

**TOWN OF MOUNTAIN VILLAGE
REGULAR DESIGN REVIEW BOARD MEETING
THURSDAY DECEMBER 7, 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 November 2, 2017 Design Review Board Meeting. |
| 3. | 10:05 | 45 | Bangert | Public Hearing, Quasi-Judicial Action | Consideration of a Class 3 Final Design Review Process Application for new construction of a single-family home on Lot 702, 124 Adams Ranch Rd. |
| 4. | 10:50 | 45 | Bangert | Worksession | Work Session application for new single-family home on Lot 359, 115 Snowfield Dr. |
| 5. | 11:35 | 45 | Bangert | Worksession | Work Session application for a new single-family home on Lot 89-2B, 667 Mountain Village Blvd. |
| 6. | 12:20 | 30 | | | LUNCH |
| 7. | 12:50 | 15 | Bangert | Public Hearing, Quasi-Judicial Action | Consideration of a Design Review application to allow for a heated walkway encroaching into a General Easement on Lot 221AR, 200 Wilson Peak Dr. |
| 8. | 1:05 | 30 | Bangert | Public Hearing, Quasi-Judicial Action | Consideration of a Design Review application for a design variation to allow for a privacy gate along the driveway on Lot 929R, 184 Butch Cassidy Dr. |
| 9. | 1:35 | 30 | Haynes | Public Hearing, Quasi-Judicial Action | A Recommendation from the Design Review Board to the Town Council Regarding Consideration of Conditional Use Permit at Community Development Code Section 17.4.14, to Allow Surface Unpaved Parking on a Portion of Lot 161CR |
| 10. | 2:05 | 10 | Haynes | Discussion Action | Other Business: Review and approval of the 2018 Design Review Board Meeting Schedule. List of Design Review Board Members whose terms are up in April 2018 and request for letters of interest/resumes. |
| 11. | 2:15 | | | | Adjourn |

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

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, NOVEMBER 2, 2017**

Item 2

Call to Order

Chairman Banks Brown called the meeting of the Design Review Board of the Town of Mountain Village to order at 10:00 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:

Banks Brown
Liz Caton
David Craige
Dave Eckman
Greer Garner
Luke Trujillo

The following Board members were absent:

Keith Brown
Phil Evans
Greer Garner (Alternate)
Jean Vatter (Alternate)

Town Staff in attendance:

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

Public in attendance:

Courtney Kizer
Andrew Griffith
Landon Barrett
Michael Barker
Carl Carter
Keely Carter
Jeff Koenig
Julie McAfee
Steven Konold

courtneykizer@gmail.com
griffitharchitecture@gmail.com
lando.barrett@gmail.com
cmbarker@cox.net
carlc@hiberniaresources.com
keely_carter@hotmail.com
jeff@kopenigconstructionservices.com
Julie,mcafee@gmail.com
stevenkonold@gmail.com

Reading and Approval of Summary of Motions and Corrected Summary of Motions for the October 5, 2017 Joint Town Council and Design Review Board Meetings

On a **Motion** made by Dave Eckman and seconded by Luke Trujillo, the DRB voted 5-0 to approve the October 5, 2017 Joint Town Council and Design Review Summary of Motions with the following changes:

- 1) *Dan Caton was present in person for the meeting, and did not call in.*
- 2) *Liz Caton was present for the entirety of the meeting.*

Michelle Haynes presented a corrected set of October 5, 2017 minutes for review.

On a **Motion** made by Dave Eckman and seconded by Luke Trujillo, the DRB voted 5-0 to approve the corrected October 5, 2017 Joint Town Council and Design Review Summary of Motions.

Consideration of a Class 3 Design Review Process Application for new construction of a single-family home on lot 702, 124 Adams Ranch Road.

Dave Bangert presented the Initial Architectural Site Review consideration of a Class 3 design review application for new construction of a single-family home on lot 702, 124 Adams Ranch Road. Luke Trujillo of TruLinea Architects presented on behalf of the owner. Board Member Luke Trujillo recused himself for this agenda item because a conflict of interest.

Public comment was provided by Carl Carter, applicant and owner of lot 702, 124 Adams Ranch Road. Mr. Carter expressed gratitude for the board's deliberation, and Luke Trujillo's hard work. Mr. Carter also stated that he intended to be a full-time resident of Mountain Village, and wanted to be respectful of the neighborhood's existing character.

On a **Motion** made by Dave Eckman and seconded by David Craige, the DRB voted 4-0 to approve the Initial Architecture Site Review application with the stated variations and specific approvals for lot 702 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) *The design of the proposed single-family residence take into consideration all board deliberation and discussion held at the November 2, 2017 Design Review Board meeting.*

Consideration of a Class 3 Final Design Review application for a single-family residence on lot 628D, 109 Double Eagle Way

Sam Starr presented the Final Design 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 presented on behalf of the owner. Board Member David Craige recused himself from this agenda item because a conflict of interest.

There was no public comment.

On a **Motion** made by Luke Trujillo and seconded by Liz Caton, the DRB voted 3-1 to approve the final design review of 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) *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.*

Other Business

Planning and Development Services Director Michelle Haynes provided an update on the progress of the communication tower to be located in Tract OSP 49-R. Michelle Haynes also noted that ski passes for DRB members are now available, and the appropriate paperwork can be turned in to Jane Marinoff.

Additionally, the Design Review Board discussed having a special meeting for roofing materials in the village core. Michelle Haynes stated that she would like to have 2 to 3 hours to walk the core and discuss this issue in December or January. The board unanimously agreed that the week of December 10th would be the best time to hold that special meeting.

Adjourn

On a **Motion** made by Liz Caton and seconded by Luke Trujillo, DRB voted 4-0 to adjourn the November 2, 2017 meeting of the Mountain Village Design Review Board at 11:40 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 December 7, 2017
DATE: November 29, 2017
RE: Final Design 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" |
| Maximum Avg Building Height | 30' maximum (30'+5' for gable roof) | 24' |
| 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, 2:12,3:12 |

| | | |
|-------------------|-----------------------------|---------------------------|
| Secondary | | 0.5:12, 1:12 |
| Exterior Material | | |
| Stone | 35% minimum | 35.02% |
| Wood | 25% (No requirement) | 22.56% |
| Windows/Doors | 40% maximum for windows | 31.95% |
| Metal Accents | | 10.47% |
| 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. The initial review for Lot 702 went quite well with the DRB highly in favor of the design and how it fits into the site.

17.3.12.C BUILDING HEIGHT LIMITS

The average height for the proposed designed is relatively low at 24'. 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" feet from the highest eave vertically through the upper story deck and stair well to the finished grade of the north patio.

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 35.02% stone veneer (Eagle Moss Rock) with recessed dark grey grout; 22.56 % wood, vertical reclaimed 8” boards with varying stains from lighter to darker; 31.95% fenestration (dark bronze metal clad Loewen Curtain wall systems); 10.47% 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, main level deck and the eastern window well. Total square footage of snowmelt is 3,141 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 been submitted but the irrigation plan will need to be updated to show a backflow prevention device and rain sensor prior to issuing a building permit.

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 at egress areas and 11 down puck lights total, locations include the soffit above each garage door, front entry, under the connecting bridge and under the main level deck. Lighting is permitted in all proposed locations and seems appropriate for the design. At the initial Architectural and Site review the DRB wanted to see cut sheets for the puck lights in the garage soffit as well as cut sheets for the LED down lights underneath the bridge element. There was also discussion of interior light spillage adversely affecting surrounding properties. The applicant will address these issues at the December meeting.

17.5.13.E.4 ADDRESS IDENTIFICATION SIGNS

The address monument is compliant with the code and the LED lighting is now a down light and the numbers will be outlined with reflective material.

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 Final Design Review application with the stated variations and specific approvals for Lot 702 with the following findings and 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.



Nov 22, 2017

Town of Mountain Village
Michelle Haynes, MPA
Planning and Development Services Director
Mr. Dave Bangert Sr. Planner
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 & Dave and DRB,

Thank you for the preliminary approval on our design during the November meeting. Since that time we have updated a few items that you will see reflected in this plan set. To summarize please note the following:

- Roof pitches have been increased to 1.5:12 in some locations.
- Increased mechanical space and small shed roof form on our main chimney space at grade on west elevation
- Revised front entry design with taller front stone wall continuous to the inside space – one noted vertical steel column on the east which hides a downspout
- Heated and hard surface primary deck has been included to exterior heat melt calculations
- Lighting cut sheets and exterior lighting clarifications
- Revised lighting at address monument
- Light spill – we are proposing internal shades with a '2 step' function to filter light from the main living space – Ref. dwg #1/A202.

In summary we are seeking the final approval in the two-step process. Attached is an interior schematic view of our main living space. As you can see we will have obvious structural beams and columns to support our North Window Wall. To that end it makes sense to have level integrated sun shades that come down to a mid-point beam line to reduce light emissions at night. This will still allow the owner's full use without having all of the internal light go out and beyond to the north. When the home is not in use shades can be dropped full length of all windows.

Thank you for your time,

Luke Trujillo AIA

Principal Architect – TruLinea Architects Inc.

www.TruLinea.com

Cell: (970) 708-1445



Note structural beams/columns and natural mid-point beam line for shades to drop to during night use of home.

Specific design facts the DRB board should review: [\[Unchanged from Nov. DRB hearing\]](#)

- 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 vernacular.
- 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 and beyond [\[Unchanged from Nov. DRB hearing\]](#)

-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 [\[Unchanged from Nov. DRB hearing\]](#)

Material Proposals:

Eagle Moss Rock

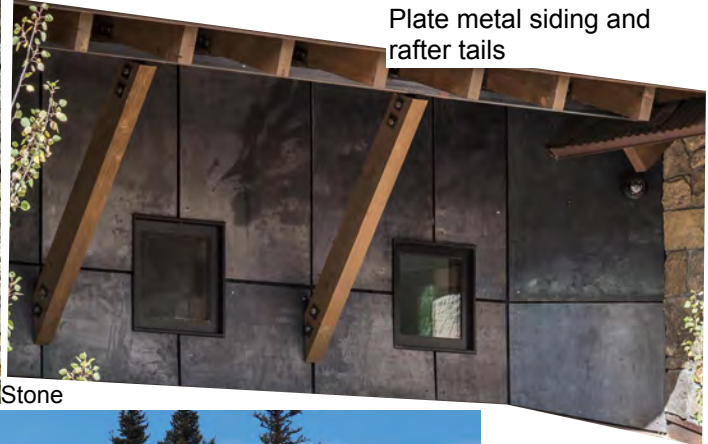


Plate metal siding and rafter tails

Stone



Structural steel elements and banding



Wood siding options and guard rail finish



Standing Seam Copper roofing



wood siding and stone

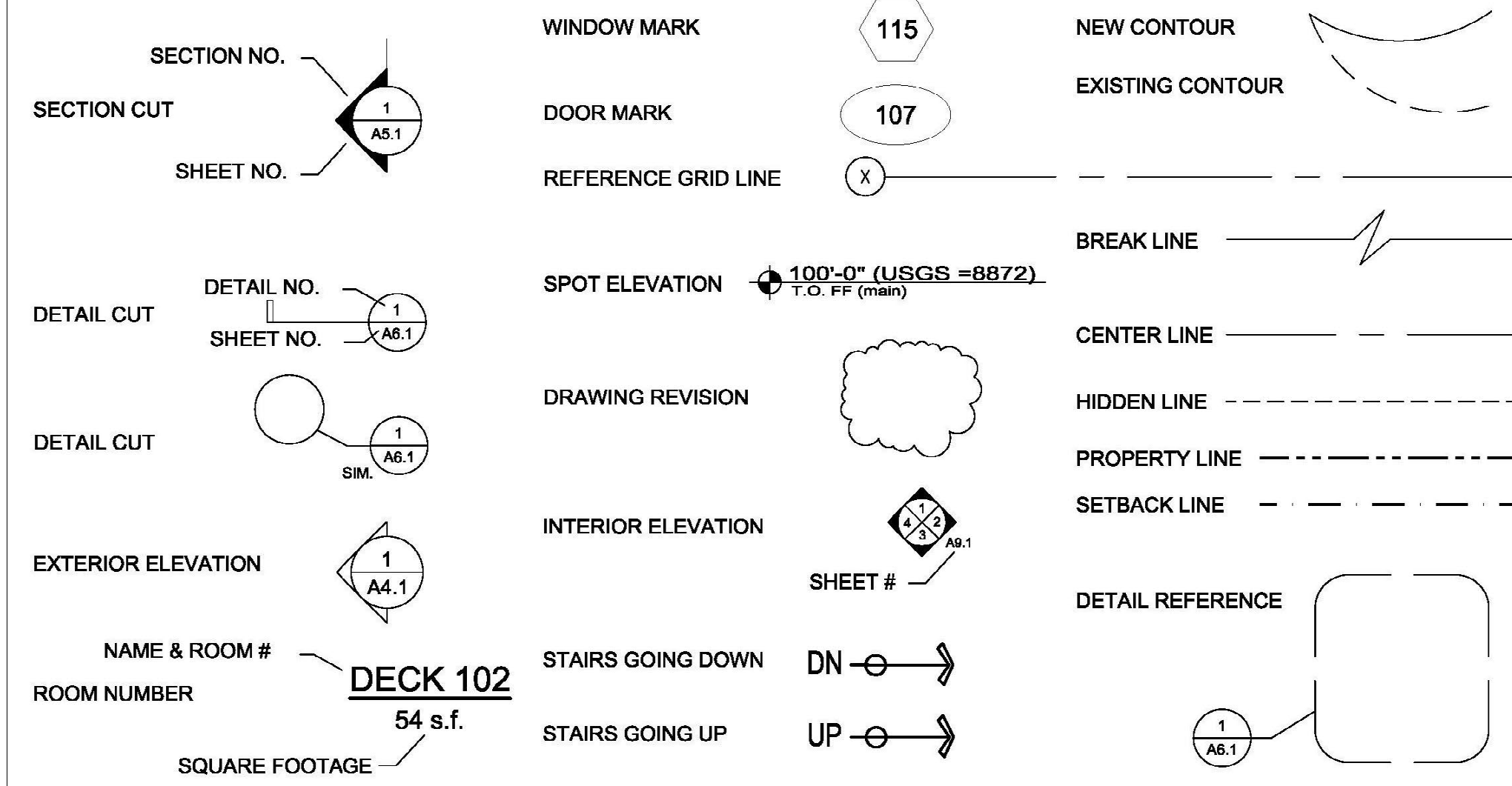


EAST EXTERIOR LOOKING AT WILSON PEAK

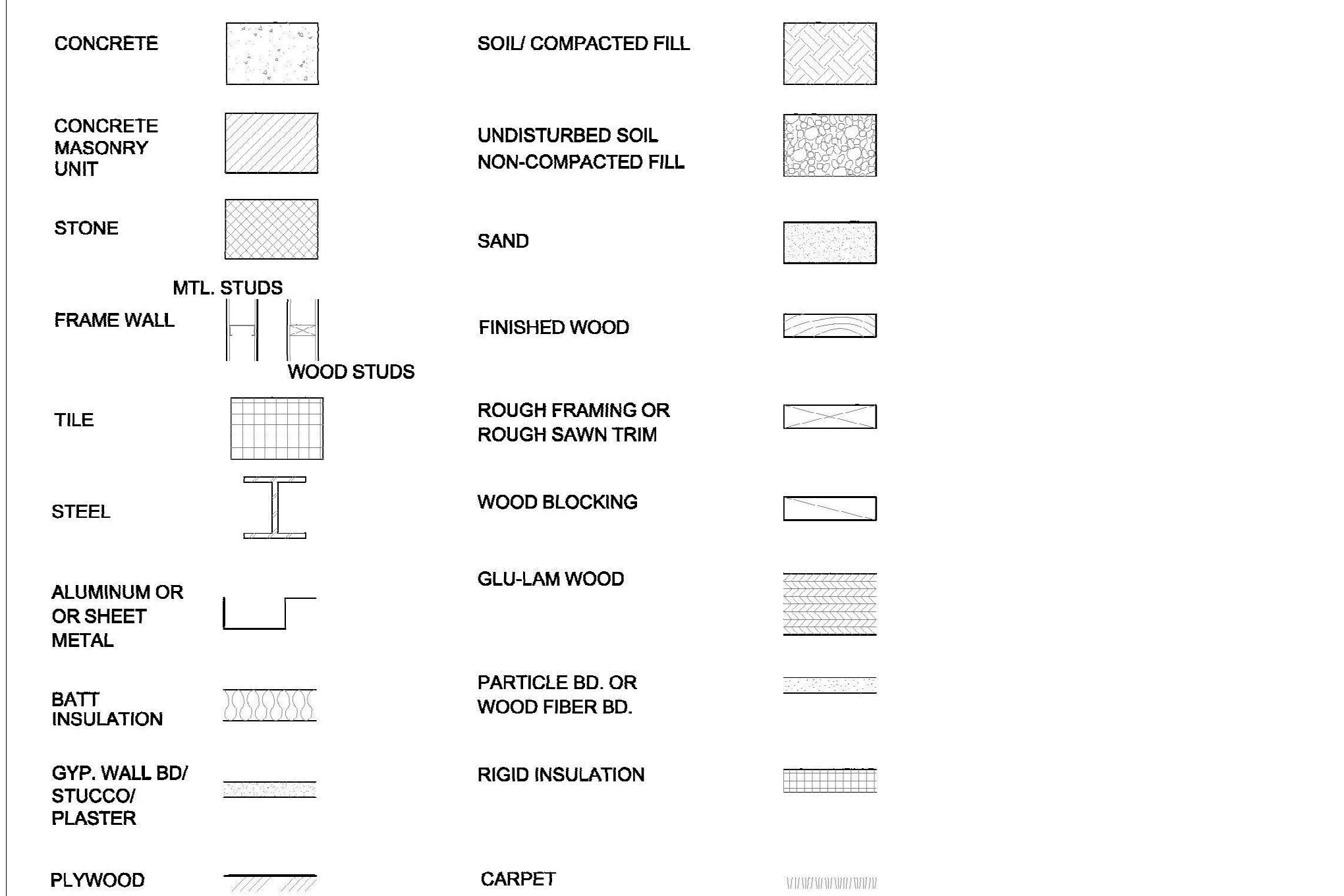


LOOKING EAST

SYMBOL LEGEND



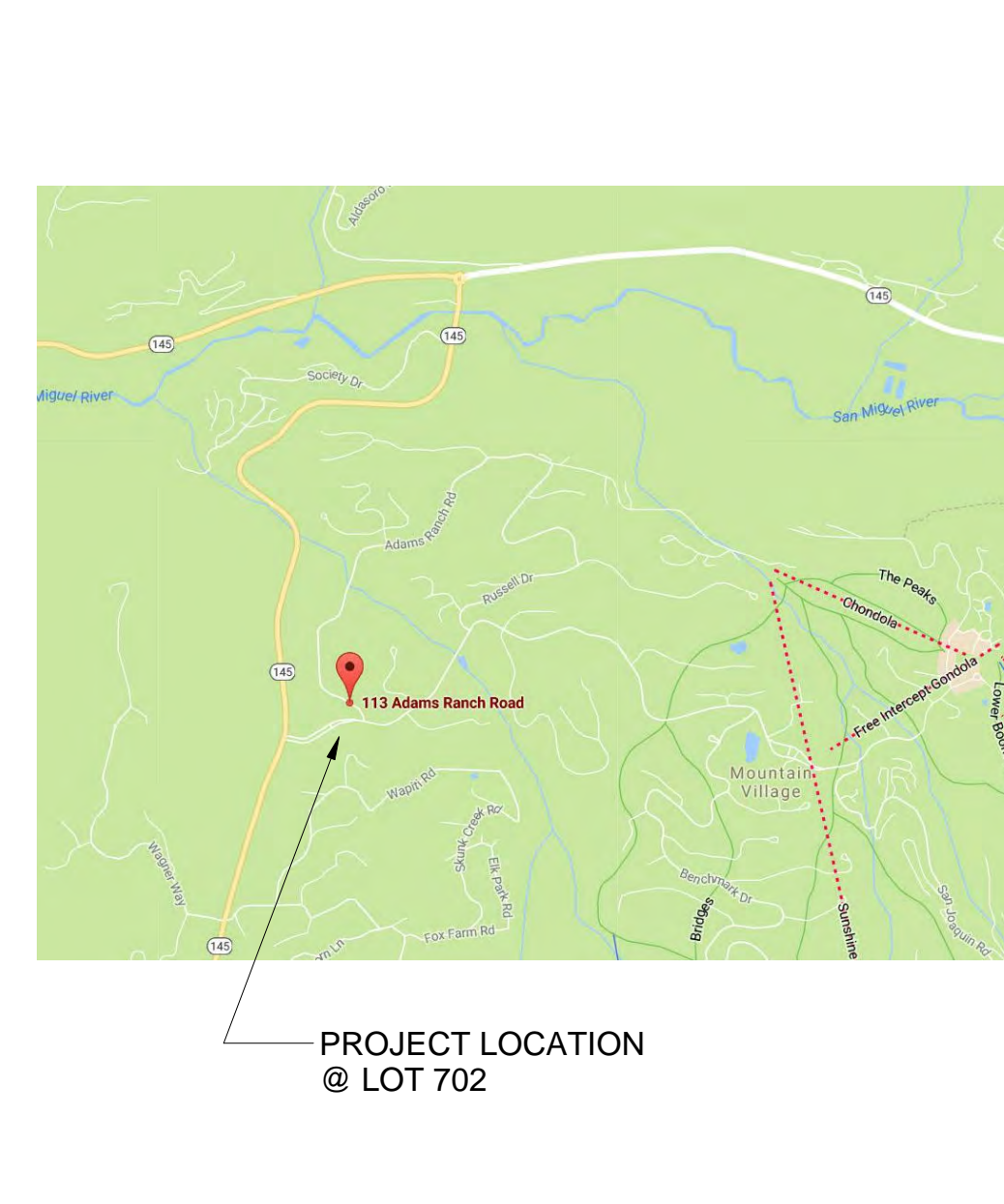
MATERIAL LEGEND



ABBREVIATIONS

| | | | | | |
|-------|---------------------------|------|--|------|--------------------------|
| AR | Area of Refuge | GR | Grade | SECT | Section |
| AGG | Aggregate | GWB | Gypsum Wall Board | SEW | Sewer |
| ATF | Above Finished Floor | HW | Hardware | SH | Sheet |
| AL | Alternate | HW | Hardware | SHV | Shelves |
| AR/CI | Architectural | MD | Masonry | SM | Similar |
| ASBY | Assembly | HD | Head | SL | Sliding |
| BM | Beam | HVAC | Heating, Ventilating, and Air Conditioning | SM | Sheet Metal |
| BR | Bearing | HT | Height | STC | Sound-Transmission Class |
| BT | Between | HWY | Highway | SPCS | Specification |
| BD | Board | HZR | Horizontal | SQ | Square |
| BS | Bath Sides | INR | Interior | SQR | Square |
| DD | Double | IP | Inside Diameter | STR | Structure (all) |
| BLDP | Building | INT | Interior | STB | Substitute |
| CB | Cabinet | LAM | Laminate | SUP | Supplement (all) |
| CL | Centerline | LAV | Lavatory | SUSP | Suspend (all) |
| GER | Ceramic | MAN | Manufacturer | TEL | Telephone |
| GR | Glar | MS | Masonry Opening | TV | Television |
| CL | Closet | MTL | Metal | TEMP | Temper |
| CMU | Concrete Masonry Unit | MEZ | Mechanical | TH | That |
| CL | Column | MIN | Minimum | TK | Thick |
| CONC | Concrete | MISC | Miscellaneous | TP | Toilet Paper Holder |
| CONJ | Construction Joint | NG | Not in Contract | T&G | Tongue and Groove |
| CONT | Continuous | NTS | Not to Scale | T&P | Top and Bottom |
| CP | Dampening | OC | On Center | TR | Tread |
| DET | Detail | OP | Open | TR | Tube Steel |
| DIAM | Diameter | OPP | Opposite | UNF | Unfinished |
| DM | Dimension | OP | Opposite | UNF | Unfinished |
| DW | Dishwasher | OP | Opposite | UNF | Unfinished |
| DN | Down | OP | Opposite | UNF | Unfinished |
| DR | Drain | OP | Opposite | UNF | Unfinished |
| DS | Downspout | OP | Opposite | UNF | Unfinished |
| DRWS | Driveway | OP | Opposite | UNF | Unfinished |
| EA | Each | OP | Opposite | UNF | Unfinished |
| EL | Elevation | OP | Opposite | UNF | Unfinished |
| EQ | Equal | OP | Opposite | UNF | Unfinished |
| EXIST | Existing | OP | Opposite | UNF | Unfinished |
| EXP | Expansion Joint | OP | Opposite | UNF | Unfinished |
| EXT | Exterior | OP | Opposite | UNF | Unfinished |
| FE | Fire Extinguisher cabinet | OP | Opposite | UNF | Unfinished |
| FC | Face of concrete | OP | Opposite | UNF | Unfinished |
| FS | Face of Stud | OP | Opposite | UNF | Unfinished |
| FIN | Finish | OP | Opposite | UNF | Unfinished |
| FR | Refrigerator | OP | Opposite | UNF | Unfinished |
| FL | Floor | OP | Opposite | UNF | Unfinished |
| FD | Floor Drain | OP | Opposite | UNF | Unfinished |
| FTG | Footing | OP | Opposite | UNF | Unfinished |
| FN | Foundation | OP | Opposite | UNF | Unfinished |
| GA | Gauge | OP | Opposite | UNF | Unfinished |

PROJECT LOCATION



PROJECT NOTES

DRAWING SET FOR:

Mountain Village Design Review Board

PROJECT DIRECTORY

OWNER: CTH Holdings
ARCHITECT: TRULINEA ARCHITECT INC.
 113 LOST CREEK LANE SUITE B
 MOUNTAIN VILLAGE, CO 81435
 www.Trulinea.com
 EMAIL: trulinea@gmail.com
INTERIOR DESIGNER: TBD
CONTRACTOR: KOENIG CONSTRUCTION SERVICE, INC.
 JEFF KOENIG
 PO BOX 3138
 TELLURIDE, CO 81435
 EMAIL: jeff@koenigconstruction.com

STRUCTURAL & MECHANICAL ENGINEER: TBD
CIVIL ENGINEER: UNCOMPAGRE ENGINEERING
 DAVID BALLODE P.E.
 113 LOST CREEK LANE, SUITE D
 MOUNTAIN VILLAGE, CO 81435
 970.729.0683
 dbalode@msn.com

LIGHTING DESIGNER: AE DESIGN
 STEPHANIE KALTZ & BRYAN JASS
 1900 WAZEE STREET #350
 DENVER, CO 80202
 303.296.3034
 skaltz@aedesign-inc.com

LANDSCAPE ARCHITECT: TELLURIDE LANDSCAPE COMPANY
 LARRY SCANLON

GENERAL NOTES

- THE AIA DOCUMENT 201, "GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION", LATEST EDITION, ARE HEREBY MADE A PART OF THESE CONTRACT DOCUMENTS. COPIES ARE ON FILE AND ARE AVAILABLE FOR INSPECTION AT THE OFFICES OF THE ARCHITECT.
- THE CONTRACT DOCUMENTS CONSIST OF THE AGREEMENT, THE GENERAL NOTES, THE SPECIFICATION, AND THE 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 DISCREPANCY BETWEEN THE DIFFERENT PARTS SHOULD BE REPORTED TO THE ARCHITECT IMMEDIATELY.
- ALL WORK SHALL COMPLY WITH ALL STATE AND LOCAL CODES AND ORDINANCES, AND SHALL BE PERFORMED TO THE HIGHEST STANDARDS OF CRAFTSMANSHIP BY JOURNYMEN OF THE APPROPRIATE TRADES.
- THESE DOCUMENTS ARE INTENDED TO INCLUDE ALL LABOR, MATERIALS, EQUIPMENT AND SERVICES REQUIRED TO COMPLETE ALL WORK DESCRIBED HEREIN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BRING TO THE ATTENTION OF THE ARCHITECT ANY CONDITIONS WHICH WILL NOT PERMIT CONSTRUCTION ACCORDING TO THE INTENTIONS OF THESE DOCUMENTS. IT IS THE RESPONSIBILITY OF THE ARCHITECT TO PROVIDE DETAILS AND/OR DIRECTIONS REGARDING DESIGN INTENT WHERE IT IS ALTERED BY EXISTING CONDITIONS OR WHERE NEGLECTED IN THE DOCUMENTS.
- ANY MATERIALS PROPOSED FOR SUBSTITUTION OF THOSE SPECIFIED OR 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 ALL 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 AND SAMPLES FOR REVIEW THROUGH THE GENERAL CONTRACTOR WHEN WORK IS LET THROUGH HIM OR HER. REQUIRED VERIFICATIONS AND SUBMITTALS TO BE MADE IN ADEQUATE TIME AS NOT TO DELAY WORK IN PROGRESS.
- 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 E, ABOVE.
- WHEN THERE IS NEED OF INSPECTION AS REQUIRED BY THE UNIFORM BUILDING CODE OR ANY LOCAL CODE OR ORDINANCE.
- 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.
- ALL DIMENSIONS NOTED TAKE PRECEDENCE OVER SCALED DIMENSIONS NOTED WITH "N.T.S." DENOTES NOT TO SCALE. DIMENSIONAL ERRORS SHOULD BE REPORTED TO THE ARCHITECT IMMEDIATELY.
- CONTRACTOR SHALL VERIFY AND COORDINATE ALL OPENINGS THROUGH FLOORS, CEILINGS, AND WALLS WITH ALL ARCHITECTURAL, STRUCTURAL, MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS.
- CONTRACTOR WILL ASSUME RESPONSIBILITY OF ITEMS REQUIRING COORDINATION AND RESOLUTION DURING THE BIDDING PROCESS.
- CONTRACTOR WILL ASSUME RESPONSIBILITY FOR STONE MASONRY SUBCONTRACTOR'S TAKE-OFFS.
- SEE SPECIFICATIONS FOR DOOR, WINDOW, AND FINISH SCHEDULES
- SEE SPECIFICATIONS FOR EXTERIOR FINISH MATERIALS AND COLORS
- ALL DIMENSIONS ON STRUCTURAL DRAWINGS TO BE CHECKED AGAINST ARCH DRAWINGS. NOTIFY ENGINEER AND ARCHITECT OF ANY DISCREPANCIES BEFORE PROCEEDING WITH CONSTRUCTION.
- THE JOB SITE SHALL BE MAINTAINED IN A CLEAN AND ORDERLY CONDITION, FREE OF DEBRIS AND LITTER, AND SHALL NOT BE UNREASONABLY ENCUMBERED WITH ANY MATERIALS OR EQUIPMENT. EACH SUB-CONTRACTOR IMMEDIATELY UPON COMPLETION OF EACH PHASE OF WORK SHALL REMOVE HIS/HER TRASH AND DEBRIS.
- FIRE SPRINKLER SYSTEMS (WHEN APPLICABLE) SHOULD BE PROVIDED THROUGHOUT THE BUILDING BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREPARING THE DRAWINGS AND OBTAINING THE PERMITS FOR THE REQUIRED SYSTEM. THE FIRE SPRINKLER SYSTEM SHALL MEET THE REQUIREMENTS OF ALL APPLICABLE CODES.
- ALL WELDING AND METAL WORK TO BE REVIEWED BY THE ARCHITECT. ANY INFERIOR WELDS OR METAL WORK THAT IS NOT ACCEPTED WILL BE RE-WORKED ACCORDING TO THE ARCHITECT'S DIRECTION. CALL THE ARCHITECT ALL STRUCTURAL EXPOSED STEEL, BRIDGES, STAIRS, GUARDRAILS, OR SPECIALTY DESIGN FEATURES LOCATED ANYWHERE WITHIN THE SCOPE OF THE WORK.

CODE SUMMARY

OVERVIEW
 CODE REVIEW: 2012 I.R.C.
 OCCUPANCY GROUP: R3
 CONSTRUCTION TYPE: V-N
 DESCRIPTION:
 2 STORY RESIDENCE
 W/ BASEMENT

LAND USE SUMMARY
 LEGAL DESCRIPTION:
 LOT 702
 MOUNTAIN VILLAGE, CO
 ZONING: RESIDENTIAL
 USE: SINGLE FAMILY RESIDENCE

LIVEABLE AREA SUMMARY

| | |
|------------------------|------------------|
| BASEMENT: | 4,370 SF |
| MAIN: | 3,263 SF |
| UPPER: | 1,079 SF |
| TOTAL: | 8,712 SF |
| GARAGE: | 1,302 SF |
| TOTAL ENCLOSED: | 10,014 SF |

DRAWING INDEX

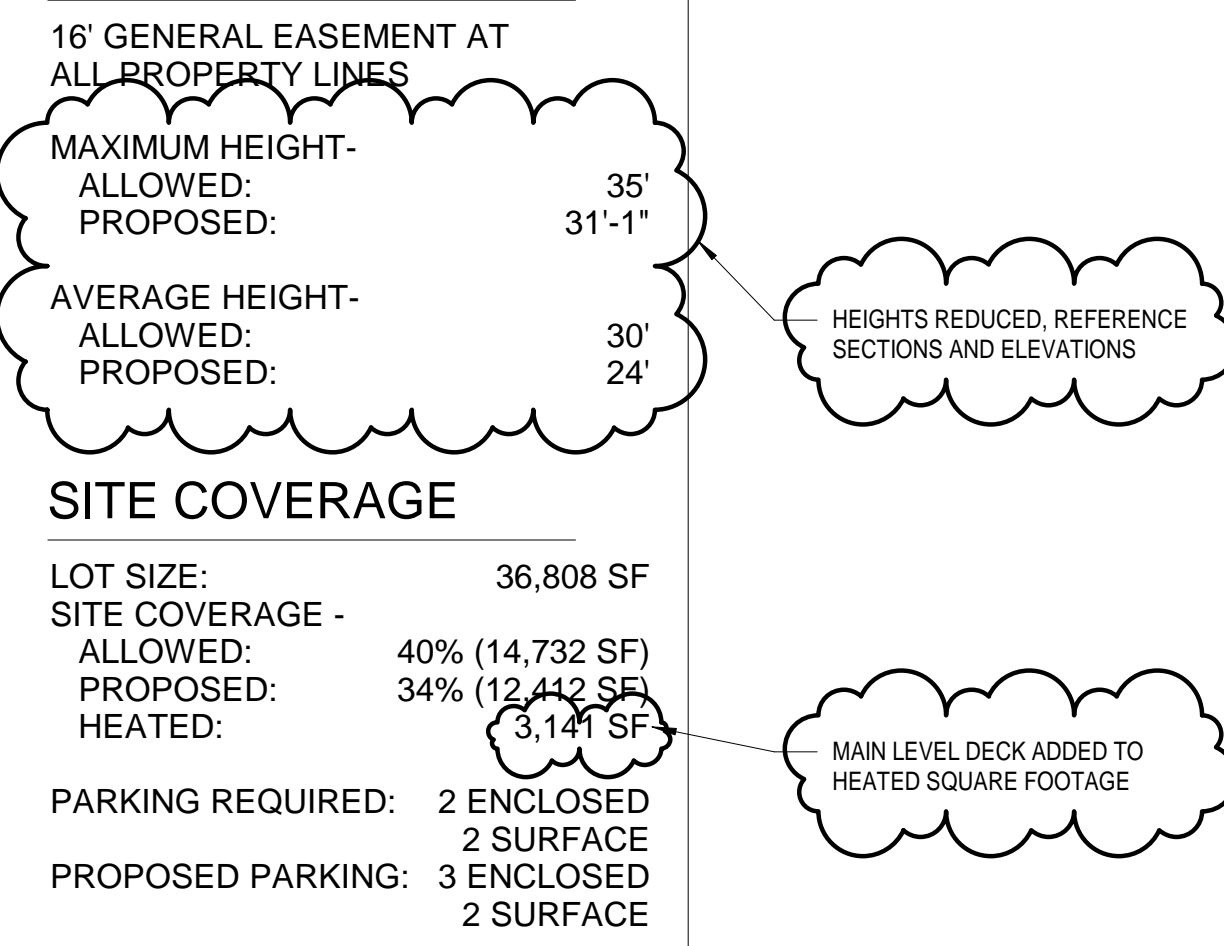
ARCHITECTURAL

| | |
|------|----------------------------|
| A000 | COVER SHEET |
| A001 | SURVEY |
| A002 | AREA PLANS |
| A003 | CONSTRUCTION STAGING |
| A100 | SITE PLAN |
| A101 | EXTERIOR IMPROVEMENTS PLAN |
| A102 | FLOOR PLANS |
| A103 | FLOOR PLANS |
| A104 | FLOOR PLANS |
| A105 | ROOF PLAN |
| A107 | ENTRY DESIGN |
| A201 | ELEVATIONS |
| A202 | ELEVATIONS |
| A301 | SECTIONS |
| A601 | WINDOW & DOOR SCHEDULES |
| A602 | CURTAIN WALL SCHEDULE |
| A901 | EXTERIOR AXONS |

CIVIL

| | |
|----|-------------------------|
| C1 | GRADING & DRAINAGE PLAN |
| C2 | UTILITIES PLAN |

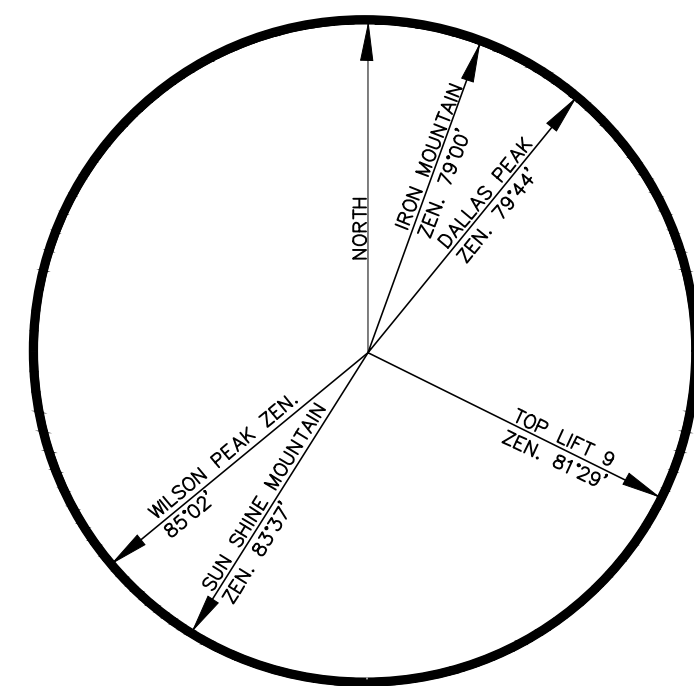
SETBACKS



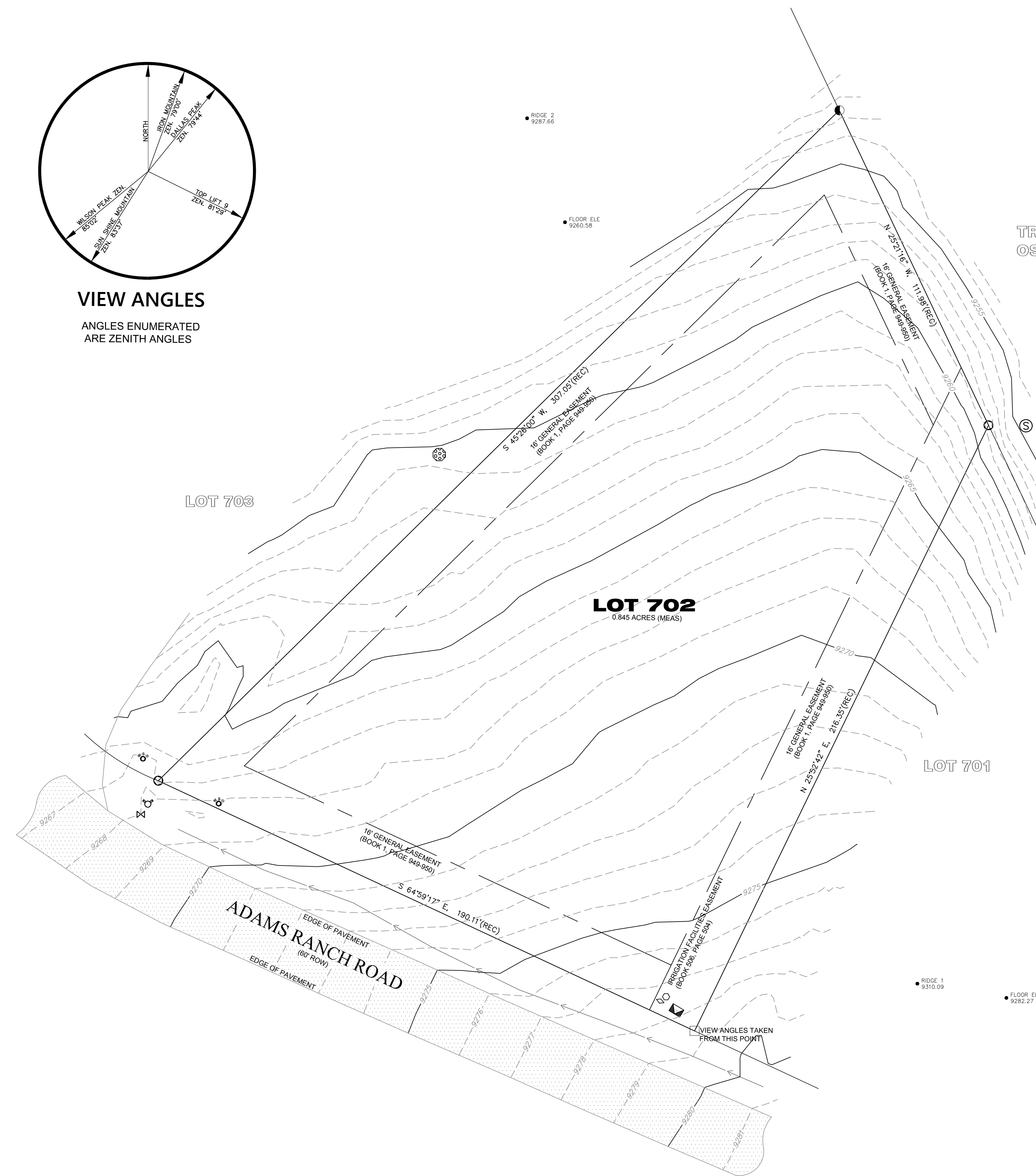
SITE COVERAGE

| | |
|--------------------------|-----------------|
| LOT SIZE: | 36,808 SF |
| SITE COVERAGE - ALLOWED: | 40% (14,732 SF) |
| PROPOSED: | 34% (12,412 SF) |
| HEATED: | 3,141 SF |
| PARKING REQUIRED: | 2 ENCLOSED |
| PROPOSED PARKING: | 2 SURFACE |
| | 3 ENCLOSED |
| | 2 SURFACE |

TRULINEA ARCHITECTURE
 113 Lost Creek Lane Suite 1B
 Mountain Village, CO 81435
 Email: Trulinea@gmail.com
 Trulinea.com
 CTH HOLDINGS
 LOT 702
 TOWN OF MOUNTAIN VILLAGE COLORADO,
 81435
 Project number: GC
 Print Date: 2017/11/16
 Modeled by: CK
 Checked by: LT
 NOT FOR CONSTRUCTION
 2017/11/16
A000
 COVER SHEET
 11/16/2017 9:53:26 AM



VIEW ANGLES
 ANGLES ENUMERATED
 ARE ZENITH ANGLES



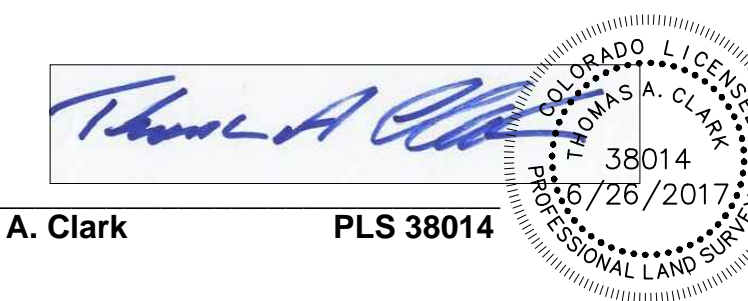
TRACT
 OSP-28

PROPERTY DESCRIPTION:

LOT 702, Town of Mountain Village, according to the plat filed in the office of the Clerk and Recorder in Plat Book 1 at page 949-950 and according to the Town of Mountain Village Official Lot List recorded in book 586 at page 548,
 COUNTY OF SAN MIGUEL,
 STATE OF COLORADO.

SURVEYOR'S CERTIFICATE:

I, Thomas A. Clark, being a Colorado Licensed Land Surveyor, do hereby certify that this Topographic Survey of Lot 702 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 38, Article 51 C.R.S.



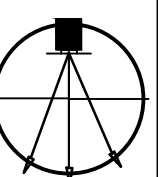
Thomas A. Clark PLS 38014

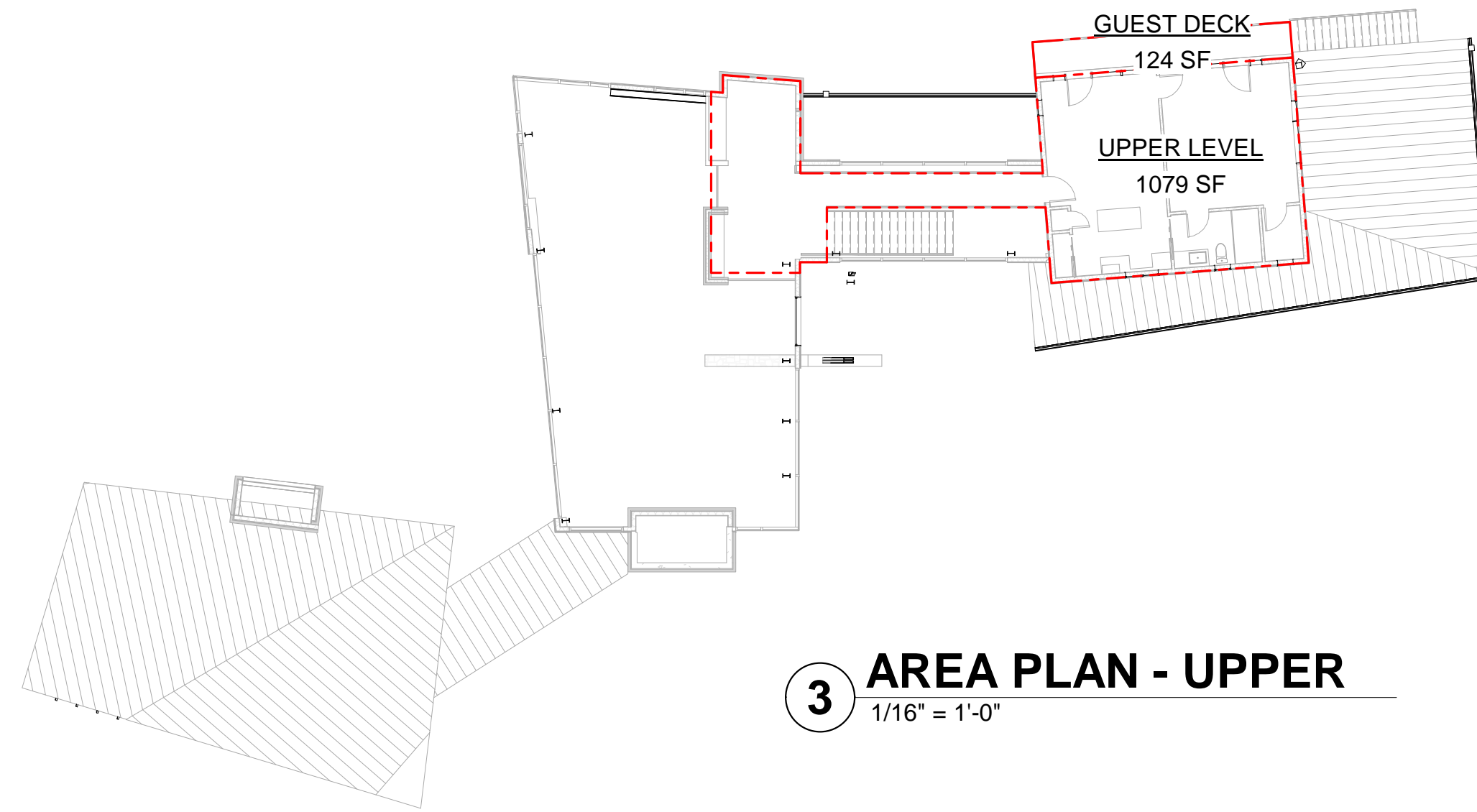
SURVEYORS NOTES:

- Elevation datum for this survey is based on GPS static observation and OPUS solution the Southwest corner of Lot 702 that elevation being 9266.86'.
- Lineal units represented on this 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 regarding the facts of this 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 entities.
- NOTICE: According to Colorado law you must commence any legal action based upon defect in this survey within three years after you first discover such defect. In no event may any action based upon any deficit in this survey be commenced more than ten years from the date of the certification shown hereon.
- Field work was executed in June 2017.

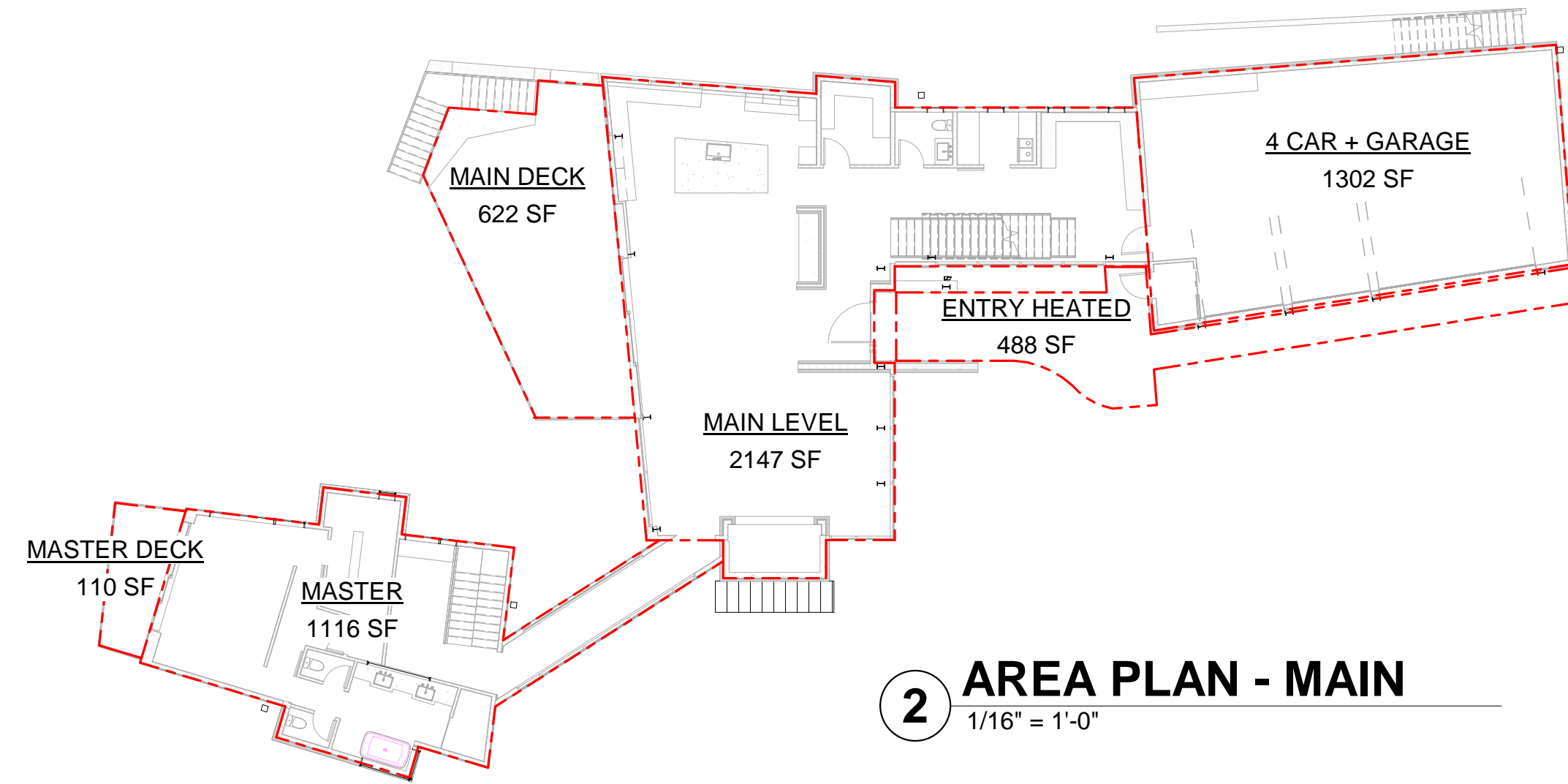
LEGEND:

- 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 VALVE
- WATER SHUT OFF

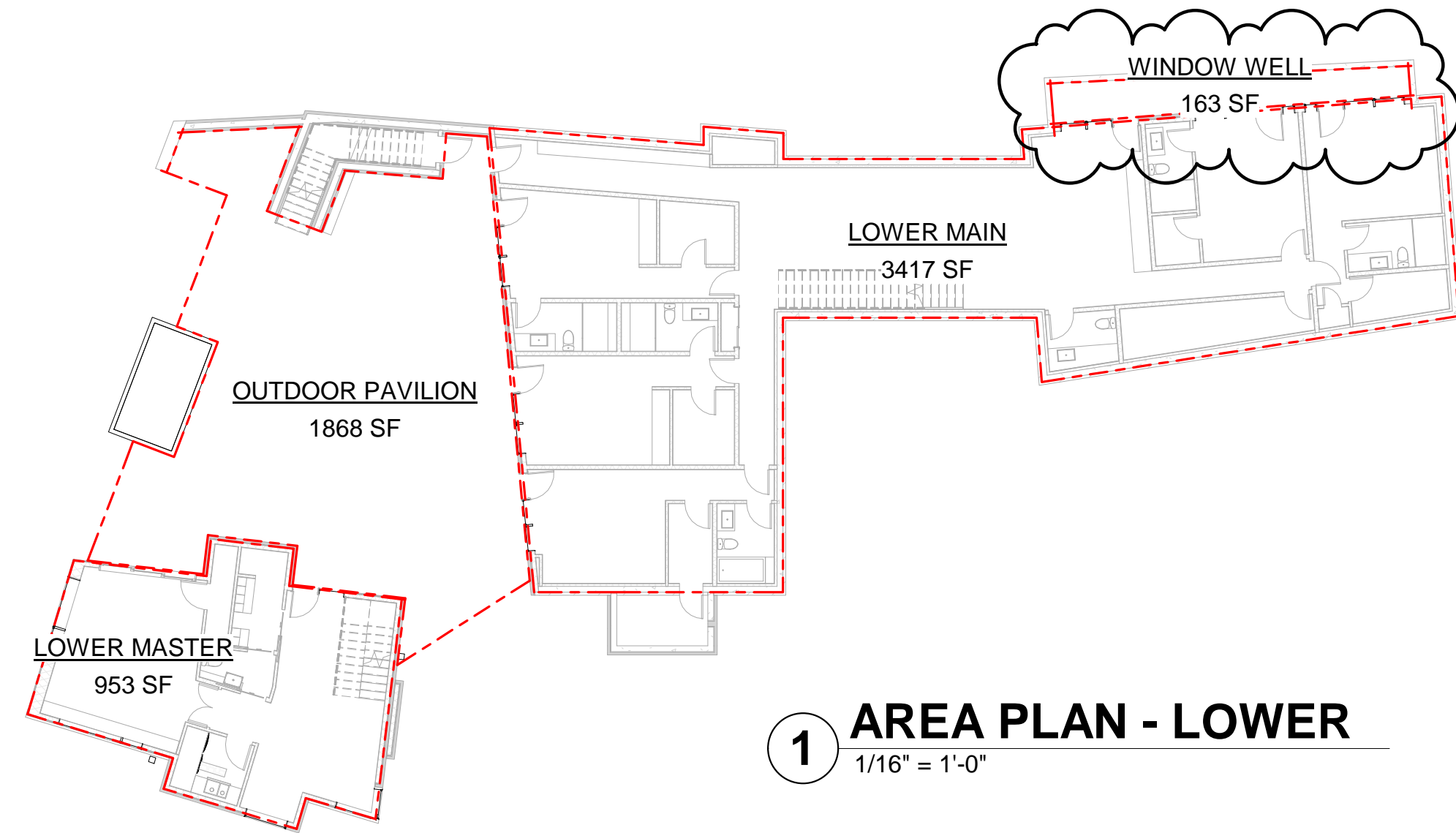




3 AREA PLAN - UPPER
1/16" = 1'-0"



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



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

| AREA SCHEDULE | | | |
|---------------------------|----------------|----------|---------------------------|
| AREA | SQUARE FOOTAGE | Level | Category |
| LOWER MASTER | 953 SF | LOWER FF | LIVEABLE |
| LOWER MAIN | 3417 SF | LOWER FF | LIVEABLE |
| MASTER | 1116 SF | MAIN FF | LIVEABLE |
| MAIN LEVEL | 2147 SF | MAIN FF | LIVEABLE |
| UPPER LEVEL | 1079 SF | UPPER FF | LIVEABLE |
| LIVEABLE | 8712 SF | | |
| 4 CAR + GARAGE | 1302 SF | MAIN FF | GARAGE |
| GARAGE | 1302 SF | | |
| OUTDOOR PAVILION | 1868 SF | LOWER FF | EXTERIOR HEATED HARDSCAPE |
| WINDOW WELL | 163 SF | LOWER FF | EXTERIOR HEATED HARDSCAPE |
| MAIN DECK | 622 SF | MAIN FF | EXTERIOR HEATED HARDSCAPE |
| ENTRY HEATED | 488 SF | MAIN FF | EXTERIOR HEATED HARDSCAPE |
| EXTERIOR HEATED HARDSCAPE | 3141 SF | | |
| MASTER DECK | 110 SF | MAIN FF | DECK UNHEATED |
| GUEST DECK | 124 SF | UPPER FF | DECK UNHEATED |
| DECK UNHEATED | 234 SF | | |

RECALCULATED FROM OUTSIDE OF STUD;
REFERENCE DIAGRAMS TO THE LEFT FOR
SPECIFIC LOCATIONS

| # | SUBMISSION | DATE |
|----|------------------|----------|
| 11 | AMENDMENTS | 10.06.20 |
| 2 | CLIENT MTG | 07.07.14 |
| 3 | CLIENT MTG SD2 | 17.08.01 |
| 4 | CLIENT MTG DD1 | 17.08.23 |
| 5 | CLIENT MTG DD2 | 17.09.01 |
| 6 | CLIENT MTG DD3 | 17.09.18 |
| 7 | DRB SUBMISSION | 17.10.02 |
| 8 | REVISED DRB SUB. | 17.10.24 |
| 9 | RVSD DRB SUB. 2 | 17.11.13 |

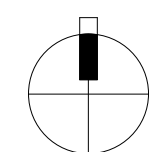
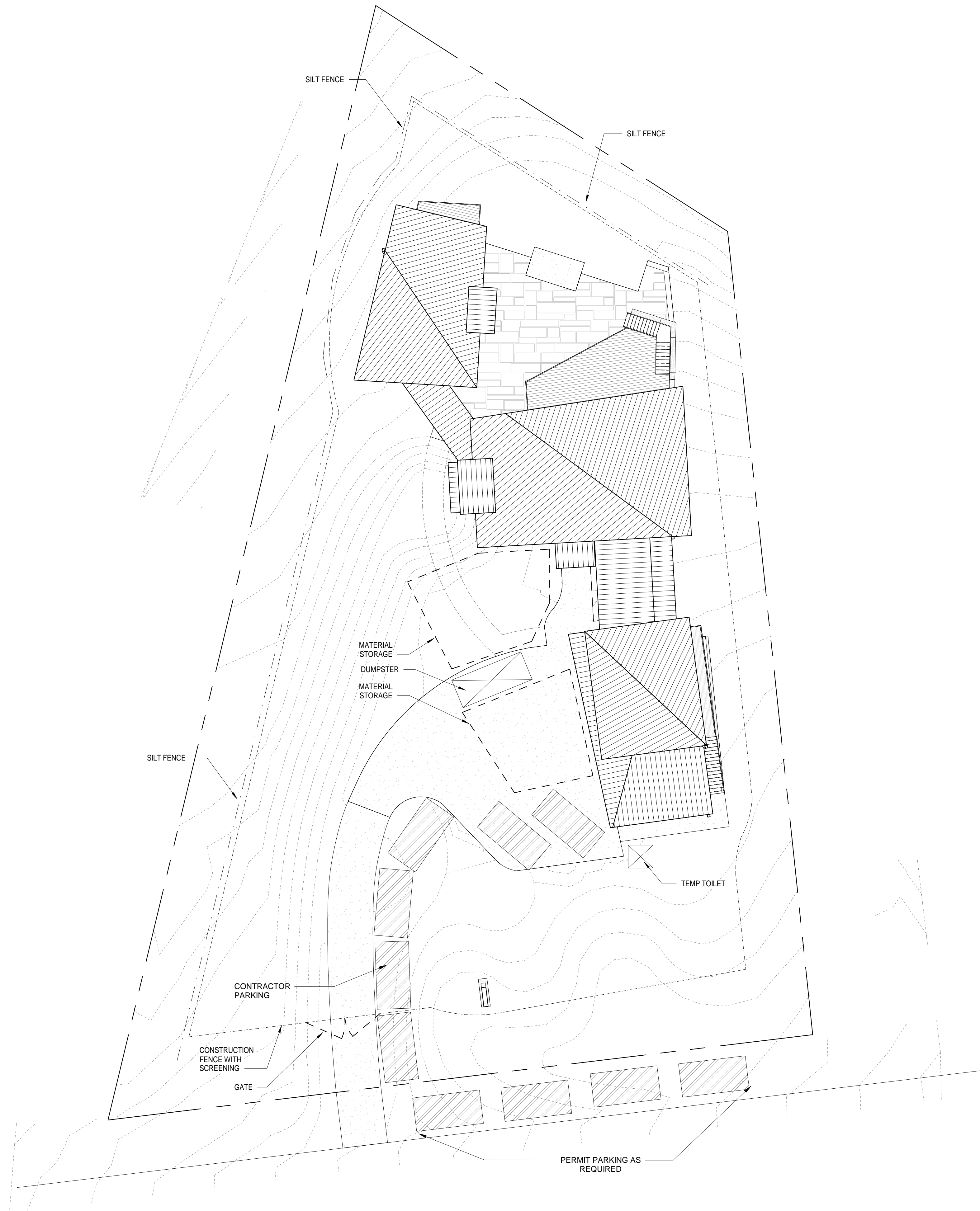
| | |
|----------------|------------|
| Project number | GC |
| Print Date | 2017/11/16 |
| Modeled by | CK |
| Checked by | LT |

NOT FOR CONSTRUCTION

2017/11/16

A002

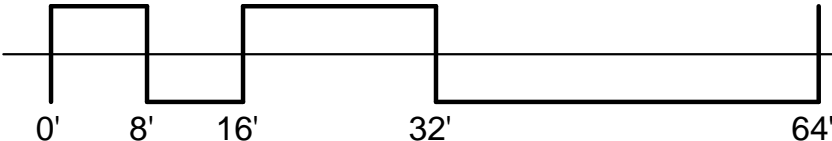
AREA PLANS



1

CONSTRUCTION PLAN

1/16" = 1'-0"



| # | SUBMISSION | DATE |
|---|------------------|----------|
| 1 | MASSING STUDIES | 17.06.28 |
| 2 | CLIENT MTG | 17.07.14 |
| 3 | CLIENT MTG SD2 | 17.08.01 |
| 4 | CLIENT MTG DD1 | 17.08.23 |
| 5 | CLIENT MTG DD2 | 17.09.01 |
| 6 | CLIENT MTG DD3 | 17.09.18 |
| 7 | DRB SUBMISSION | 17.10.02 |
| 8 | REVISED DRB SUB. | 17.10.24 |
| 9 | RVSD DRB SUB. 2 | 17.11.13 |

| | |
|----------------|------------|
| Project number | GC |
| Print Date | 2017/11/16 |
| Modeled by | CK |
| Checked by | LT |

NOT FOR CONSTRUCTION

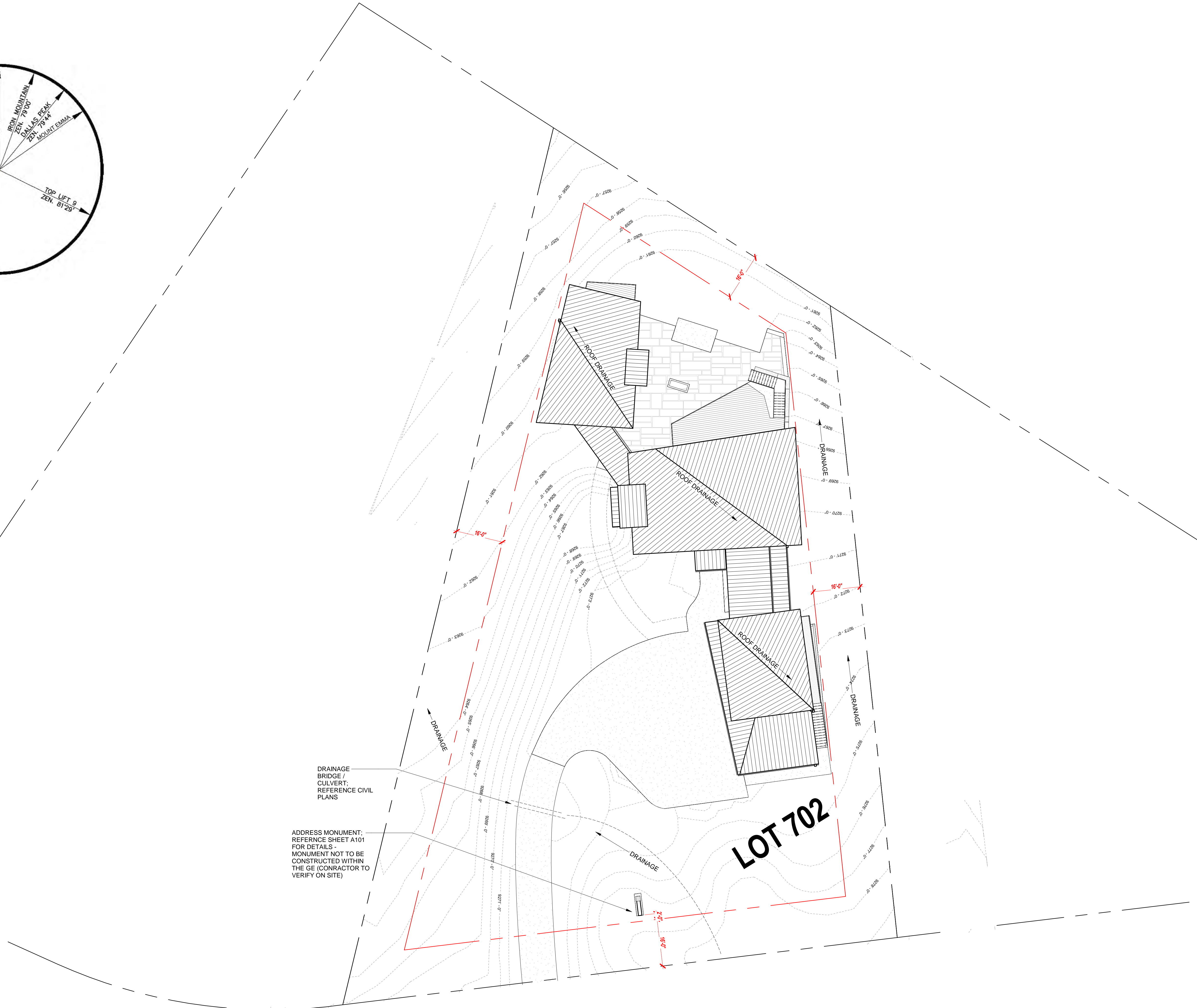
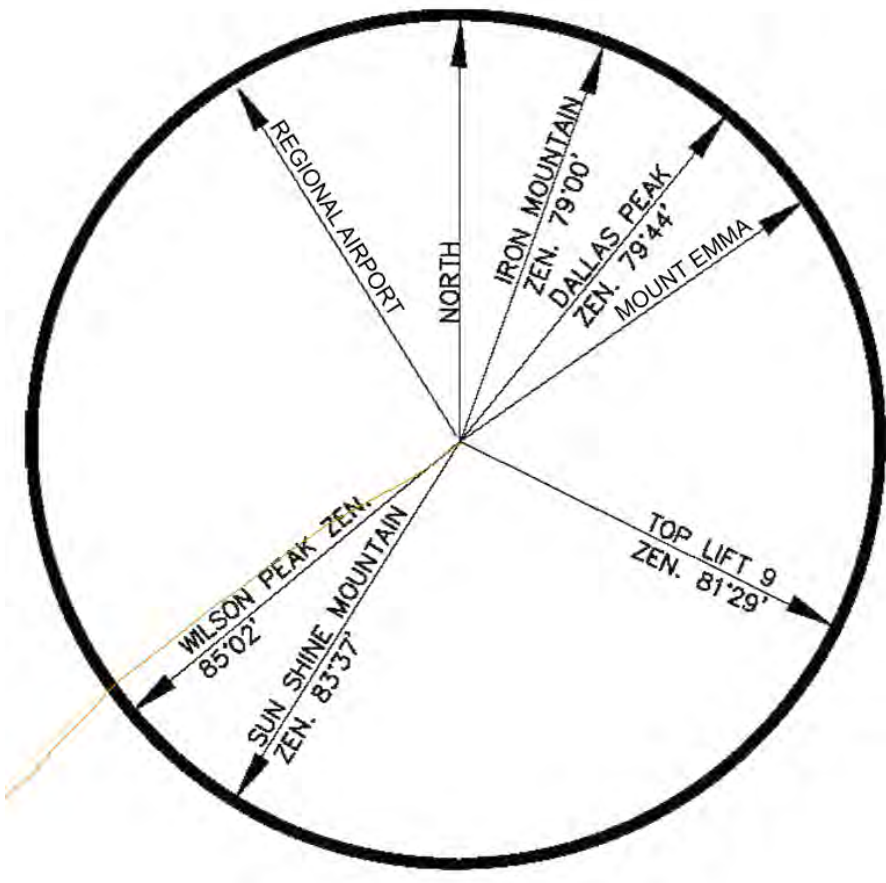
2017/11/16

A003

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CONSTRUCTION STAGING

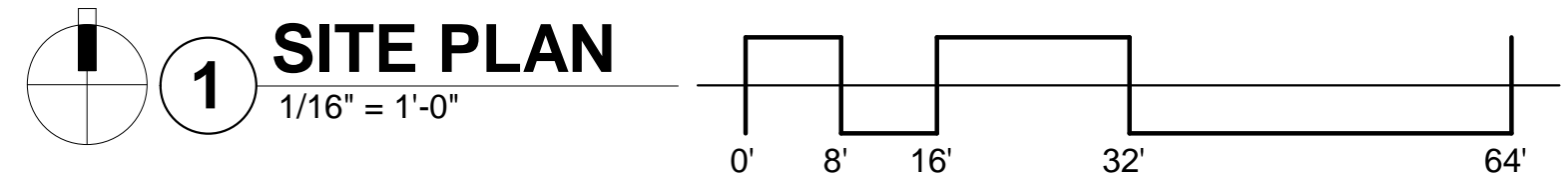
11/16/2017 9:33:33 AM



DRAINAGE
BRIDGE /
CULVERT:
REFERENCE CIVIL
PLANS

ADDRESS MONUMENT:
REFERENCE SHEET A101
FOR DETAILS -
MONUMENT NOT TO BE
CONSTRUCTED WITHIN
THE GE (CONTRACTOR TO
VERIFY ON SITE)

LOT 702



| # | SUBMISSION | DATE |
|---|-----------------|----------|
| 1 | MASSING STUDIES | 17.06.28 |
| 2 | CLIENT MTG | 17.07.14 |
| 3 | CLIENT MTG SD2 | 17.08.01 |
| 4 | CLIENT MTG DD1 | 17.08.23 |
| 5 | CLIENT MTG DD2 | 17.09.01 |
| 6 | CLIENT MTG DD3 | 17.09.18 |
| 7 | DRB SUBMISSION | 17.10.02 |
| 8 | REVISED DRB SUB | 17.10.24 |
| 9 | RVSD DRB SUB. 2 | 17.11.13 |

| | |
|----------------|------------|
| Project number | GC |
| Print Date | 2017/11/16 |
| Modeled by | CK |
| Checked by | LT |

NOT FOR
CONSTRUCTION

2017/11/16

A100
SITE PLAN

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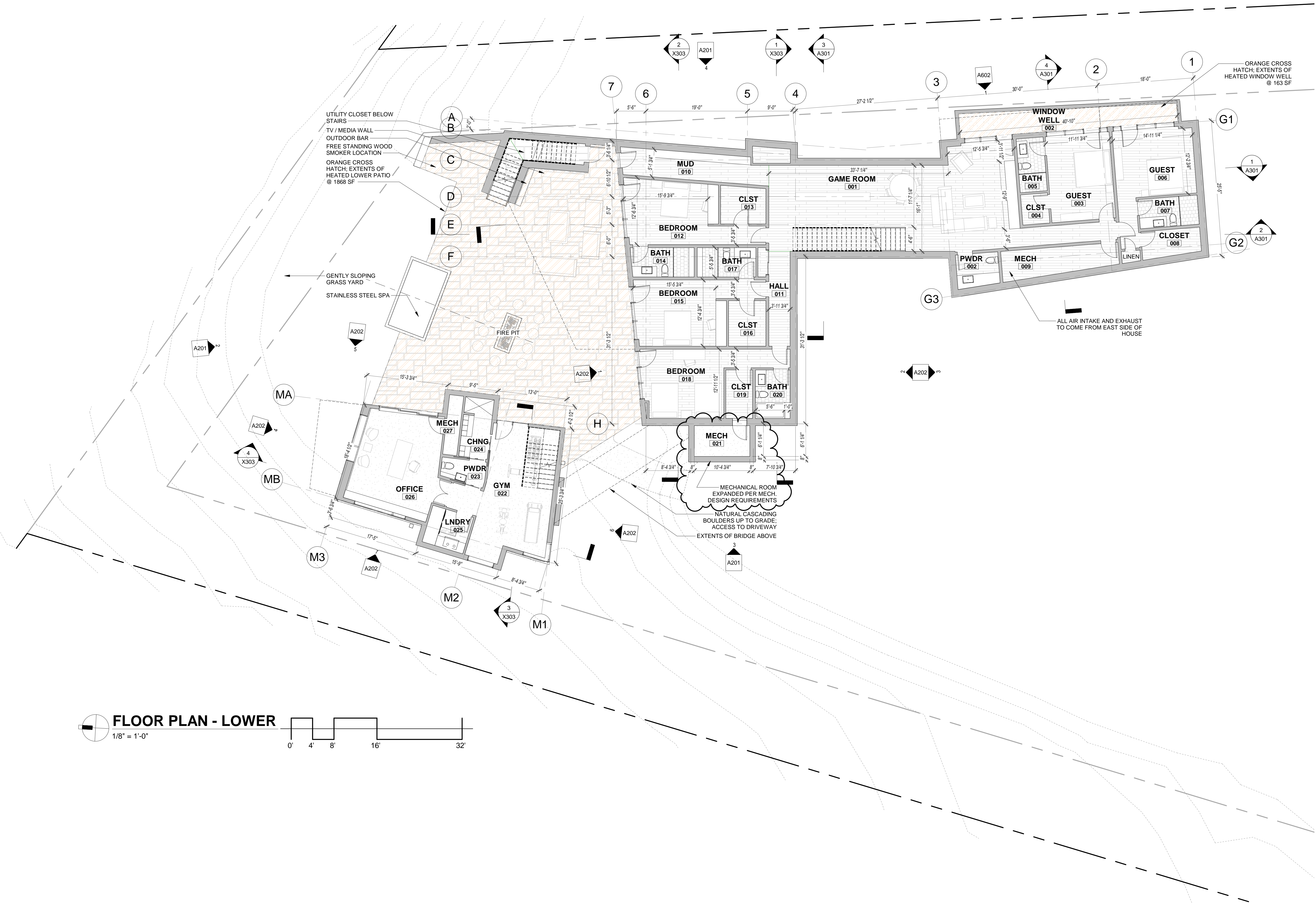
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| # | SUBMISSION | DATE |
|----|------------------|----------|
| 11 | AMENDMENTS | 10.06.23 |
| 2 | CLIENT MTG | 07.07.14 |
| 3 | CLIENT MTG | 08.01.14 |
| 4 | CLIENT MTG | 08.23.14 |
| 5 | CLIENT MTG | 09.01.14 |
| 6 | CLIENT MTG | 09.18.14 |
| 7 | DRB SUBMISSION | 10.02.14 |
| 8 | REVISED DRB SUB. | 10.24.14 |
| 9 | RVSD DRB SUB. 2 | 11.11.14 |

| | |
|----------------|------------|
| Project number | GC |
| Print Date | 2017/11/16 |
| Modeled by | CK |
| Checked by | LT |

NOT FOR CONSTRUCTION

2017/11/16



FLOOR PLAN - LOWER
1/8" = 1'-0"
0' 4' 8' 16' 32'

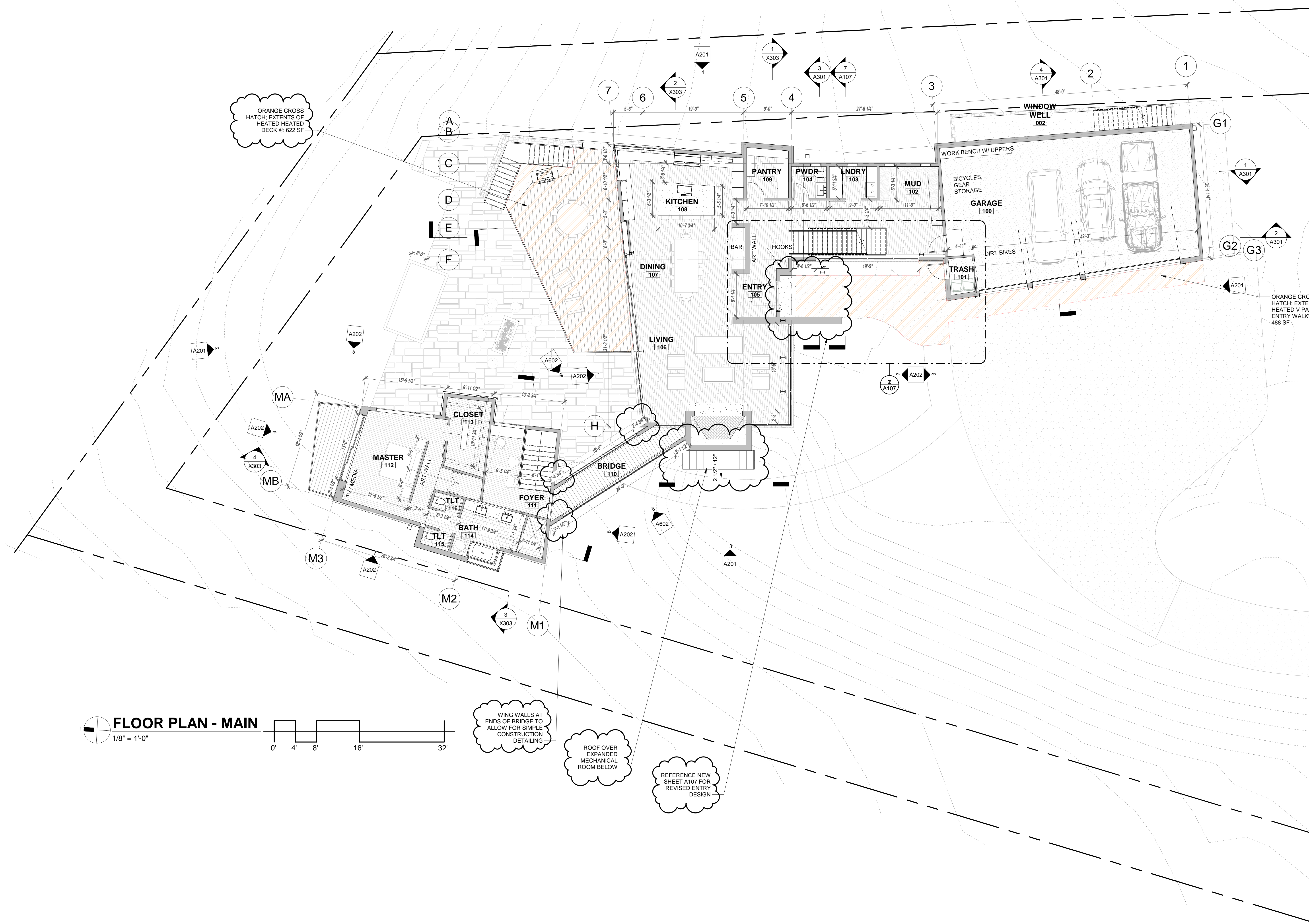
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| # | SUBMISSION | DATE |
|----|------------------|----------|
| 11 | AMENDMENTS | 10.06.23 |
| 2 | CLIENT MTG | 07.07.14 |
| 3 | CLIENT MTG SD2 | 17.08.01 |
| 4 | CLIENT MTG DD1 | 17.08.23 |
| 5 | CLIENT MTG DD2 | 17.09.01 |
| 6 | CLIENT MTG DD3 | 17.09.18 |
| 7 | DRB SUBMISSION | 17.10.02 |
| 8 | REVISED DRB SUB. | 17.10.24 |
| 9 | RVSD DRB SUB. 2 | 17.11.13 |

| | |
|----------------|------------|
| Project number | GC |
| Print Date | 2017/11/16 |
| Modeled by | CK |
| Checked by | LT |

NOT FOR CONSTRUCTION

2017/11/16



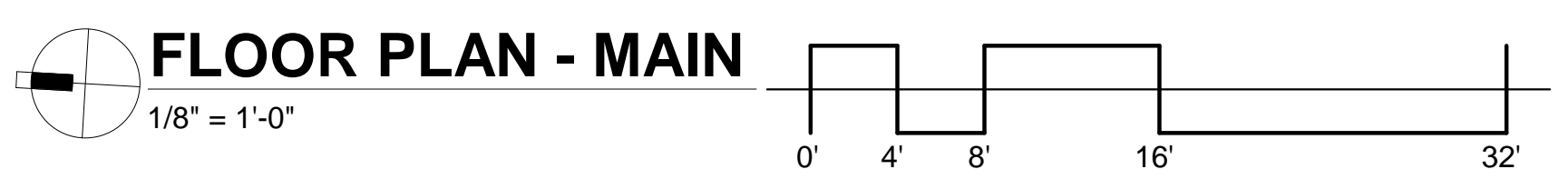
ORANGE CROSS HATCH; EXTENTS OF HEATED DECK @ 622 SF

ORANGE CROSS HATCH; EXTENTS OF HEATED V PAN & ENTRY WALKWAY @ 488 SF

WING WALLS AT ENDS OF BRIDGE TO ALLOW FOR SIMPLE CONSTRUCTION DETAILING

ROOF OVER EXPANDED MECHANICAL ROOM BELOW

REFERENCE NEW SHEET A107 FOR REVISED ENTRY DESIGN



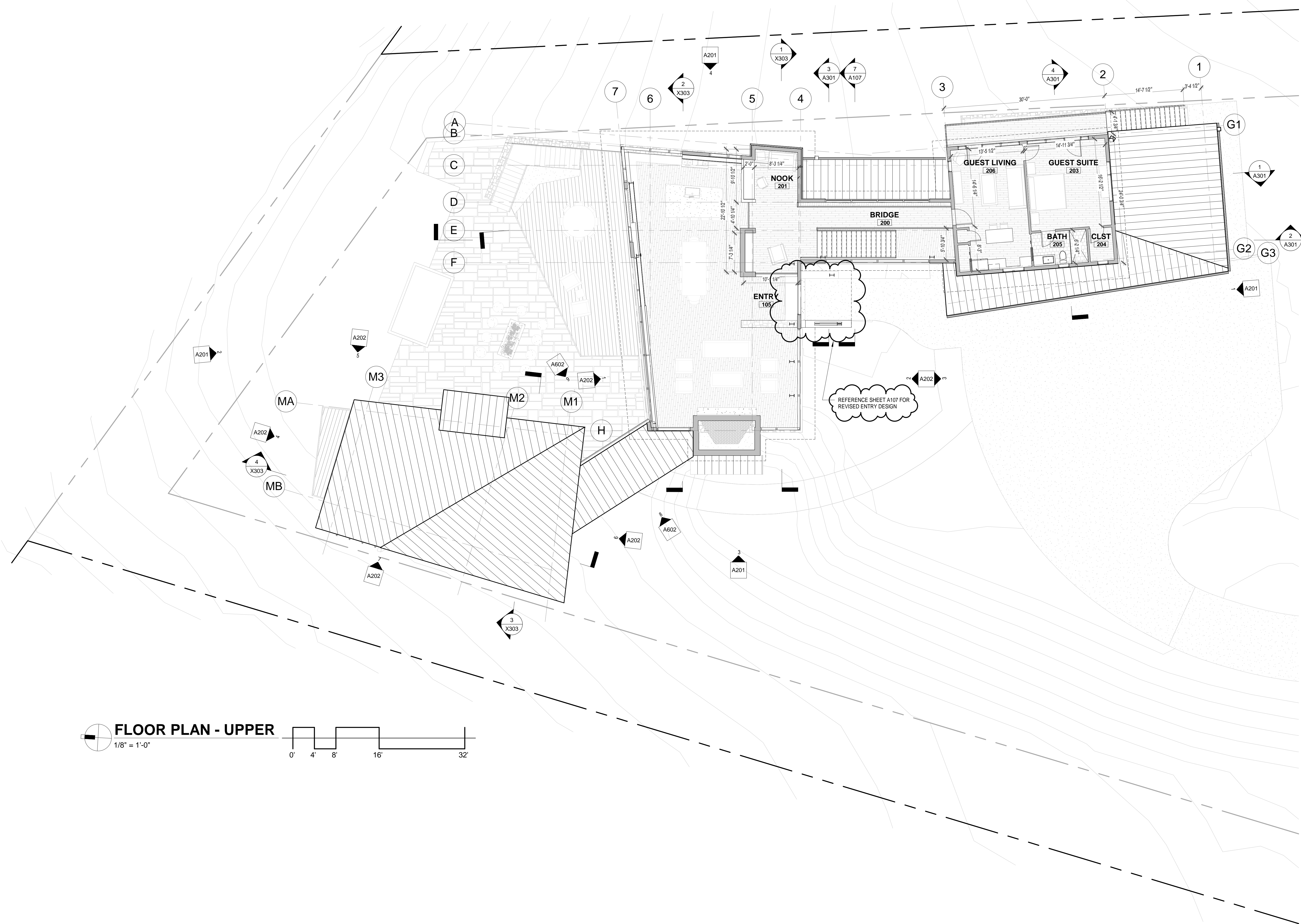
FLOOR PLAN - MAIN

| # | SUBMISSION | DATE |
|----|------------------|----------|
| 11 | AMENDMENTS | 10.06.23 |
| 2 | CLIENT MTG | 07.07.14 |
| 3 | CLIENT MTG SD2 | 17.08.01 |
| 4 | CLIENT MTG DD1 | 17.08.23 |
| 5 | CLIENT MTG DD2 | 17.09.01 |
| 6 | CLIENT MTG DD3 | 17.09.18 |
| 7 | DRB SUBMISSION | 17.10.02 |
| 8 | REVISED DRB SUB. | 17.10.24 |
| 9 | RVSD DRB SUB. 2 | 17.11.13 |

| | |
|----------------|------------|
| Project number | GC |
| Print Date | 2017/11/16 |
| Modeled by | CK |
| Checked by | LT |

NOT FOR CONSTRUCTION

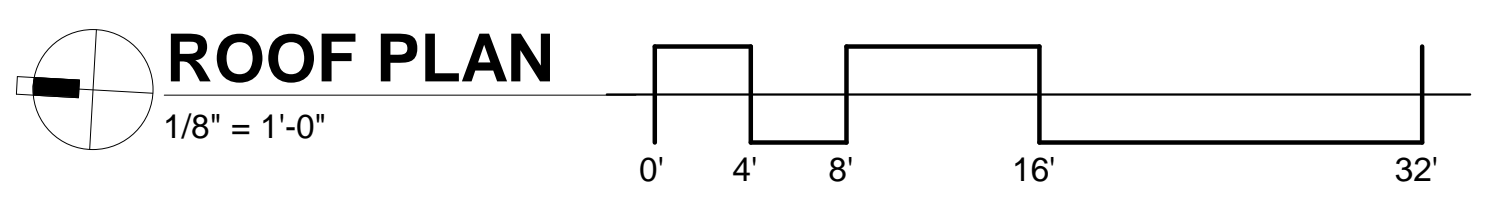
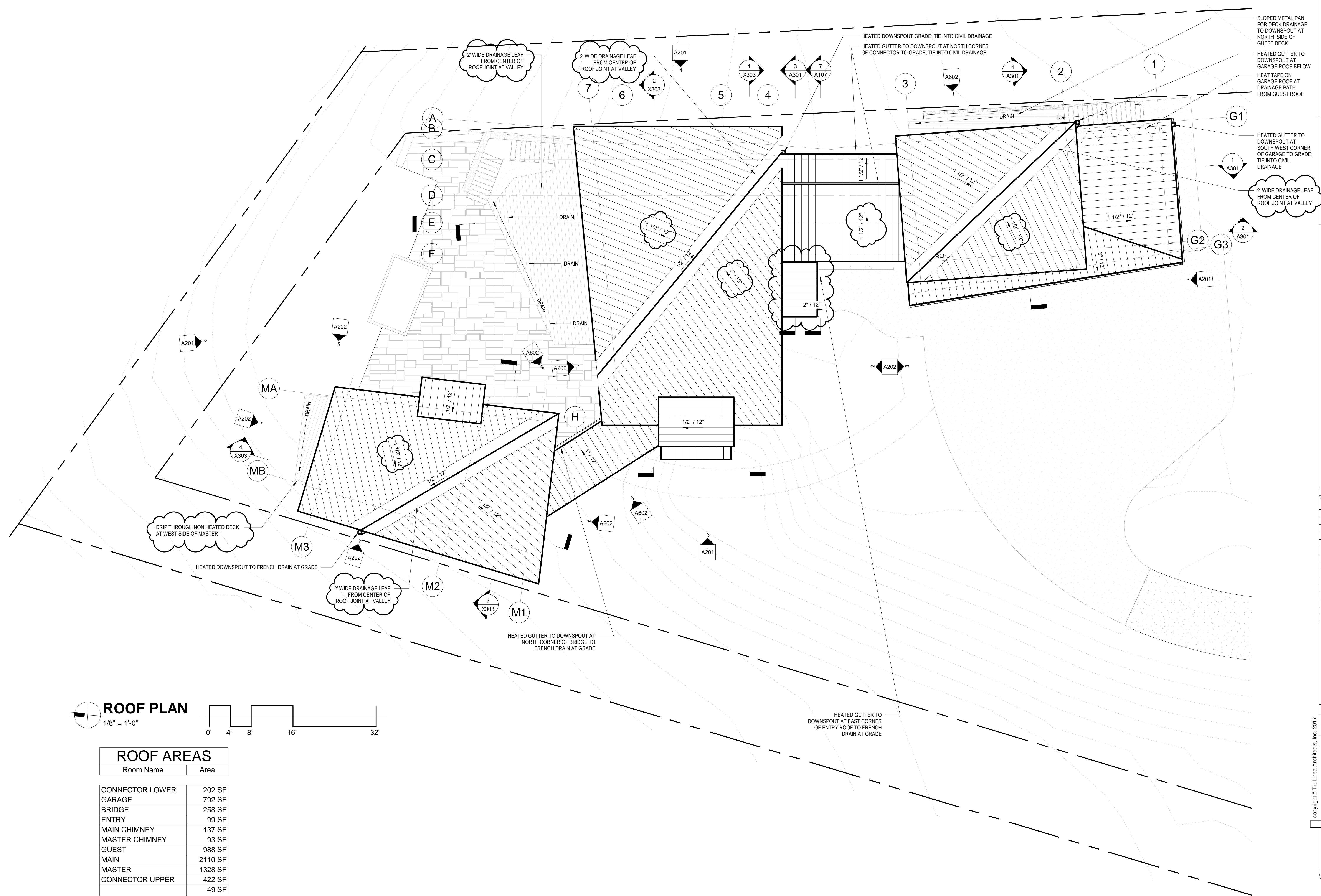
2017/11/16



FLOOR PLAN - UPPER
1/8" = 1'-0"
0' 4' 8' 16' 32'

| # | SUBMISSION | DATE |
|----|------------------|----------|
| 11 | AMENDMENTS | 10.06.23 |
| 2 | CLIENT MTG | 07.07.14 |
| 3 | CLIENT MTG SD2 | 17.08.01 |
| 4 | CLIENT MTG DD1 | 17.08.23 |
| 5 | CLIENT MTG DD2 | 17.09.01 |
| 6 | CLIENT MTG DD3 | 17.09.18 |
| 7 | DRB SUBMISSION | 17.10.02 |
| 8 | REVISED DRB SUB. | 17.10.24 |
| 9 | RVSD DRB SUB. 2 | 17.11.13 |

| | |
|----------------|------------|
| Project number | GC |
| Print Date | 2017/11/16 |
| Modeled by | CK |
| Checked by | LT |



| ROOF AREAS | |
|------------|------|
| Room Name | Area |

| | |
|--------------------|----------------|
| CONNECTOR LOWER | 202 SF |
| GARAGE | 792 SF |
| BRIDGE | 258 SF |
| ENTRY | 99 SF |
| MAIN CHIMNEY | 137 SF |
| MASTER CHIMNEY | 93 SF |
| GUEST | 988 SF |
| MAIN | 2110 SF |
| MASTER | 1328 SF |
| CONNECTOR UPPER | 422 SF |
| | 49 SF |
| | 12 SF |
| Grand total | 6490 SF |

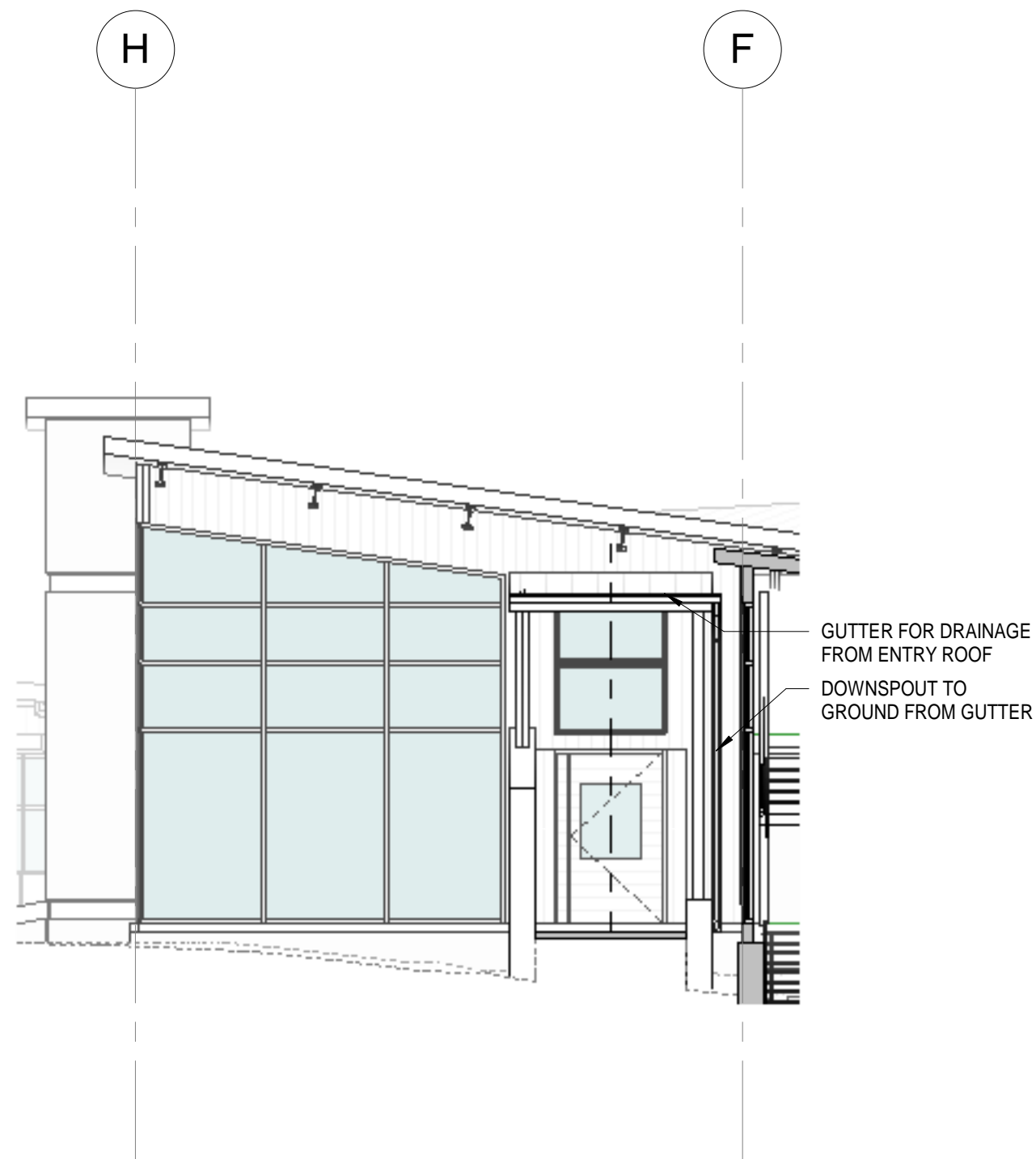
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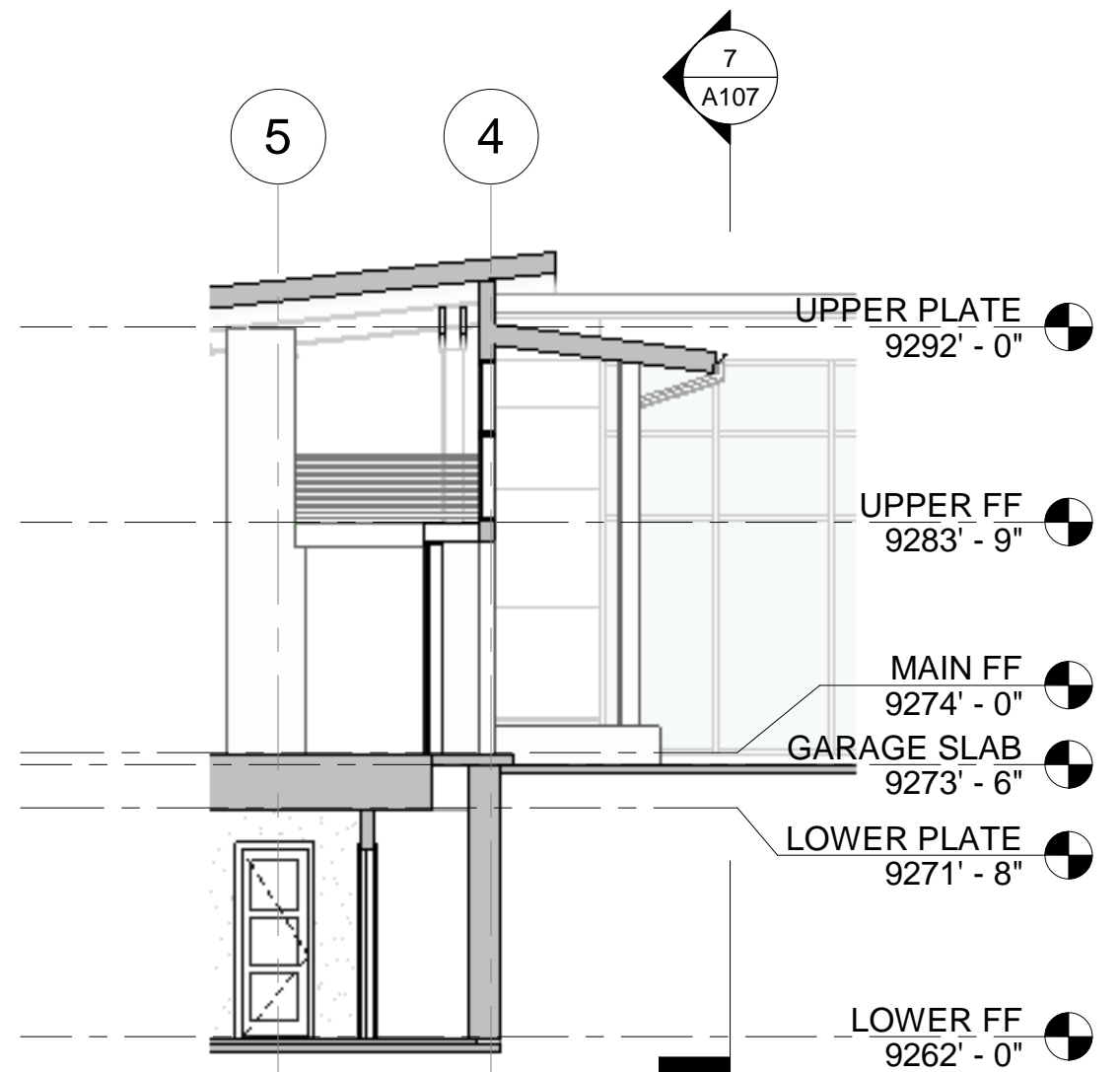
5 AXON ENTRY Copy 1



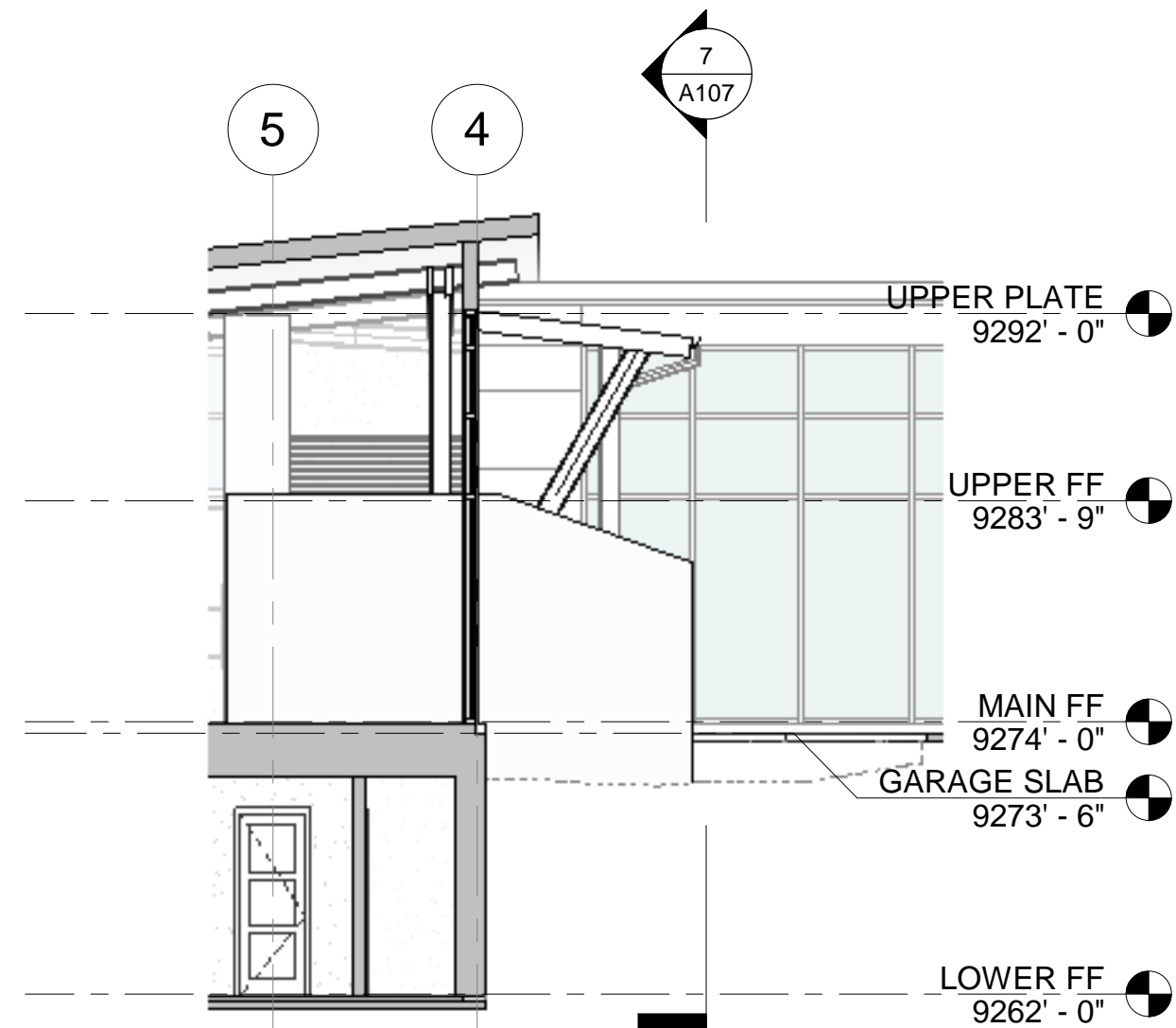
6 AXON ENTRY DRIVEWAY



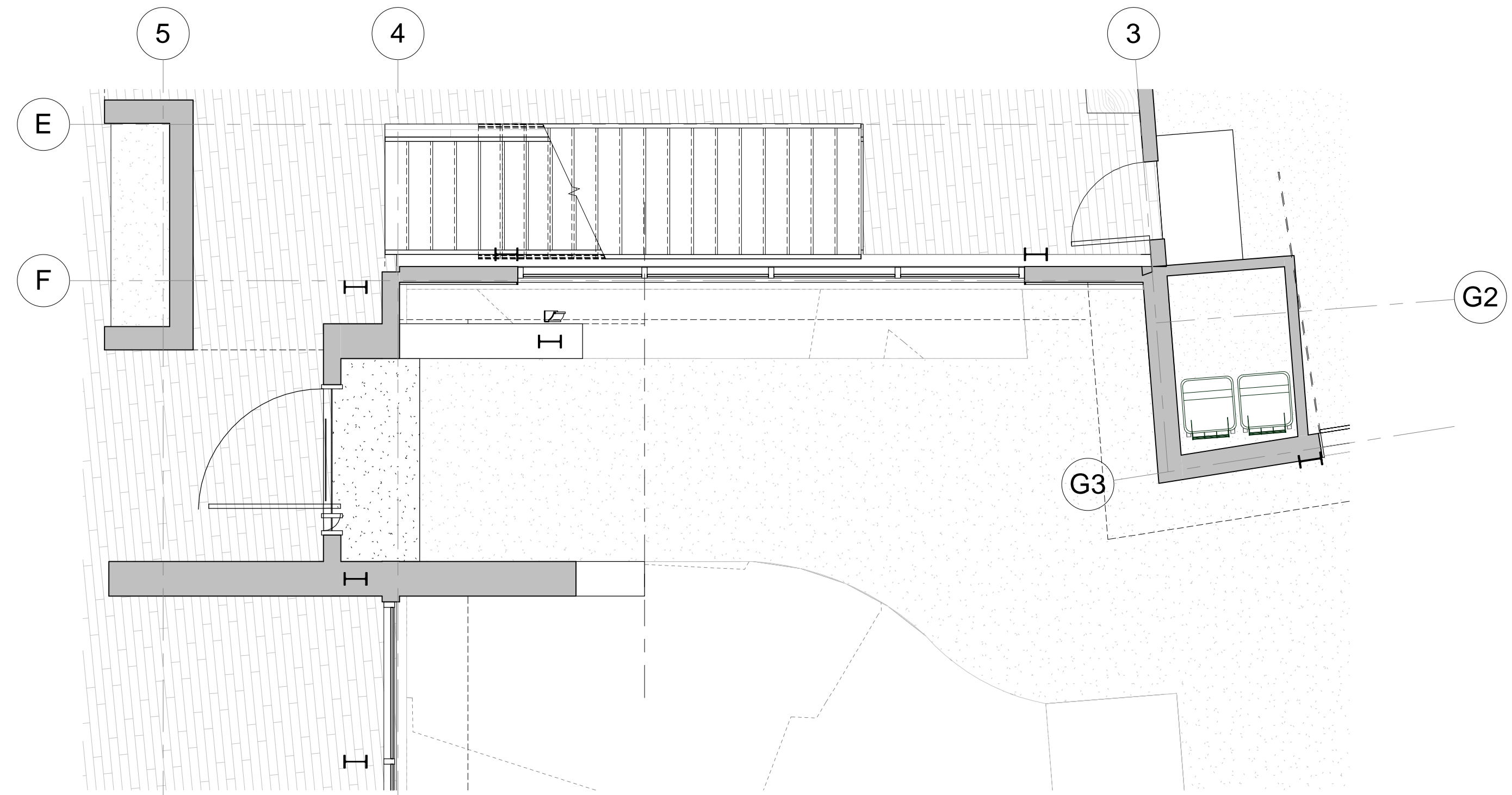
7 ENTRY ELEVATION
1/8" = 1'-0"



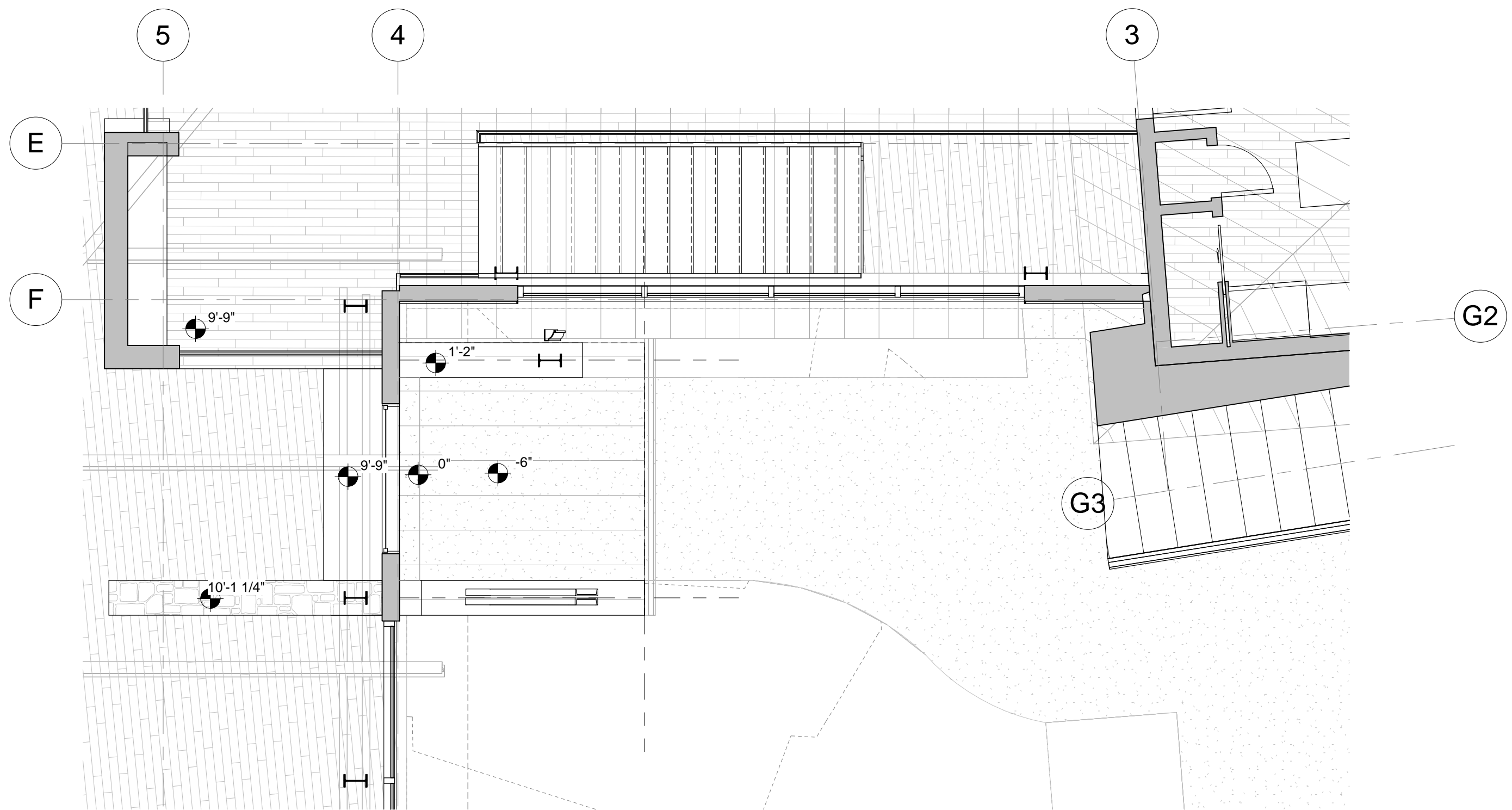
4 ENTRY SECTION 1
1/8" = 1'-0"



3 ENTRY SECTION 2
1/8" = 1'-0"



1 ENLARGED - ENTRY PLAN
1/4" = 1'-0"



2 ENLARGED - ENTRY PLAN HIGH
1/4" = 1'-0"

| # | SUBMISSION | DATE |
|----|------------------|----------|
| 11 | AMENDMENTS | 10.06.23 |
| 2 | CLIENT MTG | 07.07.14 |
| 3 | CLIENT MTG SD2 | 17.08.01 |
| 4 | CLIENT MTG DD1 | 17.08.23 |
| 5 | CLIENT MTG DD2 | 17.09.01 |
| 6 | CLIENT MTG DD3 | 17.09.18 |
| 7 | DRB SUBMISSION | 17.10.02 |
| 8 | REVISED DRB SUB. | 17.10.24 |
| 9 | RVSD DRB SUB. 2 | 17.11.13 |

| | |
|----------------|------------|
| Project number | GC |
| Print Date | 2017/11/16 |
| Modeled by | Author |
| Checked by | Checker |

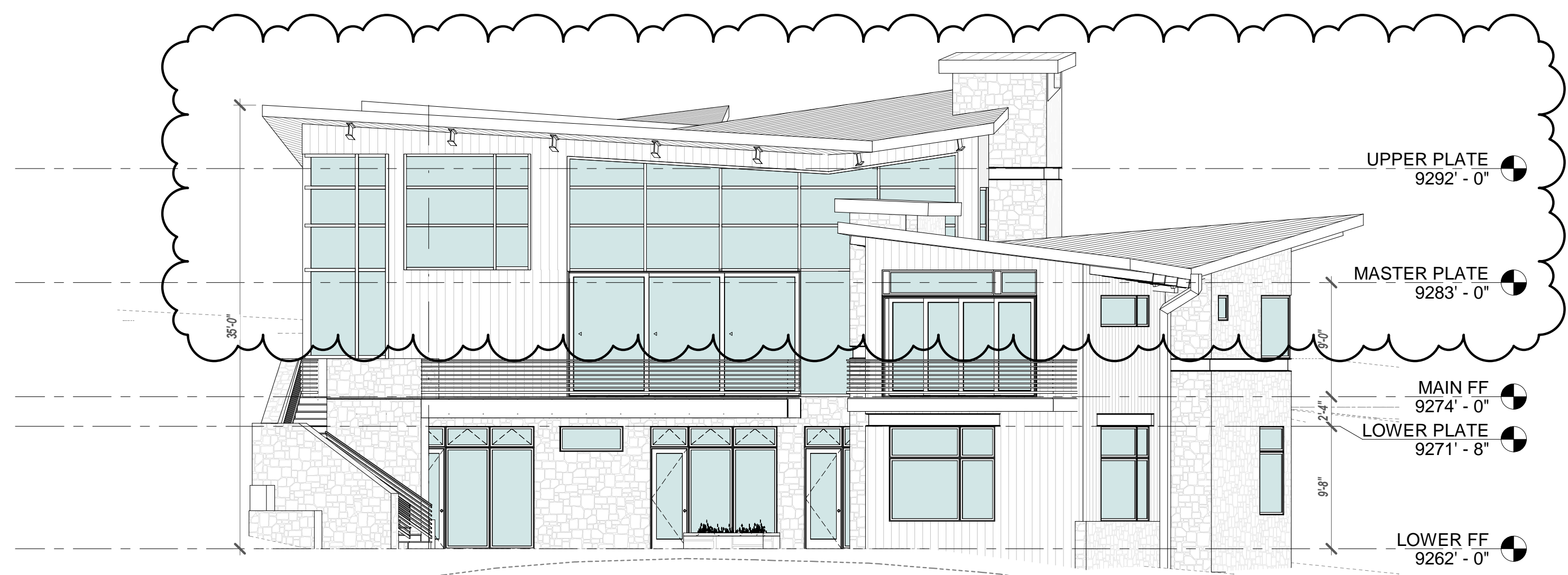
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2017/11/16

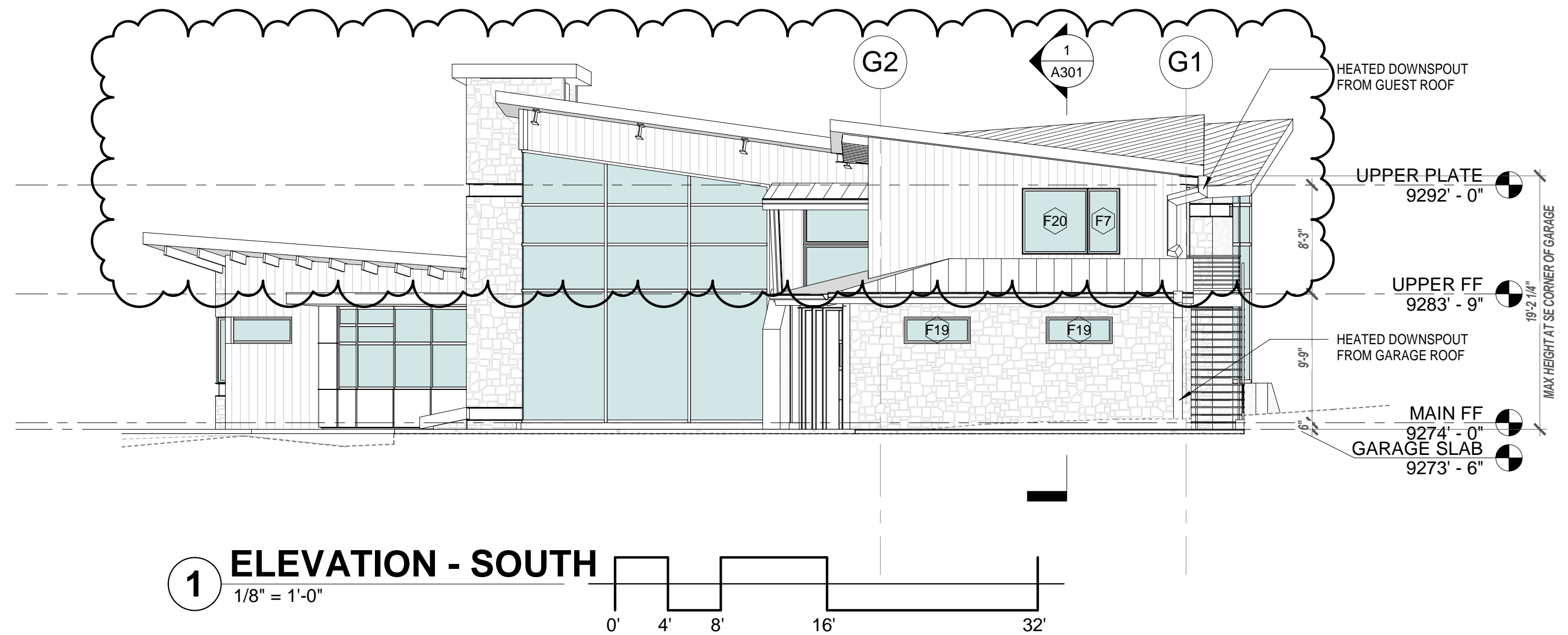
A107

ENTRY DESIGN

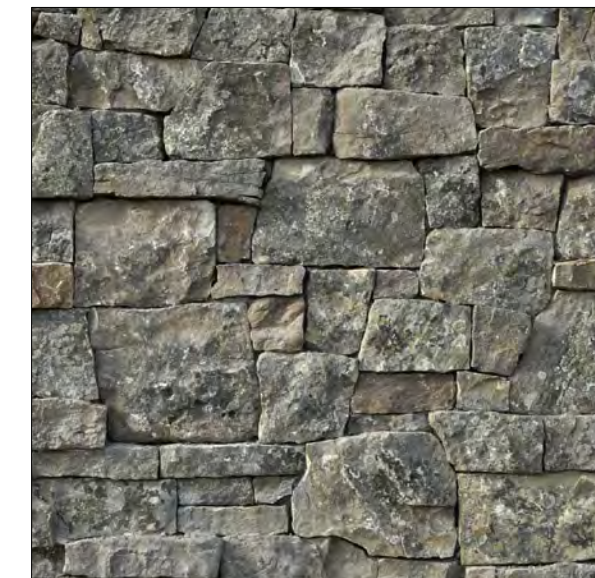
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2 ELEVATION - NORTH
1/8" = 1'-0"



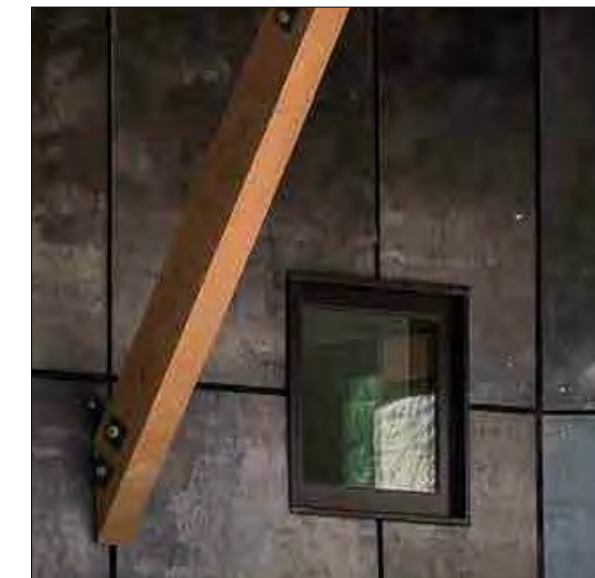
1 ELEVATION - SOUTH
1/8" = 1'-0"



EAGLE MOSS STONE VENEER



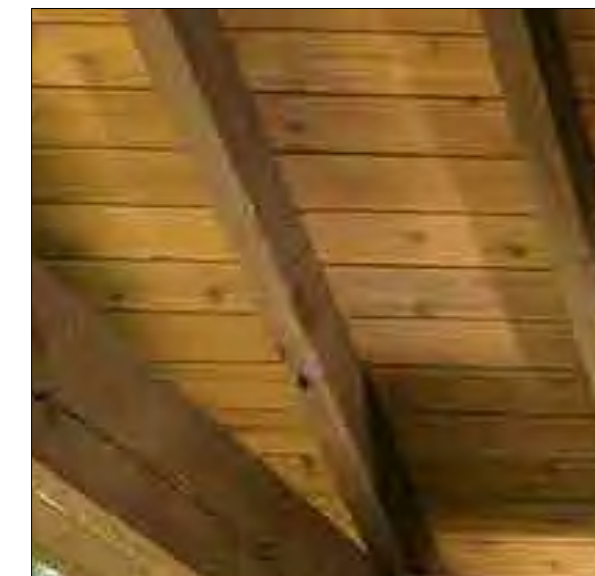
VERTICAL BARNWOOD SIDING



DARK METAL PANEL SIDING



COPPER STANDING SEAM ROOF



WOOD SOFFIT

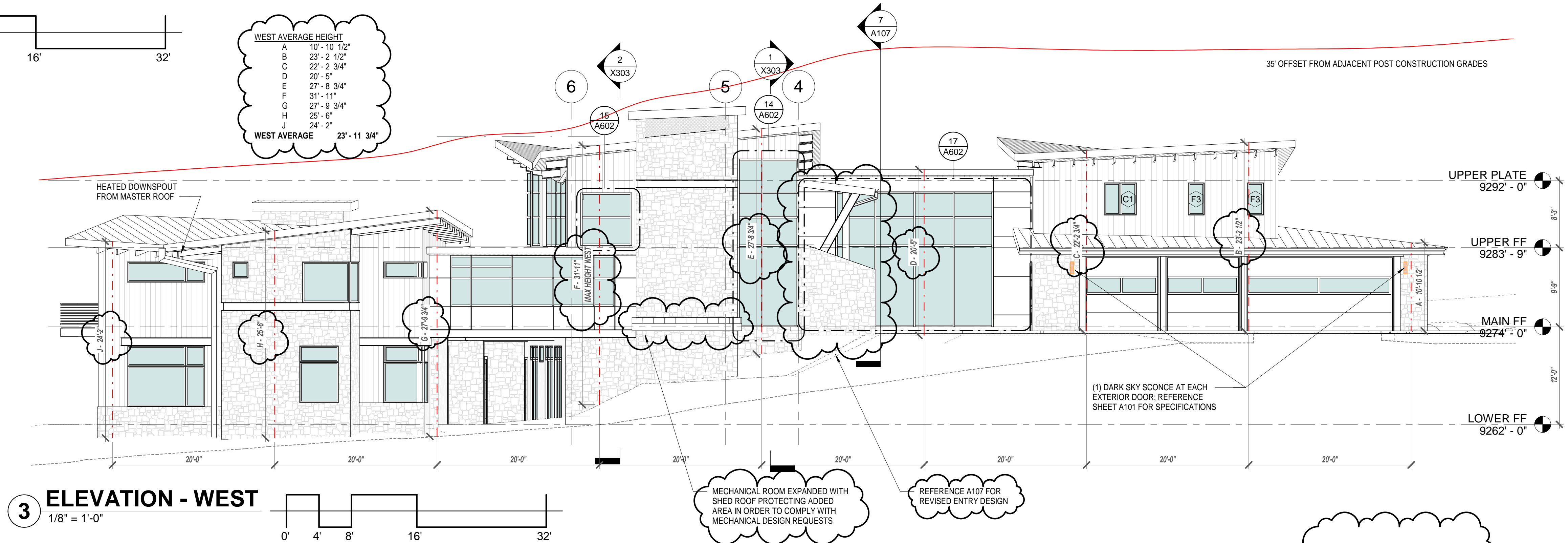


DARK BRONZE CLAD WINDOWS
TIMBER & STEEL ACCENTS

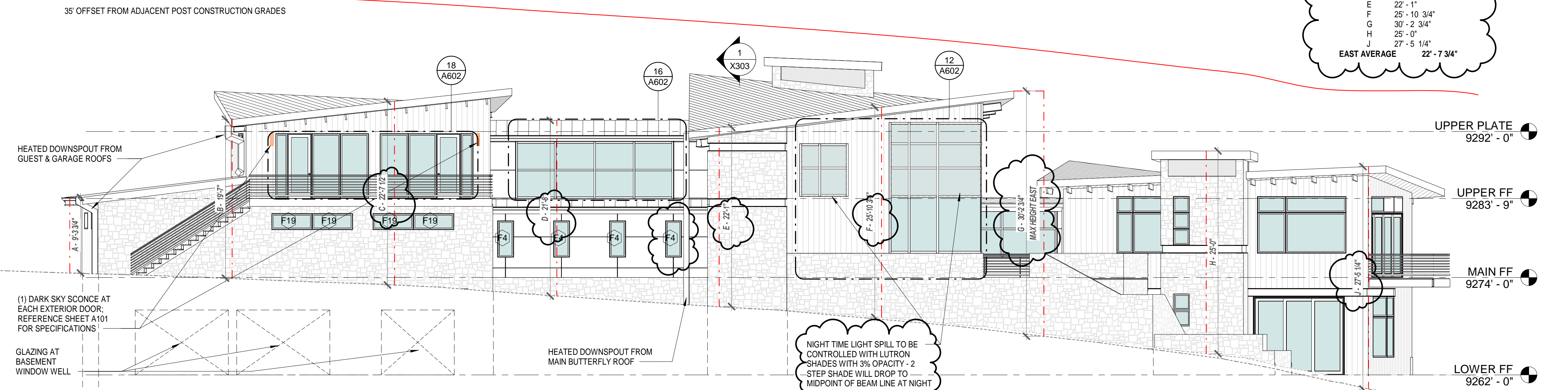
MATERIAL LEGEND
12" = 1'-0"

WEST AVERAGE HEIGHT

| | |
|--------------------------|-------------|
| A | 10'-10 1/2" |
| B | 23'-2 1/2" |
| C | 22'-2 3/4" |
| D | 20'-5" |
| E | 27'-8 3/4" |
| F | 31'-11" |
| G | 27'-9 3/4" |
| H | 25'-0" |
| J | 24'-2" |
| WEST AVERAGE 23'-11 3/4" | |



3 ELEVATION - WEST
1/8" = 1'-0"



4 ELEVATION - EAST
1/8" = 1'-0"

EAST AVERAGE HEIGHT

| | |
|-------------------------|-------------|
| A | 9'-3 3/4" |
| B | 19'-7" |
| C | 22'-7 1/2" |
| D | 21'-8" |
| E | 22'-1" |
| F | 25'-10 3/4" |
| G | 30'-2 3/4" |
| H | 25'-0" |
| J | 27'-5 1/4" |
| EAST AVERAGE 22'-7 3/4" | |

| # | SUBMISSION | DATE |
|----|------------------|----------|
| 11 | AMBER STUDIES | 10.06.23 |
| 2 | CLIENT MTG | 07.07.14 |
| 3 | CLIENT MTG SD2 | 17.08.01 |
| 4 | CLIENT MTG DD1 | 17.08.23 |
| 5 | CLIENT MTG DD2 | 17.09.01 |
| 6 | CLIENT MTG DD3 | 17.09.18 |
| 7 | DRB SUBMISSION | 17.10.02 |
| 8 | REVISED DRB SUB. | 17.10.24 |
| 9 | RVSD DRB SUB. 2 | 17.11.13 |

| # | SUBMISSION | DATE |
|---|------------|------|
| | | |
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| | |
|----------------|------------|
| Project number | GC |
| Print Date | 2017/11/16 |
| Modified by | CK/LB |
| Checked by | LT |

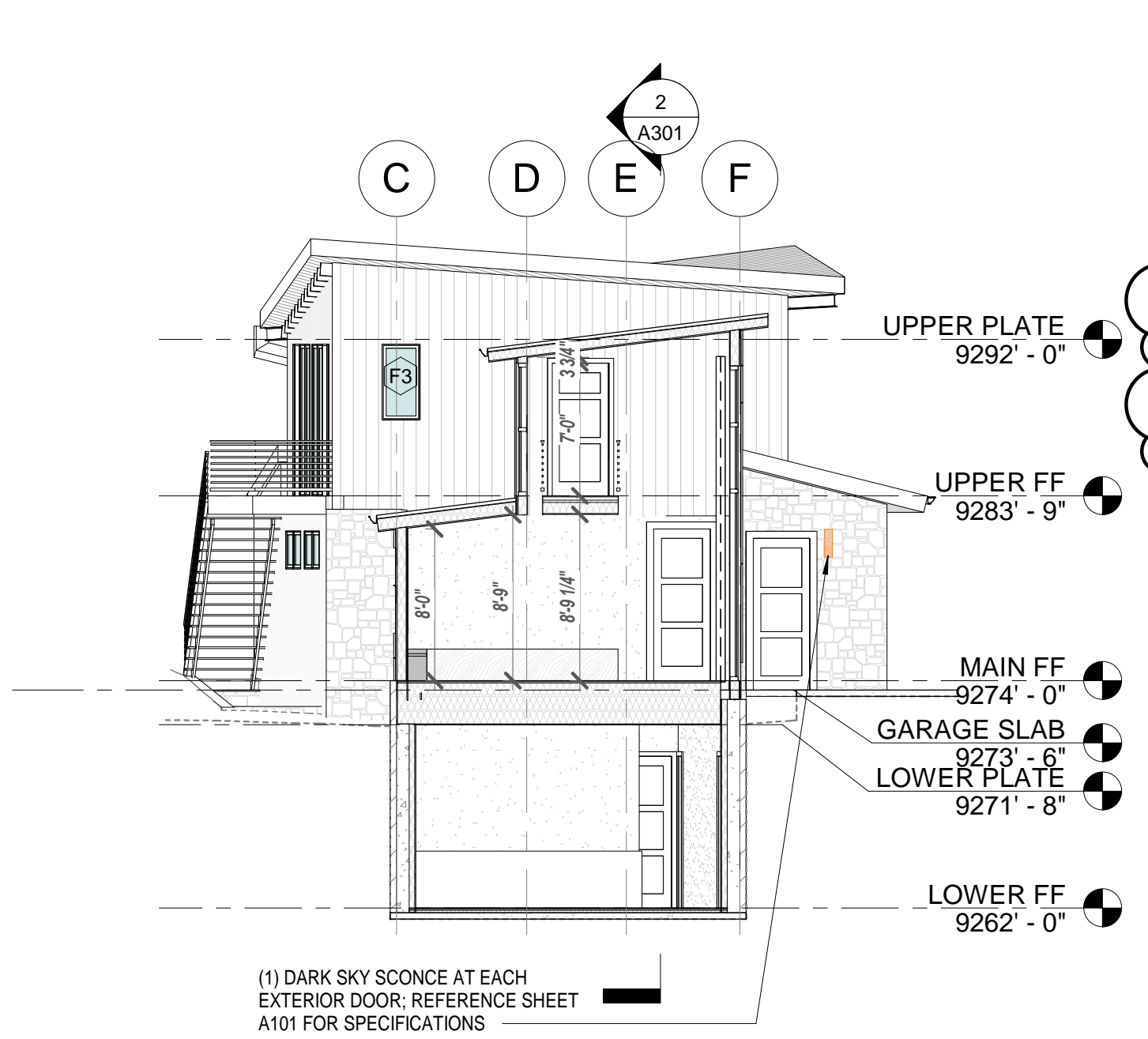
NOT FOR CONSTRUCTION

2017/11/16

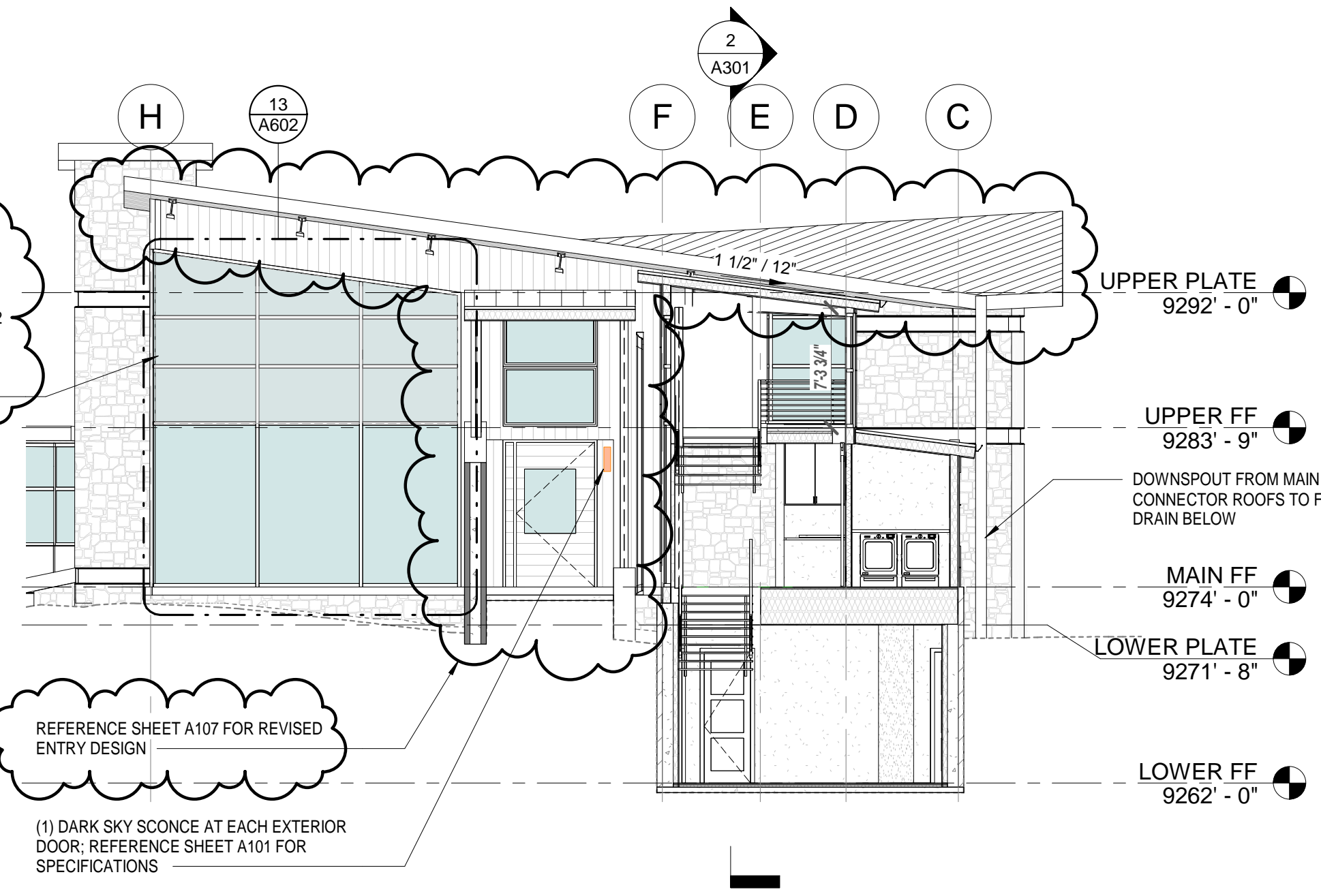
A201

| | MAIN | | | | CONNECTOR | | GARAGE | | | | BRIDGE | | MASTER | | | | TOTAL | PERCENT | |
|---------|-------|------|-------|------|-----------|------|--------|------|-------|------|--------|-------|--------|------|-------|------|--------|---------|---------|
| | North | East | South | West | East | West | North | East | South | West | North | South | North | East | South | West | | | |
| Glazing | 1048 | 221 | 368 | 190 | 171 | 322 | 8 | 479 | 57 | 111 | 121 | 151 | 200 | 306 | 49 | 214 | 4016 | 31.95% | Glazing |
| Stone | 548 | 601 | 286 | 505 | 67 | 0 | 86 | 654 | 225 | 84 | 0 | 0 | 226 | 227 | 468 | 425 | 4402 | 35.02% | Stone |
| Metal | 0 | 19.5 | 19 | 25 | 288 | 236 | 0 | 0 | 0 | 327 | 100 | 155 | 37.5 | 49 | 24.5 | 36 | 1316.5 | 10.47% | Metal |
| Wood | 287 | 185 | 246 | 142 | 0 | 0 | 165 | 155 | 126 | 250 | 0 | 0 | 226 | 376 | 250 | 428 | 2836 | 22.56% | Wood |
| | | | | | | | | | | | | | | | | | | 100.00% | |

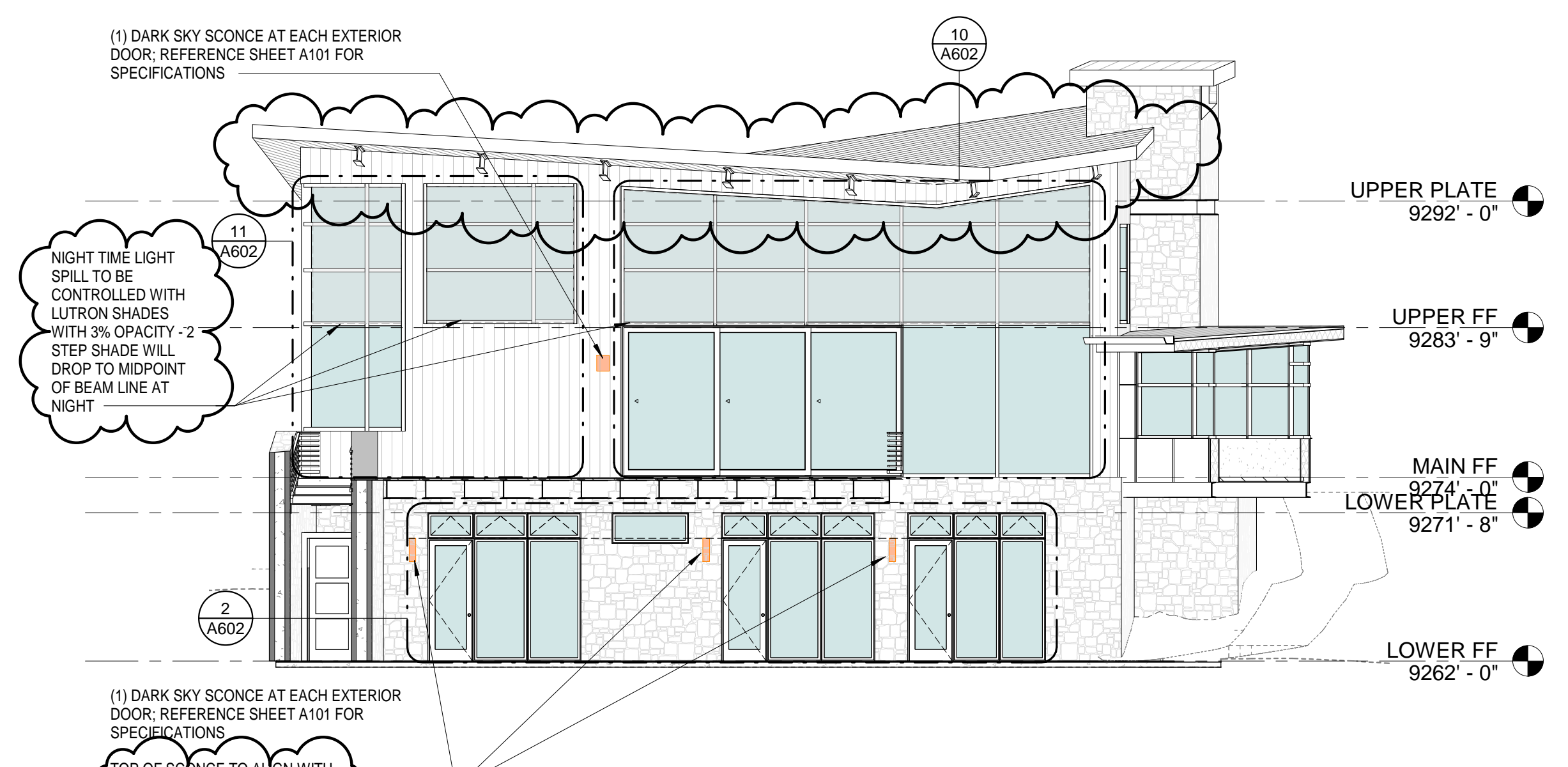
MATERIAL TAKEOFF
12" = 1'-0"



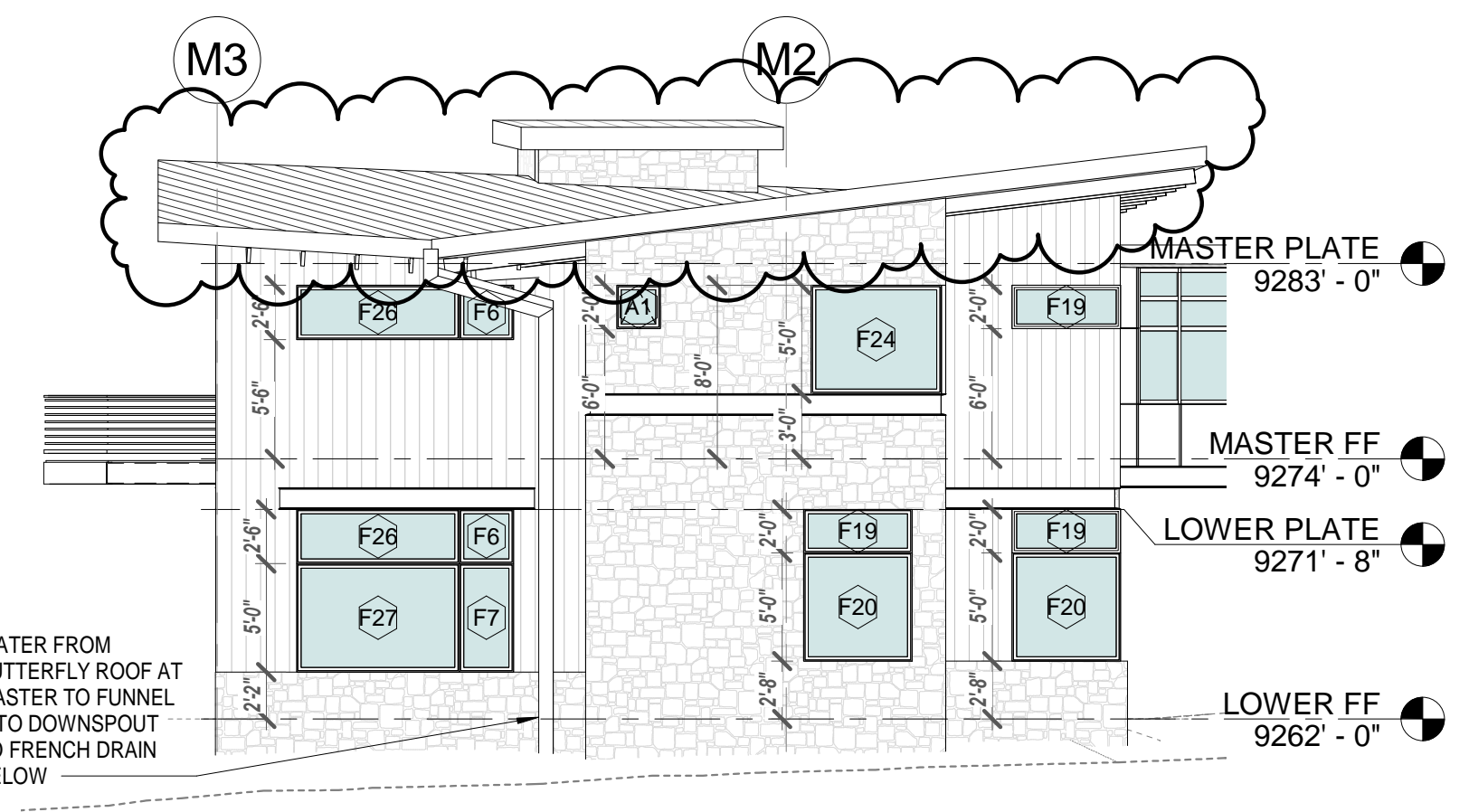
3 ELEVATION - GARAGE NORTH
1/8" = 1'-0"



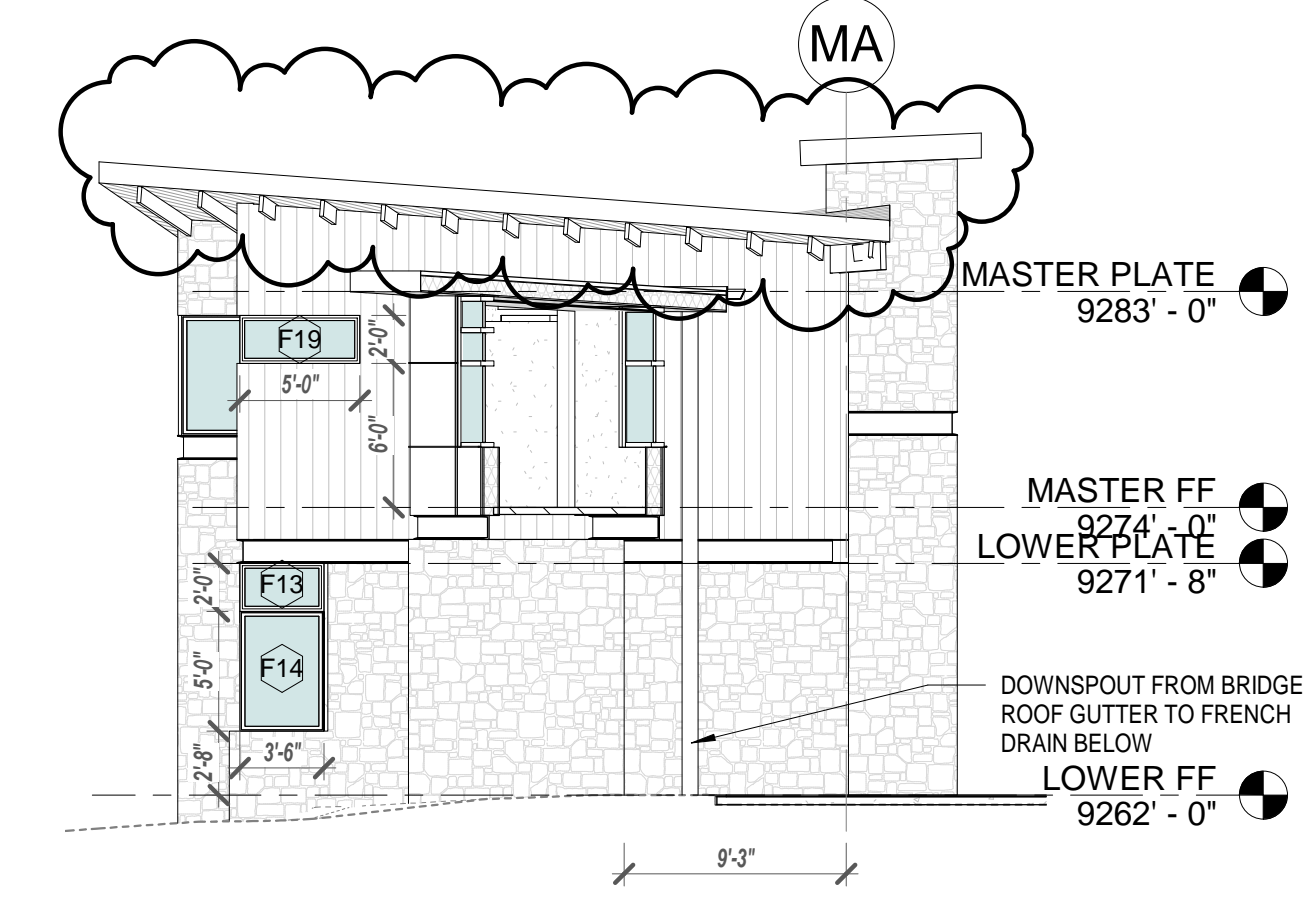
2 ELEVATION - MAIN SOUTH
1/8" = 1'-0"



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



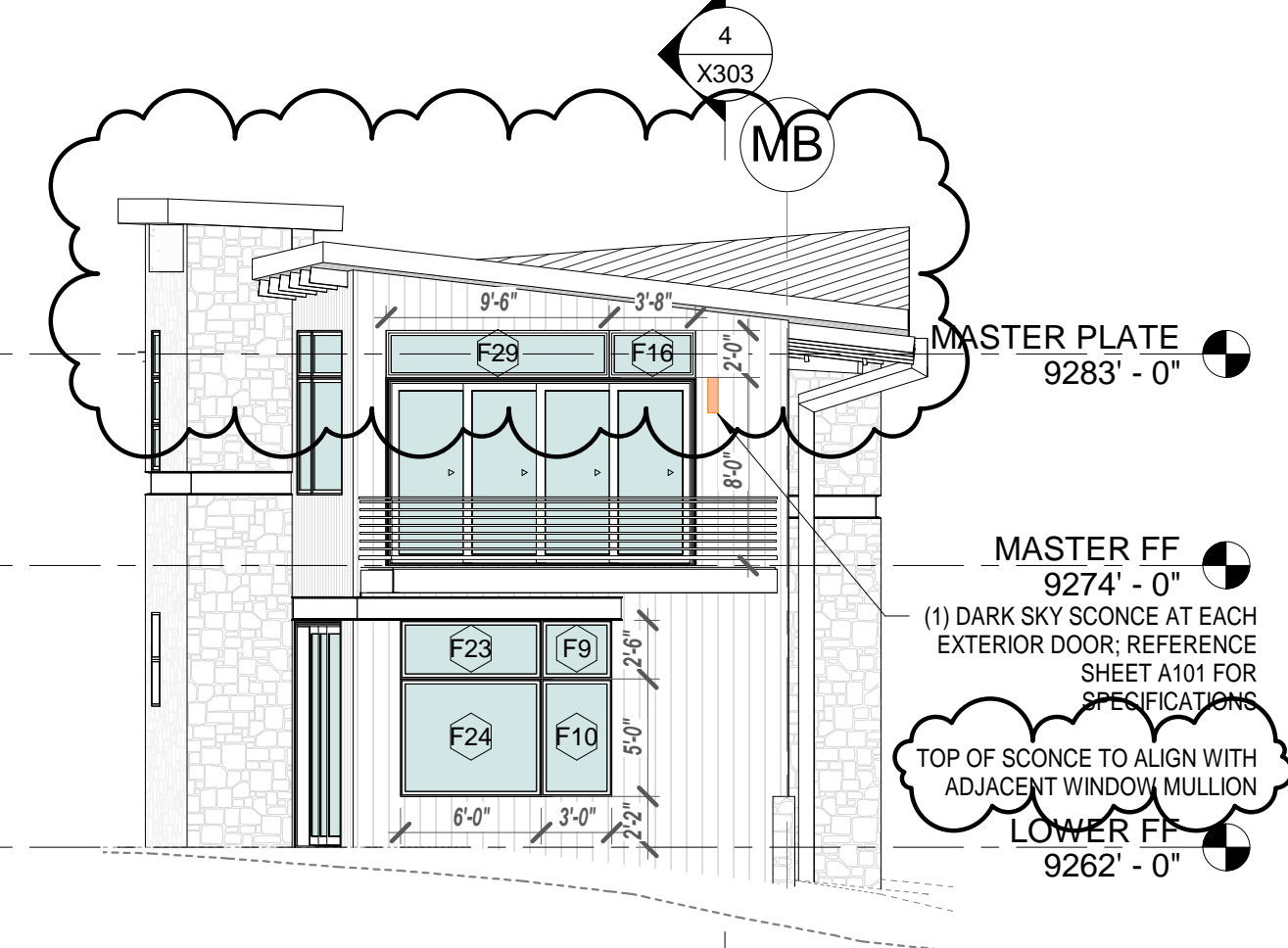
7 ELEVATION - MASTER WEST
1/8" = 1'-0"



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



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

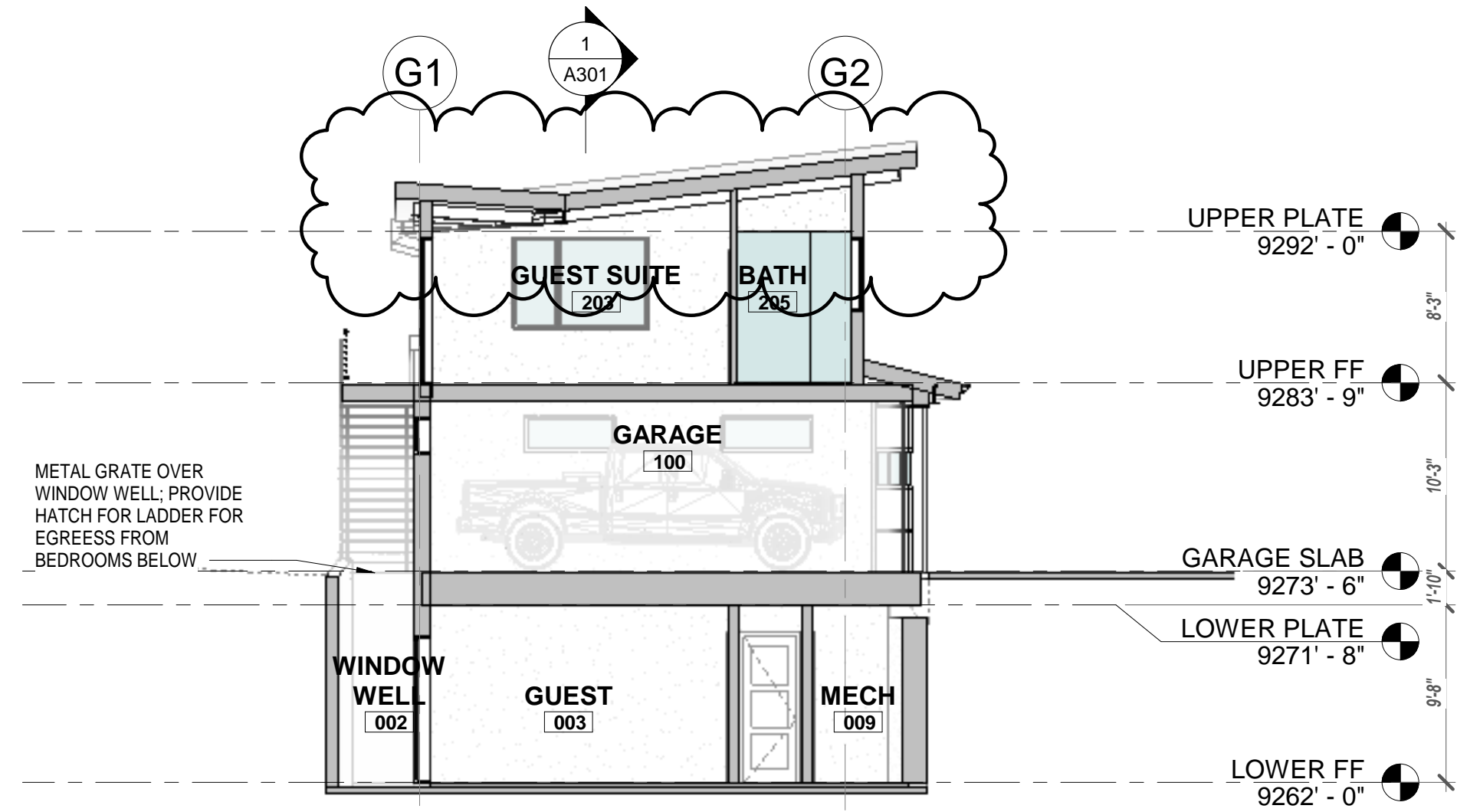


4 ELEVATION - MASTER NORTH
1/8" = 1'-0"

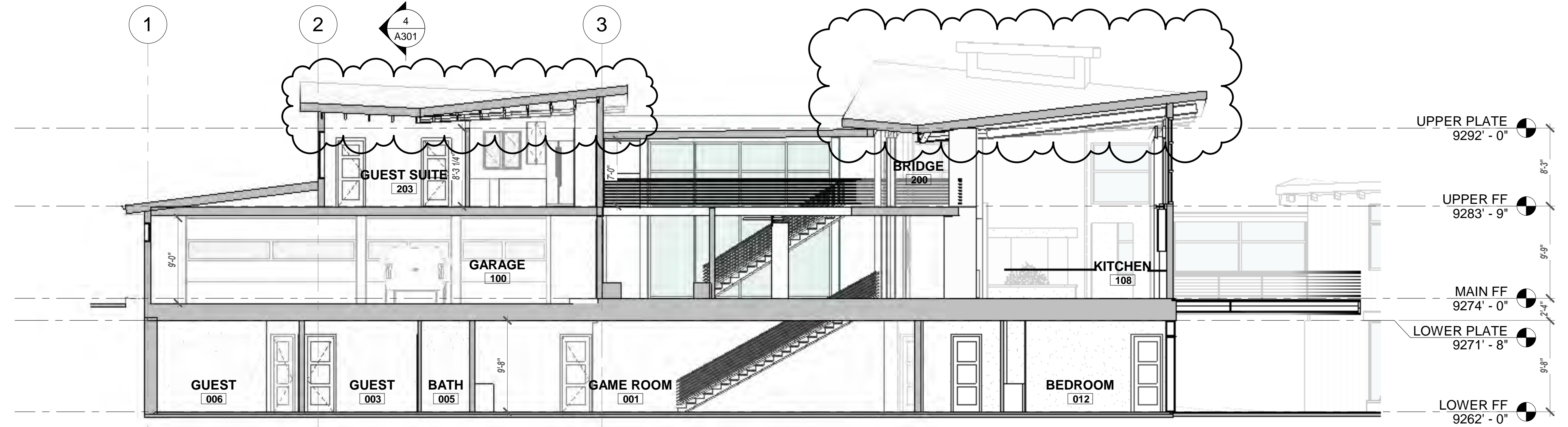
| # | SUBMISSION | DATE |
|----|------------------|----------|
| 11 | AMBER STUDIES | 10.06.23 |
| 2 | CLIENT MTG | 07.07.14 |
| 3 | CLIENT MTG S02 | 17.08.01 |
| 4 | CLIENT MTG D01 | 17.08.23 |
| 5 | CLIENT MTG D02 | 17.09.01 |
| 6 | CLIENT MTG D03 | 17.09.18 |
| 7 | DRB SUBMISSION | 17.10.02 |
| 8 | REVISED DRB SUB. | 17.10.24 |
| 9 | RVSD DRB SUB. 2 | 17.11.13 |

| Project number | GC |
|----------------|------------|
| Print Date | 2017/11/16 |
| Modeled by | CK |
| Checked by | LT |

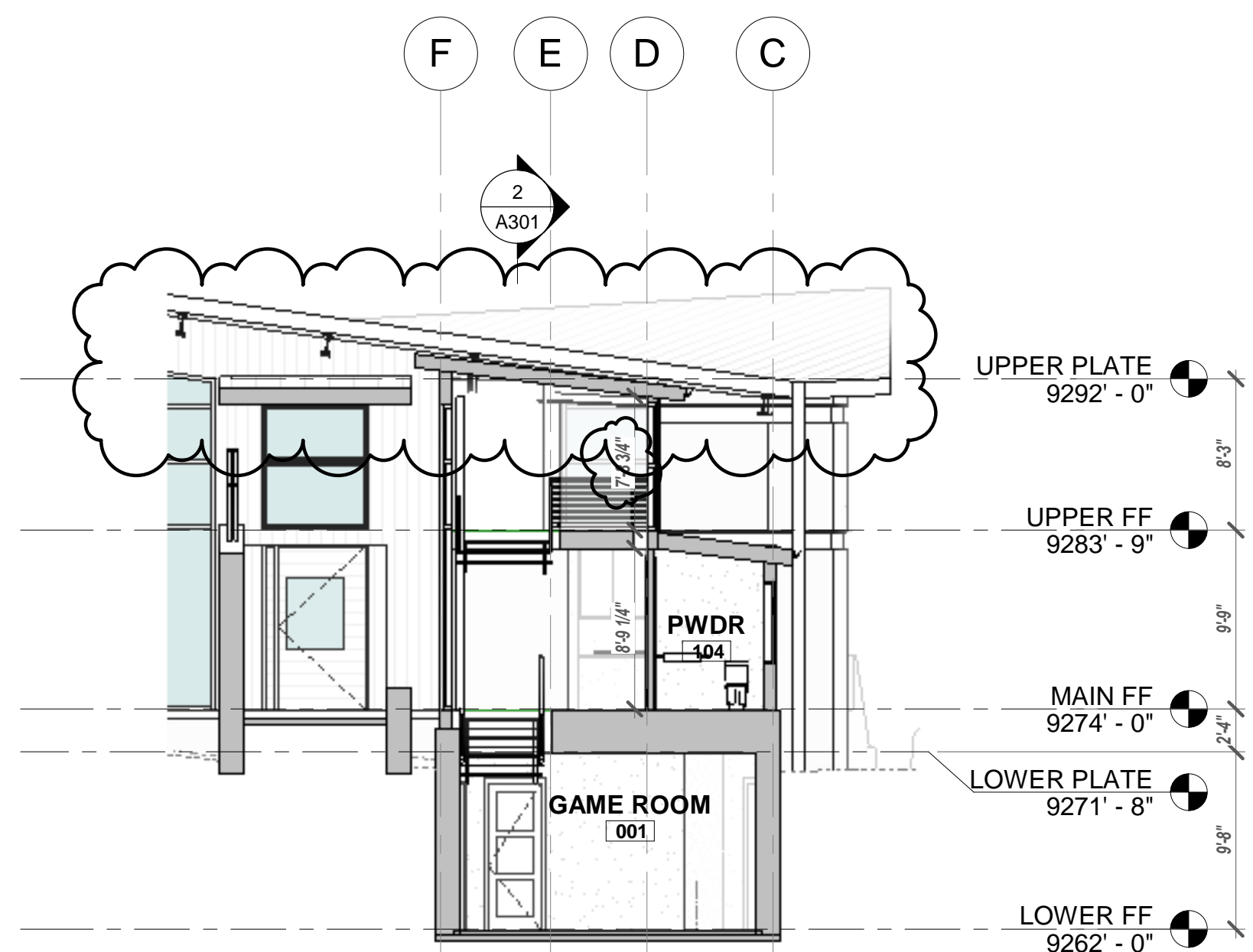
NOT FOR CONSTRUCTION
2017/11/16



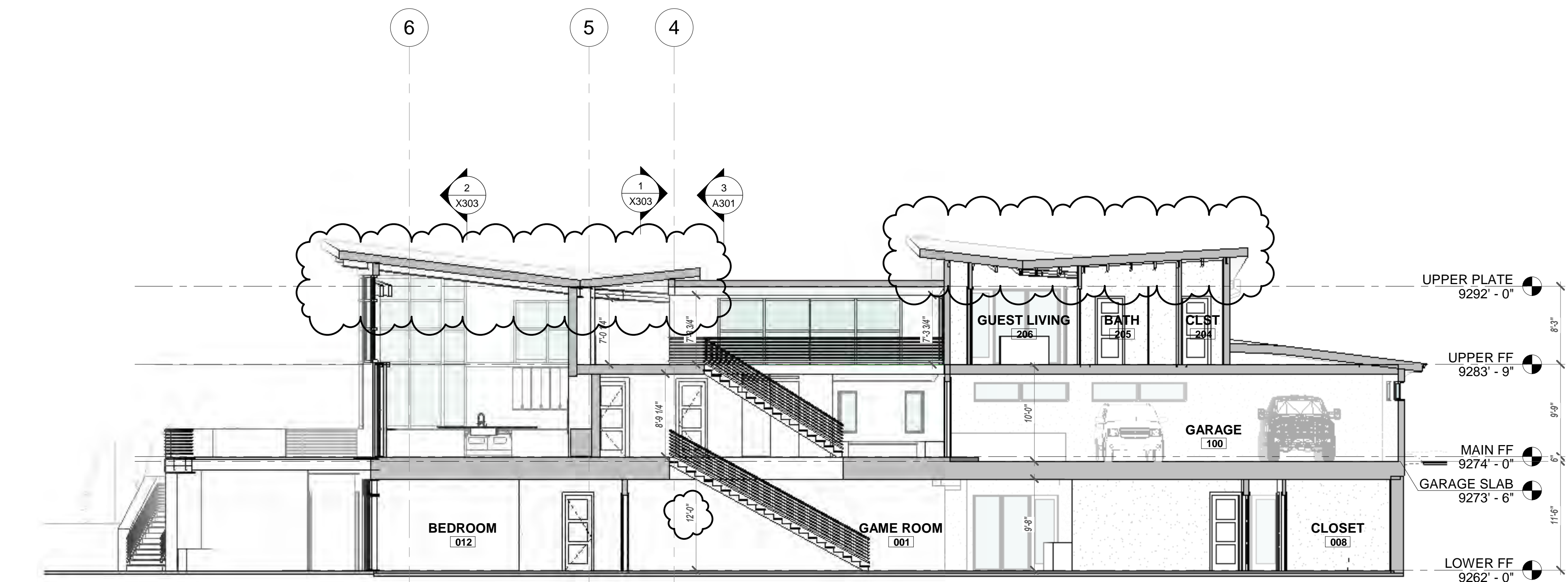
4 SECTION - GARAGE EW
1/8" = 1'-0"



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



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



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

| # | SUBMISSION | DATE |
|----|------------------|----------|
| 11 | AMENDING STUDIES | 10.06.23 |
| 2 | CLIENT MTG | 07.07.14 |
| 3 | CLIENT MTG SD2 | 17.08.01 |
| 4 | CLIENT MTG DD1 | 17.08.23 |
| 5 | CLIENT MTG DD2 | 17.09.01 |
| 6 | CLIENT MTG DD3 | 17.09.18 |
| 7 | DRB SUBMISSION | 17.10.02 |
| 8 | REVISED DRB SUB. | 17.10.24 |
| 9 | RVSD DRB SUB. 2 | 17.11.13 |

| | |
|----------------|------------|
| Project number | GC |
| Print Date | 2017/11/16 |
| Modeled by | CK |
| Checked by | LT |

NOT FOR CONSTRUCTION

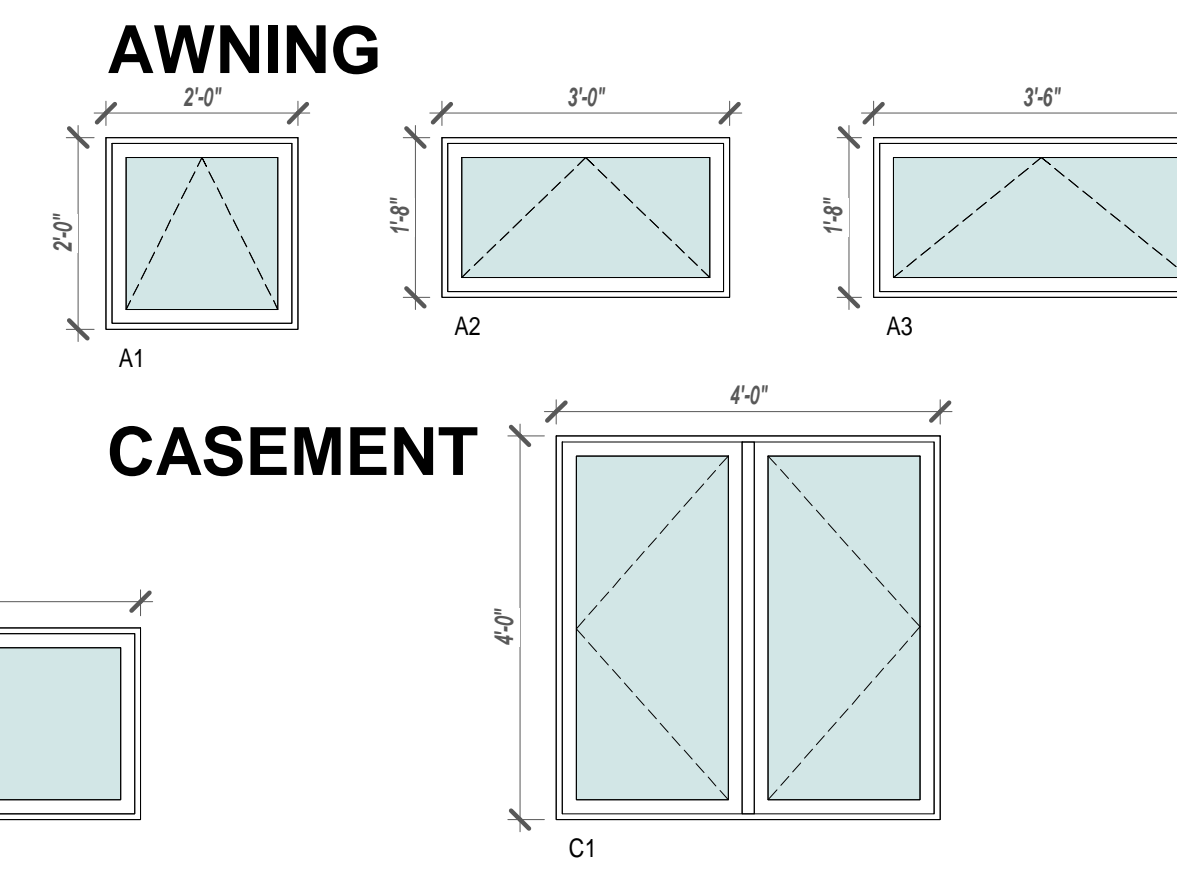
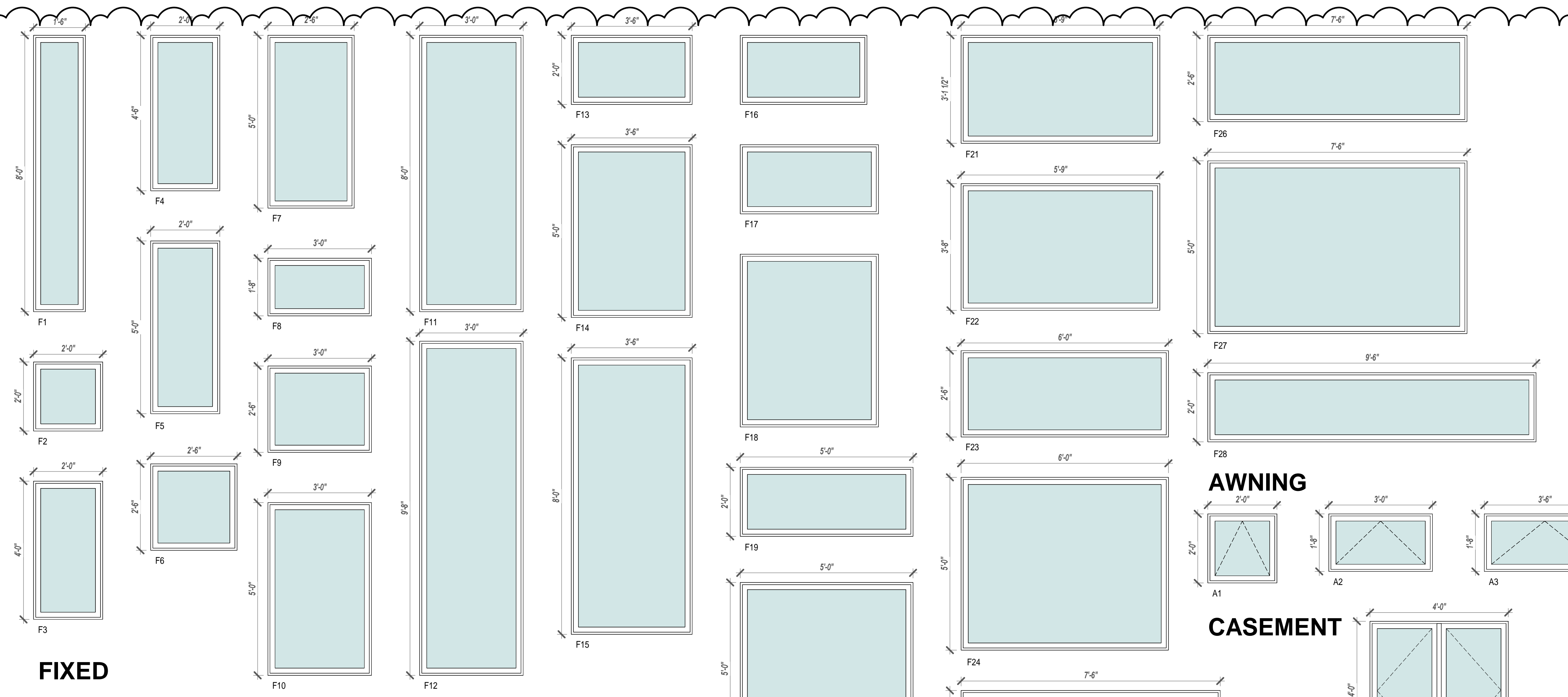
2017/11/16

A301

SECTIONS
11/16/2017 9:32:29 AM

WINDOW SCHEDULE

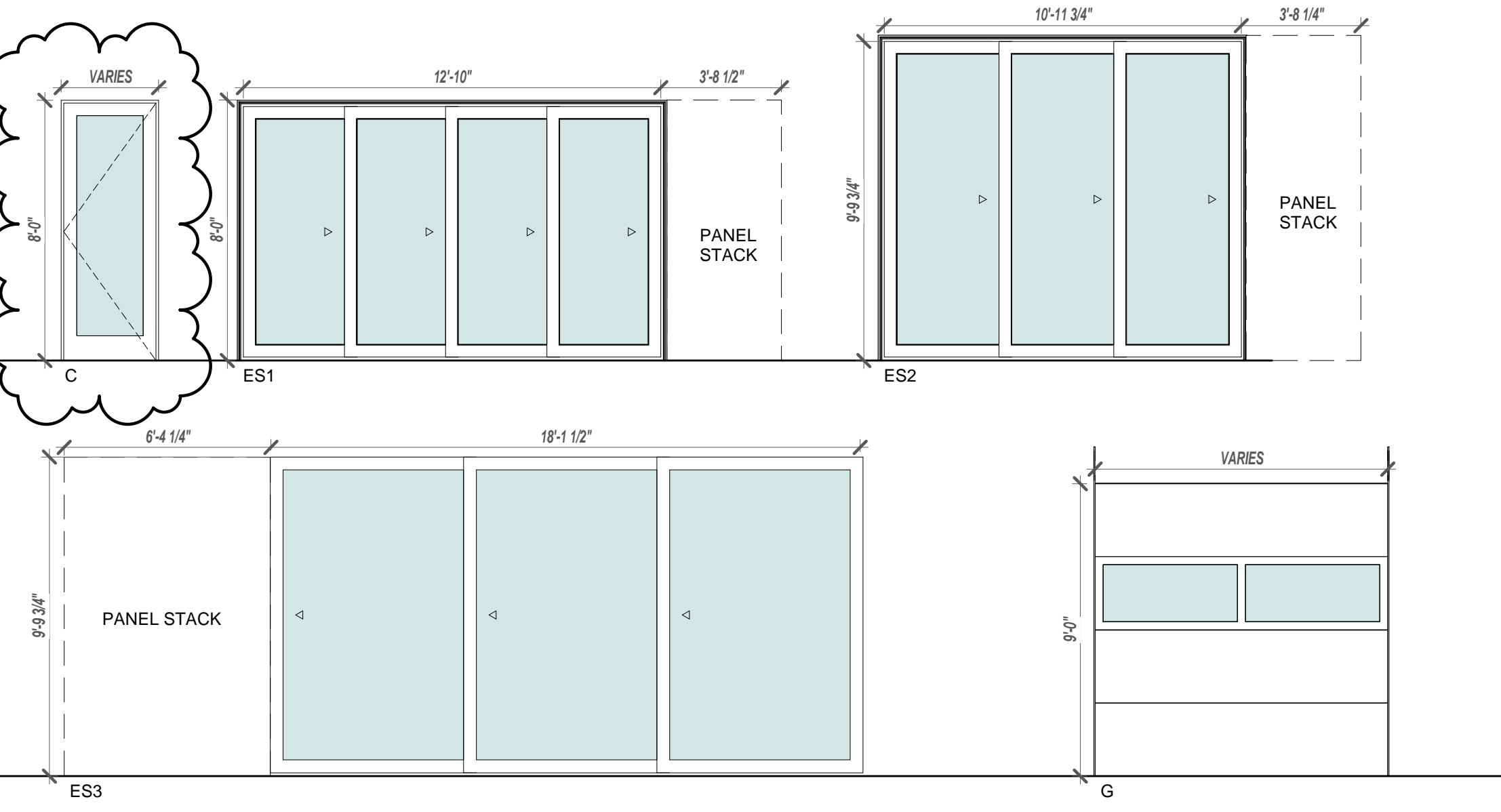
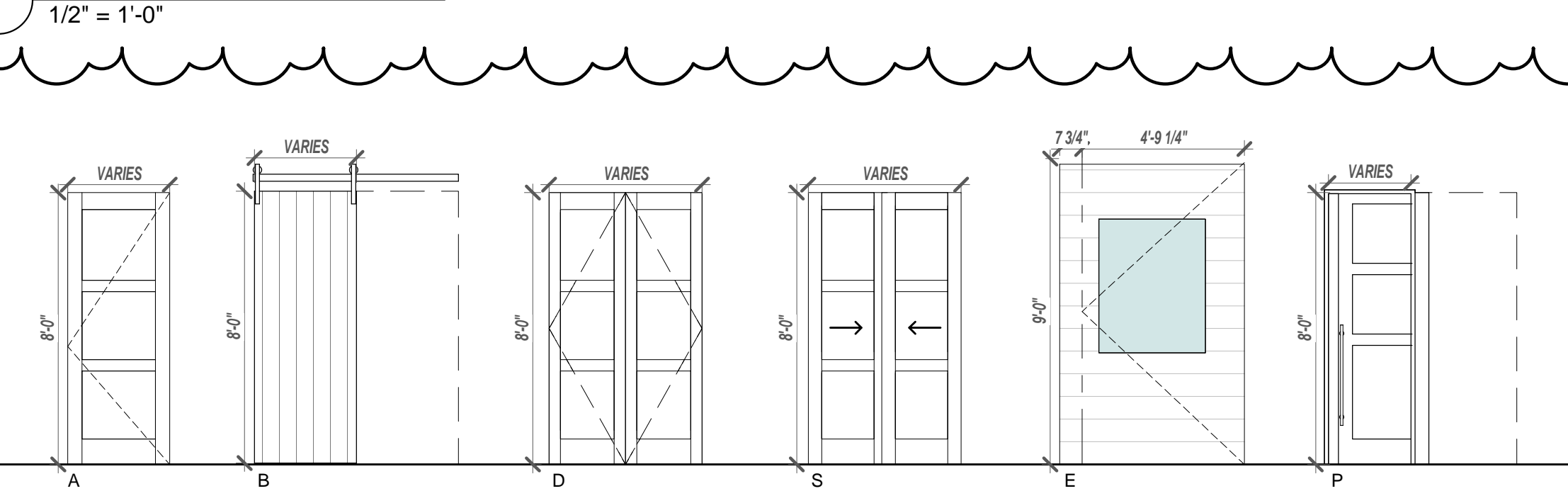
| Level | Number | Room | Mark | Family | Type | Width | Height |
|----------|--------|--------------|------|--------------|-------------|-------|-----------|
| MAIN FF | 115 | TLT | A1 | Awning | 24" x 24" | 2'-0" | 2'-0" |
| LOWER FF | 012 | BEDROOM | A2 | Awning | 36" X 20" | 3'-0" | 1'-8" |
| LOWER FF | 015 | BEDROOM | A2 | Awning | 36" X 20" | 3'-0" | 1'-8" |
| LOWER FF | 018 | BEDROOM | A2 | Awning | 36" X 20" | 3'-0" | 1'-8" |
| LOWER FF | 018 | BEDROOM | A2 | Awning | 36" X 20" | 3'-0" | 1'-8" |
| LOWER FF | 012 | BEDROOM | A3 | Awning | 42" X 20" | 3'-6" | 1'-8" |
| LOWER FF | 012 | BEDROOM | A3 | Awning | 42" X 20" | 3'-6" | 1'-8" |
| LOWER FF | 015 | BEDROOM | A3 | Awning | 42" X 20" | 3'-6" | 1'-8" |
| LOWER FF | 015 | BEDROOM | A3 | Awning | 42" X 20" | 3'-6" | 1'-8" |
| UPPER FF | 206 | GUEST LIVING | C1 | Casement Dbl | 48" x 48" | 4'-0" | 4'-0" |
| UPPER FF | 203 | GUEST SUITE | F1 | Fixed | 18" x 96" | 1'-6" | 8'-0" |
| UPPER FF | 206 | GUEST LIVING | F1 | Fixed | 18" x 96" | 1'-6" | 8'-0" |
| UPPER FF | 003 | GUEST | F1 | Fixed | 18" x 96" | 1'-6" | 8'-0" |
| LOWER FF | 002 | WINDOW WELL | F1 | Fixed | 18" x 96" | 1'-6" | 8'-0" |
| MAIN FF | 113 | CLOSET | F2 | Fixed | 24" x 24" | 2'-0" | 2'-0" |
| MAIN FF | 113 | CLOSET | F2 | Fixed | 24" x 24" | 2'-0" | 2'-0" |
| MAIN FF | 113 | CLOSET | F2 | Fixed | 24" x 24" | 2'-0" | 2'-0" |
| LOWER FF | 024 | CHNG | F2 | Fixed | 24" x 24" | 2'-0" | 2'-0" |
| LOWER FF | 024 | CHNG | F2 | Fixed | 24" x 24" | 2'-0" | 2'-0" |
| MAIN FF | 111 | FOYER | F2 | Fixed | 24" x 24" | 2'-0" | 2'-0" |
| UPPER FF | 206 | GUEST LIVING | F3 | Fixed | 24" x 48" | 2'-0" | 4'-0" |
| UPPER FF | 205 | BATH | F3 | Fixed | 24" x 48" | 2'-0" | 4'-0" |
| UPPER FF | 204 | CLST | F3 | Fixed | 24" x 48" | 2'-0" | 4'-0" |
| MAIN FF | 104 | PWDR | F4 | Fixed | 24" x 54" | 2'-0" | 4'-6" |
| MAIN FF | 103 | LNDRY | F4 | Fixed | 24" x 54" | 2'-0" | 4'-6" |
| MAIN FF | 102 | MUD | F4 | Fixed | 24" x 54" | 2'-0" | 4'-6" |
| MAIN FF | 102 | MUD | F4 | Fixed | 24" x 54" | 2'-0" | 4'-6" |
| MAIN FF | 111 | FOYER | F5 | Fixed | 24" x 60" | 2'-0" | 5'-0" |
| LOWER FF | 026 | OFFICE | F6 | Fixed | 30" x 30" | 2'-6" | 2'-6" |
| MAIN FF | 112 | MASTER | F6 | Fixed | 30" x 30" | 2'-6" | 2'-6" |
| UPPER FF | 203 | GUEST SUITE | F7 | Fixed | 30" x 60" | 2'-6" | 5'-0" |
| LOWER FF | 026 | OFFICE | F7 | Fixed | 30" x 60" | 2'-6" | 5'-0" |
| LOWER FF | 022 | GYM | F8 | Fixed | 36" x 20" | 3'-0" | 1'-8" |
| LOWER FF | 026 | OFFICE | F9 | Fixed | 36" x 30" | 3'-0" | 2'-6" |
| LOWER FF | 026 | OFFICE | F10 | Fixed | 36" x 60" | 3'-0" | 5'-0" |
| LOWER FF | 018 | BEDROOM | F11 | Fixed | 36" x 96" | 3'-0" | 8'-0" |
| LOWER FF | 018 | BEDROOM | F11 | Fixed | 36" x 96" | 3'-0" | 8'-0" |
| LOWER FF | 001 | GAME ROOM | F11 | Fixed | 36" x 96" | 3'-0" | 8'-0" |
| LOWER FF | 001 | GAME ROOM | F11 | Fixed | 36" x 96" | 3'-0" | 8'-0" |
| LOWER FF | 022 | GYM | F12 | Fixed | 36" x 116" | 3'-0" | 9'-8" |
| LOWER FF | 022 | GYM | F13 | Fixed | 42" x 24" | 3'-6" | 2'-0" |
| MAIN FF | 112 | MASTER | F13 | Fixed | 42" x 24" | 3'-6" | 2'-0" |
| LOWER FF | 022 | GYM | F14 | Fixed | 42" x 60" | 3'-6" | 5'-0" |
| MAIN FF | 112 | MASTER | F14 | Fixed | 42" x 60" | 3'-6" | 5'-0" |
| MAIN FF | 114 | BATH | F14 | Fixed | 42" x 60" | 3'-6" | 5'-0" |
| LOWER FF | 012 | BEDROOM | F15 | Fixed | 42" x 96" | 3'-6" | 8'-0" |
| LOWER FF | 012 | BEDROOM | F15 | Fixed | 42" x 96" | 3'-6" | 8'-0" |
| LOWER FF | 015 | BEDROOM | F15 | Fixed | 42" x 96" | 3'-6" | 8'-0" |
| LOWER FF | 015 | BEDROOM | F15 | Fixed | 42" x 96" | 3'-6" | 8'-0" |
| UPPER FF | 203 | GUEST SUITE | F15 | Fixed | 42" x 96" | 3'-6" | 8'-0" |
| UPPER FF | 203 | GUEST SUITE | F15 | Fixed | 42" x 96" | 3'-6" | 8'-0" |
| UPPER FF | 206 | GUEST LIVING | F15 | Fixed | 42" x 96" | 3'-6" | 8'-0" |
| UPPER FF | 206 | GUEST LIVING | F15 | Fixed | 42" x 96" | 3'-6" | 8'-0" |
| LOWER FF | 002 | WINDOW WELL | F15 | Fixed | 42" x 96" | 3'-6" | 8'-0" |
| LOWER FF | 006 | GUEST | F15 | Fixed | 42" x 96" | 3'-6" | 8'-0" |
| LOWER FF | 006 | GUEST | F15 | Fixed | 42" x 96" | 3'-6" | 8'-0" |
| MAIN FF | 112 | MASTER | F16 | Fixed | 44" x 24" | 3'-8" | 2'-0" |
| LOWER FF | 002 | WINDOW WELL | F17 | Fixed | 48" x 24" | 4'-0" | 2'-0" |
| MAIN FF | 111 | FOYER | F17 | Fixed | 48" x 24" | 4'-0" | 2'-0" |
| MAIN FF | 111 | FOYER | F18 | Fixed | 48" x 60" | 4'-0" | 5'-0" |
| LOWER FF | 002 | WINDOW WELL | F19 | Fixed | 60" x 24" | 5'-0" | 2'-0" |
| MAIN FF | 100 | GARAGE | F19 | Fixed | 60" x 24" | 5'-0" | 2'-0" |
| LOWER FF | 007 | BATH | F19 | Fixed | 60" x 24" | 5'-0" | 2'-0" |
| MAIN FF | 100 | GARAGE | F19 | Fixed | 60" x 24" | 5'-0" | 2'-0" |
| LOWER FF | 002 | WINDOW WELL | F19 | Fixed | 60" x 24" | 5'-0" | 2'-0" |
| MAIN FF | 100 | GARAGE | F19 | Fixed | 60" x 24" | 5'-0" | 2'-0" |
| LOWER FF | 022 | GYM | F19 | Fixed | 60" x 24" | 5'-0" | 2'-0" |
| LOWER FF | 014 | BATH | F19 | Fixed | 60" x 24" | 5'-0" | 2'-0" |
| MAIN FF | 114 | BATH | F19 | Fixed | 60" x 24" | 5'-0" | 2'-0" |
| LOWER FF | 022 | GYM | F19 | Fixed | 60" x 24" | 5'-0" | 2'-0" |
| MAIN FF | 114 | BATH | F19 | Fixed | 60" x 24" | 5'-0" | 2'-0" |
| LOWER FF | 022 | GYM | F20 | Fixed | 60" x 60" | 5'-0" | 5'-0" |
| UPPER FF | 203 | GUEST SUITE | F20 | Fixed | 60" x 60" | 5'-0" | 5'-0" |
| LOWER FF | 022 | GYM | F20 | Fixed | 60" x 60" | 5'-0" | 5'-0" |
| MAIN FF | 105 | ENTRY | F21 | Fixed | 69" x 37.5" | 5'-9" | 3'-1 1/2" |
| MAIN FF | 105 | ENTRY | F22 | Fixed | 69" x 44" | 5'-9" | 3'-8" |
| LOWER FF | 026 | OFFICE | F23 | Fixed | 72" x 30" | 6'-0" | 2'-6" |
| LOWER FF | 026 | OFFICE | F24 | Fixed | 72" x 60" | 6'-0" | 5'-0" |
| MAIN FF | 114 | BATH | F24 | Fixed | 72" x 60" | 6'-0" | 5'-0" |
| MAIN FF | 112 | MASTER | F25 | Fixed | 90" x 24" | 7'-6" | 2'-0" |
| LOWER FF | 026 | OFFICE | F26 | Fixed | 90" x 30" | 7'-6" | 2'-6" |
| MAIN FF | 112 | MASTER | F26 | Fixed | 90" x 30" | 7'-6" | 2'-6" |
| LOWER FF | 026 | OFFICE | F27 | Fixed | 90" x 60" | 7'-6" | 5'-0" |
| MAIN FF | 114 | BATH | F27 | Fixed | 90" x 60" | 7'-6" | 5'-0" |
| MAIN FF | 112 | MASTER | F27 | Fixed | 90" x 60" | 7'-6" | 5'-0" |
| MAIN FF | 112 | MASTER | F29 | Fixed | 114" x 24" | 9'-6" | 2'-0" |



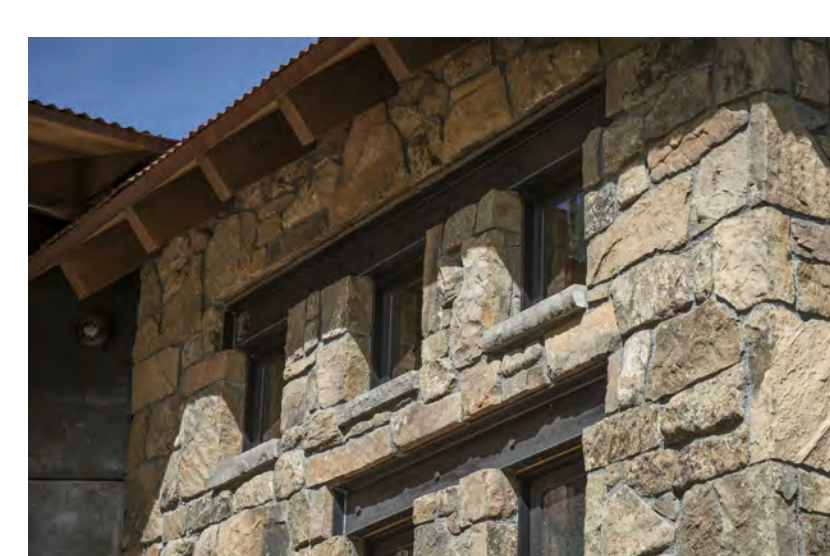
DOOR SCHEDULE

| From Room: Number | From Room: Name | Type Mark | Family | Type | Width | Height | |
|-------------------|-----------------|--------------|--------|---------------------------|-------------|---------------|--------------|
| LOWER | 001 | GAME ROOM | A5 | Interior Panel | 34" x 96" | 2'-10" | 8'-0" |
| LOWER | 001 | GAME ROOM | C | Entry Doors | 36" x 96" | 3'-0" | 8'-0" |
| LOWER | 002 | PWDR | A5 | Interior Panel | 34" x 96" | 2'-10" | 8'-0" |
| LOWER | 002 | WINDOW WELL | C | Entry Doors | 36" x 96" | 3'-0" | 8'-0" |
| LOWER | 003 | GUEST | C | Entry Doors | 36" x 96" | 3'-0" | 8'-0" |
| LOWER | 004 | CLST | A4 | Interior Panel | 32" x 96" | 2'-8" | 8'-0" |
| LOWER | 005 | BATH | A4 | Interior Panel | 32" x 96" | 2'-8" | 8'-0" |
| LOWER | 006 | GUEST | A1 | Interior Panel | 24" x 96" | 2'-0" | 8'-0" |
| LOWER | 006 | GUEST | A5 | Interior Panel | 34" x 96" | 2'-10" | 8'-0" |
| LOWER | 007 | BATH | A4 | Interior Panel | 32" x 96" | 2'-8" | 8'-0" |
| LOWER | 008 | CLOSET | A4 | Interior Panel | 32" x 96" | 2'-8" | 8'-0" |
| LOWER | 009 | MECH | A5 | Interior Panel | 34" x 96" | 2'-10" | 8'-0" |
| LOWER | 009 | MECH | G1 | Exterior Overhead Panel | 108" x 108" | 9'-0" | 9'-0" |
| LOWER | 009 | MECH | G1 | Exterior Overhead Panel | 108" x 108" | 9'-0" | 9'-0" |
| LOWER | 010 | MUD | A5 | Interior Panel | 34" x 96" | 2'-10" | 8'-0" |
| LOWER | 011 | HALL | A5 | Interior Panel | 34" x 96" | 2'-10" | 8'-0" |
| LOWER | 011 | HALL | S1 | Interior Double Sliding | 54" x 96" | 4'-6" | 8'-0" |
| LOWER | 012 | BEDROOM | A5 | Interior Panel | 34" x 96" | 2'-10" | 8'-0" |
| LOWER | 012 | BEDROOM | A5 | Interior Panel | 34" x 96" | 2'-10" | 8'-0" |
| LOWER | 012 | BEDROOM | A5 | Interior Panel | 34" x 96" | 2'-10" | 8'-0" |
| LOWER | 012 | BEDROOM | C | Entry Doors | 36" x 96" | 3'-0" | 8'-0" |
| LOWER | 015 | BEDROOM | A5 | Interior Panel | 34" x 96" | 2'-10" | 8'-0" |
| LOWER | 015 | BEDROOM | C | Entry Doors | 36" x 96" | 3'-0" | 8'-0" |
| LOWER | 016 | CLST | A5 | Interior Panel | 34" x 96" | 2'-10" | 8'-0" |
| LOWER | 018 | BEDROOM | A5 | Interior Panel | 34" x 96" | 2'-10" | 8'-0" |
| LOWER | 018 | BEDROOM | C | Entry Doors | 36" x 96" | 3'-0" | 8'-0" |
| LOWER | 019 | CLST | A4 | Interior Panel | 32" x 96" | 2'-8" | 8'-0" |
| LOWER | 019 | CLST | A5 | Interior Panel | 34" x 96" | 2'-10" | 8'-0" |
| LOWER | 020 | BATH | A5 | Interior Panel | 34" x 96" | 2'-10" | 8'-0" |
| LOWER | 022 | GYM | A7 | Interior Panel | 36" x 96" | 3'-0" | 8'-0" |
| LOWER | 022 | GYM | C | Entry Doors | 36" x 96" | 3'-0" | 8'-0" |
| LOWER | 022 | GYM | P2 | Interior Pocket | 36" x 96" | 3'-0" | 8'-0" |
| LOWER | 022 | GYM | P2 | Interior Pocket | 36" x 96" | 3'-0" | 8'-0" |
| LOWER | 023 | PWDR | P2 | Interior Pocket | 36" x 96" | 3'-0" | 8'-0" |
| LOWER | 026 | OFFICE | D2 | Interior Double Panel | 54" x 96" | 4'-6" | 8'-0" |
| LOWER | 026 | OFFICE | ES1 | Exterior Clad Stack Small | 12" x 98" | 11'-1 5/8" | 9'-6 3/4" |
| LOWER | 027 | MECH | A7 | Interior Panel | 36" x 96" | 3'-0" | 8'-0" |
| LOWER | 028 | STORAGE | A7 | Interior Panel | 36" x 96" | 3'-0" | 8'-0" |
| LOWER | 100 | GARAGE | A7 | Interior Panel | 36" x 96" | 3'-0" | 8'-0" |
| LOWER | 100 | GARAGE | G2 | Exterior Overhead Panel | 216" x 108" | 18'-0" | 9'-0" |
| LOWER | 100 | GARAGE | P2 | Interior Pocket | 36" x 96" | 3'-0" | 8'-0" |
| LOWER | 101 | TRASH | A7 | Interior Panel | 36" x 96" | 3'-0" | 8'-0" |
| LOWER | 103 | LNDRY | B1 | Interior Barn Door | 36" x 96" | 3'-0" | 8'-0" |
| LOWER | 104 | PWDR | A5 | Interior Panel | 34" x 96" | 2'-10" | 8'-0" |
| LOWER | 105 | ENTRY | E | Exterior Pivot | 48" x 108" | 4'-6" | 9'-0" |
| LOWER | 107 | DINING | ES3 | Exterior Clad Stacking | 18" x 10" | 24" - 7 5/8" | 9'-10 3/4" |
| LOWER | 109 | PANTRY | A7 | Interior Panel | 36" x 96" | 3'-0" | 8'-0" |
| LOWER | 112 | MASTER | D1 | Interior Double Panel | 48" x 96" | 4'-0" | 8'-0" |
| LOWER | 112 | MASTER | ES2 | Exterior Clad Stack Small | 13" x 8" | 12" - 11 7/8" | 7" - 10 3/4" |
| LOWER | 113 | CLOSET | B1 | Interior Barn Door | 36" x 96" | 3'-0" | 8'-0" |
| LOWER | 114 | BATH | A2 | Interior Panel | 30" x 96" | 2'-6" | 8'-0" |
| LOWER | 114 | BATH | A2 | Interior Panel | 30" x 96" | 2'-6" | 8'-0" |
| LOWER | 114 | BATH | B1 | Interior Barn Door | 36" x 96" | 3'-0" | 8'-0" |
| UPPER | 200 | BRIDGE | A6 | Interior Panel | 36" x 84" | 3'-0" | 7'-0" |
| UPPER | 203 | GUEST SUITE | A3 | Interior Panel | 32" x 84" | 2'-8" | 7'-0" |
| UPPER | 203 | GUEST SUITE | A3 | Interior Panel | 32" x 84" | 2'-8" | 7'-0" |
| UPPER | 203 | GUEST SUITE | A4 | Interior Panel | 32" x 96" | 2'-8" | 8'-0" |
| UPPER | 203 | GUEST SUITE | C | Entry Doors | 36" x 96" | 3'-0" | 8'-0" |
| UPPER | 205 | BATH | P1 | Interior Pocket | 30" x 96" | 2'-6" | 8'-0" |
| UPPER | 206 | GUEST LIVING | A1 | Interior Panel | 24" x 96" | 2'-0" | 8'-0" |
| UPPER | 206 | GUEST LIVING | C | Entry Doors | 36" x 96" | 3'-0" | 8'-0" |
| UPPER | 206 | GUEST LIVING | P1 | Interior Pocket | 30" x 96" | 2'-6" | 8'-0" |

WINDOW TYPES



DOOR TYPES



TYPICAL WINDOW AND DOOR FINISH TO BE DARK BRONZE WITH STEEL HEADERS PER ELEVATIONS

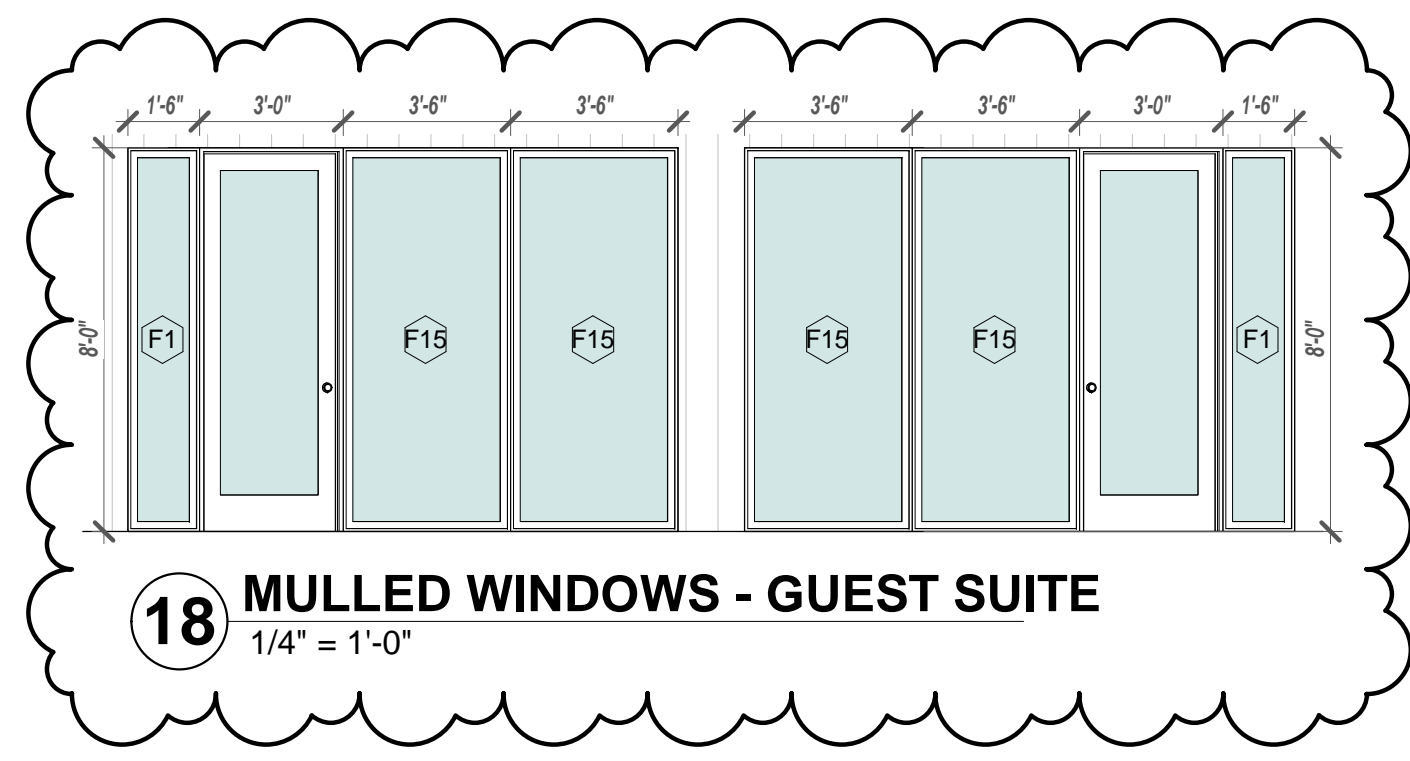
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|----|-----------------|----------|
| 11 | AMENDMENTS | 10.06.23 |
| 2 | CLIENT MTG | 07.07.14 |
| 3 | CLIENT MTG SD2 | 17.08.01 |
| 4 | CLIENT MTG DD1 | 17.08.23 |
| 5 | CLIENT MTG DD2 | 17.09.01 |
| 6 | CLIENT MTG DD3 | 17.09.18 |
| 7 | DRB SUBMISSION | 17.10.02 |
| 8 | REVISED DRB SUB | 17.10.24 |
| 9 | RVSD DRB SUB 2 | 17.11.13 |

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|----------------|------------|
| Project number | GC |
| Print Date | 2017/11/16 |
| Modeled by | CK |
| Checked by | LT |

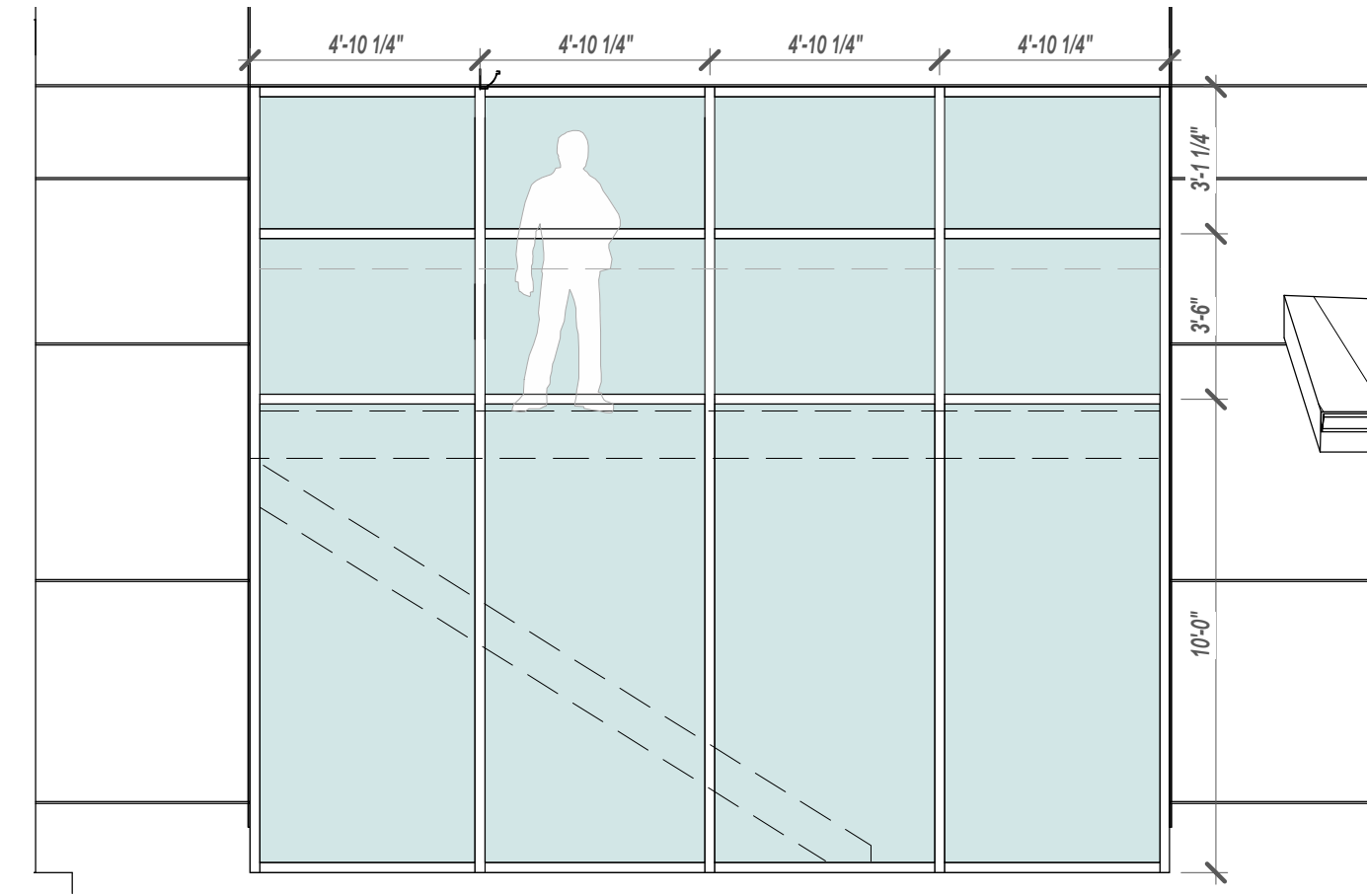
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2017/11/16

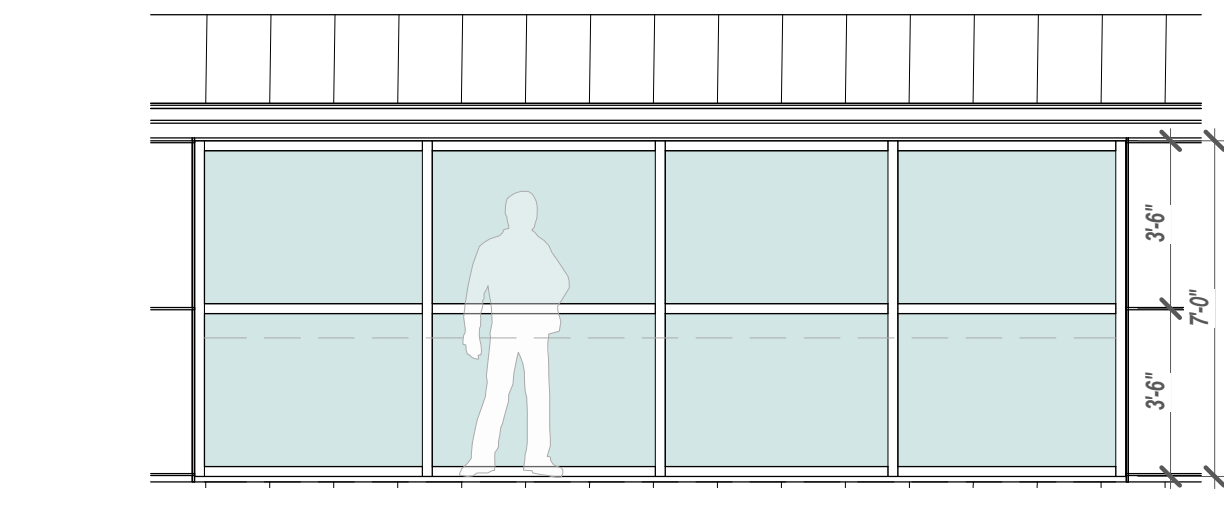
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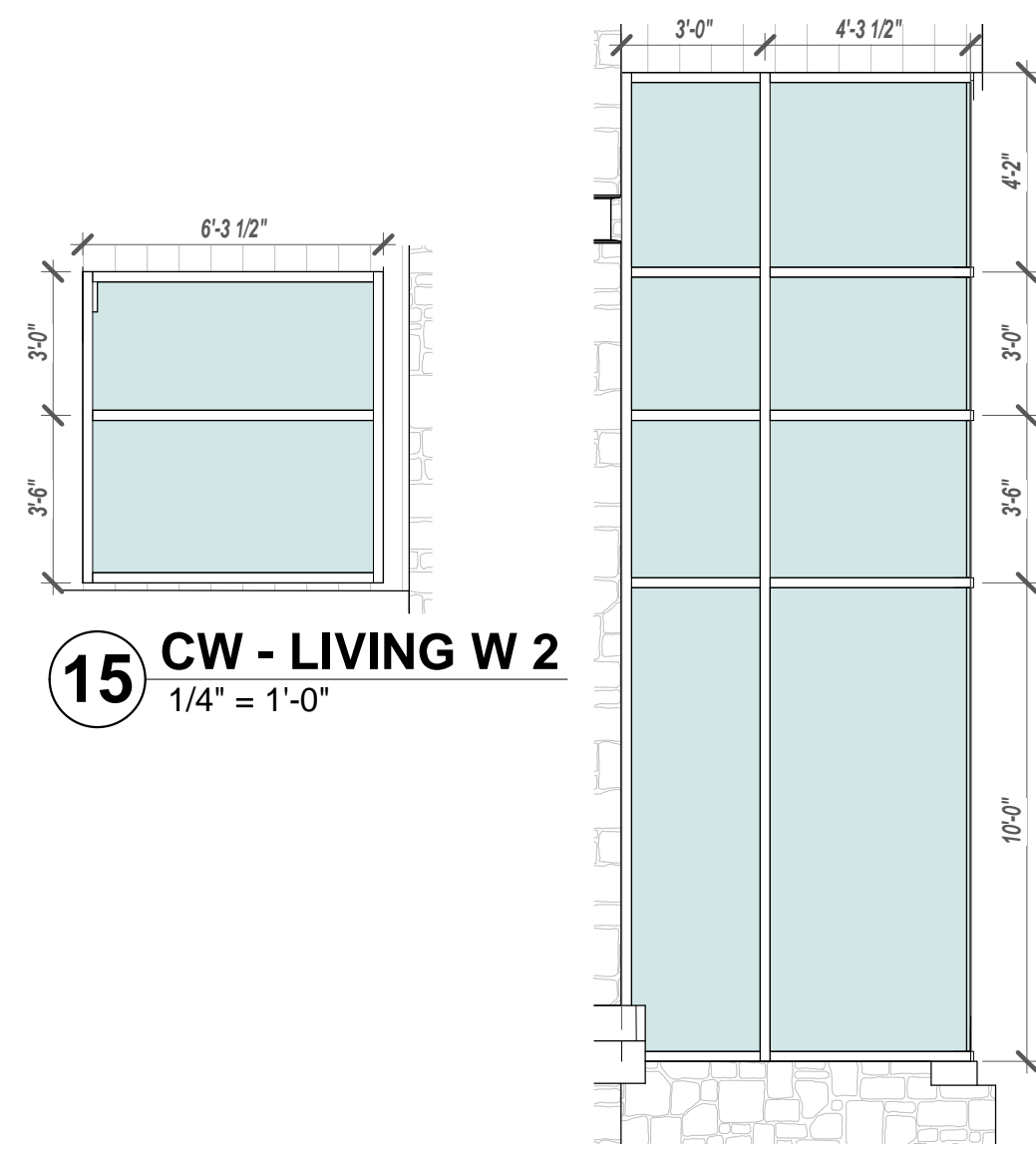
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1/4" = 1'-0"



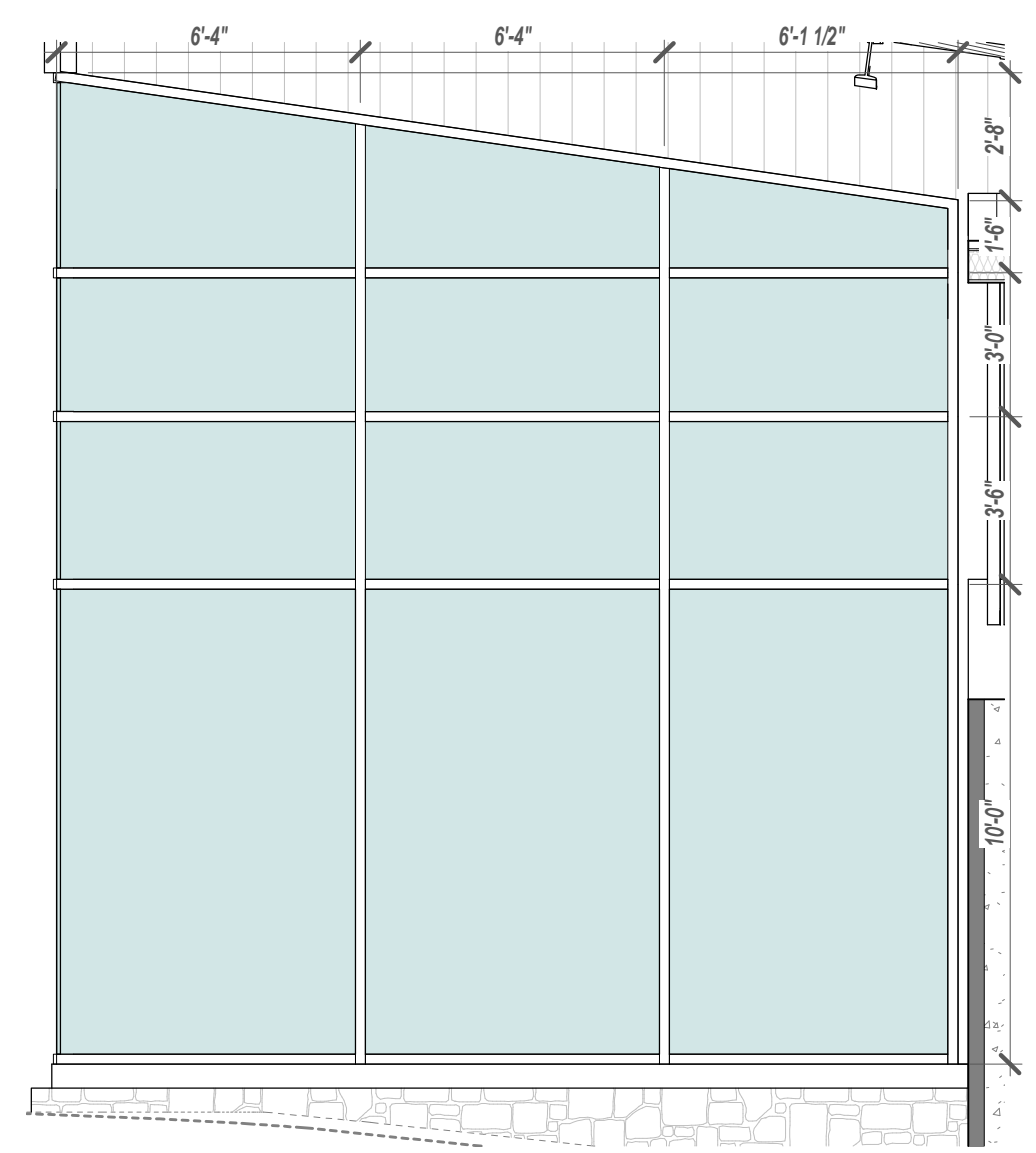
17 CURTAIN WALL - GUEST BRIDGE W
1/4" = 1'-0"



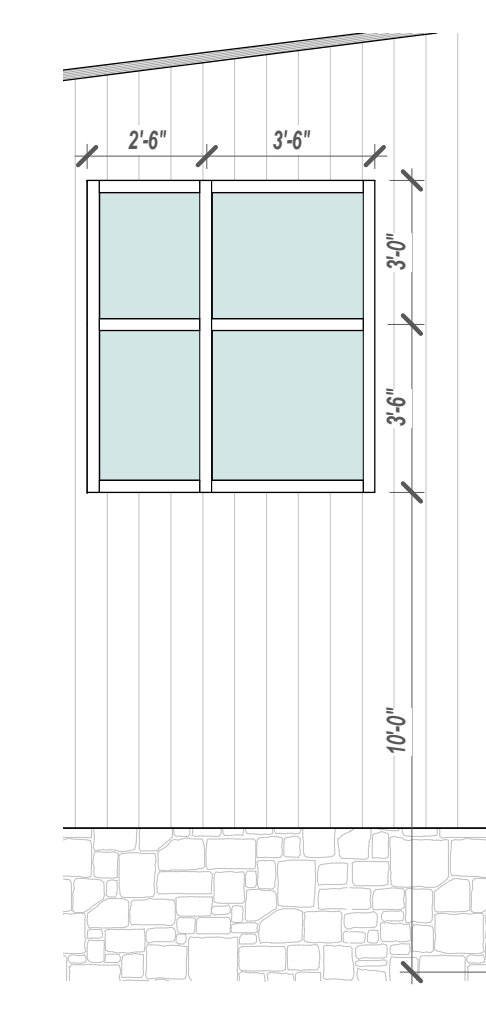
16 CURTAIN WALL - GUEST BRIDGE E
1/4" = 1'-0"



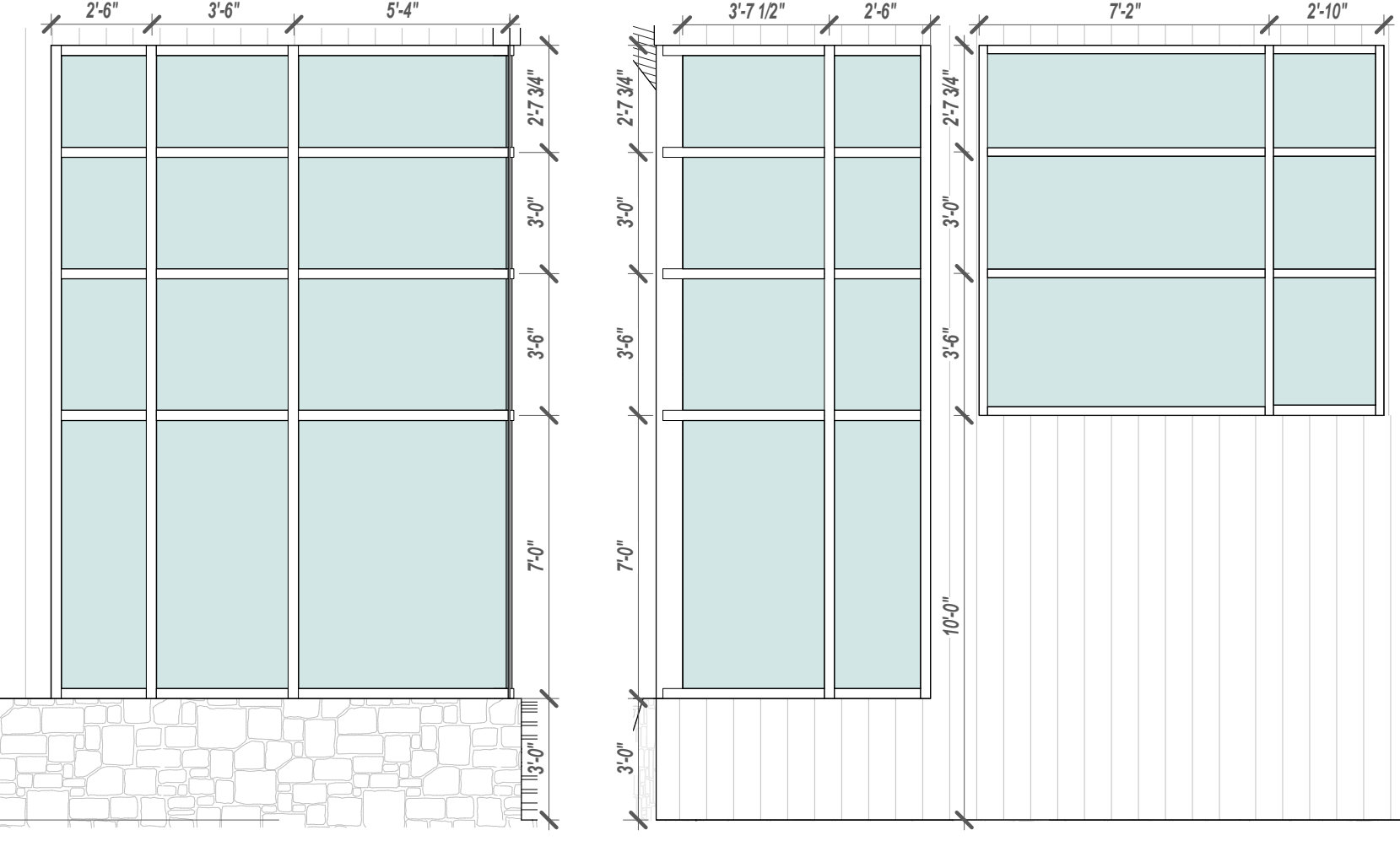
15 CW - LIVING W 2
1/4" = 1'-0"



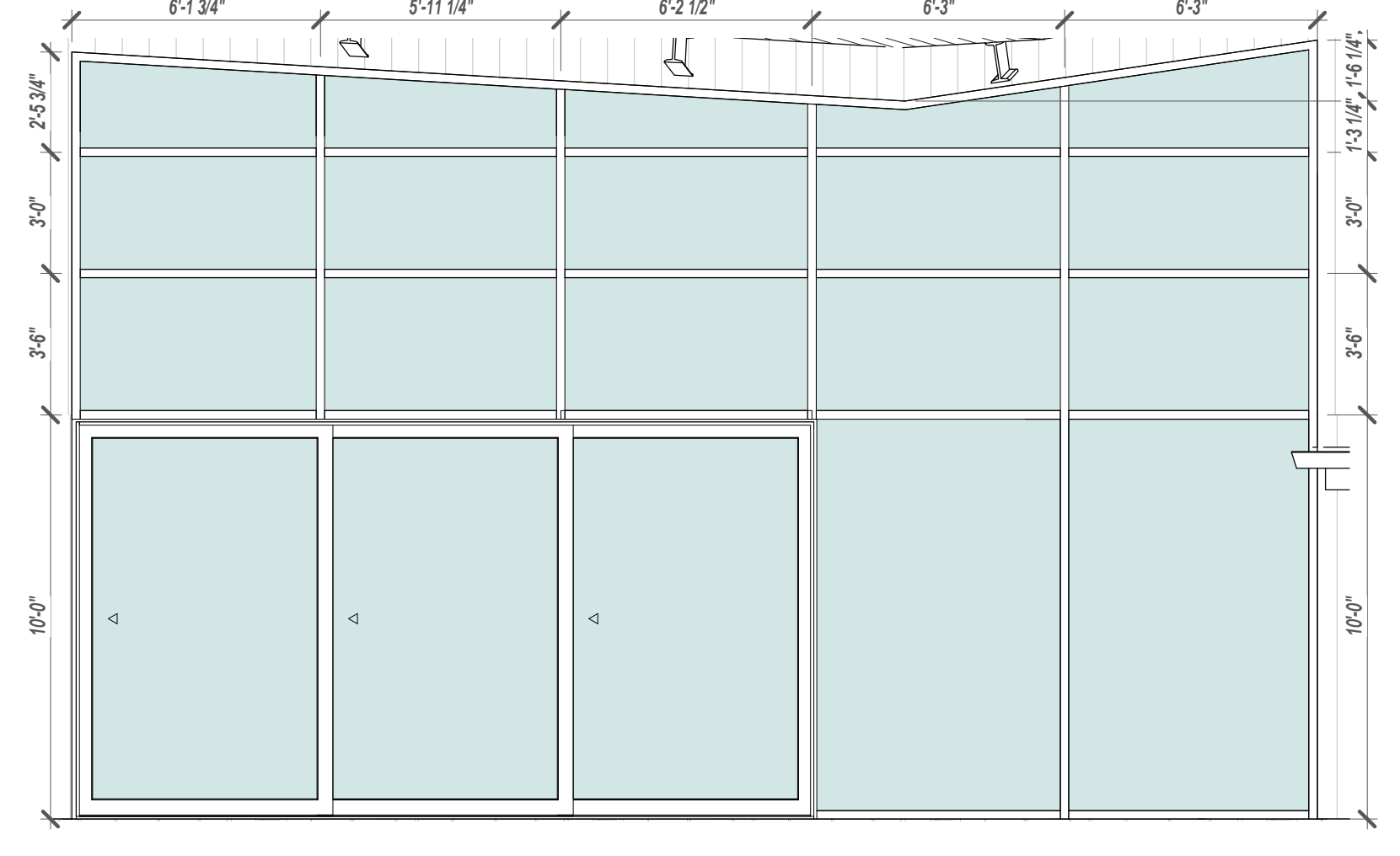
13 CURTAIN WALL - LIVING SOUTH
1/4" = 1'-0"



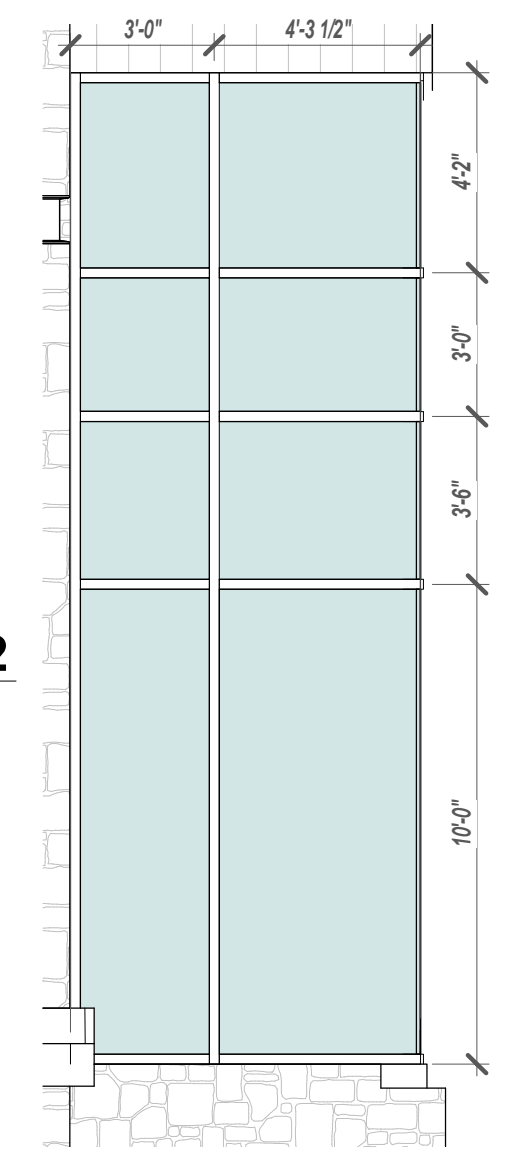
12 CURTAIN WALL - KITCHEN E
1/4" = 1'-0"



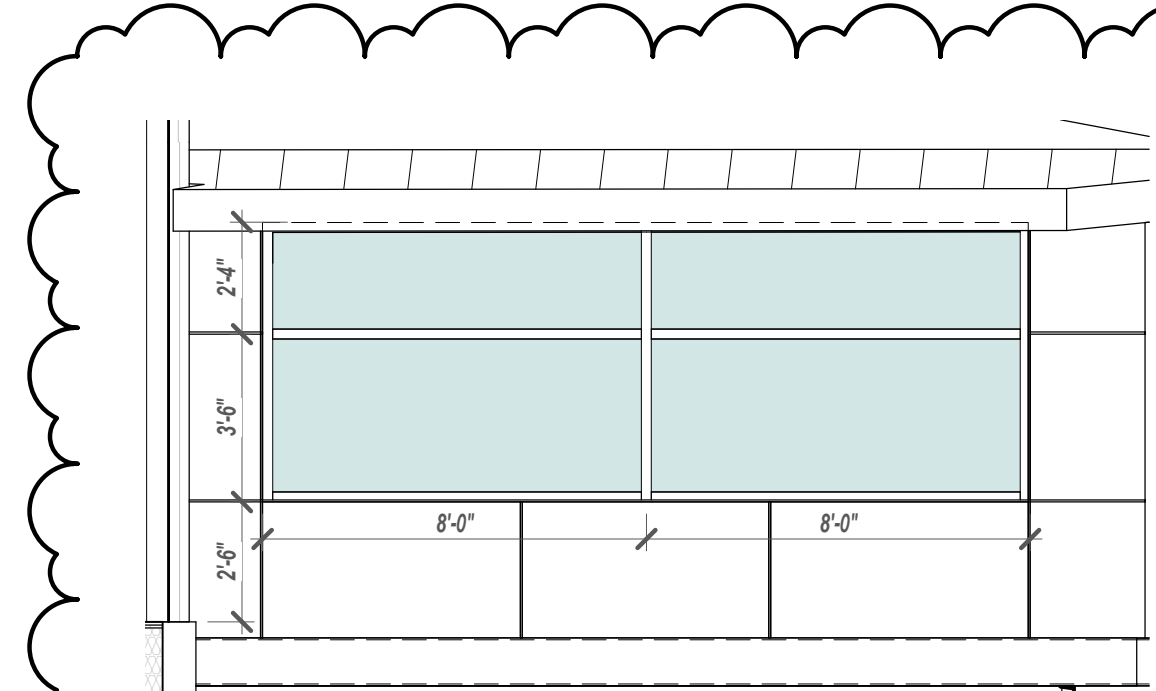
11 CURTAIN WALL - KITCHEN N
1/4" = 1'-0"



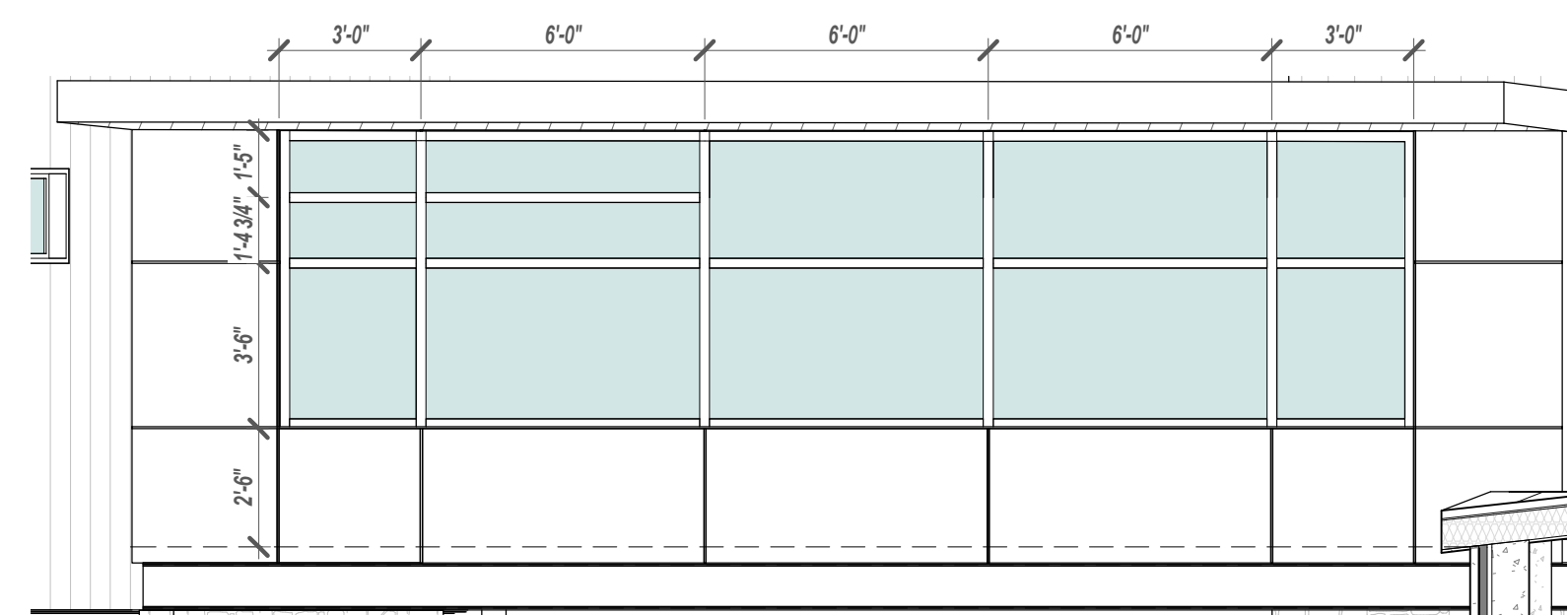
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1/4" = 1'-0"



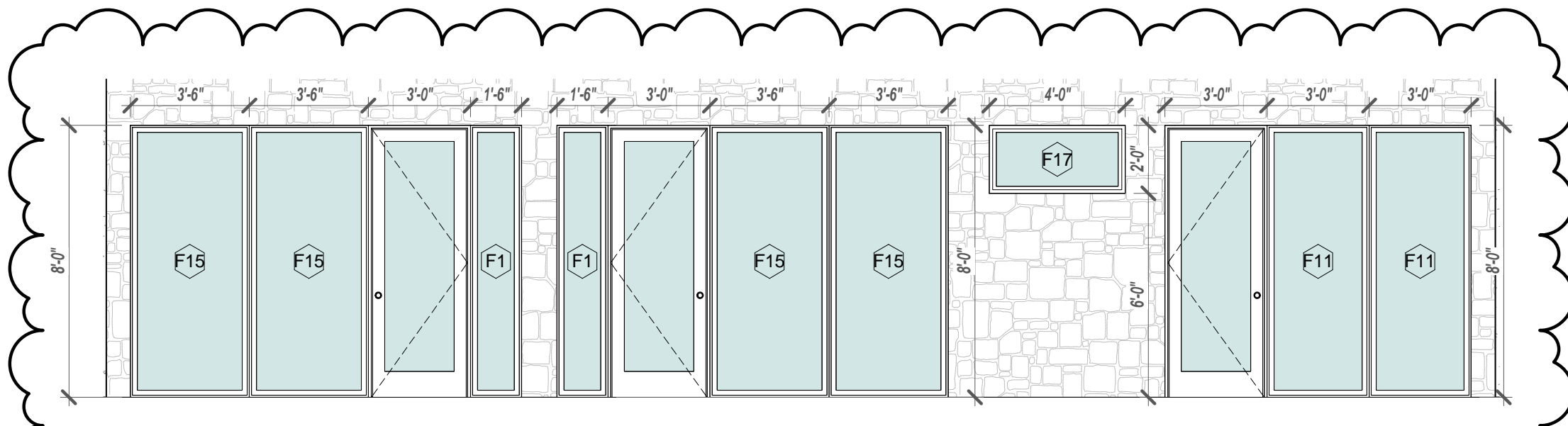
14 CW - LIVING W 1
1/4" = 1'-0"



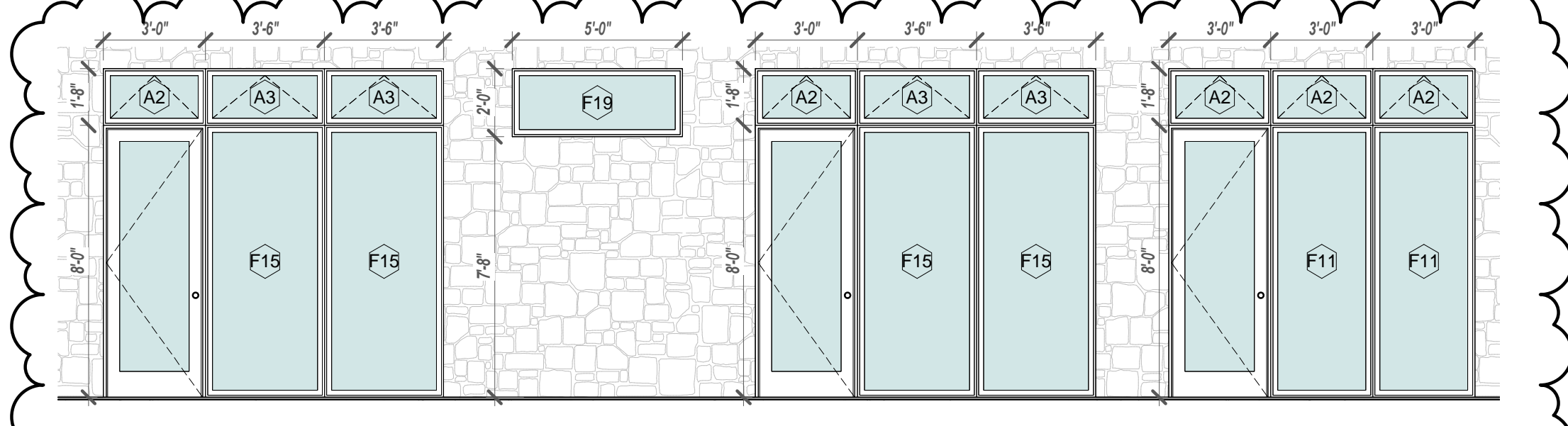
9 CURTAIN WALL - BRIDGE N
1/4" = 1'-0"



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



1 MULLED WINDOWS - WINDOW WELL
1/4" = 1'-0"



2 MULLED WINDOWS - LOWER N
1/4" = 1'-0"



TYPICAL WINDOW CURTAIN WALL AND RAIL FINISH TO BE DARK BRONZE WITH STEEL HEADERS PER ELEVATIONS

| # | SUBMISSION | DATE |
|----|--------------------|----------|
| 11 | AMENDMENTS STUDIES | 10.06.20 |
| 2 | CLIENT MTG | 07.07.14 |
| 3 | CLIENT MTG SD2 | 17.08.01 |
| 4 | CLIENT MTG DD1 | 17.08.23 |
| 5 | CLIENT MTG DD2 | 17.09.01 |
| 6 | CLIENT MTG DD3 | 17.09.18 |
| 7 | DRB SUBMISSION | 17.10.02 |
| 8 | REVISED DRB SUB. | 17.10.24 |
| 9 | RVSD DRB SUB. 2 | 17.11.13 |

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|----------------|------------|
| Project number | GC |
| Print Date | 2017/11/16 |
| Modeled by | CK |
| Checked by | LT |

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2017/11/16



5 AXON MASTER BRIDGE



1 AXON WITH BACKGROUND



4 AXON BRIDGE



3 AXON MAIN LIVING



2 AXON ENTRY

| # | SUBMISSION | DATE |
|---|------------------|----------|
| 1 | MASSING STUDIES | 17.06.28 |
| 2 | CLIENT MTG | 17.07.14 |
| 3 | CLIENT MTG SD2 | 17.08.01 |
| 4 | CLIENT MTG DD1 | 17.08.23 |
| 5 | CLIENT MTG DD2 | 17.09.01 |
| 6 | CLIENT MTG DD3 | 17.09.18 |
| 7 | DRB SUBMISSION | 17.10.02 |
| 8 | REVISED DRB SUB. | 17.10.24 |
| 9 | RVSD DRB SUB. 2 | 17.11.13 |

| | |
|----------------|------------|
| Project number | GC |
| Print Date | 2017/11/16 |
| Modeled by | CK |
| Checked by | LT |

NOT FOR CONSTRUCTION

2017/11/16

A901

EXTERIOR AXONS

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11/16/2017 9:53:11 AM

Dave Bangert

From: Greg Baer <jgbaer@gmail.com>
Sent: Thursday, November 30, 2017 4:13 AM
To: Dave Bangert
Subject: Lot 702 - DRB

Hi Dave,

My name is Greg Baer. My wife (Clare Hart) and I are owners of the property at 93 Pennington Place. This is across the golf course from the lot listed above. We would like to enter this email into the record of the Design Review Board (DRB) meeting regarding lot 702. We have had the opportunity to look at the design and the drawings posted online regarding the lot. We have concerns about the design of the structure and its impact on our mountain community.

Our main concern lies in the design of the structure. One's first impression, upon looking at the plans and drawings, is: "this house really doesn't fit in with the surrounding houses". The house directly to left (when viewed from our house) is a log home and the house directly to the right is a wood and stone structure in classic mountain style. The proposed design looks more modern than any of the houses within sight of the Adams Ranch Road and Pennington Place communities, which creates an environment of competing styles, detracting from the overall value of every home in the area.

We have always believed the Design Review Board of Mountain Village has enforced a sense of consistency within communities. The design of Lot 702 does not hold to any standard and appears to be the beginning of compromises and the breakdown of standards, which will ultimately result in reduced valuations of properties in Mountain Village. I could certainly understand where this design would and could work if these properties were more private on lots filled with trees. That is not the case. These are open lots with sight lines in all directions. As such, we believe the Design Review Board should be more rigorous in design approval in order to ensure a certain "look" to the homes in the area ensuring the long term value of all properties.

We would ask the DRB to seriously consider this design in the context of the surrounding houses and ask yourselves if this is the style of house you would want if you lived in this neighborhood.

Thank you for your consideration on this matter.

Greg Baer and Clare Hart



**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 December 7, 2017
DATE: November 29, 2017
RE: Conceptual work session for a new single-family dwelling on Lot 359, 115 Snowfield Dr.

PROJECT GEOGRAPHY

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

Legal Description: Lot 359

Address: 115 Snowfield Dr.

Applicant/Agent: Steve Ciecuch/Narcis Tudor Architect

Owner: Tucker Telluride Two, LLC

Zoning: Single-Family Zone District

Existing Use: Vacant Lot

Proposed Use: Single-Family

Lot Size: 0.65 acres

Adjacent Land Uses:

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

ATTACHMENTS

- Exhibit A: Narrative
- Exhibit B: Plan Set

BACKGROUND

The applicant has submitted an application in accordance with the provisions of Section 17.4.6 of the Community Development Code (CDC) for a conceptual work session with the Design Review Board. The proposed project consists of a 700 square foot garage and 5750 square foot single-family home located on lot 359. The purpose of the work session is to allow the applicant and DRB to have an informal, non-binding review and discussion about the project, potential issues and possible solutions. Staff has conducted a cursory review of the project in relation to the intent and standards of the Design Regulations of the CDC (**Chapter 17.5**).

PROJECT SUMMARY

| CDC Provision | Requirement | Proposed |
|-----------------------------|-------------------------------------|---------------------------|
| Maximum Building Height | 35' maximum (35'+5' for gable roof) | +/- 31' |
| Maximum Avg Building Height | 30' maximum (30'+5' for gable roof) | 26.56' |
| Maximum Lot Coverage | 40% maximum | 21.4% |
| General Easement Setbacks | | |
| North | 16' setback from lot line | 67' to GE |
| South | 16' setback from lot line | 1' to GE |
| East | 16' setback from lot line | 6' to GE |
| West | 16' setback from lot line | 1' to GE |
| Roof Pitch | | |
| Primary | | 5:12 shed |
| Secondary | | 5:12 gables and shed |
| Exterior Material | | |
| Stone | 35% | 22.9% |
| Wood | 25% (No requirement) | 51.1% |
| Windows/Doors | 40% maximum for windows | 26% |
| Metal Accents | Specific Approval | 0.0% |
| Parking | 2 enclosed and 2 non-tandem | 2 enclosed and 2 exterior |

CURSORY ANALYSIS**Overview**

Lot 359 is an average size (0.65 acres) rectangular shaped lot that slopes from south to north very steeply from Rocky Road. Most of the lot is over 30% grade. This lot has frontage on both Rocky Road and Snowfield Drive. The applicant is proposing to bring the driveway off Rocky Road rather than coming off Snowfield Dr. The house site is located near the top of the lot close to Rocky Road. There no proposed encroachments into the General Easements but a number of the design elements extend right to the southern GE line. The exterior parking spaces will be encroaching into the southern GE and may extend into the Rocky Road right of way. The applicant will seek specific approval for the parking encroachment. The survey shows an 18' wide earthwork easement along the southern property boundary in addition to the southern GE. Right now it looks like the garage is extending into this earthwork easement by 18". The proposed foundation for this design is series of four "Stone Bars" that will be built over grade beams on micropiles. These bars will run perpendicular to the slope allowing the natural drainage to remain mostly undisturbed. The home will span across these foundation elements as it steps down with the slope to where the foundation disintegrates and becomes an array of columns. The applicant is proposing to steer away from the standard process of mass excavation and exporting, shoring, soil nailing, benching and retaining that normally takes place when a lot this steep gets developed.

Site

The tree cover on the lot is a mix of spruce, subalpine fir and aspen. Overall forest health on site is average with fair amount of standing dead firs and declining aspens All structures and improvements are out of the General Easement area. However, the exterior parking extends into the southern GE and the southeast corner of the garage extends about 18" into the earthwork easement area. Due to the foundation being within 5 feet of the General Easement this will require a monumented survey prior to pouring foundation footers. At 21.4% lot coverage, the project is well under the 40% maximum.

Roof forms and pitches

The proposed roof forms are a combination of a primary shed at 5:12 with secondary sheds and gables at 5:12. The maximum and average roofs heights are all compliant, but the maximum height is within 5' of the allowable height which will require a ridge height survey.

Materials

The proposed home will have a stone foundation base (stone and grouting TBD), the applicant has indicated that the stone percentage will be 23%, which is well below the 35% minimum for single family homes and will need a design variation from the DRB, wood siding (actual dimension and color TBD), metal clad windows (color TBD), metal roof (material and color TBD). The applicant is also proposing Tesla or similar photovoltaic panels on the southern roof elements.

Windows

The total fenestration for the proposed home is 26%. The north elevation is at 48.8% fenestration which is well over the 20% maximum. All windows proposed are metal clad, color to be determined. The DRB should consider if this amount of fenestration is appropriate for the design of the home and the surrounding area.

Driveway

The proposed driveway grades look like they will be compliant. The applicant is proposing to have elevated drive surface between Rocky Road and the garage. However, the driveway bisects the earthwork easement area that is shown on the survey and the exterior parking will be encroaching into the southern GE.

Potential Variations and Specific Approvals

- Stone percentage under the 35% minimum;
- Exterior parking in the southern General Easement;

RECOMMENDATION

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

November 6, 2017

RE: LOT 359 MOUNTAIN VILLAGE DRB WORKSESSION

To: TMV DRB Board and Staff

Thank you for taking the time to review our worksession application. This memo outlines the project's incorporation of Sustainable Design Principles as well our goal of capturing the uniqueness of this specific site.

SITE DESCRIPTION | TOPOGRAPHY – LOT 359

The lot is located between Rocky Road and Snowfield Drive, its general topography steeply sloping (30% or more) from the south to the north of the lot. The steepness of the site and its challenges presented us the opportunity to redefine the paradigm of building on such lots. Steering away from the standard process of mass excavation and exporting, shoring, soil nailing, benching and retaining, we have allowed the site to retain the primary place, with the structure stepping down and floating above the grade as it unfolds downhill.

VIEWS

Primary views are north to the Dallas Range.

ACCESS

The proposed access to the parcel is from the south, off Rocky Road.

PROGRAM

The proposed program for this project is an approximate 5750 square foot, staggered, two story house with a 700 square foot garage.

SUSTAINABLE DESIGN | PARTI

As mentioned above, our collective goal in designing the house was to allow the site to remain as undisturbed as possible protecting its natural character. The main points in our approach are as follow:

- **Minimize Excavation | Exporting** – The strategically placed Stone Bars create grounding brackets for the house to span. These elements are built over grade beams on micropiles. As the structure steps downhill, the foundation disintegrates and becomes a lacy array of columns disappearing within the existing trees on the lot.
- **Natural Drainage** – With the Stone Bars running perpendicular to the slope, the natural drainage on the site remains mostly undisturbed. The goal in allowing the site to drain naturally eliminates the need for swales and internal drain lines.
- **Visual Impact** – The proposed project is located within the setback lines, placing it downhill from Rocky Road, the main public right of way and blends into its surroundings. Undisturbed vegetation on the north portion of the lot visually dissolves the structure from perceiving it off of Snowfield Drive.
- **Design Principles** – The overall architectural design is comprised of simple forms hierarchically arranged along the site's natural topography. The primary mass is a shed form and the tallest of the elements, its goal being to capture the southern solar path through high punched windows, allowing the warmer light to enter the common space. Secondary and tertiary pods step down to the east and west of the primary form. The concentration of glazing is oriented to the north capturing the panoramic views and inversely bringing in the natural light into each space. The roof forms are a blend of sheds and gables with a "photovoltaic wing" element over the walkway

to the front door. We are exploring the incorporation of Tesla or similar photovoltaic panels into these solar planes.

- **Materials** – The material palette is based on sustainable principles and our alpine climate. Stone veneer bars ground the project and work with the natural topography. Wood siding is the primary material applied in a manner proportionate in scale to its respective forms. Secondary elements are clad in metal siding, again keeping the scale of forms and materials proportionately connected. Tertiary, accent materials are exposed steel and exposed rafters, creating a lacy | light & shadow play, giving the project a more interesting, articulated aesthetic. The roof is metal standing seam.

CONCLUSION | VARIANCES

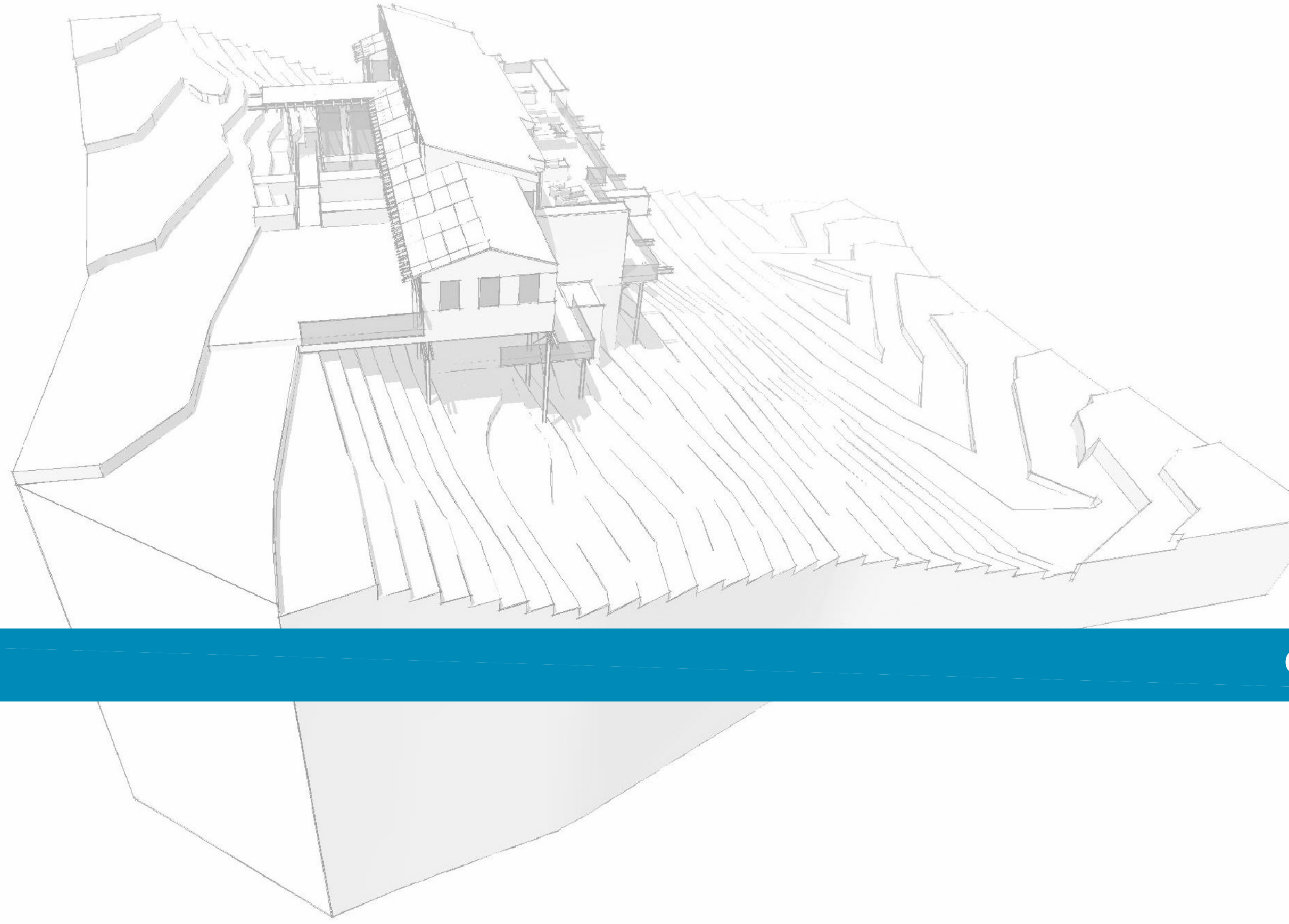
The main driver outlined above can be concluded by our approach to design and build a sustainable, low carbon footprint, site sensitive project while taking into account the local vernacular and guidelines. Our goal is to keep the architecture subordinate to these factors hence being driven by them.

As such we request the following variances:

- **Roof Forms | Roof Pitch** – The roof forms are proposed to be shed or gable of 5:12 pitch. This pitch is driven by the natural grade profile.
- **Stone Veneer** - The stone veneer is the base of the structure and considering the Stone Bar | Bracket design, we request a reduction in the overall stone veneer requirement.

Thank you for taking the time to review our application and should you have any questions please do not hesitate to contact me directly.

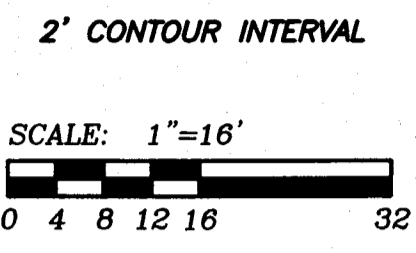
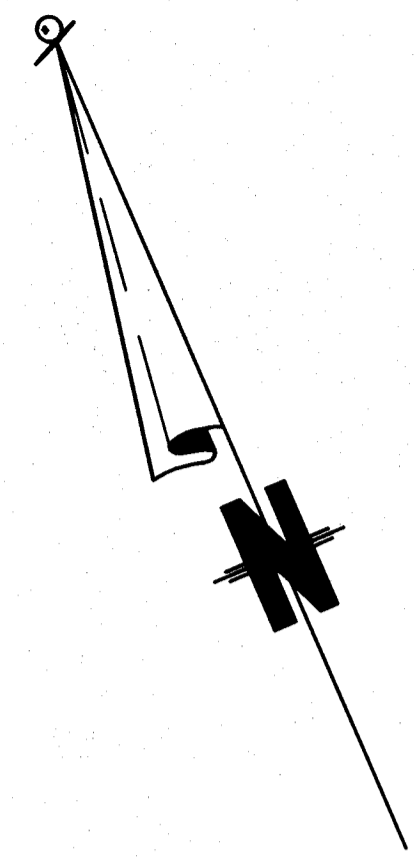
Narcis Tudor
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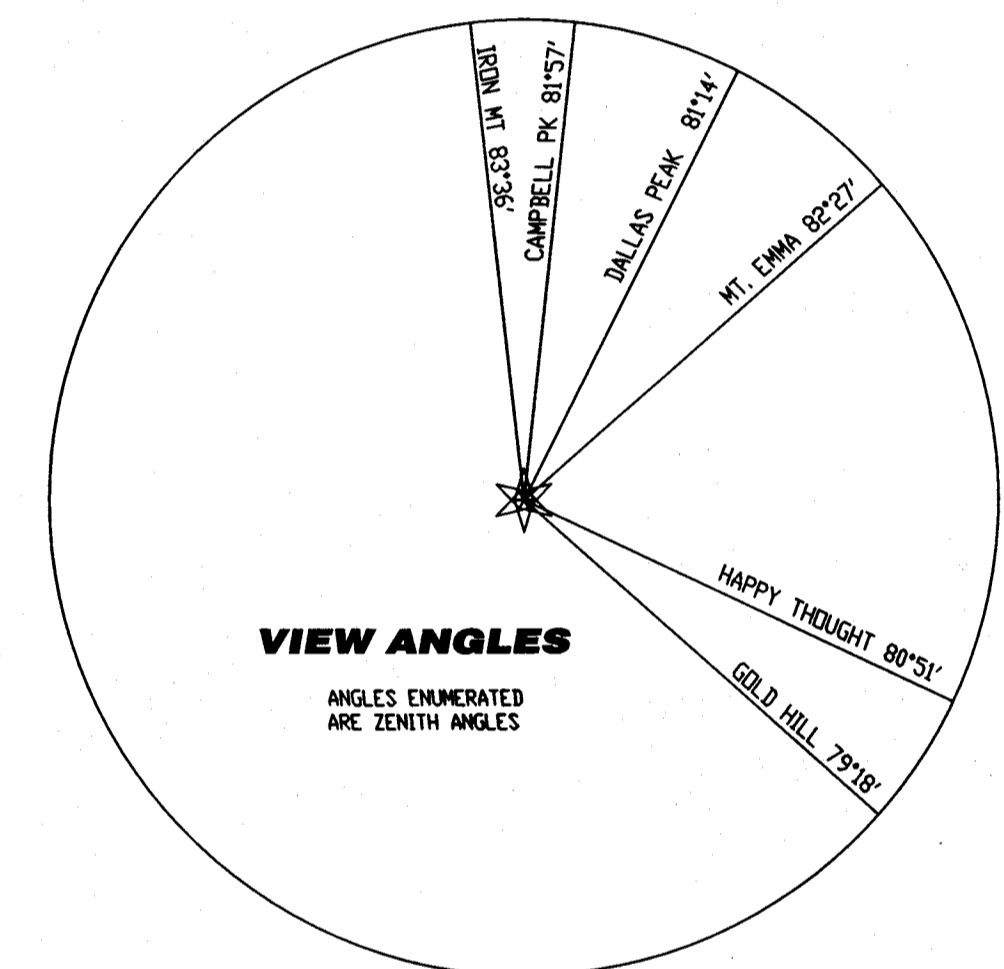
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10.18.2017

CONCEPTUAL | WORKSESSION

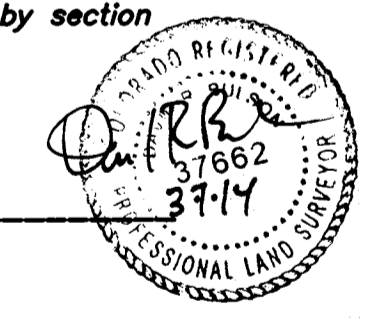


- TREE LEGEND**
- 2" - 6" FIR
 - 8" - 16" FIR
 - 18" OR LARGER FIR
 - 2" - 6" ASPEN
 - 8" - 16" ASPEN
 - 18" OR LARGER ASPEN
 - 2" - 6" SPRUCE
 - 8" - 16" SPRUCE
 - 18" OR LARGER SPRUCE



This Topographic Survey of Lot 359, Town of Mountain Village, was prepared in March, 2014 under the direct responsibility, supervision and checking of David R. Bulson, of Foley Associates, Inc., being a Colorado Licensed Surveyor. It does not constitute a Land Survey Plat or an Improvement Survey Plat as defined by section 38-51-102 C.R.S.

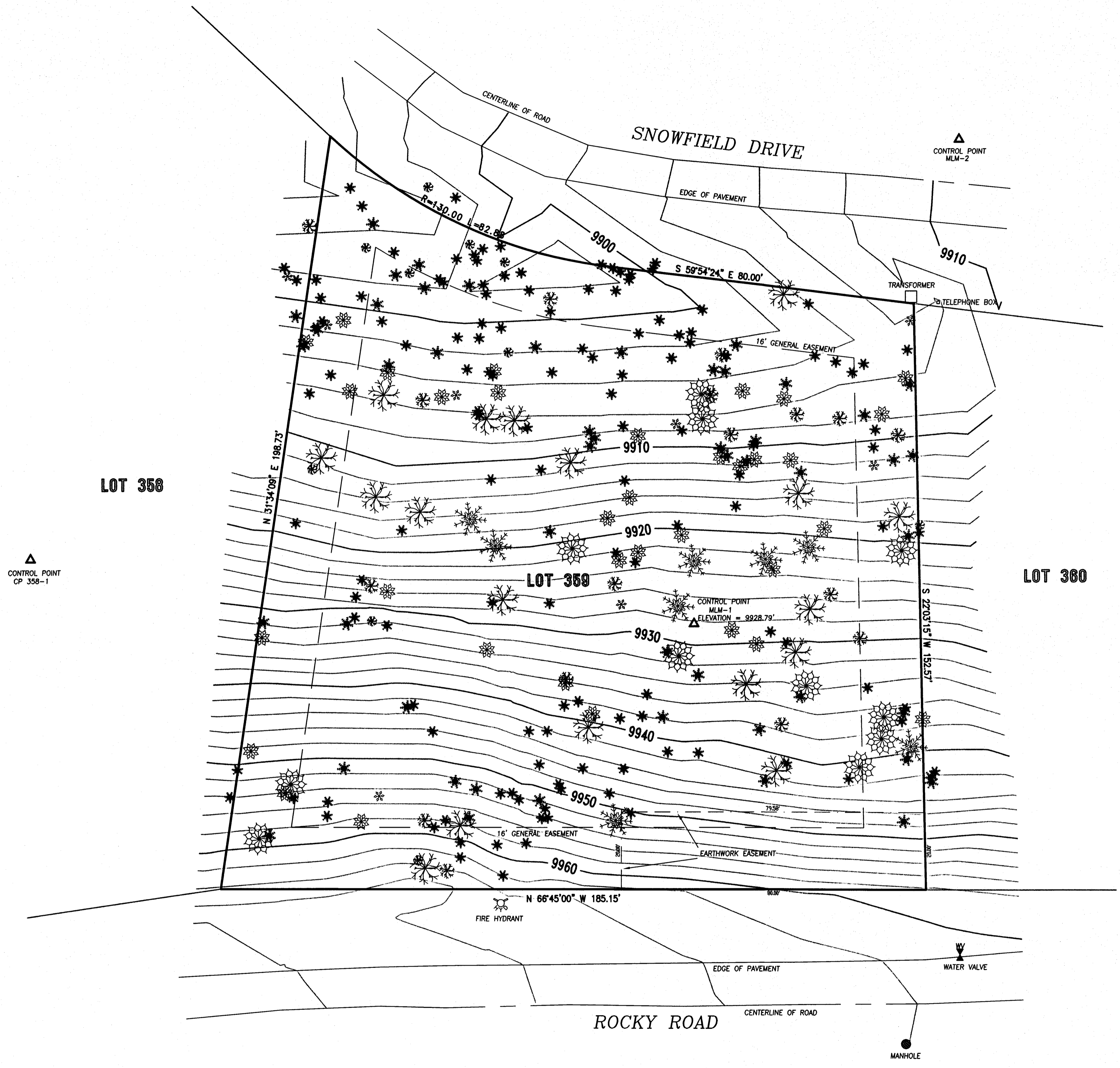
David R. Bulson
L.S. 37662



- NOTES**
- This survey does not constitute a title search by Foley Associates, Inc. to determine the ownership of this property or easements of record.
 - Benchmark: Control Point "MLM-1", with an elevation of 9928.79 feet.
 - Tree inventory was done by Foley Associates, Inc. in October, 2004 and updated in March, 2014.

NOTICE

According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discovered 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.

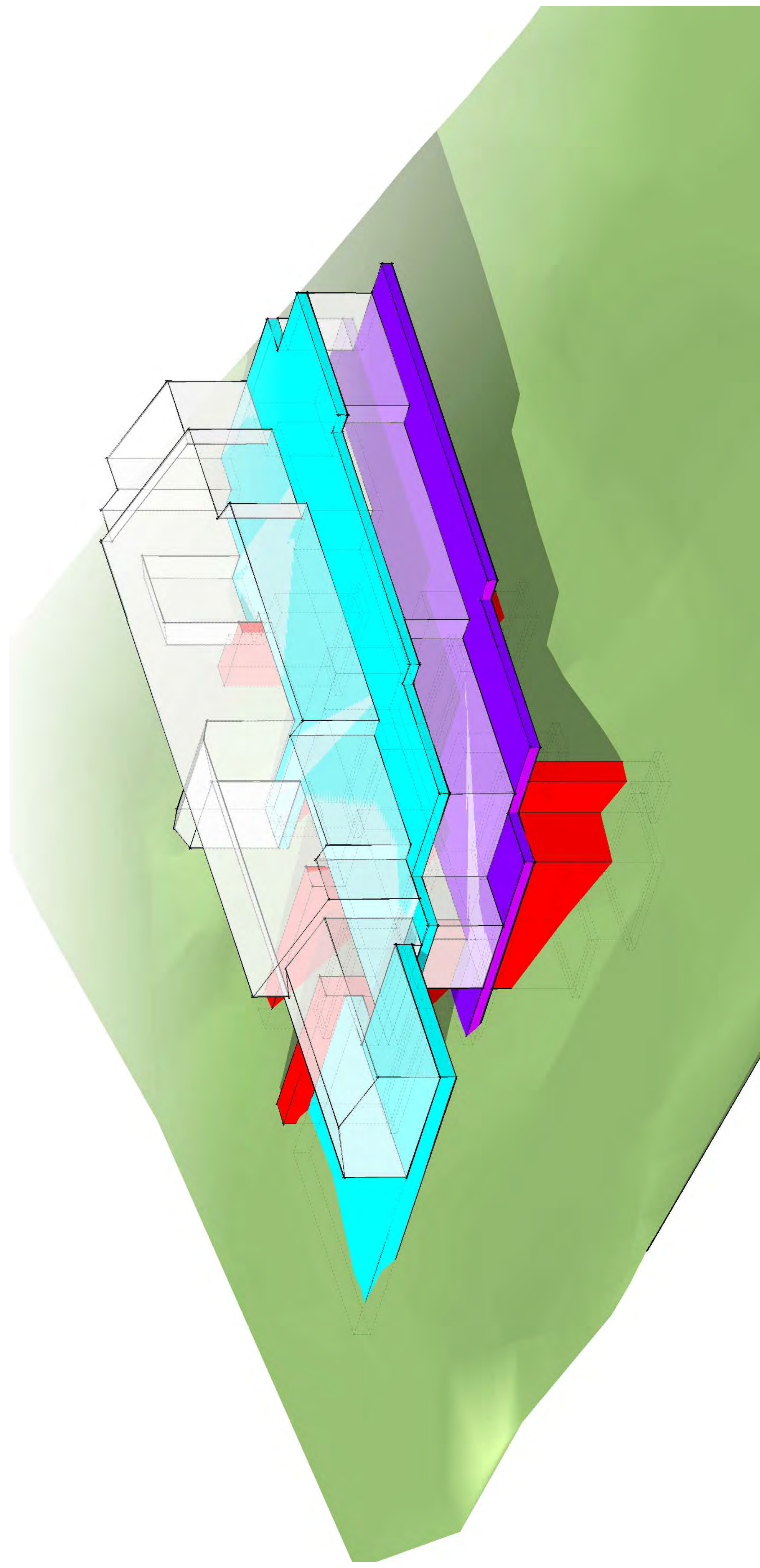
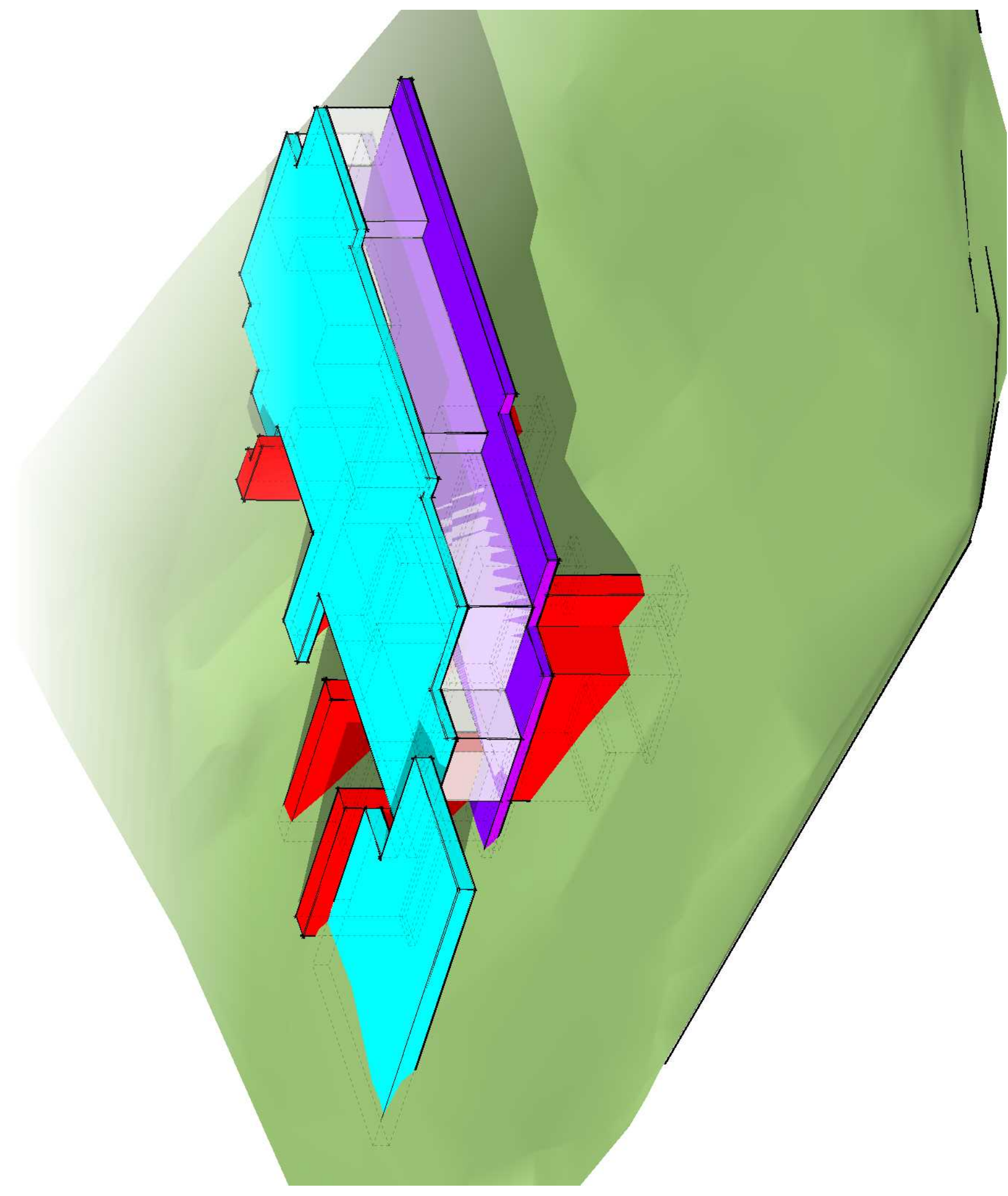
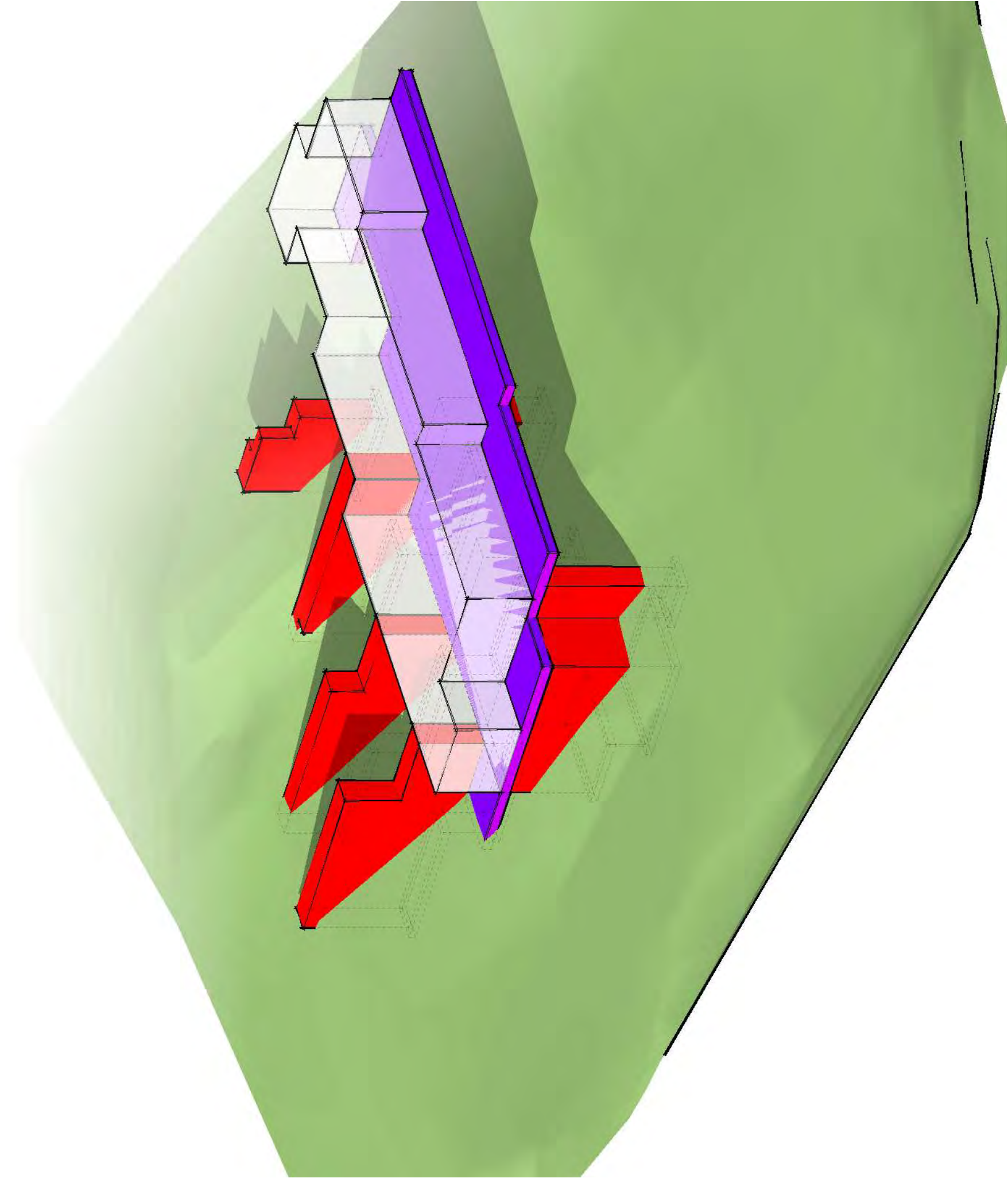
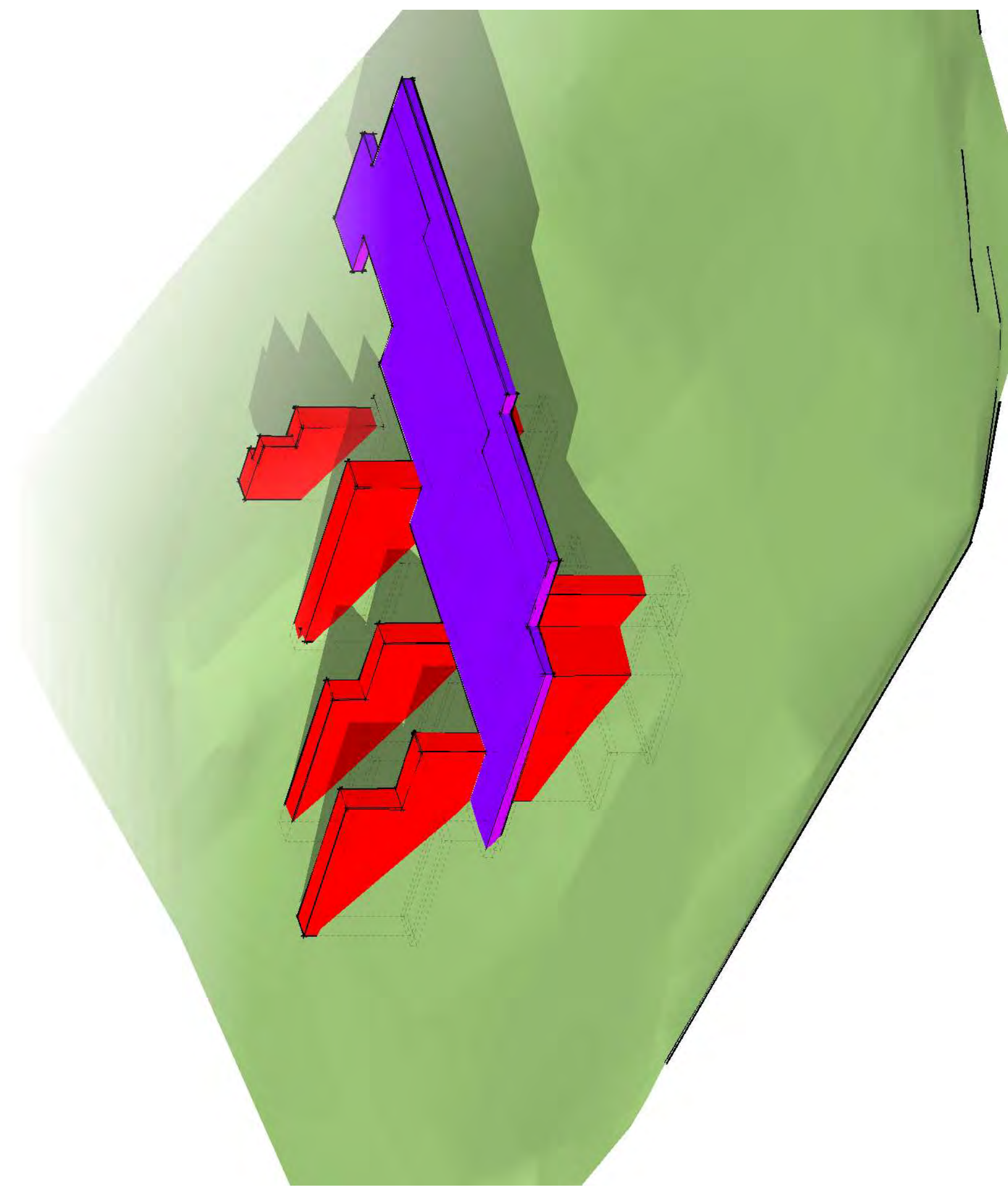


TOPOGRAPHIC SURVEY
LOT 359, TOWN OF MOUNTAIN VILLAGE

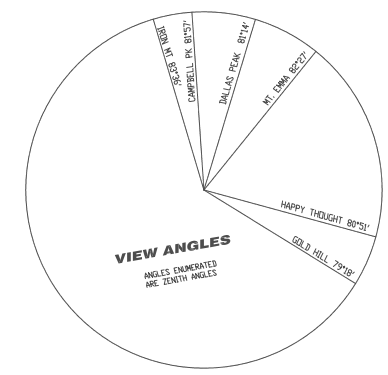
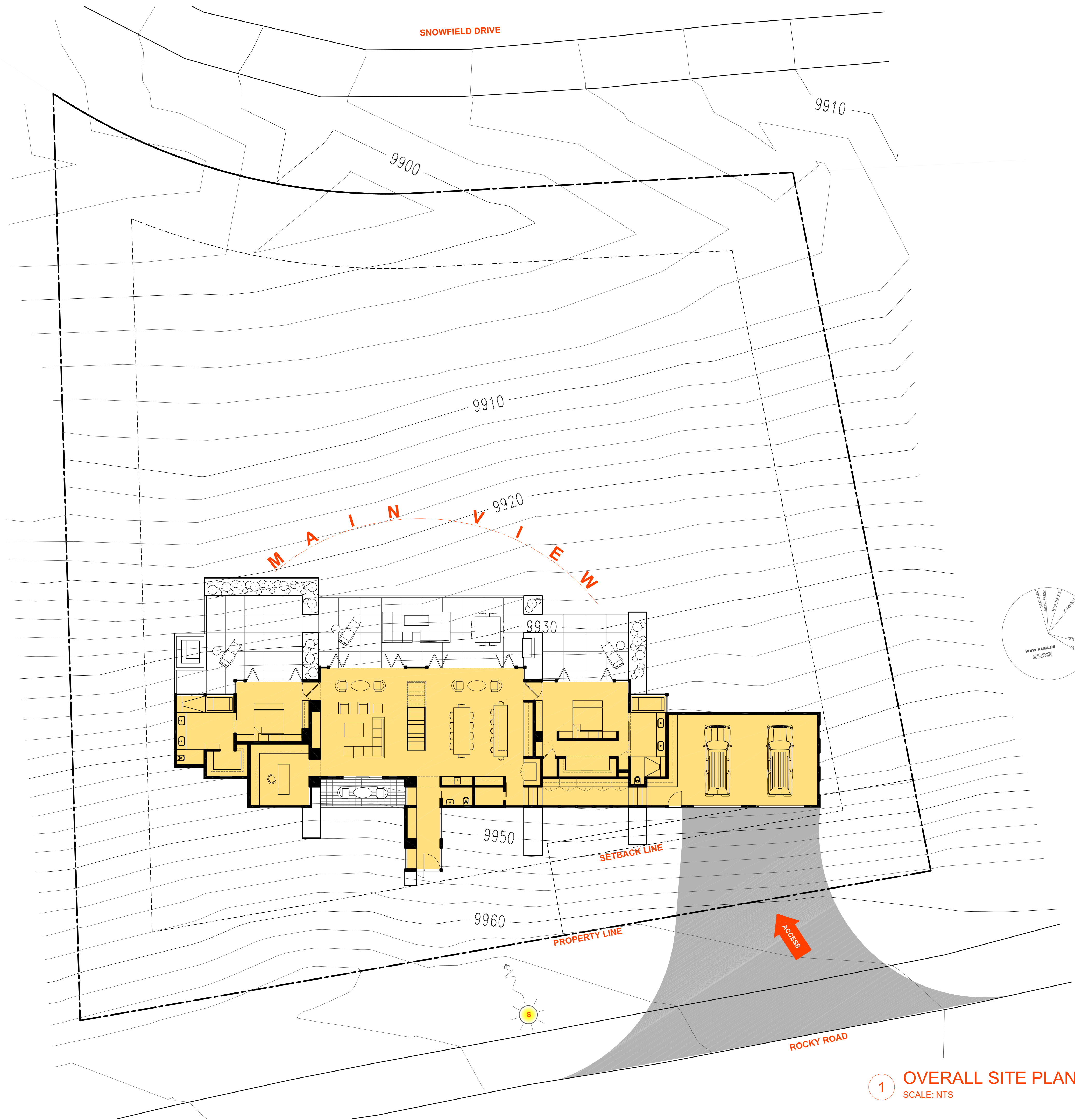
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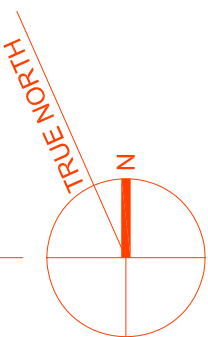
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P.O. BOX 1385
125 W. PACIFIC, SUITE B-1
TELLURIDE, COLORADO 81435

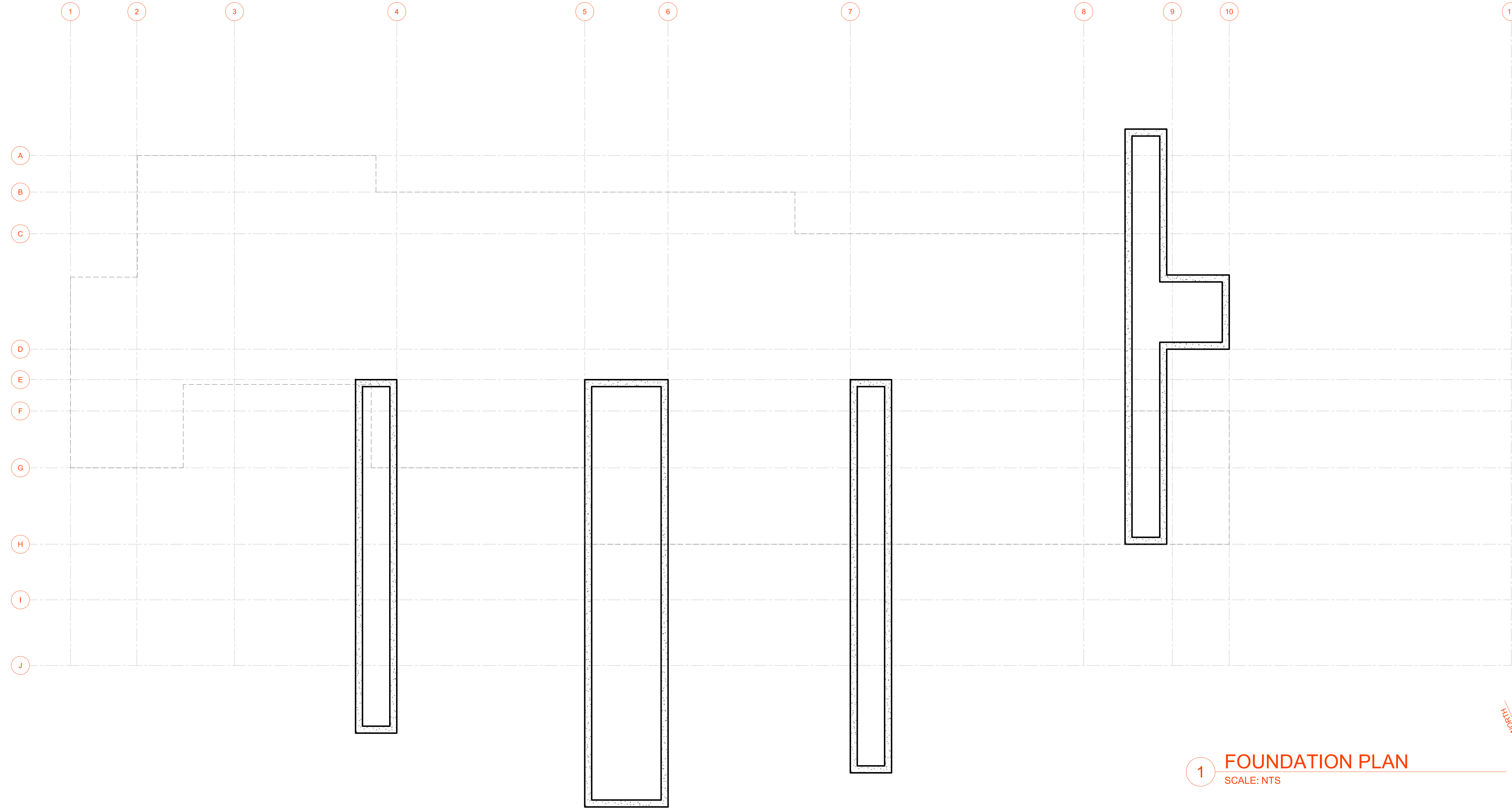




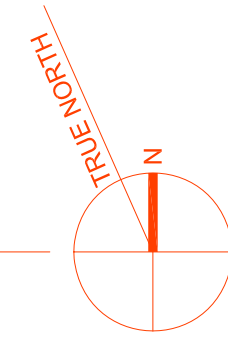


1 OVERALL SITE PLAN
SCALE: NTS



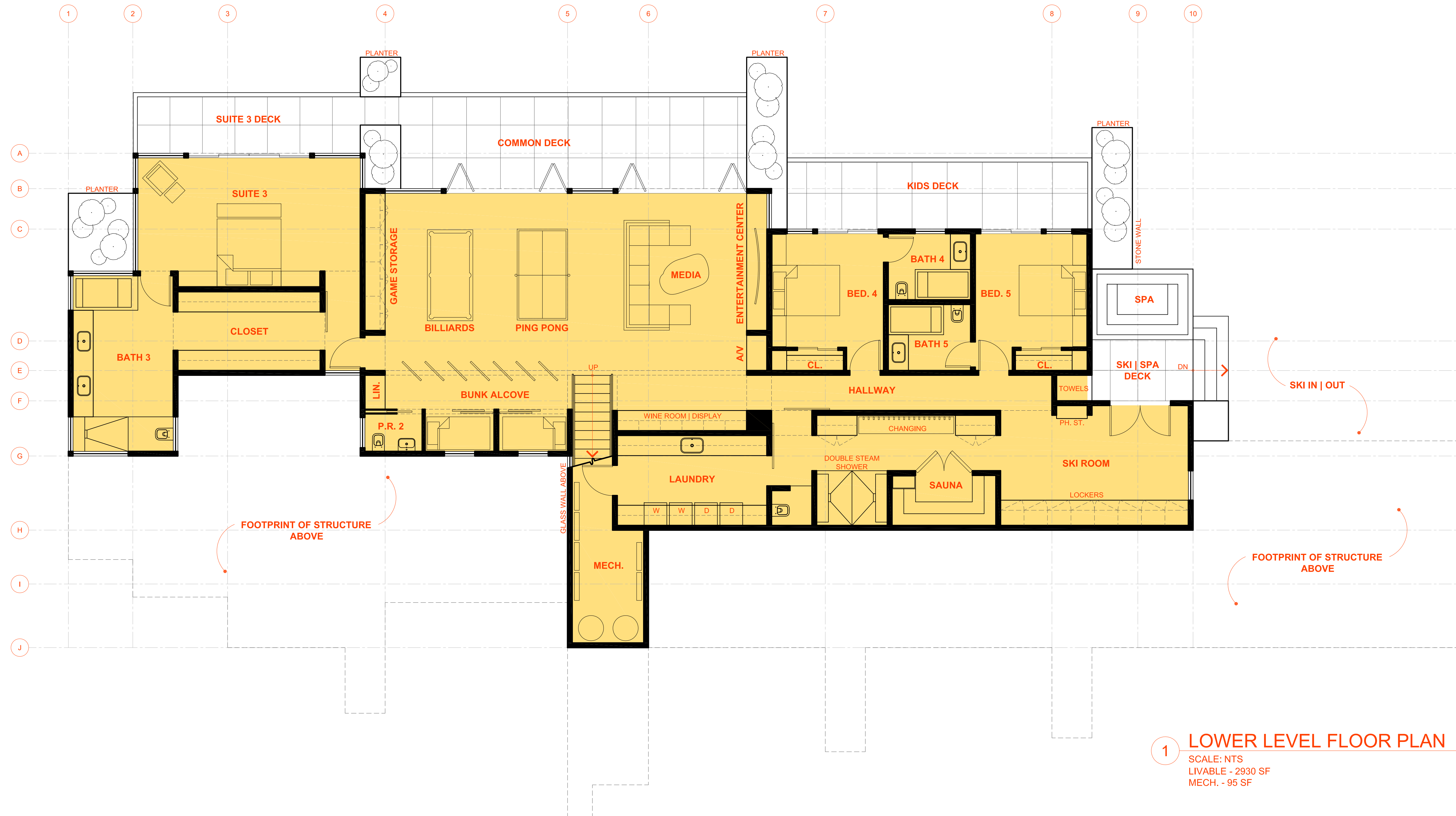


1 FOUNDATION PLAN
SCALE: NTS





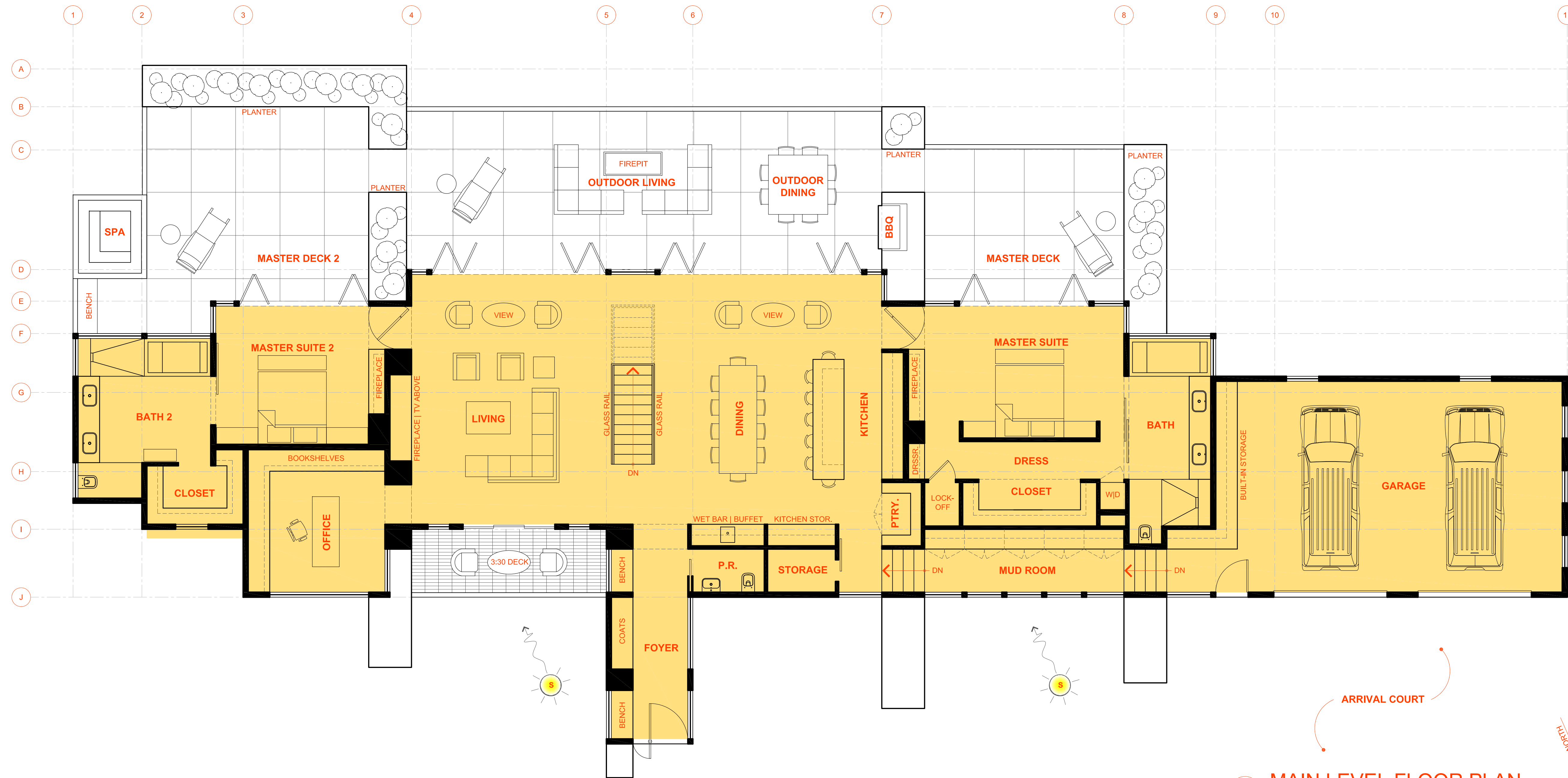
CONCEPTUAL IMAGES



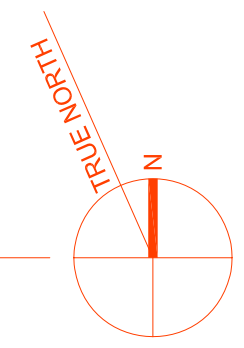
L359



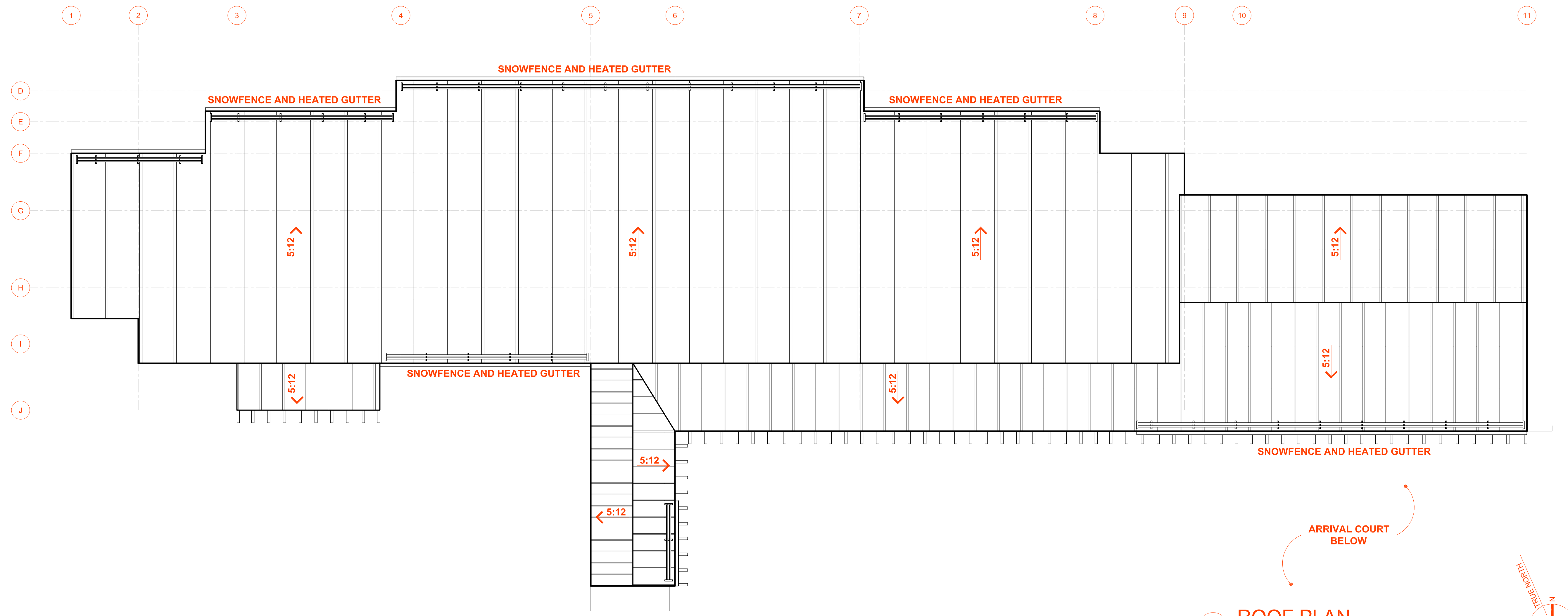
CONCEPTUAL IMAGES



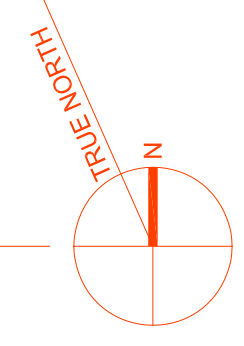
1 MAIN LEVEL FLOOR PLAN
 SCALE: NTS
 LIVABLE - 2820 SF
 GARAGE - 700 SF

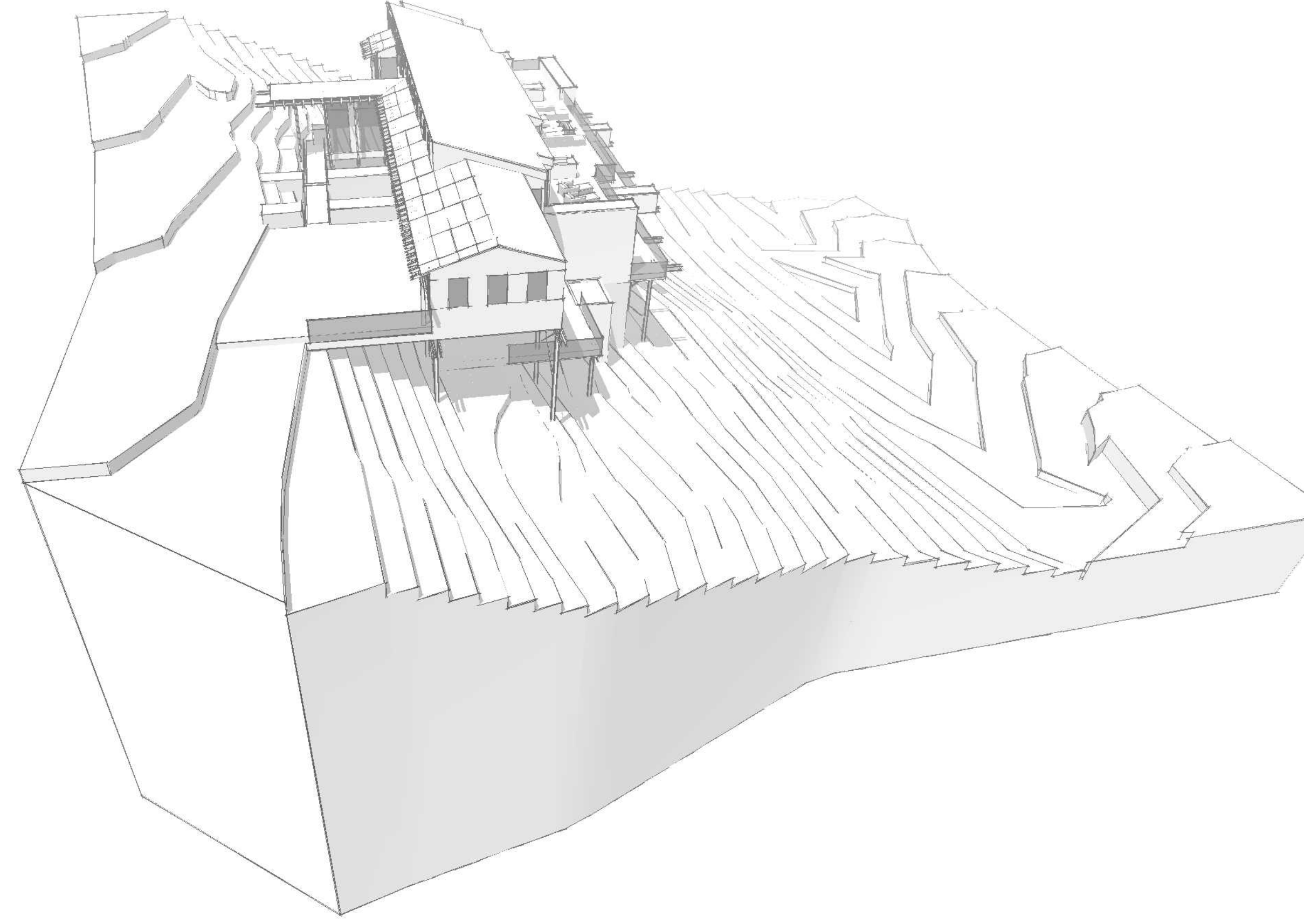
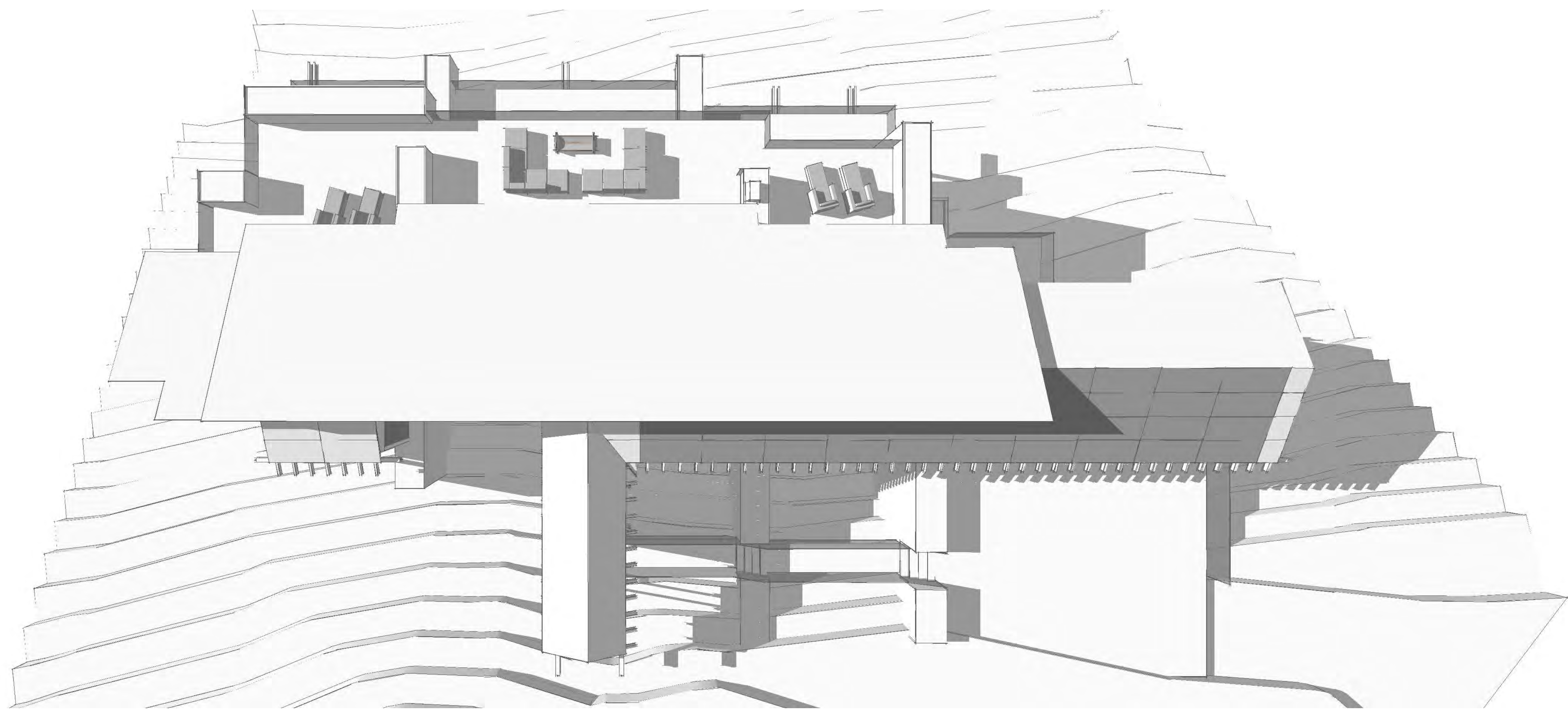
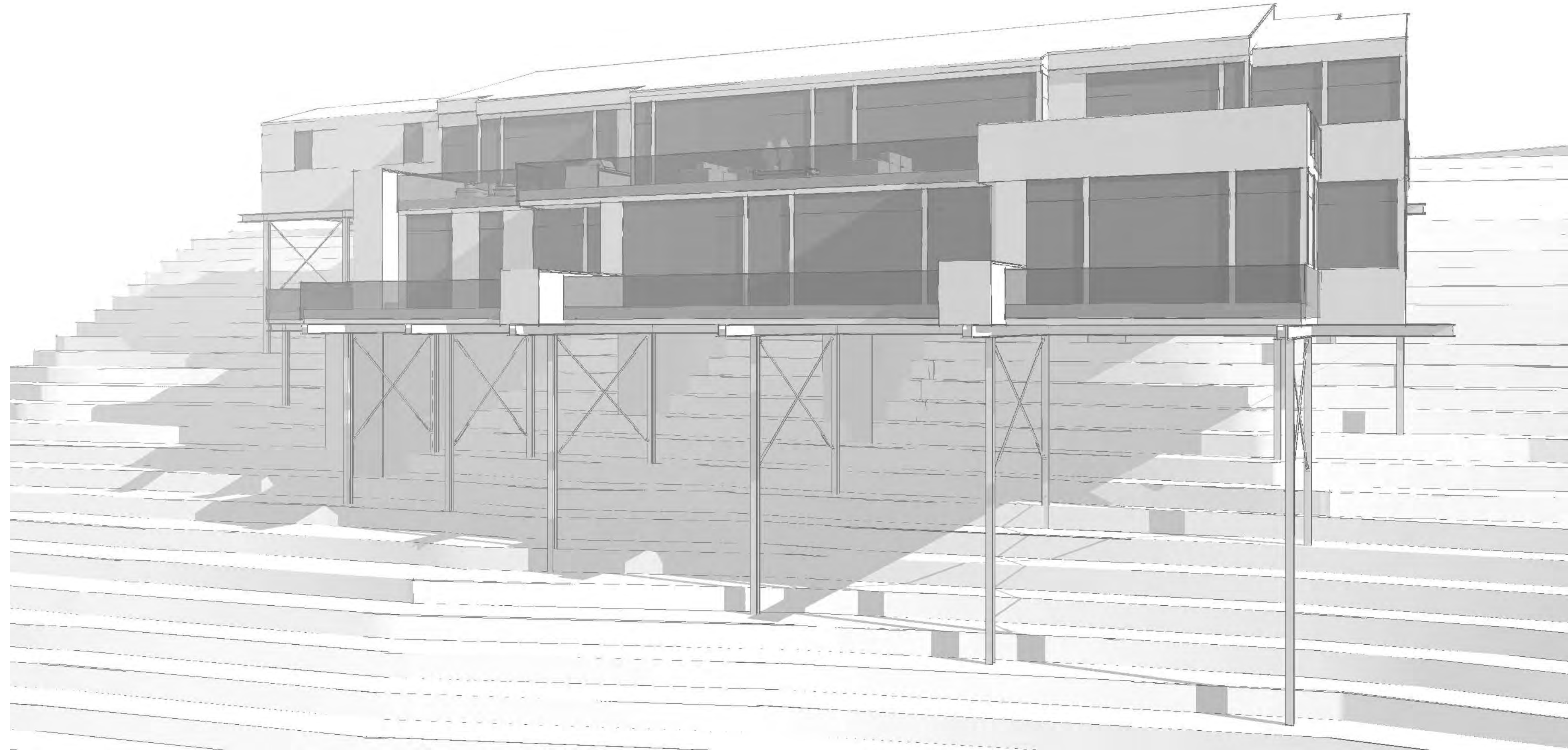


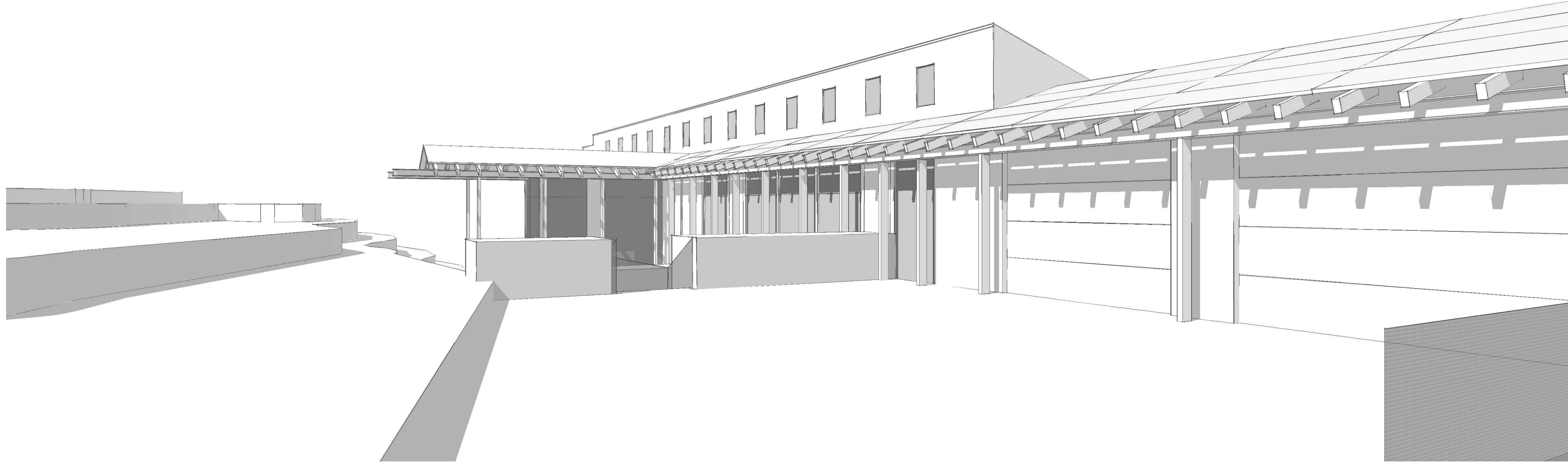
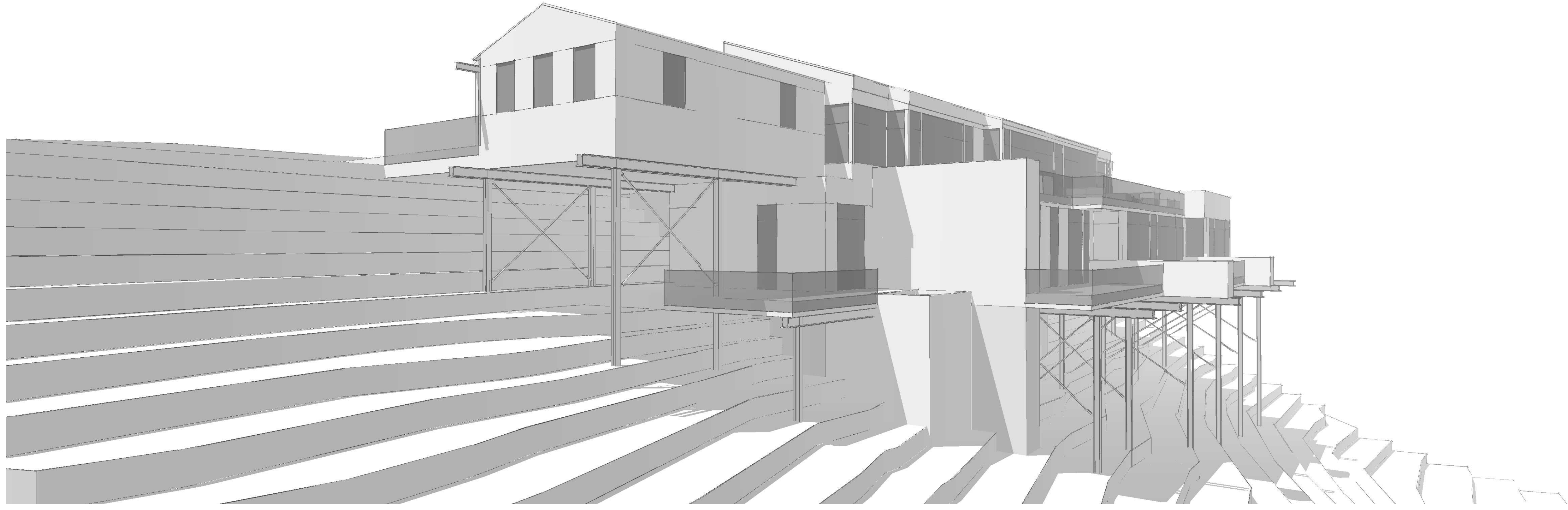
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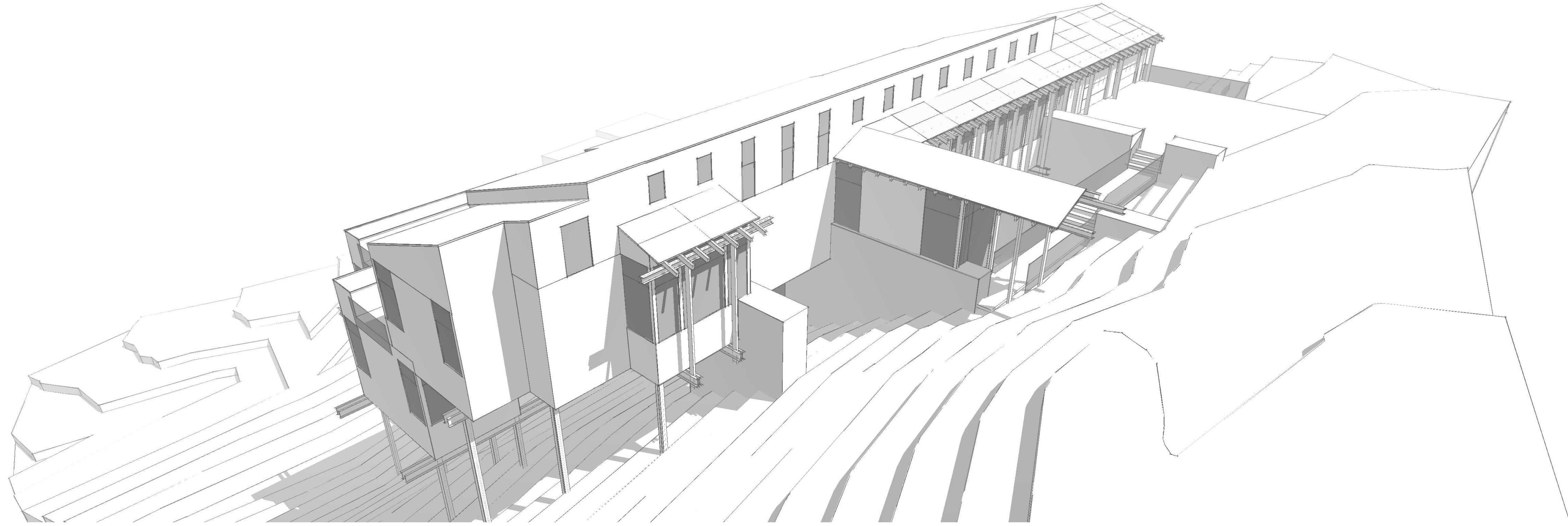
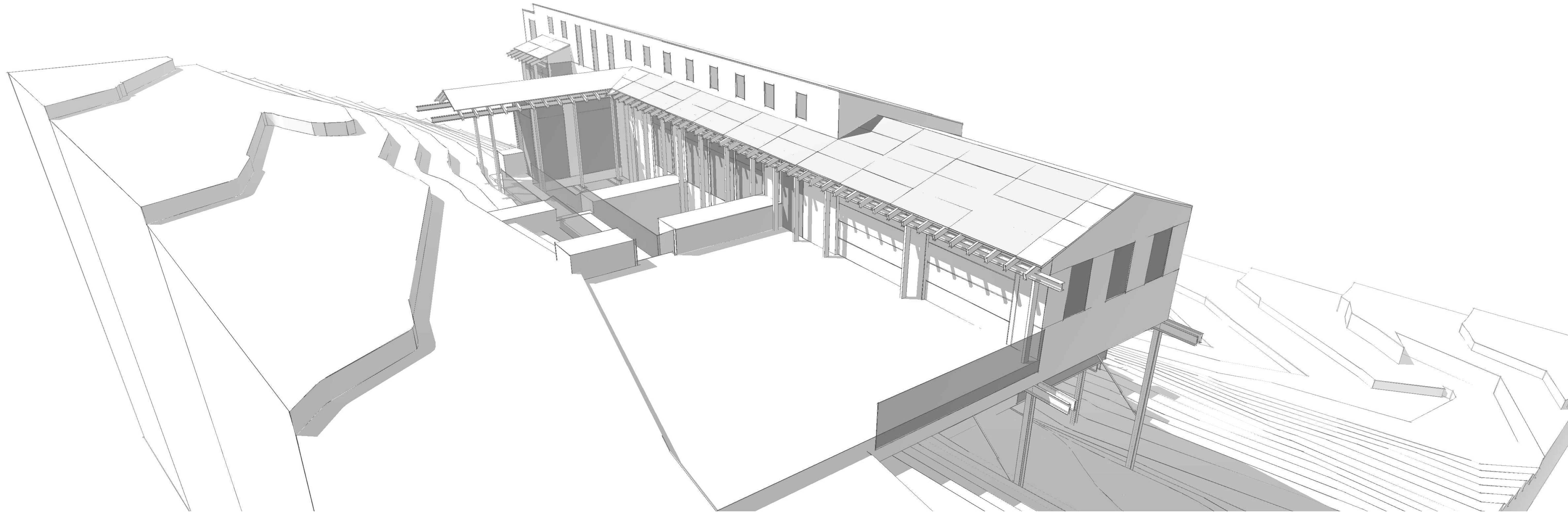


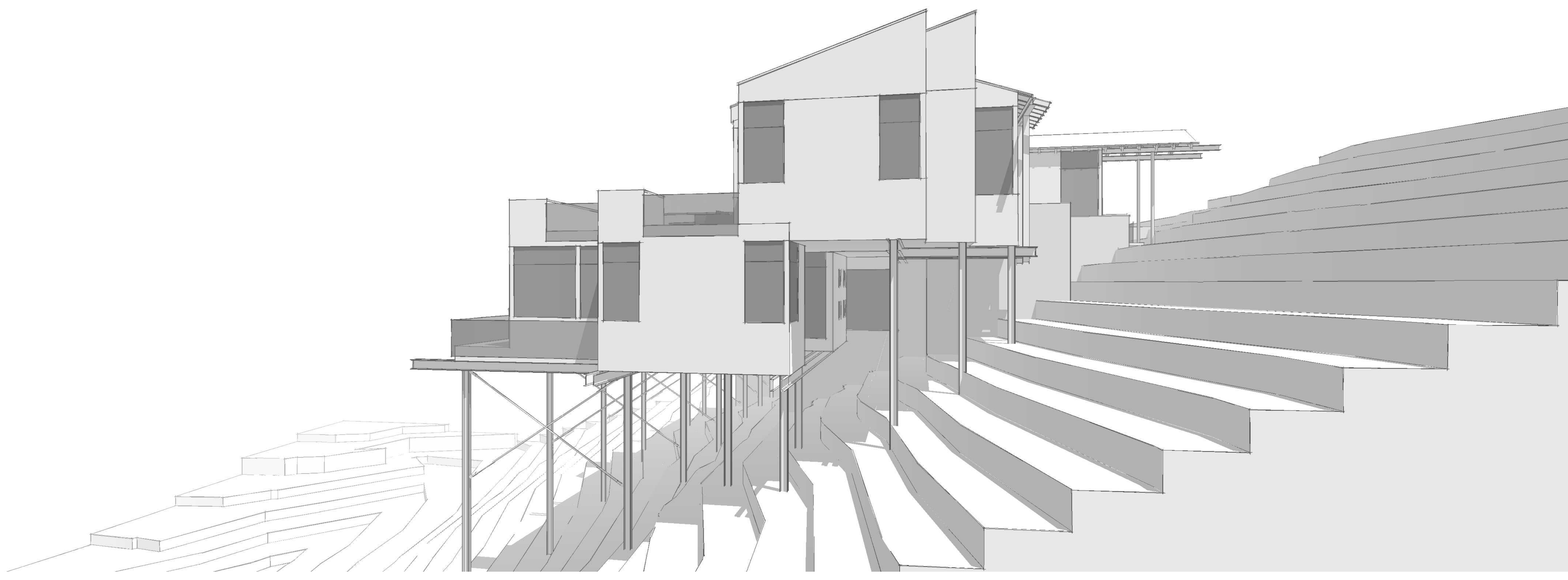
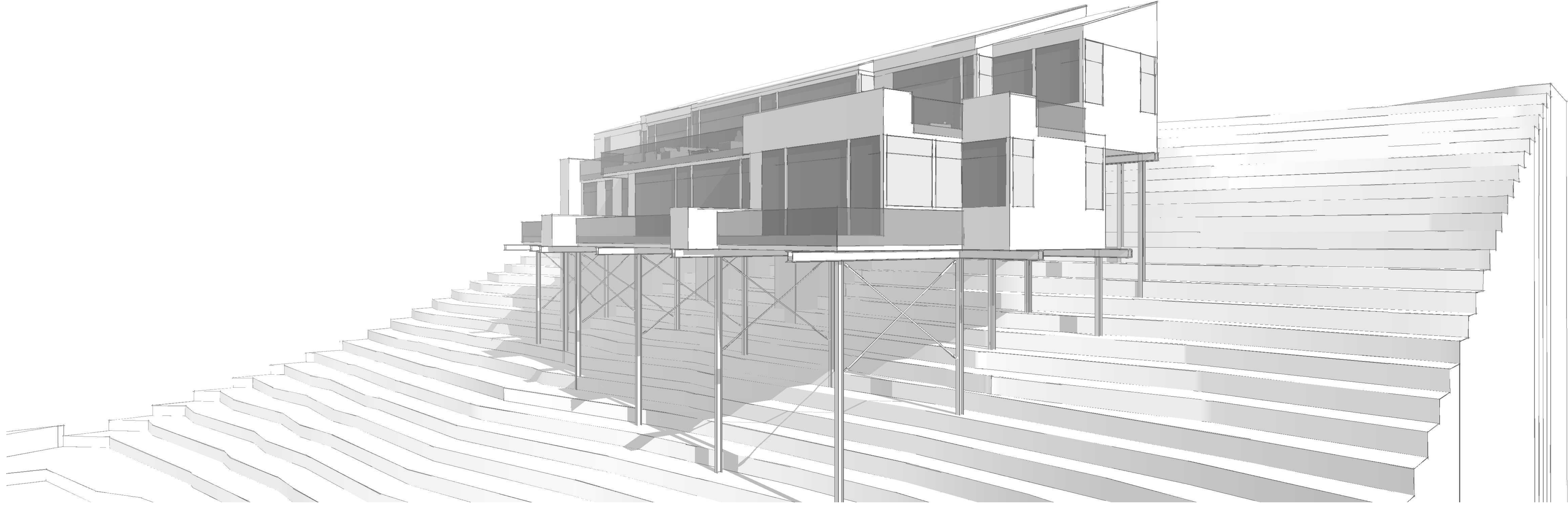
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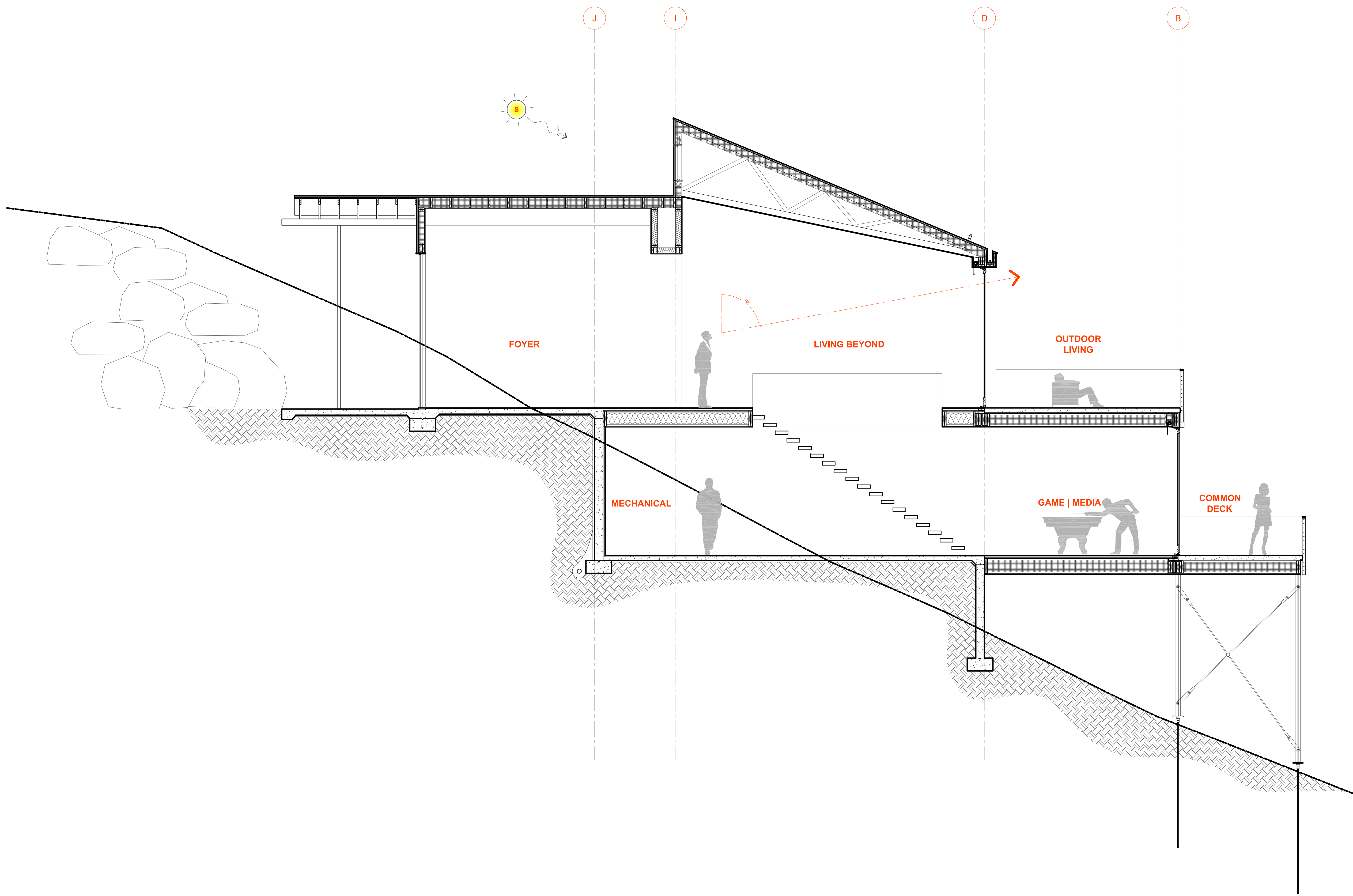




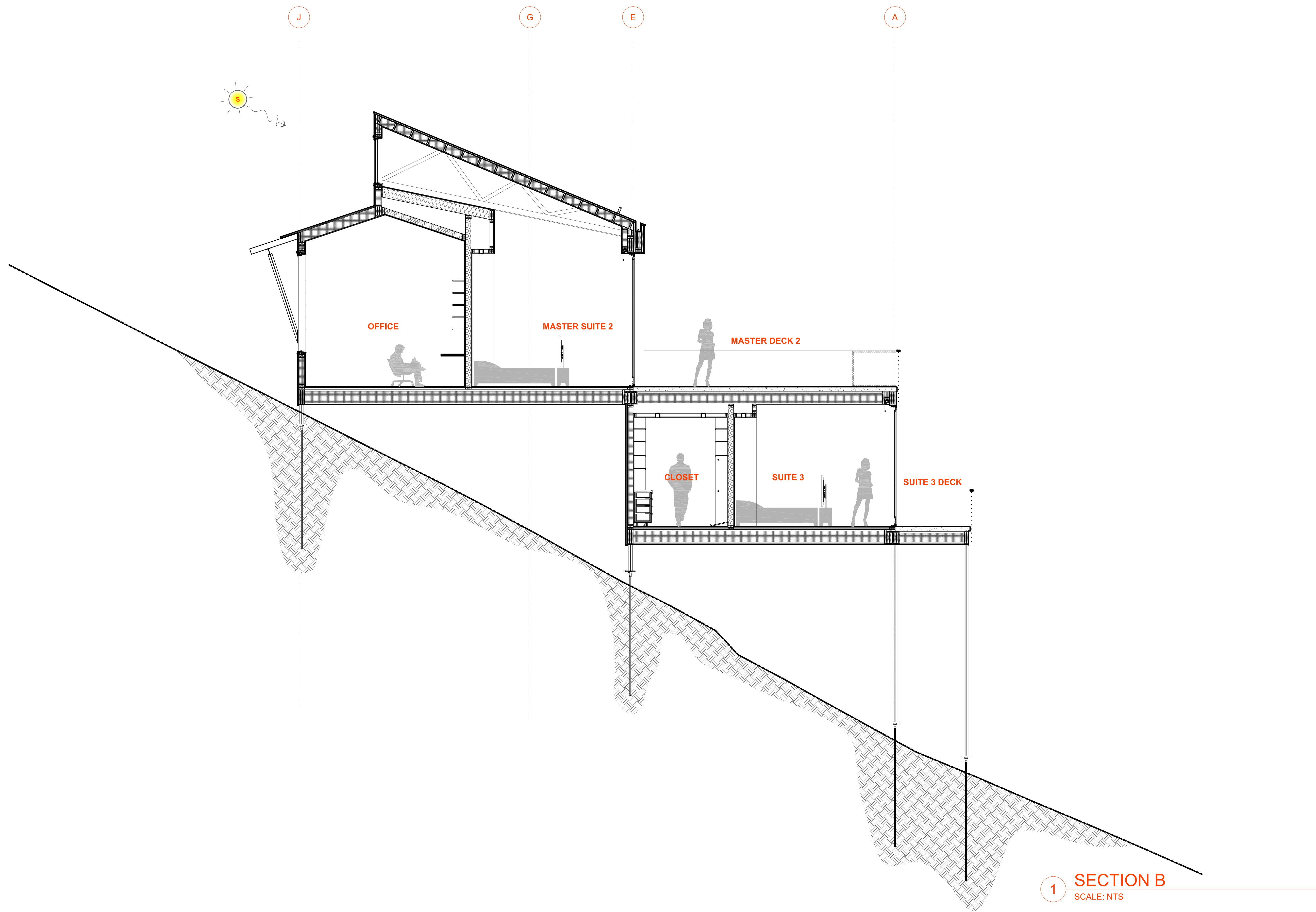


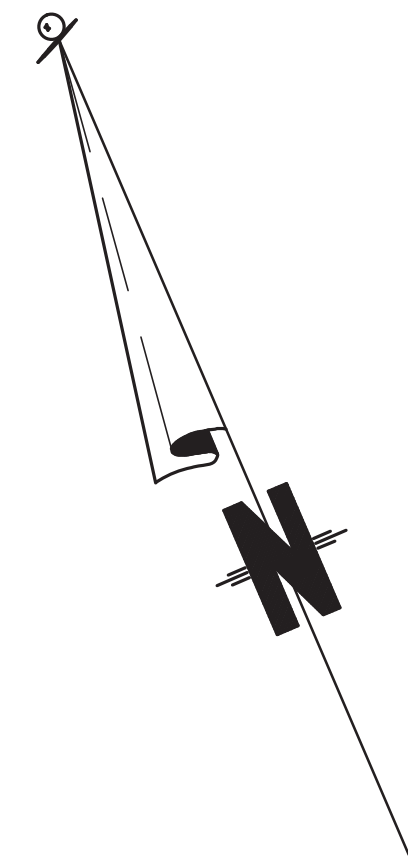






1 SECTION A
SCALE: NTS





2' CONTOUR INTERVAL

SCALE: 1"=16'

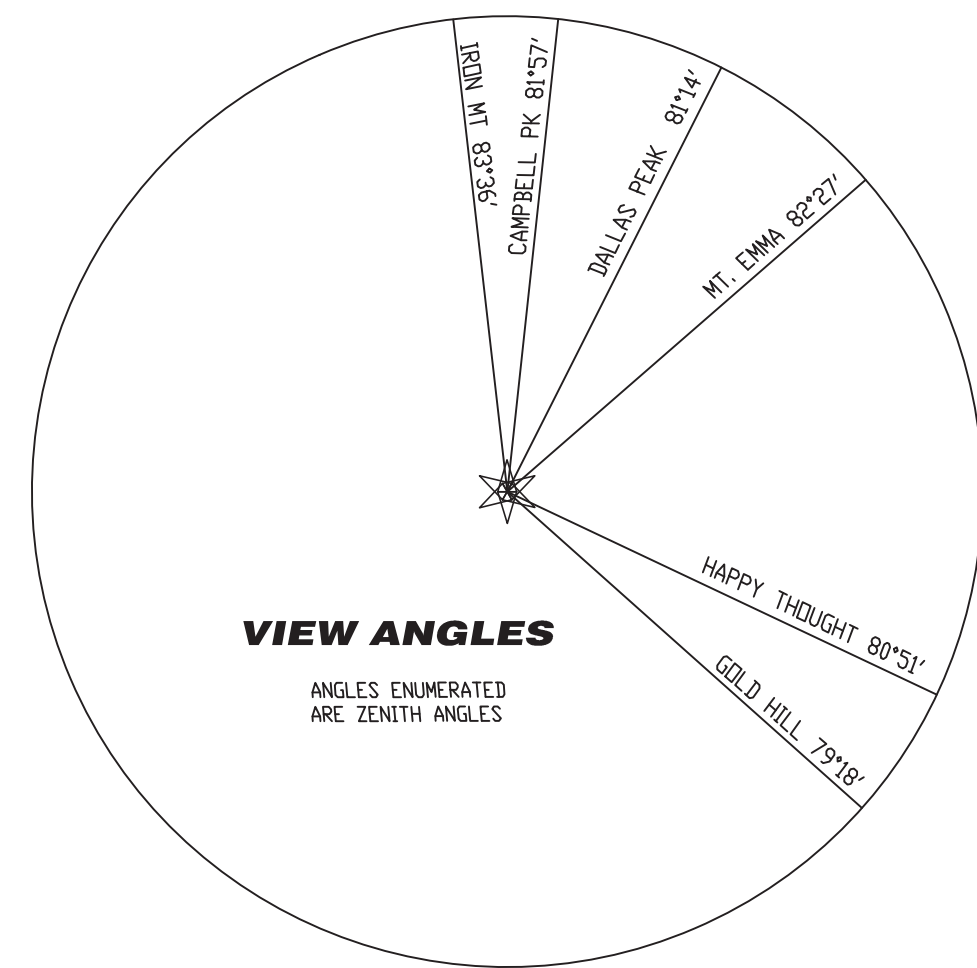


TREE LEGEND

- 2" - 6" FIR
- 8" - 16" FIR
- 18" OR LARGER FIR
- 2" - 6" ASPEN
- 8" - 16" ASPEN
- 18" OR LARGER ASPEN
- 2" - 6" SPRUCE
- 8" - 16" SPRUCE
- 18" OR LARGER SPRUCE



AREAS STEEPER THAN 30% GRADE



This Topographic Survey of Lot 359, Town of Mountain Village, was prepared in March, 2014 under the direct responsibility, supervision and checking of David R. Bulson, of Foley Associates, Inc., being a Colorado Licensed Surveyor. It does not constitute a Land Survey Plat or an Improvement Survey Plat as defined by section 38-51-102 C.R.S.



David R. Bulson L.S. 37662

NOTES

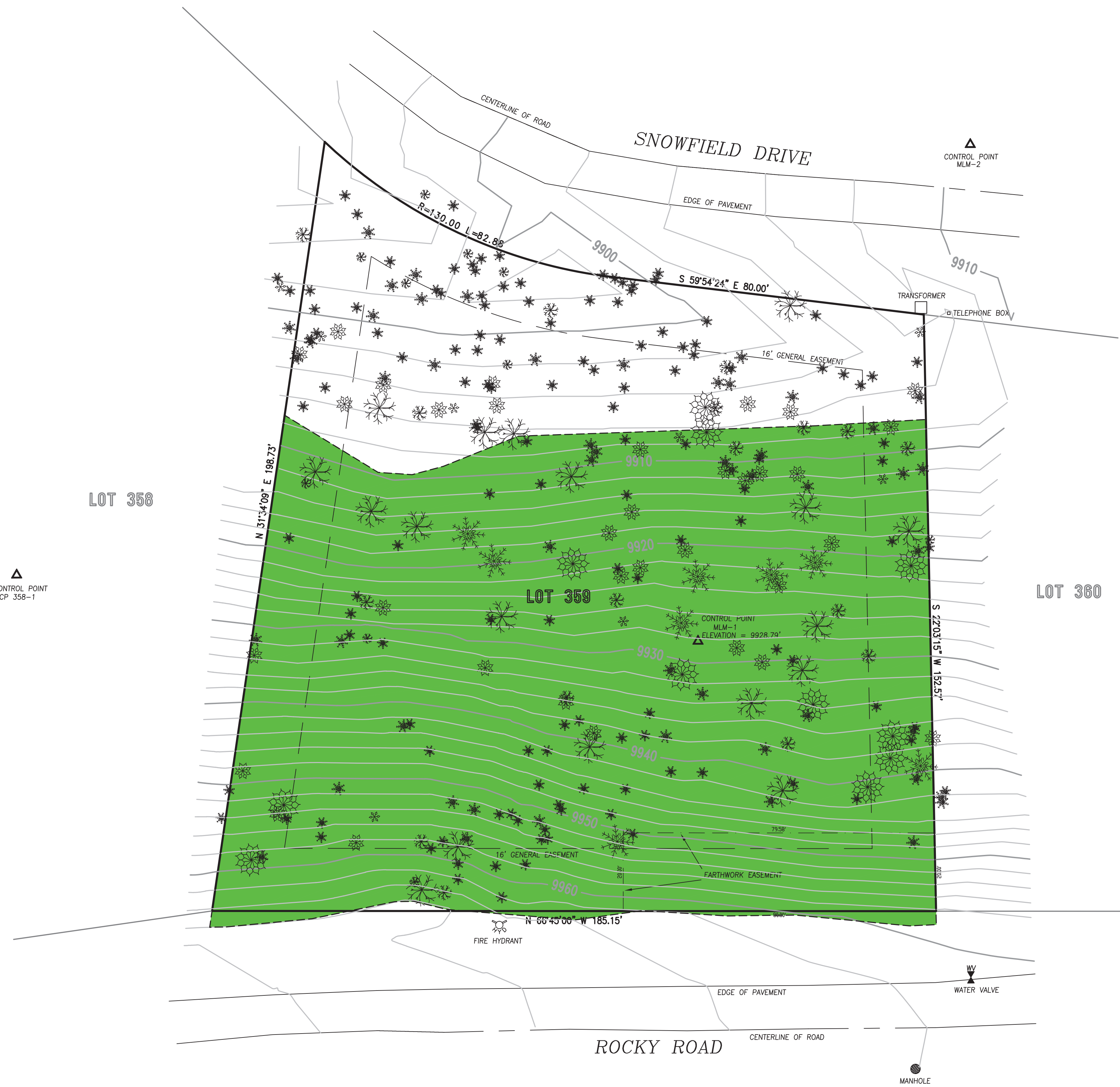
1. This survey does not constitute a title search by Foley Associates, Inc. to determine the ownership of this property or easements of record.
2. Benchmark: Control Point "MLM-1", with an elevation of 9928.79 feet.
3. Tree inventory was done by Foley Associates, Inc. in October, 2004 and updated in March, 2014.

NOTICE

According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discovered 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.

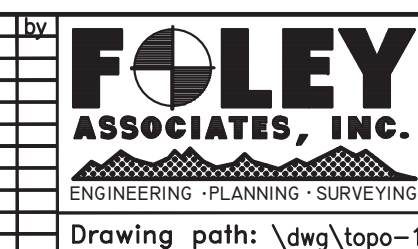
CONTROL POINT CP 358-1

LOT 358



**SLOPE STUDY
LOT 359, TOWN OF MOUNTAIN VILLAGE**

| Rev. | description | date | by |
|------|-------------|------|----|
| 1 | 10-18-04 | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |



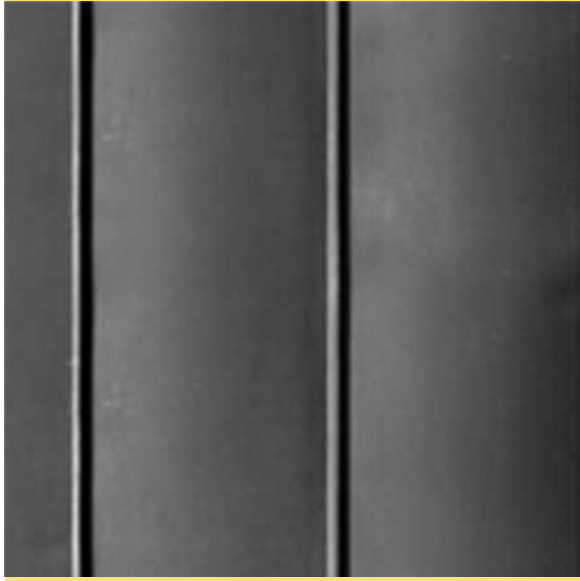
970-728-6153 970-728-6050 fax
P.O. BOX 1385
125 W. PACIFIC, SUITE B-1
TELLURIDE, COLORADO 81435



HORIZ. WOOD SIDING



METAL PANELS



STANDING SEAM ROOF



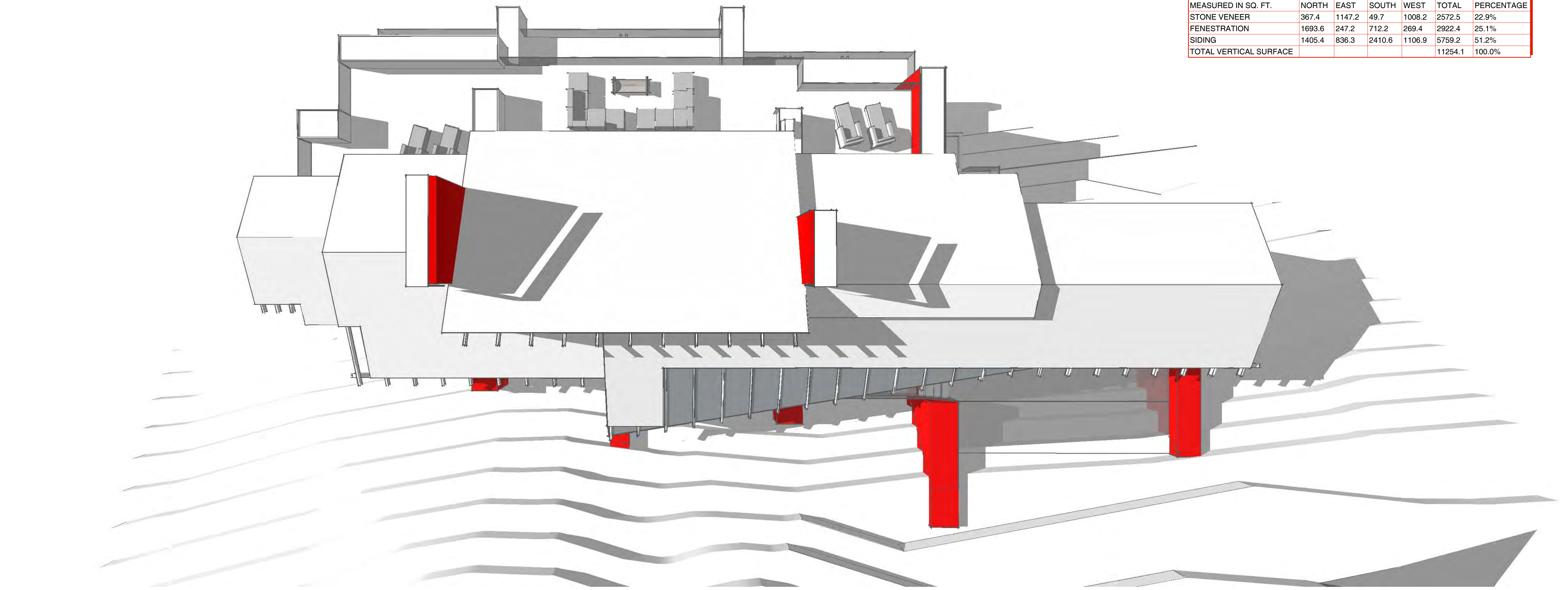
DRYSTACK STONE



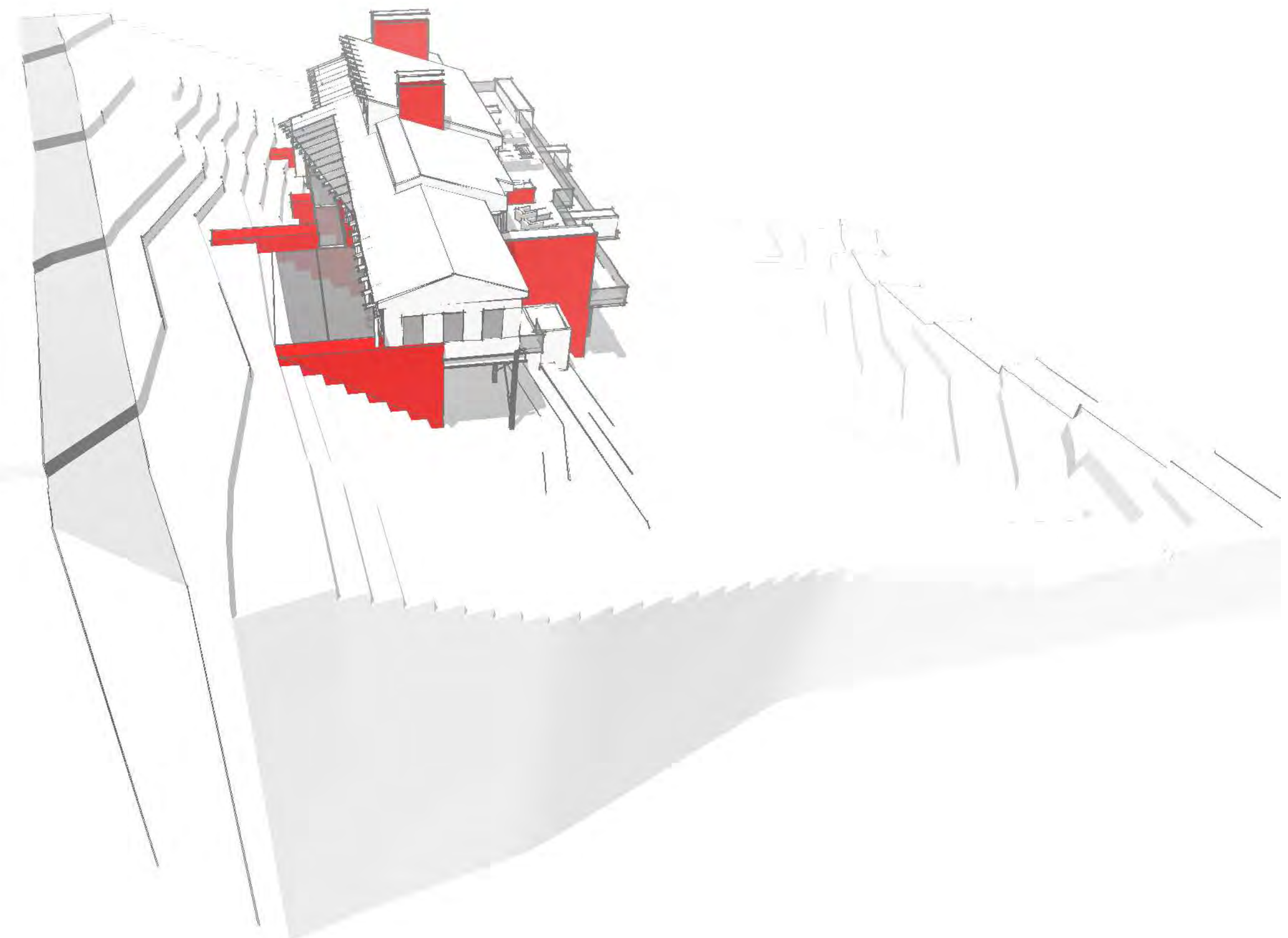
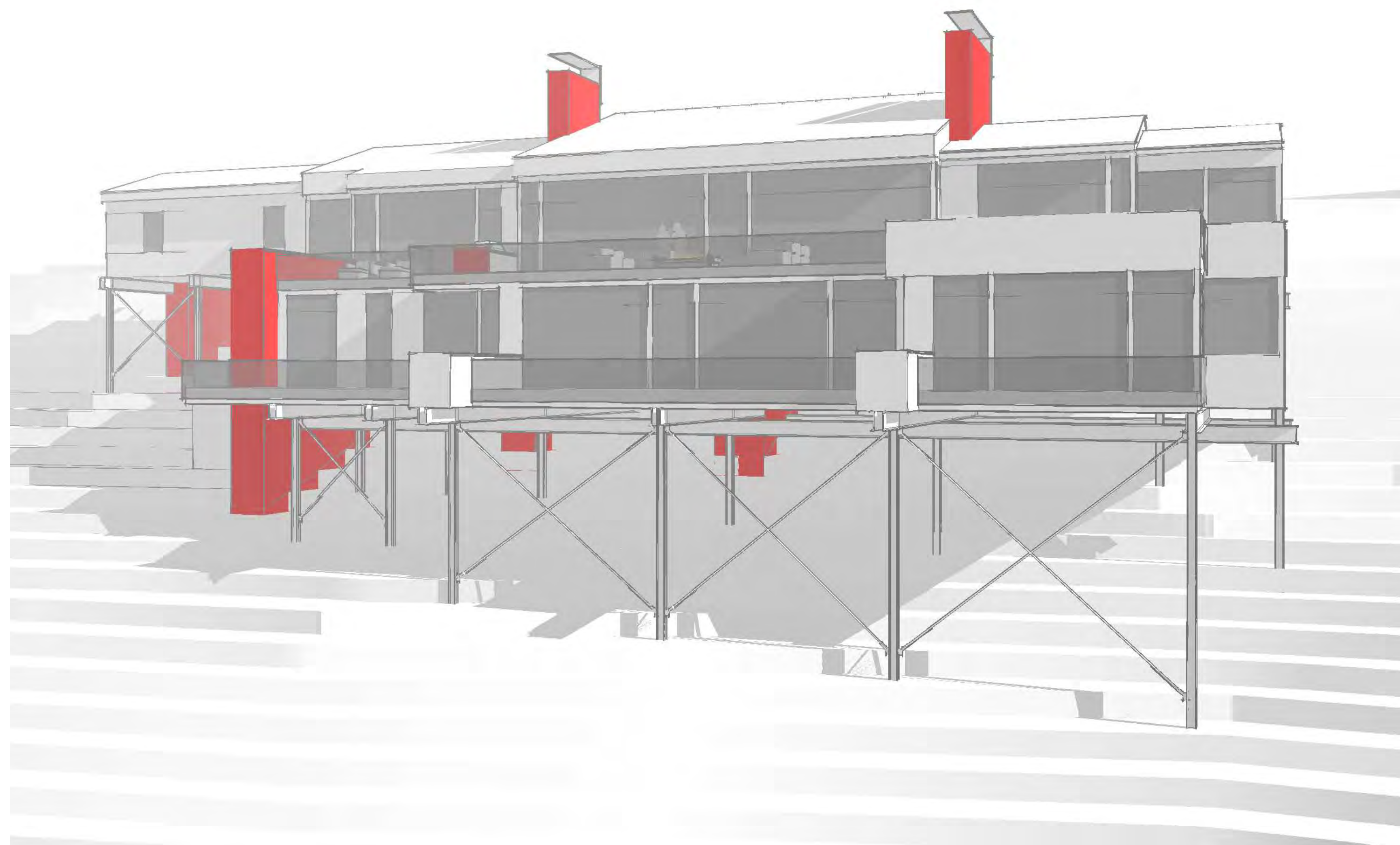
VERTICAL WOOD



METAL ACCENTS



| MATERIAL SUMMARY | | | | | | |
|------------------------|--------|--------|--------|--------|---------|------------|
| MEASURED IN SQ. FT. | NORTH | EAST | SOUTH | WEST | TOTAL | PERCENTAGE |
| STONE VENEER | 367.4 | 1147.2 | 49.7 | 1008.2 | 2572.5 | 22.9% |
| FENESTRATION | 1693.6 | 247.2 | 712.2 | 269.4 | 2922.4 | 25.1% |
| SIDING | 1405.4 | 836.3 | 2410.6 | 1106.9 | 5759.2 | 51.2% |
| TOTAL VERTICAL SURFACE | | | | | 11254.1 | 100.0% |

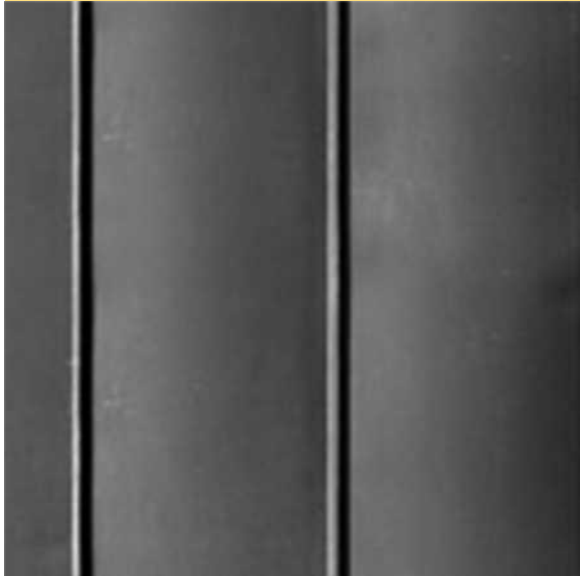




HORIZ. WOOD SIDING



METAL PANELS



STANDING SEAM ROOF



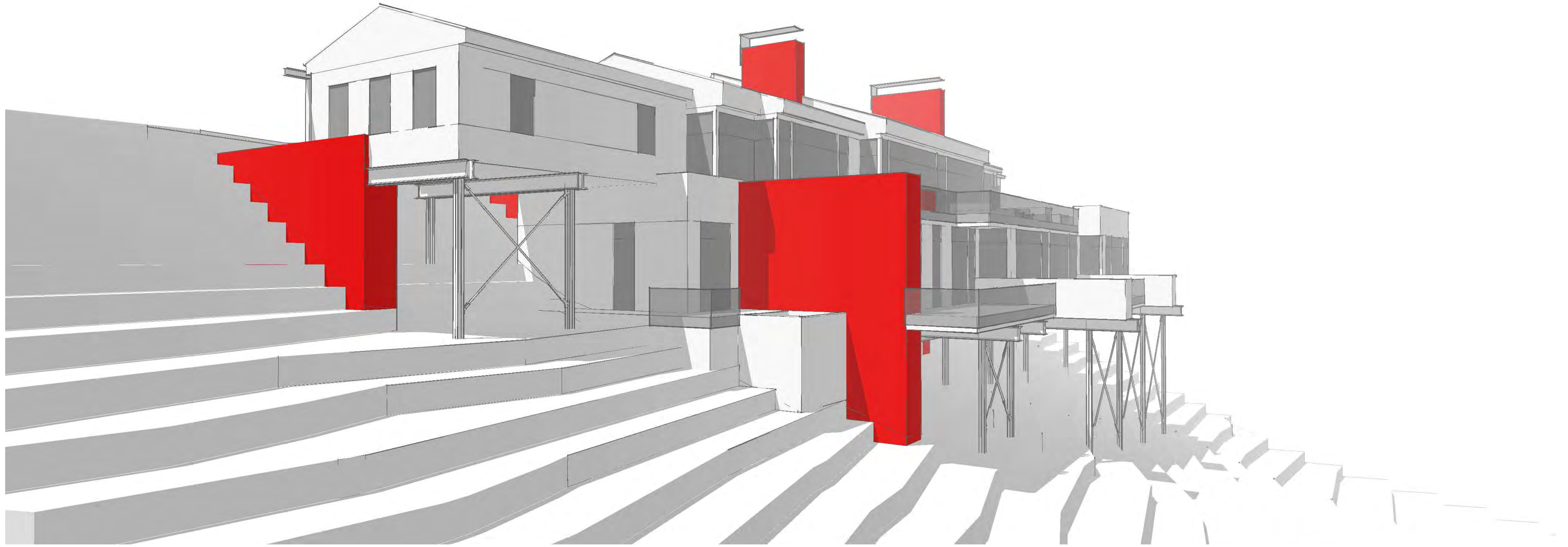
DRYSTACK STONE



VERTICAL WOOD

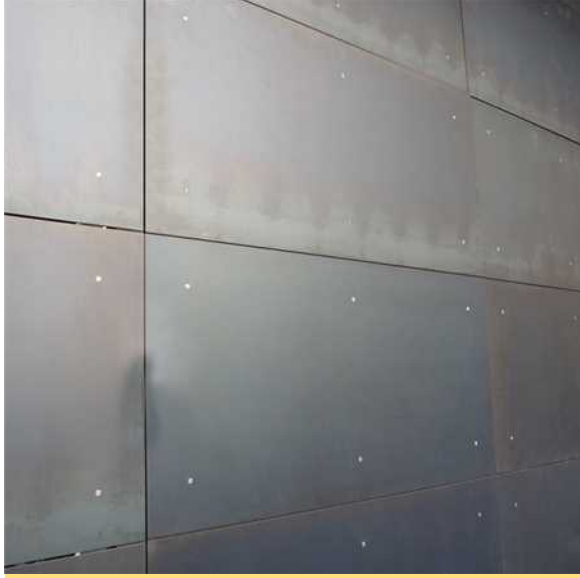


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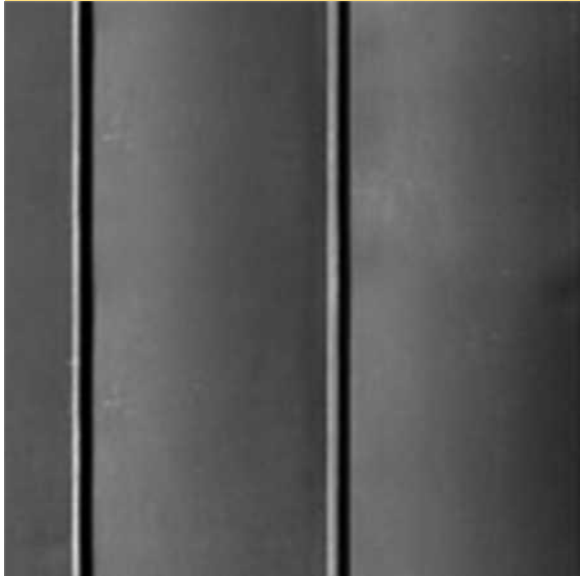




HORIZ. WOOD SIDING



METAL PANELS



STANDING SEAM ROOF



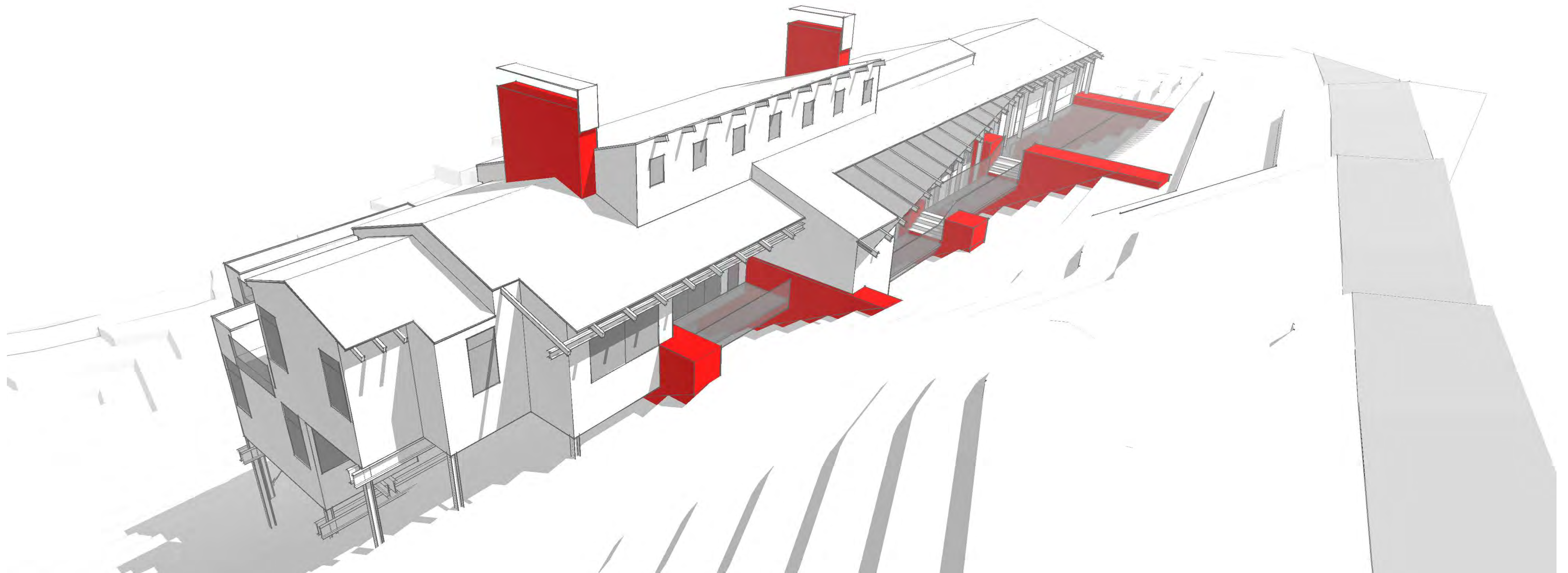
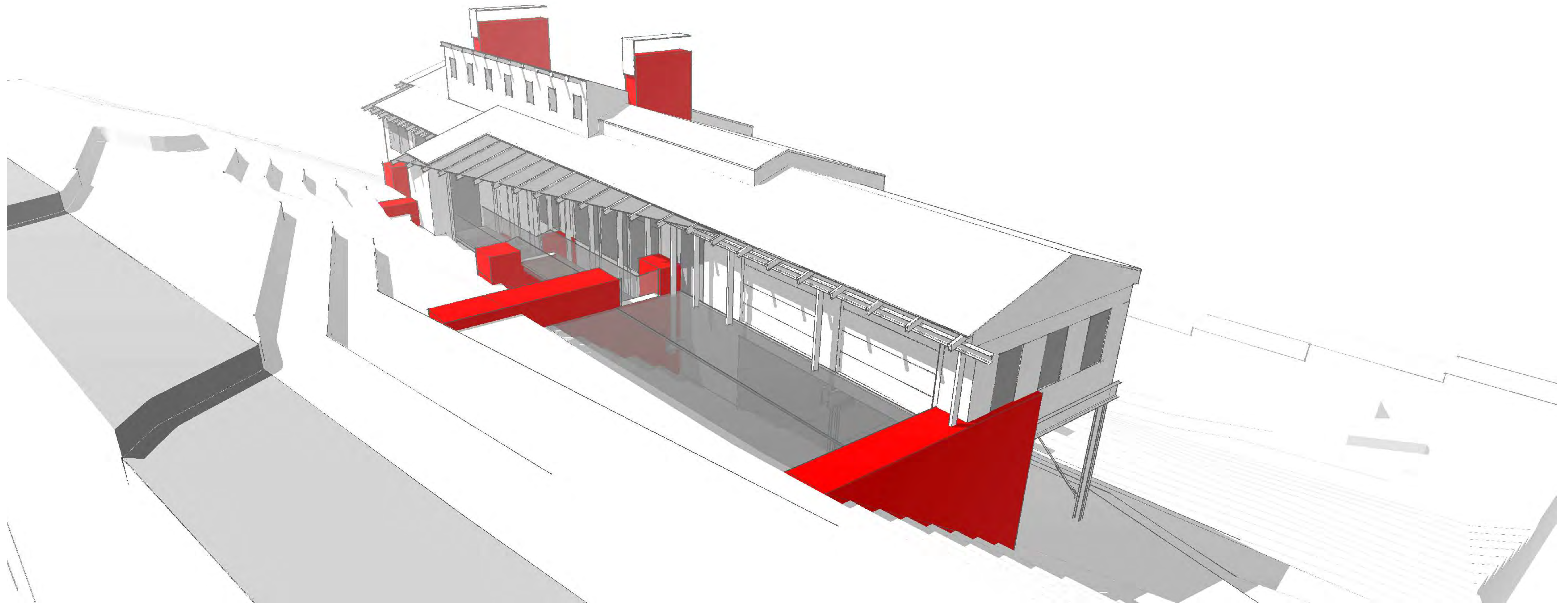
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VERTICAL WOOD

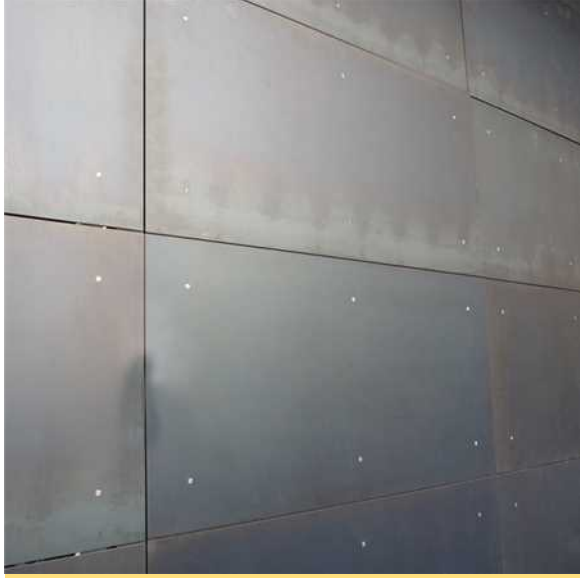


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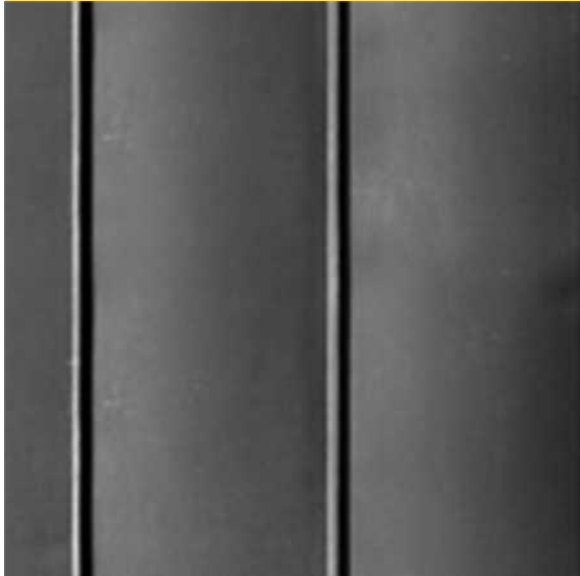




HORIZ. WOOD SIDING



METAL PANELS



STANDING SEAM ROOF



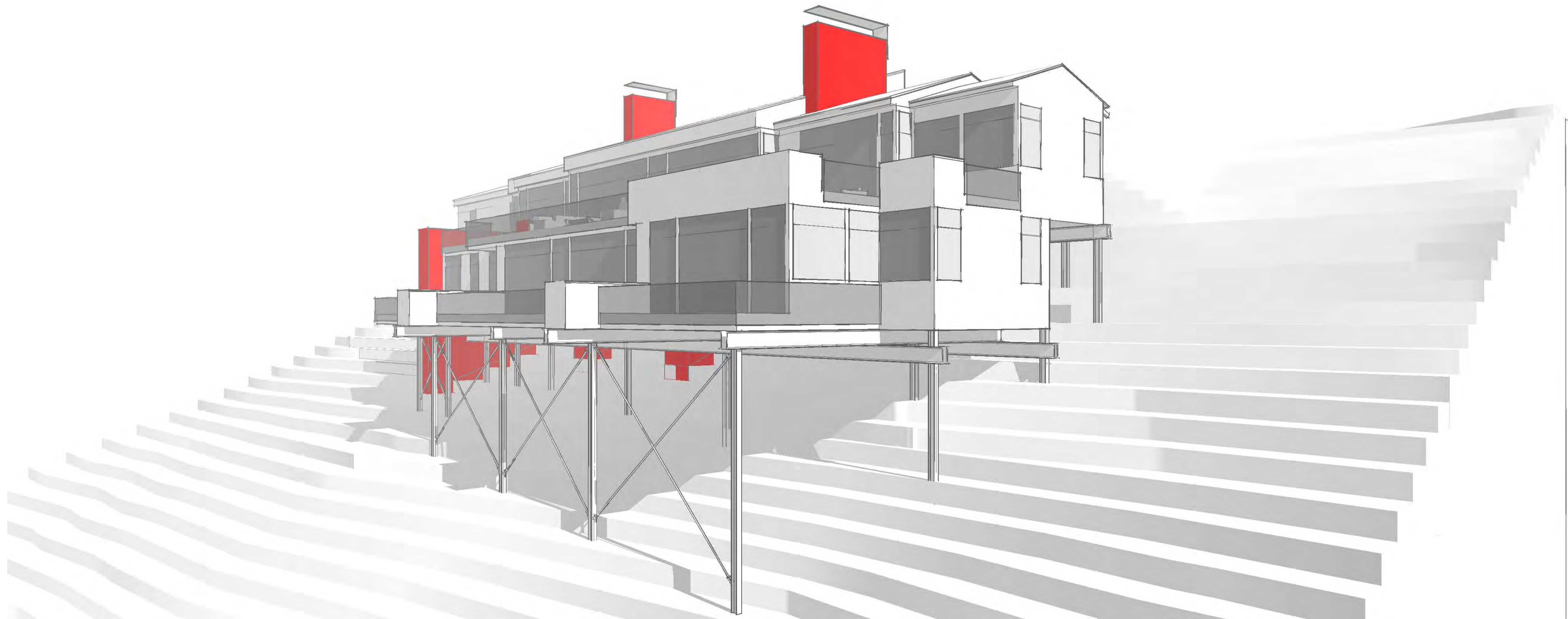
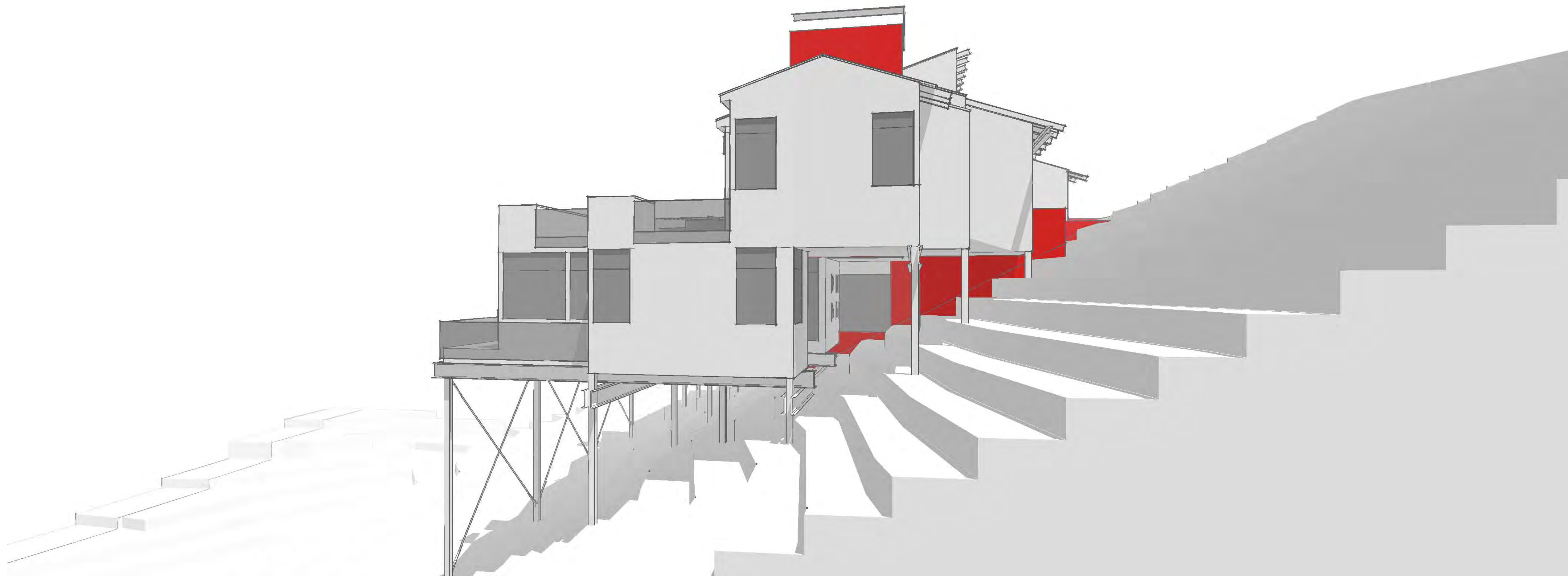
DRYSTACK STONE



VERTICAL WOOD

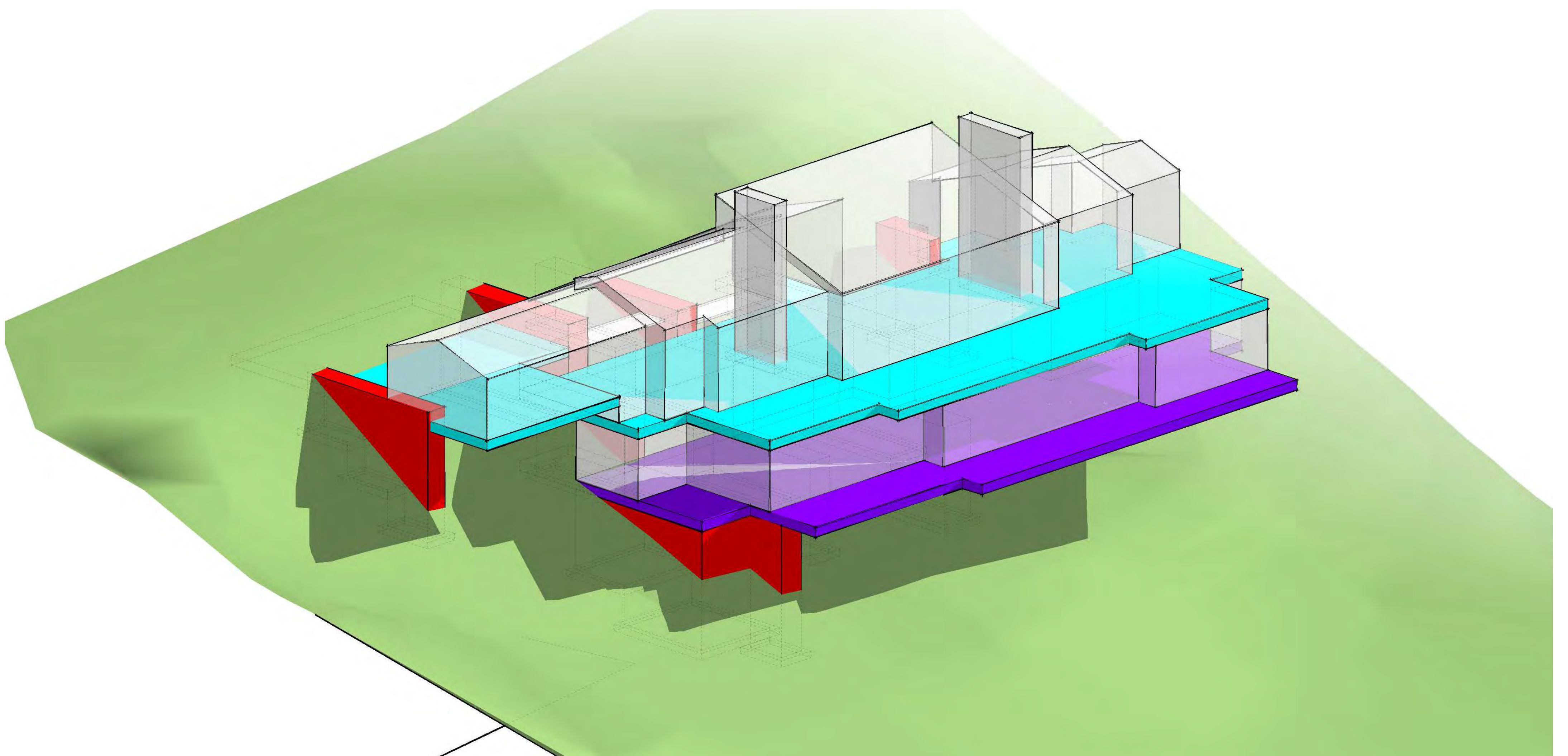
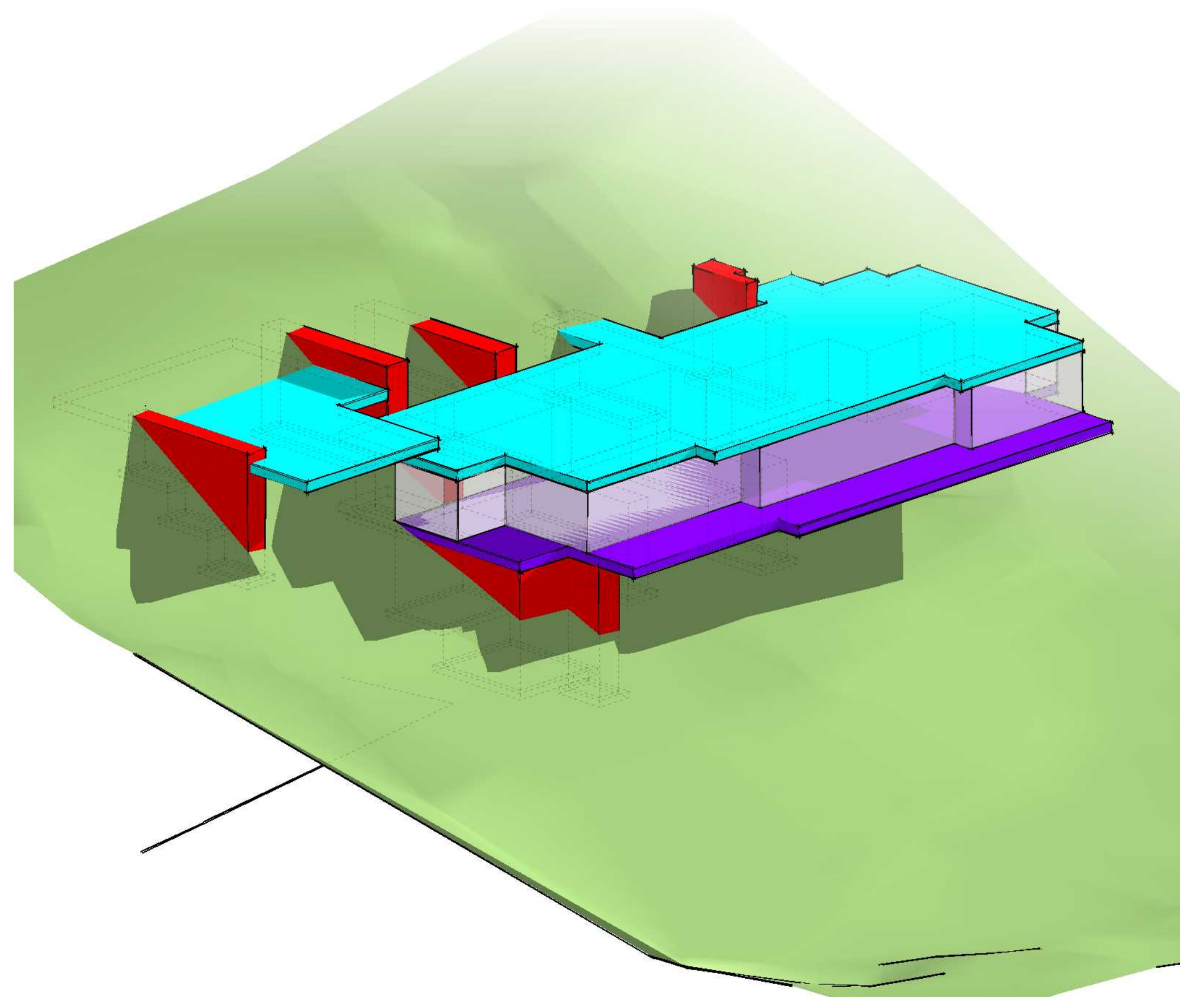
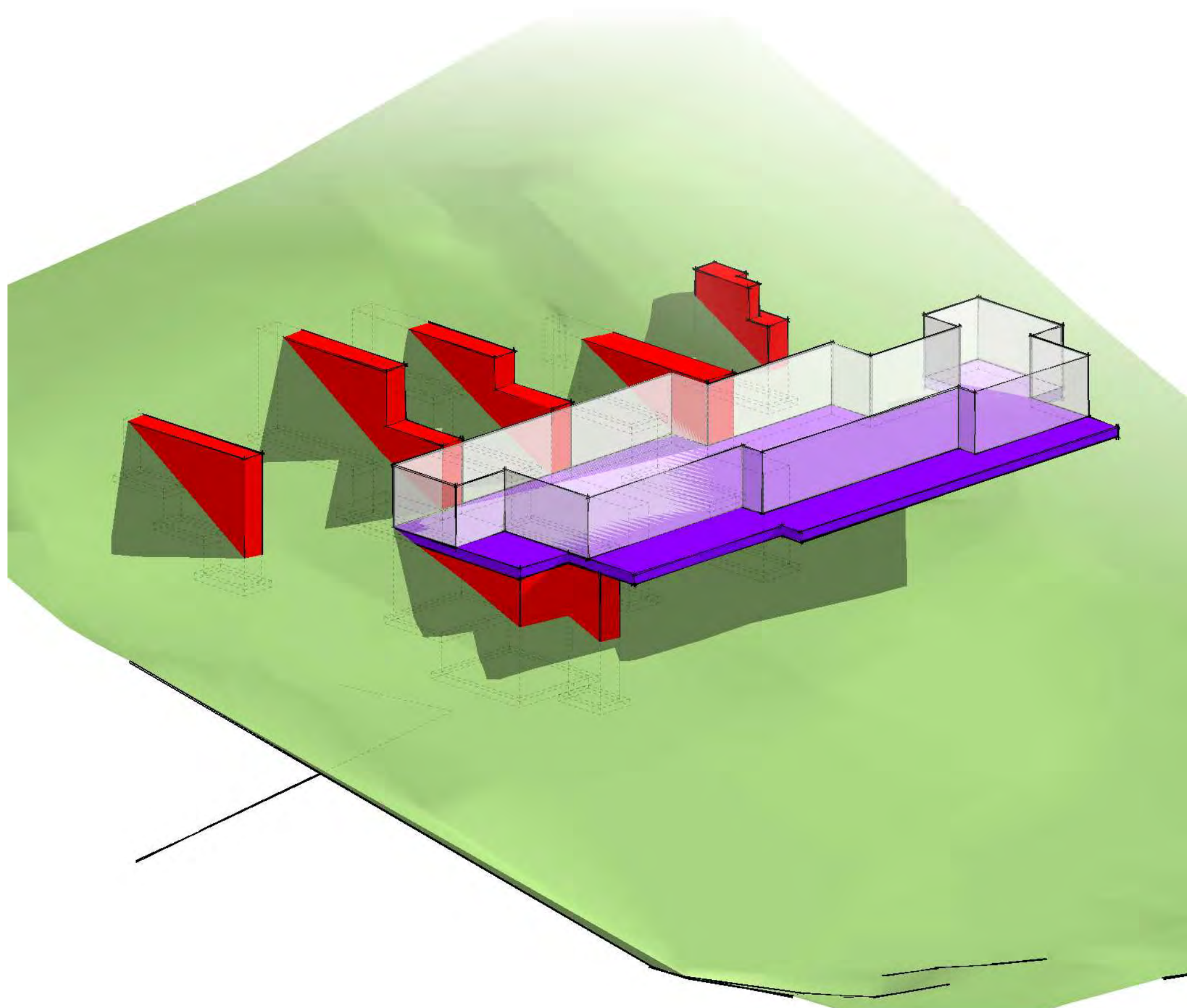
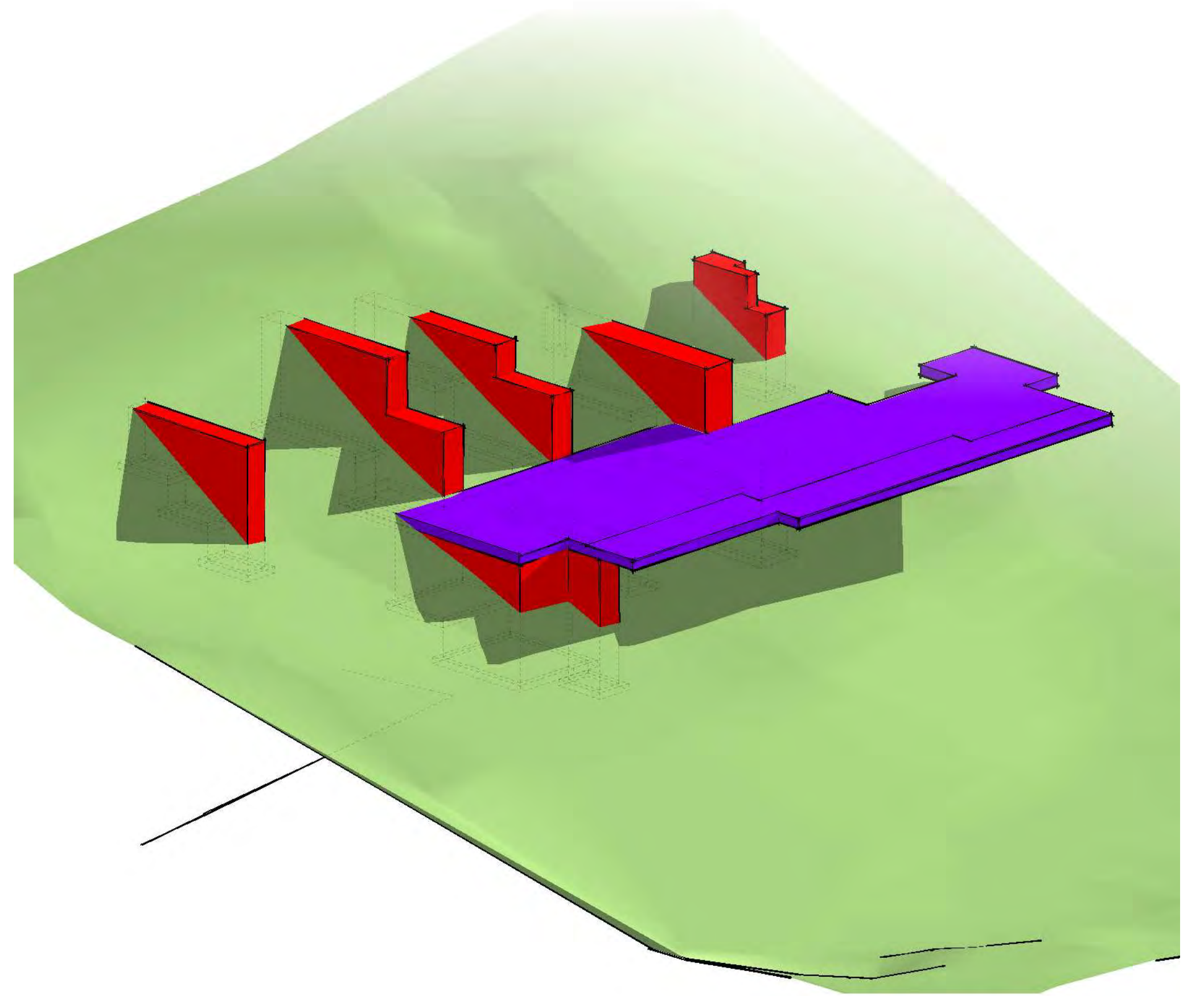
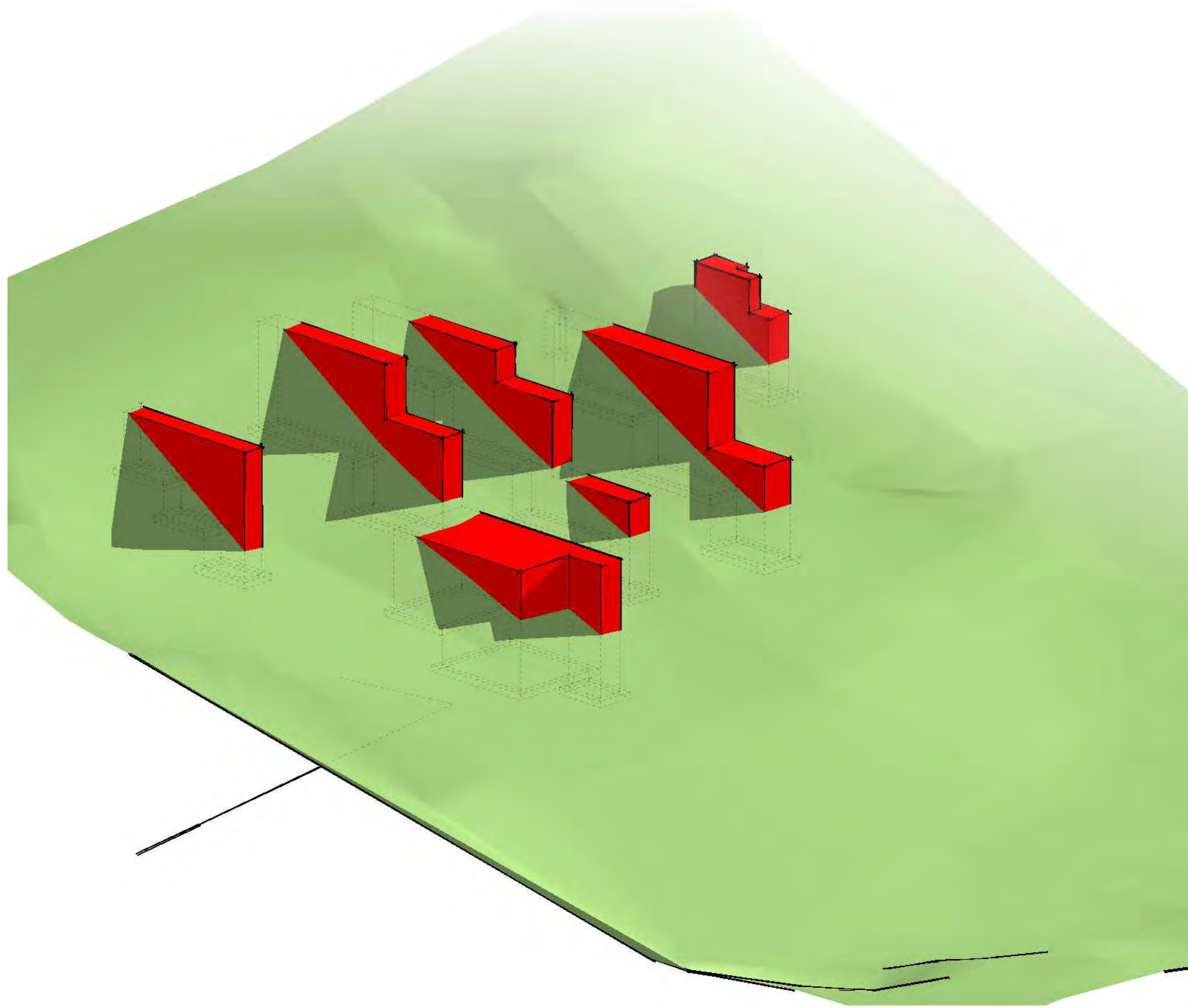


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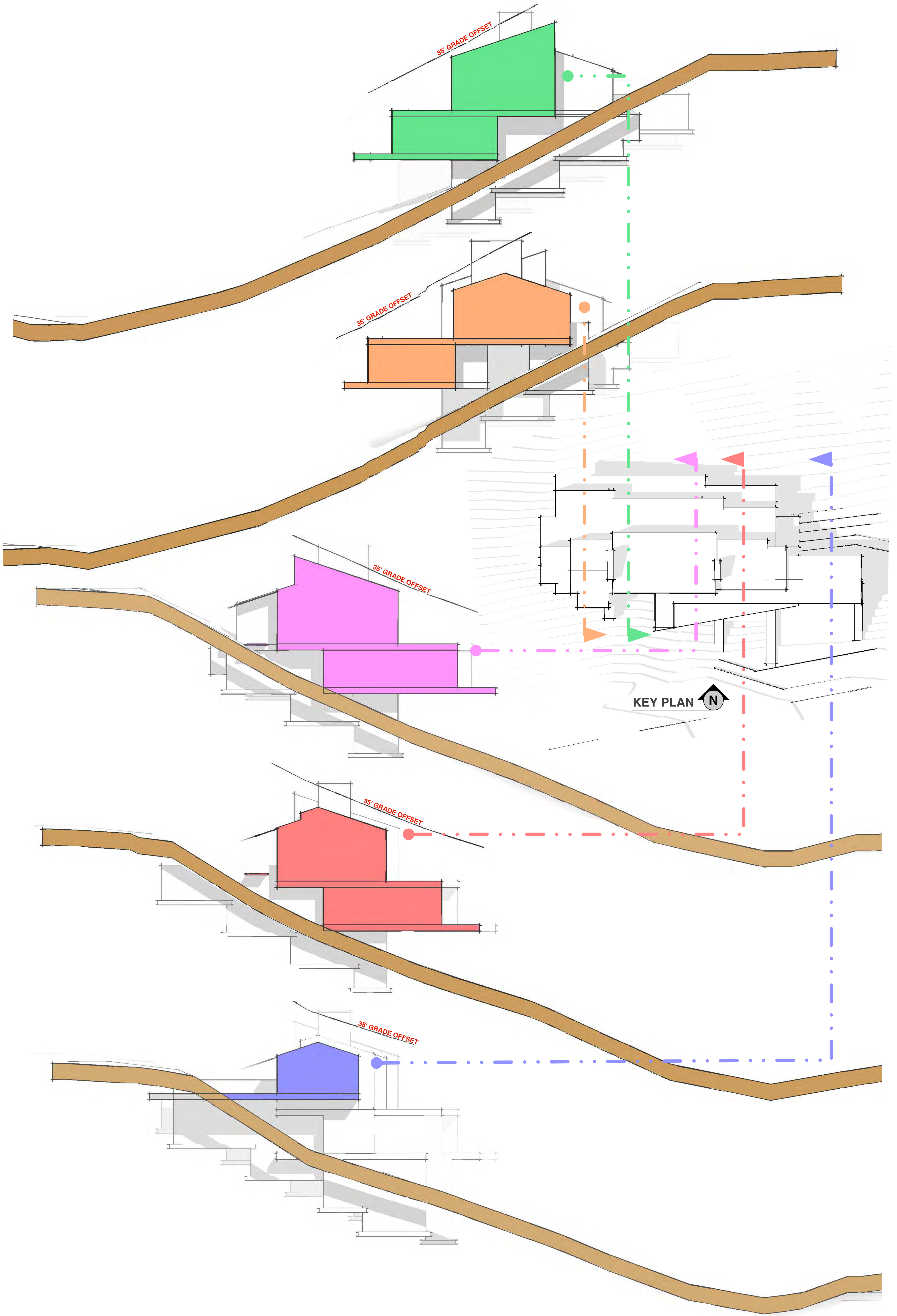


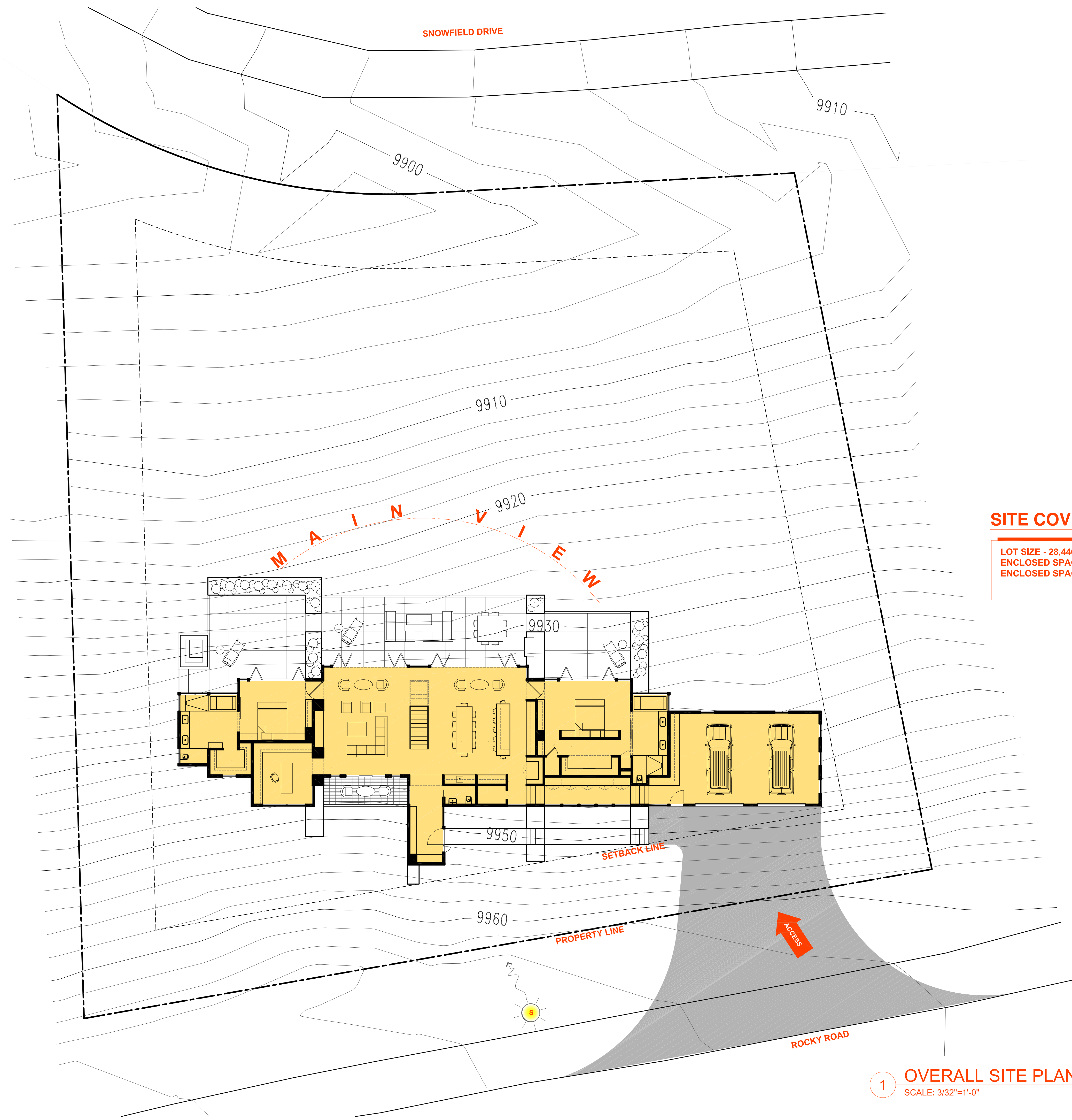
L359

NARCIS TUDOR ARCHITECTS © 970.708.4983 . INFO@NARCISTUDOR.COM . BOX 1717 TELLURIDE



L359

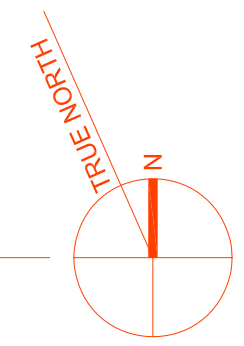


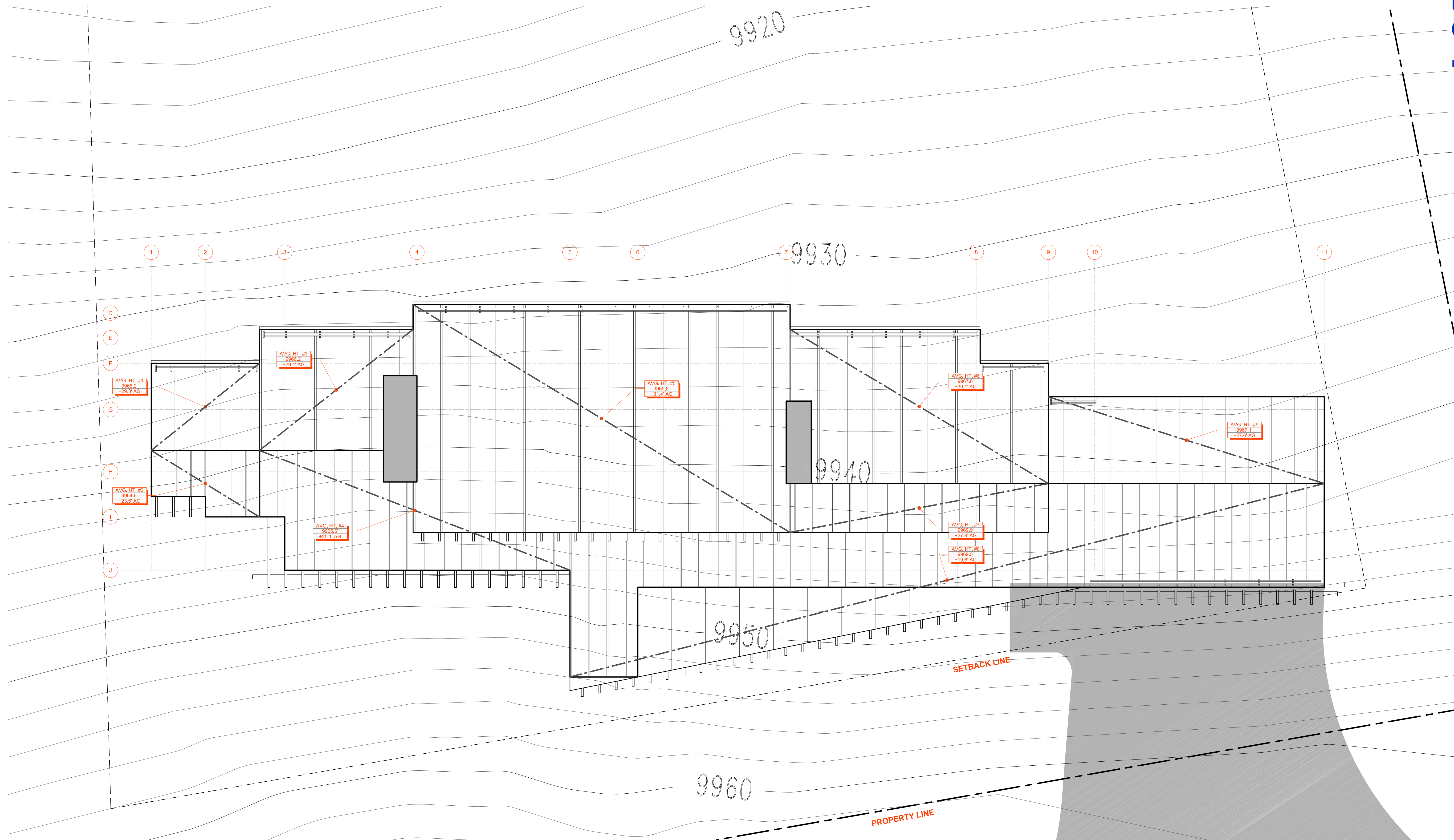


SITE COVERAGE

LOT SIZE - 28,440.0 SF
 ENCLOSED SPACE SITE COVERAGE - 5140.0 SF (18.0%)
 ENCLOSED SPACE + DECKS SITE COVERAGE - 6107 SF (21.4%)

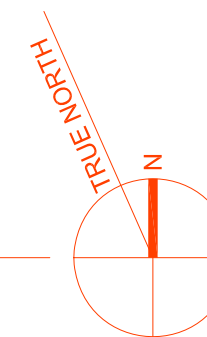
1 OVERALL SITE PLAN
 SCALE: 3/32"=1'-0"

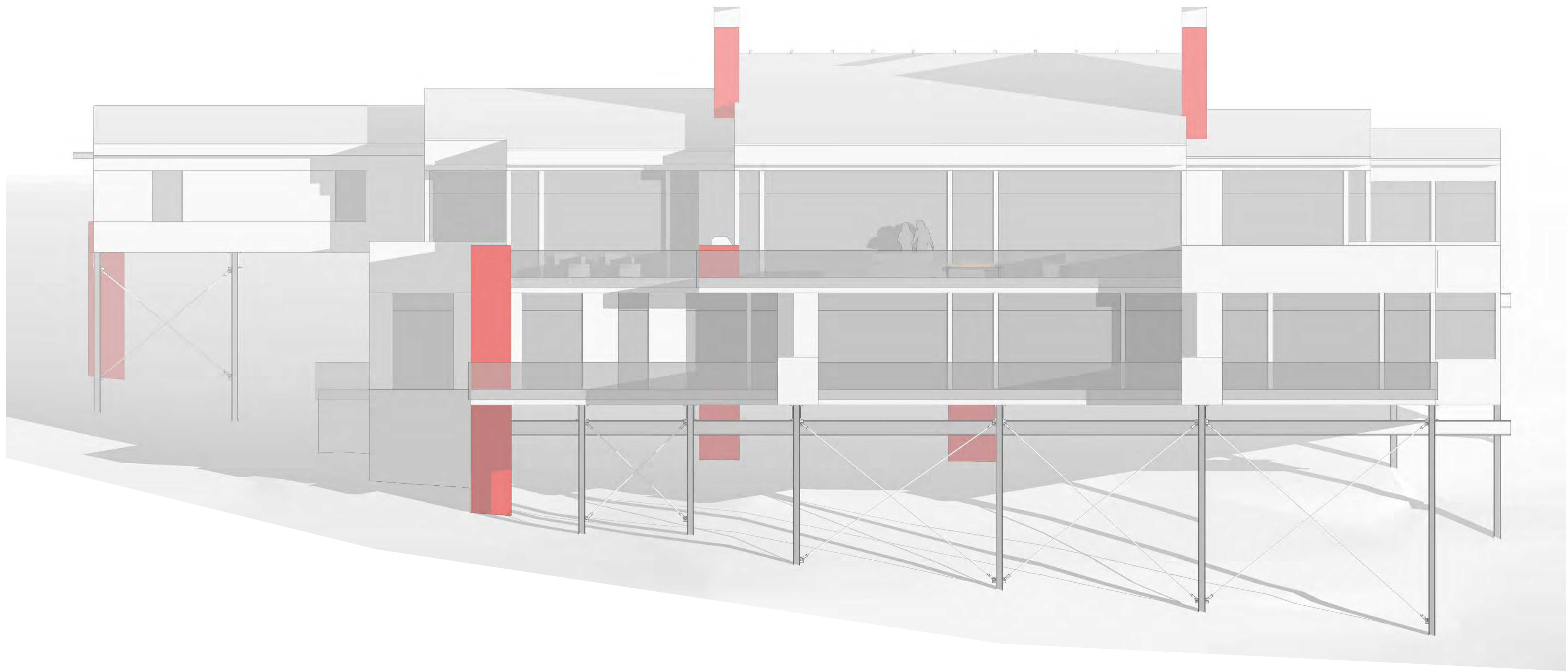




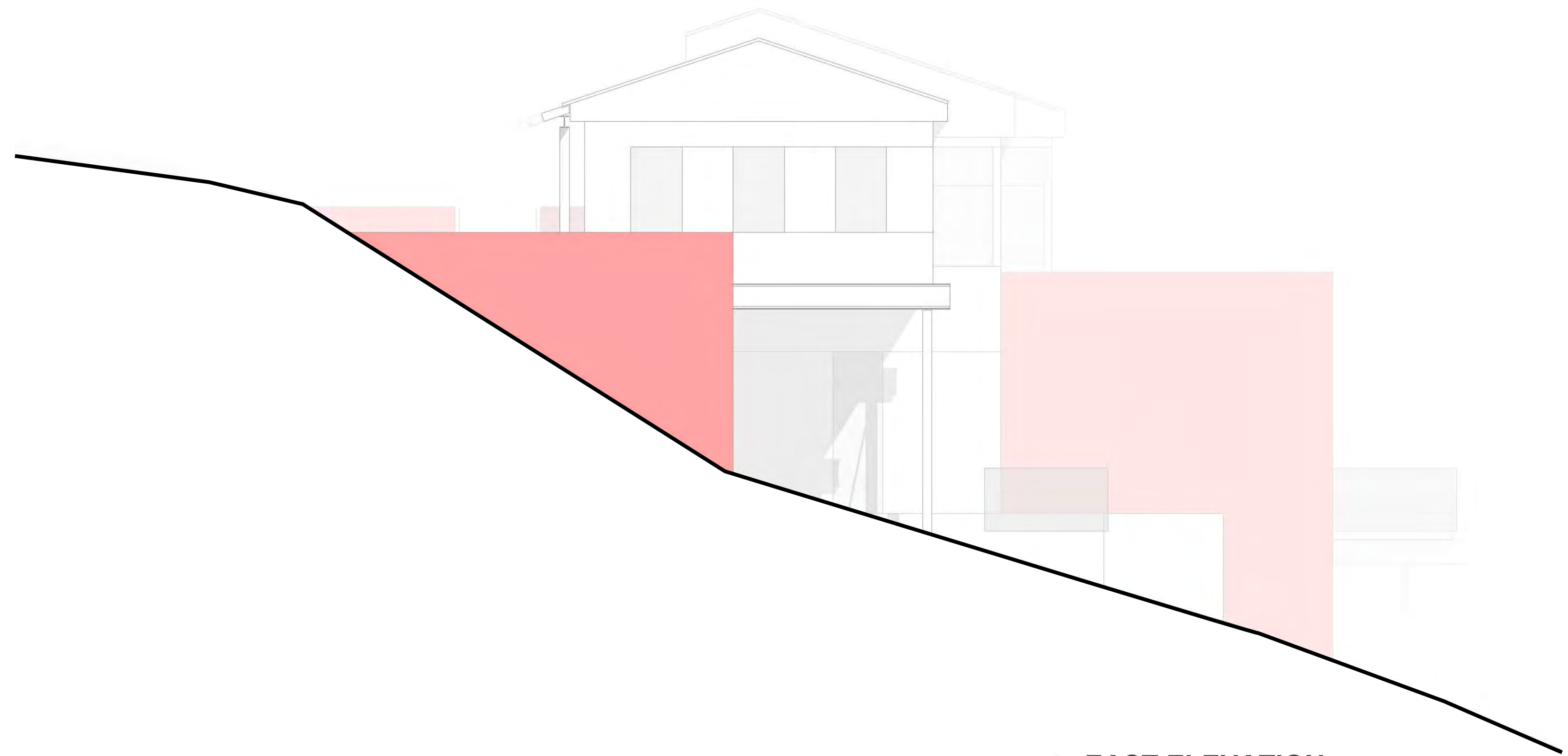
| BUILDING HEIGHT SUMMARY | |
|-------------------------|-----------|
| AVG. HT. #1 | +29.3' AG |
| AVG. HT. #2 | +23.6' AG |
| AVG. HT. #3 | +29.4' AG |
| AVG. HT. #4 | +20.1' AG |
| AVG. HT. #5 | +31.4' AG |
| AVG. HT. #6 | +30.1' AG |
| AVG. HT. #7 | +27.9' AG |
| AVG. HT. #8 | +19.6' AG |
| AVG. HT. #9 | +27.8' AG |
| TOTAL = 239.0' | |
| 9 = 26.56' ABOVE GRADE | |

1 OVERALL SITE PLAN
SCALE: 3/16"=1'-0"

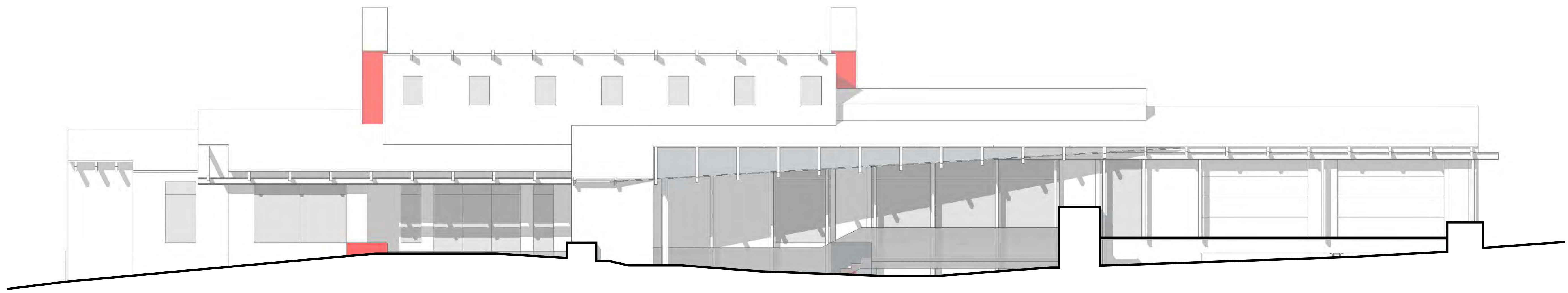




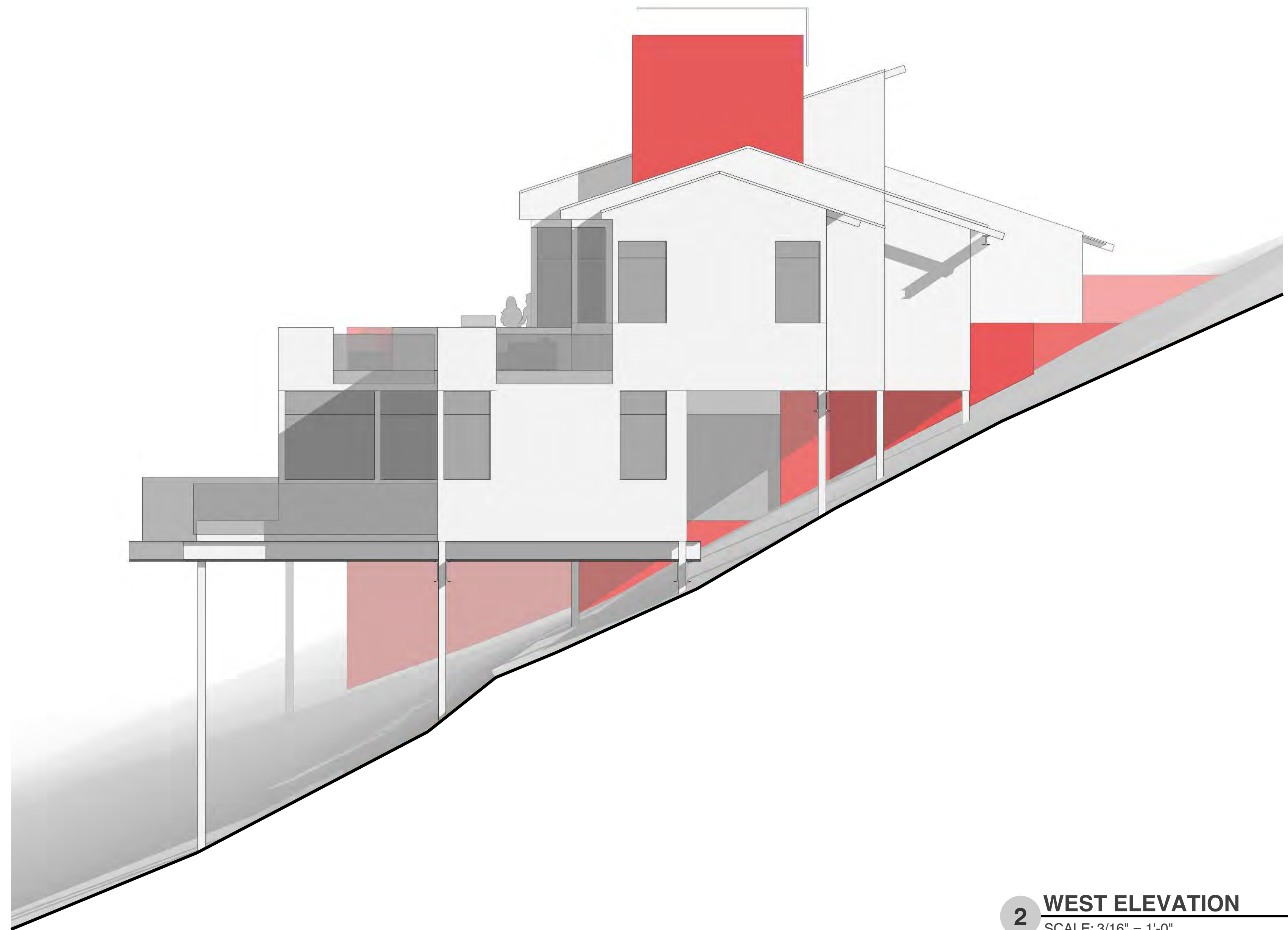
1 NORTH ELEVATION
SCALE: 3/16" = 1'-0"



2 EAST ELEVATION
SCALE: 3/16" = 1'-0"



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



2 WEST ELEVATION
SCALE: 3/16" = 1'-0"

MATERIAL SUMMARY

| MEASURED IN SQ. FT. | NORTH | EAST | SOUTH | WEST | TOTAL | PERCENTAGE |
|------------------------|--------|--------|--------|--------|---------|------------|
| STONE VENEER | 367.4 | 1147.2 | 49.7 | 1008.2 | 2572.5 | 22.9% |
| FENESTRATION | 1693.6 | 247.2 | 712.2 | 269.4 | 2922.4 | 26.0% |
| SIDING | 1405.4 | 836.3 | 2410.6 | 1106.9 | 5759.2 | 51.2% |
| TOTAL VERTICAL SURFACE | | | | | 11254.1 | 100.0% |



**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 December 7, 2017
DATE: November 29, 2017
RE: Conceptual work session for a new single-family dwelling on Lot 89-2B, 667 Mountain Village Blvd.

PROJECT GEOGRAPHY

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

Legal Description: Lot 89-2B

Address: 667 Mountain Village Blvd.

Applicant/Agent: Alpine Planning/Tommy Hein Architects

Owner: David Wyler

Zoning: Single-Family Zone District

Existing Use: Vacant Lot

Proposed Use: Single-Family

Lot Size: 0.637 acres

Adjacent Land Uses:

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

ATTACHMENTS

- Exhibit A: Narrative
- Exhibit B: Plan Set

BACKGROUND

The applicant has submitted an application in accordance with the provisions of Section 17.4.6 of the Community Development Code (CDC) for a conceptual work session with the Design Review Board. The proposed project consists of a 334-square foot single car garage and 719-square foot two car garage with 480 of livable space and a 7,686-square foot single-family home located on lot 89-2B. The purpose of the work session is to allow the applicant and DRB to have an informal, non-binding review and discussion about the project, potential issues and possible solutions. Staff has conducted a cursory review of the project in relation to the intent and standards of the Design Regulations of the CDC (**Chapter 17.5**).

PROJECT SUMMARY

| CDC Provision | Requirement | Proposed |
|-----------------------------|-------------------------------------|---------------------------|
| Maximum Building Height | 35' maximum (35'+5' for gable roof) | 38' – 1" |
| Maximum Avg Building Height | 30' maximum (30'+5' for gable roof) | No information |
| Maximum Lot Coverage | 40% maximum | No information |
| General Easement Setbacks | | |
| North | 16' setback from lot line | 40' to GE |
| South | 16' setback from lot line | Encroachment |
| East | 16' setback from lot line | Encroachment |
| West | 16' setback from lot line | Encroachment |
| Roof Pitch | | |
| Primary | | No information |
| Secondary | | No information |
| Exterior Material | | |
| Stone | 35% | No information |
| Wood | (No requirement) | No information |
| Windows/Doors | 40% maximum for windows | No information |
| Metal Accents | | No information |
| Parking | 2 enclosed and 2 exterior | 3 enclosed and 1 exterior |

CURSORY ANALYSIS

Overview

Lot 89-2B is an average size (0.637 acres) irregular hexagon shaped lot that slopes from east to west. This lot has road frontage along Mountain Village Blvd. on both the east and west property boundaries. Both eastern and western boundaries have slopes above 30% grade in the 16' General Easements. The applicant is proposing two driveways off lower and upper Mountain Village Blvd. This will require specific approval from the DRB in consultation with the Public Works Department. The house site is located near the top of the lot close to the eastern GE's. There is a proposed encroachment into the southern General Easement for a portion of an exterior parking space and a 13' high driveway retaining wall and a proposed encroachment into the northern GE for another retaining wall. There are proposed retaining walls in the western GE to create access and a backing area for the lower garage. There a number of the design elements of the main home that extend within 5' of the eastern, southern and western GE lines. The applicant will seek specific approval for the parking encroachment and retaining walls in the southern, eastern and western GE's. There is also a 30' wide easement along the eastern boundary of the lot for the benefit of Telluride Ski and Golf. The proposed upper driveway would bisect this easement. TSG's public comment regarding this easement area in part states; "At the present time, while TSG does not anticipate using its easement, there may come a day when TSG needs to use the easement area for utilities or other permitted uses. We want to be clear that we are not abandoning or in any way giving up our easement rights. We do believe the Owner should seek our written consent, which we would give along with the qualification that we are preserving our rights to use our easement at a future date, and if any improvements need to be removed, replaced, repaired, etc., it will be at the sole cost and expense of the Owner " .

Site

The lot is mostly open grassy slopes with minimal aspen cover on the eastern and southern property boundaries. All building structures are out of the General Easement area however, the exterior parking extends into the southern GE along with a roughly 13' high retaining wall to create this parking space. The maximum height allowed for retaining walls is 5' with a minimum step between walls of 4' to allow for landscaping to soften the visual impact of high retaining walls. The applicant will need specific approval for a retaining wall over 5' without stepping. Due to the foundation being within 5 feet of the General Easement this will require a monumented survey prior to pouring foundation footers.

Roof forms and pitches

The proposed roof forms are a combination of a primary asymmetrical gable with secondary sheds and gables. The maximum height is within 5' of the allowable height which will require a ridge height survey.

Materials

The proposed home will have a stone foundation base (Indiana Buff Limestone and grouting TBD), wood siding (6" barnwood, specific approval required), exterior floating plaster (specific approval required), corrugated, bonderized metal siding, bonderized steel panels, exposed steel members (medium gray color), metal clad windows (color TBD), metal roof (bonderized standing seam).

Driveways

The proposed driveway grades look like they will be compliant. The applicant is proposing to have two curb cuts on the lot, one off lower Mountain Village Blvd. across from the Westermere Building and one off upper Mountain Village Blvd. The upper driveway accesses the main house and one car garage with one exterior parking space. The lower driveway accesses the two-car garage with no exterior parking proposed. Two driveway cuts will require specific approval from the DRB. Public Works feels that the second curb cut will not adversely affect plowing operations.

Garages

The applicant is proposing two separate garages, a 334-square foot single car garage incorporated into the main house and a separate 719-square foot two car garage with 480-square feet of living space. The applicant requested a planning director interpretation of attached versus detached garage which was provided consistent with the CDC. Detached garages are a permitted use on single family lots but they are limited to 500 square feet in size or floor area. The applicant desires to provide a garage in excess of 500 square feet and attach it so that it is not limited to 500 square feet. The intent of limiting the size of a detached garage per the CDC is so that the accessory building be subordinate to the primary building in location (in the rear yard to the extent practicable) and in scale. The intent of an attached garage is that it is one integrated primary building, thus, the size of the garage is not of concern. Therefore, for the purposes of this discussion attached means "a common and integrated foundation (including all elements of inspected foundations such as continuous footers, foundation walls and slab) and common attached roof forms that integrate the roof forms of the structures." Simply put, attached means it would look, feel and be constructed as one building.

The applicant has provided an enclosed stair that is approximately 38-40 feet in length and five feet in width attaching separate buildings by roof and not by foundation. Although the applicant has been creative as presented, the 38-40-foot-long and 5-foot-wide enclosed stair is not meeting the intent, letter or spirit of the law as these are two separate buildings with an enclosed walkway between.

Staff recommends the DRB focus on the resulting design and provide meaningful feedback to the applicant within the parameters of the regulations. Can the applicant push back the garage so that the buildings are integrated? The garage, as rendered, looks, feels and remains detached limiting its size to 500 square feet unless a Variance is also requested. Staff encourages the applicant to hear design feedback from the DRB, revise drawings and staff will further provide process direction. A detached accessory dwelling unit would not be allowed due to the lot being less than .75 acres.

Potential Variances, Design Variations and Specific Approvals

- Exterior parking and retaining wall in the southern General Easement;
- Retaining wall in the northern General Easement;
- Retaining walls in the western General Easement;
- Variance for a detached garage with floor area more than 500 square feet;
- Specific approval for two curb cuts;
- Specific approval for a retaining wall over 5' without stepping.

RECOMMENDATION

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

Wyler Residence Conceptual Worksession



BACKGROUND

David and Lynne e Wyler are the owners of Lot 89-2B located at 667 Mountain Village Blvd (“Property”). The Wyler’s intend to start the cons w single-family dwelling on the Property st 2018.

The Property is vacant and is located east of the Village Center, with Mountain Village Boulevard wrapping around the Property as it switchbacks up the mountainside as shown in Figure 1. The Property is framed by this switchback with two frontages onto Mountain Village Boulevard.

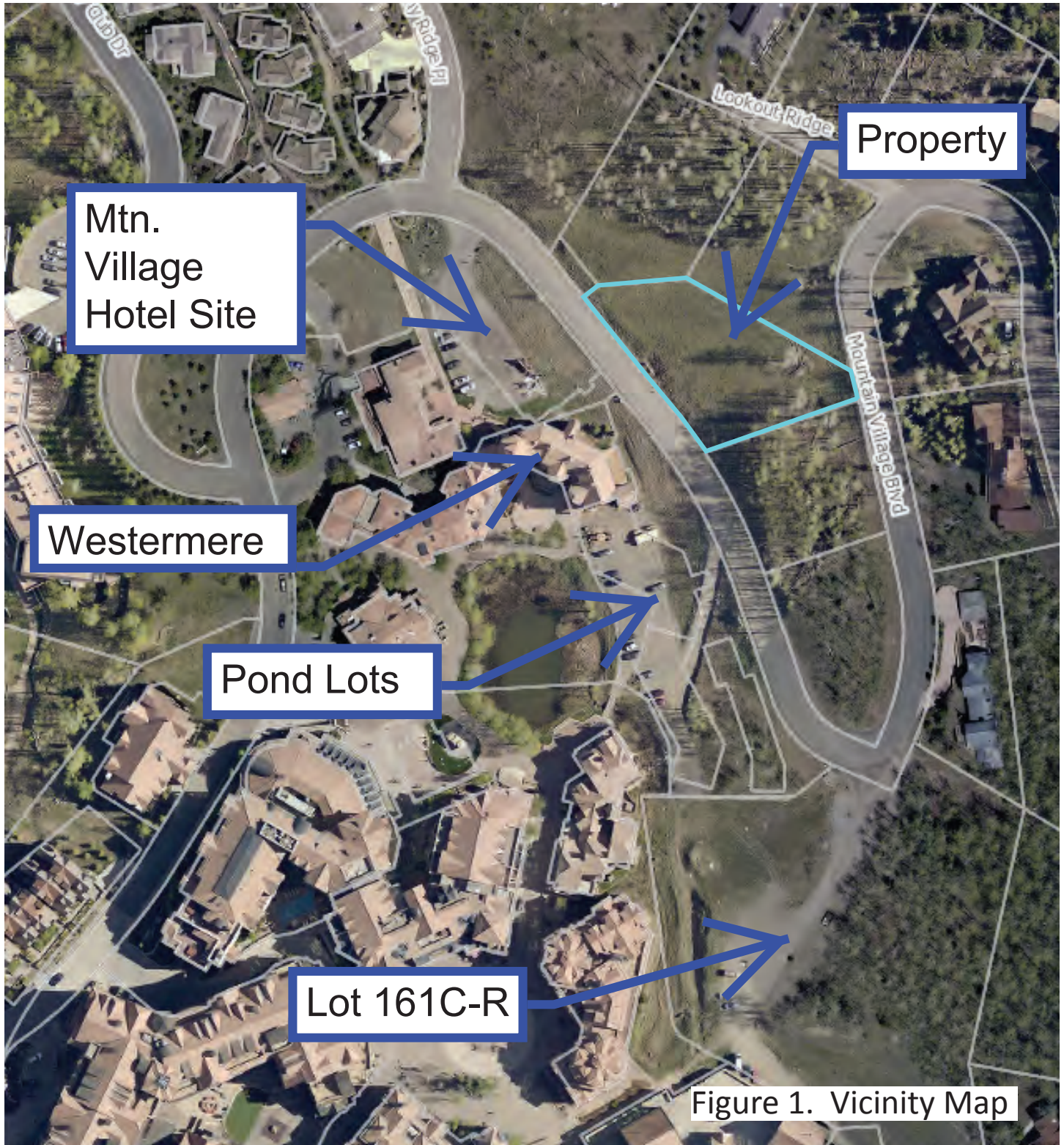


Figure 1. Vicinity Map

The Property is also characterized with a very unique, irregular hexagon shape that has the lower Mountain Village frontage at approximately 207 lineal feet and the upper Mountain Village frontage at 30 feet. This irregular lot size is also encumbered by a 30 foot wide easement along the upper Mountain Village Boulevard frontage that benefits Elluride Ski and Golf (“**TSG Easement**”) that almost doubles the normal 16 foot General Easement. Figure 2 shows the irregular lot shape and the 30 foot wide easement.

The Wyler’s proposed home is primarily oriented to capture views of Mount Wilson and other mountains to the west and southwest looking across the Village Center. The proposed home has to be located at the highest point of the Property to access these views due to approved development on the Mountain Village Hotel site, the existence of Westermere and in an development of the Pond Lots and Lot 161C-R. The heights and impact of both the Mountain Village Hotel and Westermere are known since the Town has approved plans for the Mountain Village Hotel and Westermere is constructed. What is not known is the eventual height that may be approved by the Town for any proposed development of the Pond Lots or Lot 161C-R. Any home on the Property must therefore be located as high up as possible to ensure access to western/southwestern views across the Pond Lots, Lot 161C-R, Westermere and any development of the Mountain Village Hotel.

Access and arrival must come from Upper Mountain Village Boulevard on the east side of the lot due to the proposed home location and elevation of the property. Access to the property is constrained due to the 30 foot width, irregular shape and the TSG Easement. The narrow width of the lot and pie shape of the upper building area does not allow for a two car garage, architectural arrival/entry into the home or required surface parking. So the plans have been designed with a one car garage, a minimal entry/arrival into the home and one surface parking space.

The Wyler’s are also proposing an attached garage that is accessed from lower Mountain Village Boulevard on the west side of the Property in order to provide for storage, bike/gear storage, and a family ski lounge over the garage. This will allow for the provision of adequate parking and storage while also providing the Wyler's main pedestrian and ski access to the Village Center and the gondola station.

Project Geography

| Geography and Zoning Requirements | | |
|-----------------------------------|-----------------------------------|----------------------|
| | Existing/Requirement | Proposed |
| Legal Description | Lot 89-2C | No Change |
| Address | 667 Mountain Village Blvd. | No Change |
| Lot Size | 0.637 acre; 27,747.72 square feet | No Change |
| Floor Area | No Floor Area Requirement | |
| Zone District | Single-family Zone District | No Change |
| Maximum Building Height | 35 feet + 5 feet | 40' or less feet |
| Average Building Height | 30 feet | 30' or less |
| Lot Coverage | 40% | Less Than 40% |
| Setbacks | | |
| | Front - East | 16 feet |
| | Side - North | 16 feet |
| | Rear - West | 16 feet |
| | Side - South | 16 feet |
| Parking | 2 enclosed spaces + 2 unenclosed | 3 garage + 1 surface |

Garage Backing Area/Parking Space in the General Easement

The Property's constraints as outlined above necessitates a design for the front of the Property (east side) that balances the need for a main home entry/arrival point and parking. This balanced design provides for one car garage, a minimal entry/arrival architectural element and one surface parking space. The surface parking space is proposed to encroach into the general easement by approximately 5.5' in order to provide for a minimal amount of building facade for the main entry and arrival to the home. The parking space also provides for the required backing space from the one garage so a vehicle exits the Property onto Mountain Village Boulevard without a backing movement. The surface parking space/garage backing area is proposed to be constructed with a stone faced retaining wall to create a level parking area as shown in Figure 3.

Community Development Code ("CDC" s for the DRB to waive the general easement setback and allow for the proposed parking space in the easement setback provided the following criteria are met, with our comments on some criterion shown in *italics*:

1. The applicant has demonstrated that avoiding grading and disturbance in the general easement setback would create a hardship, and there is not a practicable alternative that allows for reasonable use of the lot. *The irregular shape of the lot, the TSG Easement, the need to design a home on the highest portion of the Property, and the narrow lot width on the east side of the Property necessitates a design that balances the creation of a main entry/arrival for the home with the provision of a minimal amount of parking at the front of the Property. There is no practicable alternative that allows for the creation of the main home entry/arrival, garage parking and associated vehicular backing movements, and surface parking at the front of the Property without using a small portion of the general easement.*
2. The disturbance in the general easement setback is due to natural features of the site, such as steep slopes, wetlands and streams. *The disturbance and parking in the general easement are needed due to the condi-*

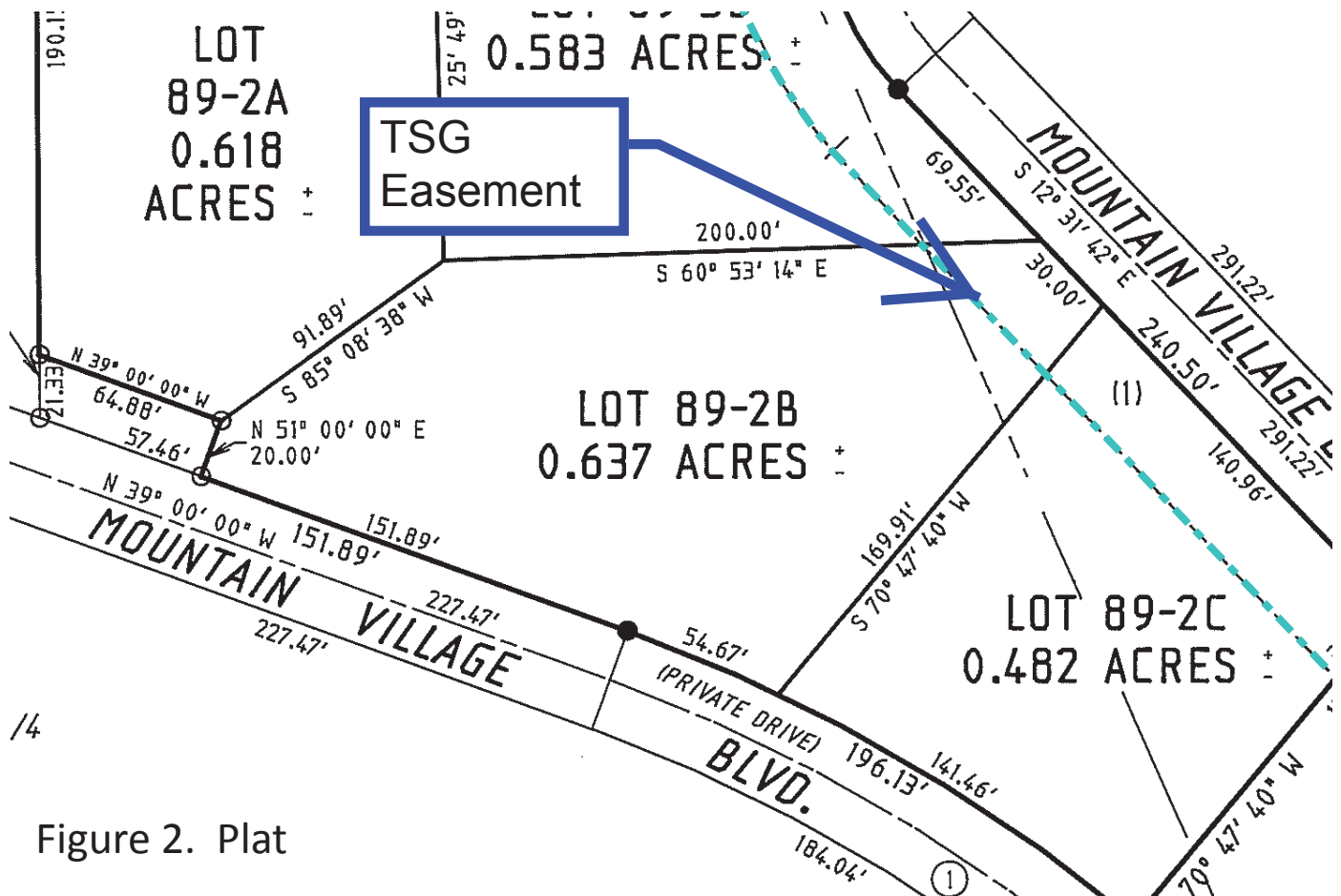
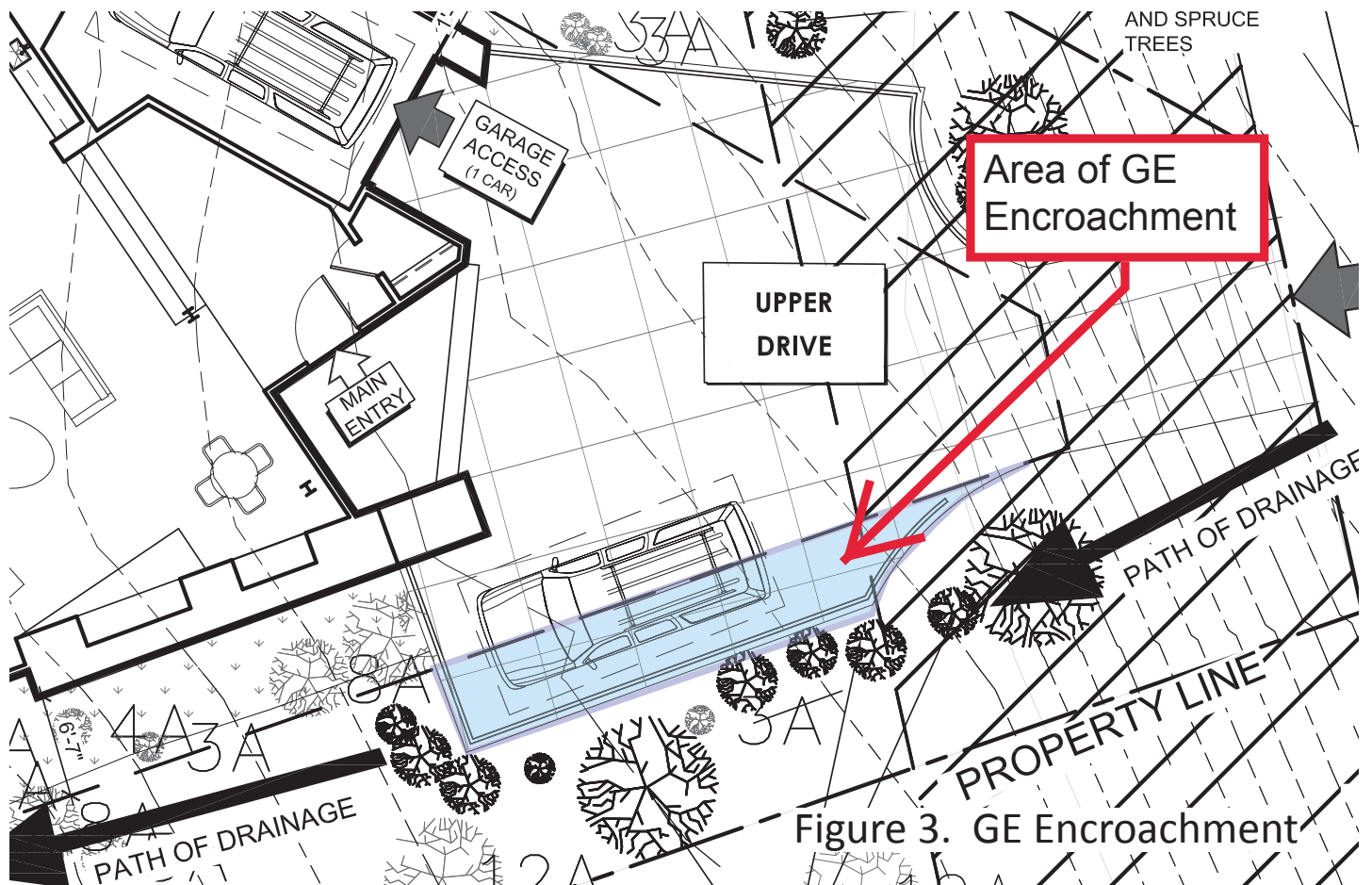


Figure 2. Plat

tions of the Property including steep 45 percent slopes, its irregular size, the TSG Easement, and the need to design the home as high as possible on the Property. The Property has approximately 45 percent slopes leading down from the eastern property line where access to the building site must be provided. These steep slopes necessitate the creation of a level arrival area/parking space in front of the main entry, with retaining walls, fill and paving as shown in the conceptual worksession plan set.

3. No unreasonable negative impacts result to the surrounding property. A 5.5 foot general easement encroachment for the surface parking space and garage backing area will not have an unreasonable, negative impact on the lot to the east. Driveways are located in the general easement and parking typically occurs on driveways. A landscape buffer is provided between the parking area and Lot 89-2C as shown in Figure 3 to mitigate the minimal 5.5 foot setback encroachment.
4. The general easement setback or other setback will be revegetated and landscaped in a natural state. The remaining area outside the parking area will be revegetated and landscaped with spruce and aspen trees as shown.
5. The Public Works Department has approved the permanent above-grade and below-grade improvements. The concept will be discussed with the Public Works Department.
6. The applicant will enter into an encroachment agreement with the Town with the form and substance prescribed by the Town. OK.
7. Encroachments into the general easement setback or other setbacks are mitigated by appropriate landscaping, grading and other measures directly related to the encroachment impacts. The parking area/garage backing space encroachment will be mitigated with landscaping. The parking/backing area encroachment into the general easement has been minimized to 5.5 feet.



It should be noted that the provision of a parking area in the general easement is similar to paved uses in the easement, including driveways and walkways. With vehicle parking in driveway areas.

As an alternative to requesting in the general easement we would ask that the Town also consider a vacant general easement in the proposed parking area to allow for parking through a minor subdivision.

Steep Slopes

The Property contains steep slopes that are 30% or greater as shown in Figure 4. These steep slope areas were created by the construction of Mountain Village Boulevard, so they are man-made and not natural. The following are the codes that apply to these slopes:

“Building and development shall be located on slopes that are thirty percent (30%) or greater to the extent practical.

i. In evaluating alternative designs, the Town recognizes that it may be necessary to permit disturbance of slopes that are 30% or greater on a lot to allow access to key viewsheds, avoid other environmental impacts, and other development and similar situations.”

The disturbance to the steep slopes is necessary because the construction of Mountain Village Boulevard creates steep slopes on both frontages as shown in Figure 4. The home must be located at the highest point of the site to access key viewsheds as outlined above. The proposed disturbance of steep slopes is needed to allow for reasonable use of the property since access to the development has to cross these steep slope areas. Steep slope disturbance will be minimized to the extent practical. A Colorado PE will design the civil plans for the development of the Property.

Two Curb Cuts

The Wyler's are seeking approval of two curb cuts pursuant to the following code section which states:

“Only one (1) curb cut for a driveway accessing a lot from the main roadway shall be permitted without approval from the review authority in consultation with the Public Works Department.”

Two curb cuts are needed for the development of the Property because of existing conditions, approved and contemplated development, the lot's irregular shape, the TSG Easement and the steep slopes. Only two parking spaces can be provided at the front of the Property as discussed above. The second curb cut is needed in order to provide access to an attached garage that will provide the required parking, storage, ski room and the pedestrian and ski access to the Village Center, ski area and the gondola station.

The Property's unique situation on Mountain Village Boulevard frontages helps with the consideration of two curb cuts since the cuts are located approximately 800 feet from each other due to the switchback up the side of the Mountain. Thus there will be no adverse impacts to snow storage or other right-of-way issues by allowing two cuts. This situation is different from a lot with only one frontage where two curb cuts most have been requested in the past for looped driveways in close proximity that impact snow storage and design. In this case, a person driving up Mountain Village Boulevard will only see one curb cut as they approach the Property, with the main access point being Mountain Village Boulevard on the east side of the lot.

Design

Designing access to the Property has been very challenging. The narrow entry and steep slopes on the front of the Property only leaves enough area for a minimal entry/arrival area, a single car garage and one surface parking space. We have a creative design that provides the required parking in an attached garage that is accessed from lower Mountain Village Boulevard. The design also takes into account the mass of the structures

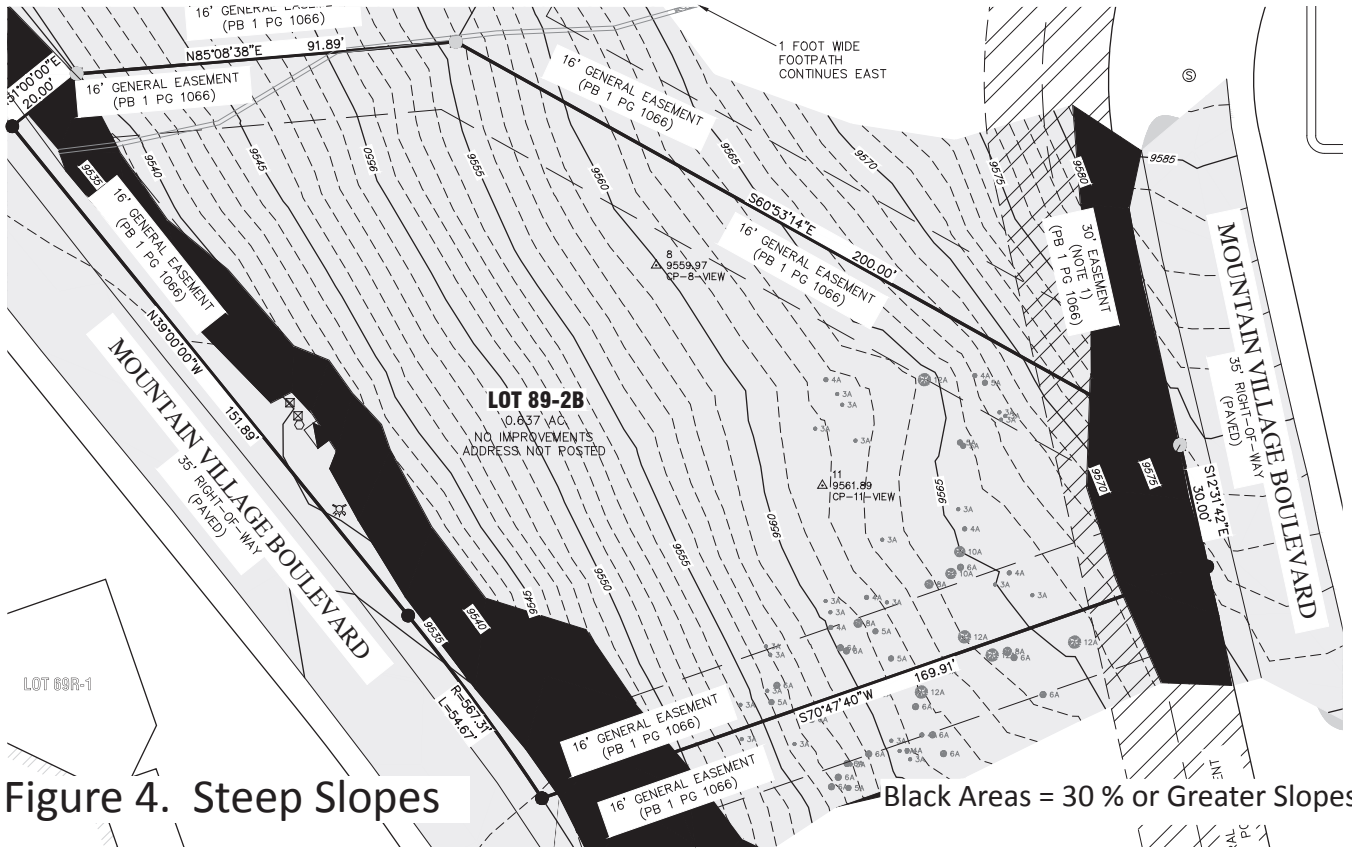


Figure 4. Steep Slopes

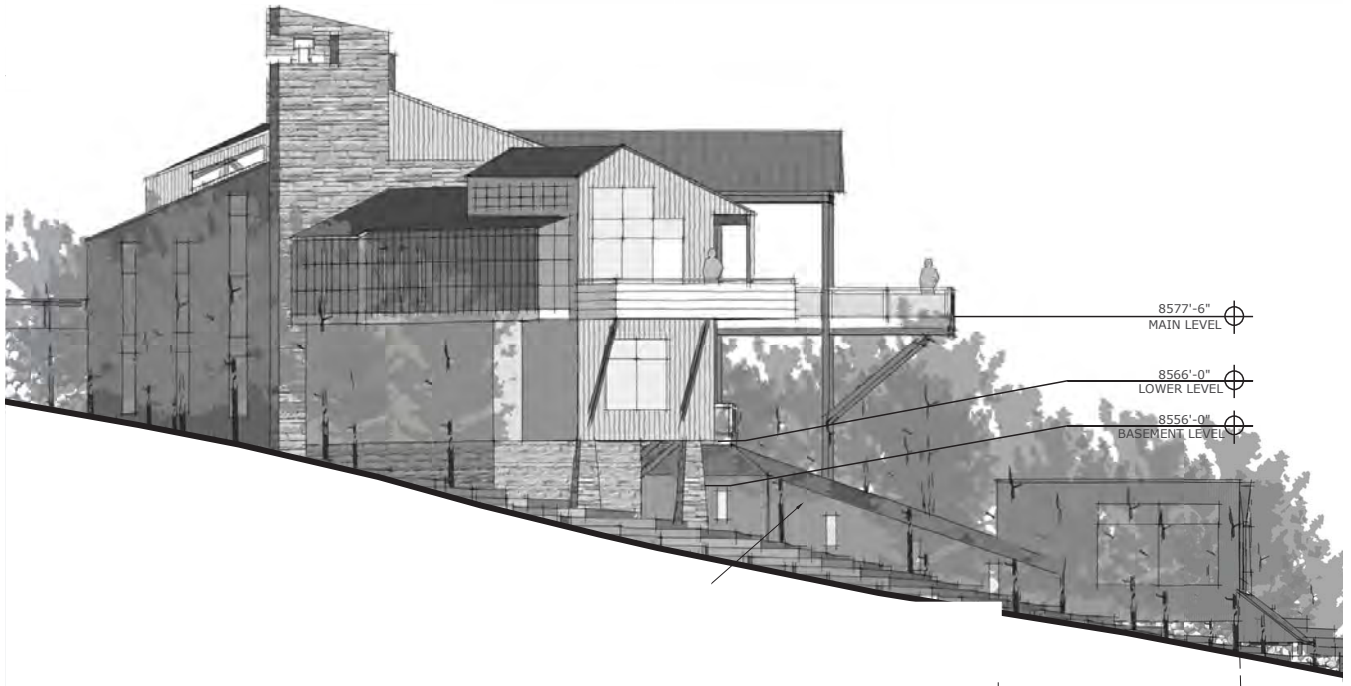
on the site and is consistent with the “hillside” village vernacular in this neighborhood.

step down the natural topography. The master suite is de a lower connector form.

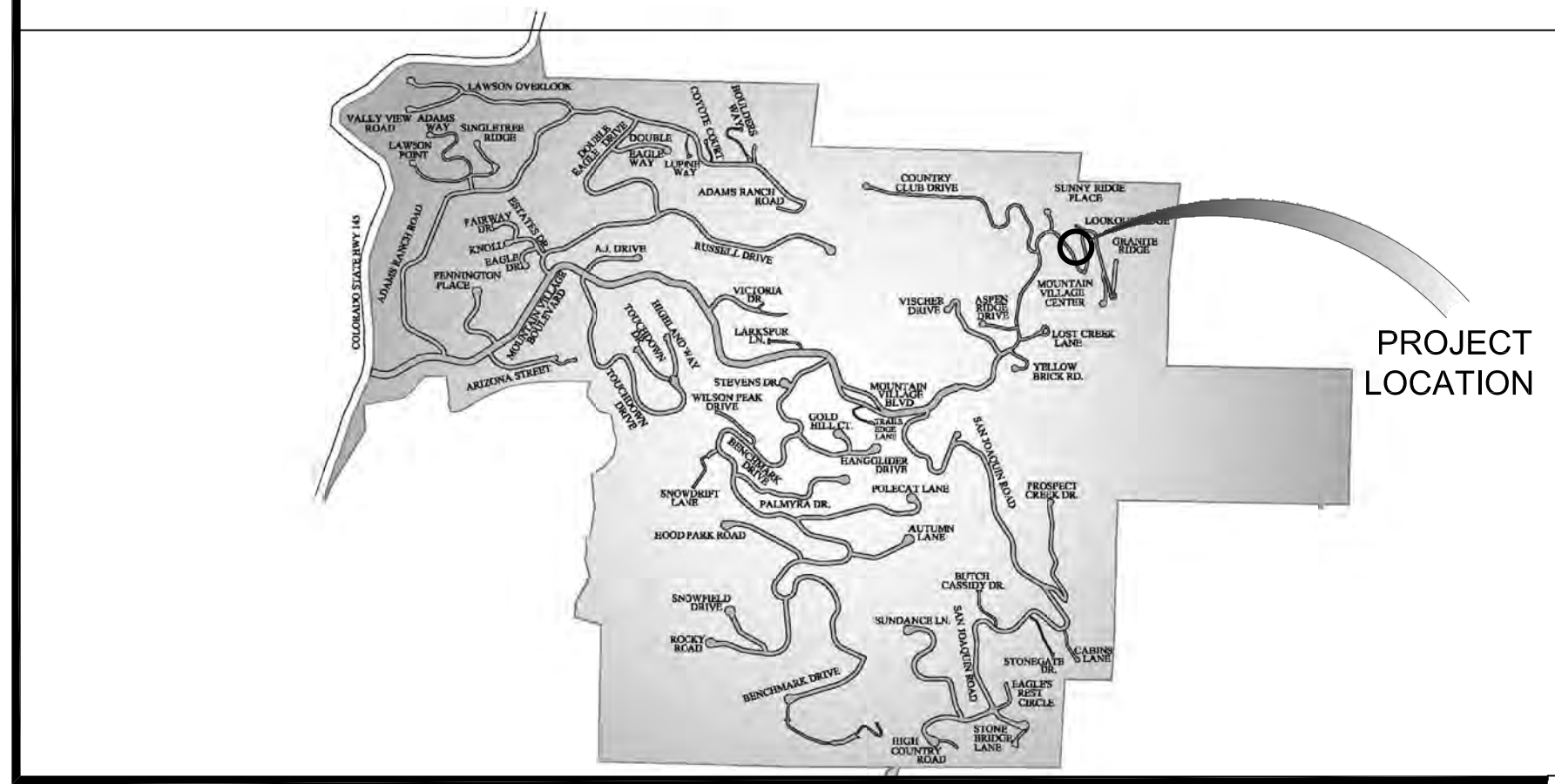
Proposed exterior materials include:

- Standing seam bondurized roof
- 6” barnwood siding
- Exterior plaster
- Corrugated bondurized metal siding.
- Steel columns
- tone
- Bondurized steel panels

The exterior plaster will requir oval by the DRB as a sustainable building material since this ma-terial is not expressly allowed in the Single-family Zone District.



VICINITY MAP



PROJECT LOCATION

GENERAL NOTES

CONTRACT DOCUMENTS

CONTRACT DOCUMENTS CONSIST OF THE AGREEMENT, GENERAL CONDITIONS, SPECIFICATIONS, 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 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.

ORGANIZATION

THE DRAWINGS FOLLOW A LOGICAL, INTERDISCIPLINARY FORMAT: CIVIL DRAWINGS (C SHEETS), LANDSCAPE DRAWINGS (L SHEETS), ARCHITECTURAL DRAWINGS (A SHEETS), INTERIOR DRAWINGS (I SHEETS), STRUCTURAL DRAWINGS (S SHEETS), MECHANICAL DRAWINGS (M SHEETS), ELECTRICAL (E SHEETS), PLUMBING (P SHEETS), FIRE ALARM (FA SHEETS), FIRE PROTECTION (FP SHEETS), AUDIOVISUAL DRAWINGS (LV SHEETS) AND LIGHTING DRAWINGS (LP 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

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 THE 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, ELECTRICAL, PLUMBING, AUDIOVISUAL AND LIGHTING DRAWINGS.

ZONING - CODE SUMMARY

ZONING - SINGLE FAMILY RESIDENTIAL
 BUILDING CODE - IRC 2012
 DESCRIPTION - 2.0 STORY W/ BASEMENT
 OCCUPANCY CLASSIFICATION - IRC 182
 AUTOMATIC FIRE SPRINKLERS - NFPA 13D - SPRINKLERED GREATER THAN 3600SF
 FIRE RESISTIVE RATING - SHAFT ENCLOSURES - 1HR.
 EXIT ENCLOSURE RATING - 1HR.

REGULATORY COMPLIANCE:

THE CONTRACTOR SHALL ENSURE THAT THE WORK AND CONSTRUCTION ADMINISTRATION PROCESSES COMPLY WITH ALL APPLICABLE GOVERNMENTAL AND PRIVATE REGULATIONS, INCLUDING BUT NOT LIMITED TO THE TOWN OF TELLURIDE LAND USE CODE (LUC), DESIGN GUIDELINES, HISTORIC AND ARCHITECTURAL REVIEW COMMISSION (HARC) CONDITIONS, CERTIFICATES OF APPROPRIATENESS (CAs) AND IMPACT STATEMENTS; THE TOWN OF MOUNTAIN VILLAGE COMMUNITY DEVELOPMENT CODE (CDC) AND DESIGN REVIEW BOARD (DRB) CONDITIONS; SAN MIGUEL COUNTY BUILDING REGULATIONS; AND ALL COVENANTS CONDITIONS & RESTRICTIONS, DECLARATIONS, ARCHITECTURAL GUIDELINES AND RULES & REGULATIONS ESTABLISHED BY ANY PRIVATE OWNERS ASSOCIATIONS THAT GOVERN THE PROJECT SITE.

SHEET INDEX

ARCHITECTURAL

| | |
|-----------|--|
| A0 | PROJECT INFORMATION |
| A0 | COVER / PROJECT INFORMATION |
| A0.1 | SITE PHOTOS |
| A0.2 | SITE MASSING |
| A0.3 | SITE MASSING |
| A1 | SITE SERIES |
| -- | TOPOGRAPHIC SURVEY |
| -- | SLOPE SURVEY |
| A1.1 | OVERALL SITE / LANDSCAPE PLAN |
| A2 | FLOOR PLAN SERIES |
| A2.1 | GROSS FLOOR AREA CALCULATIONS |
| A2.2 | GROSS FLOOR AREA CALCULATIONS |
| A2.3 | FLOOR PLAN LEVEL 00 & ATTACHED GARAGE LEVEL 01 & SKI LOUNGE LEVEL 02 |
| A2.4 | FLOOR PLAN LEVEL 01 |
| A2.5 | FLOOR PLAN LEVEL 02 |
| A3 | EXTERIOR ELEVATION SERIES |
| A3.1 | SOUTH ELEVATION |
| A3.3 | NORTH ELEVATION |
| A3.3 | EAST ELEVATION |
| A3.4 | WEST ELEVATION |

PROJECT TEAM

OWNER:
DAVID WYLER

ARCHITECT:
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STACY@TOMMYHEIN.COM

PLANNER:
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CHRIS HAWKINS, AICP
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565 SHERMAN STREET, SUITE 11
p. 970.964.7927
chris@alpineplanningllc.com

CONTRACTOR:
TBD

INTERIORS:
TBD

LANDSCAPE:
TBD

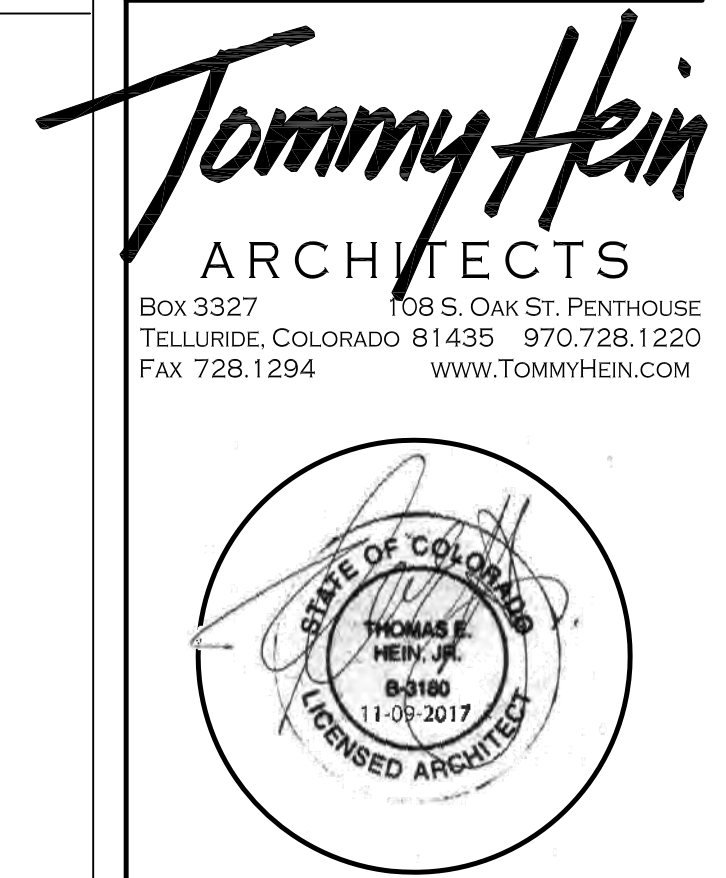
CIVIL:
TBD

STRUCTURAL:
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315 BELLVIEW, SUITE 2B
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MIKE@COLORADOSTRUCTURAL.COM

MECHANICAL, ELECTRICAL, PLUMBING:
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LIGHTING:
TBD

SURVEYOR:
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MICHAEL KENNEDY, P.L.S.
102 SOCIETY DRIVE
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p. 970.728.1128
office@sanjuansurveying.net



| | |
|---------------------|----------|
| SUBMISSIONS: | |
| CLIENT REVIEW | 10-25-17 |
| WORKSESSION 01 | 11-10-17 |
| DRB REVISED | 11-27-17 |

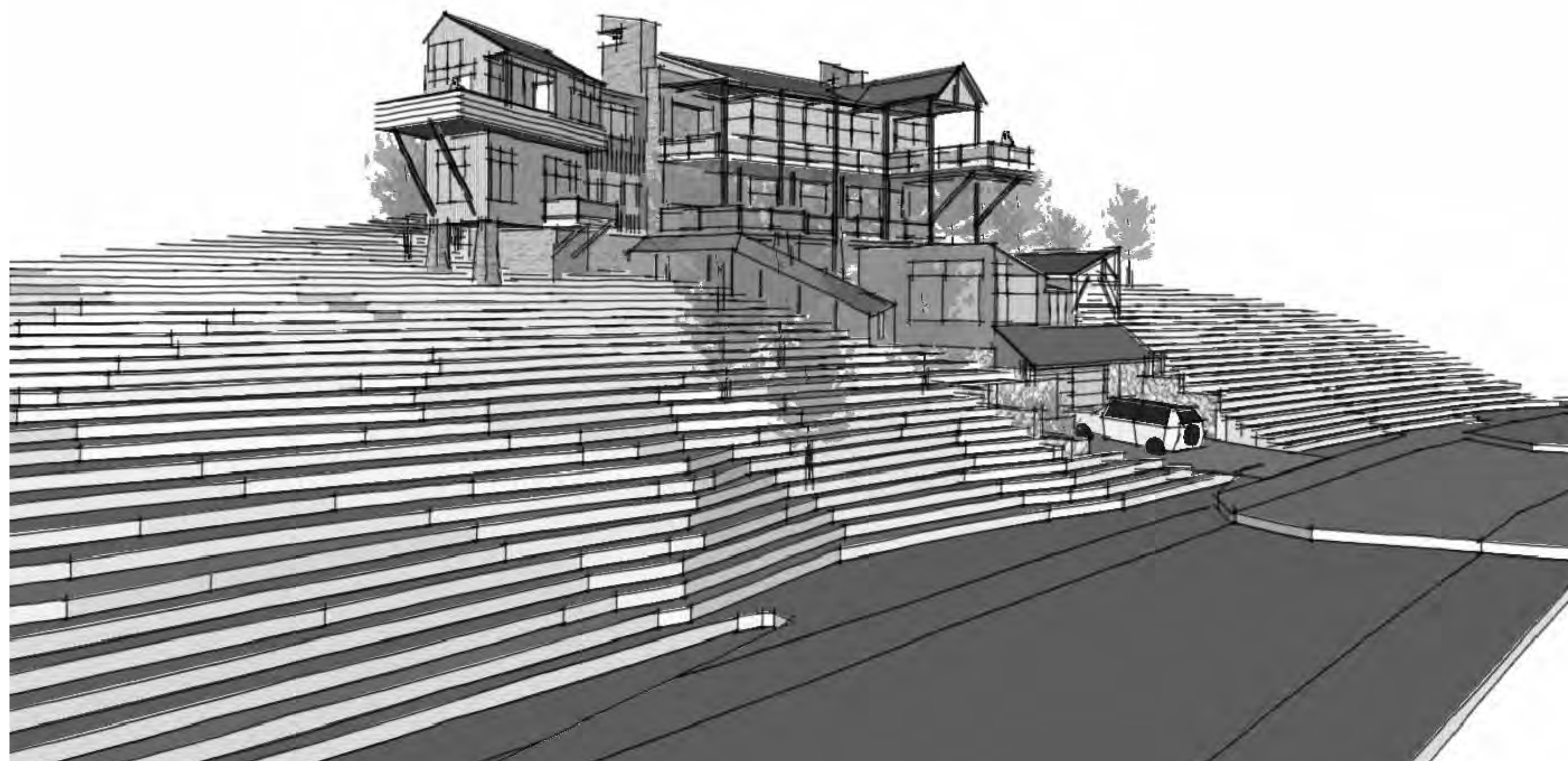
WYLER RESIDENCE

LOT 89-2B
MOUNTAIN VILLAGE, CO

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PROJECT INFO. SHEET

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



NOT FOR CONSTRUCTION
A0



3 **SOUTHWEST VIEW**
SCALE: NO SCALE



1 **SOUTHEAST VIEW**
SCALE: NO SCALE



2 **SOUTH VIEW**
SCALE: NO SCALE

Tommy Hein
ARCHITECTS
Box 3327 108 S. Oak St. Penthouse
Telluride, Colorado 81435 970.728.1220
Fax 728.1294 www.TOMMYHEIN.COM

| SUBMISSIONS: | |
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| CLIENT REVIEW | 10-25-17 |
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| DRB REVISED | 11-27-17 |

WYLER RESIDENCE

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SITE PHOTOS

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DONE IN ACCORDANCE WITH AIA DOCUMENT A201

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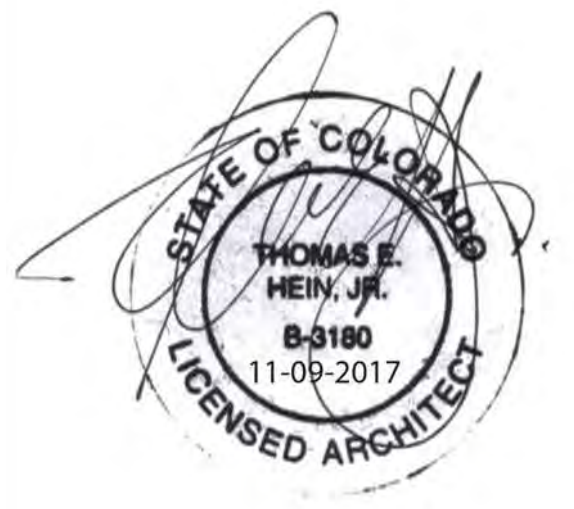


AERIAL 01



AERIAL 02

Tommy Hein
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 Box 3327 TELJUNCO, COLORADO 81435 970.728.1220
 709 S. OAK ST. PINEHOUSE TELJUNCO, COLORADO 81435 970.728.1220
 FAX: 728.1294 WWW.TOMMYHEIN.COM



| SUBMISSIONS | |
|----------------|----------|
| CLIENT REVIEW | 10-25-17 |
| WORKSESSION 01 | 11-10-17 |
| DRB REVISED | 11-27-17 |

WYLER RESIDENCE

LOT 89-2B
 MOUNTAIN VILLAGE, CO

SITE
 MASSING

A0.2



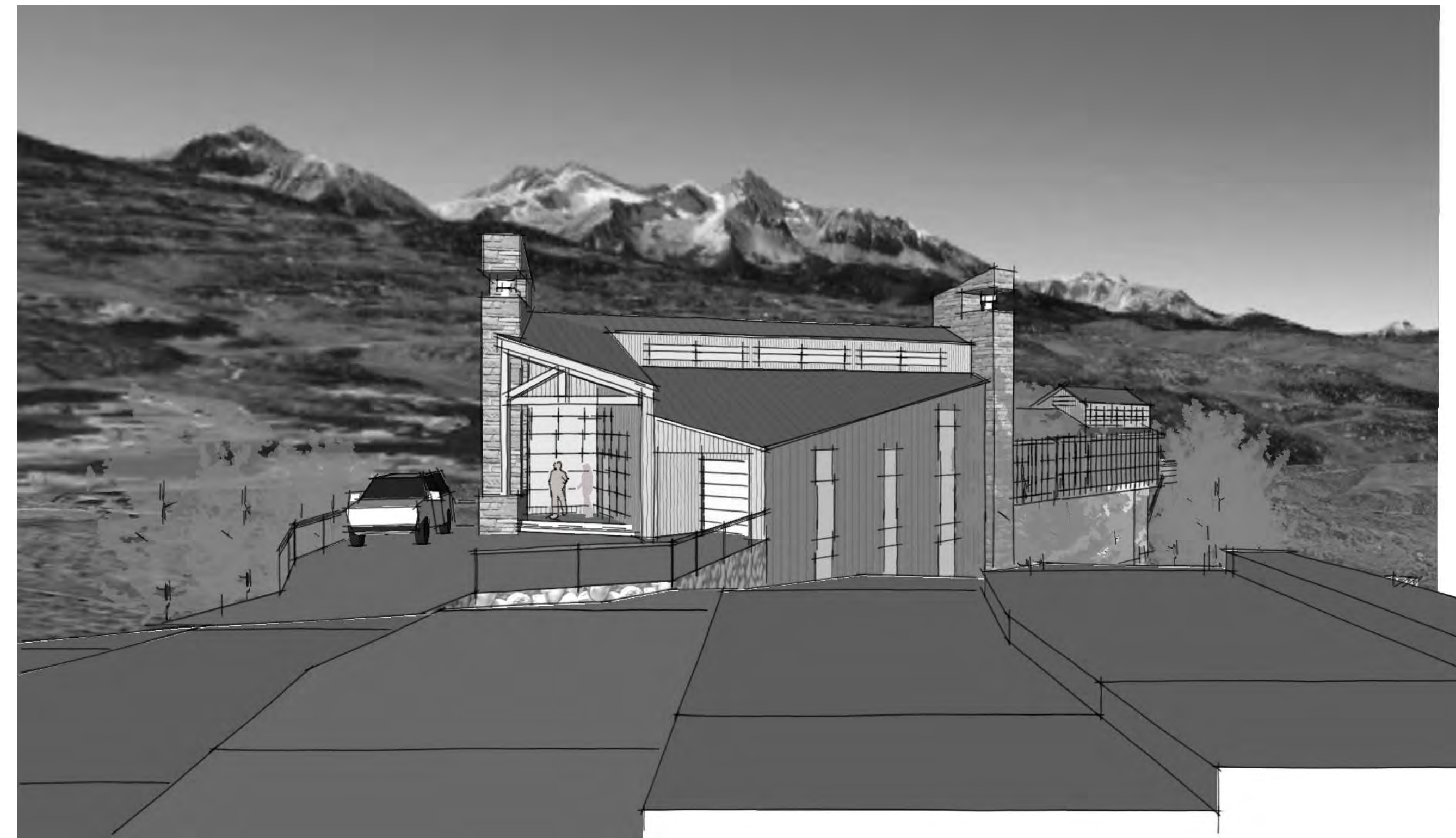
ENTRY VIEW



VIEW TO DALLAS

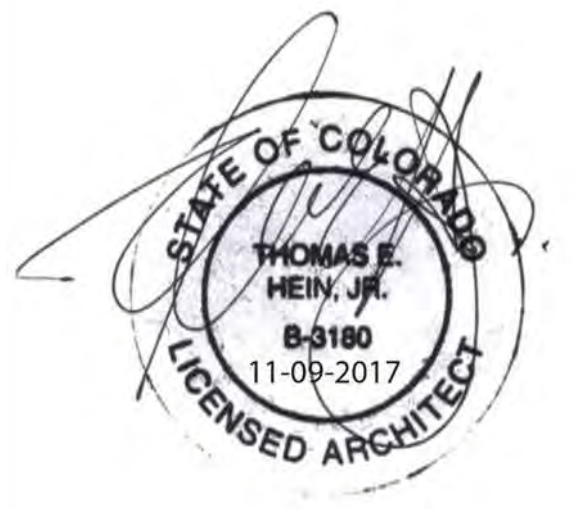


VIEW TO PALMYRA



VIEW TO WILSON

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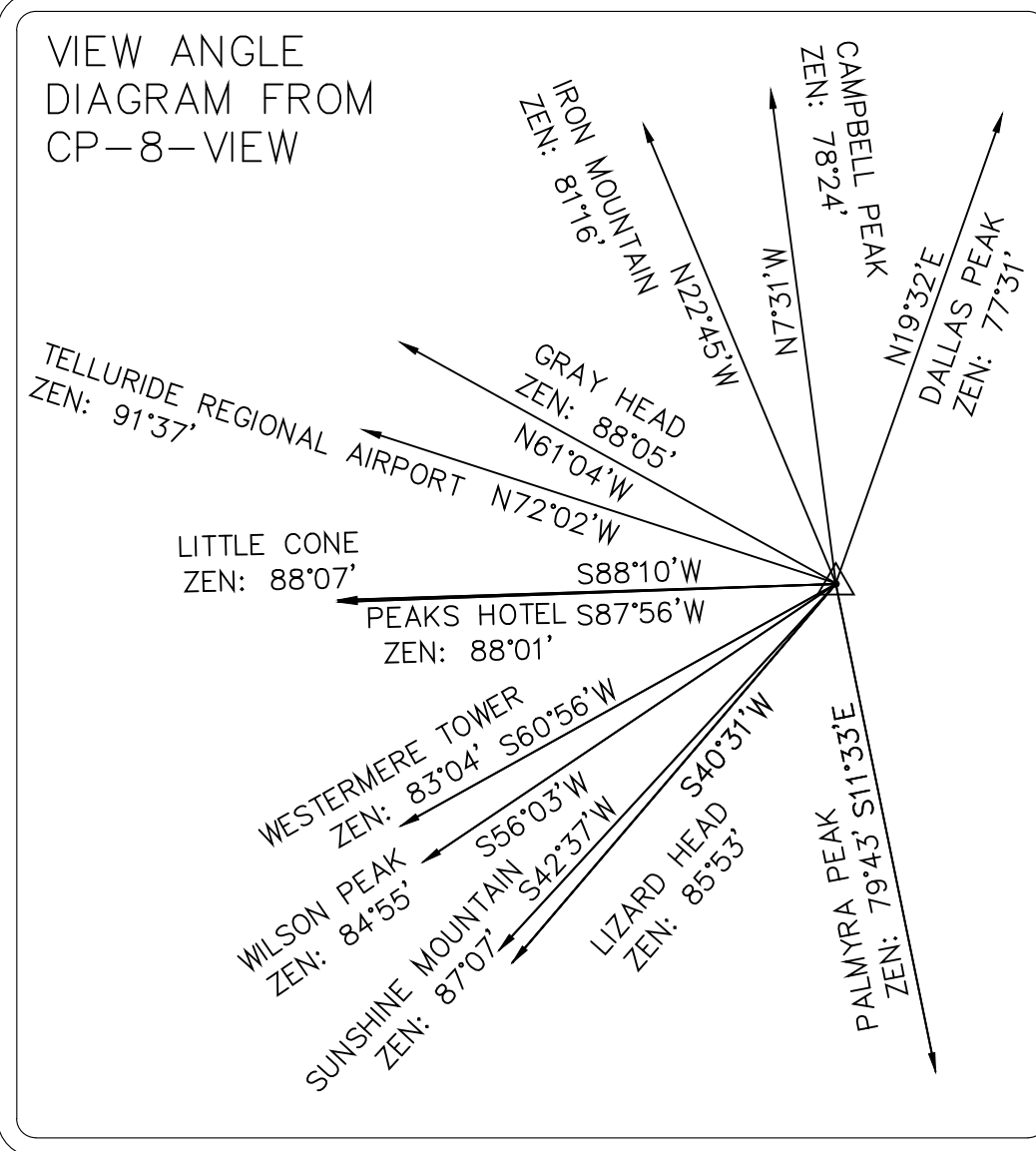
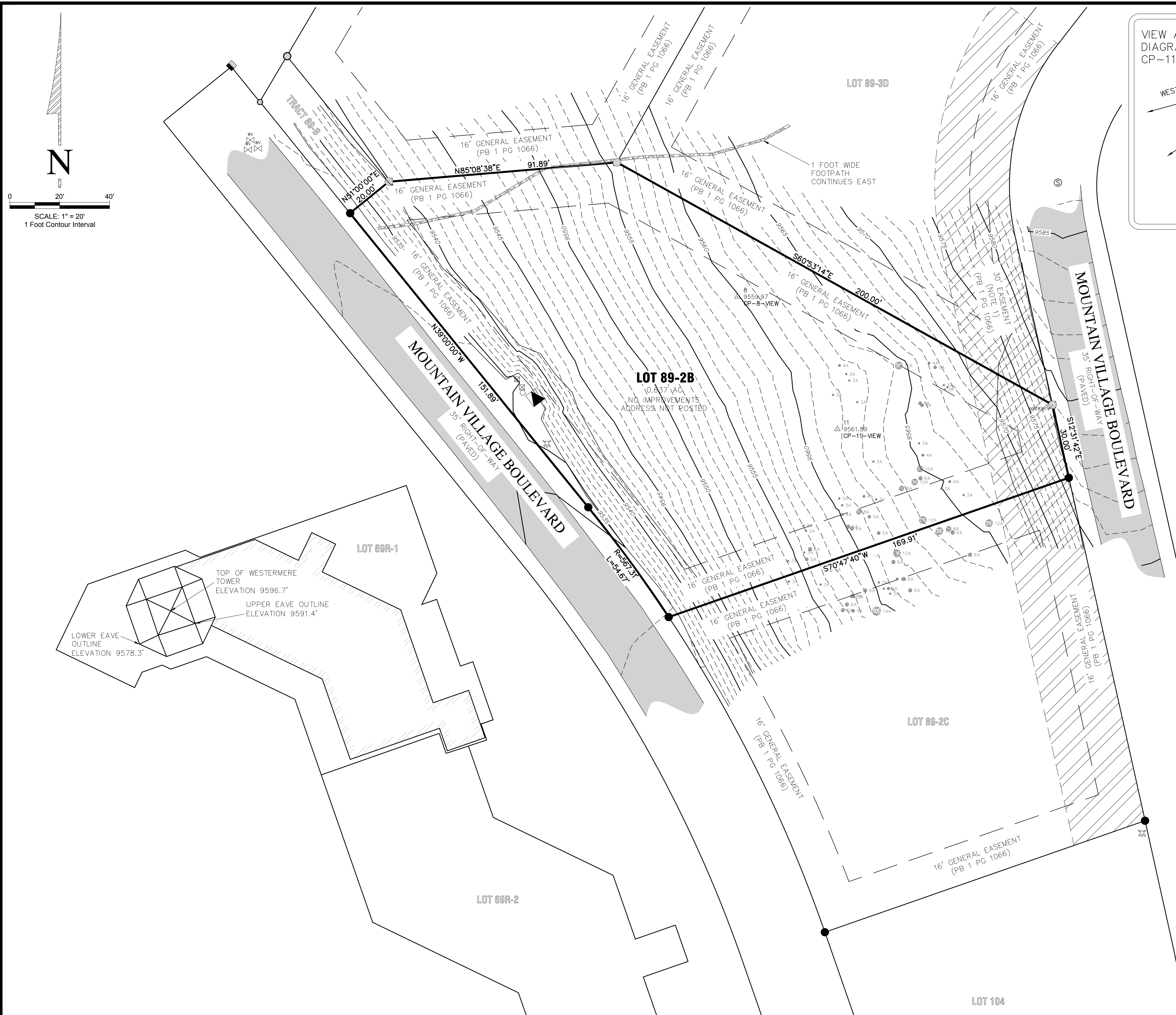
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| SUBMISSIONS | |
| CLIENT REVIEW | 10-25-17 |
| WORKSESSION 01 | 11-10-17 |
| DRB REVISED | 11-27-17 |

WYLER
 RESIDENCE

LOT 89-2B
 MOUNTAIN VILLAGE, CO

PERSPECTIVES

A0.3



- LEGEND**
- FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP, IS 20632
 - FOUND 24" LONG #5 REBAR WITH 1 1/2" ALUMINUM CAP, IS 36577
 - ⊠ TELEPHONE PEDESTAL
 - CABLE PEDESTAL
 - ▲ ELECTRIC TRANSFORMER
 - ⊕ FIRE HYDRANT
 - ⊕ WATER VALVE
 - ⊕ SEWER MANHOLE
 - ⊕ 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:**
- Vertical datum is based on the found corner, IS 20632 on the east side of Lot 89-2B having an elevation of 9578.91 feet, as depicted.
 - Fieldwork was performed October and November 2017.
 - Lineal Units U.S. Survey Feet

PROPERTY DESCRIPTION:
 Lot 89-2B, Telluride Mountain Village, According to the Plat Recorded August 7, 1990 in Plat Book 1 at page 1066, and the Technical Amendment thereto Recorded August 31, 1990 in Book 469 at page 878.
 County of San Miguel,
 State of Colorado.

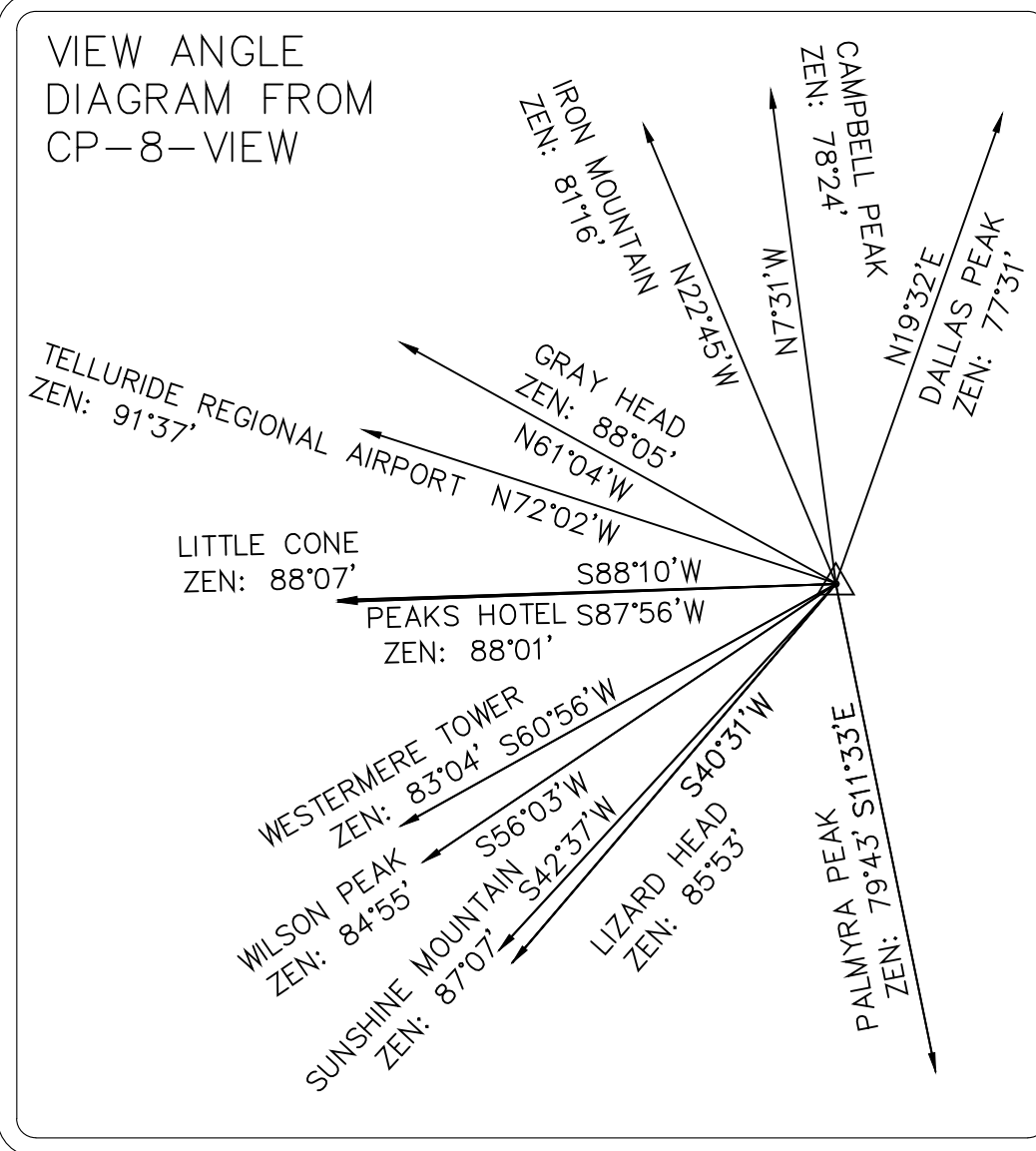
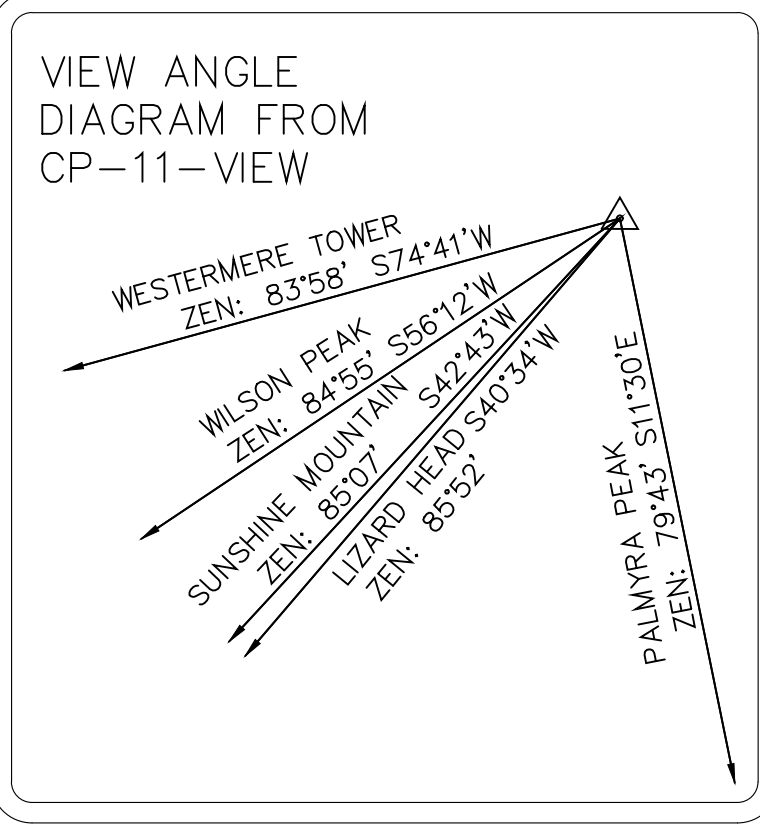
SURVEYOR'S CERTIFICATE:
 I Christopher R. Kennedy, being a Colorado Licensed Land Surveyor, do hereby certify that this Topographic Survey of Lot 89-2B, Town of Mountain Village was made by me and under my direct supervision, responsibility, and checking. This Topographic Survey does not constitute a Land Survey Plat or Improvement Survey Plat as defined by Title 38, Article 51 C.R.S.

Christopher R. Kennedy
 Christopher R. Kennedy, P.L.S. 36577
 11/7/2017

TOPOGRAPHIC SURVEY
LOT 89-2B, 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: | 11/07/2017 |
| JOB: | 04098 |
| DRAWN BY: | ESS |
| CHECKED BY: | CRK |
| REVISION DATES: | |
| SHEET: | 1 OF 1 |



SLOPES

- 0% - 29.9%
- 30% AND GREATER

LEGEND

- FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP, IS 20632
- FOUND 24" LONG #5 REBAR WITH 1 1/2" ALUMINUM CAP, IS 36577
- TELEPHONE PEDESTAL
- CABLE PEDESTAL
- ELECTRIC TRANSFORMER
- FIRE HYDRANT
- WATER VALVE
- SEWER MANHOLE
- ASPEN TREE, NUMBER INDICATES CALIPER

NOTICE:

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- NOTES:
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Lot 89-2B, Telluride Mountain Village, According to the Plat Recorded August 7, 1990 in Plat Book 1 at page 1066, and the Technical Amendment thereto Recorded August 31, 1990 in Book 469 at page 878.

County of San Miguel,
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SURVEYOR'S CERTIFICATE:

I Christopher R. Kennedy, being a Colorado Licensed Land Surveyor, do hereby certify that this Topographic Survey of Lot 89-2B, Town of 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 38, Article 51 C.R.S.

Christopher R. Kennedy, P.L.S. 36577
 11/7/2017

SLOPE SURVEY
LOT 89-2B, TELLURIDE MOUNTAIN VILLAGE

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

| | |
|-----------------|------------|
| DATE: | 11/07/2017 |
| JOB: | 04098 |
| DRAWN BY: | ESS |
| CHECKED BY: | CRK |
| REVISION DATES: | |
| SHEET: | 1 OF 1 |



SUBMISSIONS: 10-25-17
 CLIENT REVIEW
 WORKSESSION 01 11-10-17
 DRB REVISED 11-27-17

WYLER RESIDENCE

LOT 89-2B
 MOUNTAIN VILLAGE, CO

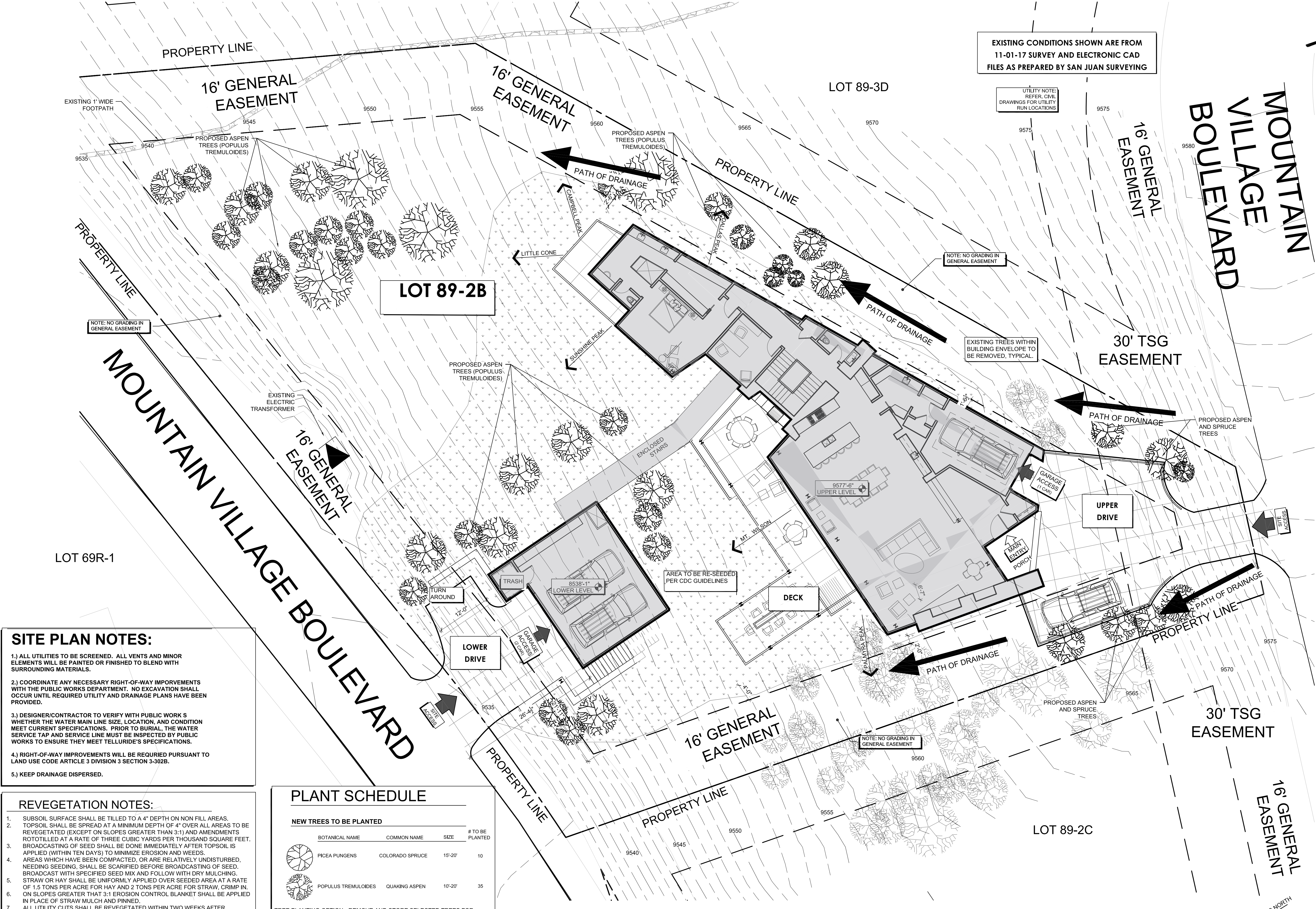
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PROPOSED SITE/ LANDSCAPE PLAN

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

A1.1

NOT FOR CONSTRUCTION



EXISTING CONDITIONS SHOWN ARE FROM 11-01-17 SURVEY AND ELECTRONIC CAD FILES AS PREPARED BY SAN JUAN SURVEYING

UTILITY NOTE: REFER CIVIL DRAWINGS FOR UTILITY RUN LOCATIONS

NOTE: NO GRADING IN GENERAL EASEMENT

EXISTING TREES WITHIN BUILDING ENVELOPE TO BE REMOVED, TYPICAL.

NOTE: NO GRADING IN GENERAL EASEMENT

SITE PLAN NOTES:

- 1.) ALL UTILITIES TO BE SCREENED. ALL VENTS AND MINOR ELEMENTS WILL BE PAINTED OR FINISHED TO BLEND WITH SURROUNDING MATERIALS.
- 2.) COORDINATE ANY NECESSARY RIGHT-OF-WAY IMPROVEMENTS WITH THE PUBLIC WORKS DEPARTMENT. NO EXCAVATION SHALL OCCUR UNTIL REQUIRED UTILITY AND DRAINAGE PLANS HAVE BEEN PROVIDED.
- 3.) DESIGNER/CONTRACTOR TO VERIFY WITH PUBLIC WORKS WHETHER THE WATER MAIN LINE SIZE, LOCATION, AND CONDITION MEET CURRENT SPECIFICATIONS. PRIOR TO BURIAL, THE WATER SERVICE TAP AND SERVICE LINE MUST BE INSPECTED BY PUBLIC WORKS TO ENSURE THEY MEET TELLURIDE'S SPECIFICATIONS.
- 4.) RIGHT-OF-WAY IMPROVEMENTS WILL BE REQUIRED PURSUANT TO LAND USE CODE ARTICLE 3 DIVISION 3 SECTION 3-302B.
- 5.) KEEP DRAINAGE DISPERSED.

REVEGETATION NOTES:

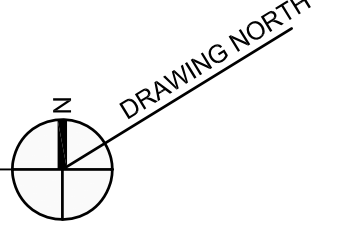
1. SUBSOIL SURFACE SHALL BE TILLED TO A 4" DEPTH ON NON FILL AREAS.
2. TOPSOIL SHALL BE SPREAD AT A MINIMUM DEPTH OF 4" OVER ALL AREAS TO BE REVEGETATED (EXCEPT ON SLOPES GREATER THAN 3:1) AND AMENDMENTS ROTOTILLED AT A RATE OF THREE CUBIC YARDS PER THOUSAND SQUARE FEET.
3. BROADCASTING OF SEED SHALL BE DONE IMMEDIATELY AFTER TOPSOIL IS APPLIED (WITHIN TEN DAYS) TO MINIMIZE EROSION AND WEEDS.
4. AREAS WHICH HAVE BEEN COMPACTED, OR ARE RELATIVELY UNDISTURBED, NEEDING SEEDING, SHALL BE SCARIFIED BEFORE BROADCASTING OF SEED.
5. BROADCAST WITH SPECIFIED SEED MIX AND FOLLOW WITH DRY MULCHING.
6. STRAW OR HAY SHALL BE UNIFORMLY APPLIED OVER SEEDED AREA AT A RATE OF 1.5 TONS PER ACRE FOR HAY AND 2 TONS PER ACRE FOR STRAW, CRIMP IN.
7. ON SLOPES GREATER THAN 3:1 EROSION CONTROL BLANKET SHALL BE APPLIED IN PLACE OF STRAW MULCH AND PINNED.
8. ALL UTILITY CUTS SHALL BE REVEGETATED WITHIN TWO WEEKS AFTER INSTALLATION OF UTILITIES TO PREVENT WEED INFESTATION.
9. SEED ALL AREAS LABELED NATIVE GRASS SEED WITH THE FOLLOWING MIXTURE AT A RATE OF 12 POUNDS PER ACRE:

PLANT SCHEDULE

| NEW TREES TO BE PLANTED | | | |
|-------------------------|-----------------|---------|-----------------|
| BOTANICAL NAME | COMMON NAME | SIZE | # TO BE PLANTED |
| PICEA PUNGENS | COLORADO SPRUCE | 15'-20' | 10 |
| POPULUS TREMULOIDES | QUAKING ASPEN | 10'-20' | 35 |

TREE PLANTING OPTION - REMOVE AND STORE SELECTED TREES FOR REPLANTING.

1 PROPOSED SITE/ LANDSCAPE PLAN
 SCALE: 1"=10'-0"



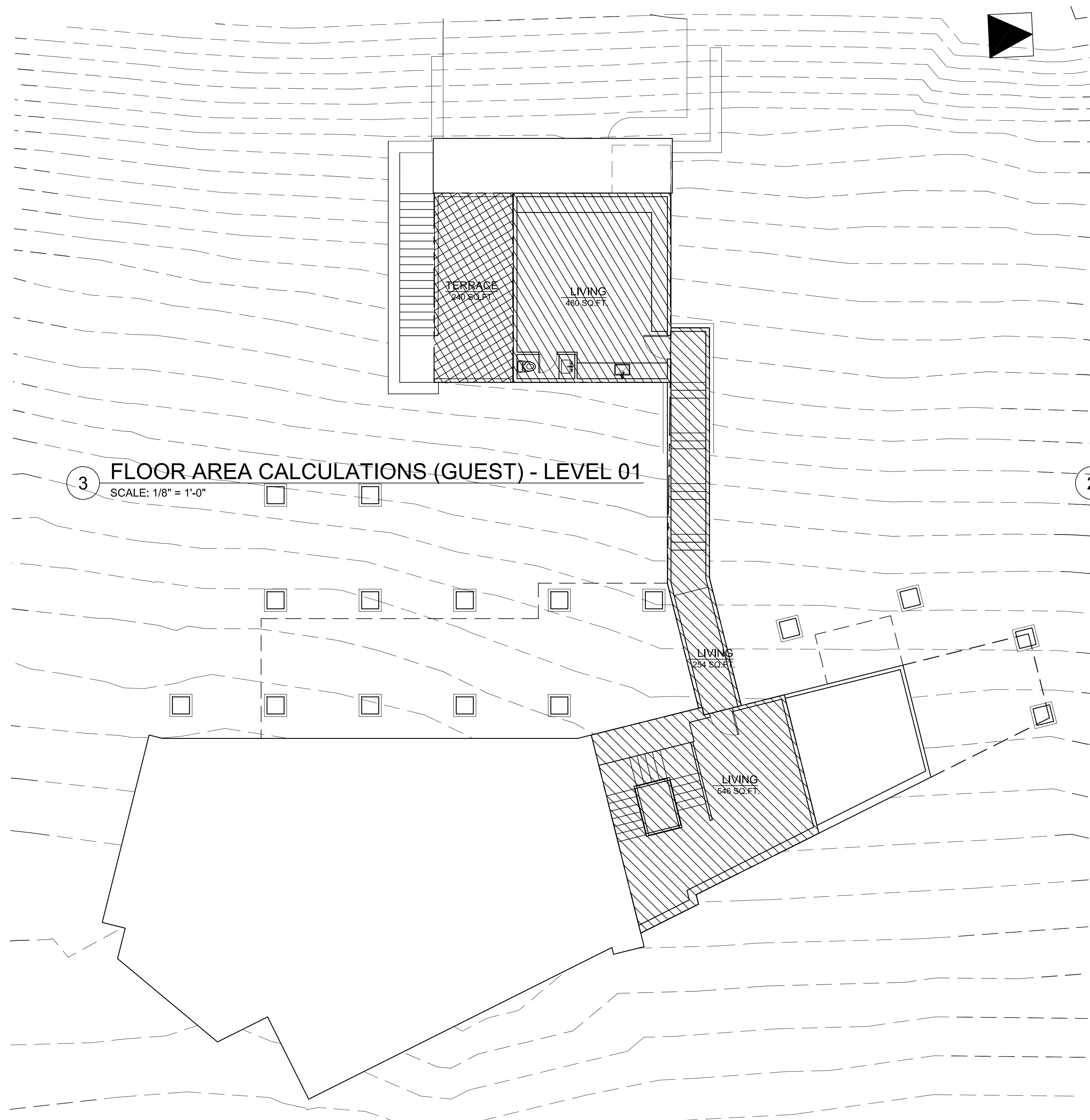
Tommy Hein

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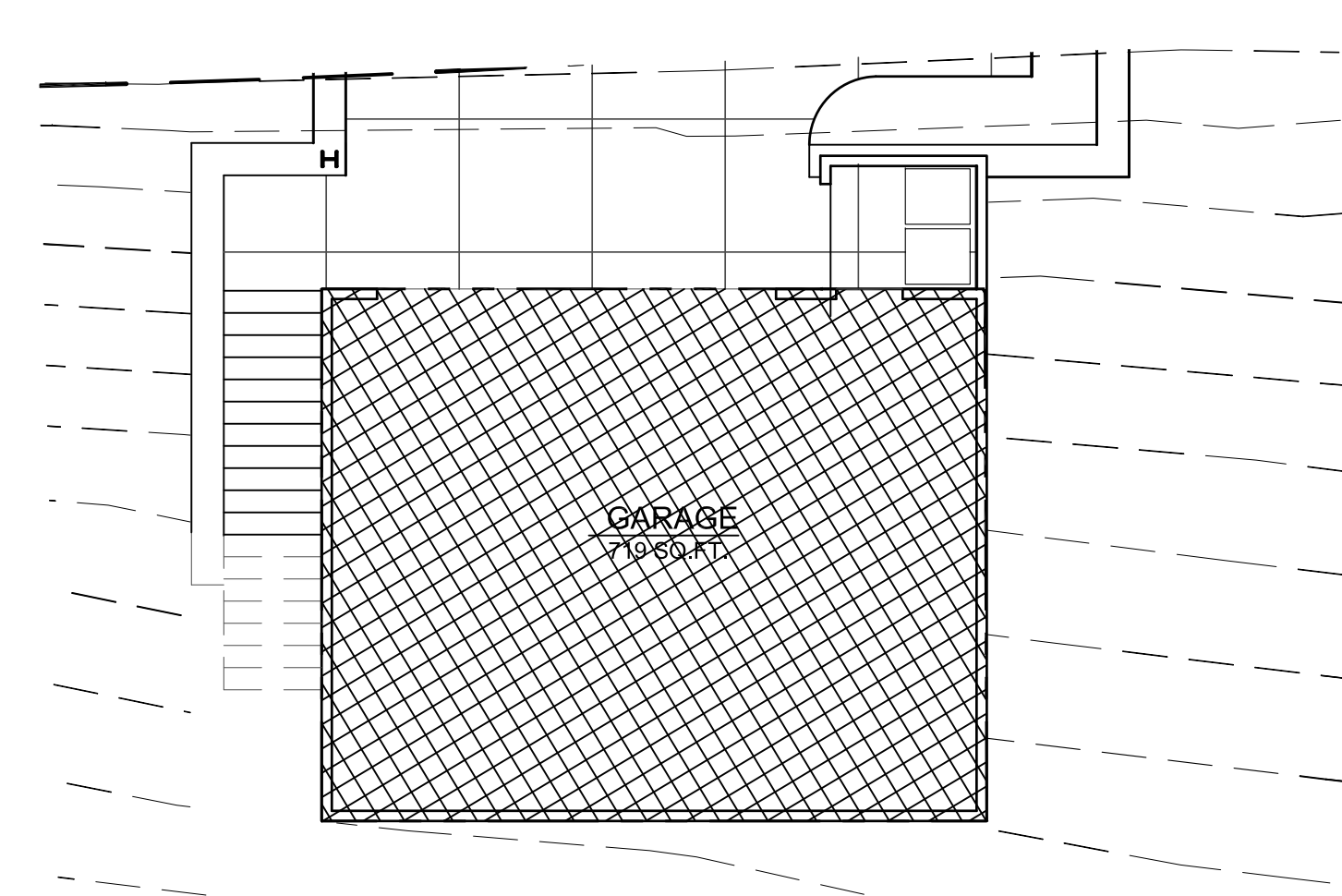
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3 FLOOR AREA CALCULATIONS (GUEST) - LEVEL 01
 SCALE: 1/8" = 1'-0"

2 FLOOR AREA CALCULATIONS (GARAGE) - LEVEL 00
 SCALE: 1/8" = 1'-0"

1 FLOOR AREA CALCULATIONS- LEVEL 00
 SCALE: 1/8" = 1'-0"



| ATTACHED GARAGE FLOOR AREA CALCULATIONS | | |
|---|---|---------------|
| GARAGE LEVEL 00 | | |
| GARAGE (NON-LIVING) | = | 719 SQ. FT. |
| GUEST LEVEL 01 | | |
| LIVABLE | = | 480 SQ. FT. |
| TERRACE (NOT-COUNTED) | = | 240 SQ. FT. |
| TOTAL LIVABLE AREA | = | 480 SQ. FT. |
| TOTAL GROSS AREA | = | 1,199 SQ. FT. |

| ATTACHED GARAGE TERRACES/ DECKS/ PORCHES | | |
|--|---|-------------|
| GUEST LEVEL 01 | | |
| TERRACE (NON-LIVING) | = | 240 SQ. FT. |

WYLER RESIDENCE

LOT 89-2B
 MOUNTAIN VILLAGE, CO

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GROSS FLOOR AREA CALCULATIONS

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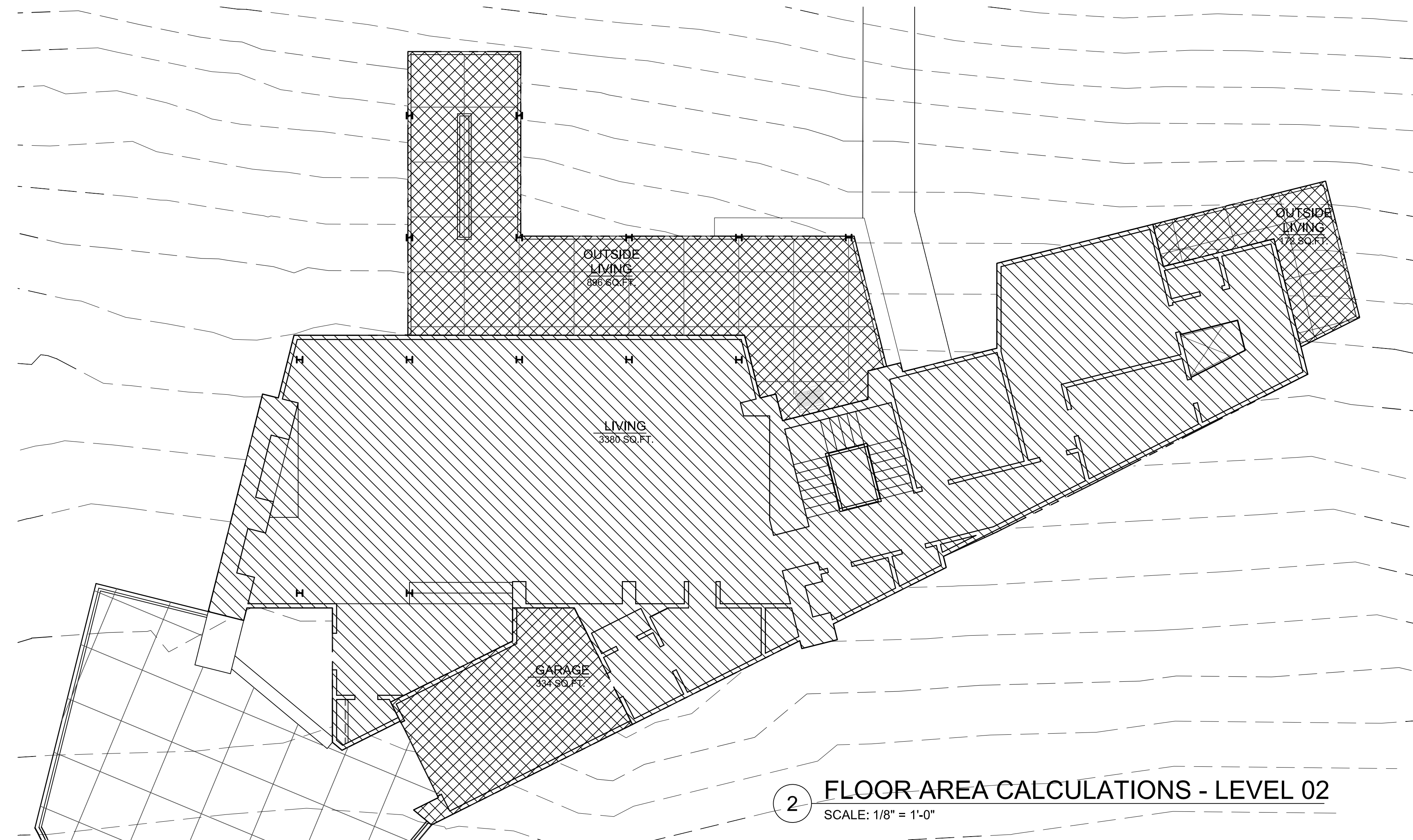
A2.1
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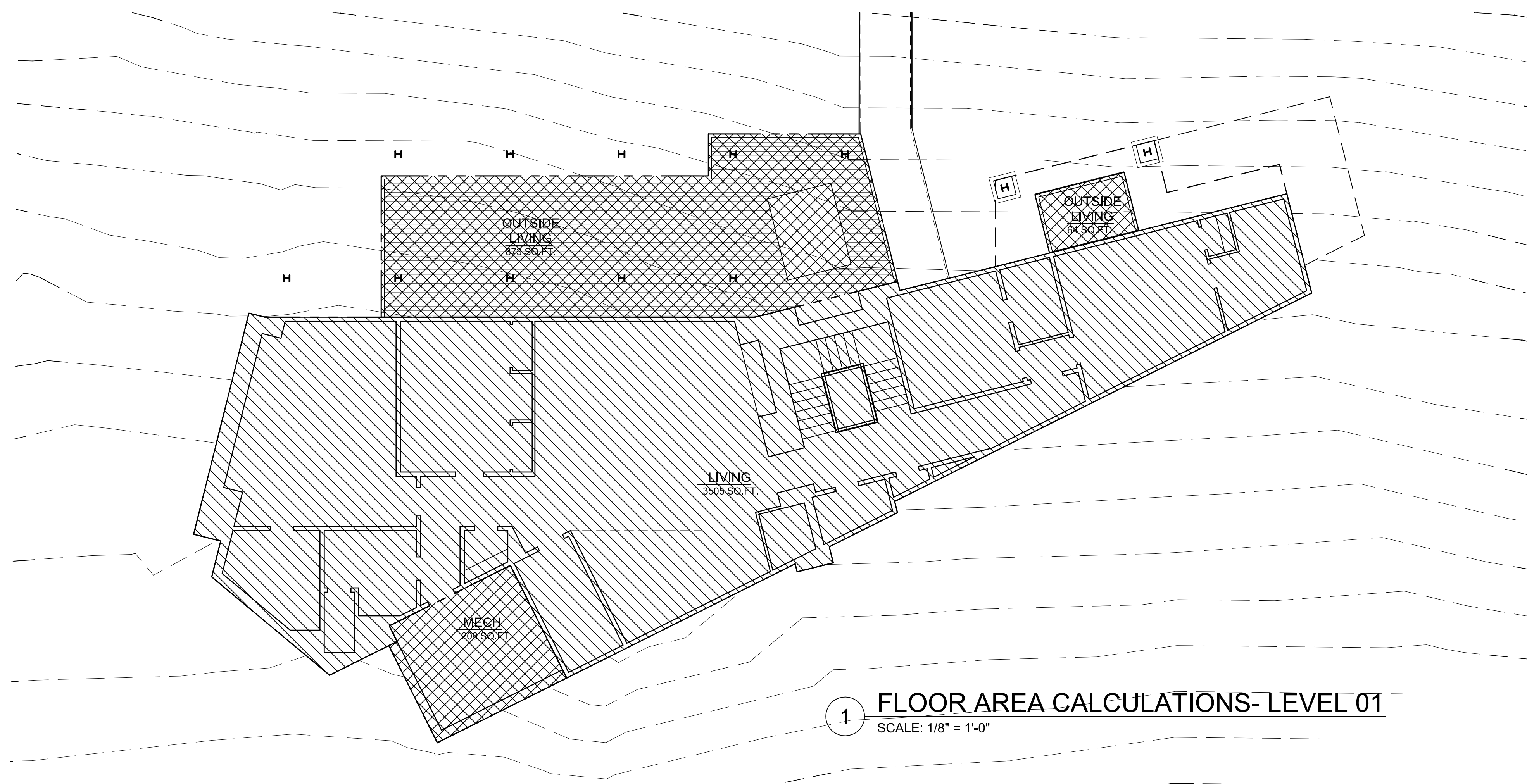
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2 FLOOR AREA CALCULATIONS - LEVEL 02
SCALE: 1/8" = 1'-0"



1 FLOOR AREA CALCULATIONS-LEVEL 01
SCALE: 1/8" = 1'-0"

| PRIMARY RESIDENCE FLOOR AREA CALCULATIONS | | |
|--|---|---------------|
| LEVEL 00 | | |
| LIVING | = | 801 SQ. FT. |
| LEVEL 01 | | |
| LIVING | = | 3,505 SQ. FT. |
| TERRACES (NOT-COUNTED) | = | 937 SQ. FT. |
| MECH (NON-LIVING) | = | 208 SQ. FT. |
| LEVEL 02 | | |
| LIVING | = | 3,380 SQ. FT. |
| TERRACES (NOT-COUNTED) | = | 1,068 SQ. FT. |
| GARAGE (NON-LIVING) | = | 334 SQ. FT. |
| TOTAL LIVABLE AREA | | |
| LIVABLE FLOOR AREA | = | 7,686 SQ. FT. |
| TOTAL GROSS AREA | | |
| GROSS FLOOR AREA | = | 8,228 SQ. FT. |

| PRIMARY RESIDENCE TERRACES/ DECKS/ PORCHES | | |
|---|---|---------------|
| LEVEL 01 | | |
| TERRACE (NON-LIVING) | = | 937 SQ. FT. |
| LEVEL 02 | | |
| TERRACE (NON-LIVING) | = | 1,068 SQ. FT. |
| TOTAL EXTERIOR TERRACE/ DECK/PORCH | = | 2,005 SQ. FT. |

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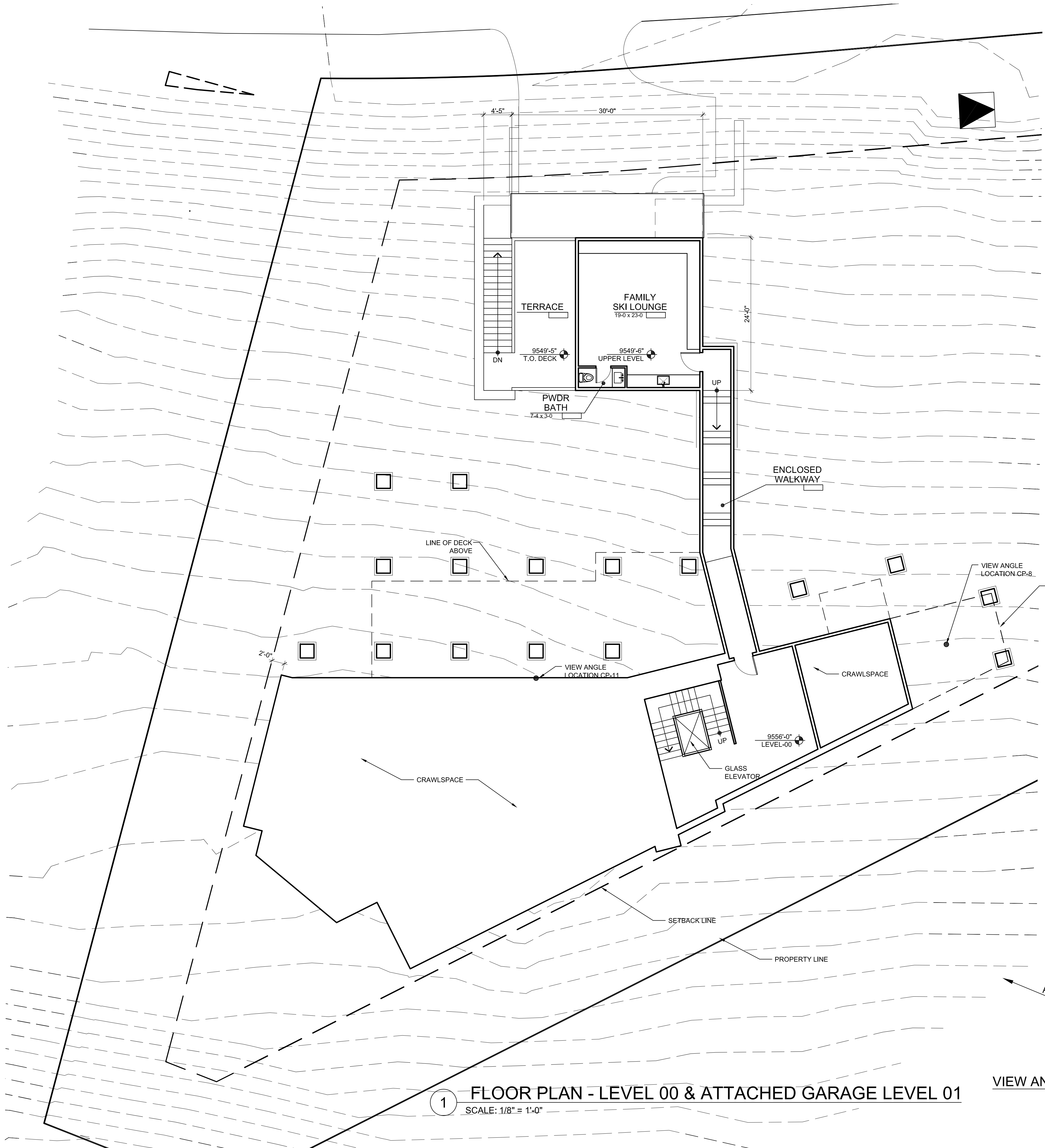
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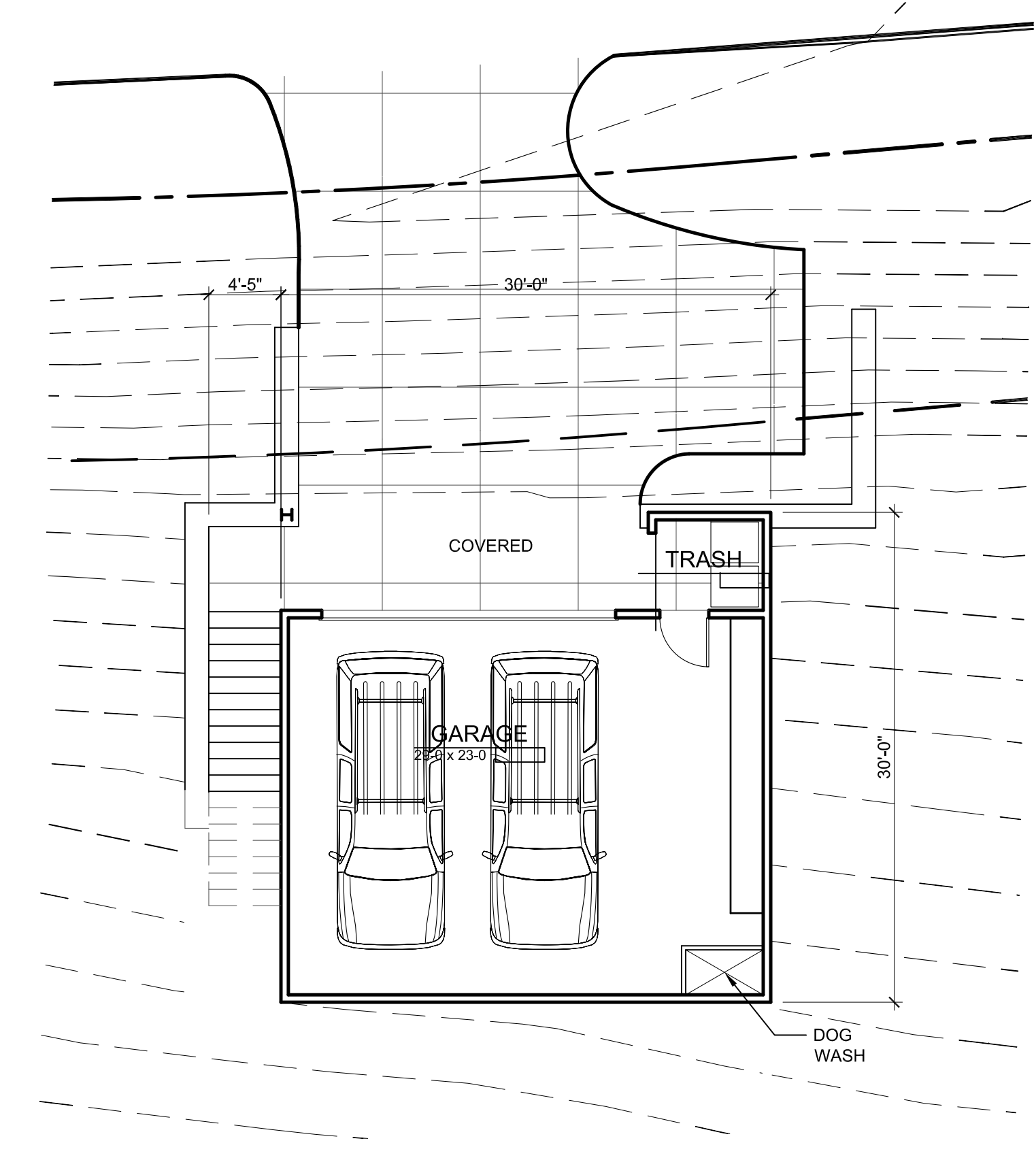
GROSS FLOOR AREA CALCULATIONS

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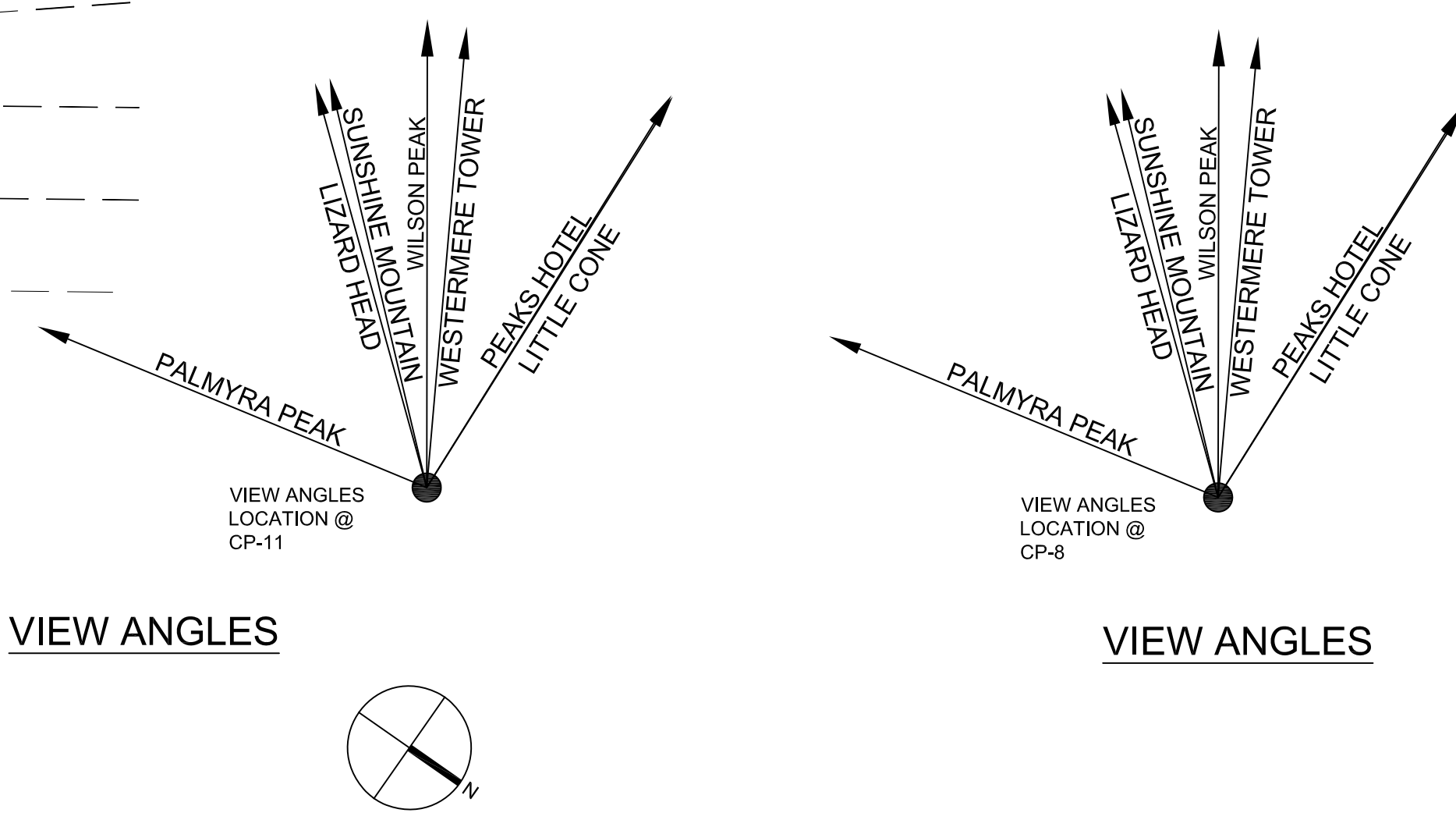
A2.2
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1 FLOOR PLAN - LEVEL 00 & ATTACHED GARAGE LEVEL 01
SCALE: 1/8" = 1'-0"



2 ATTACHED GARAGE FLOOR PLAN LEVEL 01
SCALE: 1/8" = 1'-0"



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FLOOR PLAN LEVEL 00

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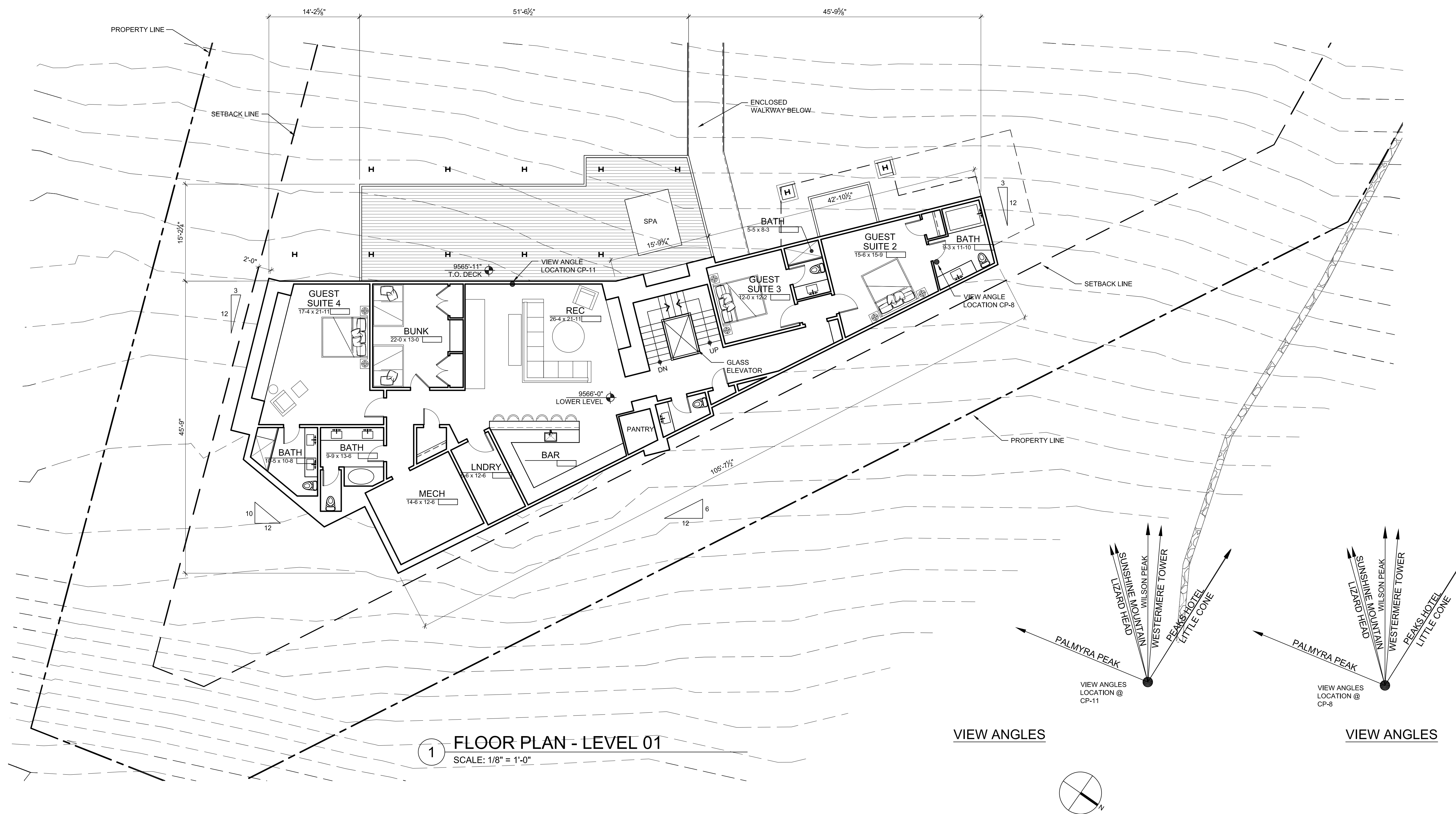
A2.3
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1 FLOOR PLAN - LEVEL 01
SCALE: 1/8" = 1'-0"

VIEW ANGLES

VIEW ANGLES

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FLOOR PLAN LEVEL 01

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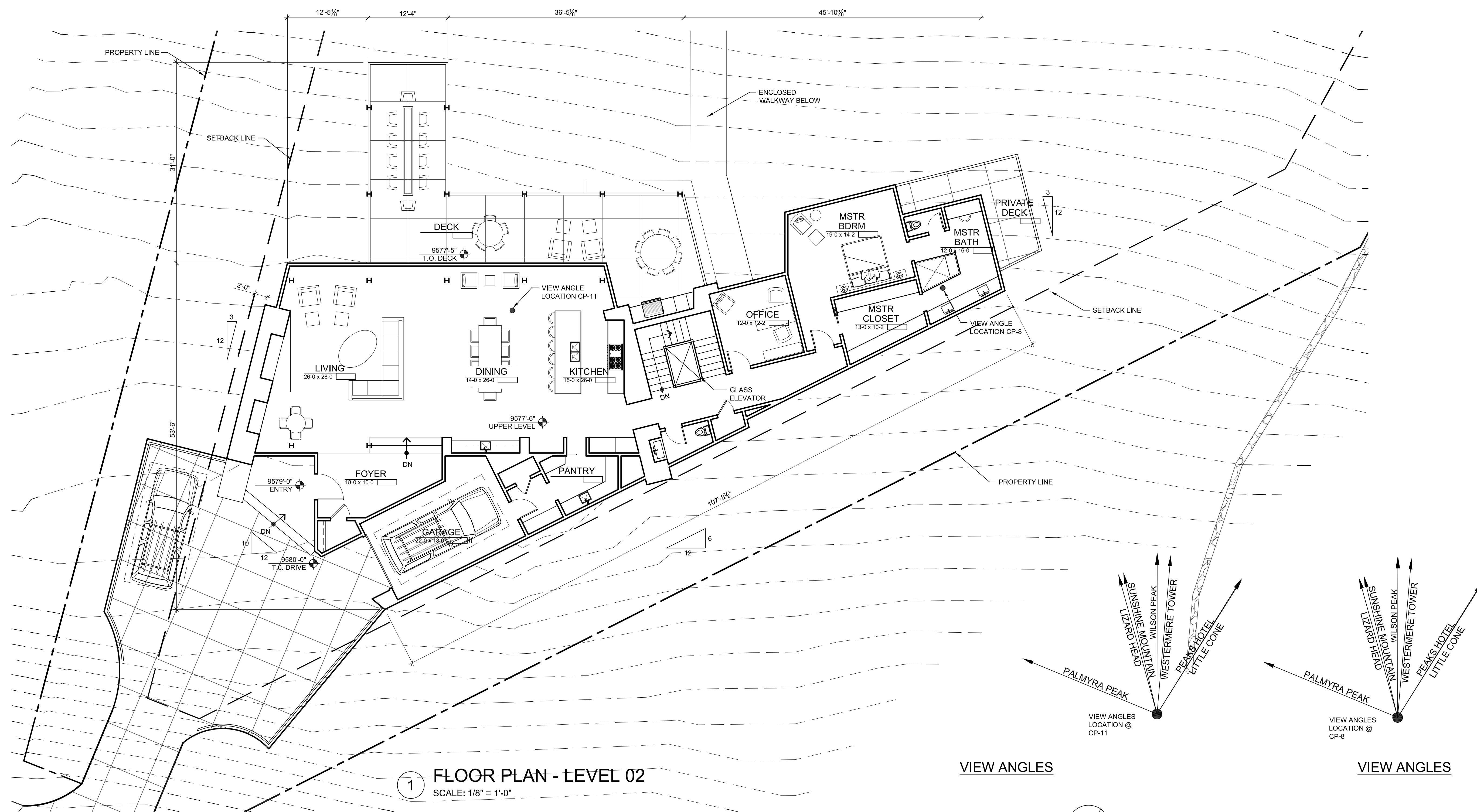
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1 FLOOR PLAN - LEVEL 02
SCALE: 1/8" = 1'-0"

VIEW ANGLES

VIEW ANGLES

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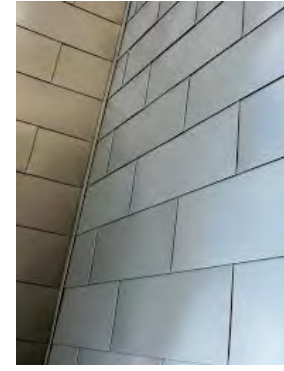




FLOOR PLAN LEVEL 02

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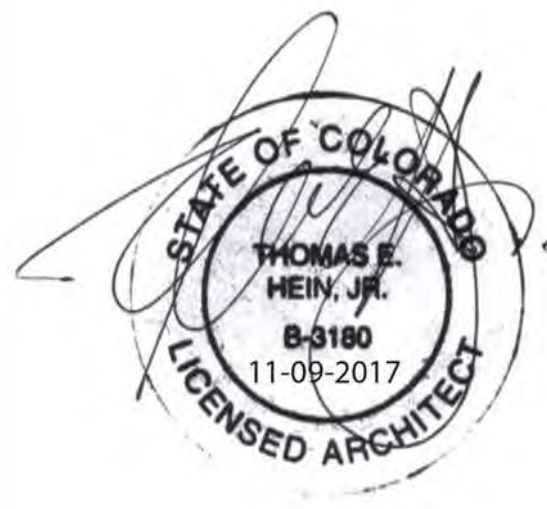
A2.5

NOT FOR CONSTRUCTION

MATERIAL KEY: (typ all elevations)

| | | | |
|--|---|---|--|
| STANDING SEAM BONDERIZED ROOF |  | INDIANA BUFF RUBBLE STONE W/ FLUSH MORTAR |  |
| 6" BARNWOOD W/ 1/4" REVEAL |  | BONDERIZED STEEL PANELS |  |
| EXTERIOR FLOATING PLASTER |  | INDIANA BUFF LIMESTONE VENEER |  |
| CORRUGATED, BONDERIZED METAL SIDING |  | | |
| EXPOSED W8-STEEL MEMBERS, PAINTED MED-GRAY |  | | |

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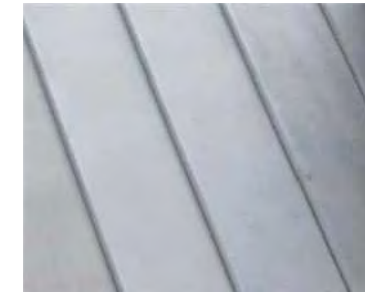


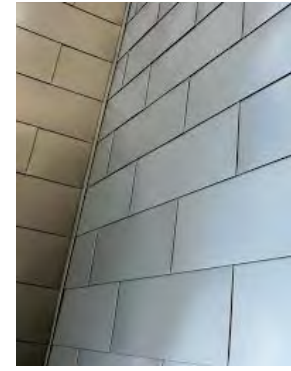




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SOUTH ELEVATION

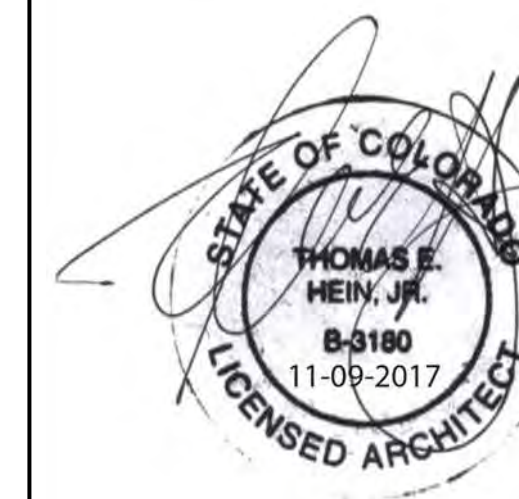
A3.1

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

MATERIAL KEY: (typ all elevations)

| | | | |
|--|---|---|--|
| STANDING SEAM BONDERIZED ROOF |  | INDIANA BUFF RUBBLE STONE W/ FLUSH MORTAR |  |
| 6" BARNWOOD W/ 1/4" REVEAL |  | BONDERIZED STEEL PANELS |  |
| EXTERIOR FLOATING PLASTER |  | INDIANA BUFF LIMESTONE VENEER |  |
| CORRUGATED, BONDERIZED METAL SIDING |  | | |
| EXPOSED W8-STEEL MEMBERS, PAINTED MED-GRAY |  | | |

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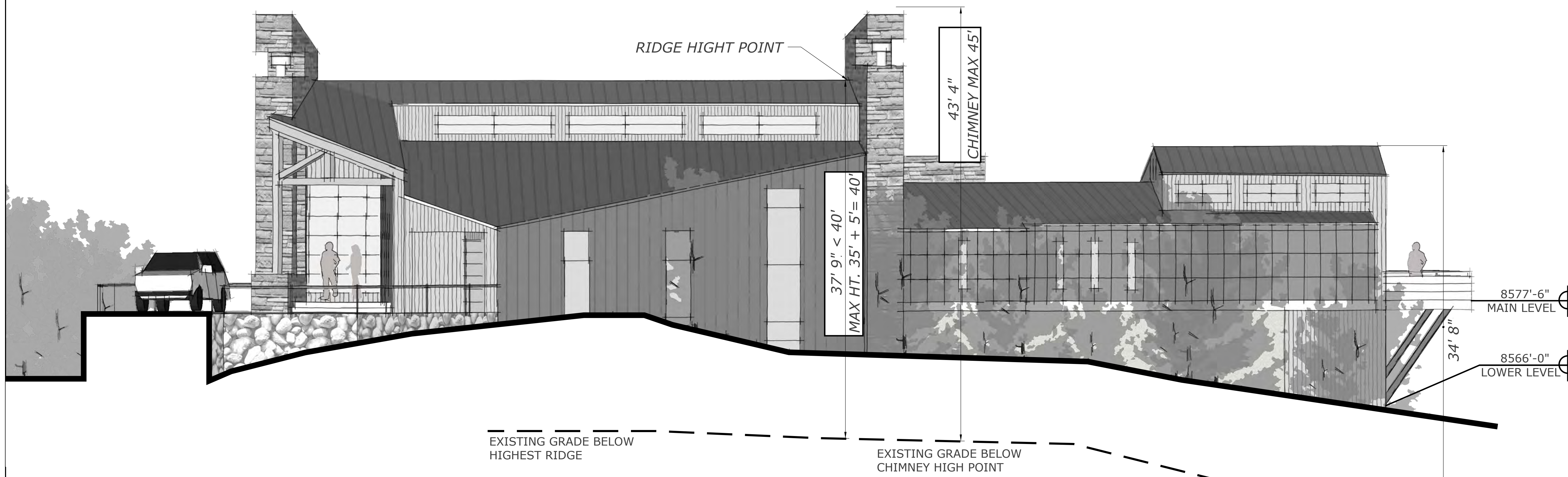


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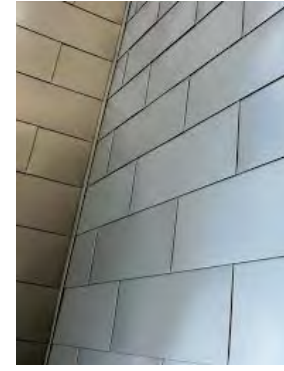




NORTH ELEVATION



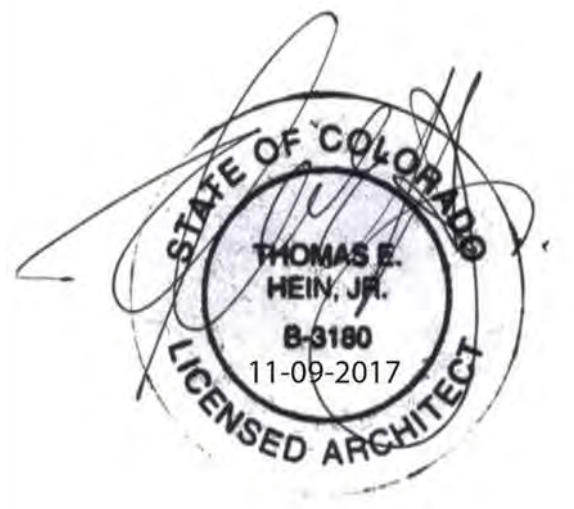
1 NORTH ELEVATION
 SCALE: 3/16"=1'-0"
 EXISTING GRADE BELOW HIGH RIDGE AT MASTER

A3.2

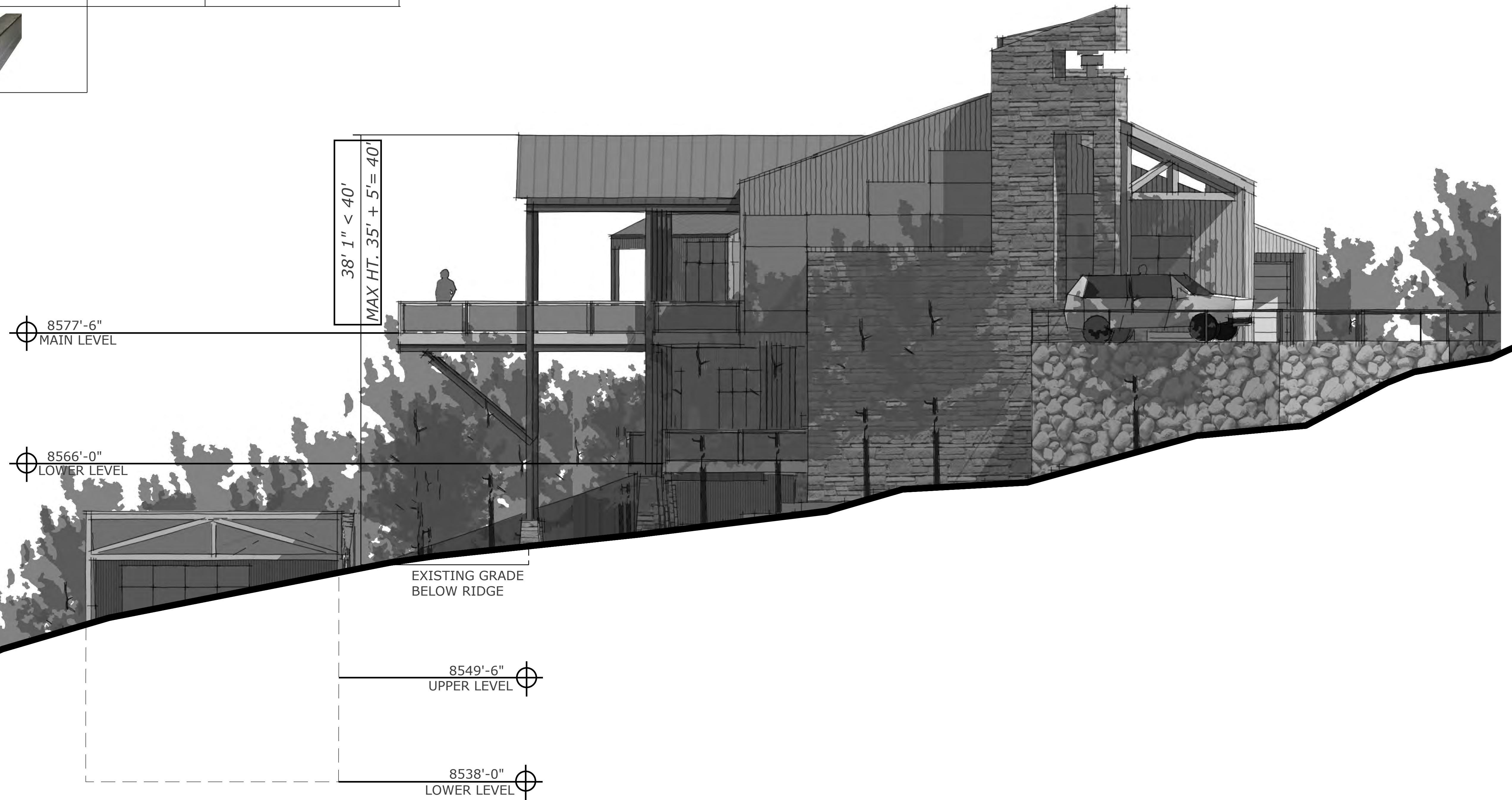
MATERIAL KEY: (typ all elevations)

| | | | |
|--|---|---|--|
| STANDING SEAM BONDERIZED ROOF |  | INDIANA BUFF RUBBLE STONE W/ FLUSH MORTAR |  |
| 6" BARNWOOD W/ 1/4" REVEAL |  | BONDERIZED STEEL PANELS |  |
| EXTERIOR FLOATING PLASTER |  | INDIANA BUFF LIMESTONE VENEER |  |
| CORRUGATED, BONDERIZED METAL SIDING |  | | |
| EXPOSED W8-STEEL MEMBERS, PAINTED MED-GRAY |  | | |

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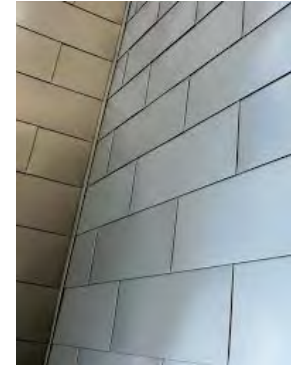




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EAST ELEVATION

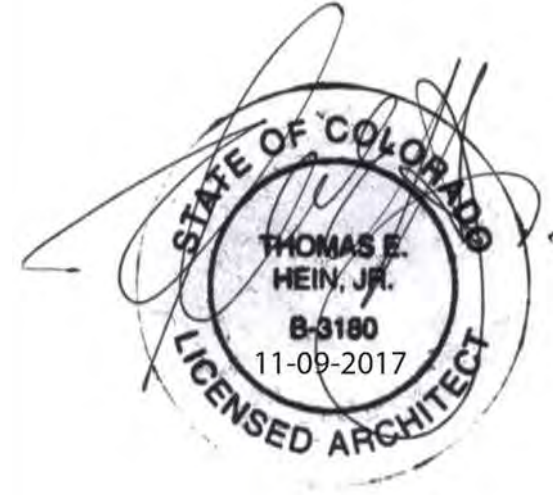
A3.3

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

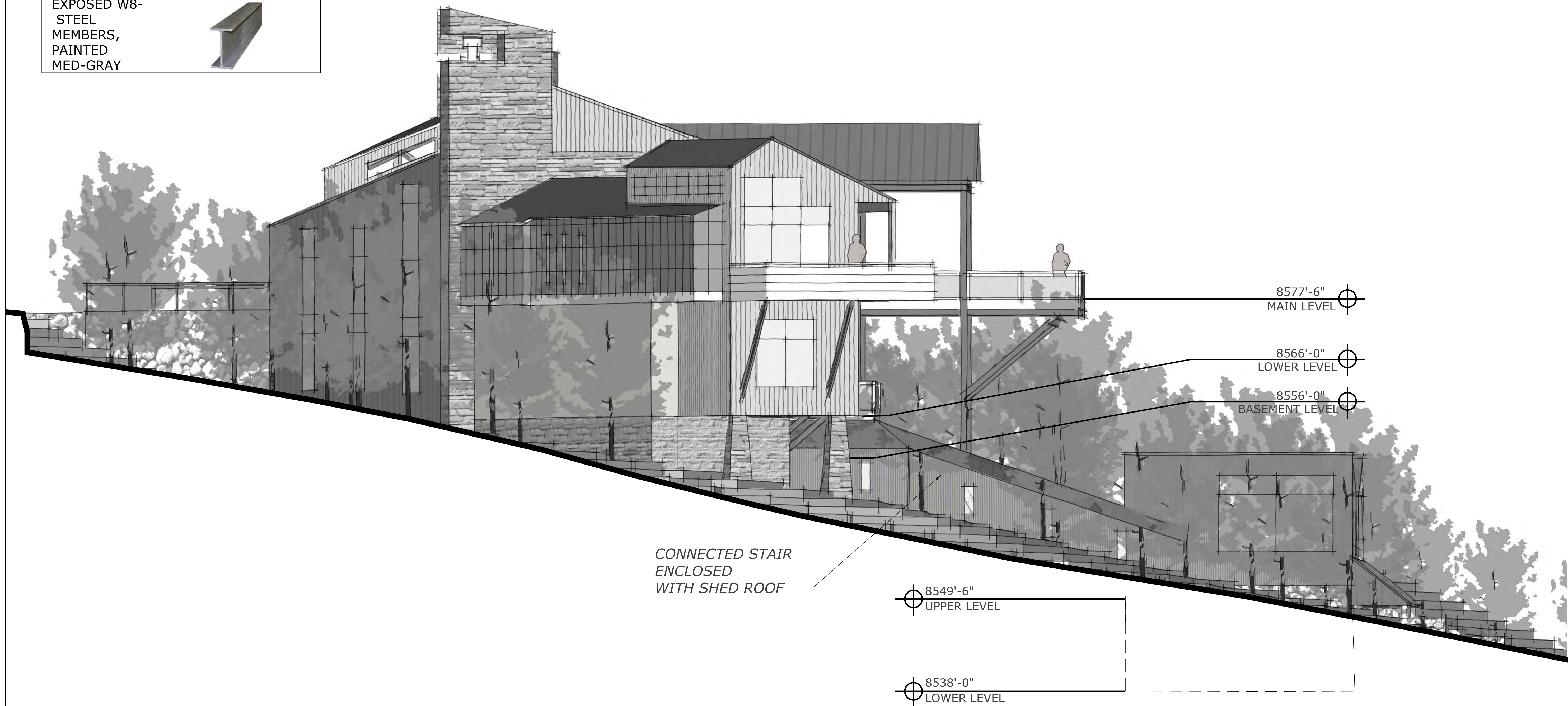
MATERIAL KEY: (typ all elevations)

| | | | |
|--|---|---|--|
| STANDING SEAM BONDERIZED ROOF |  | INDIANA BUFF RUBBLE STONE W/ FLUSH MORTAR |  |
| 6" BARNWOOD W/ 1/4" REVEAL |  | BONDERIZED STEEL PANELS |  |
| EXTERIOR FLOATING PLASTER |  | INDIANA BUFF LIMESTONE VENEER |  |
| CORRUGATED, BONDERIZED METAL SIDING |  | | |
| EXPOSED W8-STEEL MEMBERS, PAINTED MED-GRAY |  | | |

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CONNECTED STAIR
 ENCLOSED
 WITH SHED ROOF

**WYLER
 RESIDENCE**

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 MOUNTAIN VILLAGE, CO

**WEST
 ELEVATION**

A3.4

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



PLANNING & DEVELOPMENT SERVICES

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

TO: Design Review Board

FROM: Dave Bangert, Senior Planner/Town Forester

FOR: DRB Meeting on December 7, 2017

DATE: November 15, 2017

RE: Consideration of a Design Review Application for a new heated walkway into the southern General Easement on Lot 221AR.

APPLICATION OVERVIEW:

The purpose and intent of this memo is to have the Design Review Board review and evaluate the proposed new heated walkway that extends into the General Easement (GE) on Lot 221AR.

PROJECT GEOGRAPHY

Legal Description: Lot 221AR, Telluride Mountain Village
Address: 200 Wilson Peak
Applicant/Agent: Truline Architects
Owner: Jeff and Joanne Moody
Zoning: Single Family
Existing Use: Single Family
Lot Area: 0.618 acres

Adjacent Land Uses:

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

ATTACHMENTS

- Exhibit A: Narrative
- Exhibit B: Topographic survey
- Exhibit B: Proposed walkway plan

BACKGROUND

The owner's representative, Truline Architects, has submitted a Design Review application in accordance with the Community Development Code (CDC). The applicant is proposing a new heated walkway with three bollard LED path lights from the front door to the driveway. This walkway will extend into the southern General Easement. With this new walkway, the total square footage of heated surfaces will be 1,555 SQ FT. This will require an energy offset for the square footage above 1000 SQ FT. In 2015 the DRB approved an addition on this lot with a new garage and a second driveway cut. It was proposed at the time that the old driveway would be converted to a 9' wide stone path. In subsequent landscape plans this path was eliminated but there was still a need to have access to the front entry. Staff concludes that the proposed new

encroachments will not adversely affect any surrounding properties. The Public Works Department has no issues with the additional encroachments into the GE and has no future plans to use these GE's.

ANALYSIS OF RELEVANT CODE SECTIONS

17.3.14 General Easement Setbacks

C. All general easement setbacks or other setbacks shall be maintained in a natural, undisturbed state to provide buffering to surrounding land uses and to maintain the ability to conduct any of the general easement allowed uses.

D. All above- and below-grade structures or structural components (soil nailing, etc.), earth disturbance, or ground level site development such as walks, hardscape, terraces and patios shall be located outside of the general easement setback or other setbacks on each lot within the allowable building area of a lot.

E. The following development activities are permitted in the general easement setback or other setbacks subject to the applicable review process and Design Regulations:

1. Review authority approved accessways for direct access, including driveways, walkways, and ski trails and ski lifts for ski area access.
 - a. Accessway impacts to the general easement shall be minimized to the extent practical, such as a perpendicular crossing of the easement setback area.
 - b. Accessways shall not exceed the minimum Town standards for construction, such as the minimum width.
2. Utilities;
 - a. To the extent practical, all utilities shall follow a driveway alignment.
3. Address monuments;
4. Natural landscaping without any man-made materials or hardscape;
5. Fire mitigation and forestry management without substantial earthwork;
6. Construction staging provided:
 - a. The area proposed for such staging is devoid of naturally occurring trees or other naturally occurring vegetation; or
 - b. The DRB is approving disturbance in the general easement for another proposed improvement such as a driveway, utility cut, or skier access, and the area can be used for staging until the approved improvement is constructed; and
7. Other uses as provided for in the definition of general easement.

F. The DRB may waive the general easement setback or other setbacks and allow for prohibited activities provided:

1. The applicant has demonstrated that avoiding grading and disturbance in the general easement setback would create a hardship, and there is not a practicable alternative that allows for reasonable use of the lot;
2. The disturbance in the general easement setback is due to natural features of the site, such as steep slopes, wetlands and streams;
3. No unreasonable negative impacts result to the surrounding properties;
4. The general easement setback or other setback will be revegetated and landscaped in a natural state;
5. The Public Works Department has approved the permanent above-grade and below-grade improvements;
6. The applicant will enter into an encroachment agreement with the Town with the form and substance prescribed by the Town; and

7. Encroachments into the general easement setback or other setbacks are mitigated by appropriate landscaping, buffering and other measures directly related to mitigating the encroachment impacts.

STAFF ANALYSIS

The applicant is proposing a new heated walkway for access from the driveway to the front entry that will encroach into the southern General Easement. Staff feels these encroachments will not cause any negative impacts to surrounding properties. The Public Works Department found no issue with the proposed GE encroachment.

STAFF RECOMMENDATION

Staff recommends approval the General Easement encroachment proposed by the applicant, Truline Architects, on Lot 221AR with the following motion:

“I move to approve the application by Truline Architects to add a heated walkway into the southern General Easement with a new General Easement encroachment agreement, with a new Improvement Location Certificate, between the owners of Lot 221AR and the Town of Mountain Village”.



Nov. 13, 2017

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

Subj: Design Narrative – Moody Residence – 200 Wilson Peak Drive
Mtn. Village, Colorado
Cc/Fortenberry & AG, CC cc: DRB members

Dear Michelle and Dave,

Enclosed is our class 1 application for minor revisions at 200 Wilson Peak Drive. Per our site walk with Mr. Bangert on 10/31 we are submitting approval plans for the proposed sidewalk from our new garage area to the existing house front door. This new sidewalk is the primary entrance for the property, and located out of the right-of-way. The sidewalk does however cross the G.E. We would also like the sidewalk to be heated. The total exterior heated surface area of the sidewalk is 680 SF. This proposed change came about after our landscape installation this fall 2017. It just made more sense with this design for the sidewalk to connect from the new driveway to the front door. Please review the attached site photos.

The other application contents are to be reviewed at a staff level. These changes include a new door and window at the old garage, utility screening, and a trash enclosure.

We have discussed our exterior heat melt calculations and we are aware that we must pay fees on the excess of 555 SF. Our current plans are showing a total of 1,555 SF of exterior heated surfaces.

Thank you for your time,
Luke Trujillo AIA
Principal Architect – TruLinea Architects Inc.
www.TruLinea.com
Cell: (970) 708-1445



Sidewalk approved in 2014 does not work with grades and access to street from this view



Existing 1 car garage door to be removed and replaced with one small door and window



This photos depicts the new sidewalk from the new driveway to the existing house front door



Utilities are to be screened – trash enclosure is in this same corner location



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: LUKE TRULINE AIA E-mail Address: trulinea@gmail.com Mailing Address: 113 Lost Creek Lane Phone: 708-1445 City: Mtn. Village State: CO Zip Code: 81435 Mountain Village Business License Number: 01106

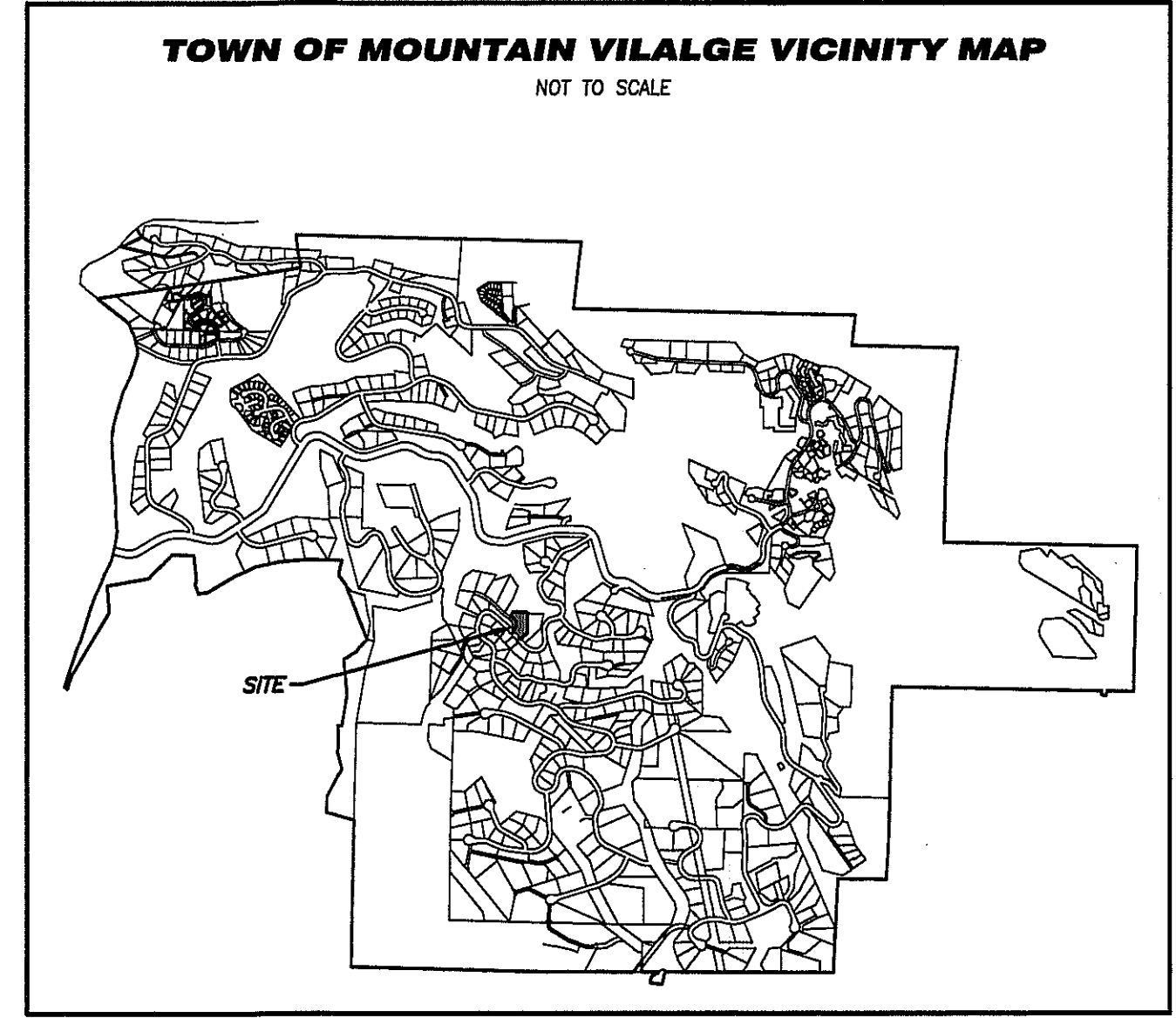
PROPERTY INFORMATION

Physical Address: 200 Wilson Peak Dr. Acreage: .618 Zone District: R Zoning Designations: R Density Assigned to the Lot or Site: 40% Legal Description: LOT - 221 - AR Existing Land Uses: R Proposed Land Uses: R

OWNER INFORMATION

Property Owner: JEFF & JOANNE MORPHY E-mail Address: jmorphy@444@gmail.com Mailing Address: 148 Glencairn Ave. Phone: 416-419-4880 City: Toronto, Ontario, M4R 1M9 State: CANADA Zip Code:

DESCRIPTION OF REQUEST - SIDEWALK APPROVAL IN G.E. - UTILITY SCREENING - TRASH ENCLOSURE - NEW WINDOW & DOOR @ OLD GARAGE.



- NOTES**
- Approval of this plan may create a vested property right pursuant to Article 68 of Title 24, C.R.S., as amended.
 - Easement research from Land Title Guarantee Company Commitment No. 1LR66004401 dated December 22, 2014 at 5:00 P.M.
 - BASIS OF BEARINGS.** The Bearing along the northeasterly boundary of Lot 221B, as monumented hereon, was assumed to have the record bearing of S13°24'19"W according to the plat of Telluride Mountain Village, Filing 6 recorded in Plat Book 1 at page 699.
 - Notice is hereby given that the area included in the plat described herein is subject to the regulations of the Community Development Code, March 2012 as amended.
 - NOTES OF CLARIFICATION**
 - The Configuration of the following lots, tracts, and right-of-way have been modified by this plat:
None
 - The following lots have been created by this plat:
None
 - The following lots have been deleted by this plat:
None
 - Zoning and land use designations are as set forth on the Town's Official Zoning Map, Official Land Use and Density Allocation List and any duly adopted resolutions or ordinances governing the property which is the subject of this plat.
 - The approval of this plat vacates all prior plats for the area described in the legal description as shown hereon in the certificate of ownership.
 - NOTICE:** According to Colorado law you must commence any legal action based upon 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.
 - The purpose of this plat is to vacate the Utility Easement per Plat Book 1, page 1203.

RECORDER'S CERTIFICATE

This plat was filed for record in the Office of the San Miguel County Clerk and Recorder on this 21st day of April, 2015, at Plat Book 1, Page 4716, Reception No. 437265, Time 11:46.

M. Kathleen Erie
 San Miguel County Clerk
 by: Stephanie Vandamme - DEPUTY

TOWN OF MOUNTAIN VILAGE APPROVAL

I, Daniel J. Jansen, as Mayor of the Town of Mountain Village, Colorado, do hereby certify that this plat has been approved by the Town Council in the same resolution that has authorized and directed me to execute this document.

Daniel J. Jansen
 By: Daniel Jansen, as Mayor
 Date: 3-10-15

ACKNOWLEDGMENT

State of Colorado }
 County of San Miguel } ss

The foregoing signature was acknowledged before me this 10th day of March, 2015 A.D. by Daniel J. Jansen, as Mayor, Town of Mountain Village.

My commission expires 9-28-2015

Witness my hand and seal.

Susan A. Johnson
 Notary Public

EASEMENT VACATION

The undersigned being the beneficiaries of record of those portions of land labeled as Utility Easement as established on the property as shown hereon by the Plat of record filed in the Office of the Clerk and Recorder of San Miguel County do hereby vacate and relinquish that portion of said easement as shown vacated on this Plat.

TSG Ski & Golf, LLC, a Delaware limited liability company

By: Jeff Prostein, Vice President

ACKNOWLEDGMENT

State of Colorado }
 County of San Miguel } ss

The foregoing signature was acknowledged before me this 3rd day of March, 2015 by Jeff Prostein, as Vice President of TSG Ski & Golf, LLC, a general partner of the TSG Ski & Golf, LLC, a Delaware limited liability company.

My commission expires: 11/11/17

Witness my hand and official seal.

Stefanie C. Solomon
 Notary Public
 State of Colorado
 Notary ID 20004018586
 My Commission Expires 11/11/17

Town of Mountain Village

By: Daniel Jansen, as Mayor, Town of Mountain Village, Colorado

ACKNOWLEDGMENT

State of Colorado }
 County of San Miguel } ss

The foregoing signature was acknowledged before me this 9th day of March, 2015 A.D. by Daniel Jansen, as Mayor, Town of Mountain Village, Colorado

My commission expires 9-28-2015

Witness my hand and seal.

Susan A. Johnson
 Notary Public

Telluride Mountain Village Resort Co., a Colorado non-profit corporation, doing business as Mountain Village Owner's Association, Inc.

By: Anton Benitez, President

ACKNOWLEDGMENT

State of Colorado }
 County of SAN MIGUEL } ss

The foregoing signature was acknowledged before me this 16th day of March, 2015 A.D. by ANTON BENITEZ, as President of Mountain Village Owner's Association.

My commission expires JUNE 5, 2018

Witness my hand and seal.

JANE MAKINOFF
 Notary Public

CERTIFICATE OF OWNERSHIP

KNOW ALL PERSONS BY THESE PRESENTS that Jeffrey W. Moody, being the owner in fee simple of all real property described as follows, does hereby make an Amendment to the Final Plat of said real property in accordance with the Amendment to the Final Plat shown hereon.

LOT 221-AR, A REPLAT OF LOTS 221-A AND 221-B, TELLURIDE MOUNTAIN VILAGE, FILING 6 PHASE 2, ACCORDING TO THE PLAT RECORDED JANUARY 08, 2007 IN PLAT BOOK 1 AT PAGE 3794, COUNTY OF SAN MIGUEL, STATE OF COLORADO.

OWNER: Jeffrey W. Moody

ACKNOWLEDGMENT

State of Colorado }
 County of San Miguel } ss

The foregoing signature was acknowledged before me this 26th day of January, 2015 A.D. by Jeffrey W. Moody.

My commission expires March 27, 2015

Witness my hand and seal.

Damon Todd
 Notary Public

DAMON TODD
 NOTARY PUBLIC
 STATE OF COLORADO
 NOTARY ID 20144013547
 MY COMMISSION EXPIRES MARCH 27, 2015

SURVEYOR'S CERTIFICATE

I, Jeffrey C. Haskell of Foley Associates, Inc., a Professional Land Surveyor licensed under the laws of the State of Colorado, do hereby certify that this AMENDMENT TO THE FINAL PLAT OF LOT 221AR, TELLURIDE MOUNTAIN VILAGE, FILING 6, shown hereon has been prepared under my direct responsibility and checking and accurately represents a survey conducted under my direct supervision. This survey complies with applicable provisions of Title 38, Article 51, C.R.S. to the best of my knowledge and belief. I further certify that all monuments and markers were set as required by the Town of Mountain Village Community Development Code Articles 50 and 51 of Title 38, C.R.S.

IN WITNESS WHEREOF, I here unto affix my hand and official seal this 15th day of February, A.D. 2015.

Jeffrey C. Haskell
 Land Surveyor

P.L.S. 3797

1/15/15

TITLE INSURANCE COMPANY CERTIFICATE

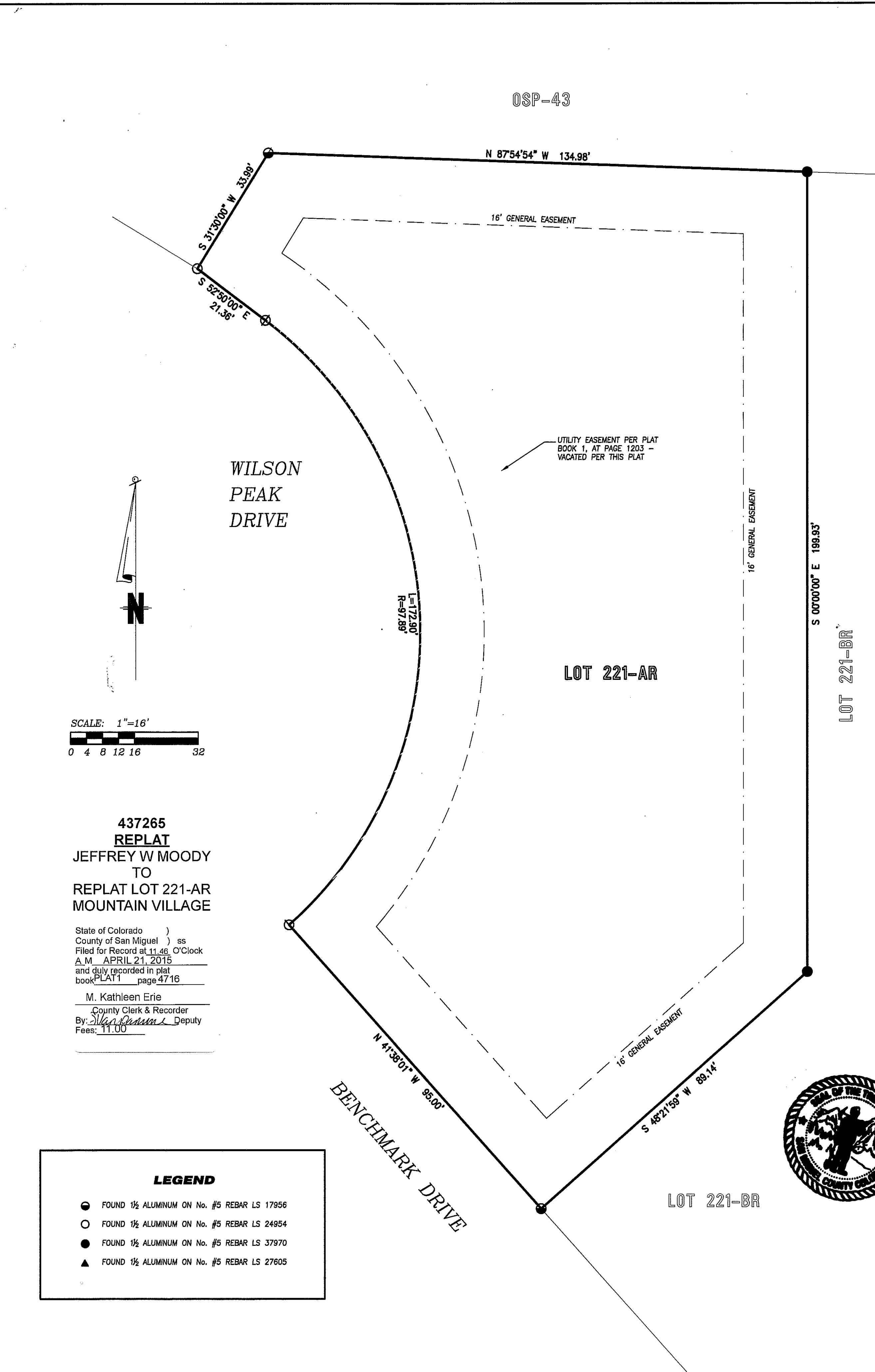
Land Title Guarantee Company does hereby certify that we have examined the title to the lands herein shown on this Amendment to the Final Plat and that the title to this land is in the name of Jeffrey W. Moody and is free and clear of all liens and taxes, except as follows: ad valorem taxes

1/19/15

COUNTY TREASURER'S CERTIFICATE

I certify that according to the records in the San Miguel County Treasurer's office, there are no liens against the property included in the subdivision, or any part thereof, for unpaid State, county or municipal ad valorem taxes or special assessments certified to the County Treasurer for collection.

Ann Markuson
 San Miguel County Treasurer - Deputy



SCALE: 1"=16'
 0 4 8 12 16 32

437265
REPLAT
 JEFFREY W MOODY
 TO
 REPLAT LOT 221-AR
 MOUNTAIN VILAGE

State of Colorado }
 County of San Miguel } ss
 Filed for Record at 11:46 O'Clock
 A.M. APRIL 21, 2015
 and duly recorded in plat
 book PLAT 1 page 4716

M. Kathleen Erie
 County Clerk & Recorder
 By: Stephanie Vandamme - Deputy
 Fees: 11.00

- LEGEND**
- FOUND 1/2 ALUMINUM ON No. #5 REBAR LS 17956
 - FOUND 1/2 ALUMINUM ON No. #5 REBAR LS 24954
 - FOUND 1/2 ALUMINUM ON No. #5 REBAR LS 37970
 - ▲ FOUND 1/2 ALUMINUM ON No. #5 REBAR LS 27605

AMENDMENT TO THE FINAL PLAT FOR LOT 221AR, TELLURIDE MOUNTAIN VILAGE, FILING 6, LOCATED IN THE NE1/4 OF SECTION 4, T.42N., R.9W., N.M.P.M., TOWN OF MOUNTAIN VILAGE, COUNTY OF SAN MIGUEL, STATE OF COLORADO

| Project Mgr: | JH | Rev: | description | date | by: |
|--------------|-------|------|-------------|------|-----|
| Technician: | JH | | | | |
| Checked by: | | | | | |
| Start date: | 12-14 | | | | |

FOLEY ASSOCIATES, INC.
 ENGINEERING - PLANNING - SURVEYING

970-728-6153 970-728-6050 fax
 P.O. BOX 1385
 125 W. PACIFIC, SUITE B-1
 TELLURIDE, COLORADO 81435

Drawing path: \\dwg\Replat 12-14
 Sheet1 of 1
 Project #: 90204

SPECIFICATIONS

DESCRIPTION:
Sleek square LED path light. Suitable for wet/damp/dry location installations.

MATERIAL:
Standard overall material is 6061 aluminum.

FINISH:
AA - Anodized Satin Aluminum
AP - Powder Coat Aluminum
BK - Powder Coat Black
BZ - Powder Coat Bronze
WT - Powder Coat White

LED OPTIONS:
Integral high output LED, warm white (3000K CCT) standard, others available. LED is MLV dimmable.
3LED - 3W LED
8LED - 8W LED

VOLTAGE:
12 - 12 VAC output transformer required, not included.

MOUNTING:
Fixtures mount directly to standard Hevi Lite ground mounts with 1/2-NPS thread. Fixtures with stem extensions mount directly to wood or concrete surfaces. Stem extensions are equipped with wiring compartment, (1) opening for 1/2" conduit or 1/2-NPS mount and (4) 1/4" holes for concrete anchors.

GM-1 - Composite mounting spike
GM-2 - Cast mounting spike
GM-3 - Stainless steel triple prong spike
GM-4 - Stainless steel triple prong spike w/ j-box
GM-5 - ABS mounting spike w/ wiring compartment
GM-6 - Cast mounting spike with wiring box
GM-7 - Cork screw style mounting spike
GM-8 - Cast in grade j-box
GM-9 - Landscape power post

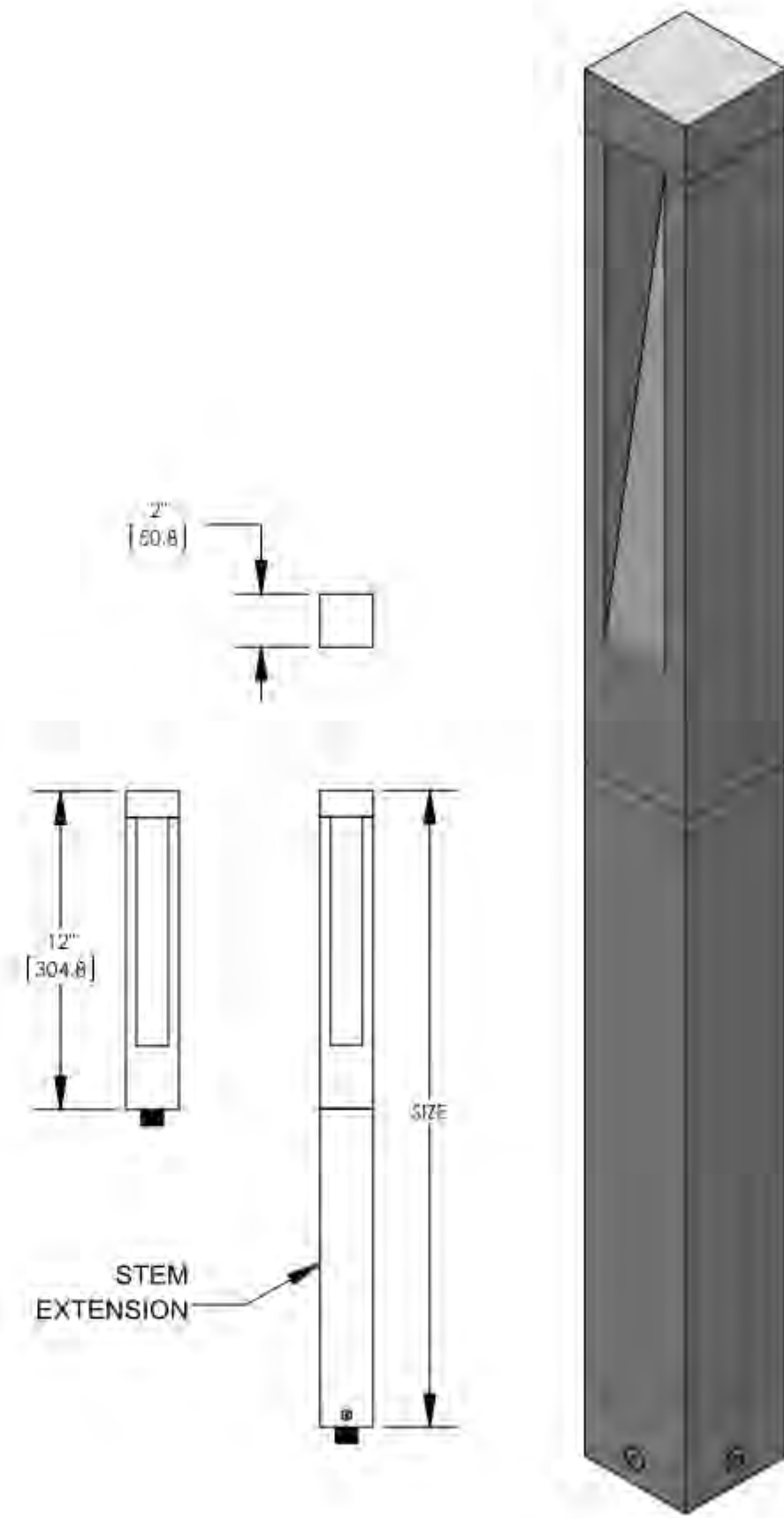
SIZES:
Standard fixture height is 12". Four standard stem extension available, custom lengths available upon request.

12 - 12" Overall Length
15 - 15" Overall Length
18 - 18" Overall Length
24 - 24" Overall Length
30 - 30" Overall Length

SAMPLE ORDER SPECIFICATION:
HL-6500-BZ-8LED-12-12

RATING:
Wet/damp/dry location.

MADE IN THE USA



ORDER SPECIFICATION:

PROJECT:

APPROVED:

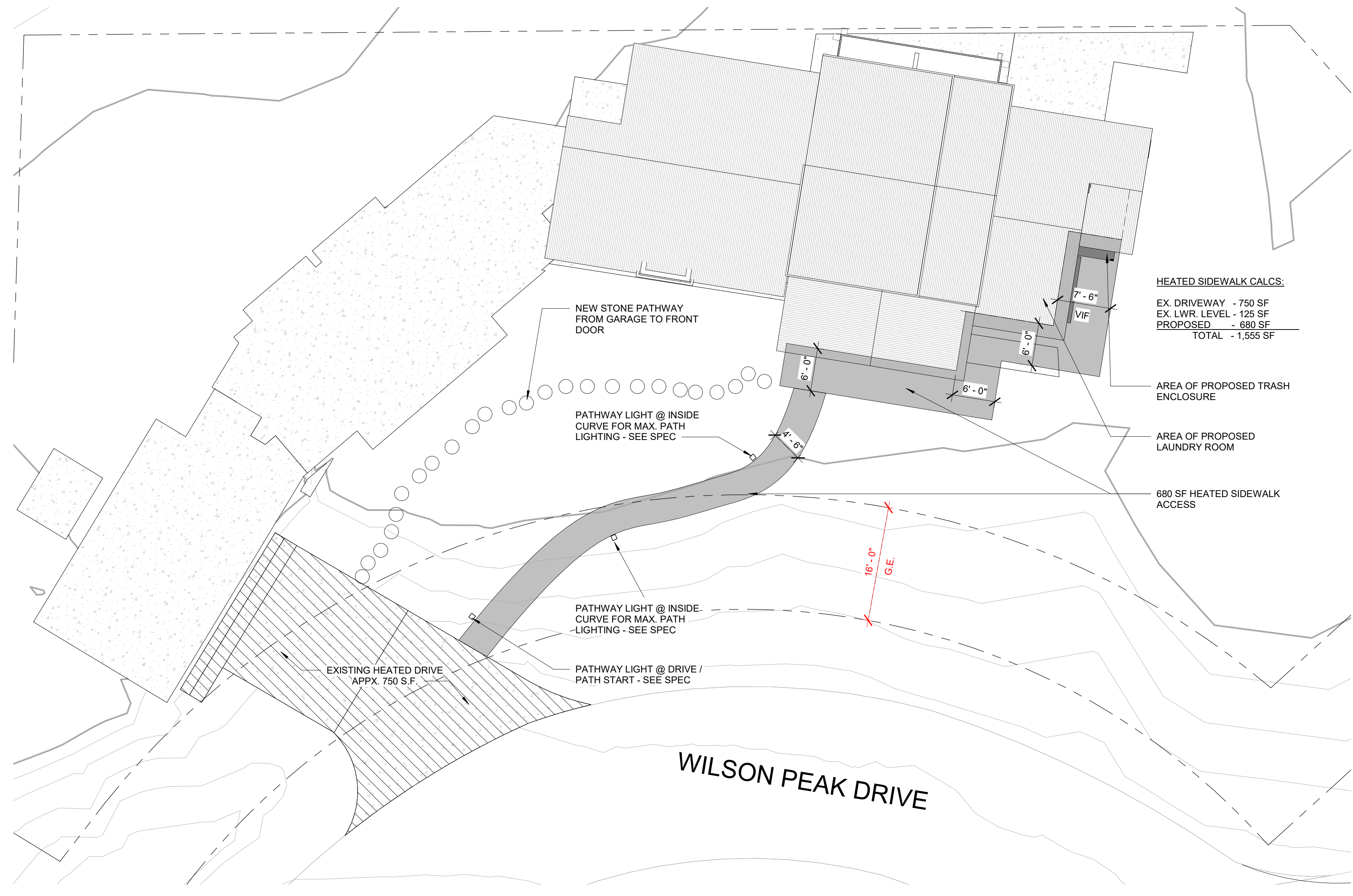
NOTE:

TYPE:

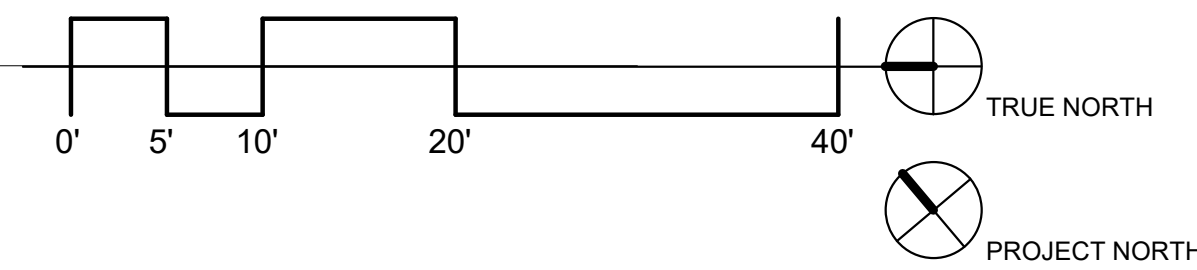
HEVI LITE, INC.
9714 Varel Ave, Chatsworth, CA 91311
Tel. (818) 341-8091 - Fax (818) 998-1986
Web Site <http://www.hevilitelighting.com>

CATALOG NUMBER:
HL-6500

THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF HEVI LITE, INC. ANY REPRODUCTION IN PART OR WHOLE WITHOUT THE WRITTEN PERMISSION OF HEVI LITE, INC. IS PROHIBITED.



1 PROPOSED SITE PLAN
1" = 10'-0"



NOTE: THESE ARCHITECTURAL PLANS ARE CONCEPTUAL AND BASED UPON CURRENT KNOWLEDGE AND DATA RELATED TO NEW CDC RULES IN THE MOUNTAIN VILLAGE. ALL PLANS, IDEAS AND USES ARE COPYRIGHT AND PROPERTY OF TRULINEA ARCHITECTS, INC.

THE MOODY CABIN
200 WILSON PEAK DRIVE, MOUNTAIN VILLAGE, CO 81435

| # | SUBMISSION | DATE |
|---|-----------------|----------|
| 1 | LAUNDRY/TRASH | 17.09.05 |
| 2 | WALKS/LAU/TRASH | 17.10.20 |

Plans reviewed and submitted by
LUKE TRUJILLO AIA
2017.11.13

| | |
|----------------|--------------|
| Project number | MOODY CABIN |
| Date | 2017.11.10 |
| Modeled by | AG |
| Checked by | LT |
| Scale | As indicated |

copyright © TruLinea Architects, Inc. 2015
2017.11.10

AS1.1

PROPOSED SITE PLAN

SPECIFICATIONS

DESCRIPTION:
Compact adjustable LED accent fixture.
Suitable for wet/damp/dry location installations.

MATERIAL:
Standard overall material is 6061 aluminum.
HL-360-xLED - Machined Aluminum
HL-360-xLED-2b - Machined Brass

FINISH:
AA - Anodized Satin Aluminum
AP - Powder Coat Aluminum
BK - Powder Coat Black
BZ - Powder Coat Bronze
WT - Powder Coat White
N - Natural, for Brass

LED OPTIONS
Integral high output LED, warm white (3000K CCT) standard, others available.
3LED - 3W LED
8LED - 8W LED

Optics
SP - Spot, 12°
NF - Narrow Flood, 24°
FL - Flood, 36°

VOLTAGE:
12 - 12 VAC output transformer required, not included.

MOUNTING:
Fixture is designed with a 1/2-NPS adjustable mounting stem.

OPTIONS:
Glare shields
GL-10 - Short Angled, aluminum
GL-11 - Angled, aluminum
GL-12 - Angled, brass
GL-13 - Straight, aluminum
GL-14 - Straight, brass

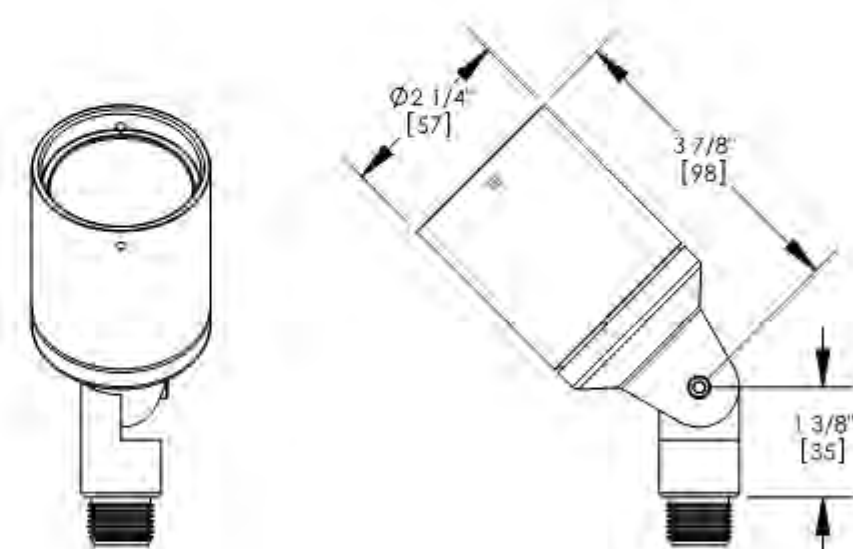
Lenses/Louvers/Color Filters
LA-1 - Hexcell Louver (Black)
LA-2 - Prismatic lens
LA-3 - Linear spread lens
LA-4 - Soft focus lens (diffused)
LA-5 - Moonlight lens
LA-6 - Blue lens

See fixture accessories for more information.
SAMPLE ORDER SPECIFICATION:
HL-360-3LED-BZ-NF-12-GL-12

RATING:
Wet/damp/dry location.



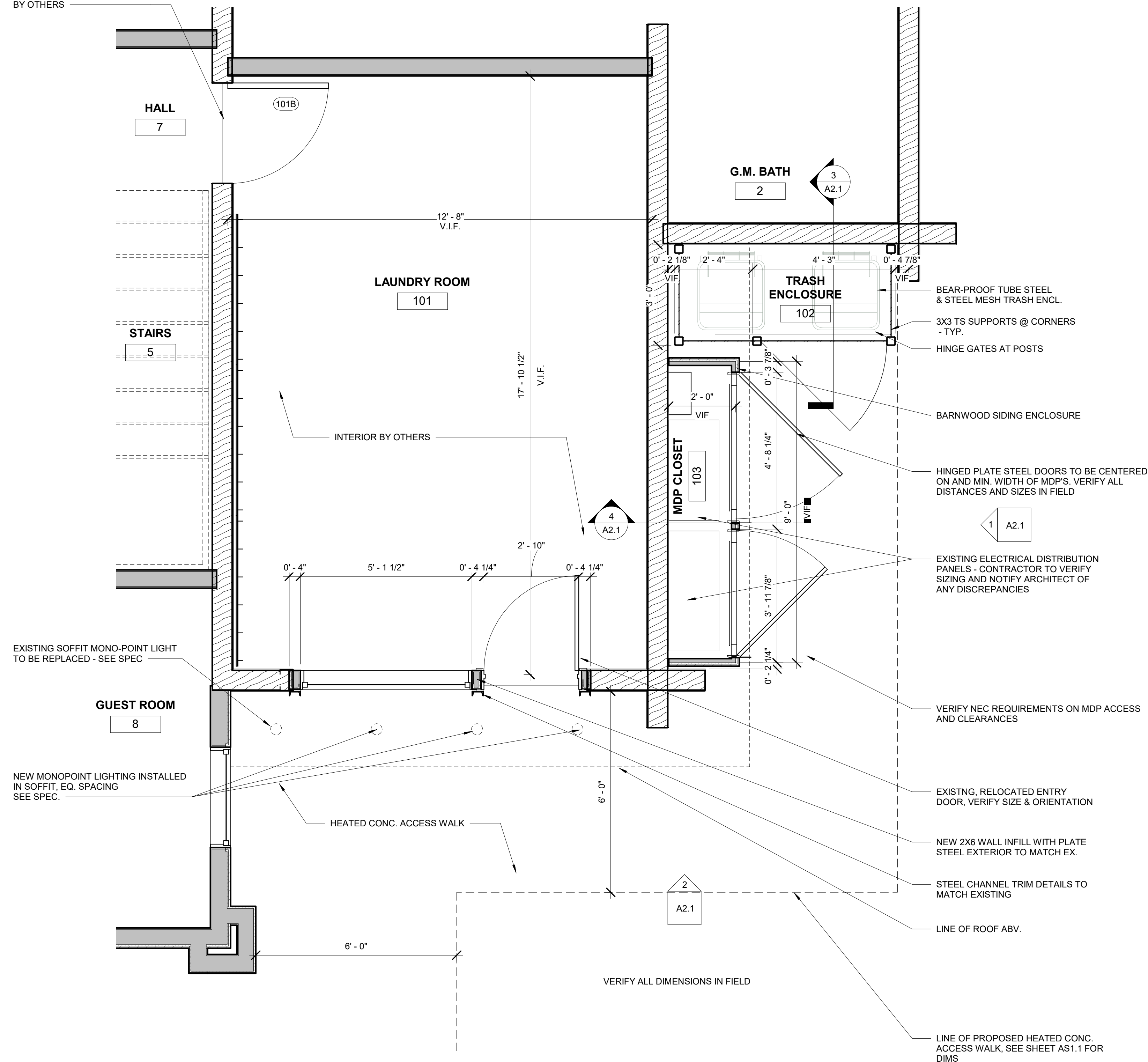
MADE IN THE USA



| | | | | | |
|----------------------|---------|---|--------|---------|----------------|
| ORDER SPECIFICATION: | Fixture | Finish | Optics | Voltage | Options/Access |
| PROJECT: | | | | | |
| APPROVED: | | | | | |
| NOTE: | | | | | |
| TYPE: | | | | | |
| | | <p>9714 Variel Ave, Chatsworth, CA 91311 Tel. (818) 341-8091 - Fax (818) 998-1986 Web Site http://www.hevilitelighting.com</p> <p>CATALOG NUMBER: HL-360-LED</p> | | | |

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INTERIOR FINISH FLOOR HT.
TO MATCH EXISTING, DETAILS
BY OTHERS



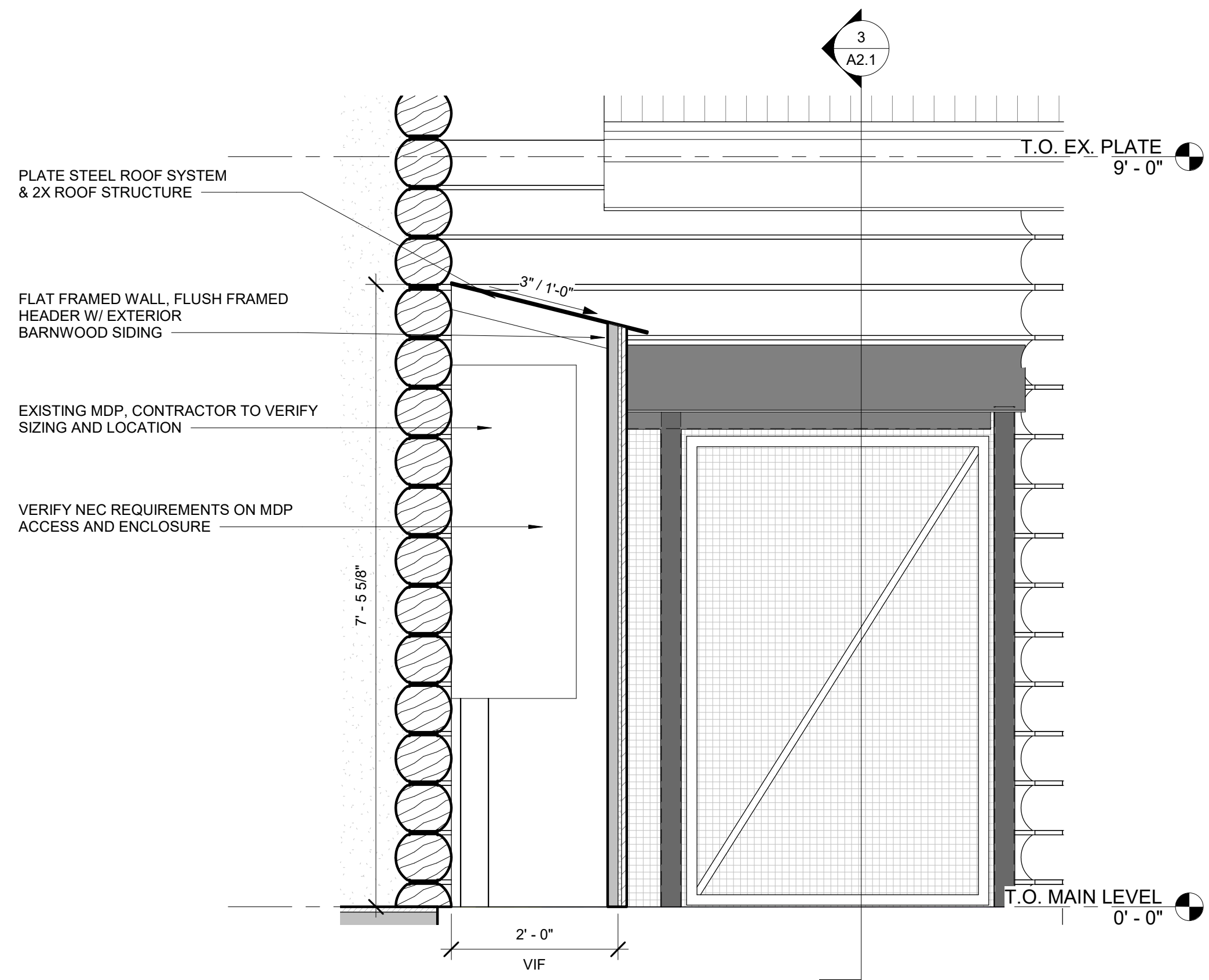
1 PROPOSED - FLOOR PLAN
1/2" = 1'-0"

NOTE: THESE ARCHITECTURAL PLANS ARE CONCEPTUAL AND BASED UPON CURRENT KNOWLEDGE AND DATA RELATED TO NEW CODE RULES IN THE MOUNTAIN VILLAGE. ALL PLANS, IDEAS AND USES ARE COPYRIGHT AND PROPERTY OF TRULINE ARCHITECTS, INC.

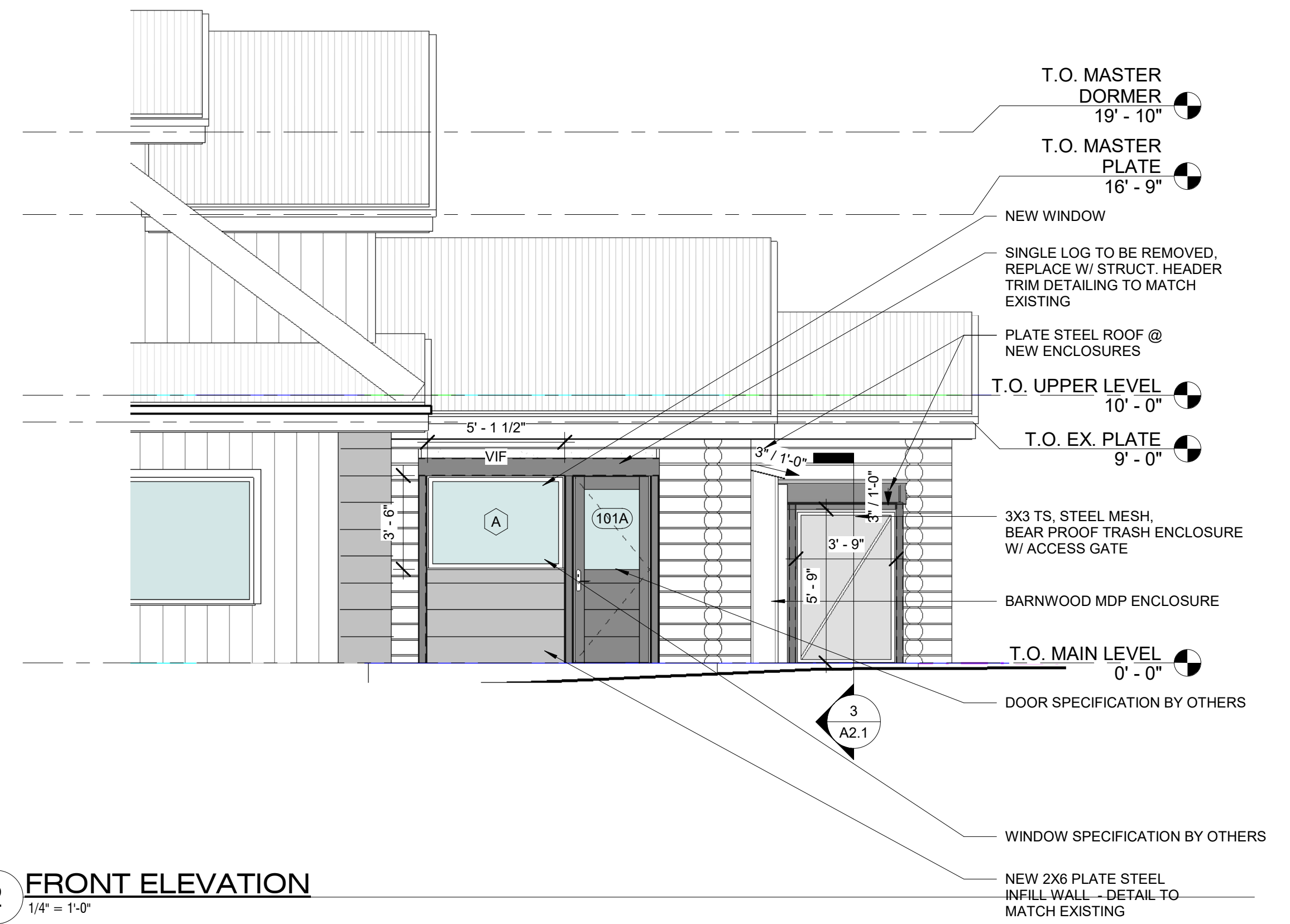
| # | SUBMISSION | DATE |
|---|-----------------|----------|
| 1 | LAUNDRY/TRASH | 17.09.05 |
| 2 | WALKS/LAU/TRASH | 17.10.20 |

| | |
|----------------|--------------|
| Project number | MOODY CABIN |
| Date | 2017.11.10 |
| Modeled by | AG |
| Checked by | LT |
| Scale | As indicated |

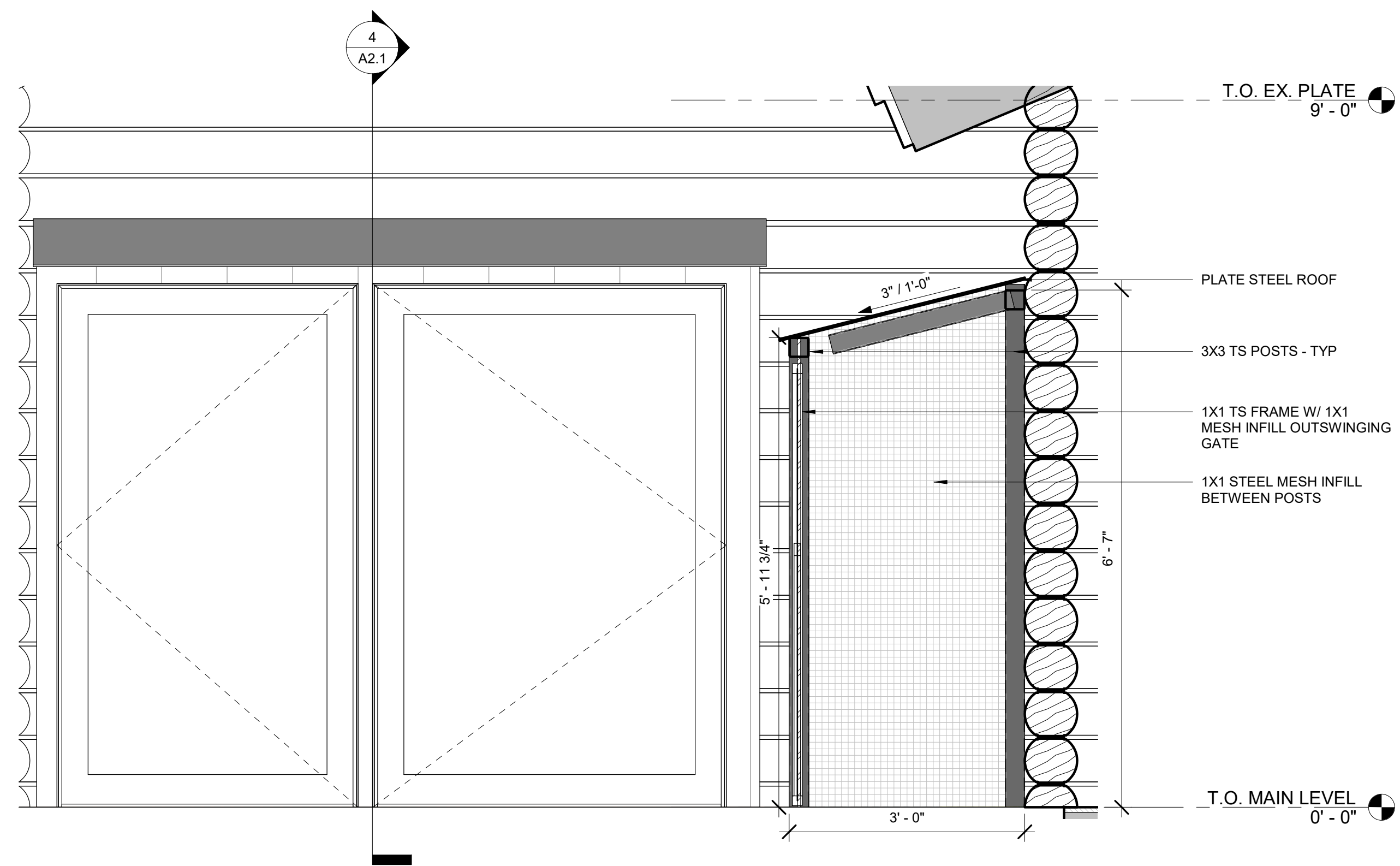
copyright © TruLine Architects, Inc. 2015
2017.11.10



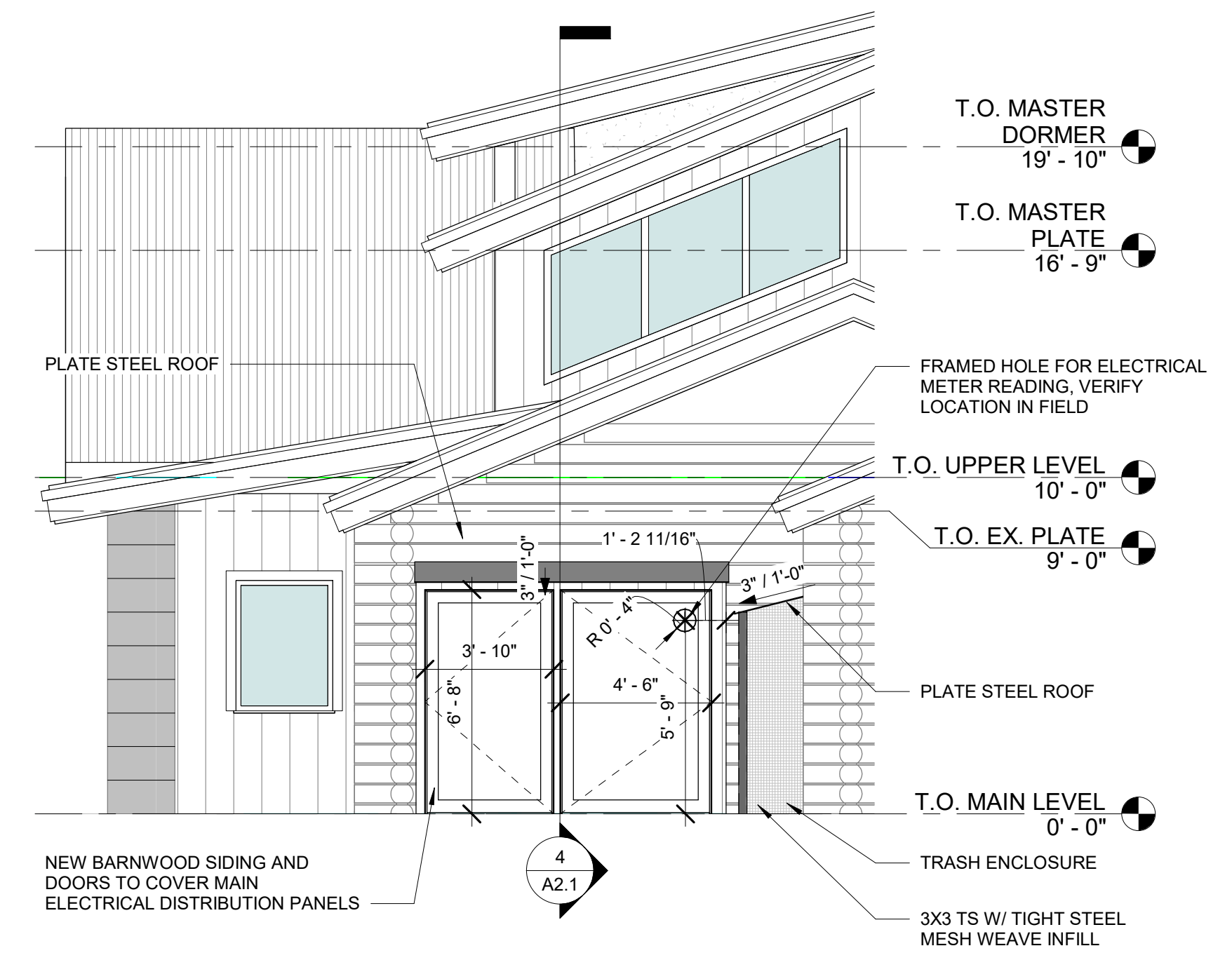
4 MDP ENCLOSURE DETAIL
3/4" = 1'-0"



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



3 TRASH ENCLOSURE DETAIL
3/4" = 1'-0"



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

NOTE: THESE ARCHITECTURAL PLANS ARE CONCEPTUAL AND BASED UPON CURRENT KNOWLEDGE AND DATA RELATED TO NEW COG RULES IN THE MOUNTAIN VILLAGE. ALL PLANS, IDEAS AND USES ARE COPYRIGHT AND PROPERTY OF TRULINEA ARCHITECTS, INC.

TRULINEA ARCHITECTURAL
THE MOODY CABIN
200 WILSON PEAK DRIVE, MOUNTAIN VILLAGE, CO 81435
 Truline a . c o m
 113 Lost Creek Lane, Suite B
 Telluride Mountain Village, CO USA 81435

| # | SUBMISSION | DATE |
|---|-----------------|----------|
| 1 | LAUNDRY/TRASH | 17.09.05 |
| 2 | WALKS/LAU/TRASH | 17.10.20 |

| | |
|----------------|--------------|
| Project number | MOODY CABIN |
| Date | 2017.11.10 |
| Modeled by | AG |
| Checked by | LT |
| Scale | As indicated |

2017.11.10

PROPOSED ELEVATIONS

A2.1



**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: DRB Public Hearing on December 7, 2017
DATE: November 20, 2017
RE: Consideration of Design Review Process Application for a privacy gate along the driveway to an existing Single-Family Residence on Lot 929R

PROJECT GEOGRAPHY

Application Description: Design Review Process
Legal Description: Lot 929R
Address: 184 Butch Cassidy
Applicant/Agent: Ryan Deppen, Fortenberry/Ricks Construction
Owner: House in the Woods, LLC
Zoning: Single Family Residential
Existing Use: Single Family Structure
Proposed Use: Single Family Structure
Adjacent Land Uses:

- o **North** Passive Open Space
- o **South** Single Family
- o **East** Active Open Space
- o **West** Single Family

ATTACHMENTS

Exhibit A: Applicant Narrative
Exhibit B: Design Review Plans

BACKGROUND

The applicant is requesting a Design Review Process development application and a variation to allow a modest privacy gate that will not be readily visible from surrounding public rights-of-way. The goal of the applicant is to ensure that vehicles do not continue down the driveway to the dwelling. The applicant stated need for the gate is as follows; "Several parties have driven down our client's driveway uninvited. Once down the drive, they had to enter the private courtyard to turn around. We are requesting the gate to increase safety in our client's home". The gate will not be readily visible to any neighbor. Public Works does not support the gate request due to the need to access the property to read the water meter. The Telluride Fire Protection District's comments regarding the proposed gate state; "It needs to open a minimum

of 16 feet wide and there needs to be a Knox key override in the opener or a pull station with a micro switch. The pull station will be secured shut with a Knox padlock". Town of Mountain Village Police Department request that they have the access code in case of emergencies.

There is only one closable privacy gate on a single-family lot in Mountain Village that staff is aware of. In 2015 the DRB approved a privacy gate on lot 1166. That lot is accessed at the end of Access Tract F-30 A-6, off San Joaquin Road. The owner of lot 1166 also had the public drive down the driveway and must turn around in their auto court which jeopardized their privacy and safety.

ANALYSIS

The proposed gate complies with the Design Regulations and the Design Review Process as outlined in the findings set forth below.

Design Variation

The applicant is seeking the following design variation pursuant to CDC Section 17.4.11(E)(5):

CDC Section 17.5.9(D)(2)(h): Gates are not allowed to close driveway or access tract entrances.

Section 17.4.11(E)(5)(e) states that the following criteria shall be met for the review authority to approve a design variation development:

a. The design variation is compatible with the design context of the surrounding area, and provides for a strong mountain vernacular design because, without limitation; the gate is not readily visible from surrounding public ways or private property; and the simple gate design, steel with natural rust patina meet the Town Design Theme.

b. The design variation is consistent with the town design theme because, without limitation; the gate is not readily visible from surrounding public ways and the proposed exterior materials are commonly used throughout the town.

c. The strict development application of the Design Regulations(s) would prevent the applicant or owner from achieving its intended design objectives for a project because public accessing the driveway does not allow for the quiet enjoyment of the owner's property;

d. The design variation is the minimum necessary to allow for the achievement of the intended design objectives;

e. The design variation is consistent with purpose and intent of the Design Regulations;

f. The design variation does not have an unreasonable negative impact on the surrounding neighborhood because the gate is not readily visible from surrounding public ways and properties; and

g. The proposed design variation meets all applicable Town regulations and standards.

Cost or inconvenience alone shall not be sufficient grounds to grant a design variation.

The applicant's narrative on the variation states:

"The proposed gate design sets the gate quietly in the surrounding Landscape. The open frame construction allows views through the gate to the surrounding aspen spruce and wildflowers. The steel frame with natural rust patina gives the gate a warm earth tone complimenting the bark of the Engelmann Spruce. The 40-inch height maintains a low profile in the landscape. The low profile is further enhanced by placing the gate down slope from the cul-de-sac to diminish the appearance from the road.

The property is located at the end of the Butch Cassidy Drive cul-de-sac. The driveway entrance is located approximately 100 meters from the neighboring drives. The driveway entrance is only visible the northern end of Butch Cassidy Drive. It is not visible from the southern end of Butch Cassidy Drive or from connector streets in Mountain Village".

Staff believes that the strict application of the gate prohibition would not allow the property owner to achieve their goal of stopping recurrent traffic coming up into the auto court and to enhance safety for the owner. There main goal is to allow for the quiet enjoyment of their property without motorists driving up to the house. The gate will stop vehicles and allow them to turn around without driving down the full length of the driveway. Staff further believes that the variation meets the criteria as set forth above.

RECOMMENDED MOTION

"I move to approve a Design Review Process development application to allow for a privacy gate along the driveway to a single family residence on Lot 929R."

November 17, 2017

David Bangert
Town of Mountain Village

RE: 184 Butch Cassidy Drive- Request for Gate

Please accept our request to install a gate at 184 Butch Cassidy Drive.

Several parties have driven down our client's driveway uninvited. Once down the drive, they had to enter the private courtyard to turn around. As a woman, I can tell you that I would feel vulnerable and exposed if people I did not know were driving into my private courtyard. We are requesting the gate to increase safety in our client's home.

The proposed gate design sets the gate quietly in the surrounding Landscape. The open frame construction allows views through the gate to the surrounding aspen spruce and wildflowers. The steel frame with natural rust patina gives the gate a warm earth tone complimenting the bark of the Engelmann Spruce. The 40-inch height maintains a low profile in the landscape. The low profile is further enhanced by placing the gate down slope from the cul-de-sac to diminish the appearance from the road.

The property is located at the end of the Butch Cassidy Drive cul-de-sac. The driveway entrance is located approximately 100 meters from the neighboring drives. The driveway entrance is only visible the northern end of Butch Cassidy Drive. It is not visible from the southern end of Butch Cassidy Drive or from connector streets in Mountain Village.

The gate will be designed and installed to meet all building codes, Fire Department regulations and access rules, and all safety standards.

Thank you for reviewing our request.

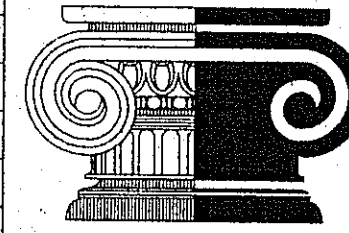
Warm Regards,

Shannon Murphy

Shannon Murphy Landscape Architects
shannon@shannonmurphy.net
970.618.0128

NOTES:

- FOR GENERAL NOTES, SEE DUG. A11
- CONTRACTOR TO VERIFY ALL UTILITY LOCATIONS AND RUNS PRIOR TO EXCAVATION.
- REFER TO LANDSCAPE SHEETS L-1 AND L-2 FOR LANDSCAPE PLANS & DETAILS.
- REFER TO CIVIL ENGINEERING SHEETS C-1 AND C-2 FOR RETAINING WALL DESIGNS.
- VIEW CORRIDORS TO BE VERIFIED W/ OWNER, ARCHITECT, AND MT. VILLAGE BUILDING DEPARTMENT AT COMPLETION OF FRAMING PRIOR TO CLEARING.

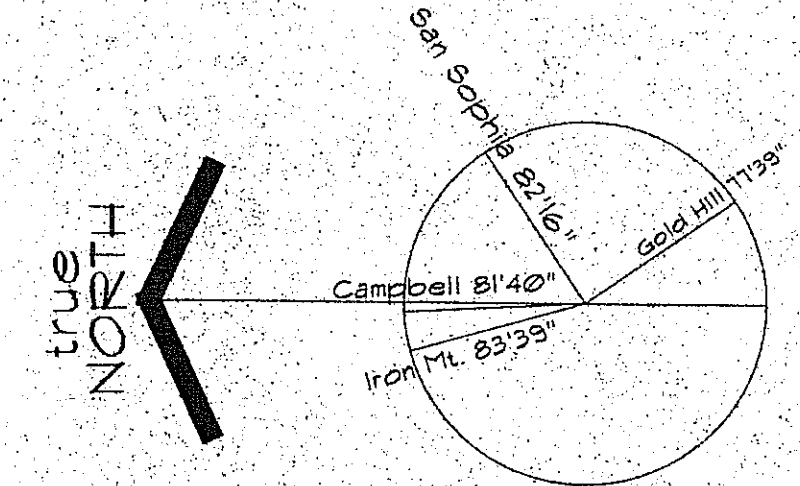


COTTLE GRAYBEAL YAW ARCHITECTS LTD

510 EAST HYMAN
 ASPEN, CO. 81611
 P (970)925-2867
 F (970)925-3736
 P.O. BOX 3507
 107 NORTH FIR ST.
 TELLURIDE, CO. 81435
 P (970)728-3037
 F (970)728-3236

Legend

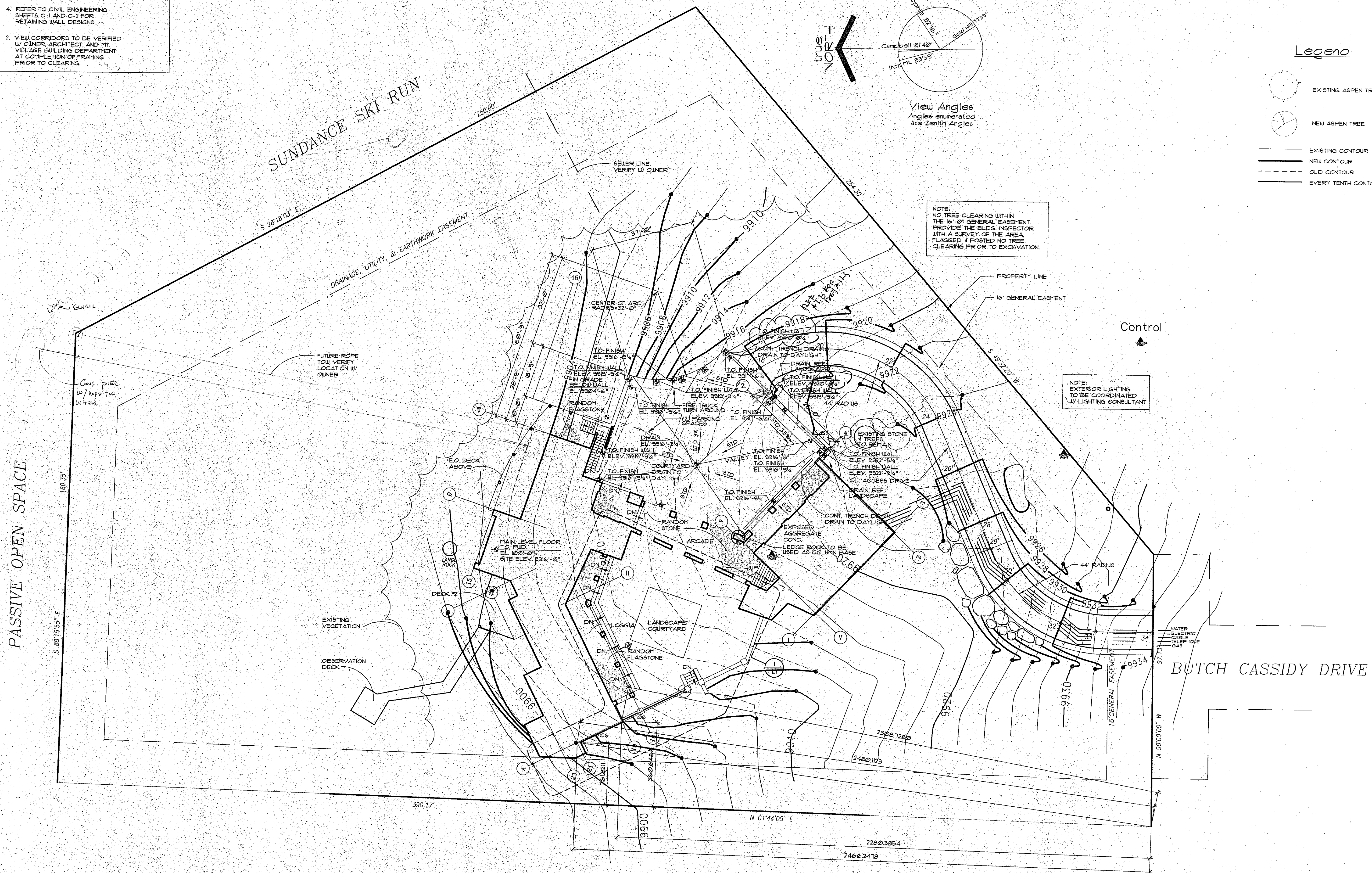
- EXISTING ASPEN TREE
- NEW ASPEN TREE
- EXISTING CONTOUR
- NEW CONTOUR
- OLD CONTOUR
- EVERY TENTH CONTOUR



View Angles
 Angles enumerated are Zenith Angles

NOTE:
 NO TREE CLEARING WITHIN THE 16'-0" GENERAL EASEMENT. PROVIDE THE BLDG. INSPECTOR WITH A SURVEY OF THE AREA, FLAGGED & POSTED NO TREE CLEARING PRIOR TO EXCAVATION.

NOTE:
 EXTERIOR LIGHTING TO BE COORDINATED W/ LIGHTING CONSULTANT



WALL RESIDENCE

MOUNTAIN VILLAGE COLORADO

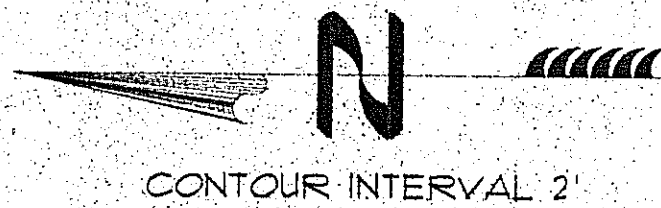
WAL-A21
 ISSUE: 12/4/98
 REVISIONS:
 DD PROGRESS SET 3/4/98
 PERMIT SET 12/4/98
 CONSTRUCTION SET 3/19/99
 REPRINT SET 6/1/99

SITE PLAN

DRAWN BY: TROY
 CHECKED BY: J&W

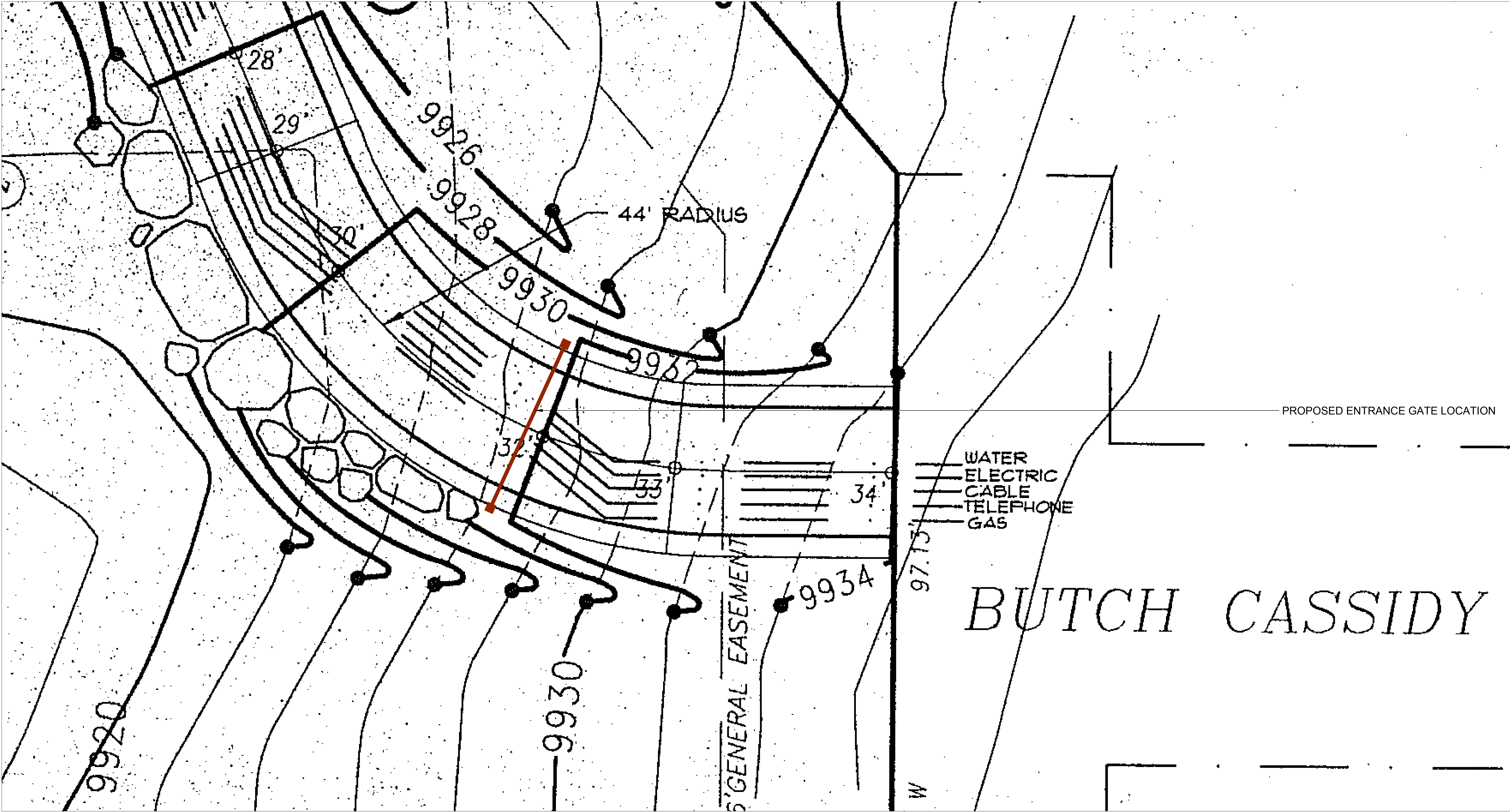
1" = 16'-0"

A2.1



1 SITE & UTILITY PLAN
 SCALE: 1" = 16'-0"

ELEVATIONS ON THIS SHEET ONLY ARE GIVEN IN ELEVATION ABOVE SEA LEVEL.



PLAN WITH GATE LOCATION

SCALE: 10 SCALE



184 BUTCH CASSIDY DRIVE, Telluride CO

ISSUE DATE: 11/16/2017

SHANNON MURPHY LANDSCAPE ARCHITECTS

231 Millard Ave Suite 206
 Basalt, Colorado 81621
 voice 970.927.2889
 shannon@shannonmurphy.net

BUTCH CASSIDY PROPOSED ENTRANCE GATE



BEFORE - FROM STREET

184 BUTCH CASSIDY DRIVE, Telluride CO

ISSUE DATE: 11/16/2017

SHANNON MURPHY LANDSCAPE ARCHITECTS

231 Midland Ave Suite 206
Basalt, Colorado 81621
voice 970.927.2889
shannon@shannonmurphy.net

BUTCH CASSIDY PROPOSED ENTRANCE GATE



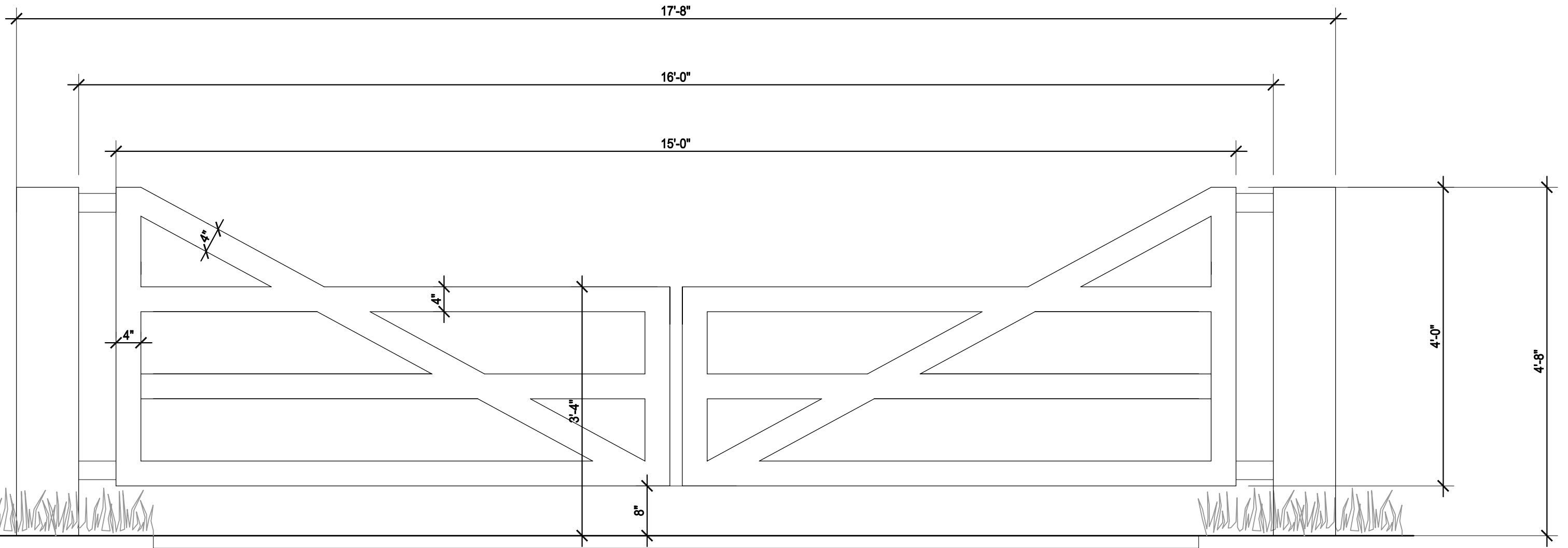
BEFORE - FROM DRIVEWAY

184 BUTCH CASSIDY DRIVE, Telluride CO

ISSUE DATE: 11/16/2017

SHANNON MURPHY LANDSCAPE ARCHITECTS

231 Midland Ave Suite 206
Basalt, Colorado 81621
voice 970.927.2889
shannon@shannonmurphy.net



ENTRANCE GATE ELEVATION

SCALE: 3/4" = 1'-0"

184 BUTCH CASSIDY DRIVE, Telluride CO

ISSUE DATE: 11/16/2017

SHANNON MURPHY LANDSCAPE ARCHITECTS
 231 Midland Ave Suite 206
 Basalt, Colorado 81621
 voice 970.927.2889
 shannon@shannonmurphy.net



VIEW FROM ABOVE NEIGHBORING DRIVES

184 BUTCH CASSIDY DRIVE, Telluride CO

ISSUE DATE: 11/16/2017

SHANNON MURPHY LANDSCAPE ARCHITECTS

231 Midland Ave Suite 206
Basalt, Colorado 81621
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shannon@shannonmurphy.net



VIEW FROM NEIGHBORING DRIVES

184 BUTCH CASSIDY DRIVE, Telluride CO

ISSUE DATE: 11/16/2017

SHANNON MURPHY LANDSCAPE ARCHITECTS

231 Midland Ave Suite 206
Basalt, Colorado 81621
voice 970.927.2889
shannon@shannonmurphy.net



VIEW FROM BELOW NEIGHBORING DRIVES

184 BUTCH CASSIDY DRIVE, Telluride CO

ISSUE DATE: 11/16/2017

SHANNON MURPHY LANDSCAPE ARCHITECTS

231 Midland Ave Suite 206
Basalt, Colorado 81621
voice 970.927.2889
shannon@shannonmurphy.net



VIEW FROM END OF CUL-DE-SAC

184 BUTCH CASSIDY DRIVE, Telluride CO

ISSUE DATE: 11/16/2017

SHANNON MURPHY LANDSCAPE ARCHITECTS

231 Midland Ave Suite 206
Basalt, Colorado 81621
voice 970.927.2889
shannon@shannonmurphy.net



**PLANNING AND DEVELOPMENT SERVICES
DEPARTMENT**

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

Agenda Item #9

TO: Design Review Board and Mountain Village Town Council
FROM: Michelle Haynes, Planning and Development Services Director
FOR: December 7, 2017
DATE: November 14, 2017

RE:

- 1) A Recommendation from the Design Review Board to the Town Council Regarding Consideration of Conditional Use Permit pursuant to Community Development Code Section 17.4.14, to Allow Surface Unpaved Parking on a Portion of Lot 161CR.

PROJECT GEOGRAPHY

Legal Description: Lot 161CR
Address: 691 Mountain Village Boulevard
Applicant/Agent: Stephanie Fanos, The Law Offices of Stephanie Fanos
Owner: CO Lot 161 CR, LLC
Zoning: Village Center
Existing Use: vacant lot used as informal surface parking and non-established pedestrian access to the Village Center
Proposed Use: Surface Unpaved Parking on a portion of the property
Adjacent Land Uses:

- o **North:** Telluride Ski and Golf Property (vacant) & adjacent single family (vacant and constructed)
- o **South:** Telluride Ski and Golf Property, Gondola Station and Plaza
- o **East:** Single Family (both vacant and constructed)
- o **West:** La Chamonix & Heritage Crossing

ATTACHMENTS

Exhibit A: Applicant Narrative and submittal materials, including two alternative site plans, one for 28 parking spaces and the other with 39 parking spaces.
Exhibit B: ALTA Survey dated 4/7/08
Exhibit C: Public comment and/or referral comments

1. Hill and Bettie Hastings received 11/13/17
2. Jim Boeckel, Fire Marshal, dated 11/17/17
3. Finn Kjome, Public Works Director, TMV, dated 11/20/17
4. Jim Loebe, Maintenance Manager, TMV, dated 11/22/17
5. J.D. Wise, Plaza Services Manager, TMV dated 11/22/17
6. Chris Hawkins, Alpine Planning dated 11/30/17
7. Hill and Bettie Hastings received 11/30/2017

REQUEST

The owner requests to formalize unimproved surface parking with a Conditional Use Permit on Lot 161CR allowed pursuant to CDC Section 17.4.14. This application proposes from between 28 and 39 parking spaces intended to provide permit parking for Village Center businesses and parking for The Ridge at Telluride.

SITE ORIENTATION AND BACKGROUND

Lot 161CR is a vacant parcel 2.84 acres in total used informally for surface parking by the owner. The lot has been subject to past development proposals which have not been realized. The property is encumbered by various easements and agreements. Recently, the property has been the subject of litigation and resulting settlement discussions around parking, use and access. As of this date no settlement of the litigation has been agreed to.

There is a small portion of the lot that is described as a “dirt parking area” according to the ALTA survey (exhibit B). The existing unimproved dirt parking area is the area in which the applicant desires to formalize unimproved surface parking. It is adjacent to the Gondola Station and zoned Village Center.

CRITERIA FOR DECISION, CDC Section 17.4.14.D.

- a) The proposed conditional use is in general conformity with the principles, policies and actions set forth in the Comprehensive Plan;**

The proposal is consistent with the Comprehensive Plan, Mountain Village Subarea Principal Policies and Actions for Parcel F Lot 161CR by conforming with d. Continue to provide parking and access for the Ridge project.

- b) The proposed conditional use is in harmony and compatible with surrounding land uses and the neighborhood and will not create a substantial adverse impact on adjacent properties or on services and infrastructure;**

A conditional use permit for surface parking is allowed pursuant to the CDC consistent with Town Council review and approval of the associated criteria for decision. The surface parking will not be open to the general public and is primarily intended to provide parking for Village Center businesses and limited parking for The Ridge at Telluride. Limited overnight parking will be allowed. No lighting will be installed. No additional services or infrastructure are necessary to accommodate surface parking use. A permit or tag will be required to park, with a limited number of permits. Use will be monitored by the owner. The proposed conditional use for parking will not create a substantial adverse impact on services or infrastructure. The applicant indicates that the majority of parking will occur during business hours although the specific hours were not indicated in the application.

You have received a public comment letter from an adjacent property owner zoned single family (see exhibit F) who otherwise feels the parking use would negatively impact their properties' appearance and value.

- c) The design, development and operation of the proposed conditional use will not constitute a substantial physical hazard to the neighborhood, public facilities, infrastructure or open space;**

All surface parking will occur within the boundaries of Lot 161CR and will not extend outside of the dirt area already used for surface parking. Only minor additional

infrastructure is indicated with this proposal such as posts designating spaces as noted below. There are no know issues constituting a substantial physical hazard to the neighborhood, public facilities, infrastructure or open space by granting the conditional use permit. Summer and winter maintenance of the parking area including the proposed stairs will be privately managed by the owner.

Outlined improvements for surface parking include barriers such as boulders or posts and cables to guide parking. Stairs are proposed to be constructed from the surface parking lot to the adjacent gondola plaza to help direct and redirect pedestrian traffic. Each parking space will be marked.

The applicant can verify that the trespass of headlights directing towards the Village Center (west) may be mitigated, verify limited use and hours of operation will minimize the frequency of vehicle trips to the parking area, and provide a final improved site plan to minimize and mitigate impacts associated with the parking use. The final site plan will also verify that a fire and emergency lane 16 feet in width remain open to access the gondola station per the fire department's referral comments.

- d) The design, development and operation of the proposed conditional use shall not have significant adverse effect to the surrounding property owners and uses;**

The applicant indicates that there will be an increase in the amount of traffic over Mountain Village Boulevard to the surface parking lot, however the number of assigned spaces will be limited between 28 to 39. Permit parking will eliminate general public traffic searching for parking spaces. Also since the primary use is Village Center employees and limited parking for the Ridge at Telluride owners, there will be minimal turnover of the spaces during the day as the users will generally be parked during business hours. Overnight parking will be limited which further restricts the flow of vehicles outside of business hours.

- e) The design, development and operation of the proposed conditional use shall not have a significant adverse effect on open space or the purposes of the facilities owned by the Town;**

The application does not have an adverse effect on open space or the purposes of the facilities owned by the Town.

- f) The design, development and operation of the proposed conditional use shall minimize adverse environmental and visual impacts to the extent possible considering the nature of the proposed conditional use;**

Minimal grading and gravel is required for the anticipated surface parking use. Dust control mitigation will occur on the property. Pedestrian traffic will be redirected to the gondola plaza by way of the constructed stairs with TSG approval and DRB review.

- g) The design, development and operation of the proposed conditional use shall provide adequate infrastructure;**

No additional infrastructure is requested for the surface parking lot except as noted which is adequate for the intended use.

- h) The proposed conditional use does not potentially damage or contaminate any public, private, residential or agricultural water supply source;**

No water source will be impacted by the surface parking use.

- i) **The proposed conditional use permit meets all applicable Town regulations and standards.**

The applicant has indicated the parking spaces will meet the CDC dimensional requirements. The fire department provided a referral comment that a sixteen (16) foot fire lane remain open to access the gondola through this property for emergency services. Staff recommends as a condition of approval that the applicant provide a final site plan showing all parking spaces and temporary or permanent improvements associated with the parking use prior to the parking use improvements being installed to verify conformance with this approval and this criteria.

Staff recommends the owner also provide a more detailed management plan addressing hours of operation and management as part of the final approval.

STAFF ANALYSIS AND RECOMMENDATION

Staff recommends approval of the Conditional Use Permit (CUP). The Conditional Use Permit is good for five years unless the Town Council determine another time frame that is then incorporated into the approval Resolution or development agreement. The applicant requests that the CUP remain active until commencement of construction of improvements on the Lot subject to issuance of a building permit by the Town of Mountain Village.

DESIGN REVIEW BOARD PROPOSED MOTION

I move to recommend approval to the Town Council for a Conditional Use Permit on Lot 161R for unimproved surface parking with the following conditions:

- 1) The stairs receive the necessary town and TSG approvals and are constructed within 12 months of the CUP approval.
- 2) Provide a final site and improvements plan indicating parking space configuration, signage and all additional improvements associated with the parking use to be reviewed and approved by the planning director prior to placing improvements. The parking plan will confirm the following:
 - a. No improvements are being placed in the general easements unless they are temporary and easily removable (such as a freestanding bollard or sign post that are not anchored or affixed to the ground).
 - b. A sixteen (16) foot fire and emergency lane is demonstrated on the site plan to scale per fire department comments.
 - c. Identify snow storage areas.
 - d. Determine the type, style and location of barriers such as boulders or posts and cables that will be installed to help guide parking.
 - e. Address mitigation measures regarding headlight glare west towards the Village Center with the final site and improvement plan.
 - f. Provide a general narrative regarding hours of operation and parking area management.
- 3) Temporary or permanent improvements placed for the purposes of parking use will be removed when the CUP expires. (This does not include the stairs)
- 4) The CUP remain valid until commencement of construction of improvements on the Lot subject to issuance of a building permit by the Town of Mountain Village.

- 5) The Town Council can periodically review the terms of the CUP with the owner to address issues or concerns with the intent that parking impacts continue to be mitigated.

/mbh

NARRATIVE

CO LOT 161CR Mountain Village, LLC (“**Owner**”) requests a conditional use permit to allow limited surface parking on Lot 161CR (“**Lot**”) for a total of 28 to 40 parking spaces. The use of the surface parking lot would be limited to Village Center businesses/employers and The Ridge at Telluride development which is accessed by the gondola. Annual permits will be issued with hang tags or stickers to control usage. It is anticipated that a lottery system will be employed to allocated the limited number of permits to Village Center businesses/employers. No overnight parking will be allowed by Village Center businesses/employers.

The location of parking spaces on the Lot have been coordinated with Town staff and may be subject to further refinement in the field. During winter months, the number of parking spaces may be reduced to provide for sufficient snow storage.

Initially, the Ridge at Telluride will be issued a maximum of nine (9) parking permits, subject to the execution of certain agreements between The Ridge at Telluride and Owner. Overnight parking for The Ridge will be limited to the number of certificate of occupancies that have been issued for detached condominium units in The Ridge at Telluride development and shall be located so as to minimize interference with snow removal. Additional permits will be issued for The Ridge each time a building permit is issued by the Town of Mountain Village for a detached condominium unit within the Ridge at Telluride, up to a maximum of 20 spaces.

Owner will monitor and surveil the surface parking lot on a daily basis. In order to provide a more secure and safe pedestrian ingress and egress, stairs will be constructed from the surface parking lot to the gondola plaza in the location designated on the attached schematic plans. The specific design for the stairs will be subject to DRB design approval and must be coordinated with the Town and TSG to ensure that the gondola plaza is not damaged and does not interfere with existing pedestrian traffic on the gondola plaza.

Term: The Owner requests that the term of the Conditional Use Permit for surface parking shall expire upon the commencement of construction of improvements on the Lot that are the subject of a building permit issues by the Town of Mountain Village.

Conditional Use Permit Criteria for Decision

1. The following criteria shall be met for the review authority to approve a conditional use permit:

a. The proposed conditional use is in general conformity with the policies of the principles, policies and actions set forth in the Comprehensive Plan;

The use of vacant lots in the Village Center for surface parking is a conditional use that is specifically contemplated under the CDC and the use would be temporary until such time as the vacant lot is developed or such shorter time period as determined by the Town.

b. The proposed conditional use is in harmony and compatible with surrounding land uses and the neighborhood and will not create a substantial adverse impact on adjacent properties or on services and infrastructure;

The number of surface parking space that can be utilized on Lot 161CR ranges from 28 to 40 spaces and will not generate significant traffic through the Village Center. Very limited overnight parking will be allowed to occur. No additional lighting will be installed. No additional services or infrastructure are necessary to accommodate surface parking use. A permit or tag will be required to park on the surface lot and the number of permits will be limited, controlled and monitored by the owner. This surface lot will not be open for general public use and is primarily intended to provide parking for Village Center businesses and limited parking for The Ridge at Telluride. The surface parking use is consistent with existing surface parking occurring on other lots within this specific area of the Village Center (Lots 109/110, 71R). Allocation of parking spaces is intended to be administered by a lottery system for Village Center businesses/employers.

c. The design, development and operation of the proposed conditional use shall not constitute a substantial physical hazard to the neighborhood, public facilities, infrastructure or open space;

All surface parking will occur within the boundaries of Lot 161CR and each space will be marked. Barriers such as boulders or posts and cables will be installed to guide parking. Stairs will be constructed from the surface parking lot to adjacent gondola plaza in order to direct pedestrian traffic flows and eliminate pedestrian traffic traversing to Heritage Plaza.

d. The design, development and operation of the proposed conditional use shall not have significant adverse effect to the surrounding property owners and uses;

There will be an increase in the amount of traffic over Mountain Village Boulevard to the surface parking lot, however, the number of spaces will be limited to between 28 to 40 spaces and individual permits will be issued for parking which will eliminate general public traffic searching for parking spaces. The additional traffic impacts will not be significant and will not result in a significant adverse impact to surrounding properties. No additional lighting will be installed. The primary use of the spaces is intended to be dedicated parking for Village Center employers and limited parking for The Ridge at Telluride owners. This will eliminate turnover of the spaces during the day as those persons parking in the spaces will generally be parked during business hours.

The surface lot will be monitored and surveilled by the owner on a daily basis. The limited number of parking spaces will require a permit/tag to be displayed on the dash of each vehicle. Pass are issued on an annual basis in order to control and monitor the parking. It may be necessary to install an automated gate at the entrance of the lot to further control authorized parking on the lot.

Dust control mitigation, including additional graveling, will be performed by the owner in order to minimize dust generated by the surface parking use.

e. The design, development and operation of the proposed conditional use shall not have a significant adverse effect on open space or the purposes of the facilities owned by the Town;

The surface parking lot will not have an impact on open space of facilities owned by the Town. Stairs will be constructed from the surface parking lot to the adjacent gondola plaza. The surface parking lot and access will provide a benefit to the Town by providing direct on-grade access to the gondola station located on the same grade as the surface parking lot for repair and maintenance activities. The stairs will need to obtain DRB design approval as well as TSG consent to access the gondola plaza. The stairs will direct pedestrian traffic to one point on the lot and eliminate a pathway to Heritage Plaza that currently presents safety concerns.

f. The design, development and operation of the proposed conditional use shall minimize adverse environmental and visual impacts to the extent possible considering the nature of the proposed conditional use;

Only minimal grading and graveling of Lot 161CR will be required for the surface parking use. Pedestrian traffic will be re-directed to the gondola plaza eliminating a footpath near existing wetlands on the property. Night lighting will not be installed for the surface parking lot and overnight parking will be extremely limited.

g. The design, development and operation of the proposed conditional use shall provide adequate infrastructure;

No additional infrastructure is required for the surface parking lot.

h. The proposed conditional use does not potentially damage or contaminate any public, private, residential or agricultural water supply source; and

No water supply source will be impacted by the surface parking use.

i. The proposed conditional use permit meets all applicable Town regulations and standards.

All parking spaces will meet the dimensional requirements of the Community Development Code, including the size of each parking space and the width of driving lanes.

- g. A plat note and development agreement related to the concurrent subdivision approval prohibiting lot line vacations and lot line adjustments that would allow for a larger home than the original condominium subdivision would have allowed based on the application of the requirements of the CDC.
2. **Accessory Buildings.** Permitted accessory buildings or structures include hot tubs, saunas, swimming pools, gazebos, art, outdoor kitchens, play equipment, fire pits, tennis courts and typical court fencing, ski tramways approved pursuant to the Conditional Use Permit Process, fenced dog areas and other similar uses. Storage buildings are expressly prohibited.
 - a. All accessory buildings or structures shall be located in the rear yard to the extent practical.
 - b. Accessory buildings or structures shall not exceed 500 sq. ft. in size or floor area, as applicable.
 - c. Buffering is provided for high activity level buildings or structures, such as hot tubs, swimming pools and tennis courts to mitigate the adverse visual and noise impacts.
 3. **Accessory Uses.** Permitted accessory uses include home occupations pursuant to the Home Occupation Regulations, firewood storage in the rear yard when a valid fireplace permit is held, surface parking to meet the Parking Regulations, private outdoor projection system onto the wall of a building to show movies or other media that is not visible from a public way or adjoining lot (buffering required), and other similar uses. Accessory dwelling units are expressly prohibited.

H. **Village Center Zone District**

1. **Permitted Uses.** Lots in the Village Center Zone District shall be used for the construction of multi-family dwellings, including lodge units, efficiency lodge units, condominium units, workforce housing units, hotel units, hotel efficiency units, commercial uses, resort support uses, conference uses, plaza uses, special events, tramways, ski resort uses and other similar uses. Lots may also be used for a surface parking lot pursuant to the Conditional Use Permit Process.
2. **Accessory Buildings or Structures.** Permitted accessory buildings or structures include hot tubs, saunas, swimming pools, plaza uses and other similar uses. Storage buildings are expressly prohibited.
3. **Accessory Uses.** Permitted accessory uses include home occupations pursuant to the Home Occupation Regulations, and other similar uses.
4. **Plaza Level Use Limitations.**
 - a. Limitations:
 - i. The following are the only uses permitted to be fronting onto the plaza level in a primary plaza area or a primary pedestrian route:
 - (a) Retail stores and establishments;
 - (b) Restaurants and bars; and
 - (c) Multi-family or mixed-use entrance areas and lobbies.
 - ii. No offices or dwelling unit shall be operated or located in a plaza level

b.

Length of Validity for Conditional Use Permits.

- i. If no time period is stated in a resolution approving a conditional use permit, the permit shall be valid for five (5) years unless a development agreement or resolution has been approved in accordance with the CDC, which may specify a longer period of approval.
- ii. The Town Council may limit the maximum length of validity for all conditional use permits to allow for periodic reviews of such uses per the requirements and criteria for decision of this CDC.
- iii. If activities allowed by a conditional use permit have ceased for at least one (1) year, such permits shall expire and these activities cannot resume unless a development application is filed and approved in accordance with the procedures for review of new conditional use permits.
- iv. A conditional use permit shall remain valid for length stated in the approving resolution or associated development agreement unless the approval is amended or revoked in accordance with the procedures outlined in this CDC.

3. Class 4 or 5 Applications.

- a. Approval of a class 4 or 5 application shall lapse after eighteen (18) months unless one of the following has occurred:
 - i. The required legal instruments have been executed and recorded, such as the required resolution, ordinance, density transfer, subdivision plat, PUD development agreement, development agreement or any other legal instruments required by the Town as a part of the development application approvals; or
 - (a) A PUD development agreement shall set forth the length of validity for such agreement and any associated vested property rights according to the PUD Process.
 - ii. The approving ordinance is subject to a petition and referendum and is revoked by a vote in accordance with the Town Charter.
- b. Once the required actions occur, the approval shall remain valid as stated in the legal instruments unless the approval is amended or revoked in accordance with the procedures outlined in this CDC.
 - i. Subdivision plats and associated resolutions, and rezoning and ordinances shall be valid in perpetuity unless the approvals are amended or revoked in accordance with the procedures outlined in the CDC.

NORTH

Gravel Surface Area

28 Parking Spaces

No Parking Zones

Diagonal Parking

proposed location of stairs

parking spaces are all 9'x20'

proposed layout for 28 parking spaces

This information is for reference only. All information shall be surveyed and field verified.

Lot 161CR Conditional Use Parking Permit



Town of Mountain Village
Geographical Information System
& CAD Design Office

411 Mountain Village Blvd
Mountain Village, CO 81435
ph (970) 396-8201
Rcheroske@mtnvillage.org

1"=80'

11-2-17



39 Parking Stalls

grading

Add Stall

Fire Hydrant

stairway

Gravel Surface Area

26 Parking Spaces

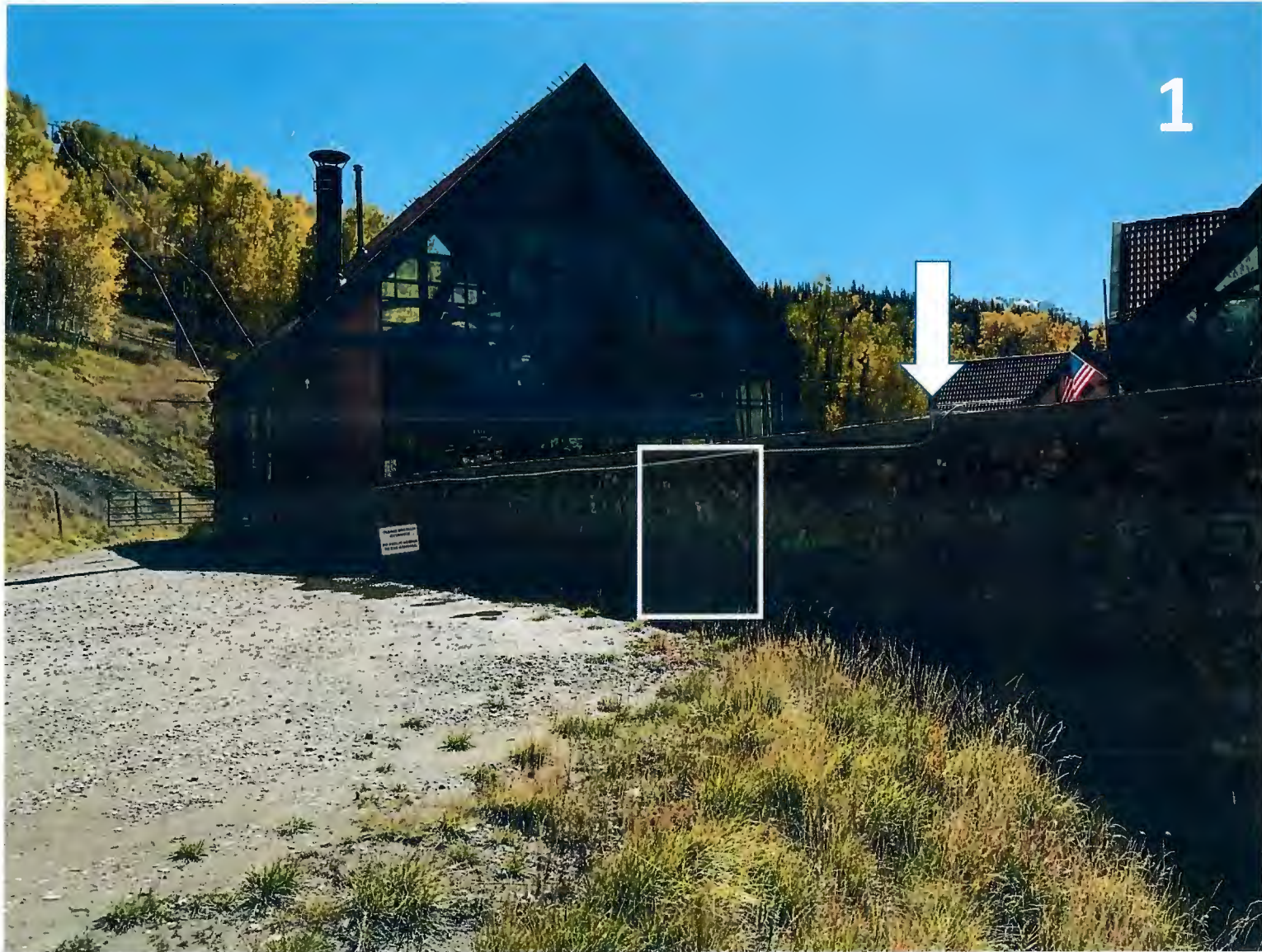
No Parking Zones

Original Parking

NORTH

proposed layout for 39 parking stalls
all parking spaces 9' x 20'







proposed location of stairs



Proposed location of
stairs onto Gondola plaza



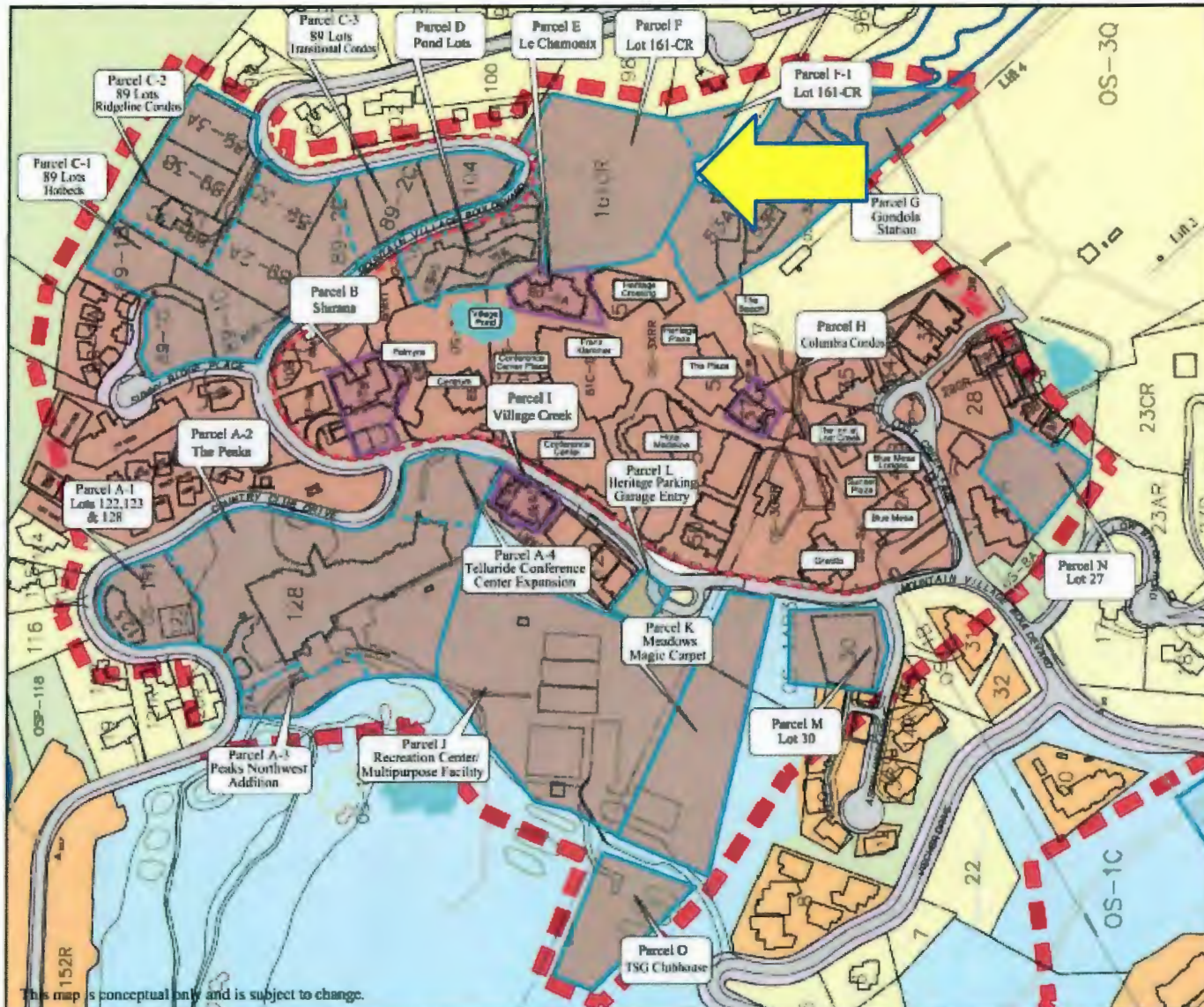
Mountain Village
Population 1,328
Sq mi 3.30

-  Town Hall
-  MV Core
-  Gondola Stations

X: >
Y:

Mountain Village Center Subarea Plan Map

pg 58

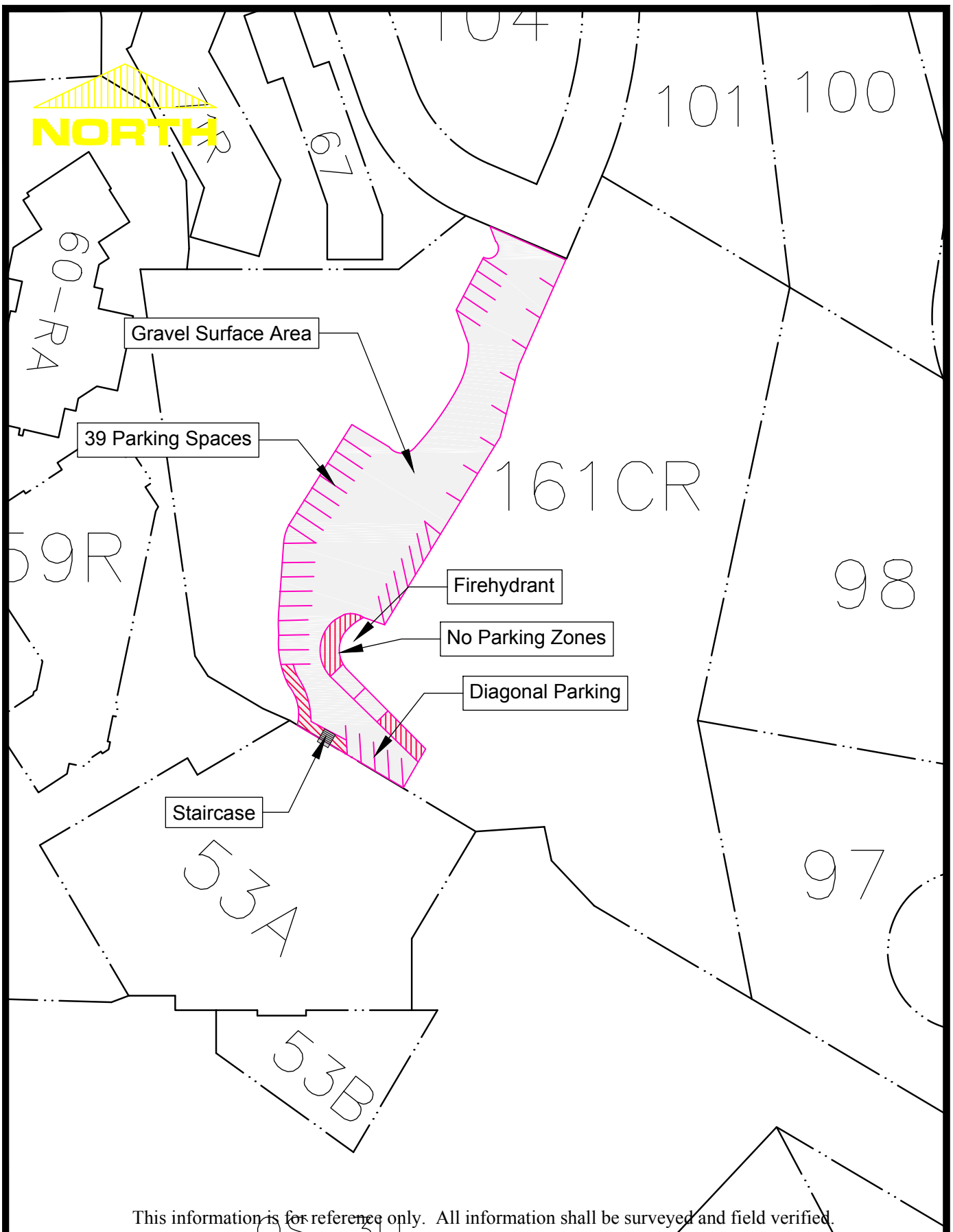


This map is conceptual only and is subject to change.

Legend

- Redevelopment Site
- Subarea Parcel Boundary
- Civic
- Mixed-Use Center
- Medium Density
- Municipal Public Works
- Single-Family and Duplex
- Passive Open Space
- Limited Use Golf Course Active Open Space
- Full Use Ski Resort Active Open Space
- Limited Use Ski Resort Active Open Space
- Resource Conservation Active Open Space
- Right-of-Way and Access Active Open Space
- Existing Trail
- Proposed Trail
- Existing Sidewalk
- Proposed Sidewalk
- Subarea Boundary





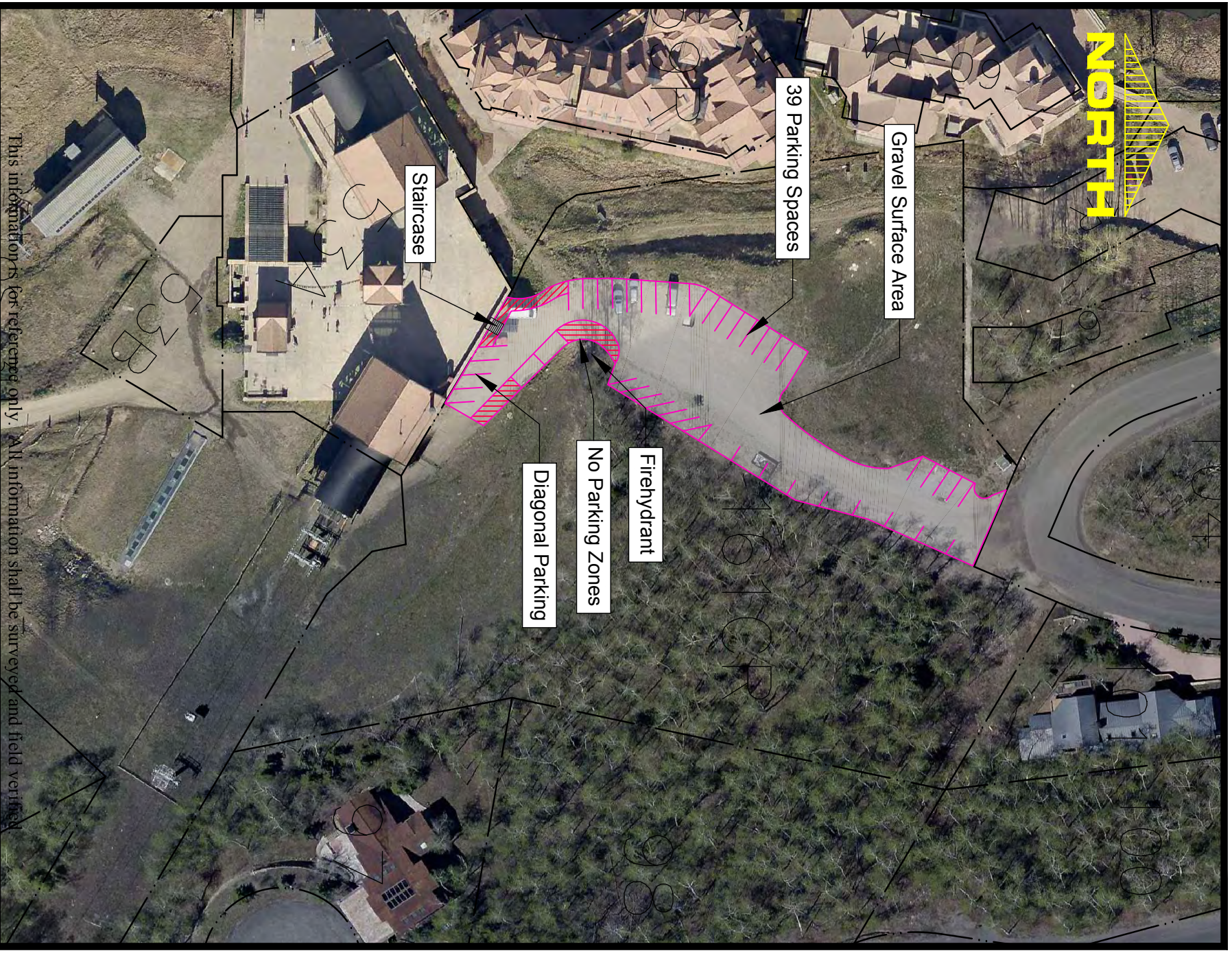
This information is for reference only. All information shall be surveyed and field verified.

Lot 161CR Conditional Use Parking Permit



Town of Mountain Village
Geographical Information System
& CAD Design Office
411 Mountain Village Blvd.
Mountain Village, CO 81435
ph (970) 396-8201
Rcheroske@mtnvillage.org

1"=80'
11-7-17



This information is for reference only. All information shall be surveyed and field verified.

Lot 161CR Conditional Use Parking Permit



Town of Mountain Village
Geographical Information System
& CAD Design Office
411 Mountain Village Blvd.
Mountain Village, CO 81435
Richerkes@tmvillage.org

1"=80'
11-7-17

LEGAL DESCRIPTION

PARCEL 1

Lot 161C-R, Town of Mountain Village, according to the Plat recorded April 2, 1999 in Plat Book 1 at page 2529, TOGETHER WITH and Subject to the rights, interests, benefits and obligations of the Pre Construction-Completion Access, Facilities and Parking Covenant (Lot 161C-R) recorded September 2, 2005 at Reception No. 377685.

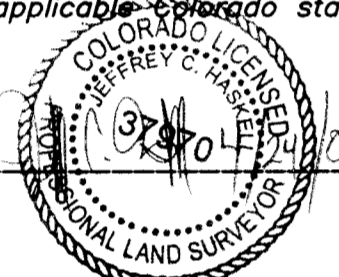
County of San Miguel, State of Colorado.

SURVEYOR'S CERTIFICATE

I, Jeffrey C. Haskell, Professional Land Surveyor, License No. 37970 State of Colorado, hereby certify that this survey was made on the ground in June of 2006 and updated in September of 2006, December of 2006, February of 2007, March of 2007 and July of 2007, and

certify that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA, ACSM and NSPS in 1999, and includes items 1,2,3,6,7(a),8,9,10,11,13,14,15 and 16 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS, and ACSM in and in effect on the date of this certification, undersigned further certifies that proper field procedures, instrumentation and adequate survey personnel were employed in order to obtain results comparable to those outlined in the "Minimum Angle, Distance and Closure Requirements for Survey Measurements Which Control Land Boundaries for ALTA/ACSM Land Title Surveys."

I hereby certify to Lehman Brothers Holdings Inc. Doing Business as Lehman Capital, a Division of Lehman Brothers Holdings Inc., and its successors and assigns, MR 1.81 LLC, and Security Title Guaranty Company that: (i) this survey is an accurate survey of all the real property legally described herein; (ii) this survey properly and accurately indicates and locates all improvements on the real property as of the date of this survey; (iii) this survey was prepared under the direct supervision and control of the undersigned from an actual survey made of the real property legally described herein; (iv) there are no encroachments across either property lines or zoning restriction lines in effect as of the date of this survey except as shown; (v) this survey properly designates and locates all visible or recorded easements as of the date of this survey; (vi) ingress and egress to the subject property is provided by Mountain Village Boulevard upon which the property abuts, the same being a paved and dedicated right-of-way maintained by Mountain Village Metro Services; (vii) the property is not located in an area designated as a 100-Year Flood Plain or in an identified "Flood prone area", as defined by the U.S. Department of Housing and Urban Development pursuant to the Flood Disaster Protection Act of 1973, as amended; (viii) the subject property does not service any adjoining property for drainage, ingress egress or any other purpose except as shown; (ix) the land, as described on the survey, does not constitute an illegal subdivision of land under local, county or city ordinances; (x) the location of the improvements on the subject property does not constitute a violation of any zoning or set-back requirements; and (xi) this survey was prepared in accordance with the existing code of practice for land surveyors adopted by the American Land Title Association, the American Congress on Mapping and Surveying and the National Society of Professional Land Surveyors, and any applicable Colorado professional surveyor's association and land title associations, and complies with all applicable Colorado state laws.



P.L.S. NO. 37970 DATE

RECORD MAPS

1. Lot 161C-R, Replat of Lots 56A, 56B, 57, 58, 99 and 161C and Tracts A-6, A-6A, OS-3 and OS-3B, Town of Mountain Village recorded in Plat Book 1 at page 2529.

2. Telluride Mountain Village, Filing 1 recorded in Plat Book 1 at page 476.

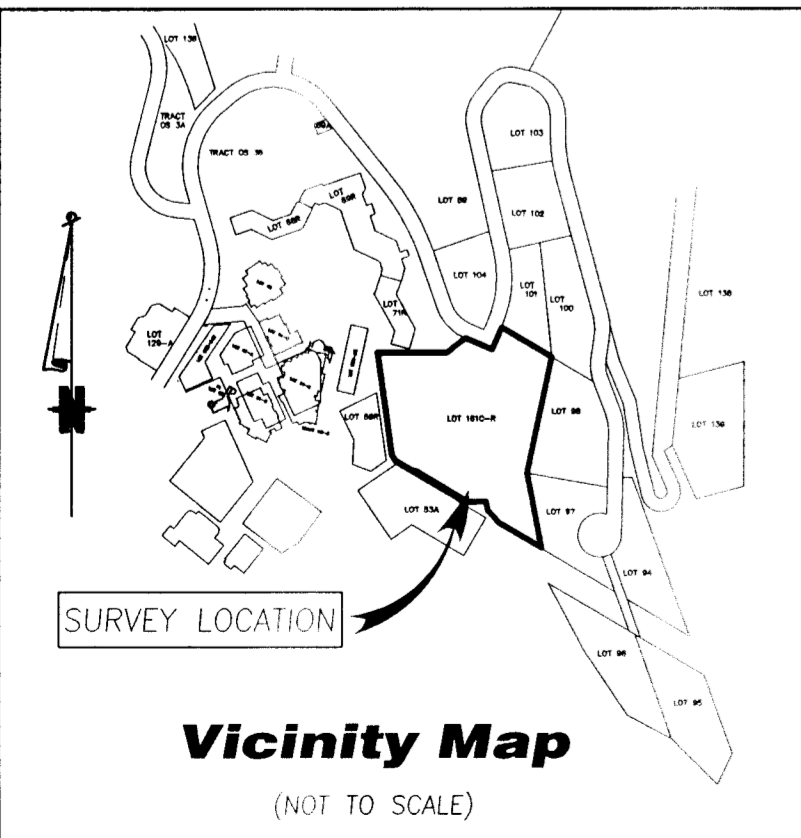
GENERAL NOTES

1. Easement research by Security Title Guaranty Company Commitment No. S026440B, Amend. No. 1 dated March 12, 2008 at 8:00 A.M. (NOTE: Parcel II as noted thereon is not included in this survey).

2. BASIS OF BEARINGS: Measured S 90°00'00" E, 160.72' between a found rebar with 1 1/2 inch aluminum cap LS 28652 at the western most point of Lot 161C-R and a found rebar with 1 1/2 inch aluminum cap LS 20632 at the north angle of Lot 161C-R, as shown hereon.

3. Wetlands Delineated by Lynn Connaughton of BIO-Logic Environmental on June 14, 2006.

4. The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from the information available. The surveyor has not physically located the underground utilities. The water line was not marked or located physically. The water line was drawn using the found water valves and fire hydrants as a reference.



LEGEND: Symbols for LAMP POST, SIGN, CABLE TV BOX, TELEPHONE BOX, ELECTRIC BOX, MANHOLE, FIRE HYDRANT, WATER VALVE, TRANSFORMER, B.O.C., CH LINK, SF, G, T, E, S, FLOWLINE OF DRAINAGE, WL, W, GONDOLA CABLE.

GENERAL NOTES (CONTINUED)

5. 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.

6. Surveyor response to SCHEDULE B- Section 2 Exceptions (Commitment No. S026440B, Amend. No. 1 by Security Title Guaranty Co. as Agent for First American Title Insurance Company dated March 12, 2008 at 8:00 a.m.). Limited to Parcel I of said Commitment.

- 1. Blanket in nature, cannot be plotted.
2. Site inspection and survey performed by Foley Associates, Inc. conditions shown hereon.
3. There have been no nonpublic easements, or claims of easements brought to the attention of this survey, however it cannot be certified that none exist.
4. Boundary monumentation, land areas, and encroachments as shown hereon.
5. There have been no lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records brought to the attention of this survey, however it cannot be certified that none exist.
6. There have been no taxes and assessments for the year 2007 and subsequent years, a lien, but not yet due or payable brought to the attention of this survey, however it cannot be certified that none exist.
7. Blanket in nature, cannot be plotted.
8. Blanket in nature, cannot be plotted.
9. As shown.
10. Blanket in nature, cannot be plotted.
11. Blanket in nature, cannot be plotted.
12. Blanket in nature, cannot be plotted.
13. Blanket in nature, cannot be plotted.
14. Blanket in nature, cannot be plotted.
15. Blanket in nature, cannot be plotted.
16. As shown.
17. As shown.
18. Blanket in nature, cannot be plotted.
19. As shown. See Note 3.
20. The Telluride Company reserved the rights to minerals and oil, gas or other hydrocarbons located on, in or under the Lot 161C-R of the Land according to the Deeds recorded July 3, 1984 in Book 411 at page 927, August 21, 1992 in Book 496 at page 873, July 3, 1984 in Book 412 at page 116, January 8 1993 in Book 504 at page 352 and January 8, 1993 in Book 504 at page 367.
21. As shown.
22. Blanket in nature, cannot be plotted.
23. Blanket in nature, cannot be plotted.
24. Modified Easement Area is shown hereon. Remaining portions of agreement are blanket in nature, cannot be plotted.
25. Blanket in nature, cannot be plotted.
26. As shown, "covenant area" per reception no. 335508 has no dimensions. The area shown is scaled from Exhibit CC-1 thereon.
27. Blanket in nature, cannot be plotted.
28. Blanket in nature, cannot be plotted.
29. Blanket in nature, cannot be plotted.
30. Cannot be accurately plotted due to insufficient information on precise easement location.
31. Blanket in nature, cannot be plotted.
32. As shown, location is approximate. Cannot be accurately plotted due to insufficient information on precise easement location.
33. Blanket in nature, cannot be plotted.
34. Blanket in nature, cannot be plotted.

- 7. Benchmark: CP Dala-4, an 8 inch spike in the hill above the Gondola Plaza, Elevation=9560.14'.
8. Contour interval is 2 feet.
9. Monuments shown hereon were found in August of 2005.

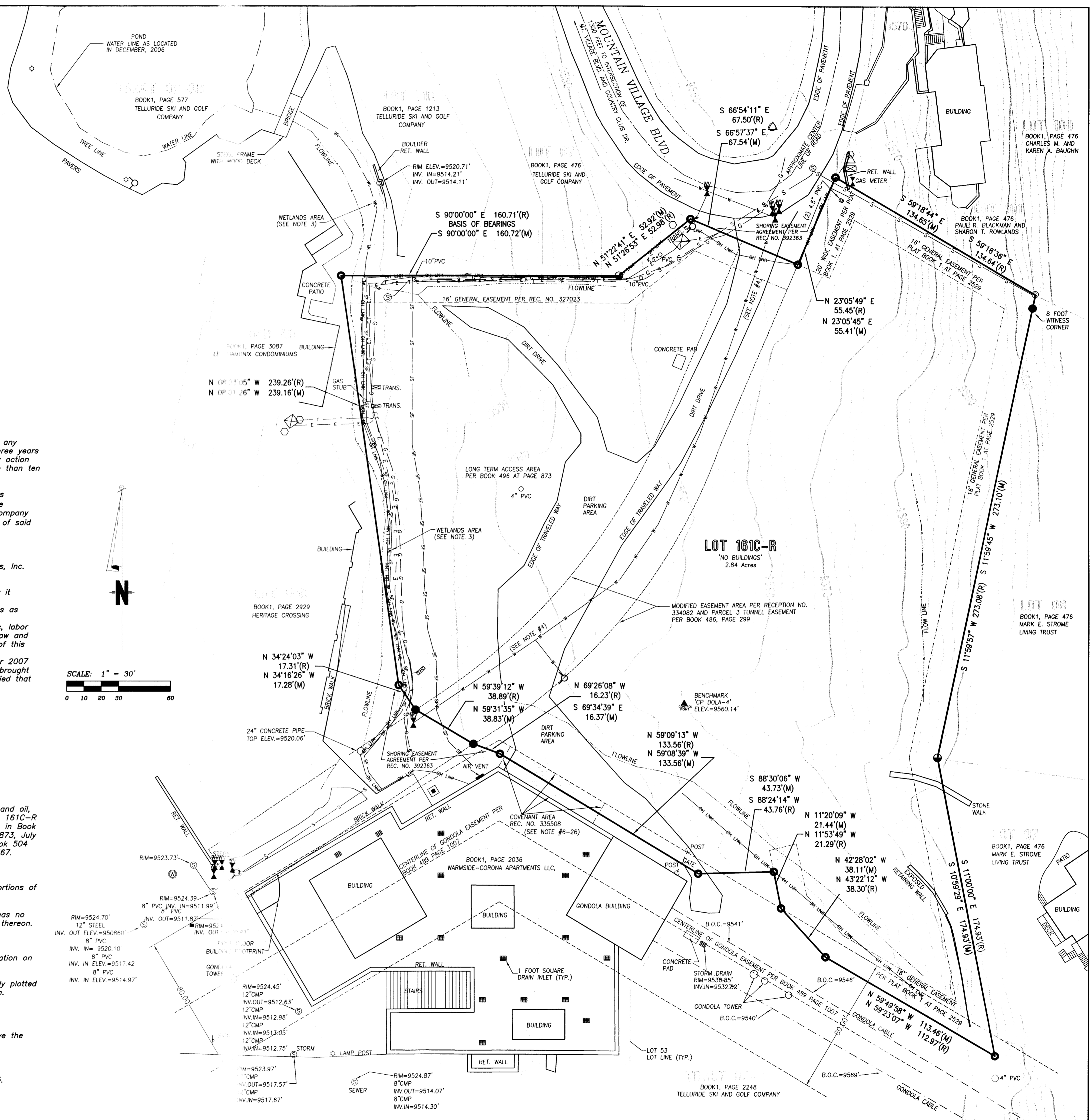
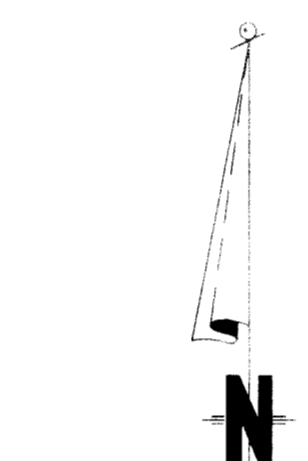
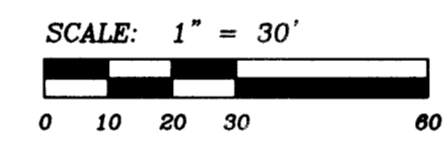


Table with columns: Project Mgr., Technician, Checked by, Start date, Rev., description, date, by, Drawing path, Sheet 1 of 1, Project #.

ALTA/ACSM LAND TITLE SURVEY LOT 161C-R, TOWN OF MOUNTAIN VILLAGE

FOLEY ASSOCIATES, INC. 970-728-6153 970-728-6050 fax P.O. BOX 1385 125 W. PACIFIC, SUITE B-1 TELLURIDE, COLORADO 81435



Hill Hastings II MD

PO Box 2946, Telluride, CO 81435 hhastings@me.com

Mountain Village Planning and Development Services Department

455 Mountain Village Boulevard, Suite A

Mountain Village, CO 81435

Re: Lot 161CR

Dear Madame/Sir, Ms Haines

We are owners of Mtn. Village Lot 104, directly opposite Lot 161CR which has applied for a conditional use permit to allow surface unpaved parking.

We pay substantial taxes on our lot which we have owned since the early 90's. It continues to be surrounded by employee parking throughout the year. Despite our substantial contribution of taxes, we were formerly told that we could not park by our lot. The parking surrounding our lot is a detriment to its appearance and value..and denial of parking to us a clear unjust further insult.

We recognize the great need for more parking in the core...but

We cannot support it without some just allowance for our own local parking convenience/needs. I hope you will correct this injustice.

Respectfully

Hill and Bettie Hastings

Hastings Family Limited Partnership

hhastings@me.com

From: [Jim Boeckel](#)
To: [Michelle Haynes](#)
Subject: Re: Referral comments by 11/28/2017 - Lot 161CR Conditional Use Permit for Surface Parking
Date: Friday, November 17, 2017 8:57:56 AM

A minimum 16 foot wide lane needs to be maintained for fire apparatus and or ambulance access to the gondola building through the parking lot.

On Tue, Nov 14, 2017 at 1:56 PM, Michelle Haynes <MHaynes@mtnvillage.org> wrote:

Please see the attached referral form and application for a conditional use permit to allow for surface parking on Lot 161CR.

The DRB will provide a recommendation to Town Council on 12/7/2017

The Town Council will review as a public hearing on 12/14/2017

Thank you.

Michelle Haynes, MPA

Planning and Development Services Director

Town of Mountain Village

455 Mountain Village Blvd. Suite A
Mountain Village, CO 81435

O:: [970-239-4061](tel:970-239-4061) – PLEASE NOTE NEW OFFICE PHONE NUMBER

M:: [970-417-6976](tel:970-417-6976)

mhaynes@mtnvillage.org

From: [Finn KJome](#)
To: [Michelle Haynes](#); [JD Wise](#); [Jim Mahoney](#); [Jim Loebe](#); [Forward jim.telluridefire.com](#)
Subject: RE: Referral comments by 11/28/2017 - Lot 161CR Conditional Use Permit for Surface Parking
Date: Monday, November 20, 2017 10:43:29 AM

Hi Michelle,
Public Works has no issue with a developed parking lot on 161. Public Works is not interested in taking on the maintenance of this lot in case the question comes up.
Finn

From: Michelle Haynes
Sent: Tuesday, November 14, 2017 1:56 PM
To: Finn KJome <FKJome@mtnvillage.org>; JD Wise <JWise@mtnvillage.org>; Jim Mahoney <jmahoney@jdreedlaw.com>; Jim Loebe <JLoebe@mtnvillage.org>; Forward jim.telluridefire.com <jim@telluridefire.com>
Subject: Referral comments by 11/28/2017 - Lot 161CR Conditional Use Permit for Surface Parking

Please see the attached referral form and application for a conditional use permit to allow for surface parking on Lot 161CR.

The DRB will provide a recommendation to Town Council on 12/7/2017
The Town Council will review as a public hearing on 12/14/2017

Thank you.

Michelle Haynes, MPA
Planning and Development Services Director
Town of Mountain Village
455 Mountain Village Blvd. Suite A
Mountain Village, CO 81435
O:: 970-239-4061 – PLEASE NOTE NEW OFFICE PHONE NUMBER
M:: 970-417-6976
mhaynes@mtnvillage.org



From: [Jim Loebe](#)
To: [Michelle Haynes](#)
Subject: Re: Referral comments by 11/28/2017 - Lot 161CR Conditional Use Permit for Surface Parking
Date: Wednesday, November 22, 2017 9:49:46 PM

Transit is supportive.

Jim Loebe
Maintenance Manager
Mountain Village Gondola
jloebe@mtnvillage.org
W 970 369 8300
C 970 729 3434

On Nov 14, 2017, at 3:56 PM, Michelle Haynes <MHaynes@mtnvillage.org> wrote:

Please see the attached referral form and application for a conditional use permit to allow for surface parking on Lot 161CR.

The DRB will provide a recommendation to Town Council on 12/7/2017
The Town Council will review as a public hearing on 12/14/2017

Thank you.

Michelle Haynes, MPA
Planning and Development Services Director
Town of Mountain Village
455 Mountain Village Blvd. Suite A
Mountain Village, CO 81435
O:: 970-239-4061 – *PLEASE NOTE NEW OFFICE PHONE NUMBER*
M:: 970-417-6976
mhaynes@mtnvillage.org

<image003.jpg>

[Email Signup](#) | [Website](#) | [Facebook](#) | [Twitter](#) | [Pinterest](#) | [Videos On Demand](#)

<Referral Form Lot 161CR Conditional Use Permit.docx>

<161CR-Condition-Use-Permit-for-Surface-Parking application for website.pdf>

From: [JD Wise](#)
To: [Michelle Haynes](#); [Finn KJome](#); [Jim Mahoney](#); [Jim Loebe](#); [Forward jim.telluridefire.com](#)
Subject: RE: Referral comments by 11/28/2017 - Lot 161CR Conditional Use Permit for Surface Parking
Date: Wednesday, November 22, 2017 9:17:53 AM

Hi Michelle,

From a Plaza Services perspective we would request that the owner be responsible for summer and winter maintenance of the proposed staircase, including snow and ice removal.

Thank you,
JD

J.D. Wise
Plaza Services Manager
Town of Mountain Village
O :: 970.369.8235
M :: 970.708.0215
F :: 970.369.8119
[Email Signup](#) | [Website](#) | [Facebook](#) | [Twitter](#) | [Pinterest](#) | [Videos On Demand](#)

Please note that I am in the office Tuesday through Friday.

From: Michelle Haynes
Sent: Tuesday, November 14, 2017 1:56 PM
To: Finn KJome <FKJome@mtnvillage.org>; JD Wise <JWise@mtnvillage.org>; Jim Mahoney <jmahoney@jdreedlaw.com>; Jim Loebe <JLoebe@mtnvillage.org>; Forward jim.telluridefire.com <jim@telluridefire.com>
Subject: Referral comments by 11/28/2017 - Lot 161CR Conditional Use Permit for Surface Parking

Please see the attached referral form and application for a conditional use permit to allow for surface parking on Lot 161CR.

The DRB will provide a recommendation to Town Council on 12/7/2017
The Town Council will review as a public hearing on 12/14/2017

Thank you.

Michelle Haynes, MPA
Planning and Development Services Director
[Town of Mountain Village](#)
455 Mountain Village Blvd. Suite A
Mountain Village, CO 81435
O:: 970-239-4061 – PLEASE NOTE NEW OFFICE PHONE NUMBER
M:: 970-417-6976

Alpine Planning, LLC

P.O. Box 654 | Ridgway, CO 81432 | 970.964.7927 | alpineplanningllc@gmail.com



November 30, 2017

Mountain Village Town Council and Design Review Board
455 Mountain Village Blvd., Ste. A
Mountain Village, CO 81435

[Sent via Email to mhaynes@mtnvillage.org](mailto:mhaynes@mtnvillage.org)

Dear Town Council and Design Review Board Members,

My firm represents David and Lynette Wyler who are the owners of Lot 89-2B that is located at 667 Mountain Village Boulevard as shown in Figure 1. This letter is in regards to the proposed conditional use of Lot 161C-R as a temporary surface parking lot.

The Wyler's are supportive of the use of Lot 161C-R for a temporary parking lot knowing that this use will eventually be replaced by development. The Wyler's believe that the Town should only approve the new parking lot with a condition that no long-term parking will be allowed on Mountain Village Boulevard. When the Wyler's bought their property, the Town did not allow parking on Mountain Village Boulevard, and since this time parking has been permitted by the Town.

The Wyler's plan on starting the construction of their new single-family home on Lot 89-2B in the spring of 2018, and are very concerned about the negative and adverse impacts of parking around their home. The Town permitted parking wraps all the way around the lot as shown in Figure 1. The parking is a significant concern of the Wyler's due to the increased activity, noise, loss of privacy, security concerns, adverse impacts on property values, and a decrease in quality of life due to having intensive parking uses wrapping around and through a residential area.

The Town does not permit parking on roads anywhere else in Mountain Village due to the same issues and concerns that the Wyler's have. The Wyler's want their lot to have the same treatment as other properties in Mountain Village with parking prohibited on all Town roads.

We understand that parking may have been requested and permitted by the Town along Mountain Village Blvd partially in response to the Town charging for parking in the Gondola Parking Garage. This is no longer an issue since free parking is available in the Gondola Parking Garage with short walks and gondola ride providing easy access for Village Center and ski resort employees. In addition, Telluride Ski and Golf allows for parking on its undeveloped "Pond Lots" and the new parking provided by the conditional use approval on Lot 161C-R will also be available to Village Center and TSG employees.

We believe that the Lot 161C-R Parking Lot proposed in the conditional use permit provides the Town with an opportunity to limit parking on Mountain Village Boulevard since it is directly related to the currently permitted Village Center and TSG employee parking on the road. The Wyler's are therefore requesting that the Town consider adding a condition of approval that prohibits parking on Mountain Village Boulevard unless temporary, short-term parking is permitted by the Town as a part of overall parking for special events, private events or for construction.

The Wyler's also want to ensure that any conditional use permit approval recognizes and continues to allow public access across Lot 161C-R so they and other Upper Mountain Village Boulevard property owners and guests can have easy access to the Gondola Plaza, the gondolas and the Village Center. This access is provided on the Lot 161C-R plat that is recorded at Reception Number 325409 with an access easement per Access and Utility Easements No. 3 as follows:

3. St. Sophia Partners hereby grants a temporary non-exclusive easement to the Town of Mountain Village on, over and across Lot 161C-R for the benefit of the general public for pedestrian access to the gondola transit system and Lifts 3 and 4 on the Telluride Ski Area. At any time after the issuance of a building permit for the development of Lot 161C-R, St. Sophia Partners may record a notice of termination of this temporary easement which shall terminate this easement. The provisions of this paragraph 3 shall be binding on and inure to the benefit of St. Sophia Partners and its designees, successors and assigns.

We respectfully request that any conditional use permit approval recognize this public access easement and ensure the design of the parking lot provides safe public access across Lot 161C-R to the Gondola Plaza.

Sincerely,

Chris Hawkins, AICP
Alpine Planning, LLC

Figure 1



HILL & BETTIE HASTINGS

Hastings Family Limited Partnership

November 30, 2017
Design Review Board
Telluride Mountain Village
455 Mountain Village Blvd, Suite A
Mountain Village, CO 81435

Dear Madame/Sir

We are owners of Lot 104 in the Mountain Village. The recent request by Mountain Village LLC to use Lot 161C-R for additional parking has brought up once again the injustice of allowing permitted employee parking around our lot. Our lot on upper MV Boulevard is surrounded on a daily basis by parked vehicles around its circumference. This adversely and dramatically affects the marketability of our lot. Elsewhere throughout the Village roadside parking is not permitted.

We have owned and paid taxes with the belief that Mountain Village would honor the conditions that existed with its purchase.

We understand the need for employee parking but it should not come at the expense of early investors in the Mountain Village's success. The initial underestimation of needs for future employee parking should not impart a negative impact on our investment in Mountain Village.

We adamantly request that permitted parking around our lot 104 on upper Mountain Village boulevard immediately be stopped.

Respectfully

Hill Hastings & Co
Bettie Hastings

Hill and Bettie Hastings



November 30, 2017

Telluride Mountain Village –
Design Review Board

455 Mountain Village Blvd, Suite A
Mountain Village, CO 81435

Re: Conditional Use Permit- Parking on 161CR

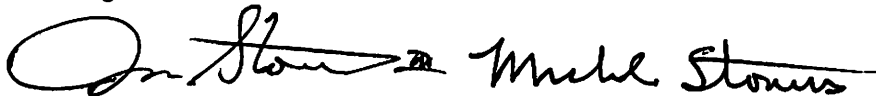
To whom it may concern:

We have been the owners of Lot 89-2C, Mountain Village, for over 20 years. We object to the recent request by Mountain Village LLC to use Lot 161CR for additional parking. In addition, we are standing strong on our belief parking around our lots, and our neighbor's, is both unattractive and inconsistent with the original plans and intentions for the Village. We currently have our lot on the market for sale and this will significantly impact the marketability of our lot. Roadside parking is not permitted in other parts of the village for this reason and we will need to defend our rights to protect the sanctuary and serenity of the neighborhood. These neighborhood streets were never intended to be used for general, public parking period.

We have paid taxes in the Mountain Village since 1993 We owned a condo until 2003) in the Mountain Village and would appreciate if the decision makers honor the conditions that existed with its purchase.

We understand the need for employee parking, but it should be provided by the building owners. It should be either below grade (garage) like all others are now required or be remotely located while making use of the very convenient and purpose-built gondola transportation system we created (and pay for) for this very purpose. We would like to see all permitted parking on the Mountain Village Boulevard cease, consistent with the residents understanding at time of purchase.

Regards

A handwritten signature in black ink, appearing to read "Jim and Michele Stowers". The signature is written in a cursive, flowing style.

Jim and Michele Stowers
6534 Wenonga Road
Mission Hills, KS 66208
81-547-8788

2018 DRB Meeting Schedule

ITEM 10

| DRB Meeting Dates for 2018 | |
|---|-------------|
| Thursday, January 4, 2018 | 10am |
| Thursday, February 1, 2018 | 10am |
| Thursday, March 1, 2018 | 10am |
| Thursday, March 29, 2018 (Replaces April 5th Mtg.) | 10am |
| Thursday, May 3, 2018 | 10am |
| Thursday, June 7, 2018 | 10am |
| Thursday, July 5, 2018 | 10am |
| Thursday, August 2, 2018 | 10am |
| Thursday, September 6, 2018 | 10am |
| Thursday, October 4, 2018 | 10am |
| Thursday, November 1, 2018 | 10am |
| Thursday, December 6, 2018 | 10am |

DRB Members 2018

| Member | Original Date Appointed | Term Expiration | Regular/Alternate | Consecutive Absences |
|---------------|-------------------------|-----------------|-------------------|----------------------|
| Dave Craige | 04/01/2015 | Apr-18 | Regular | |
| Keith Brown | 11/10/2010 | Apr-18 | Regular | |
| Banks Brown | 11/01/2010 | Apr-18 | Regular | |
| Luke Trujillo | 04/01/2012 | Apr-18 | Regular | |
| Dave Eckman | 04/01/2009 | Apr-17 | Regular | |
| Greer Garner | 04/01/2013 | Apr-17 | Regular | |
| Phil Evans | 07/01/2013 | Apr-17 | Regular | |
| Liz Caton | 04/01/2015 | Apr-17 | Alternate | |
| Jean Vatter | 04/01/2015 | Apr-17 | Alternate | |
| | | | | |