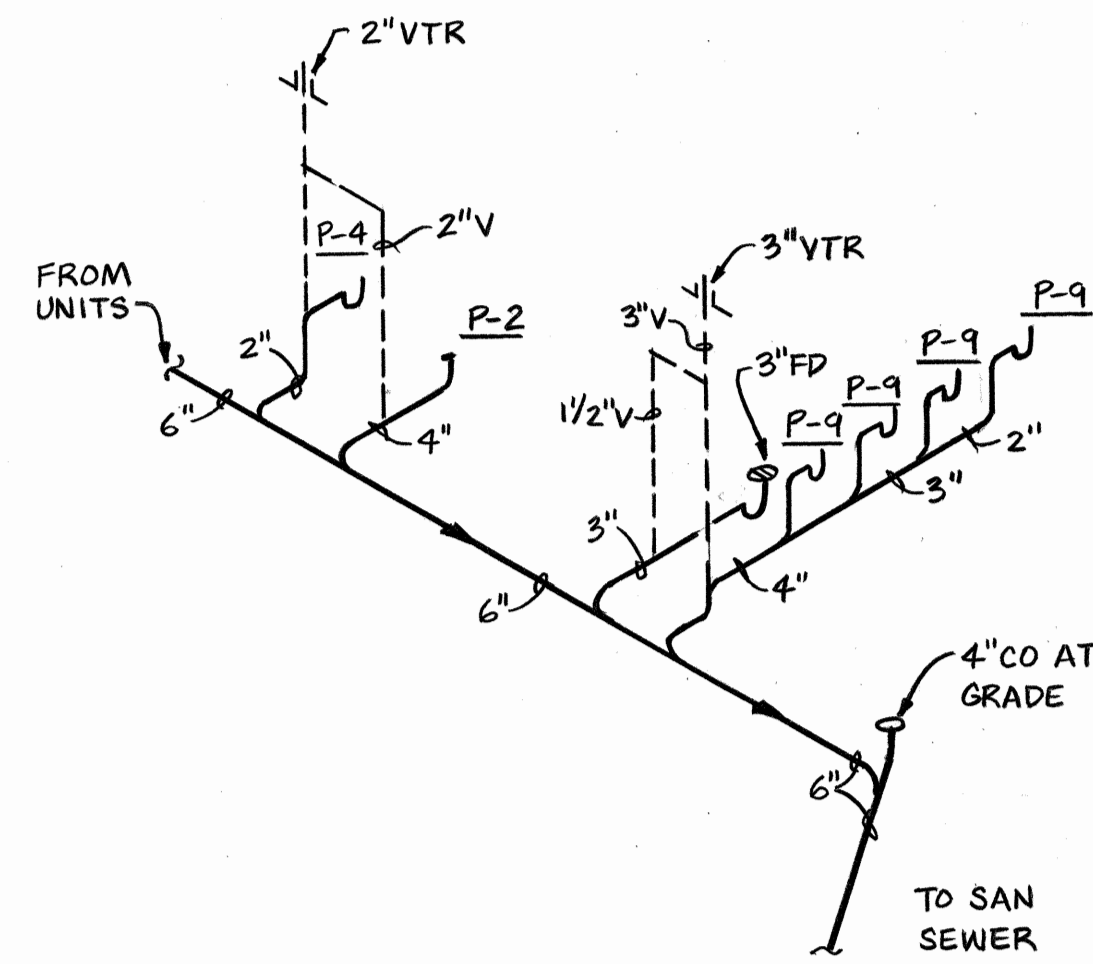
Drawing Number

P-3

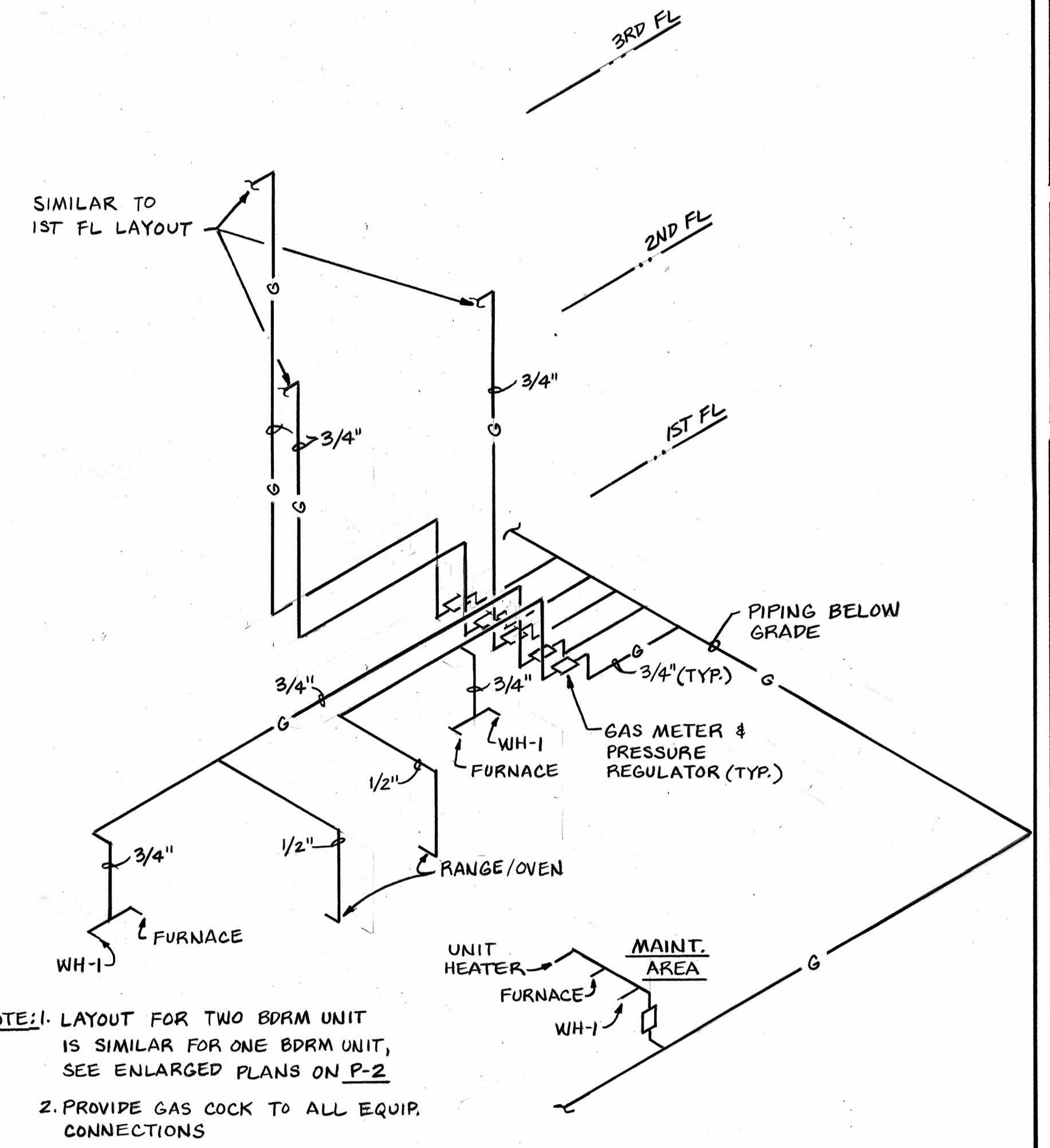
Of 3



SANITARY RISER DIAGRAM: ONE & TWO
BEDROOM UNITS
NTS

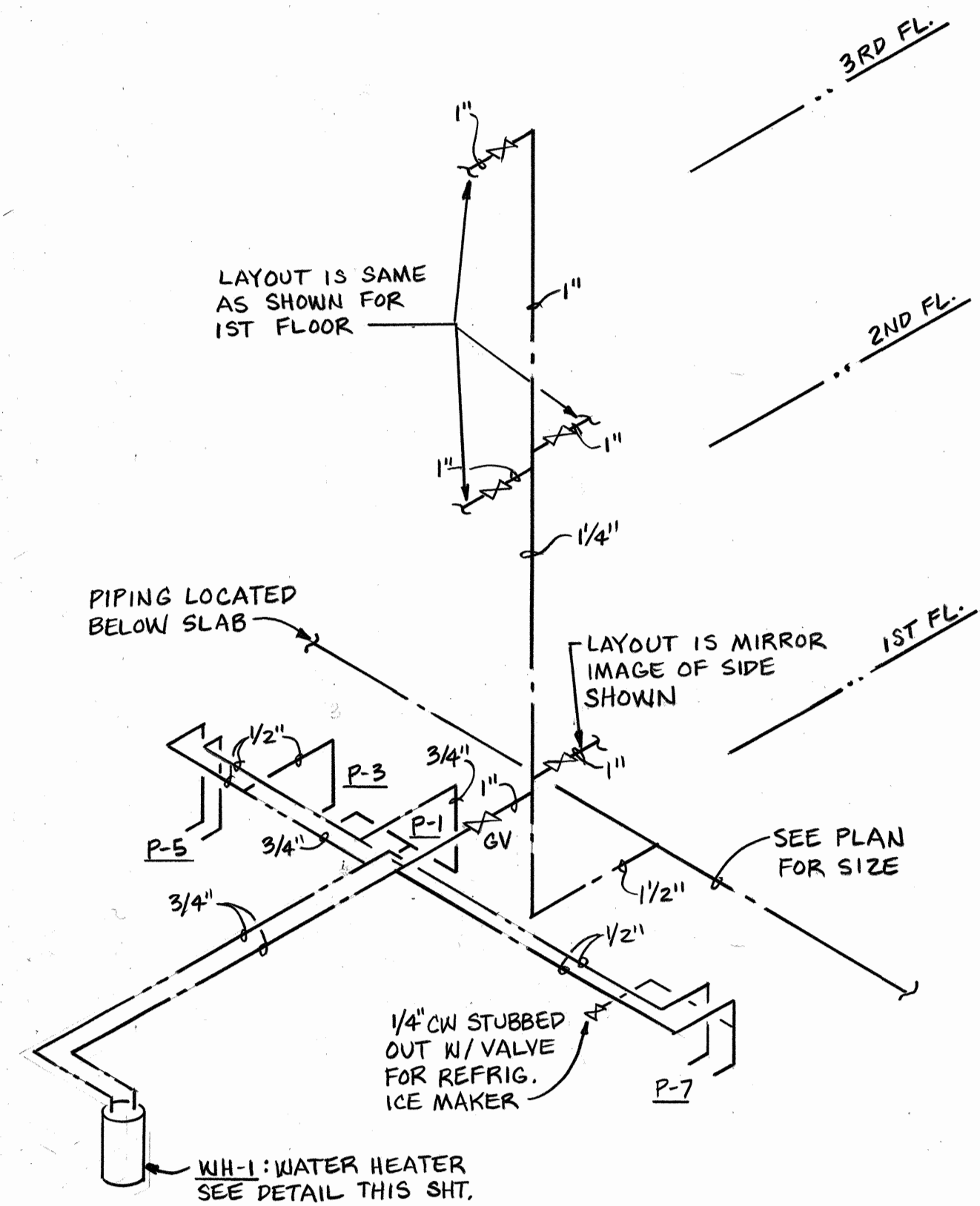


SANITARY RISER DIAGRAM:
OFFICE, LAUNDRY & MAINT.
NTS

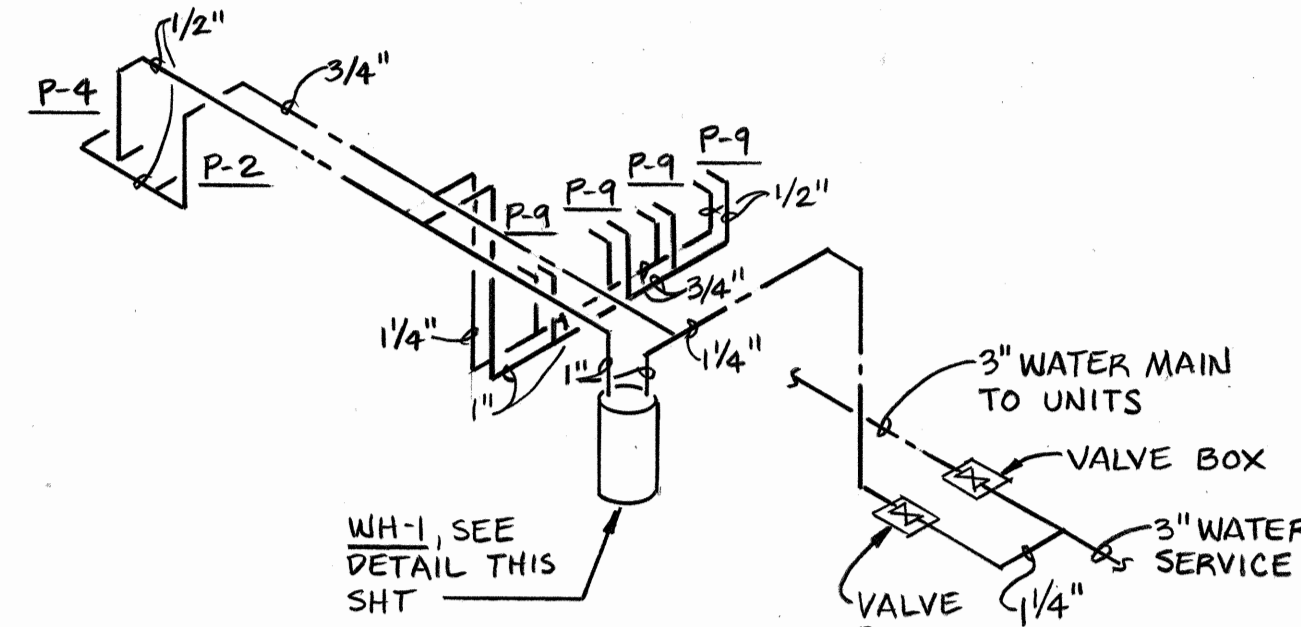


GAS PIPING RISER DIAGRAM
NTS

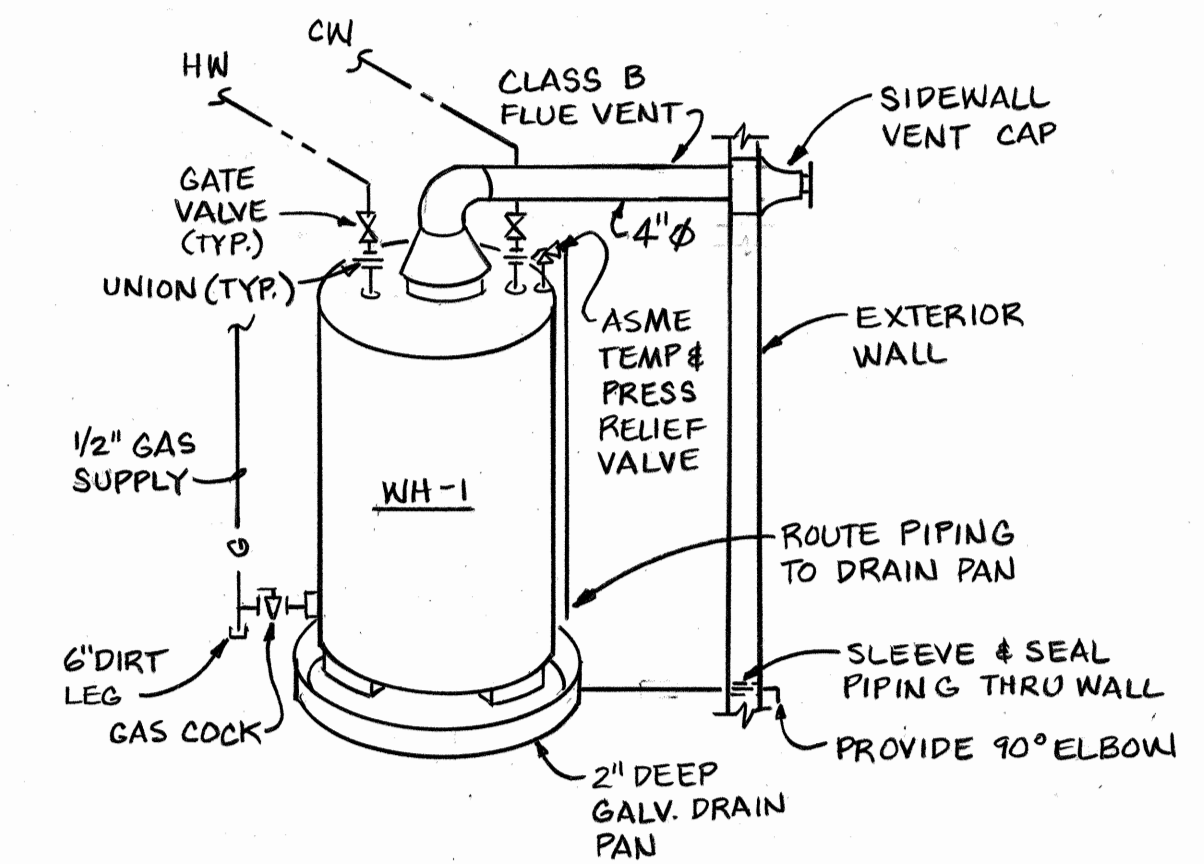
NOTE: 1. LAYOUT FOR TWO BDRM UNIT IS SIMILAR FOR ONE BDRM UNIT, SEE ENLARGED PLANS ON P-2
2. PROVIDE GAS COCK TO ALL EQUIP. CONNECTIONS



WATER RISER DIAGRAM: ONE & TWO
BEDROOM UNITS
NTS

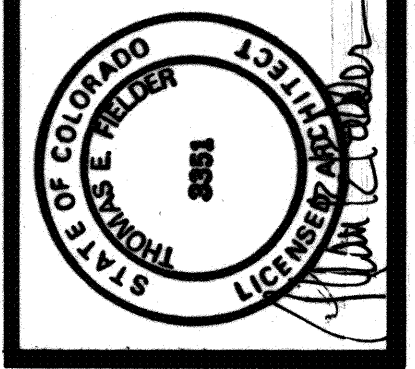


WATER RISER DIAGRAM:
OFFICE, LAUNDRY & MAINT.
NTS



GAS FIRED WATER HEATER DETAIL
NTS

WH-1: 75 GALLON, 50 MBH INPUT, 42 GPH @ 100°ΔT, TO MEET ASHRAE 90A STANDARD, EQUAL TO LOCHINVAR MODEL ETN075-ES



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Architects

FEB. 1, 1990
REV. 5-21-90

SITE IMPROVEMENT AND GRADING PLAN
TELLURIDE APARTMENTS
Telluride Mountain Village, Colorado

Drawing Number
S-1
OF FIVE

SITE IMPROVEMENT PLAN

In the event of any discrepancies and/or errors found in the Drawings, or if problems are encountered during construction that would cause hardships on the Contractor, the Contractor shall be required to notify the Architect before proceeding with the work.

Contractor shall stake out building, drive and walks as indicated on plan. Field verify building layout dimensions prior to construction and notify Architect in the event of any errors or discrepancies before beginning work.

Building numbers/building types are as indicated on each building. Refer to architectural plans for foundation dimensions.

Contractor shall provide plastic laminated door signs for each unit and the OLM Building as well as one numbered sign for each building.

The notes, details, dimensions and all information as shown on the Site Survey, Soil Report and all other site drawings and Site Detail Drawings also apply to the drawing. Division 1 of the Specifications also applies to the work included on this drawing. Every condition referenced is typical of all other similar conditions whether referenced or not.

SITE IMPROVEMENT REFERENCE NOTES

- Handicap ramp.
- Mailboxes - Refer to Detail #20/S-5. (No shelter required).
- Concrete curb and walk - Refer to Detail #4/S-5.
- Dumpster pad (to be constructed "dead level"). Contractor to coordinate the dimension of the pad with the refuge department of the City. Provide reinforced concrete pad similar to Detail #2/S-5. Install 5" of high wood fences on sides and rear of pad. PROVIDE SHOP DRAWINGS APPROVED BY TELLURIDE DESIGN REVIEW COMMITTEE IN FINAL DM'S.
- Handicap Parking Symbol - Refer to Detail #5/S-5.
- Project Sign - Refer to Detail #12/S-5.
- Temporary Job Sign - Refer to Detail #6/S-5 and confirm sign design (prior to painting) with the Owner. Paint colors to be selected by the Architect.
- Pavement shall be full depth section of asphaltic concrete placed directly over the properly prepared sub-grade or compacted DGA (as may be required by the Soil Report). Thickness of the asphaltic concrete to be in accordance with the recommendations of the Soil Engineer.
- 4'-0" wide concrete sidewalk typical except at parking area walk to be 6' wide. Maximum slope of sidewalks to be 5% typical unless noted.
- 5'-0" radius - typical unless noted otherwise.
- For building identification numbers - Refer to Detail #19/S-6.
- Handicap parking sign - See Detail #18/S-6. - PROVIDE @ EACH SPACE
- Half Basketball Court - Asphalt paving. THICKNESS PER SOIL ENGINEER
- 25'-0" radius at drive entrance.
- Entry into buildings at first floor to be flush and accessible for handicapped - typical at all building entries.
- Sidewalk drainage scupper - Refer to Detail #3/S-5. Provide 4" diameter rock at inlet to prevent erosion.
- Entry walks into all buildings to be maximum 1:12 slope and accessible to the handicapped per Uniform Federal Accessibility Standards (UFAS) and ANSI (A117.1) and the Fair Housing Amendments of 1988. Thresholds at doors to be a maximum of 1/2" in height. Provide handicap handrails in all conditions where sidewalks are provided from all buildings a minimum of 6" down in 10'-0" (or 5% minimum). Refer to Detail #17/S-5.
- + indicates spot elevation for proposed new grades.
- Provide 6" concrete curb (per 21/S-5) spaces on the North side of the parking lot.
- Grade 24" wide for future road access.
- Snow removal stockpile area.

SITE GRADING NOTES

In the event of any discrepancies and/or errors found in the Drawings, or if problems are encountered during construction that would cause hardships on the Contractor, the Contractor shall be required to notify the Architect before proceeding with the work.

Contractor shall verify existing topography (grade elevations) prior to beginning work and notify architect of any discrepancies.

The Contractor shall remove all debris and vegetation and dispose of off site prior to beginning any excavation.

All fill to be compacted in accordance with Division 2 of the Architect's Specifications and in strict accordance with subsurface investigation.

Staking pads and/or finish floor elevations is the responsibility of the Contractor and his Engineer.

Grading Plan and Soil Investigation shall be on the job site at all times. Deviations from the plan must be preceded by an approved plan revision.

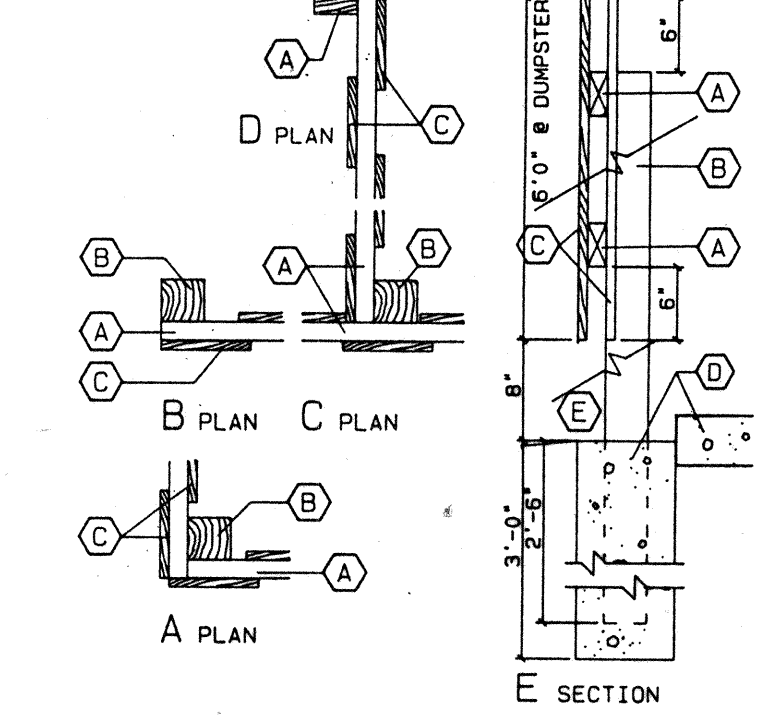
Surveyor to certify finish floor elevations prior to approval of construction draw.

Contractor is responsible for locating and confirming depth of all existing utility lines.

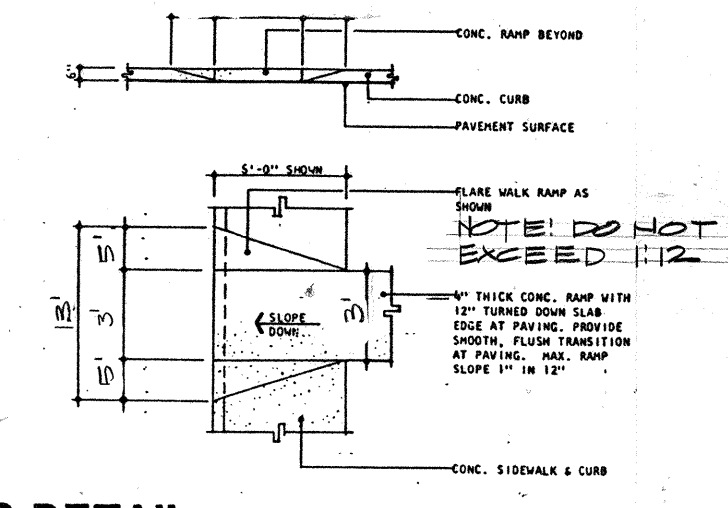
All references are typical to each and every similar condition.

- 10' x 10' #6 Rock @ outfall
- Concrete headwall 10/s-5
- 15" dia. storm pipe.
- Drain inlet - Detail #9/S-5.
- 2' wide concrete swale x 8" deep with 2 - #4 re-bars over 6" compacted subgrade.
- 20' x 20' x 3' high chain link fence

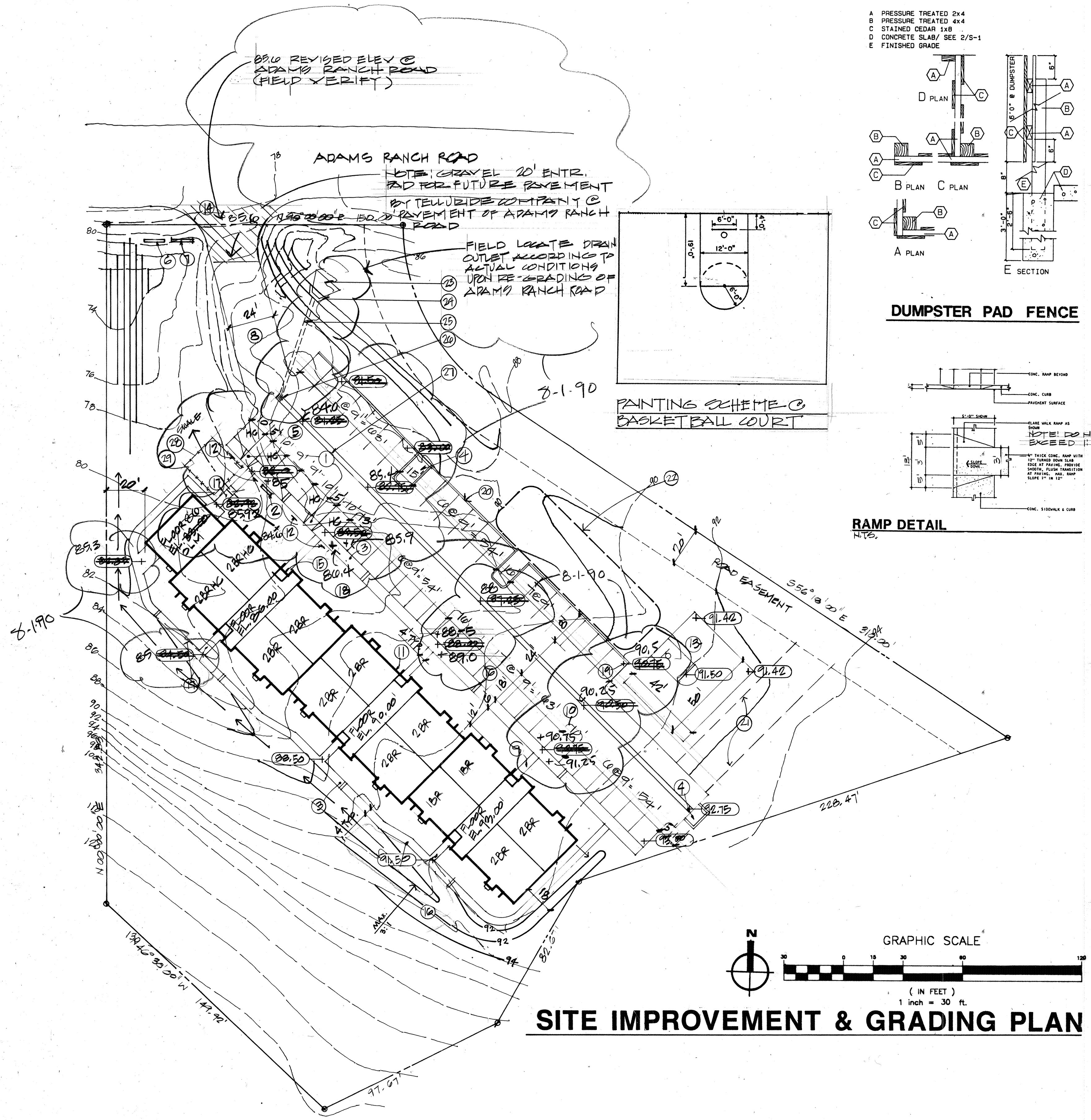
- A PRESSURE TREATED 2x4
- B PRESSURE TREATED 4x4
- C STAINED CEDAR 1x8
- D CONCRETE SLAB/ SEE 2/S-1
- E FINISHED GRADE



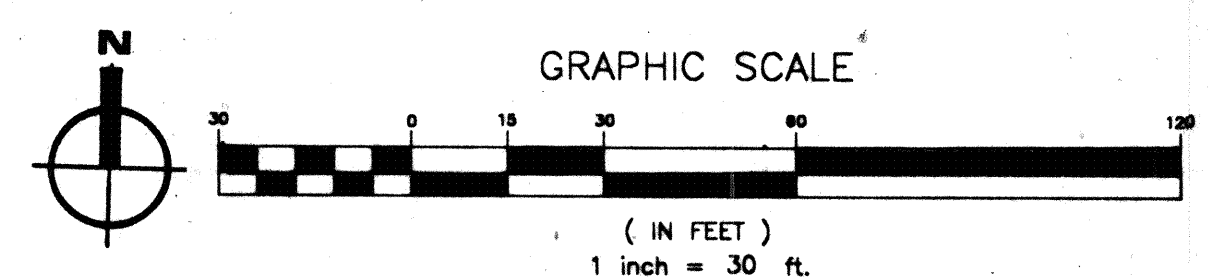
DUMPSTER PAD FENCE



RAMP DETAIL



SITE IMPROVEMENT & GRADING PLAN



29. **TOT LOT PLAY EQUIPMENT:**
- A. 4' x 6' Sandbox with 2 x 6 treated lumber sides.
 - B. #357 Prancin' Pony, ground space 2' square as mgr by Quality Industries, Inc.
 - C. #362 Zeb Zebra, ground space 2' square as mgr by Quality Industries, Inc.

CHANGE ORDER #2 - 8-1-90

WORKMANSHIP

1. Install system after application of the fill and topsoil. Maintain established grade in a true and even condition.
2. Keep trenches free of obstruction and debris that would tend to damage pipe. Do not mix subsoil with top soil. Move excess soil from the site and leave grade as it was prior to system installation.
3. Jack or bore under obstacles at a depth conforming to the bottom of the adjacent trenches.
4. Assemble the system so that all joints are water tight and all emitters functioning. Install piping according to the Manufacturer's instructions and weld with the solvents recommended by the Manufacturer. Wipe all fittings free of excess solvent. Use threaded nipples, schedule 80, for risers to each water outlet.
5. Make all electrical splices waterproof. Provide a 10 inch expansion coil of wire at each valve to which controls are connected. In addition, provide expansion controls in wires and tubing at not over 100 foot intervals. Install all valves according to Manufacturer's directions. Bury all wires beside the pipe. Bundle multiple wires and tape together at not over 10-foot intervals. Install all valves in plastic valve boxes, each containing a locking device.
6. After all piping and risers are in place and connected, prior to installation of emitters, open control valves and, using a full head of water, flush out system. Flush 3 minutes through the furthest head from the valve. After flushing, cap the risers and pressure test the system.
7. Test lines in place before backfilling, for a period of not less than one hour. During the test, maintain minimum pressure at the highest point of the section being tested at full line pressure. Test is acceptable if no leakage or loss of pressure is evident. At the end of the test, install emitters and test for operation under normal operating pressure.
8. Backfill all piping using dirt or fine sand passing a 3/4" sieve for the first 3" of backfill and water compact. Fill remainder of the trench with excavated soil and water compact. After installation, return area to original grade.
9. Do not cover or enclose any work until it has been inspected, tested, and approved by the Architect.
10. Set time clock as directed.
11. Irrigation Contractor shall submit Irrigation Plan complete with sprinkler head locations for lawn and planting areas, zones and controllers, details, and any other items for a complete installation, for Architect's approval, prior to commencing the work. Coordinate sprinkler locations with Landscape Plan.

SITE LANDSCAPE NOTES

In the event of any discrepancies and/or errors found in the Drawings, or if problems are encountered during construction that would cause hardships on the Contractor, the Contractor shall be required to notify the Architect before proceeding with the work.

The notes, details, dimensions and all information as shown on the Site Survey, Soil Report and all other site drawings and site detail drawings also apply to this drawing. Division 1 of the Specifications.

Also applies to the work included on this drawing. Every condition referenced is typical of all other similar conditions whether referenced or not.

Landscape Contractor to coordinate all work with General Contractor. Landscape Contractor to verify exact location of all existing and proposed utilities and all site conditions prior to beginning construction.

Coordinate work with Irrigation Contractor's Plan and Details.

Lines and grades of all surfacing and site structures to be uniform, smooth and consistent, free of kinks, humps and depressions.

Plant locations, stake all tree locations prior to planting for approval of Landscape Architect. Shrubs to be arranged in planting areas approved by Landscape Architect then planted shrubs shall be triangular and equal spaced.

The Contractor is hereby notified of the existence of underground utilities. For his own protection, he should verify the exact location of same prior to commencement of digging operations.

The species of trees, shrubs and ground cover set forth herein are to establish a standard for landscape planting. The Contractor may substitute plant materials (only if specified are not available locally) equal to those specified with the Architect's approval.

All plants to be furnished containerized.

All shade and ornamental trees to have a well formed head with a minimum spread of the side branches as shown in the plant list. This dimension along with the caliber shall be carefully checked.

All trees to be staked and wrapped immediately after planting.

Should the Contractor encounter planting pits that will not percolate water in a reasonable time or should any other unsuitable planting conditions be encountered, the Architect shall be notified before plants are installed.

The Contractor shall be responsible for all required maintenance until all plantings are formally accepted.

4" of bark mulch shall be applied to all shrub beds after installation of plants. Beds shall be treated with pre-emergent herbicide before mulch is applied. Bark mulch shall be approved by Architect before installation.

Plants shall be guaranteed for the duration of one (1) full year after the formal acceptance of the planting by the Owner and shall be alive and in satisfactory growth at the end of the guarantee period. The Owner shall be responsible for all maintenance necessary to keep the plants alive and healthy between the time the plantings are accepted and the end of the guarantee period. Any plant not in a healthy and vigorous state at the end of the guarantee period shall be replaced at no cost to the Owner.

Replacements of dead or unsatisfactory material shall be made as specified in the plant list. The Architect shall inspect replaced plants when all replacements have been made.

Refer to Details #26/S-6 and #32/S-6.

Provide drip irrigation to all plant material not in lawn areas.

SITE LANDSCAPE PLAN KEYED NOTES

Sod and provide irrigation system for entire site.

The notes, details, dimensions and all information as shown on the Site Survey, Soil Report and all other Site Drawings and Site Detail Drawings also apply to this drawing. Division 1 of the Specifications also applies to the work included on this drawing. Every condition referenced is typical of all other similar conditions whether referenced or not.

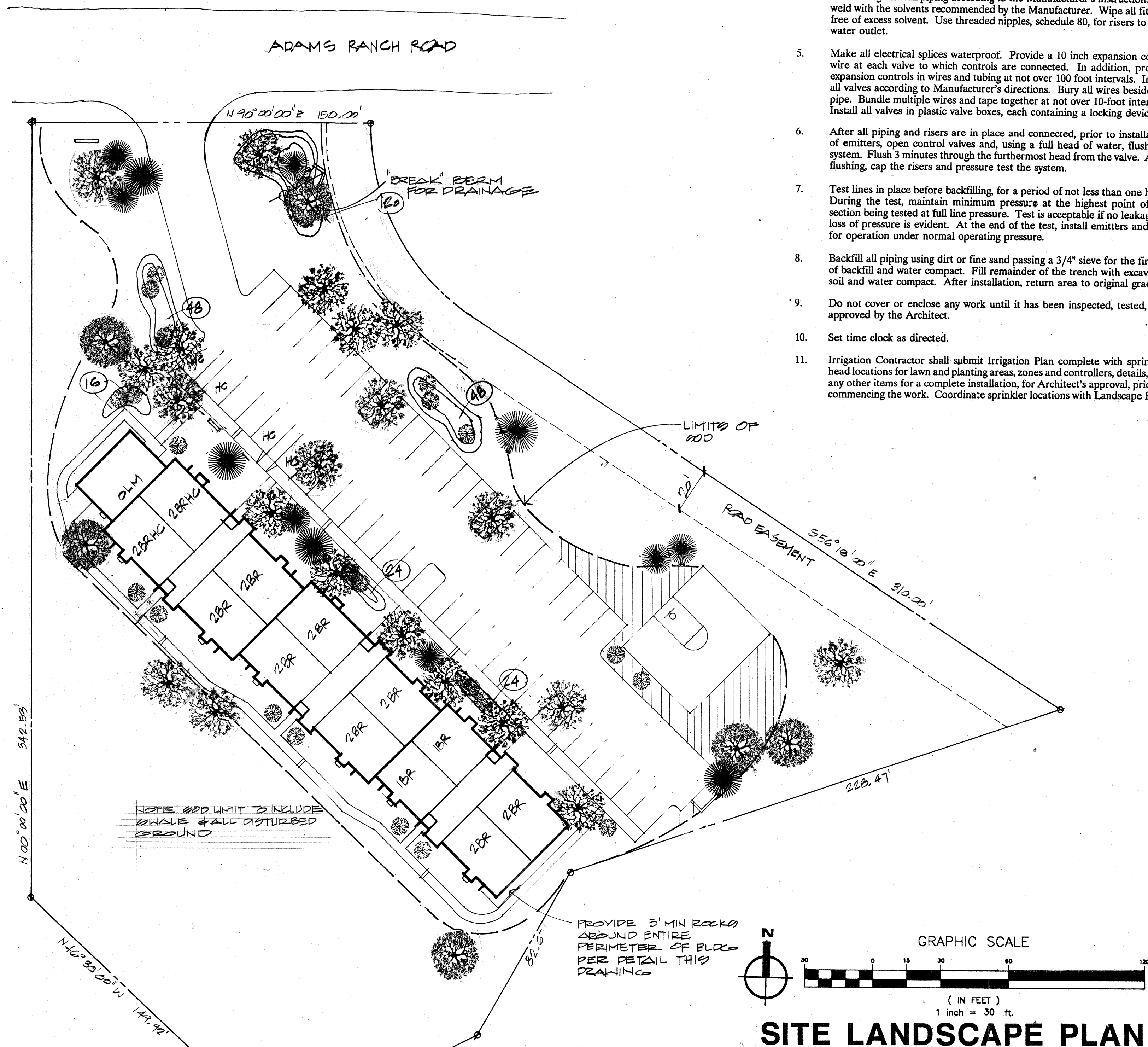
IRRIGATION SYSTEM SPECIFICATIONS

GENERAL

1. Provide complete irrigation system to sprinkle the entire site. Furnish shop drawings showing complete site layout including location of all piping and sprinkler heads. Provide 5 day, 24 hour time clock to control the irrigation system and locate in the maintenance room of the Office, Community and Maintenance Building.

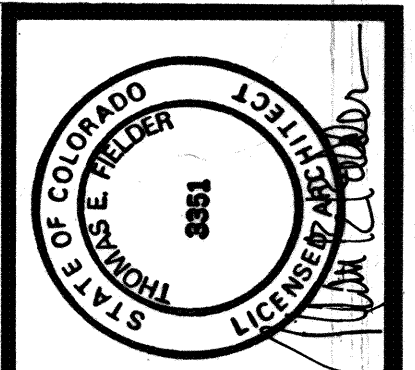
MATERIALS

1. Use only new material.
2. Use fittings of same materials as pipe.
3. Use control wire type UF-650, PVC insulated single conductor UL approved underground feeder cable. Use "Pen-Tite" fittings for all control wire connectors.



PLANTING LEGEND

- 10- NARROW LEAF COTTONWOOD 1 1/2" CALIPER MIN.
 - 21- ASPEN 1 1/2" CALIPER MIN.
 - 14- SPRUCE - 6' HGT MIN (NOTE: PLANT MIN. 12' AWAY FROM BLDG)
 - 20- POTENTILLA
 - PERINNEALS - QUANTITY
- 500 SITE AS REQ'D.

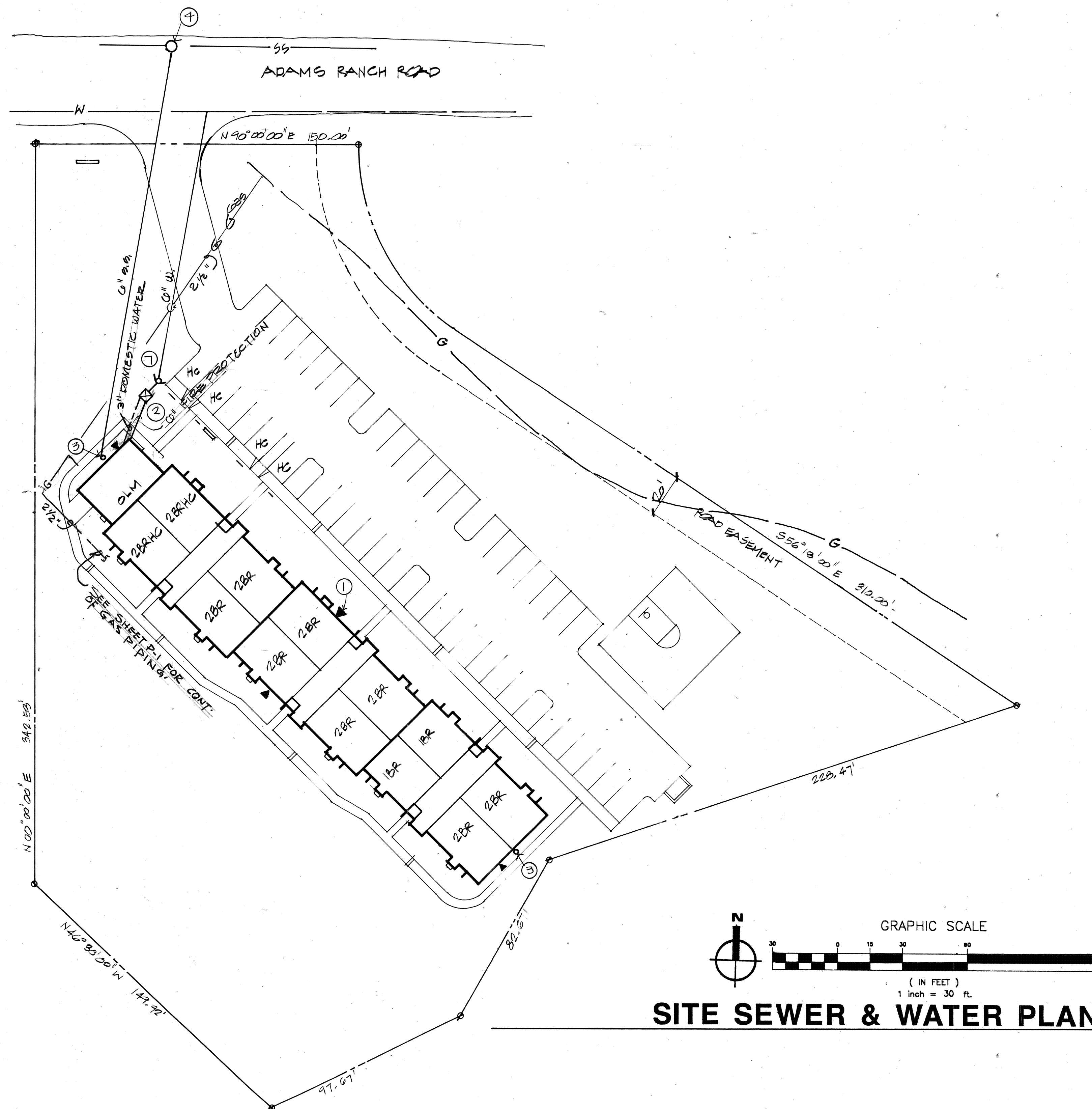


FIELDER & ASSOCIATES, INC.
Architects

FEB. 1, 1990
REV. 3-21-90

SITE LANDSCAPE PLAN
TELLURIDE APARTMENTS
Telluride Mountain Village, Colorado

Drawing Number
S-2
Of FIVE



SITE SEWER, WATER AND GAS GENERAL NOTES

The notes, details, dimensions and all information as shown on the Site Survey, Soil Report and all other Site Drawings and Specifications also apply to this drawing. Division 1 of the Specifications also applies to the work included on this drawing. Every condition referenced is typical of all other similar conditions whether referenced or not.

In the event of any discrepancy and/or errors found in the drawings or if problems are encountered during construction that would cause hardships on the Contractor, the Contractor shall be required to notify the Architect before proceeding with the work.

Installation of the water and sanitary service lines, branches and appurtenances shall comply with the state and local requirements.

The minimum cover for water and sewer lines shall be 8'-0" under paved areas and 7'-6" under all other areas. (Subject to elevation at existing connections).

Contractor shall install all sanitary, sewer and water lines in accordance with City requirements.

Provide 1 sewer cleanout each 100' of maximum run of sanitary sewer.

Provide 1 gate valve on each side of each building of the water distribution line.

Horizontal Separation - whenever possible, sewers to be laid at least 10' horizontally from the proposed water lines. Refer to Detail #30/S-6 for sewer and water line separation.

Vertical Separation - whenever sewers cross under water lines, the sewer to be laid at such an elevation that the top of the sewer is at least 18" below the bottom of the water main or encase water line completely in concrete a minimum of 2" around the entire water line.

All sanitary sewer lateral lines shall be an approved type installed in accordance with state and local plumbing codes.

Minimum grade of sanitary sewer lines shall be 1/4" per foot unless otherwise shown.

The sanitary sewer contractor shall provide as-built drawings indicating the as-built location of primary sewer lines with invert elevations of the manholes and a signed certification by a registered engineer that he has examined the sewer line installation. The Contractor should provide an acceptance and approval letter from the City or other local code authority of the installation of the sanitary sewer system.

The Contractor shall verify invert elevations of existing sewer lines and structures prior to making connection.

Connections to existing utilities and extension of existing utilities shall be closely coordinated with local utility companies.

Refer to Detail #35/S-5 for trench and backfill instructions and detail.

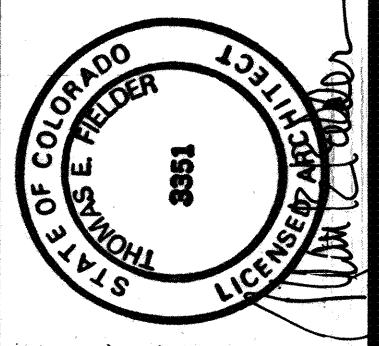
Refer to Detail #36/S-5 for pavement replacement details.

SITE SEWER AND WATER REFERENCE NOTES

1. Provide freezeproof lock and key wall hydrants where shown on the drawings. Piping to be located in the interior wall. Insulate wall hydrants at exterior walls. Provide hydrants per building as shown on sheet P-1.
2. Master water meter vault and associated piping to be furnished by the Contractor. Comply with all requirements of the local water district or authority.
3. Provide exterior sanitary sewer cleanouts as shown on each building and elsewhere. Refer to Detail #29/S-5. Cleanout shall be full size.
4. Manhole - Refer to Detail #34/S-5.
5. Encase water lines in concrete at all turns per Detail #24/S-5.
6. Provide gate valves in accordance with Detail #23/S-5 where shown.
7. New fire plug - Refer to Det. # 22/C-5

NOTE

ALL UTILITY LINES (GAS, WATER, ELECTRIC, SEWERS) SHALL BE ISOLATED FROM CONCRETE SLABS.



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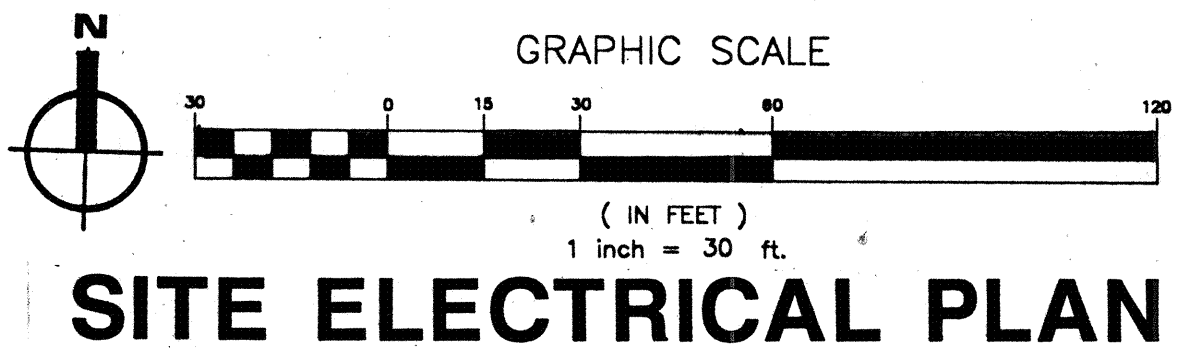
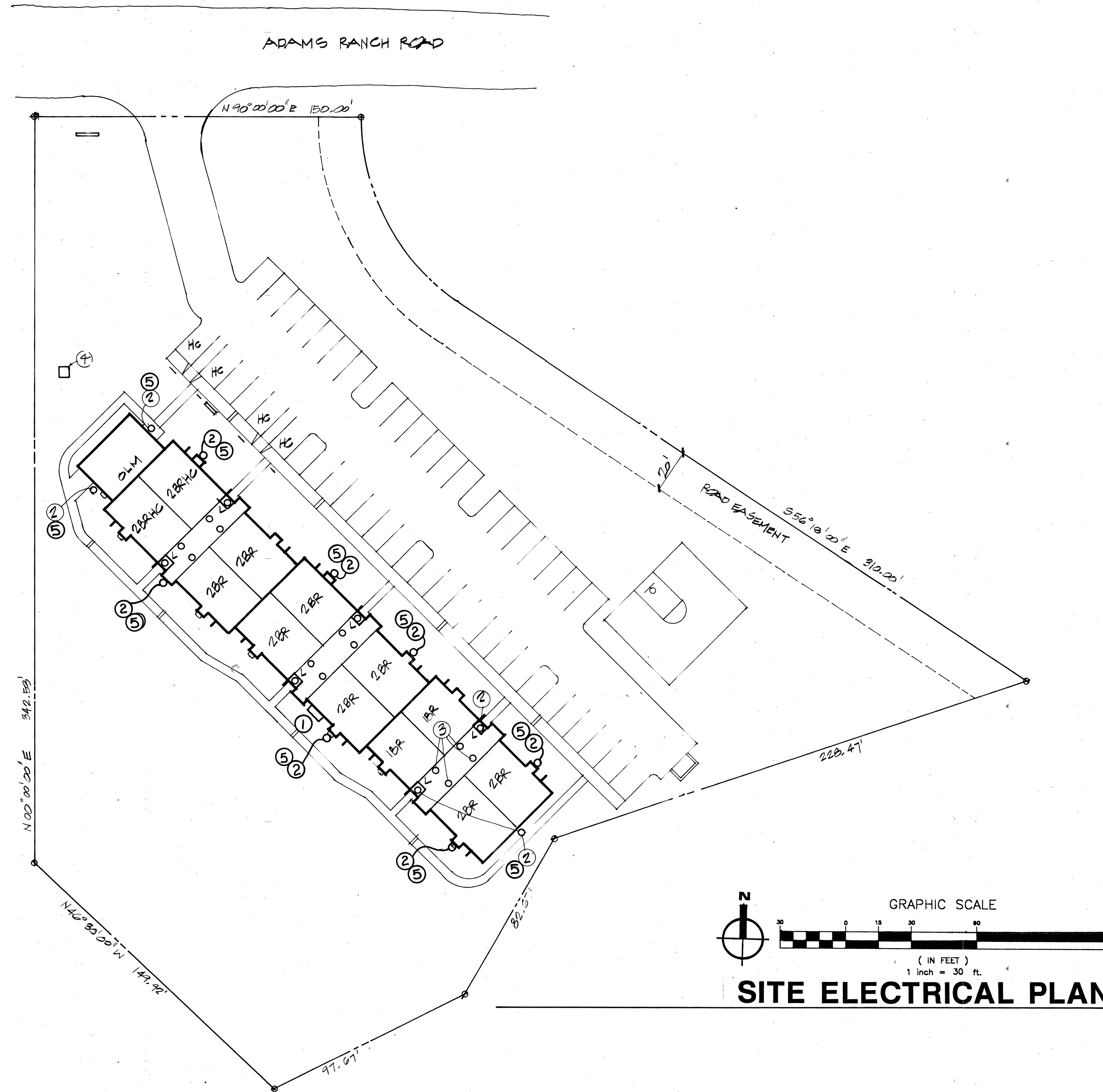
FEB. 1, 1990

REVISED MAY 21, 1990

SITE SEWER AND WATER PLAN
TELLURIDE APARTMENTS
Telluride Mountain Village, Colorado

Drawing Number

S-3
Of FIVE



SITE ELECTRICAL PLAN

SITE ELECTRICAL GENERAL NOTES

The notes, details, dimensions and all information as shown on the Site Survey, Soil Report and all other site drawings and Site Detail Drawings also apply to this drawing. Division 1 of the Specifications also applies to the work included on this drawing. Every condition referenced is typical of all other similar conditions whether referenced or not.

In the event of any discrepancies and/or errors found in the drawings, or if problems are encountered during construction that would cause hardships to the Contractor, the Contractor shall be required to notify the Architect before proceeding with the work.

All electrical work to be in accordance with all State, Local and National Codes including the National Electrical Code. The Electrical Subcontractors shall be responsible for obtaining all required electrical permits that may be required by any public agency.

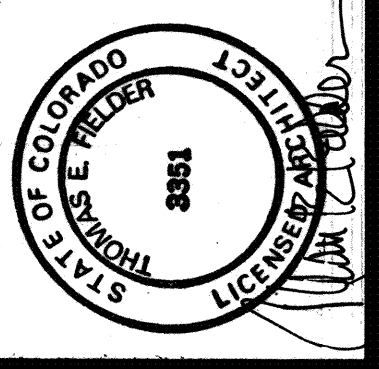
Exterior electrical distribution shall be coordinated with the local electrical utility company. The electrical utility company shall provide shop drawings to locate all transformers and distribution lines. All work to be in accordance with the requirements of the local regulated utility company.

The Contractor is responsible for obtaining shop drawings and providing cable TV and telephone service to all buildings. All work to be in accordance with shop drawings and distribution plans to be obtained from the local cable TV company and regulated telephone company.

SITE ELECTRICAL REFERENCE NOTES

1. Electric, telephone and cable TV meters and boxes shall be located on the exterior of the buildings AS SHOWN.
The Contractor is responsible for obtaining approval of same through the local electrical, telephone and cable TV companies. Any modification as may be required by a local utility shall be coordinated with the Architect.
2. Exterior wall or ceiling surface mounted light fixtures as shown, circuit through photocell to panel in OLM Building.
3. Interior wall lights at unit doors, circuit through photocell located on each building to the individual panel in each apartment.
4. Electric transformer and pad - Contractor to verify location with local electric utility company
5. PROVIDE A HID WALL PACK (HALO W2151) WITH A 150W HPS LAMP, 120V, MOUNTED AT 15'.

NOTE
ALL UTILITY LINES (GAS, WATER, ELECTRIC, SEWERS) SHALL BE ISOLATED FROM CONCRETE SLABS.



FIELDER & ASSOCIATES, INC.
Architects

FEB. 1, 1990

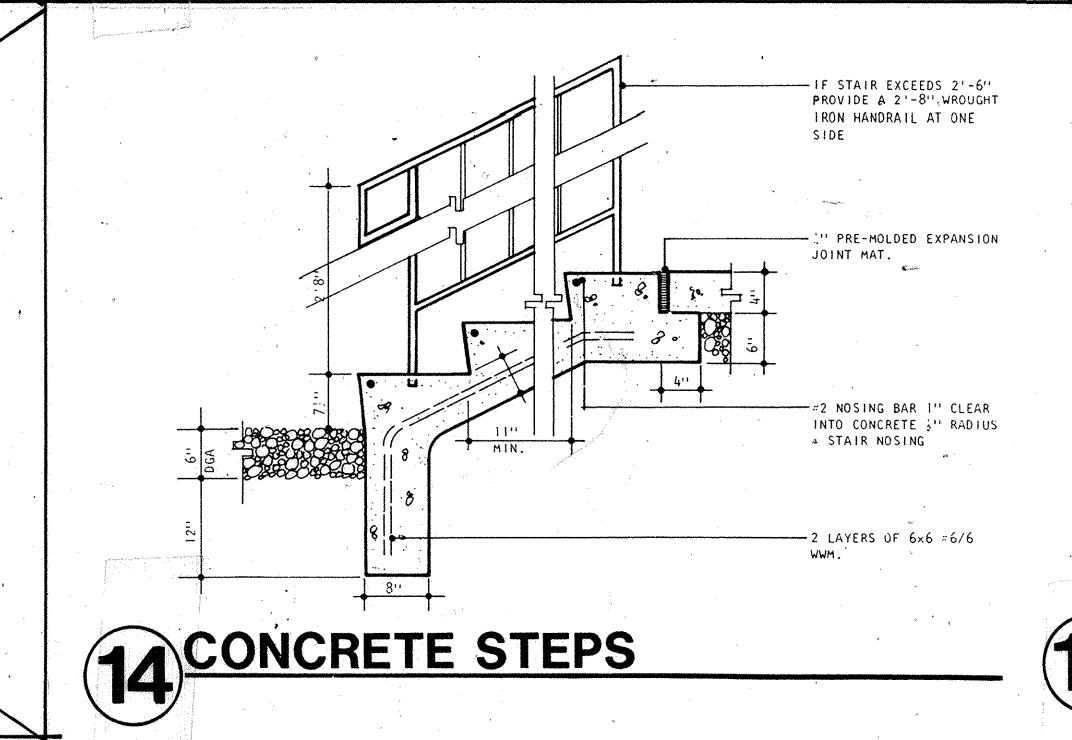
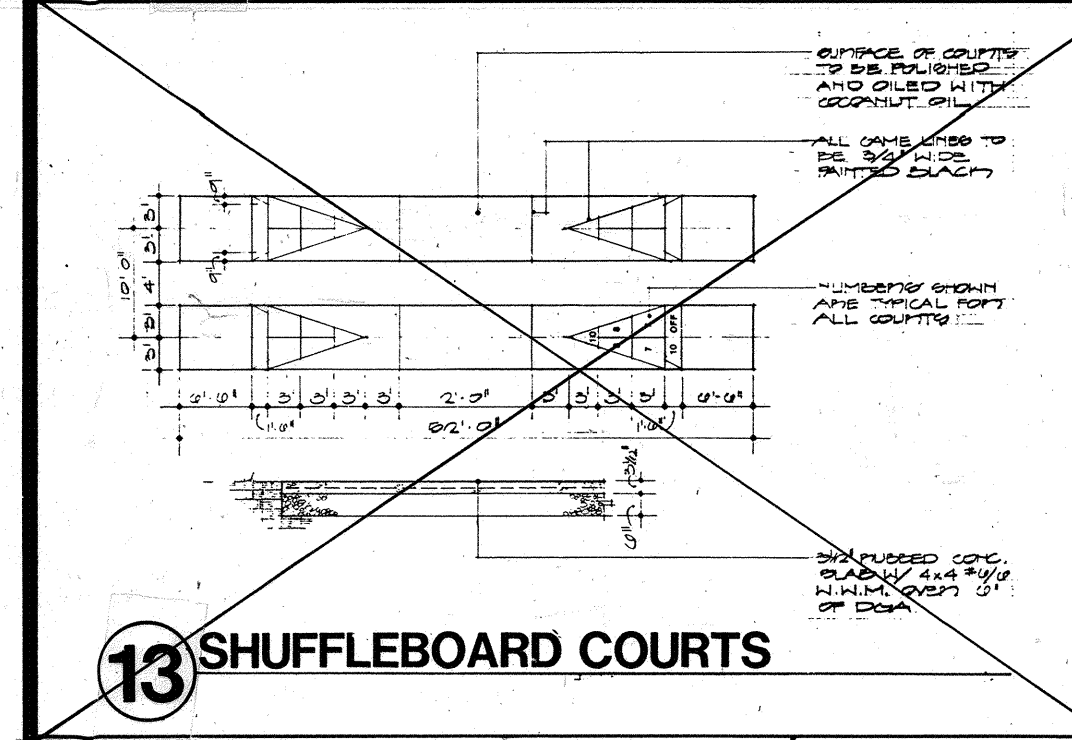
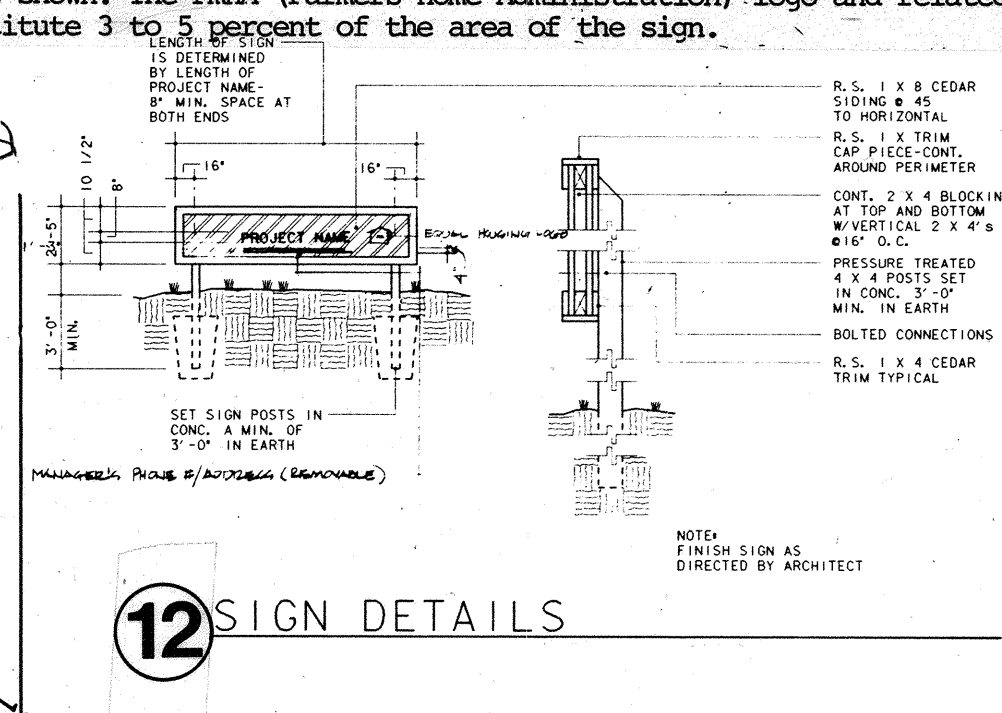
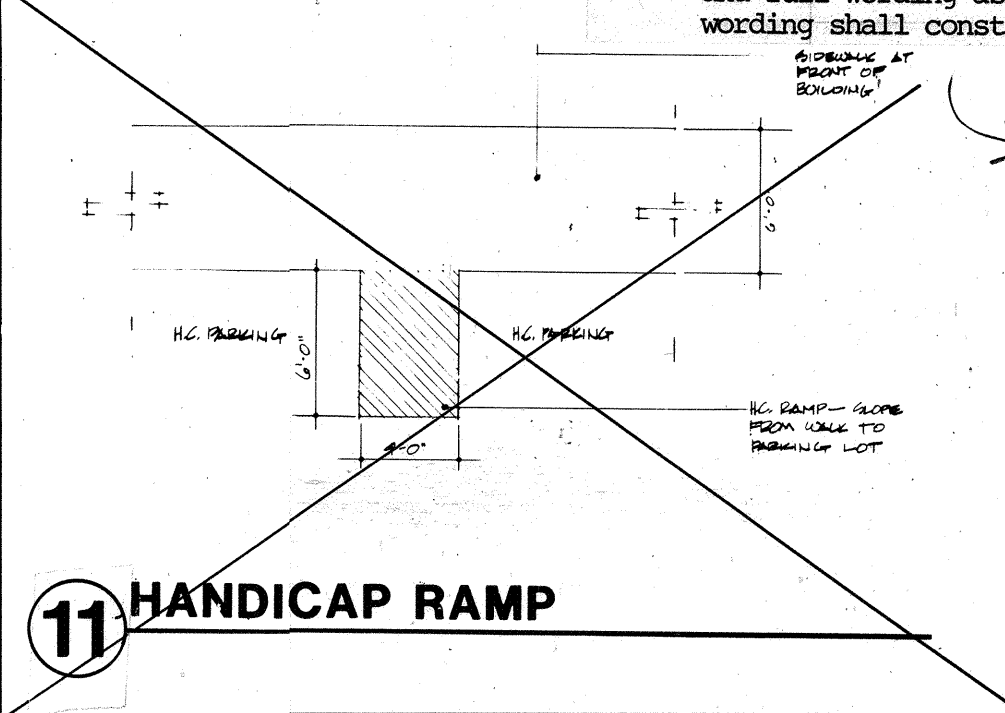
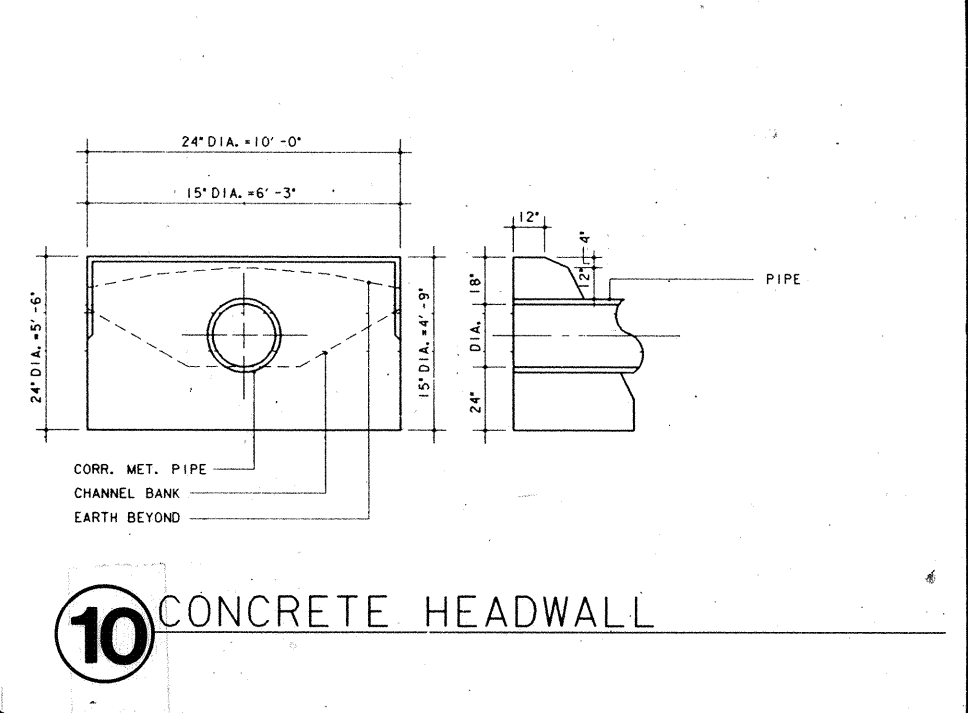
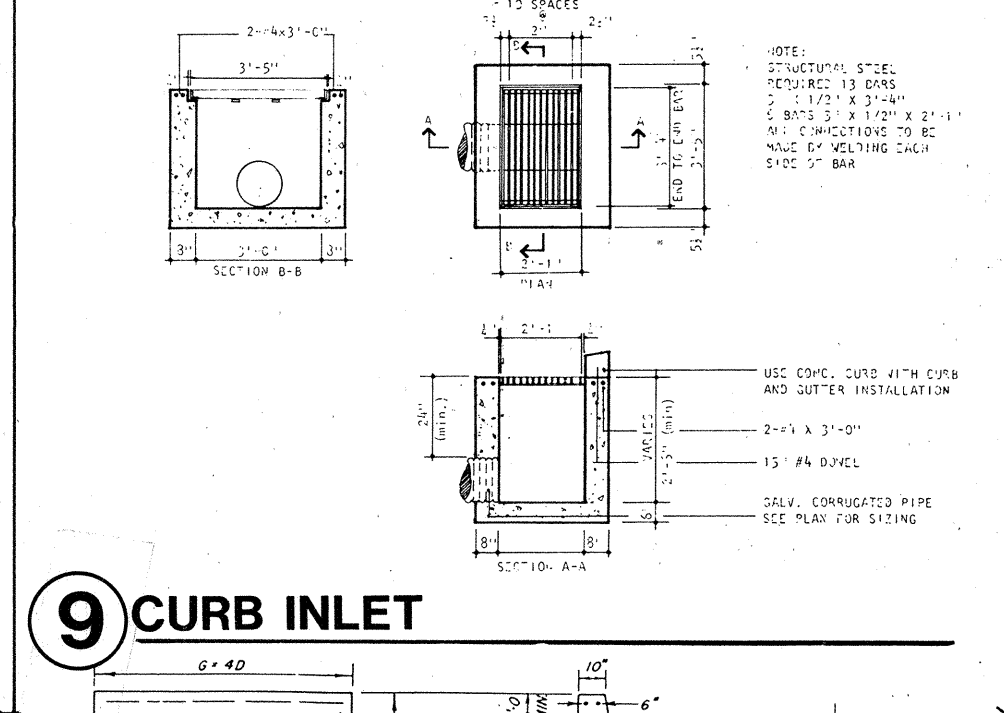
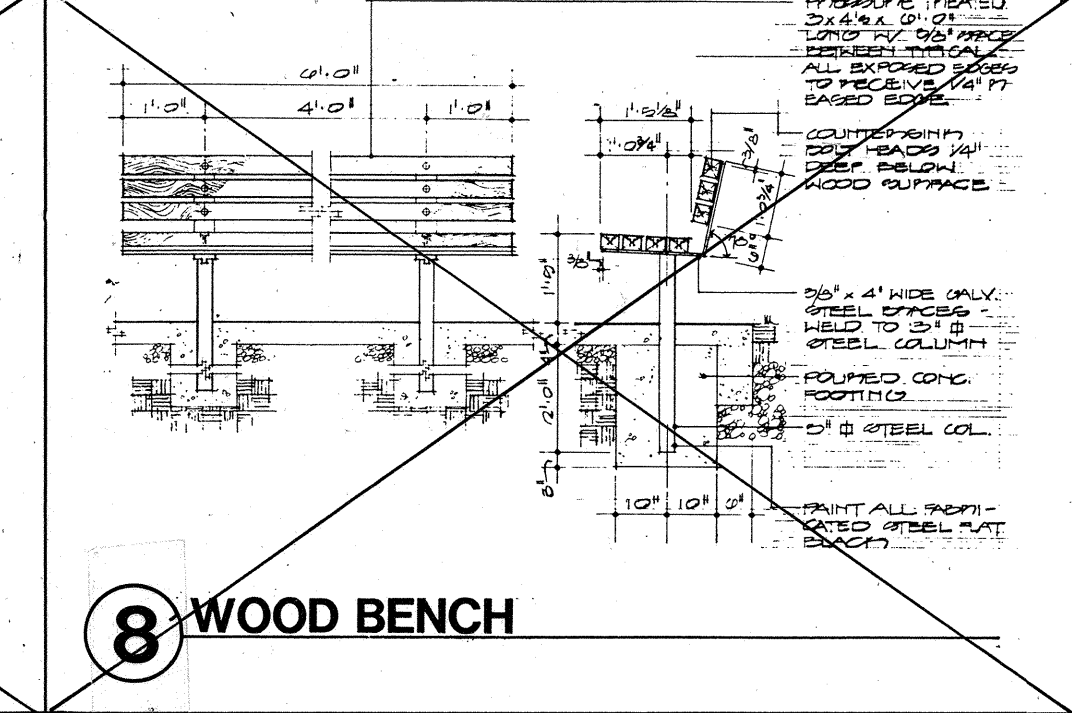
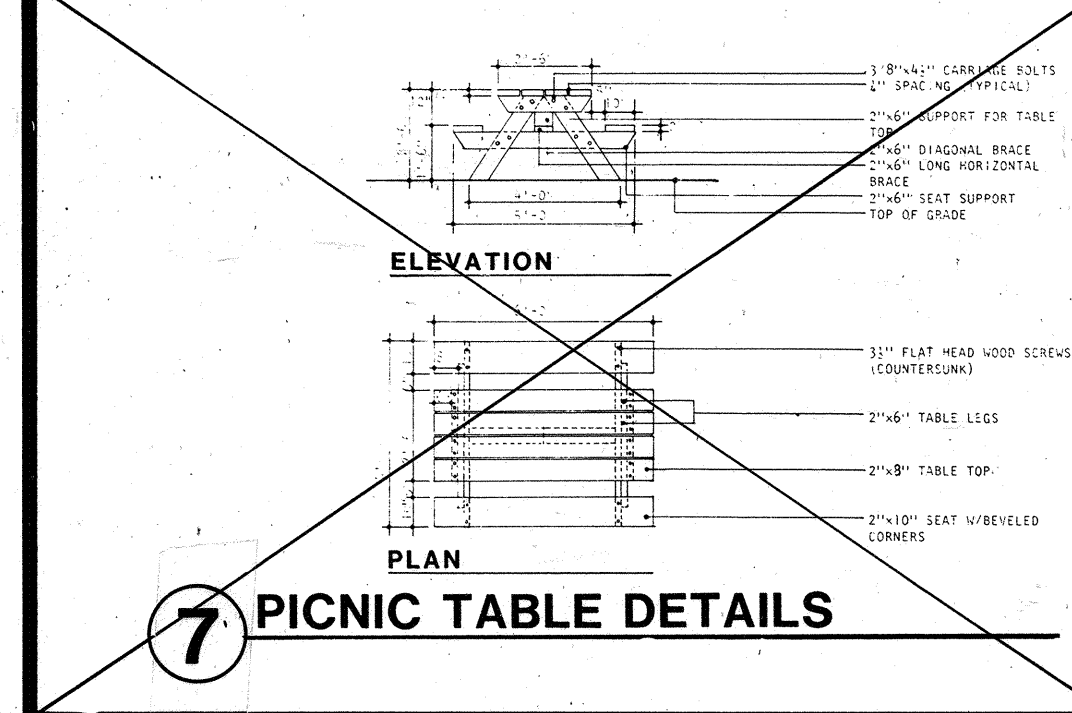
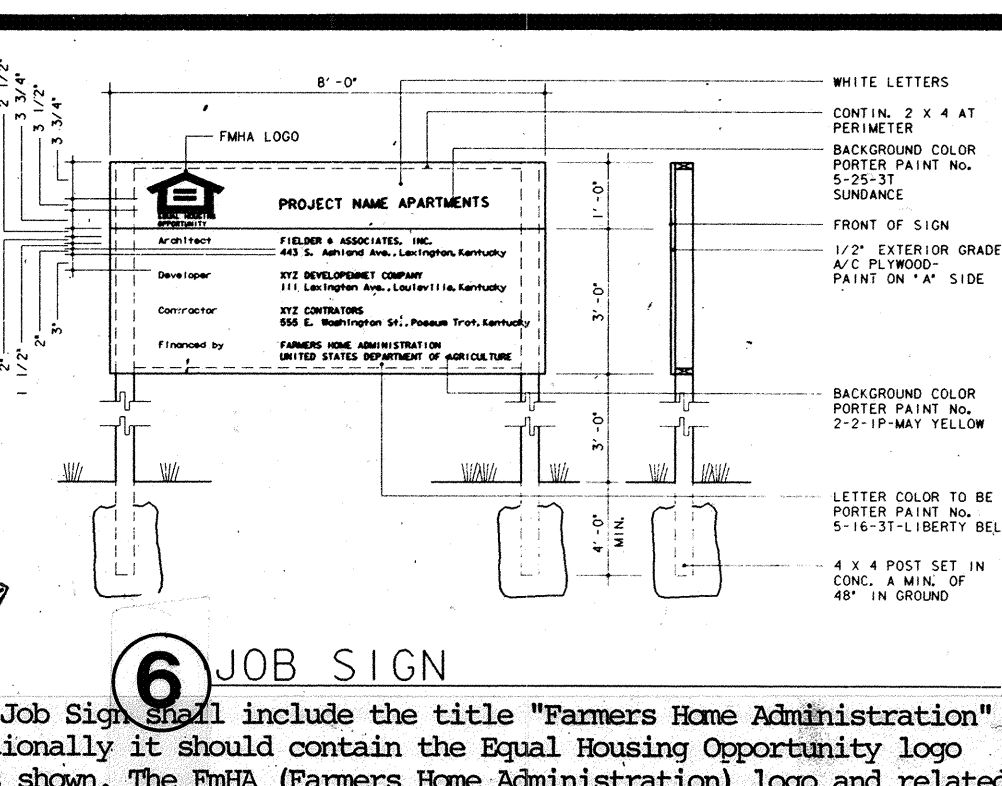
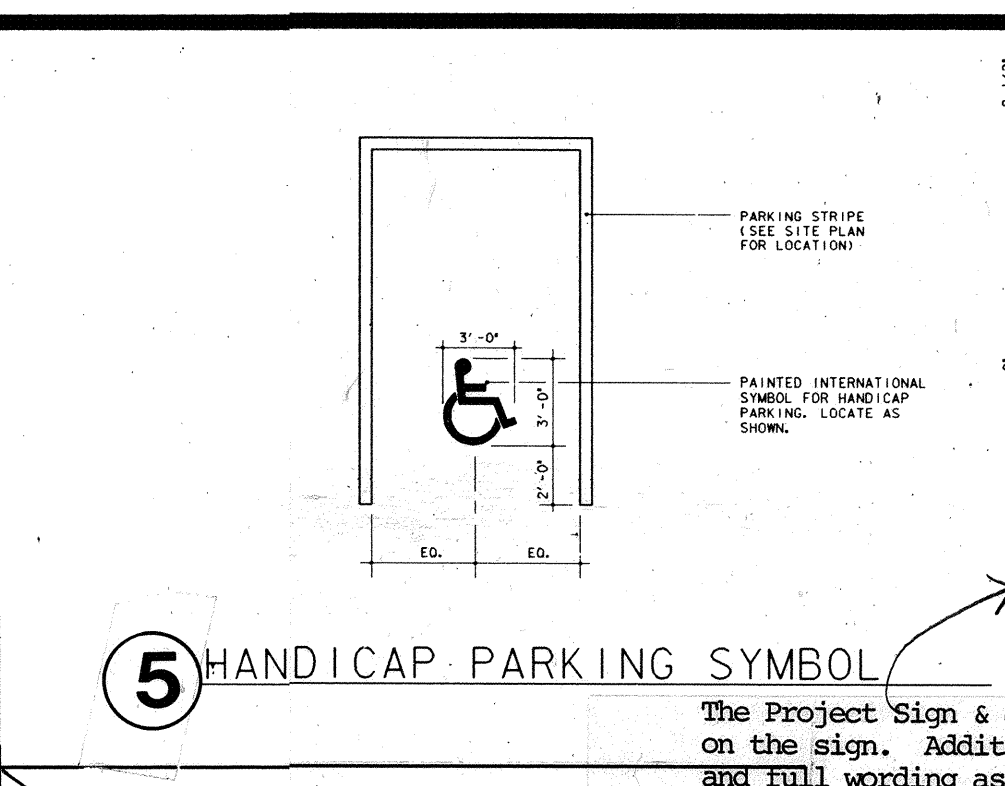
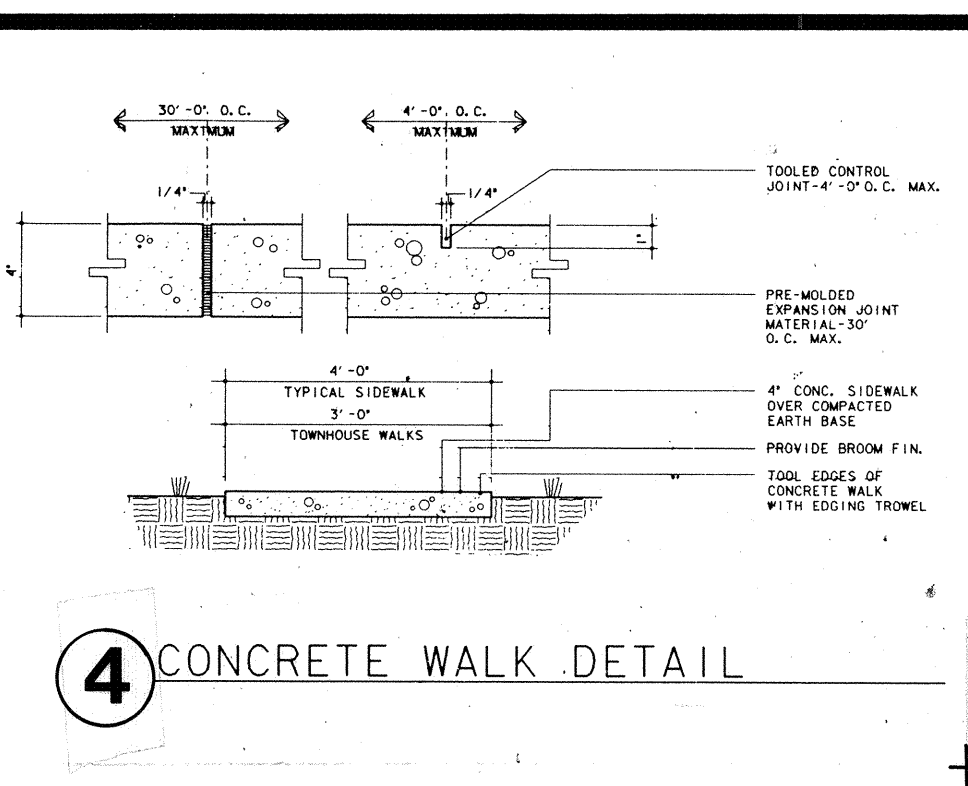
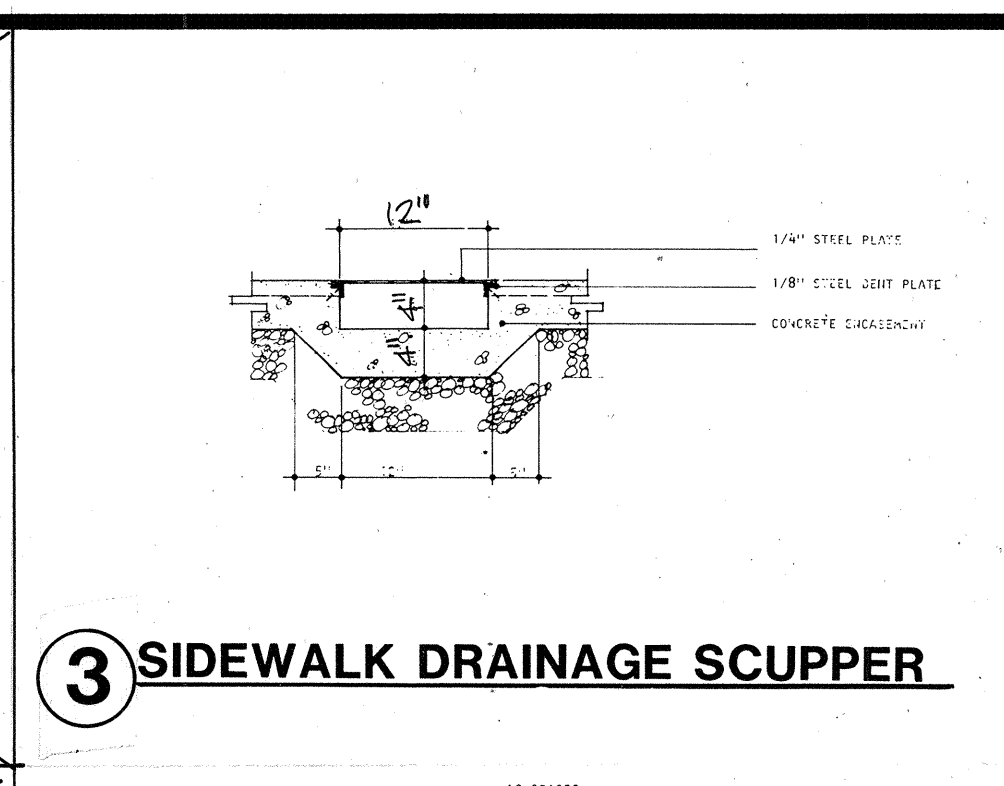
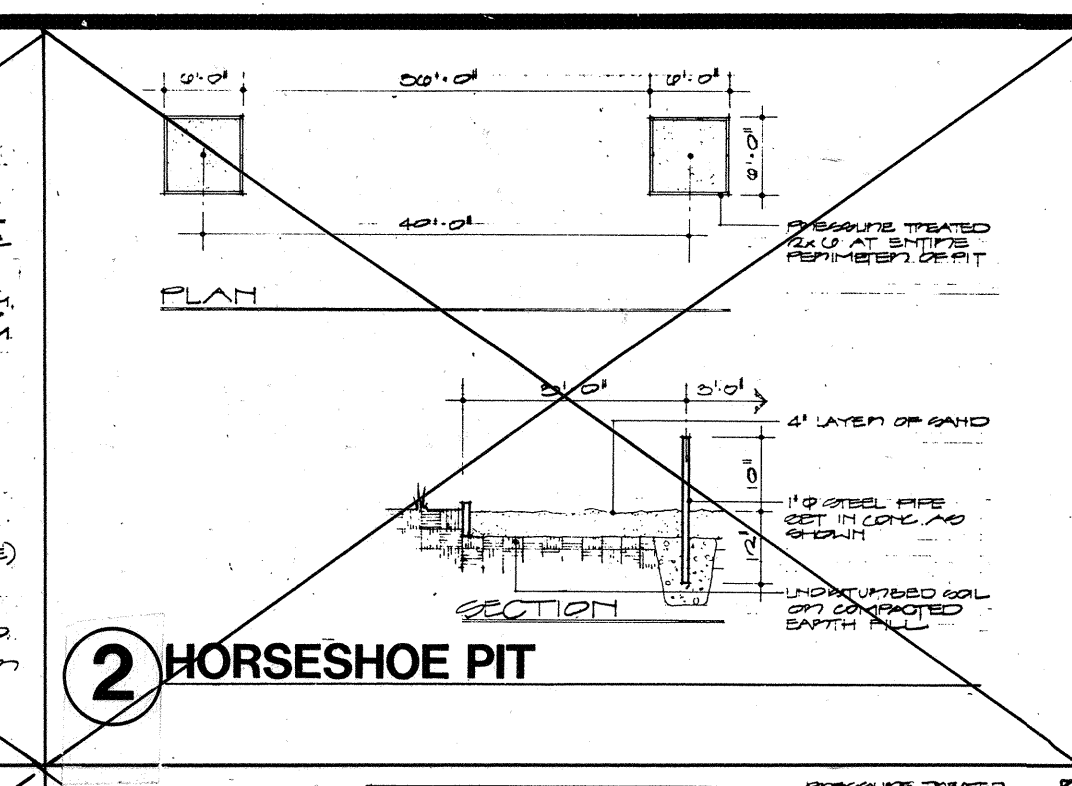
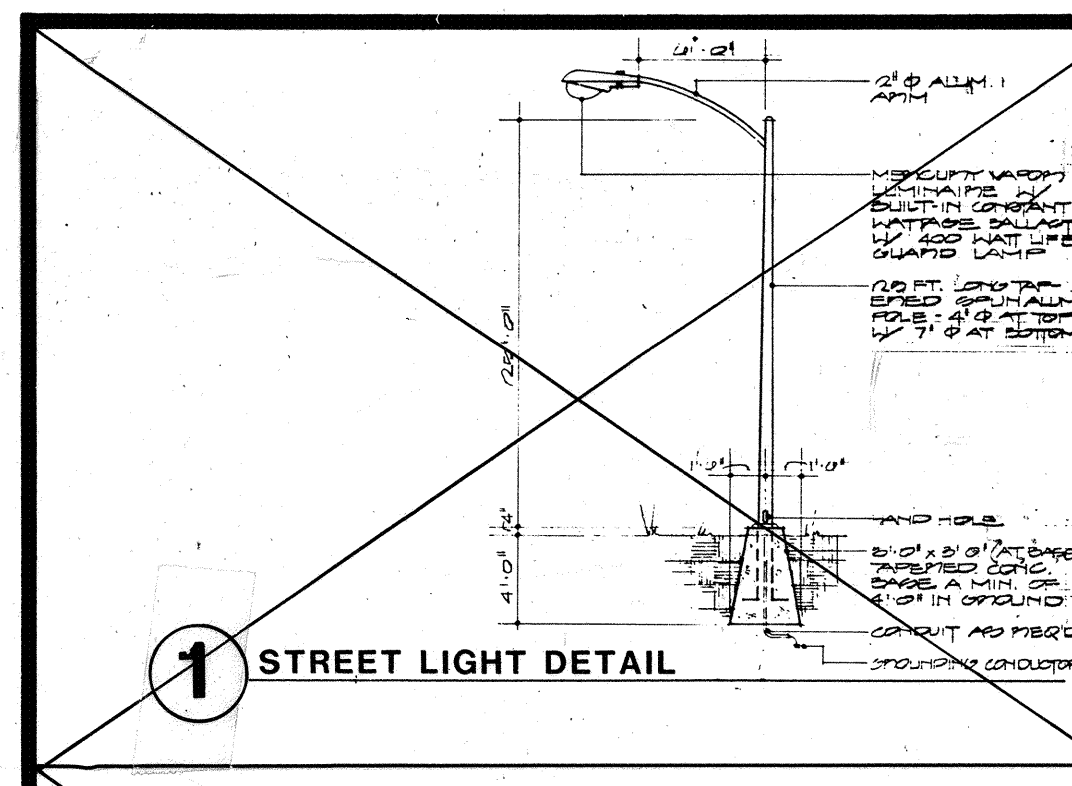
REVISED MAY 21, 1990

SITE ELECTRICAL PLAN

TELLURIDE APARTMENTS
Telluride Mountain Village, Colorado

Drawing Number

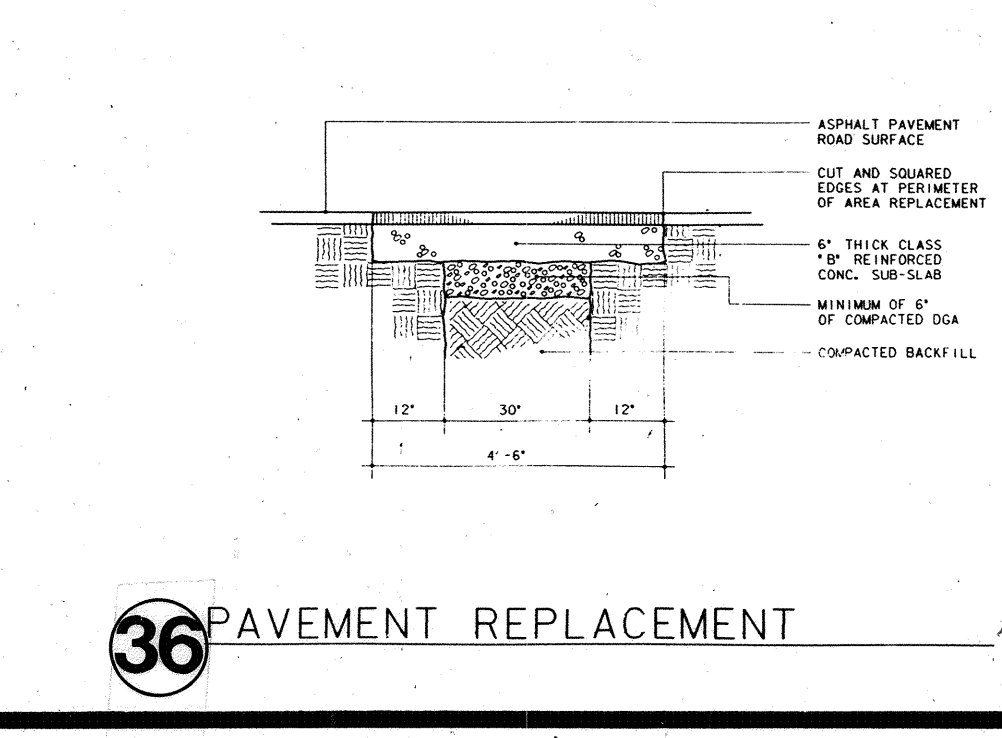
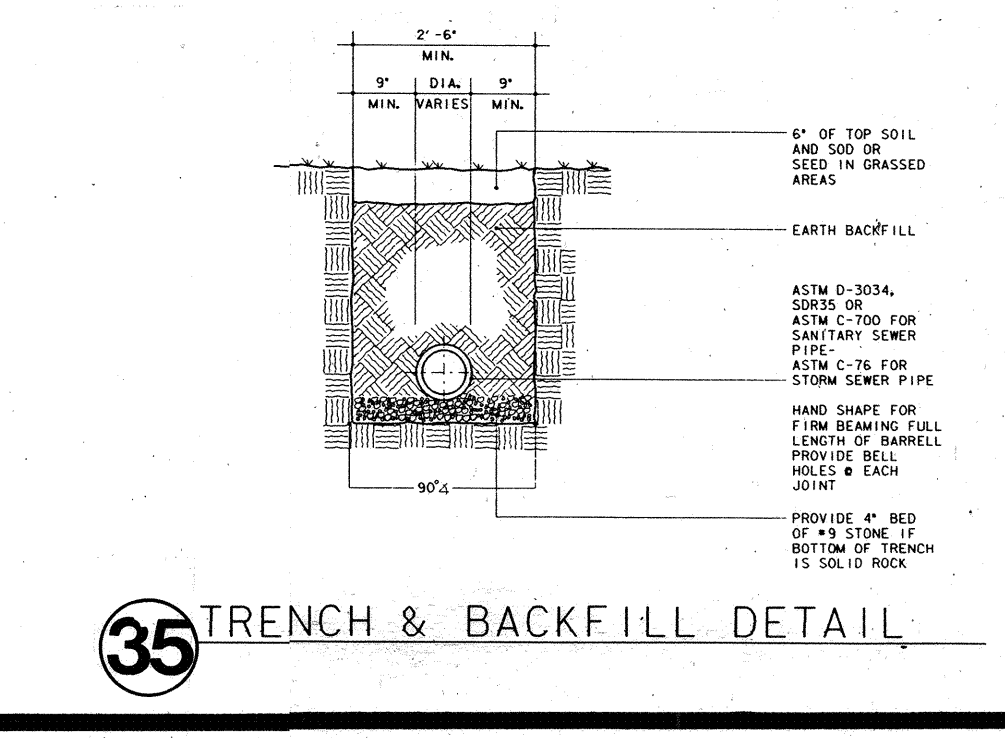
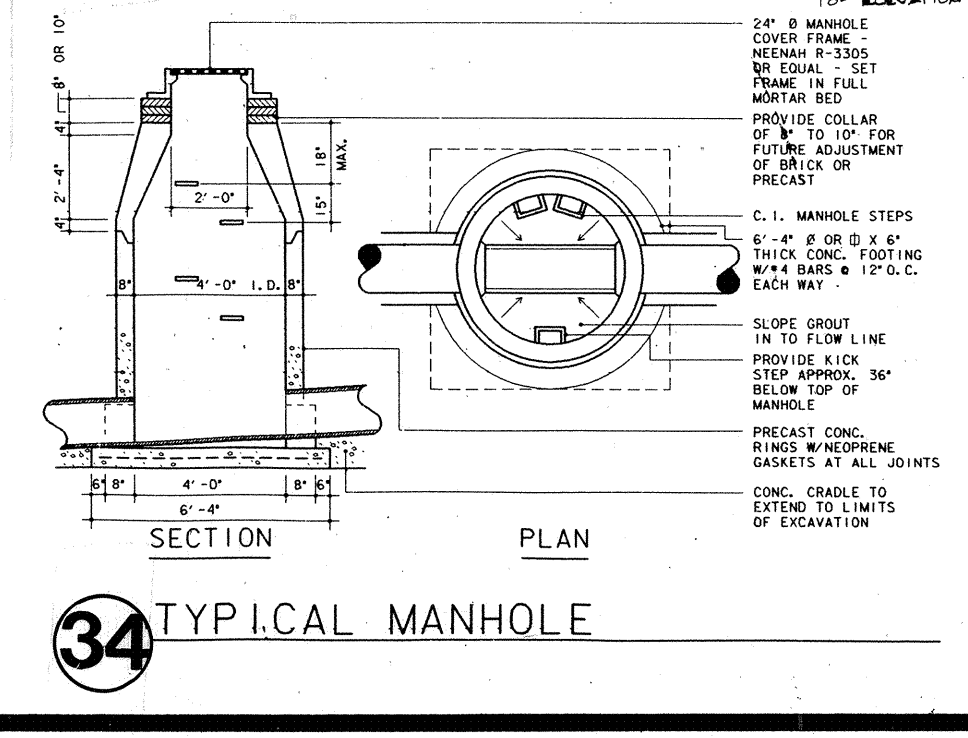
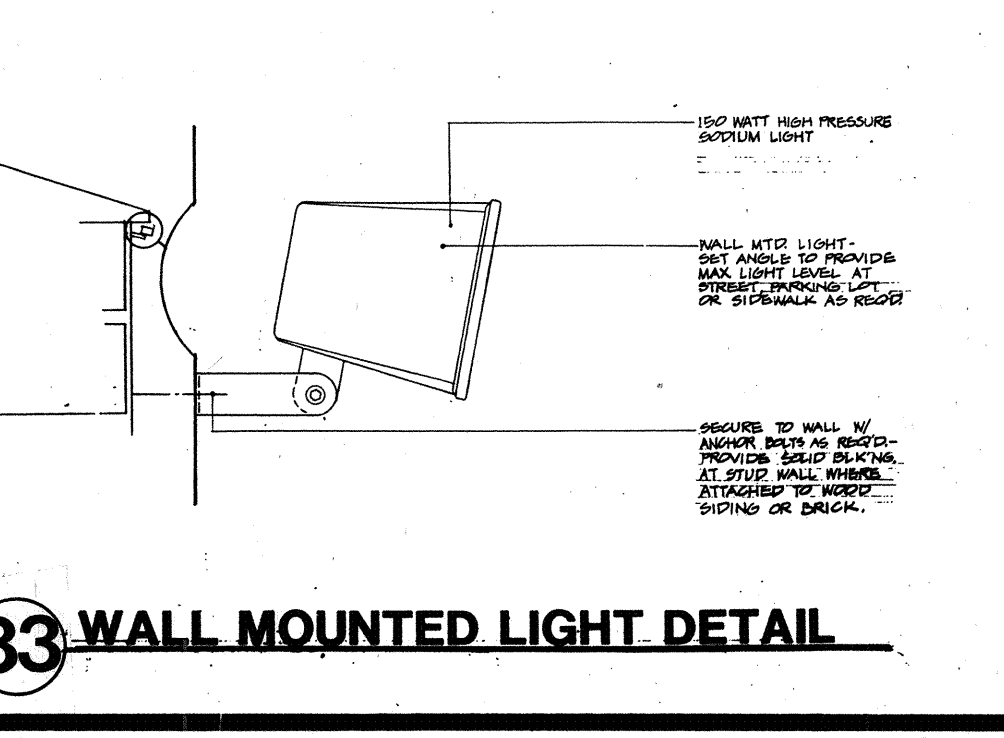
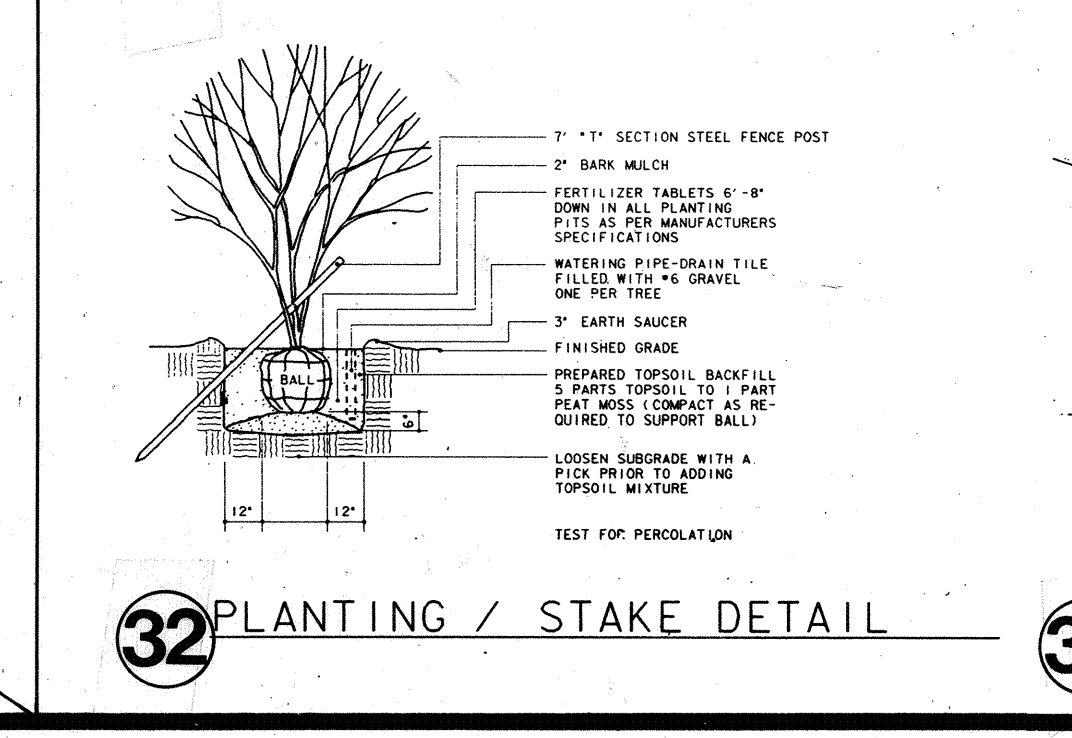
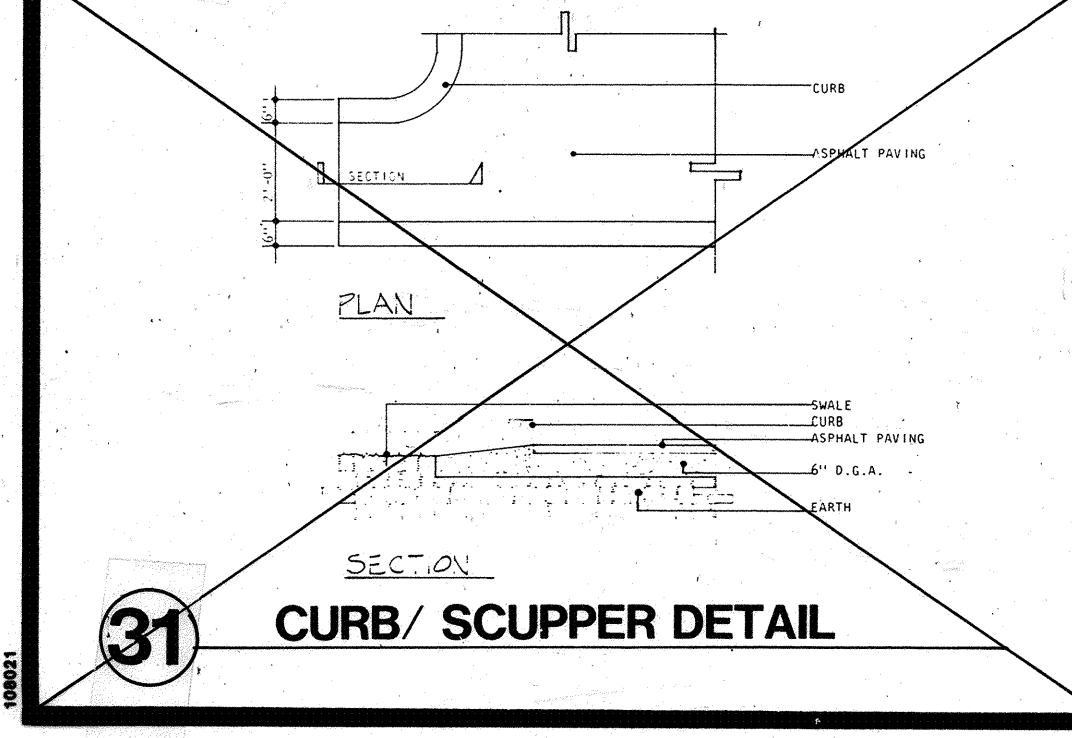
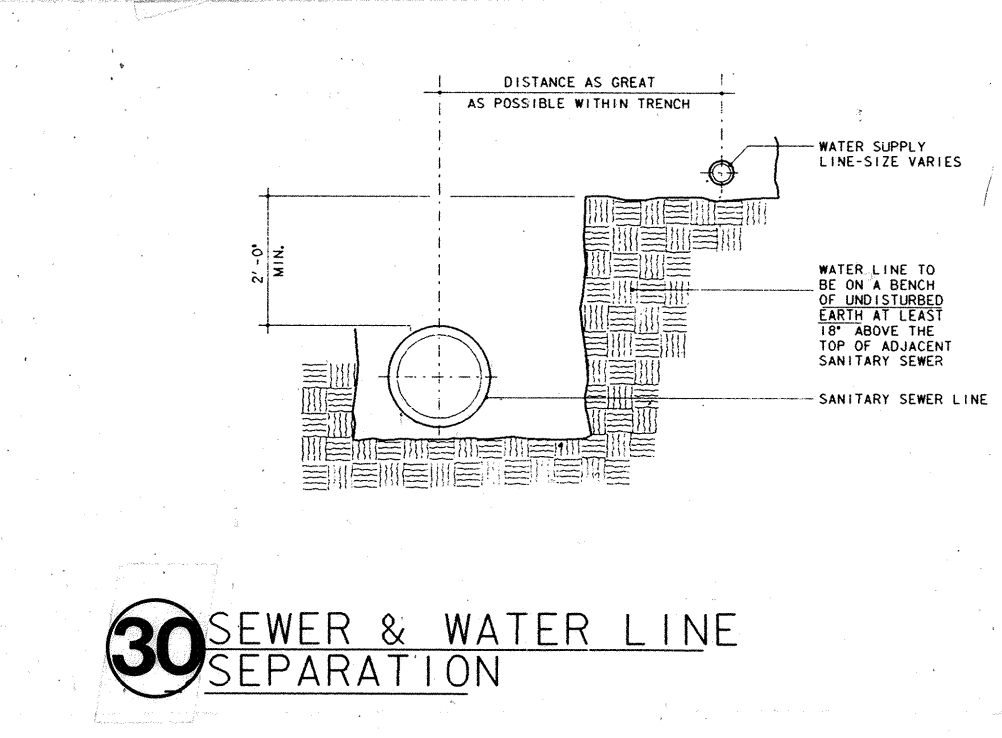
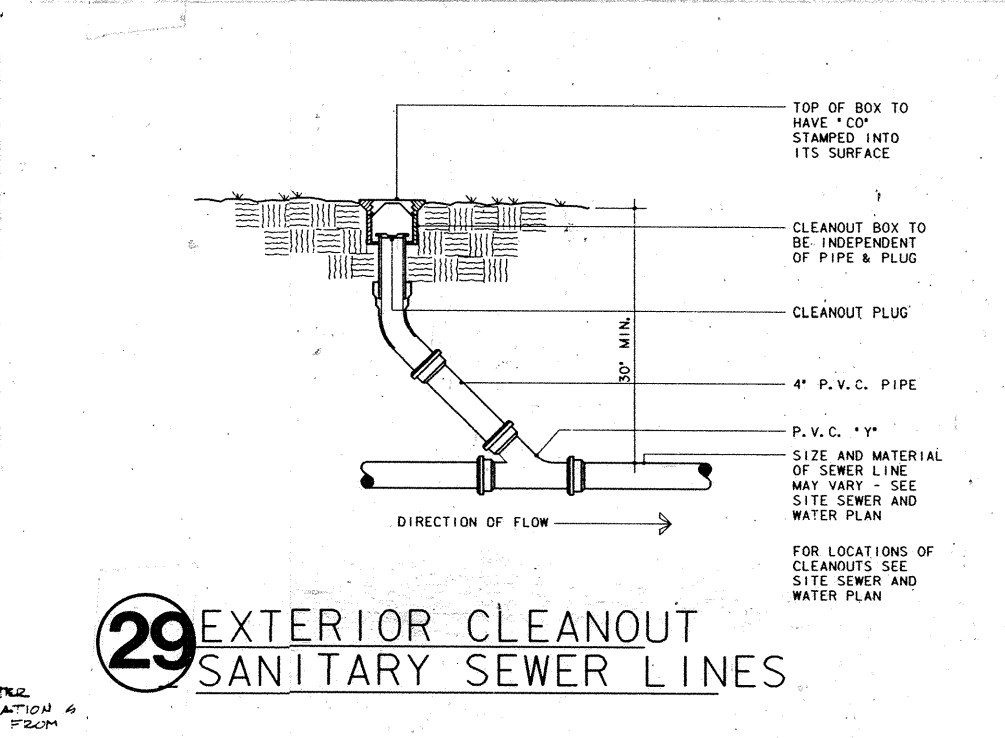
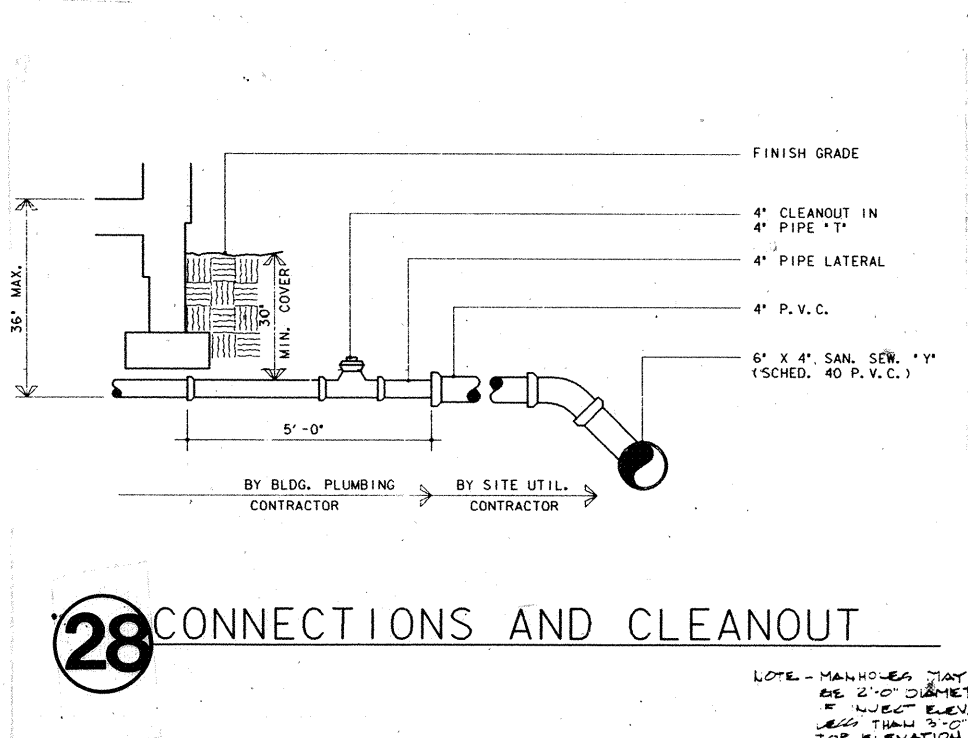
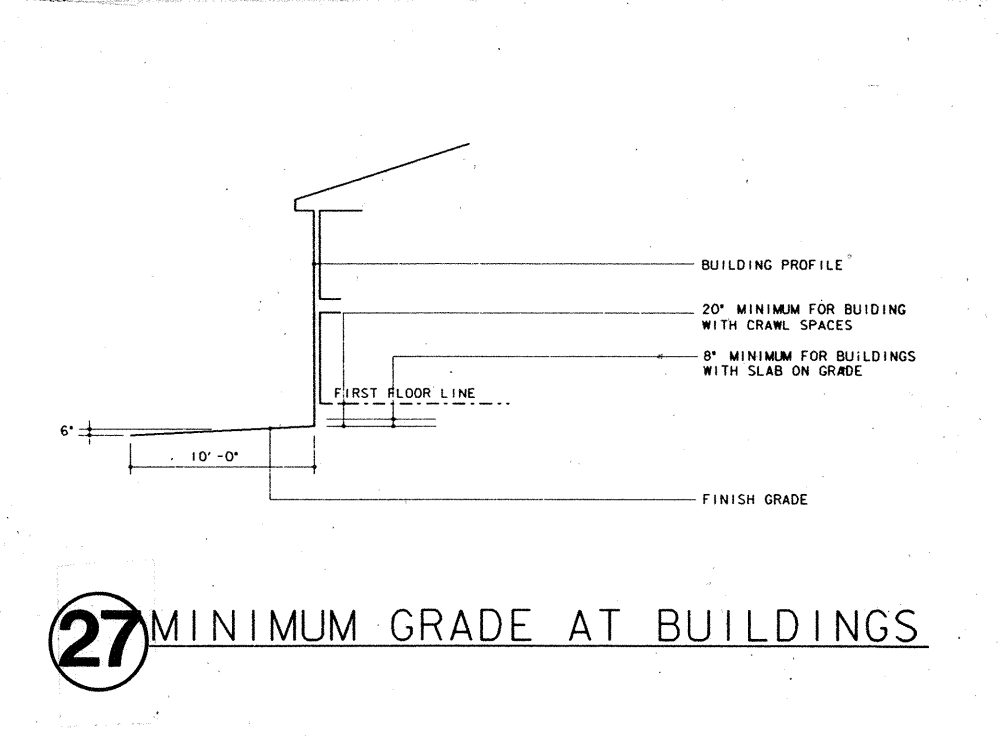
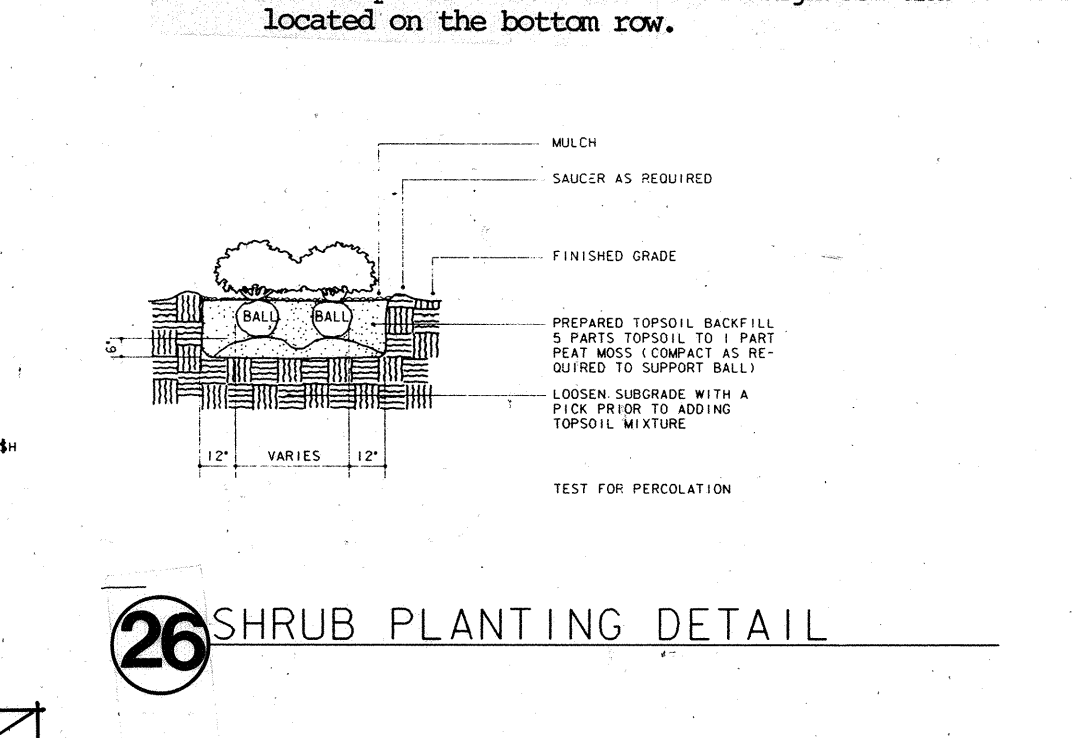
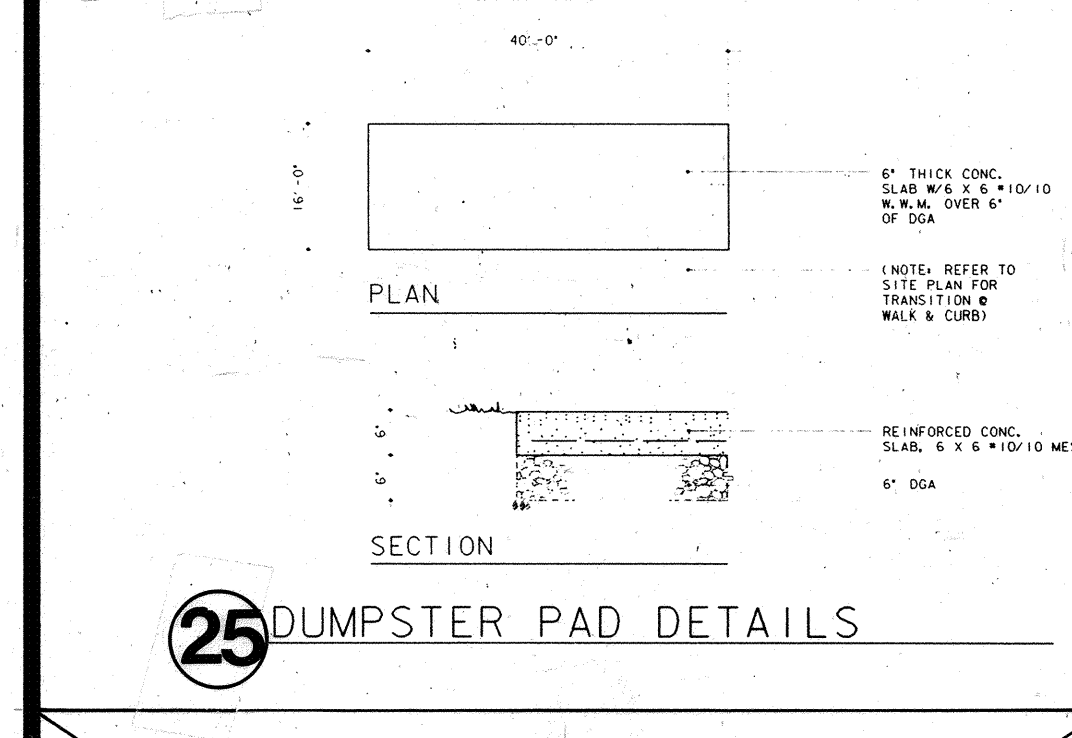
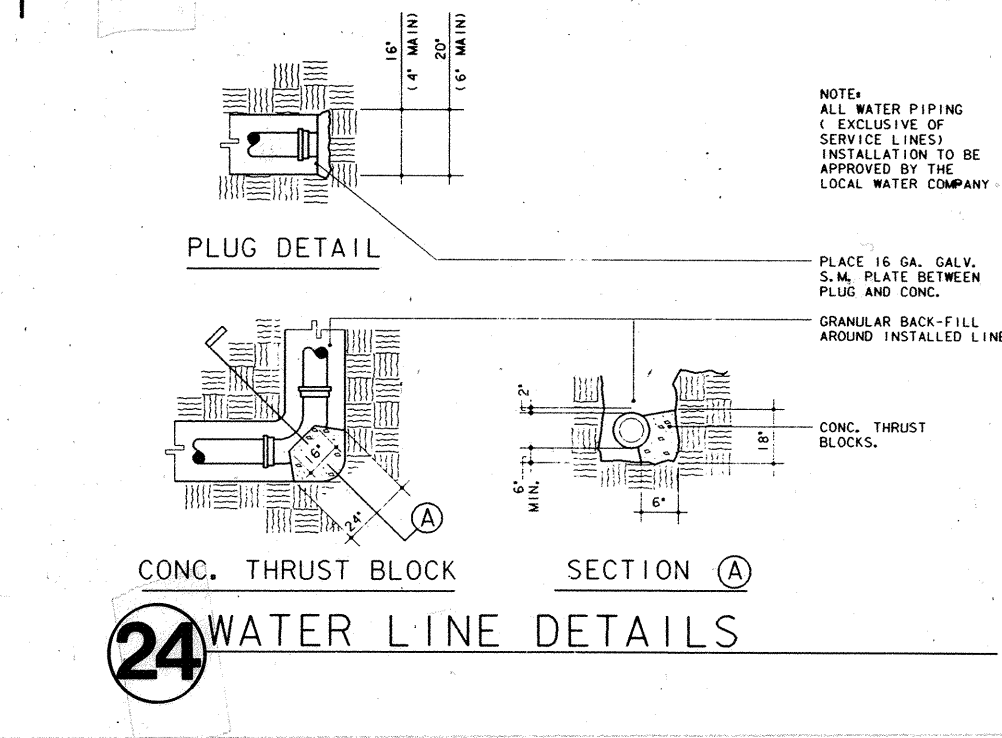
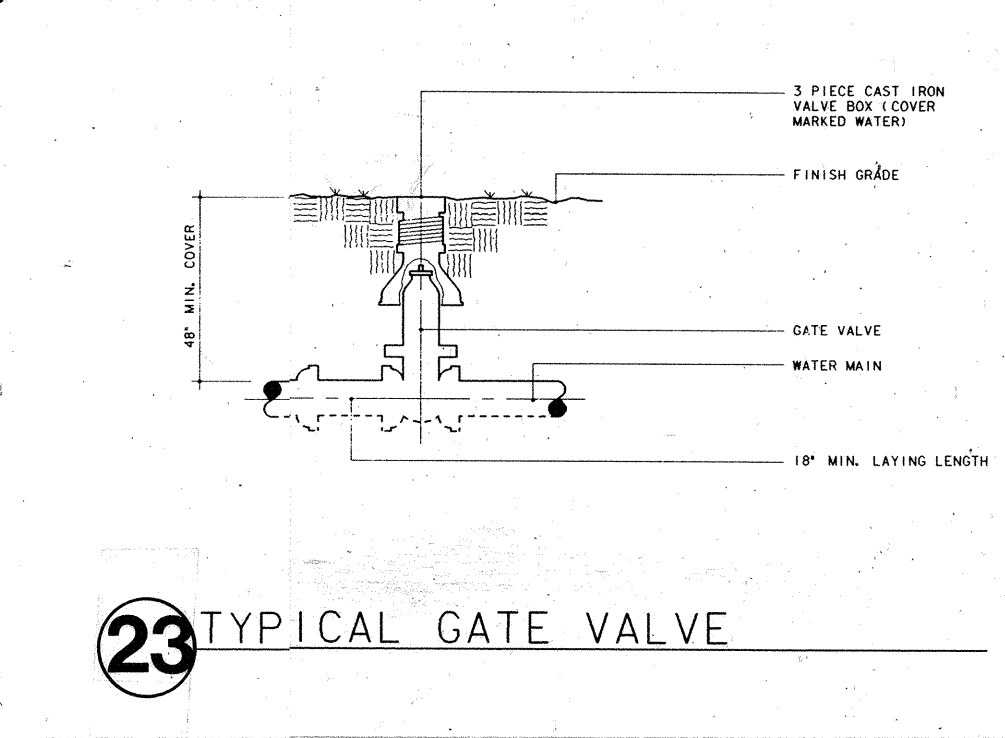
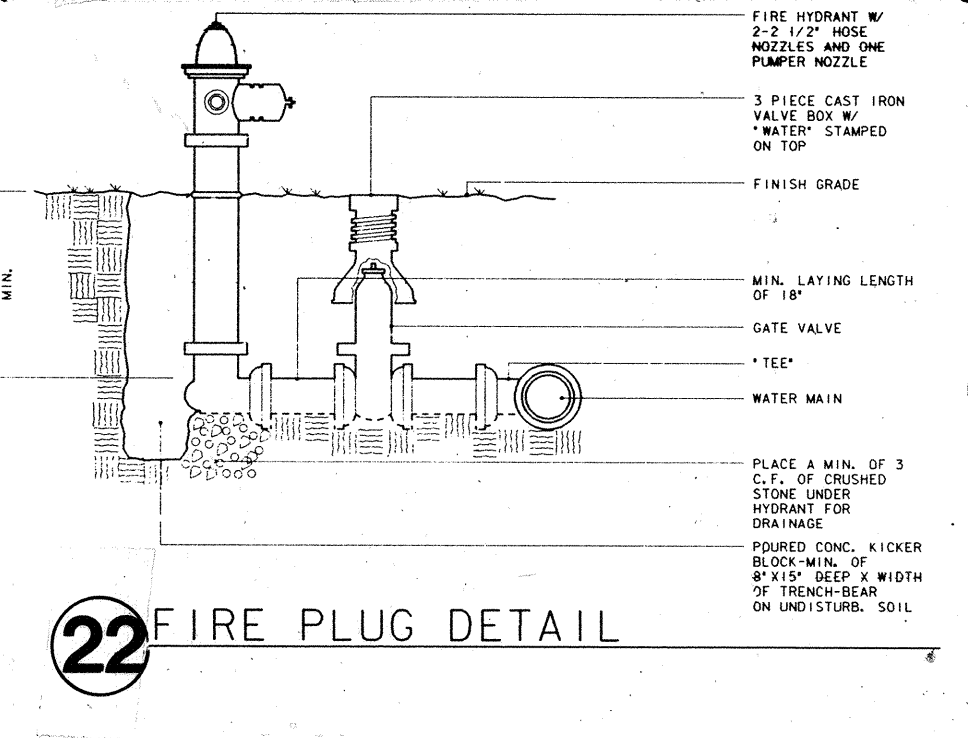
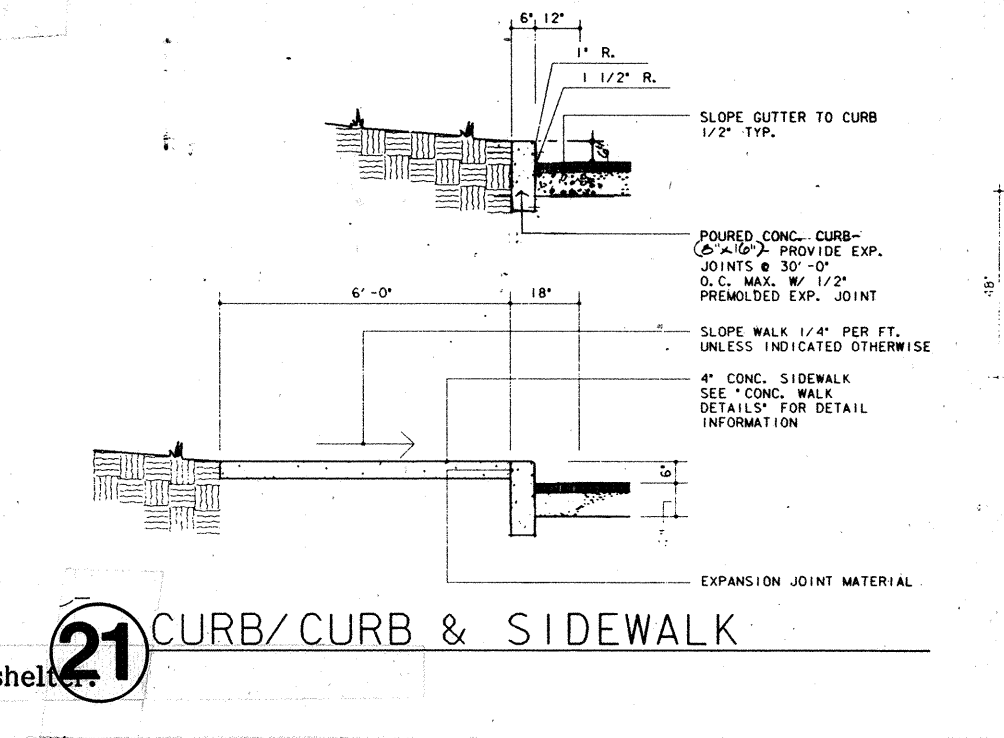
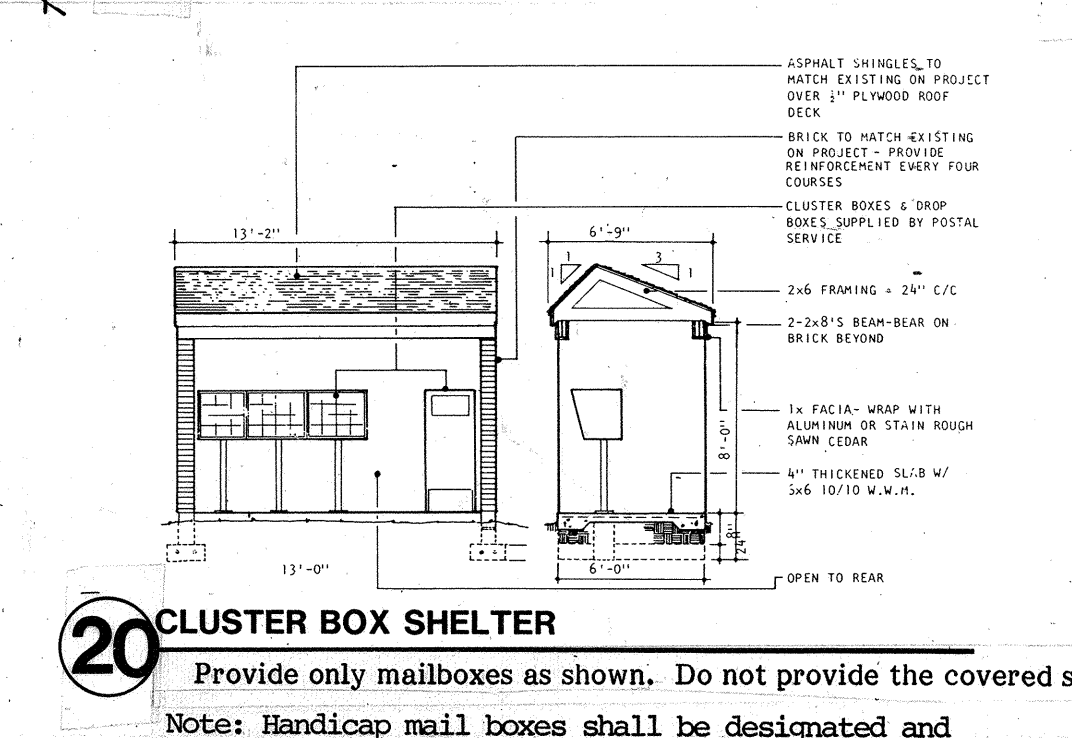
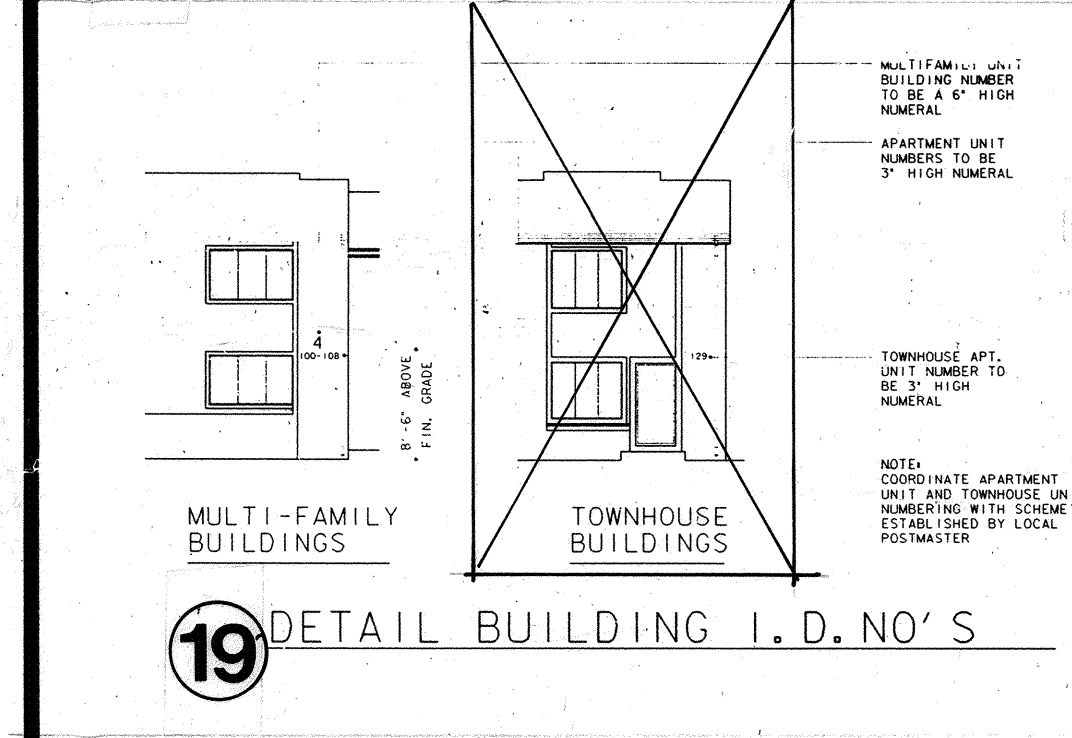
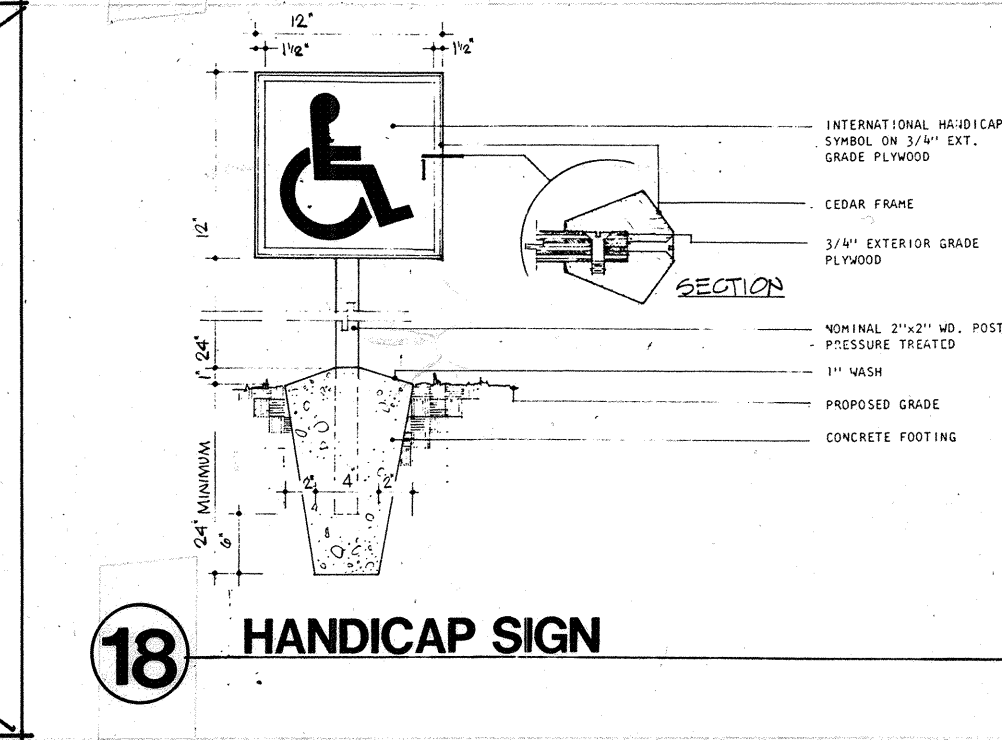
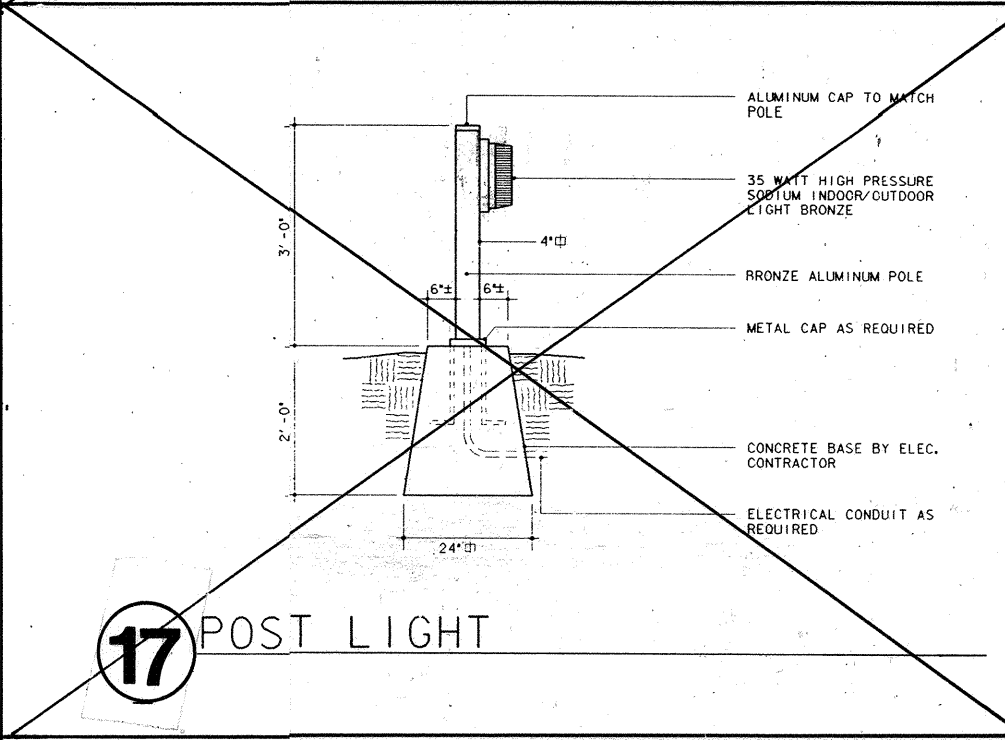
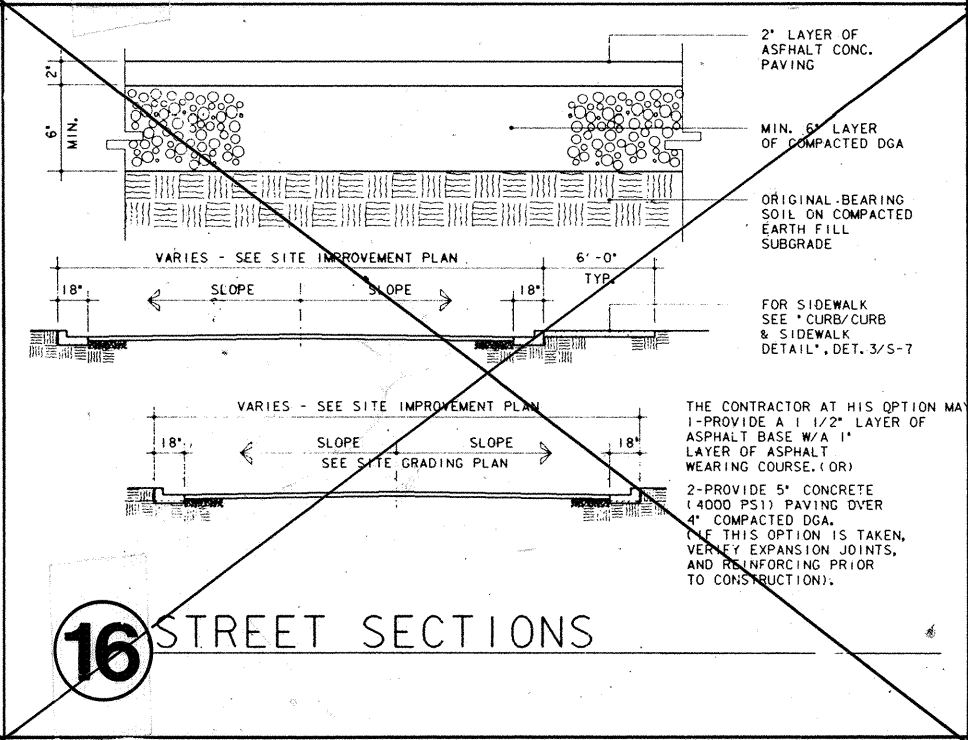
S-4
Of FIVE



15 STRAIGHT ENDWALL FOR 15" - 54" PIPE CULVERTS

TABLE OF DIMENSIONS AND ESTIMATED QUANTITIES STRAIGHT ENDWALLS FOR PIPE CULVERTS

OPENING	DIMENSIONS				QUANTITIES IN ONE ENDWALL		
	D	G	H	E	CONC. PIPE	CONC. CURB	CONC. SIDEWALK
18"	2'-0"	2'-0"	2'-0"	2'-0"	0.73	0.76	0.76
24"	2'-0"	2'-0"	2'-0"	2'-0"	0.89	1.03	1.03
30"	2'-0"	2'-0"	2'-0"	2'-0"	1.24	1.42	1.42
36"	2'-0"	2'-0"	2'-0"	2'-0"	1.59	1.81	1.81
42"	2'-0"	2'-0"	2'-0"	2'-0"	1.94	2.26	2.26
48"	2'-0"	2'-0"	2'-0"	2'-0"	2.29	2.65	2.65
54"	2'-0"	2'-0"	2'-0"	2'-0"	2.64	3.04	3.04
60"	2'-0"	2'-0"	2'-0"	2'-0"	2.99	3.43	3.43
66"	2'-0"	2'-0"	2'-0"	2'-0"	3.34	3.82	3.82
72"	2'-0"	2'-0"	2'-0"	2'-0"	3.69	4.21	4.21



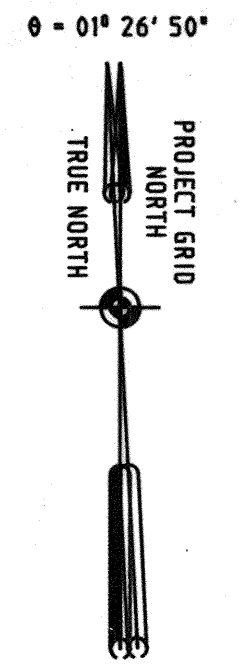
FIELDER & ASSOCIATES, INC.
Architects

TELLURIDE APARTMENTS
Telluride Mountain Village, Colorado

Drawing Number
S.5
Of

T-3
 RH = 9072.27
 CNTR. INV. = 9063.12

T-2
 RH = 9071.94
 CNTR. INV. = 9065.94



GRAPHIC SCALE
 SCALE = 1 INCH = 30 FEET
 CONTOUR INTERVAL = 2 FEET

TOPOGRAPHIC INFORMATION SHOWN HEREON
 WAS DERIVED FROM A SURVEY PERFORMED
 ON SEPTEMBER 14, 1989

LEGEND

- E — EXISTING UNDERGROUND ELECT. SERVICE
- G — EXISTING GAS LINE
- FOUND, #5 REBAR WITH 1 1/2" DIA. ALUMINUM CAP MARKED BANNER, INC. L.S. 20632
- CATV — E — T — EXISTING ELECTRIC, TELEPHONE AND CABLE TV

LEGAL DESCRIPTION OF LOT 640A, TELLURIDE MOUNTAIN VILLAGE

A tract of land located in a portion of the SE 1/4 of Section 33, Township 43 North, Range 9 West of the New Mexico Principal Meridian, County of San Miguel, State of Colorado described as follows:

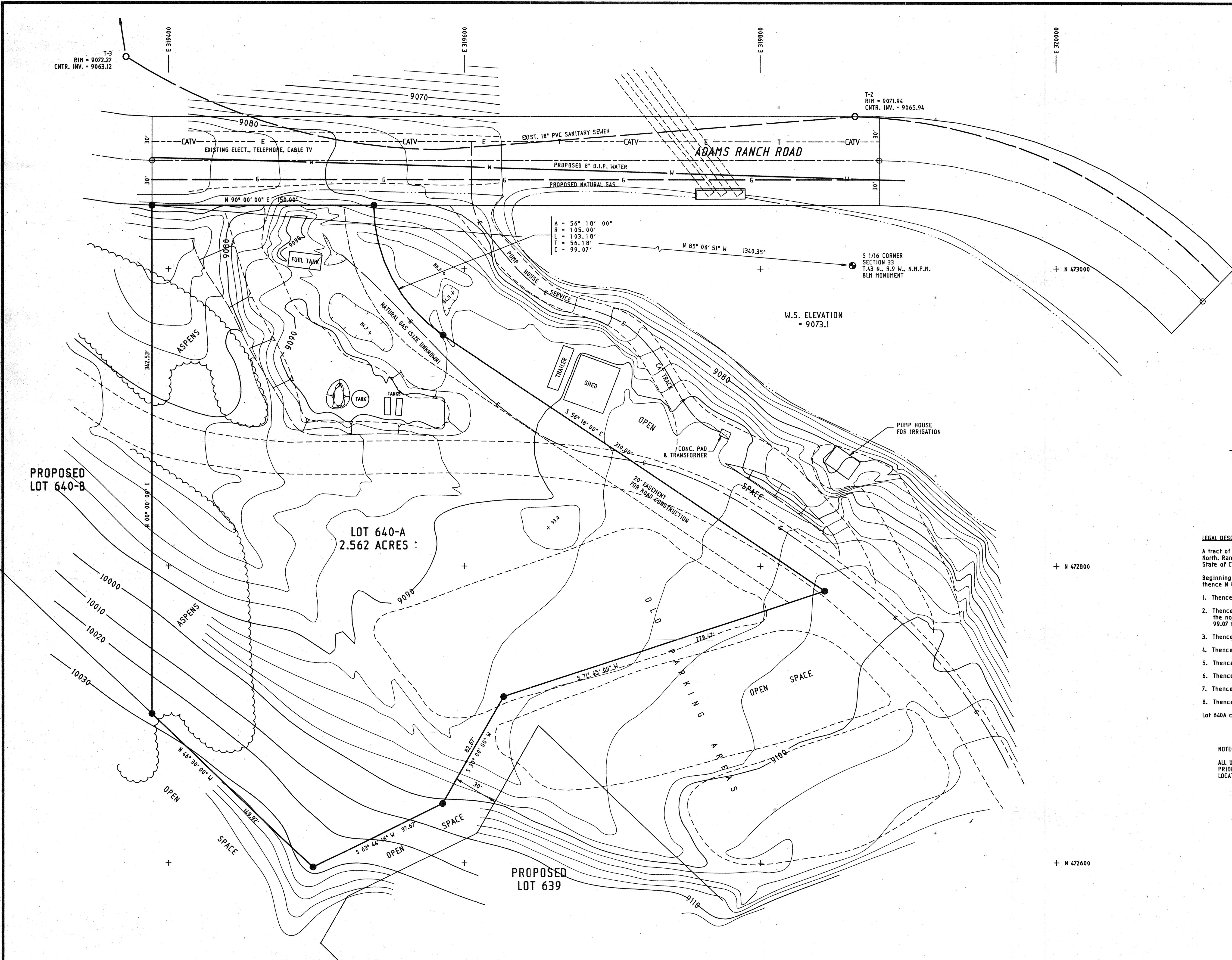
Beginning at the S 1/16 corner of said Section 33, T.43 N., R.9 W., N.M.P.M., thence N 85° 06' 51" W, 1340.35 feet to the True Point of Beginning;

1. Thence East, 150.00 feet;
 2. Thence southeasterly 103.18 feet along the arc of a circular curve concave to the northeast with a radius of 105.00 feet and a chord bearing S 28° 09' 00" E, 99.07 feet;
 3. Thence S 56° 18' 00" E, 310.00 feet;
 4. Thence S 71° 45' 00" W, 228.47 feet;
 5. Thence S 30° 00' 00" W, 82.67 feet;
 6. Thence S 63° 44' 16" W, 97.67 feet;
 7. Thence N 46° 30' 00" W, 149.92 feet;
 8. Thence North, 342.53 feet to the True Point of Beginning.
- Lot 640A contains 2,562 acres more or less as described above.

NOTE:

ALL UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE. PRIOR TO CONSTRUCTION ALL UNDERGROUND UTILITY LOCATIONS SHOULD BE VERIFIED BY THE CONTRACTOR.

Wallace E. Needle
 FEBRUARY 22, 1990



DRAWN BY: R.L.C.	REVIEWED _____ DATE: _____ FOR _____
DESIGNED BY:	REVIEWED <i>Wallace E. Needle</i> DATE <i>Feb. 22, 1990</i> FOR BANNER ASSOCIATES, INC.
CHECKED BY: D.E.C.	

BANNER
 BANNER ASSOCIATES, INC. • CONSULTING ENGINEERS & ARCHITECTS
 2777 CROSSROADS BOULEVARD • GRAND JUNCTION, CO 81506 • (303) 243-2242
 605 E. MAIN • SUITE 6 • ASPEN, CO 81611 • (303) 925-5857

REVISION	DATE	DESCRIPTION	BY	CK'D

ALTON R. COULTER	SHERIDAN, WYOMING	SCALE: 1" = 30'	JOB NO: 8190	DATE: 2-22-90
TOPOGRAPHIC MAP LOT 640-A TELLURIDE MOUNTAIN VILLAGE, COLORADO			SHEET NO: 1 of 1	

US Army Corps of Engineers – Sacramento District

Preliminary Wetland Delineation – Lot 640 A– Town of Mountain Village, Colorado

Applicant

Consultant

Adams Ranch MV, LLC.
8214 Westchester Drive
Suite 850
Dallas, TX 75225
214.292.2040

The Terra Firm, Inc.
Christopher Hazen
PO Box 362
Telluride, Colorado 81435
970.708.1221

Report Contents

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Delineation Map	Page 10
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Project Description

Randy Edwards, Managing Partner for Adams Ranch MV, LLC. solicited a preliminary wetland delineation at Lot 640A in the Town of Mountain Village, Colorado. Delineation activities were conducted on wetland/waters areas on Lot 640A and adjacent parcels for planning purposes associated with the redevelopment of Lot 640A where the condemned Telluride Apartments building is presently located. The study site is in the Town of Mountain Village municipal boundary, adjacent to Prospect Creek – a tributary to the San Miguel River within the Colorado River drainage area.

The parcel (San Miguel County ID 456533400640) is located at 306 Adams Ranch Road in the Town of Mountain Village. Access to the site can be gained by entering Mountain Village off of Highway 145 and turning left on Adams Ranch Road and continuing for approximately 1.75 miles to Lot 640 A.

Ecologically, the jurisdictional areas identified at the study site include wetlands associated with an unnamed tributary to Prospect Creek and wetland areas adjacent to the 75H wetland mitigation site north of Adams Ranch Road.

A centroid coordinate for the parcel is 37° 56' 27" N 107° 51' 45" W.

Methods

Site review and analysis was completed in accord with the step-wise methods as outlined in the Corps of Engineers Wetlands Delineation Manual (Wetlands Research Program Technical Report Y-87-1, 1987) and according to the Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys and Coast Region (ERDC/EL TR-08-13). The 2012 Updated National Wetland Plant List (NWPL) was used for species names and hydrophytic status. Delineation activities were completed on July 3rd, 2013. The site was visited by Army Corps staff on June 19, 2014.

Results

The spatial extents of the identified jurisdictional areas (monitoring plot/photopoints included) are shown on Figure 1 – attached. Representative photographs with captioning, and the required Wetland Determination Data Forms are also included.

WETLAND ID	WETLAND TYPE	WETLAND SIZE (acres)	NOTES
Wetland 1	Scrub-shrub with herbaceous understory	.03	Wetland polygon extends from the hillslope on the south-side of study area to a point where the discharge swale is no longer defined.
Swale	Channel with geometry and hardened bottom	Included in Wetland 1 total acreage	The swale on the south side of Telluride Apartments connects the source water area with the point of discharge, sporadically supporting hydric vegetation
Wetland 2	Scrub-shrub with herbaceous understory	.013	Wetland area is remnant of historic wetland that was bisected by Adams Ranch Road during Mountain Village construction.

The study site contains a jurisdictional wetland area with live water that originates upslope/south of Lot 640A and extends through a swale to the northwest corner of the subject parcel. Hydrologic connectivity from the south slope wetlands behind the condemned Telluride Apartments complex exists via a man-made channel that exhibits seasonal surface flow characteristics (channel was dry during the site visit). The approximately 16" wide channel extends to a small sedge wetland area northwest of Lot 640A which outlets under Adams Ranch Road via a culvert.

Vegetation

The following is a list of observed species within the immediate area and the representative vegetation monitoring sites:

<u>Scientific Name</u>	<u>Common Name</u>	<u>Indicator</u>
Grasses and Forbs:		
<i>Achillea millefolium</i>	Common yarrow	FACU
<i>Bromus inermis</i>	Smooth brome	FAC
<i>Carex utriculata</i>	Beaked sedge	OBL
<i>Cirsium arvense</i>	Canada thistle	FACU
<i>Festuca trachyphylla</i>	Hard Fescue	FACU
<i>Poa pratensis</i>	Kentucky bluegrass	FAC
<i>Trifolium repens</i>	White clover	FAC
<i>Vicia americana</i>	American Purple Vetch	FAC
Shrubs and Trees:		
<i>Abies bifolia</i>	Rocky Mountain Fir	FACU
<i>Alnus incana</i>	Speckled Alder	FACW
<i>Lonicera involucrate</i>	Four-Line Honeysuckle	FAC
<i>Picea pungens</i>	Blue Spruce	FAC
<i>Populus angustifolia</i>	Narrow-leaf cottonwood	FAC
<i>Ribes lacustre</i>	Bristly Black Gooseberry	FAC
<i>Salix monticola</i>	Park willow	OBL
<i>Symphoricarpos occidentalis</i>	Western snowberry	FAC

Soils

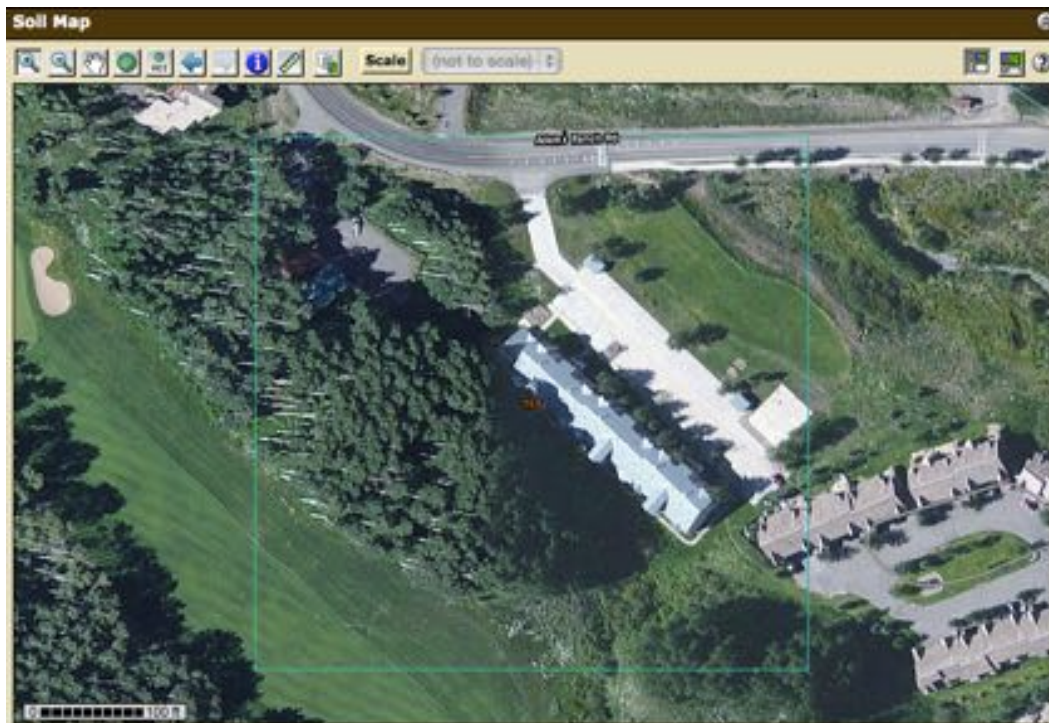
Soil test pits were examined in six monitoring holes across three distinct areas within the study site. Soils are classified as part of the Washboard-Rock outcrop complex found on 20 - 90 percent slopes, as determined by USDA-Web Soil Survey. The National Wetland Inventory considers the Washboard-Rock outcrop complex a non-hydric soil, due to its common occurrence on mountain slope landforms.

The soils at monitoring plots 1 & 2 were composed of silty loams that appear to reflect deposition as a part of the upslope peatland. The soils in the areas of the two test pits did reflect hydric characteristics within the soil profile. The soils appear to be well drained.

Monitoring plots 3 – 6 reveal limited hydric conditions with the exception of plot 6 where the sedge dominated landscape appears to be inundated year-round.

See the soils section on the relevant field delineation forms for additional discussion of the soil conditions at the monitoring sites.

Map Unit Legend			
Ouray Area, Colorado, Parts of Gunnison, Hinsdale, Ouray, San Juan, and San Miguel Counties (CO674)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
169	Washboard-Rock outcrop complex, 20 to 90 percent slopes, very stony	6.4	100.0%
Totals for Area of Interest		6.4	100.0%



Hydrology

Localized hydrology at the study area is dominated by upslope discharge from the wetlands on the fourth hole of the Telluride Golf Course. The local hydrologic regime was manipulated at the time of the Telluride Apartments construction, when flows were redirected north/northwest in the man-made swale behind the structure. The redirection of flows to wetland area 2 has allowed for the extension of wetlands adjacent to the redirected surface flows, and within sporadic isolated patches along the man-made swale. The swale feature is consistently 16-18" wide, and supports limited sedge and other herbaceous (non-wetland) plants. Due to the vegetation in the swale and the lack of a dominant hardened bottom, the swale has been classified as part of the larger wetland community, rather than a distinct channel feature.

Conclusions

The survey area at Lot 640A, in the Town of Mountain Village, CO is located on a geologic bench that supports a shallow groundwater regime. The study site is well populated with species commonly found within riparian corridors, and this plant community meets the criteria established by the Army Corps of Engineers.

Hydric soil indicators are present in the identified wetland areas and conditions appear to meet the criteria established by the Army Corps for hydric soils.

It is recommended that the Army Corps verify the findings of the survey for confirmation of the extends of identified wetlands.



Photo 1 View of slope-side wetlands south of the Telluride Apartments complex. The wetland area extends downslope from the golf course with mature willows and an herbaceous understory, transitioning into an herb dominated drainage corridor resulting from the redirection of surface flows behind the housing complex.



Photo 2 View of same slope-side wetland with the drainage corridor in the foreground. Elderberry shrub is identified in Photo 1 and Photo 2 with the yellow arrow. Photo 2 is from July 2013, and Photo 1 was obtained approximately one month earlier. Drying conditions are evident along the swale corridor.



Photo 3 View to the northwest along the drainage swale behind the Telluride Apartments complex. Drying conditions in July 2013 are evident where surface flows infiltrate as they enter the man-made swale. Swale was dry at time of photo.



Photo 4 View to the northwest along the centerline of the swale where it flows into the area near Wetland 2. Yellow arrow indicates location of Plot 5 on the slope above the delineated wetland.

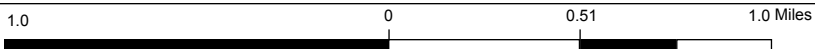
Lot 640A, Mountain Village: Location Map



Legend

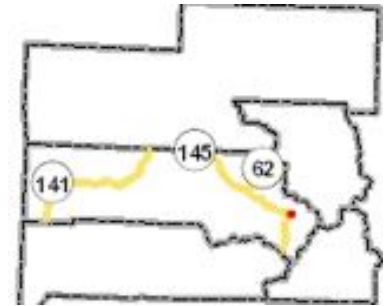
- Parcel Boundaries
- Town Boundaries
- County Boundaries

1: 32,000



Notes

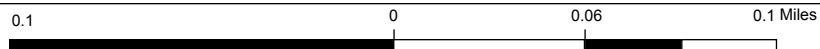
Lot 640A, Mountain Village: Vicinity Map



Legend

- Parcel Boundaries
- Roads (1:4,000 - 1:6,000)
 - Arterial
 - Main
 - Local
 - Primitive
- Town Boundaries
- County Boundaries

Notes





State Documentary Fee
Date: March 02, 2017
\$ 200.00

Special Warranty Deed
(Pursuant to 38-30-115 C.R.S.)

THIS DEED, made on **March 02, 2017** by **ADAMS RANCH MV, LLC, A COLORADO LIMITED LIABILITY COMPANY** Grantor(s), of the County of **DALLAS** and State of **TEXAS** for the consideration of **(\$2,000,000.00) *** Two Million and 00/100 ***** dollars in hand paid, hereby sells and conveys to **TSG SKI & GOLF, LLC, A DELAWARE LIMITED LIABILITY COMPANY** Grantee(s), whose street address is **565 MOUNTAIN VILLAGE BLVD TELLURIDE, CO 81435**, County of **SAN MIGUEL**, and State of **COLORADO**, the following real property in the County of **San Miguel**, and State of Colorado, to wit:

LOT 640A, TELLURIDE MOUNTAIN VILLAGE, ACCORDING TO THE PLAT RECORDED MARCH 6, 1990 IN PLAT BOOK 1 AT PAGE 1013, COUNTY OF SAN MIGUEL, STATE OF COLORADO.

also known by street and number as: **306 ADAMS RANCH ROAD MOUNTAIN VILLAGE CO 81435**

with all its appurtenances and warrants the title against all persons claiming under the Grantor(s) except taxes for the year 2017 and subsequent years and those specific Exceptions attached hereto as Exhibit B2, and incorporated herein by this reference.

ADAMS RANCH MV, LLC, A COLORADO LIMITED LIABILITY COMPANY

[Signature]
BY: *Rainer Brasch* MANAGER

State of Texas)
County of Dallas) ss.

The foregoing instrument was acknowledged before me on this day of March, 2017
by Rainer Brasch AS MANAGER OF **ADAMS RANCH MV, LLC, A COLORADO LIMITED LIABILITY COMPANY.**

Witness my hand and official seal.
My commission expires 3/22/18

[Signature]
Notary Public
LISA DANN STEWART
My Commission Expires
March 22, 2018

When Recorded Return to: **TSG SKI & GOLF, LLC, A DELAWARE LIMITED LIABILITY COMPANY**
565 MOUNTAIN VILLAGE BLVD TELLURIDE, CO 81435



EXHIBIT B2

Property Address: **306 ADAMS RANCH ROAD MOUNTAIN VILLAGE CO 81435**

EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE FOLLOWING PLATS:

#1 - TELLURIDE MOUNTAIN VILLAGE, FILING 1 RECORDED MARCH 9, 1984 IN PLAT BOOK 1 AT PAGE 476, AND TECHNICAL AMENDMENT CONCERNING DENSITY RECORDED FEBRUARY 12, 1990 IN BOOK 462 AT PAGE 759,

#2 - PLAT OF THE TOWN OF MOUNTAIN VILLAGE RECORDED OCTOBER 6, 1995 IN PLAT BOOK 1 AT PAGE 1918 AND OFFICIAL LAND USE AND DENSITY ALLOCATION FOR ALL LAND WITHIN THE TOWN OF MOUNTAIN VILLAGE, COLORADO RECORDED OCTOBER 6, 1995 IN BOOK 551 AT PAGE 485 AND AS AMENDED IN INSTRUMENT RECORDED JUNE 25, 2009 UNDER RECEPTION NO. 407544,

#3 - TOWN OF MOUNTAIN VILLAGE RECORDED JULY 24, 1996 IN PLAT BOOK 2 AT PAGE 2073, AND

#4 - THE TOWN OF MOUNTAIN VILLAGE OFFICIAL TOWN PLAT RECORDED SEPTEMBER 8, 1997 IN PLAT BOOK 1 AT PAGE 2281 AND THE TOWN OF MOUNTAIN VILLAGE OFFICIAL LOT LIST RECORDED SEPTEMBER 8, 1997 IN BOOK 586 AT PAGE 548.

RESTRICTIVE COVENANTS, FOR MOUNTAIN VILLAGE, WHICH DO NOT CONTAIN A FORFEITURE 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 MARCH 9, 1984 IN BOOK 409 AT PAGE 714, AS AMENDED OR SUPPLEMENTED. AMENDED AND RESTATED GENERAL DECLARATION RECORDED DECEMBER 11, 2002 UNDER RECEPTION NO. 353668. FIRST AMENDMENT TO THE AMENDED AND RESTATED GENERAL DECLARATION RECORDED DECEMBER 09, 2009 UNDER RECEPTION NO. 410160. SECOND AMENDMENT TO THE AMENDED AND RESTATED GENERAL DECLARATION RECORDED MARCH 19, 2012 UNDER RECEPTION NO. 422188.

NOTE: UNDER THE GENERAL NOTES ON THE PLAT OF TELLURIDE MOUNTAIN VILLAGE RECORDED MARCH 9, 1984 IN PLAT BOOK 1 AT PAGE 476 THE TELLURIDE COMPANY RESERVES THE RIGHT TO IMPOSE ADDITIONAL RESTRICTIVE COVENANTS ON ALL LOTS IN ADDITION TO THE ONES DESCRIBED HEREIN.

NOTICE REGARDING CONTACT INFORMATION AND REAL ESTATE TRANSFER ASSESSMENT RECORDED MAY 25, 2011 UNDER RECEPTION NO. 418209.

TERMS, CONDITIONS AND PROVISIONS OF NOTICE OF WATER AND SEWER TAP FEE PAYMENT RECORDED APRIL 14, 1987 IN BOOK 435 AT PAGE 603, TAP FEE AGREEMENT RECORDED MAY 29, 1992 IN BOOK 492 AT PAGE 991, AND BY FIRST AMENDMENT TO TAP FEE AGREEMENT RECORDED DECEMBER 18, 1996 IN BOOK 573 AT PAGE 237, AND AS ASSIGNED BY TAP FEE ASSIGNMENT AND ASSUMPTION AGREEMENT RECORDED APRIL 29, 1999, UNDER RECEPTION NO. 326037.

TERMS, CONDITIONS AND PROVISIONS OF FACILITIES, WATER RIGHTS AND EASEMENT AGREEMENT RECORDED APRIL 27, 1992 IN BOOK 491 AT PAGE 359 AND AS AMENDED IN INSTRUMENT RECORDED NOVEMBER 13, 1992 IN BOOK 501 AT PAGES 433 AND 437 AND AS AMENDED IN INSTRUMENT RECORDED APRIL 26, 1993 IN BOOK 510 AT PAGE 8 AND AS AMENDED IN INSTRUMENT RECORDED APRIL 26, 1993 IN BOOK 510 AT PAGE 11 AND AS AMENDED IN INSTRUMENT RECORDED OCTOBER 24, 1996 IN BOOK 569 AT PAGE 668.

TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN AGREEMENT REGARDING GENERAL EASEMENTS RECORDED MAY 21, 1996 IN BOOK 562 AT PAGE 97 AND AS AMENDED IN INSTRUMENT RECORDED OCTOBER 24, 1996 IN BOOK 569 AT PAGE 670.

TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN TOWN OF MOUNTAIN VILLAGE EMPLOYEE HOUSING RESTRICTION RECORDED SEPTEMBER 08, 1997 IN BOOK 586 AT PAGE 575 AND AS AMENDED IN INSTRUMENT RECORDED OCTOBER 12, 1999 UNDER RECEPTION NO. 329779.

EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF LOT 640A TELLURIDE MOUNTAIN VILLAGE RECORDED MARCH 6, 1990 IN PLAT BOOK 1 AT PAGE 1013 AND RESOLUTION #1990-21 APPROVING THE FINAL PLAT OF LOT 640A TELLURIDE MOUNTAIN VILLAGE RECORDED MARCH 7, 1990 IN BOOK 463 AT PAGE 545.

RESERVATION BY THE TELLURIDE COMPANY OF ALL OF THE RIGHTS TO MINERAL AND OIL, GAS OR OTHER HYDROCARBONS LOCATED ON, IN OR UNDER THE REAL PROPERTY, WITHOUT ANY RIGHT OF SURFACE ENTRY FOR EXPLORATION, DEVELOPMENT OR EXTRACTION. THE TELLURIDE COMPANY COVENANTS THAT IT WILL NOT MINE, EXTRACT, EXPLORE FOR OR DEVELOP ANY OF THE MINERALS, OIL, GAS OR OTHER HYDROCARBONS LOCATED ON, IN OR UNDER THE REAL PROPERTY, ALL AS CONTAINED IN INSTRUMENT RECORDED JUNE 21, 1990 IN BOOK 467 AT PAGE 43.

TERMS, CONDITIONS, RESERVATIONS AND PROVISIONS AS CONTAINED IN WARRANTY DEED RECORDED JUNE 21, 1990 IN BOOK 467 AT PAGE 43 AND AS AMENDED IN INSTRUMENT RECORDED MAY 11, 2012 UNDER RECEPTION NO. 423006.

TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN UTILITY EASEMENT AGREEMENT RECORDED DECEMBER 29, 1997 IN BOOK 592 AT PAGE 275.

TERMS, CONDITIONS, AND PROVISIONS CONTAINED IN GRANT OF CONSERVATION EASEMENT RECORDED JANUARY 12, 1998, UNDER RECEPTION NO. 316518.

TERMS, CONDITIONS AND PROVISIONS OF NOTICE FILED BY SAN MIGUEL POWER ASSOCIATION, INC. RECORDED MARCH 18, 1999 UNDER RECEPTION NO. 325020.

TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN TOWN OF MOUNTAIN VILLAGE ORDINANCE #2002-07 AMENDING AND RESTATING THE LAND USE ORDINANCE RECORDED DECEMBER 18, 2002 UNDER RECEPTION NO. 353852.

TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN TOWN OF MOUNTAIN VILLAGE RESOLUTION #2002-1210-31 AMENDING AND RESTATING THE TOWN OF MOUNTAIN VILLAGE DESIGN REGULATIONS RECORDED DECEMBER 18, 2002 UNDER RECEPTION NO. 353853 AND TOWN OF MOUNTAIN VILLAGE RESOLUTION #2005-0308-03 AMENDING AND RESTATING THE TOWN OF MOUNTAIN VILLAGE DESIGN REGULATIONS RECORDED APRIL 15, 2005 UNDER RECEPTION NO. 374090.

ANY FACTS, RIGHTS, INTERESTS OR CLAIMS WHICH MAY EXIST OR ARISE BY REASON OF ANY FACTS, RIGHTS, CLAIMS SHOWN ON ALTA/ACSM LAND TITLE SURVEY CERTIFIED AUGUST 05, 2011 PREPARED BY FOLEY ASSOCIATES, INC, JOB #90131 SAID DOCUMENT STORED AS OUR ESI 31678861



**PLANNING AND DEVELOPMENT SERVICES
DEPARTMENT**

455 Mountain Village Blvd.
Mountain Village, CO 81435
(970) 369-8250

Agenda Item #9

TO: Design Review Board

FROM: Glen Van Nimwegen, AICP
Director

FOR: Meeting of March 30, 2017

DATE: March 24, 2017

RE: **Discussion of the Town Hall Subarea Plan and proposed rezoning of the Village Court Apartments to add density as proposed by the Plan; Lot 1001, 415 Mountain Village Boulevard**

We had a productive couple of days on March 13 and 14 to gain more input on the preferred plan for the Town Hall Subarea Plan. Attached is a list of the comments that were received over the two days, including from the DRB members who attended the meeting on Monday, March 13th. Also attached is the presentation from that meeting, with some revisions to address concerns. Staff would like to present the plan to the Board for additional comments; discuss the rezoning for the Village Court Apartments and outline the process for both. The proposed process is:

Village Court Rezoning

May 4, 2017
May 18, 2017
June 20, 2017

Design Review Board Recommendation to Town Council
First Reading of Ordinance by Town Council
Second Reading and Public Hearing by Town Council

Town Hall Subarea Plan

May 18, 2017
June 20, 2017

Work Session with Town Council
Approval of Resolution to Adopt Plan by Town Council

Attachments:

- Comments Matrix from March 13 and 14 meetings
- Amended Presentation on Town Hall Subarea Plan

Review Comment Summary and Resolution Sheet

MOUNTAIN VILLAGE

23-Mar-17

Town Hall Center Subarea Plan

March 2017 OPEN HOUSE Comment Log and Responses

Source	category	Comment	# of people	Initial Response	Response explanation	confirmation item is closed	Comment Date
Open House	community hall	The civic services building at the Town Hall Center is too contemporary	2	AECOM	actual design of the structure will be determined with a thorough Design Review Board review process, compliant with city design guidelines	X	14-Mar-17
Open House	community hall	Break up community hall building roof	2	AECOM	updated view will show a modified roofline	X	14-Mar-17
Open House	misc	"off-season" approval anticipated - concerns	2	AECOM	Committee was informed of concern and will contact homeowners of upcoming dates	X	14-Mar-17
Open House	park	Kids too noisy in park	1 to 2	AECOM	landscape screening is intended to mitigate sound from playground area	X	14-Mar-17
Open House	parking	Don't lose parking in front of gondola/ grocery	5	AECOM	acknowledged. Design will be reviewed with the goal to provide the same quantity of spaces	X	14-Mar-17
Open House	parking	Improve parking structure façade with expansion	2	AECOM	included in plan	X	14-Mar-17
Open House	parking	Max out parking structure	10 to 20	AECOM	included in plan	X	14-Mar-17
Open House	ped circ	Is daycare tunnel needed? Concern about cost.	1	AECOM	majority of comments in favor of tunnel. Cost and value engineering will be determined during subsequent design and engineering efforts	X	14-Mar-17
Open House	ped circ	Add trail (formalize) around all of Elk Pond	2	AECOM	concern regarding proximity to neighbors. Item can be considered with the Town at a later date. Not shown on the plan for this approval process.	X	14-Mar-17
Open House	services	Post office/ shipping needed ("partially manned post office")	5	AECOM	acknowledged. Post/shipping is included in the report as recommended program item in Community Hall	X	14-Mar-17
Open House	traffic	Move dial-a-ride next to the gondola (not on south side)	2	AECOM	acknowledged. Because Dial-a-ride does not often stage waiting for patrons, this could be acceptable in front of the grocery store and gondola for quick dropoff and pick up	X	14-Mar-17
Open House	traffic	Like the south side drop-off	6	AECOM	acknowledged	X	14-Mar-17
TMV & DRB	parking garage	include snow melt system on bridge to the parking structure	N/A	AECOM	acknowledged. This recommendation will be updated in the report	X	14-Mar-17
TMV & DRB	daycare	Space required at Mountain Munchkins is 50-75 SF per child	N/A	AECOM	acknowledged	X	14-Mar-17
TMV & DRB	fire hall	concerns of steepness, tight radius and loss of parking at fire hall	N/A	AECOM	discussed with the Fire Chief to incorporate existing exit with the roundabout. lowering road grade will also improve circulation at the fire hall, preserving existing fire vehicle movement patterns	X	14-Mar-17
TMV & DRB	fire hall	include snow melt system in fire hall parking lot	N/A	AECOM	the plan retains the existing parking lot at the fire hall. Improvements can be determined by the Town outside of this plan	X	14-Mar-17
TMV & DRB	gondola	Dash in/ future-proof lift 10 gondola conversion	N/A	AECOM	acknowledged. Plan updated	X	14-Mar-17

Review Comment Summary and Resolution Sheet

Source	category	Comment	# of people	Initial Response	Response explanation	confirmation item is closed	Comment Date
TMV & DRB	park	address the big green area to the east of the park. Could this be used for further development?	N/A	AECOM	acknowledged. Plan will show potential expansion of parking for the park in this area, but also improved landscape screening and forest vegetation in this area	X	14-Mar-17
TMV & DRB	parking	Available land east of the park to augment parking	N/A	AECOM	same as above	X	14-Mar-17
TMV & DRB	parking garage	Build out parking & snowmelt top deck & road/bridge. Show snowmelt boilers	N/A	AECOM	acknowledged and included. Plan updated	X	14-Mar-17
TMV & DRB	ped circ	Include ADA ramp access from drop-off to community hall for those with disabilities and for cyclists	N/A	AECOM	specific ramp/stair/escalator configurations can be determined during the design and development efforts for Community Hall, subsequent to this plan effort	X	14-Mar-17
TMV & DRB	traffic	Include truck pull-off toward hwy 145 on Mountain Village Blvd	N/A	AECOM	acknowledged. Text of report will indicate this intent.	X	14-Mar-17
TMV & DRB	utilities	Include back up generator at parking garage (20x10)	N/A	AECOM	plan will indicate dashed area for this potential location	X	14-Mar-17
TMV & DRB	utilities	Anticipate mechanical space for generators and snowmelt boilers	N/A	AECOM	same as above	X	14-Mar-17
TMV & DRB	VCA	Include dog park north of the VCA when VCA builds out	N/A	AECOM	small community garden and dog run will be indicated on plan at the north side of VCA	X	14-Mar-17
TMV & DRB	VCA	Include community gardens north of the VCA when VCA builds out	N/A	AECOM	same as above	X	14-Mar-17
TMV & DRB	VCA	Include laundry and additional trash enclosures at VCA	N/A	AECOM	acknowledged. A note on the program matrix will indicate this.	X	14-Mar-17
TMV & DRB	VCA	include snow melt system at the entry toward VCA in order to prevent sliding in the winter	N/A	AECOM	acknowledged. Plan will indicate this recommendation	X	14-Mar-17
Town Council	gondola	Dash in lift 10 - gondola conversion landing	N/A	AECOM	same as above	X	14-Mar-17
Town Council	park	Shade shelters at Elk Pond should be PV ready	N/A	AECOM	good idea. Plan will recommend	X	14-Mar-17
Town Council	parking	Include more parking spaces by parking lot currently shown next to park	N/A	AECOM	expansion to the east a possibility and will be reflected on plan	X	14-Mar-17
Town Council	parking garage	Ensure parking structure is "PV ready"	N/A	AECOM	good idea. Plan will recommend	X	14-Mar-17
Town Council	ped circ	include ped bridge between parking garage and VCA	N/A	AECOM	improved pedestrian connections are provided at current access points from VCA. Wetland delineation would indicate available routing of other connections subsequent to this plan effort	X	14-Mar-17
Town Council	ped circ	Pedestrian crossing from Town Hall to park needs improvement (potential below-ground tunnel)	N/A	AECOM	acknowledged. A potential 3rd tunnel and/or above grade safe crossing will be shown on plan	X	14-Mar-17
Town Council	traffic	Traffic operations must be addressed at proposed daycare on Mountain Village Boulevard	N/A	AECOM	plan recommends dropoff consider using the parking lot at the playground, accessing the mixed use building via tunnel under Mountain Village Blvd. Further traffic engineering will be performed during subsequent design and engineering efforts.	X	14-Mar-17
Town Council	traffic	The refinement of the roundabout needs to address the grades	N/A	AECOM	preliminary grading studies performed show a slight modification (lowering) of grade at the roundabout, easing the transition of the entrance to VCA	X	14-Mar-17
Town Council	traffic	Daycare should be called 'mixed use'		AECOM	acknowledged and updated	X	14-Mar-17

Review Comment Summary and Resolution Sheet

Source	category	Comment	# of people	Initial Response	Response explanation	confirmation item is closed	Comment Date
Town Council	traffic	Delete daycare drop off (bus stop; bus stop goes to corner (where T is located)	N/A	AECOM	acknowledged and updated	X	14-Mar-17
Town Council	traffic	Wayfinding???	N/A	AECOM	this effort has been provided the current wayfinding recommendations. Please contact the Town directly to review the latest recommendations and provide feedback.	X	14-Mar-17
Town Council	utilities	Consider where snotmelt is located (expensive to build and maintain)	N/A	AECOM	acknowledged. Snow melt extents can be refined and value-engineered during subsequent design and development efforts	X	14-Mar-17
Town Council	VCA	Include gas lines to new units at VCA	N/A	AECOM	acknowledged. We understand retrofitting existing VCA units would be prohibitively expensive. Such upgrades can be considered and value-engineered during subsequent design and engineering efforts	X	14-Mar-17
Town Council	VCA	Town Home Units ("O") take a lot of land at the VCA	N/A	AECOM	acknowledged. Mix of uses is desired and townhomes provide potential manager housing. Revision of these units to maximize density can be determined in subsequent design and engineering efforts	X	14-Mar-17
Town Council	VCA	Add community garden in the northern part of VCA	N/A	AECOM	same as above	X	14-Mar-17
Town Council	VCA	Show meadows trail connection from the VCA	N/A	AECOM	acknowledged. Will be recommended in plan	X	14-Mar-17
Town Council	VCA	Consider gas for heating of new units at VCA	N/A	AECOM	same as above	X	14-Mar-17
Town Council	wetland	Wetland delineation needed for bridge to parking structure (ASAP).	N/A	AECOM	agreed and included in the plan report	X	14-Mar-17
TMVOA Email		I do not see any parking for the pond. Please advise	N/A	TMVOA	On slide 4 you can view the vehicle parking lot at the Park (north side of MV Blvd). There is convenient parking for roughly 15 vehicles next to the park, with all other parking available at the gondola parking garage.	X	08-Mar-17
TMVOA Email		Also, out of curiosity, how a number of years ago was Elk Lake changed to Elk Pond? The name of my home when I purchased it in 1998 was "The Overlook at Elk Lake"	N/A	TMVOA	Not sure when a change was made to the body of water, but for the last 7 years I know it was called Elk Pond. I've copied the Town Planner (Glen VanNimwegen) on this email and perhaps he could look into the Town records.	X	08-Mar-17
TMVOA Email		Also, when and why was the town name changed from Telluride Mt. Village to Mt. Village-could be anywhere? I prefer the latter	N/A	TMVOA	The Town name has never changed; I represent the Owners Association (Telluride Mountain Village Owners Association) and not the Town of Mountain Village. Sometimes there is confusion between the two.	X	14-Mar-17

Review Comment Summary and Resolution Sheet

Source	category	Comment	# of people	Initial Response	Response explanation	confirmation item is closed	Comment Date
TMVOA Email		Do we really need a Round-a-Bout?	N/A	TMVOA	During the public work-sessions, one of the overarching themes from the feedback was to improve the sense of arrival at the Town Hall Subarea for both residents and guests. From the work-sessions discussions, one of the best ways to accomplish this was with a roundabout that would require drivers to slow down and as they circled the roundabout be able to view Elk Pond and the park. This would provide the driver with a clear sense of arrival to the "first" civic area of our town.	X	14-Mar-17
TMVOA Email		Overall the plan looks nice. The look is too modern for me. We are in the mountains and I would like a more rustic look	N/A	TMVOA	The artistic renderings of the buildings do show a more contemporary building style. At this time these are just renderings, with any changes to the buildings having to still go through the design review process.	X	14-Mar-17
TMVOA Email		<p>I was unable to attend the subarea planning event. However, I have reviewed the exhibits included in your notice. I reside at 301 Larkspur Lane in a single family home and I own Lots 1002A and 1002B.</p> <p>As the closest single family resident to the west of the study area, I have one major problem with the plan. This is item N which is the expansion of the employee housing showing a new multi-story building immediately behind my home. This is unacceptable to my single family neighbors and to me. I am not opposed employee housing in general, but this one building in particular. The housing expansion east of the parking/drive area is OK and was expected. However, this building jammed in west of the parking/drive area is unacceptable.</p> <p>The Town must be responsive to the single family neighborhood to the west which consists of low density one and two acre lots. Expansion of high density uses next to single family homes is not good planning.</p> <p>-----</p> <p>Yes, that is the location. The current maintenance/storage structure is small, low profile, generally only during business hours, accessed only from the east and not obtrusive. Two story occupied apartments will be very different.</p>	N/A	TMVOA	<p>Thank you for your email and feedback regarding the planning for the Town Hall Subarea. I've pulled a satellite picture to view your properties in comparison to the proposed VCA expansion sites (see attached). I've circled in red the VCA site I believe you're referencing. Currently there is a building on this site which serves as a maintenance facility for VCA. What is being proposed is having that site be used for apartments instead of a maintenance facility.</p> <p>As the Town of Mountain Village owns this site, I'm including Glen Van Nimwegen (Town Planner) on this email as he would be better able to provide information with respect to the proposed size of this building.</p> <p>Glen - could you please reach out to Mr. Evans regarding his concern and let me know if I can further assist in any way.</p>	X	18-Mar-17
TMVOA Email		Thanks for the invitation. We went by and had a nice visit. Please do your best to make sure we get a pharmacy and a US post office. Thanks!	N/A	AECOM	acknowledged. Both are recommended tenants, with others, at Community Hall.	X	14-Mar-17

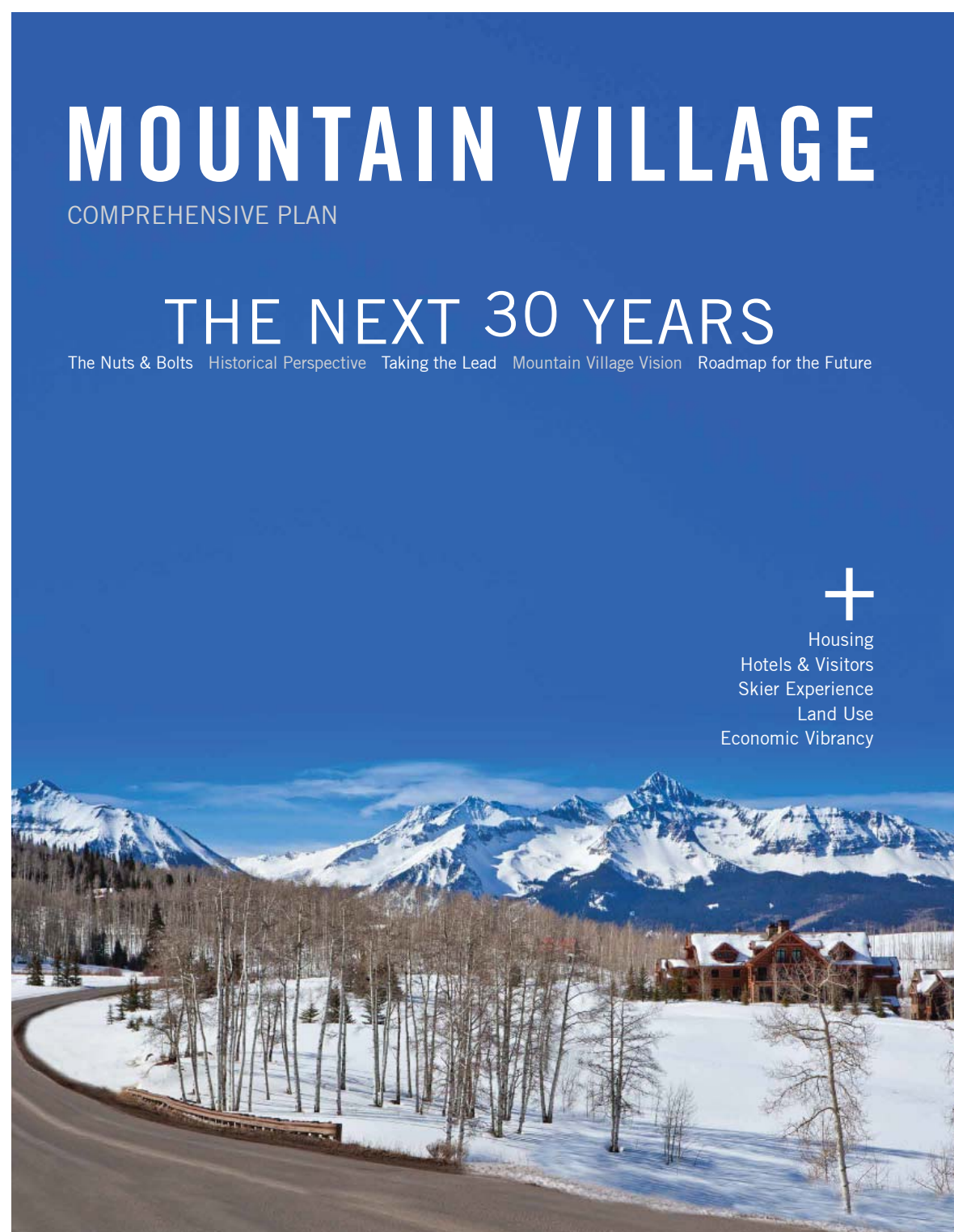
Review Comment Summary and Resolution Sheet

Source	category	Comment	# of people	Initial Response	Response explanation	confirmation item is closed	Comment Date
TMVOA Email		<p>Nice to meet you this afternoon at the Town Hall Sub Area presentation.</p> <p>I reviewed the Proposed Master Plan and I am very much in favor of the roundabout, roadway consolidation, community park, Civic Services Building, parking garage expansion, VCA housing additions and improved access. I especially like the architectural design of the proposed Civic Services Building. I think it would be an extremely bad idea to eliminate the 13 (close in) parking spaces in front of the grocery store in order to gain more plaza space (H). These parking spaces are very active with high turnover. Additional plaza space will be created by the change in the site location of the Civic Services Building.</p> <p>I am also concerned about Dial a Ride access to and from the grocery store and Gondola. Basically people do not use stairs and tunnels unless they have no other choice. It would be very difficult for people to carry their groceries to the bus stop across the street on the South side of Mountain Village Blvd. Many people would simply walk across the parking lot and cross Mountain Village Blvd. to get to the bus stop. Granted it would be great for skiers to be dropped off and picked up at a bus stop with close proximity to the ski trail. I believe, Dial a Ride, Mountain Lodge and Bear Creek busses will still drop off and pick up guests at the grocery store, US mail facility and Gondola. Their guests will demand it.</p>	N/A	AECOM	<p>acknowledged.</p> <p>Parking quantities are being fine tuned to try not to lose any quantity of parking at the grocery store. quick dropoff spots are designed to be provided closest to the store and gondola for quick and easy access.</p> <p>Because Dial-a-ride does not often stage waiting for patrons, this could be acceptable in front of the grocery store and gondola for quick dropoff and pick up.</p> <p>in an aim to create more of a pedestrian zone, and lessen conflict between buses, shuttles, service, and cars, the shuttle and bus dropoff south of Mountain Village Blvd, with tunnel access, was largely preferred by the community and stakeholders.</p>	X	14-Mar-17
TMVOA Email		<p>On the new proposed VCA density, where will all those additional cars be parking?</p> <p>Will the lights at the Civic Service Centers be running all night long? That would be disastrous. It seems the heights are also significantly above the already visible Gondola Station far and wide.</p> <p>And if the parking deck is expanded, it will be the largest structure in the entire county, with lights burning all night long.</p> <p>We really need to impose mitigation standards on all these issues, because the proposals are HUGE light pollution, traffic and noise emission increases, turning us into an automobile driven LA, rather than a walking, foot traffic town.</p> <p>Reminiscent of "The Lost People of Mountain Village," again. Please insert this email into the record.</p>	N/A		<p>many displaced VCA parking spaces will be accounted for in the new phase expansion of the Parking Garage</p> <p>Light pollution control, including dimming and turning off at night, will be part of a later design study.</p> <p>Light control will also be designed into the new parking garage expansion, with facade improvements.</p> <p>mitigation standards will be enforced during subsequent design and development efforts for each package of improvements.</p>	X	13-Mar-17
TMVOA Email		<p>I don't like the design of the buildings. Too "modern". I think you should keep it in line with a rugged mountain look. This looks out of place in the mountains.</p>	N/A		<p>actual design of the structure will be determined with a thorough Design Review Board review process, compliant with city design guidelines</p>	X	13-Mar-17

Review Comment Summary and Resolution Sheet

Source	category	Comment	# of people	Initial Response	Response explanation	confirmation item is closed	Comment Date
TownHallPlan Email		We are NOT in favor of a ski school across from the grocery. This was not brought up at the meeting we attended for input. We understood that consideration was being given to utilizing Ute for a formal ski school.	N/A		future ski services was outlined as a possibility for this parcel in the comprehensive plan. While this plan does not expand an investigation of this further, the plan also does not rule out the future possibility outlined in the comprehensive plan	X	08-Mar-17
TownHallPlan Email		We are NOT in favor of a gondola rather than a ski lift on #10 – at our meeting people discussed the need to get residents of the Meadows to the grocery.	N/A		the plan allows for the potential future gondola conversion of lift 10. this is not prescriptive as a required change, but does not rule out the future possibility.	X	08-Mar-17
TownHallPlan Email		Both of these items will devalue our home located at the end of Hang Glider, cause un-due congestion on the slope, and increase the noise level.	N/A		acknowledged. Both are conceptual future program elements. No further investigation was provided during this study.	X	08-Mar-17
TownHallPlan Email		<i>Are there any plans for a MV recreational facility, in the MV town hall sub area, that would provide for indoor swimming in winter and summer?</i>	N/A		a recreational facility was discussed during both public workshops. The majority of community and stakeholders agreed that such program could be located outside of the Town Hall Center Subarea	X	08-Mar-17
TownHallPlan Email		What is the current status of the relocation of the medical center from Telluride to MV? We are supportive of this move.	N/A		https://tellmed.org/hospital-district-withdraws-wetland-permit-still-determined-find-future-home-health-care/	X	08-Mar-17
TownHallPlan Email		I know this may be a little premature but is there a plan for ski in / ski out access via a tunnel under Mtn. Village Blvd. for the planned hotel identified as V on your Town Hall Sub Area plans? There is currently overload on the existing Funicular at Tristant.	N/A		future hotel service was outlined as a possibility for this parcel in the comprehensive plan. While this plan does not expand an investigation of this further, the plan also does not rule out the future possibility outlined in the comprehensive plan, and any ski in/out services	X	13-Mar-17

BACKGROUND AND CONTEXT



In early 2016, The Town of Mountain Village, Telluride Mountain Village Owners Association, and Telluride Ski & Golf entered into a Memorandum of Understanding (MOU) to define and engage in a process to determine the most appropriate uses for the Town Hall Center Subarea. This study will be an amendment to the Mountain Village Comprehensive Plan.



TASK	2016					2017					
	AUG	SEPT	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN
1 Kick Off	●										
2 Data Gathering	●●●	●									
3 Data Synthesis			●								
4 Alternative Development & Charrette				●	●						
5 Preferred Alternative Development & Workshop						●	●	●			
6 Documentation									●		
7 Project Management											●
8 Presentation Renderings								●			
9 Final Presentation to DRB & Town Council											●

● Committee Meeting and/or WebEx ● Public Workshop

project schedule

aerial of existing study area



committee meeting during community workshop #1

VISION & GOALS

The following overall goals, developed at the first community workshop were identified and adopted to help guide the Town Hall Center Subarea Plan:

- **Welcome** visitors and residents to Mountain Village
- **Enhance** the connection to the outdoors
- **Preserve** natural assets while balancing the needs of a growing population
- **Shape** community services to meet the needs of a growing population
- **Heighten** the quality of design and placemaking



community workshop #1



OVERARCHING THEMES AND PROPOSED LAND USE

OVERARCHING THEMES

The following overarching themes, developed at the first community workshop, were identified and adopted to help guide the Town Hall Center Subarea Plan:

- Improve entry and arrival areas (including gateway facility / transit hub)
- Expand parking structure in the future
- Enhance local services
- Expand workforce housing
- Celebrate Elk Pond
- Improve aesthetics / landscaping / trails



community hall precedent (Valencia Town Center)

SUBJECT	ITEM	PREFERRED ALT
CIVIC SERVICES + GATEWAY FACILITY	Town hall expansion (Sign, digital kiosk facility? Human?)	●
	Visitor Orientation by the Highway (Manned information area?)	●
	Visitor Orientation within the Subarea	●
TRANSPORTATION HUB + PEDESTRIAN LINKAGES	Community flex space	●
	Day Care	●
	Recreation Center	●
	Science Center	●
	Drop off and pick areas	●
COMMUNITY CENTER + GATHERING SPACE	Configuration for safe travel	●
	Safe pedestrian crossings for Mountain Village Blvd.	●
	Tunnel to Ski Run	●
	Tunnel to Park / Elk Pond	●
ENTRY + ARRIVAL	Safe pedestrian access for VCA	●
	Outdoor plaza(s)	●
	Flex space for indoor community programming	●
LOCAL RETAIL + SERVICES	Clear signage/wayfinding	●
	Improved road configuration	●
	Gateway experience	●
	Enhanced Coffee Shop	●
	Café	●
	Grocery	●
	Ticketing booth	●
ELK POND ENHANCEMENTS	Dry cleaning	●
	Shipping Center	●
	"Satellite" Pharmacy (pick up)	●
	Winter Medical Facility in the Subarea	●
WORKFORCE HOUSING	Keep natural character but showcase arrival	●
	Improved access (parking, trails, etc.)	●
	Improved picnic areas, seating and landscape	●
IMPROVED LANDSCAPING + AESTHETICS	38 units at VCA	●
	Extra units at VCA	●
PARKING + STRUCTURE UPGRADE	Landscape Beautification at VCA	●
	Integrated/mixed use manager housing	●
	Enhance roadway experience (landscaping, lighting, etc.)	●
PARKS, RECREATION, + TRAILS	Enhance plaza areas and pedestrian areas	●
	Maintain easy access parking to grocery store	●
CONSOLIDATE ROADS + TRAFFIC FLOW	Maintain resident-only parking	●
	Additional parking deck	●
LIFT 10	Enhanced pedestrian access	●
	Community park	●
	Improve roadways	●
POTENTIAL FUTURE GONDOLA CONVERSION	Improve pedestrian access to ski hill	●
	Roundabout	●
	Upgrade Lift 10	●
	Potential Future Gondola Conversion	●

matrix of proposed land uses (workshop #2)



public workshop #2



meeting with town council

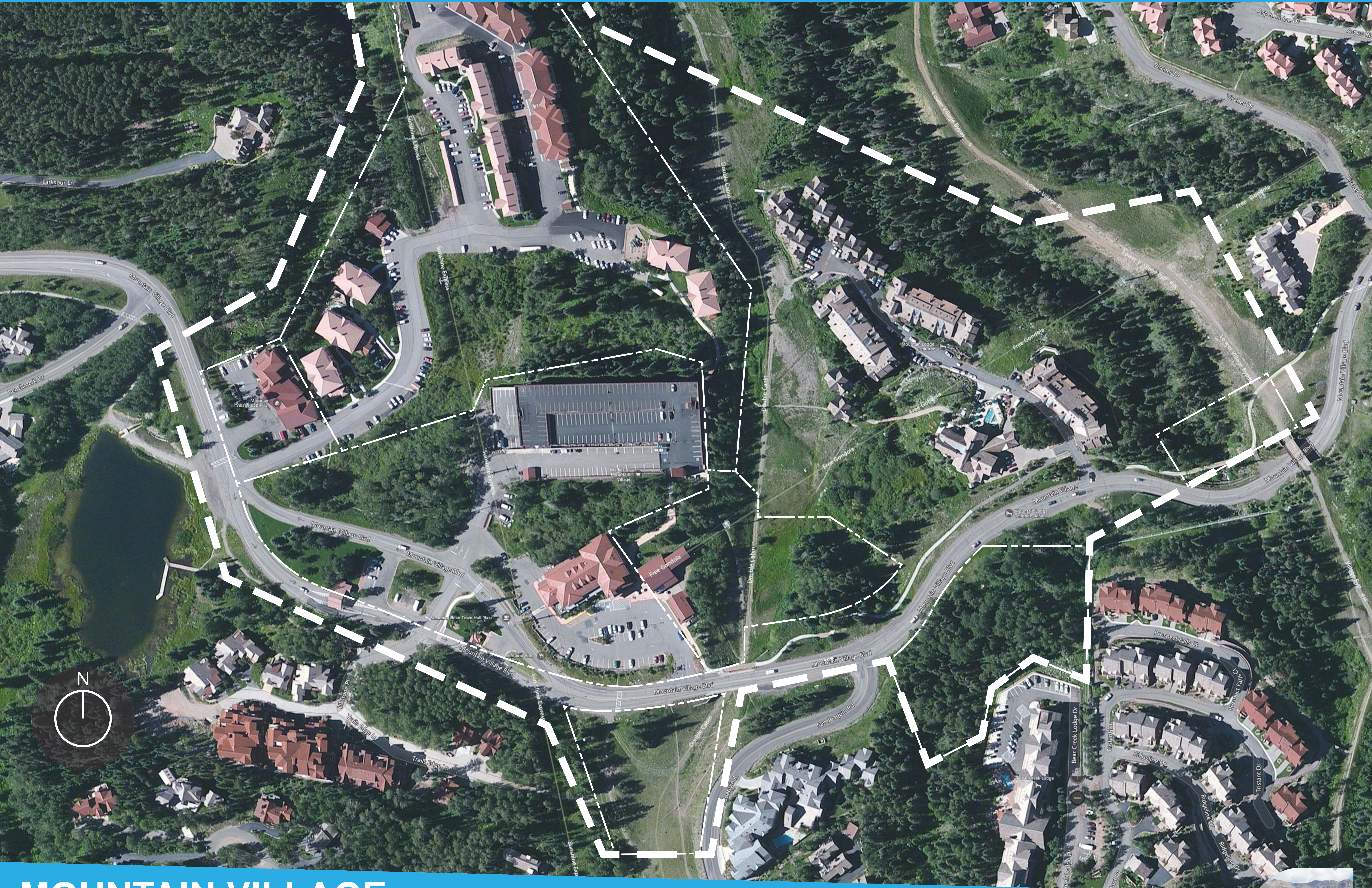


community hall precedent (Cafeteria at BGSU)



process sketch of subarea plan

EXISTING CONDITION



MOUNTAIN VILLAGE

Town Hall Center Subarea Plan

AECOM
Built to deliver a better world

ARCHITECTURE URBAN DESIGN INTERIOR DESIGN

Pro Forma
Advisors LLC

LOGAN SIMMONS

MOUNTAIN VILLAGE

TELLURIDE
TOWN HALL CENTER

TELLURIDE
SKI & GOLF RESORT

Project contact email: info@townhallplan.com
Project website: <http://townhallplan.com/>

March 2017



PROPOSED MASTER PLAN

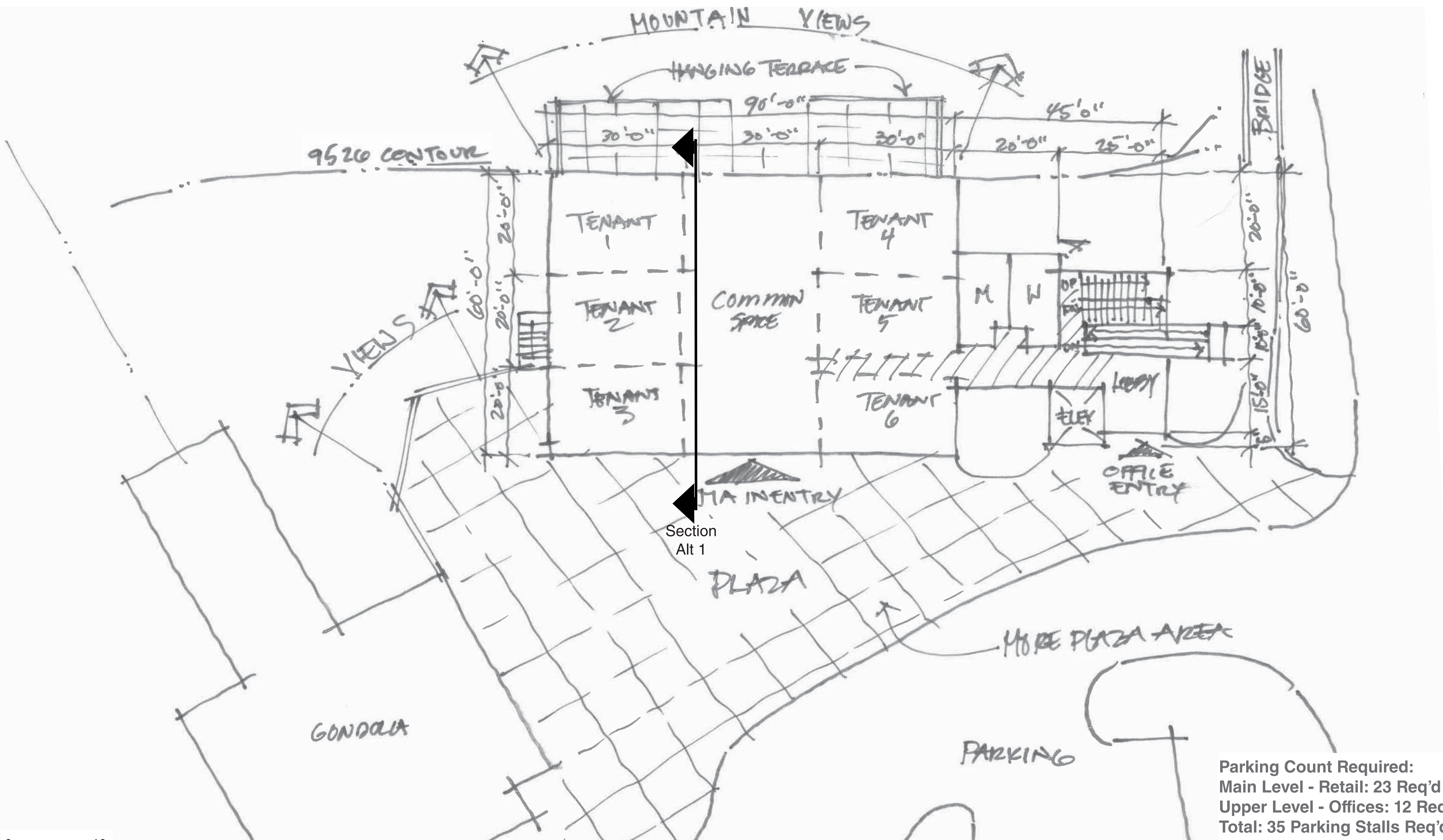


LEGEND

- A **ROUNDBABOUT** at Mountain Village Boulevard entry to Town Hall Center Subarea
- B **ROADWAY CONSOLIDATION** moving to the north edge of west-bound lane
- C **COMMUNITY PARK** with green, paths, and small pavilions
- D **BUS STOP** off of Mountain Village Boulevard
- E **MIXED USE BUILDING** and **TUNNEL** to park.
- F Temporary **SHUTTLE STOP** south of Mountain Village Boulevard
- G **TUNNEL** from Double Cabin ski run under Mountain Village Boulevard
- H **EXPANDED PLAZA** improvements with reconfigured parking
- I **COMMUNITY HALL** next to gondola building
- J **TOWN HALL FACADE** improvements
- K Improved and safe **PLAZA PATHWAY TO GARAGE**
- L Improved and safe **PATH FROM VCA TO GARAGE**
- M **PARKING GARAGE EXPANSION**, adding levels
- N **VCA EXPANSION**, 40 UNITS and reconfigured parking
- O **VCA EXPANSION**, 8 TOWNHOME UNITS, and reconfigured parking
- P Possible **VCA EXPANSION**, 14 UNITS, pending wetland delineation
- Q **VCA EXPANSION**, 8 UNITS, after construction of Item E
- R Improved and safe **PATHWAY FROM VCA TO PARK AND BUS STOP**
- S **BRIDGE** to parking garage
- T **TUNNEL** from Town Hall parking lot under Mountain Village Boulevard
- U **FUTURE SKI SERVICES**, per the Comprehensive Plan
- V **FUTURE HOTEL**, per the Comprehensive Plan
- W **FUTURE CIVIC SERVICES**, north of existing Town Hall
- X **INTERPRETIVE BOARDWALK TRAIL** through wetland
- Y **TRAIL** from Mountain Lodge

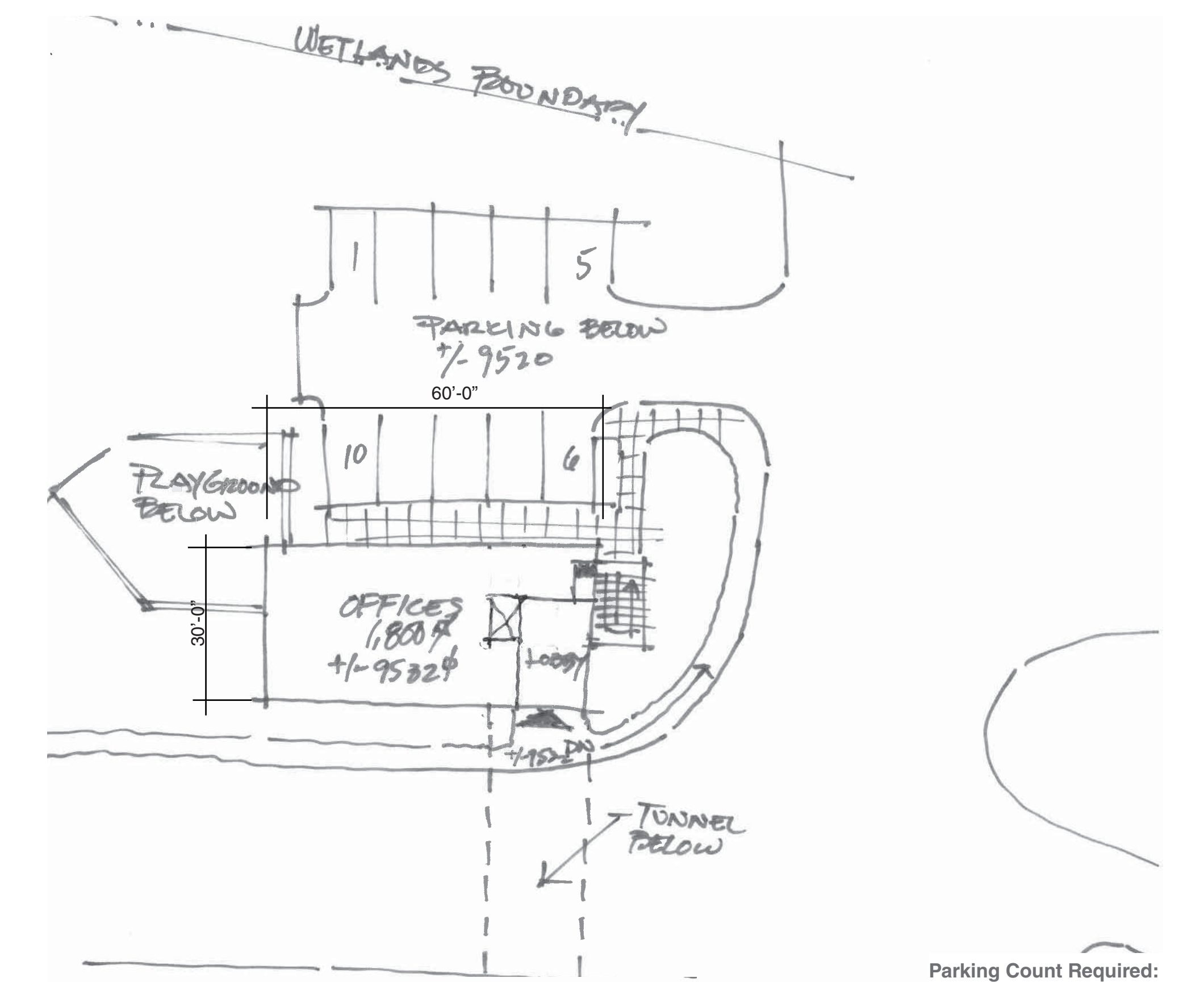


ARCHITECTURAL PROGRAM - CIVIC SERVICES BUILDINGS



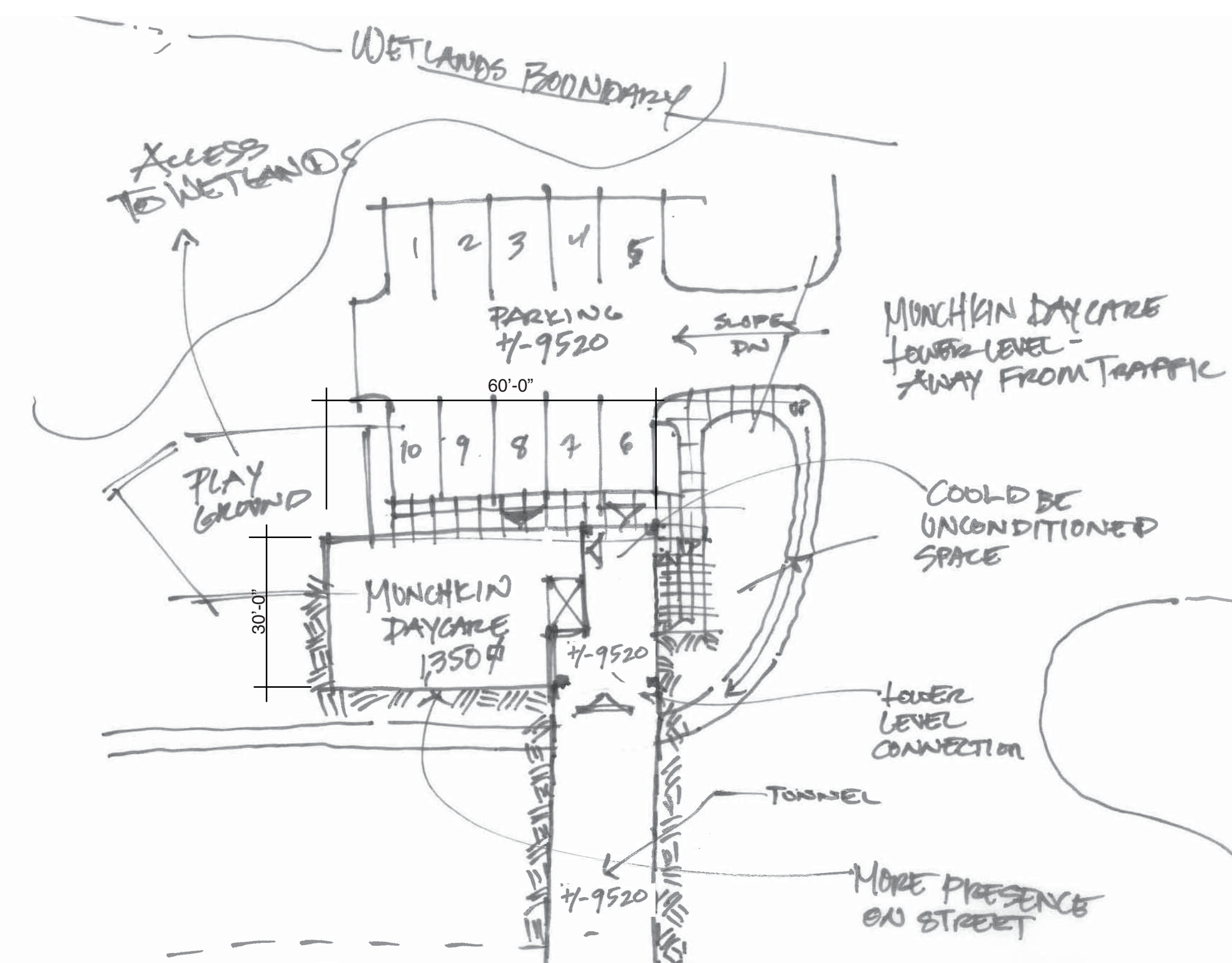
0 10 CIVIC SERVICES BUILDING - MAIN LEVEL FLOOR PLAN

Parking Count Required:
Main Level - Retail: 23 Req'd
Upper Level - Offices: 12 Req'd
Total: 35 Parking Stalls Req'd
(B1 not included. Depends on programming)

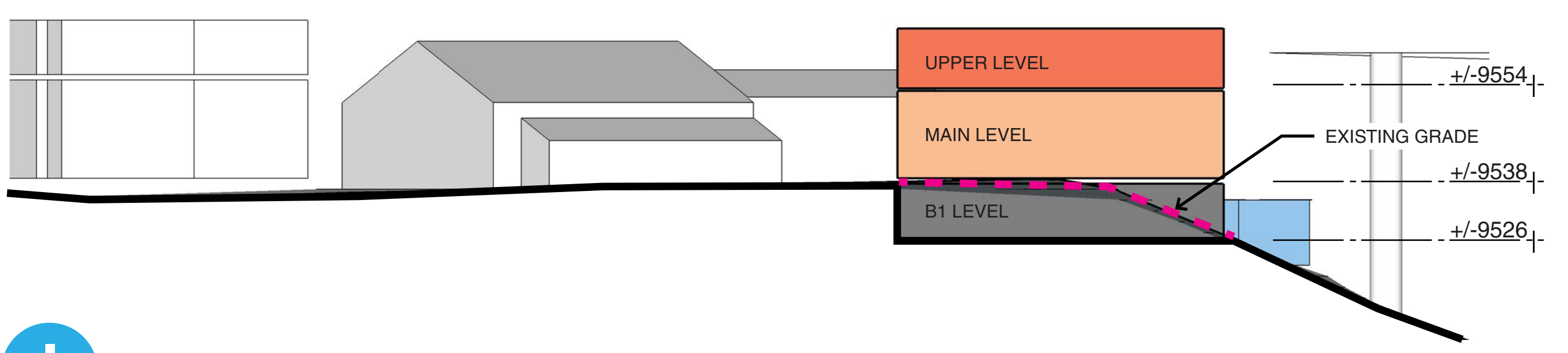


0 20 CIVIC SERVICES BUILDING - MAIN LEVEL FLOOR PLAN

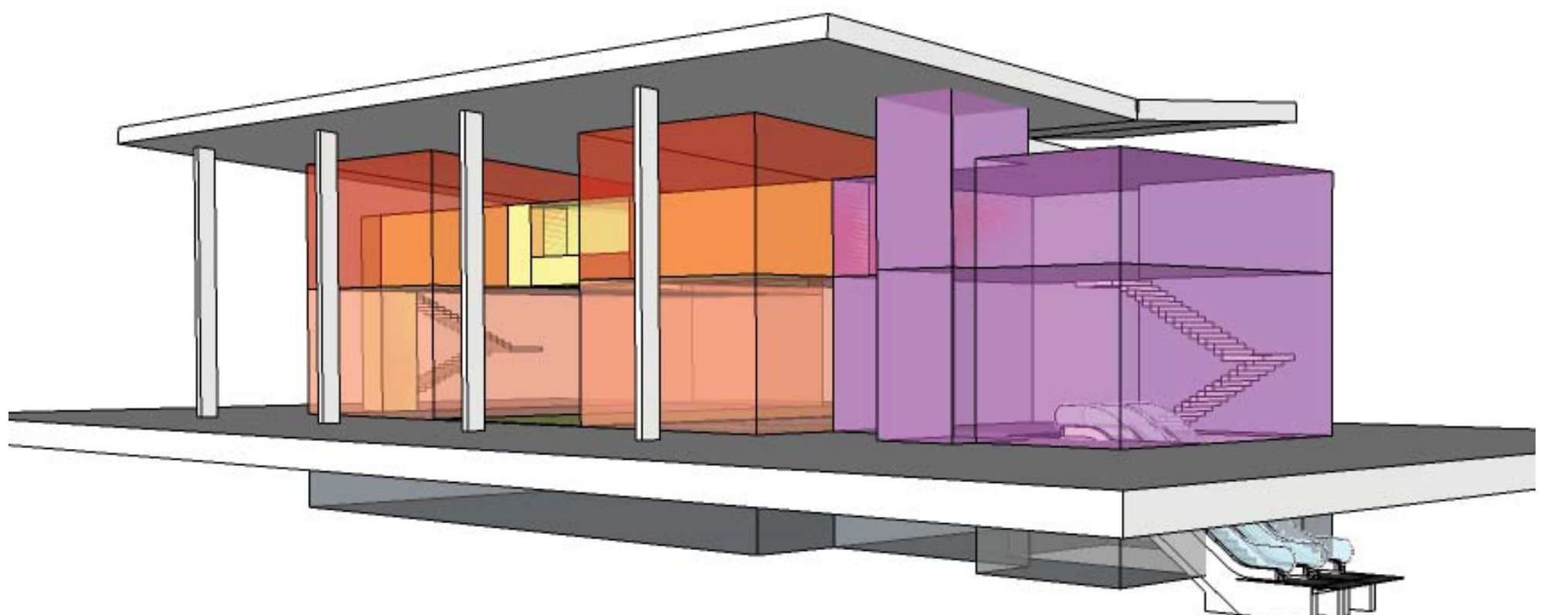
Parking Count Required:
Main Level - Offices: 6 Req'd
Lower Level - Daycare: 5 Req'd
Total: 11 Parking Stalls Req'd



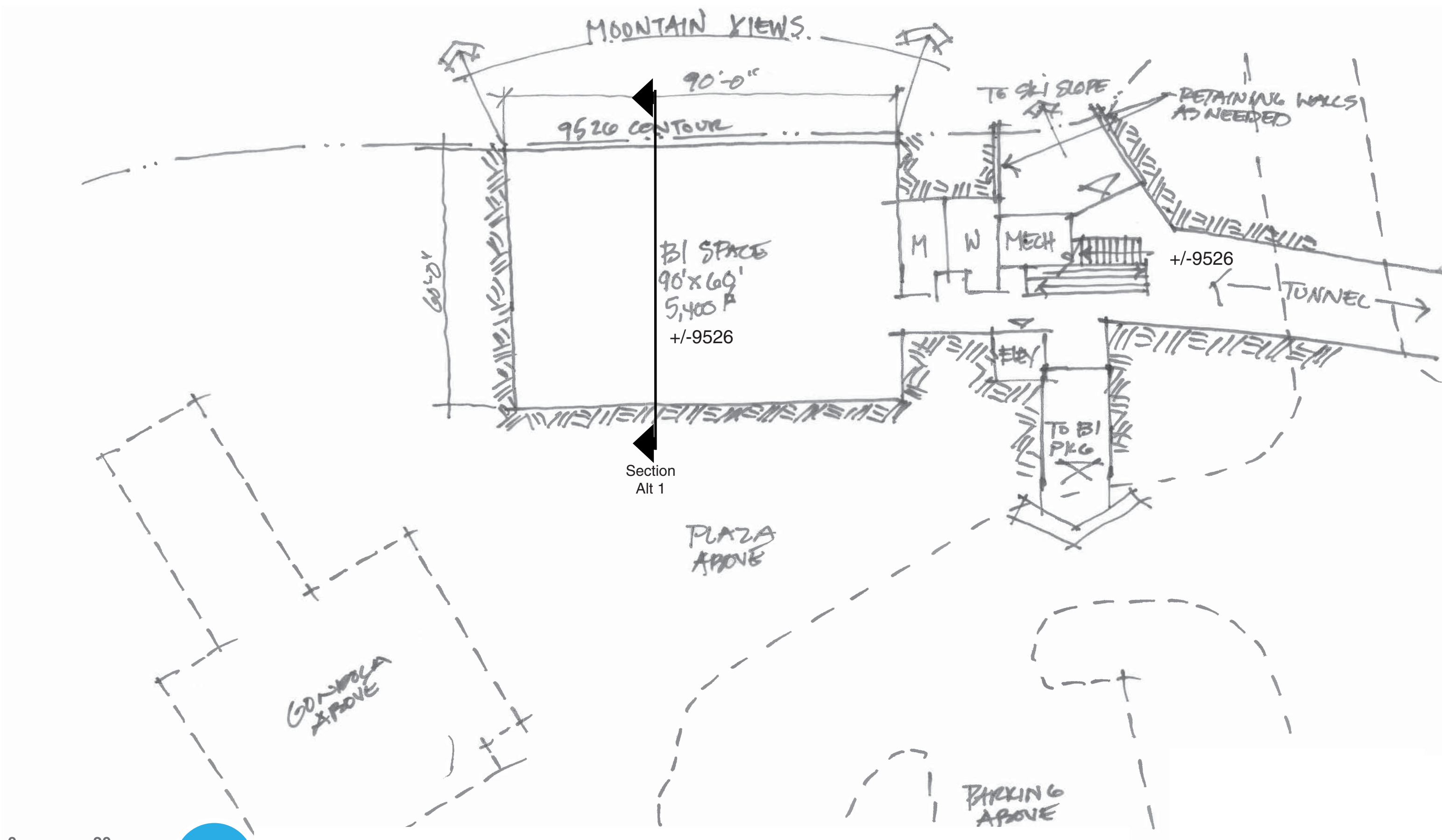
0 20 CIVIC SERVICES BUILDING - LOWER LEVEL FLOORPLAN



CIVIC SERVICES BUILDING - SECTION



CIVIC SERVICES BUILDING - PERSPECTIVE LOOKING NORTHEAST



0 20 CIVIC SERVICES BUILDING - B1 LEVEL FLOOR PLAN



key map (not to scale)





AECOM
Built to deliver a better world

Artist's conceptual rendering of the proposed community park area (subject to change)

MOUNTAIN VILLAGE

Town Hall Center Subarea Plan

AECOM
Built to deliver a better world

ARCHITECTURE
URBAN DESIGN
INTERIOR DESIGN

Pro Forma
Advisors LLC

LOGAN SIMPSON

MOUNTAIN VILLAGE
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March 2017





ARCHITECTURE
URBAN DESIGN
INTERIOR DESIGN

Artist's conceptual rendering of the proposed town hall center plaza (subject to change)

MOUNTAIN VILLAGE

Town Hall Center Subarea Plan

AECOM
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ARCHITECTURE
URBAN DESIGN
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March 2017

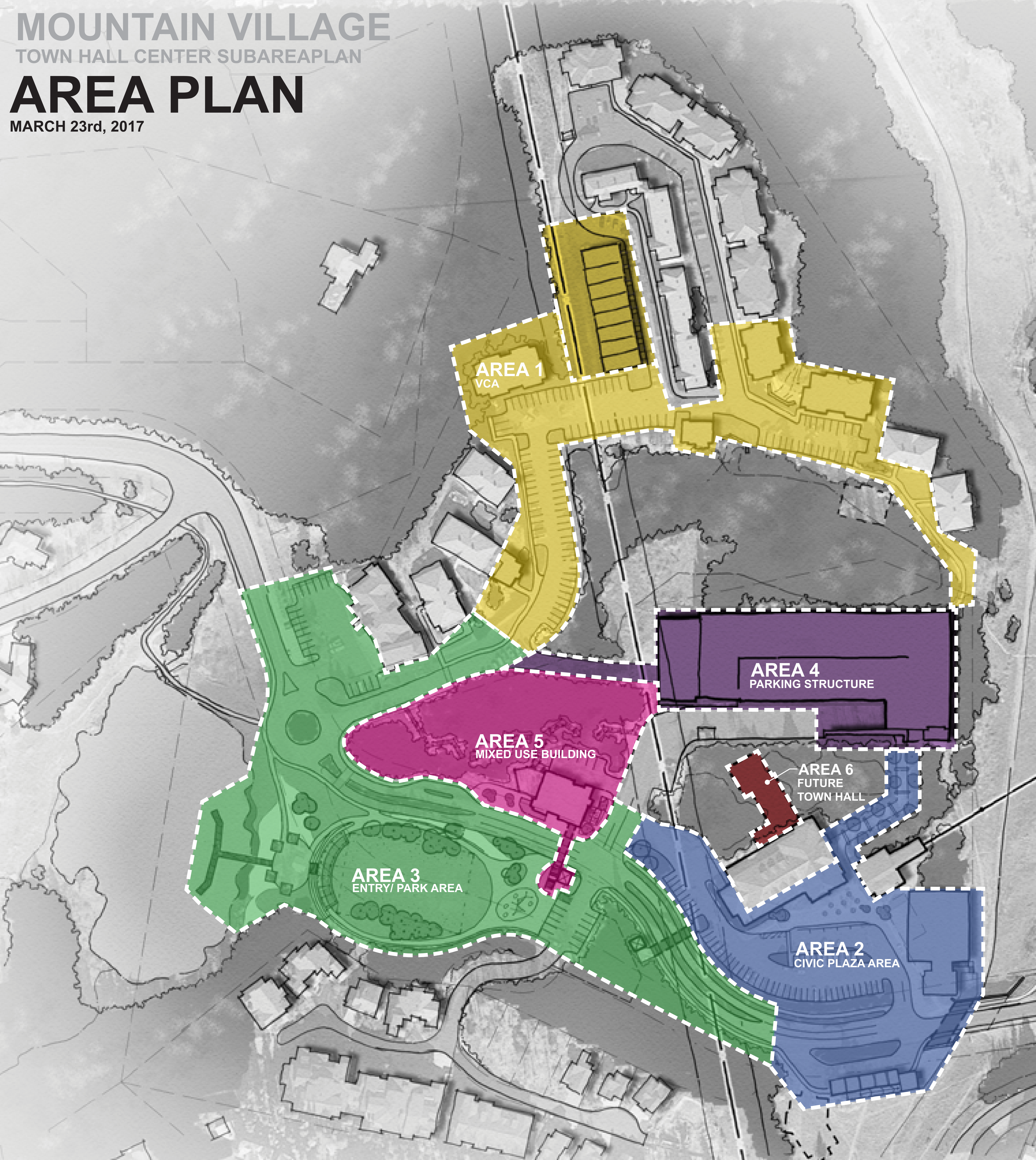


MOUNTAIN VILLAGE

TOWN HALL CENTER SUBAREAPLAN

AREA PLAN

MARCH 23rd, 2017



AREA 1 | VCA EXPANSION

1. Move maintenance building
2. Reconfigure surface parking
3. Construct 40 new multi-family standard units
4. Construct 8 premium townhome units

AREA 2 | COMMUNITY HALL AND SHUTTLE DROP-OFF

1. Excavate and construct tunnel and shuttle stop
2. Construct buildings
3. Construct plaza area
4. Construct parking areas

AREA 3 | UTILITIES, ROADWAY, AND PARK

1. Demolish existing split road
2. Relocated utilities
3. Construct consolidated roadway improvements including roundabout, driveways, parking and drop-offs, sidewalks
4. Construct park elements including pavillions, site furnishings, pedestrian pavement and turfgrass/ planting

AREA 4 | FULL BUILDOUT OF PARKING

1. Construct bridge to parking structure to minimize wetland impacts
2. Construct full buildout of garage

AREA 5 | MIXED USE/MOUNTAIN MUNCHKINS DAYCARE

1. Excavate and construct tunnel
2. Construct elevator core
3. Construct shuttle stop and civic services building

AREA 6 | FUTURE TOWN HALL EXPANSION

1. Construct additional office annex for the town hall



145

Mountain Village Blvd

Mountain Village Blvd

Mountain Village Blvd

Mountain Village Blvd

Meadow Dr

48.52 ft

78.58 ft

66.29 ft

38.05 ft

47.42 ft

99.04 ft

61.62 ft

43.91 ft

38.70 ft

Area: 21,764.83 ft²
Perimeter: 1,115.42 ft

