

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

	Time	Min.	Presenter	Type	
1.	10:00		Chair		Call to Order
2.	10:00	5	Starr	Action	Reading and Approval of Summary of Motions of the of the October 5, 2017 Joint Town Council and Design Review Board Meeting.
3.	10:05	60	Bangert	Initial Architecture and Site Review	Consideration of a Class 3 Design Review Process Application for new construction of a single-family home on Lot 702, 124 Adams Ranch Rd
4.	11:05	60	Starr	Public Hearing, Quasi-Judicial Action	Consideration of a Class 3 Final Design Review application for a single-family home on Lot 628D, 109 Double Eagle Way
5.	12:05	10	Haynes	Discussion	Other Business
6.	12:15				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, SEPTEMBER 7, 2017**

Call to Order

The Meeting of the Joint Town Council and Design Review Board was called to order by Mayor Laila Benitez at 9:00a.m on Thursday, October 5, 2017 in the Mountain Village Town Hall, 455 Mountain Village Boulevard, Mountain Village Colorado.

Attendance

The following Town Council members were present and acting:

Laila Benitez, Mayor
Dan Caton, Mayor Pro Tem (by phone)
Dan Jansen
Jack Gilbride
Bruce MacIntire

The following Town Council members were absent:

Natalie Binder
Patrick Berry

The following DRB members/Alternates were present and acting:

David Craige
Dave Eckman
Greer Garner
Phil Evans
Jean Vatter

The following Board members were absent:

Luke Trujillo
Banks Brown
Keith Brown

Town Staff in attendance:

Kim Montgomery, Town Manager
Susan Johnson, Deputy Town Clerk
Christina Lambert, Administrative Coordinator
Michelle Haynes, Director of Planning and Development Services
Jim Mahoney, Assistant Town Attorney
Dave Bangert, Town Forester/Senior Planner

Public in attendance:

Jeff Proteau
Stefanie Solomon
Neil Wiser
Robert Stenhammer
Bill Jensen

John Cheroske
Bill Masters
Mike Rozycki
Gregg Anderson
Matt Porter
David Ballode

DRB to Provide a Recommendation on a Second Amendment to a Previously Approved Conditional Use Permit for a 100 foot Communication Tower to be Located in Tract OSP 49-R (Resolution No. 2015-0423-08 & Amended by Resolution No. 2017-0216-04) to Amend Condition #1 to Allow for a Red-Light Beacon as Required by the Federal Aviation Administration.

Michelle Haynes presented the Design Review Application for an amendment to allow for a red-light beacon as required by the Federal Aviation Administration (FAA) on Tract OSP-49R. Neil Wiser of Fidelity Towers. presented on behalf of the applicant, and Jeff Proteau of Telluride Ski and Golf, Inc. presented on behalf of the property owner.

Public Comment was provided by Chris Broady, Chief of Mountain Village Police Department, who pointed out that the proposed tower on Tract OSP 49-R will be important for public safety.

Mike Rozycki, San Miguel County Planning Director, provided clarification on why San Miguel Board of County Commissioners decided to require a 1 year review of visual impact mitigation. Mr. Rozycki also demonstrated support for approval.

Bill Masters, San Miguel County Sherriff, echoed the comments of Chris Broady by insisting that the tower is important for public safety.

On a **Motion** made by Phil Evans and seconded by Dave Eckman, the DRB voted 7-0 to make a recommendation of approval to Town Council with the following conditions:

1. *The tower may include a red-light beacon if required by the Federal Aviation Administration ("FAA").*
2. *The proposed towers and antennas shall be painted to match the surrounding tree color below the tree line and a blue gray above the tree line to mitigate visual impacts. The applicant shall provide color samples to the Town and San Miguel County for review and approval prior to or concurrent with submitting for a building permit.*
3. *New antennas or equipment placed on the existing tower shall be painted to match the surrounding tree color below the tree line and a blue gray above the tree line to mitigate visual impacts, with the color reviewed and approved by the Town and San Miguel County.*
4. *The new tower shall be designed to co-locate the number of antennas shown on the Proposed Site Elevations plan, Sheet C-3. I dated 4/15/15.*
5. *The current and proposed towers shall be made available for colocation of new telecommunication equipment so long as: (A) there is enough room on the tower for the new equipment (given the vertical & horizontal separation requirements of the current users), (B) there is enough structural capacity for the new equipment, and (C) the new equipment will not cause interference to the current users.*
6. *Prior to issuing a building permit, the applicant shall submit long-term easements from The Ridge and/or TSO and any other intervening property owner's land is necessary for access, for (1) the access road to the tower site; (2) the tower site; and (3) utility routes for existing and new utilities to the site. Prior to executing such easements, the Town shall*

- review and approve the easements to ensure long-term vehicular and utility access across intervening land and long-term tower siting.*
- 7. Prior to issuing a building permit, the applicant shall submit a composite utility plan to show the planned routes for power, fiber and any other necessary utilities to the site.*
 - 8. The approved conditional use permit application is for the benefit of the existing tower that is owned by Telluride Ski and Golf, LLC ("TSG") and the proposed new tower on TSG owned land. Therefore the conditional use permit is hereby granted to TSG and any successors or assigns.*
 - 9. The conditional use permit shall be valid for a period of twenty (20) years from the Effective Date subject to meeting the conditions specified herein.*
 - 10. The applicant, TSG, as the site owner/lessor, and/or the tower owner/operator/lessee who TSG enters into an agreement with to own/operate the Tower, enter into a legally binding written commitment with SMCo, both the BOCC and Sheriff, as well as with SMETSA, and the State of Colorado OIT, to allow the relocation of the State of Colorado's DTRS 800 Radio System equipment located on the existing 90' communication tower (KOTO tower) onto the proposed new 100' communication tower in a manner and at locations acceptable to the SMCoSO, SMETSA, and the Colorado Office of Information Technology.*
 - 11. The applicant, TSG, and or its Tower Company shall commit to a one-year review after construction of the Tower is completed, and every three years thereafter, to provide an update to the Town of Mountain Village and the County Board of Commissioners to address possible lighting mitigation of the red light beacon. The update would include an assessment of available technology including but not limited to possible light shielding or light switching.*

See Approved Town Council Minutes for associated Town Council Action dated October 5, 2017

Adjourn

Town Council adjourned the joint meeting at 10:00 am.

Call to Order

Chairman David Craige called the meeting of the Design Review Board of the Town of Mountain Village to order at 10:20 a.m. on Thursday, October 5, 2017 in the Conference Room at 455 Mountain Village Boulevard Mountain Village, CO 81435.

Attendance

The following Board/Alternate members were present and acting:

Keith Brown
Phil Evans
Greer Garner
David Craige
Dave Eckman
Jean Vatter (Alternate)
Liz Caton (Alternate)

The following Board members were absent:

Luke Trujillo
Banks Brown

Town Staff in attendance:

Michelle Haynes, Planning & Development Services Director
Dave Bangert, Senior Planner/Forester

Sam Starr, Planner

Public in attendance:

Gregg Anderson
Matt Porter
David Ballode
Michael Barker
Steve Morton
Armando Coronado

Gregg@alpinelandconsulting.com
Mattiep11@yahoo.com
dballode@msn.com
cmbarker@cox.net
smorton@mortonarchitects.com
2013proservices@gmail.com

Reading and Approval of Summary of Motions of the August 31, 2017 and September 7, 2017 Design Review Board Meetings

On a **Motion** made by Phil Evans and seconded by Greer Garner, the DRB voted 7-0 to approve the Summary of Motions from the August 31, 2017 and September 7, 2017 Design Review Board Meetings.

Consideration of a Design Review application for driveway improvements with General Easement encroachments on Lot 254B, 115 Polecat Lane.

Dave Bangert presented the Design Review Application for driveway improvements and General Easement encroachment on Lot 254B, 115 Polecat Lane for review. Gregg Anderson of Alpine Land Consulting presented on behalf of the owner.

There was no public comment.

On a **Motion** made by David Eckman and seconded by Phil Evans, the DRB voted 7-0 to approve a Design Review Application for driveway improvements and a General Easement encroachment, 115 Polecat Lane with the following conditions:

1. *Applicable Town fees and taxes shall be paid prior to commencing the activity or prior to the Town issuing a permit, as applicable, including but not limited to the Town's use tax.*
2. *Owners of Lot 254B will enter into a new revocable General Easement encroachment agreement, with new Improvement Location Certificate, with the Town of Mountain Village.*
3. *Any additional exterior lighting for the auto court area will be reviewed by staff and raised to Staff/DRB Chair if the new lighting needs specific approval.*

Consideration of a Design Review application for new construction of a single-family home on lot 628D, 109 Double Eagle Way.

Sam Starr presented the Initial Architectural Site Review consideration of a Class 3 design review application for new construction of a single-family home on lot 628D, 109 Double Eagle Way. Michael Barker of Michael Barker Architects and David Ballode of Uncompahgre Engineering presented on behalf of the owner.

Public Comment was provided by Mike Shimkonis, a representative and owner of a neighboring property. Mr. Shimkonis requested that there be no General Encroachment Agreements, there is minimal lighting by the utility box, and that and the chimney caps be reduced in height.

On a **Motion** made by Greer Garner and seconded by Phil Evans, the DRB voted 7-0 to approve the Initial Architectural Site Review of the application for a single-family residence on lot 628D, 109 Double Eagle Way, with the following conditions:

1. *A monumented land survey shall be prepared by a Colorado public land surveyor to establish the maximum building height and the maximum average building height. This condition shall be carried over to any Final Review Approval as it is a construction condition.*
2. *A monumented land survey of the footers will be provided prior to pouring concrete to determine there are no additional encroachments into the GE. This condition shall be carried over to any Final Review Approval as it is a construction condition.*
3. *Applicant shall submit detailed lighting plans within 14 days of approval.*
4. *Make all revisions to driveway per TFPD referral comments, if necessary.*
5. *The owners will enter in to a revocable General Easement encroachment agreement for the driveway and auto court prior to issuance of a Certificate of Occupancy.*
6. *Indicate the location and design of the address monument with the final DRB submittal.*
7. *Grading of the Northwest corner of the site be tapered to make the home design more sensitive to the natural slope of the property.*

Consideration of a Class 1 Design Review application, raised to a Class 3 application, for exterior changes to lot 18, 124 Yellow Brick Road.

Sam Starr presented the Consideration of a Class 1 Design Review application, raised to a Class 3 design review application for exterior changes to lot 18, 124 Yellow Brick Road. Armando Coronado of Pro Services presented on behalf of the owner.

There was no public comment.

On a **Motion** made by Phil Evans and seconded by Keith Brown, the DRB voted 7-0 to approve the exterior changes on lot 18, 124 Yellow Brick Road, with the following condition:

1. *The finish of a dark brown patina shall be completed prior to installation of the copper roof.*

Other Business

Planning and Development Services Director Michelle Haynes provided an update on the cedar shake roof rebate program recently approved by the Town Council.

Adjourn

On a **Motion** made by Greer Garner and seconded by Phil Evans, DRB voted 7-0 to adjourn the October 5, 2017 meeting of the Mountain Village Design Review Board at 12:50 p.m.

Prepared and Submitted by,

Sam Starr
Planner
Town of Mountain Village



**PLANNING & DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION**

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

TO: Design Review Board
FROM: Dave Bangert, Senior Planner
FOR: Meeting of November 2, 2017
DATE: October 25, 2017
RE: Initial Architecture and Site Review application for a new single-family dwelling on Lot 702

PROJECT GEOGRAPHY

Legal Description: Lot 702
Address: 124 Adams Ranch Road (Rd.).
Applicant/Agent: Luke Trujillo/Truline Architects
Owner: CTH Holdings
Zoning: Single-Family Zone District
Existing Use: Vacant Lot
Proposed Use: Single-Family
Lot Size: 0.845 acres
Adjacent Land Uses:

- **North:** Open Space
- **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)	34' – 10-1/4"
Maximum Avg Building Height	30' maximum (30'+5' for gable roof)	23' – 5"
Maximum Lot Coverage	40% maximum	34%
General Easement Setbacks		
North	16' setback from lot line	Less than 1' to GE
South	16' setback from lot line	42' to GE
East	16' setback from lot line	0' to GE
West	16' setback from lot line	2' to GE
Roof Pitch		

Primary		1.5:12, 3:12
Secondary		0.5:12, 1:12
Exterior Material		
Stone	35% minimum	37.05%
Wood	25% (No requirement)	24.62%
Windows/Doors	40% maximum for windows	30.13%
Metal Accents		8.20%
Parking	2 enclosed and 2 non-tandem	3 enclosed and 2 exterior

BACKGROUND

In accordance with 17.4.3 of the Community Development Code (CDC), the applicant has applied for a Class 3 Design Review for the development of a single-family residence. The proposed project consists of a 10,014-total square foot (with 8,712 square foot livable) single-family home located on lot 702. This first step of our two-step process will be initial architectural and site review.

17.3.12.C BUILDING HEIGHT LIMITS

The average height for the proposed designed is relatively low at 23’ – 5”. The main views of the design are from the east and west elevations, with the east elevation average height of 22’ – 8-1/2” and the west elevation at an average of 23’ – 5”. The north elevation indicates the Maximum Building Height at 34’ – 10-1/4” feet from the highest eave vertically through the upper story deck and stair well to the finished grade of the north patio. The same eave from the east elevation is perceived and would otherwise be measured at 30’ – 8-1/2” to the natural/finished grade to the east of the stair well.

When a proposed development is approved that is five (5) feet or less from the maximum building height or maximum average building height, the review authority approval shall include a condition that a monumented land survey shall be prepared by a Colorado public land surveyor to establish the maximum building height and the maximum average building height. This shall be done prior to the Building Division conducting the required framing inspection.

17.5.5 BUILDING SITING DESIGN

Lot 702 is an average size lot (.845 acre) that slopes gently from the southeast portion downward to the northwest corner. There is no tree cover on this lot, just grasses and a few native shrubs. The applicant has designed a home that is broken up into three “pods” with connecting sections in between. The separation of these pods allows for the building to be built into the site, minimizing visual impact with the separate pods adjusting accordingly to the topography. The design is set back from Adams Ranch Rd. and drops with the slope of the lot. There no proposed encroachments into the General Easements however there will be grading in the GE’s and there is a proposed berm area in the southern GE to screen the home from Adams Ranch Rd. There are no proposed General Easement building encroachments but foundation walls are within 5’ of GE. This will require a footer survey prior to pouring concrete to ensure there is no encroachments in to the General Easement area.

17.5.6 BUILDING DESIGN

Building Form and Exterior Wall Form

In accordance with the Community Development Code, the proposed building form and exterior wall form portray a mass that is thick and strong, with a heavy, thick grounded foundation.

Roof Forms, Design and Materials

The CDC states that the roof shall be a composition of multiple forms that emphasize sloped planes, varied ridgelines and vertical offsets. The primary roof forms for the residence are described by the applicant as intersecting shed roof structures. Meaning that there is a center valley between opposing shed roof elements with the highest point being the roof eaves. The secondary roof forms are low pitch sheds over the front entry way and bridge elements that connect the three main “pods”. The roof over the garage is an offset hip roof design with low pitches. The proposed roofing material will be copper standing seam. This will require specific approval from the DRB for use of copper roofing.

Exterior Wall Materials

The exterior walls consist of 37.05% stone veneer (Eagle Moss Rock) with recessed dark grey grout; 24.62 % wood, vertical reclaimed 8” boards with varying stains from lighter to darker; 30.13% fenestration (dark bronze metal clad Loewen Curtain wall systems); 8.20% steel accents, with horizontal mill finished steel bands on the stone masses, metal panel siding, C-channel deck edges and tube steel guard rails.

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 and to have final grades of 3:1 or flatter. There proposed window wells that will have drains that tie into the perimeter drain. There is proposed grading in the southern GE to create a landscape berm to shield the property from Adams Ranch Rd.

17.5.8 PARKING REGULATIONS

There are 3 enclosed parking spaces and 2 exterior spaces proposed. All parking spaces are completely located within the property boundaries. The applicant has indicated that there will be snowmelt in front of the garage doors and extending along the front walkway to the entrance, on the north patio and the eastern window well. Total square footage of snowmelt is 2,519 square feet. This will require an energy offset for the square footage of snowmelt above 1000 SQ FT.

17.5.9 LANDSCAPING REGULATIONS

The proposed landscape plan shows 15 aspens, 5 spruces and 5 bristlecone pines to be planted along with shrubs and perennial beds. 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

A formal irrigation plan has not been submitted at this time but the irrigation plan will need to show a rainfall sensor and a backflow prevention device.

17.5.11 UTILITIES

All shallow utilities are proposed to be run from Adams Ranch Rd. on the southern side of the driveway. The water line will come in from the west of the driveway and run parallel with the western GE cutting back to the garage to the east. Sanitary sewer will tie in to the existing sewer line to the north. 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 11 sconces and 3 down puck lights in the soffit above each garage door and LED downlights underneath the bridge. Locations include egress, deck, garage and patio areas. Lighting is permitted in all proposed locations and seems appropriate for the design.

17.5.13.E.4 ADDRESS IDENTIFICATION SIGNS

The address monument is compliant with the code; however, the numbers will have to be reflective per the TFPD and the LED up light will need to be changed to a down light.

17.6.6.B. DRIVEWAY STANDARDS

The driveway design meets the standards of the CDC. The drive width is 12' of asphalt with 2' compacted shoulders. The first 20' of the drive is at 2.10% grade and the auto court area has a maximum grade of 3.35%.

17.6.8 SOLID FUEL BURNING DEVICE REGULATIONS

The applicant has indicated the fireplace will be a gas as well as the fire pit on the back patio.

17.7.19 CONSTRUCTION MITIGATION

All construction staging is with the lot boundaries but the construction staging plan shows construction parking and disturbance in the General Easements. This disturbance is minimal and will not adversely affect the surrounding properties.

PROPOSED VARIATIONS AND SPECIFIC APPROVALS

- Grading and landscaping in the General Easements
- Use of copper standing seam roofing

RECOMMENDATION

Staff recommends the DRB approve the Initial Architecture Site Review application with the stated variations and specific approvals for Lot 720 with the following conditions which shall be addressed before Final Review hearing unless otherwise noted:

1. A monumented land survey shall be prepared by a Colorado public land surveyor to establish the maximum building height and the maximum average building height. This condition shall be carried over to any Final Review Approval as it is a construction condition.
2. A monumented land survey of the footers will be provided prior to pouring concrete to determine there are no additional encroachments into the GE. This condition shall be carried over to any Final Review Approval as it is a construction condition.



Oct. 25, 2017

Town of Mountain Village
Michelle Haynes, MPA
Planning and Development Services Director
Mr. Dave Bangert
455 Mtn. Village Blvd. Suite A
Mountain Village, CO 81435
970-369-8250

Subj: Design Narrative – CTH Holdings
Lot 702 –Mtn. Village
Mtn. Village, Colorado

Cc/Courtney Kizer, Jeff Koenig, Landon Barrett

cc: DRB members

Dear Michelle and Dave,

{Roof Design Revised as of 2017.10.25}

DRB and staff members: we have changed the roof design on the main building. You will now notice that the 'valley' has been shifted East. This makes our design compliant and under 35 feet as measured from the lower patio at 9262. This small change creates a pitch break on our North elevation. It also allows us to have more headroom in the bridge going to the guest suite above the garage. Please note that we did this after considerable time and dialogue with planning staff and the clients.

Please also be advised that new AREA calculations are on sheet A002. Total heated livable SF = 8,712. Garage is 1302 SF

To create anything great and truly memorable, there has to be a confluence of talents as well as great timing. This project, fondly referred to as "CTH Holdings" in the Truline office has all of the parts to make it a landmark project and home; a team of extremely talented and ambitious designers, and even more importantly, ambitious, smart and savvy clients, combined with the recent, long coming, design regulation changes in Mountain Village.

Not only is this a premiere site within the mountain village, it is visible from all sides by all people and thus must be thought out extensively. Many years from now, the demarcation line between structures built under the old regulations and those built under the new will read like night and day; leading to higher resale values and increased demand for new design. Currently this paradigm can be seen as it exists in the mountain village with houses that are built pre-cdc in the late 80's and early 90's.

The new mountain village CDC aims to preserve open space and protect the environment, while at the same time ensuring that uses and structures enhance their sites, not just for land owners, but for the community as a whole. We have addressed this through three main moves or design features, the relation of the overall building massing to the site and surrounding area as a

whole, the orientation and design of the butterfly or ‘valley’ roof structures along with the overall massing, as well as the historical context of designing a new structure under new design regulations, effectively creating a new standard.

Among the most important key characteristics of the new town design theme is building siting [site design] that is sensitive to the building location, access, views, solar gain, tree preservation and visual impacts of the existing design context of surrounding neighborhood development, using massing that is simple in form and steps with the natural topography. Effective site planning is crucial to designing a building and development that blends into the existing landscape. Building site shall respect and relate to the existing land forms and vegetation. Design solutions shall be site specific, organizing the building mass in a way that relates to the terrain and the functional constraints of the site.

The roof characteristics changes to the new CDC typify this, stating, *the roof shall be a composition of multiple forms that emphasize sloped planes, varied ridgelines and vertical offsets and, roof ridgelines shall, where practicable, step with the topography of the site following the stepped foundation.*

To achieve these goals we have separated out the different uses in the building into different “pods” or buildings that allow us to maximize views for both the end users of the project as well as the general public that happens to be passing by; the separation of these pods also allows for the building to be built into the site, minimizing visual impact with the separate pods adjusting accordingly to the topography, along with their corresponding roof structures.

In addition to breaking the main structure up to minimize visual impact while maximizing views, the intersecting shed roof forms, not allowable under old regulations, seek to maximize viewable areas from within the home. By creating the high points of the roof at the walls (rather than at the ridgeline as in a traditional roof) we have created more views within the home, bringing the outside in and inside out, a goal that is also achieved with the outdoor patio and living area.

Finally, designing to historical context takes on new meaning in this project with the aforementioned passage of the new Mountain Village CDC. Keeping to historical roots with the usage of natural, sustainable, materials in wood, stone, and metal that blend with the environment, but using the new CDC to imagine new and different combinations and detailing of these materials to create a structure that is expressive of its alpine function and heritage.

Thank you for your time,

Luke Trujillo AIA

Principal Architect – TruLinea Architects Inc.

www.TruLinea.com

Cell: (970) 708-1445

Specific design facts the DRB board should review:

- Stone Veneer: Eagle Moss Rock. Irregular sizes mixed with some ashlar configurations. Grout is to be recessed with darker gray fill. Faces of the stone should be cleft and irregular. Rustic character of Telluride.
- Wood siding: reclaimed boards with varying stains from lighter to darker; nickel wide gaps over building wrap [8”]
- Windows: dark bronze metal clad Loewen Curtain wall system – see attached cut sheets
- Horizontal steel exposed bands on the stone masses – like a c-channel with mill finish or gun blue finish
- Metal panel siding: plate steel 3/8 or 1/4 thick – with 1/2 gaps over black background with recessed screw heads

- Rafter tails and soffits: medium to dark stains on smooth faced lumber; big rafter tails on the main envelope will be exposed Steel I-beams or W sections – with thermal breaks from the inside
- Roofing: wide 12 or 14 inch standing seam copper with dark gray patina – similar to Timm Residence on Hood Park
- Chimney caps: matching copper clad elements with seams and overlaps
- Garage doors: plate steel clad to match other elements – light weight panels to move with the doors
- Guard rails: tube steel with 1x1 bar stock runs; darker mill scale finish
- Deck edges: C-channels with mill scale finish to match guard rails

-Roof design is intentionally low slung with valleys to let the mountain beyond read through the composition – this allows the neighbors to look over the top

-We do have a substantial amount of excavation – therefore we want as much dirt fill left on site for landscape and privacy – thus we are seeking to grade in the GE on the North and South of the lot

Material Proposals:

Material Proposals:

Eagle Moss Rock

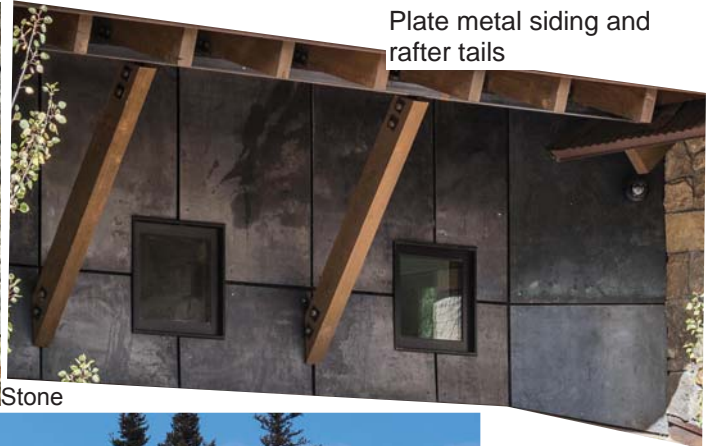
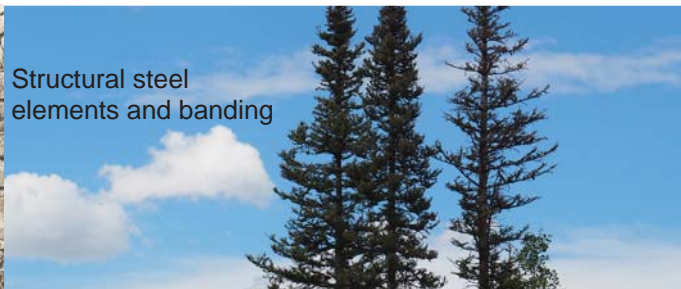


Plate metal siding and rafter tails

Stone



Structural steel elements and banding



Wood siding options and guard rail finish



Standing Seam Copper roofing



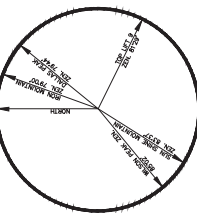
wood siding and stone



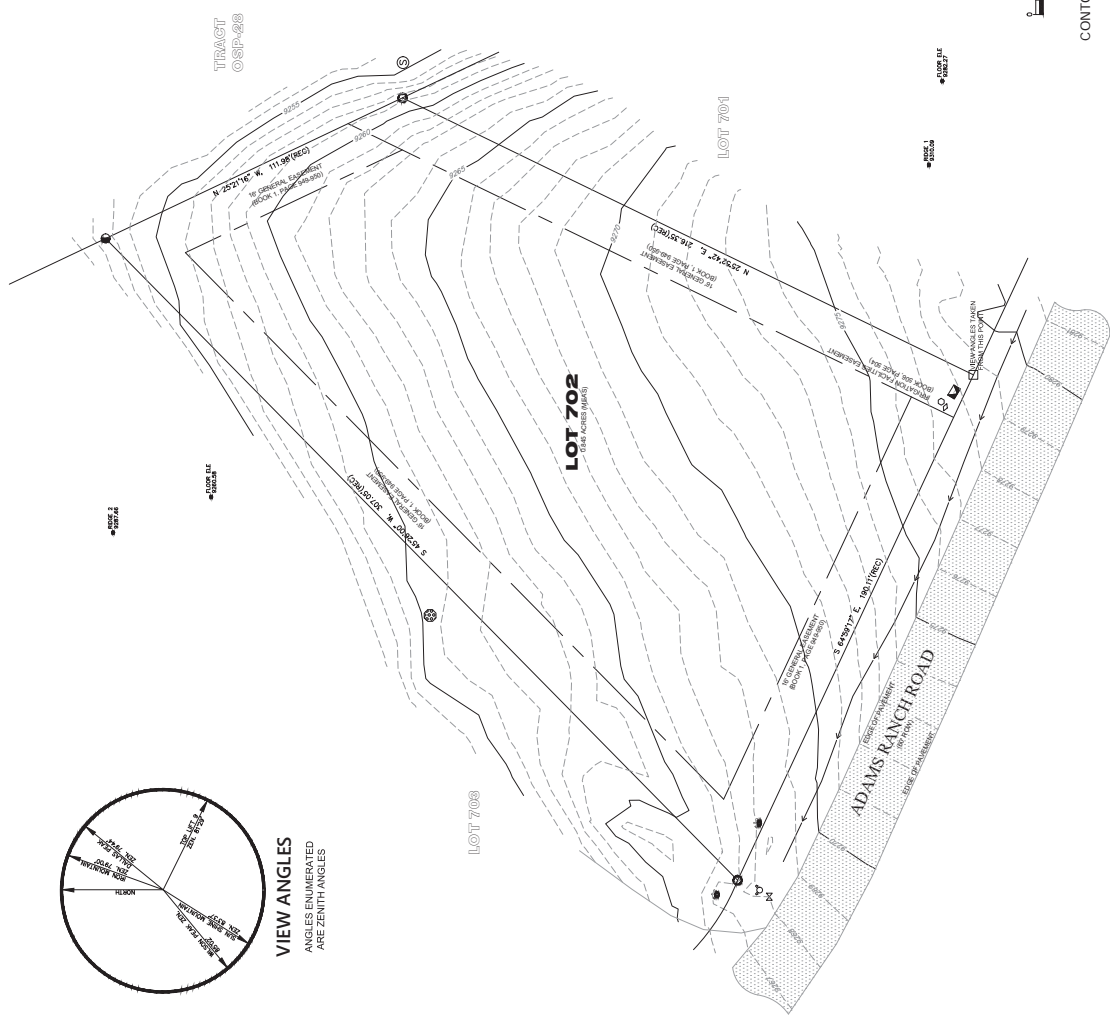
EAST EXTERIOR LOOKING AT WILSON PEAK



LOOKING EAST



VIEW ANGLES
 ANGLES ENUMERATED
 ARE ZENITH ANGLES



PROPERTY DESCRIPTION:
 This map is prepared in accordance with the Official Code and Records in
 Book 1, as amended, and according to the Town of Mountain Village Official Lot Subdivision
 book 988 at page 548.
 COUNTY OF SAN MIGUEL,
 STATE OF COLORADO.

SURVEYORS CERTIFICATE:
 I, Thomas A. Clark, being a Colorado Licensed Land Surveyor, do hereby
 certify that this Topographic Survey of Lot 702, Tallgrass Mountain Village, was made
 by me and under my direct supervision, responsibility, and checking. This
 Topographic Survey was not conducted as a Land Survey, Plat or Improvement Survey
 as defined by Title 26, Article 61, C.R.S.



Thomas A. Clark
 PLS 38714

SURVEYORS NOTES:

- Elevation datum for this survey is based on GPS static observation and OHS
 station the Southwest corner of Lot 702, that elevation being 5262.68'.
- Linear units represented on the map are in U.S. Survey Feet or a decimal portion
 thereof.
- This survey is valid only if a printed or electronic copy has a seal and signature of the
 surveyor noted within the statement above.
- The word 'certify' as used hereon means an expression of professional opinion
 based on the facts of the survey and does not constitute a warranty or guarantee,
 expressed or implied.
- This survey is prepared for the exclusive use of the party or parties indicated within
 the surveyor's statement. Said statement does not extend to any unnamed person or
 parties without an expressed statement by the surveyor naming said parties.
- NOTICE:** According to Colorado law you must commence any legal action based
 on this survey within ten years from the date of the certification shown hereon.
 No event may arise upon any defect in this survey to be commenced more than
 ten years from the date of the certification shown hereon.
- Field work was executed in June 2017.

LEGEND:

	PAVEMENT
	FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP LS 24954
	FOUND #5 REBAR WITH NO CAP
	SURVEY CONTROL POINT
	FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP LS 20632
	TRANSFORMER
	TELEPHONE PEDESTAL
	CABLE TELEVISION PEDESTAL
	IRRIGATION CONTROL VALVE
	FIRE HYDRANT
	WATER SHUT OFF

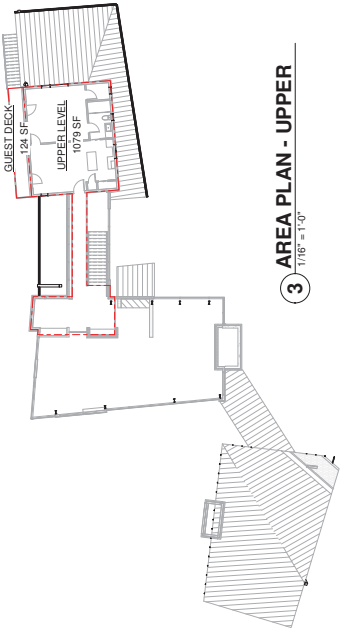
TOPOGRAPHIC MAP OF LOT 702, TOWN OF MOUNTAIN VILLAGE,
 SAN MIGUEL COUNTY, COLORADO

ALL POINTS LAND SURVEY L.L.C.
 PO BOX 754 OPHIR, COLORADO 81435 (970) 708-9694

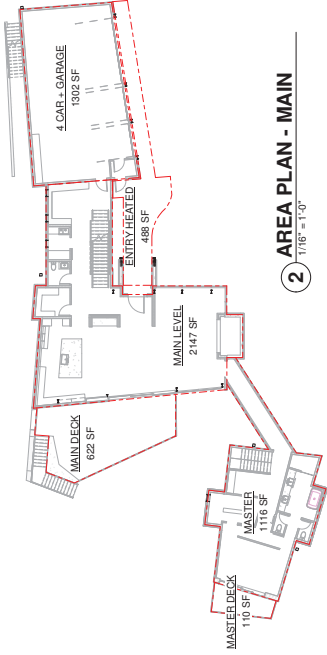
DATE: 6/23/2017
 DRAWN BY: TC
 CHECKED BY: []
 JOB#: 17038
 SHEET: 1-OF-1

AREA	SQUARE FOOTAGE	Level	Category
LOWER MASTER	953 SF	LOWER FF	LIVEABLE
LOWER MAIN	2417 SF	LOWER FF	LIVEABLE
LOWER MASTER	1116 SF	LOWER FF	LIVEABLE
MAIN LEVEL	2147 SF	MAIN FF	LIVEABLE
UPPER LEVEL	1073 SF	UPPER FF	LIVEABLE
LIVEABLE	8712 SF		
4 CAR + GARAGE	1302 SF	MAIN FF	GARAGE
GARAGE	1302 SF		
OUTDOOR PAVILION	1885 SF	LOWER FF	EXTERIOR HEATED HARDSCAPE
WINDOW WELL	163 SF	LOWER FF	EXTERIOR HEATED HARDSCAPE
ENTRY HEATED	488 SF	MAIN FF	EXTERIOR HEATED HARDSCAPE
EXTERIOR HEATED HARDSCAPE	2519 SF		
MAIN DECK	622 SF	MAIN FF	DECK UNHEATED
MASTER DECK	110 SF	MAIN FF	DECK UNHEATED
GUEST DECK	124 SF	UPPER FF	DECK UNHEATED
DECK UNHEATED	857 SF		

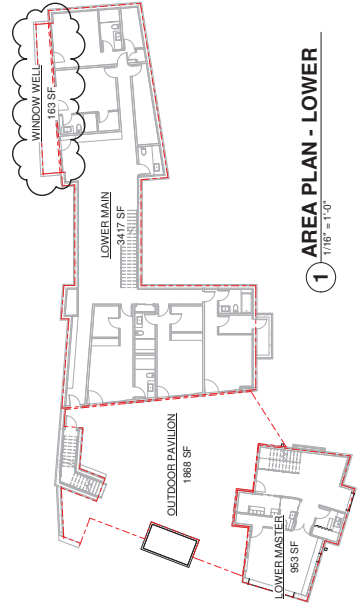
RECALCULATED FROM OUTSIDE OF STUDY SPECIFIC LOCATIONS TO THE LEFT



3 AREA PLAN - UPPER
1/16" = 1'-0"



2 AREA PLAN - MAIN
1/16" = 1'-0"



1 AREA PLAN - LOWER
1/16" = 1'-0"

#	SUBMISSION	DATE
11	MARKET/PERMITS	10/24/17
10	CONTRACT	10/23/17
9	CONTRACT	10/23/17
8	CONTRACT	10/23/17
7	CONTRACT	10/23/17
6	CONTRACT	10/23/17
5	CONTRACT	10/23/17
4	CONTRACT	10/23/17
3	CONTRACT	10/23/17
2	CONTRACT	10/23/17
1	CONTRACT	10/23/17

A003

CONSTRUCTION STAGING

2017/10/23

NOT FOR CONSTRUCTION

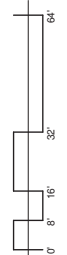
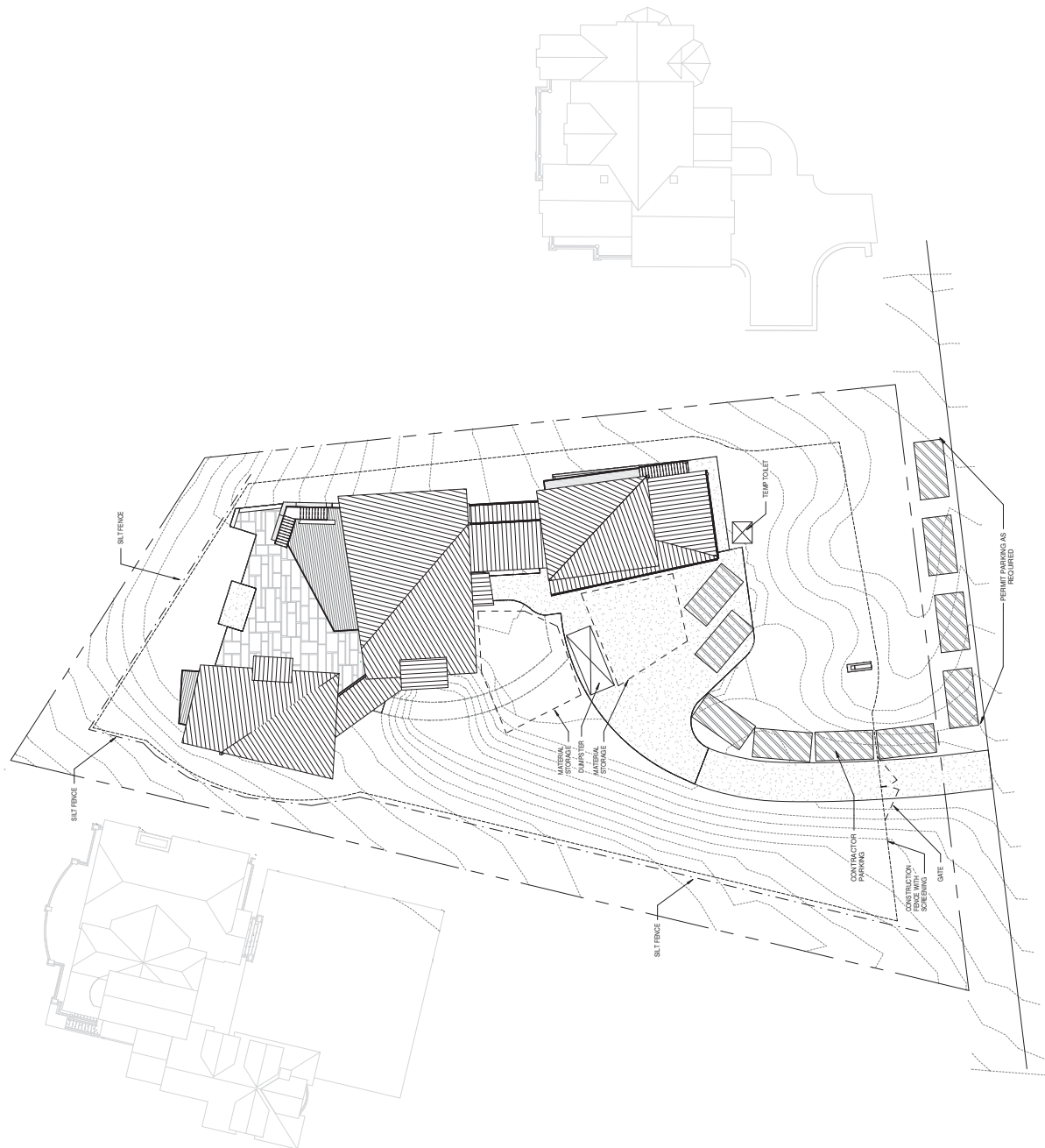
Project number: 2017/10/23
Date: 2017/10/23
Title: CONSTRUCTION STAGING
Author: TRULINEA

#	SUBMISSION	DATE
1	WASHERS/STORAGE	17.02.23
2	CEMENT	17.02.23
3	CEMENT	17.02.23
4	CEMENT	17.02.23
5	CEMENT	17.02.23
6	CEMENT	17.02.23
7	CEMENT	17.02.23
8	CEMENT	17.02.23
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46	CEMENT	17.02.23
47	CEMENT	17.02.23
48	CEMENT	17.02.23
49	CEMENT	17.02.23
50	CEMENT	17.02.23

CTH HOLDINGS
LOT 702
TOWN OF MOUNTAIN VILLAGE COLORADO,
81435

113 Lost Creek Lane Suite 18
Mountain Village, CO 81435
Email: Trulinea@trulinea.com

TRULINEA ARCHITECTURE
Trulinea.com



1 CONSTRUCTION PLAN
1/16" = 1'-0"



2017/10/23

NOT FOR
CONSTRUCTION

DATE
2017/10/23

PROJECT NUMBER
2017/10/23

DATE
2017/10/23

PROJECT NUMBER
2017/10/23

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PROJECT NUMBER
2017/10/23

DATE
2017/10/23

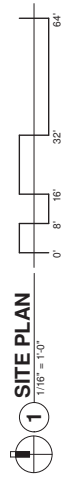
PROJECT NUMBER
2017/10/23

DATE
2017/10/23

PROJECT NUMBER
2017/10/23

DATE
2017/10/23

PROJECT NUMBER
2017/10/23



1 SITE PLAN
1/16" = 1'-0"

ADDRESS MONUMENT,
REFERENCE SHEET A101
MONUMENT NOT TO BE
CONSTRUCTED TO
THESE COORDINATES
(VERIFY ON SITE)

DRAINAGE
BRIDGE,
REFERENCE CIVIL
PLANS



CTH HOLDINGS
LOT 702
TOWN OF MOUNTAIN VILLAGE COLORADO,
81435

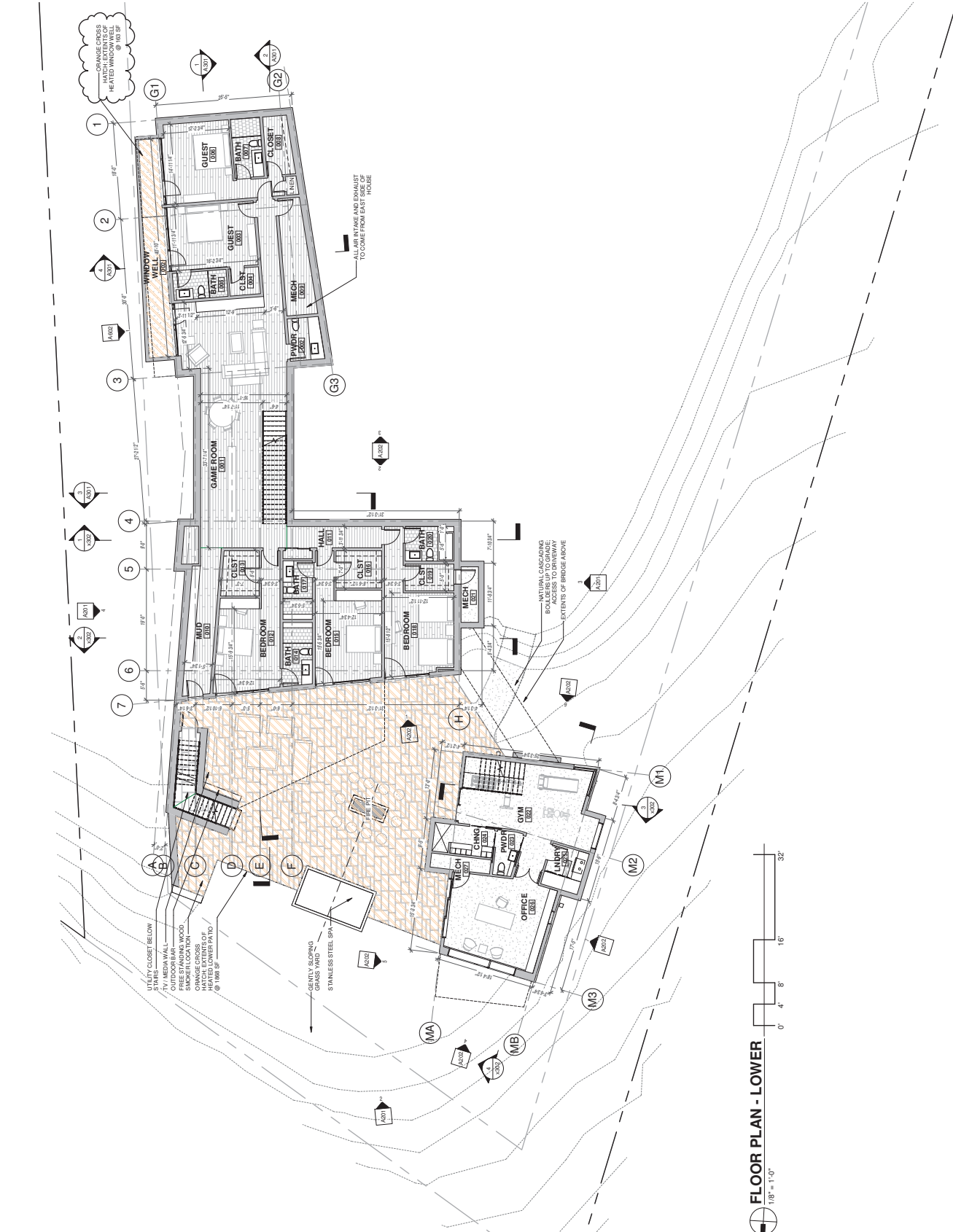
113 Lost Creek Lane Suite 18
Mountain Village, CO 81435
Email: Trulina@trulina.com

TRULINA ARCHITECTURE
Trulina.com

#	SUBMISSION	DATE
1	PERMITS	12.14.17
2	PERMITS	12.14.17
3	PERMITS	12.14.17
4	PERMITS	12.14.17
5	PERMITS	12.14.17
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14	PERMITS	12.14.17
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18	PERMITS	12.14.17
19	PERMITS	12.14.17
20	PERMITS	12.14.17

Project number: 20171023
 Date: 20171023
 Title: A102
 Company: TRULINE ARCHITECTURE

FLOOR PLANS
 2017/10/23
 NOT FOR CONSTRUCTION
 A102



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

2017/10/23

NOT FOR
CONSTRUCTION

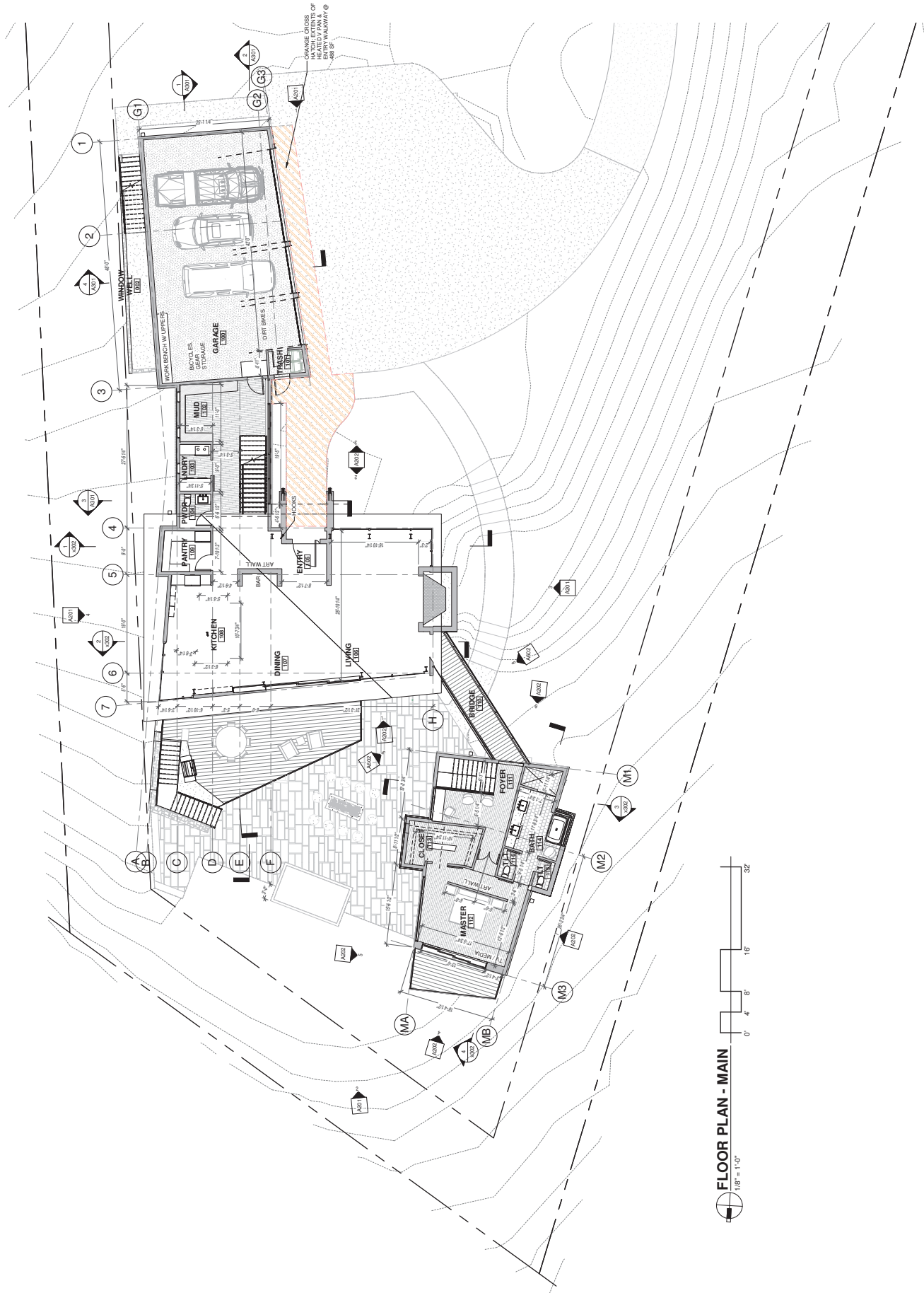
Project number: 2017/10/23
Date: 2017/10/23
City: Trullinea, BC
Country: Canada

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2	CLIENT INFO	17.07.14
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18	CLIENT INFO	17.08.23
19	CLIENT INFO	17.08.23
20	CLIENT INFO	17.08.23

CTH HOLDINGS
LOT 702
TOWN OF MOUNTAIN VILLAGE COLORADO,
81435

113 Loch Creek Lane Suite 18
Mountain Village, CO 81435
Email: Trullinea@trullinea.com

TRULLINEA ARCHITECTURE
trullinea.com



FLOOR PLAN - MAIN
1/8" = 1'-0"

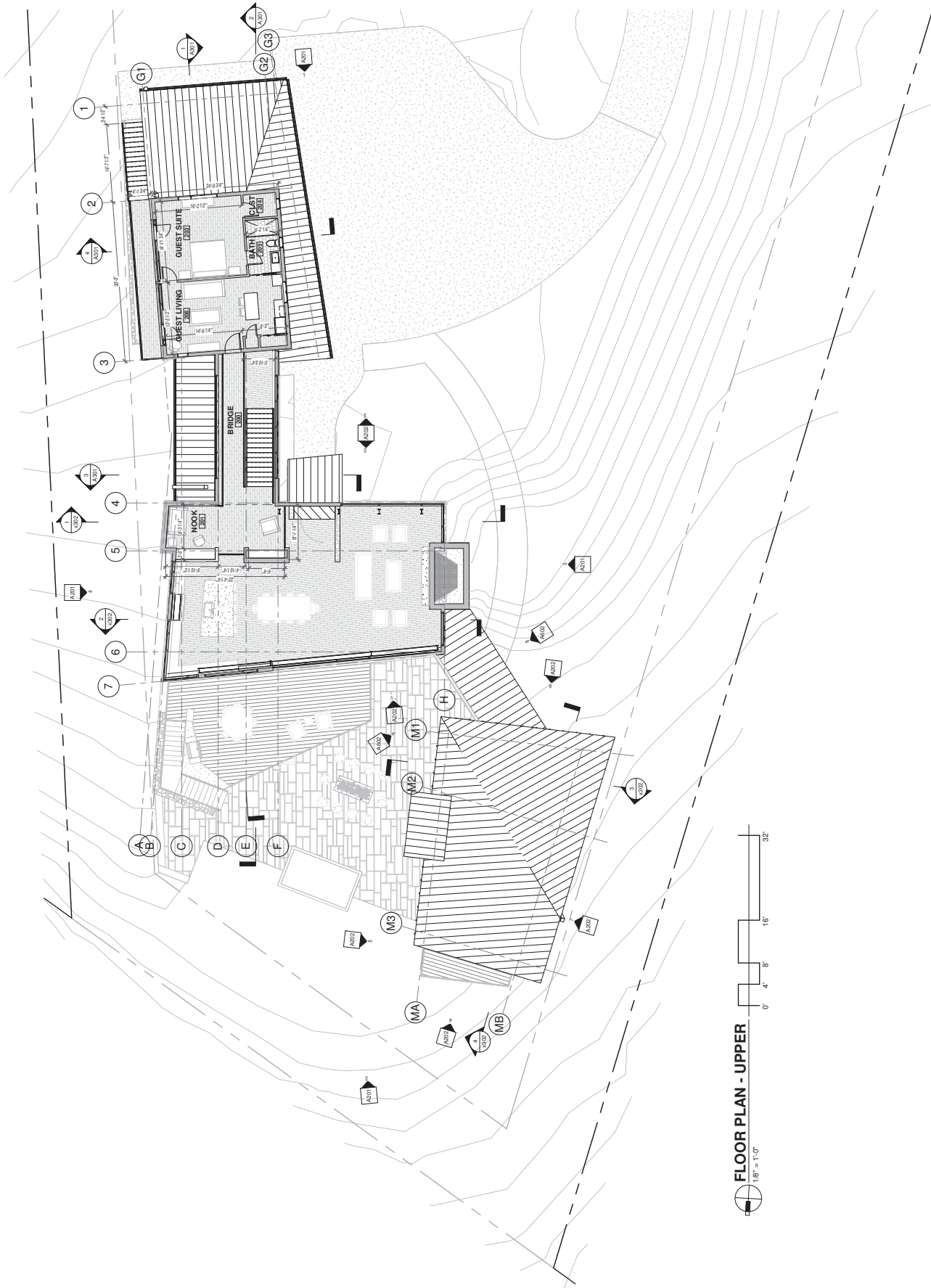
Project number	001
Client	CTH HOLDINGS
Location	LOT 702 TOWN OF MOUNTAIN VILLAGE COLORADO, 81435
Company	TRULINEA ARCHITECTURE

#	SUBMISSION	DATE
1	WORKING DRAWINGS	17.09.2017
2	CLIENT INFO	17.07.14
3	CLIENT INFO	17.07.14
4	CLIENT INFO	17.08.2017
5	CLIENT INFO	17.08.2017
6	CLIENT INFO	17.08.2017
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20	CLIENT INFO	17.08.2017

CTH HOLDINGS
 LOT 702
 TOWN OF MOUNTAIN VILLAGE COLORADO,
 81435

TRULINEA ARCHITECTURE
 113 Lead Creek Lane Suite 18
 Mountain Village, CO 81435
 Email: Truline@truline.com

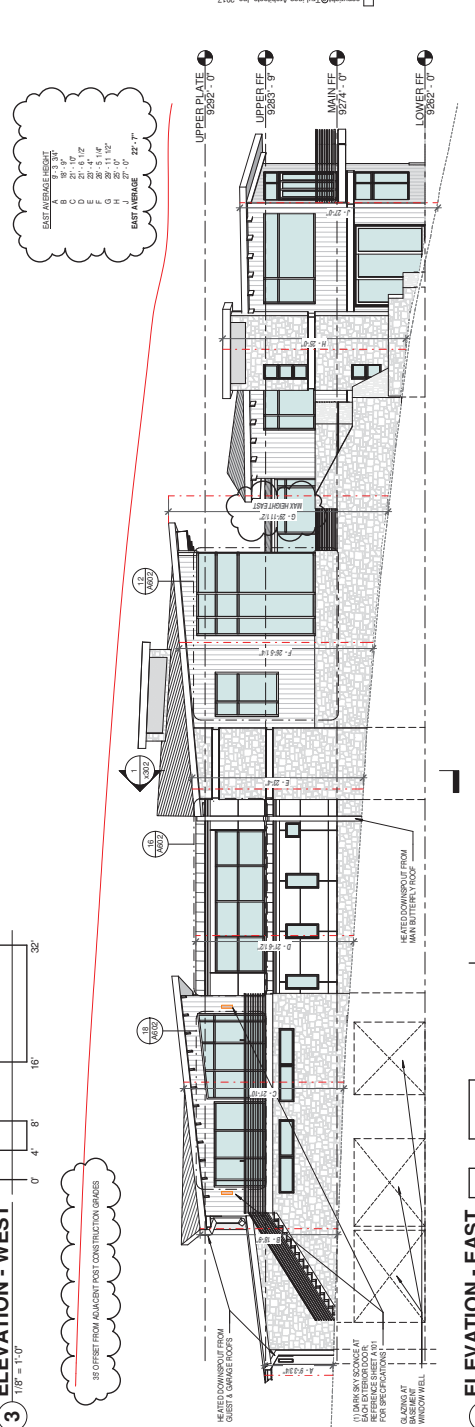
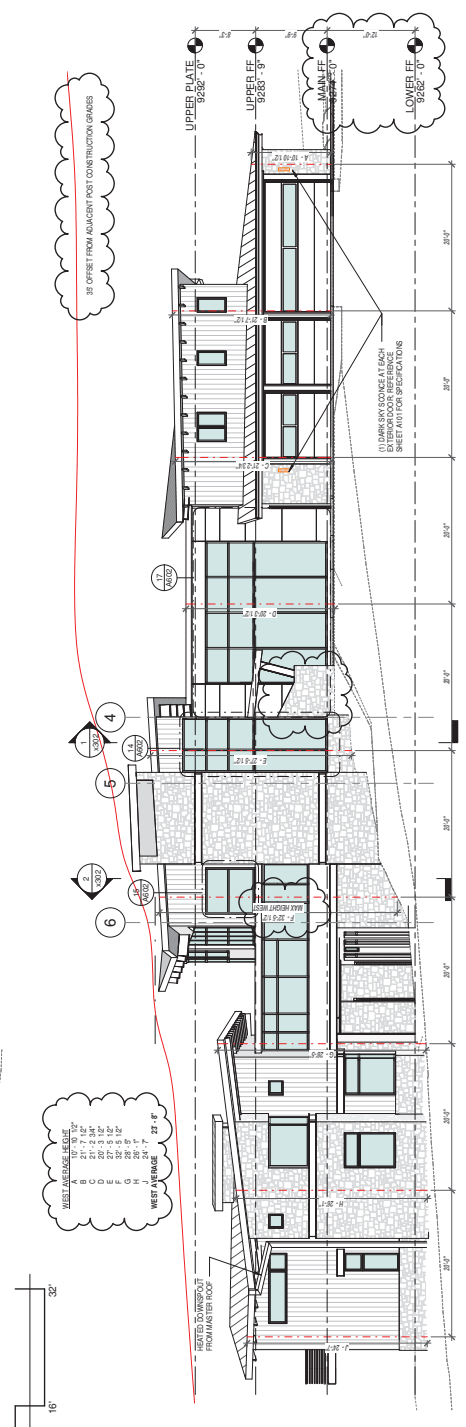
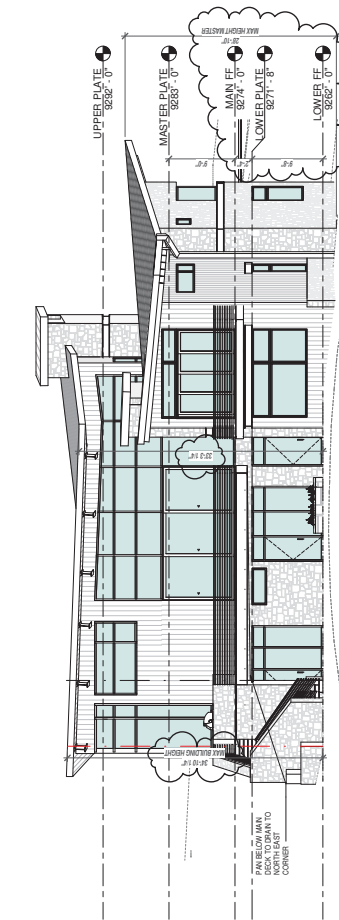
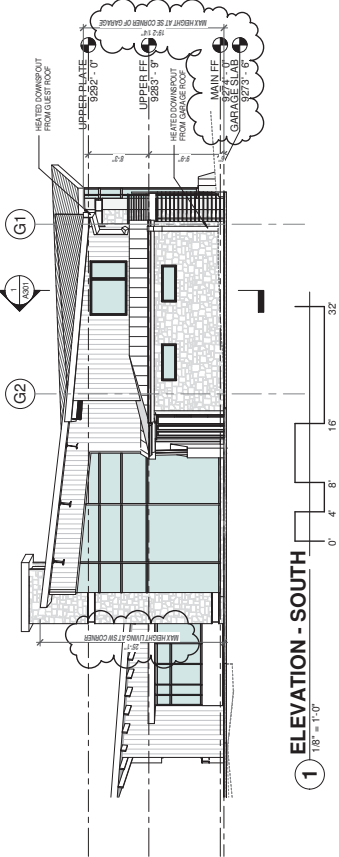
TRULINEA ARCHITECTURE
 Trulinea.com



FLOOR PLAN - UPPER
 1/8" = 1'-0"

#	SUBMISSION	DATE
1	PRELIMINARY	12.17.17
2	REVISED	12.17.17
3	REVISED	12.17.17
4	REVISED	12.17.17
5	REVISED	12.17.17
6	REVISED	12.17.17
7	REVISED	12.17.17
8	REVISED	12.17.17
9	REVISED	12.17.17
10	REVISED	12.17.17
11	FINAL	12.17.17

PROJECT NUMBER	001
DATE	08/17/2017
DESIGNER	TRU ARCHITECTURE
CLIENT	CTH HOLDINGS
LOCATION	LOT 702
SCALE	AS SHOWN
NOT FOR CONSTRUCTION	



MATERIAL LEGEND
1/2" = 1'-0"

- EAGLE MOUNTAIN STONE VENEER
- DARK METAL PANELS
- WOOD COFFIT
- VERTICAL BARNWOOD SIDING
- COPPER STANDING SEAM ROOF
- DARK BRONZE CLAD WINDOWS THURSTON & STEEL FACENTS

WEST AVERAGE
A 21'-3 1/2"
B 21'-3 1/2"
C 22'-3 1/2"
D 22'-3 1/2"
E 22'-3 1/2"
F 22'-3 1/2"
G 22'-3 1/2"
H 22'-3 1/2"
I 22'-3 1/2"
WEST AVERAGE = 22'-7"

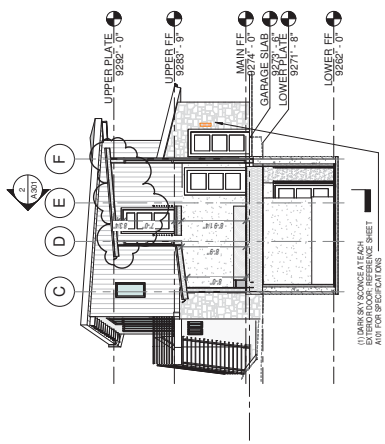
EAST AVERAGE
A 21'-3 1/2"
B 21'-3 1/2"
C 22'-3 1/2"
D 22'-3 1/2"
E 22'-3 1/2"
F 22'-3 1/2"
G 22'-3 1/2"
H 22'-3 1/2"
I 22'-3 1/2"
EAST AVERAGE = 22'-7"

#	SUBMISSION	DATE
11	FINAL PERMITS - TRU ARCH	12.17.2022
10	CONTRACT	12.17.2022
9	CONTRACT	12.17.2022
8	CONTRACT	12.17.2022
7	CONTRACT	12.17.2022
6	CONTRACT	12.17.2022
5	CONTRACT	12.17.2022
4	CONTRACT	12.17.2022
3	CONTRACT	12.17.2022
2	CONTRACT	12.17.2022
1	CONTRACT	12.17.2022

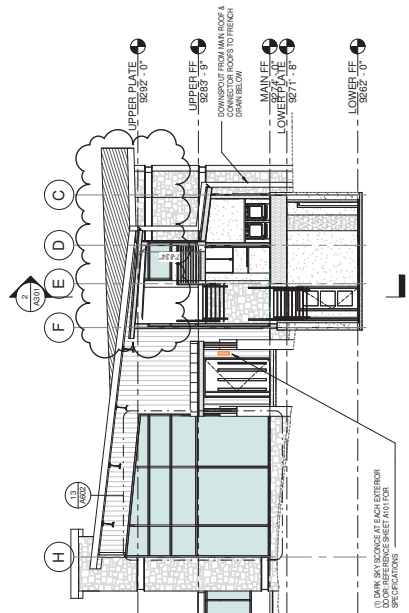
Project Number	002
Project Name	2022 TRU ARCH
Contractor	TRU ARCHITECTURE
Scale	1/8" = 1'-0"
Sheet Number	18
Sheet Title	ELEVATIONS
Revision	
Drawn By	
Checked By	
Project Manager	
Client	
Architect	
Engineer	
Interior Designer	
Structural Engineer	
MEP Engineer	
Cost Estimator	
Construction Manager	
Other	

PERCENT	MAIN				CONNECTOR				GARAGE				BRIDGE				MASTER				TOTAL			
	North	East	South	West	North	East	South	West	North	East	South	West	North	East	South	West	North	East	South	West	Glazing	Stone	Metal	Wood
30.13%	1013	235	360	184	161	161	8	565	57	111	125	191	172	321	49	211	3763	3763	3763	3763	30.13%	37.05%	8.20%	24.62%
37.05%	641	610	265	527	70	288	0	675	240	173	0	0	225	239	456	413	4626	4626	4626	4626	37.05%	37.05%	8.20%	24.62%
8.20%	0	19.5	19	25	288	0	0	0	0	327	83	115	375	49	24.5	36	1023.5	1023.5	1023.5	1023.5	8.20%	8.20%	8.20%	24.62%
24.62%	378	199	232	135	0	0	149	130	126	226	0	0	307	383	343	467	3075	3075	3075	3075	24.62%	24.62%	24.62%	24.62%
100.00%																					100.00%	100.00%	100.00%	100.00%

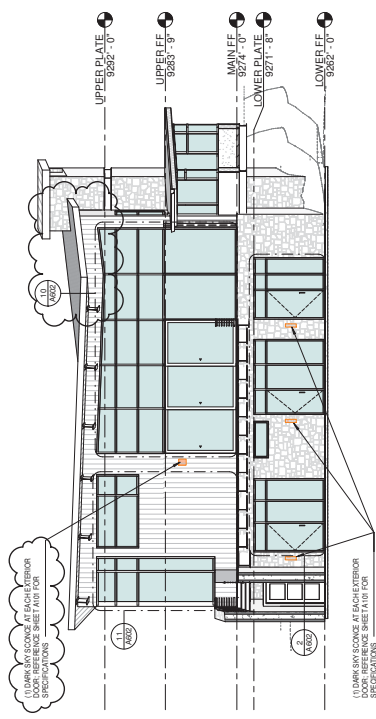
MATERIAL TAKEOFF
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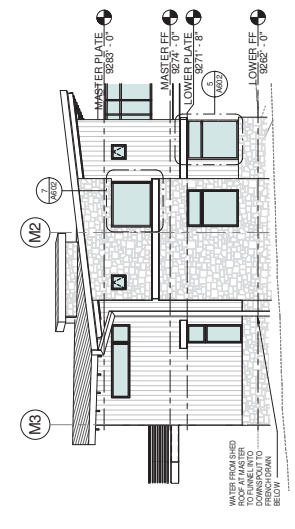
3 ELEVATION - GARAGE NORTH
1/8" = 1'-0"



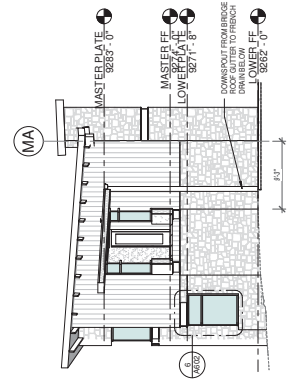
2 ELEVATION - MAIN SOUTH
1/8" = 1'-0"



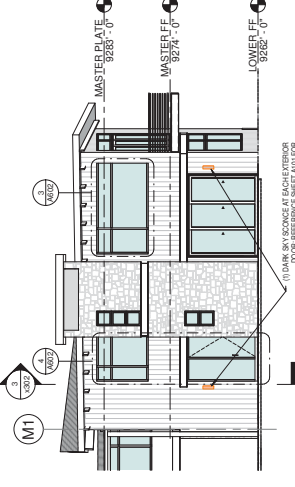
1 ELEVATION - MAIN NORTH
1/8" = 1'-0"



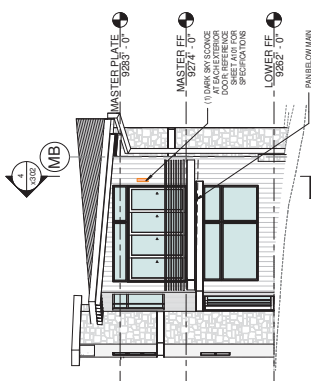
7 ELEVATION - MASTER WEST
1/8" = 1'-0"



6 ELEVATION - MASTER SOUTH
1/8" = 1'-0"



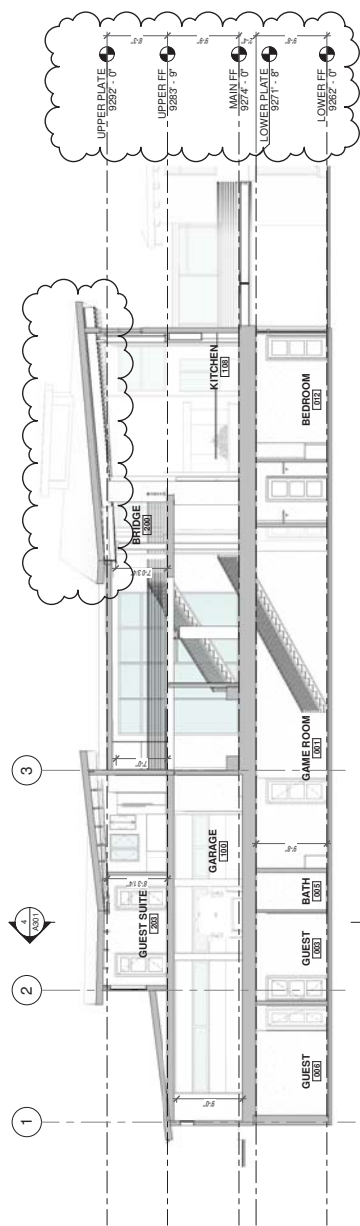
5 ELEVATION - MASTER EAST
1/8" = 1'-0"



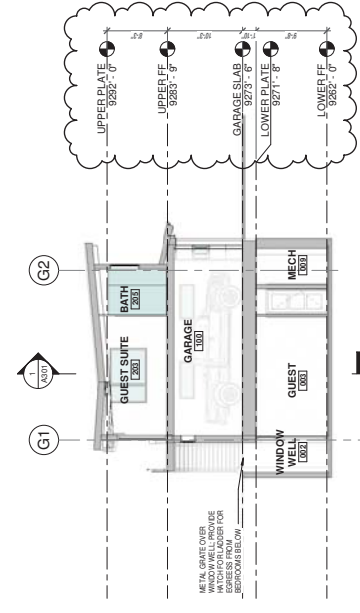
4 ELEVATION - MASTER NORTH
1/8" = 1'-0"

#	SUBMISSION	DATE
11	FINAL PERMITS	10/20/20
10	CONTRACT	10/20/20
9	CONTRACT	10/20/20
8	CONTRACT	10/20/20
7	CONTRACT	10/20/20
6	CONTRACT	10/20/20
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4	CONTRACT	10/20/20
3	CONTRACT	10/20/20
2	CONTRACT	10/20/20
1	CONTRACT	10/20/20

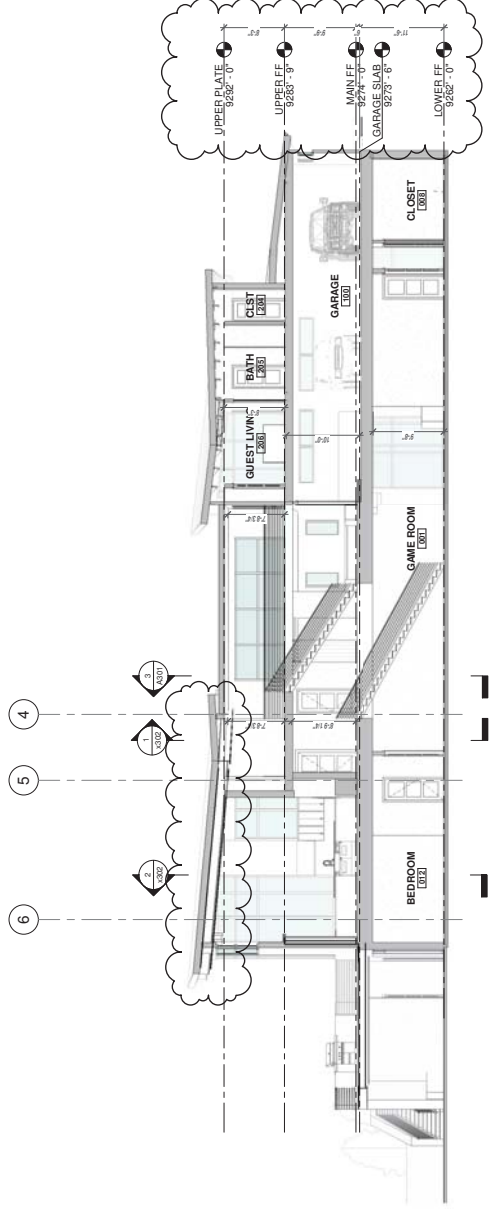
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Date: 20171024
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Checked by: [Name]
Scale: LT
NOT FOR CONSTRUCTION
2017/10/23



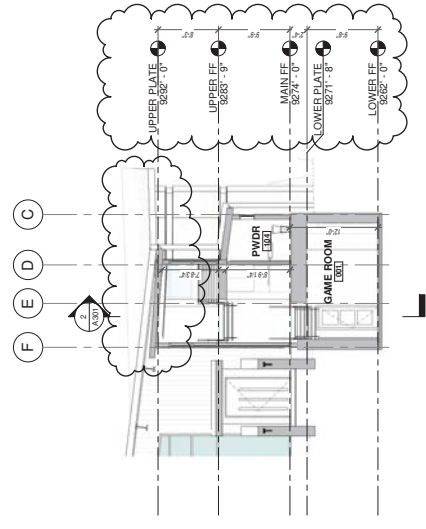
1 SECTION - GARAGE SN
1/8" = 1'-0"



4 SECTION - GARAGE EW
1/8" = 1'-0"



2 SECTION - MAIN NS
1/8" = 1'-0"



3 SECTION - CONNECTOR WE
1/8" = 1'-0"

#	SUBMISSION	DATE
1	PRELIMINARY	17.02.15
2	REVISION	17.02.15
3	REVISION	17.02.15
4	REVISION	17.02.15
5	REVISION	17.02.15
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7	REVISION	17.02.15
8	REVISION	17.02.15
9	REVISION	17.02.15
10	REVISION	17.02.15
11	REVISION	17.02.15
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13	REVISION	17.02.15
14	REVISION	17.02.15
15	REVISION	17.02.15
16	REVISION	17.02.15
17	REVISION	17.02.15
18	REVISION	17.02.15
19	REVISION	17.02.15
20	REVISION	17.02.15

CTH HOLDINGS
LOT 702
TOWN OF MOUNTAIN VILLAGE COLORADO,
81435

113 Lost Creek Lane Suite 18
Mountain Village, CO 81435
Email: Truline@truline.com

TRULINE ARCHITECTURE
Truline.com



2 AXON ENTRY



3 AXON MAIN LIVING



4 AXON BRIDGE



1 AXON WITH BACKGROUND



5 AXON MASTER BRIDGE





**PLANNING & DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION**

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

TO: Design Review Board
FROM: Sam Starr, Planner
FOR: Meeting of November 2, 2017
DATE: October 26, 2017
RE: Design Review application for a new single-family dwelling on Lot 628D

PROJECT GEOGRAPHY

Legal Description: Lot 628D
Address: 109 Double Eagle Way
Applicant/Agent: Michael Barker
Owner: Steven and Jodie Konold
Zoning: Single-Family Zone District
Existing Use: Vacant Lot
Proposed Use: Single-Family
Lot Size: 0.34 acres
Adjacent Land Uses:

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

ATTACHMENTS

- Exhibit A: Narrative
- Exhibit B: Plan Set
- Exhibit C: Public comment letters

PROJECT SUMMARY

CDC Provision	Requirement	Proposed
Maximum Building Height	40' maximum (35'+5' for gable roof)	33.5'
Maximum Avg Building Height	35' maximum (30'+5' for gable roof)	24.6'
Maximum Lot Coverage	40% maximum	23.4%
General Easement Setbacks		
North	16' setback from lot line	1' to GE
South	16' setback from lot line	0' to GE
East	16' setback from lot line	0' to GE
West	16' setback from lot line	2' to GE
Roof Pitch		

Primary		9:12
Secondary		3:12; 1:12
Exterior Material		
Stone	35%	36.1%
Wood	25% (No requirement)	43.0%
Windows/Doors	40% maximum for windows	20.9%
Metal Accents	Specific Approval	N/A
Parking	2 enclosed and 2 non-tandem	2 enclosed and 2 exterior

BACKGROUND

In accordance with 17.4.3 of the Community Development Code (CDC), the applicant has applied for a Class 3 Design Review for the development of a single-family residence. The proposed project consists of a 4,560 total square foot (with 3,910 square foot livable) single-family home located on lot 628D. This project completed the Initial Architectural Site Review Step of the DRB approval process on October 5, 2017. During the Initial Architectural Site Review, the board directed the applicant to address lighting, general easement encroachments, grading, and height of the building cupolas. Design Review Board approved the project 7-0 with the following conditions:

1. A monumented land survey shall be prepared by a Colorado public land surveyor to establish the maximum building height and the maximum average building height. This condition shall be carried over to any Final Review Approval as it is a construction condition.
2. A monumented land survey of the footers will be provided prior to pouring concrete to determine there are no additional encroachments into the GE. This condition shall be carried over to any Final Review Approval as it is a construction condition.
3. Applicant shall submit detailed lighting plans within 14 days of approval.
4. Make all revisions to driveway per TFPD referral comments, if necessary.
5. The owners will enter in to a revocable General Easement encroachment agreement for the driveway and auto court prior to issuance of a Certificate of Occupancy.
6. Indicate the location and design of the address monument with the final DRB submittal.
7. Grading of the northwest corner of the site be tapered to make the home design more sensitive to the natural slope of the property.

In accordance with the DRB input and conditions of approval, the applicant has reduced height of the cupolas, submitted a lighting plan with reduced watt lightbulbs, and removed the portion of the southwest corner of the auto-court that encroached into the General Easement.

17.3.12.C BUILDING HEIGHT LIMITS

The proposed maximum building height for the building will be 33'-6", and the average building height is 24'-7". When a proposed development is approved that is five (5) feet or less from the maximum building height or maximum average building height, the review authority approval shall include a condition that a monumented land survey shall be prepared by a Colorado public land surveyor to establish the maximum building height and the maximum average building height. This shall be done prior to the Building Division conducting the required framing inspection. The applicant has also reduced each cupola 6" in height and length.

17.5.5 BUILDING SITING DESIGN

Lot 628D is a small (.34 acre) lot that slopes gently from the southeast portion downward to the northwest corner. As demonstrated on the submitted plans, the driveway and exterior parking spaces do encroach into the southern and eastern portions of the General Easements (GE). The patio on the northern part of the lot and the foundation wall on the western side of the home are close enough to the GE to warrant a footer survey prior to pouring concrete to ensure no additional encroachments in to the General Easement area. There are no proposed impacts to wetlands, and applicant has worked with the town forester to establish optimal placement of the driveway and residence for forest health and preservation of existing aspen, spruce, and pine trees on the site. Applicant has also demonstrated an alternative grading plan that indicates feathering on the northwest corner of the site.

17.5.6 BUILDING DESIGN

Building Form and Exterior Wall Form

In accordance with the Community Development Code, the proposed building form and exterior wall form portray a mass that is thick and strong, with a heavy, thick grounded foundation.

Roof Forms, Design and Materials

The CDC states that the roof shall be a composition of multiple forms that emphasize sloped planes, varied ridgelines and vertical offsets. The roof forms for the residence are a gable with a pitch of 9:12, and a secondary roof form with a pitch of 3:12. The roof of the garage will be a gable with a 9:12 pitch. A flat roof is proposed over the entryway that connects the garage to the residence. The proposed material for all roofs, soffits, and chimneys will be a dark grey standing seam. Cupolas have been reduced 6" in height and 6" in length since the Initial Architectural Site Review meeting.

Exterior Wall Materials

The exterior walls consist of 36.1% stone veneer; 43 % wood siding with 8" horizontal siding; steel deck handrails and 20.9% fenestration (metal clad, color not specified).

17.5.12 LIGHTING REGULATIONS

The applicant has submitted a lighting plan that includes 10 10" black sconces, 4 recessed LED downlight cans, and 6 Lincrest 4 3/4" step lights. Sconces will have a 3 watt bulb (maximum), the recessed cans will have a 10 watt LED bulb, and the step lights will have a 5 watt LED bulb. The proposed address monument will be lit with LED strip lighting, but will also require reflective lettering.

17.5.13.E.4 ADDRESS IDENTIFICATION SIGNS

As shown on the site plan the address monument is currently proposed to be located in the Town of Mountain Village right of way, which will require approval of Town Council. Material is a powder-coated black, tube steel with LED strip lighting and 4 5/8" lettering. TFPD recommends an overall monument height of 54", and 6" reflective lettering.

17.6.6.B. DRIVEWAY STANDARDS

The proposed driveway has a maximum grade of 2.43%, and is 16' wide with 2' v-pan shoulders on each side. The applicant has revised his grading plan to demonstrate that parking in the auto-court is also outside of the General Easement.

17.6.8 SOLID FUEL BURNING DEVICE REGULATIONS

The applicant has not indicated if the fireplace will be a gas or solid fuel-burning. 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 Mountain Village fireplace permit..

17.7.18 INTERNATIONAL FIRE CODE

Telluride Fire Protection District (TFPD), acting as fire prevention authority, found the proposed building siting, fire mitigation, and building materials to be acceptable. However, TFPD requires that this home install a monitored fire sprinkler system. TFPD also requires that the address monument be 54" in height, and have 6" lettering with a reflective coating.

17.7.19 CONSTRUCTION MITIGATION

All construction staging is with the lot boundaries but the construction staging plan shows construction parking and disturbance in the General Easements. This disturbance is minimal and will not adversely affect the surrounding properties.

RECOMMENDATION

Staff recommends the DRB approve the Final Review application with the stated variations and specific approvals for Lot 628D with the following conditions which shall be addressed before Final Review hearing unless otherwise noted:

1. A monumented land survey shall be prepared by a Colorado public land surveyor to establish the maximum building height and the maximum average building height. This condition shall be carried over to any Final Review Approval as it is a construction condition.
2. A monumented land survey of the footers will be provided prior to pouring concrete to determine there are no additional encroachments into the GE. This condition shall be carried over to any Final Review Approval as it is a construction condition.
3. Per direction of the TFPD, the residence shall have a monitored fire sprinkler system and the numbers on the address monument shall be 6" tall, and coated or outlined with material to cause them to be reflective.
4. Applicant shall enter in to a revocable General Easement encroachment agreement for the address monument to be located in the southern General Easement.

Development Narrative

Konold Residence

109 Double Eagle Way,
Mountain Village, CO

Inspired by the age-old barn vernacular of the surrounding area, the proposed Konold residence borrows from the simple forms and inherent function of the "bank barn".

The bank barn derives its name from being built into the hillside, or bank, thus permitting direct entry on two levels. The upper level constructed of wood and the lower level of masonry.

The proposed project incorporates two "bank barn" structures, one housing the main living spaces and the other the utility spaces of garage, mud, laundry and mechanical, joined together by a stone entry element of smaller proportion. Each structure nestles into the existing slope to allow a shared main level, southern deck and entry walkway/courtyard, all without steps. The lower level again shares while adding direct access to covered and uncovered patio areas.

Orientation of the main house & garage doors take advantage of the southern solar gain, while the northern elevations enjoy view corridors from the airport to Dallas Peak.

Driveway access is located to allow gentle re-grading of the slope, thus excluding the need for retaining walls, while also preserving the mature trees near Double Eagle Way.

Natural stone base and entry of Colorado sandstone provides a well grounded structure, as well as protection from the alpine elements. Windows and doors within the stone are recessed to convey heavy, thick massing.

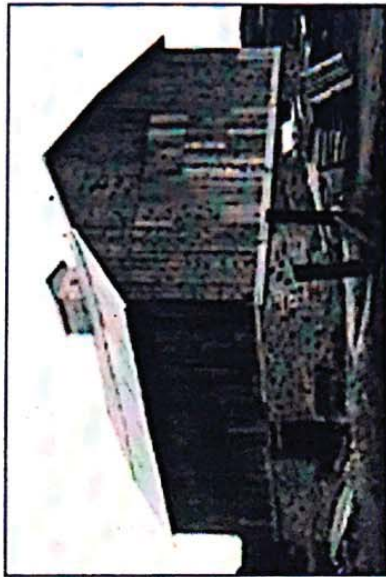
8" wide vertical wood siding re-calls the past interpreting old weathered wood in tones to blend with the bark of the abundant aspens.

Black TDL windows and doors add accent to the stone & siding. As does the dark gray standing seam metal roofing with matching flat metal fascia, soffit and chimney cupolas.

Landscape is intended to be as natural as possible with re-graded areas re-seeded to natural. Decorative plantings limited to the planter beds at entry area.

Bank Barn

The Bank Barn derives its name from being built into the side of hill, thus permitting direct entry on two levels. The lower level houses animals, while the upper level serves as storage and a threshing area. The upper hillside entrance provides easy access to wagons carrying hay or wheat. The fodder can be dropped through floor openings to the stables below.



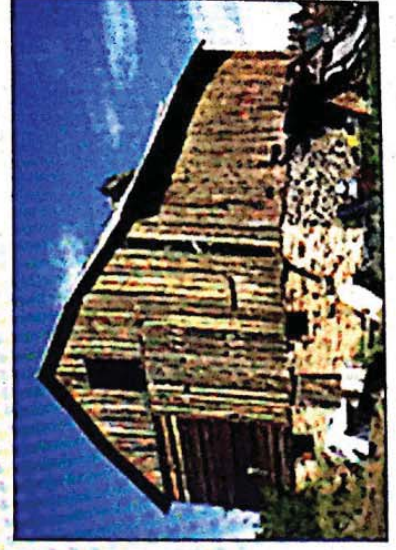
Bank barns were usually constructed with their long side (axis) perpendicular to the slope of the hill, if possible on a south-facing slope. This siting provided livestock with a sunny spot to gather during the winter. The second floor extends or cantilevers on some barns to provide an over-hanging livestock shelter in bad weather. Barns with this extended forebay were popular with German immigrants.



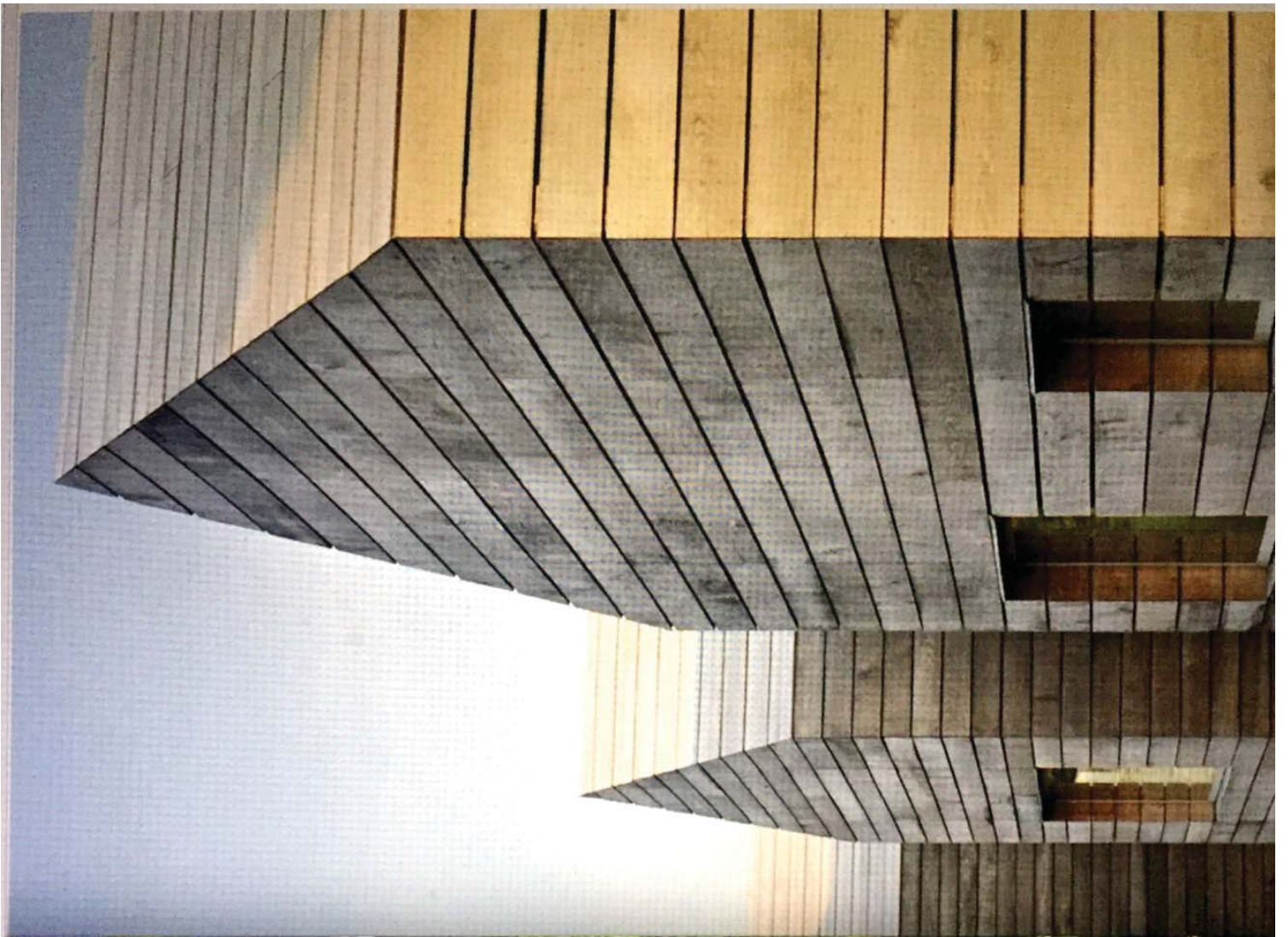
The lower level of Bank Barns is constructed of masonry, older barns using stone or brick and newer versions employing concrete. Vertical slits or other gaps are sometimes found in the side walls for ventilation as well as decoration. Rooftop ventilators are also common as is gapped vertical siding. Curing hay can generate enough heat to spur spontaneous combustion. Poorly ventilated barns full of hay occasionally burst into flames.

Common elements:

1. built into hillside
2. two level entry
3. masonry lower level

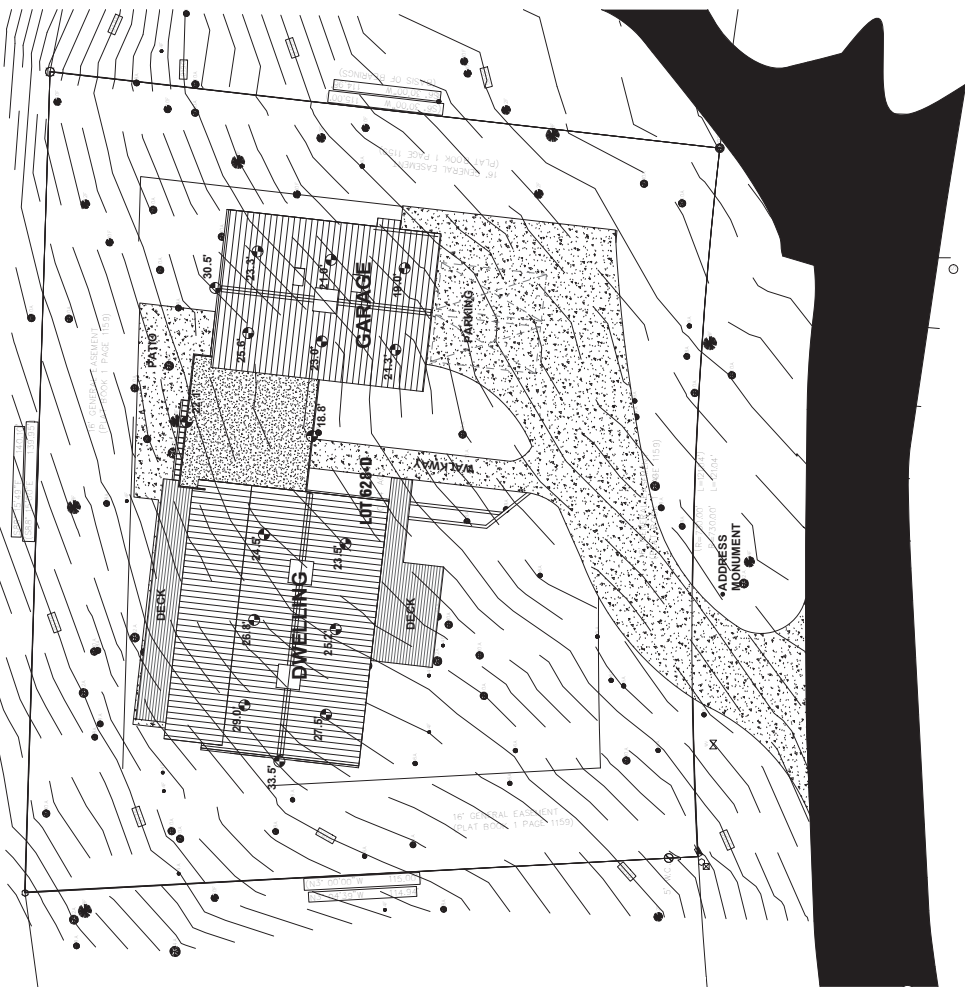


<< All architectural styles





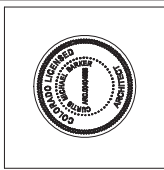
VICINITY MAP



SITE PLAN
1" = 10'-0"



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A.R.C. 0010-4986
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COLORADO LICENSED ARCHITECT

KONOLD RESIDENCE
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cmbarrier@cox.net

SITE PLAN

DATE	03/21/17
JOB NO.	1017 624-0
SCALE	AS SHOWN
CHECK BY	

PROPERTY & BUILDING INFORMATION

LEGAL ADDRESS: LOT 0626, TOWN OF MOUNTAIN VILLAGE
ZONING DISTRICT: SINGLE FAMILY
LOT SIZE: 0.34 ACRES
BUILDING SQUARE FOOTAGES: 1720 SF
LOWER FLOOR: 1532 SF
GARAGE/MECHANICAL: 000/222 SF
TOTAL: 4880 TOTAL SF
MAXIMUM LOT COVERAGE: 40%
LOT COVERAGE: BUILDING FOOTPRINT+3468 SF, = 23.4% COVERAGE
MAXIMUM BUILDING HEIGHT: 35.0'
MAX. BUILDING HEIGHT ALLOWABLE: 35' - 6" GABLE
MAXIMUM AVERAGE BUILDING HEIGHT: 23.0'
REQUIRED PARKING: (2) ENCLOSED SPACES IN GARAGE; (2) SURFACE OFF-STREET

PROJECT CONTACTS

OWNER: STEVEN TODD & JOE WARRICK KONOLD
ADDRESS: 1281 WOODMERE DR., WINTER PARK, FL 32789
ARCHITECT: C. MICHAEL BARKER, AIA
PHONE: 208.720.3690
EMAIL: cmbarrier@cox.net
GENERAL CONTRACTOR: JAMES W. HARRIS, INC.
ADDRESS: 110 COUNTY HIGHWAY 44E, TELLURIDE, CO 81435
PHONE: (970) 726-9549
EMAIL: james@jwharris.com
CIVIL ENGINEER: LINCORPORATE ENGINEERING, LLC
ADDRESS: P.O. BOX 3945, TELLURIDE, CO 81435
PHONE: (970) 726-9549
LANDSCAPE ARCHITECT: SCAN ON DESIGN
ADDRESS: P.O. BOX 3729, TELLURIDE, CO 81435
PHONE: (970) 726-1178
SURVEYOR: SAN JUAN SURVEYING - CHRIS KENNEDY
ADDRESS: 1010 SOCIETY DR., TELLURIDE, CO 81435
PHONE: (970) 726-1178
EMAIL: cskennedy@sjksurveying.com

DRAWING INDEX

- CS ARCH, SITE PLAN & GENERAL NOTES
- CCP EXISTING CONDITIONS/PLAN
- C2 EXISTING CONSTRUCTION PLAN
- UTILITY PLAN
- A1 LOWER LEVEL FLOOR PLAN
- EE EXTERIOR ELECTRICAL EXTERIORS
- SS EXTERIOR SITES/PAVING
- EA ELEVATIONS EAST & WEST
- AA EXTERIOR FINISHES
- 3D RENDERINGS - EXTERIOR FINISHES
- CM CONSTRUCTION MITIGATION PLAN



Uncompahgre Engineering, LLC

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

SUBMISSIONS:
DRG SUBMITAL 2017-09-08

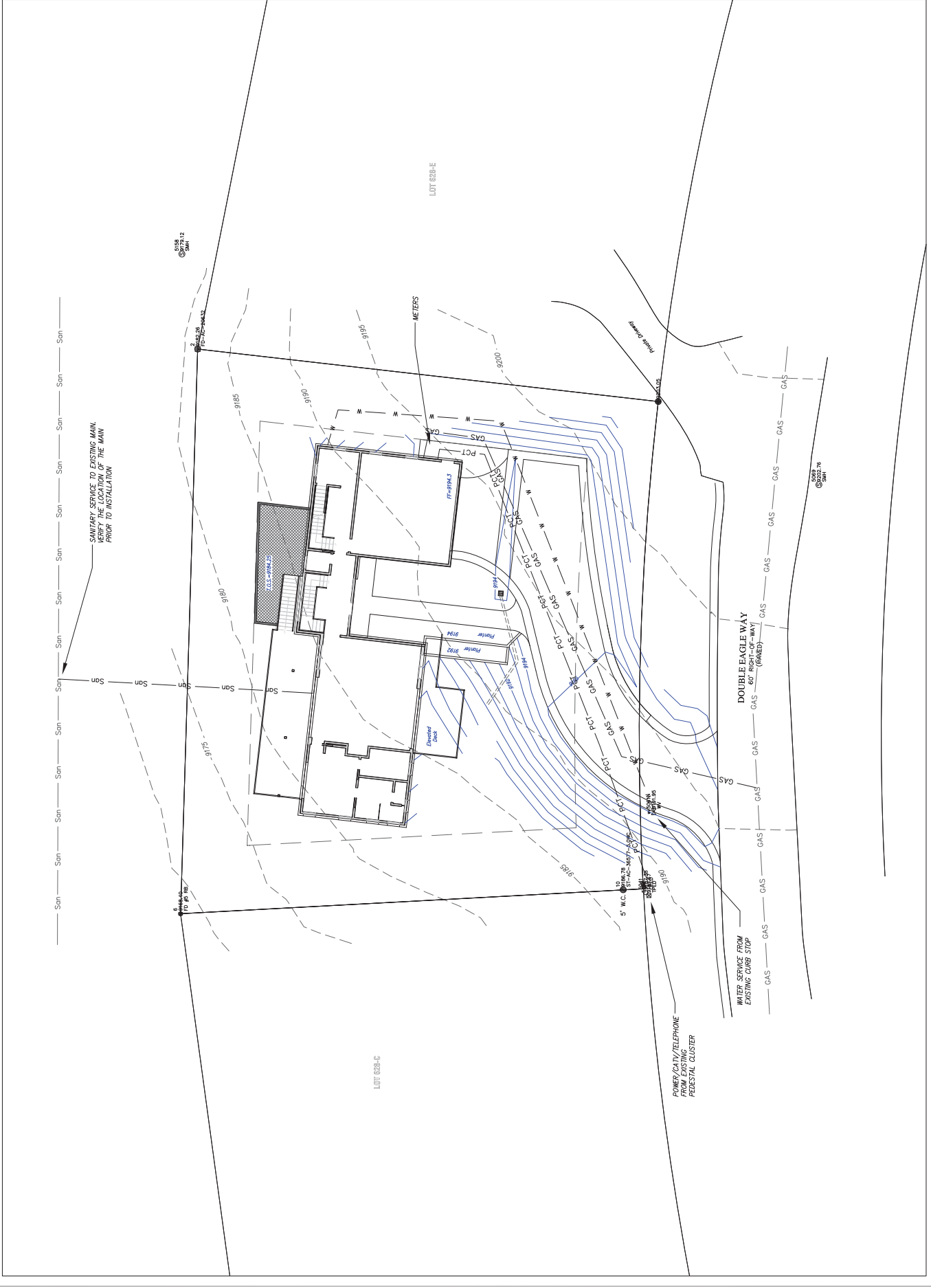
Konold Residence
Lot 628-D
Double Eagle Way
Mtn. Village, CO



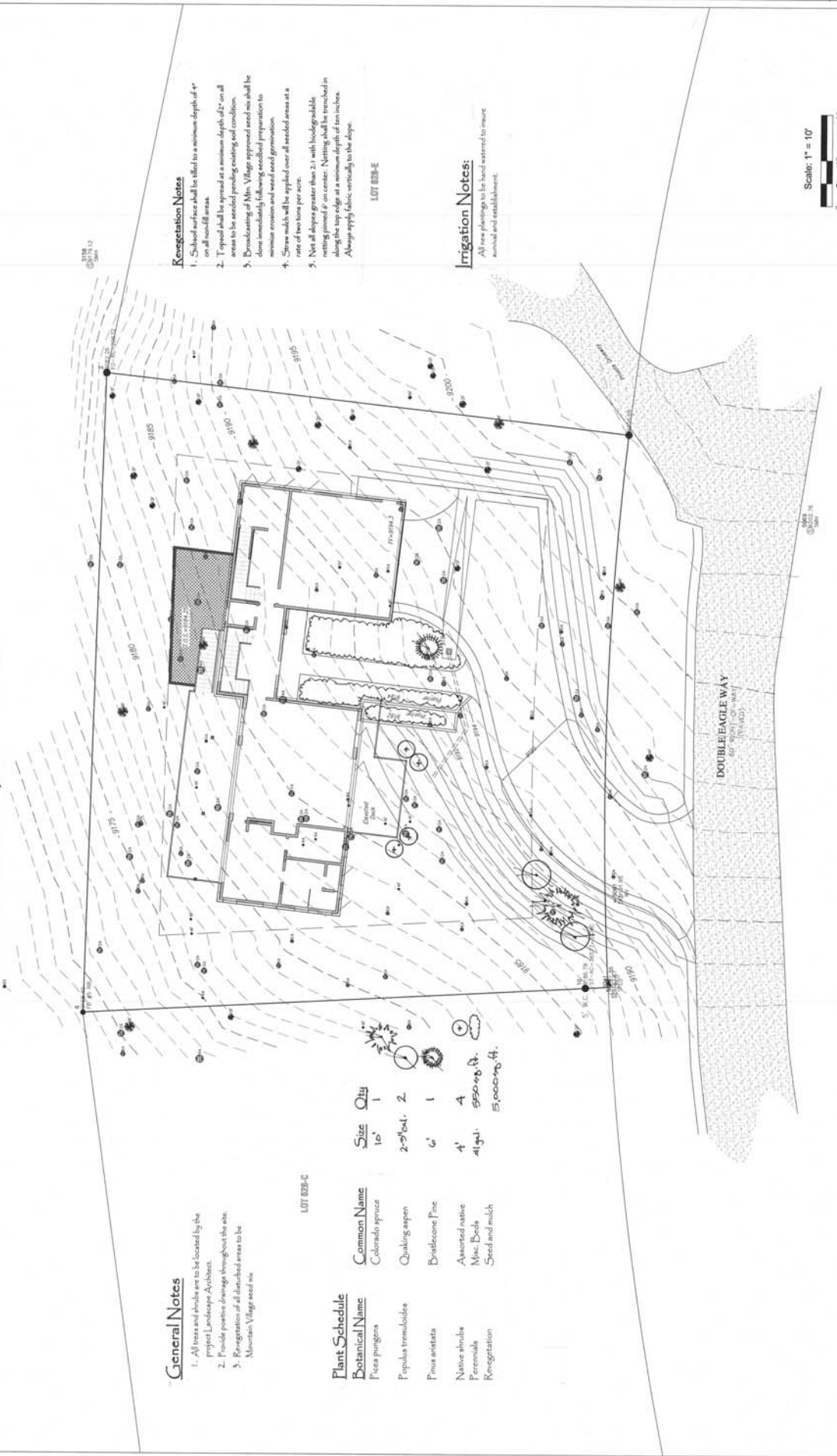
CONTRACTOR TO VERIFY ALL CONDITIONS AND LOCATIONS AND DEPT. OF TRANSPORTATION RECORD DRAWINGS FOR ALL EXISTING UTILITIES PRIOR TO INSTALLATION. VERIFY THE LOCATION OF THE MAIN PRIOR TO INSTALLATION.

Utility Plan

C2



Landscape Plan



General Notes

1. All trees and shrubs are to be located by the project Landscape Architect.
2. Provide positive drainage throughout the site.
3. Revegetation of all disturbed areas to be Mountain Village seed mix.

LOT 028-C

Plant Schedule

Botanical Name	Common Name	Size	Qty
<i>Picea pungens</i>	Colorado spruce	10'	1
<i>Populus tremuloides</i>	Quaking aspen	2-3' cal.	2
<i>Pinus aristata</i>	Bristlecone Pine	6'	1
<i>Nitisa sibirica</i>	Aspened nitise	4'	4
Perennials	Misc. Beds	41 sq. ft.	550 sq. ft.
Revegetation	Seed and mulch		5,000 sq. ft.

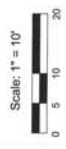
Revegetation Notes

1. Subsoil surface shall be tilled to a minimum depth of 4" on all non-fill areas.
2. Topsoil shall be spread at a minimum depth of 2" on all areas to be seeded pending existing soil condition.
3. Broomcasting of Mtn. Village approved seed mix shall be done immediately following seeded preparation to minimize erosion and seed germination.
4. Straw mulch will be applied over all seeded areas at a rate of two tons per acre.
5. Net all slopes greater than 2:1 with biodegradable netting placed 6" on center. Netting shall be trenched in along the top edge at a minimum depth of ten inches. Always apply fabric vertically to the slope.

LOT 028-E

irigation Notes:

All new plantings to be hand watered to ensure survival and establishment.



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cmbarke@aia.net

LOWER
LEVEL/EXT.
ELECTRICAL

DATE	02/21/17
JOB NO.	2017118
PROJECT	KONOLD RESIDENCE
CLIENT	CMCBY1
A1	



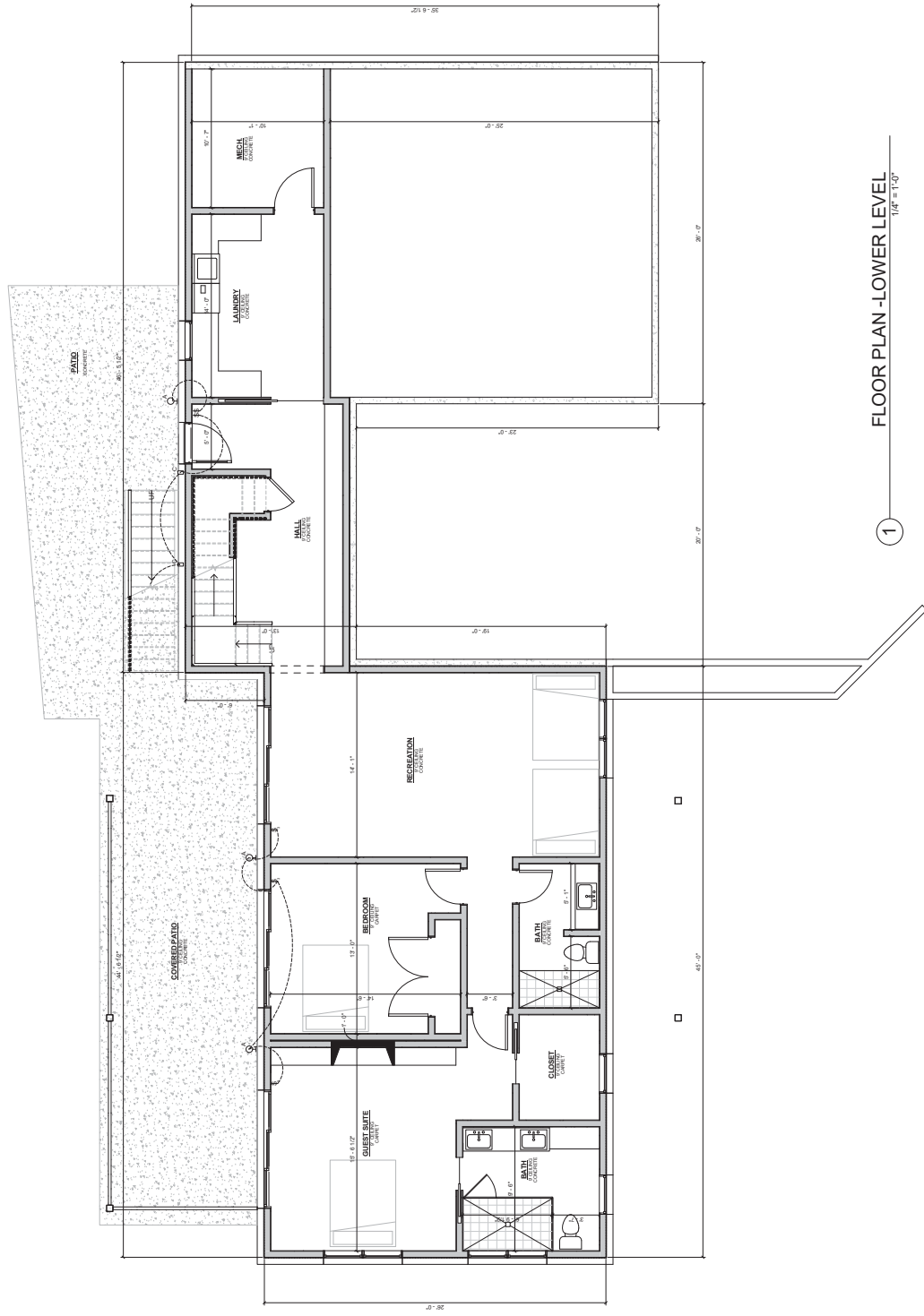
FIXTURE A



FIXTURE B



FIXTURE C



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

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MAIN
 LEVEL/EXT.
 ELECTRICAL

DATE	02/21/17
DESIGNER	MB
CHECKED BY	MB

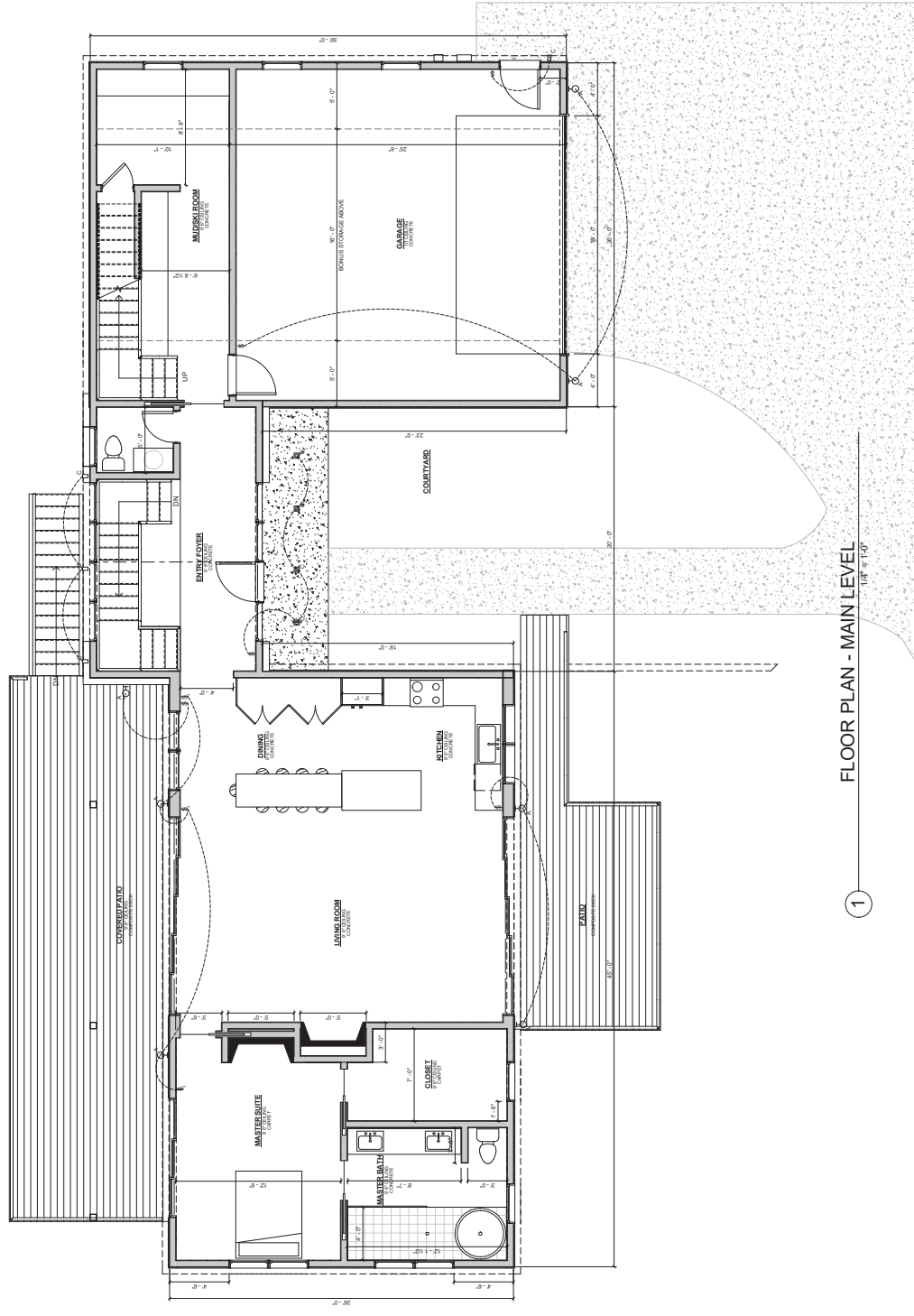
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FIXTURE A

FIXTURE B

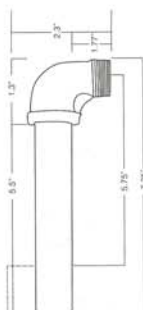
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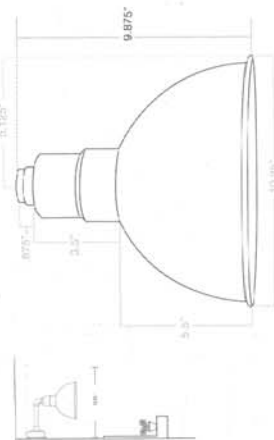
1

10" Blackspot LED Source Light With Cosmopolitan Arm In Black

Base Mount



BLACKSPOT 10" SHADE



PRODUCT SPECIFICATIONS

9" watt lamp max

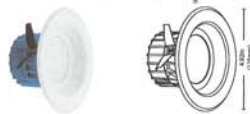
- Max Wattage: 24 watts
- Luminous Flux: 1600 lumen
- Color Temperature: 2700K
- CRI: 90
- Light Source: Integrated LED
- Average Bulb Life: 50,000 Hours
- Cord Length: max 6 feet - adjustable
- Mounting Options: Drywall or Equivalent Only
- Input Voltage: 120 VAC 0.2A 60Hz
- Output Voltage: 24VDC 1000mA
- Suitable for operation with a main supply dimmer
- Recommended Dimmer: Lutron Skylark series, Lutron Superstar series.



DLRA 4" Recessed LED Downlight

Product Description
The DLRA 4" Recessed LED Downlight is a high quality, energy efficient lighting fixture. It features a sleek, modern design and is perfect for use in residential and commercial applications. The fixture is dimmable and has a long life span. It is also easy to install and maintain.

Specifications
• Voltage: 120V
• Power: 10W
• Color Temperature: 2700K
• CRI: 90
• Dimmable: Yes
• Life Span: 50,000 Hours



Product Information	Value
Part Number	DLRA-4-2700K-10W
Manufacturer	NICOR LED
Material	Aluminum
Finish	Black
Weight	0.5 lbs
Dimensions (H x W x D)	1.37" x 4.0" x 4.0"

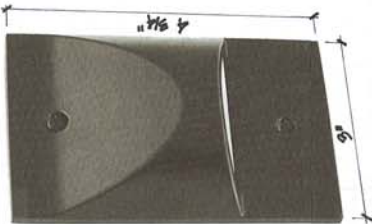
Product Information	Value
Part Number	DLRA-4-2700K-10W
Manufacturer	NICOR LED
Material	Aluminum
Finish	Black
Weight	0.5 lbs
Dimensions (H x W x D)	1.37" x 4.0" x 4.0"

NICOR LED

Product Information	Value
Part Number	DLRA-4-2700K-10W
Manufacturer	NICOR LED
Material	Aluminum
Finish	Black
Weight	0.5 lbs
Dimensions (H x W x D)	1.37" x 4.0" x 4.0"

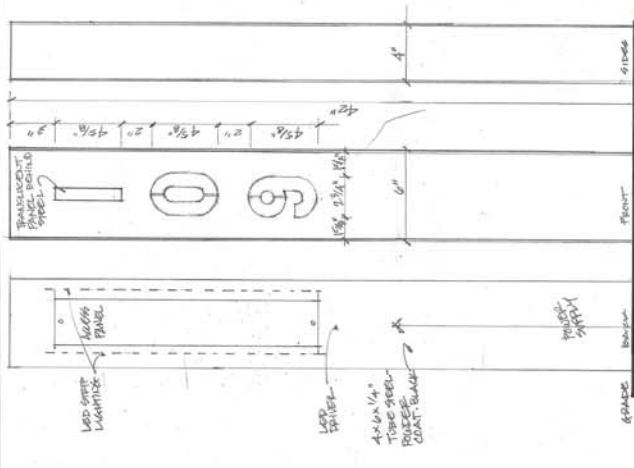


Half 4" Line Voltage Recessed Housing



Lincrest 4 3/4" High Black LED Step Light

- Style # T5697
- Includes 5 watt LED.
- Black Finish.
- Lumen output comparable to 7 watt CFL or 25 watt incandescent bulb.
- 2700K color temperature.
- CRI: 80+.
- Line Voltage.
- 4 3/4" High.
- 3" wide.



ADDRESS MONUMENT

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EXTERIOR
ELECTRICAL
FIXTURES

DATE: 10/24/17	1
JOB #: 2017118	1
PROJECT: 109 DOUBLE EAGLE WAY	1
OWNER: CMBARKER	1

EE

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 C. MICHAEL BARKER
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KONOLD RESIDENCE
 109 DOUBLE EAGLE WAY
 MOUNTAIN VILLAGE, CO 81435

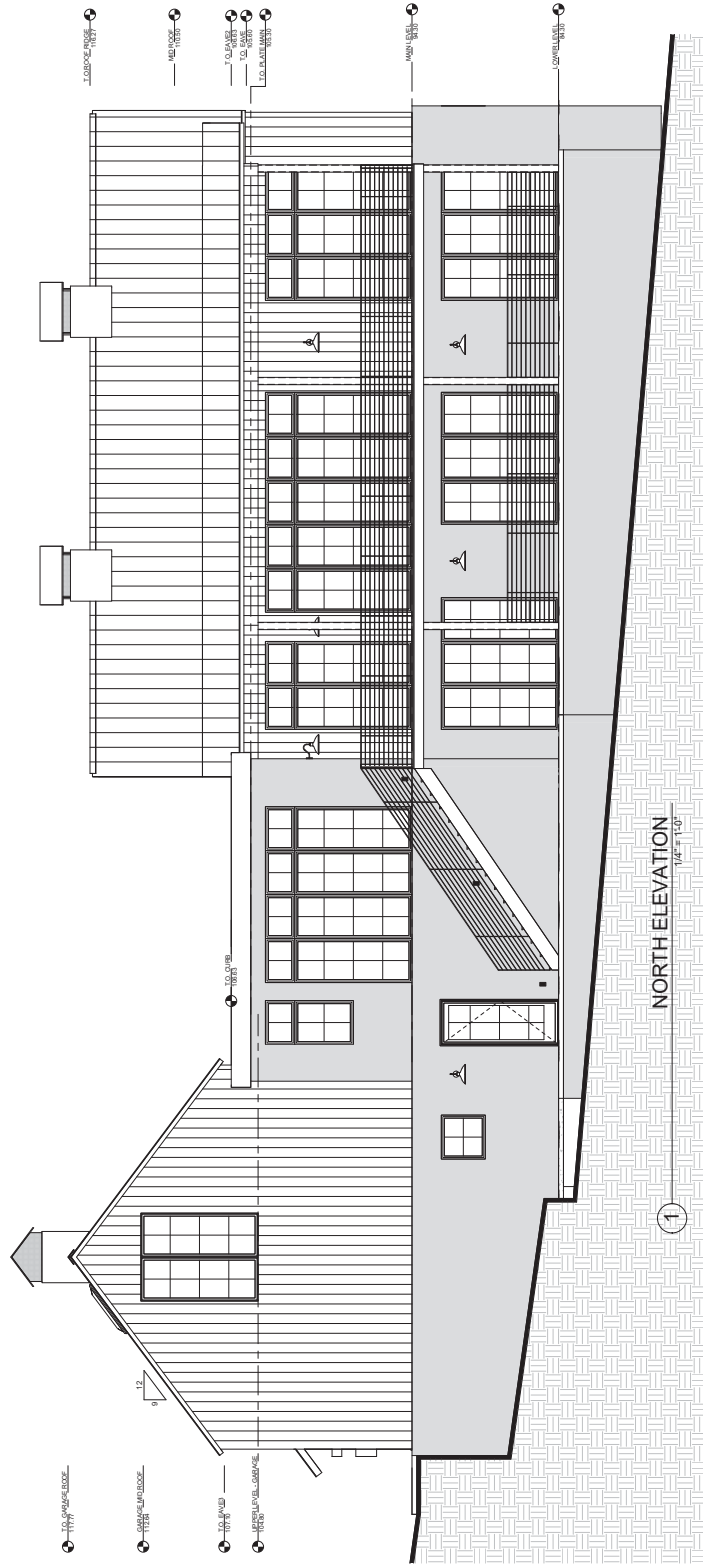
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ELEVATIONS

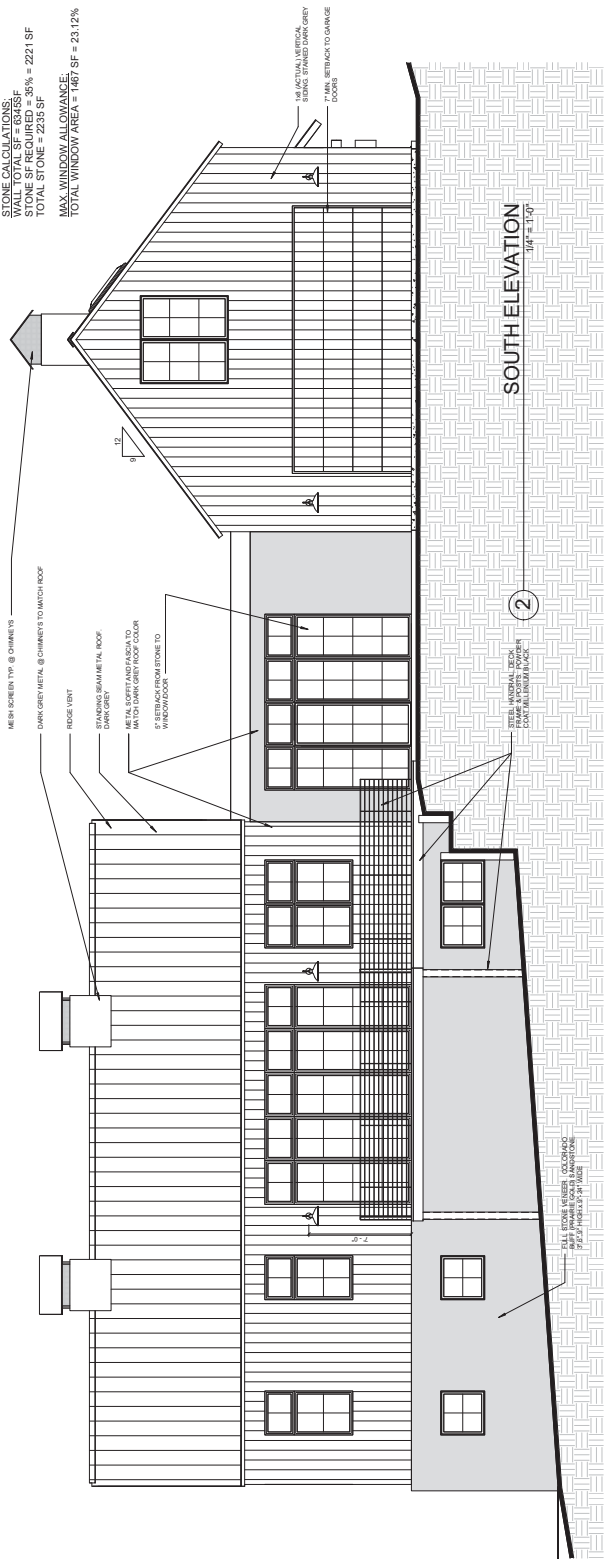
DATE	03/21/17
JOB NO.	2017118
PROJECT	KONOLD RESIDENCE
CLIENT	CMCB BY

A3



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

STONE CALCULATIONS:
 STONE REQUIRED = 95% = 2211 SF
 TOTAL STONE = 2235 SF
 MAX WINDOW ALLOWANCE:
 TOTAL WINDOW AREA = 1487 SF = 23.12%



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

- 1. METAL SCREEN TOP @ CHIMNEY'S
- 2. DARK GREY METAL @ CHIMNEYS TO MATCH ROOF
- 3. ROOF VENT
- 4. METAL SCREEN METAL ROOF
- 5. METAL SCREEN METAL ROOF
- 6. METAL SCREEN METAL ROOF
- 7. METAL SCREEN METAL ROOF
- 8. METAL SCREEN METAL ROOF
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BASE STONE (SEE PLAN) MATCHING
 1/2" OF PROJECT'S 1" WOOD

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ARC. 1004049886
 MICHAEL BARKER
 COLORADO LICENSED ARCHITECT

KONOLD RESIDENCE
 109 DOUBLE EAGLE WAY
 MOUNTAIN VILLAGE, CO 81435

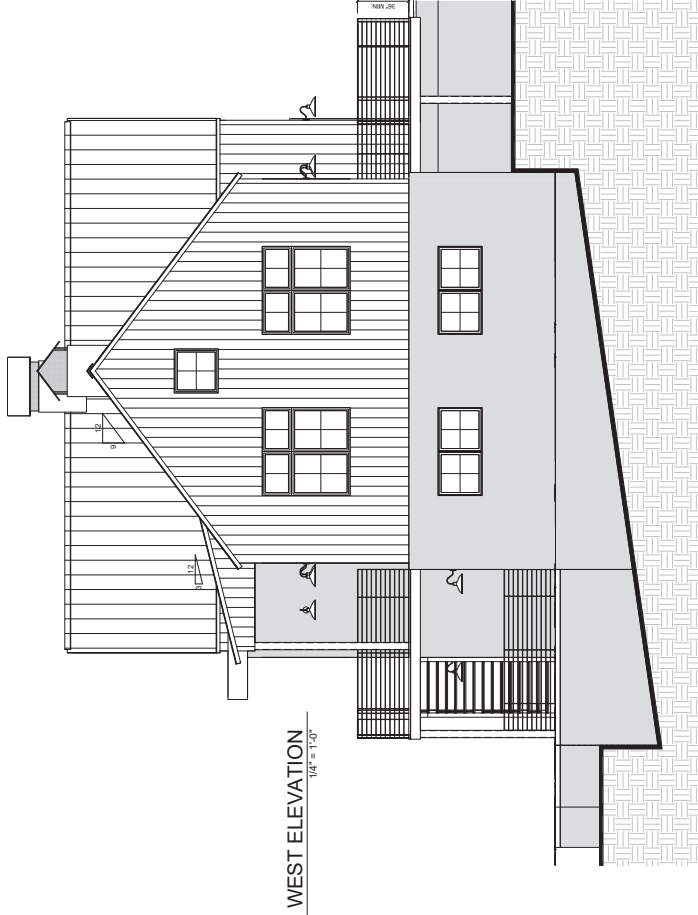
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C. MICHAEL BARKER,
 AIA
 P.O. BOX 2702
 KETCHUM, ID 83340
 208-720-3690
 cmichael@cox.net

ELEVATIONS

DATE	03/21/17
JOB NO.	2017118
PROJECT	KONOLD RESIDENCE
CLIENT	MR. & MRS. KONOLD
SCALE	AS SHOWN
CHECK BY	

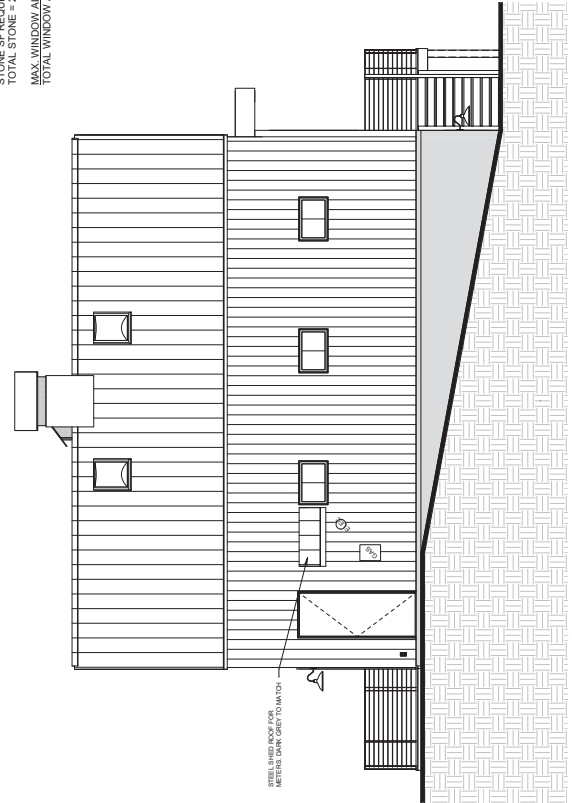
A4



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

1

STONE CALCULATIONS
 WALL TOTAL SF = 1603 SF
 STONE SF REQUIRED = 35% = 221 SF
 TOTAL STONE = 235 SF
 MAX WINDOW ALLOWANCE:
 TOTAL WINDOW AREA = 1467 SF = 23.12%



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

2

STAGING NOTES

1. CONSTRUCTION STAGING SHALL BE LIMITED TO THE AREAS IDENTIFIED ON THIS PLAN.
2. PROTECTIVE FENCING SHALL BE INSTALLED AT ALL STAGING AREAS TO PREVENT UNAUTHORIZED ACCESS TO THE CONSTRUCTION SITE.
3. ALL STAGING AREAS SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION AFTER CONSTRUCTION IS COMPLETE.
4. ALL STAGING AREAS SHALL BE MAINTAINED FREE OF OBSTRUCTIONS AND DEBRIS AT ALL TIMES.
5. ALL STAGING AREAS SHALL BE MAINTAINED FREE OF EROSION AND SOIL LOSS AT ALL TIMES.
6. ALL STAGING AREAS SHALL BE MAINTAINED FREE OF EXCESSIVE GRASS AND WEEDS AT ALL TIMES.
7. ALL STAGING AREAS SHALL BE MAINTAINED FREE OF EXCESSIVE MUD AND DIRT AT ALL TIMES.
8. ALL STAGING AREAS SHALL BE MAINTAINED FREE OF EXCESSIVE FUEL AND OIL AT ALL TIMES.
9. ALL STAGING AREAS SHALL BE MAINTAINED FREE OF EXCESSIVE WASTE AND DEBRIS AT ALL TIMES.
10. ALL STAGING AREAS SHALL BE MAINTAINED FREE OF EXCESSIVE NOISE AND VIBRATION AT ALL TIMES.
11. ALL STAGING AREAS SHALL BE MAINTAINED FREE OF EXCESSIVE AIR POLLUTION AT ALL TIMES.
12. ALL STAGING AREAS SHALL BE MAINTAINED FREE OF EXCESSIVE WATER POLLUTION AT ALL TIMES.
13. ALL STAGING AREAS SHALL BE MAINTAINED FREE OF EXCESSIVE SOIL POLLUTION AT ALL TIMES.
14. ALL STAGING AREAS SHALL BE MAINTAINED FREE OF EXCESSIVE LIGHT POLLUTION AT ALL TIMES.
15. ALL STAGING AREAS SHALL BE MAINTAINED FREE OF EXCESSIVE HEAT POLLUTION AT ALL TIMES.
16. ALL STAGING AREAS SHALL BE MAINTAINED FREE OF EXCESSIVE SMELL POLLUTION AT ALL TIMES.
17. ALL STAGING AREAS SHALL BE MAINTAINED FREE OF EXCESSIVE TRAFFIC POLLUTION AT ALL TIMES.
18. ALL STAGING AREAS SHALL BE MAINTAINED FREE OF EXCESSIVE VIBRATION POLLUTION AT ALL TIMES.
19. ALL STAGING AREAS SHALL BE MAINTAINED FREE OF EXCESSIVE NOISE POLLUTION AT ALL TIMES.
20. ALL STAGING AREAS SHALL BE MAINTAINED FREE OF EXCESSIVE AIR POLLUTION AT ALL TIMES.

SOIL PROTECTION NOTES

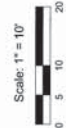
1. SOIL PROTECTION SHALL BE INSTALLED AT ALL STAGING AREAS TO PREVENT SOIL LOSS AND EROSION.
2. SOIL PROTECTION SHALL BE INSTALLED AT ALL STAGING AREAS TO PREVENT SOIL POLLUTION.
3. SOIL PROTECTION SHALL BE INSTALLED AT ALL STAGING AREAS TO PREVENT SOIL DEGRADATION.
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19. SOIL PROTECTION SHALL BE INSTALLED AT ALL STAGING AREAS TO PREVENT SOIL DEGRADATION.
20. SOIL PROTECTION SHALL BE INSTALLED AT ALL STAGING AREAS TO PREVENT SOIL CONTAMINATION.

EROSION CONTROL NOTES

1. EROSION CONTROL SHALL BE INSTALLED AT ALL STAGING AREAS TO PREVENT SOIL LOSS AND EROSION.
2. EROSION CONTROL SHALL BE INSTALLED AT ALL STAGING AREAS TO PREVENT SOIL POLLUTION.
3. EROSION CONTROL SHALL BE INSTALLED AT ALL STAGING AREAS TO PREVENT SOIL DEGRADATION.
4. EROSION CONTROL SHALL BE INSTALLED AT ALL STAGING AREAS TO PREVENT SOIL CONTAMINATION.
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19. EROSION CONTROL SHALL BE INSTALLED AT ALL STAGING AREAS TO PREVENT SOIL DEGRADATION.
20. EROSION CONTROL SHALL BE INSTALLED AT ALL STAGING AREAS TO PREVENT SOIL CONTAMINATION.

LOT 628-C

LOT 628-C



KONOLD RESIDENCE
 109 DOUBLE EAGLE WAY
 MOUNTAIN VILLAGE, CO 81435

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ARC-00000986
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 208-720-3490
 cmbarker@cmcm.net

**CONSTRUCTION
 MITIGATION**

CM

October 5, 2017

Design Review Board
Sam Starr, Planner
sstarr@mtnvillage.org

RE: Proposed Development
Lot 628D,
109 Double Eagle Way

To Whom It May Concern:

I am the owner of 215 Double Eagle Drive, B1. I have reviewed the plans for the proposed development of Lot 628D and have the following comments.

1. The chimney caps seem to be a little large for the size of the house and could possibly be revised to a smaller scale which would in my opinion create a more attractive elevation.
2. I am also opposed to any General Easement encroachment as I feel it sets a precedent for future developments and seems to be easily remedied by a slight redesign of the driveway.

Other than the comments above, I think the plans portray a very attractive house.

Sincerely,

Karla Barlow

October 4, 2017

Mountain Village Design and Review Board
Sam Starr, Planner
sstarr@mtnvillage.org

RE: Proposed Development of Lot 628D, 109 Double Eagle Way

Dear Mountain Village DRB,

My wife Jennifer and I are the owners of the home directly east of Lot 628D on Double Eagle Way. We have reviewed the development plan and are pleased with the aesthetic look and architecture the Konold's are presenting. As pointed out by Sam Starr in his planning memo to the MVDRB as well as my own investigation, I am concerned about unnecessary encroachments into the general easement that appear in the Konold's application. We remain open to better understanding if there is any compelling reason why a driveway encroachment into the GE should occur. As of now we request that there is no GE encroachment. Also, we want to make sure the light fixture for the utility box/metered area on the east elevation is as minimal as possible and casting its light as downward as possible.

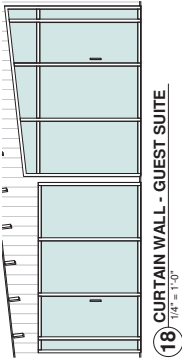
We also request berming be considered at the corner of the driveway into the GE where it turns in towards the garage in order to minimize any car headlight glare into our front door and front porch. In addition, besides the overall attractiveness of the buildings, one thing that jumped out at me is the size of the chimney caps. I don't have a good sense if the home's chimney caps are appropriately scaled to the neighborhood or not. It causes me to wonder if it makes the roof and ridgeline look bigger than it needs to be. I also have trouble understanding the scale of the Konold's home in relation to the homes on each side of it. Is it possible to show a portion of my home and of the Perrotta's home to the west to best understand the scale of the Konold's home to ensure it is not overpowering? I suspect it is not overpowering but it would be helpful to be certain of that.

Thank you for your consideration with my comments and for making the appropriate recommendations to the Konold's. We believe it is a beautiful design and look forward to having them as neighbors.

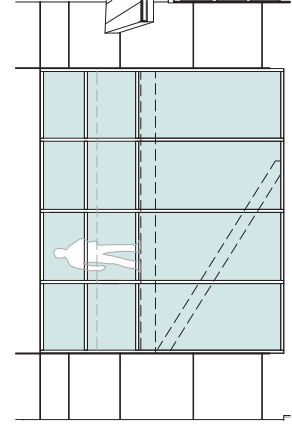
Sincerely,



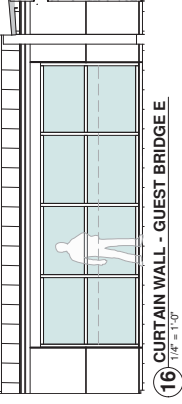
Mike Shimkonis
111 Double Eagle Way
970-708-2157, shimmytelluride@gmail.com



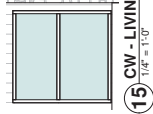
18 CURTAIN WALL - GUEST SUITE
1/4" = 1'-0"



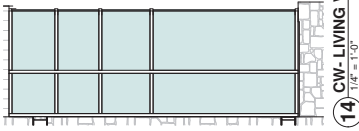
17 CURTAIN WALL - GUEST BRIDGE W
1/4" = 1'-0"



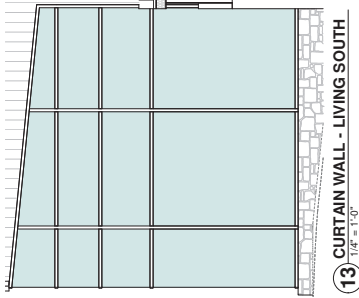
16 CURTAIN WALL - GUEST BRIDGE E
1/4" = 1'-0"



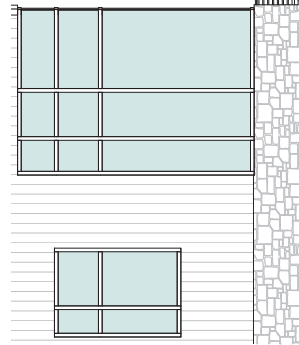
15 CW - LIVING W 2
1/4" = 1'-0"



14 CW - LIVING W 1
1/4" = 1'-0"



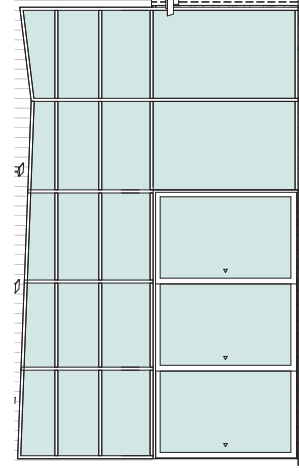
13 CURTAIN WALL - LIVING SOUTH
1/4" = 1'-0"



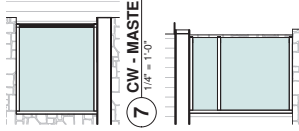
12 CURTAIN WALL - KITCHENE E
1/4" = 1'-0"



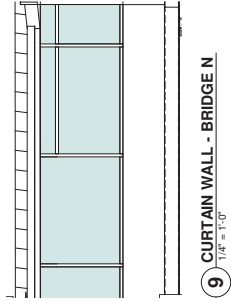
11 CURTAIN WALL - KITCHEN N
1/4" = 1'-0"



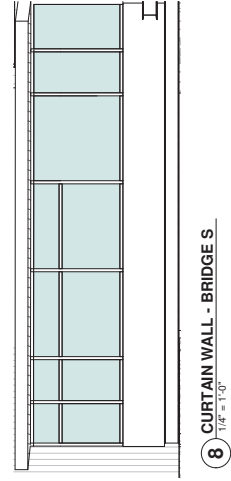
10 CURTAIN WALL - LIVING N
1/4" = 1'-0"



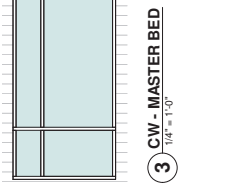
7 CW - MASTER BATH
1/4" = 1'-0"



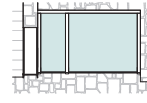
9 CURTAIN WALL - BRIDGE N
1/4" = 1'-0"



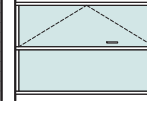
8 CURTAIN WALL - BRIDGE S
1/4" = 1'-0"



3 CW - MASTER BED
1/4" = 1'-0"



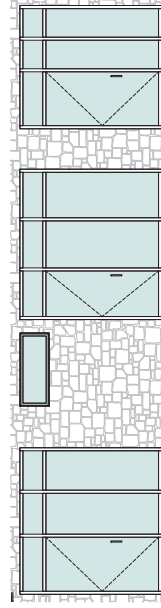
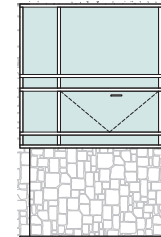
6 CW - GYMS
1/4" = 1'-0"



4 CW - GYM E
1/4" = 1'-0"



1 CURTAIN WALL - WINDOW WELL
1/4" = 1'-0"



2 CURTAIN WALL - LOWER N
1/4" = 1'-0"



TYPICAL WINDOW CURTAIN WALL AND WINDOW WALL HEADERS WITH STEEL HEADERS PER ELEVATIONS

PROJECT NUMBER: 2017/10/23
PROJECT NAME: TOWN OF MOUNTAIN VILLAGE COLORADO
CONTRACTOR: TRULINEA ARCHITECTURE

CURTAIN WALL SCHEDULE
A602

#	SUBMISSION	DATE
1	WORKING DRAWINGS	17.08.2017
2	REVISED DRAWINGS	17.09.2017
3	REVISED DRAWINGS	17.09.2017
4	REVISED DRAWINGS	17.09.2017
5	REVISED DRAWINGS	17.09.2017
6	REVISED DRAWINGS	17.09.2017
7	REVISED DRAWINGS	17.09.2017
8	REVISED DRAWINGS	17.09.2017

EXIT



Man in pink shirt sitting at a desk with a laptop and papers.

Man in white shirt sitting at a desk on the left side of the room.





TU ARCHITECTURE

PROVIDING THE COURSEWORK AND ACCESSIBILITY TO TU ARCHITECTURE
SCALE 1:100



TRULINEA
Architects



