

**TOWN OF MOUNTAIN VILLAGE
DESIGN REVIEW BOARD REGULAR MEETING
THURSDAY JUNE 1, 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	Bangert	Action	Reading and Approval of Summary of Motions of the May 4, 2017 Design Review Board Meeting
3.	10:05	45	Bangert	Public Hearing, Quasi-Judicial Action	Consideration of a Design Review Process Application for new construction of a single family home on Lot 149AR, 255 Country Club Drive
4.	10:50	45	Bangert	Public Hearing, Quasi-Judicial Action	Consideration of a Design Review Process Application and Height Variance request for new construction of a single family home on Lot 149AR, 255 Country Club Drive
5.	11:35	45	Bangert	Public Hearing, Quasi-Judicial Action	Consideration of a Design Review Process Application for Proposed Exterior Changes to Telluride Apartments, Lot 640A, 306 Adams Ranch Road
6.	12:20	30			LUNCH
7.	12:50	15	Bangert	Public Hearing, Quasi-Judicial Action	Consideration of a Class 1 Design Review application, raised to a Class 3 application, for exterior changes to Lot 128, Units 736 and 740
8.	1:05	10	Bangert	Discussion	Other Business
9.	1:15				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

Individuals with disabilities needing auxiliary aid(s) may request assistance by contacting Town Hall at the above numbers or email: cd@mtnvillage.org. We would appreciate it if you would contact us at least 48 hours in advance of the scheduled event so arrangements can be made to locate requested auxiliary aid(s).

**SUMMARY OF MOTIONS
TOWN OF MOUNTAIN VILLAGE
DESIGN REVIEW BOARD MEETING
THURSDAY, MAY 4, 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, May 4, 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
Banks Brown
Keith Brown
Luke Trujillo
Dave Craige
Greer Garner

The following Board members were absent:

Phil Evans
Jean Vatter (Alternate)
Liz Caton (Alternate)

Town Staff in attendance:

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

Public in attendance:

Jack Wesson	jwesson@me.com
Russ Montgomery	Russm@prosetconstruction.com
Scott Butler	scott@gravityplayevents.com
Anton Benitez	TMVOA
Doug Tueller	
Douglas Tooley	
Pam Pettee	

Swearing in of Design Review Board Members appointed by Town Council at the March 16, 2017 Council Meeting

Deputy Town Clerk Susan Johnson swore in Dave Eckman and Greer Garner.
Phil Evans, Jean Vatter and Liz Caton who were not in attendance will be sworn in at a later date.

Design Review Board Annual Election of Chair, Vice-Chair and Temporary Chair

On a Motion by Luke Trujillo and seconded by Greer Garner, the DRB voted **5-0** to elect Banks Brown as Chairman

On a Motion by Keith Brown and seconded by Banks Brown, the DRB voted **5-0** to elect Luke Trujillo as Vice

Chair

On a Motion by Luke Trujillo and seconded by Banks Brown, the DRB voted **5-0** to elect David Craig as Temporary Chair.

Reading and Approval of Summary of Motions of the March 30, 2017 Design Review Board Regular Meeting

On a **Motion** made by Greer Garner and seconded by Luke Trujillo, the DRB voted 6-0 to approve the Summary of Motions from the March 30, 2017 Design Review Board Meeting.

Consideration of a Design Review Process Application for new construction of a single family home on Lot 600BR-3. TBD Trails Edge

Board Member David Eckman recused himself from this item due to a conflict of interest.

Dave Bangert presented the Design Review Application for a proposed new construction of a single family home on Lot 600BR-3. TBD Trails Edge. Jack Wesson from Jack Wesson Architect presented on behalf of the owner.

On a **Motion** made by Greer Garner and seconded by Luke Trujillo the DRB voted 6-0 to approve a Design Review Process Development Application proposed new single family home on Lot 600BR-3. TBD Trails Edge 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 eight foot setbacks.
2. 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.
3. 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.
4. The steel for the roofing and garage doors shall have pre-patina prior to installation.

Consideration of a Conditional Use Permit Application for renewal of a ropes course on Lot OS-3U

Sam Starr requested consideration by DRB of the Conditional Use Permit Application for renewal of a ropes course on Lot OS-3U.

On a **Motion** made by David Craige and seconded by David Eckman the DRB voted 6-0 to approve the Conditional Use Permit Application for renewal of a ropes course on Lot OS-3U, with the following conditions:

1. The Applicant shall maintain adequate bike traffic access from the bottom of the bike park to the Village Center plazas with either stations or hard fence to segregate bikers using the bike park, and users and spectators of the ropes course; the design of the stations or hard fence shall be reviewed by Planning Divisions Staff prior to installation.
2. The Applicant shall secure the structure, including, without limitation, the pool, ladders, and other elements that might attract public access when closed.
3. In the event of water limitations or restrictions, the Applicant shall close the pool portion of the ropes course structure.
4. The Applicant shall re-surface all disturbed areas with landscaping and provide seating for spectators.
5. Applicant shall provide an erosion control and drainage plan to ensure protection of the wetlands in the surrounding area.
6. The Applicant shall revise the site and grading plan to have appropriate finished grade material, benches, and simple landscaping to improve the appearance of the ropes course, site grading, and the existing condition of the site.

7. This Conditional Use Permit shall be valid for a period of three (3) years with an annual review by the Planning Division staff, with the Applicant responding to any valid issues as they arise during the operation or the annual review.

Work Session to Review Process to Amend Roof Material Standards for the Village Core Buildings

Glen Van Nimwegen opened the work session outlining the issues regarding roofing materials in the Village Center.

Chairman Banks Brown left the meeting due to another commitment at 12:05 p.m.
Vice Chair Luke Trujillo resumed the meeting.

Review for recommendation to Town Council of the following actions proposed for the Village Court Apartments, 415 Mountain Village Boulevard:

Glen Van Nimwegen presented the proposed recommendation for the Board to make to Town Council regarding the following applications for Village Court Apartments, 415 Mountain Village Boulevard:

1. Rezoning of Lot 1005R, zoned Multi-Family and Full Use Active Open Space, to transfer 22 units of Employee Apartment or Condominium density (66 person equivalent) to the 2.8 acre parcel; and
2. Rezoning of Lot 1001R, zoned Multi-Family and Full Use Active Open Space, to transfer 48 units of Employee Apartment or Condominium density (144 person equivalent) to the 8.4 acre parcel; and
3. Approval of a Conditional Use Permit for 48 Employee Apartment or Condominium units on Lot 1001R; and
4. Approval of alternative parking requirements.

Mr. Van Nimwegen stated that because the proposal implements a portion of the draft Town Hall Subarea Plan, staff brought the request to the Planning Committee in charge of that effort. The Committee recommended keeping units as shown in the draft plan, but include restrictions to reduce the impact on an adjoining neighbor. Mr. Van Nimwegen stated staff had analyzed the existing parking demand at VCA during a busy week when occupancy was above 90% and found the true demand for parking to be no more than one space per unit. Therefore staff was recommending the parking ratio be reduced from 1.5 to one space per unit.

Public Comment:

Douglas Tooley said he was a 3 year resident in Mountain Village and presented DRB with some alternate ideas, dorm style facilities, and turning Mountain Munchkins' childcare facility into a recreation center.

Doug Tueller Attorney at Law representing the neighboring landowner Mr. Steve Evans of Lot 1002 A&B stated his applicant is against having the units proposed for the location of the existing shop and storage units. He stated his client's home is at the same elevation as the proposed buildings and his peace and quiet would be interrupted by the activity from the new living units. He stated his client is in agreement with an early staff proposal to move some of the units to another part of the site.

On a **Motion** made by David Eckman and seconded by Greer Garner the DRB voted 4-1, with Keith Brown abstaining from the vote, to approve making a recommendation to Town Council for the Rezone/Density Transfer for Village Court Apartments, 415 Mountain Village Boulevard, with the following conditions as amended from staff's recommendation:

1. The final location and design of the building, grading, landscaping, parking areas and other site improvements shall be determined with the required Design Review Process application pursuant to the applicable requirements of the CDC, including but not limited to the Design Regulations, except:

- a. ~~The buildings to be located where the existing shop and storage units are currently located shall be limited to two stories or 30 feet; and shall not have outside decks facing Tract OS1R3 or OS1R1 respectively; and~~
 - b. The applicant may seek certain variations to the Design Regulations such as the percent of stone, roofing material, window materials or other similar variations as are typically granted for employee housing projects; and
 - c. Parking shall be provided at a minimum ratio of one (1) space per ~~unit~~ BEDROOM on-site or in the adjacent parking garage, BUT NO GREATER THAN 1.5 SPACES PER UNIT. IF A LESSER STANDARD IS DESIRED, IT MUST BE JUSTIFIED BY AN ANALYSIS BY A TRAFFIC ENGINEER.
2. The proposed density shall not exceed ~~292~~ 282 employee condo/apartment units and the general location of the buildings shall remain substantially as shown in the conceptual plans.
 3. The Employee Housing Deed Restriction that exists on the property shall be extended to include the additional ~~70~~ 60 units.

DELETE THE 14 UNITS SHOWN AT THE SHOP; DELETE THE 8 TOWNHOMES PROPOSED AT THE SITE OF EXISTING STORAGE UNITS ("O" ON CONCEPTUAL PLAN) AND ADD 12 UNITS TO THE CLUSTER OF UNITS AT THE NORTHEAST CORNER OF SITE. THE NET RESULT WILL BE A TOTAL OF 60 ADDITIONAL UNITS

Review for recommendation to Town Council Amendments to the Community Development Code to Adopt the 2017 National Electric Code and move Chapter 17.7 Building Regulations to a new Chapter of the Municipal Code

Glen Van Nimwegen and Building Official Randy Kee requested that DRB approve a recommendation to Town Council for Amendments to the Community Development Code to adopt the 2017 National Electric Code and move Chapter 17.7 Building Regulations to a new Chapter of the Municipal Code.

On a **Motion** made by Greer Garner and seconded by David Craige the DRB voted 5-0, to approve making a recommendation to Town Council for Amendments to the Community Development Code to adopt the 2017 National Electric Code.

Other Business

Mr. Van Nimwegen thanked the Board for all of their hard work and support of staff.

On a **Motion** made by David Eckman and seconded by Greer Garner the DRB voted 5-0 to adjourn the May 4, 2017 meeting of the Mountain Village Design Review Board at 1:40 p.m.

Respectfully Submitted,

Glen Van Nimwegen
Director



PLANNING & DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION
455 Mountain Village Blvd.
Mountain Village, CO 81435
(970) 728-1392

Agenda Item No. 3

TO: Design Review Board
FROM: Dave Bangert, Senior Planner
FOR: Meeting of June 1, 2017
DATE: May 24, 2017
RE: Consideration of a Design Review application for a new single-family dwelling on Lot 149AR

PROJECT GEOGRAPHY

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 held a work session with the Design Review Board on March 30, 2017. The purpose of the work session was to preview the proposed development of the site and the concerns the Board may have regarding the proposed height variance request and development plans. Regarding the design of the home, the Board was generally in favor of the proposed General Easement/RROW encroachments but wanted to see more variation in roof form and pitch on the western half of the proposed design. The Board was also concerned with the proposed design not stepping down with slope.

PROJECT SUMMARY

CDC Provision	Requirement	Proposed
Maximum Building Height	35' maximum (35'+5' for gable roof)	39' – 6"
Maximum Avg Building Height	30' maximum (30'+5' for gable roof)	25' – 6"
Maximum Lot Coverage	40% maximum	36%
General Easement Setbacks		
North	16' setback from lot line	Encroachments into GE/RROW
South	16' setback from lot line	25' – 5" to GE
East	16' setback from lot line	0' to GE
West	16' setback from lot line	Encroachment into GE
Roof Pitch		
Primary		2 roofs at 0.75:12
Secondary		Flat rock ballast roof
Exterior Material		
Stone	35%	35%
Wood	25% (No requirement)	14%
Windows/Doors	40% maximum for windows	35%
Metal Accents	Specific Approval	16%
Parking	2 enclosed and 2 non-tandem	2 enclosed and 2 exterior

17.3.12.C BUILDING HEIGHT LIMITS

The average roof height is compliant at 25' – 6" and the maximum height is 39' – 6". The maximum average height must be at or below 30 feet and the maximum height must be at or below 35 feet, plus five feet for gable roofs, so the maximum height with the proposed roof forms is 35 feet. This puts the maximum building height 4' – 6" above the code specification. The applicant is currently seeking a variance for this matter which will require a DRB recommendation to Town Council.

17.5.5 BUILDING SITING DESIGN

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. 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, a 18" raised planter box and two exterior parking spaces that are in the GE and extend into the RROW. The western GE has four rock retaining walls and an on-grade, 190 square foot heated hot tub patio coming out of the ski room that extends in the GE by 8.5'. 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.

17.5.6 BUILDING DESIGN

Building Form and Exterior Wall Form

The proposed building form and exterior wall form portray a mass that is thick and strong, with a heavy, thick massed base.

Roof Forms

The proposed roof forms are a combination of a two (2) 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.

Exterior Wall Materials

The proposed home will have a grounded stone base (6”stone veneer, grouting TBD), eight inch horizontal cedar wood siding, steel panels with a patina, metal clad windows (dark bronze color), metal roof (metal standing seam), cedar and steel fascia, and glass handrails for the two decks .

17.5.7 GRADING AND DRAINAGE PLAN

The applicant has provided a grading and drainage plan prepared by Uncompahgre Engineering, LLC for the proposed development. Positive drainage away from the structures has been provided with all disturbed areas having final grades of 2:1 or flatter. Existing grades on the lot range from 1.7:1 to 2.7:1. Maximum cut and fill slopes cannot exceed 3:1 without the stamped recommendation of a soils engineer and specific approval of the review authority.

17.5.8 PARKING REGULATIONS

There are 2 enclosed parking spaces and 2 exterior spaces proposed. The 2 exterior spaces are in the northern GE and extend into the Country Club Drive Road Right of Way by 3.75’. 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.

17.5.9 LANDSCAPING REGULATIONS

The proposed landscape plan shows 26 aspens, 6 spruces, 12 shrubs as well as an 18” raised planter box with perennials. All plantings will need to be in compliance with Table 5-4 of the CDC:

Table 5-4, Minimum Plant Size Requirements

Landscaping Type	Minimum Size
Deciduous Trees –Single Stem	3 inches caliper diameter at breast height (“dbh”)
Deciduous Trees – Multi-stem	2.5 inches dbh
Evergreen Trees –Single-family lots	8 to 10 feet in height, with 30% 10 feet or larger.
Evergreen Trees – Multi-family lots	8 to 12 feet in height, with 30% 12 feet or larger.
Shrubs	5 gallon or larger massing of smaller shrubs

An irrigation plan has been submitted that shows a rainfall sensor and a backflow prevention device.

17.5.11 UTILITIES

All shallow utilities are proposed to be run from the Country Club Drive cul-de-sac and the sanitary sewer is proposed to run down to the sewer line in the western GE. Public Works requests that all utilities be field located by the contractor prior to construction.

17.5.12 LIGHTING REGULATIONS

The proposed lighting plan includes 1 sconce, 3 adjustable recessed cans and 13 recessed cans. Locations include egress, auto court, and deck and patio areas. Lighting is permitted in all proposed locations. All lighting has been designed as full cut-off fixtures with LED bulbs. All bulbs are to be LED 10w maximum, with a temperature range from 2500K-2700K.

17.5.13.E.4 ADDRESS IDENTIFICATION SIGNS

The address numbers are proposed to be located on the structure with no separate monument. The numbers will have to be reflective per the TFPD.

17.6.6. B. DRIVEWAY STANDARDS

The driveway grades range from 2.2% in the RROW to 4.2% at the property line to the garage. The driveway width is 29.5' and the length is 16.5' from the garage to the property line. There is a trench drain proposed to go in front of the garage doors. The driveway is proposed to be heated concrete, with approximately 475 total square feet heated, which brings the snowmelt total to 805 square feet, under the 1000 square foot maximum.

17.6.8 SOLID FUEL BURNING DEVICE REGULATIONS

The applicant has indicated that the fire place will be gas. Staff would note that in order to install a solid fuel-burning device (i.e., interior fireplace, wood burner or fireplace insert) in any structure in the Town, the Owner must have or obtain a permit from the Town.

17.7.19 CONSTRUCTION MITIGATION

There is proposed construction staging and parking in the eastern, northern and western General Easements as well as staging and parking in the Country Club Drive Right of Way. Due to the tight constraints and steepness of the lot this use of the GE's and RROW will be the only way to construct the project. This will require specific approval from the DRB for the use of the GE's and approval from Town Council, with a license agreement, for temporary use of the RROW. The applicant is proposing using a 90' permanent tower crane to be set up within the lot lines. There is 6' tall chain link panel fencing with green privacy screening proposed to encompass the majority of the lot along with silt fencing inside of the hard fencing. Tree protection fencing is proposed around the small aspen grove to be saved on the south end of the lot.

PROPOSED VARIANCE AND SPECIFIC APPROVALS

- Approval of new finish slope at 2:1 where 3:1 is the maximum slope.
- Approval of encroachments into the eastern, northern and western General Easements.
- Recommendation to Town Council for approval of a height variance.

RECOMMENDATION

Staff believes the proposed design makes the best out of difficult topographic constraints and meets the goals of the Town Design Theme. All of the encroachments requested above are

related to the difficult grades of the narrow site, including the proposed height variance. Therefore staff recommends the DRB approve the Design Review application for Lot 149AR with the above variance and specific approvals and subject to the following conditions:

1. This approval is subject to the Town Council approving the variance to the height requirement. If denied, the applicant must resubmit for approval of the project by the Design Review Board.
2. Prior to issuance of a building permit the applicant will seek approval of the Mountain Village Town Council for temporary construction staging and permanent improvements in the Country Club Dr. Right of Way and enter into a license agreement with the Town for use of the RROW for construction staging.
3. Prior to CO the owners of Lot 149AR will enter into a General Easement/RROW encroachment agreement with the Town for the encroachments into the eastern and western General Easements and the northern GE and Country Club Drive Right of Way..
4. A survey of the footers will be provided prior to pouring concrete to determine that there are no encroachments into the GE.
5. A ridge height survey will be provided during the framing inspection to determine the building height is in compliance.
6. 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.
7. 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.



April 27, 2017

Planning & Development Services Department
455 Mountain Village Boulevard, Suite A
Mountain Village, CO 81435

RE: Lot 149 AR Design Review

Dear members of the Mountain Village Design Review Board,

Please find the enclosed drawings for Design Review of Lot 149AR, a residence for George and Cynthia Barutha. The file contains digital copies of the drawing set, this letter, the design review 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 surrounding mountain views. The house is set on a steep site with a triangular 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 and slope of the lot have greatly influenced the overall design of the home.

The home is approximately, 4,900 heated livable square feet, (6,215 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 wood siding, wood window trim and fascia, patina'd steel panels, natural stone veneer & retaining boulders, dark bronze aluminum clad windows, painted steel structural elements and a glass guardrail.

Due to the steep and narrowing property we have located the building adjacent to the General Easements causing some encroachments into the General Easements on the north and west. A cantilevered roof extends into the north General Easement. This roof would provide basic shelter for those entering the home and keep snow off of the walkway. Second the garage and master roof extends into the north and west setback. Finally, we are proposing a hot tub patio that extends into the west General Easement. The proposed encroachments have minimal impact on neighboring properties as the

space to the west is open space and to the north is public right of way for the road. The proposed encroachments do not conflict with any utilities, see located utilities on T1.0.

We are requesting a height variance of 4'-6" above the CDC maximum 35'-0". 14.6% of the proposed roofs are above the CDC maximum. The average height has been calculated at 25'-6". The CDC average maximum height is 30'-0", we are under the average by 4'-6". The height variance is required due to the extreme slope of the lot. The CDC recommends development to be located off slopes that are 30% or greater. This same design would be in compliance if it were located on a lot with a slope of 29.5%. 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.

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 comfortable driveway. The Owners have also stated they want the main level to remain a single level and not separated into a split-level.

On March 30th, we attended a work-session where the encroachments, building height and building forms were discussed. The DRB thought the roof forms needed more variation – specifically on the west half of the building. We have added a mono slope roof over the garage and master to address the DRB's concern. The DRB seemed to accept the entry roof encroaching into the General Easement due to its function and appearance. The board was indeterminate on the building height variance. We examined stepping the home with the lot, however this increased the complexity of the homes footprint and forms. The owner was also against a split-level home as they plan to use this home well into retirement.

Thank you for your consideration on the height variance and your thoughts and opinions during the work-session, and forthcoming design review. We look forward to continuing to work with Mountain Village to see this home complete.

Please don't hesitate to contact me with any questions or if you need additional information prior to the review meeting.

Sincerely,

Jackson Trout

BARUTHA FRONT RENDERING

Lot 149 AR
Mountain Village, Colorado
4/25/2017


REIDSMITH
ARCHITECTS



BARUTHA REAR RENDERING

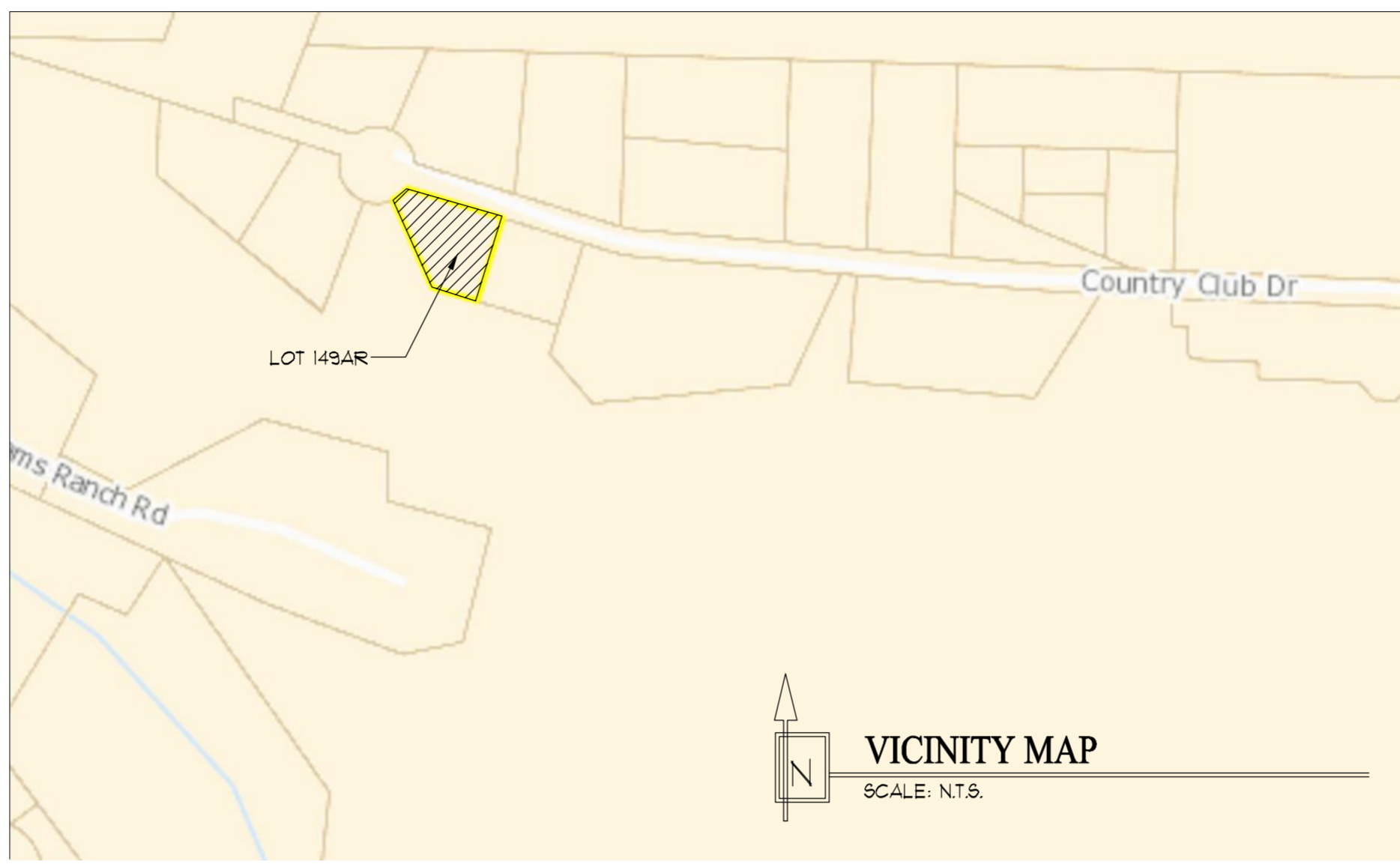
Lot 149 AR
Mountain Village, Colorado
4/25/2017


REIDSMITH
ARCHITECTS



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 ELECTRICAL	PERF PERFORATED
ALT ALTERNATE	EQ EQUAL	PL PLATE
ALUM ALUMINUM	EQUIP EQUIPMENT	PLYWOOD PLYWOOD
APPRO APPROVED	EACH WAY EACH WAY	PSI POUNDS PER SQUARE FOOT
APX APPROXIMATE	EW 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 RESILIENT 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 FLUORESCENT	REFR REFRIGERATOR
BLKG BLOCKING	FOC FACE OF CONCRETE	REINF REINFORCE(D) (ING)MENT
BM BENCH MARK	FTG 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	HW HARDWOOD	SHT SHEET
CIR CIRCLE	HUD HUD	SH SIMILAR
CJ CONTROL JOINT	HUH HOT WATER HEATER	SPEC SPECIFICATION(S)
CL CENTER LINE		SPEAKER SPEAKER
CLG CEILING	INCL INCLUDE	SQ SQUARE
CLR CLEAR	INSUL INSULATION	STD STANDARD
CMU CONCRETE MASONRY UNIT	INT INTERIOR	STDN STANDARD
COL COLUMN	JT JOINT	
CONC CONCRETE		TEL TELEPHONE
CONST CONSTRUCTION	K.B. KNEE BRACE	T&G TONGUE & GROOVE
CONT CONTINUOUS		THK THICKNESS
CORR CORRUGATED	M METER	T.O.S. TOP OF STEEL
CPT CARPETED	MAX MAXIMUM	T.O.W. TOP OF WALL
CS COUNTERSINK	MECH MECHANICAL	TPL TRIPLE
CSMT CASEMENT	MED MEDIUM	TYP TYPICAL
	MFR MANUFACTURER	
DH DOUBLE HUNG	MIN MINIMUM	UBC UNIFORM BUILDING CODE
DIAG DIAGONAL	MISC MISCELLANEOUS	UNO UNLESS NOTED OTHERWISE
DIAM DIAMETER	MM MILLIMETER(S)	
DIM DIMENSION	MTL METAL	VB VAPOR BARRIER
DL DEAD LOAD	MTLS METALS	VERT VERTICAL
DAMP DAMPROOFING		VG VERTICAL GRAIN
DTL DETAIL	NO NUMBER	
DS DOWNSPOUT	NOM NOMINAL	WC WATER CLOSET
DWG DRAWING	NTS NOT TO SCALE	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	SITE PLAN
C10	GRADING PLAN & DRAINAGE PLAN
C1	CONCEPTUAL UTILITY PLAN
C2	CONSTRUCTION MITIGATION PLAN
C3	CONCEPTUAL LANDSCAPE PLAN
L10	MAIN LEVEL FLOOR PLAN
A10	LOWER LEVEL FLOOR PLAN
A11	ELEVATIONS
A20	ELEVATIONS
A21	ROOF PLAN
A60	BUILDING HEIGHT DIAGRAM
A61	EXTERIOR 3D VIEWS - MASSING
A62	LIGHTING CUT SHEETS
A91	MATERIAL BOARD
V10	STEEP SLOPE DIAGRAM
V11	GE ENCR OACHMENT DIAGRAM
V12	HEIGHT VARIANCE DIAGRAMS

PROJECT TEAM:

ARCHITECT: REID SMITH ARCHITECTS 212 S. TRACY AVE. BOZEMAN, MT 59718 P. (406) 587-2597 CONTACT: JACKSON TROUT
CONTRACTOR: GERBER CONSTRUCTION, INC. 238 E. COLORADO AVE., SUITE 3 TELLURIDE, CO 81435 P. (970) 728-5205 CONTACT: DAVE GERBER
STRUCTURAL ENGINEER: T.E.D.
CIVIL ENGINEER: UNCOMPAGNE ENGINEERING P.O. BOX 3945 TELLURIDE, CO 81435 P. (970) 725-2693 CONTACT: DAVID BALLODE
SURVEYOR: SAN JUAN SURVEYING 102 SOCIETY DRIVE TELLURIDE, CO 81435 P. (970) 728-1128
GEOTECHNICAL ENGINEER: WESTERN TECHNOLOGIES 278 SAUNTER DRIVE NO. 2 DURANGO, CO 81303 P. (970) 375-3033 CONTACT: ROGER SOUTHWORTH
LANDSCAPE DESIGNER: SHERRY GROUP INC/TELLURIDE LAND WORKS 315 ADAMS RANCH ROAD P.O. 2A MOUNTAIN VILLAGE, CO 81435 P. (970) 728-5555 CONTACT: MICHELLE SHERRY

**DESIGN REVIEW BOARD
SET 4/26/2017**



ENTRY RENDERING

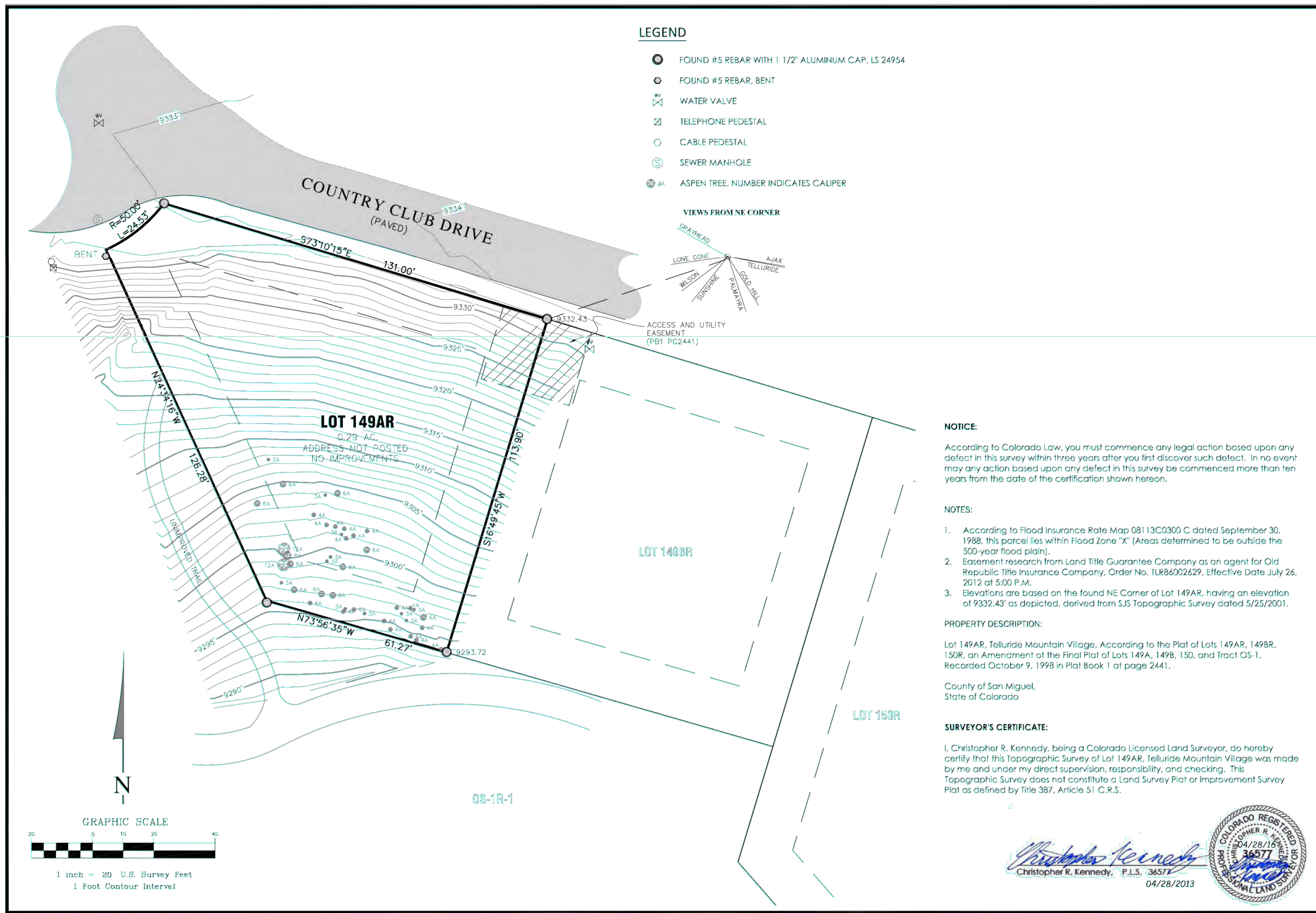


BACK RENDERING

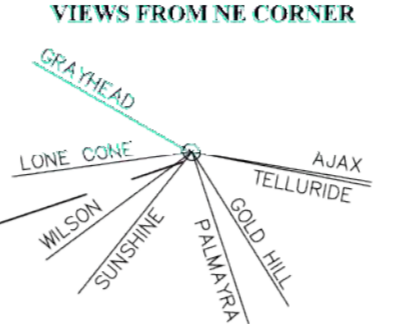


W. 406-587-2597 F. 406-587-8415 212 S. TRACY, BOZEMAN MT 59715
REIDSMITHARCHITECTS.COM

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- LEGEND**
- FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP, LS 24954
 - FOUND #5 REBAR, BENT
 - ⊗ WATER VALVE
 - ⊗ TELEPHONE PEDESTAL
 - CABLE PEDESTAL
 - ⊗ SEWER MANHOLE
 - ⊗ 6A ASPEN TREE, NUMBER INDICATES CALIPER

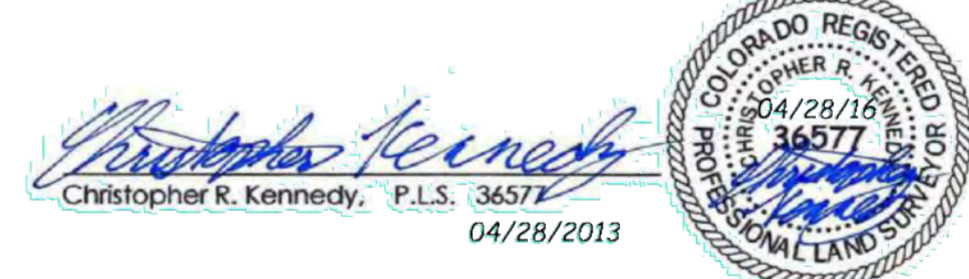


NOTICE:
According to Colorado Law, you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

- NOTES:**
- According to Flood Insurance Rate Map 08113C0300 C dated September 30, 1988, this parcel lies within Flood Zone "X" (Areas determined to be outside the 500-year flood plain).
 - Easement research from Land Title Guarantee Company as an agent for Old Republic Title Insurance Company, Order No. TLR86002629. Effective Date July 26, 2012 at 5:00 P.M.
 - Elevations are based on the found NE Corner of Lot 149AR, having an elevation of 9332.43' as depicted, derived from SJS Topographic Survey dated 5/25/2001.

PROPERTY DESCRIPTION:
Lot 149AR, Telluride Mountain Village, According to the Plat of Lots 149AR, 149BR, 150R, an Amendment to the Final Plat of Lots 149A, 149B, 150, and Tract OS-1, Recorded October 9, 1998 in Plat Book 1 at page 2441.
County of San Miguel,
State of Colorado

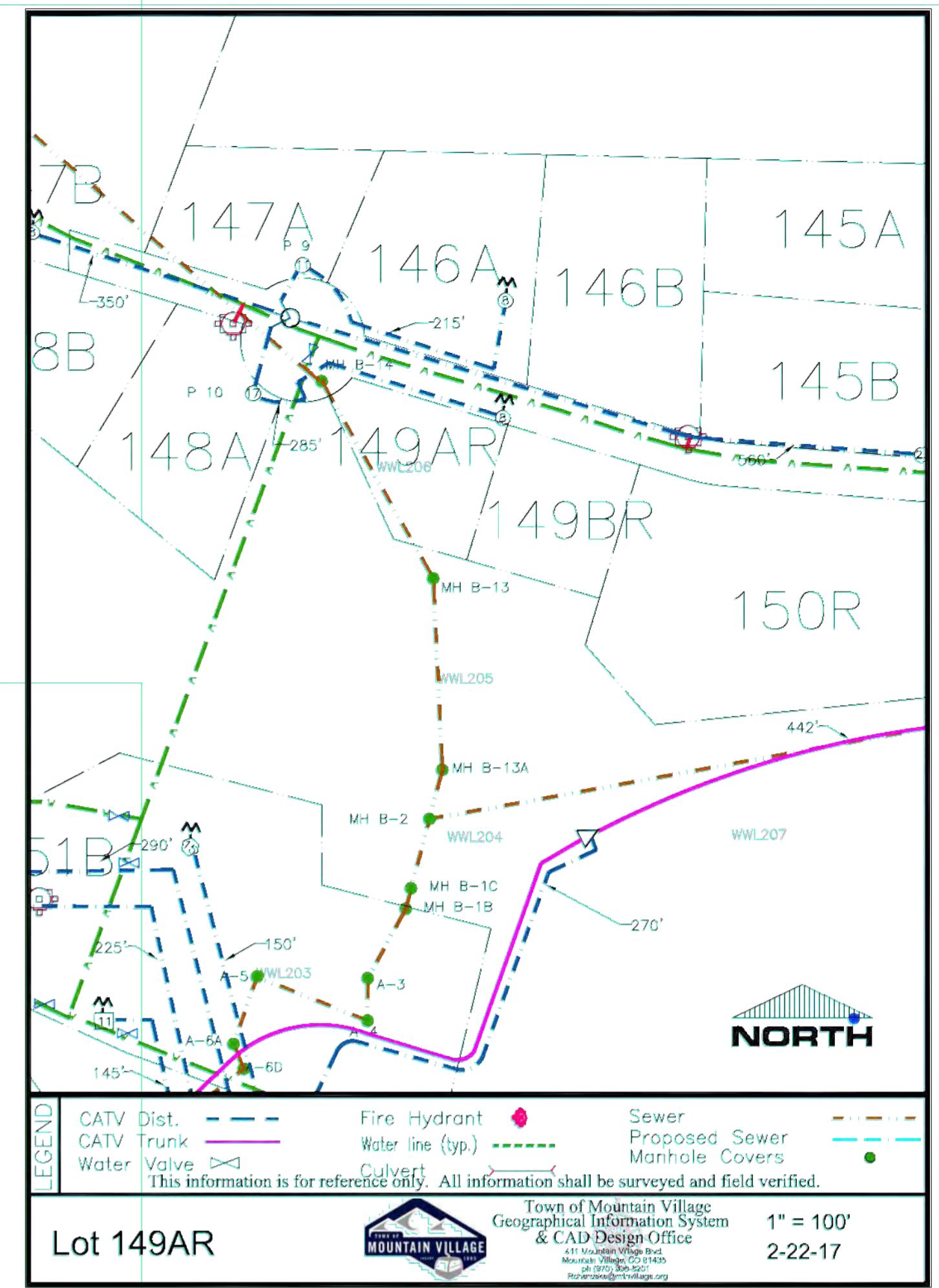
SURVEYOR'S CERTIFICATE:
I, Christopher R. Kennedy, being a Colorado Licensed Land Surveyor, do hereby certify that this Topographic Survey of Lot 149AR, Telluride Mountain Village was made by me and under my direct supervision, responsibility, and checking. This Topographic Survey does not constitute a Land Survey Plat or Improvement Survey Plat as defined by Title 387, Article 51 C.R.S.



**TOPOGRAPHIC SURVEY
LOT 149AR, TELLURIDE MOUNTAIN VILLAGE**

SAN JUAN SURVEYING
SURVEYING * PLANNING
102 SOCIETY DRIVE TELLURIDE, CO. 81435
(970) 728-1128 (970) 728-9201 fax
office@sanjuansurveying.net

DATE:	04/25/2016
JOB:	01044
DRAWN BY:	CRK
CHECKED BY:	SJM
REVISION DATES:	
SHEET:	1 OF 1



REIDSMITH ARCHITECTS
CONTRACTOR: STRUCTURAL ENGINEER:
CONTRACTOR: CONSTRUCTION, INC.
238 E COLORADO AVE., SUITE 3
TELLURIDE, CO 81435
P: (970) 728-5205

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 SW4 OF SEC 84 T48N R9W NMPM SAN MIGUEL COUNTY CO PLAT BK 1 PG 2441 CORN. 0.28 AC

REIDSMITH ARCHITECTS
400 W. SHUTE
ARC 0040884
4/28/2016

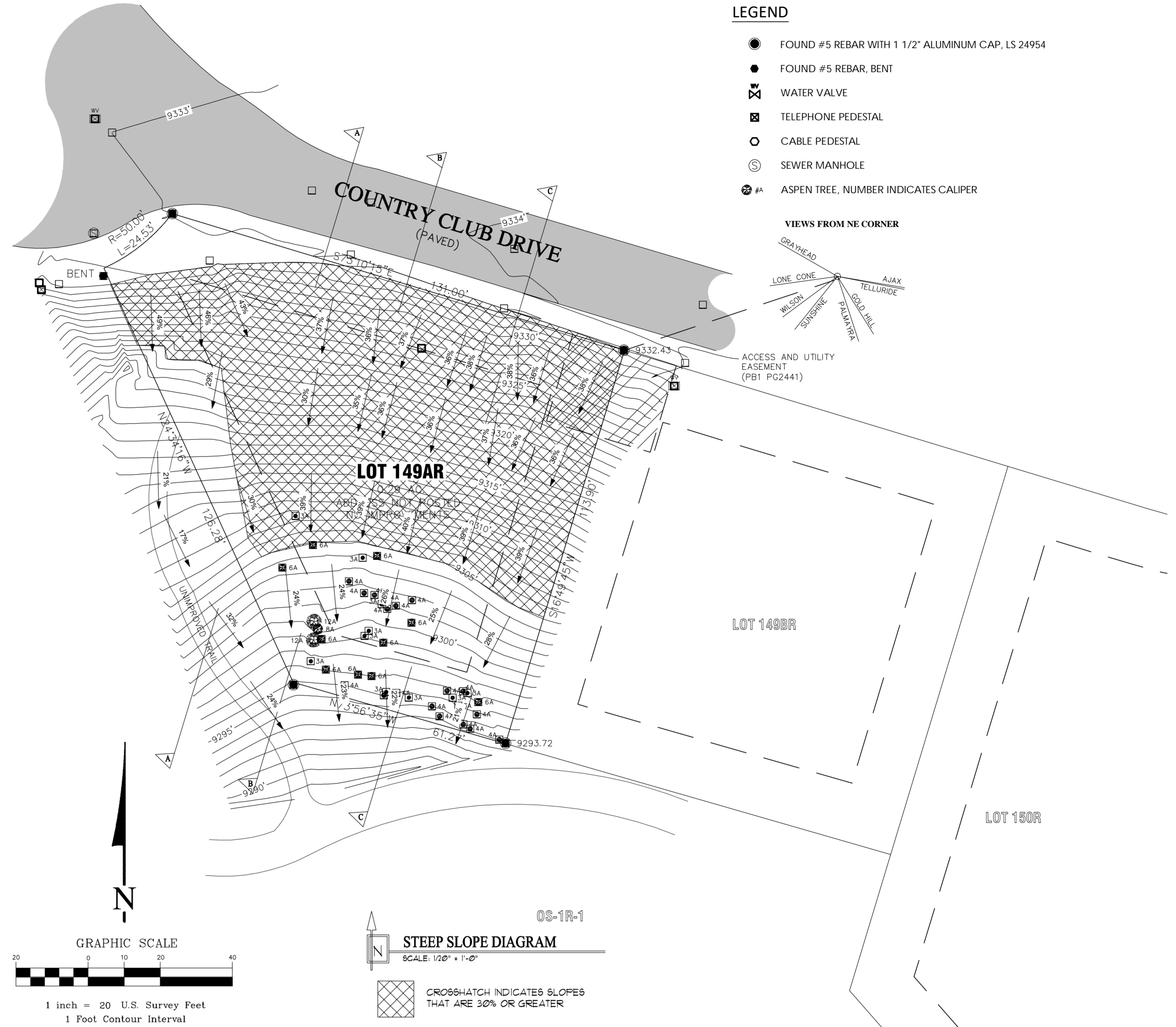
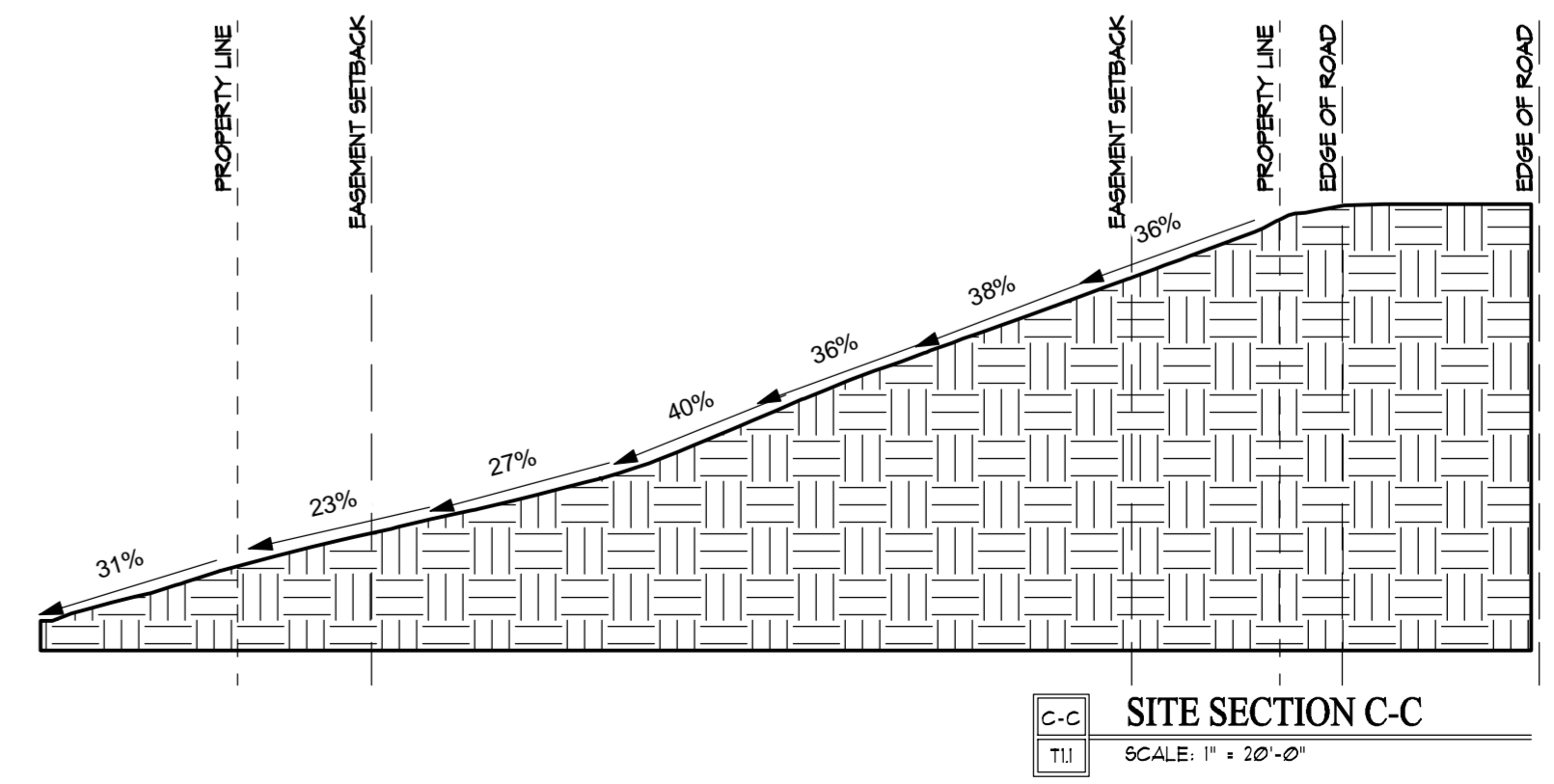
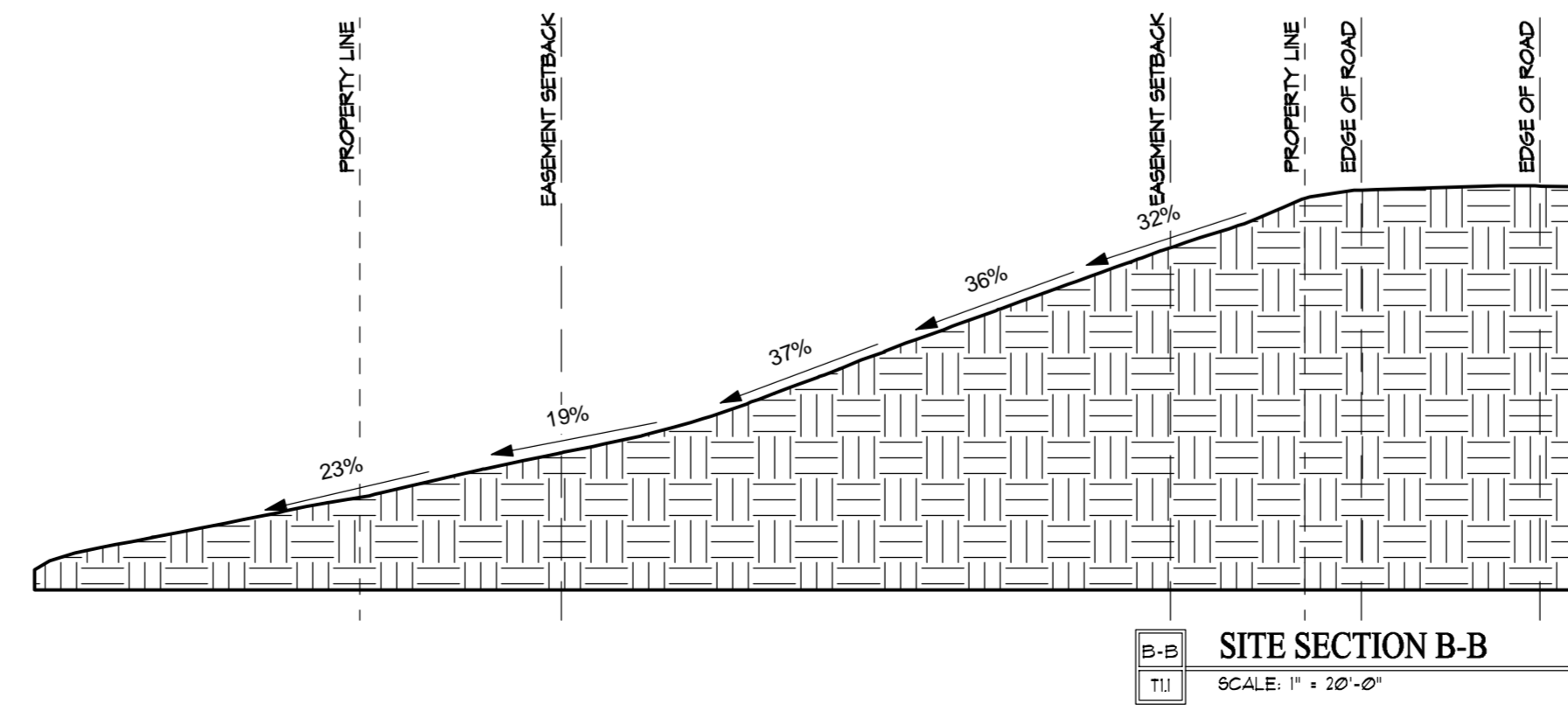
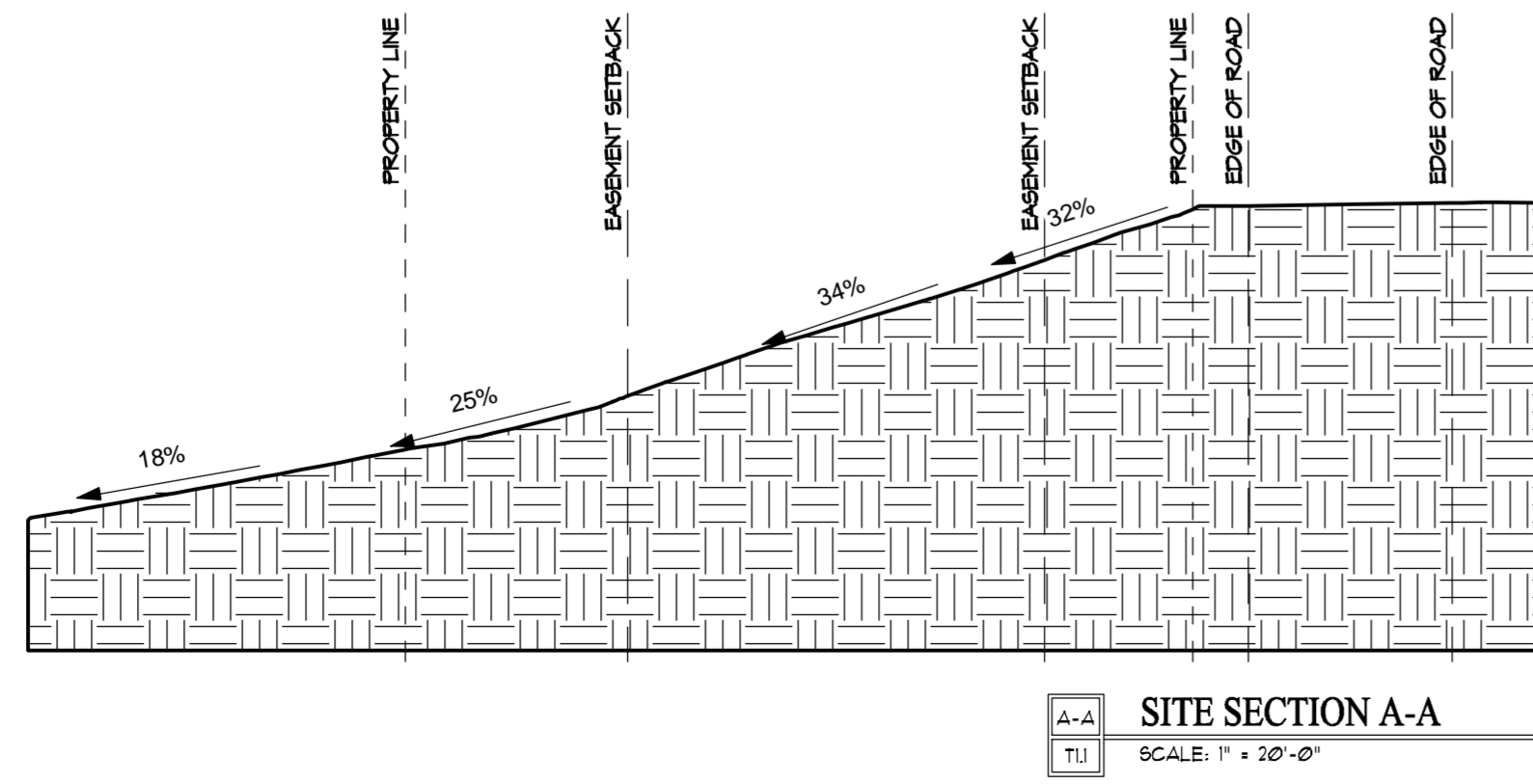


T1.0

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

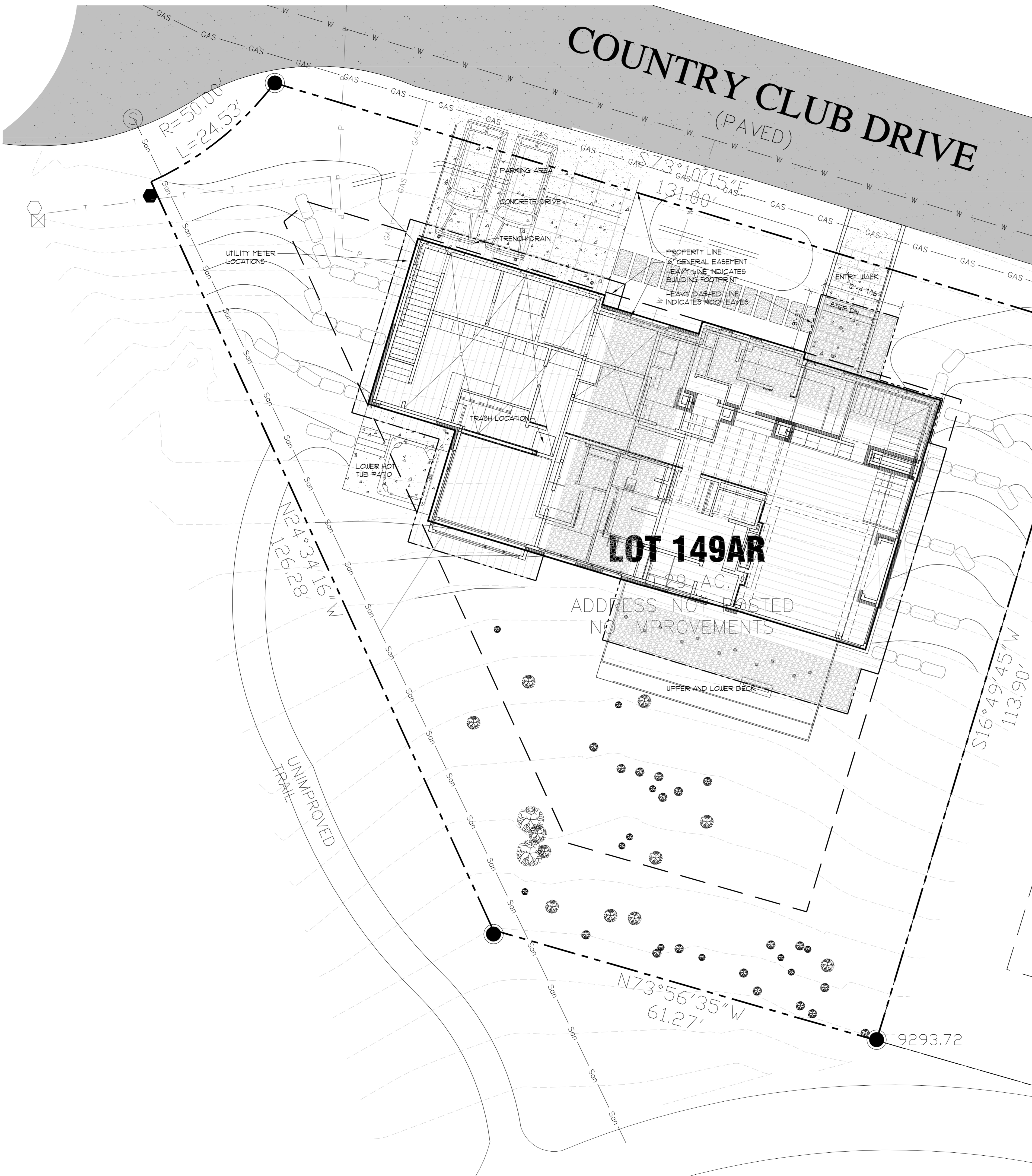
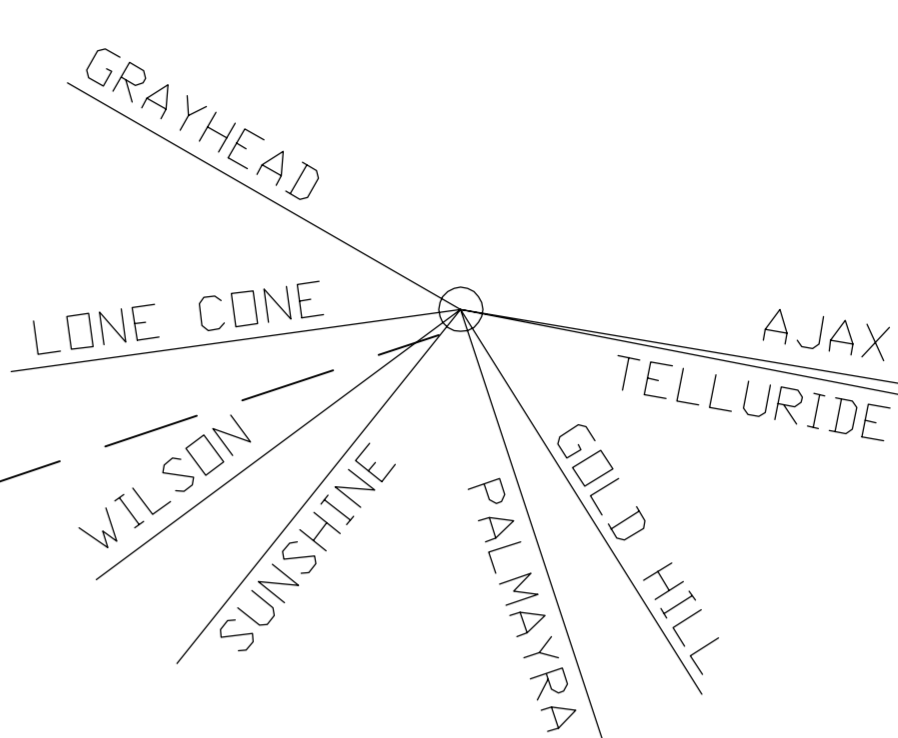
DATE: 3/15/2017
CONCEPTUAL WORKSESSION SET: 4/26/2017
DESIGN REVIEW BOARD SET:

DATE: 04/25/2016
JOB: 01044
DRAWN BY: CRK
CHECKED BY: SJM
REVISION DATES:
SHEET: 1 OF 1



COUNTRY CLUB DRIVE (PAVED)

VIEWS FROM NE CORNER



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

PROJECT SUMMARY			
PROJECT ADDRESS	255 COUNTRY CLUB DR. MOUNTAIN VILLAGE, COLORADO 81435		
LOT NUMBER	149 AR		
LOT SIZE	0.29 ACRES		
ZONING	SINGLE FAMILY		
PROPOSED USE	SINGLE FAMILY		
STANDARDS FROM CDC			
MAXIMUM LOT COVERAGE	REQUIREMENT 40% MAXIMUM	PROPOSED 36%	NOTES 4504 SQ. FT. - BUILDING, WALKS, DECKS / 12461 SQ. FT. - SITE
BUILDING SETBACKS	16' GENERAL EASEMENTS		
NORTH	16'	-9'-3"	ENTRY 4 GARAGE ROOF ENCROACH -SEE VARIANCE REQUEST
SOUTH	16'	25'-5" TO GE	
EAST	16'	0' TO GE	
WEST	16'	-8'-11"	HOT TUB PATIO 4 ROOFS ENCROACH -SEE VARIANCE REQUEST
STEEP SLOPES	30%	N/A	SEE V10
MAXIMUM AVERAGE BUILDING HEIGHT	30' MAXIMUM (30' + 5' FOR GABLE)	25'-6"	COMPLIANT
MAXIMUM BUILDING HEIGHT	35' MAXIMUM (35' + 5' FOR GABLE)	39'-6"	SEE VARIANCE REQUEST
ROOF PITCH	MULTIPLE FORMS THAT EMPHASIZE SLOPED PLANES, VARIED RIDGE LINES AND VERTICAL OFFSETS		
PRIMARY		3/4" x 12" STANDING BEAM METAL	
SECONDARY		FLAT ROOF BALLAST ROOF	
EXTERIOR MATERIALS			
STONE	35%	35%	
WOOD	25% (NO REQUIREMENT)	14%	
WINDOW/DOORS	40% MAXIMUM FOR WINDOWS	35%	
METAL ACCENTS	SPECIFIC APPROVAL	16%	
PARKING	2 ENCLOSED AND 2 SURFACE	2 ENCLOSED AND 2 SURFACE	

REIDSMITH ARCHITECTS
W. 4040 28TH F. 404-861-9415 312 S. TRACY, BOZEMAN MT 59715
REIDSMITHARCHITECTS.COM

CONTRACTOR: GERBER CONSTRUCTION, INC.
- 238 E COLORADO AVE., SUITE 3
- TELLURIDE, CO 81435
- P: (970) 728-5205

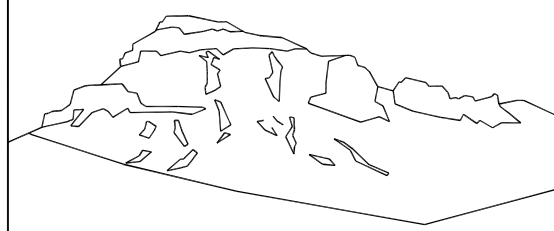
LEGAL DESCRIPTION: LOT 149AR AN AMENDMENT TO THE FINAL PLAT OF LOTS 148A, 148B, 149 AND 149A OF MOUNTAIN VILLAGE LOCATED WITHIN THE SW4 OF SEC 34 T43N R9E NMPM SA, SANGRE DE CRISTO COUNTY CO PLAT BK 1 PG 2441 COR. 0.28AC

APPROVED LICENSED ARCHITECT
COLORADO LICENSED ARCHITECT
ARC-0040884
4/26/2017

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

DATE: 3/15/2017
CONCEPTUAL WORKSESSION SET: 4/26/2017
DESIGN REVIEW BOARD SET:

DRAWING: **C1.0**



Uncompahgre Engineering, LLC

P.O. Box 3945
Telluride, CO 81435
970-729-0683

SUBMISSIONS:

DRB SUBMITTAL 2017-04-25

Barutha Residence
Lot 149 AR
Mtn. Village, CO

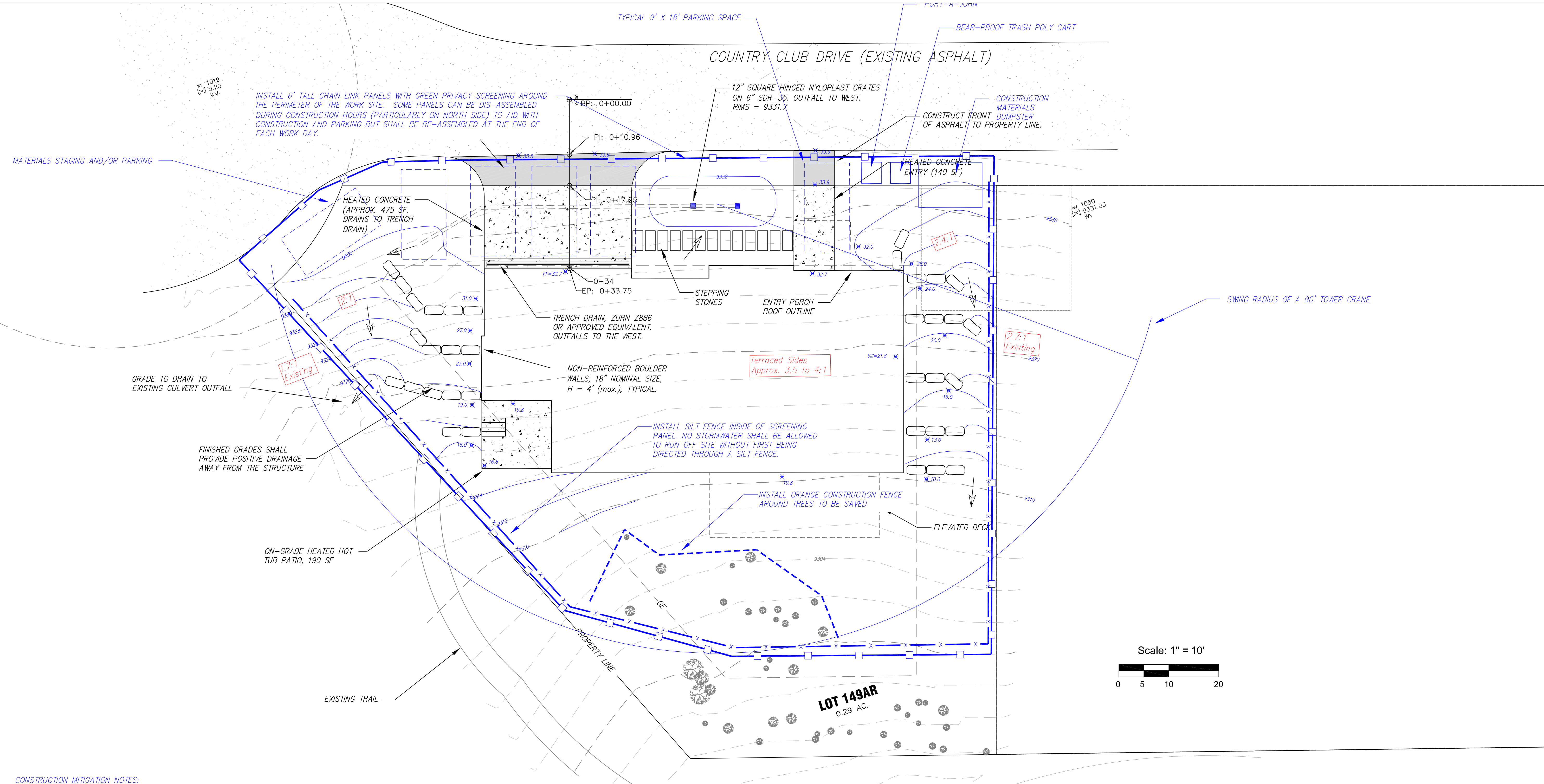
NOT FOR CONSTRUCTION

CONTRACTOR TO REVIEW AND COMPARE ALL CHAPTERS AND INTERDISCIPLINARY DRAWINGS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO ANY FIELD WORK BEING DONE IN ACCORDANCE WITH AIA DOCUMENT A201

Grading and Drainage Plan

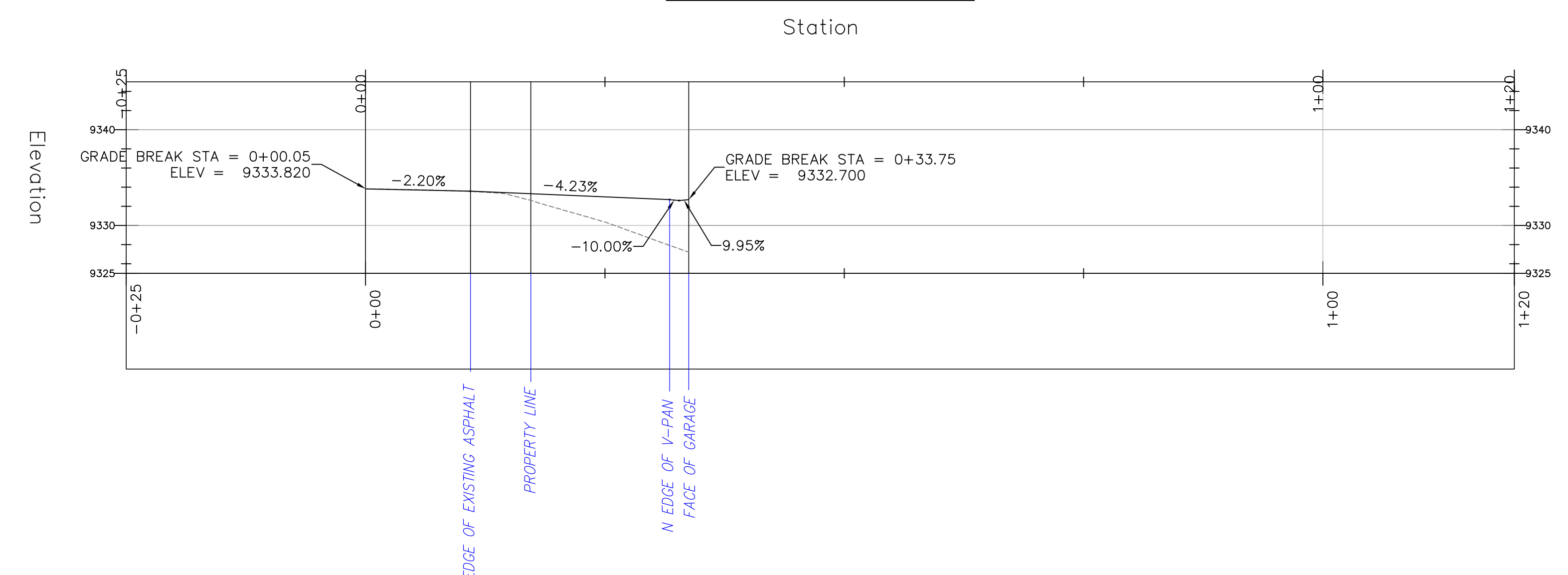
Supplemental Grade Call-Outs

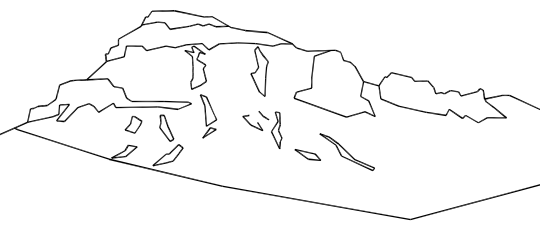
C1



CONSTRUCTION MITIGATION NOTES:

Driveway Profile





Uncompahgre
Engineering, LLC

P.O. Box 3945
Telluride, CO 81435
970-729-0683

SUBMISSIONS:

DRB SUBMITTAL 2017-04-25

Barutha Residence
Lot 149 AR
Mtn. Village, CO

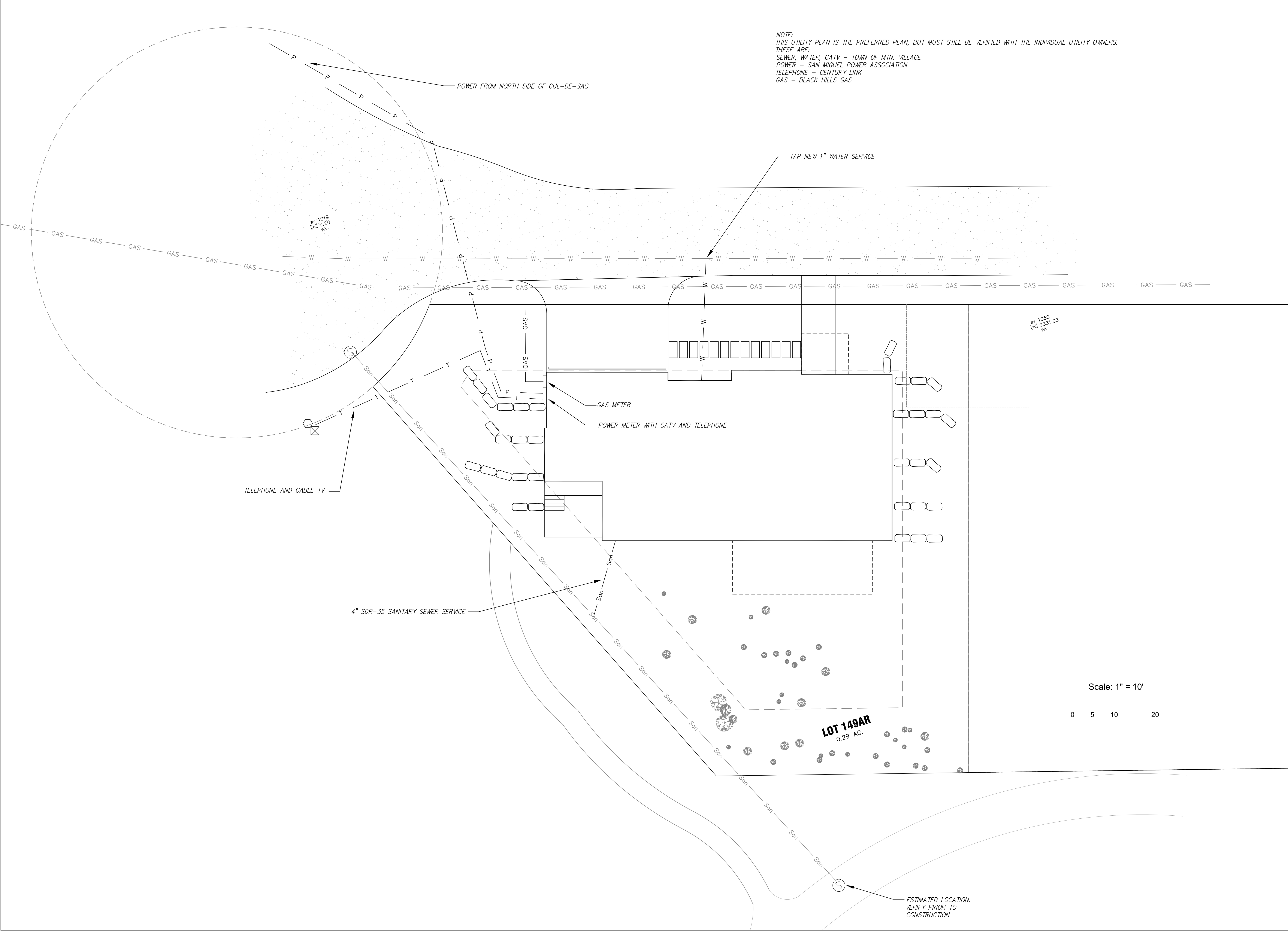
NOT FOR CONSTRUCTION

CONTRACTOR TO REVIEW AND COMPARE ALL
CHAPTERS AND INTERDISCIPLINARY DRAWINGS
AND REPORT ANY DISCREPANCIES TO THE
ARCHITECT PRIOR TO ANY FIELD WORK BEING
DONE IN ACCORDANCE WITH AIA DOCUMENT A201

Conceptual
Utility
Plan

C2

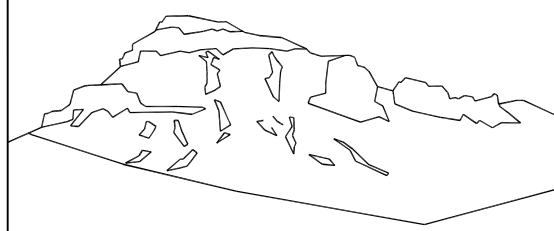
NOTE:
THIS UTILITY PLAN IS THE PREFERRED PLAN, BUT MUST STILL BE VERIFIED WITH THE INDIVIDUAL UTILITY OWNERS.
THESE ARE:
SEWER, WATER, CATV - TOWN OF MTN. VILLAGE
POWER - SAN MIGUEL POWER ASSOCIATION
TELEPHONE - CENTURY LINK
GAS - BLACK HILLS GAS



Scale: 1" = 10'

0 5 10 20

ESTIMATED LOCATION.
VERIFY PRIOR TO
CONSTRUCTION



Uncompahgre
Engineering, LLC

P.O. Box 3945
Telluride, CO 81435
970-729-0683

SUBMISSIONS:

DRB SUBMITTAL 2017-04-25

Barutha Residence
Lot 149 AR
Mtn. Village, CO

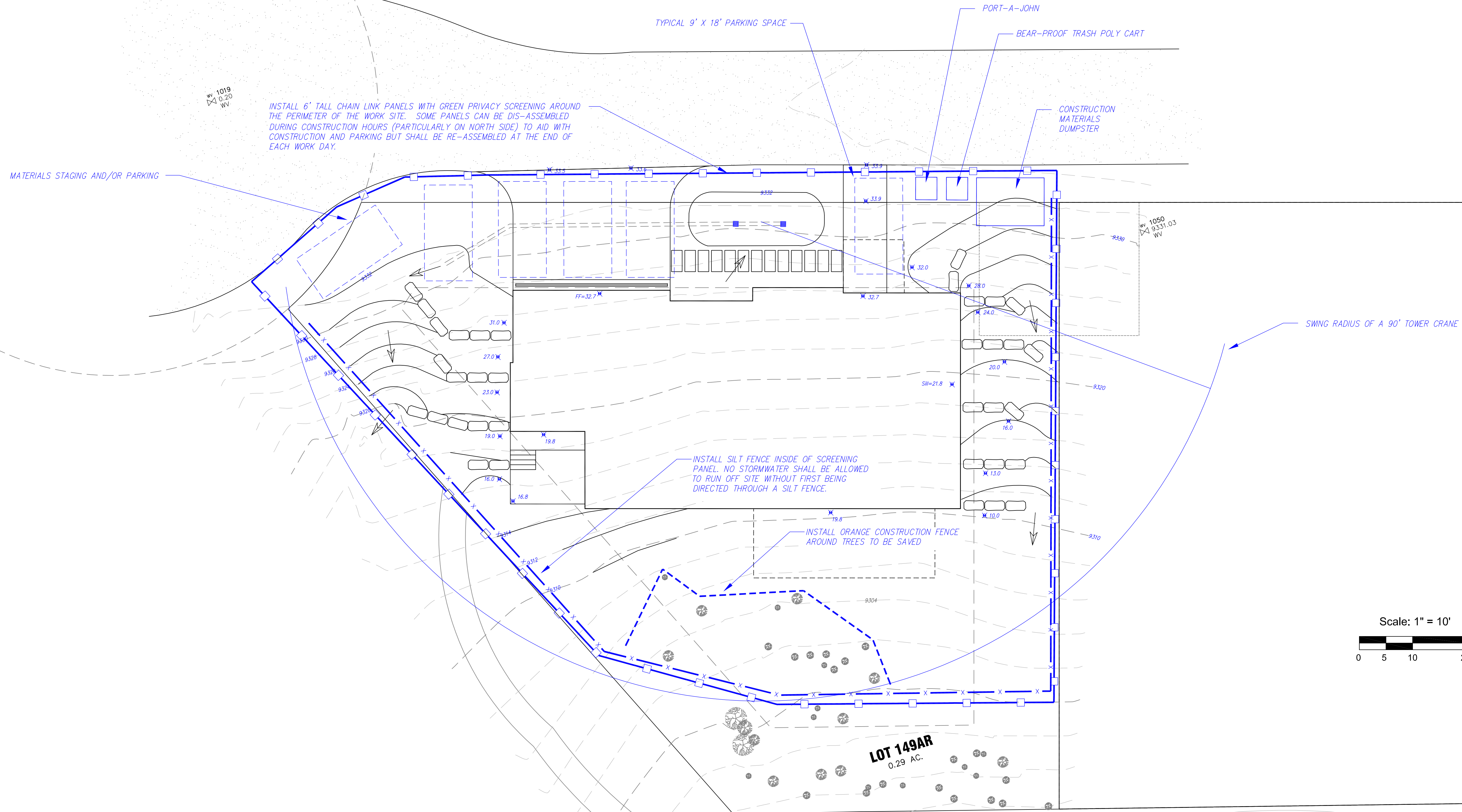
NOT FOR CONSTRUCTION

CONTRACTOR TO REVIEW AND COMPARE ALL CHAPTERS AND INTERDISCIPLINARY DRAWINGS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO ANY FIELD WORK BEING DONE IN ACCORDANCE WITH AIA DOCUMENT A201

Construction
Mitigation
Plan

C3

ROAD CLOSURE NOTES:
A PERMANENT CRANE WITH A 90' REACH IS SHOWN. IT WILL BE SET UP WITHIN THE PROPERTY LINES. THE CONCRETE PUMP TRUCK SHALL BE POSITIONED IN COUNTRY CLUB SO THAT AT LEAST ONE LANE WILL ALWAYS BE OPEN TO THE NORTH OF THE SITE.
IF BOTH LANES HAVE TO BE CLOSED FOR ANY REASON, FLAGGERS SHALL BE POSITIONED ON EITHER SIDE OF THE WORK. UNDER NO CIRCUMSTANCES WILL COUNTRY CLUB BE CLOSED OVERNIGHT.



- CONSTRUCTION MITIGATION NOTES:
THE CONSTRUCTION MITIGATION REQUIREMENTS LISTED IN SECTION 17.7.19 SHALL BE FOLLOWED. THESE REQUIREMENTS INCLUDE, BUT ARE NOT LIMITED TO:
1. CONCRETE, GROUT, AND PAINT MUST HAVE A WASH-OUT AREA AWAY FROM WETLANDS AND STREAMS.
 2. NO PAINT, STAINS, SOLVENTS, OR CHEMICALS MAY BE Poured OR DISPOSED OF ON THE PROPERTY. DISPOSAL OF THOSE ITEMS SHALL FOLLOW HAZARDOUS MATERIALS DISPOSAL PROCEDURES.
 3. TREES TO BE SAVED SHALL BE SEPARATED BY THE CHAIN LINK AS SHOWN.
 4. NO DOGS SHALL BE ALLOWED ON THE CONSTRUCTION SITE.
 5. BEST MANAGEMENT PRACTICES SHALL BE FOLLOWED FOR DUST AND AIRBORNE PARTICLE CONTROL.
 6. BEST MANAGEMENT PRACTICES SHALL BE FOLLOWED TO PREVENT TRACKING OF SOIL, ROCKS, OR OTHER DEBRIS ONTO COUNTRY CLUB DRIVE. THE CONTRACTOR SHALL INSTALL CLEAN GRAVEL IN THE PARKING AREAS AND ADD AS NECESSARY THROUGHOUT THE DURATION OF THE PROJECT. IF DEBRIS IS TRACKED ONTO COUNTRY CLUB, IT MUST BE REMOVED BY THE END OF DAY.

COUNTRY CLUB DRIVE (PAVED)

LOT 149AR

CONCEPTUAL LANDSCAPE PLAN

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

LANDSCAPE LEGEND	
	SHRUB - MIX OF SHRUBS 4" AND 5 GALLON DECIDUOUS SHRUBS INCLUDE MIX OF PRUNUS VIRGINIANA, MELANOCARPA, SAMBUCUS RUBENS, POTENTILLA FRUTICOSA, ALNUS INCANA TENIFOLIA AND ARTEMISIA CANA SITE LOCATED BY DESIGNER
	ASPEN - POPULUS TREMULOIDES- MIX SINGLE/MULTI STEM 2" TO 4"
	COLORADO BLUE SPRUCE - PICEA FUNGENS- MIX 10 FEET TO 16 FEET
	RAISED PLANTER BOX
	SOD
	PERENNIALS - PERENNIAL BEDS PLANTED WITH MIX OF GRASS, HELICTOTRICHON SEMPERVIRENS, GRASS, FESTUCA GLAUCA, DIANTHUS, AQUILEGIA NERIFIDA, MONARDA, AGHILLEA, MILLEROLIM, ACONITUM VAPILLUS, LUPINUS, CERASTIUM TOMENTOSUM, VERONICA FILIFORMIS, GALIUM ODORATUM AND OTHERS DEPENDING ON AVAILABILITY SITE LOCATED BY PROJECT DESIGNER
	LANDSCAPE BOULDER

IRRIGATION NOTES

- ALL IRRIGATION MATERIALS SHALL BE CONTRACTOR'S GRADE RAIN BIRD OR HUNTER PARTS.
- SYSTEM SHALL INCLUDE ELECTRICAL WIRING OF VALVES AND CLOCK.
- SYSTEM SHALL INCLUDE AUTOMATIC CLOCK, DRAIN, SHUT OFF, VALVES, VALVE BOXES, PIPE AND HEADS.
- BACKFLOW PREVENTER AND WATER LINE STUB OUT SHALL BE PROVIDED BY CONTRACTOR AND SHALL INCLUDE TIE INTO ONE INCH COPPER LINE WITH MALE OR FEMALE ADAPTOR AND INTERNAL DRAIN.
- ALL WALKWAYS AND DRIVEWAY SHALL HAVE 4 INCH PVC SLEEVE PROVIDED BY CONTRACTOR.
- GFI EXTERNAL OUTLET OR CLOCK HARD WIRING SHALL BE PROVIDED BY CONTRACTOR.
- ALL REVEGETATION AREAS SHALL BE IRRIGATED WITH IMPACT ROTOR HEADS.
- ALL SMALLER SOD ZONES SHALL BE IRRIGATED WITH POP UP HEADS.
- ALL LARGER SOD ZONES SHALL BE IRRIGATED WITH IMPACT ROTOR HEADS.
- ALL PERENNIAL BEDS SHALL HAVE POP UP OR POP UP MISTER HEADS.
- ALL TREES SHALL HAVE 2 STAKED DRIP SET UPS AND BE ON A DRIP ZONE.
- SYSTEM SHALL HAVE AN OVERRIDING MASTER VALVE.
- SYSTEM SHALL INCLUDE INSTALLATION OF A RAIN SENSOR AND/OR SMART IRRIGATION CONTROL BOX WITH WEATHER ADJUSTMENT CAPABILITY.

IRRIGATION SYSTEM REQUIREMENTS

- A BACKFLOW PREVENTER BY A COLORADO LICENSED PLUMBER THAT IS INSTALLED AFTER RECEIVING A PLUMBING PERMIT FROM THE TOWN.
- INTERIOR AND EXTERIOR DRAIN VALVES AND AN INTERIOR DRAIN.
- HEAD TO HEAD OR DOUBLE COVERAGE.
- A FLOW CONTROL DEVICE TO PREVENT WATER LOSS IN THE EVENT OF A BREAK IN THE IRRIGATION SYSTEM.
- SELF SEALING HEADS TO REDUCE RUN OUT AFTER ZONE SHUTS DOWN.
- LOW ANGLE SPRAY HEADS TO REDUCE WIND EFFECT AND MISTING ON AREA OF TURF AND LOW GROWING VEGETATION.

REVEGETATION NOTES

- ALL REVEGETATION SHALL BE IN COMPLIANCE WITH THE TOWN OF MOUNTAIN VILLAGE DESIGN REGULATIONS.
- SUBSOIL SURFACE SHALL BE TILLED TO A DEPTH OF 4 TO 6 INCHES ON ALL NON FILL AREAS.
- TOPSOIL SHALL BE SPREAD TO A MINIMUM DEPTH OF 4 TO 6 INCHES OVER ALL REVEGETATION AREAS.
- REVEGETATION SHALL BE DONE WITH SCREENED TOPSOIL AND MIXED WITH SITE TOPSOIL TO PREVENT CREATION OF HARDPAN LAYERS.
- ALL SEED SHALL BE SPREAD AT A RATIO THAT MEETS OR EXCEEDS THE POUND PER SQUARE FOOT RATIO AS STATED BY THE MANUFACTURER'S LABEL.
- ALL SEED SHALL BE RAKED IN IMMEDIATELY AFTER TOPSOIL PREPARATION TO REDUCE NOXIOUS WEED DEVELOPMENT AND EROSION.
- ALL REVEGETATION AREAS SHALL BE MULCHED WITH BACK TO EARTH ORGANIC MULCH AND NOT STRAW OR HAY TO PREVENT SEEDING OF HAY.
- BACK TO EARTH ORGANIC MULCH SHALL BE APPLIED IMMEDIATELY AFTER SEEDING TO A DEPTH ADEQUATE FOR TOPDRESSING.
- SLOPES WITH GREATER THAN A 3:1 RATIO SHALL HAVE EROSION CONTROL NET IF BROADCAST SEEDING CANNOT BE QUICKLY ESTABLISHED.
- ALL REVEGETATION SEEDING NEAR BUILDING AND DRIVEWAYS SHALL BE SEEDING WITH LOW GROW GRASS SEED.
- ALL DISTURBED AREAS AWAY FROM BUILDINGS, EASEMENTS AND ANY OTHER AREAS DISTURBED BY CONSTRUCTION SHALL BE SEEDING WITH MOUNTAIN MIX NATIVE GRASS SEED.

SEED MIXTURE NOTES

NATIVE GRASS MIX (GENERAL REVEGETATION AREAS)	
WESTERN YARROW	5%
TALL FESCUE	10%
ARIZONA FESCUE	5%
HARD FESCUE	5%
CREeping RED FESCUE	10%
ALPINE BLUEGRASS	15%
CANADA BLUEGRASS	10%
PERENNIAL RYEGRASS	15%
SLENDER WHEATGRASS	10%
MOUNTAIN BROME	15%

LOW GROW GRASS MIX (AREAS CLOSEST TO BUILDINGS AND DRIVEWAY)	
CREsted WHEATGRASS	30%
BLUE FESCUE	20%
DWARF PERENNIAL RYEGRASS	25%
CANADA BLUEGRASS	15%
CHEWINGS FESCUE	10%

GENERAL SITE WORK TREE AND PLANTING NOTES

- ANY EXISTING TREES MARKED ON PLAN FOR PRESERVATION SHALL BE FENCED WITH TREE PROTECTION.
- ALL TREES AND SHRUBS SHALL BE FIELD LOCATED BY PROJECT DESIGNER.
- ALL NEWLY PLANTED AND IRRIGATED TREES AND SHRUBS SHALL BE GUARANTEED FOR TWO GROWING SEASONS PROVIDED TELLURIDE LAND WORKS IS PROVIDING SUMMER MAINTENANCE SERVICES.
- ALL LARGE DECIDUOUS TREES SHALL BE GUYED AND STAKED FOR ONE GROWING SEASON.
- ALL TREES AND SHRUBS SHALL BE BACKFILLED WITH A SCREENED TOPSOIL/ORGANIC SOIL AMENDMENT MIXTURE AT A RATIO OF 2:1.
- PERENNIAL BEDS SHALL BE TILLED TO AN 8 INCH DEPTH AND AMENDED WITH SCREENED TOPSOIL AND ORGANIC SOIL AMENDMENT.
- PERENNIALS PLANTED AT A SQUARE FOOT RATIO OF 25:1 WITH 6 ONE GALLON CONTAINERS EQUAL TO 1 FLAT PERENNIAL FLOWER.
- ALL PERENNIAL AND SHRUBS PLANTINGS SHALL BE FIELD LOCATED BY PROJECT DESIGNER.
- ALL PERENNIAL BEDS SHALL BE MULCHED WITH BACK TO EARTH ORGANIC MULCH TO A MINIMUM DEPTH OF 2 INCHES.
- SITE SHALL HAVE ADEQUATE DRAINAGE TO PREVENT STANDING WATER AND PROTECT NATURAL WATERSHED AREAS.
- TOPSOIL FROM SITE IN SECTIONS NOT CONTAINING NOXIOUS WEED SEEDS SHALL BE MOVED DURING CONSTRUCTION, STOCKPILED ON SITE AND REDISTRIBUTED WITH FINAL GRADE WHERE POSSIBLE.
- ALL PLANT MATERIAL SHALL BE NON-NOXIOUS AS SPECIFIED WITHIN SAN MIGUEL COUNTY.
- ALL DEBRIS FROM SITE WORK AND LANDSCAPING SHALL BE REMOVED FROM SITE UPON PROJECT COMPLETION.

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 RED SMITH ARCHITECTS
REIDSMITH
 ARCHITECTS
 400 WEST 2ND F. 800-561-9415 215 TRACY, BOZEMAN MT 09715
 REIDSMITHARCHITECTS.COM

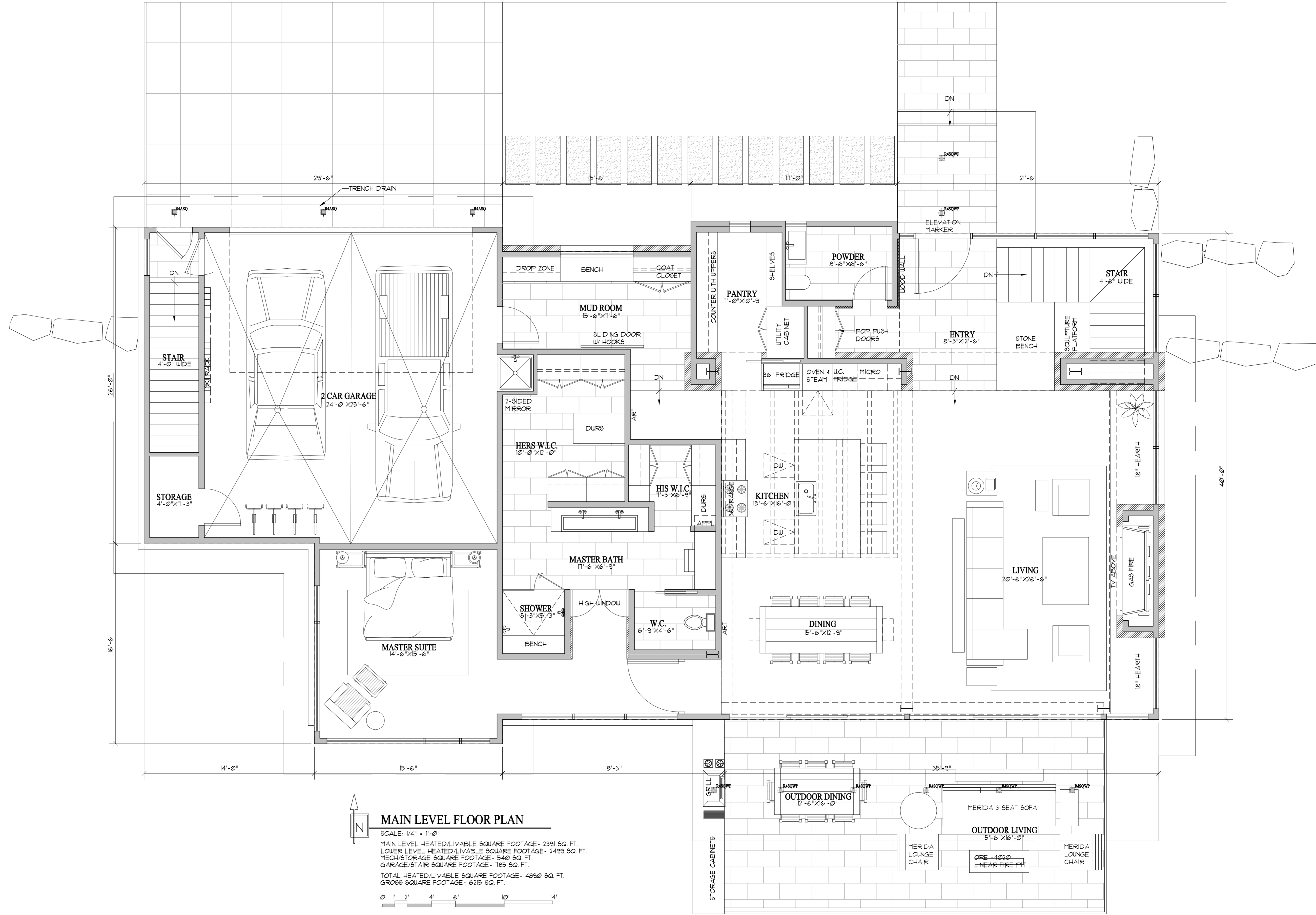
STRUCTURAL ENGINEER:
 GERBER CONSTRUCTION, INC.
 238 E COLORADO AVE., SUITE 3
 TELLURIDE, CO 81435
 P: (970) 728-5205

LEGAL DESCRIPTION:
 LOT 149AR AN AMENDMENT TO THE
 FINAL PLAT OF LOTS 148A, 148B, 149A AND
 149B, TOWN OF MOUNTAIN VILLAGE, LOCATED
 WITHIN THE SW 1/4 SEC 84 T48N R07E
 NMPM SAN MIGUEL COUNTY PLAT BK
 1 PG 8441 CORR. 8-28-86

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

DATE: 3/15/2017
 CONCEPTUAL WORKSESSION SET: 4/26/2017
 DESIGN REVIEW BOARD SET:

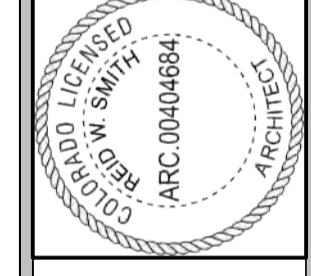
L1.0



MAIN LEVEL FLOOR PLAN
 SCALE: 1/4" = 1'-0"
 MAIN LEVEL HEATED/LIVABLE SQUARE FOOTAGE - 2391 SQ. FT.
 LOWER LEVEL HEATED/LIVABLE SQUARE FOOTAGE - 2499 SQ. FT.
 MECH/STORAGE SQUARE FOOTAGE - 540 SQ. FT.
 GARAGE/STAIR SQUARE FOOTAGE - 185 SQ. FT.
 TOTAL HEATED/LIVABLE SQUARE FOOTAGE - 4890 SQ. FT.
 GROSS SQUARE FOOTAGE - 625 SQ. FT.

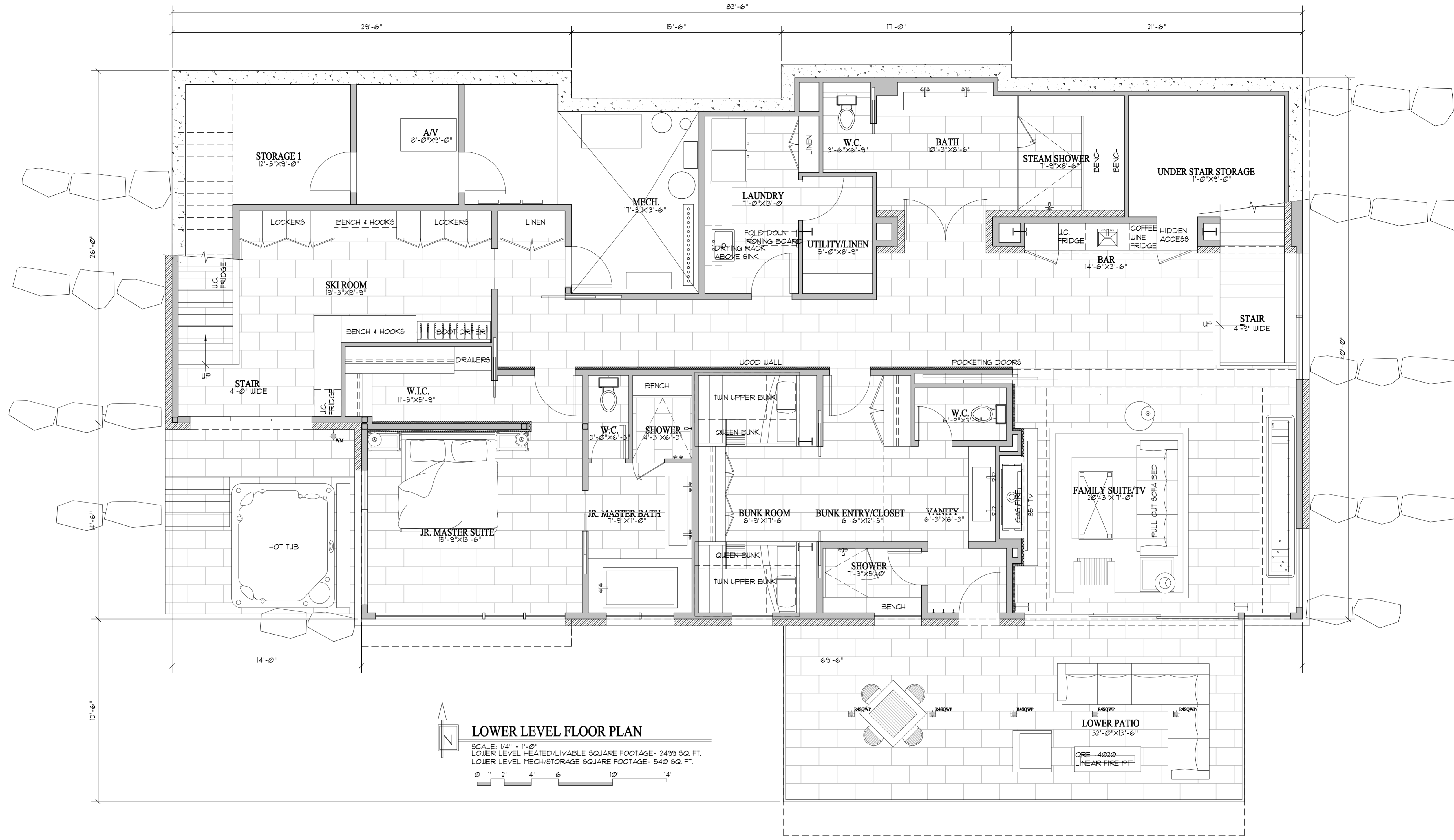
CONTRACTOR: GERBER CONSTRUCTION, INC.
 238 E COLORADO AVE., SUITE 3
 TELLURIDE, CO 81435
 P: (970) 728-5205

LEGAL DESCRIPTION:
 LOT 149A AN AMENDMENT TO THE
 FINAL PLAT OF LOTS 148A, 149A, 150 AND
 151 OF MOUNTAIN VILLAGE LOCATED
 WITHIN THE SW4 OF SEC 34 T48N R9E
 NMPM SA, SAGUO COUNTY CO PLAT BK
 1 PG 2441 CONT 0-2826



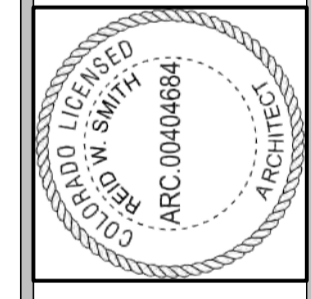
A RESIDENCE FOR:
**GEORGE & CYNTHIA
 BARUTHA**
 255 COUNTRY CLUB DR. MOUNTAIN
 VILLAGE, COLORADO 81435

DRAWING DATE: 3/15/2017
 CONCEPTUAL WORK/SESSION SET: 4/26/2017
 DESIGN REVIEW BOARD SET:



CONTRACTOR: GERBER CONSTRUCTION, INC.
 -238 E COLORADO AVE., SUITE 3
 -TELLURIDE, CO 81435
 P: (970) 728-5205

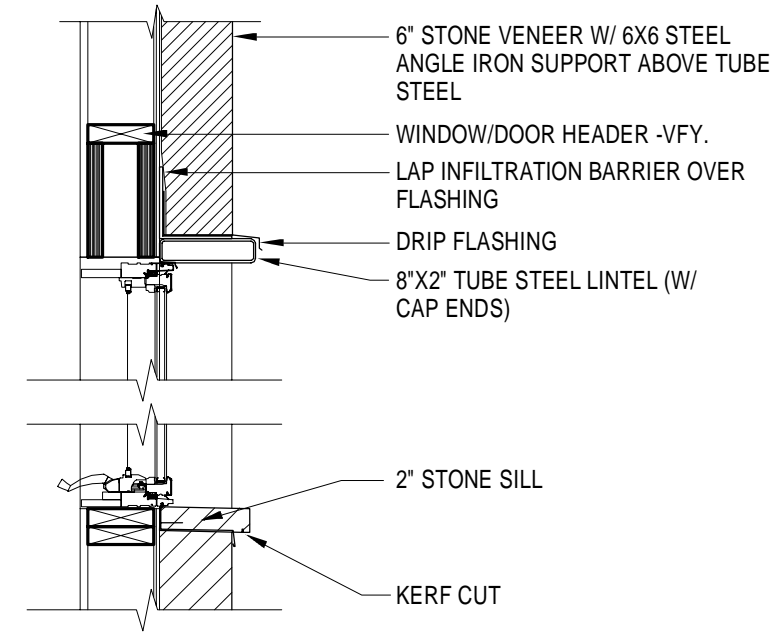
LEGAL DESCRIPTION:
 LOT 149A AN AMENDMENT TO THE
 FINAL PLAT OF LOTS 148A, 148B, 149A AND
 149B OF MOUNTAIN VILLAGE LOCATED
 WITHIN THE SW 1/4 SEC 34 T43N R9W
 NMPM SA, SAGUACHE COUNTY CO PLAT BK
 1 PG 8441 COR. 0.28AC



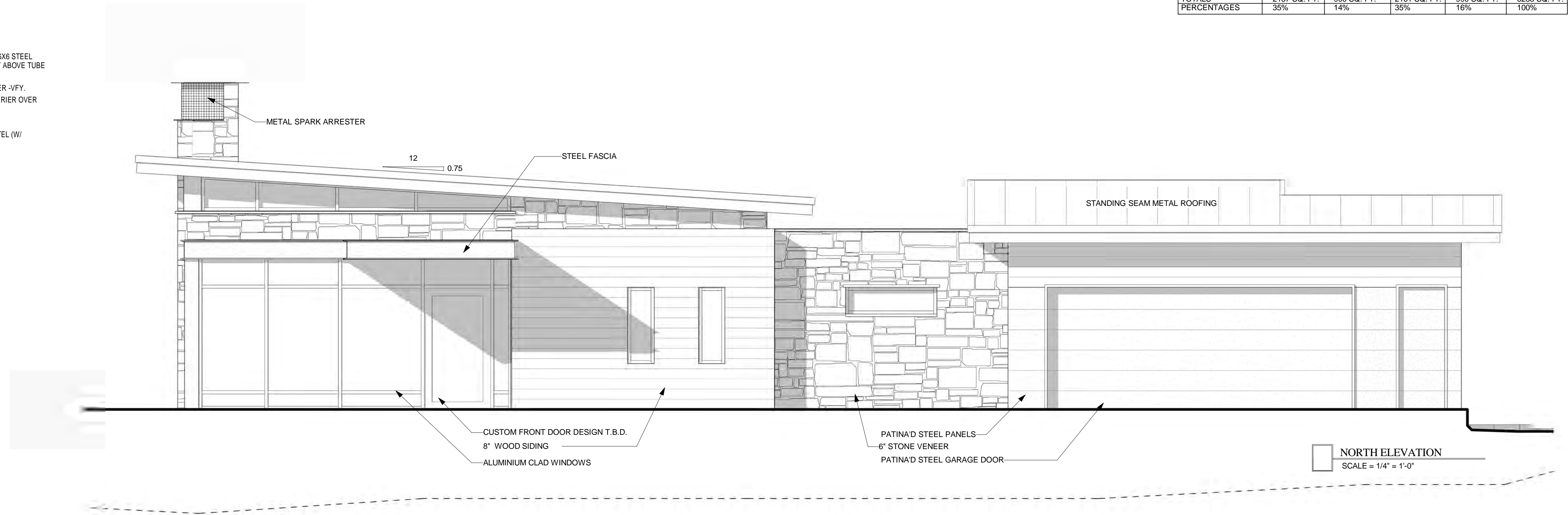
A RESIDENCE FOR:
**GEORGE & CYNTHIA
 BARUTHA**
 255 COUNTRY CLUB DR, MOUNTAIN
 VILLAGE, COLORADO 81435

DATE: 3/15/2017
 CONCEPTUAL WORKSESSION SET: 4/26/2017
 DESIGN REVIEW BOARD SET:

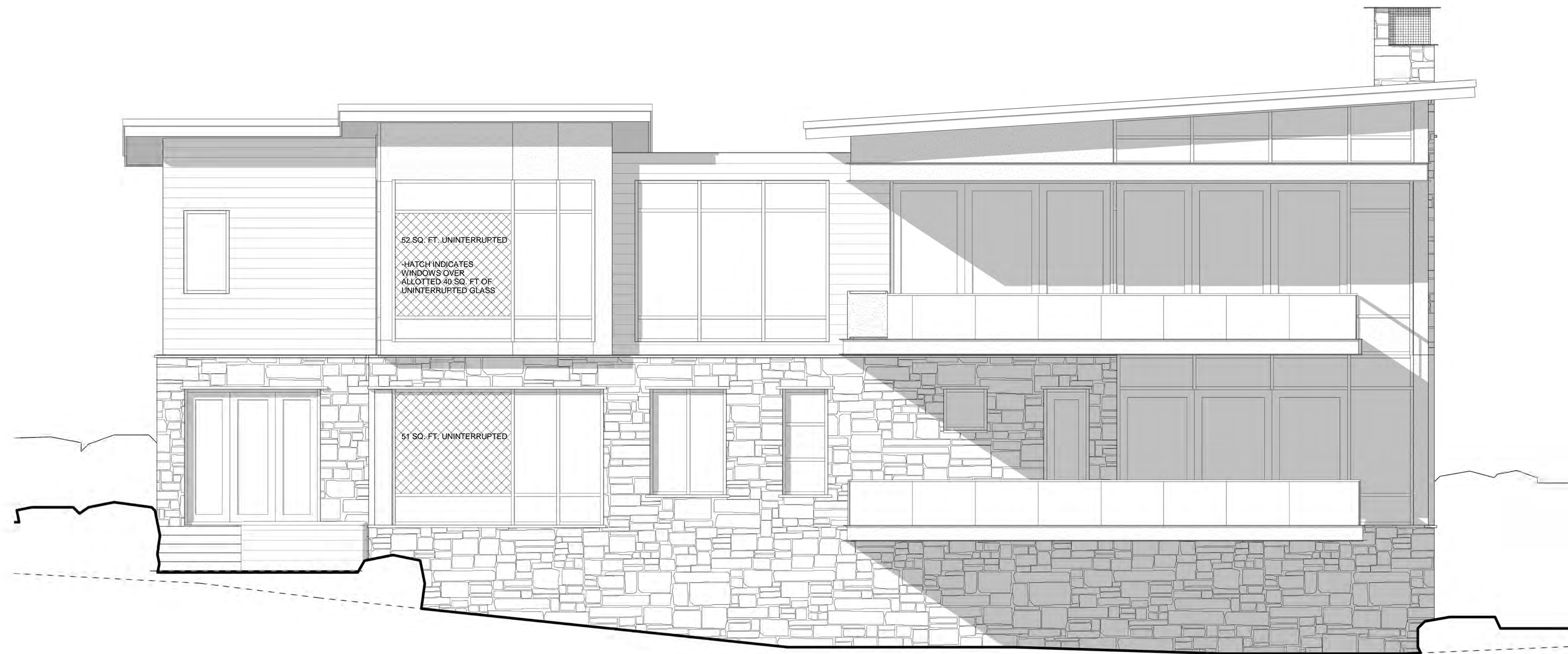
EXTERIOR MATERIAL CALCULATIONS					
	STONE	WOOD SIDING	GLAZING	METAL	TOTAL
NORTH ELEVATION	273 SQ. FT.	269 SQ. FT.	263 SQ. FT.	277 SQ. FT.	1082 SQ. FT.
EAST ELEVATION	601 SQ. FT.	19 SQ. FT.	426 SQ. FT.	215 SQ. FT.	1261 SQ. FT.
SOUTH ELEVATION	1030 SQ. FT.	262 SQ. FT.	1237 SQ. FT.	307 SQ. FT.	2836 SQ. FT.
WEST ELEVATION	283 SQ. FT.	350 SQ. FT.	235 SQ. FT.	191 SQ. FT.	1059 SQ. FT.
TOTALS	2187 SQ. FT.	900 SQ. FT.	2161 SQ. FT.	990 SQ. FT.	6238 SQ. FT.
PERCENTAGES	35%	14%	35%	16%	100%



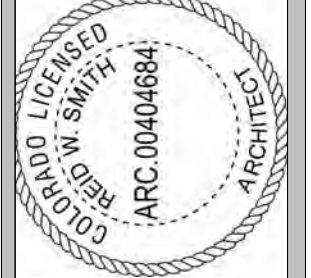
LINTEL & SILL @ STONE VENEER
SCALE = 3/4" = 1'-0"

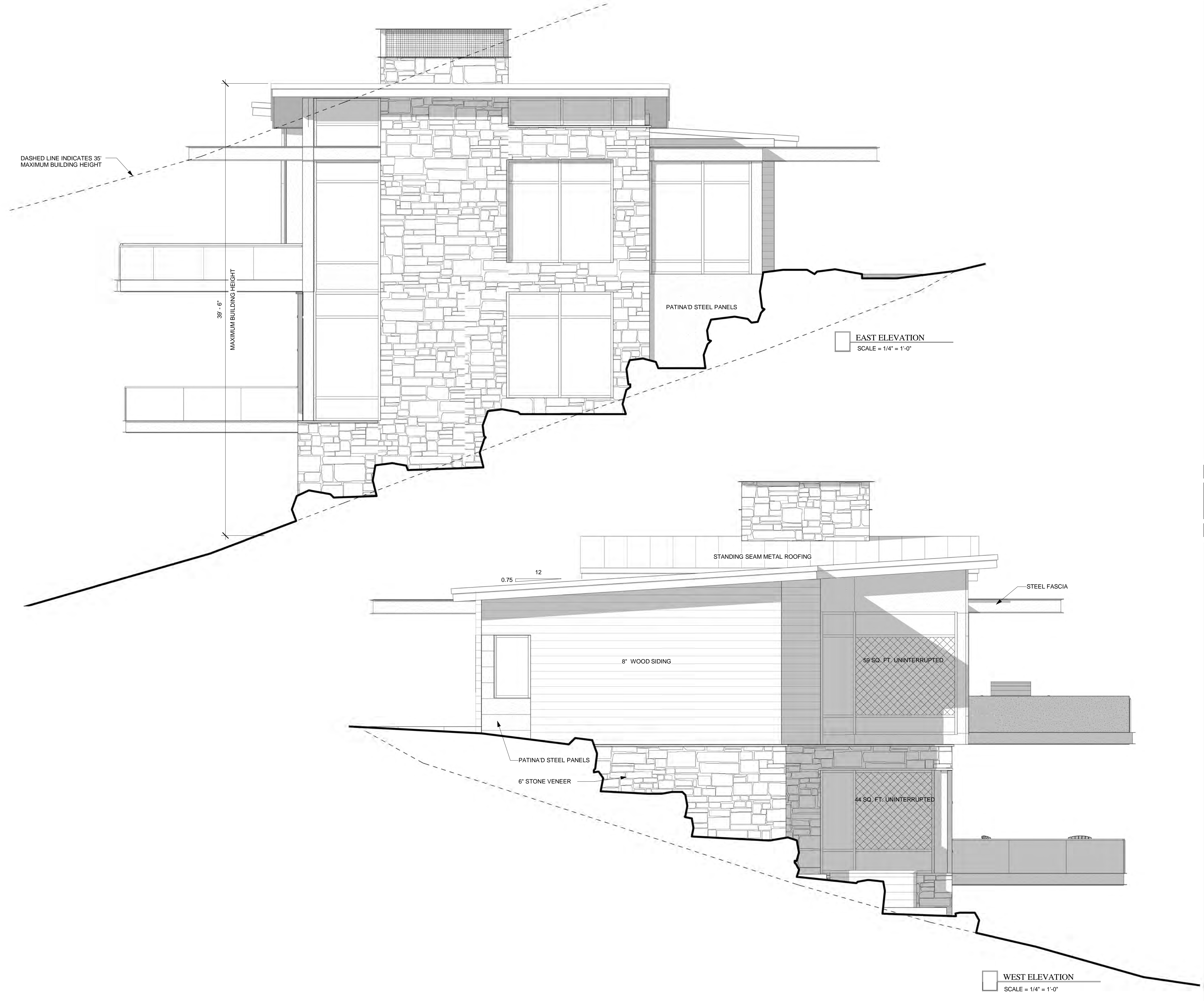


NORTH ELEVATION
SCALE = 1/4" = 1'-0"



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





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

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

DASHED LINE INDICATES 35'
MAXIMUM BUILDING HEIGHT

39' - 6"
MAXIMUM BUILDING HEIGHT

PATINA STEEL PANELS

STANDING SEAM METAL ROOFING

STEEL FASCIA

8" WOOD SIDING

59 SQ. FT. UNINTERRUPTED

PATINA STEEL PANELS

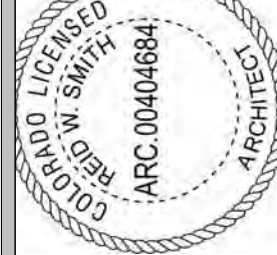
6" STONE VENEER

44 SQ. FT. UNINTERRUPTED

STRUCTURAL ENGINEER:

CONTRACTOR:
GERBER CONSTRUCTION, INC.
238 E COLORADO AVE., SUITE 3
TELLURIDE, CO 81435
P: (970) 728-5205

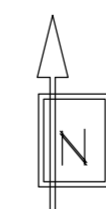
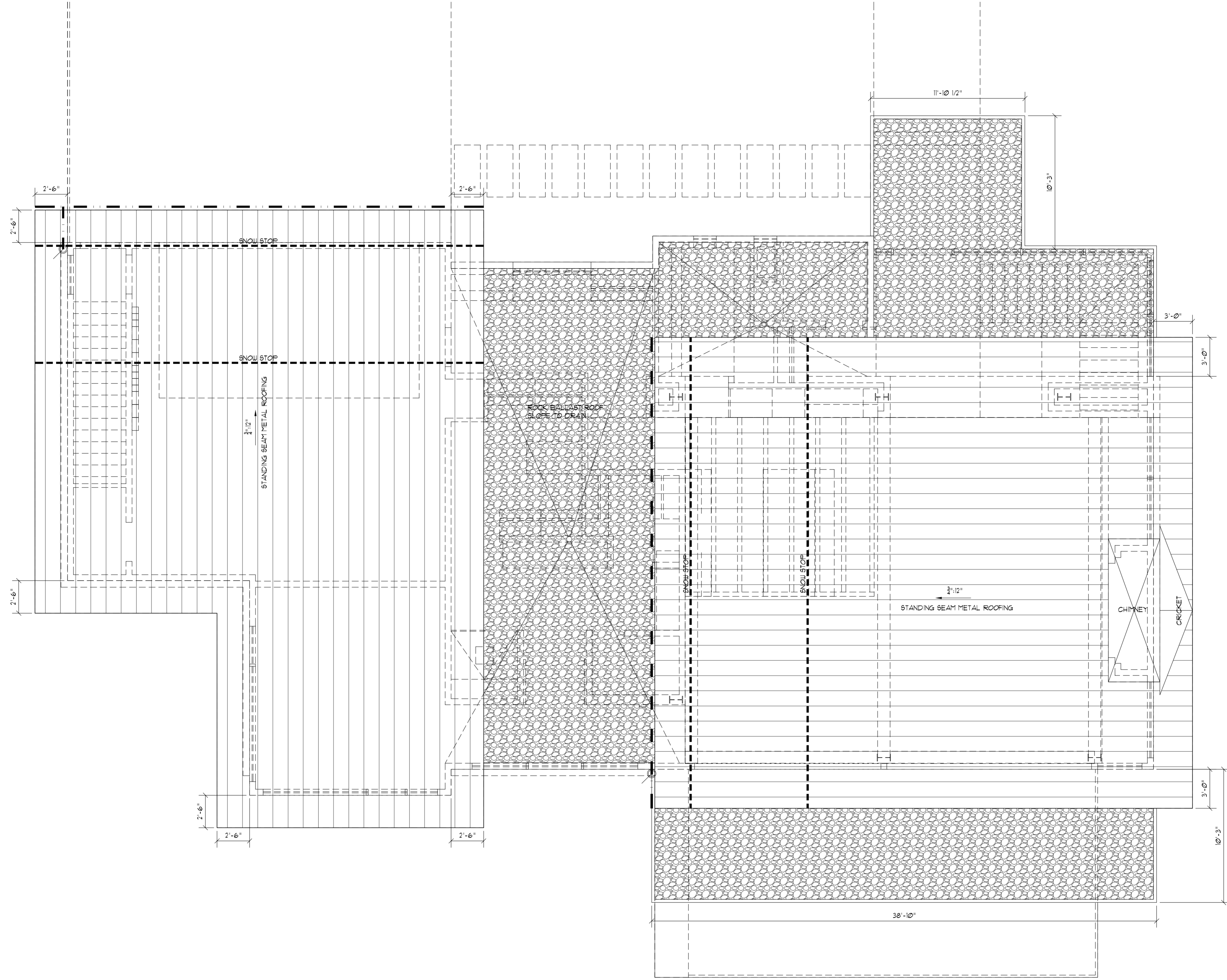
LEGAL DESCRIPTION
LOT 149A AN AMENDMENT TO THE FINAL PLAT OF
LOTS 149A 149B 150 AND OSI LYING WITHIN THE
INCORPORATED TOWN OF MOUNTAIN VILLAGE
LOCATED WITHIN THE SW4 OF SEC. 34 T43N R9W
NMPM SAN MIGUEL COUNTY CO PLAT BK 1 PG 244 |
CONT. 0.29AC



A RESIDENCE FOR:
**GEORGE & CYNTHIA
BARUTHA**
MOUNTAIN VILLAGE, COLORADO 81435

DRAWING
CONCEPTUAL WORK/REVISION SET
DESIGN REVIEW BOARD SET
DATE
3/15/2017
4/26/2017

A2.1



ROOF PLAN

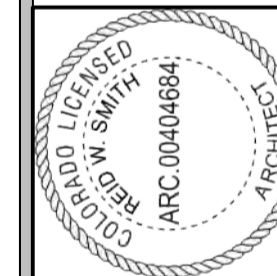
SCALE: 1/4" = 1'-0"

- STEEL SNOW STOPS
- - - GUTTER
- DOWNSPOUT

NOTE: ALL GUTTERS AND DOWNSPOUTS TO HAVE HEAT TAPE, ROUGH-IN LOCATIONS NEARBY

STRUCTURAL ENGINEER:
 CONTRACTOR:
 GERBER CONSTRUCTION, INC.
 238 E COLORADO AVE., SUITE 3
 TELLURIDE, CO 81435
 P: (970) 728-5205

LEGAL DESCRIPTION:
 LOT 149A AN AMENDMENT TO THE
 FINAL PLAT OF LOTS 148A, 149A, 149B, 149C AND
 149D OF MOUNTAIN VILLAGE LOCATED
 WITHIN THE SW4 OF SEC 34 T43N R9E
 NMPM SAN JUAN COUNTY CO PLAT BK
 1 PG 2491 COR 1 0-28C

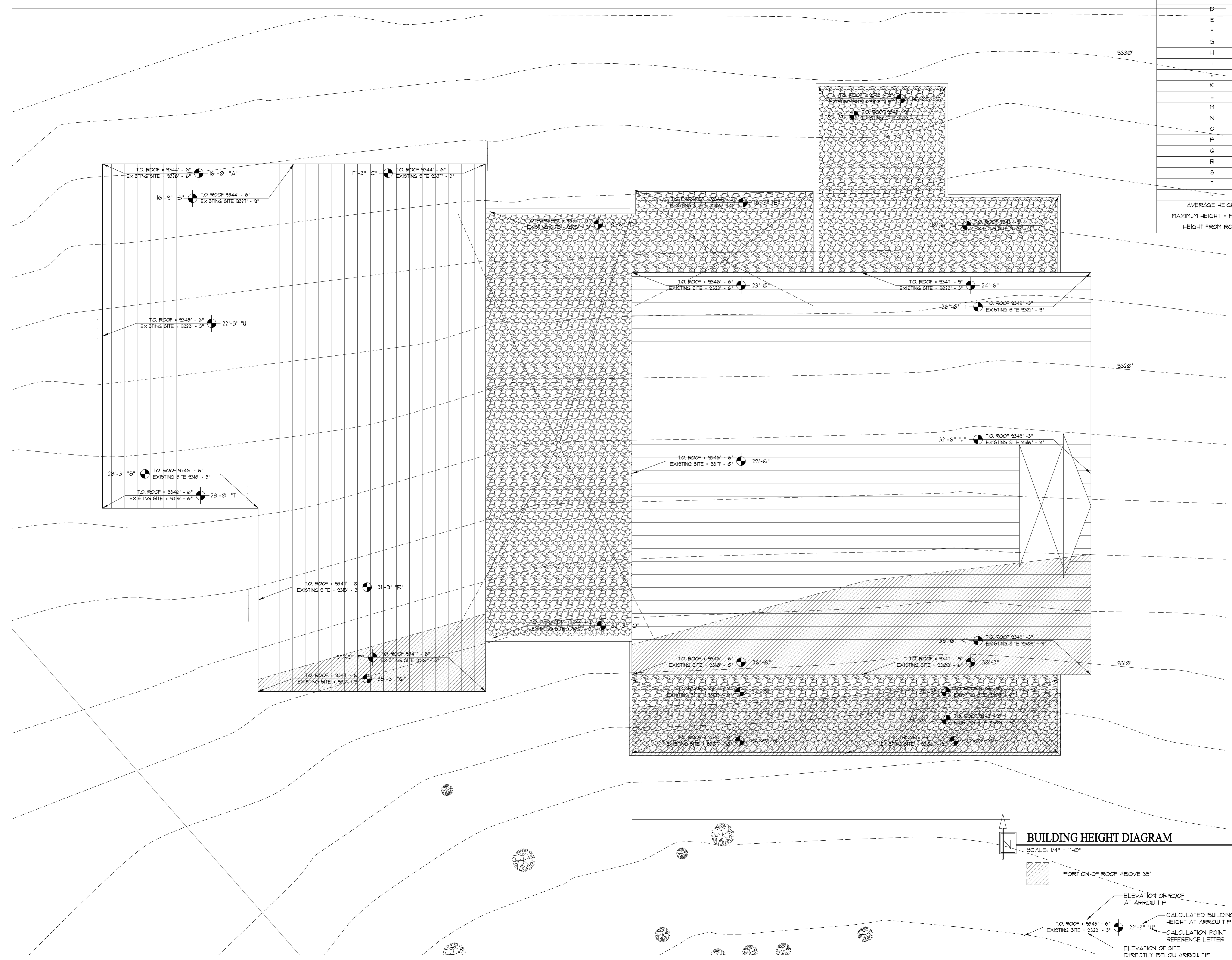


A RESIDENCE FOR:
GEORGE & CYNTHIA
BARUTHA
 255 COUNTRY CLUB DR. MOUNTAIN
 VILLAGE, COLORADO 81435

DRAWING
 CONCEPTUAL WORKSESSION SET 3/15/2017
 DESIGN REVIEW BOARD SET 4/26/2017

A6.0

AVERAGE BUILDING HEIGHT CALCULATIONS	
POINT	BUILDING HEIGHT ABOVE GRADE
A	16
B	16.75
C	17.25
D	18.5
E	18.25
F	14
G	14.5
H	18.5
I	26.5
J	37.5
K	39.5
L	37
M	37
N	36.75
O	32.25
P	31.25
Q	35.25
R	31.75
S	28.25
T	28
U	22.25
AVERAGE HEIGHT	25.5150
MAXIMUM HEIGHT + POINT K	39.5'
HEIGHT FROM ROAD	15.25'



BUILDING HEIGHT DIAGRAM
SCALE: 1/4" = 1'-0"

PORTION OF ROOF ABOVE 35'
 ELEVATION OF ROOF AT ARROW TIP
 CALCULATED BUILDING HEIGHT AT ARROW TIP
 CALCULATION POINT REFERENCE LETTER
 ELEVATION OF SITE DIRECTLY BELOW ARROW TIP

COPYRIGHT 2017
 REID SMITH ARCHITECTS
REIDSMITH
 ARCHITECTS
 W. 48-587 28TH F. 48-581-9415 412 S. TRACY, BOZEMAN MT 59716
 REIDSMITHARCHITECTS.COM

STRUCTURAL ENGINEER:
 CONTRACTOR:
 GERBER CONSTRUCTION, INC.
 238 E COLORADO AVE., SUITE 3
 TELLURIDE, CO 81435
 P: (970) 728-5205

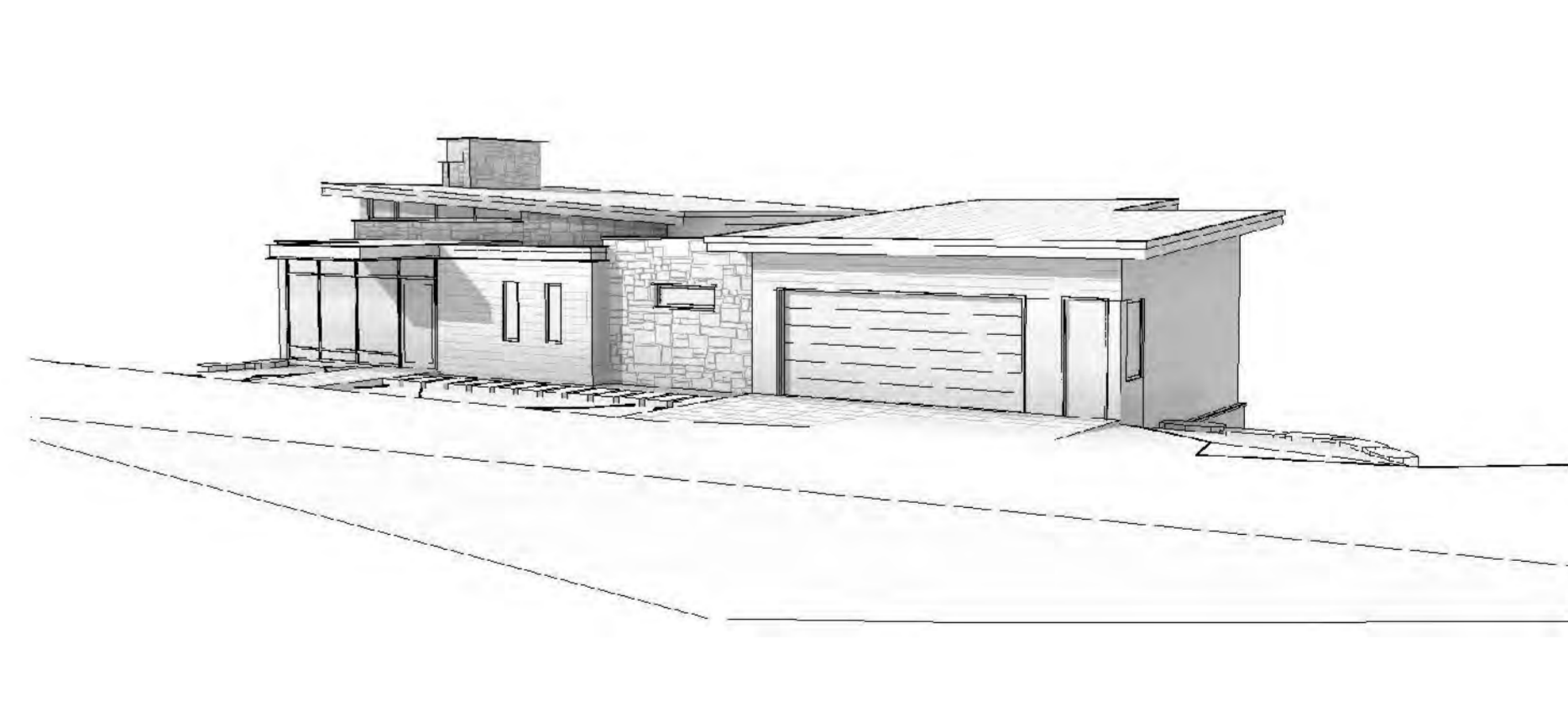
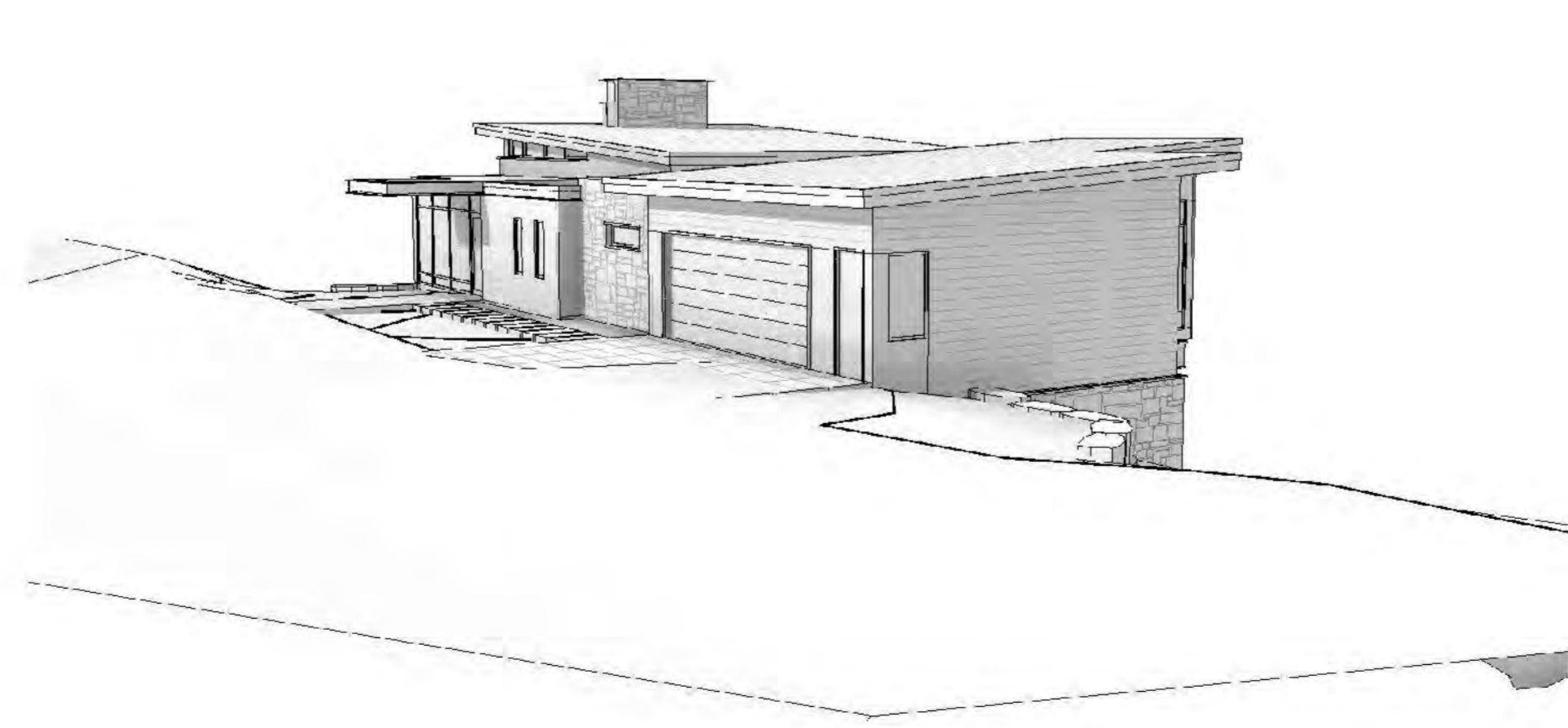
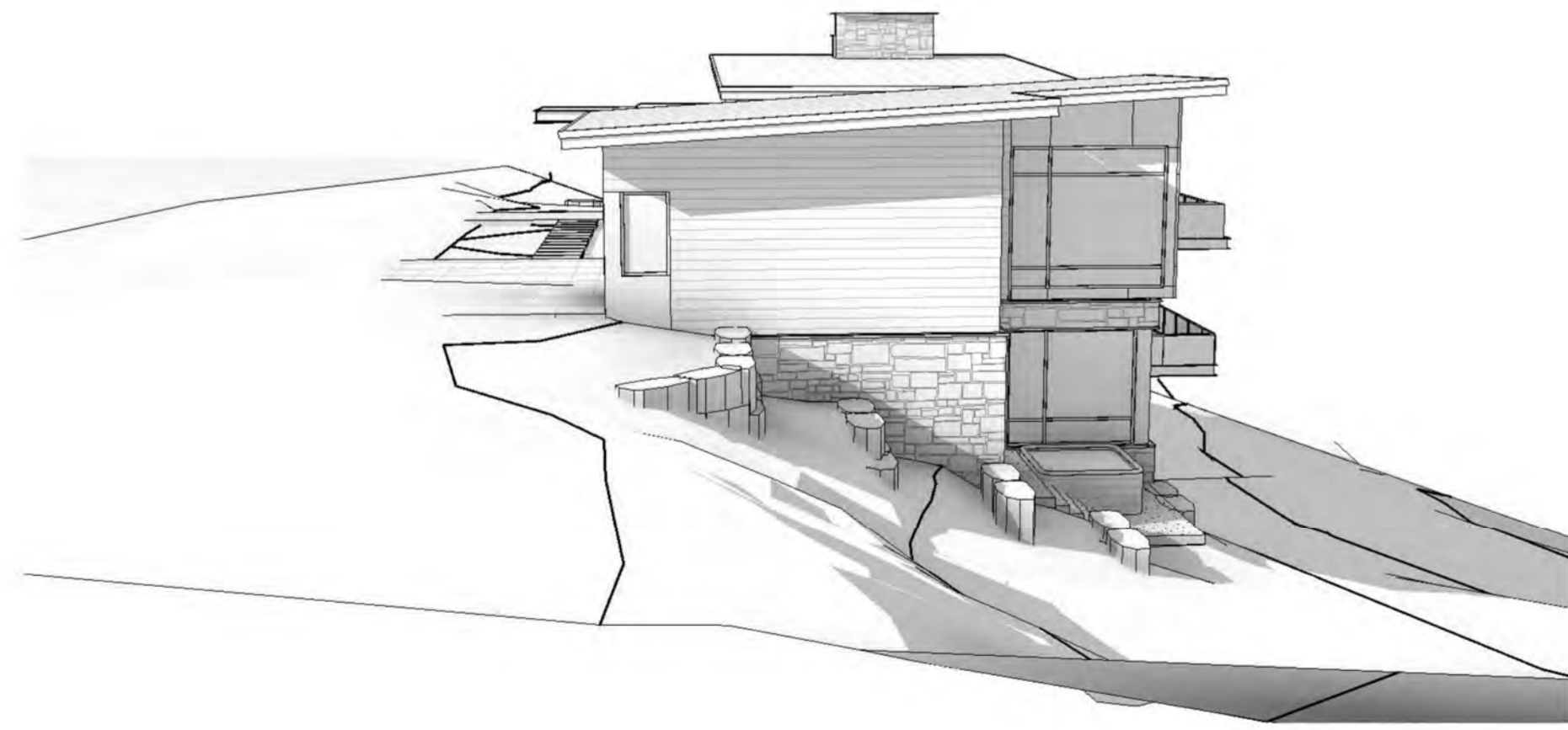
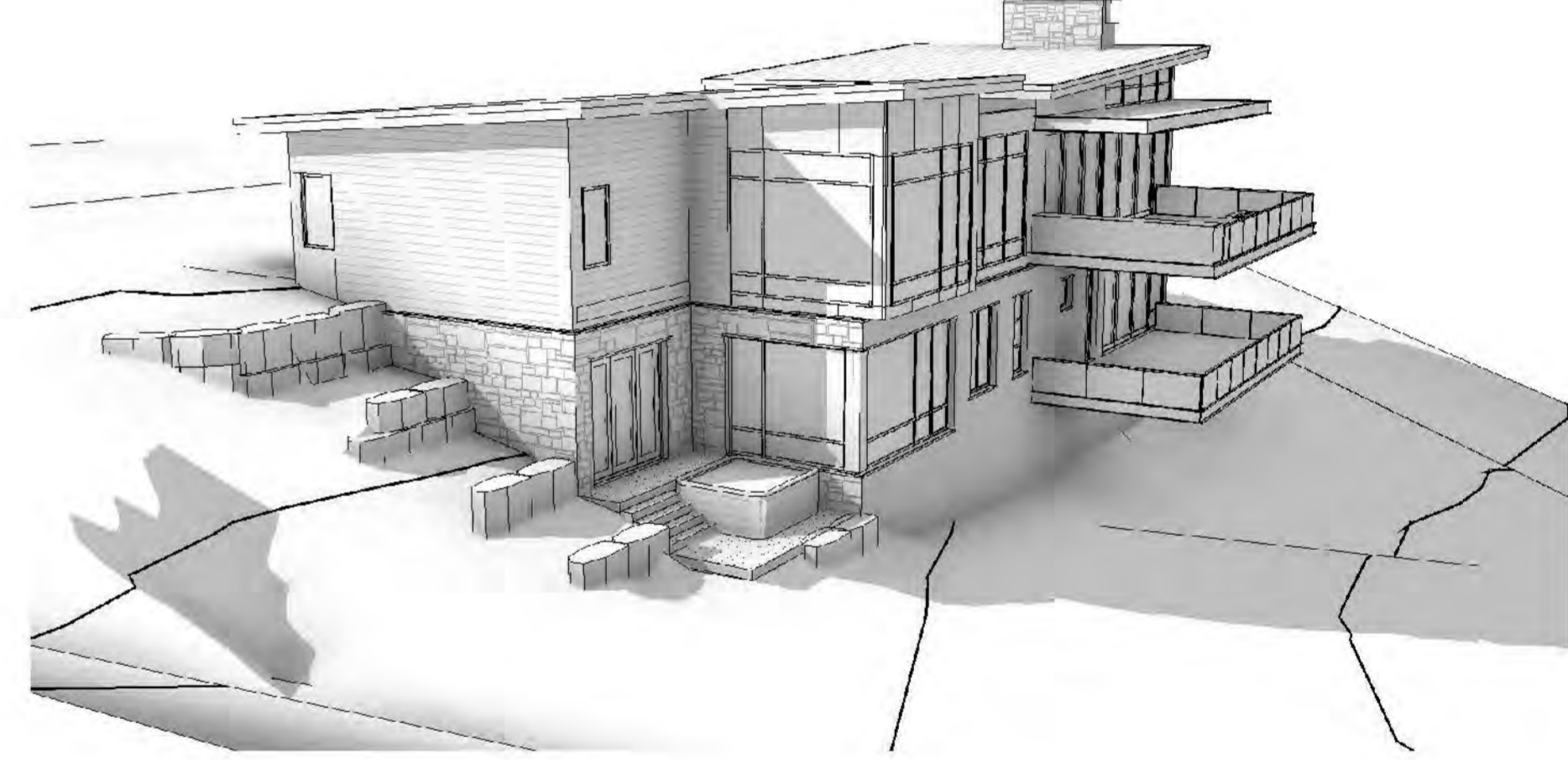
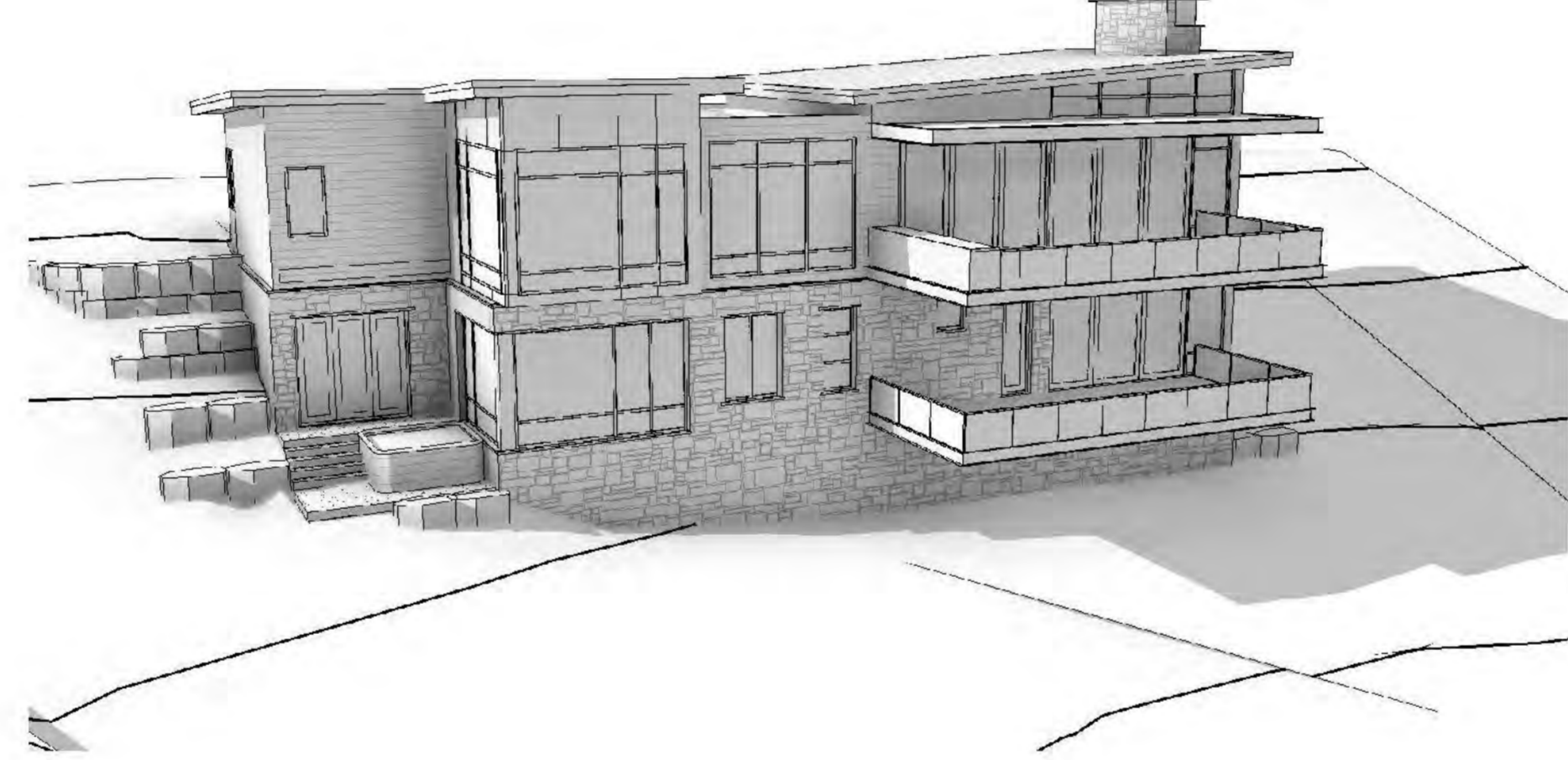
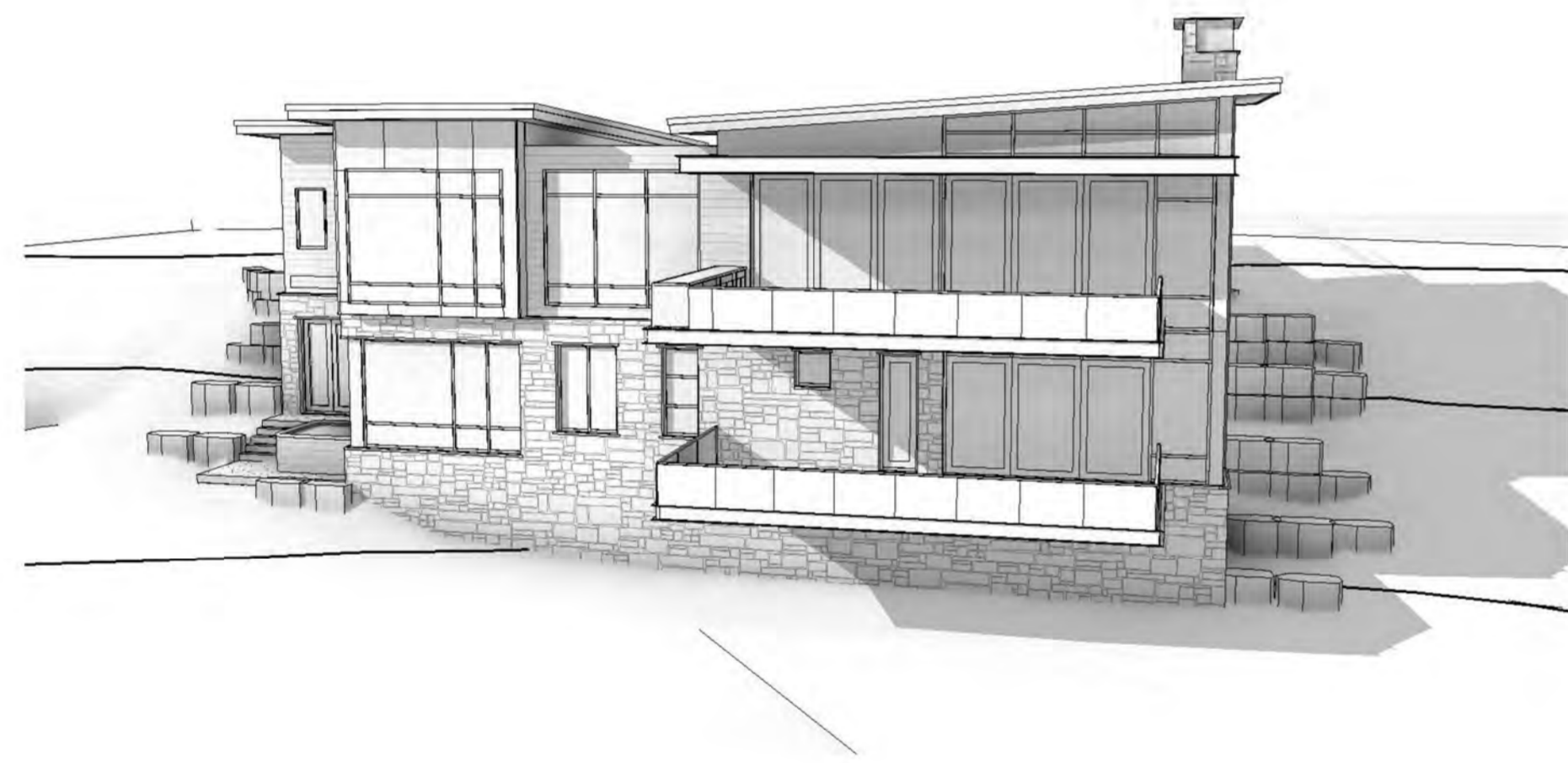
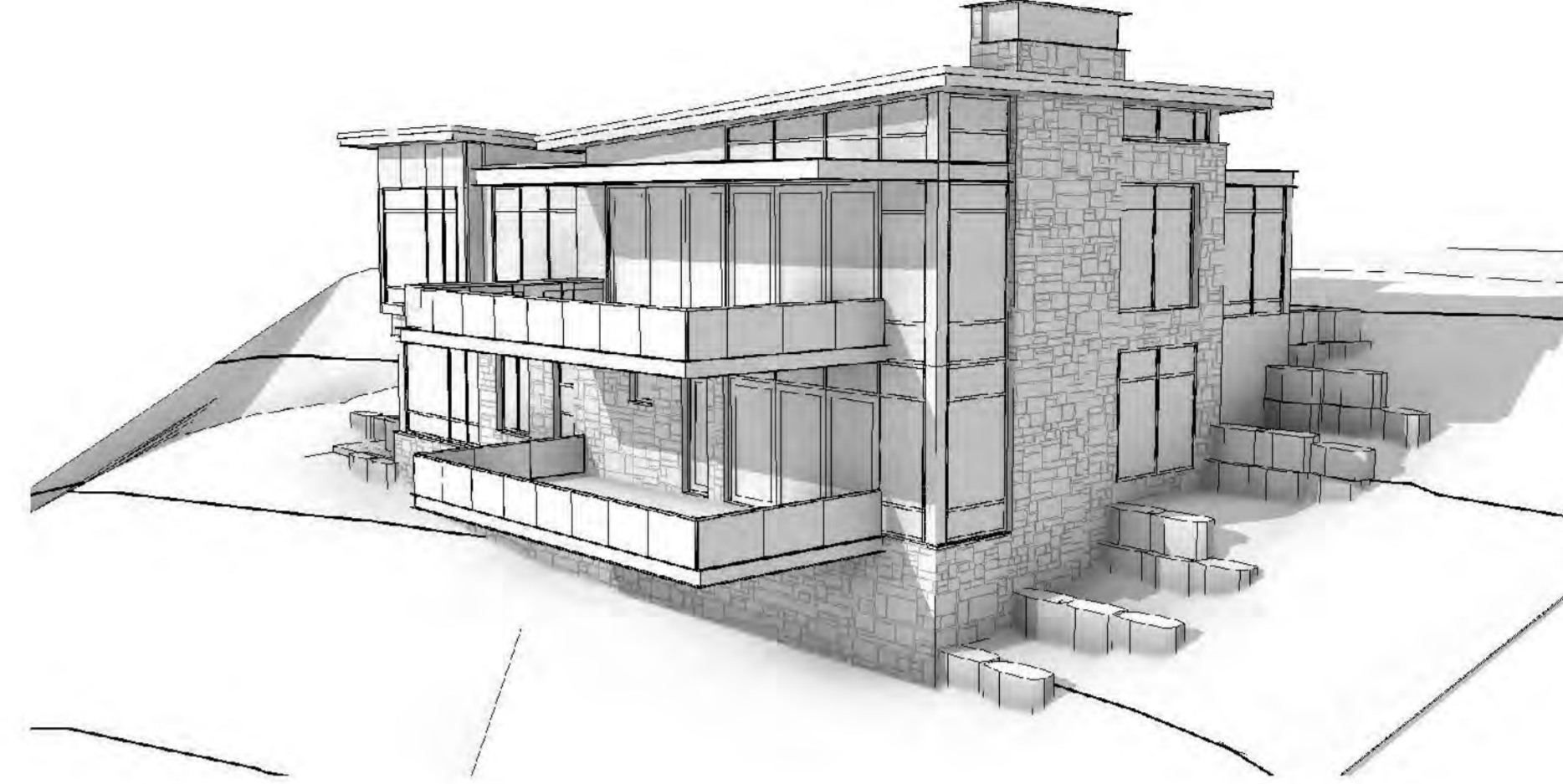
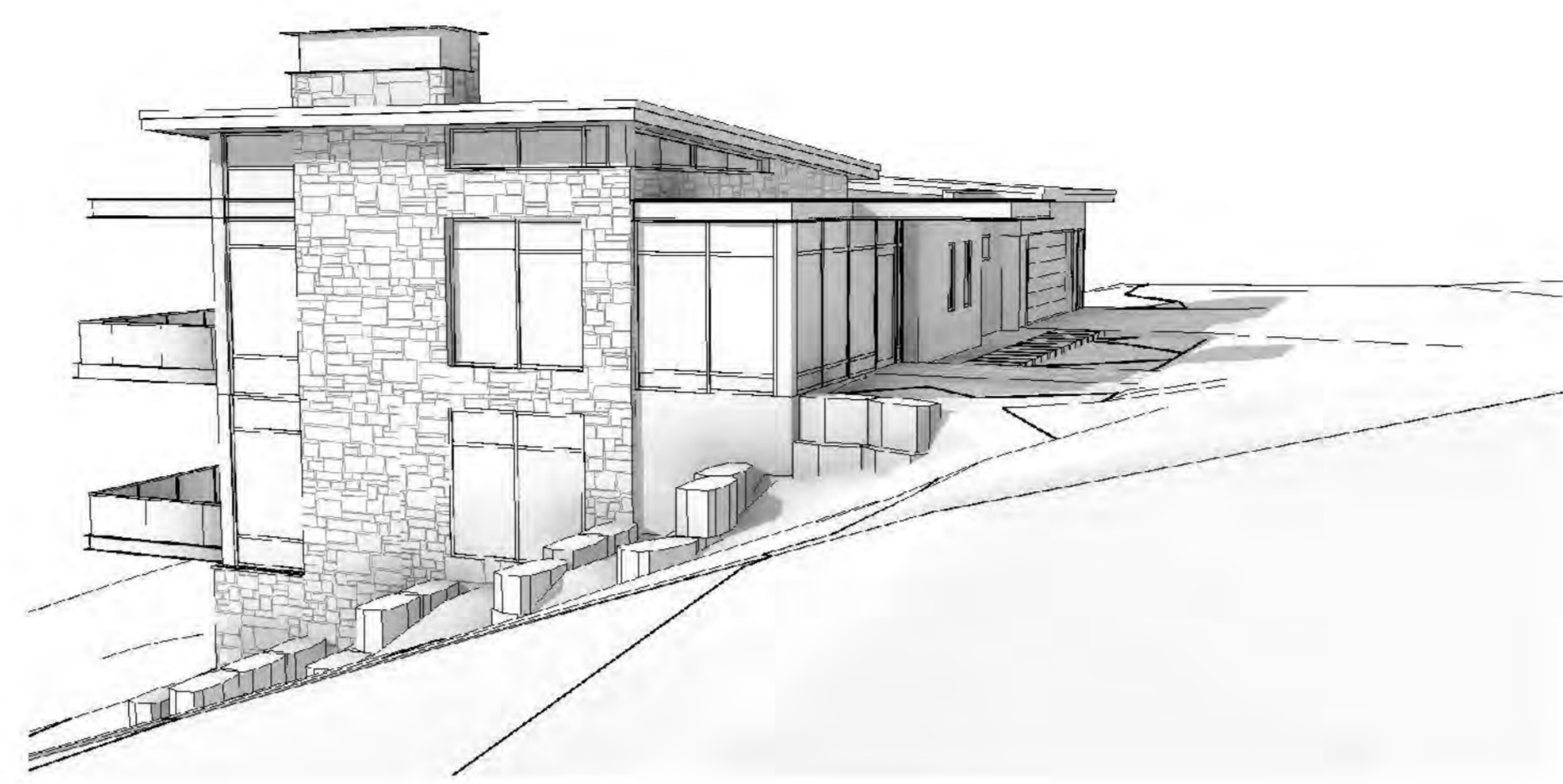
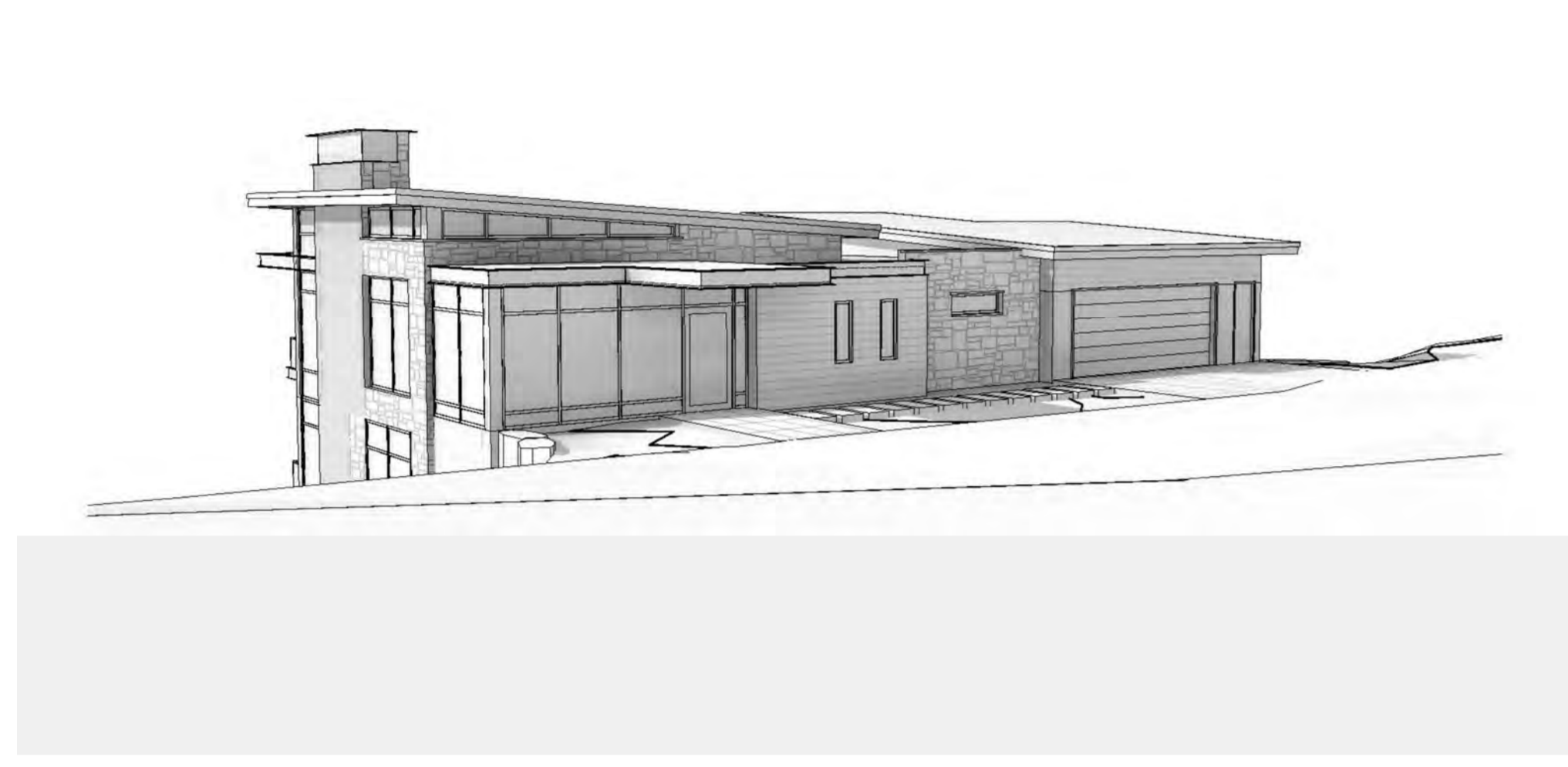
LEGAL DESCRIPTION:
 LOT 149A AN AMENDMENT TO THE
 FINAL PLAT OF LOTS 48A, 48B, 48C AND
 48D OF MOUNTAIN VILLAGE LOCATED
 WITHIN THE SW4 OF SEC 84 T48N R8W
 NMPM S&M LOCAL COUNTY PLAT BK
 1 PG 2441 CORN 8-28C

LICENSED
 GEORGE W. SWITHE
 ARC 00404884
 ARCHITECT

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

DRAWING
 CONCEPTUAL WORKSESSION SET 3/15/2017
 DESIGN REVIEW BOARD SET 4/26/2017

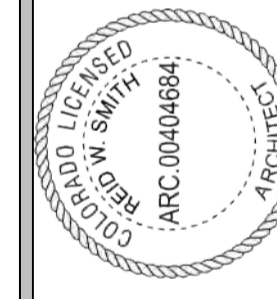
A6.1



STRUCTURAL ENGINEER:

CONTRACTOR:
 GERBER CONSTRUCTION, INC.
 238 E COLORADO AVE., SUITE 3
 TELLURIDE, CO 81435
 P: (970) 728-5205

LEGAL DESCRIPTION:
 LOT 140A AN AMENDMENT TO THE
 FINAL PLAT OF LOTS 140A, 140B, 140C AND
 140D OF THE MOUNTAIN VILLAGES LOCATED
 WITHIN THE SW4 OF SEC 84 T48N R9E
 NMPM SHA SOUTHWEST CORNER OF PLAT BK
 1 PG 2441 COR. 8-28-82



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

DRAWING DATE
 CONCEPTUAL WORKSESSION SET 3/15/2017
 DESIGN REVIEW BOARD SET 4/26/2017

Aculux

PRODUCT DESCRIPTION

Recessed MR16 downlight luminaire with 1 1/4" square pinhole featuring stippled uniformity lens on the aperture. Fixture has 50° visual cutoff to lamp and lamp image. Sealed Air-Loc housing eliminates leak-paths to ensure maximum energy savings and controls plenum sound transmission. Low profile non-IC housing is ideal for space restricted plenum applications and is for use in non-insulated areas, or where insulation is spaced at least 3" from housing.

PRODUCT SPECIFICATIONS

Reflector: .040" aluminum parabolic reflector in black Alzak finish shields housing interior.

Trims Style: Die cast Self Flanged and Flush Mount trims utilize precision wound double torsion springs for tight, secure fit to ceiling
 • For flush mount installations in drywall ceilings, use the FMA5Q4 flush mount adapter
 • For flush mount installations in wood, stone, or tile ceilings the FMA5Q4SC*** must be used [specify ceiling thickness and adapter finish].

Lens: Lampholder accommodates up to three (3) 2" captive accessory lenses
 • Supplied with stippled uniformity lens.

Socket: Ceramic bi-pin socket with double blade nickel alloy contacts
 • Quick disconnect for simplified maintenance.

Lamp: One 75W MR16 lamp.

Transformer: Hatch LT12.75JG-1, 120V high efficiency (>90%) dual tap magnetic, toroidal transformer has a boost tap to compensate for dimmer losses, improving color temperature and lumen output • Potted to eliminate noise and vibration • CE LEI 75, 120V high efficiency (>95%), high power factor electronic transformer also available.

Dimming: May be dimmed using dimmers specifically designed for low voltage magnetic or electronic transformers; consult factory or dimmer manufacturer for additional information.

Codes/Labels: UL and cUL listed for through branch wiring, wet locations • Meets energy code Air Leakage requirements per ASTM E283 • Product thermally protected against improper use of lamps • Union made.

Patented (US Patent 8,038,113) Pro-V™ Bar Hanger System: With locking set screws, permits quick placement of housing within 24" O.C. joists or suspended ceilings • Robust bar eliminates flexing regardless of fixture position • Integral T-bar notch with locking tabs secures housing to suspended ceiling grid • Captive bugle-headed ring shank nail for quick one-step installation • Bar hanger foot aligns to bottom of construction joist and breaks away for use in suspended ceilings.

Junction Box: Rated for 8 Nos. 12 AWG 90° C through branch circuit conductors and includes (3) 1/2", (1) 3/4", and (4) Non-metallic sheathed cable knock-outs • Push-in electrical connectors for field connections.

Housing/Mounting Frame: Black steel plaster frame and housing painted for visually dark interior • V-Notch in plaster frame aids fixture alignment during installation • Patent Pending True-Line™ Adjustment Mechanism featuring +/- 1/2" translation and +/- 45° aperture rotation aids fixture alignment after installation, prior to drywall.

Ceiling Thickness: 1/2" - 7/8" ceiling standard • For thicker ceilings, order CTA4SQ 125 (7/8" x 1/4"), CTA4SQ 163 (1 1/4" x 1/5/8") or CTA4SQ 200 (1 5/8" x 2") • CTA4SQ not required for wood, stone, or tile flush mount applications.

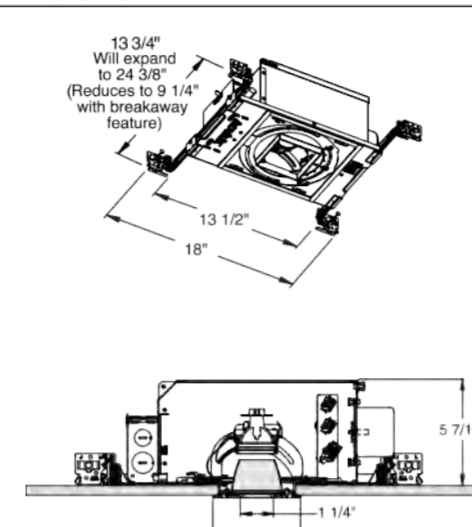
RECESSED DOWNLIGHT

1-1/4" LENSED
PINHOLE APERTURE
Non-IC Rated, 75W MR16
TC43SQ, 4332SQ TRIM

Project: _____
 Fixture Type: _____
 Location: _____
 Contact/Phone: _____



DIMENSIONS



4 1/8" CEILING CUTOUT
(REFER TO INSTRUCTION SHEET FOR FLUSH MOUNT CEILING CUTOUT)

Self Flanged	4 1/2"
Flush Mount	3 5/8"

REV-2/16

P6.2.11

P6.2.11

RECESSED DOWNLIGHT

1-1/4" LENSED PINHOLE APERTURE
Non-IC Rated, 75W MR16
TC43SQ, 4332SQ TRIM

Ordering Information Housing, trim and accessories each ordered separately

Example: TC43SQ-E1 Example: 4332SQ-WH

Housing	Transformer	Options	Trim/Description
TC43SQ	Blank	120V Magnetic Hatch (LT12.75JG-1)	CP Chicago Plenum
E1	120V Electronic GE LEI 75		

Self Flanged	Flush Mount	Description
4332SQ-WH	4332SQ-WH-FM	White Trim
4332SQ-BL	4332SQ-BL-FM	Black Trim

Flush Mount trims must be used with Flush Mount Adapter, ordered separately. Product specifications subject to change without notice.

Flush Mount Adapters

FMA5Q4	Description	FMA5Q4-SC100-WH	Description
FMA5Q4-SC100-WH	Wood, Stone, Tile, 1/2" Thick Ceiling, Adapter, White	FMA5Q4-SC100-BL	Wood, Stone, Tile, 1/2" Thick Ceiling, Adapter, Black
FMA5Q4-SC138-WH	Wood, Stone, Tile, 1-1/8" Thick Ceiling, Adapter, White	FMA5Q4-SC138-BL	Wood, Stone, Tile, 1-1/8" Thick Ceiling, Adapter, Black
FMA5Q4-SC175-WH	Wood, Stone, Tile, 1-3/8" Thick Ceiling, Adapter, White	FMA5Q4-SC175-BL	Wood, Stone, Tile, 1-3/8" Thick Ceiling, Adapter, Black

Optical Accessories

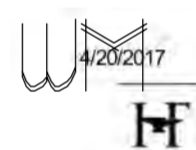
Cat. #	Description	Cat. #	Description
T741	Med. Pink Color Filter	T7405	Yellow Dichroic Lens
T742	Warm Red Color Filter	T7406	Magenta Dichroic Lens
T743	Daylight Blue Color Filter	T7411	Blue Green Dichroic Lens
T744	Med. Blue Color Filter	T7416	Daylight Blue Correction Lens
T745	Med. Amber Color Filter	T7420	Diffuse Spread Lens
T746	Med. Green Color Filter	T7422	UV Filter Lens
T7401	Red Dichroic Lens	T7427	Prismatic Lens
T7403	Med. Green Dichroic Lens	T7478	Linear Spread Lens
T7404	Med. Blue Dichroic Lens	T7496L	Hecall Cover

Misc. Accessories

CTA4SQ-125	1 1/4" Thick Ceiling Adapter
CTA4SQ-163	1 1/4" Thick Ceiling Adapter
CTA4SQ-200	2" Thick Ceiling Adapter

To order, specify catalog number.

1300 S. Wolf Road • Des Plaines, IL 60018 • Phone (847) 827-9880 • Fax (847) 827-2925
 220 Chrysler Drive • Brampton, Ontario • Canada L6S 6B6 • Phone (905) 792-7335 • Fax (905) 792-0064
 Visit us at www.junolightinggroup.com Printed in U.S.A. ©2016 Acuity Brands Lighting, Inc.



Airis Medium Outdoor Sconce - Hubbardton Forge

PRODUCT SPECIFICATIONS

*Image shown may not reflect your configuration

Airis Medium Outdoor Sconce

Base Item #307920
 Configured Item #307920-1020
 307920-SKT-20-10211

FINISH Coastal Natural Iron - 20 GLASS Seeded Clear Glass (I)

LAMPING Incandescent



OPTIONS

FINISH	GLASS	LAMPING
Mahogany - 03	Option Not Available	Incandescent
Bronze - 05	Seeded Clear Glass (I)	
Dark Smoke - 07	Stainless Steel Mesh tube (ZK)	
Burnished Steel - 08	Reflect Texture Textured plate (ZL)	
Coastal Black - 10		
Coastal Natural Iron - 20		
Coastal Mahogany - 73		
Coastal Bronze - 75		
Coastal Dark Smoke - 77		
Coastal Burnished Steel - 78		

SPECIFICATIONS

Airis Medium Outdoor Sconce
 Base Item #: 307920
 Configured Item #: 307920-1020
 307920-SKT-20-10211
 Outdoor direct wire wall sconce: Airis Medium; aluminum with options. Heavy Forged Plate (ZF327) for indoor use only. Dark Sky friendly. ADA compliant.
 • Handcrafted to order by skilled artisans in Vermont, USA
 • Lifetime Limited Warranty when installed in residential setting
 • A coastal finish is required for warranty eligibility for outdoor installations within 20 miles of the coast.
 • US Patent D608,489

Incandescent Lamping
 Socket: GU10 Halogen
 Bulb: MR-16 reflector, 35W Max
 Number of Bulbs: 1 (not included)
 Voltage: 120V
Location Rating
 Outdoor Wet
Safety Rating
 UL, CUL Listed
Old Item Number
 307920-20-1211

Dimensions	
Height	24.30"
Width	5.00"
Projection	5.20"
Product Weight	5.80 lbs
Backplate	4.50" x 4.50"
Vertical Mounting Height	20.90"
Packed Weight	9.10 lbs
Shipping (DIM) Weight	22.00 lbs

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<https://www.hubbardtonforge.com/products/307920/307920-10211>

1/2

Aculux

PRODUCT DESCRIPTION

Recessed adjustable MR16 luminaire with 1 1/4" square pinhole featuring stippled uniformity lens on the aperture. Fixture utilizes precision ground hot-aiming and has 50° visual cutoff to lamp and lamp image. Sealed Air-Loc housing eliminates leak-paths to ensure maximum energy savings and controls plenum sound transmission. Low profile non-IC housing is ideal for space restricted plenum applications and is for use in non-insulated areas, or where insulation is spaced at least 3" from housing.

PRODUCT SPECIFICATIONS

Reflector: .040" aluminum angle-cut reflector in black Alzak finish shields housing interior.

Trims Style: Die cast Self Flanged and Flush Mount trims utilize precision wound double torsion springs for tight, secure fit to ceiling
 • For flush mount installations in drywall ceilings, use the FMA5Q4 flush mount adapter
 • For flush mount installations in wood, stone, or tile ceilings the FMA5Q4SC*** must be used [specify ceiling thickness and adapter finish].

Lens: Lampholder accommodates up to three (3) 2" captive accessory lenses
 • Supplied with stippled uniformity lens.

Socket: Ceramic bi-pin socket with double blade nickel alloy contacts
 • Quick disconnect for simplified maintenance.

Lamp: One 75W MR16 lamp.

Adjustability: Acu Aim™ precision ground hot-aiming achieves 370° rotation, 45° tilt • Optimized center lamp beam optics translates lamp forward as it is aimed off-axis, ensuring maximum light and low brightness • Black aiming mechanism with shield prevents visibility into fixture and preserves dark aperture • Shield hinges out of way to facilitate maintenance.

Transformer: Hatch LT12.75JG-1, 120V high efficiency (>90%) dual tap magnetic, toroidal transformer has a boost tap to compensate for dimmer losses, improving color temperature and lumen output • Potted to eliminate noise and vibration • CE LEI 75, 120V high efficiency (>95%), high power factor electronic transformer also available.

Dimming: May be dimmed using dimmers specifically designed for low voltage magnetic or electronic transformers; consult factory or dimmer manufacturer for additional information.

Codes/Labels: UL and cUL listed for through branch wiring, wet locations • Meets energy code Air Leakage requirements per ASTM E283 • Product thermally protected against improper use of lamps • Union made.

Patented (US Patent 8,038,113) Pro-V™ Bar Hanger System: With locking set screws, permits quick placement of housing within 24" O.C. joists or suspended ceilings • Robust bar eliminates flexing regardless of fixture position • Integral T-bar notch with locking tabs secures housing to suspended ceiling grid • Captive bugle-headed ring shank nail for quick one-step installation • Bar hanger foot aligns to bottom of construction joist and breaks away for use in suspended ceilings.

Junction Box: Rated for 8 Nos. 12 AWG 90° C through branch circuit conductors and includes (3) 1/2", (1) 3/4", and (4) Non-metallic sheathed cable knock-outs • Push-in electrical connectors for field connections.

Housing/Mounting Frame: Black steel plaster frame and housing painted for visually dark interior • V-Notch in plaster frame aids fixture alignment during installation • Patent Pending True-Line™ Adjustment Mechanism featuring +/- 1/2" translation and +/- 45° aperture rotation aids fixture alignment after installation, prior to drywall.

Ceiling Thickness: 1/2" - 7/8" ceiling standard • For thicker ceilings, order CTA4SQ 125 (7/8" x 1/4"), CTA4SQ 163 (1 1/4" x 1/5/8") or CTA4SQ 200 (1 5/8" x 2") • CTA4SQ not required for wood, stone, or tile flush mount applications.

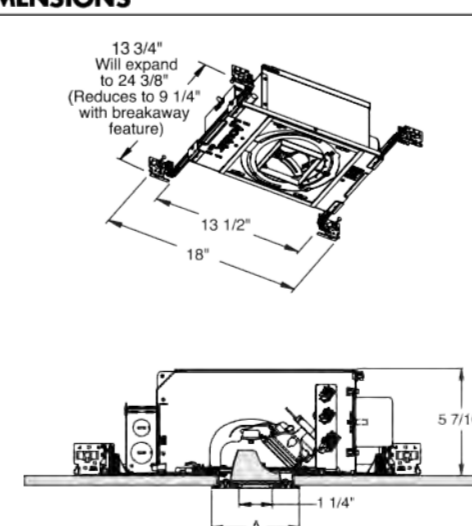
RECESSED ADJUSTABLE

1-1/4" LENSED
PINHOLE APERTURE
Non-IC Rated, 75W MR16
TC43SQ, 4331SQ TRIM

Project: _____
 Fixture Type: _____
 Location: _____
 Contact/Phone: _____



DIMENSIONS



4 1/8" CEILING CUTOUT
(REFER TO INSTRUCTION SHEET FOR FLUSH MOUNT CEILING CUTOUT)

Self Flanged	4 1/2"
Flush Mount	3 5/8"

REV-2/16

P6.2.10

P6.2.10

RECESSED ADJUSTABLE

1-1/4" LENSED PINHOLE APERTURE
Non-IC Rated, 75W MR16
TC43SQ, 4331SQ TRIM

Ordering Information Housing, trim and accessories each ordered separately

Example: TC43SQ-E1 Example: 4331SQ-WH

Housing	Transformer	Options	Trim/Description
TC43SQ	Blank	120V Magnetic Hatch (LT12.75JG-1)	CP Chicago Plenum
E1	120V Electronic GE LEI 75		

Self Flanged	Flush Mount	Description
4331SQ-WH	4331SQ-WH-FM	White Trim
4331SQ-BL	4331SQ-BL-FM	Black Trim

Flush Mount trims must be used with Flush Mount Adapter, ordered separately. Product specifications subject to change without notice.

Flush Mount Adapters

FMA5Q4	Description	FMA5Q4-SC100-WH	Description
FMA5Q4-SC100-WH	Wood, Stone, Tile, 1/2" Thick Ceiling, Adapter, White	FMA5Q4-SC100-BL	Wood, Stone, Tile, 1/2" Thick Ceiling, Adapter, Black
FMA5Q4-SC138-WH	Wood, Stone, Tile, 1-1/8" Thick Ceiling, Adapter, White	FMA5Q4-SC138-BL	Wood, Stone, Tile, 1-1/8" Thick Ceiling, Adapter, Black
FMA5Q4-SC175-WH	Wood, Stone, Tile, 1-3/8" Thick Ceiling, Adapter, White	FMA5Q4-SC175-BL	Wood, Stone, Tile, 1-3/8" Thick Ceiling, Adapter, Black

Optical Accessories

Cat. #	Description	Cat. #	Description
T741	Med. Pink Color Filter	T7405	Yellow Dichroic Lens
T742	Warm Red Color Filter	T7406	Magenta Dichroic Lens
T743	Daylight Blue Color Filter	T7411	Blue Green Dichroic Lens
T744	Med. Blue Color Filter	T7416	Daylight Blue Correction Lens
T745	Med. Amber Color Filter	T7420	Diffuse Spread Lens
T746	Med. Green Color Filter	T7422	UV Filter Lens
T7401	Red Dichroic Lens	T7427	Prismatic Lens
T7403	Med. Green Dichroic Lens	T7478	Linear Spread Lens
T7404	Med. Blue Dichroic Lens	T7496L	Hecall Cover

Misc. Accessories

CTA4SQ-125	1 1/4" Thick Ceiling Adapter
CTA4SQ-163	1 1/4" Thick Ceiling Adapter
CTA4SQ-200	2" Thick Ceiling Adapter

To order, specify catalog number.

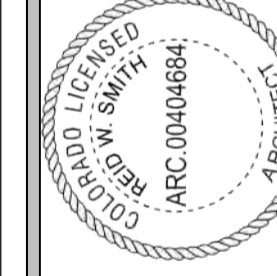
1300 S. Wolf Road • Des Plaines, IL 60018 • Phone (847) 827-9880 • Fax (847) 827-2925
 220 Chrysler Drive • Brampton, Ontario • Canada L6S 6B6 • Phone (905) 792-7335 • Fax (905) 792-0064
 Visit us at www.junolightinggroup.com Printed in U.S.A. ©2016 Acuity Brands Lighting, Inc.



CONTRACTOR: STRUCTURAL ENGINEER:

GERBER CONSTRUCTION, INC., SUITE 3
 238 E COLORADO AVE., SUITE 3
 TELLURIDE, CO 81435
 P: (970) 728-5205

LEGAL DESCRIPTION: LOT 149A AN AMENDMENT TO THE FINAL PLAT OF LOTS 149A, 149B, 149C AND 149D OF MOUNTAIN VILLAGE LOCATED WITHIN THE SW/4 OF SEC 84 T48N R9E NMPM SHA. ORIGINAL COUNTY OF PLAT BK 1 PG 8441 CONT. 0.88AC



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

DATE: 3/15/2017
 4/26/2017

CONCEPTUAL WORK/SESSION SET
 DESIGN REVIEW BOARD SET

DRAWING

A9.1

DIGITAL MATERIAL BOARD
SCALE: N.T.S.

DEEP CREEK STONE WITH A TIGHT DRY STACK



WOOD FASCIA

WOOD SIDING

STONE

METAL ROOFING

METAL PANELING

WINDOW CLADDING

STEEL TO MATCH WINDOW CLADDING

STRUCTURAL ENGINEER:

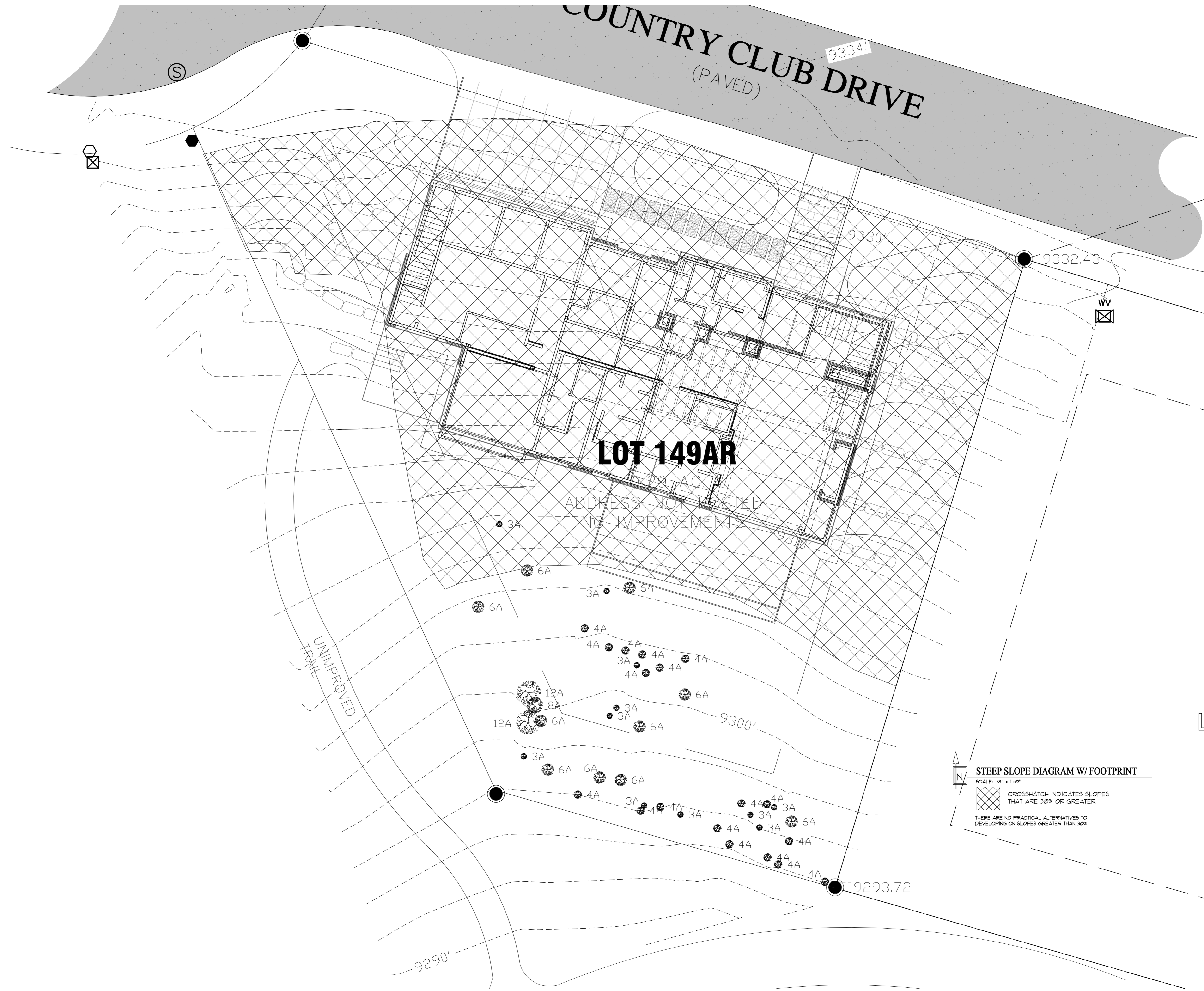
CONTRACTOR:
GERBER CONSTRUCTION, INC.
238 E COLORADO AVE., SUITE 3
TELLURIDE, CO 81435
P: (970) 728-5205

LEGAL DESCRIPTION:
LOT 149A AN AMENDMENT TO THE
FINAL PLAT OF THE 149A, 149B, 149C AND
149D LOTS OF THE MOUNTAIN VILLAGE LOCATED
WITHIN THE SW 1/4 OF SEC 84 T-43N R-07E
NMPM SHA, SAGUARO COUNTY CO PLAT BK
1 PG 2441 CONT 0-2826



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

DRAWING DATE
CONCEPTUAL WORKSESSION SET 3/15/2017
DESIGN REVIEW BOARD SET 4/26/2017



STEEP SLOPE DIAGRAM W/ FOOTPRINT
 SCALE: 1/8" = 1'-0"
 CROSSHATCH INDICATES SLOPES THAT ARE 30% OR GREATER
 THERE ARE NO PRACTICAL ALTERNATIVES TO DEVELOPING ON SLOPES GREATER THAN 30%

LOT 149AR

ADDRESS NOT LISTED
 NO IMPROVEMENTS

REIDSMITH ARCHITECTS
 W. 4065 28TH F. 406-961-9415 212 S. TRACY, BOZEMAN MT 59716
 REIDSMITHARCHITECTS.COM

DRAWING: V1.0
 CONCEPTUAL WORKSESSION SET: 3/15/2017
 DESIGN REVIEW BOARD SET: 4/26/2017

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

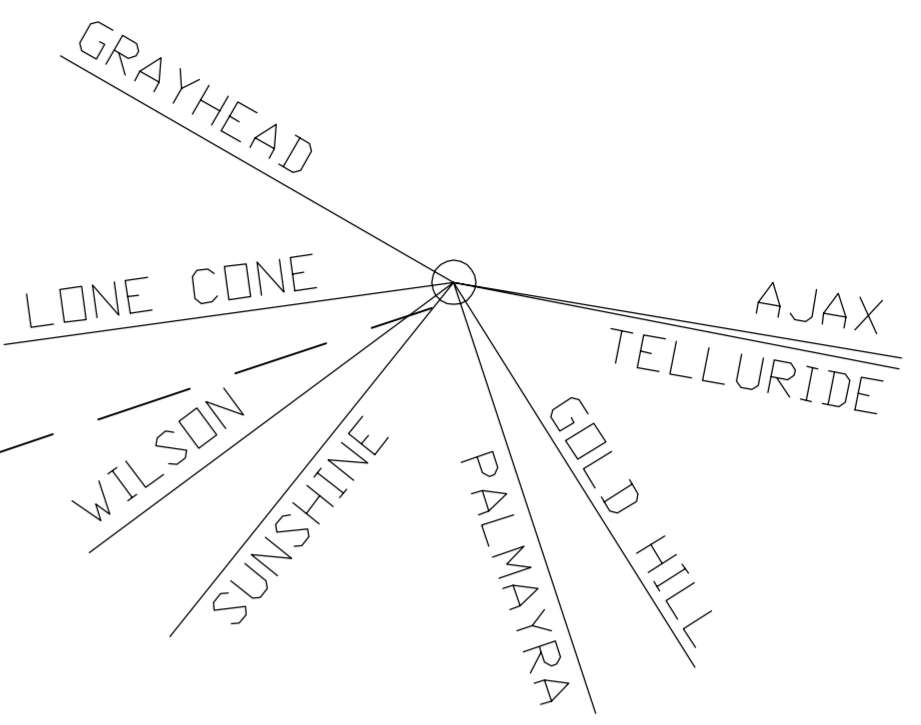
CONTRACTOR:
 GERBER CONSTRUCTION, INC.
 238 E COLORADO AVE., SUITE 3
 TELLURIDE, CO 81435
 P: (970) 728-5205

STRUCTURAL ENGINEER:
 BARBARA W. SWITTE
 ARC 00404884
 4000 LICENSED

LEGAL DESCRIPTION:
 LOT 149AR AN AMENDMENT TO THE FINAL PLAT OF LOTS 149A, 149B, 149C AND 149D OF MOUNTAIN VILLAGE LOCATED WITHIN THE SW4 OF SEC 84 T48N R9E NMPM SAN JUAN COUNTY CO PLAT BK 1 PG 2441 CONT. 0-2826

COUNTRY CLUB DRIVE (PAVED)

VIEWS FROM NE CORNER



1 SQ. FT. OF ROOF
ENCROACHES WEST SETBACK

20 SQ. FT. OF PATIO
ENCROACHES WEST SETBACK

10 SQ. FT. OF ROOF
ENCROACHES WEST SETBACK

63 SQ. FT. OF ROOF
ENCROACHES NORTH SETBACK

15 SQ. FT. OF ROOF
ENCROACHES NORTH SETBACK

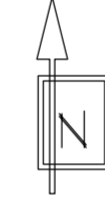
LOT 149AR
0.29 AC.

UPPER AND LOWER DECK

9332.43

WV

9293.72



ENCROACHMENT DIAGRAM

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

CONTRACT NO. 2017
RED SMITH ARCHITECTS
REIDSMITHARCHITECTS.COM
REIDSMITH
ARCHITECTS
W. 4000 20TH F. 400-501-9415 212 S. TRACY, BOZEMAN MT 59715

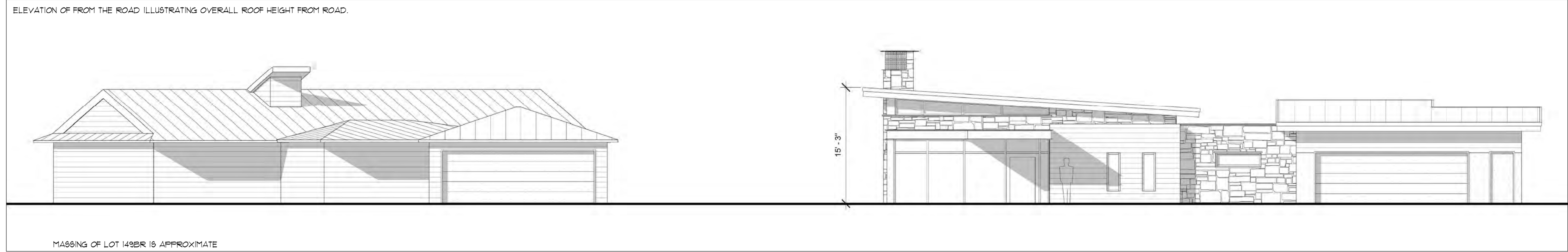
STRUCTURAL ENGINEER:
 CONTRACTOR: GERBER CONSTRUCTION, INC.
 - 238 E COLORADO AVE., SUITE 3
 - TELLURIDE, CO 81435
 P: (970) 728-5205

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 R07E
 NMPM SA, SAGUO COUNTY CO PLAT BK
 1, PG 2491 COR. 0.28AC

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

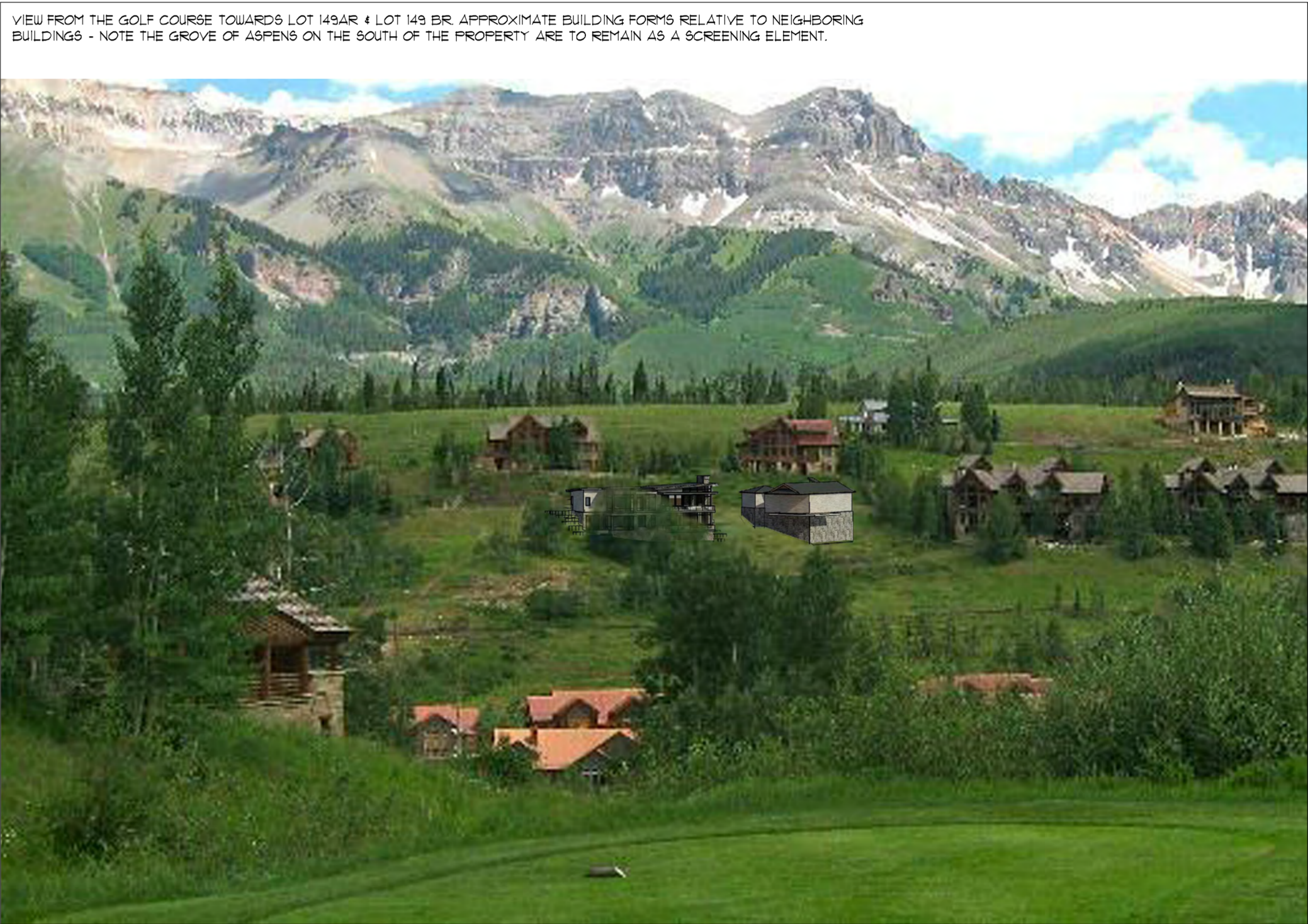
DRAWING
 CONCEPTUAL WORKSESSION SET 3/15/2017
 DESIGN REVIEW BOARD SET 4/26/2017

V1.1

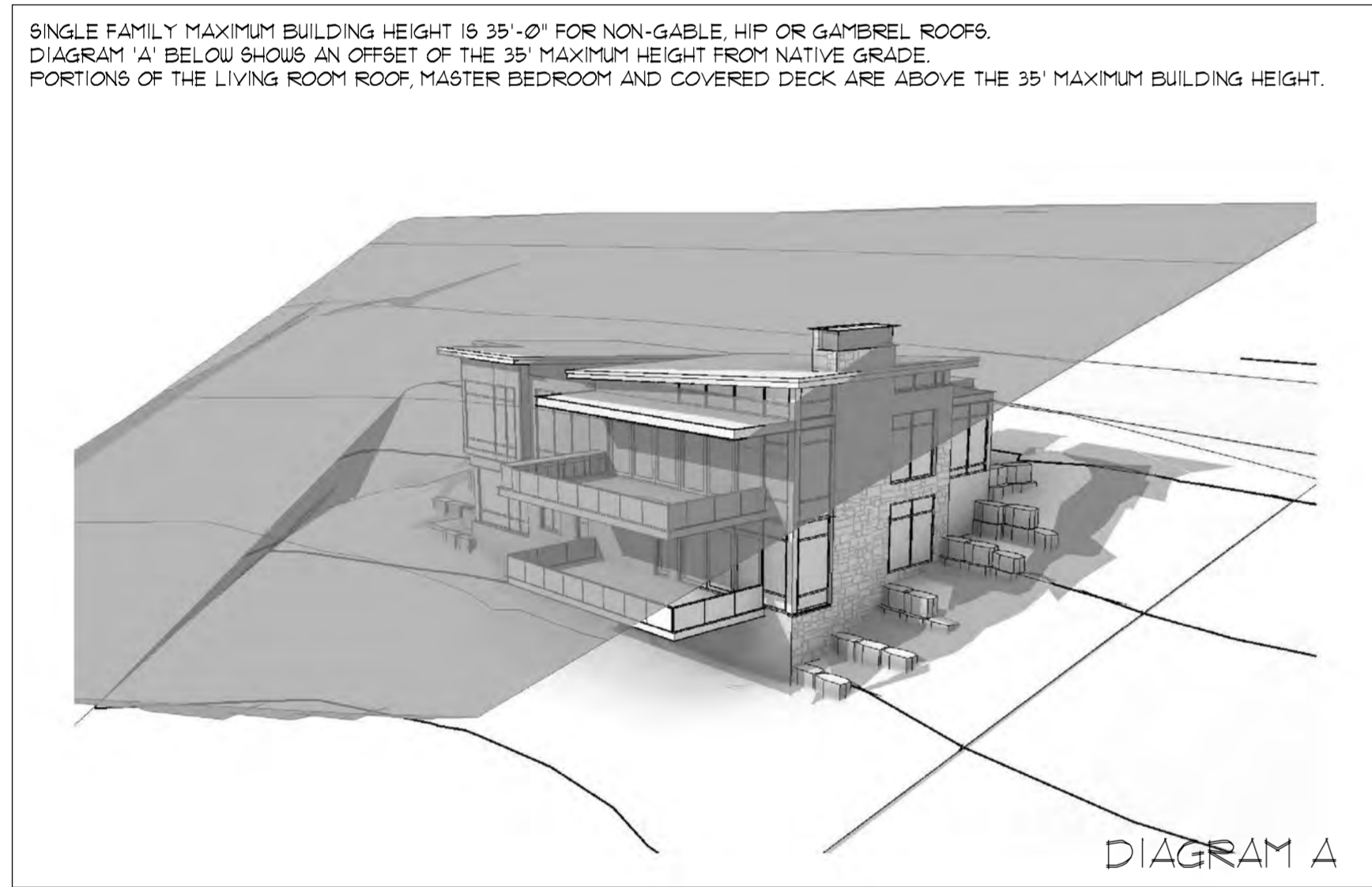


MASSING OF LOT 149BR IS APPROXIMATE

VARIANCE REQUEST:
 WE ARE REQUESTING A HEIGHT VARIANCE OF 4'-6" ABOVE THE CDC MAXIMUM 35'-0". 14.6% OF THE PROPOSED ROOFS ARE ABOVE THE CDC MAXIMUM. THE AVERAGE HEIGHT OF 25'-6" IS WITHIN THE GUIDELINES. THE NATURAL GRADE FALLS STEEPLY CREATING A CHALLENGING PROFILE TO FOLLOW WITH BUILDING MASSES. THE DIAGRAMS BELOW ILLUSTRATE THAT THE PROPOSED ROOF FORMS WOULD BE COMPLIANT ON A LESS STEEP LOT AND THE PROPOSED ROOFS PROVIDE A LOWER PROFILE AND OBSTRUCT LESS VIEWS THAN ALTERNATIVE ROOF OPTIONS. WE FEEL THE REQUESTED VARIANCE IS JUSTIFIED DUE TO THE HARDSHIP FROM THE EXTREME SLOPE OF THE SITE.

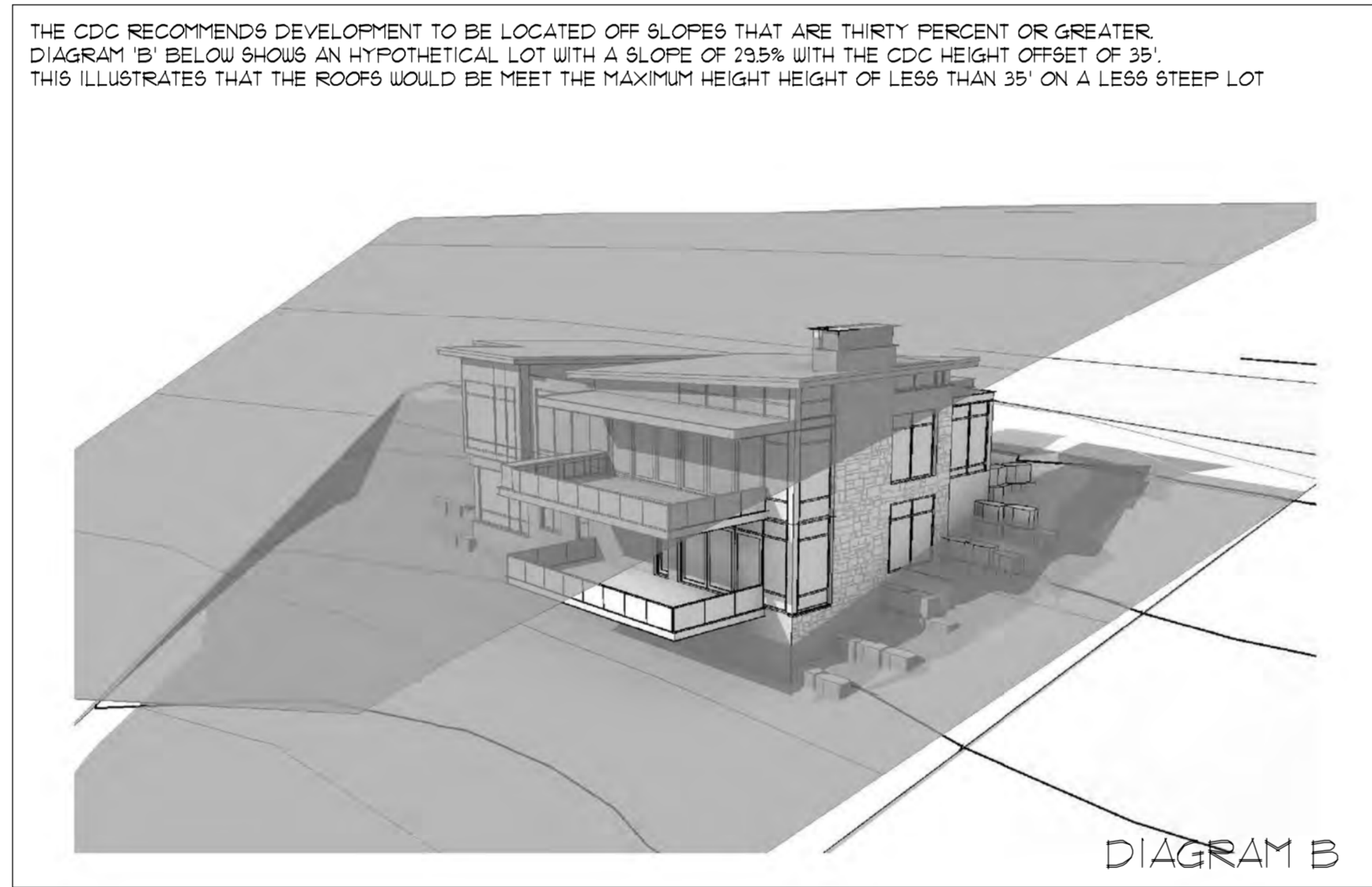


VIEW FROM THE GOLF COURSE TOWARDS LOT 149AR & LOT 149 BR. APPROXIMATE BUILDING FORMS RELATIVE TO NEIGHBORING BUILDINGS - NOTE THE GROVE OF ASPENS ON THE SOUTH OF THE PROPERTY ARE TO REMAIN AS A SCREENING ELEMENT.



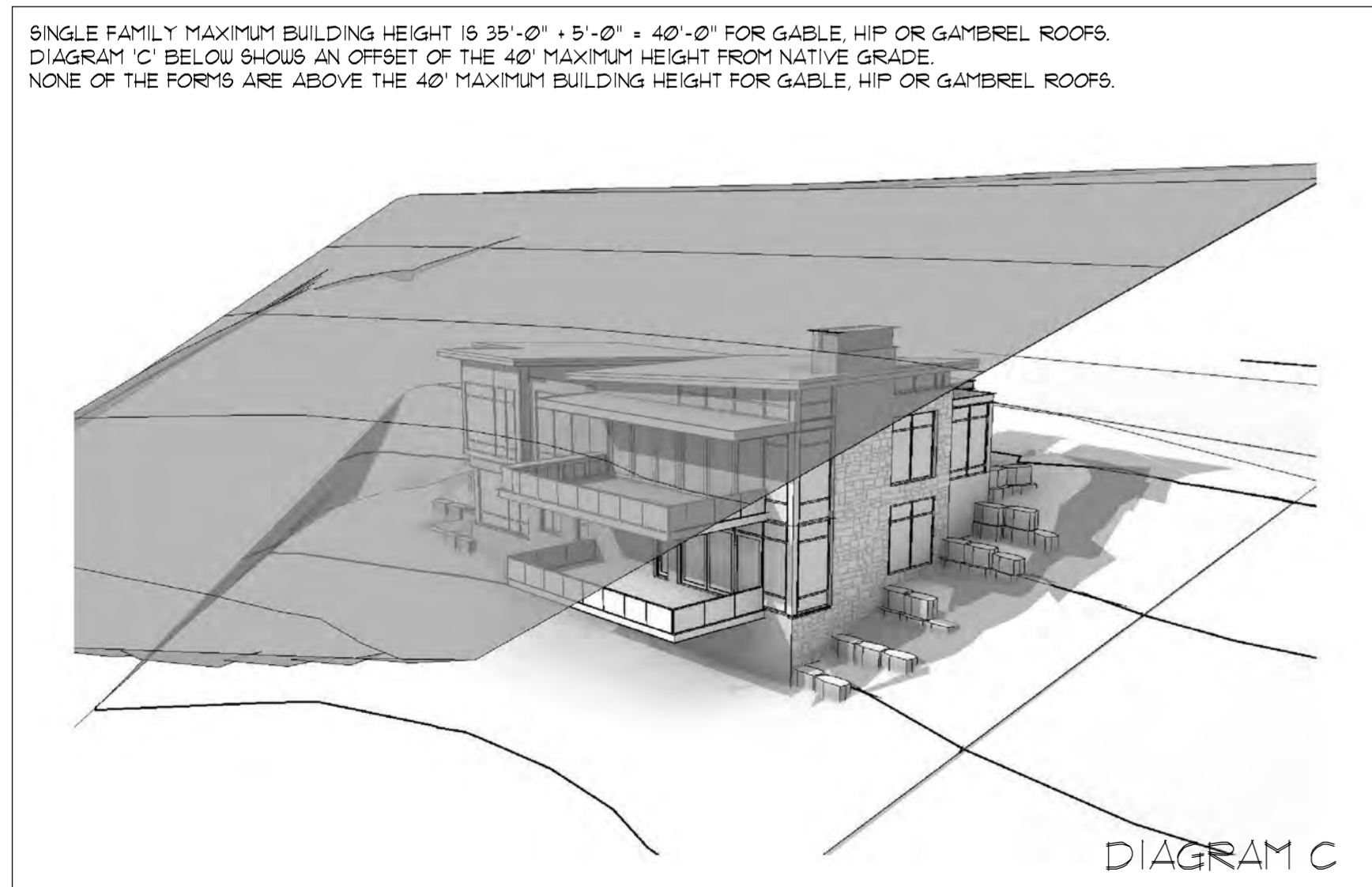
SINGLE FAMILY MAXIMUM BUILDING HEIGHT IS 35'-0" FOR NON-GABLE, HIP OR GAMBREL ROOFS. DIAGRAM 'A' BELOW SHOWS AN OFFSET OF THE 35' MAXIMUM HEIGHT FROM NATIVE GRADE. PORTIONS OF THE LIVING ROOM ROOF, MASTER BEDROOM AND COVERED DECK ARE ABOVE THE 35' MAXIMUM BUILDING HEIGHT.

DIAGRAM A



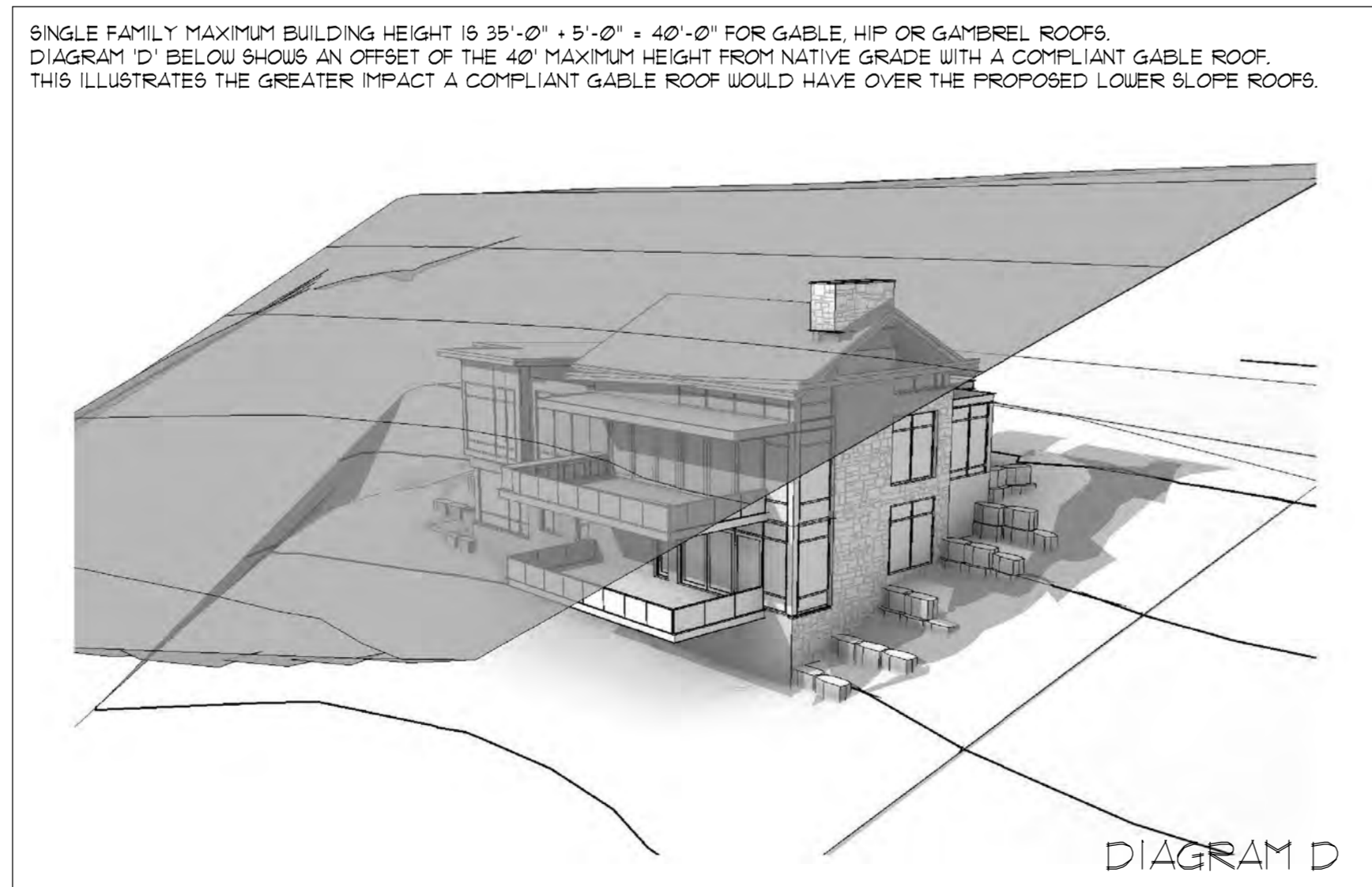
THE CDC RECOMMENDS DEVELOPMENT TO BE LOCATED OFF SLOPES THAT ARE THIRTY PERCENT OR GREATER. DIAGRAM 'B' BELOW SHOWS AN HYPOTHETICAL LOT WITH A SLOPE OF 29.5% WITH THE CDC HEIGHT OFFSET OF 35'. THIS ILLUSTRATES THAT THE ROOFS WOULD BE MEET THE MAXIMUM HEIGHT HEIGHT OF LESS THAN 35' ON A LESS STEEP LOT

DIAGRAM B



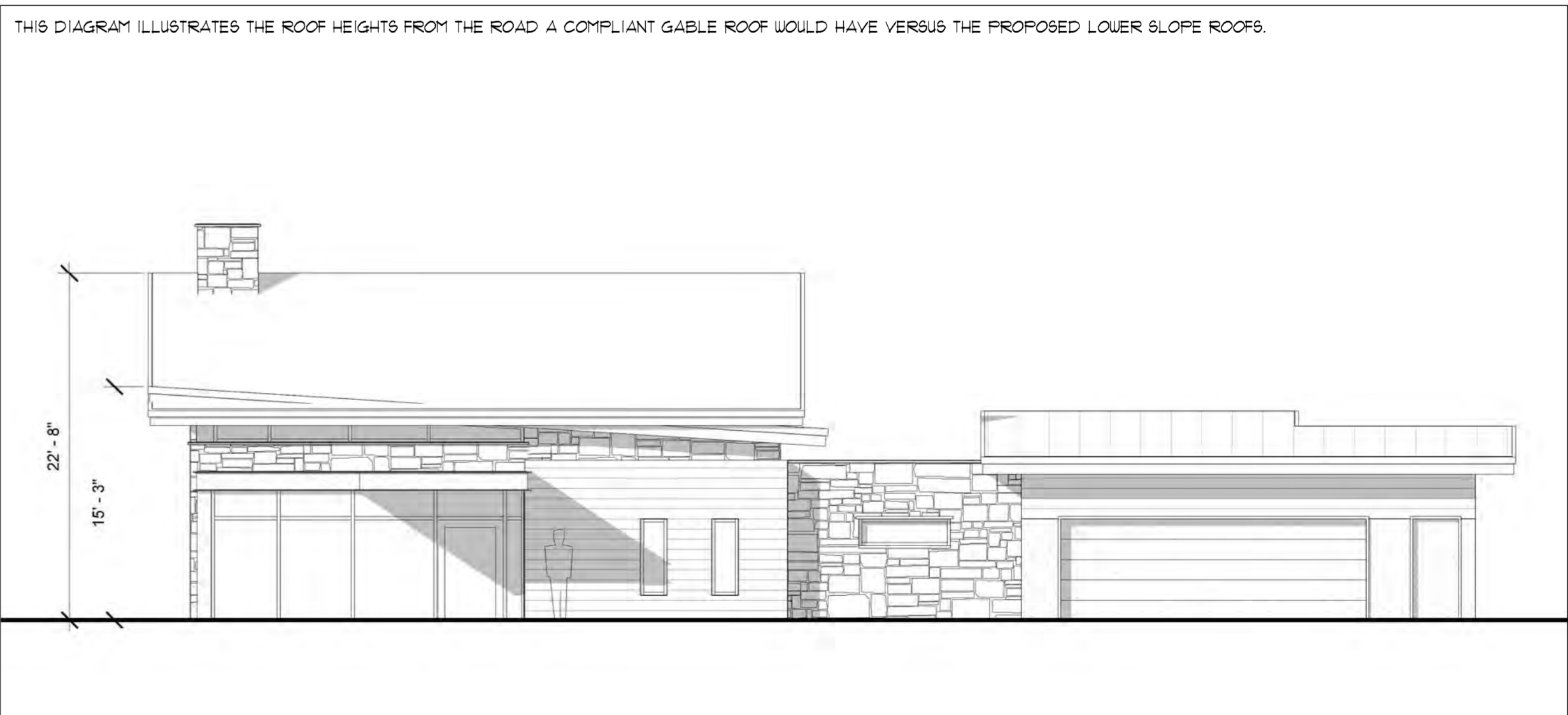
SINGLE FAMILY MAXIMUM BUILDING HEIGHT IS 35'-0" + 5'-0" = 40'-0" FOR GABLE, HIP OR GAMBREL ROOFS. DIAGRAM 'C' BELOW SHOWS AN OFFSET OF THE 40' MAXIMUM HEIGHT FROM NATIVE GRADE. NONE OF THE FORMS ARE ABOVE THE 40' MAXIMUM BUILDING HEIGHT FOR GABLE, HIP OR GAMBREL ROOFS.

DIAGRAM C



SINGLE FAMILY MAXIMUM BUILDING HEIGHT IS 35'-0" + 5'-0" = 40'-0" FOR GABLE, HIP OR GAMBREL ROOFS. DIAGRAM 'D' BELOW SHOWS AN OFFSET OF THE 40' MAXIMUM HEIGHT FROM NATIVE GRADE WITH A COMPLIANT GABLE ROOF. THIS ILLUSTRATES THE GREATER IMPACT A COMPLIANT GABLE ROOF WOULD HAVE OVER THE PROPOSED LOWER SLOPE ROOFS.

DIAGRAM D



THIS DIAGRAM ILLUSTRATES THE ROOF HEIGHTS FROM THE ROAD A COMPLIANT GABLE ROOF WOULD HAVE VERSUS THE PROPOSED LOWER SLOPE ROOFS.

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 REID SMITH ARCHITECTS
REIDSMITH
 ARCHITECTS
 W. 400-857-2287 F. 400-861-9415 212 S. TRACY, BOZEMAN MT 59716
 REIDSMITHARCHITECTS.COM

STRUCTURAL ENGINEER:
 CONTRACTOR:
 GERBER CONSTRUCTION, INC.
 238 E COLORADO AVE., SUITE 3
 TELLURIDE, CO 81435
 P: (970) 728-5205

LEGAL DESCRIPTION:
 LOT 149AR AN AMENDMENT TO THE
 FINAL PLAT OF LOTS 48A, 149B, 160 AND
 161 OF MOUNTAIN VILLAGE LOCATED
 WITHIN THE SW4 OF SEC 84 T48N R07E
 NMPM SAN JUAN COUNTY PLAT BK
 1 PG 2441 COR. 0-2826

COLORADO LICENSED
 ARCHITECT
 GEORGE W. SWITHE
 ARC-004-0884
 APR 2011 - APR 2017

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

DRAWING: V1.2
 DATE: 3/15/2017
 CONCEPTUAL WORKSESSION SET: 4/26/2017
 DESIGN REVIEW BOARD SET:



PLANNING & DEVELOPMENT SERVICES DEPARTMENT

PLANNING DIVISION

455 Mountain Village Blvd.

Mountain Village, CO 81435

(970) 728-1392

Agenda Item No. 4

TO: Design Review Board

FROM: Dave Bangert, Senior Planner

FOR: Meeting of June 1, 2017

DATE: May 24, 2017

RE: Consideration of a Variance Process application for a new single-family dwelling on Lot 149AR

PROJECT GEOGRAPHY

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

PROJECT SUMMARY

CDC Provision	Requirement	Proposed
Maximum Building Height	35' maximum (35'+5' for gable roof)	39' – 6"
Maximum Avg Building Height	30' maximum (30'+5' for gable roof)	25' – 6"
Maximum Lot Coverage	40% maximum	36%
General Easement Setbacks		
North	16' setback from lot line	Encroachments into GE/RROW
South	16' setback from lot line	25' – 5" to GE
East	16' setback from lot line	0' to GE
West	16' setback from lot line	Encroachment into GE
Roof Pitch		
Primary		2 roofs at 0.75:12
Secondary		Flat rock ballast roof
Exterior Material		
Stone	35%	35%
Wood	25% (No requirement)	14%
Windows/Doors	40% maximum for windows	35%
Metal Accents	Specific Approval	16%
Parking	2 enclosed and 2 non-tandem	2 enclosed and 2 exterior

BACKGROUND

Section 17.4.16 of the Community Development Code provides the procedures to follow for the granting of a variance because "...the strict application of the CDC requirements would cause exceptional and undue hardship on the development ...". A variance is different from a "variation" that the Board may approve, as it does not grant simple relief from a design regulation, but will allow changes to the normal bulk requirements of the Code such as height and building coverage.

Sections 17.3.11 and 12 of the CDC define the requirements of how building height is to be measured and the height limits based on the zoning district. In all cases two standards must be met for the height of a home in the Single-Family district. The maximum average height must be at or below 30 feet (plus 5 feet for gable roofs) and the maximum height must be at or below 35 feet (plus 5 feet for gable roofs). The average height is an average of measurements from a point halfway between the roof ridge and eave to the finished grade. The points are generally every 20 feet around the roof. The maximum height is measured from any point on a roof directly down to the existing grade, or finished grade whichever is more restrictive.

The proposed roof design for Lot 149AR is a combination of two low pitched shed roofs with 3 flat roof sections. In this case the average building height is 25 feet and 6 inches, which is under the allowance of 30 feet. The maximum height for the proposed structure is measured from the southern end of shed roof on the southeast elevation to the existing grade, which is 39 feet 6 inches. Again, the maximum height allowed for this roof design is 35 feet. The applicant has looked at various designs with a gable roof that would not require a height variance but the visual impact of those designs would be much greater to the surrounding properties. The owners of the Lot desire to have the home held up as close as possible to the elevation of the road so as not to feel as though they looking down on top of the home. They also desire a comfortable driveway and pushing the design any lower would result in a noncompliant driveway.

The applicant held a work session with the Design Review Board on March 30, 2017. The purpose of the work session was to preview the proposed development of the site and the concerns the Board may have regarding the proposed variance request. At the Work Session the Board indicated that they wanted to see more variation in roof form and pitch on the western half of the proposed design. The Board was also concerned with the proposed design not stepping down with slope.

DISCUSSION

Staff has evaluated the request in relation to the criteria that must be met for the Town Council to approve the variance:

- a. The strict development application of the CDC regulations would result in exceptional and undue hardship upon the property owner in the development of property lot because of special circumstances applicable to the lot such as size, shape, topography or other extraordinary or exceptional physical conditions;

Staff: The lot is burdened by its size, shape and steepness. This Lot is rather small at 0.29 acres with the majority (80%) of the buildable site with slopes in excess 30%. The slopes in the building site range of from 30% to 43% with an average slope of 37.5%. From the northern property line to the southern property line the elevation drop is 38 feet. There are 6 feet of elevation drop from the northern property line to the General Easement and the start of the proposed structure. From the northern property line to the proposed low end of the home is 22 feet. The Lot is triangular shaped and narrows as it falls to the south limiting the buildable area.

- b. The variance can be granted without substantial detriment to the public health, safety and welfare;

Staff: The variance will not be a detriment to the public health, safety and welfare. The application has been reviewed by the Mountain Village Police Department, Public Works Department and the Telluride Fire District. They have not raised concerns with the proposed variance.

- c. The variance can be granted without substantial impairment of the intent of the CDC;

Staff: Staff finds that the combination of the lot configuration and the topography of the site have created a unique circumstance that makes the maximum height restriction difficult to meet. The increased height will not affect the views of adjoining properties or make the home out of scale with others in the neighborhood.

- d. Granting the variance does not constitute a grant of special privilege in excess of that enjoyed by other property owners in the same zoning district, such as without limitation, allowing for a larger home size or building height than those found in the same zone district;

Staff: As stated above, this home is burdened by topography and lot configuration. The surrounding single family properties all have a maximum allowable height of 40 feet due to their

roof forms (35 feet plus 5 feet for gable roofs) and the adjacent multi-family lot (150R) has a maximum allowable height of 48 feet.

- e. Reasonable use of the property is not otherwise available without granting of a variance, and the variance being granted is the minimum necessary to allow for reasonable use;

Staff: Staff believes this to be true as the lot's steepness and configuration limit what can be built on the site. Granting a 4 foot 6 inch height variance which still puts this design under the maximum height of surrounding properties.

- f. The lot for which the variance is being granted was not created in violation of Town regulations or Colorado State Statutes in effect at the time the lot was created;

Staff: The lot is within a legally created subdivision.

- g. The variance is not solely based on economic hardship alone; and
- h. The proposed variance meets all applicable Town regulations and standards unless a variance is sought for such regulations or standards.

Staff: The applicant has done a good job of presenting the architectural reasons for wanting the additional height. The home does meet the average building height requirements of the CDC.

STAFF RECOMMENDATION

Staff recommends approval of the proposed variance to increase the maximum building height of the proposed structure to 39 feet 6 inches as shown in the attached exhibits, because it is in conformance with the criteria to approve the variance per Section 17.4.16 of the Community Development Code.

PROPOSED MOTION

"I move to recommend to the Town Council that the variance to increase the maximum building height to 39 feet 6 inches for Lot 149AR be approved as presented by the applicant".



**PLANNING AND DEVELOPMENT SERVICES
DEPARTMENT**

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

Agenda Item No. 5

TO: Design Review Board

FROM: Dave Bangert, Senior Planner

FOR: Meeting of June 1, 2017

DATE: May 11, 2017

RE: Design Review Approval to the Exterior Changes to the former Telluride Apartments, now Meadows Mountainview, 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: Civil drainage plan
Exhibit F: Special Warranty Deed
Exhibit G: 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 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 will be made safe for 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.”

The applicant presented three alternatives to the exterior design of the building at a work session held on March 30, 2017. There was general consensus that the Board preferred Scheme 1 which featured French doors and Juliet balconies on the first and third floors. The Board also provided the following input:

1. Provide details of how the buildings will be protected from the wetlands located behind the project; and
2. Highlight the three separate entryways with color or material change, not necessarily with stone.

STAFF ANALYSIS

Site

The applicant is proposing site improvements to include additional landscaping and perimeter drainage. Approximately 13 new trees, including aspen and spruce, are being added to the parking lot, the north and east edge of the site. The landscaping will help buffer the project from views from Adams Ranch Road.

The entry monument appears to be in the 16’ General Easement which will require specific DRB approval. Fire District personnel have requested that the street numbers be included on the monument. During the work session, staff recommended the monument be stone. The applicant has provided a stone base, but wants the sign to evoke the trail signage TSG provides on ski runs.

A challenge for the site is keeping the wetland away from the base of the building along the rear elevation. Exhibit E depicts the drainage system which includes a trench along the rear of the building, filled with stone and a perforated pipe on the bottom. The building side of the trench will be covered in an impermeable fabric while the other side and top will be covered by a permeable surface. Drains are provided on the surface for nuisance storm water. The system is designed to intercept encroaching water from the wetland and move it away from the building.

Building

The roof eaves have been extended to assure the roof will drain away from the building. The existing standing seam roof is being replaced with 16" standing seam. Other improvements include framing the roof overhang at the entryways with six inch rough sawn timbers. The French doors and Juliet balconies now only occur on the third floor. Snow bars have been added to the edge of the 6:12 roofs on the front and rear elevations. The proposed material changes to the current exterior, which is all stucco, include:

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 area and percent of building materials do not account for window area.

A variation is required to reduce the stone area below 35%. However, as noted in the Background section of this report, work force housing is allowed special consideration by the CDC.

Exterior Lighting

The Town of Mountain Village has upgraded the lighting standards since the Telluride Apartments were built. The architect has replaced the non-conforming fixtures with new LED dark sky compliant fixtures, but some are proposed in the same location as the original fixtures, at a height that is directly above the second story. The CDC states exterior lighting should be limited to lighting access ways, plazas, public spaces, patios and stairs. The maximum height of wall fixtures is seven feet. These wall fixtures are in conflict with these requirements.

The Board may want to consider approving the location of these fixtures because the parking lot is not lit as is required. Staff believes the proposed fixtures will help light the parking lot, in a much less intrusive way than separate lighting poles.

Proposed Variations and Specific Approvals

- The percent of stone is less than the 35% required;
- Building mounted light fixtures exceed seven feet in height; and
- The freestanding entry monument appears to encroach in the 16 foot General Easement.

STAFF RECOMMENDATION

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. Provide a stone entry monument adjacent to Adams Ranch Road;

PROPOSED MOTION

Staff recommends the DRB approve the Design Review application for Lot 640A, with the following motion:

"I move to approve a Design Review Process application for exterior changes to the existing Multi-Family project on Lot 640A, with the findings and conditions as set forth at the June 1, 2017 DRB meeting to include:

1. 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.
2. Prior to CO the owners of Lot 640A will enter into a General Easement encroachment agreement with the Town for the address monument in the northern GE.

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.

ABBREVIATIONS

@	AT	MAX.	MAXIMUM
&	AND	MECH.	MECHANICAL
ABV.	ABOVE	MFR.	MANUFACTURER
A.C.	ASPHALTIC CONCRETE	MH.	MAN HOLE
AC	AIR CONDITIONING	MIN.	MINIMUM
ACT.	ABOVE COUNTERTOP	MIR.	MIRROR
ACUST.	ACOUSTICAL	MISC.	MISCELLANEOUS
ADDN'L.	ADDITIONAL	MW.	MICROWAVE
ADJ.	ADJACENT	MOD.	MODULE
AFF.	ABOVE FINISH FLOOR	MTL.	METAL
AGG.	AGGREGATE	(N)	NEW
ALUM.	ALUMINUM	NEC	NATIONAL ELECTRIC CODE
ALT.	ALTERNATE	NIC.	NOT IN CONTRACT
ARCH.	ARCHITECTURAL	N/A	NOT APPLICABLE
AVG.	AVERAGE	NTS.	NOT TO SCALE
BD.	BOARD	O/	OVER
BF.	BOTH FACES	O.C.	ON CENTER
BF.	BOTH FACES	O.D.	OUTSIDE DIAMETER
BIC.	BUILT-IN CABINET	OPD.	OVERFLOW DRAIN
BLDG.	BUILDING	OH.	OVERHEAD
BLK.	BLOCK	OPP.	OPPOSITE
BLK'G.	BLOCKING	PERF.	PERFORATED
BLW.	BELOW	PLAM.	PLASTIC LAMINATED
BRZ.	BRONZE	PNT.	PAINT
BTM.	BOTTOM	PP.	POWER POLE
BTR.	BETTER	PSF	POUNDS PER SQUARE FOOT
BTWN.	BETWEEN	PT.	PRESSURE TREATED
BVL.	BEVELD	PVC.	POLY VINYL CHLORIDE
BW.	BOTH WAYS	PVMT.	PAVEMENT
CAB.	CABINET	PUE.	PUBLIC UTILITY EASEMENT
CBC	CALIFORNIA BUILDING CODE	QT.	QUARRY TILE
CCR	CALIFORNIA CODE OF REGULATIONS	QT.	QUARRY TILE
CEC	CALIFORNIA ELECTRIC CODE	R.	RISER
CF	CUBIC FEET	RAD.	RADIUS
CFC	CALIFORNIA FIRE CODE	RD.	ROOF DRAIN
CLG.	CEILING	RDWD.	REDWOOD
CJ	CONTROL JOINT	REINF.	REINFORCING
CLR.	CLEAR	REF.	REFRIGERATOR
CMC	CALIFORNIA MECHANICAL CODE	REQ'D	REQUIRED
CMU	CONCRETE MASONRY UNIT	RET.	RETAINING
CNTR.	COUNTER	REV.	REVISION
C.O.	CLEAN OUT	RM.	ROOM
COL.	COLUMN	RO.	ROUGH OPENING
COMP.	COMPOSITION	SC.	SOLID CORE
CONC.	CONCRETE	SC.	SOLID CORE
CONN.	CONNECTION	SCHED.	SCHEDULE
CONT.	CONTINUOUS	SD	SOAP DISPENSER
CONTR.	CONTRACTOR	SDR.	STORM DRAIN
CPC	CALIFORNIA PLUMBING CODE	SECT.	SECTION
CT.	CERAMIC TILE	SEZ	STREAM EASEMENT ZONE
DBL.	DOUBLE	SF	SQUARE FOOT/FEET
DET.	DETAIL	SHT.	SHEET
DEPT.	DEPARTMENT	SHLVS.	SHELVES
D.F.	DOUGLAS FIR	SHWR.	SHOWER
DIA.	DIAMETER	SIM.	SIMILAR
DIM.	DIMENSION	SLR.	SEALER
DIV.	DIVISION	SPECS.	SPECIFICATIONS
DN	DOWN	SQ.	SQUARE
DW.	DISHWASHER	S&P	SHELF & POLE
DWG.	DRAWING	SS	SANITARY SEWER
(E)	EXISTING	S.S.D.	SEE STRUCTURAL DRAWINGS
EA.	EACH	S.ST.	STAINLESS STEEL
EJ.	EXPANSION JOINT	STD.	STANDARD
ELECT.	ELECTRIC/ELECTRICAL	STL.	STEEL
ELEV.	ELEVATION	STOR.	STORAGE
EMER.	EMERGENCY	STRUCT.	STRUCTURAL
EN.	EDGE NAIL	SUSP.	SUSPENDED
EOP.	EDGE OF PAVEMENT	S.W.	SHEARWALL
EOS.	EDGE OF SLAB	T.	TREAD
EQ.	EQUAL	TC.	TRASH COMPACTOR
EQUIP.	EQUIPMENT	TEL.	TELEPHONE
EXT.	EXTERIOR	TEMP.	TEMPERED
FA.	FIRE ALARM	T&G	TONGUE & GROOVED
FACP	FIRE ALARM CONTROL PANEL	TV	TELEVISION
FAU	FORCED AIR UNIT	TYP.	TYPICAL
FFE.	FINISHED FLOOR ELEVATION	UBC	UNIFORM BUILDING CODE
FG.	FIXED GLASS	UFC	UNIFORM FIRE CODE
FH.	FIRE HYDRANT	UMC	UNIFORM MECHANICAL CODE
FIN.	FINISH	UON	UNLESS OTHERWISE NOTED
FLR.	FLOOR	UPN	UNIFORM PLUMBING CODE
GA.	GAUGE	VCT	VINYL COMPOSITION TILE
GALV.	GALVANIZED	VENT.	VENTILATION
GC.	GENERAL CONTRACTOR	VERT.	VERTICAL
GFI.	GROUND FAULT INTERRUPTER	VIF.	VERIFY IN FIELD
GI.	GALVANIZED IRON	VNR.	VENEER
GLB.	GLUED LAMINATED BEAM	W/	WITH
GND.	GROUND	WC.	WATER CLOSET
GSM.	GALVANIZED SHEET METAL	WD.	WOOD
GYP.	BD. GYPSUM WALL BOARD	W.	WASHER
HB	HOSE BIBB	WH.	WATER HEATER
HC	HOLLOW CORE / HANDICAP	W/O	WATER HEATER
HDWR.	HARDWARE	WP.	WATER PROOF
HORIZ.	HORIZONTAL	YD.	YARD
HP.	HIGH POINT		
HT.	HEIGHT		
HTG.	HEATING		
HVAC	HEATING/VENTILATION/AIR CONDITIONING		
HW.	HOT WATER		
ID.	INSIDE DIAMETER		
ID.	INSIDE DIAMETER		
INCL.	INCLUDED		
INFO.	INFORMATION		
INSUL.	INSULATION		
INT.	INTERIOR		
INF.	INFRARED		
LAM.	LAMINATE		
LB.	POUND		
LF.	LINEAL FOOT		
LVL.	LAMINATED VENEER LUMBER		

GOVERNING CODES

Town of Mountain Village- Telluride, CO

International Building Code (2012)

National Electrical Code (2014)

International Fuel Gas Code (2012)

International Energy Conservation Code (2012)

International Existing Building Code (2012)

International Fire Code (2012)

International Mechanical Code (2012)

International Plumbing Code (2012)

International Residential Code (2012)

PROJECT DATA

BUILDING INFORMATION AND FLOOR AREAS:

FLOOR:	#1 BR UNITS	SQ.FT.	#2BR UNITS	SQ.FT.	CORRIDORS	SQ.FT.	OFFICE /LAUNDRY/MECH	TOTAL SQ.FT.
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		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

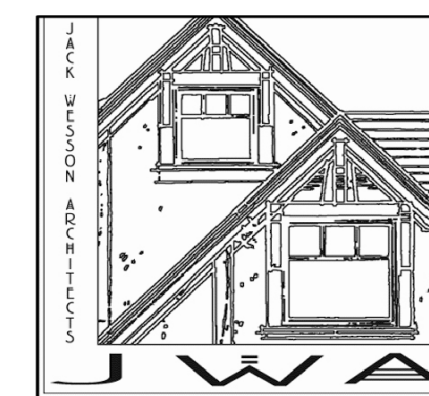
OCCUPANCY GROUP: R-2
CONSTRUCTION TYPE: V-1HR
MAXIMUM STORIES: 3
FLOOR AREA ALLOWABLE PER FLOOR WITH INCREASE FOR SEPERATION ON 2 SIDES = 15,750 SQ.FT. ALLOWABLE
FIRE RESISTIVE REQUIREMENTS: 1HR FOR EXTERIOR WALLS, PARTY WALLS, CORRIDOR WALL, LAUNDRY WALLS AND ALL CEILINGS.

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

SHEET INDEX

Architectural Drawings

COVER SHEET	PROJECT DATA & INFORMATION
A0.1	PERSPECTIVES
A0.2	PERSPECTIVE
A0.3	
A1.0	SITE & LANDSCAPE PLAN
A1.1	ELEVATIONS
A1.2	ELEVATION
A1.3	SIGNAGE & BLDG ENTRY
A1.4	EXTERIOR LIGHTING & MATERIALS



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jack@wessonarch.com
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DESIGN TEAM

OWNER:
TELLURIDE SKI AND GOLF LLC
565 MOUNTAIN VILLAGE BLVD
TELLURIDE, CO 81435

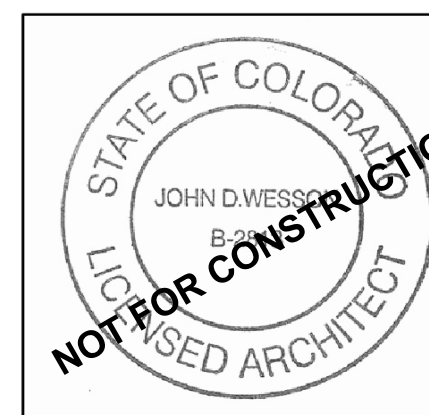
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JACK WESSON ARCHITECTS INC.
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CIVIL ENGINEER:
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TEL: (970) 729-0683

GENERAL CONTRACTOR:
BLAKE BUILDER-TELLURIDE SKI AND GOLF
565 MOUNTAIN VILLAGE BLVD
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TEL: (970) 728-7418

PROJECT MANAGER:
AMC
PO BOX 2474
TELLURIDE, COLORADO 81435
TEL: (970) 389-8053

LIGHTING and INTERIOR DESIGN
enLIGHTen LTD LLC
615 WEST PACIFIC AVE.
TELLURIDE, COLORADO 81435
TEL: (970) 728-0500



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Lot 640A

VICINITY MAP



Meadows Mountainview Apartments

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

Document Date:
APRIL 4, 2017

Document Phase:
Schematic Design

rev. date	remark
1	3/20/17 TMV Comments
2	3/30/17 TMV DRB Worksession
3	4/4/17 TMV DRB Submittal

COVER -
PROJECT DATA

A0.1



TREE LEGEND

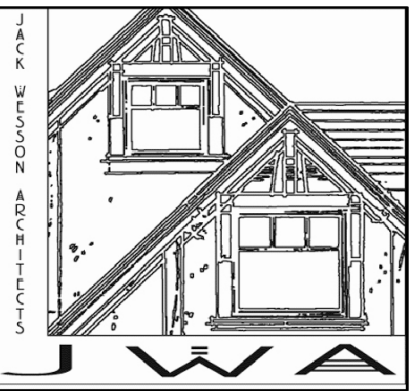
NEW ASPEN
EXIST. NARROW LEAF COTTONWOOD

NEW SPRUCE
EXIST. SPRUCE

EXIST. SPRUCE

228'-0"

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



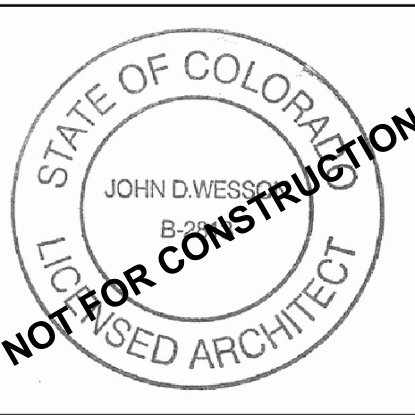
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SITE &
LANDSCAPE PLAN

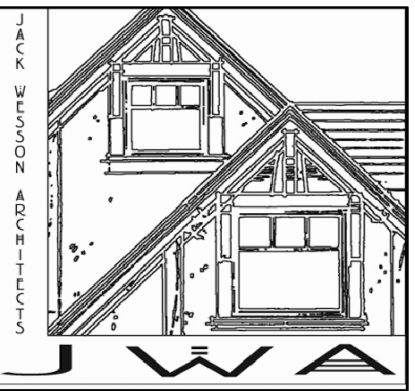
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1 PERSPECTIVE RENDERING
A0.2 NTS



2 PERSPECTIVE RENDERING
A0.2 NTS



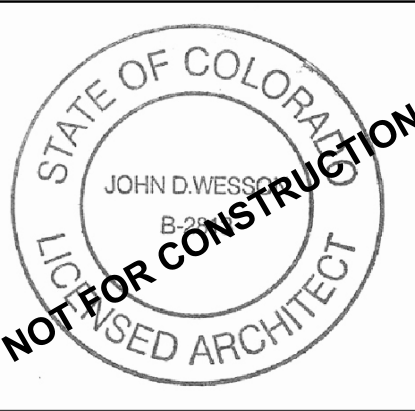
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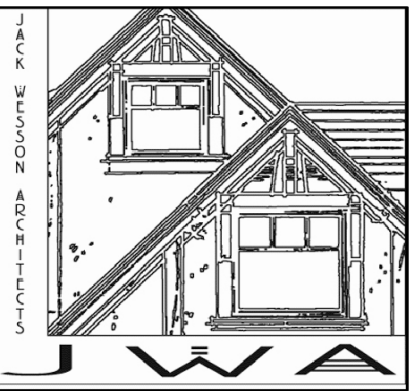
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PERSPECTIVES

A0.2



1 PERSPECTIVE RENDERING
A0.3 NTS

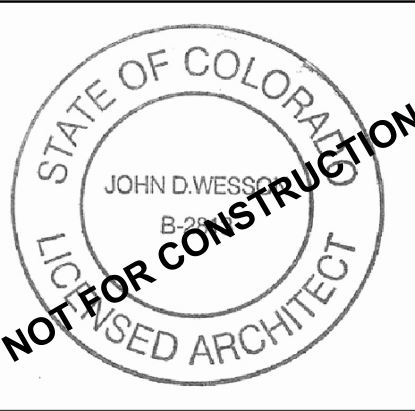


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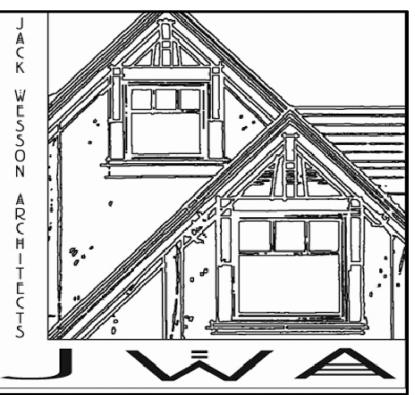
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PERSPECTIVE

A0.3



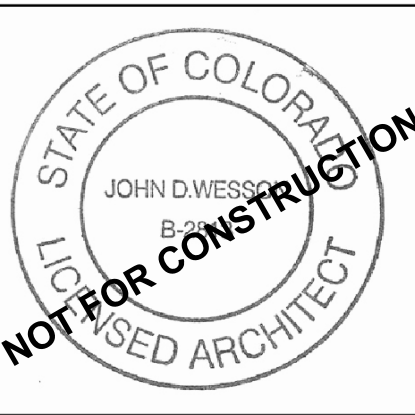
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ELEVATIONS

A1.1



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
A1.1 1" = 10'-0"



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

2 Rear Elevation
A1.1 1" = 10'-0"



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

3 South Side Elevation
A1.1 1" = 10'-0"

EXTERIOR FINISH

TOTAL EXTERIOR 19,694 SQ.FT

ENGINEERED WOOD SIDING: 4,872 SQ.FT

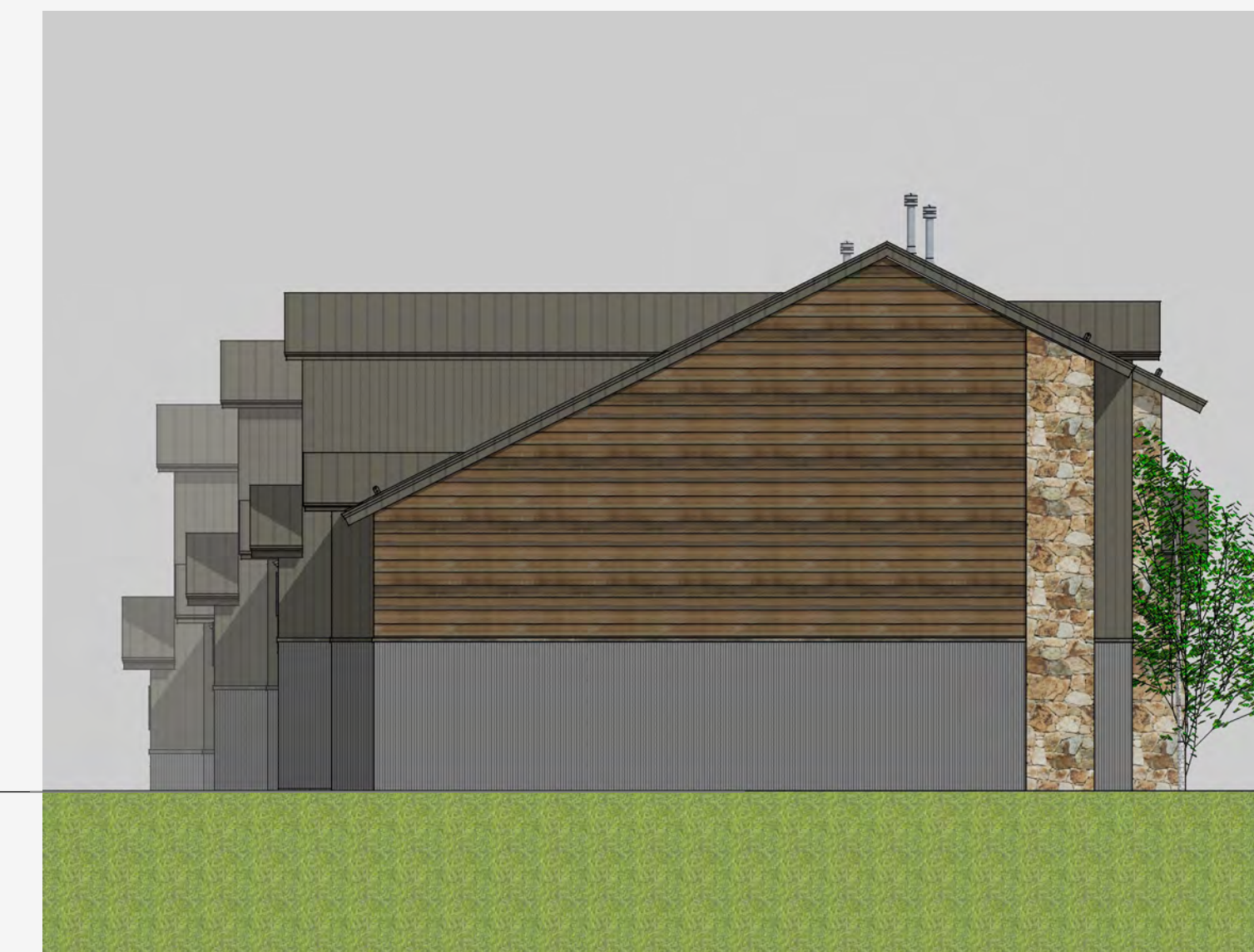
6"-8" STEEL SIDING: 6,000 SQ.FT

CORRUGATED STEEL SIDING: 6,822 SQ.FT

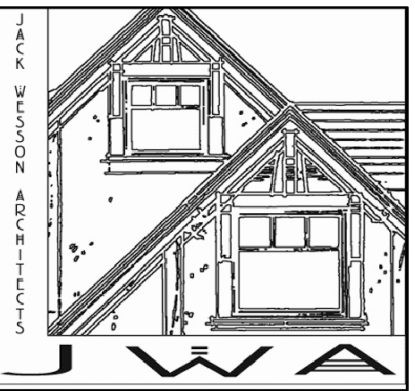
STONE SIDING: 2,000 SQ.FT.

TOTAL ROOF 16" STANDING SEAM : 17,500 SQ.FT.

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



3 North Side Elevation
A1.1 1" = 10'-0"



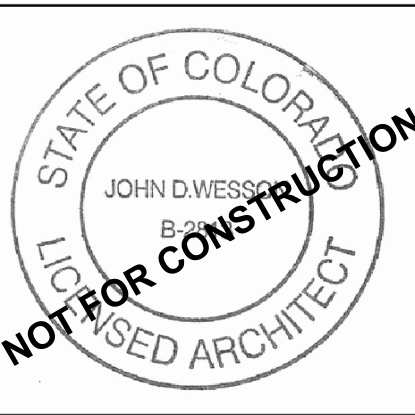
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ELEVATION

A1.2



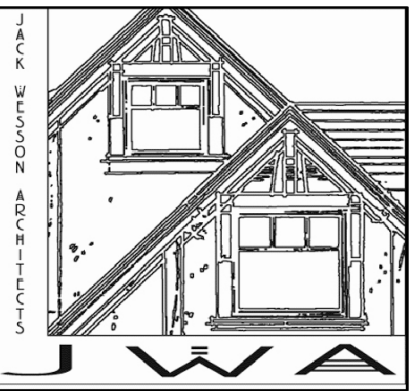
- ALUMINUM CLAD WOOD DOORS-OBSIDIAN OR EQ. FINISH SEE A1.4 - M5
- STEEL "JULIET" BALCONY RAIL - BLACK FINISH
- EXTERIOR WALL SCONCE SEE A1.3 L1
- 17" STEEL STANDING SEAM ROOF-BONDERIZED FINISH SEE A1.4 - M1
- 1-1/2" STEEL SNOW BARS
- LP SMARTSIDE ENGINEERED WOOD FASCIA AND SOFFIT SEE A1.4 - M2,3
- 6"-8" VINTAGE RIB, V-SEAM OR SIM. STEEL SIDING BONDERIZED OR SIM. FINISH. SEE A1.4 - M4
- LP SMARTSIDE ENGINEERED WOOD LAP SIDING OR SIM. SEE A1.4 - M5
- ALUMINUM CLAD WOOD WINDOWS OBSIDIAN OR EQ. FINISH SEE A1.4 - M6
- METAL "J" CHANNEL
- CORRUGATED STEEL SIDING GALVANIZED, VINTAGE OR SIM. FINISH SEE A1.4 M7
- ENTRY SIGNAGE - TO MATCH OR SIM. TO EXISTING SKI AREA TRAIL SIGNS
- 6" X 6" ROUGH SAWN WOOD TRUSS ENTRY STRUCTURE AT ENTRY ROOF W/ STEEL CONNECTIONS
- EXTERIOR ENTRY DOWNLIGHT SEE A1.4 - L2
- 6" X 6" ROUGH SAWN WOOD KNEE BRACES AT ENTRY ROOF W/ STEEL CONNECTIONS

- Roof Bearing +8'-0" DATUM: 117.00
- 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
A1.2 N.T.S.



1 BUILDING STREET SIGNAGE
A1.3 NTS



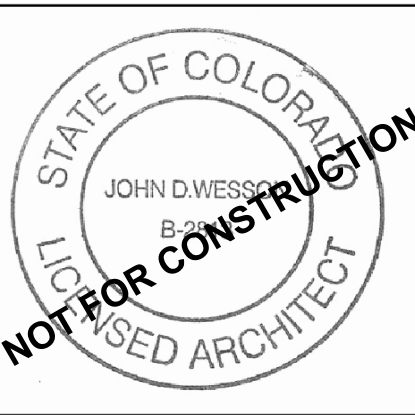
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STREET
SIGNAGE

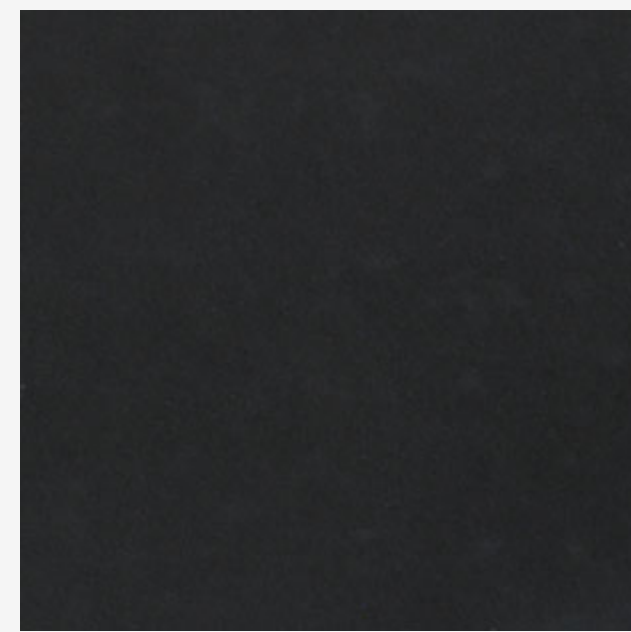
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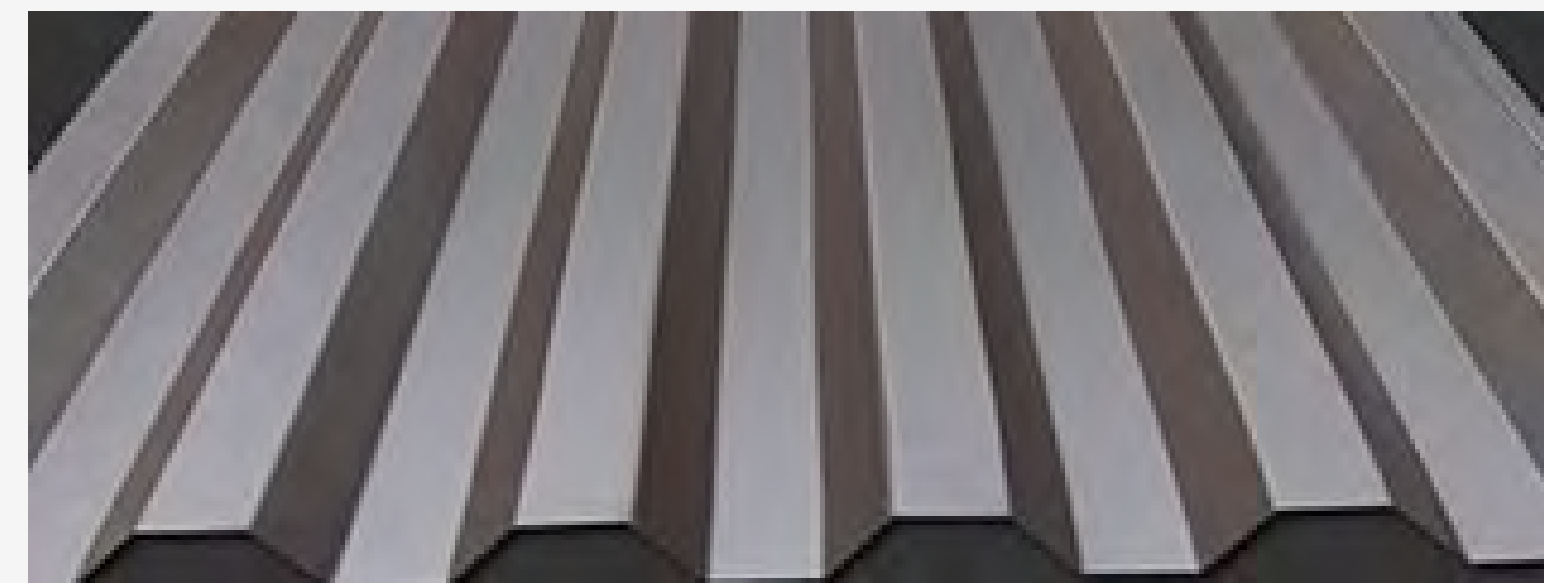
L1 EXTERIOR WALL SCONCE
A1.4 N.T.S.



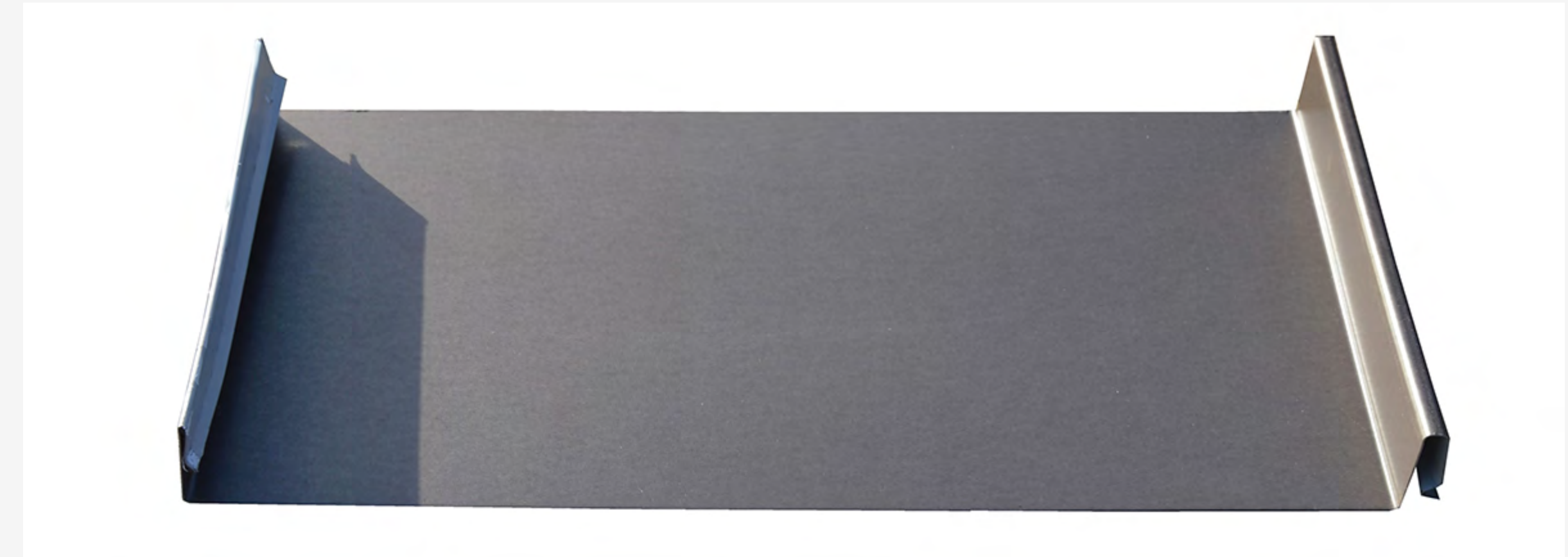
L2 EXTERIOR ENTRY DOWN LIGHT
A1.4 N.T.S.



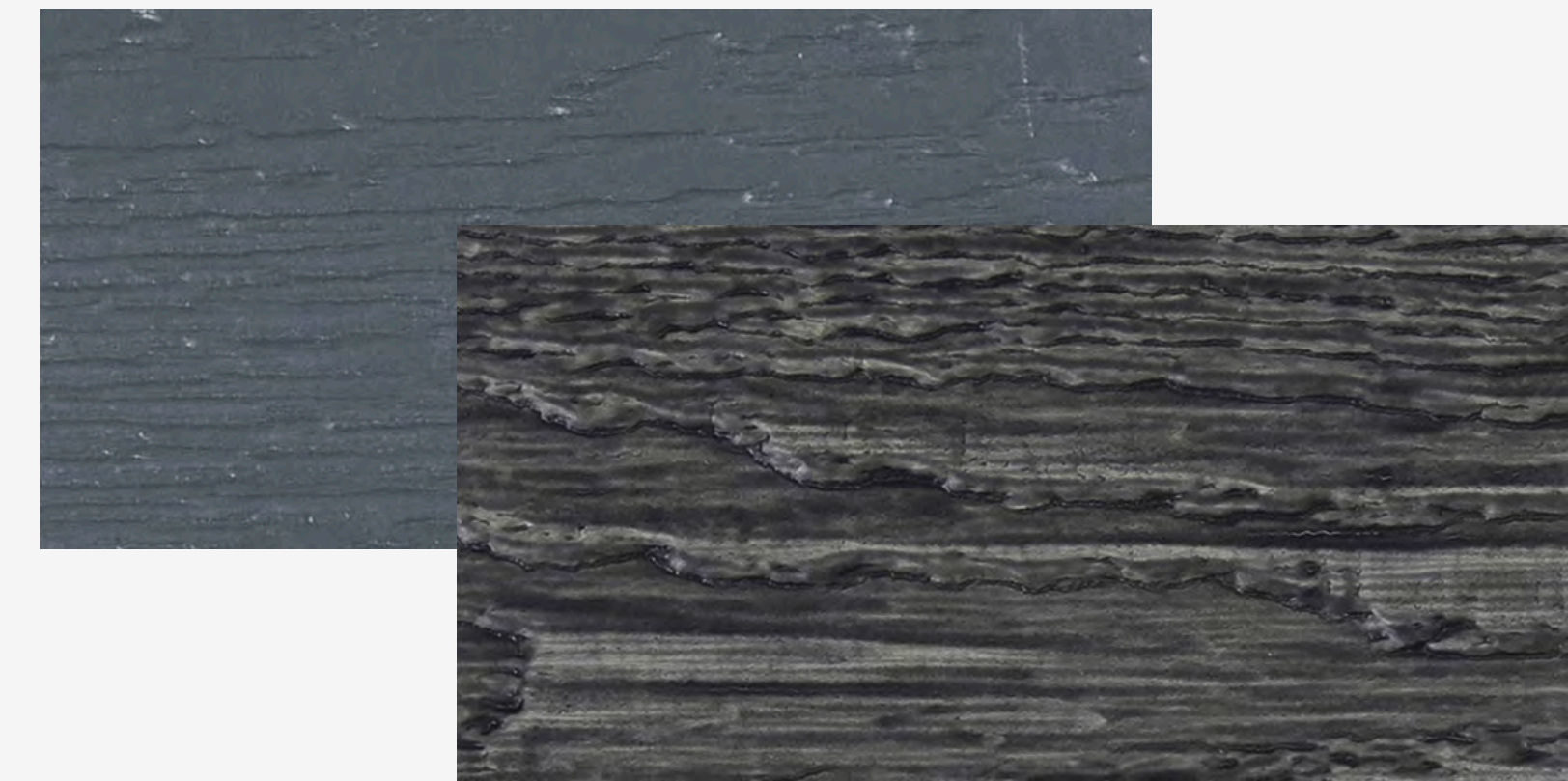
M6 OBSIDIAN OR SIM. ALUMINUM
WINDOW CLAD
A1.4 N.T.S.



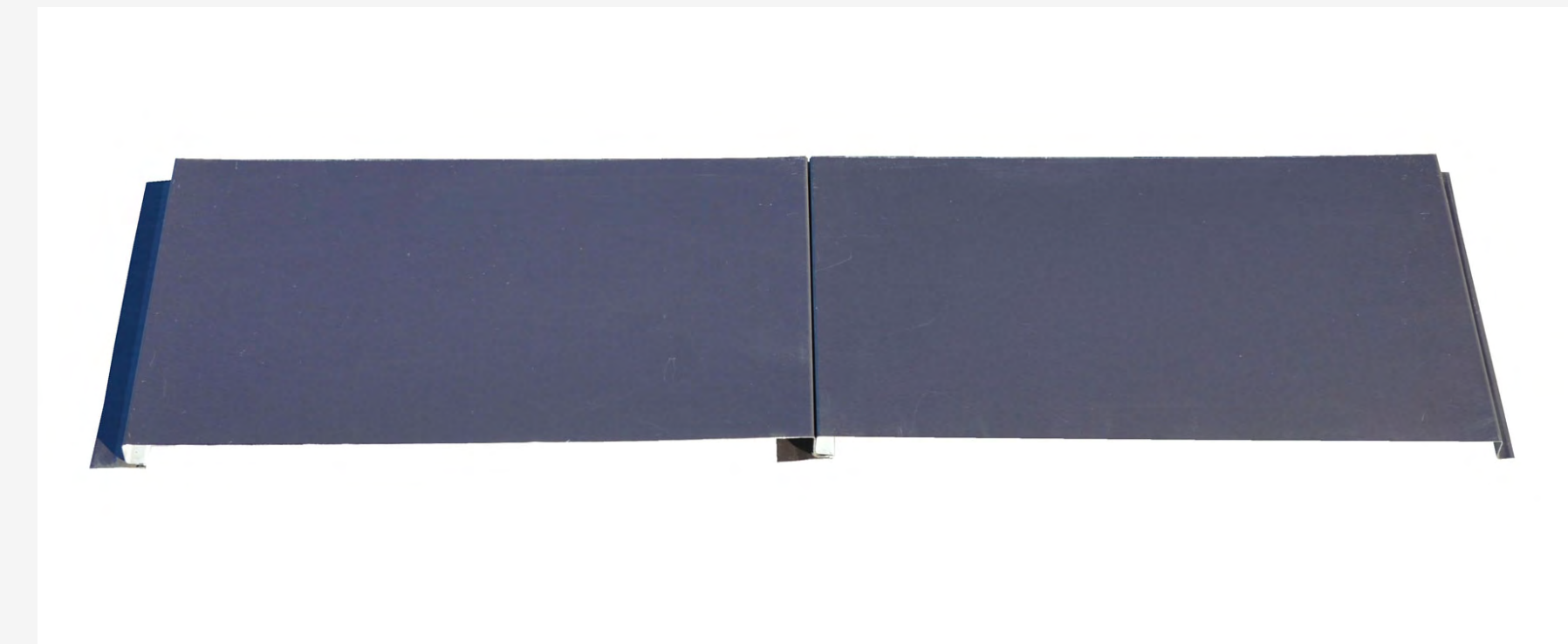
M7 STEEL SIDING GALVANIZED,
VINTAGE, OR SIM. FINISH
A1.4 N.T.S.



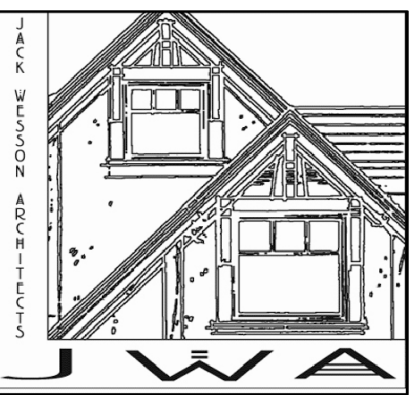
M1 BONDERIZED STEEL ROOFING
A1.4 N.T.S.



M2,3 ENGINEERED WOOD FASCIA &
SOFFIT
A1.4 N.T.S.



M4 BONDERIZED OR SIM. STEEL
SIDING
A1.4 N.T.S.



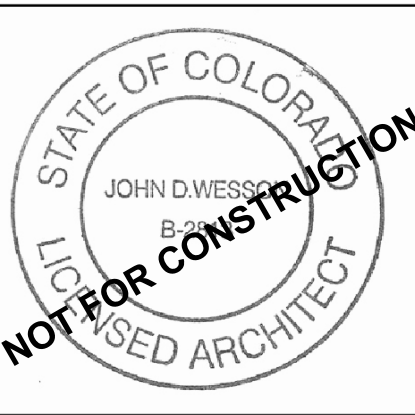
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**Meadows Mountainview
Apartments**

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

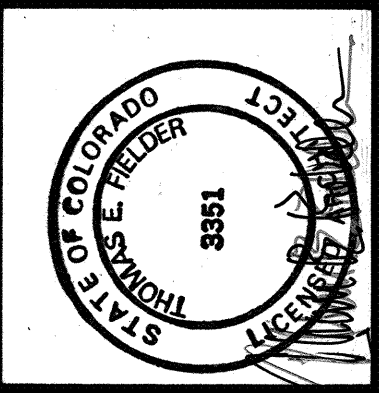
Document Date:
APRIL 4, 2017

Document Phase:
Schematic Design

rev.	date	remark
1	3/20/17	TMV Comments
2	3/30/17	TMV DRB Worksession
3	4/4/17	TMV DRB Submittal

EXTERIOR
MATERIALS &
LIGHTING

A1.4



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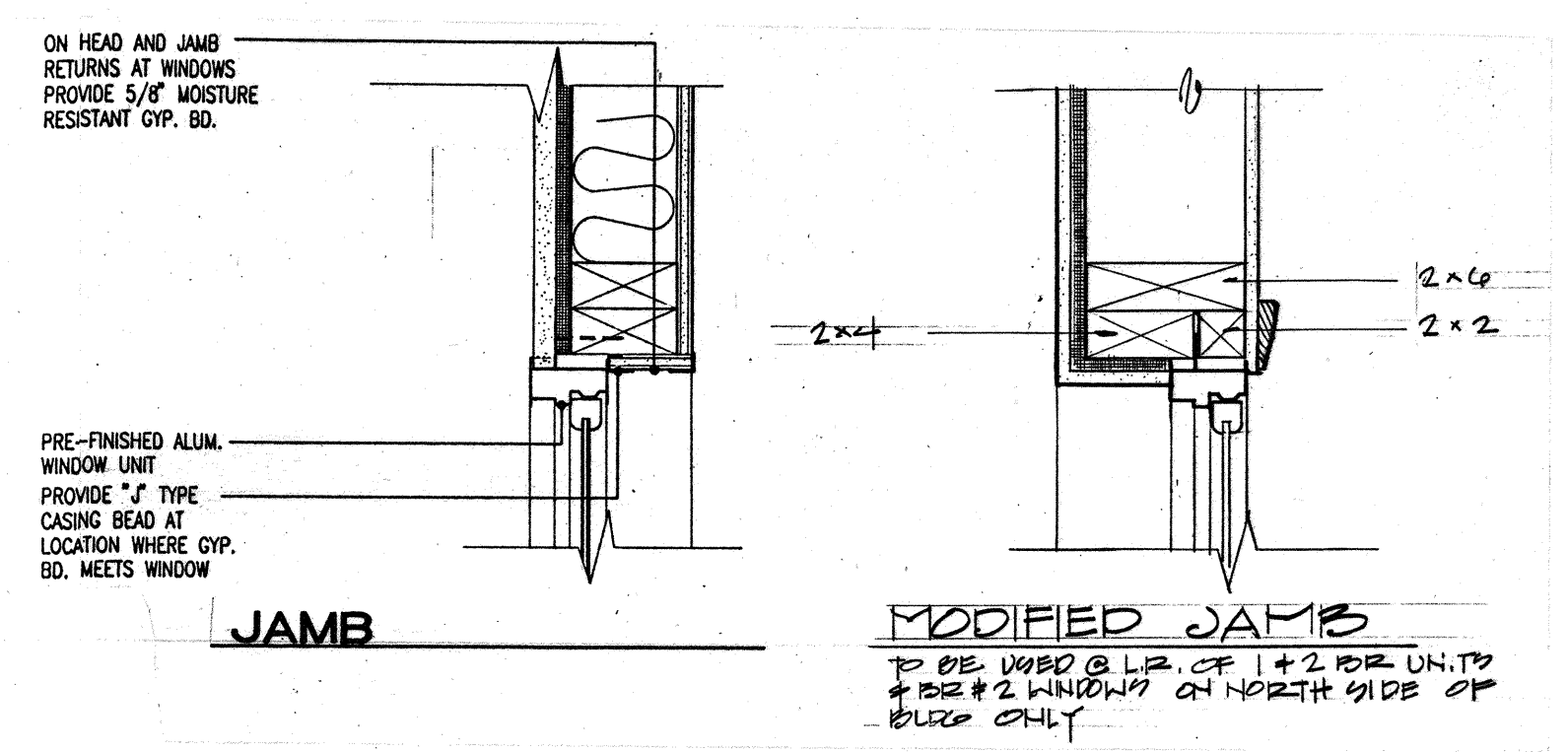
FEB 1, 1990
REV 5-21-90

BUILDING ELEVATIONS

TELLURIDE APARTMENTS
Telluride Mountain Village, Colorado.

Drawing Number

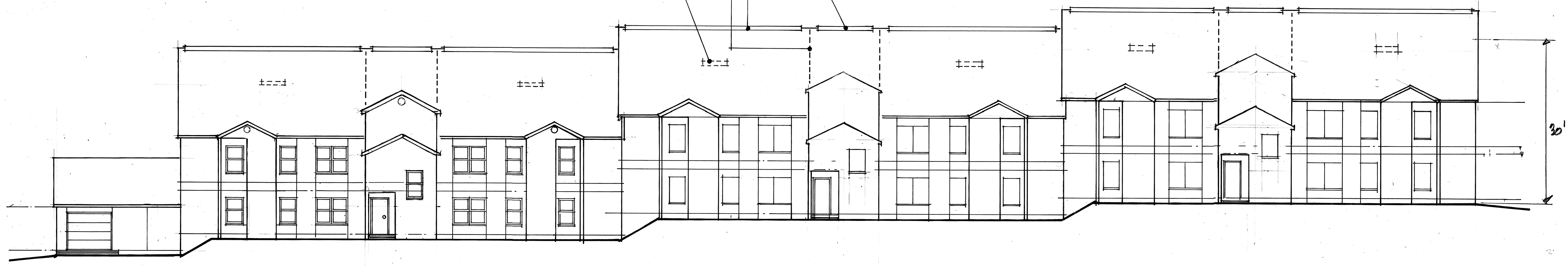
A1
Of NINE



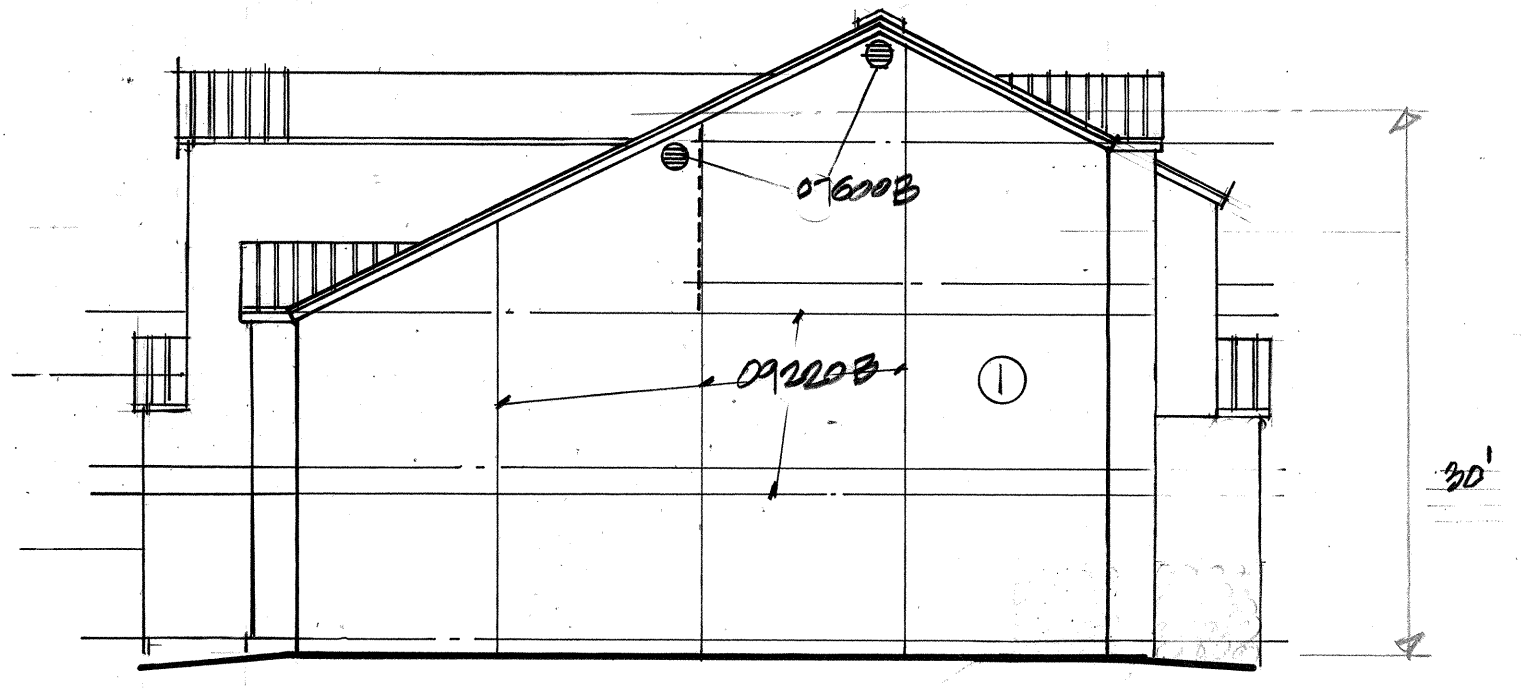
15" x 48" Fire Damper with fusible link in fire separation wall with 1-1/2 hour UL fire damper label per Standard #555 as mgr by RUSKIN MFG CO., Grandview, MO. 64030 (Typical) See Detail 2/A-8

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

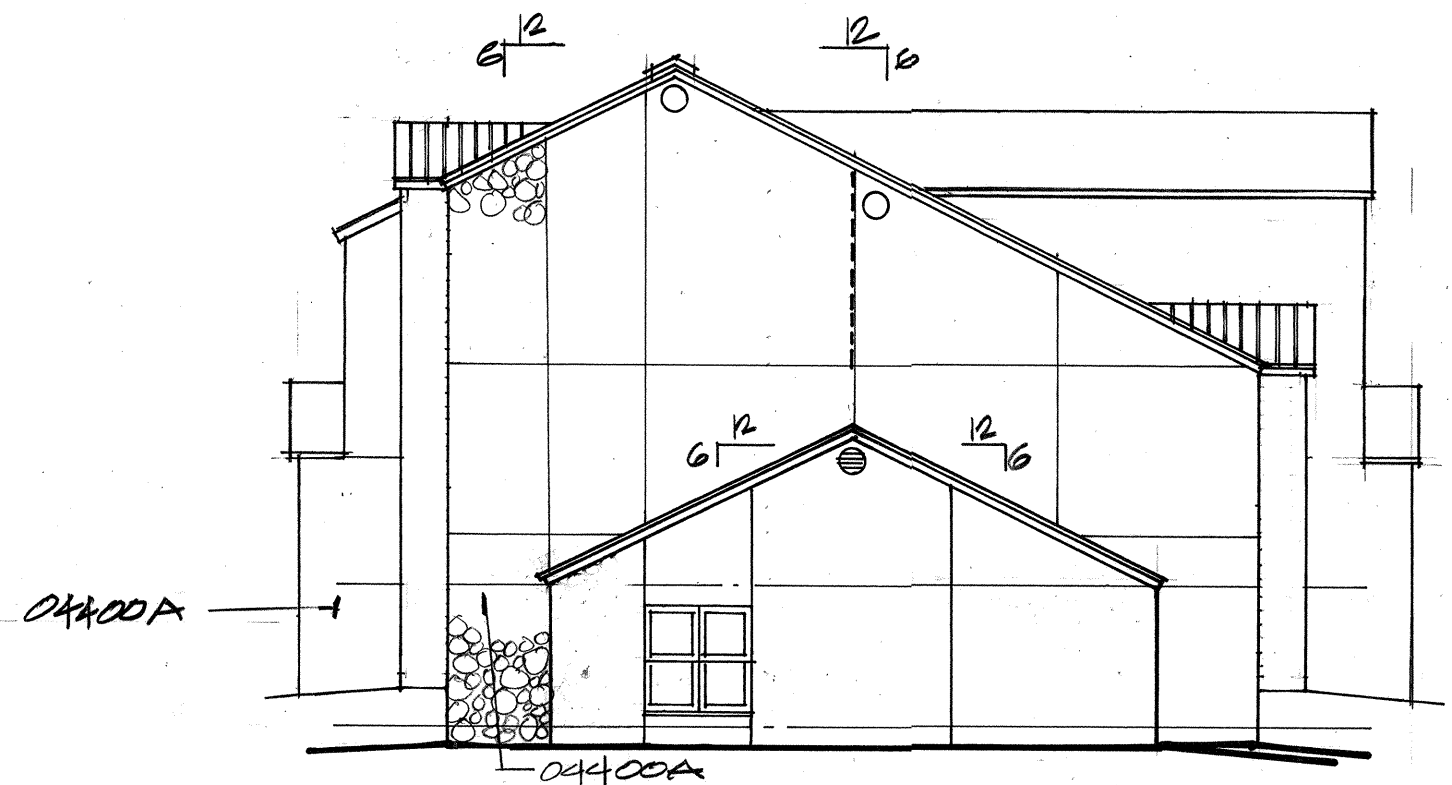
Ridge vents



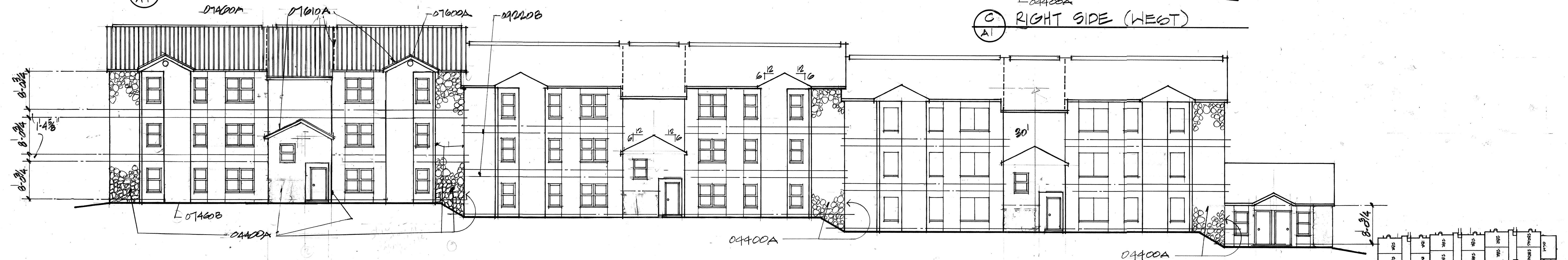
D
A1 REAR ELEVATION (SOUTH)



B
A1 LEFT SIDE (EAST)



C
A1 RIGHT SIDE (WEST)

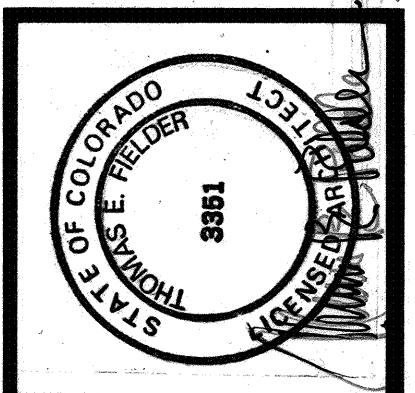


A
A1 FRONT ELEVATION (NORTH)

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

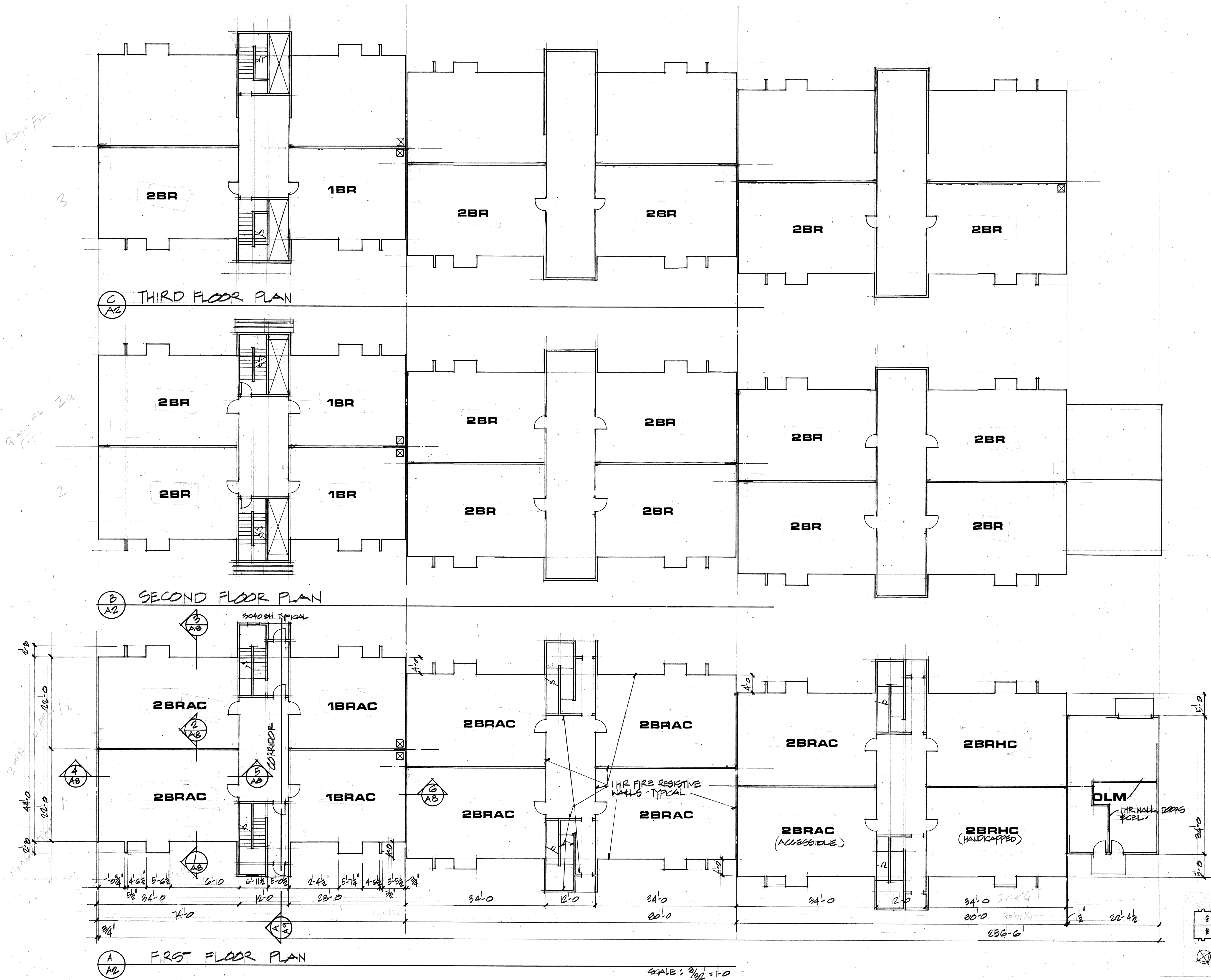


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EXP. D. 21-90

BUILDING FLOOR PLANS
TELLURIDE APARTMENTS
Telluride Mountain Village, Colorado

Drawing Number
A2
Of NINE



Exit FC

2nd FL 2a

2nd FL 2b

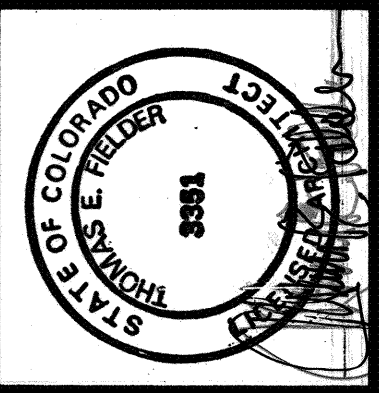
C THIRD FLOOR PLAN

B SECOND FLOOR PLAN

A FIRST FLOOR PLAN

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

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.

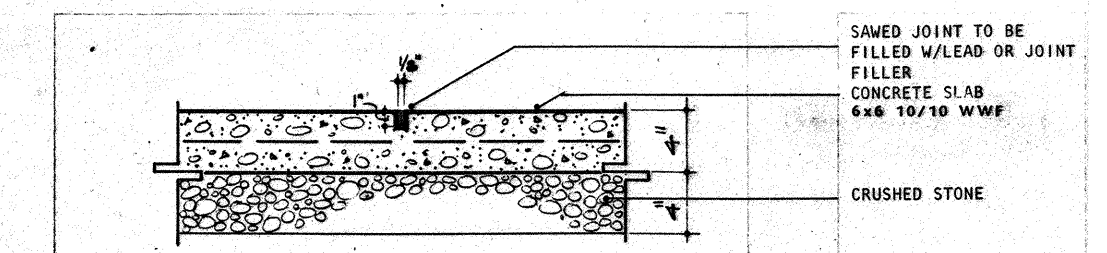


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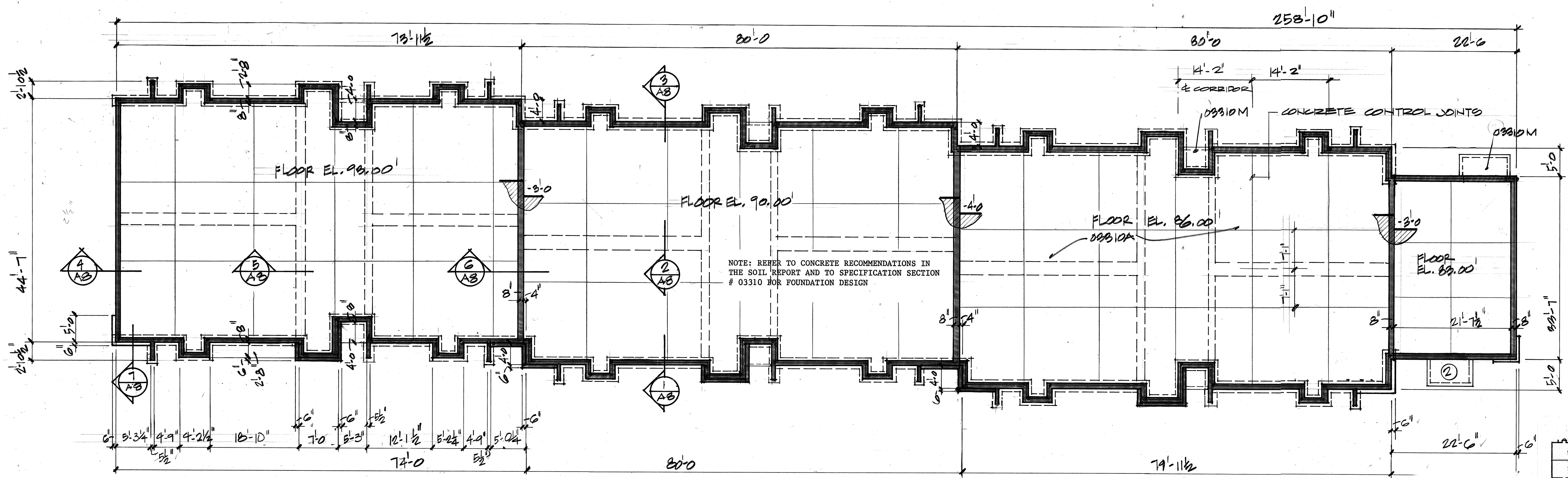
FEB 1, 1990
5-21-90

BUILDING FOUNDATION PLAN
TELLURIDE APARTMENTS
Telluride Mountain Village, Colorado

Drawing Number
A3
Of NINE

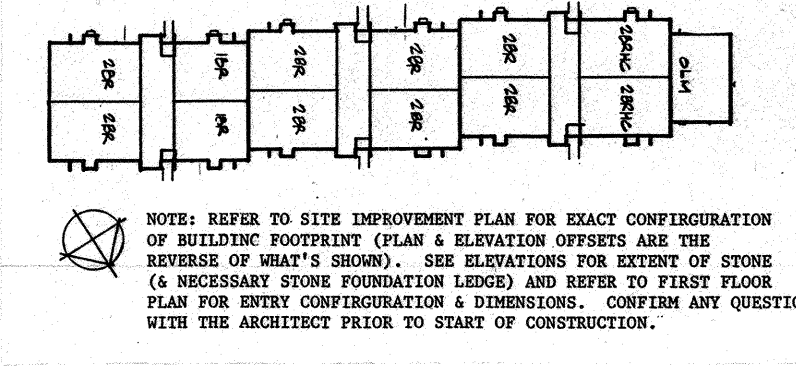


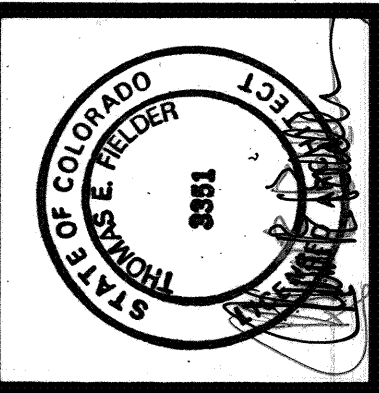
CONTROL JOINT DETAIL



A FOUNDATION PLAN

SEE DWG. A-8 FOR MATERIAL REFERENCE NOTES.
SCALE: 1/2" = 1'-0"





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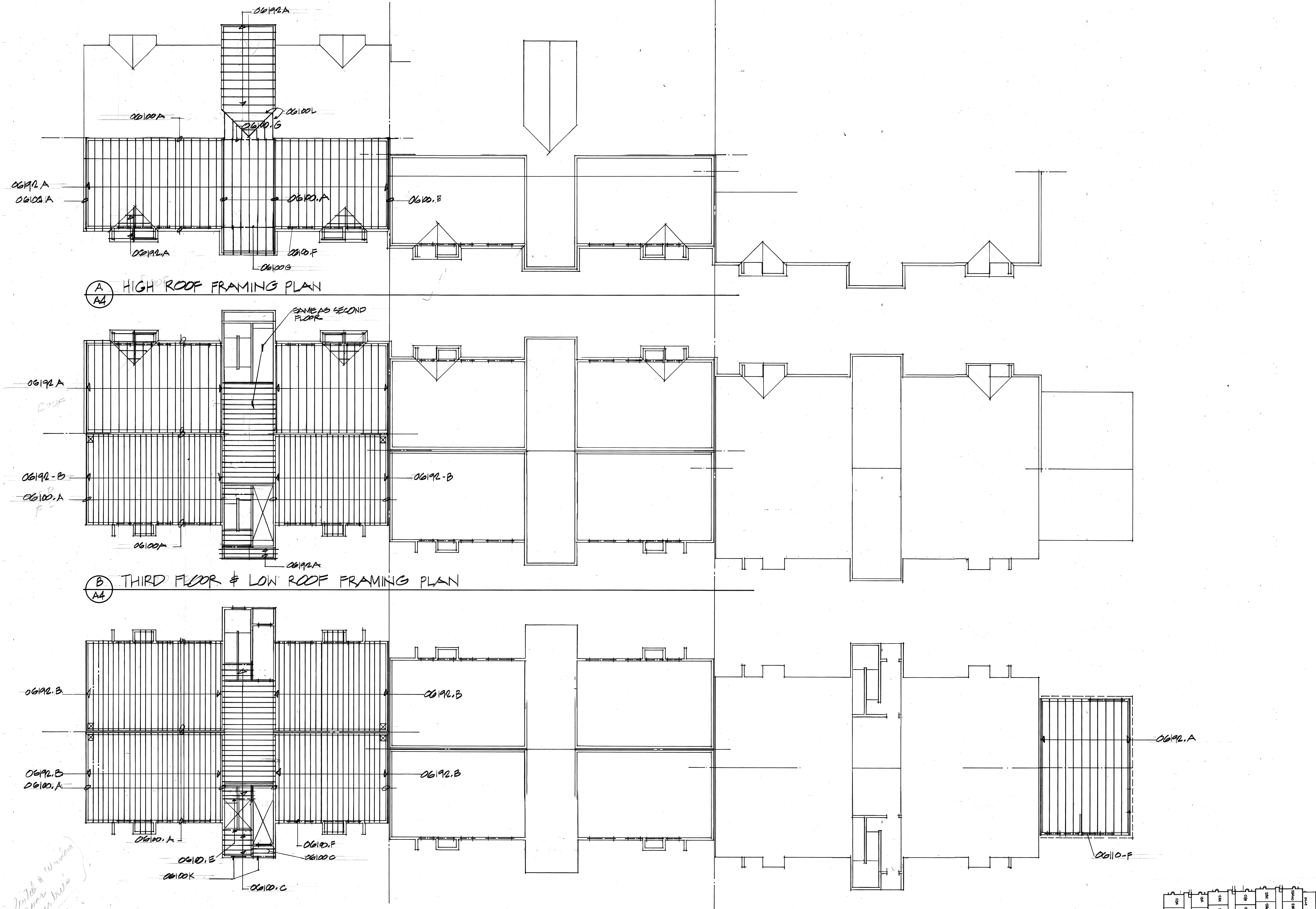
FEB 1, 1990
REV 3-21-90

BUILDING FRAMING PLANS

TELLURIDE APARTMENTS
Telluride Mountain Village, Colorado

Drawing Number

A4
Of NINE

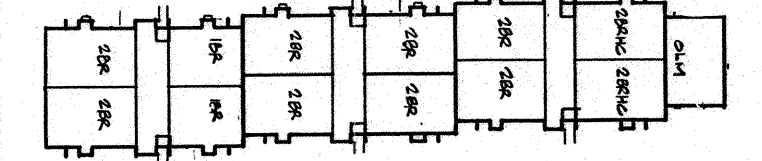


(A) HIGH ROOF FRAMING PLAN
A4

(B) THIRD FLOOR & LOW ROOF FRAMING PLAN
A4

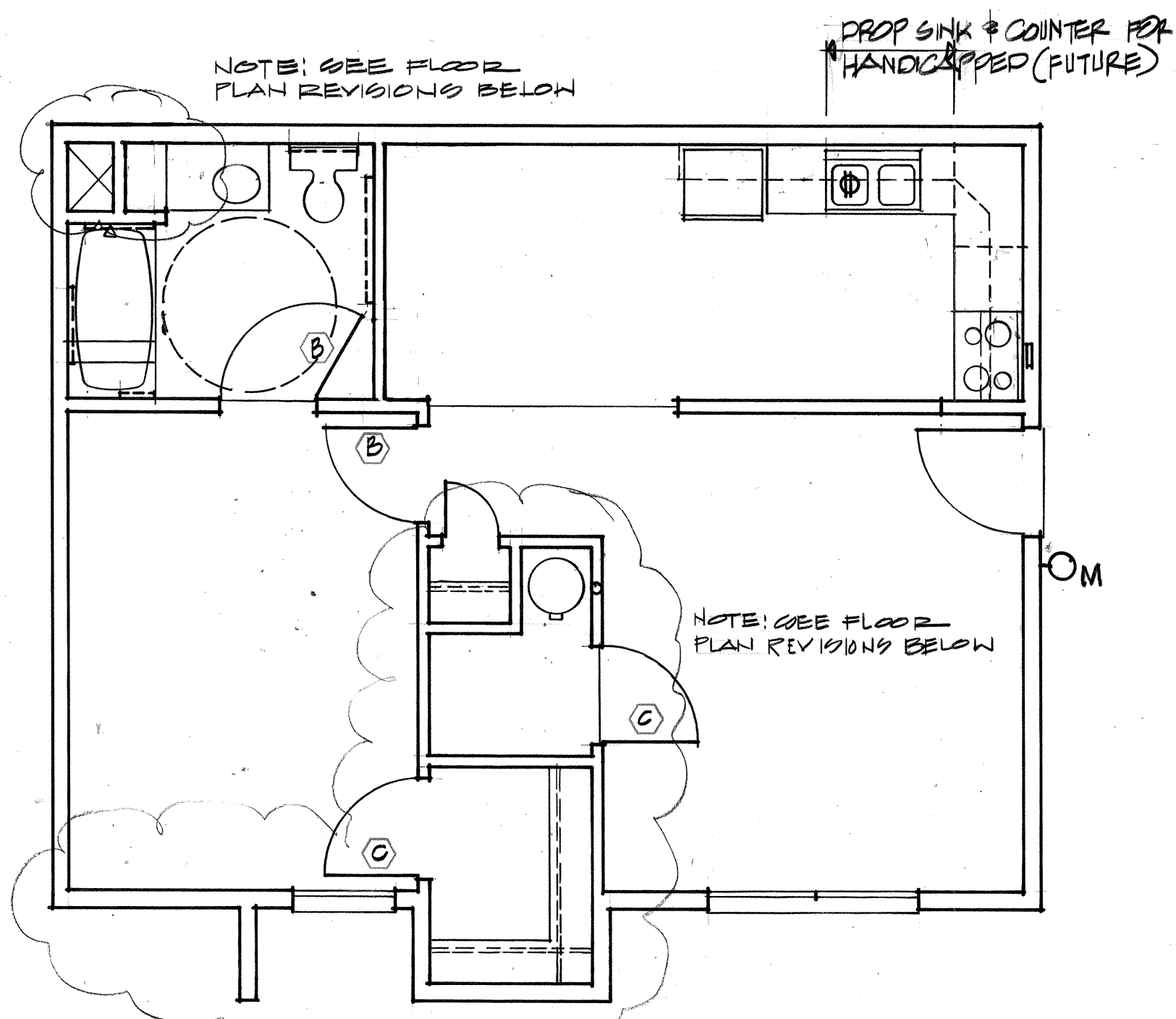
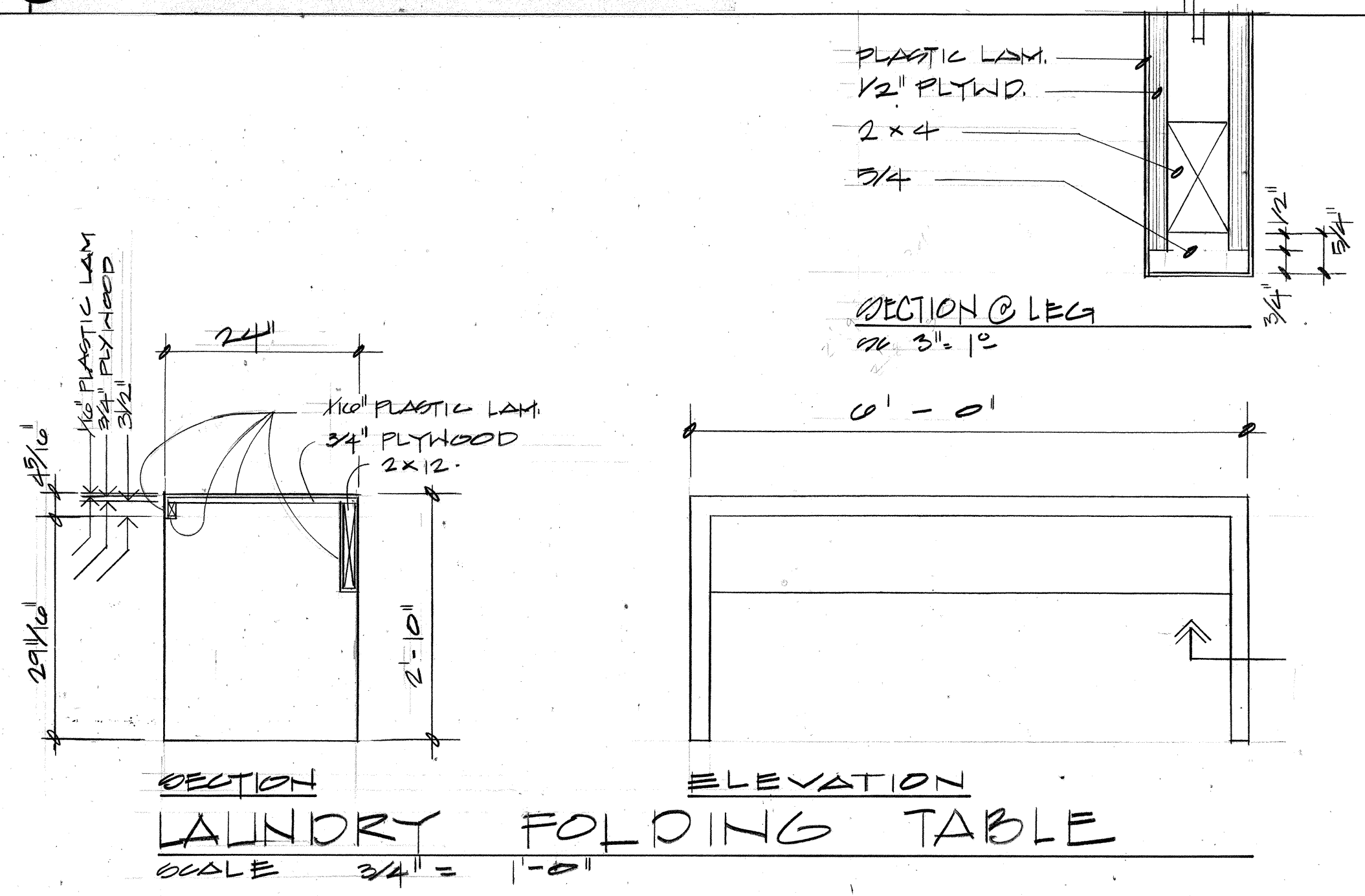
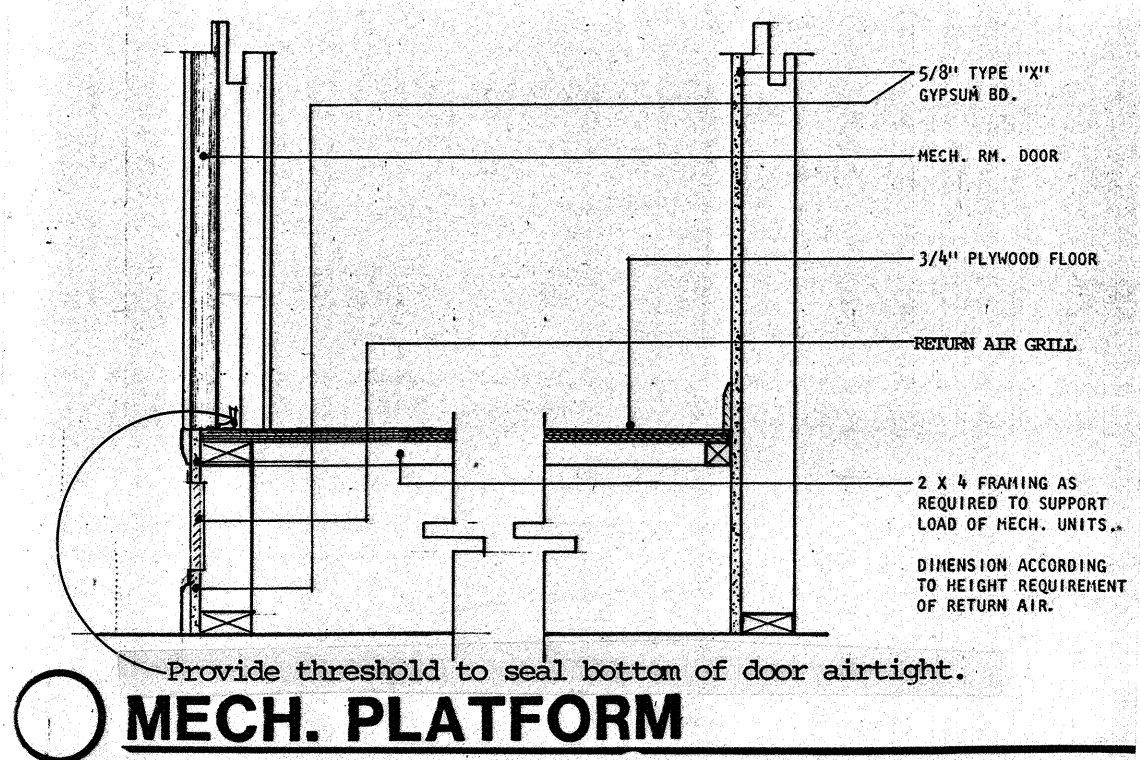
(C) SECOND FLOOR FRAMING PLAN & OLM ROOF PLAN
SEE DWG. A-8 FOR MATERIAL REFERENCE NOTES.
A4

SCALE: 3/32" = 1'-0"

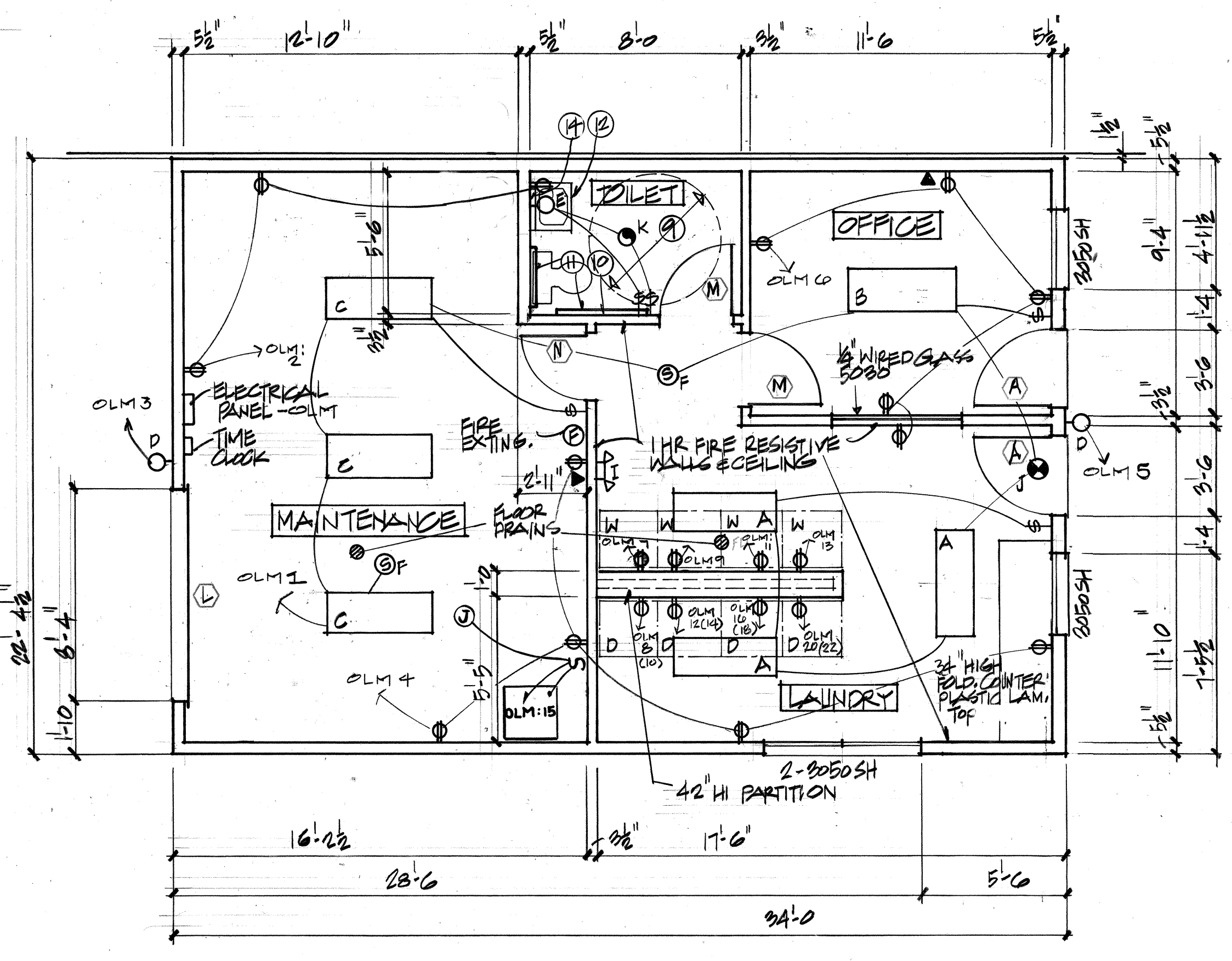


NOTE: REFER TO SITE IMPROVEMENT PLAN FOR EXACT CONFIGURATION OF BUILDING FOOTPRINT (PLAN & ELEVATION OFFSETS ARE THE REVERSE OF WHAT'S SHOWN). SEE ELEVATIONS FOR EXTENT OF STONE (AS NECESSARY STONE FOUNDATION LEGACY) AND REFER TO FIRST FLOOR PLAN FOR ENTRY CONFIGURATION & DIMENSIONS. CONFIRM ANY QUESTIONS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

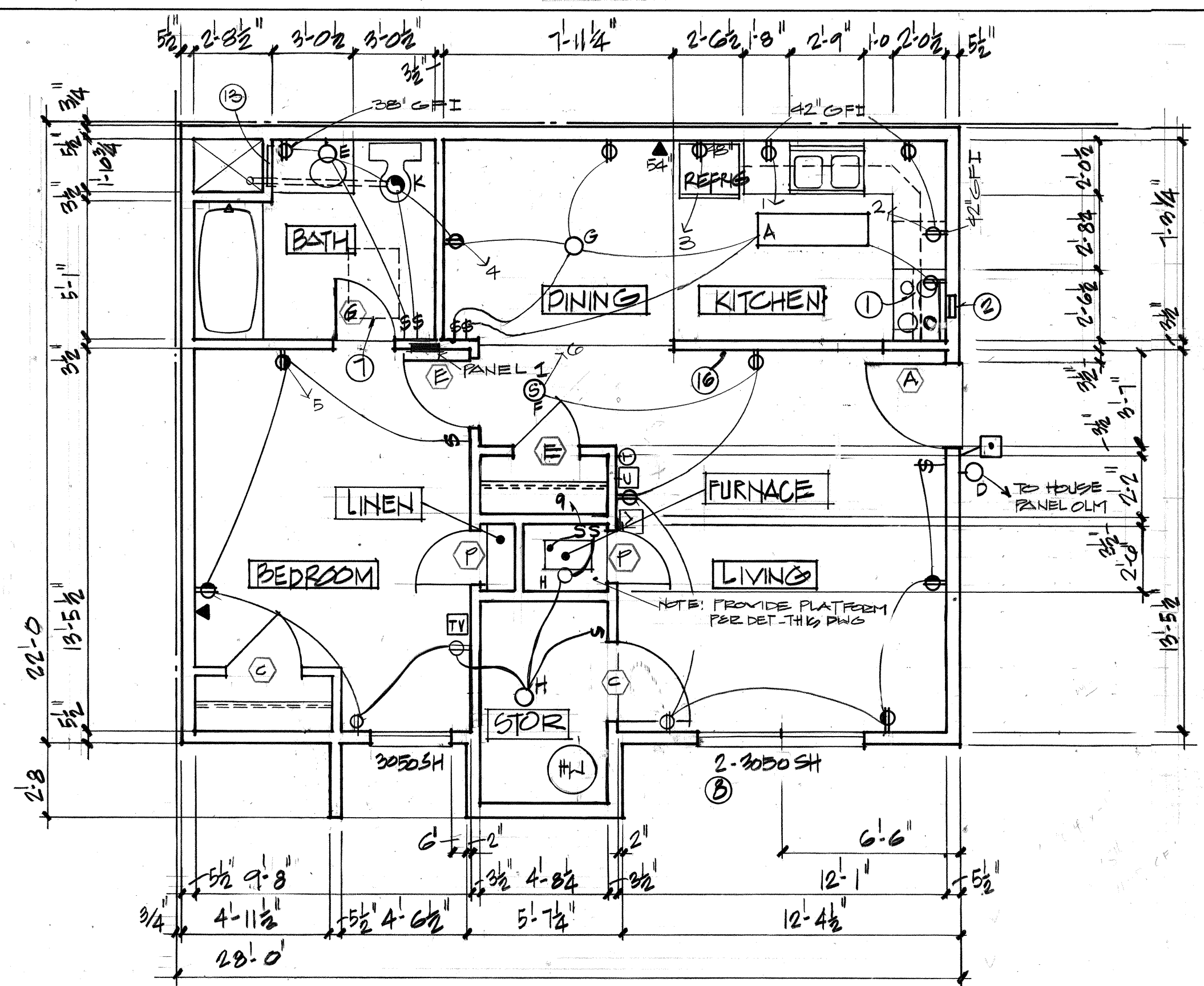
*1. Detail & Window
5-20-90
T. Fielder*



(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 ISLNK 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.

GYPSON 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" GYPSON BOARD. CEILING GYPSON 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" GYPSON BOARD.
- C. ALL CEILINGS AND WALLS IN CORRIDOR AREA TO HAVE 5/8" GYPSON BOARD EACH SIDE.
- D. PROVIDE WATER RESISTANT GYPSON BOARD IN WET AREAS AROUND TUBS.

ROOM FINISH SCHEDULE

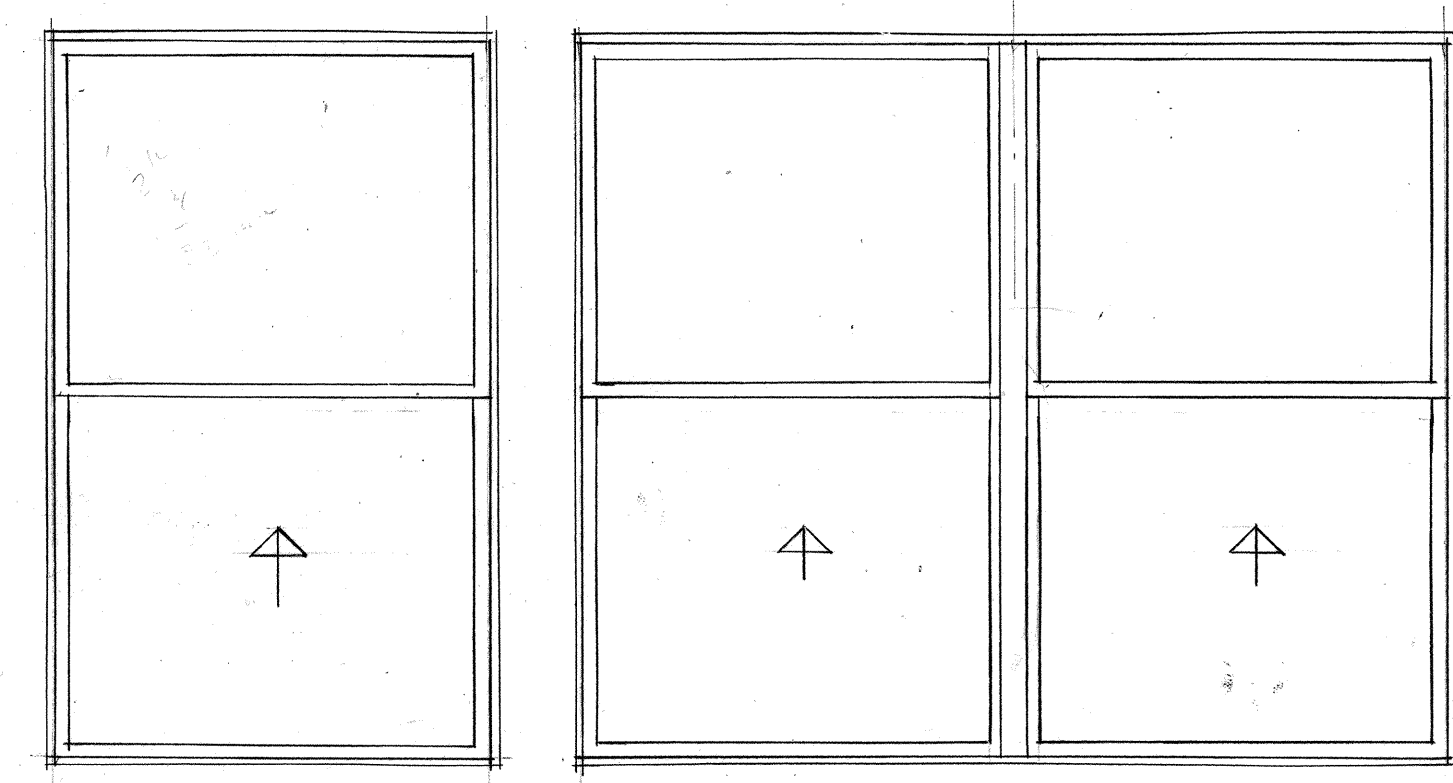
ROOM NAME	FLOORING	WALL BASE	WALLS	CEILING	REMARKS
ENTRY	CARPET	CONCRETE	GYPSON BOARD PAINTED	GYPSON BOARD PAINTED	
LIVING	x	x	x	x	
DINING	x	x	x	x	
KITCHEN	x	x	x	x	
HALL	x	x	x	x	
BEDROOM 1	x	x	x	x	
BEDROOM 2	x	x	x	x	
BATH	x	x	x	x	
STORAGE/MECHANICAL	x	x	x	x	
CLOSETS	x	x	x	x	
OFFICE	x	x	x	x	
LAUNDRY	x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

FINISH NOTES

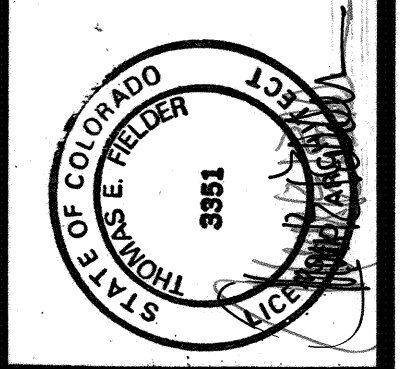
- A. CARPET MUST BE LABELED ON THE BACK IN ACCORDANCE WITH UM-444. CONTRACTORS WILL BE REQUIRED TO PROVIDE A SCRAP OF THE CARPET ACTUALLY INSTALLED WHICH CLEARLY SHOWS THE LABEL.
- B. ALL WINDOWS SHALL RECEIVE CURTAINS OR DRAPES. PROVIDE A SINGLE ROD AS REQUIRED FOR EACH WINDOW.
- C. PROVIDE SATIN ENAMEL 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 arange 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'-0" diameter turning space for wheel chairs.
- 10. Recessed toilet paper holder
- 11. Crab 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.



3050 SH PAIR 3050 SH
 WINDOW SCHEDULE
 SCALE 3/4"=1'-0"

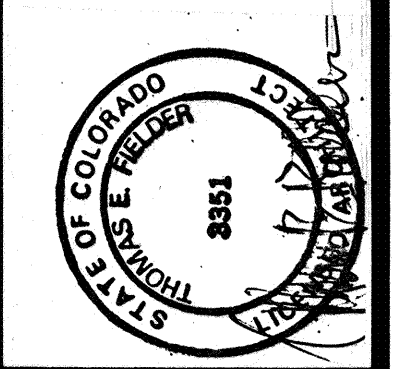


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 Architects

FEB 1, 1990
 5-21-90

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

Drawing Number
A5
 Of NINE



FIELDER & ASSOCIATES, INC.
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REV 9-2-90

TWO BEDROOM UNIT PLANS
TELLURIDE APARTMENTS
Telluride Mountain Village, Colorado

Drawing Number
A6
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

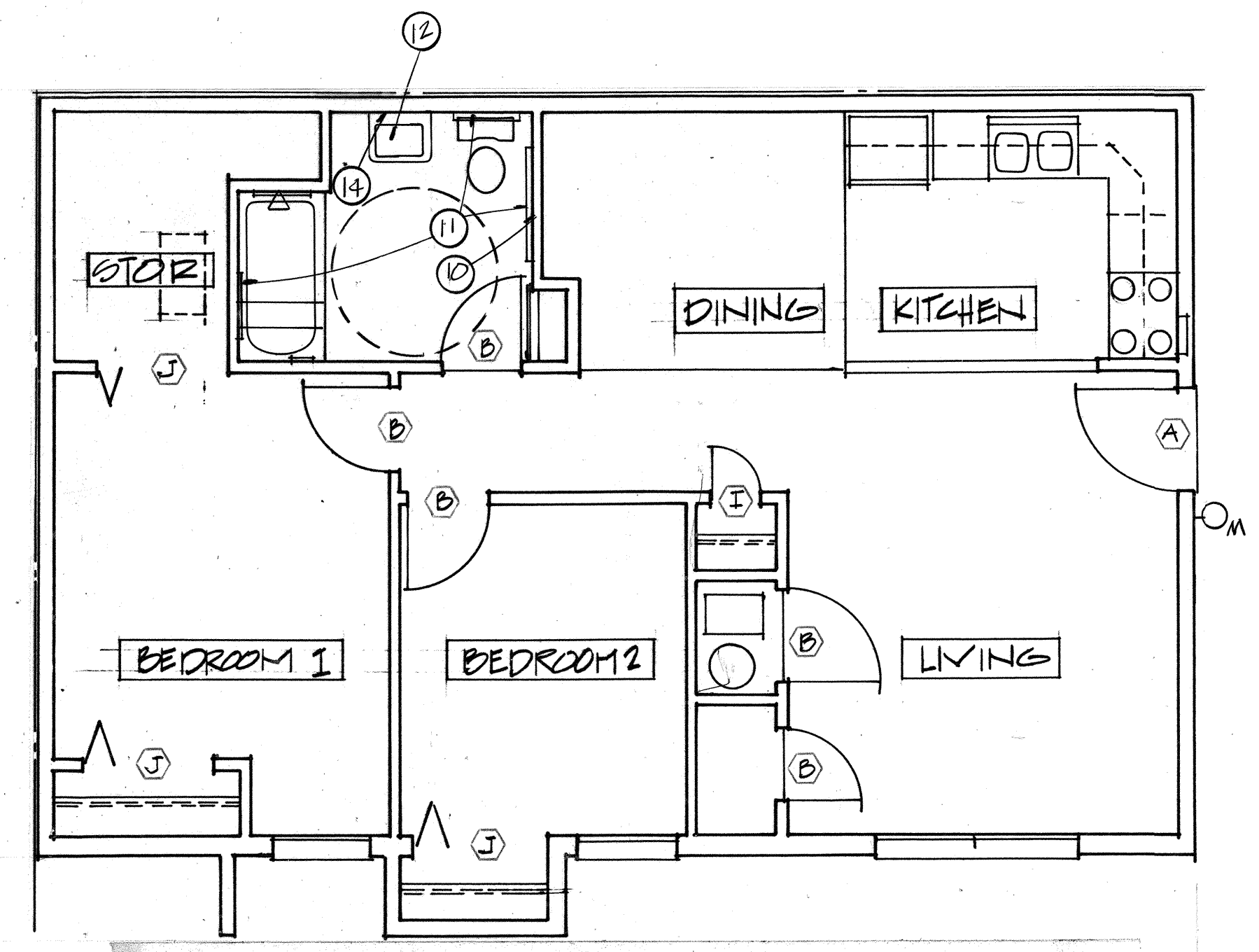
MARK	SIZE	MATERIAL			STYLE	HARDWARE	REMARKS
		WIDTH	THICK	HEIGHT			
		Interior - 1 3/8"		6"-8" unless noted			
				6"-8" unless noted			
				HOLLOW CORE WOOD			
				SOLID WOOD			
				INSULATED METAL			
				CLAD WOOD			
				ALUMINUM			
				WOOD			
				METAL			
					THRESHOLD & FINISH STRIPPING		
				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

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.

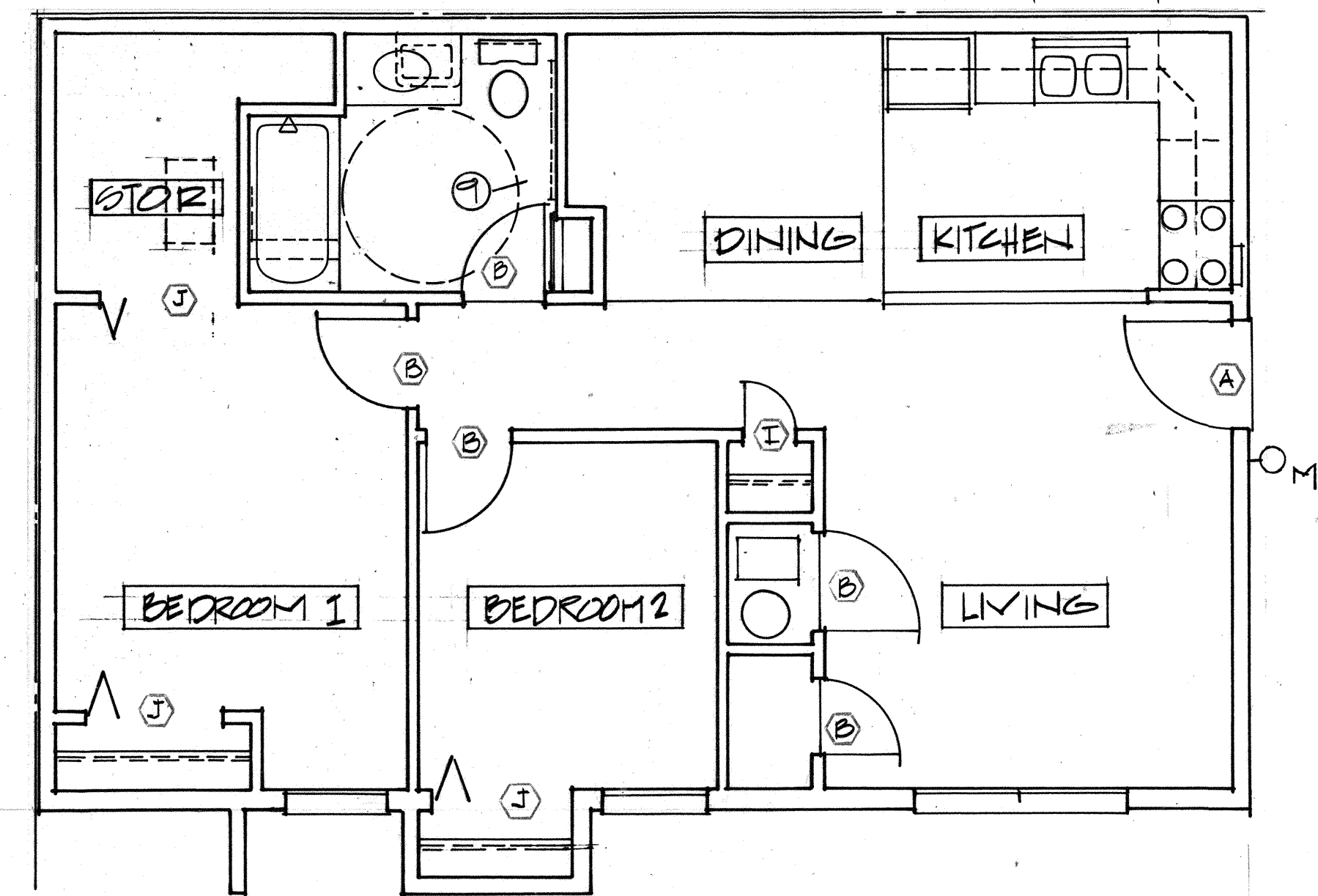


C TWO BEDROOM HANDICAP UNIT (2BRHC)
SCALE 1/4" = 1'-0"

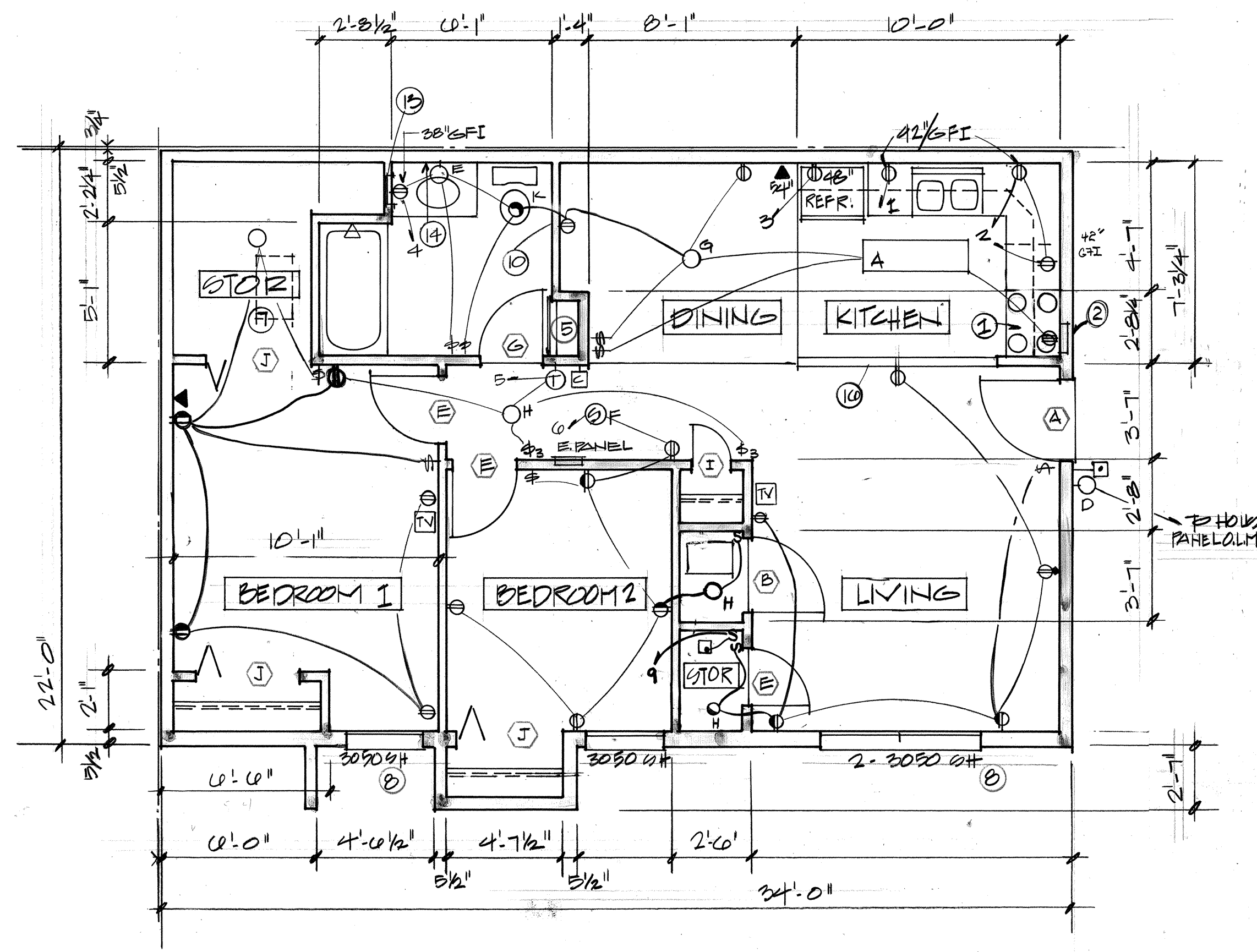
FIXTURE SCHEDULE

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.

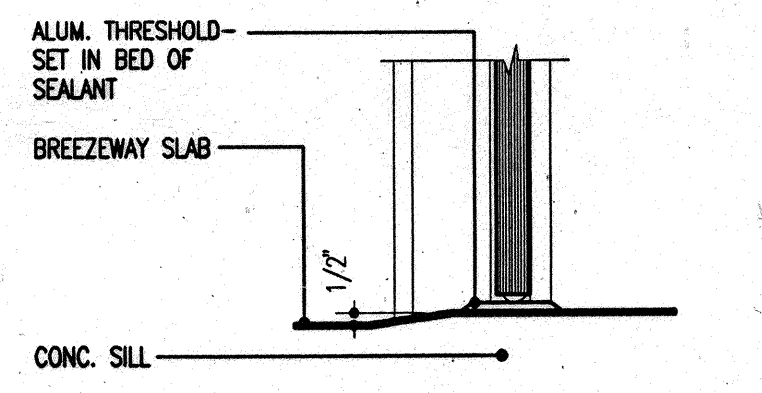
FIXTURE NOTES
BRAND NAME SPECIFICATIONS IS INTENDED TO ESTABLISH QUALITY FROM THE LIGHT FIXTURES. EXTERIOR FIXTURE IN CORRIDORS AT EACH APARTMENT ENTRY IS TO BE WIRED THRU A PHOTO CELL TO THE INDIVIDUAL APARTMENT PANEL.



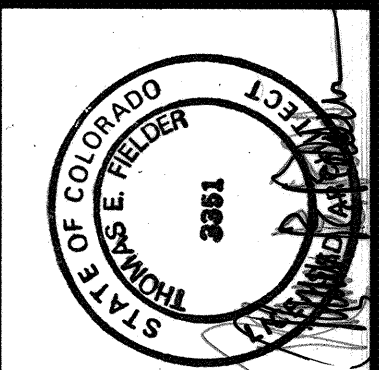
B TWO BEDROOM UNIT - ACCESSIBLE TO HANDICAP (2BRAC)
(ON FIRST FLOOR) SCALE 1/4" = 1'-0"



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



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



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Architects

FEB 1, 1990
REV 3-21-90

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.

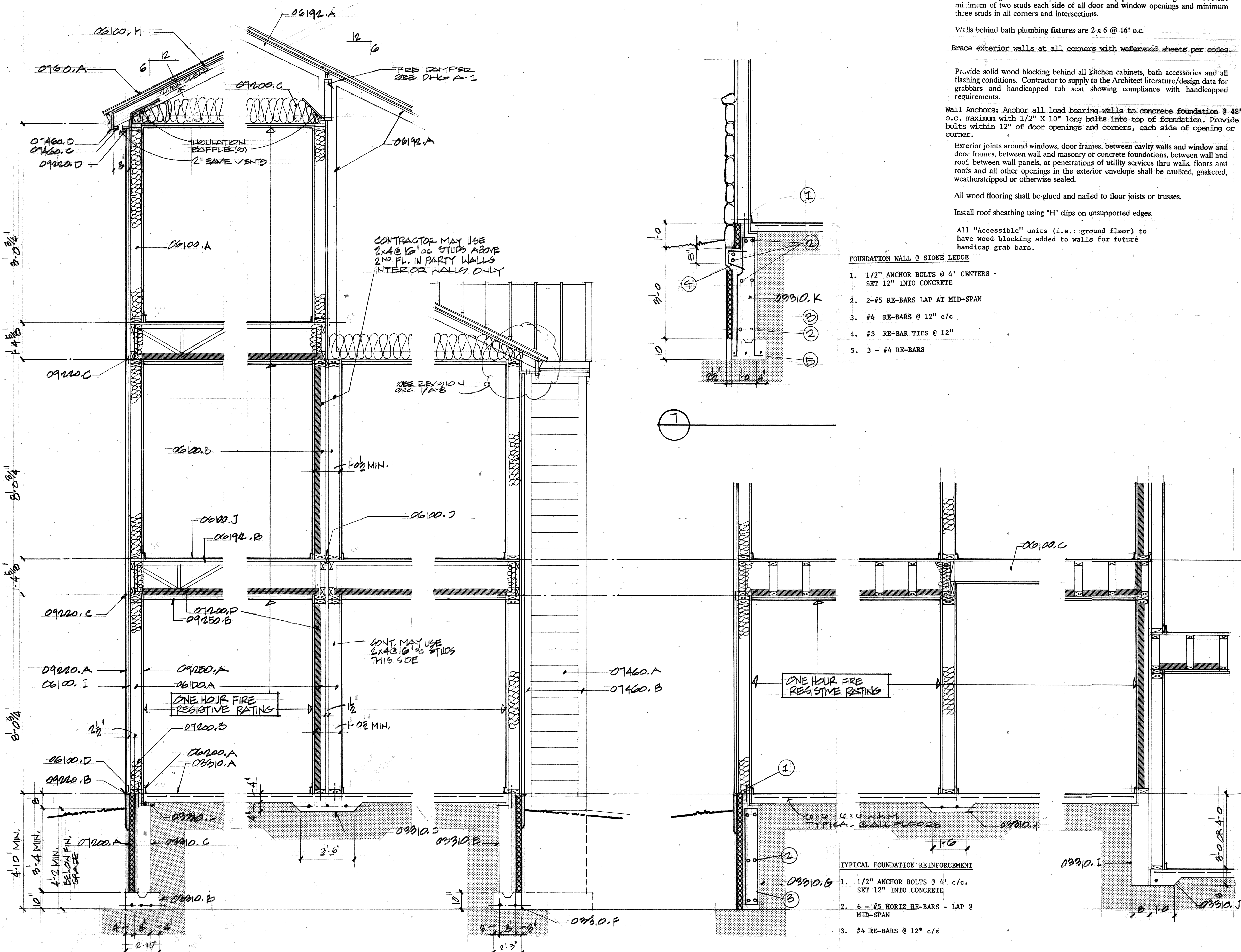
All wood flooring shall be glued and nailed to floor joists or trusses.

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 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. 1/2" preformed asphalt impregnated board;
- M. 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.

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
 $5 \times 6.0 \text{ KW} = 30.0 \text{ KW}$
 $25 \times 6.5 \text{ KW} = 162.5 \text{ KW}$
 $192.5 \text{ KW} \times 0.33 = 63.5 \text{ KW}$
 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

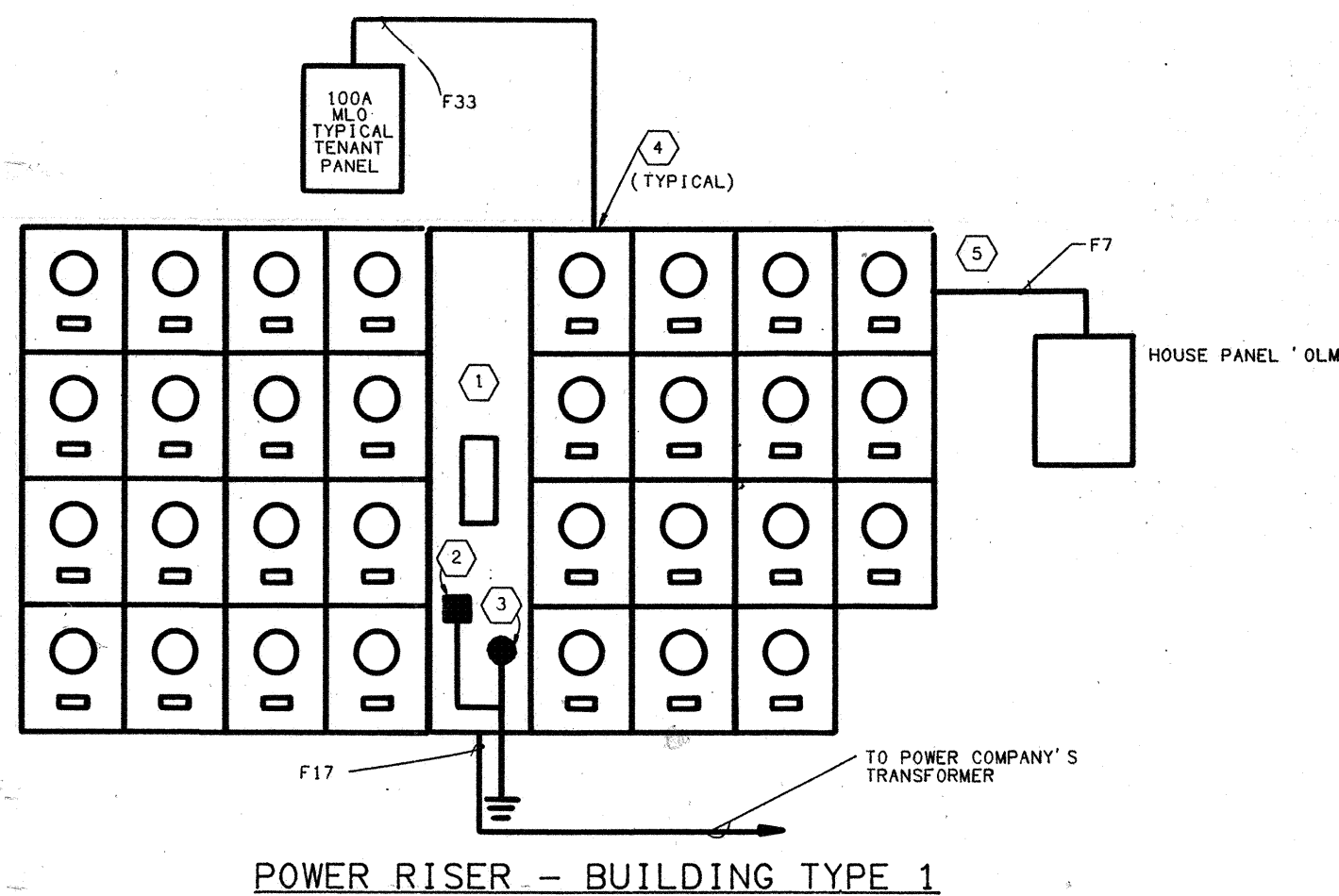
NOTES: CIRCUITS 3 & 5 ARE TO BE PHOTOCELL CONTROLLED.

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#2/A 1465, 2'C	3-250MCM, 1840, 2-1/2'C
F17	3 SETS OF 3#250, 2'C	3 SETS OF 3-300MCM, 2 1/2'C
F33	3-#6 & 1-#10G3/4'C.	3-#4 & 1-#8G1'C.

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

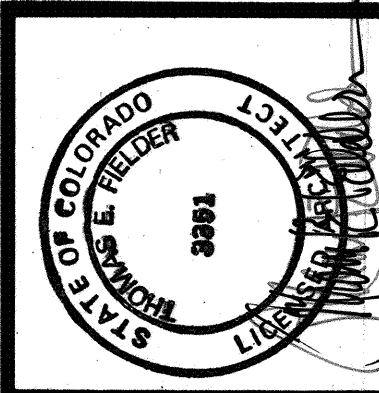
RISER NOTES:

- 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

PANEL 1 & 2

VOLTAGE: 240/120V, 1PH, 3W
 MAINS: 100A, MLD

CIRCUIT	BREAKER/POLE	DESCRIPTION
1-8	20A/1P	LIGHTS & RECEPT.
9	20A/1P	AHU



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 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.

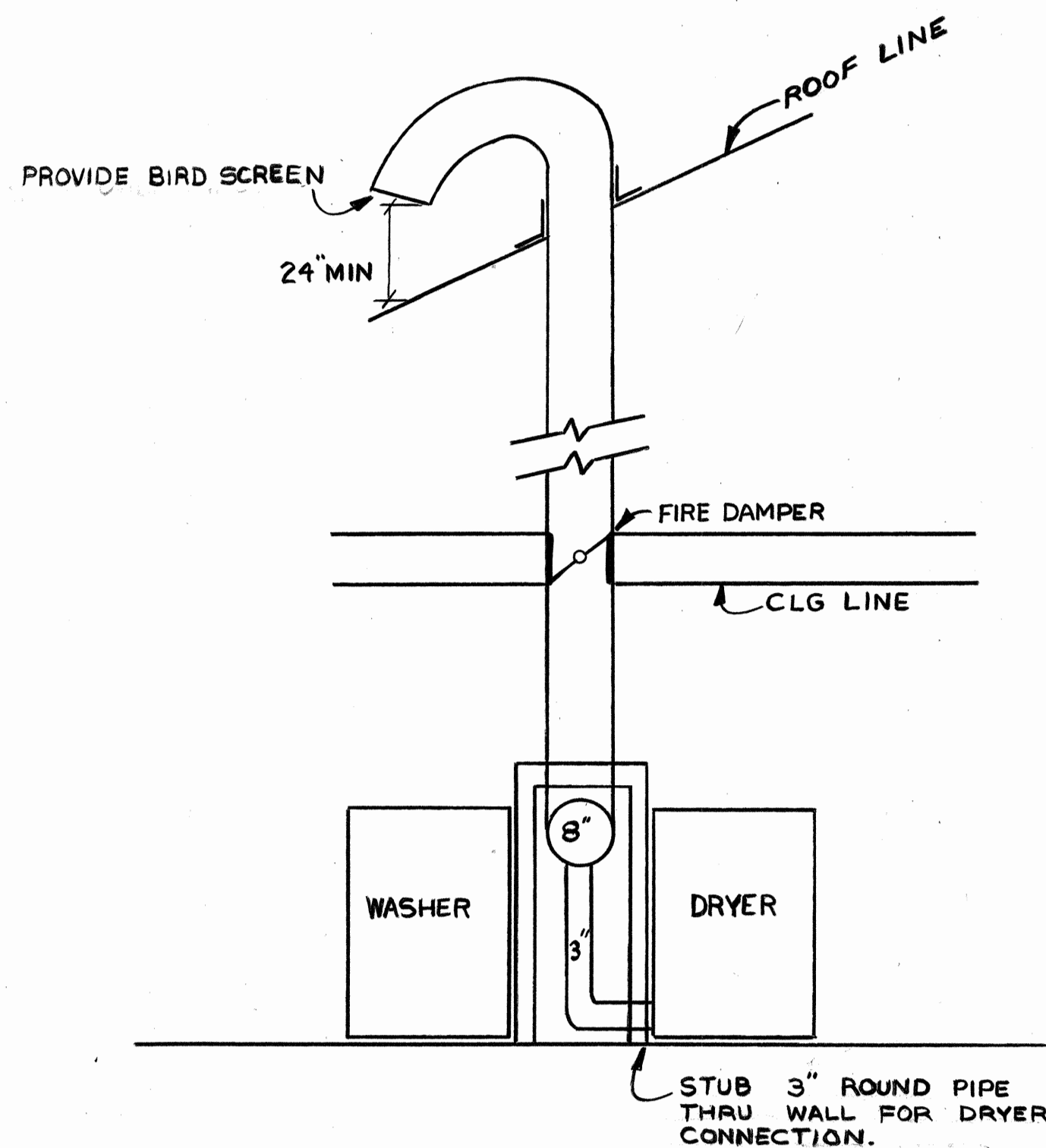
CEILING SUPPLY DIFFUSER - KRUEGER SERIES 1400. 12X12 FACE WITH OPPOSED BLADE DAMPER.

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

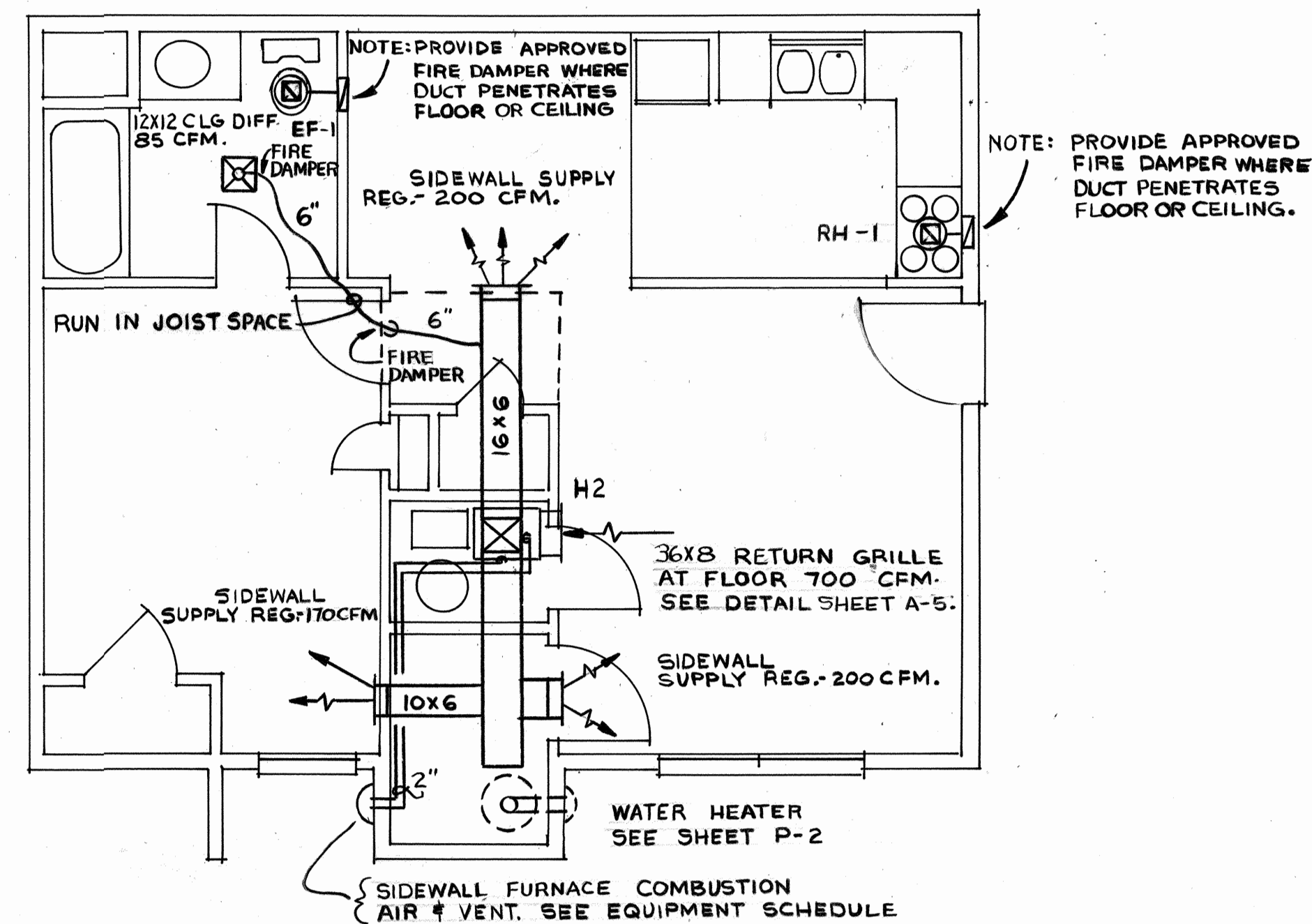
EF-1 BROAN CEILING MOUNTED EXHAUST FAN MODEL 684 OR EQUAL 10" X 3-1/4" DIA. DUCT THRU ROOF VENT CAP. EXHAUST FANS SHALL BE EQUIPPED WITH BACKDRAFT DAMPER, HOUSING AND MOUNTING BRACKETS. DESIGN CONDITIONS: WINTER: -20 DEGREE F. OUTDOOR DB, 72 DEGREE F. INDOOR DB.

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.



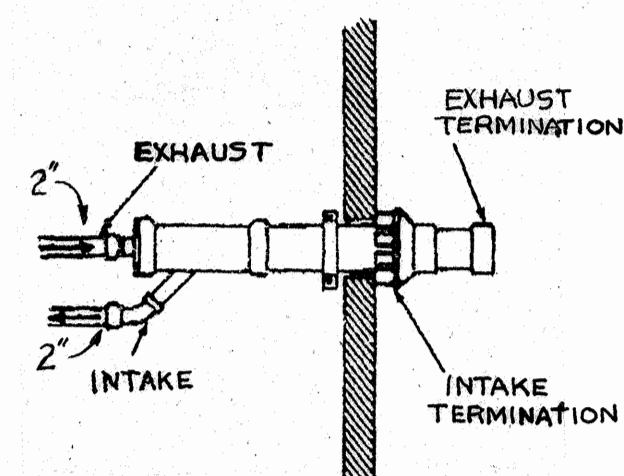
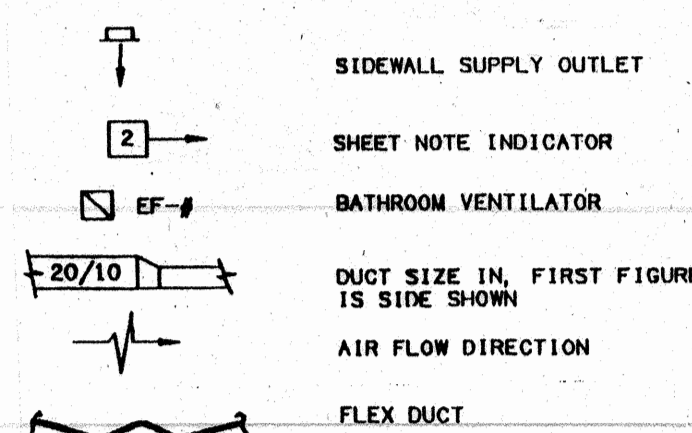
SECTION A-A



ONE BEDROOM HEATING & VENTILATING

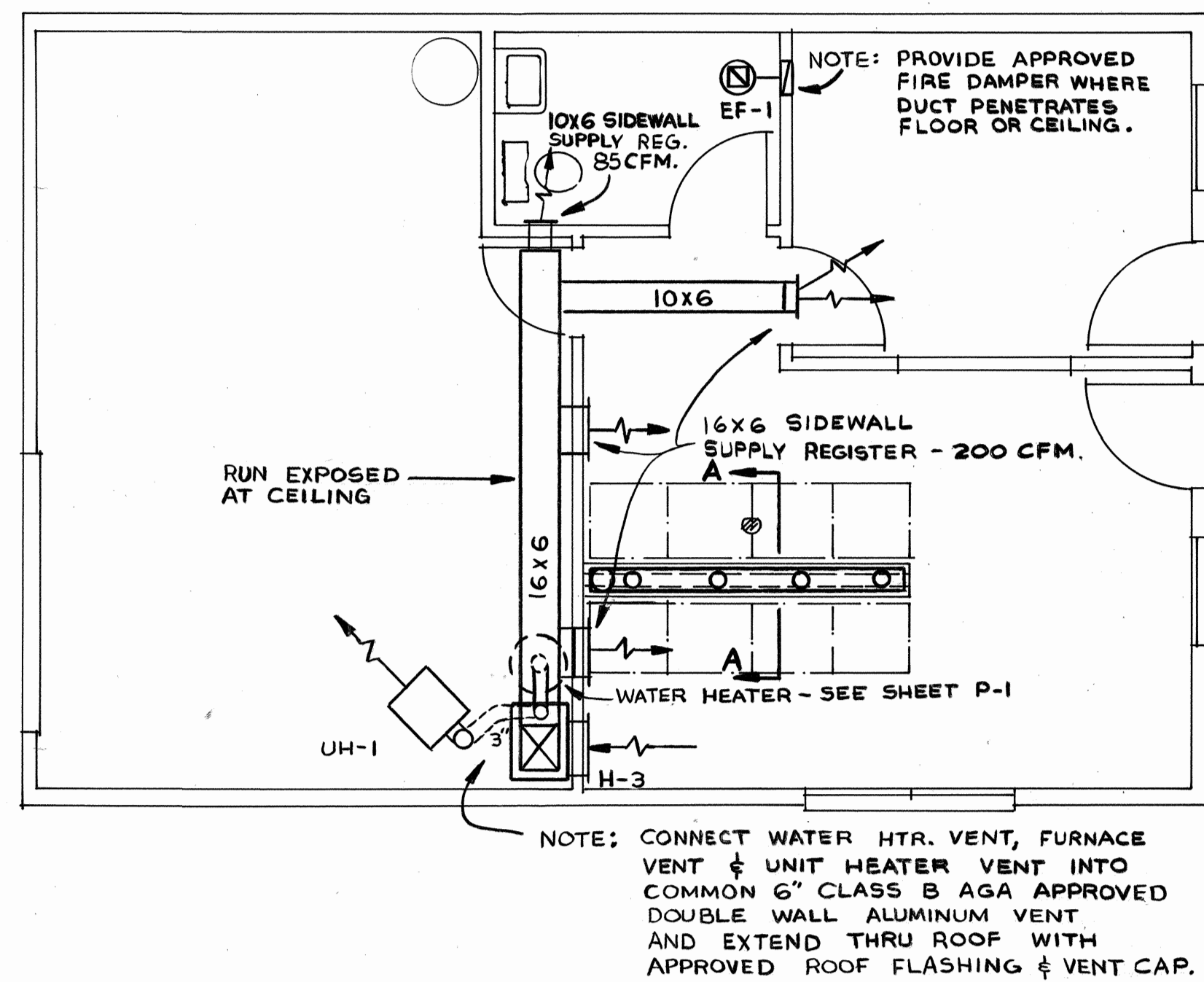
SCALE: 1/4" = 1'-0"

HVAC LEGEND



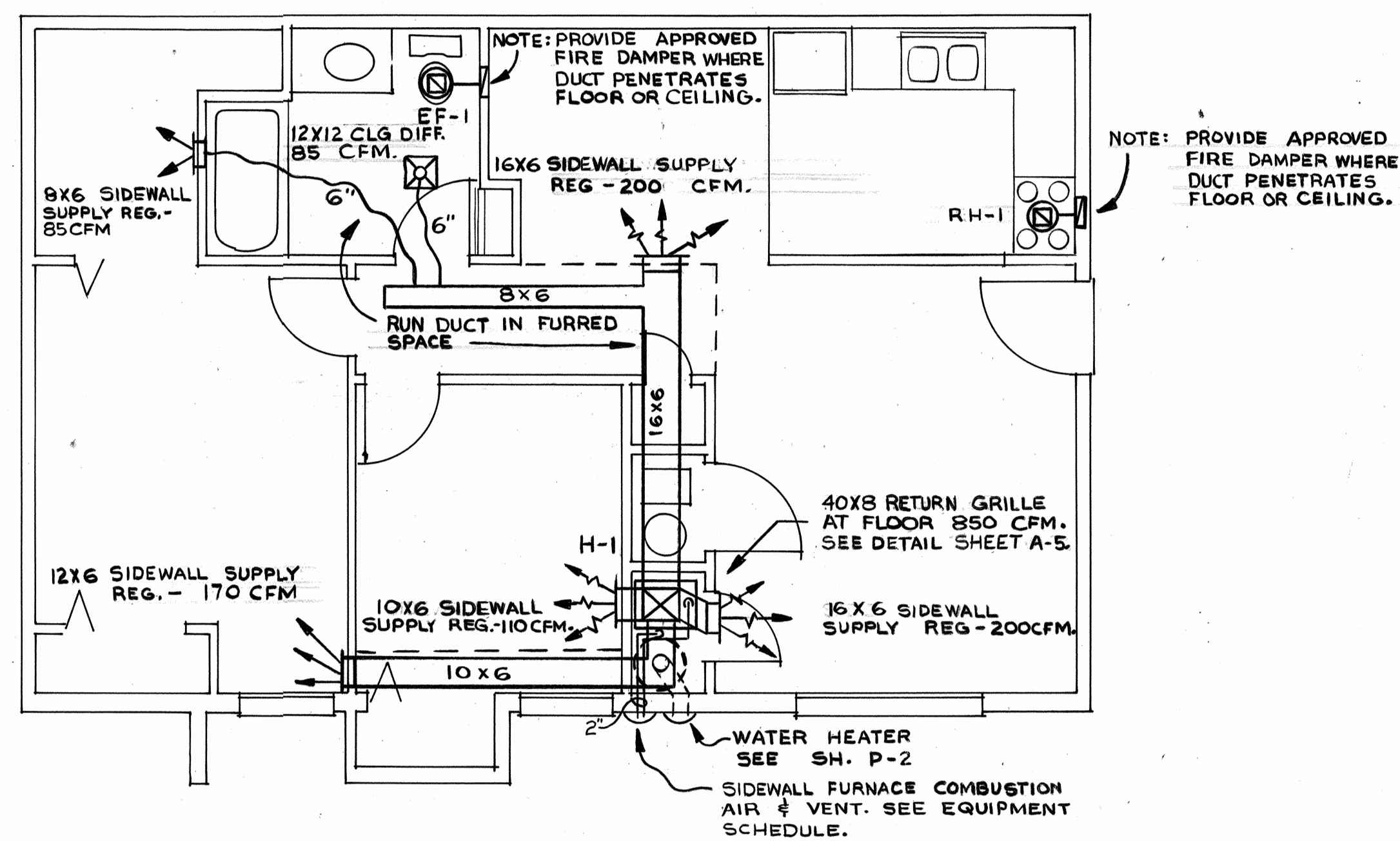
CONCENTRIC WALL TERMINATION DEVICE, LENNOX MODEL LB-49107CE OR APPROVED EQUAL. DEVICE SHALL BE AGA APPROVED.

NO SCALE



OFFICE, LAUNDRY & MAINT. HEATING & VENTILATING

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



TWO BEDROOM HEATING & VENTILATING

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



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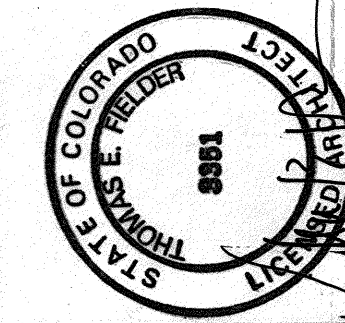
HVAC UNIT PLANS & DETAILS

TELLURIDE APARTMENTS

Telluride Mountain Village, Colorado.

Drawing Number

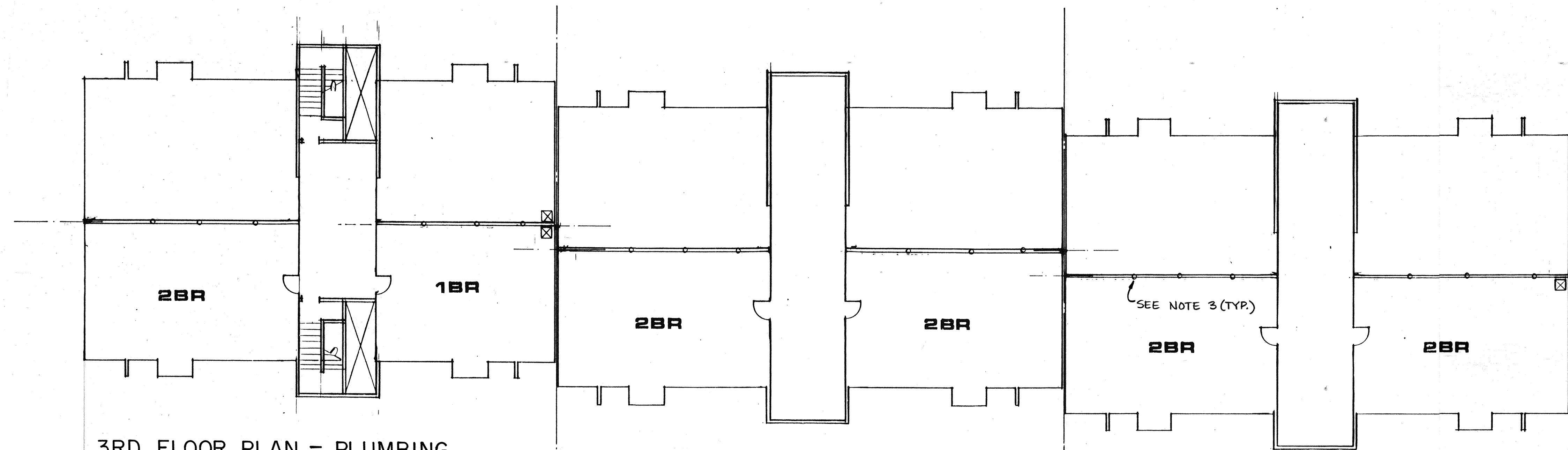
M-1
Of 1



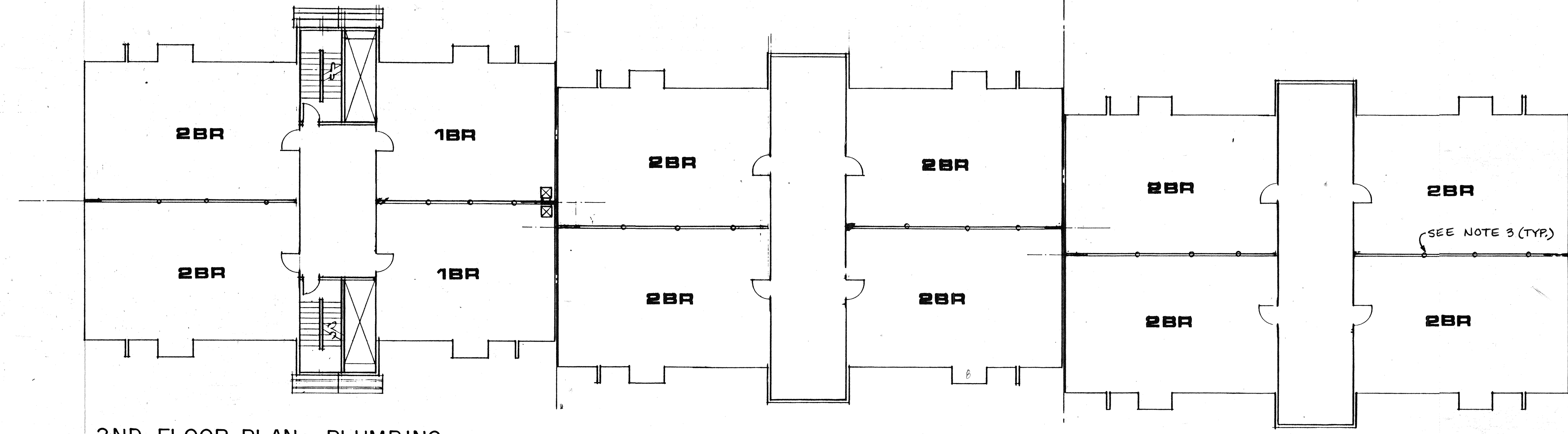
GENERAL PLUMBING NOTES:

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.

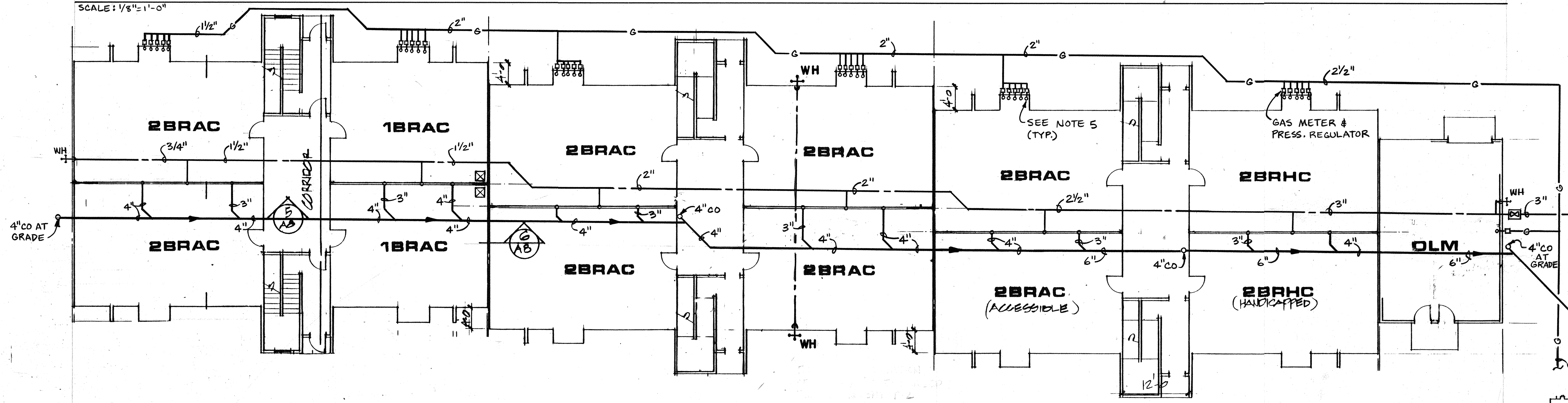
NOTE
ALL UTILITY LINES (GAS, WATER, ELECTRIC, SEWERS) SHALL BE ISOLATED FROM CONCRETE SLABS.



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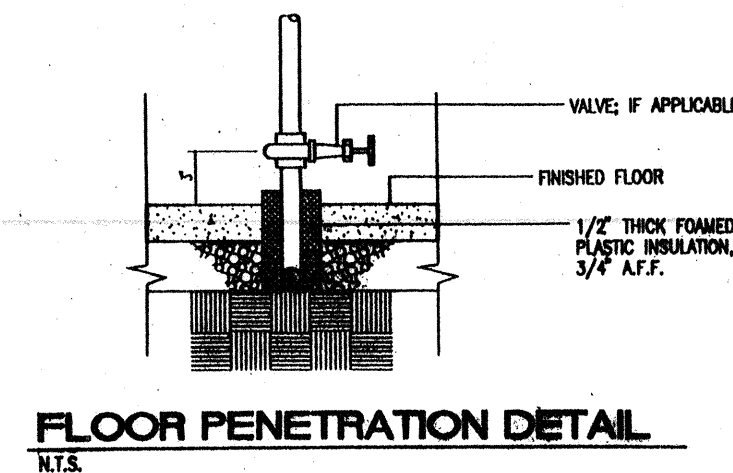
PLUMBING BUILDING PLANS & DETAILS
TELLURIDE APARTMENTS
Telluride Mountain Village, Colorado

Drawing Number
P-1
Of 3

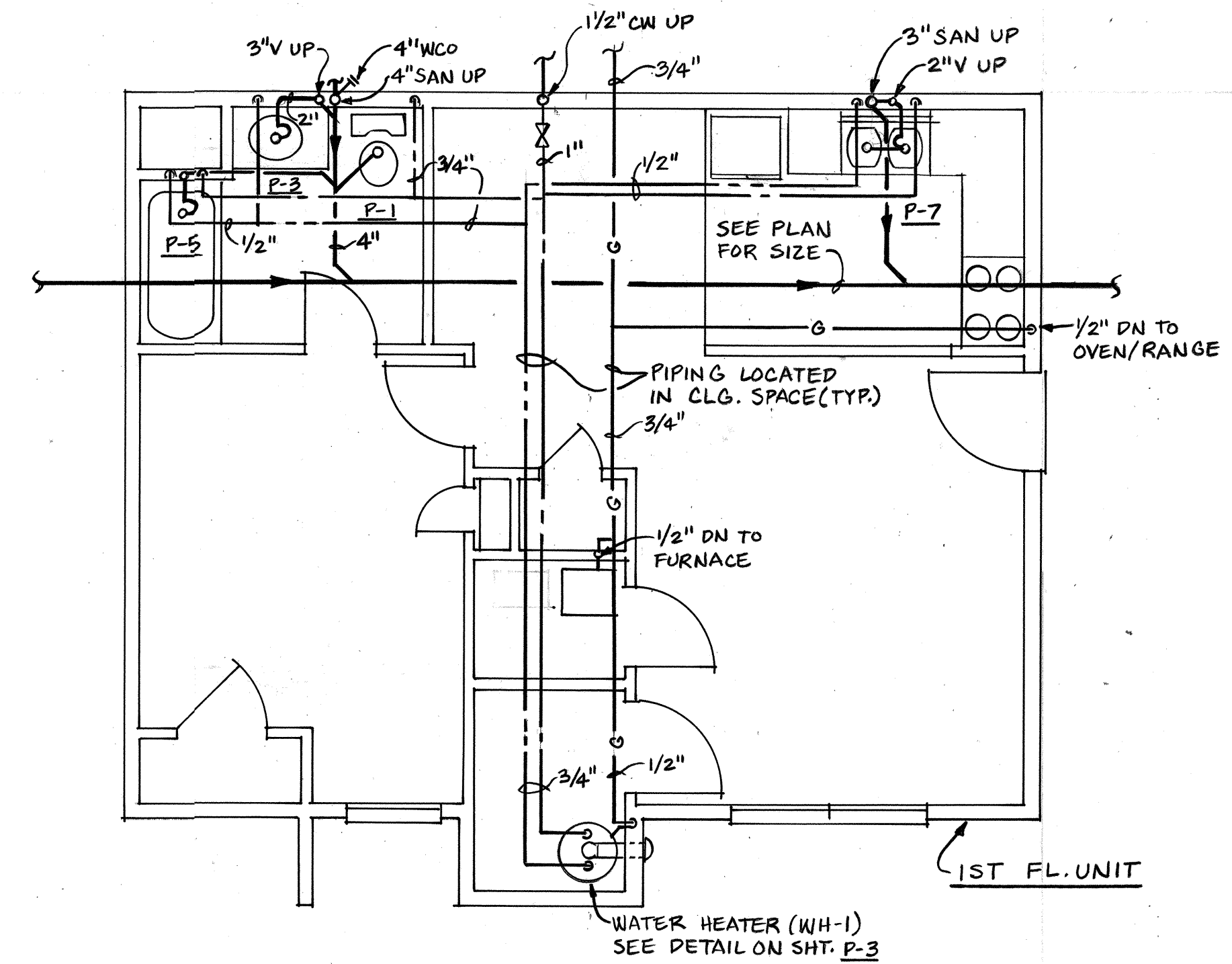
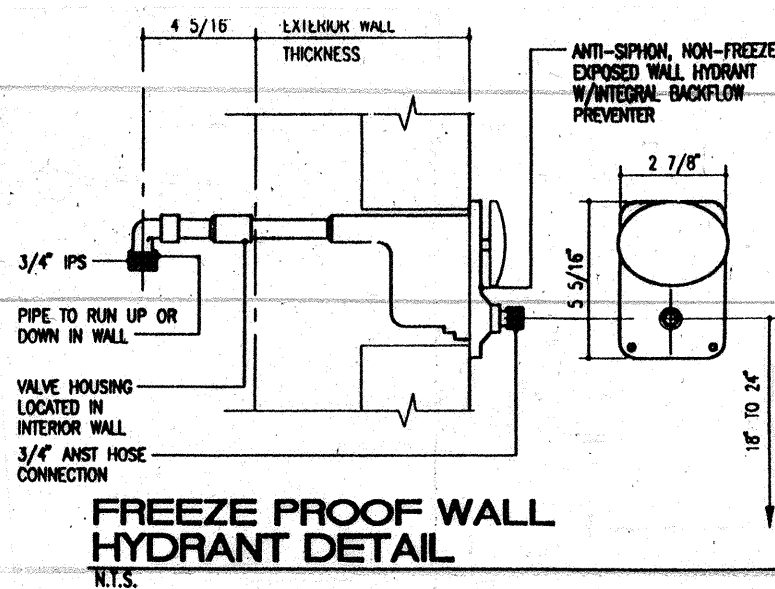
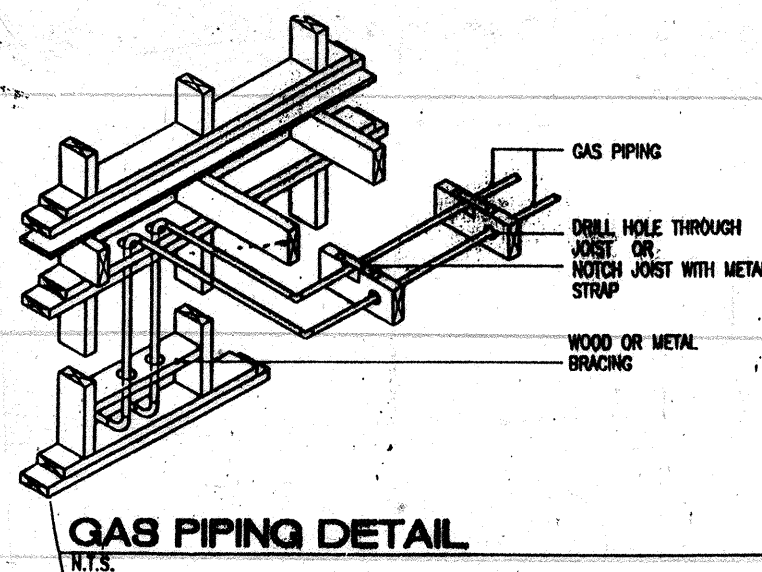
NOTE: REFER TO SITE IMPROVEMENT PLAN FOR EXACT CONFIGURATION OF BUILDING FOOTPRINT (PLAN & ELEVATION OFFSETS ARE THE REVERSE OF WHAT'S SHOWN). SEE ELEVATIONS FOR EXIST OF STONE (IF NECESSARY) STONE FOUNDATION LINES AND REFER TO FIRST FLOOR PLAN FOR EXIST CONFIGURATION & DIMENSIONS. CONFIRM ANY QUESTIONS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

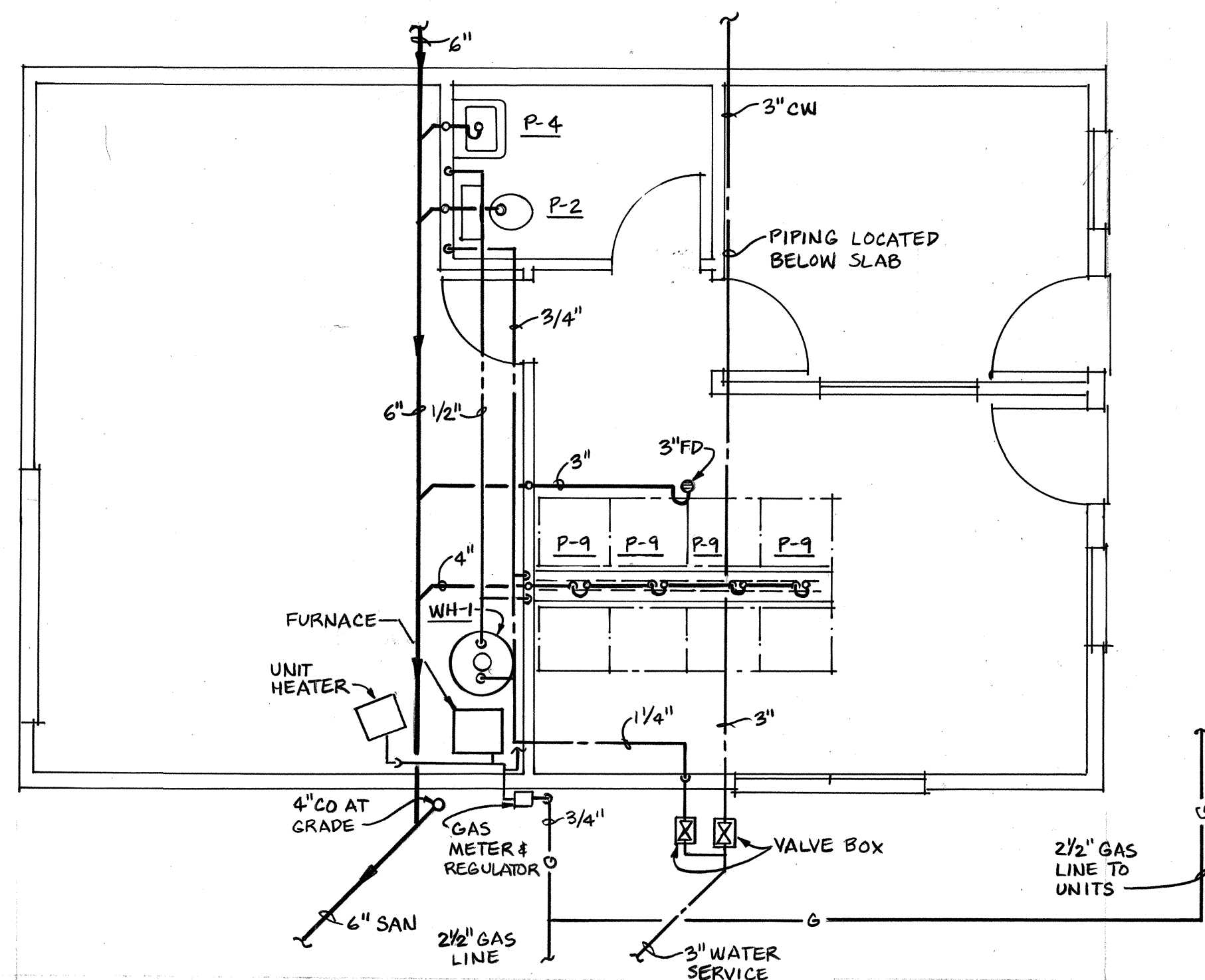


NOTE
ALL UTILITY LINES (GAS, WATER, ELECTRIC, SEWERS) SHALL BE ISOLATED FROM CONCRETE SLABS.



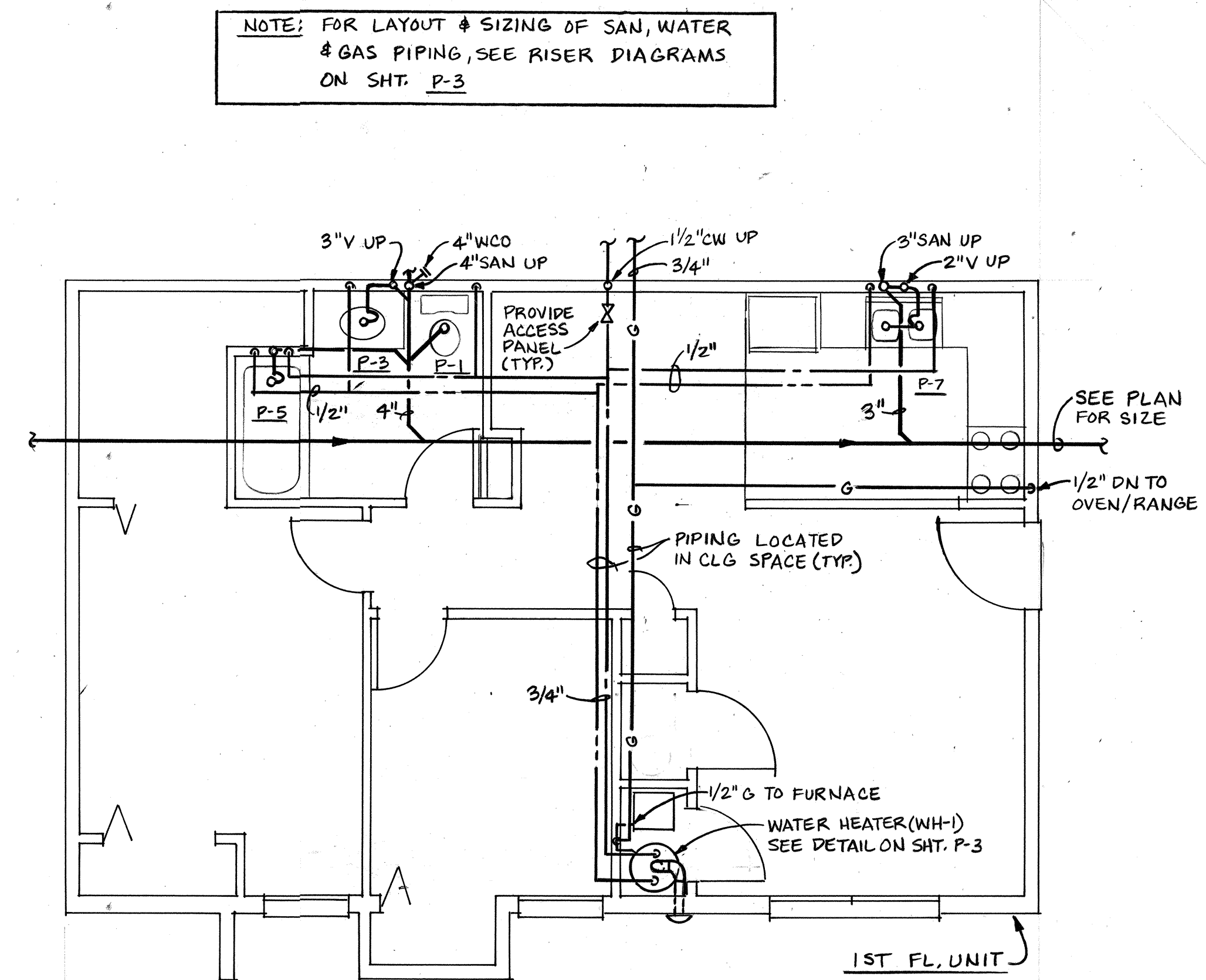
ONE BEDROOM PLUMBING

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



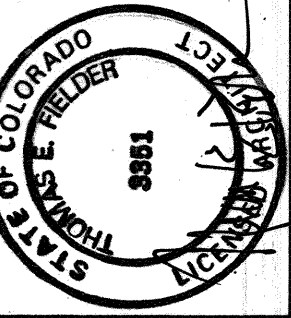
OFFICE, LAUNDRY & MAINT. PLUMBING

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



TWO BEDROOM PLUMBING

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



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FEB 1, 1990

REVISED MAY 21, 1990

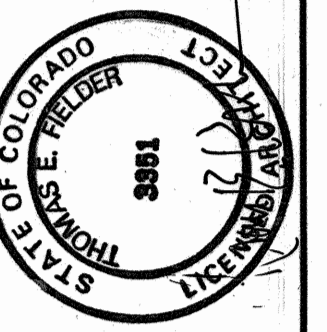
PLUMBING UNIT PLANS & DETAILS

TELLURIDE APARTMENTS
Telluride Mountain Village, Colorado.

Drawing Number

P-2

Of 3



FIELDER & ASSOCIATES, INC.
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FEB 1, 1990
REV 5/21/90

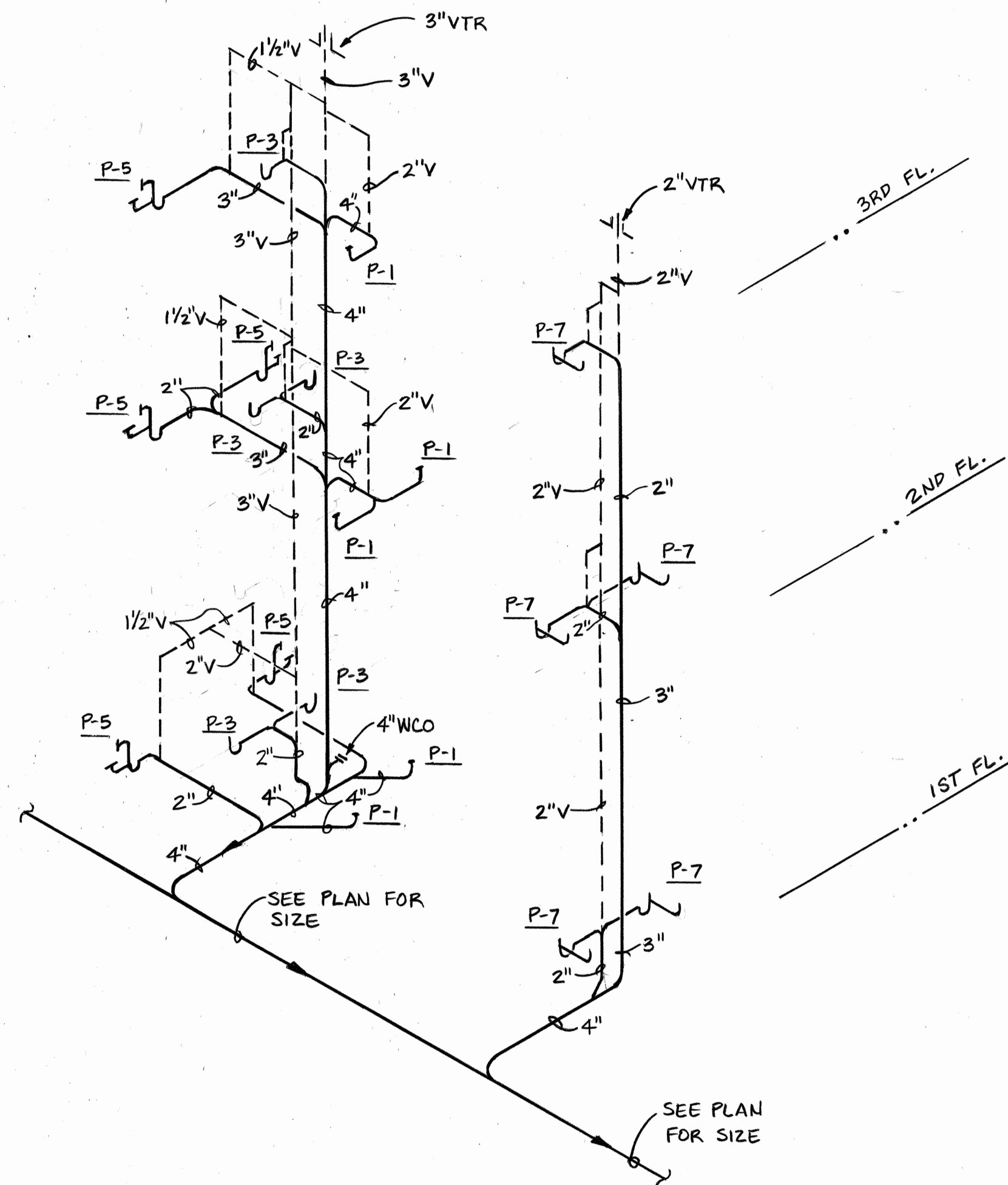
PLUMBING RISER PLANS & DETAILS

TELLURIDE APARTMENTS
Telluride Mountain Village, Colorado

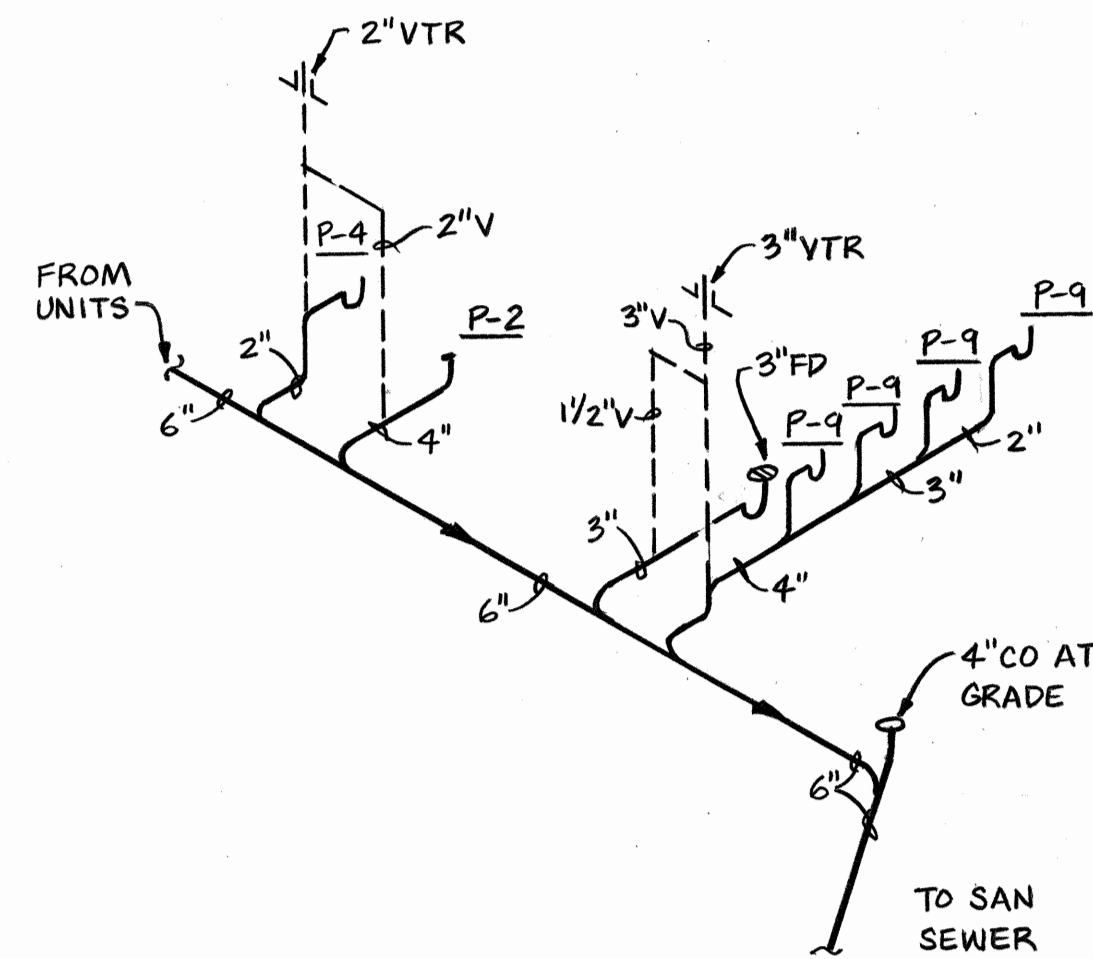
Drawing Number

P-3

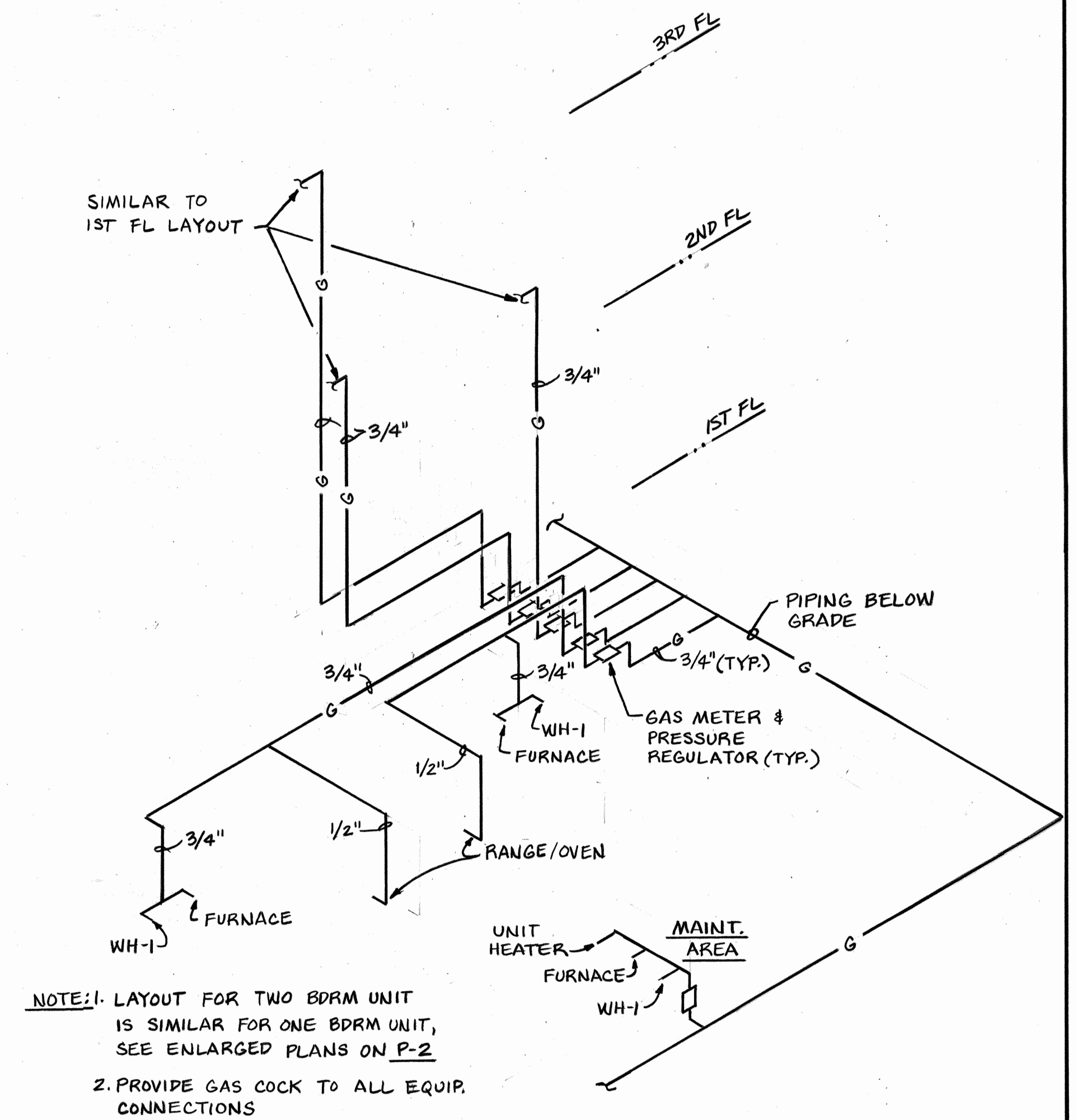
Of 3



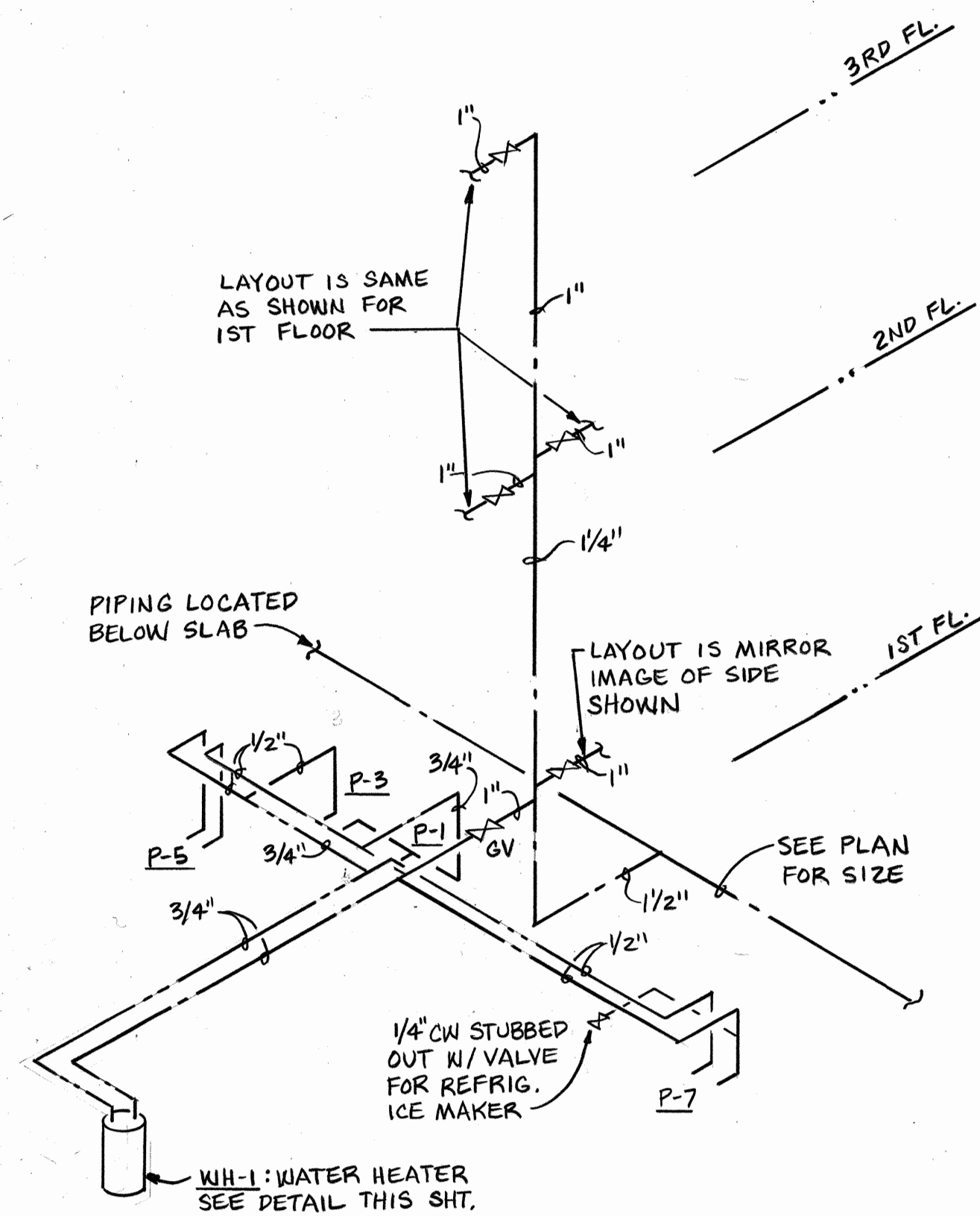
SANITARY RISER DIAGRAM: ONE & TWO BEDROOM UNITS
NTS



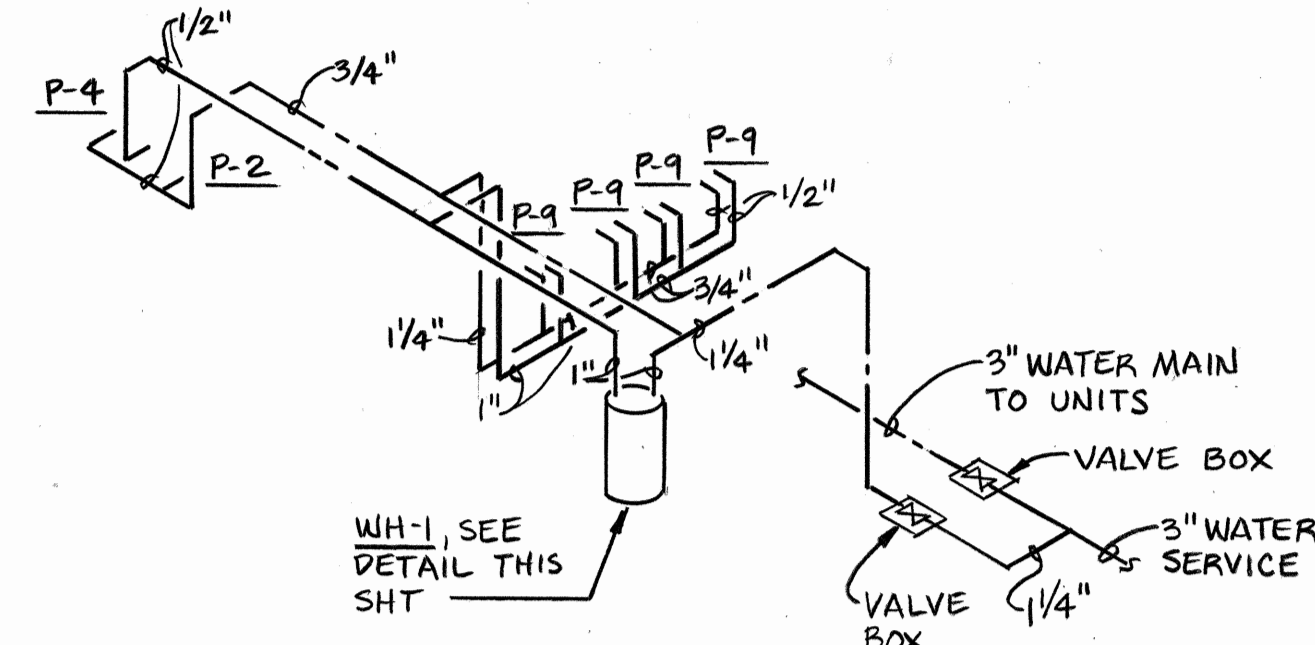
SANITARY RISER DIAGRAM: OFFICE, LAUNDRY & MAINT.
NTS



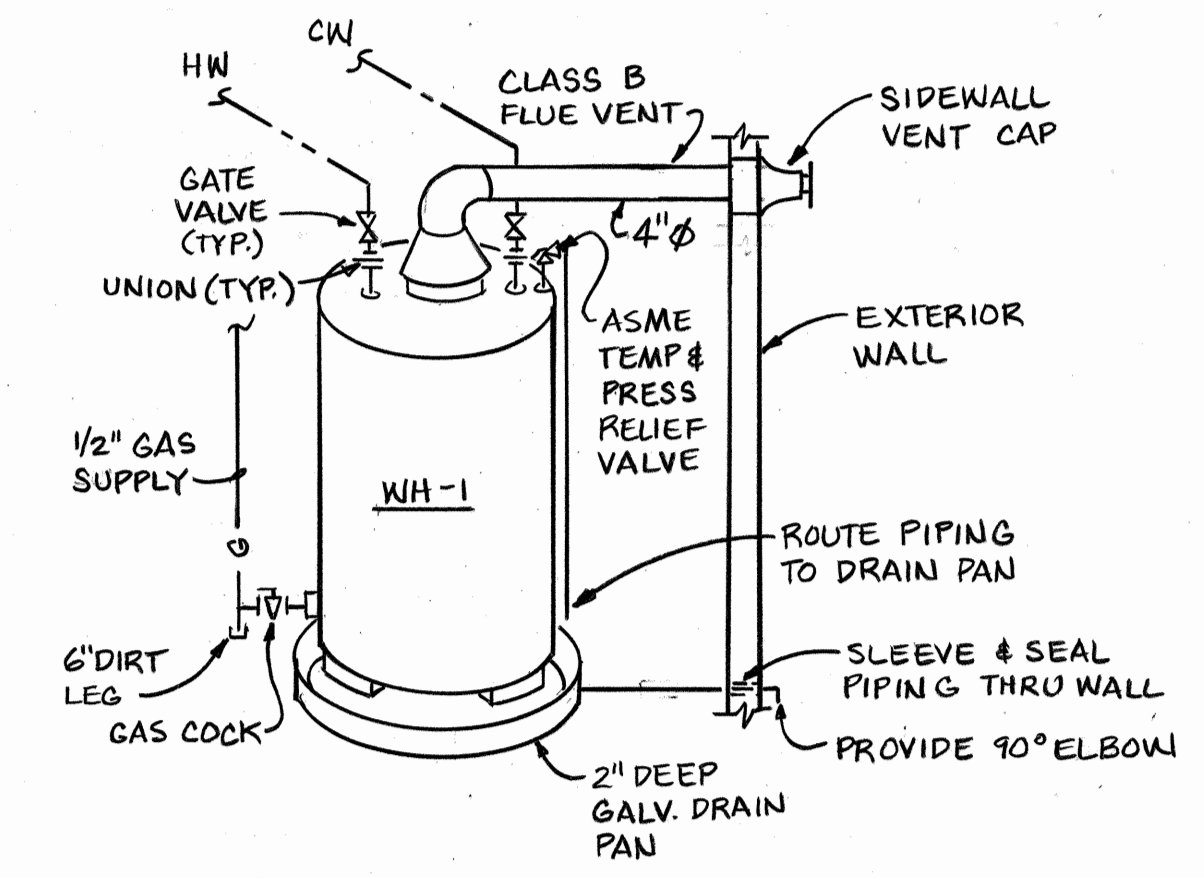
GAS PIPING RISER DIAGRAM
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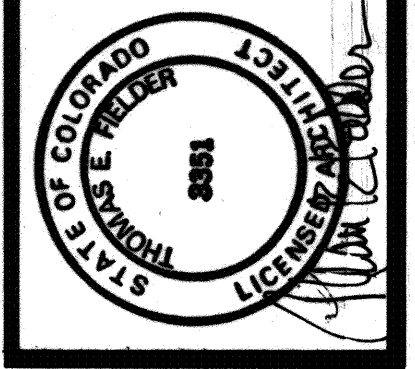
WATER RISER DIAGRAM: ONE & TWO BEDROOM UNITS
NTS



WATER RISER DIAGRAM: OFFICE, LAUNDRY & MAINT.



GAS FIRED WATER HEATER DETAIL
NTS



FIELDER & ASSOCIATES, INC.
Architects

FEB. 1, 1990
REV. B-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 #25/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.
- Provide 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.

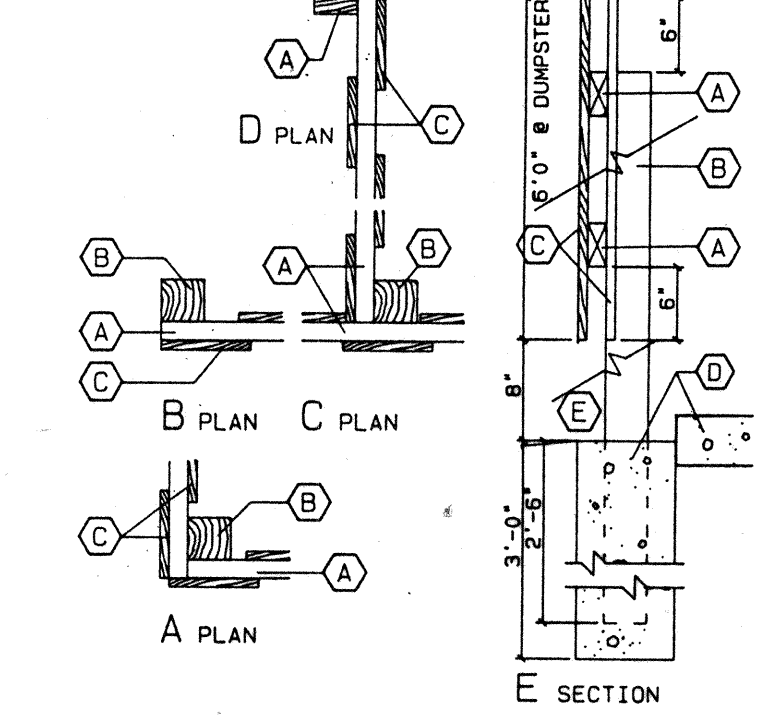
Surveyor to certify finish floor elevations prior to approval of construction draw.

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

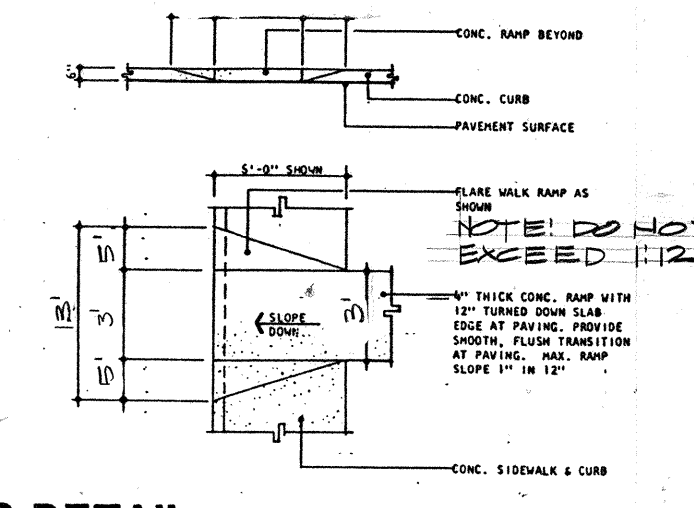
All references are typical to each and every similar condition.

- 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

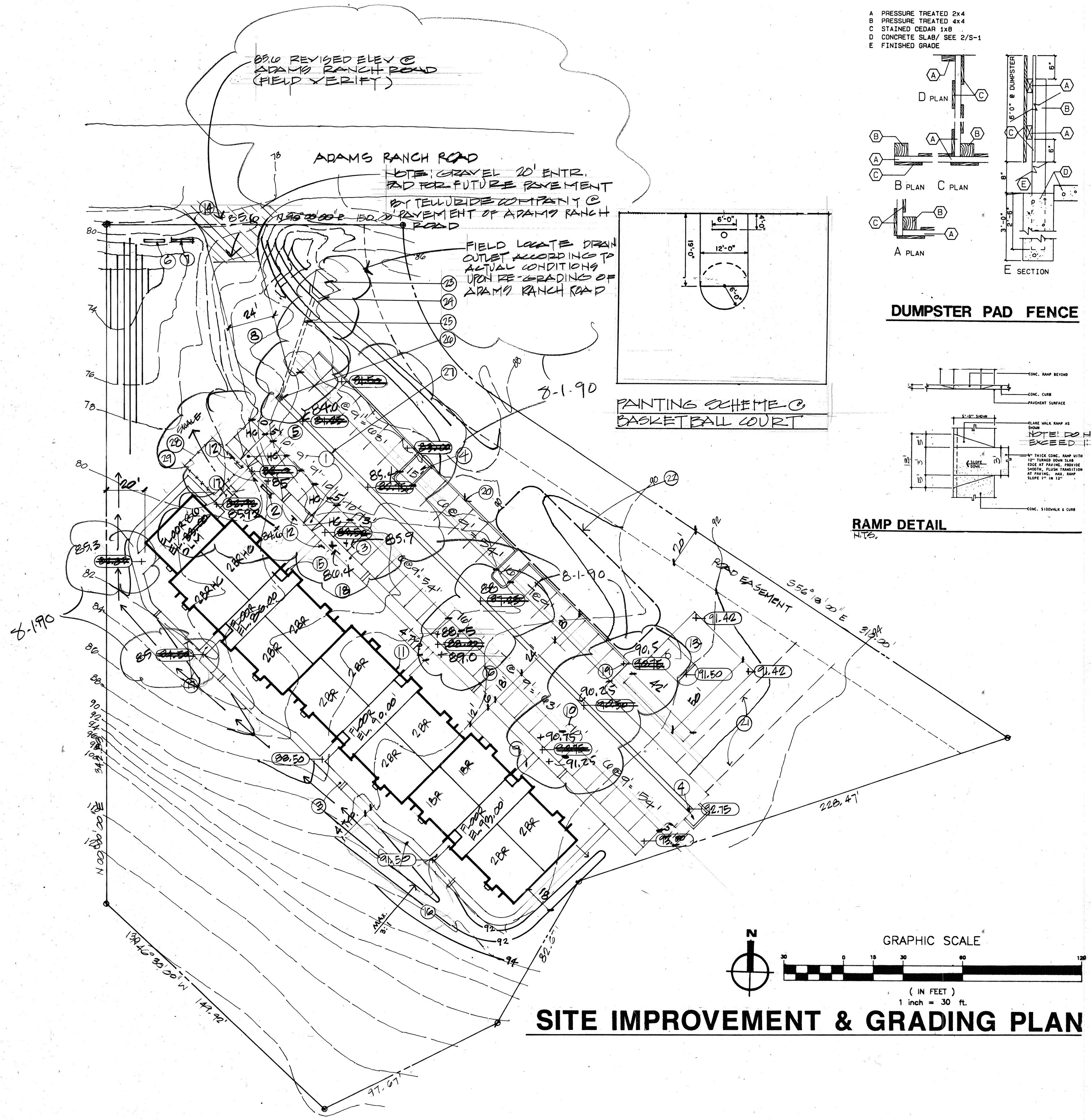
- A PRESSURE TREATED 2x4
- B PRESSURE TREATED 4x4
- C STAINED CEDAR 1x8
- D CONCRETE SLAB/ SEE 2/S-1
- E FINISHED GRADE



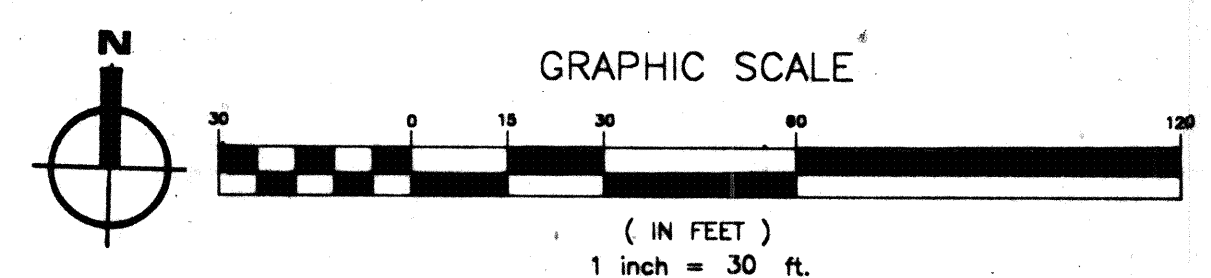
DUMPSTER PAD FENCE



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.

Plans 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.

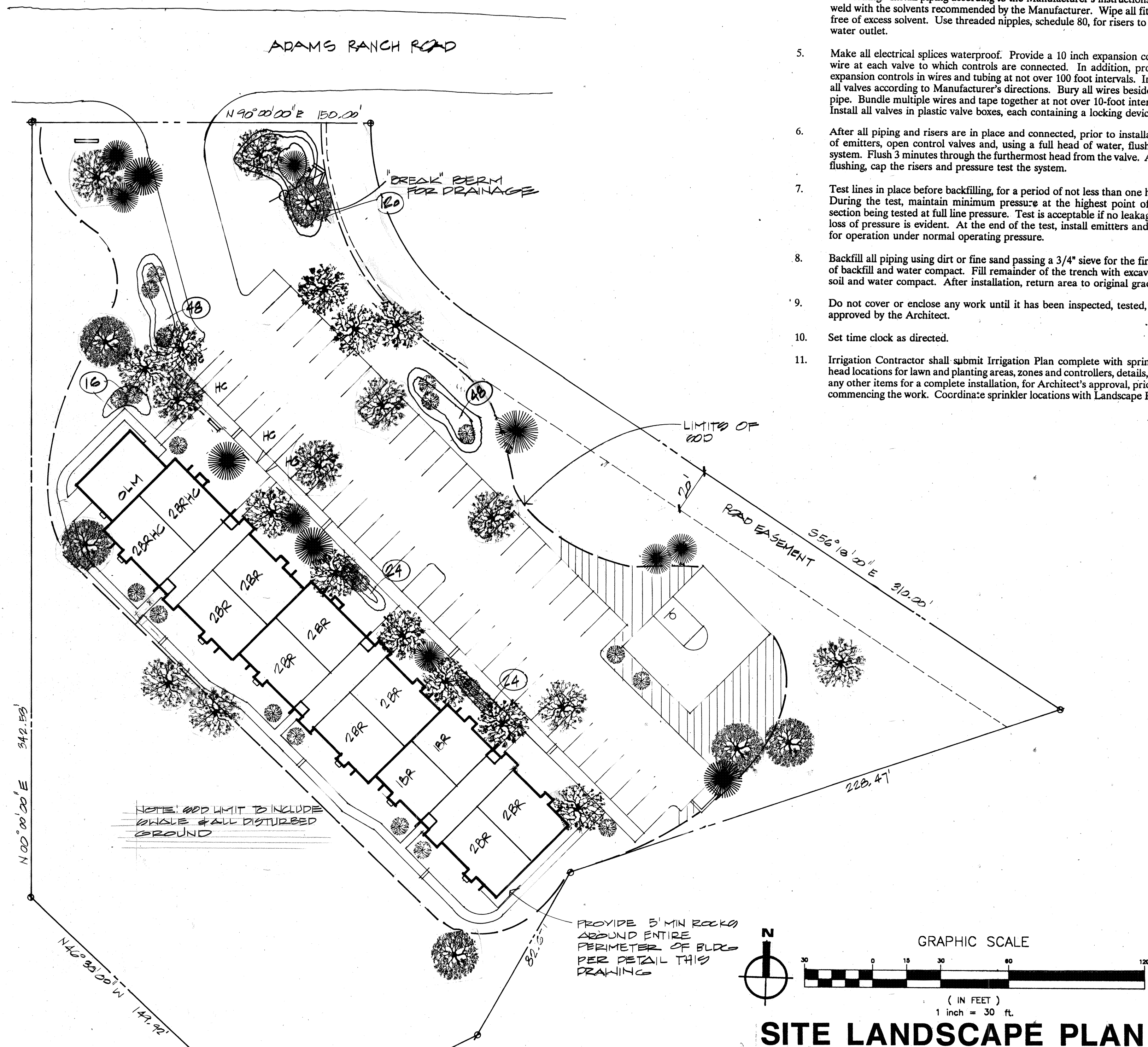
IRRIGATION SYSTEM SPECIFICATIONS

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

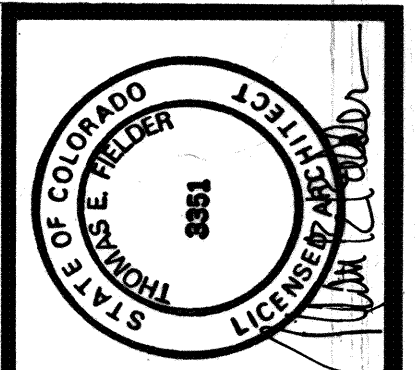
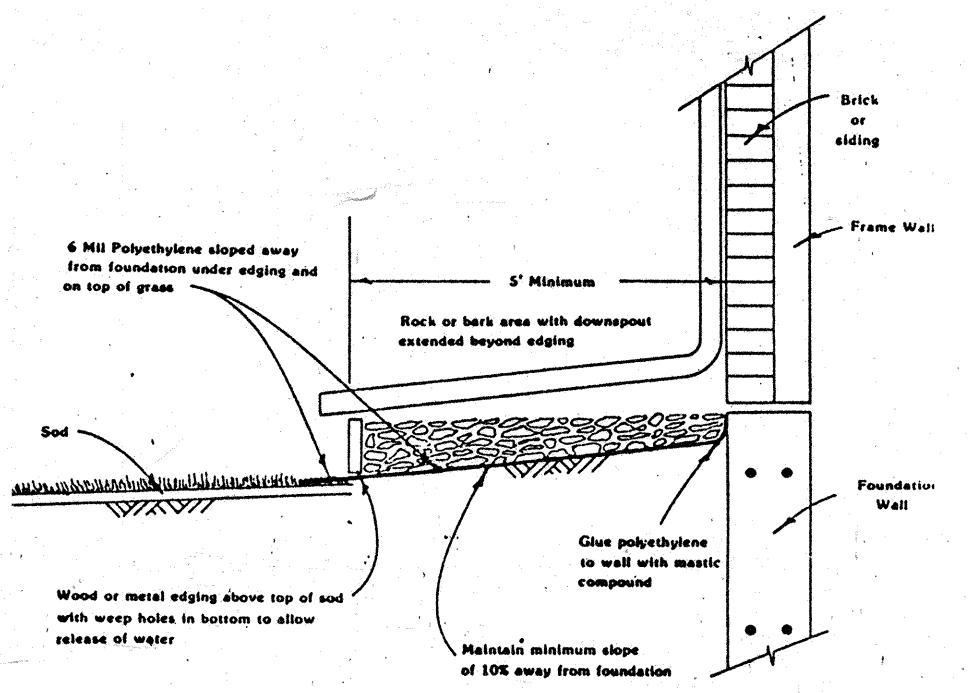
1. Use only new material.
2. Use fittings of same materials as pipe.
3. Use control wire type UF-650, PVC insulated single conductor UL approved underground feeder cable. Use "Pen-Tite" fittings for all control wire connectors.



PLANTING LEGEND

- 0- 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.

SITE LANDSCAPE PLAN

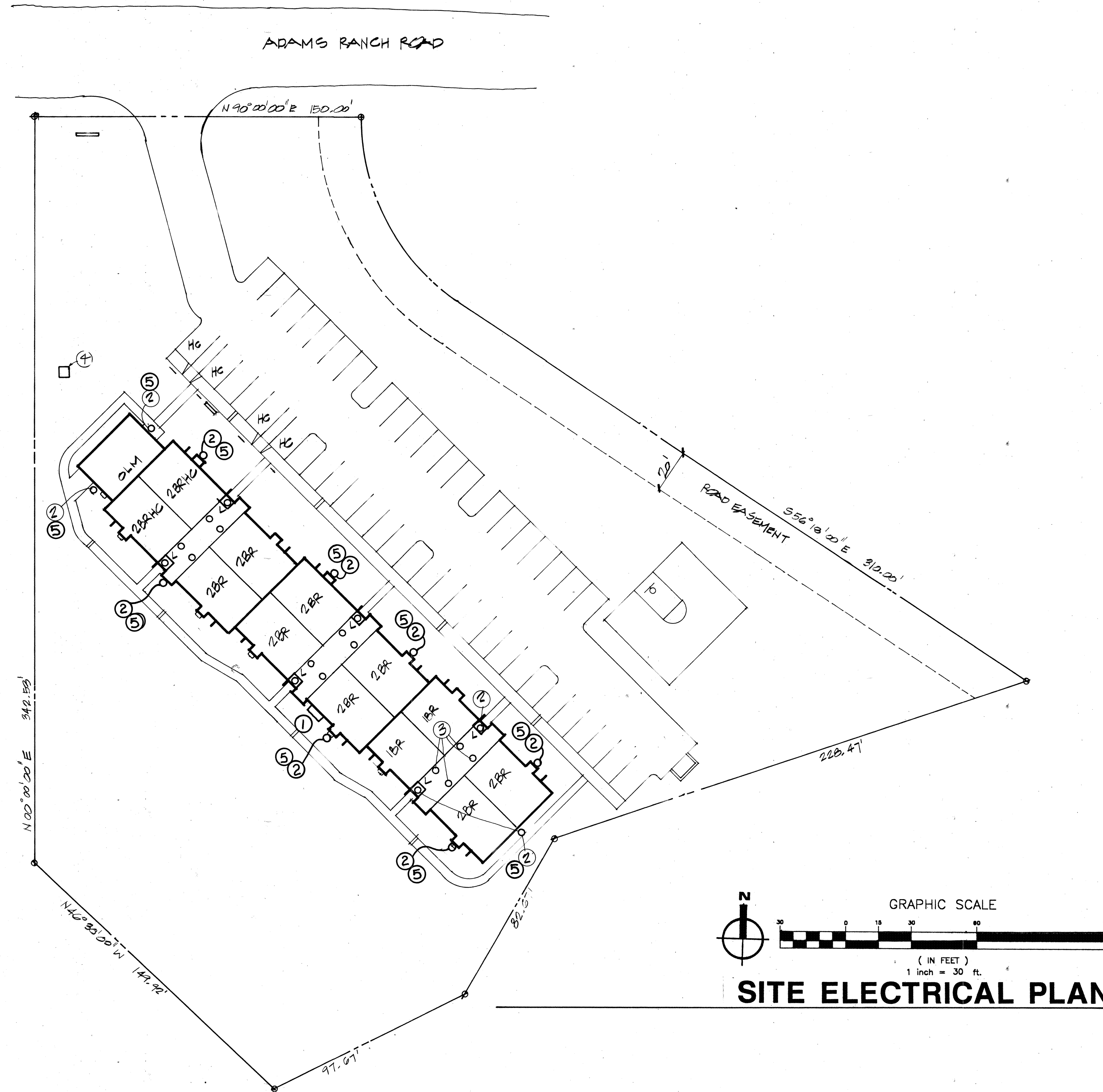


FIELDER & ASSOCIATES, INC.
Architects

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

SITE LANDSCAPE PLAN
TELLURIDE APARTMENTS
Telluride Mountain Village, Colorado

Drawing Number
S-2
Of FIVE



SITE 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.

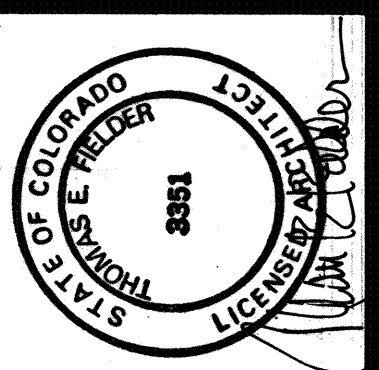
Exterior electrical distribution shall be coordinated with the local electrical utility company. The electrical utility company shall provide shop drawings to locate all transformers and distribution lines. All work to be in accordance with the requirements of the local regulated utility company.

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.

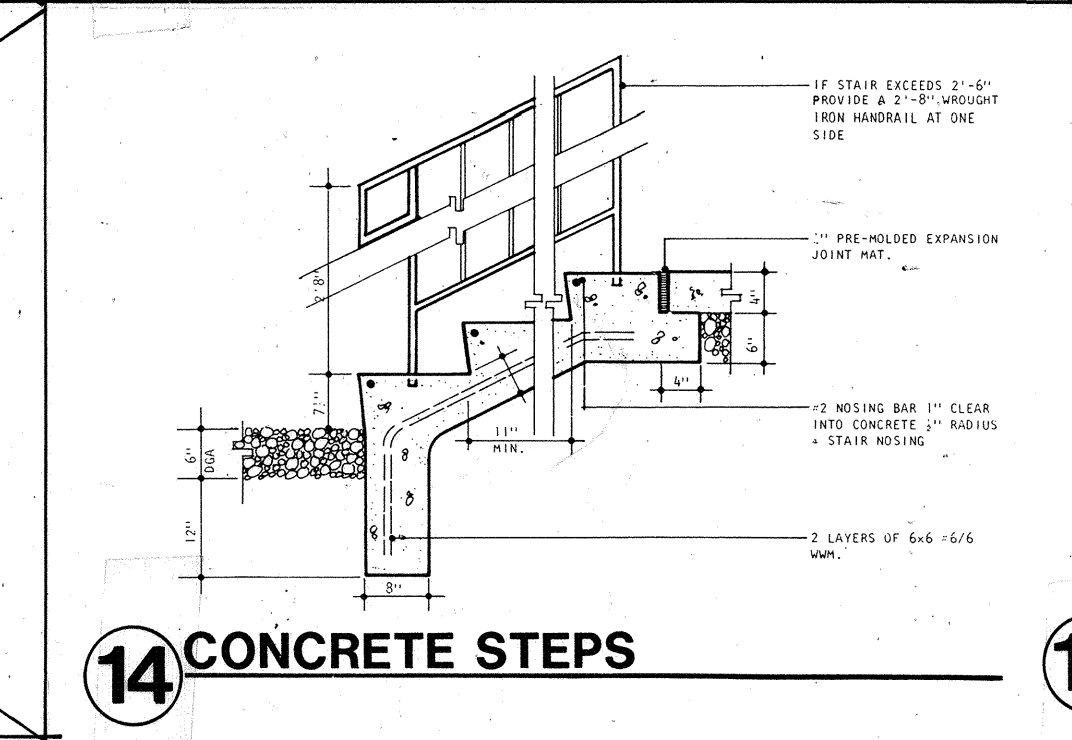
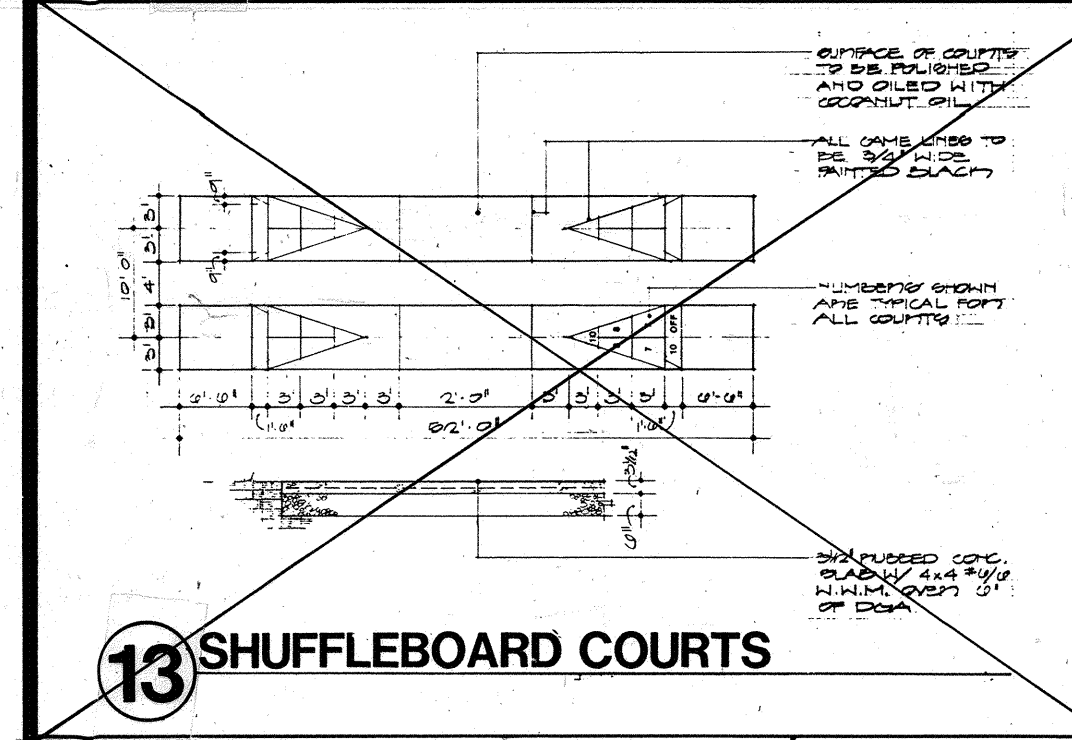
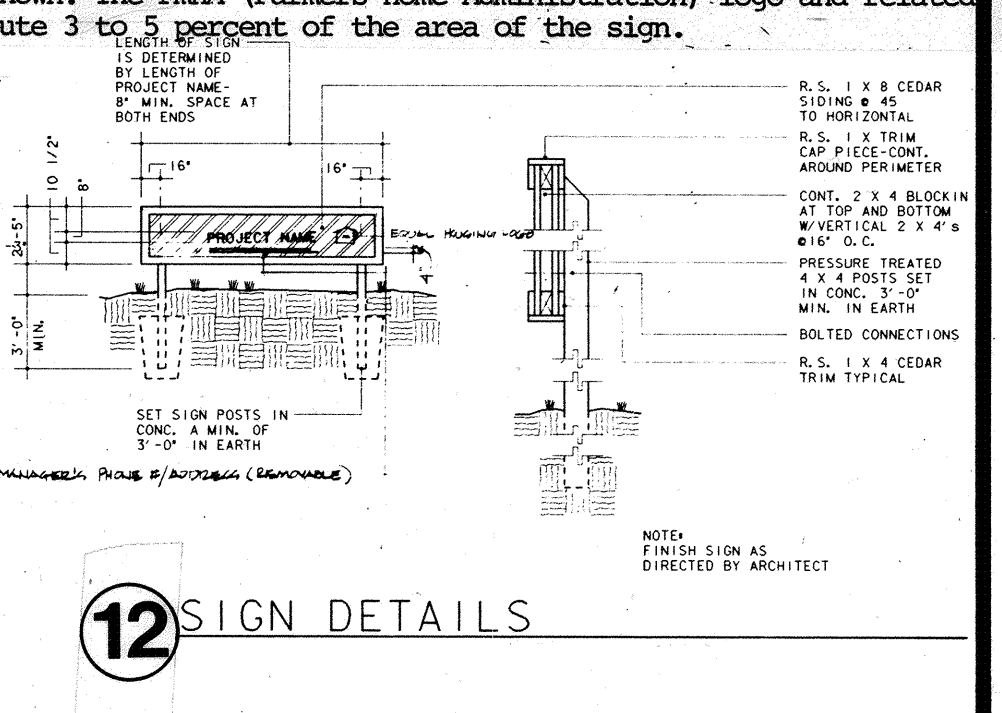
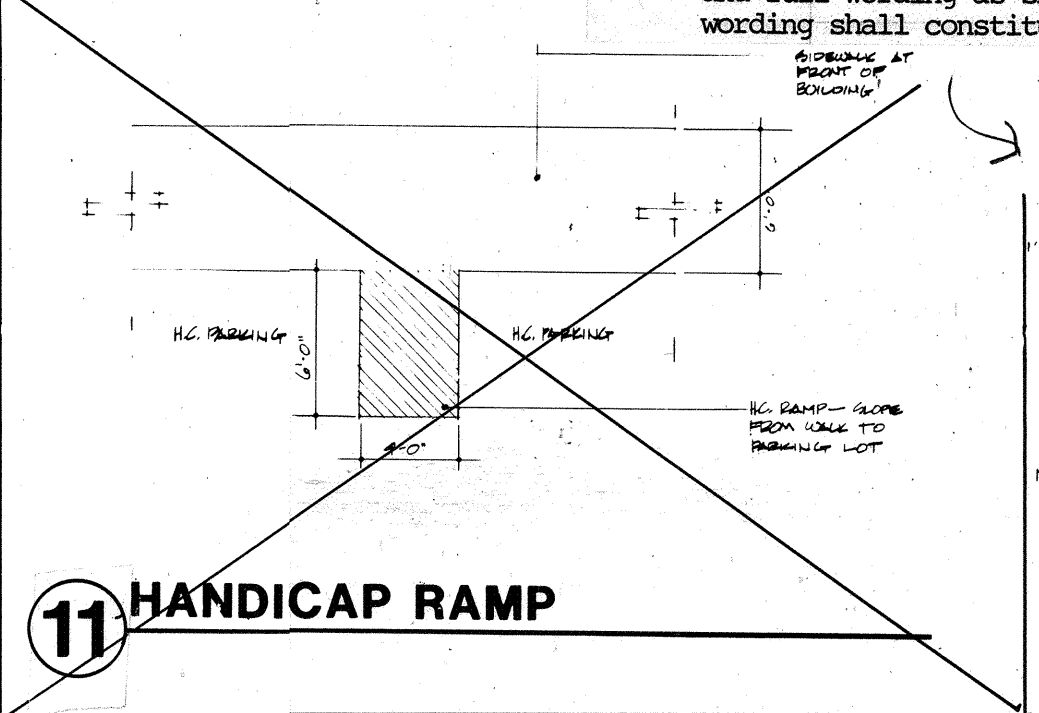
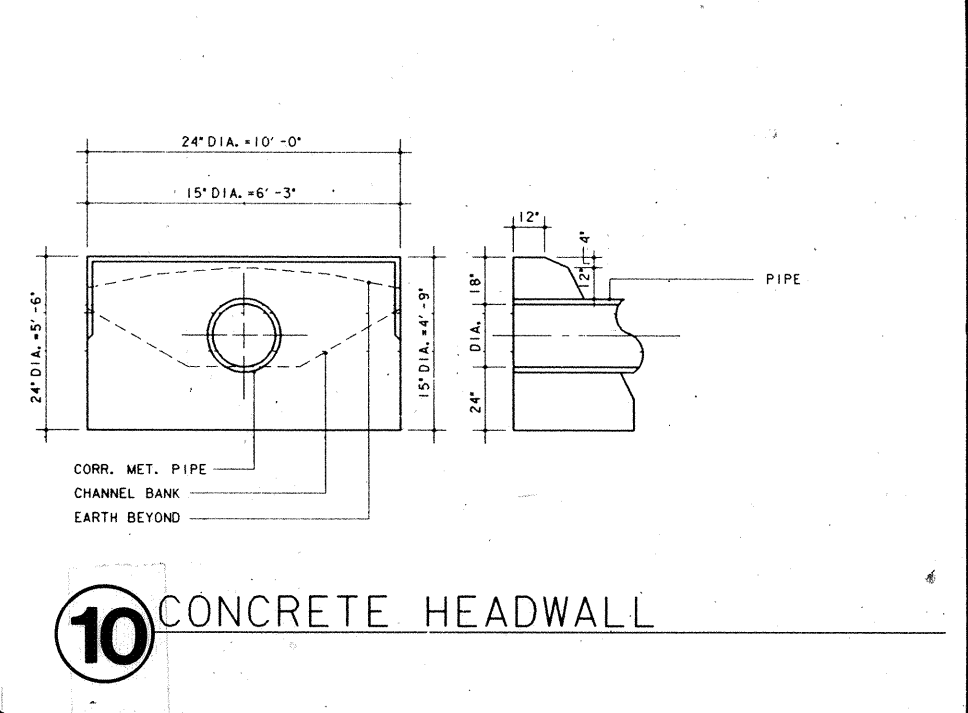
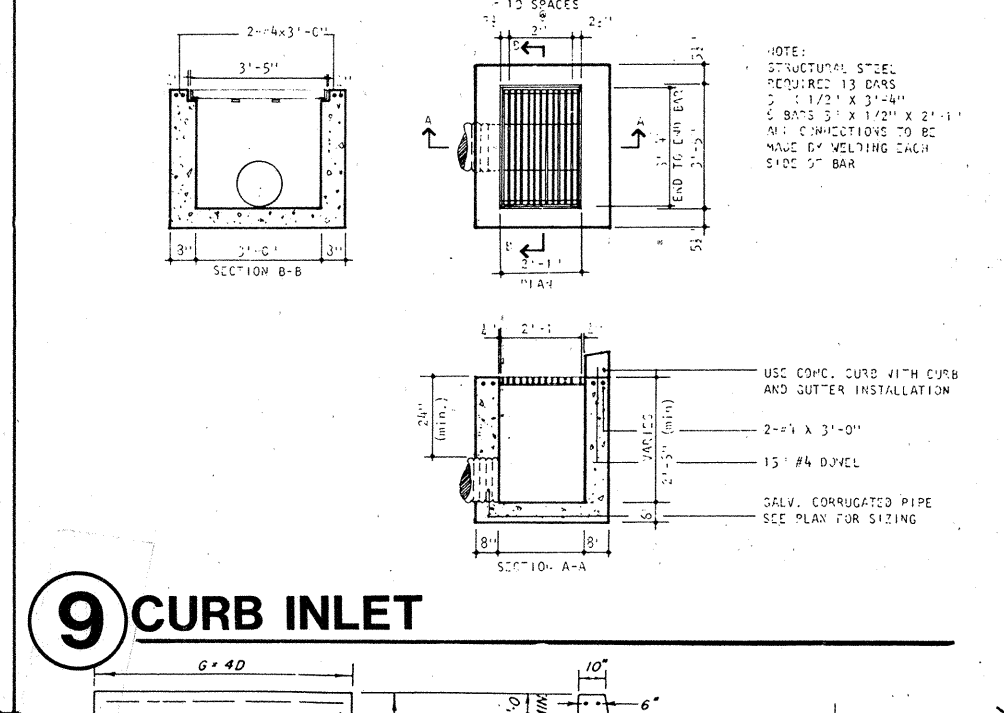
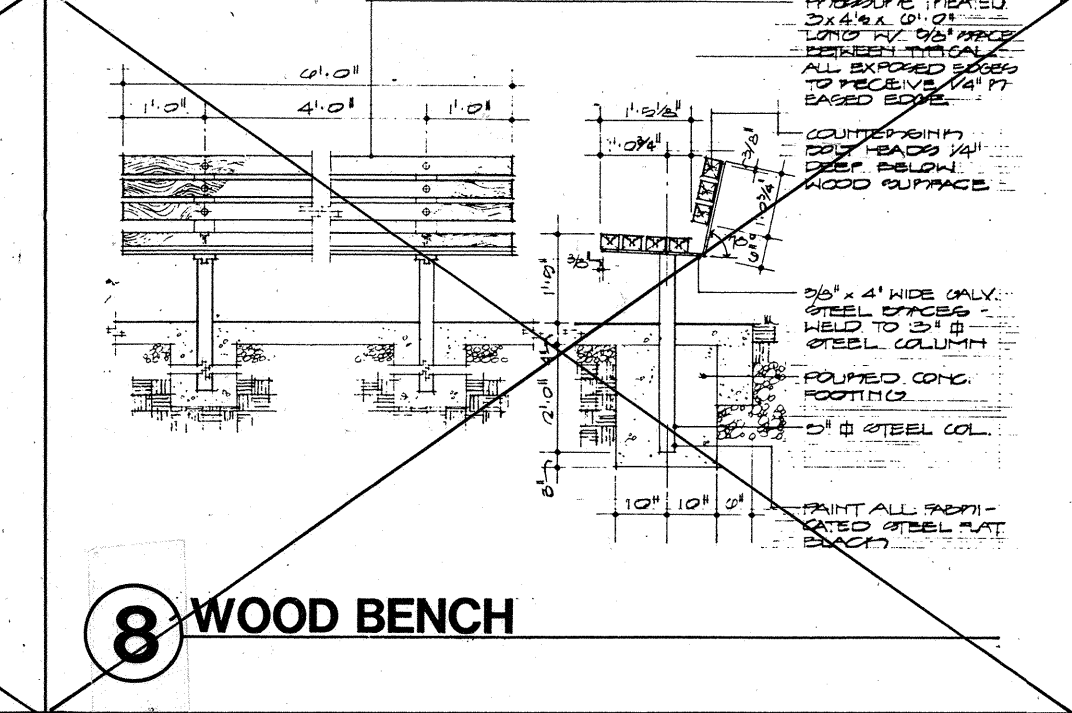
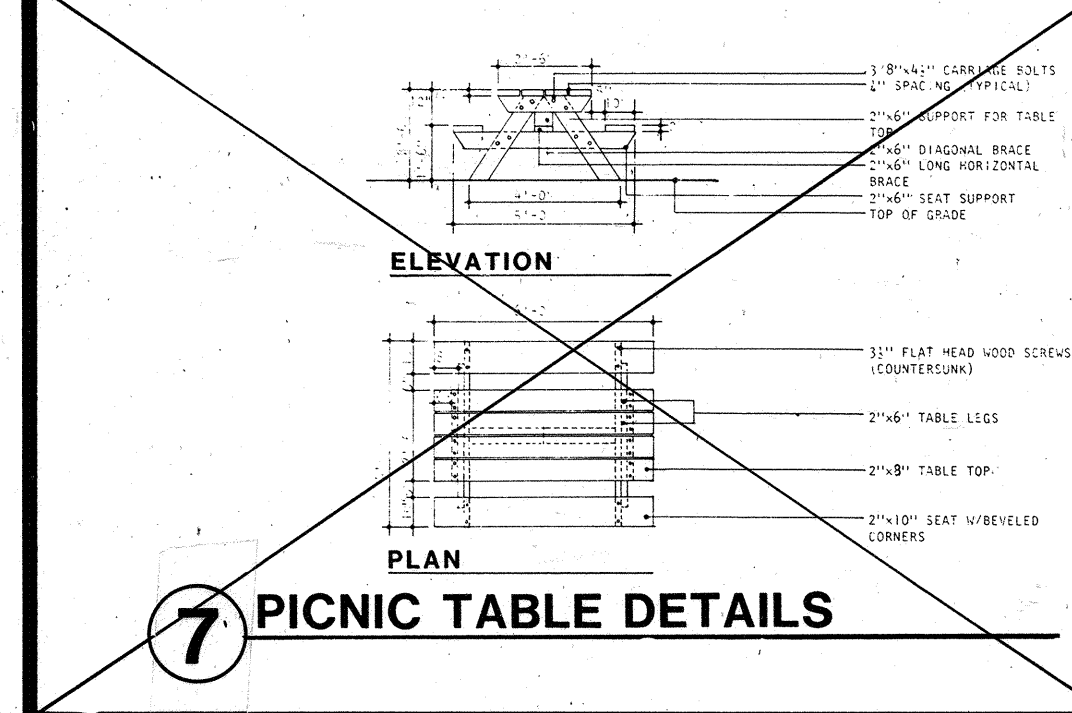
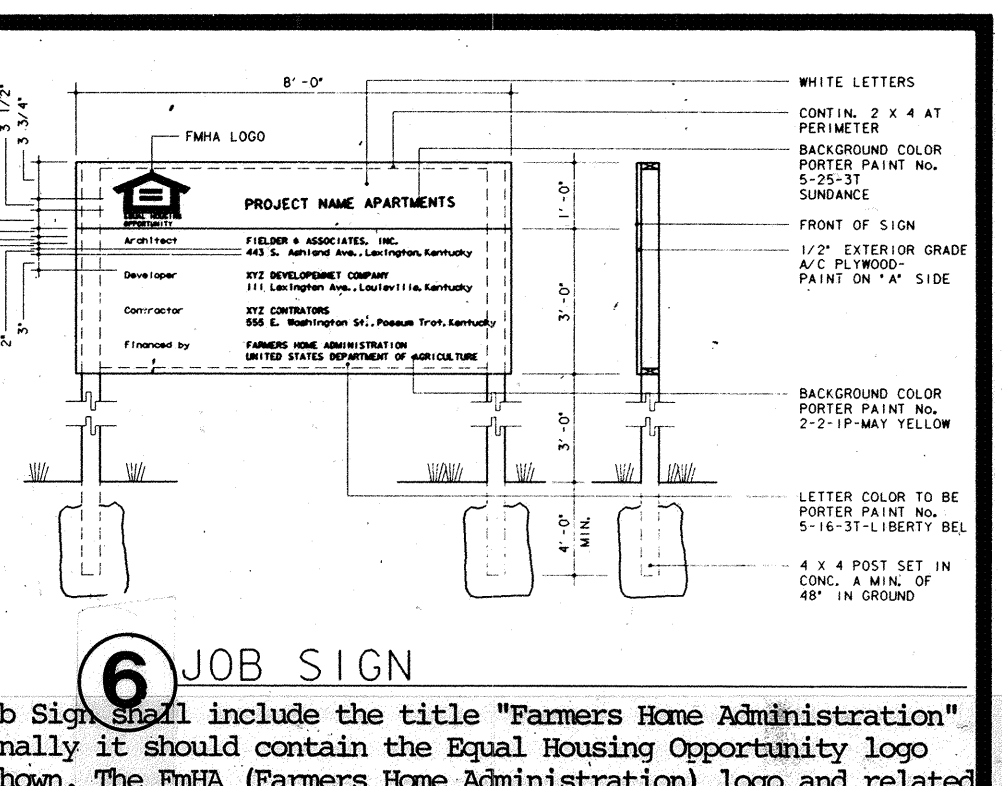
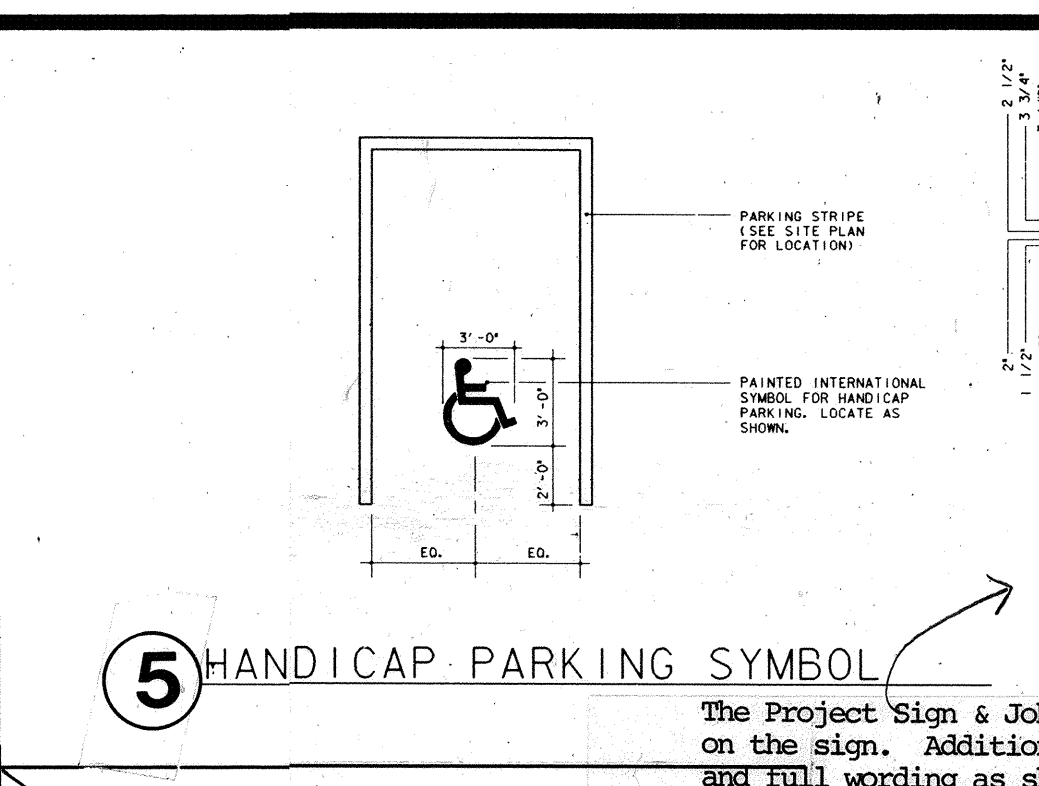
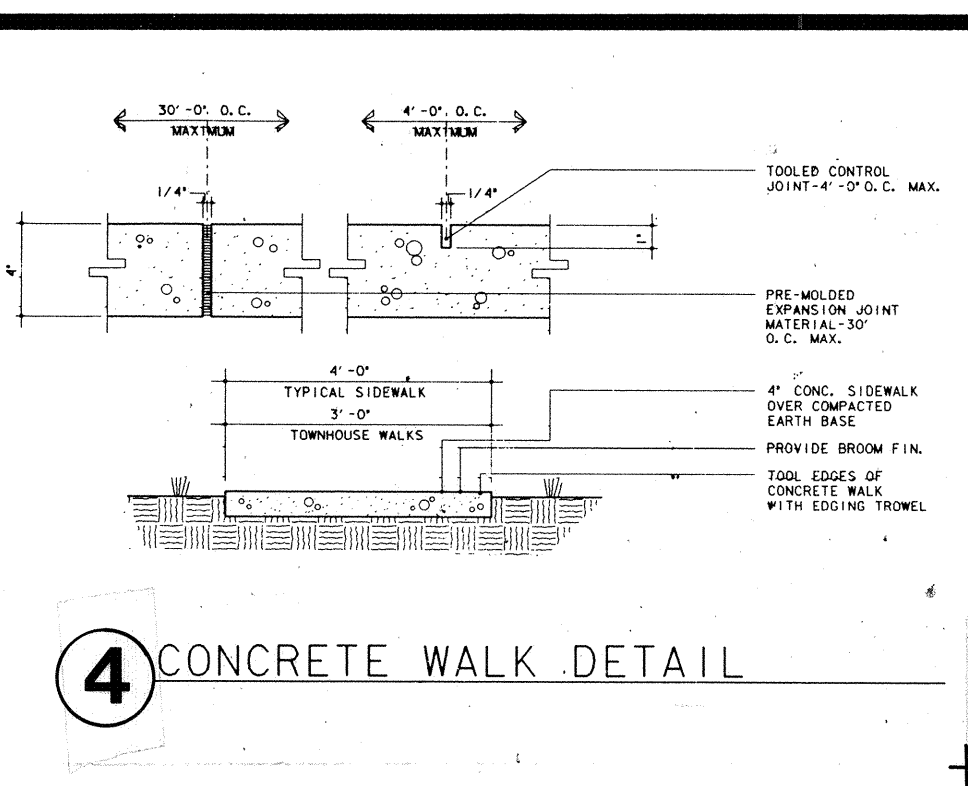
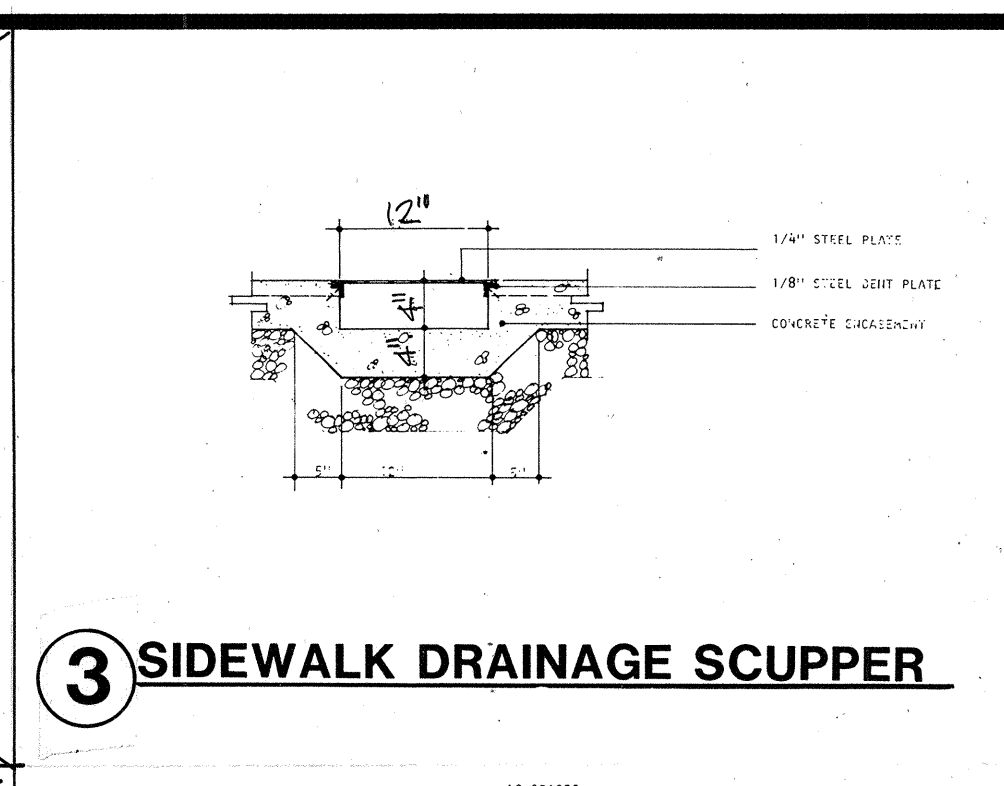
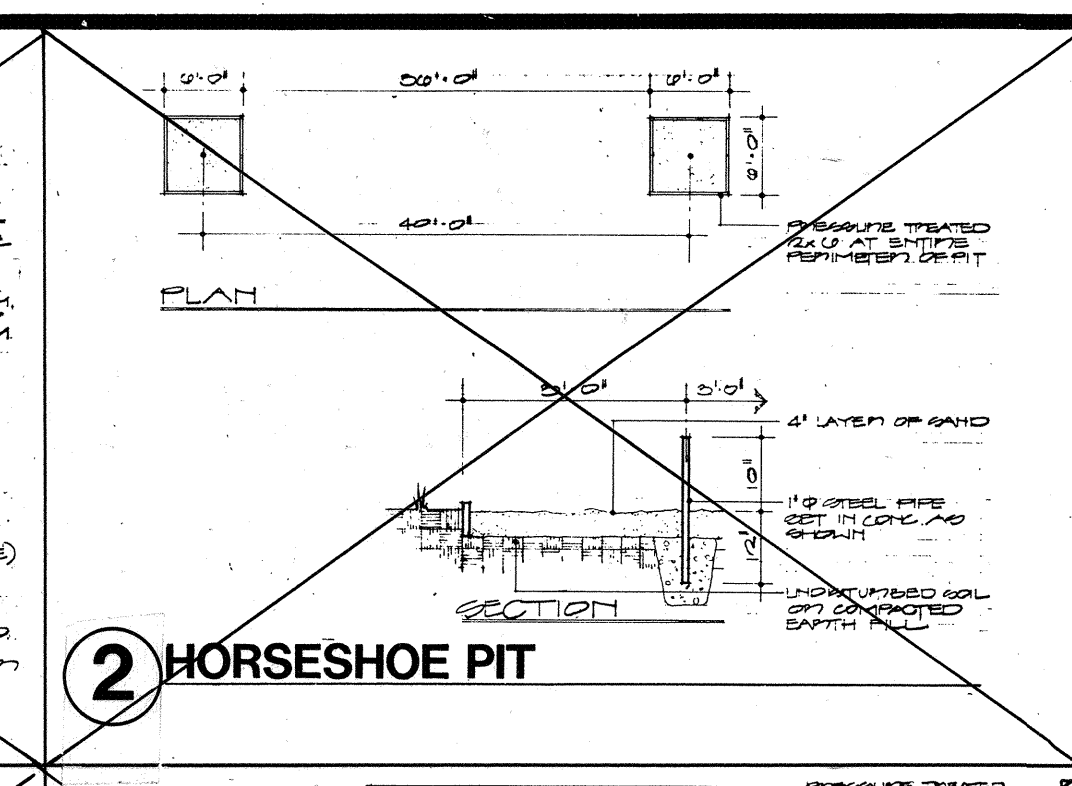
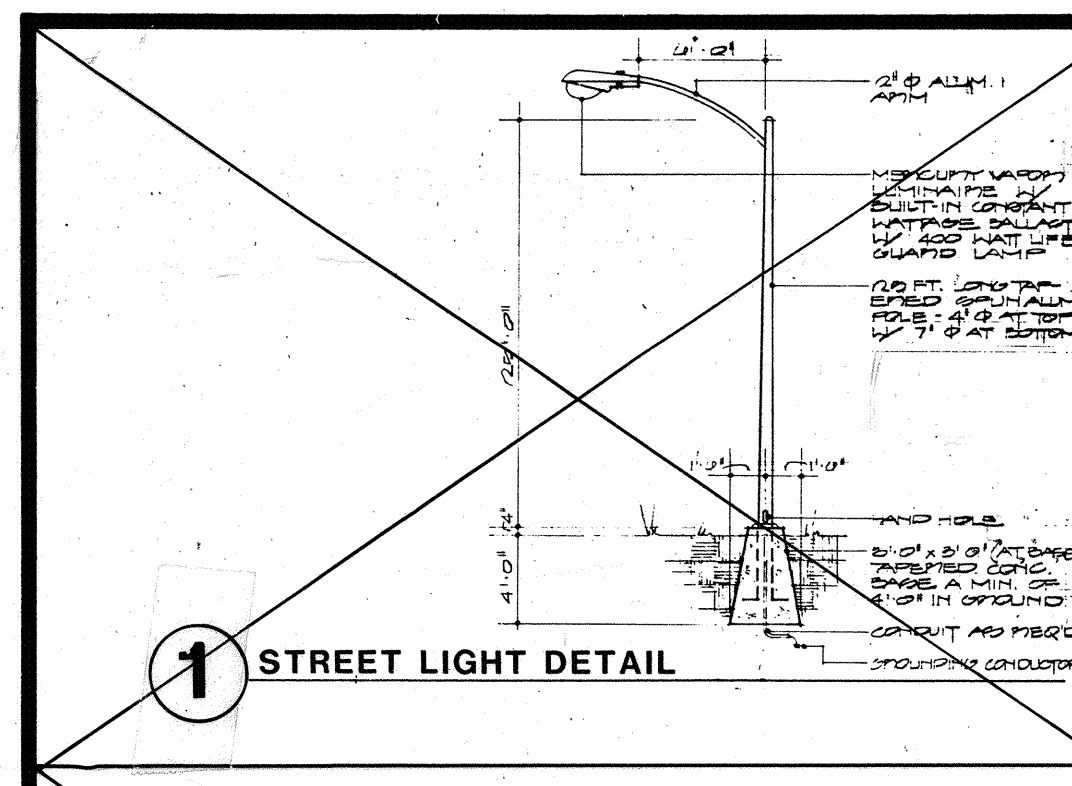


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Architects

FEB. 1, 1990
REVISED MAY 21, 1990

SITE ELECTRICAL PLAN
TELLURIDE APARTMENTS
Telluride Mountain Village, Colorado

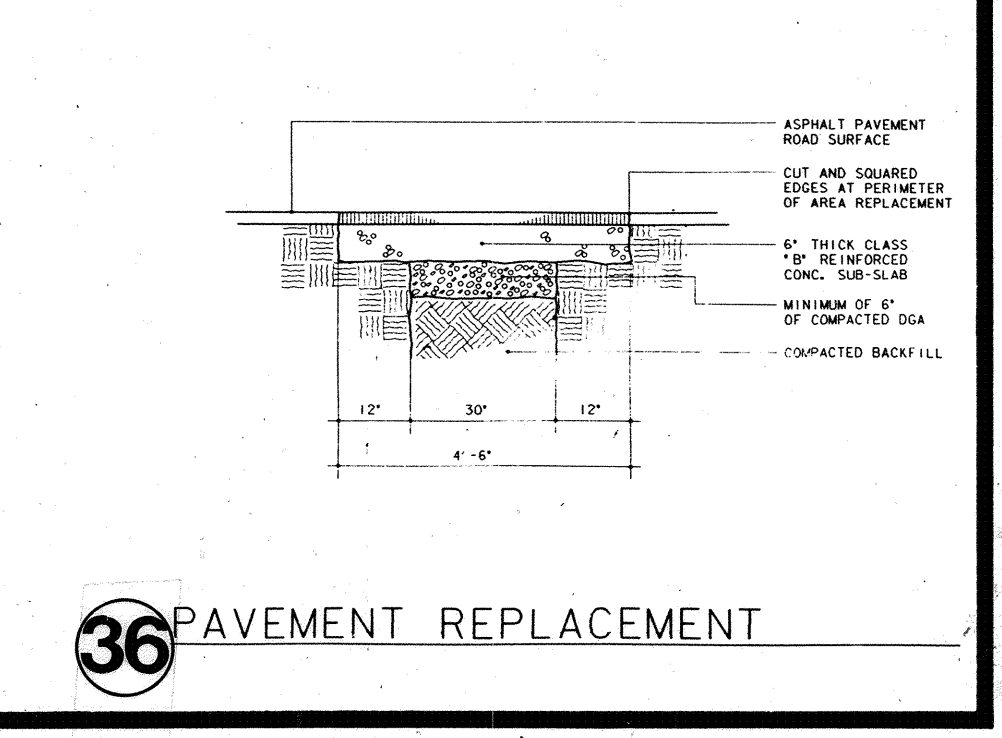
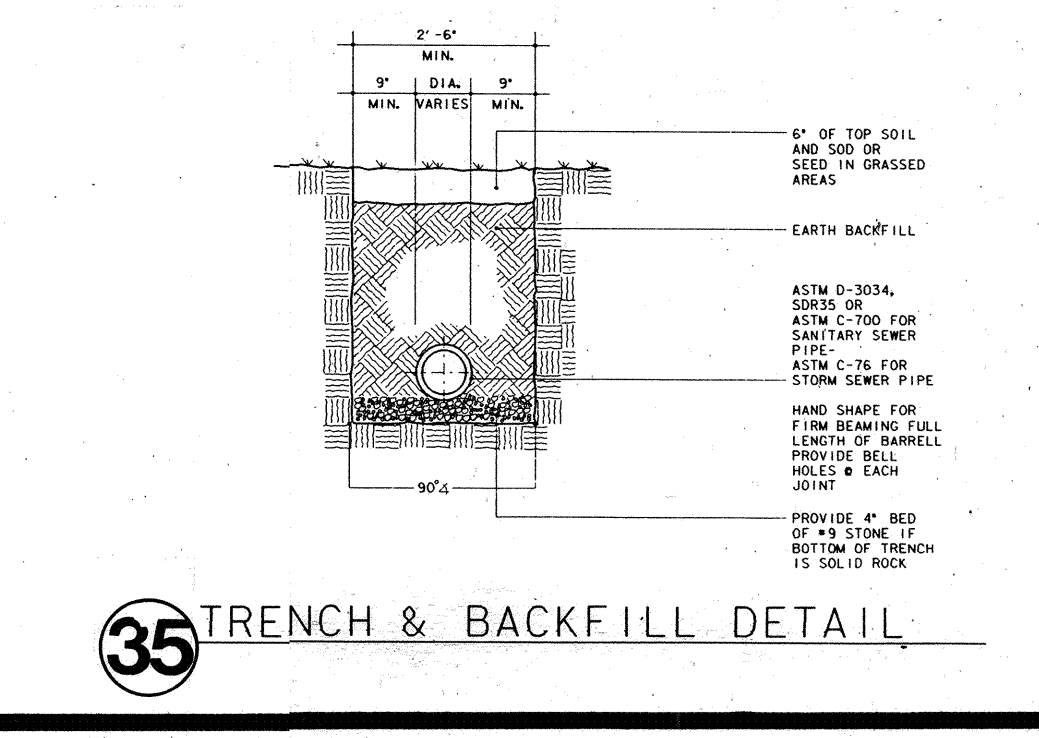
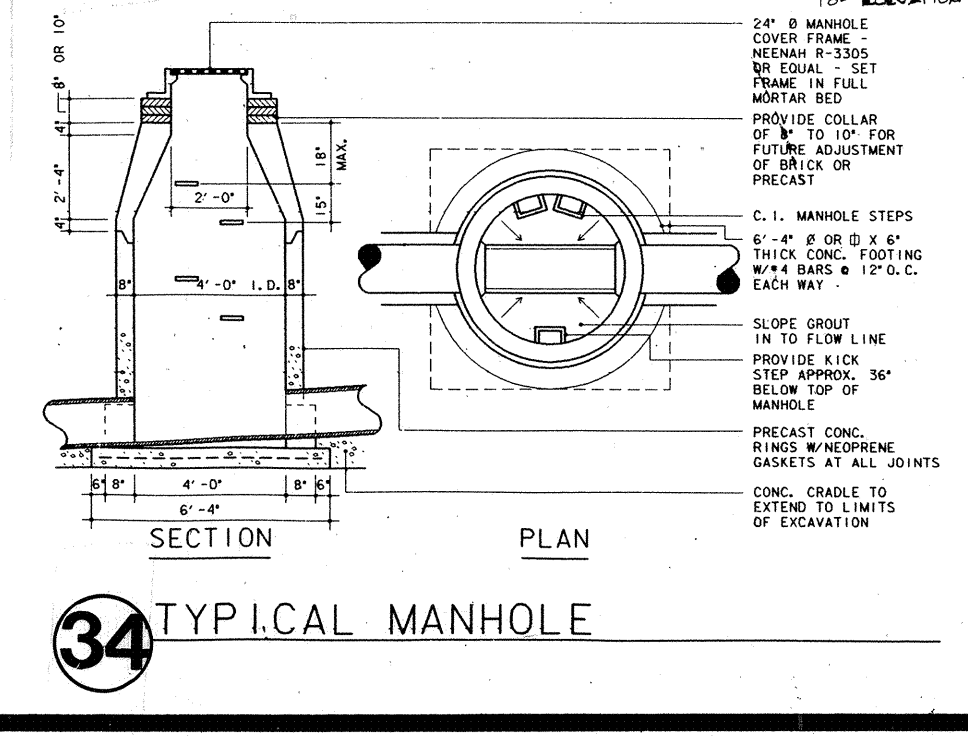
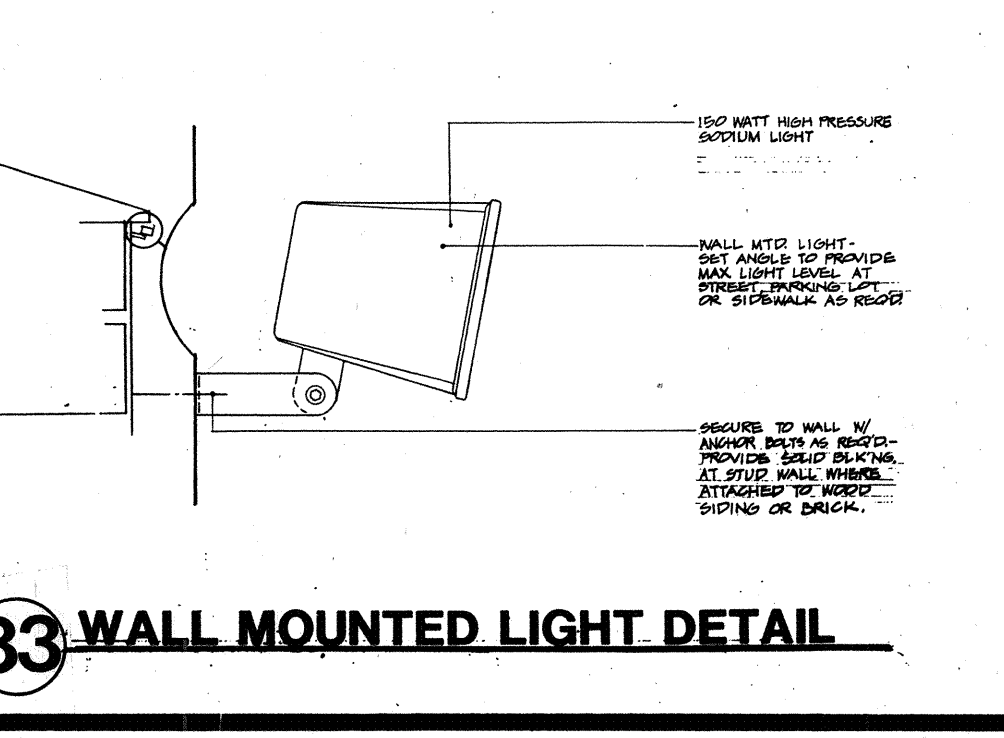
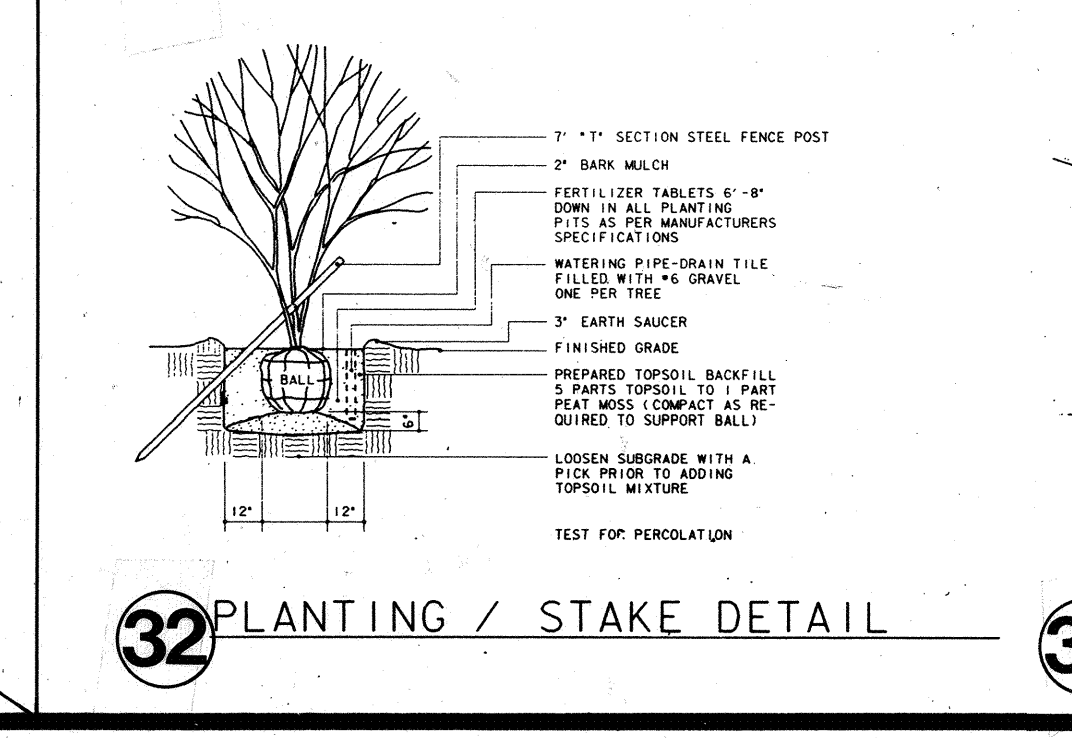
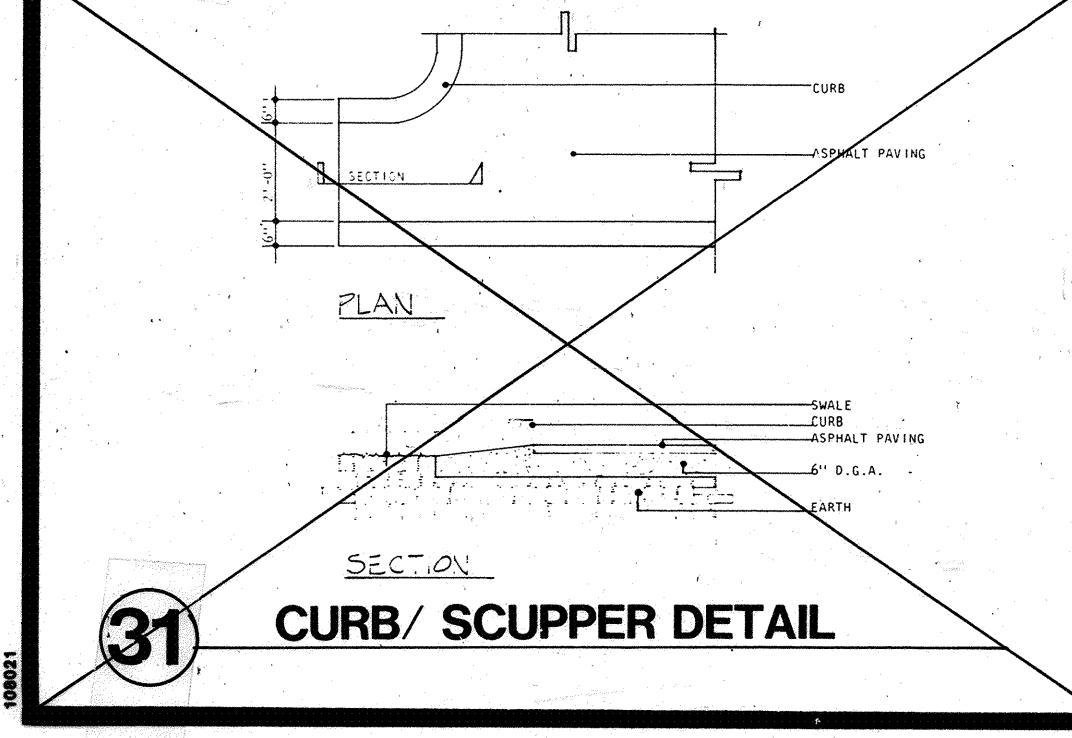
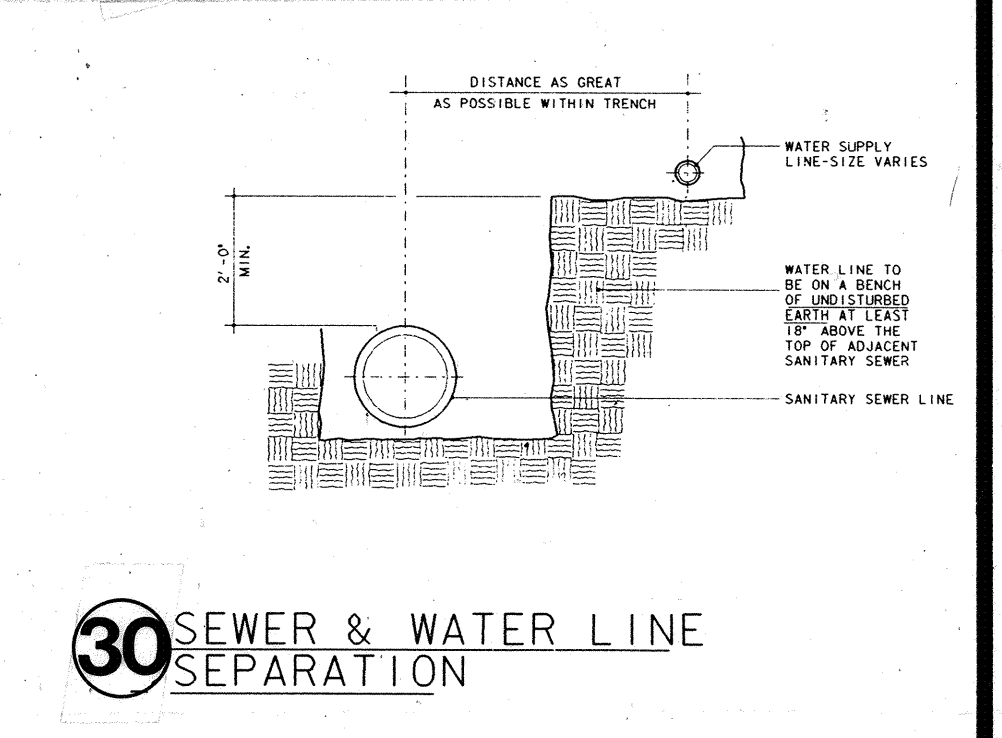
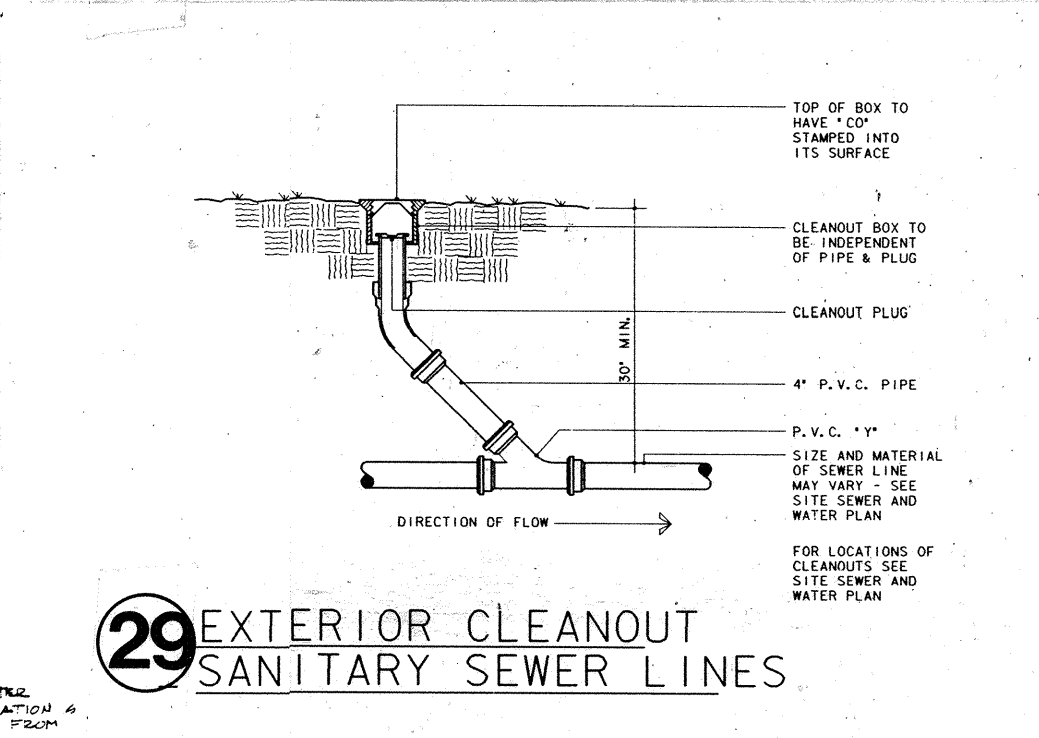
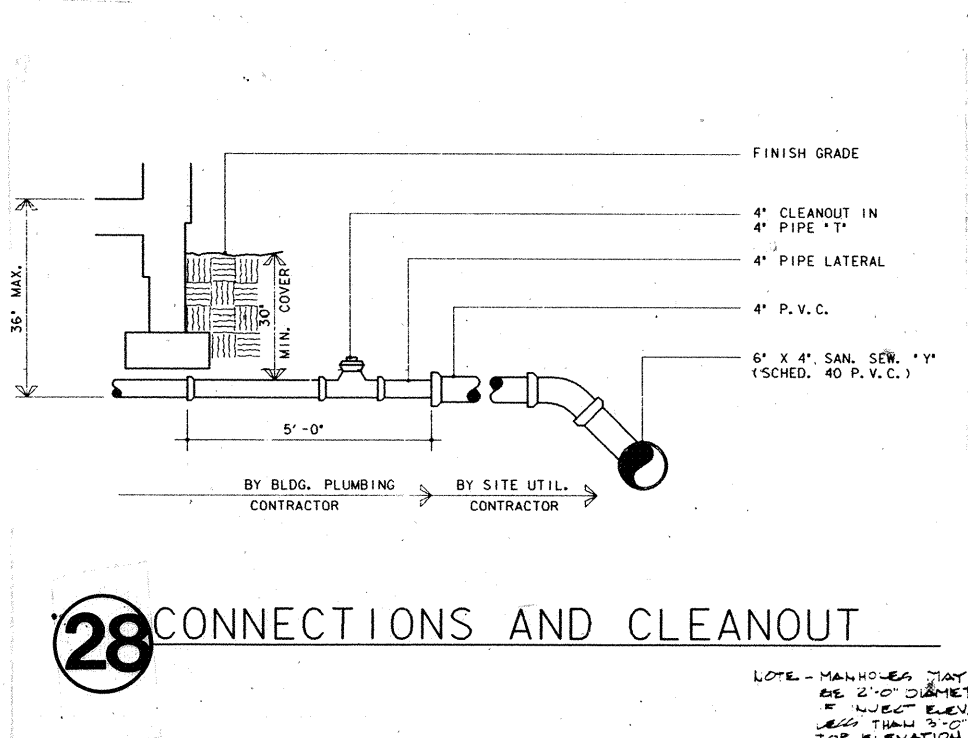
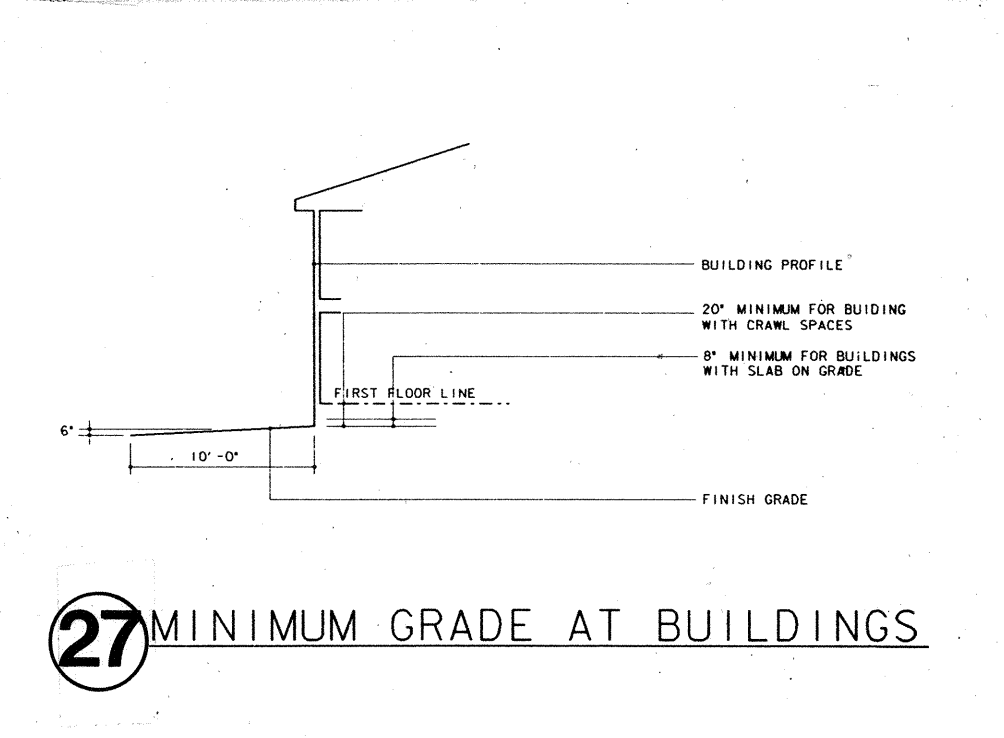
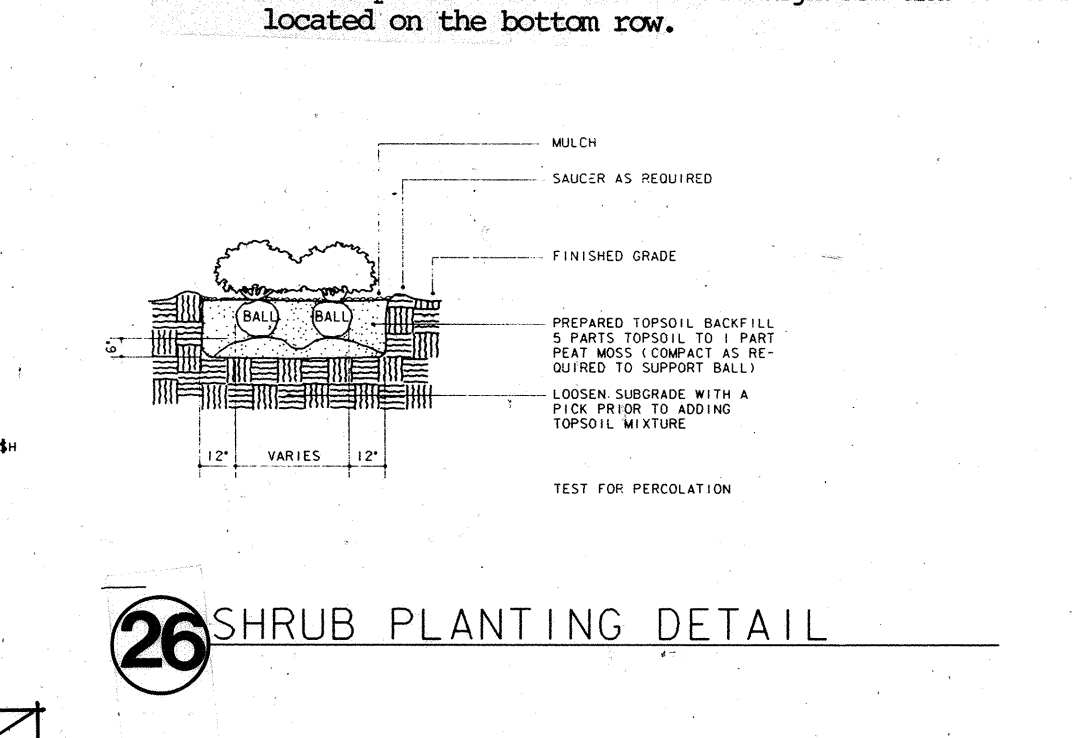
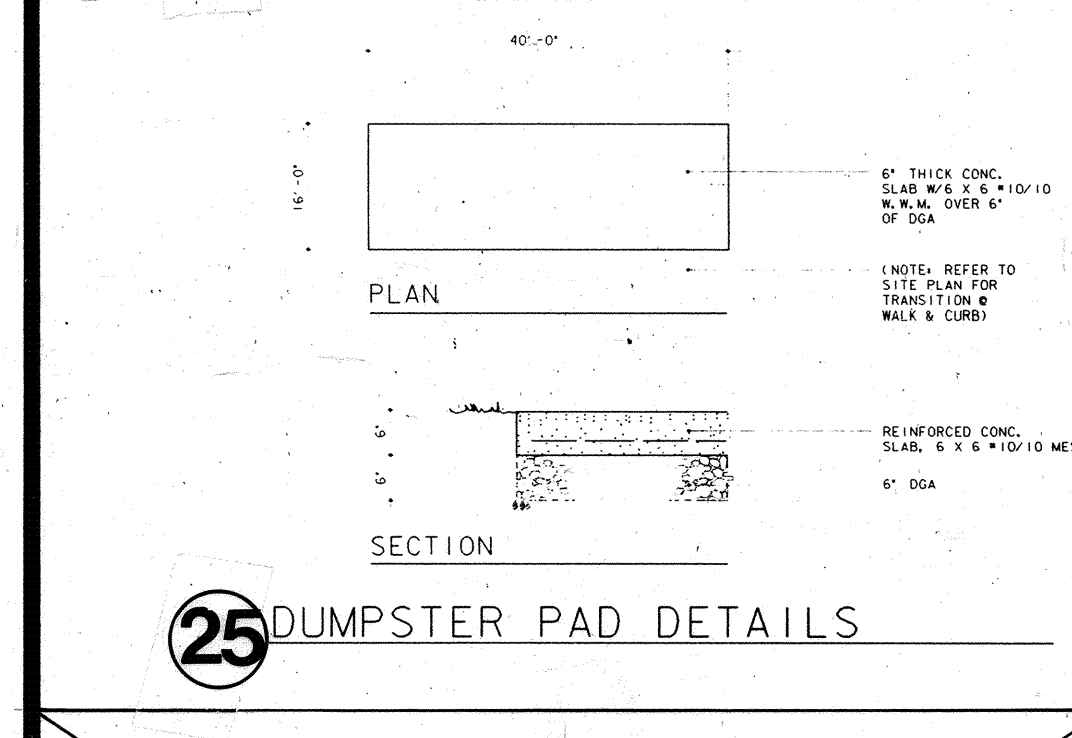
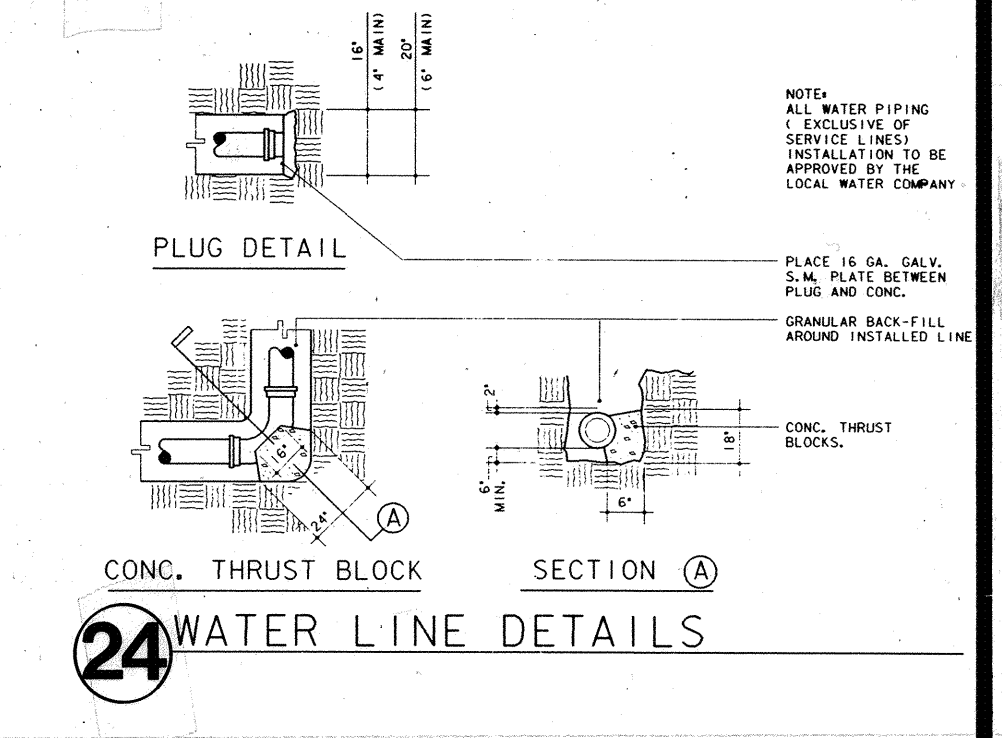
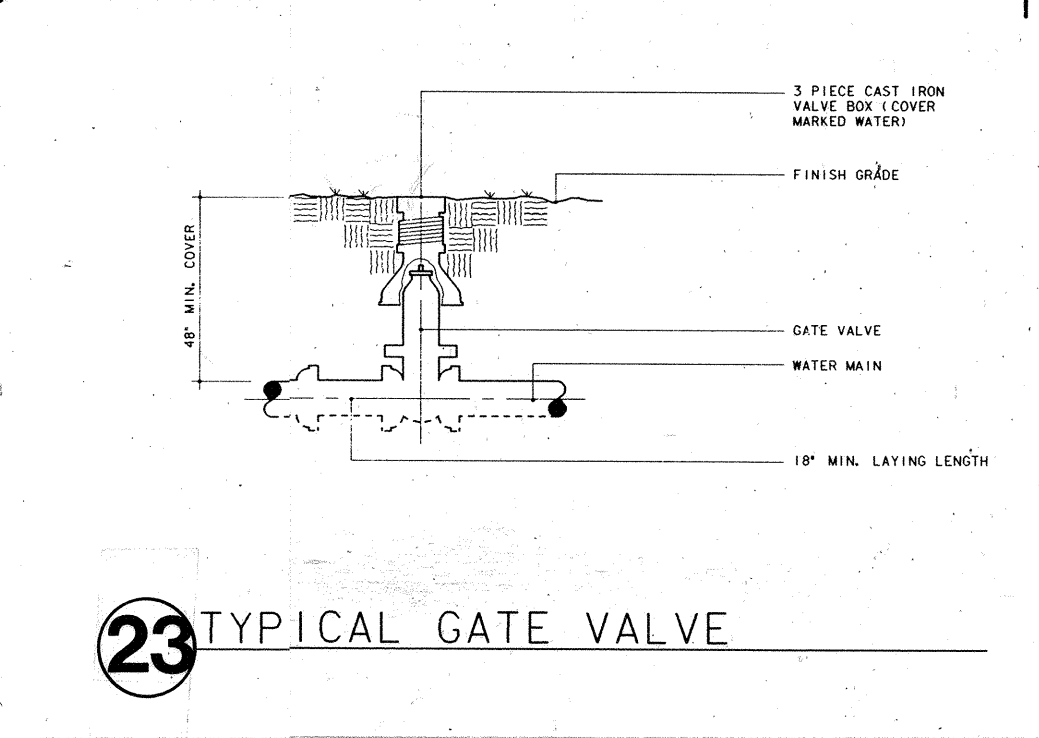
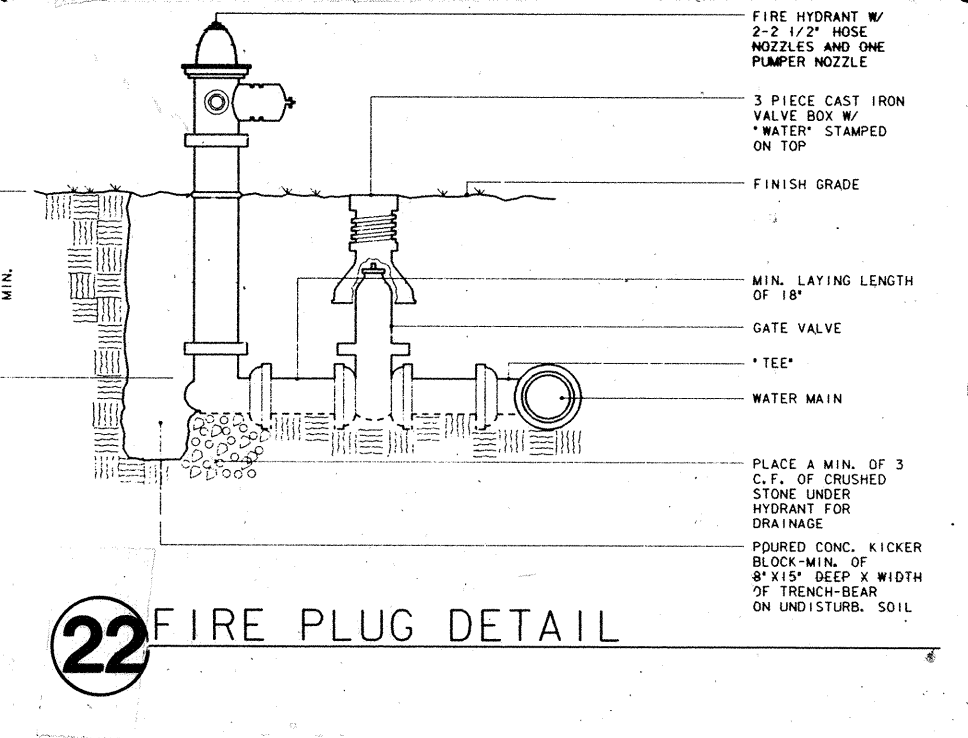
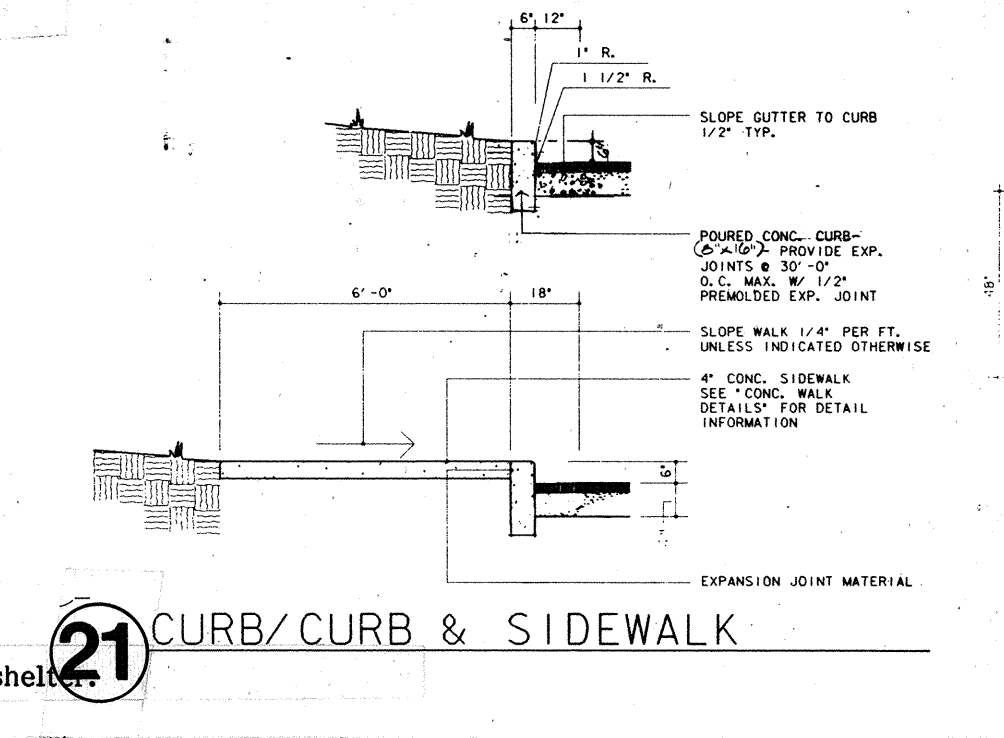
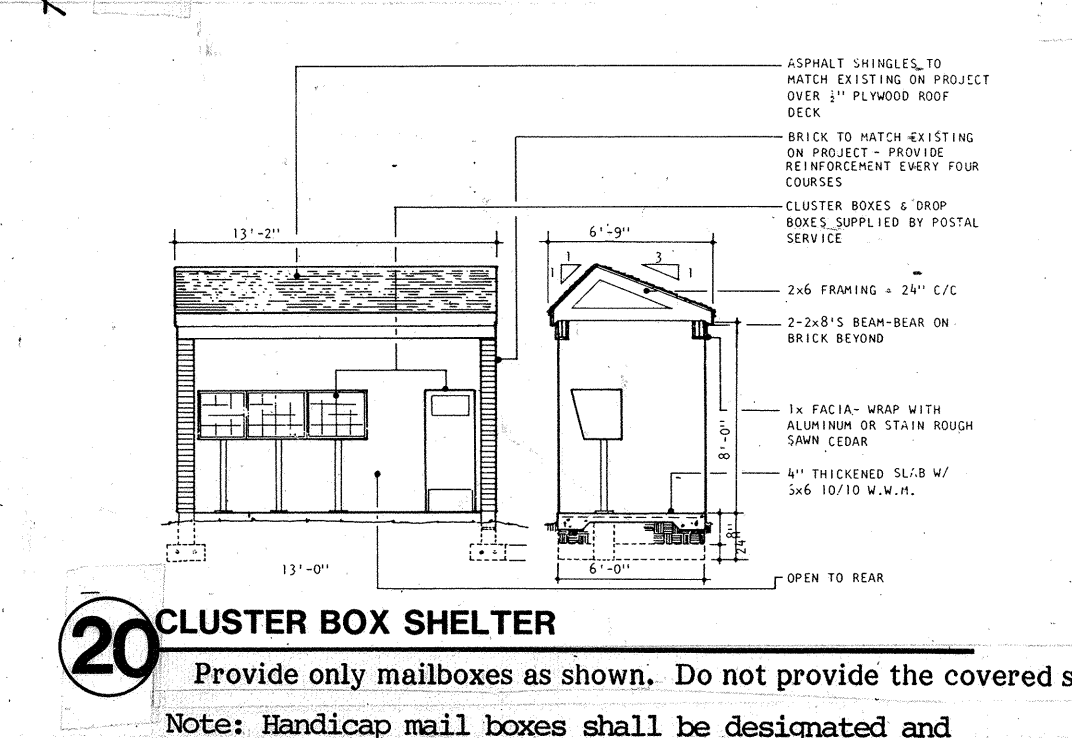
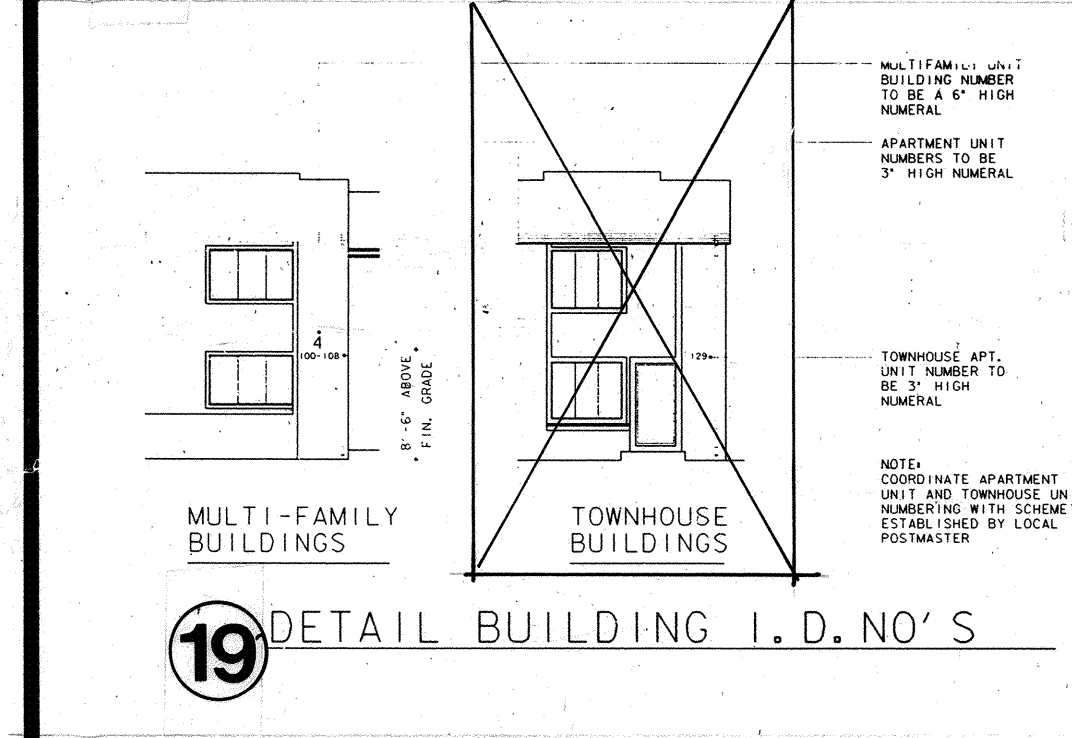
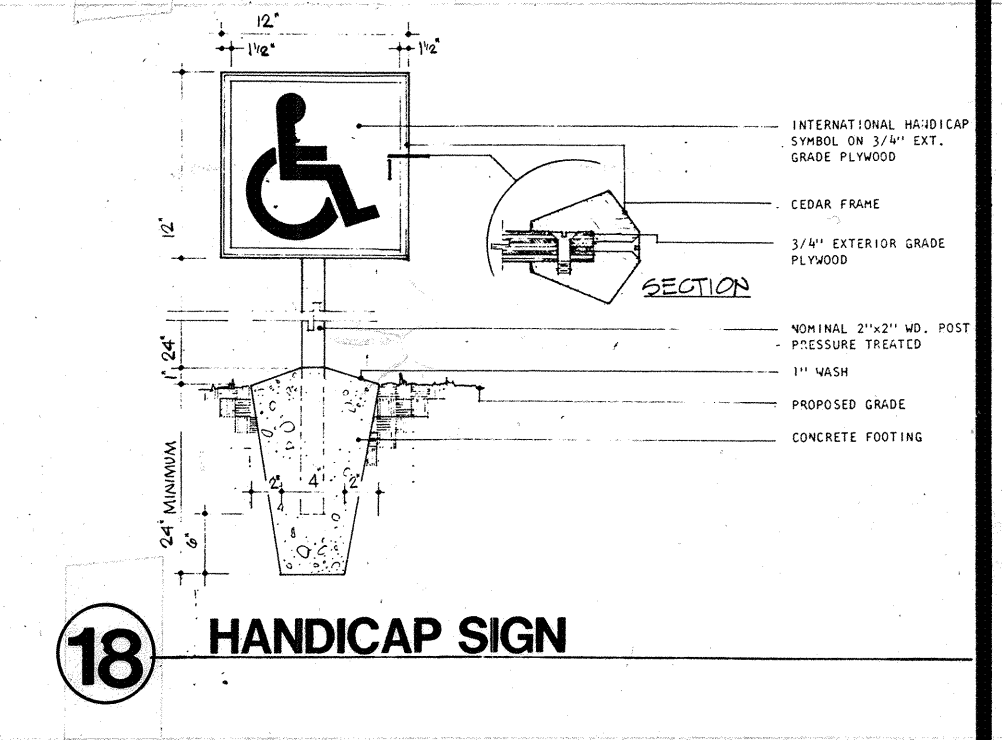
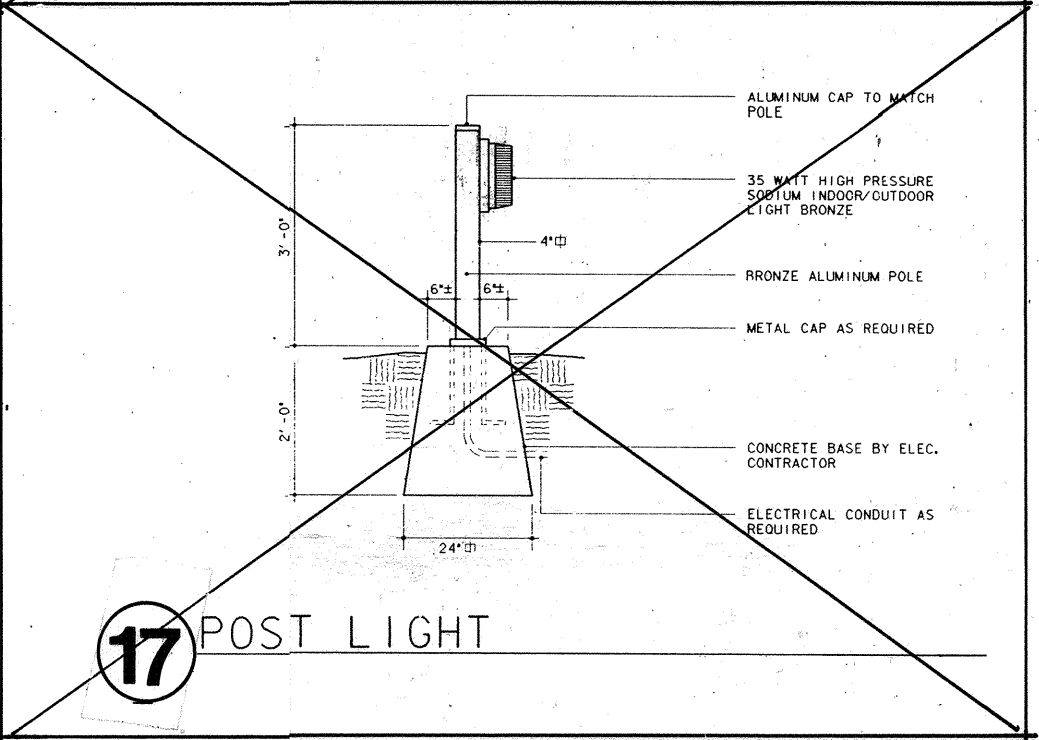
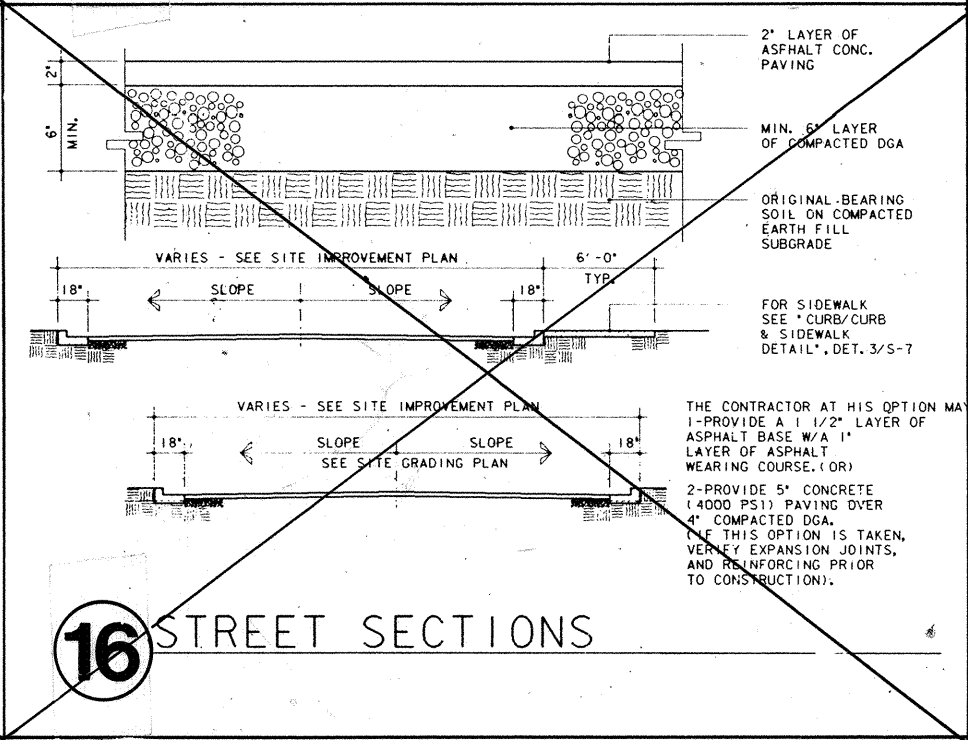
Drawing Number
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Of FIVE



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. WALK
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



STATE OF COLORADO REGISTERED PROFESSIONAL ENGINEER 3951

FIELDER & ASSOCIATES, INC.
Architects

FEB 1, 1990
BY: 5-21-90

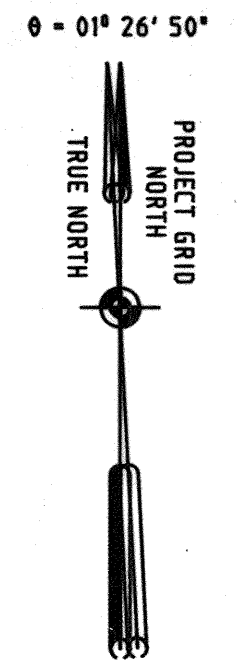
TELLURIDE APARTMENTS
Telluride Mountain Village, Colorado

SITE DETAILS

Drawing Number **S.5** Of

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

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



FEET 30 0 30 FEET
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:

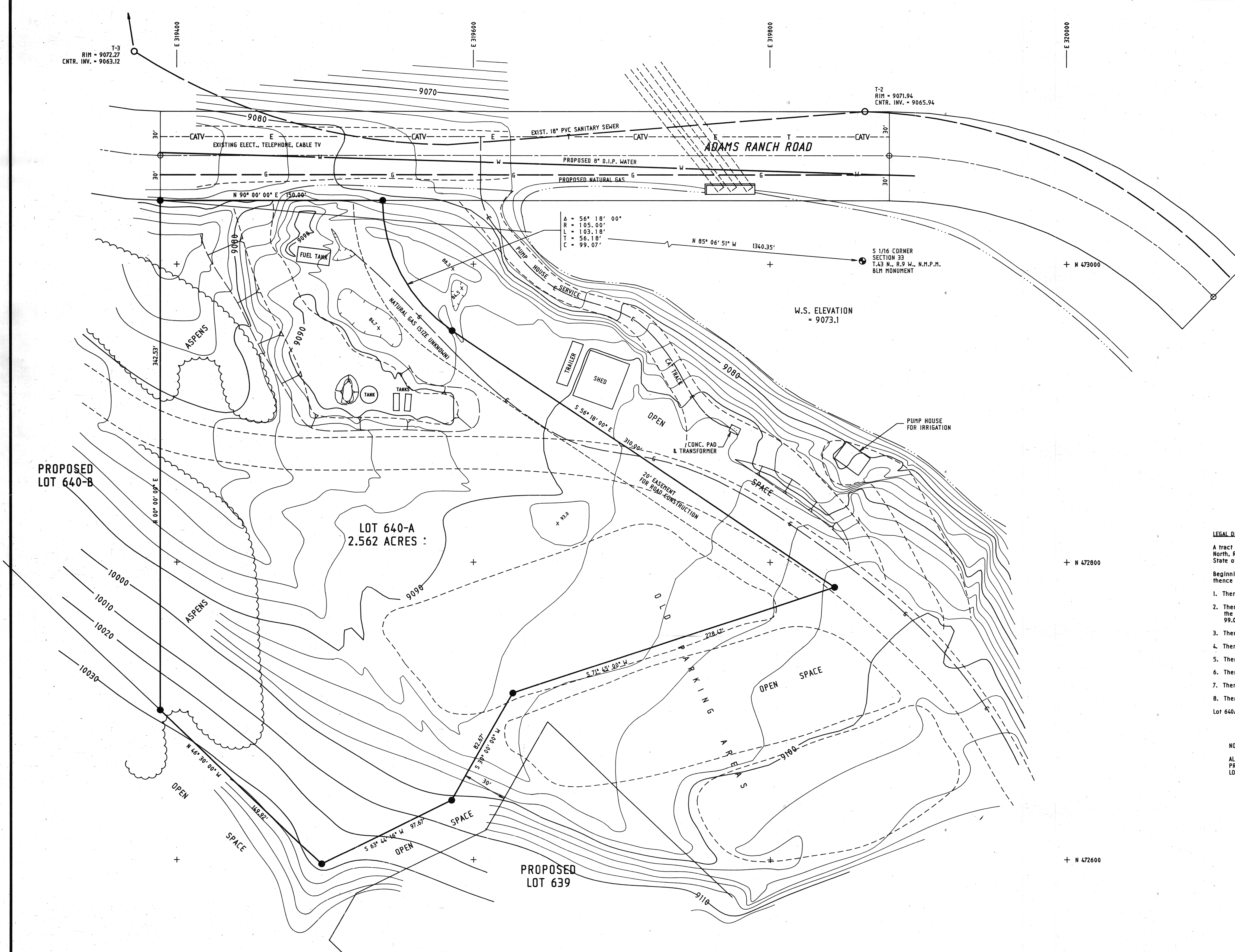
Beginning at the S 1/16 corner of said Section 33, T.43 N., R.9 W., N.M.P.M., thence N 85° 06' 51" W., 1340.35 feet to the True Point of Beginning;

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			1 of 1	
LOT 640-A TELLURIDE MOUNTAIN VILLAGE, COLORADO				

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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Site Photos	Pages 6-7
Vicinity Map	Page 8
Site Map	Page 9
Delineation Map	Page 10
Wetland Delineation Field Sheets	Pages 11-22

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

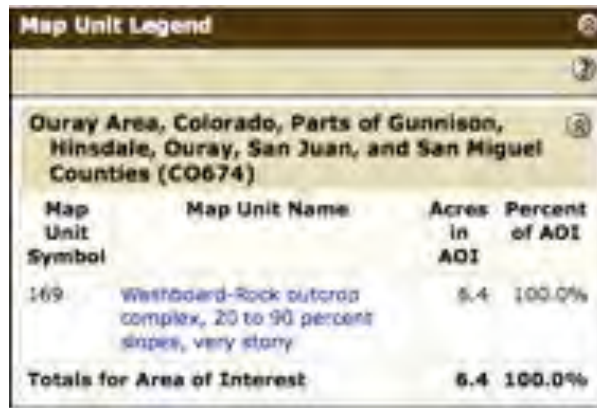
Soils

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.

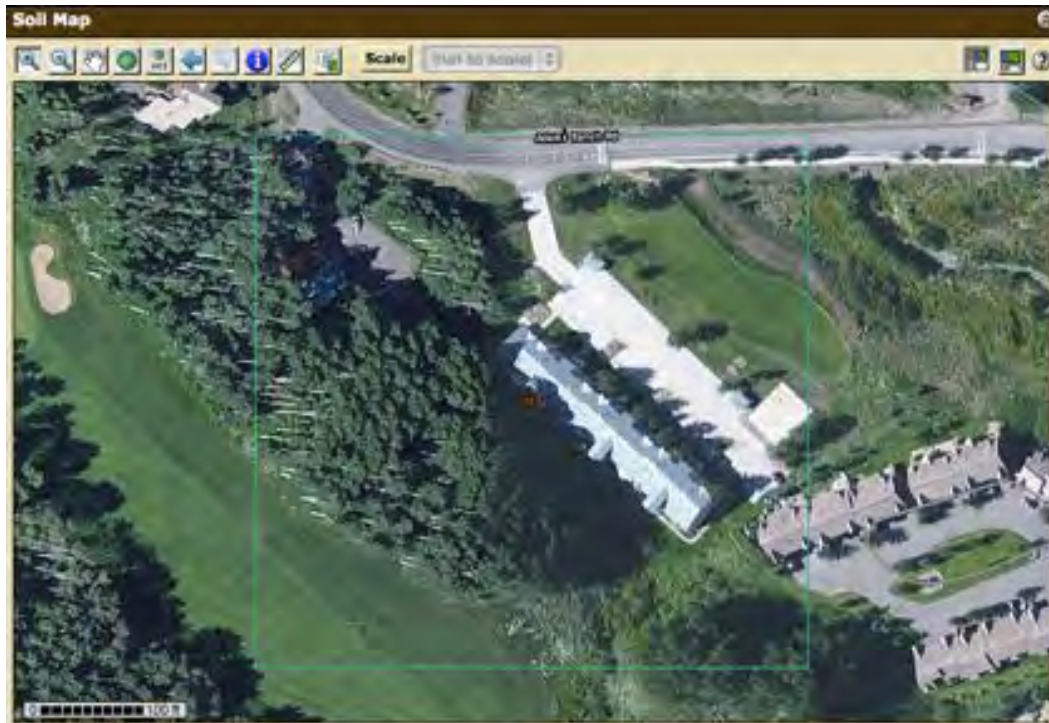
See the soils section on the relevant field delineation forms for additional discussion of the soil conditions at the monitoring sites.



Map Unit Legend

Duray Area, Colorado, Parts of Gunnison, Hinsdale, Ouray, San Juan, and San Miguel Counties (CO674)

Map Unit Symbol	Map Unit Name	Acres	Percent in 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.

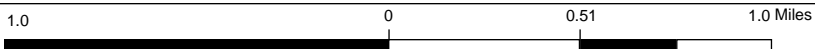
Lot 640A, Mountain Village: Location Map



Legend

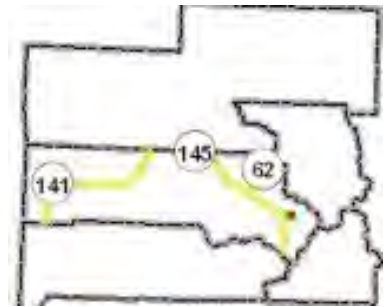
- Parcel Boundaries
- Town Boundaries
- County Boundaries

1: 32,000



Notes

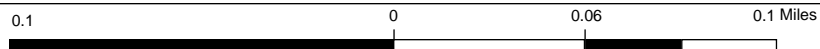
Lot 640A, Mountain Village: Vicinity Map



Legend

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

1:4,005



Notes

WETLAND DETERMINATION DATA FORM - Western Mountains, Valleys, and Coast Region

Project Name: LOT 640 A Town of Mountain Village Survey Date: 07/03/13
 Applicant/Owner: ADAMS RANBY MI LLC Date: 10 Sampling Point: 1
 Project/Contractor: C HAZEN Section, Township, Range: 2E 33 + 43N R 9W
 Location (Address, Section, etc.): HILLSLOPE Local Grid (Corner, Corner Point): CONCRETE Size (ft): 10
 Subregion/LR#: E Lat: 37° 50' 27" Long: 107° 51' 45" Datum: NAD 83
 Soil Map Unit Name: UPWARD-SLOPE BROWN FOREST Soil Description: NON-ARIDIC
 Are climatic/hydrologic conditions on the site typical for this time of year? Yes No (Full explain in Remarks.)
 Are Vegetation, Soil, or Hydrology significantly disturbed? Are Normal Decomposition present? Yes No
 Are Vegetation, Soil, or Hydrology naturally problematic? (If needed, explain why present in Remarks.)

SUMMARY OF FINDINGS - Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Is the Sampled Area within a Wetland?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Hydrology Present?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>			
Wetland Hydrology Present?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>			

REMARK: PLOT LOCATION IS ON SLOPE WHERE E WINDS AND EASTLE FLOW'S EXTEND DOWN SLOPE FROM THE GOLF COURSE

VEGETATION - Use scientific names of plants.

Tree/Shrub (Pct cov)	Moisture Code	Wetland Indicator Class	Dominance Test Worksheet
1. _____			Number of Dominant Species That Are OBL, FACW, or FAC: <u>3</u> (A)
2. _____			Total Number of Dominant Species Across All Sites: <u>3</u> (B)
3. _____			Percent of Dominant Species That Are OBL, FACW, or FAC: <u>100</u> (AS)
4. _____			Prevalence Index Worksheet
* Total Cover			Totally OBL or FAC: <u>Medium</u>
Sedges/Rhizomatous (Pct cov)			OBL species: <u>0.1</u>
1. <u>LOMLOSA INVOLUTATA</u>	<u>30</u>	<u>Y FAC</u>	FACW species: <u>0.2</u>
2. <u>PHACELIA VARIETALIS</u>	<u>20</u>	<u>Y FAC</u>	FAC species: <u>0.3</u>
3. <u>SALIX BRACHYCARPA</u>	<u>10</u>	<u>N FACW</u>	FACI species: <u>0.4</u>
4. _____			UPL species: <u>0.5</u>
5. _____			Column Total: <u>0.1</u> (B)
* Total Cover			Prevalence Index = <u>0.1</u>
Herbaceous (Pct cov)			Hydrophytic Vegetation Indicators:
1. <u>CAROLINA JUNCUS</u>	<u>45%</u>	<u>Y OBL</u>	<input checked="" type="checkbox"/> 1. Rapid Turn to Hydrophytic Vegetation
2. <u>CAROLINA JUNCUS</u>	<u>15</u>	<u>N FACW</u>	<input checked="" type="checkbox"/> 2. Dominance Test (AS)
3. <u>GERANIUM EDWARDSII</u>	<u>5</u>	<u>N FAC</u>	<input type="checkbox"/> 3. Prevalence Index (B)
4. _____			<input type="checkbox"/> 4. Morphological Associations (if rules allowing use in Wetlands or in a natural state)
5. _____			<input type="checkbox"/> 5. Field Non-Vascular Plants
6. _____			Presence of Hydrophytic Vegetation (Explain)
7. _____			Indicators of hydric soil are verified hydrology must be present unless disturbed or uncharacteristic.
8. _____			Hydrophytic Vegetation Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
9. _____			
10. _____			
11. _____			
* Total Cover			
% Bare Ground in Herb Section: <u>20</u>			
Remarks: <u>WETLAND - HERB WETLAND ON SLOPE</u>			

WETLAND DETERMINATION DATA FORM - Western Mountains, Valleys, and Coast Region

Project: LOT 6A DA City/County: MOUNTAIN VILLAGES Sampling Date: 07/03/13
 Applicant/Owner: ADAMS PARTNERSHIP, LLC Date: 02 Sampling Point: 2
 Investigator(s): C. HAZEN Section/Township/Range: SEC 33, T 43N, R 9W
 Landform (Federal Atlas No.): SLOPE Local road/nearest access road: CONCRETE Dist (ft): 10
 Elevation (LHR): E 37°56'27"N Long: 107°51'45"W Dist: MAR 03
 Soil Map Unit Name: WASHBURN ROCK OUTCROP HW Condition: NON-HYDRIC
 Are climate / hydrological conditions on this site special for the area of year? Yes No (Explain in Remarks.)
 Are Vegetation Soil or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes No
 Are Vegetation Soil or Hydrology naturally protected? (If needed, explain any protection in Remarks.)

SUMMARY OF FINDINGS - Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Is the Sampled Area within a Wetland?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Hydro Soil Present?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
Wetland Hydrology Present?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
Remarks: <u>PLOT IS LOCATED ON SLOPED PORTION OF PROPERTY</u> <u>ADJACENT TO WETLANDS ALONG TIE OF SLOPE.</u>			

VEGETATION - Use scientific names of plants.

Tree/Shrub (Flora No. _____)	Height 3' Cover	Common Species?	Indicator Status	Dominance Test worksheet
1. _____				Number of Dominant Species That Are OBL, FACU or FAC: <u>2</u> (A)
2. _____				Total Number of Dominant Species Across All Sites: <u>3</u> (B)
3. _____				Percent of Dominant Species That Are OBL, FACU or FAC: <u>66</u> (A/B)
4. _____				
_____ = Total Cover				Prevalence Index worksheet
Subtotal (Flora No. <u>5/5</u>)				Total % Cover of _____
1. <u>PODOLIS TENUILADES</u>	<u>10</u>	<u>Y</u>	<u>FACU</u>	OBL species _____ = 1 = _____
2. _____				FACU species _____ = 2 = _____
3. _____				FAC species <u>50</u> = 3 = <u>150</u>
4. _____				FACU species <u>20</u> = 4 = <u>80</u>
5. _____				OBL species _____ = 5 = _____
_____ = Total Cover				Calculation: <u>70</u> (A) <u>250</u> (B)
Subtotal (Flora No. <u>5/5</u>)				Prevalence Index = (A) = <u>3.29</u>
1. <u>STYRACLEM MONILIFORME</u>	<u>20</u>	<u>Y</u>	<u>FAC</u>	Hydrophytic Vegetation Indicators
2. <u>POA PRATENSIS</u>	<u>70</u>	<u>Y</u>	<u>FAC</u>	<input type="checkbox"/> 1 - Field Test for Hydrophytic Vegetation
3. <u>SCIRPUS INCOMIS</u>	<u>10</u>	<u>N</u>	<u>FAC</u>	<input checked="" type="checkbox"/> 2 - Dominance Test a 100%
4. <u>TARAXACUM OFFICINALE</u>	<u>10</u>	<u>N</u>	<u>FACU</u>	<input type="checkbox"/> 3 - Prevalence Index a 3.29
5. _____				<input type="checkbox"/> 4 - Morphological Indicators (Flowers supporting taxa in herbaceous or in a caudex stem)
6. _____				<input type="checkbox"/> 5 - Wetland Non-Vascular Plants
7. _____				<input type="checkbox"/> Presence of Hydrophytic Vegetation (Optional)
8. _____				Presence of hydric soil and wetland hydrology must be present unless indicated otherwise.
9. _____				
10. _____				
11. _____				
_____ = Total Cover				Hydrophytic Vegetation Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Subtotal (Flora No. _____)				
1. _____				
2. _____				
_____ = Total Cover				
% Bare Ground in Field Station: <u>30</u>				
Remarks: <u>TRANSITIONAL AREA WHOSE SPECIES COMPOSITION PLACES PREVALENCE INDEX ABOVE 3.0</u>				

WETLAND DETERMINATION DATA FORM - Western Mountains, Valleys, and Coastal Region

Project ID: LOT 640 A City/County: TOWN OF MOUNTAIN VIEW CO Sampling Date: 07/03/13
 Applicant/Owner: ADAMS RANCH NV, LLC Sampling Point: 5
 Investigator(s): C. HAZEN Section, Township, Range: SEC. 33, T43N R9W
 Landform (hillside, terrace, etc.): HILL SLOPE Local relief (concave, convex, none): CONCAVE Slope (ft.): 3
 Subregion (ARC): E Lat: 37°56'27"N Long: 107°51'45"W Datum: NAD 83
 Soil Map Unit Name: WASHBURNED ROCK OUTCROP NW1 Classification: NON-HYDRIC
 Are climatic/hydrologic conditions on the site typical for this time of year? Yes No (If no, explain in Remarks.)
 Are Vegetation, Soil, or Hydrology significantly disturbed? No Yes
 Are Vegetation, Soil, or Hydrology naturally problematic? (If needed, indicate why answers in Remarks.)

SUMMARY OF FINDINGS - Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Is the Sampled Area within a Wetland?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Hydroic Soil Present?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>			
Wetland Hydrology Present?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>			
Remarks: <u>PLOT LOCATION IS BELOW THE TOE OF SLOPE WHERE DISPERSED FLOWS HAVE HYDRATED AN AREA AND ALLOWED WETLAND SPECIES TO GROW</u>					

VEGETATION - Use scientific names of plants.

Tree/Shrub (Flora code)	Herbaceous (Flora code)	Dominant Forbs (Flora code)	Dominance Test worksheet:
1			Number of Dominant Species: This Area OBL, FACW, or FAC: _____ (A)
2			Total Number of Dominant Species: Number of Species _____ (B)
3			Percent of Dominant Species: This Area OBL, FACW, or FAC: _____ (AB)
4			Prevalence Index worksheet:
			Table % Cover:
			OBL species _____ x1 = _____
			FACW species _____ x2 = _____
			FAC species _____ x3 = _____
			FACU species _____ x4 = _____
			UPL species _____ x5 = _____
			Column Total: _____ (A) _____ (B)
			Prevalence Index: (A/B) = _____
			Hydrophytic Vegetation Indicators:
			<input checked="" type="checkbox"/> 1 - Rapid Test for Hydrophytic Vegetation
			<input type="checkbox"/> 2 - Dominance Test > 10%
			<input type="checkbox"/> 3 - Prevalence Index > 3.0
			<input type="checkbox"/> 4 - Morphological Adaptations (Provide supporting data in Remarks or on a separate sheet)
			<input type="checkbox"/> 5 - Wetland Non-Vascular Plants
			Prudential Hydrophytic Vegetation (Optional)
			Indicators of hydric soil and wetland hydrology must be present, unless otherwise indicated.
			Hydrophytic Vegetation Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
			Remarks: <u>LOCATION IS DOMINATED BY CAR UTR PAIRED W/ PLOT 2</u>

SOIL

Sampling Point

3

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (feet)	Moisture		Soil Features			Soils	Remarks
	Color (moist)	%	Color (moist)	Spec.	wt.		
10	10YR 3/2	100				10AMY	

Type: C-Carbonaceous, D-Depleted, HM-Highly Acidic Matrix, CL-Covered or Coated Sand Grains. Location: M-Open (long, shallow), I-Indicators for Problematic Hydro Soils

Hydro Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

<input type="checkbox"/> Mottled (A1)	<input type="checkbox"/> Sandy Resox (D1)	<input type="checkbox"/> 2 cm Muck (A10)
<input type="checkbox"/> Basic Lixivation (A2)	<input type="checkbox"/> Striped Matrix (D3)	<input type="checkbox"/> Old Parent Material (T12)
<input type="checkbox"/> Black Holes (A3)	<input type="checkbox"/> Layered Mucky Mineral (F1) (except MLRA 1)	<input type="checkbox"/> Very Shallow Dark Surface (T11)
<input type="checkbox"/> Hydrogen Sulfide (M4)	<input type="checkbox"/> Layered Geyser Matrix (F2)	<input type="checkbox"/> Other (Explain in Remarks)
<input type="checkbox"/> Caplined Stone (Open Surface) (T11)	<input checked="" type="checkbox"/> Disturbed Matrix (F3)	
<input type="checkbox"/> Thick Dark Surface (A12)	<input type="checkbox"/> Healed Dark Surface (F6)	
<input type="checkbox"/> Sandy Mucky Mineral (D1)	<input type="checkbox"/> Disturbed Dark Surface (T1)	
<input type="checkbox"/> Sandy Geyser Matrix (F4)	<input type="checkbox"/> Radon Depressions (F8)	

Restrictive Layer (if present):
Type: _____
Depth (center): _____

Hydro Soil Present? Yes No

Remarks:
SOILS ARE DARK + MUCKY w/ A RELATIVELY UNIFORM HORIZON - FEW INCLUSIONS

HYDROLOGY

Wetland Hydrology Indicators:
(Primary Indicators, Minimum of 2 are required, check all that apply)

<input checked="" type="checkbox"/> Surface Water (A1)	<input type="checkbox"/> Water-Stained Leaves (B6) (except MLRA 1, 2, 4A, and 4B)	<input type="checkbox"/> Secondary Indicators (2 or more required)
<input type="checkbox"/> High Water Table (A2)	<input type="checkbox"/> Soil Crust (B13)	<input type="checkbox"/> Water-Stained Leaves (B6) MLRA 1, 2, 4A, and 4B
<input type="checkbox"/> Saturation (A3)	<input type="checkbox"/> Aquatic Invertebrates (B12)	<input type="checkbox"/> Drainage Patterns (B10)
<input type="checkbox"/> Water Marks (B1)	<input type="checkbox"/> Hydrogen Sulfide Dots (C1)	<input type="checkbox"/> Dry-Season Water Tables (C2)
<input type="checkbox"/> Sediment Deposits (B2)	<input type="checkbox"/> Oxidative Phosphorus along Living Fractures (C3)	<input type="checkbox"/> Salinities Visible on Aerial Imagery (C4)
<input type="checkbox"/> Cell Deposits (B7)	<input type="checkbox"/> Presence of Reduced Iron (C4)	<input type="checkbox"/> Geomorphic Position (D2)
<input type="checkbox"/> Rigid Mat or Crust (B4)	<input type="checkbox"/> Recent Iron Reduction in Tilled Soil (C5)	<input type="checkbox"/> Shallow Aquifers (D3)
<input type="checkbox"/> Iron Deposits (B8)	<input type="checkbox"/> Burned or Stressed Plants (D1) (LRR A)	<input type="checkbox"/> FAC/Neutral Facs (D6)
<input type="checkbox"/> Surface Soil Cracks (B5)	<input type="checkbox"/> Other (Explain in Remarks)	<input type="checkbox"/> Raised Arid Mounds (D8) (LRR A)
<input type="checkbox"/> Inclusions Visible on Aerial Imagery (B7)		<input type="checkbox"/> Trapping Hummocks (D7)
<input type="checkbox"/> Sparsely Vegetated Concrete Surface (B9)		

Field Observations:

Surface Water Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Depth (inches): _____	Wetland Hydrology Observed? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Water Table Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Depth (inches): 10	
Saturation Present? (includes standing fringe) Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Depth (inches): 4	

Describe Restricted Data (stream gauge, monitoring well, soil pit, or other indicators, if available):
NONE

Remarks:
MONITORING HOLE REVEALED GROUNDWATER AT APPROXIMATELY 10" BELOW SURFACE GRADES.

SOIL

Sampling Point 4

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (meters)	Moisture		Texture (percent)				Texture	Remarks
	Color (moist)	%	Coarse (percent)	S	Fine	Loam		
10	10YR 3/2	100					LOW MOISTURE / POSSIBLE FILL	
10-15	10YR 3/2	100					LOAMY APPEARS NATIVE	

Type: C=Cementation, D=Dispersion, H=Reduced Moists, C=Covered or Coated Sand Clasts, U=Other, P=Planes (long, M=Matrix)

Hydroic Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

Indicator	Indicator	Indicator for Problematic Hydroic Soils*
<input type="checkbox"/> Histic (A1)	<input type="checkbox"/> Silty (Frac) (D1)	<input type="checkbox"/> 2 um Muck (A10)
<input type="checkbox"/> Histic Epipedon (A2)	<input type="checkbox"/> Disaggregated Matrix (D8)	<input type="checkbox"/> Red Parted Material (T13)
<input type="checkbox"/> Black Histic (A3)	<input type="checkbox"/> Loamy Silty Mineral (F1) (except MLRA 1)	<input type="checkbox"/> Very Shallow Dark Surface (T11)
<input type="checkbox"/> Hydrogic Surface (A4)	<input type="checkbox"/> Loamy Clayed Matrix (F2)	<input type="checkbox"/> Other (Explain in Remarks)
<input type="checkbox"/> Depleted Below Dark Surface (A11)	<input checked="" type="checkbox"/> Histic Matrix (F3)	
<input type="checkbox"/> Thick Dark Surface (A12)	<input type="checkbox"/> Porous Dark Surface (F4)	
<input type="checkbox"/> Silty Mucky Mineral (B1)	<input type="checkbox"/> Histic Dark Surface (F7)	
<input type="checkbox"/> Silty Clayed Matrix (B4)	<input type="checkbox"/> Reticular Depressions (F9)	

Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):
 Type: _____
 Depth (cm): _____

Hydroic Soil Present? Yes No

Remarks: BEGINNINGS OF SWALE WHERE POSSIBLE FILL MATERIALS OVERLAYS NATIVE SOILS
 DAMPED

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (presence of one required, check all that apply):

<input type="checkbox"/> Surface Water (A1)	<input type="checkbox"/> Water-Stranded Leaves (B9) (except MLRA 1, 2, 4A, and 4B)	<input type="checkbox"/> Water-Stranded Leaves (B9) (MLRA 1, 2, 4A, and 4B)
<input type="checkbox"/> High Water Table (A2)	<input type="checkbox"/> Soft Clam (B11)	<input type="checkbox"/> Drainage Patterns (B10)
<input type="checkbox"/> Saturation (A3)	<input type="checkbox"/> Aquatic Invertebrates (B12)	<input type="checkbox"/> Dry-Season Yellow Tides (C2)
<input type="checkbox"/> Water Marks (A4)	<input type="checkbox"/> Hydrogen Sulfide Gas (C1)	<input type="checkbox"/> Saturation Visible on Aerial Imagery (C3)
<input type="checkbox"/> Sediment Deposits (B2)	<input type="checkbox"/> Sulfidic Rhizospheres along Living Roots (C3)	<input type="checkbox"/> Geomorphic Position (D1)
<input type="checkbox"/> Clastic Deposits (B3)	<input type="checkbox"/> Presence of Reduced Iron (D4)	<input type="checkbox"/> Oxidative Agent (D2)
<input type="checkbox"/> Algal Mat or Clust (B4)	<input type="checkbox"/> Resuspension of Reduced Iron in Tilled Soils (C5)	<input type="checkbox"/> FAC-Neutral Test (D3)
<input type="checkbox"/> Iron Deposits (B5)	<input type="checkbox"/> Stunted or Stressed Plants (D1) (LRR A)	<input type="checkbox"/> Raised NH ₄ Mounds (D6) (LRR A)
<input type="checkbox"/> Surface Soil Cracks (B6)	<input type="checkbox"/> Other (Explain in Remarks)	<input type="checkbox"/> First-House Hummocks (D7)
<input type="checkbox"/> Inundation Visible on Aerial Imagery (B7)		
<input type="checkbox"/> Sparsely Vegetated Oxidative Surface (B8)		

Field Observations:

Surface Water Present? Yes No Depth (m): _____

Water Table Present? Yes No Depth (m): _____

Saturation Present? Yes No Depth (m): 14

Remarks: NONE

Without Hydrology Present? Yes No

Remarks: NO SURFACE FLOWS OR WATER TABLE HOWEVER SOIL IS MOIST @ BOTTOM DEPTHS OF TEST PT.

WETLAND DETERMINATION DATA FORM - Western Mountains, Valleys, and Coast Region

Section: LOT 640 A County: MOUNTAIN VALLEYS Conting Date: 07/03/13
 Name: ADAMS RANCH RIV, WGS Date: 20 Sampling Point: 5
 Investigator: C. HERSH Section, Township, Range: SEC 33 T42N R9W
 Landowner Address, Street, City: AWESLOPE Land and/or easement, owner, name: LEWIS & CLARK Slope (%): 10
 Elevation (LIR): E Lat: 37°56'27" N Long: 107°51'45" W Date: MAR 83
 Substrate (LIR Name): WASH-BORED ROCK OUTCROP Wetland Classification: MRW HYDRIC
 Are stream / hydraulic conditions on site less typical for this area of year? Yes No (If no, explain in remarks)
 Are Vegetation dry or Hydrology significantly disturbed? Are "Natural Obstructions" present? Yes No
 Are Vegetation dry or Hydrology relatively undisturbed? (If no, explain in remarks)

SUMMARY OF FINDINGS - Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Is the Sampled Area within a Wetland?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Hydric Soil Present?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
Wetland Hydrology Present?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
Remarks: <u>SLOPED SAMPLE POINT NEAR HISTORIC WETLAND THAT WAS IMPACTED BY THE CONSTRUCTION OF ADAMS RANCH ROAD</u>			

VEGETATION - Use scientific names of plants.

PAIRED W/ PLOT 6

Species Name (LIR)	Local % Cover	Common?	Indicator Status	Dominance Test Worksheet
1. <u>POPULUS TREMULOIDES</u>	<u>50</u>	<u>Y</u>	<u>FRW</u>	Number of Dominant Species That Are OBL, FACW, or FAC: <u>0</u> (A) Total Number of Dominant Species, Among All Species: <u>1</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>0</u> (AB)
2. _____				
3. _____				
4. _____				
Subplot 2 (Plot size: <u>5x5</u>)				Prevalence Index Worksheet: Total % Cover of: OBL species: <u>20</u> x1 = <u>20</u> FACW species: <u>0</u> x2 = <u>0</u> FAC species: <u>40</u> x3 = <u>120</u> FACW species: <u>60</u> x4 = <u>240</u> UPL species: <u>0</u> x5 = <u>0</u> Dominant T-Score: <u>120</u> (A) <u>380</u> (B) Prevalence Index = (A) + (B) = <u>3.16</u>
1. <u>SPURGE MONTICOLA</u>	<u>20</u>	<u>No</u>	<u>OBL</u>	
2. _____				
3. _____				
Subplot 3 (Plot size: <u>5x5</u>)				Hydrophytic Vegetation Indicators: 1. Rapid Test for Hydrophytic Vegetation 2. Dominance Test is FACW 3. Prevalence Index is > 3.0 4. Morphological Assessment? (Provide supporting data in Remarks or on a separate sheet) 5. Wetland Non-Vascular Plants Problematic Hydrophytic Vegetation? (check) Indicators of Hydrophytic Soil and Wetland Hydrology must be present, unless indicated otherwise.
1. <u>POA PRATENSIS</u>	<u>30</u>	<u>N</u>	<u>FAC</u>	
2. <u>TRIFOLIUM OFFICINALE</u>	<u>10</u>	<u>NO</u>	<u>FRW</u>	
3. <u>CIRSIUM ARVENSE</u>	<u>10</u>	<u>N</u>	<u>FAC</u>	
Subplot 4 (Plot size: _____)				Hydrophytic Vegetation Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
1. _____				
2. _____				
3. _____				
Subplot 5 (Plot size: <u>10</u>)				
1. _____				
2. _____				
3. _____				
Remarks: <u>FAILS DUE TO PREVALENCE TEST SCORE OF 3.16</u>				



DEPARTMENT OF THE ARMY
U.S. ARMY ENGINEER DISTRICT, SACRAMENTO
CORPS OF ENGINEERS
1325 J STREET
SACRAMENTO CA 95814-2922

REPLY TO
ATTENTION OF

May 20, 2015

Regulatory Division (SPK-2015-00074)

Mr. Randy Edwards
Adams Ranch MV, LLC.
8214 Westchester Drive, Suite 850
Dallas, Texas 75225

Dear Mr. Edwards:

We are responding to your January 19, 2015, request for a Department of the Army permit for the Lot 640A Mountain Village project. This project involves activities, including discharges of dredged material, in waters of the United States for the demolition of an existing condemned structure and construction of new multi-unit condominium structure. The project is located in the northern portion of Telluride Mountain Village, along Prospect Creek and Adams Ranch Road, Latitude 37.9409°, Longitude -107.8624°, Telluride Town of Mountain Village, San Miguel County, Colorado.

Based on the information you provided, the proposed activity will permanently impact approximately 0.02 acre of wetland associated with an unnamed tributary of Prospect Creek, by placing approximately one cubic yard of material into the wetland. The proposed project is authorized by Nationwide General permit number (NWP) 18 Minor Discharges. You must comply with the general terms and conditions listed on the NWP information sheet and applicable regional conditions. Information on the NWP and regional conditions are available on our website at <http://www.spk.usace.army.mil/Missions/Regulatory/Permitting/NationwidePermits.aspx>. In addition, you work must comply with the following special conditions:

- 1. You shall conduct all work affecting waters of the U.S. as described in your pre-construction notification package dated January 19, 2015, and the amendment submitted by email dated March 3, 2015. Any modification to the project that would incur additional impacts to waters of the U.S. must be coordinated with the Corps well in advance of construction.**
- 2. Within 30 days following construction and restoration activities, you shall submit pre-construction and post-construction site photographs of the project site, showing the work conducted and areas restored, and a signed copy of the enclosed Compliance Certification, to the Corps. The camera positions and view angles of post-construction photographs shall be identified on a map, aerial photo, or project drawing.**

This verification is valid until March 18, 2017, when the existing NWP's are scheduled to be modified, reissued, or revoked. Furthermore, if you commence or are under contract to commence this activity before the date that the relevant NWP is modified, reissued or revoked, you will have twelve (12) months from the date of the modification, reissuance or revocation of the NWP to complete the activity under the present terms and conditions. Failure to comply with the General and Regional Conditions of this NWP, or the project-specific Special Conditions of this authorization, may result in the suspension or revocation of your authorization.

Please refer to identification number SPK-2015-00074 in any correspondence concerning this project. If you have any questions, please contact Carrie Sheata at the Colorado West Regulatory Branch, 400 Rood Avenue, Room 224, Grand Junction, Colorado 81501, by email at Carrie.A.Sheata@usace.army.mil, or telephone at 970-243-1199, extension 14. For more information regarding our program, please visit our website at www.spk.usace.army.mil/Missions/Regulatory.aspx. We would appreciate your feedback. At your earliest convenience, please tell us how we are doing by completing the customer survey on our website under *Customer Service Survey*.

Sincerely,



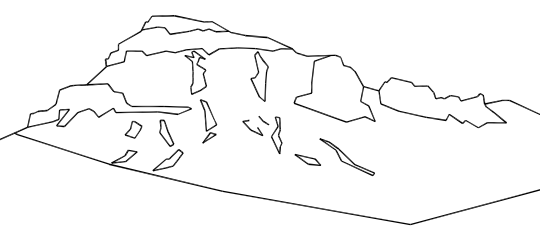
Susan Bachini Nall
Chief, Colorado West Branch
Regulatory Division

Enclosure:
Compliance Certification

cc: (w/o encls)

Mr. Chris Hazen, The Terra Firm Incorporated, Post Office Box 362, Telluride, Colorado 81435

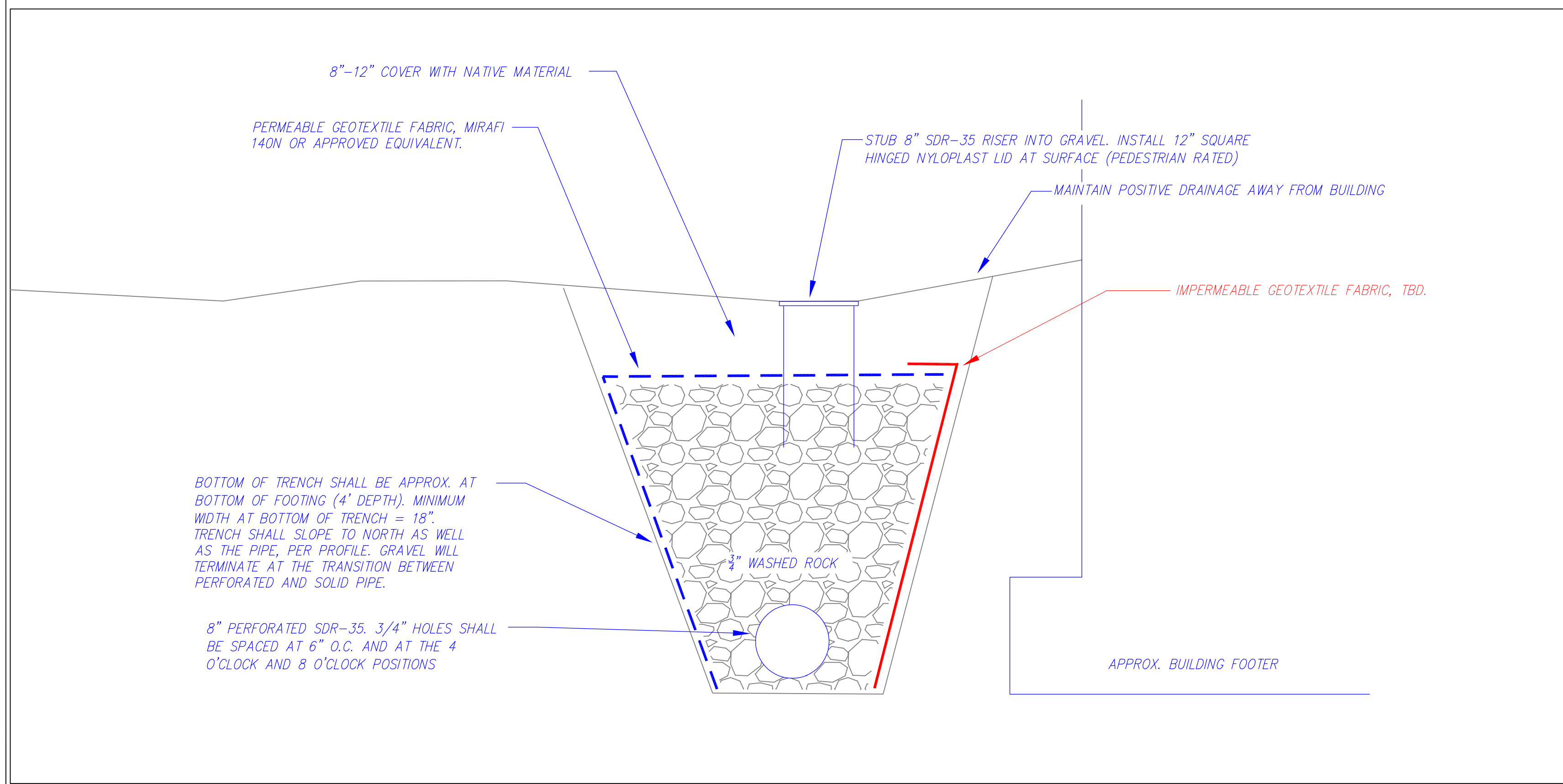
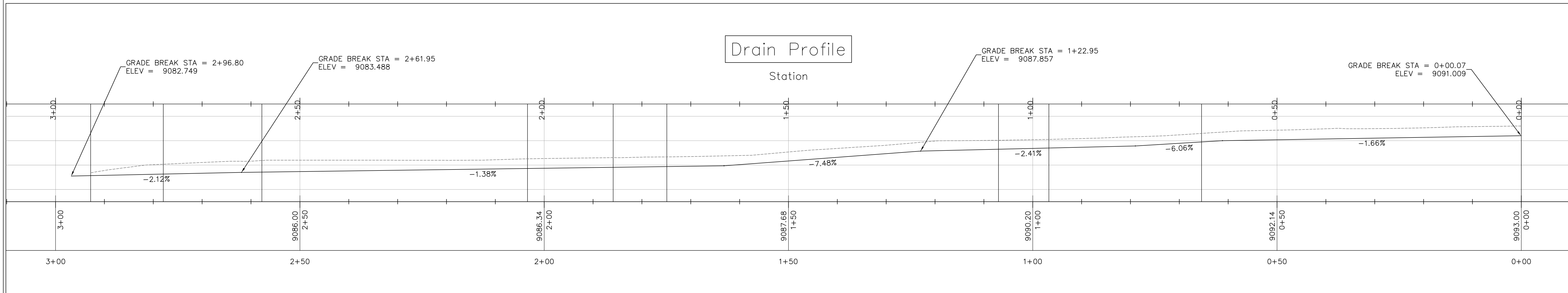
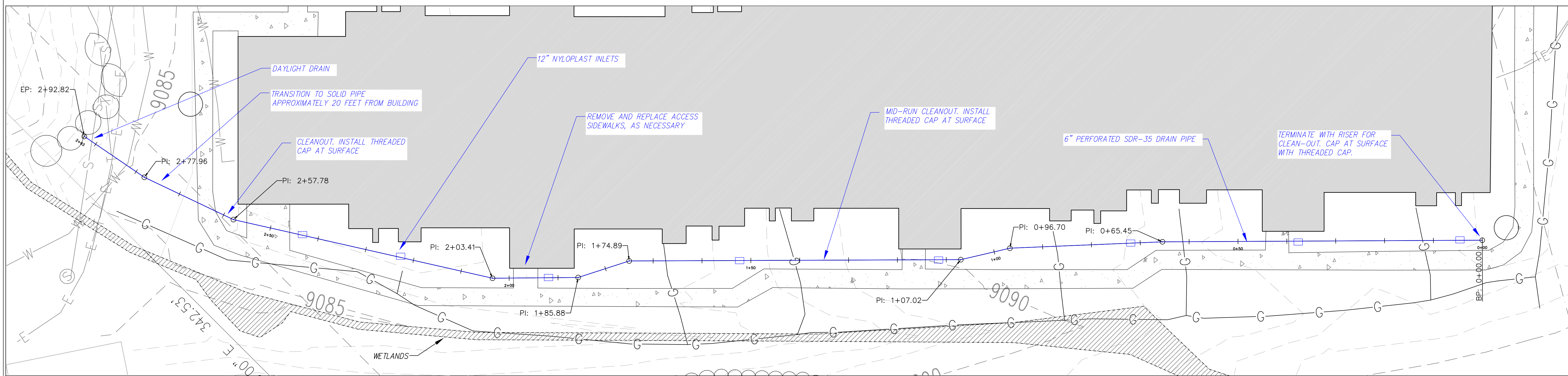
Mr. Chris Hawkins, Community Development Director, Town of Mountain Village, 455 Mountain Village Boulevard, Mountain Village, Colorado 81435



Uncompahgre
Engineering, LLC

P.O. Box 3945
Telluride, CO 81435
970-729-0683

SUBMISSIONS:
DRB SUBMITTAL 2017-04-03



Mountain
Meadow View
Mtn. Village, CO



CONTRACTOR TO REVIEW AND COMPARE ALL CHAPTERS AND INTERDISCIPLINARY DRAWINGS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO ANY FIELD WORK BEING DONE IN ACCORDANCE WITH AIA DOCUMENT A201

Subsurface
Intercept
Drain

Plan
and
Profile

C1



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



DESIGN REVIEW PROCESS APPLICATION

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

DESIGN REVIEW PROCESS APPLICATION			
APPLICANT INFORMATION			
Name: Kristine Perpar		E-mail Address: Kristine@shift-architects.com	
Mailing Address: P.O.Box 3206		Phone: 9707288145	
City: Telluride	State: CO	Zip Code: 81435	
Mountain Village Business License Number: 1732			
PROPERTY INFORMATION			
Physical Address: 136 Country Club Drive		Acreage:	
Zone District: Multi Unit	Zoning Designations: Multi Unit	Density Assigned to the Lot or Site:	
Legal Description: Lot 126 Unit 736 & 740			
Existing Land Uses: Multi Unit			
Proposed Land Uses: Multi Unit			
OWNER INFORMATION			
Property Owner: Robert Kettler		E-mail Address: bob@kettler.com	
Mailing Address: 1751 Pinnacle Drive Suite 700		Phone: 703 641 5300	
City: McLean	State: VA	Zip Code: 22102	
DESCRIPTION OF REQUEST			
Revision to the previous approval. 1. Enclosing existing deck space, a total of 131 square feet. 2. Connecting unit 736 and 740 balconies, making the balcony continuous. 3. Reconfigured Door opening on level 7.			

Shift Architects

Date: May 18, 2017
By: Kristine Perpar, Architect

Property address:

Peak Hotel
Unit 736 & 740
136 Country Club Drive
Telluride, CO 81435

Sent to:
MV DRB

Re: Renovation of Unit 736 & 740; Peaks

Dear DRB Staff,

Bob and Charlotte Kettler request that the MV DRB consider modification to their current approvals of their Penthouse Units 736 & 740.

We have been approved by the Peaks HOA for the following adjustments to their approved renovation of unit 736 & 740.

1. Enclosing existing deck space. The square footage to become interior space is approximately 131 square feet.
2. Connecting the balcony of unit 736 and 740, making this balcony continuous as seen throughout the hotel at the Penthouse level.
3. Additional modification to the door layout on the 7th level.

Please let me know if you have any questions.

Thanks again for your consideration.

Sincerely,



Kristine Perpar, AIA







GENERAL NOTES:

CONTRACT DOCUMENTS:
 CONTRACT DOCUMENTS CONSIST OF THE AGREEMENT, GENERAL CONDITIONS, SPECIFICATIONS, DETAIL BOOK AND DRAWINGS, WHICH ARE COOPERATIVE AND CONTINUOUS. WORK INDICATED OR REASONABLY IMPLIED IN ANY ONE OF THE DOCUMENTS SHALL BE SUPPLIED AS THOUGH FULLY COVERED IN ALL. ANY DISCREPANCIES BETWEEN THE PARTS SHALL BE REPORTED TO THE ARCHITECT PRIOR TO THE COMMENCEMENT OF WORK. THESE DRAWINGS ARE PART OF THE CONTRACT DOCUMENTS FOR THIS PROJECT. THESE DRAWINGS ARE THE GRAPHIC ILLUSTRATION OF THE WORK TO BE ACCOMPLISHED. ALL DIMENSIONS NOTED TAKE PRECEDENCE OVER SCALED DIMENSIONS. DIMENSIONS NOTED WITH "N.T.S." DENOTES NOT TO SCALE.

ORGANIZATION:
 THE DRAWINGS FOLLOW A LOGICAL, INTERDISCIPLINARY FORMAT: ARCHITECTURAL DRAWINGS (A SHEETS), CIVIL DRAWINGS (C SHEETS), STRUCTURAL (S SHEETS), MECHANICAL AND PLUMBING (M SHEETS), ELECTRICAL (E SHEETS) AND LIGHTING (LTG SHEETS).

CODE COMPLIANCE:
 ALL WORK, MATERIALS AND ASSEMBLIES SHALL COMPLY WITH APPLICABLE STATE AND LOCAL CODES, ORDINANCES AND REGULATIONS. THE CONTRACTOR, SUBCONTRACTORS AND JOURNEYMEN OF THE APPROPRIATE TRADES SHALL PERFORM WORK TO THE HIGHEST STANDARDS OF CRAFTSMANSHIP AND IN ACCORDANCE WITH AIA DOCUMENT A201-SECTION 3. THE BUILDING INSPECTOR SHALL BE NOTIFIED BY THE CONTRACTOR WHEN THERE IS NEED OF INSPECTION AS REQUIRED BY THE INTERNATIONAL BUILDING CODE OR ANY LOCAL CODE OR ORDINANCE.

INTENT:
 THESE DOCUMENTS ARE INTENDED TO INCLUDE ALL LABOR, MATERIALS, EQUIPMENT AND SERVICES REQUIRED TO COMPLETE THE WORK DESCRIBED HEREIN.

COORDINATION:
 THE CONTRACTOR SHALL CAREFULLY STUDY AND COMPARE THE DOCUMENTS, VERIFY ACTUAL CONDITIONS AND REPORT ANY DISCREPANCIES, ERRORS OR OMISSIONS TO THE ARCHITECT IN A TIMELY MANNER. THE ARCHITECT SHALL CLARIFY OR PROVIDE REASONABLE ADDITIONAL INFORMATION REQUIRED FOR SUCCESSFUL EXECUTION. THE CONTRACTOR SHALL VERIFY AND COORDINATE ALL OPENINGS THROUGH FLOORS, CEILINGS AND WALLS WITH ALL ARCHITECTURAL, INTERIOR, STRUCTURAL, MECHANICAL AND PLUMBING, ELECTRICAL AND LIGHTING DRAWINGS. CONTRACTOR WILL ASSUME RESPONSIBILITY OF ITEMS REQUIRING COORDINATION AND RESOLUTION DURING THE BIDDING PROCESS.

SUBSTITUTIONS:
 ANY MATERIALS PROPOSED FOR SUBSTITUTION OF THOSE SPECIFIED OR THE CALLED-OUT-BY-TRADE-NAME IN THESE DOCUMENTS SHALL BE PRESENTED TO THE ARCHITECT FOR REVIEW. THE CONTRACTOR SHALL SUBMIT SAMPLES WHEN REQUIRED BY THE ARCHITECT AND SUCH SAMPLES SHALL BE REVIEWED BY THE ARCHITECT BEFORE THE WORK IS PERFORMED. WORK MUST CONFORM TO THE REVIEWED SAMPLES. ANY WORK WHICH DOES NOT CONFORM SHALL BE REMOVED AND REPLACED WITH WORK WHICH CONFORMS AT THE CONTRACTOR'S EXPENSE. SUBCONTRACTORS SHALL SUBMIT REQUESTS FOR REVIEW THROUGH THE GENERAL CONTRACTOR WHEN WORK IS LET THROUGH HIM OR HER. REQUIRED VERIFICATION AND SUBMITTALS TO BE MADE IN ADEQUATE TIME AS NOT TO DELAY WORK IN PROGRESS.

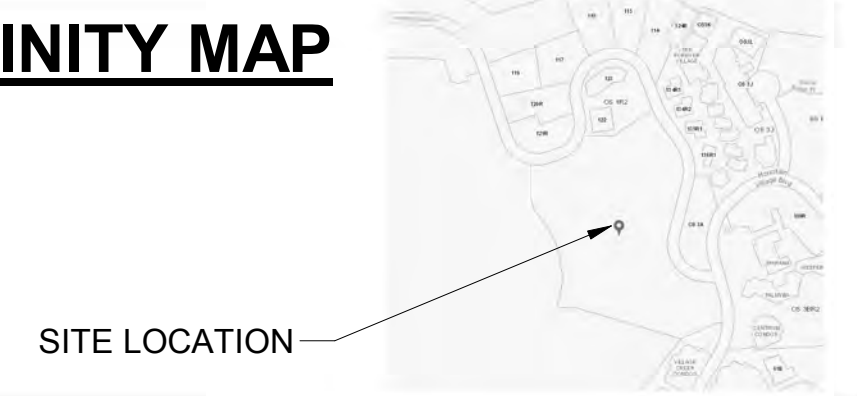
SHOP DRAWINGS:
 SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT FOR HIS OR HER REVIEW WHERE CALLED FOR ANYWHERE IN THESE DOCUMENTS. REVIEW SHALL BE MADE BY THE ARCHITECT BEFORE WORK IS BEGUN, AND WORK SHALL CONFORM TO THE REVIEWED SHOP DRAWINGS, SUBJECT TO REPLACEMENT AS REQUIRED IN PARAGRAPH "SUBSTITUTIONS" ABOVE.

SAFETY & PROTECTION OF WORK:
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY AND CARE OF ADJACENT PROPERTIES DURING CONSTRUCTION FOR COMPLIANCE WITH FEDERAL AND STATE O.S.H.A. REGULATIONS, AND FOR THE PROTECTION OF ALL WORK UNTIL IT IS DELIVERED COMPLETED TO THE OWNER.

PROJECT CODE INFORMATION

ZONING: IRC 2012 AND ALL APPLICABLE CODES AS REQUIRED BY THE TOWN OF MOUNTAIN VILLAGE
 BUILDING CODE:
 DESCRIPTION:
 OCCUPANCY CLASSIFICATION:
 AUTOMATIC FIRE SPRINKLER:
 FIRE RESISTIVE RATING:

VICINITY MAP



PROJECT INFORMATION

TYPE: REMODEL OF EXISTING CONDOMINIUM
 PROPERTY ADDRESS: 136 COUNTRY CLUB DRIVE
 MOUNTAIN VILLAGE, CO 81435
 TAX AREA: 108
 SUBDIVISION: DORAL HOTEL
 PROPOSED FLOOR AREA CALCULATION: EXISTING CONDO MAP SQUARE FOOTAGE CALCULATIONS:
 UNIT 736 1,761 SF UNIT 736 2,981 SF
 LEVEL 7 675 SF UNIT 740 866 SF
 LEVEL 8 675 SF TOTAL 3,847 SF
 LEVEL 9 786 SF
 TOTAL 3,222 SF
 UNIT 740 872 SF
 LEVEL 7
 TOTAL: 4,094 SF

PROJECT TEAM

OWNER: ROBERT C. KETTLER
 P. 703.641.5300
 bob@kettler.com
ARCHITECT: SHIFT ARCHITECTS
 KRISTINE PERPAR, AIA - ARCHITECT
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 kristine@shift-architects.com
GENERAL CONTRACTOR: BILL WARD CONSTRUCTION, LLC
 BILL WARD
 PO BOX 3422
 TELLURIDE, CO 81435
 P. 970.708.1502
 F. 970.728.4247
 bill@billwardconstruction.com
STRUCTURAL: JESSE PEKKALA, LLC
 PO BOX 688
 TELLURIDE, CO 81435
 C. 970.728.5013
 jesse@pekkalaeng.com
MECHANICAL:

SHEET INDEX

GENERAL
 G1.0 COVER SHEET
 G1.1 ABBREVIATIONS AND LEGENDS
ARCHITECTURAL
 A2.1 EXISTING / DEMO PLANS
 A2.2 EXISTING / DEMO PLANS
 A2.4 EXISTING ELEVATIONS
 A2.5 EXISTING ELEVATIONS
 A3.1 PROPOSED FLOOR PLANS
 A3.2 PROPOSED FLOOR PLANS
 A4.1 PROPOSED EXTERIOR ELEVATIONS
 A4.2 PROPOSED EXTERIOR ELEVATIONS
 A8.1 DOOR / WINDOW SCHEDULES

KETTLER RESIDENCE- UNIT 736

136 COUNTRY CLUB DRIVE UNIT 736
 MOUNTAIN VILLAGE, CO 81435

COVER SHEET

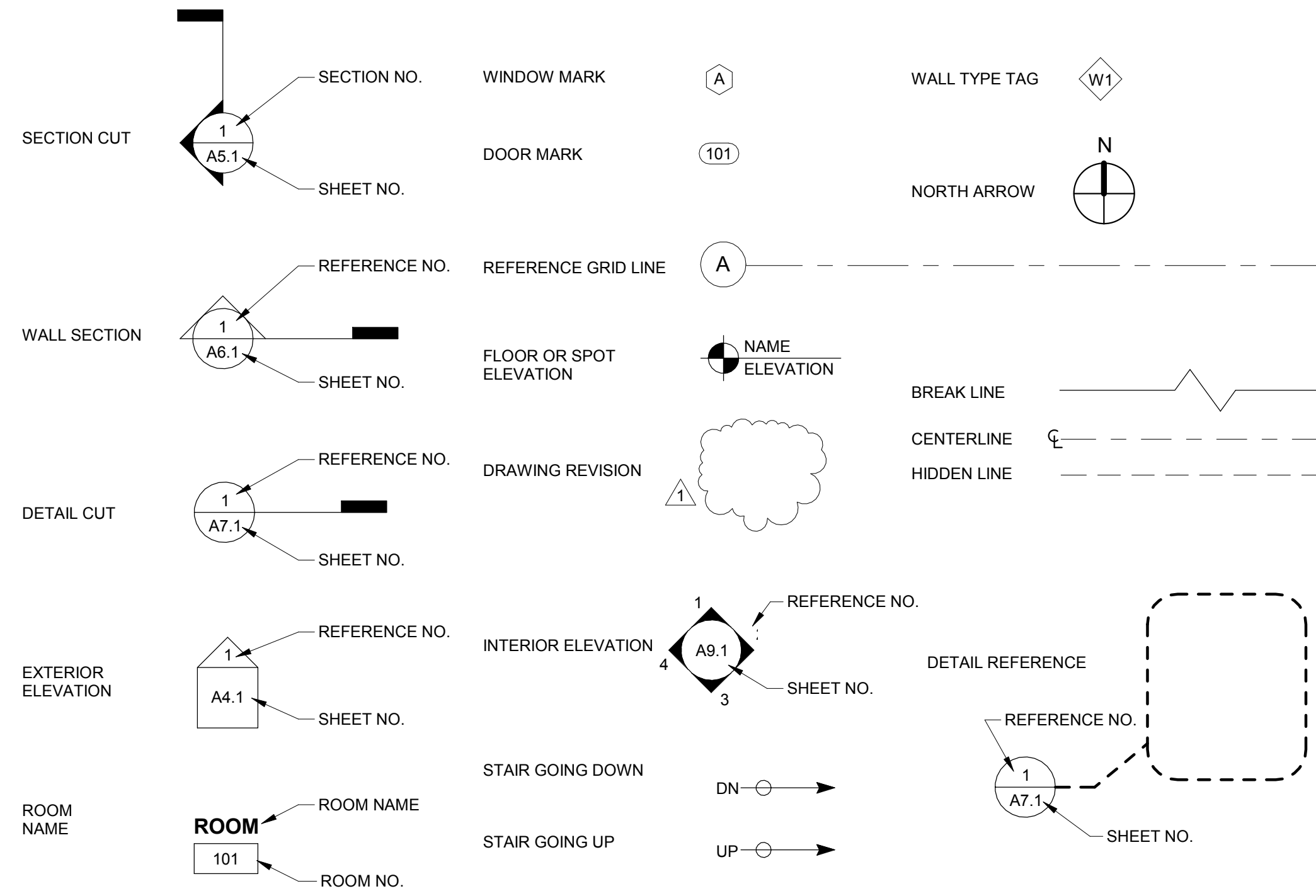
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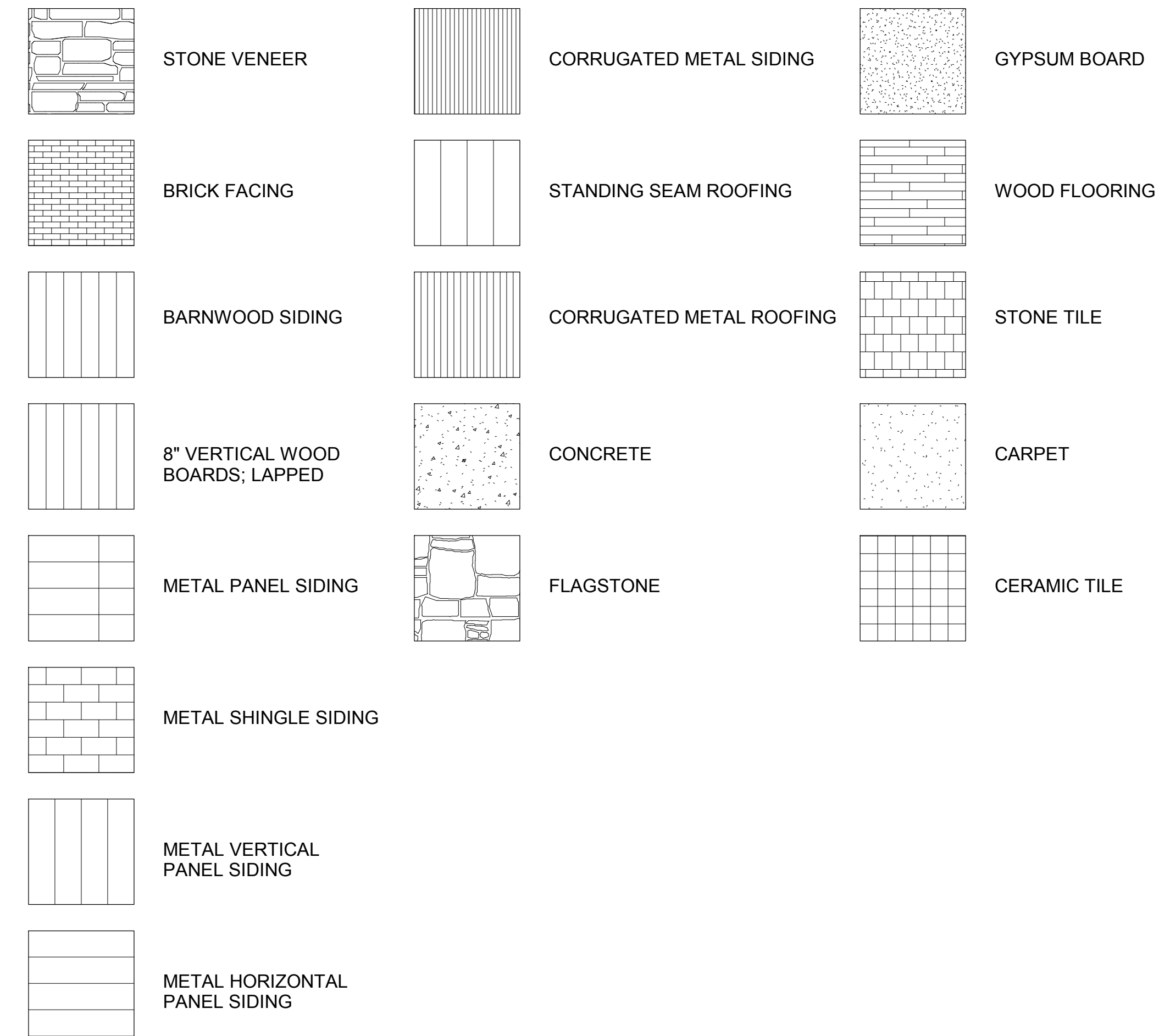
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SYMBOL LEGEND

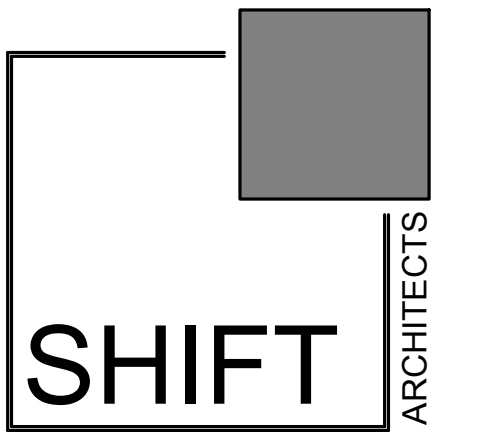


MATERIAL LEGEND



ABBREVIATIONS

AC	Acres
AFF	Above Finished Floor
AGG	Aggregate
AL	Aluminum
BM	Bench Mark
BSN	Basin
BTH	Bath
CL	Centre Line
CJ	Control Join
CLST	Closet
CP	Carpet
CT	Ceramic Tile
DIA	Diameter
DP	Downpipe
DW	Dishwasher
EX	Existing
FF	Finished Floor
FHR	Fire Hose Reel
FP	Flue Pipe
GAL	Galvanized
GL	Ground Line
GFI	Ground Fault Circuit Interrupter
GPO	General Power Outlet
IBC	International Building Code
MDF	Medium Density Fibreboard
MR	Metal Roofing
MSB	Main Switch Board
NTS	Not To Scale
PFC	Parallel Flanged Steel Channel
PL	Plastic Laminate
PT	Paint
RC	Reinforced Concrete
REF	Refrigerator
RL	Reduced Level
S	Sanitary Drainage Pipe
SHR	Shower
SK	Sink
SN	Stone
SS	Stainless Steel
ST	S Trap
STF	Steel Trowel Finished Concrete
SW	Stormwater Drainage Line
T&G	Tongue and Grooved
TO	Top Of
TPH	Toilet Paper Holder
TR	Tiled Roofing
TSF	Timber Strip Floor
TYP	Typical
U	Urinal
UOS	Unless Otherwise Specified
V	Valley
VIF	Verify in Field
VP	Vent Pipe
WC	Water Closet (Toilet)
WM	Washing Machine
WPM	Water Proof Membrane



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PROJECT ISSUE DATE:
DRB Submittal; Revisions 5.17.17

REVISION
NO. DATE DESC.

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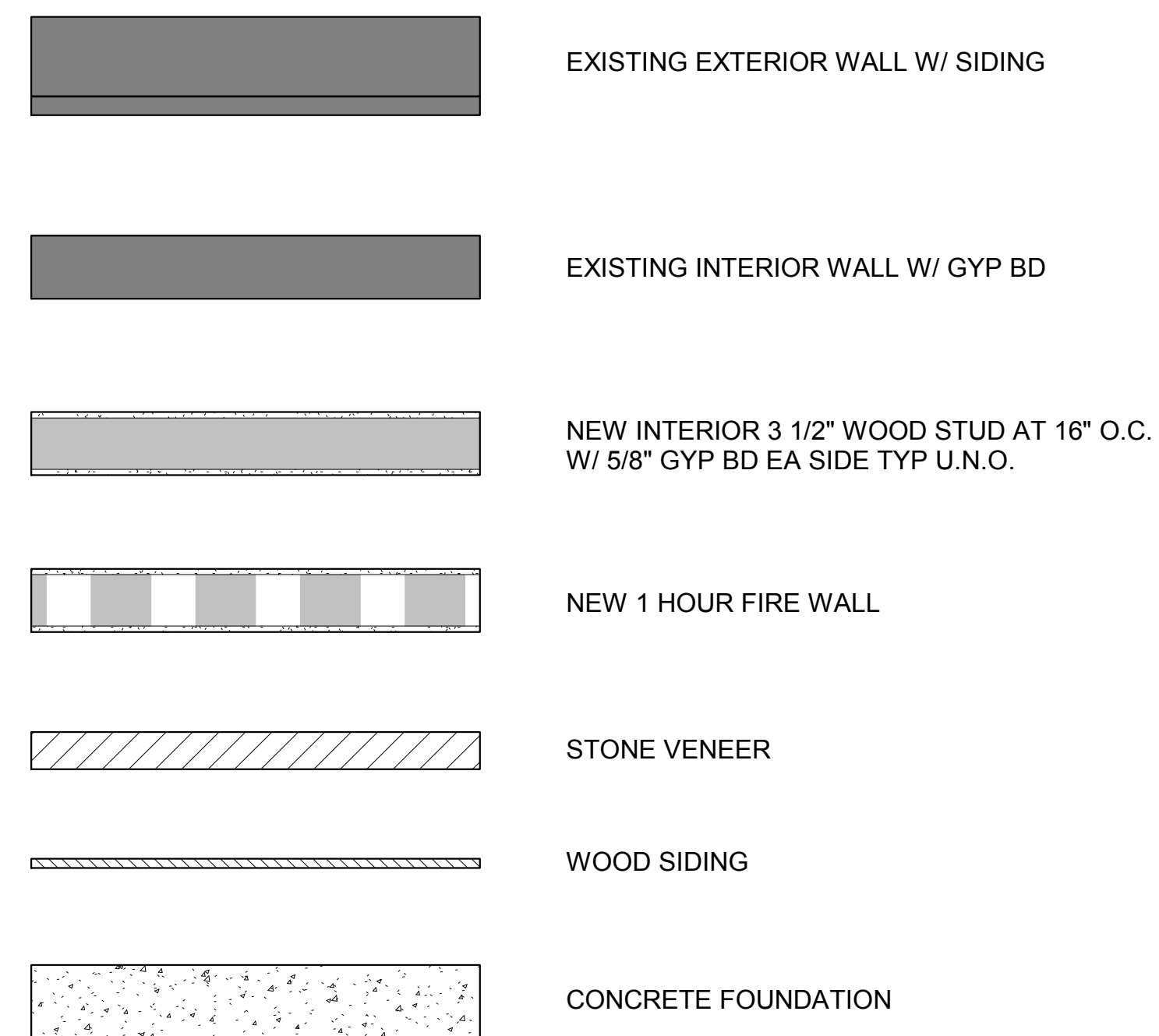
ABBREVIATIONS
AND LEGENDS

SHEET NUMBER

G1.1

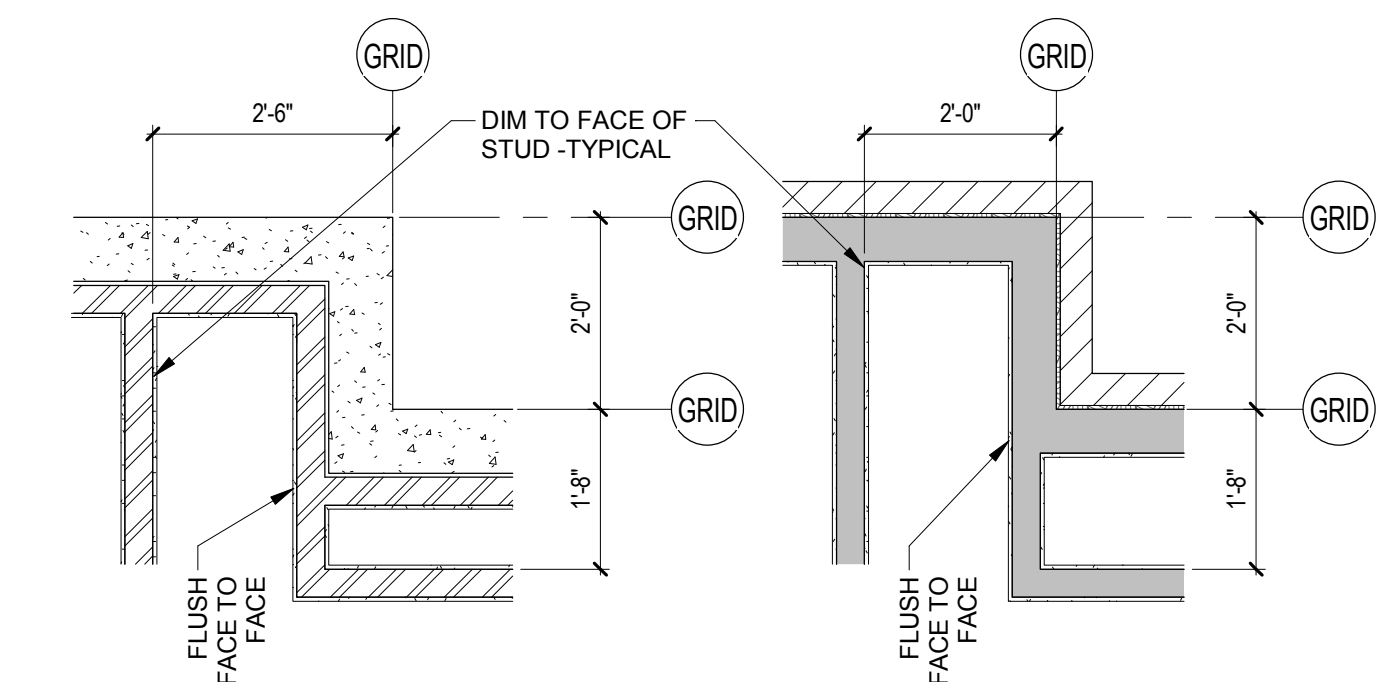
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WALL LEGEND



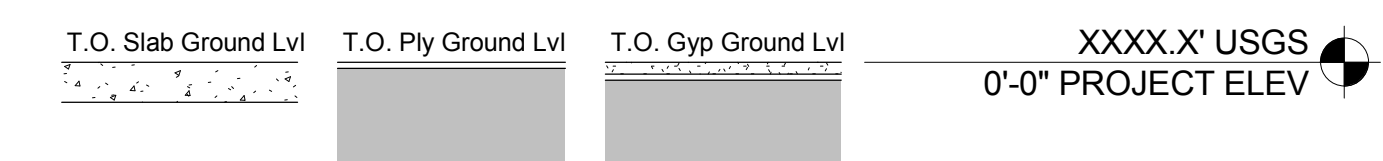
DIMENSIONING LEGEND

- GRIDS ALIGN WITH OUTSIDE FACE OF FOUNDATION WALL AND OUTSIDE FACE OF STUD AT EXTERIOR STRUCTURAL FRAME WALL.
- WALLS AND PARTITIONS SHOWN IN PLAN INCLUDE FINISH MATERIALS.
- DIMENSIONS ARE SHOWN FROM GRID TO GRID, GRID TO FACE OF STUD, AND FACE OF STUD TO FACE OF STUD AT INTERIOR PARTITIONS, TYPICAL.
- INTERIOR PARTITIONS FLUSH FACE TO FACE WITH THEIR EXTERIOR COUNTERPARTS, TYPICAL.



PROJECT DATUM LEGEND

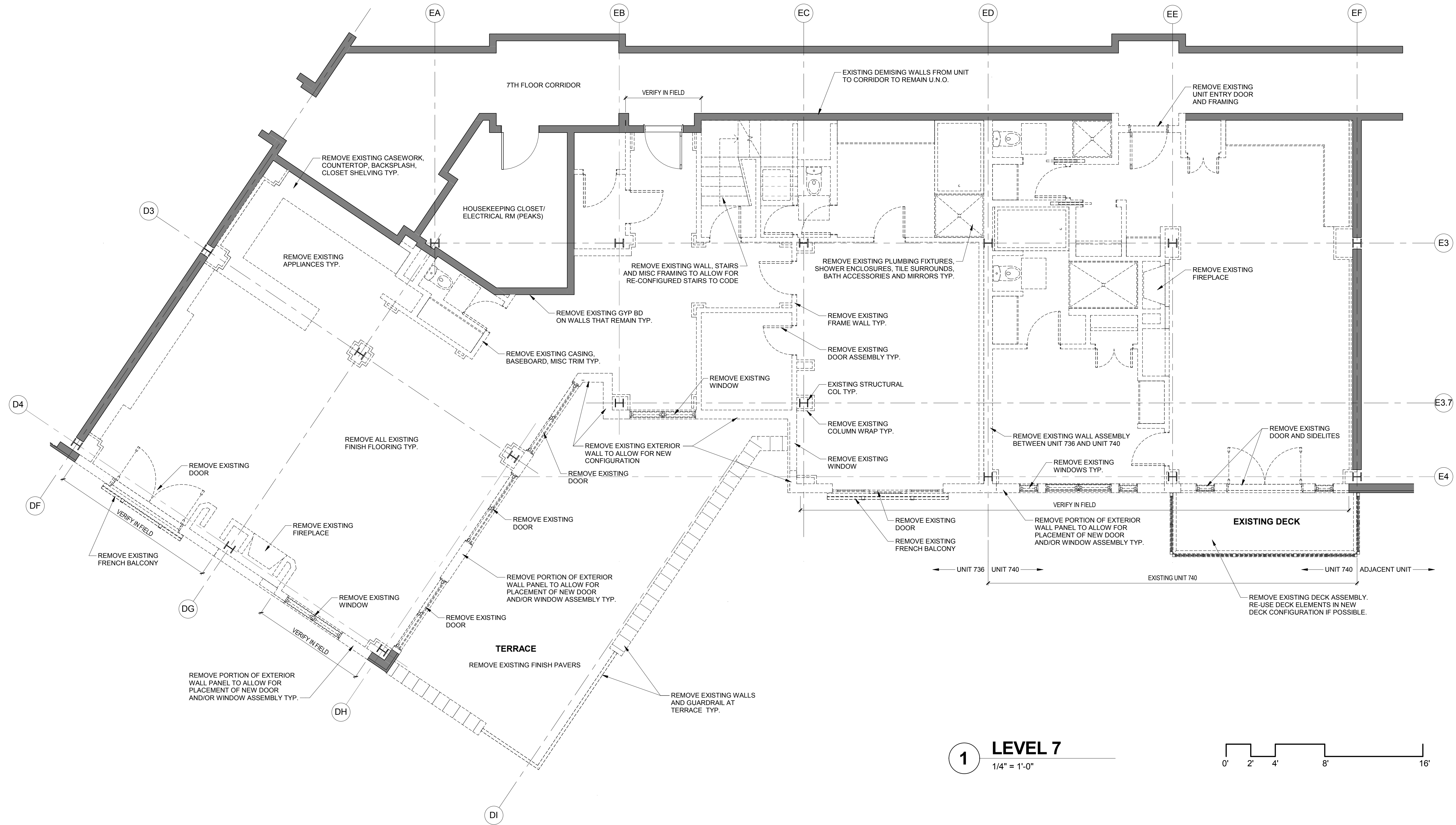
ACTUAL ELEVATION ABOVE SEA LEVEL = PROJECT 0'-0"



GENERAL DEMOLITION NOTES:

1. DEMOLITION INDICATED IS FOR GENERAL REFERENCE PURPOSES ONLY AND IS NOT INTENDED TO IDENTIFY ALL OF THE DEMOLITION, REMOVAL OF FINISHES, ETC. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DEMOLITION NECESSARY TO ACCOMMODATE NEW WORK WHETHER INDICATED OR NOT.
2. THE CONTRACTOR MUST ADHERE TO THE SCOPE OF WORK SHOWN ON THE DRAWINGS. NO WORK IS AUTHORIZED IF IT EXPANDS THE ORIGINAL SCOPE OF WORK UNLESS IT IS APPROVED IN WRITING BY THE OWNER/ARCHITECT. ANY WORK UNDERTAKEN BY THE CONTRACTOR AND ANY ADDITIONAL REQUIRED DOCUMENTATION OR COST TO THE PROJECT WITHOUT PRIOR WRITTEN APPROVAL IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
3. VERIFY EXISTING STRUCTURE PRIOR TO DEMOLITION.
4. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
5. PROTECT ALL AREAS OF EXTERIOR FINISH ADJACENT TO DEMOLISHED ELEMENTS. PATCH AND REPAIR TO MATCH EXISTING CONDITIONS IF AFFECTED DURING CONSTRUCTION.
6. COORDINATE REMOVAL AND RELOCATION OF ALL PLUMBING, ELECTRICAL AND MECHANICAL ELEMENTS WITH THE OWNER/ARCHITECT.
7. COORDINATE REMOVAL OF EXISTING FLOOR FINISHES TO ACCOMMODATE NEW PROPOSED FLOORING. ADJUST UNDERLAYMENT AS NECESSARY TO ENSURE SMOOTH / LEVEL TRANSITIONS BETWEEN DIFFERENT MATERIALS.

--- DASHED LINES INDICATE REMOVAL OF EXISTING
 ——— EXISTING WALLS TO REMAIN



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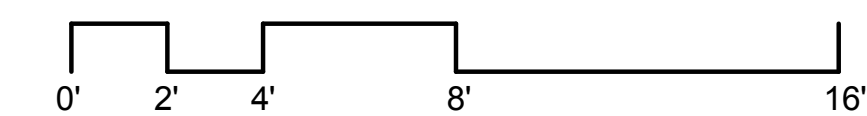
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EXISTING / DEMO
PLANS

SHEET NUMBER

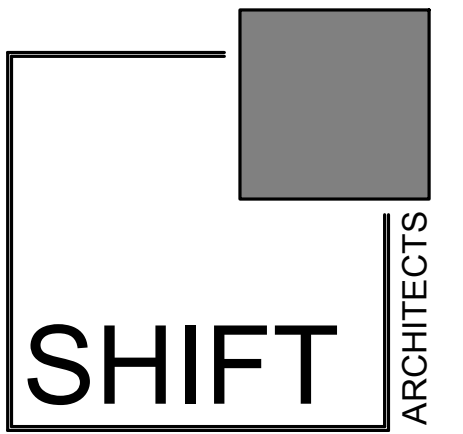
A2.1

1 LEVEL 7
1/4" = 1'-0"



GENERAL DEMOLITION NOTES:

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 EXISTING WALLS TO REMAIN



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 DRB Submittal; Revisions 5.17.17

REVISION
 NO. DATE DESC.

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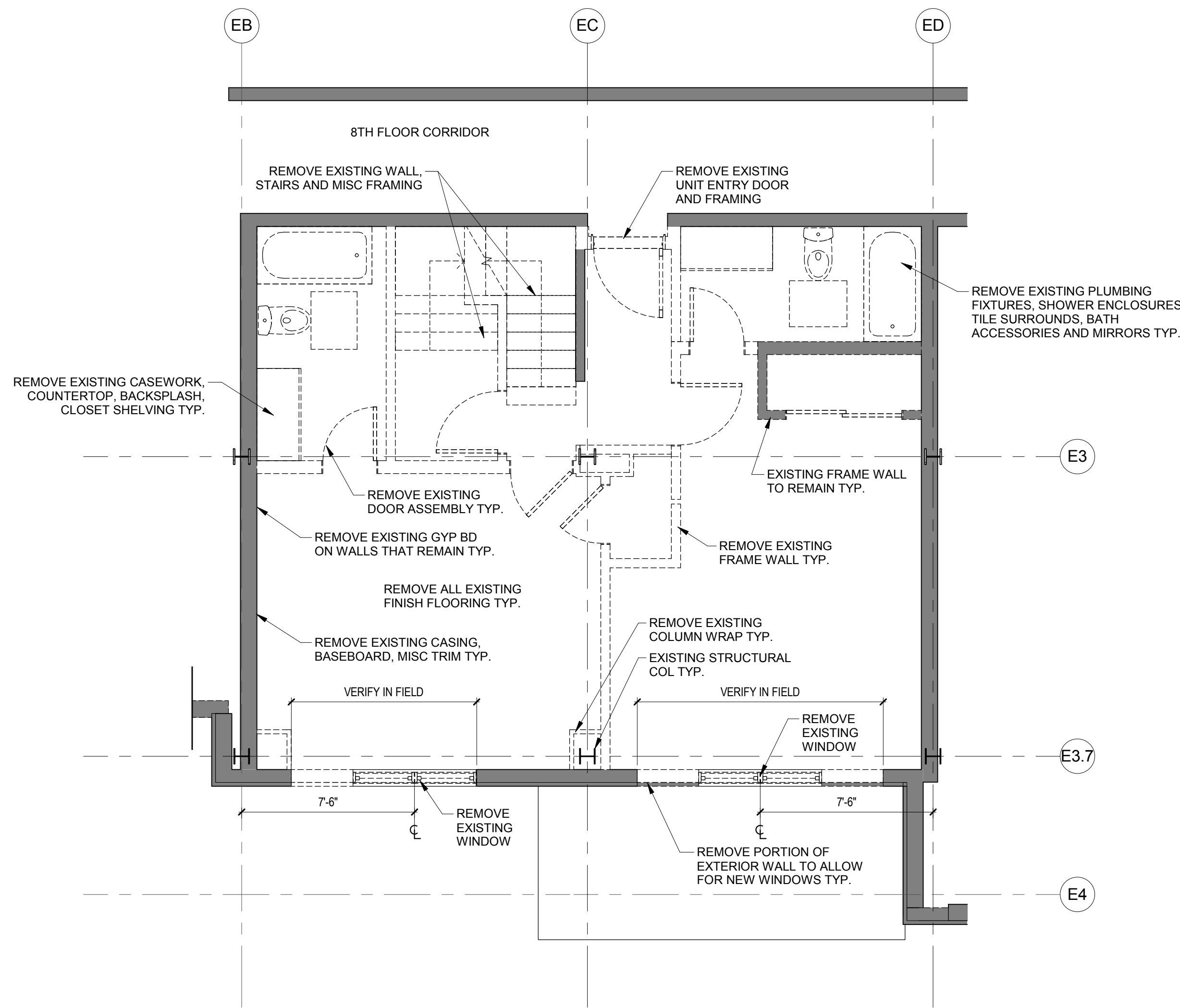
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EXISTING / DEMO
 PLANS

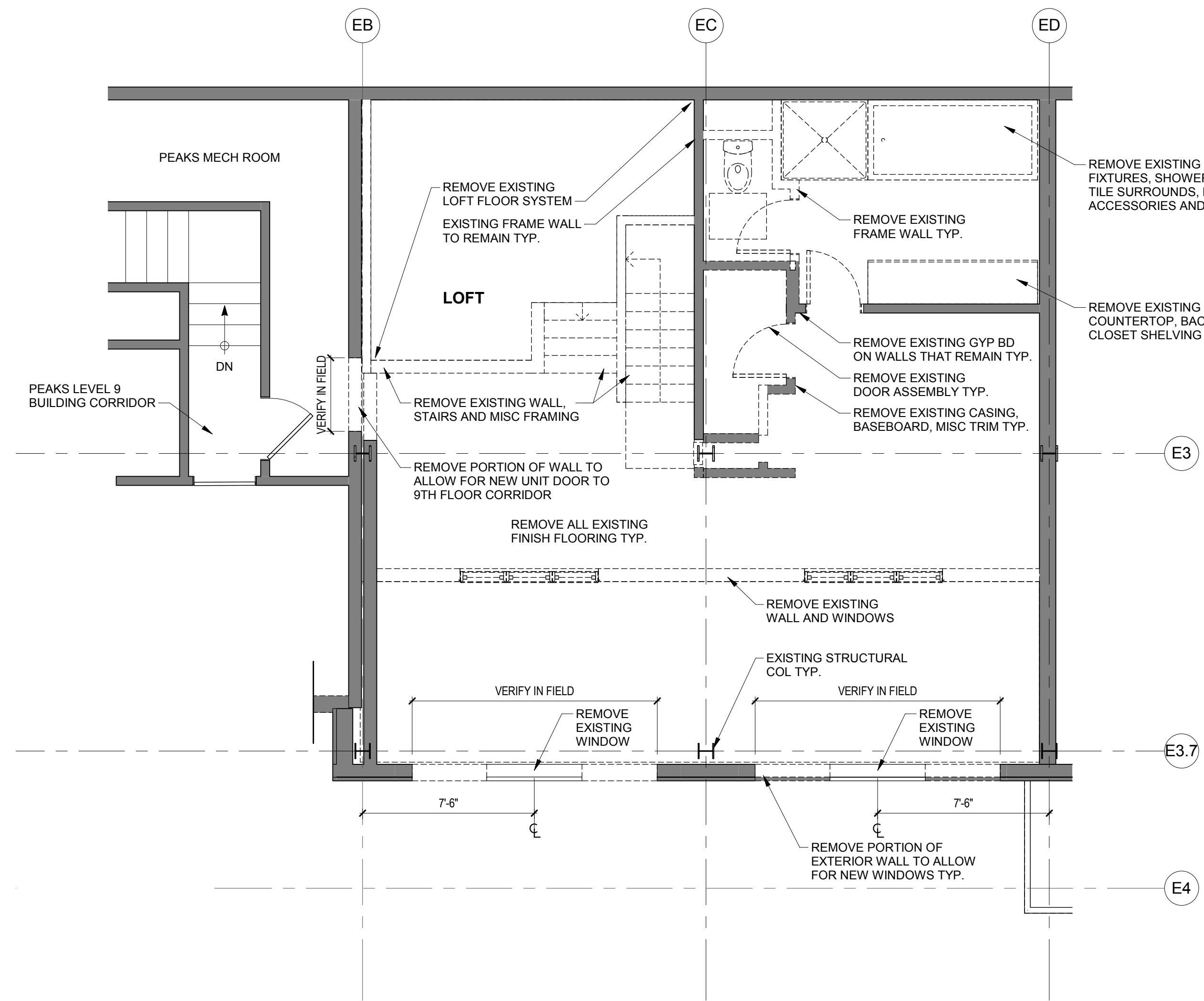
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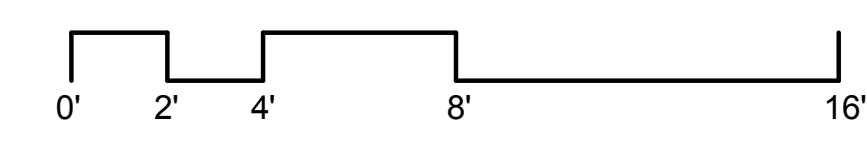
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1 LEVEL 8
 1/4" = 1'-0"



2 LEVEL 9
 1/4" = 1'-0"





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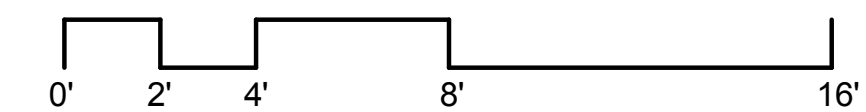
EXISTING
 ELEVATIONS

SHEET NUMBER

A2.4

1 EXISTING SOUTH ELEVATION

1/4" = 1'-0"



T.O. Slab Lvl 9 (E)
 9575'-0"

T.O. Slab Lvl 8 (E)
 9565'-0"

T.O. Slab Lvl 7 (E)
 9555'-0"

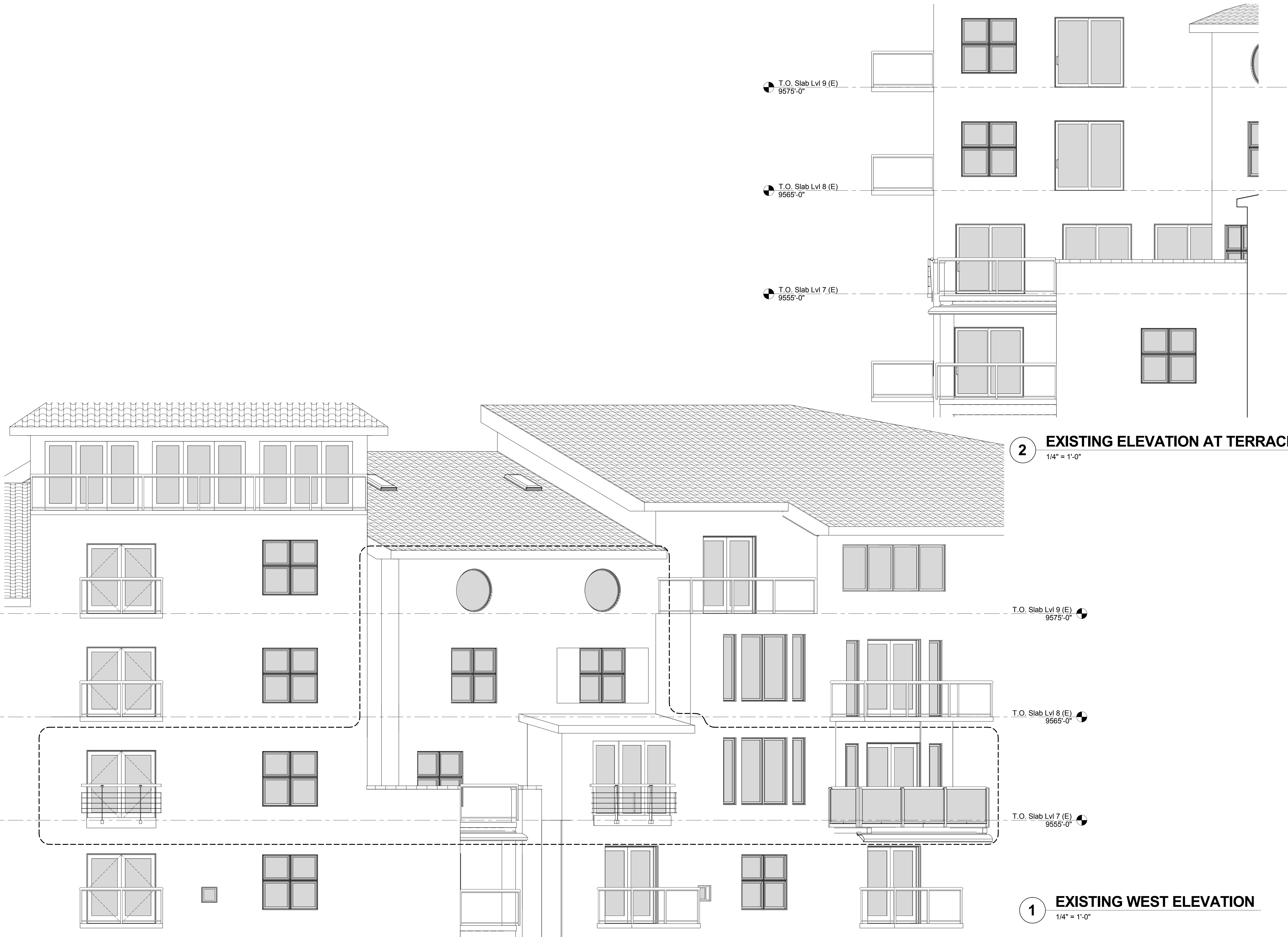
2 EXISTING ELEVATION AT TERRACE
 1/4" = 1'-0"

T.O. Slab Lvl 9 (E)
 9575'-0"

T.O. Slab Lvl 8 (E)
 9565'-0"

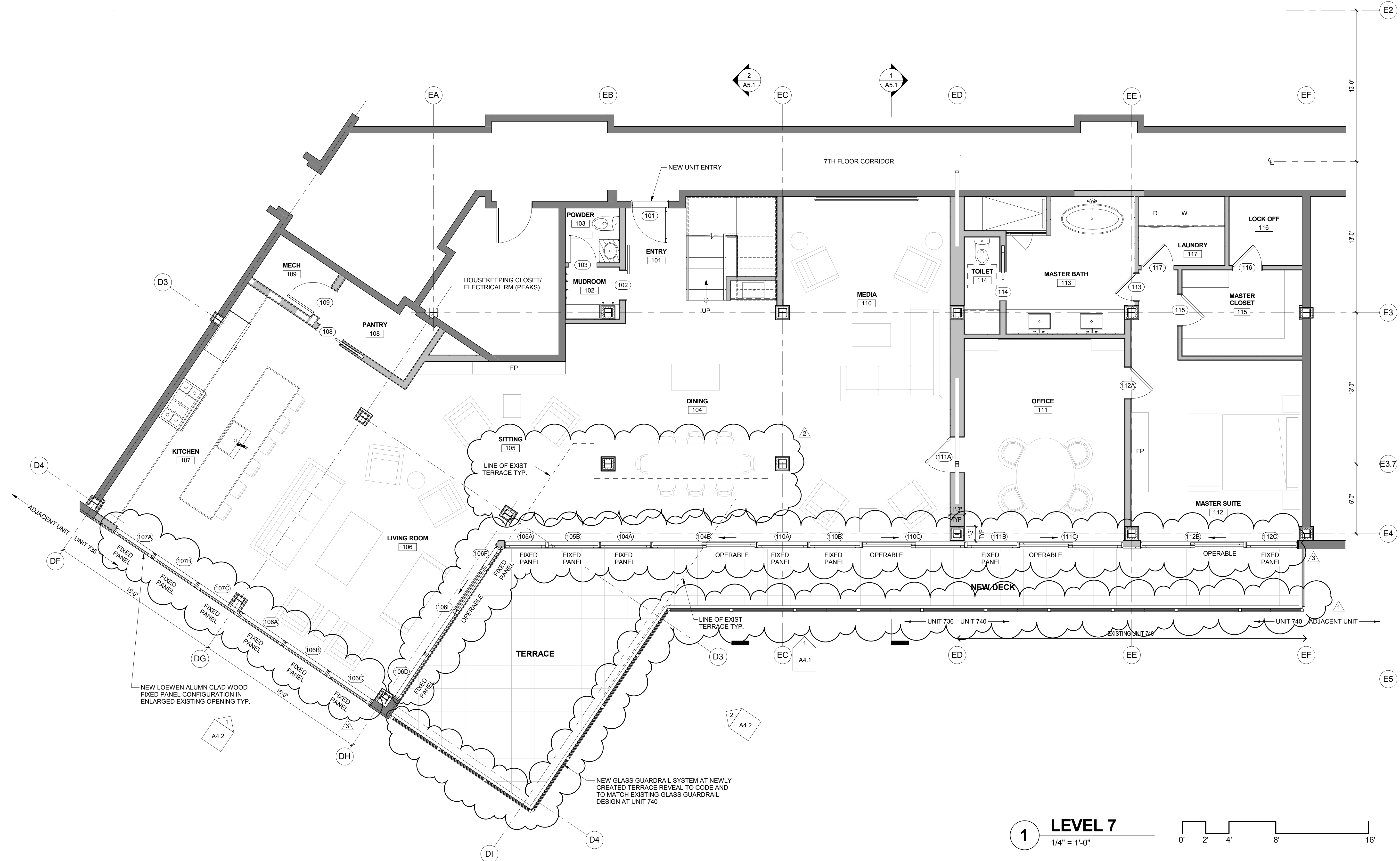
T.O. Slab Lvl 7 (E)
 9555'-0"

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



PROJECT ISSUE DATE:
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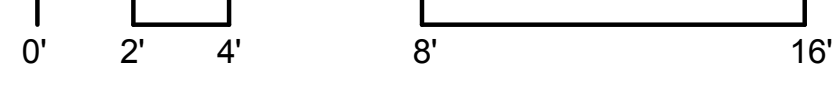
REVISION		
NO.	DATE	DESC.
1	05.17.17	Remove existing and replace w/ new continuous terrace/railing system.
2	05.17.17	Extend existing shed roof and reconfigure exterior/interior elements.
3	05.17.17	Remove existing and replace w/ new door/fixd panel configuration.



NEW LOEWEN ALUMN CLAD WOOD
 FIXED PANEL CONFIGURATION IN
 ENLARGED EXISTING OPENING TYP.

NEW GLASS GUARDRAIL SYSTEM AT NEWLY
 CREATED TERRACE REVEAL TO CODE AND
 TO MATCH EXISTING GLASS GUARDRAIL
 DESIGN AT UNIT 740

1 LEVEL 7
 1/4" = 1'-0"



KETTLER RESIDENCE- UNIT 736

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 MOUNTAIN VILLAGE, CO 81435

PROPOSED FLOOR
 PLANS

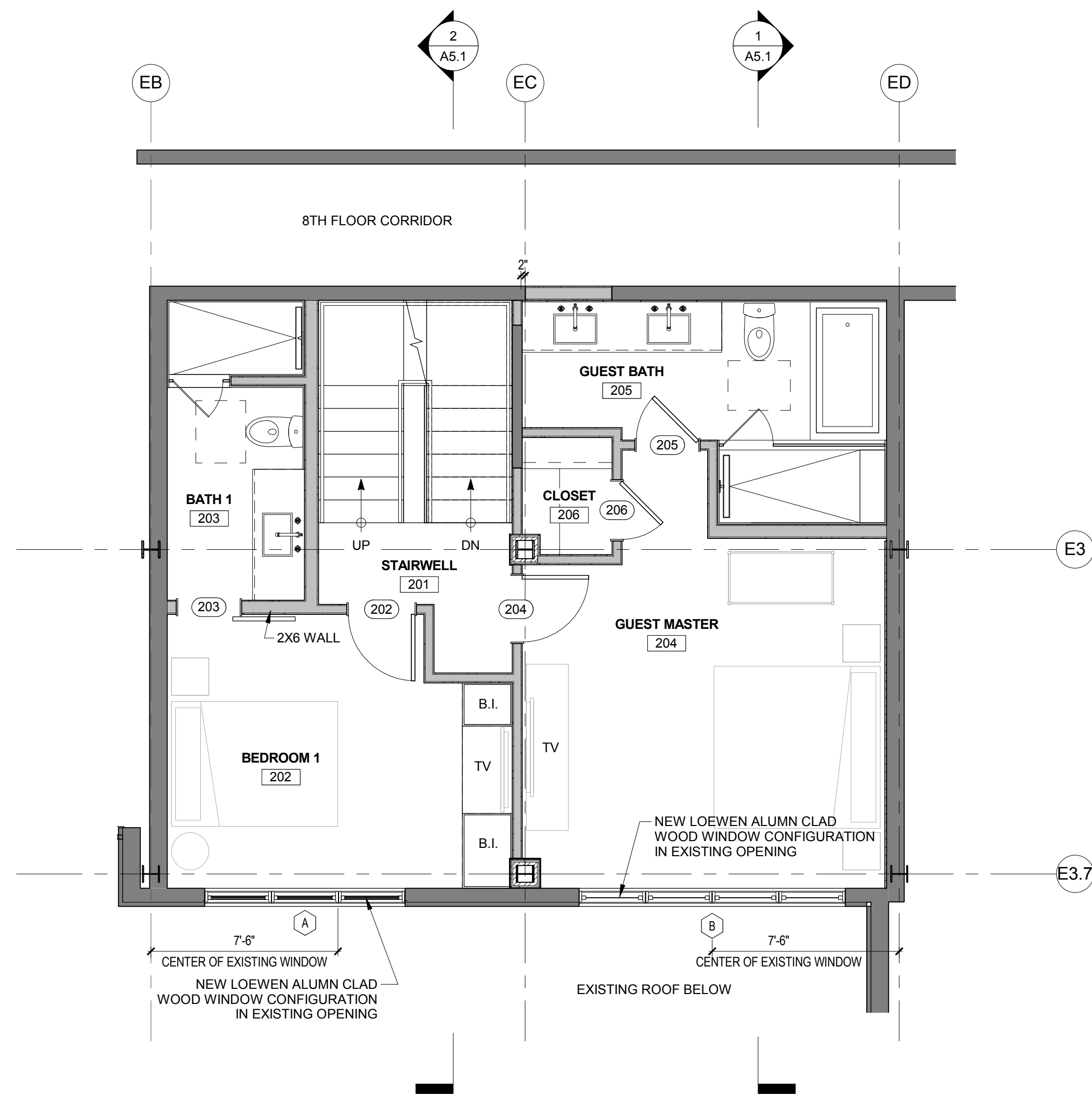
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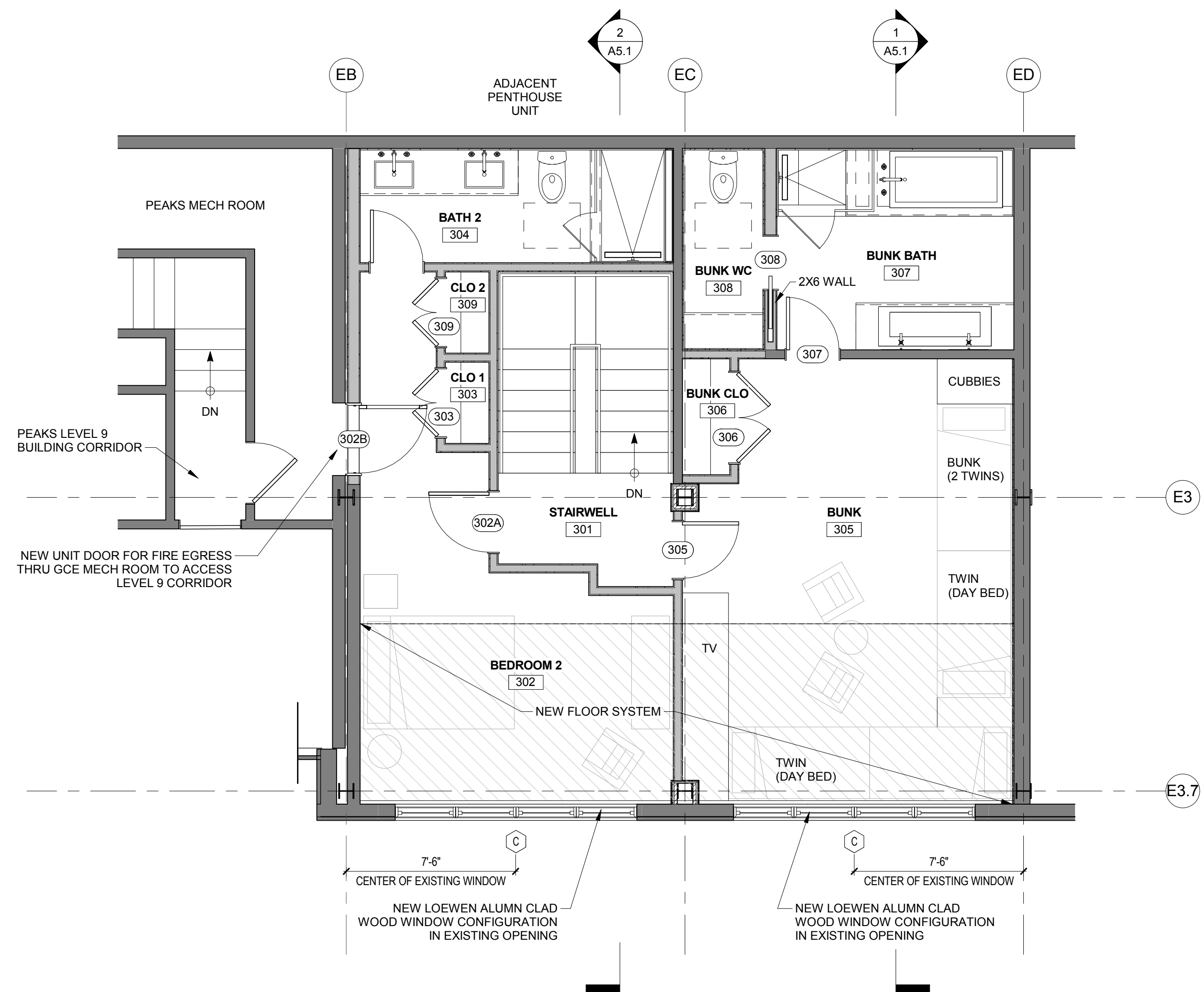
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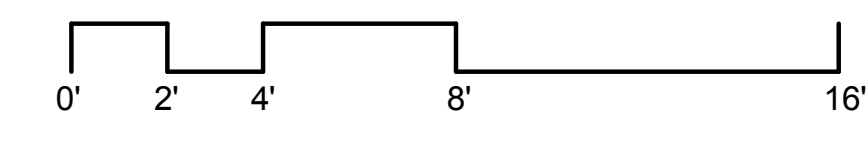
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1 LEVEL 8
 1/4" = 1'-0"



2 LEVEL 9
 1/4" = 1'-0"



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PROPOSED FLOOR
 PLANS

SHEET NUMBER

A3.2

5/17/2017 2:09:49 PM

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REVISION		
NO.	DATE	DESC.
1	05.17.17	Remove existing and replace w/ new continuous terrace/railing system.
2	05.17.17	Extend existing shed roof and reconfigure exterior/interior elements.



KETTLER RESIDENCE- UNIT 736

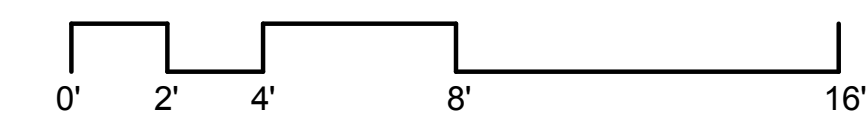
136 COUNTRY CLUB DRIVE UNIT 736
 MOUNTAIN VILLAGE, CO 81435

PROPOSED
 EXTERIOR
 ELEVATIONS

SHEET NUMBER

A4.1

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



REVISION		
NO.	DATE	DESC.
3	05.17.17	Remove existing and replace w/ new door/fix panel configuration.



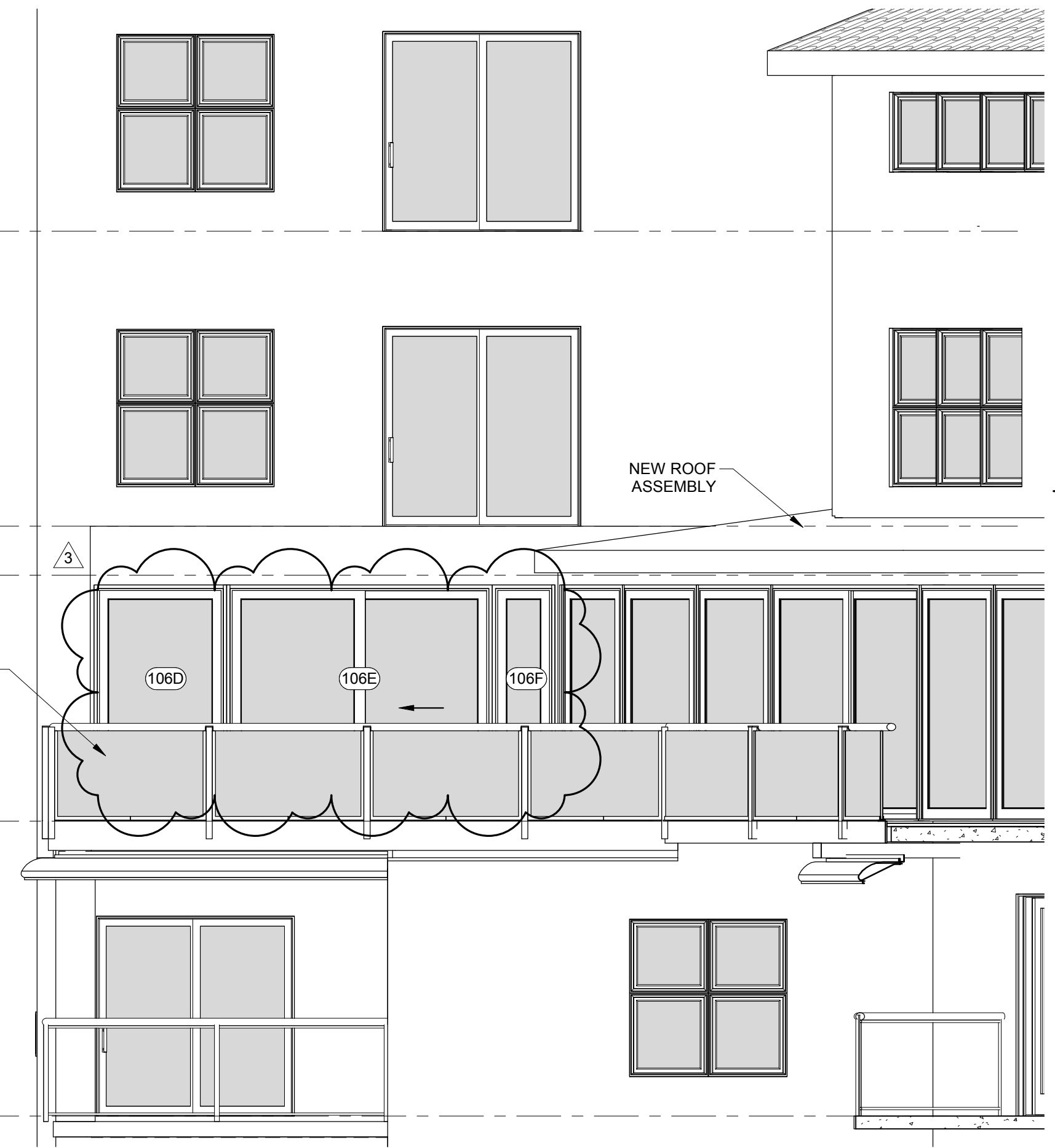
T.O. Slab Lvl 9
9575'-0"

T.O. Slab Lvl 8
9565'-0"

Fin Gyp Lvl 7
-1'-8"

T.O. Slab Lvl 7
9555'-0"

T.O. Slab Lvl 6
9545'-0"



2 PARTIAL ELEVATION AT TERRACE
1/4" = 1'-0"

T.O. Slab Lvl 9
9575'-0"

T.O. Slab Lvl 8
9565'-0"

Fin Gyp Lvl 7
-1'-8"

T.O. Slab Lvl 7
9555'-0"

T.O. Slab Lvl 6
9545'-0"

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

KETTLER RESIDENCE- UNIT 736

136 COUNTRY CLUB DRIVE UNIT 736
MOUNTAIN VILLAGE, CO 81435

PROPOSED
EXTERIOR
ELEVATIONS

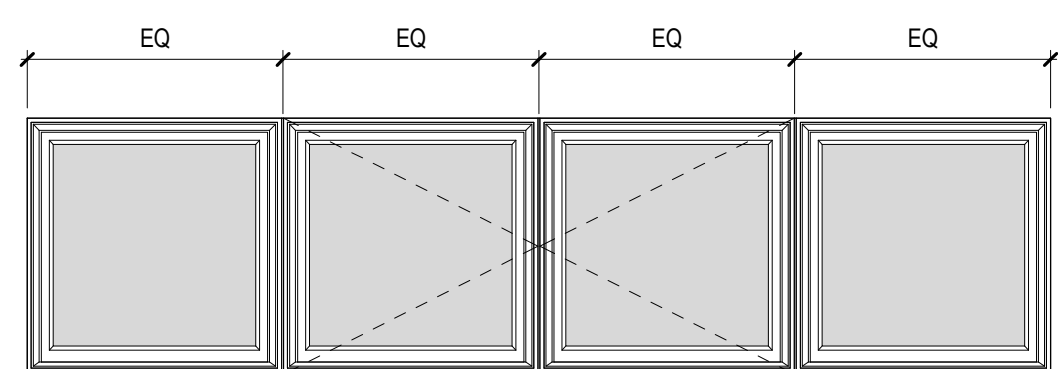
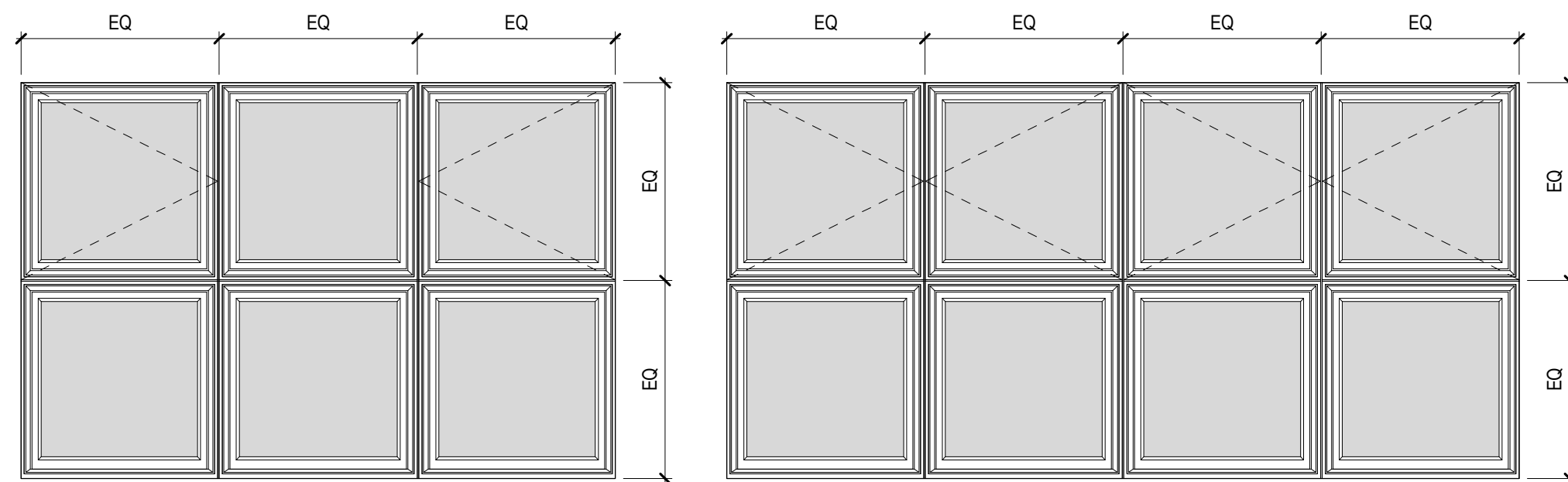
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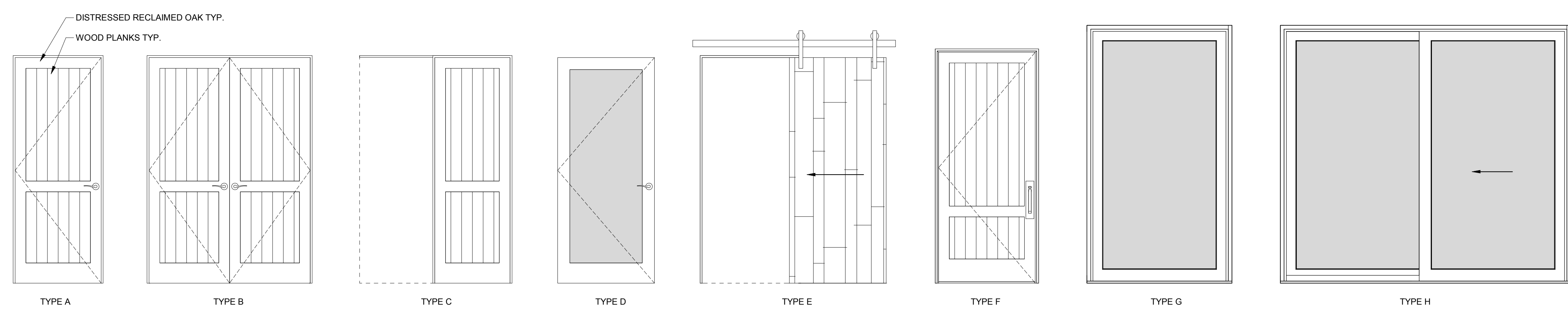
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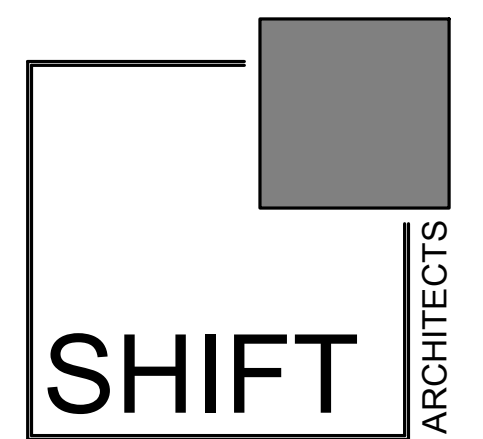
WINDOW TYPES
1/2" = 1'-0"

WINDOW SCHEDULE									
ROOM NUMBER	ROOM NAME	TYPE MARK	UNIT WIDTH	UNIT HEIGHT	TYPE	MANUFACTURER	MODEL	COMMENTS	
202	BEDROOM 1	A	8'-0"	5'-4"	FIXED / CASEMENT	LOEWEN ALUMN CLAD WOOD			
204	GUEST MASTER	B	10'-8"	5'-4"	FIXED / CASEMENT	LOEWEN ALUMN CLAD WOOD			
302	BEDROOM 2	C	10'-8"	2'-8"	FIXED / CASEMENT	LOEWEN ALUMN CLAD WOOD		SAFEGARD (CASEMENT WINDOW OPENING CONTROL DEVICE)	
305	BUNK	C	10'-8"	2'-8"	FIXED / CASEMENT	LOEWEN ALUMN CLAD WOOD		SAFEGARD (CASEMENT WINDOW OPENING CONTROL DEVICE)	

DOOR SCHEDULE									
MARK	ROOM NAME	TYPE MARK	WIDTH	HEIGHT	TYPE	MANUFACTURER	MODEL	COMMENTS	
102	MUDROOM	E	2'-6"	7'-0"	BARN DOOR				
103	POWDER	A	2'-4"	7'-0"	SWING				
104A	DINING	G	4'-6"	8'-0"	FIXED PANEL	LOEWEN ALUMN CLAD WOOD			
104B	DINING	H	9'-0"	8'-0"	SLIDING PATIO	LOEWEN ALUMN CLAD WOOD			
105A	SITTING	G	3'-8"	8'-0"	FIXED PANEL	LOEWEN ALUMN CLAD WOOD			
105B	SITTING	G	4'-6"	8'-0"	FIXED PANEL	LOEWEN ALUMN CLAD WOOD			
106A	LIVING ROOM	G	4'-6"	8'-0"	FIXED PANEL	LOEWEN ALUMN CLAD WOOD			
106B	LIVING ROOM	G	4'-6"	8'-0"	FIXED PANEL	LOEWEN ALUMN CLAD WOOD			
106C	LIVING ROOM	G	4'-6"	8'-0"	FIXED PANEL	LOEWEN ALUMN CLAD WOOD			
106D	LIVING ROOM	G	4'-6"	8'-0"	FIXED PANEL	LOEWEN ALUMN CLAD WOOD			
106E	LIVING ROOM	H	9'-0"	8'-0"	SLIDING PATIO	LOEWEN ALUMN CLAD WOOD			
106F	LIVING ROOM	G	2'-1 1/2"	8'-0"	FIXED PANEL	LOEWEN ALUMN CLAD WOOD			
107A	KITCHEN	G	4'-0"	8'-0"	FIXED PANEL	LOEWEN ALUMN CLAD WOOD			
107B	KITCHEN	G	4'-6"	8'-0"	FIXED PANEL	LOEWEN ALUMN CLAD WOOD			
107C	KITCHEN	G	4'-6"	8'-0"	FIXED PANEL	LOEWEN ALUMN CLAD WOOD			
108	PANTRY	C	2'-4"	7'-0"	POCKET				
109	MECH	A	2'-8"	7'-0"	SWING			1 HOUR FIRE RATED	
110A	DINING	G	4'-6"	8'-0"	FIXED PANEL	LOEWEN ALUMN CLAD WOOD			
110B	MEDIA	G	4'-6"	8'-0"	FIXED PANEL	LOEWEN ALUMN CLAD WOOD			
110C	MEDIA	H	9'-0"	8'-0"	SLIDING PATIO	LOEWEN ALUMN CLAD WOOD			
111A	OFFICE	D	3'-0"	7'-0"	SWING			TBD	
111B	OFFICE	G	4'-6"	8'-0"	FIXED PANEL	LOEWEN ALUMN CLAD WOOD			
111C	OFFICE	H	9'-0"	8'-0"	SLIDING PATIO	LOEWEN ALUMN CLAD WOOD			
112A	MASTER SUITE	A	2'-8"	7'-0"	SWING				
112B	MASTER SUITE	H	9'-0"	8'-0"	SLIDING PATIO	LOEWEN ALUMN CLAD WOOD			
112C	MASTER SUITE	G	4'-6"	8'-0"	FIXED PANEL	LOEWEN ALUMN CLAD WOOD			
113	MASTER BATH	A	2'-4"	7'-0"	SWING				
114	TOILET	C	2'-4"	7'-0"	POCKET				
115	MASTER CLOSET	A	2'-8"	7'-0"	SWING				
116	LOCK OFF	A	2'-6"	7'-0"	SWING				
117	LAUNDRY	A	2'-8"	7'-0"	SWING				
202	BEDROOM 1	A	2'-8"	7'-0"	SWING				
203	BATH 1	E	2'-6"	7'-0"	BARN DOOR				
204	GUEST MASTER	A	2'-8"	7'-0"	SWING				
205	GUEST BATH	A	2'-6"	7'-0"	SWING				
206	CLOSET	A	2'-4"	7'-0"	SWING				
302A	BEDROOM 2	A	2'-8"	7'-0"	SWING				
302B	BEDROOM 2	F	3'-0"	7'-0"	SWING			FIRE EGRESS THRU GCE MECH ROOM FOR ACCESS TO 9TH FLOOR CORRIDOR	
303	CLO 1	D	3'-0"	7'-0"	DOUBLE SWING				
304	BATH 2	A	2'-4"	7'-0"	SWING				
305	BUNK	A	2'-6"	7'-0"	SWING				
306	BUNK CLO	B	4'-0"	7'-0"	DOUBLE SWING				
307	BUNK BATH	A	2'-4"	7'-0"	SWING				
308	BUNK WC	C	2'-4"	7'-0"	POCKET				
309	CLO 2	B	3'-0"	7'-0"	DOUBLE SWING				



DOOR TYPES
1/2" = 1'-0"



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PROJECT ISSUE DATE:
DRB Submittal; Revisions 5.17.17

REVISION
NO. DATE DESC.

KETTLE RESIDENCE- UNIT 736

136 COUNTRY CLUB DRIVE UNIT 736
MOUNTAIN VILLAGE, CO 81435

DOOR / WINDOW
SCHEDULES

SHEET NUMBER

A8.1

NOT FOR CONSTRUCTION

5/17/2017 2:09:52 PM

e

SIGN-IN SHEET

DRB Meeting
THURSDAY JUNE 1, 2017
Please write clearly

ATTENDEE NAME (PLEASE PRINT CLEARLY)	EMAIL ADDRESS
Cynthia Barutha	barutha@msa.com
George Barutha	barutha@msa.com
Reid Smith	Reid@ReidSmithArchitects.com
Dave Gerber	dave@gerberconstruction.net
John Horn	
Stef Solomon	ssolomon@telski.com
Bill Jensen	
NANCY LANDON	NANSANL@GMAIL.COM
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Keith Brown Biz. Inc.
117 Lost Creek Ln. #41A,
Mountain Village, CO 81435

May 30, 2017

To
Planning Department
Town of Mountain Village
% jmarinoff@mtnvillage.org

Public comment on Lot 149 AR, single family home application

I represent the owners of 256 County Club Drive, Cindy and James McMorrان. The McMorrانs have asked I provide the following comments to the applicant and board:

We welcome Cynthia and George Barutha to our community and neighborhood and wish them many wonderful times in their new home. We appreciate their sensitivity and effort to make their home enjoyable to themselves and to fit in well to the neighborhood.

We ask for the applicant and Planning Department to try and maintain a roof height within the CDC maximum. The building height has a direct impact on 256 Country Club and other neighboring property views. We also hope the applicant will take into consideration that 256 Country Club and other neighboring properties face Country Club Drive and so will be impacted by interior and exterior lighting and window placement.

We have no objection to the building siting design reaching to the General Easement line and no objection if the exterior parking spaces are waived or allowed to encroach slightly into the Country Club Drive Right-of-Way.

Thank you,

Keith Brown
For Cindy and James McMorrان, owners of 256 Country Club Drive

Jane Marinoff

From: Glen Van Nimwegen
Sent: Wednesday, May 31, 2017 6:55 PM
To: Dave Bangert; Jane Marinoff
Subject: Fwd: Lot 640A Pending Development Application

Sent from my iPhone

Begin forwarded message:

From: Michael Lynch <mlynch@rwolaw.com>
Date: May 31, 2017 at 6:24:41 PM MDT
To: Glen Van Nimwegen <GVanNimwegen@mtnvillage.org>
Cc: Mike Fitzhugh <mikericana@gmail.com>, "vic8750@hotmail.com" <vic8750@hotmail.com>
Subject: RE: Lot 640A Pending Development Application

Hi Glen, this email in connection with the DRB meeting tomorrow and the captioned application. As I am out of town, I wanted to submit my comments to the application via email. I m a resident of the Timberview Subdivision, adjacent to Lot 640A to the west.

My only comment is to suggest that the Applicant place some screening trees between the Lot 640A building an the Timberview lots, to provide some screening for the additional non-conforming lighting on the building, and to provide some privacy screening. I suggest perhaps 4-6 trees to be placed between the buildings, preferably all on Lot 640A, or partially on Lot 640A and partially in the open space of Lot 640BR.

I have copied Mike Fitzhugh, the Timberview HOA President on this submittal. If the DRB feels that Timberview Board approval would be required regarding the ultimate placement of the trees, I am happy to pursue that.

Please forward these comments to the DRB prior to the meeting.

Thanks.

Michael J. Lynch
Robinson Waters & O'Dorisio, P.C.
P.O. Box 2636 (For U.S. Mail)
119A West Colorado Avenue (for physical or overnight delivery)
Telluride, CO 81435-2636
Tel 970.728.3029 Fax 970.728.3991

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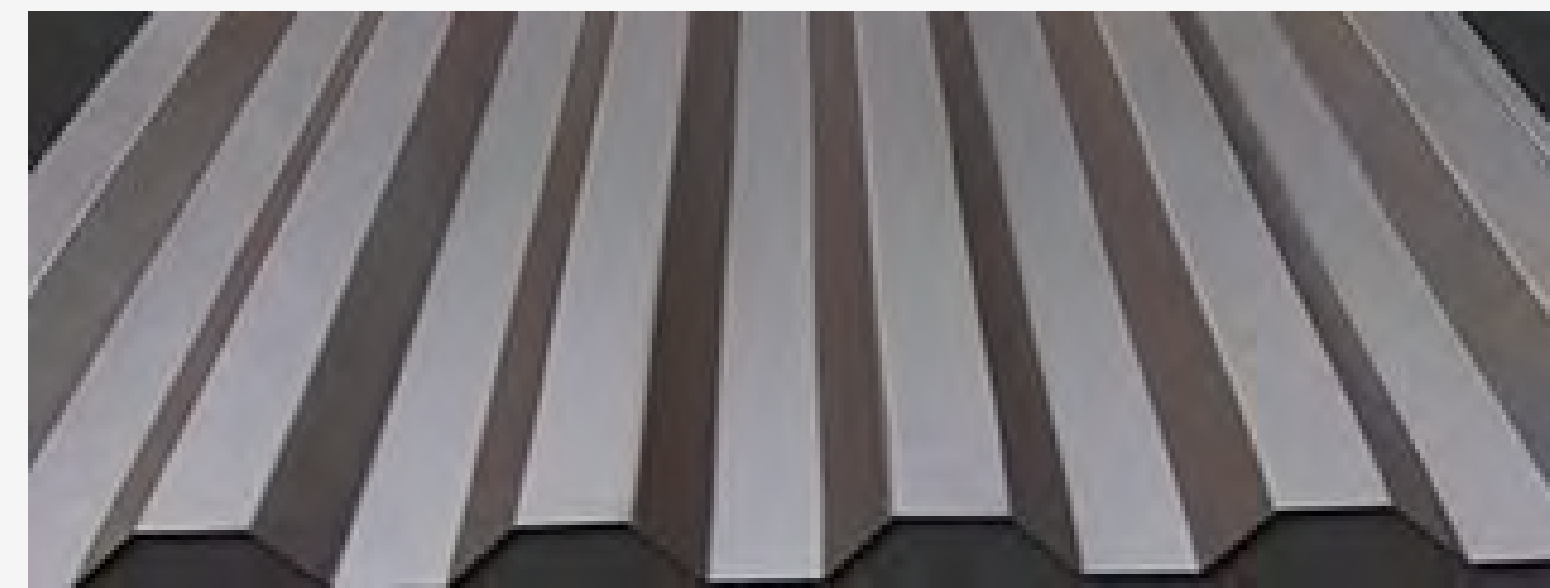
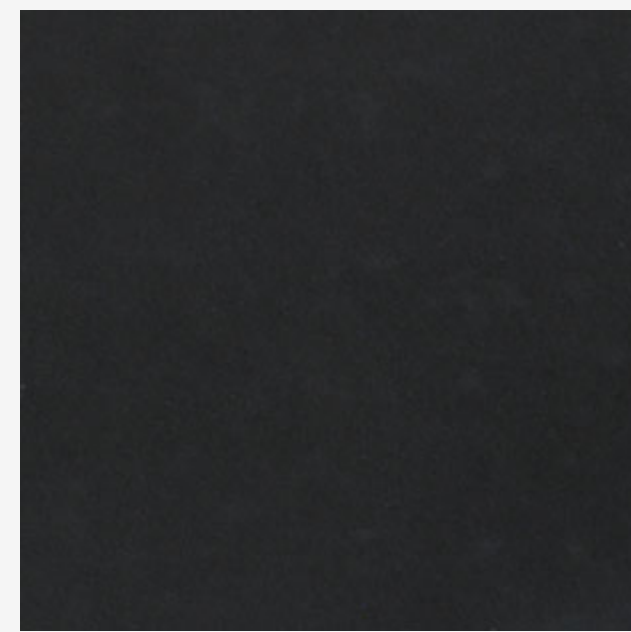
L1 EXTERIOR WALL SCONCE
A1.4 N.T.S.



M6 OBSIDIAN OR SIM. ALUMINUM
WINDOW CLAD
A1.4 N.T.S.



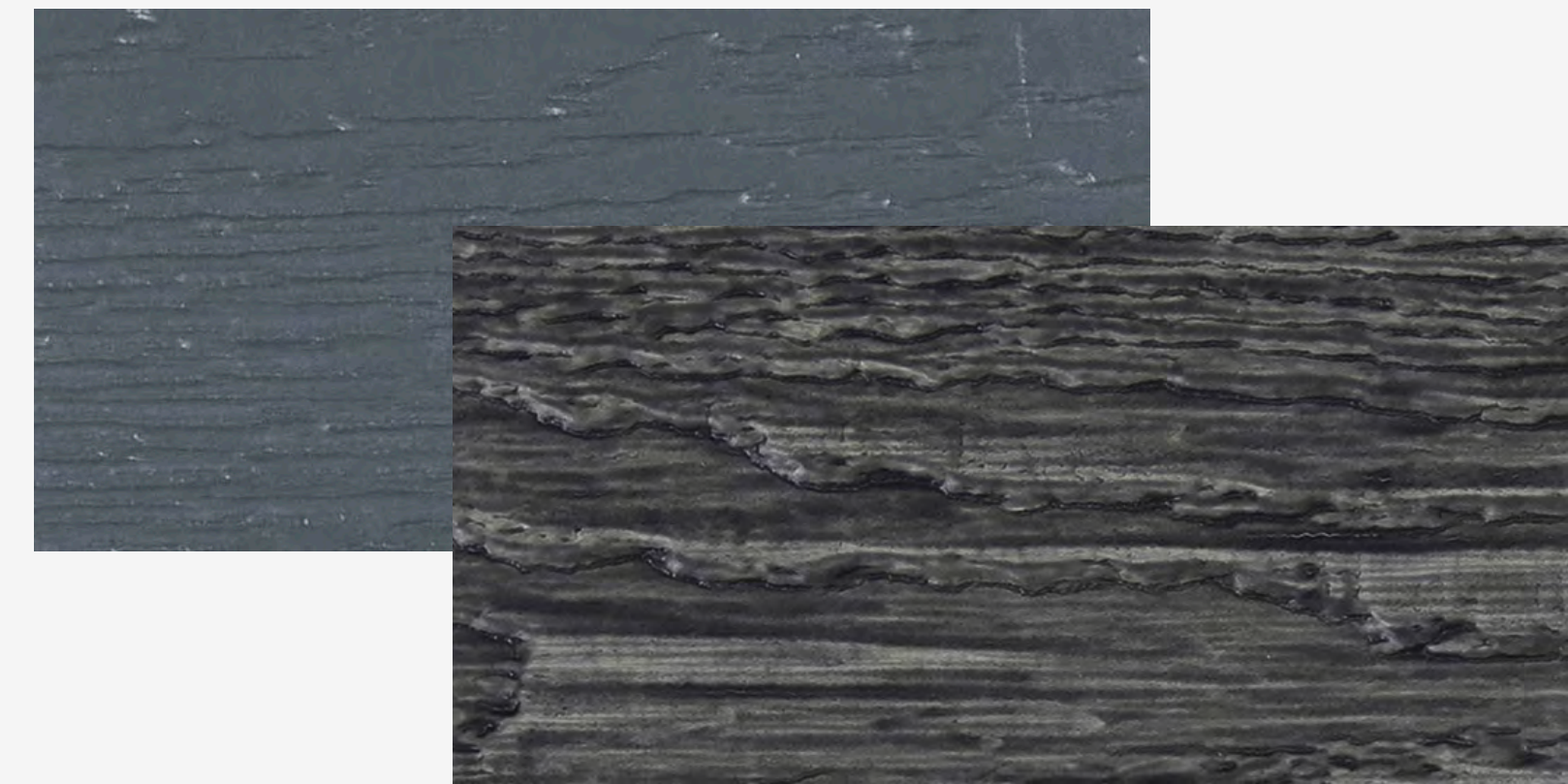
L2 EXTERIOR ENTRY DOWN LIGHT
A1.4 N.T.S.



M7 STEEL SIDING GALVANIZED,
VINTAGE, OR SIM. FINISH
A1.4 N.T.S.



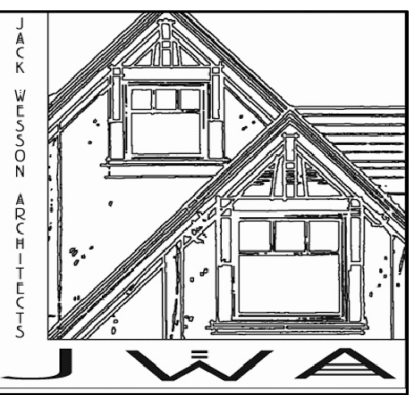
M1 BONDERIZED STEEL ROOFING
A1.4 N.T.S.



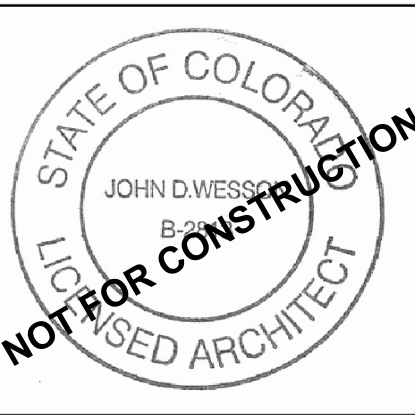
M2,3 ENGINEERED WOOD FASCIA &
SOFFIT
A1.4 N.T.S.



M4 BONDERIZED OR SIM. STEEL
SIDING
A1.4 N.T.S.



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**Meadows Mountainview
Apartments**

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

Document Date:
APRIL 4, 2017

Document Phase:
Schematic Design

rev.	date	remark
1	3/20/17	TMV Comments
2	3/30/17	TMV DRB Worksession
3	4/4/17	TMV DRB Submittal

EXTERIOR
MATERIALS &
LIGHTING

A1.4