

**TOWN OF MOUNTAIN VILLAGE
DESIGN REVIEW BOARD REGULAR MEETING
THURSDAY JUNE 2 , 2016 10:00 AM
411 MOUNTAIN VILLAGE BLVD, MOUNTAIN VILLAGE, COLORADO
3RD FLOOR CONFERENCE ROOM, FIRE HOUSE
REVISED AGENDA**

	Time	Min.	Presenter	Type	
1.	10:00		Chair		Call to Order
2.	10:00	5	Van Nimwegen	Action	Reading and Approval of Summary of Motions of the May 5, 2016 Design Review Board Meeting
3.	10:05	45	Henderson	Public Hearing Quasi-Judicial Action	Consideration of a Design Review application for a Single Family Home on Lot 912R (123 Victoria Drive)
4.	10:50	30	Bangert	Public Hearing Quasi-Judicial Action	Consideration of a Design Review application for a Single Family Home on Lot AR-27 (124 Singletree Way)
5.	11:20	30	Henderson	Public Hearing Quasi-Judicial Action	Consideration of a Design Review application for a Single Family Home on Lot AR-32 (123 Singletree Way)
6.	11:50	30	Lunch		
7.	12:20	20	Van Nimwegen Benitez	Work Session	Strategy for Roof Replacement in the Village Core
8.	12:40	10	Van Nimwegen	Informational	Department Update
9.	12:50	5	Van Nimwegen	Informational	Other Business
10.	12:55				Adjourn

**SUMMARY OF MOTIONS
TOWN OF MOUNTAIN VILLAGE
DESIGN REVIEW BOARD MEETING
THURSDAY MAY 5, 2016**

Call to Order

Chairman Dave Eckman called the meeting of the Design Review Board of the Town of Mountain Village to order at 10:01 a.m. on Thursday May 5, 2016 in the Conference Room at 455 Mountain Village Boulevard Mountain Village, CO 81435.

Attendance

The following Board/Alternate members were present and acting:

Dave Eckman (Chair)
Banks Brown
Keith Brown
Dave Craige
Phil Evans
Greer Garner
Luke Trujillo

The following Board/Alternate member was absent:

Jean Vatter (Alternate)

Town Staff in attendance:

Glen Van Nimwegen, Director of Planning and Development Services
Dave Bangert, Town Forester/Planner
Colleen Henderson, Planner II
Jim Mahoney, Town Attorney

Public in attendance:

David Ballode	Uncompahgre Engineering, Inc.
Kevin L. Rost	Owner Lot 161D-1
Paul Ricks	Fortenberry & Ricks, LLC
Ryan Deppen	Fortenberry & Ricks, LLC
Tom Kennedy	Attorney for owner of Lots 367R & 387R
Peter Sante	Sante Architects
Shane Jordan	Sante Architects
Christian Wieninger	Owner Lot 181
Kierstin Wieninger	Owner Lot 181
Greg Dennee	Locati Architects
Andrew Daigle	Locati Architects
Beth Bailis	Caribou Design Associates
Steve Morton	Morton Architects
Chris Hawkins	Alpine Planning
Eric Apodaca	Telluride Adventure Center
Breanna Demont	Telluride Adventure Center
Marcy Pickering	Peak Property Management
Frank Eades	Fairmont Heritage Place

Reading and Approval of Summary of Motions of the March 30, 2016 Design Review Board Meeting.

On a **Motion** made by Greer Garner and seconded by Banks Brown, the DRB voted **6-0** to approve the Summary of Motions from the March 30, 2016 meeting.

Phil Evans arrived at 10:07am

Consideration of a Design Review Application for a Private Access Tract for Lot 376R and 387R.

Dave Bangert presented an overview of the proposed project which included design and approval of an access tract (a 20-foot driveway) from its current completion point to a bench on Lot 387R1 where the owner is planning on designing and building a house. Ryan Deppen of Fortenberry Ricks stated this application does not include plans for a lot line adjustment or to subdivide land. Ryan further outlined the driveway right-of-way, materials, stone facing, and chip & seal cover. Tom Kennedy (Attorney) offered a suggestion about a condition pertaining to timeframes. David Ballode (Uncompahgre Engineering, Inc.) responded to questions about engineering design. On a **Motion** made by David Craige and seconded by Phil Evans, the DRB voted **7-0** to approve the project with conditions.

Conceptual Worksession for a New Home on Lot 181.

Dave Bangert presented the conceptual design for a proposed single family home located at 118 Highlands Way. Peter Sante and Shane Jordan of Sante Architects presented an overview of the architectural design and answered questions from Board members. Peter Sante also asked DRB members for additional direction on the proposed roof design, LiveRoof tray system, building materials/colors, and the carport.

The DRB requested a ten (10) minute break at 12:05pm.

Consideration of a Design Review for a Single Family Home on Unit 15 on Lot 161D-1 (The Ridge).

Glen Van Nimwegen presented the design for a proposed single family home located at 7 Tunnel Drive in the Ridge and referred to a PowerPoint Presentation. Chris Dennee (Locati Architects) introduced the project and guided the DRB through his design process while Andrew Daigle (Locati Architects) responded to questions from DRB members. Chris Hawkins (Alpine Planning) also spoke on behalf of the project applicant. On a Motion made by Greer Garner and seconded by Banks Brown, the DRB voted **7-0** to approve the project with conditions.

The DRB took a 20 minute break for lunch at 12:50pm.

Consideration of Improvements within Lone Fir Lane on Tract A-1GC.

Glen Van Nimwegen presented a design for the proposed improvements along Lone Fir Lane and David Ballode (Uncompahgre Engineering, Inc.) and Chris Hawkins (Alpine Planning) responded to questions about the project. On a Motion made by David Craige and seconded by Phil Evans, the DRB voted **7-0** to approve the project subject to entering into an encroachment agreement with the Town.

Consideration of a Design Review application for Telluride Adventure Center's Summer Signage Program Amendment on Lot 53A & OS-3U.

Colleen Henderson presented an overview of Telluride Adventure Center's Summer Sign Plan Amendment and Eric Apodaca responded to questions from DRB members about each sign request. On a Motion made by Phil Evans and seconded by Banks Brown, the DRB voted **6-0** to approve a development agreement (Keith Brown voted no) with conditions. The following conditions were not approved: (1) no second A-frame sandwich board sign, (2) no ice cream freezer/ice cream sign, and (3) no Polaris Razor on Lot 53A during the summer season.

Consideration of a Design Review application for Landscape Improvements on Lot 154 (Lorian).

Dave Bangert presented an overview of the proposed project for the installation of landscaping and hardscape in the General Easement (GE) and road right-of-way (RROW). On a Motion made by Keith Brown and seconded by Banks Brown, the DRB voted **7-0** to approve the project subject to Town Council review and approval.

Consideration of a Design Review application for Roofing Repairs to Lot 61CD (Franz Klammer Hotel).

Keith Brown stated a conflict of interest and withdrew from voting on the project. Dave Bangert presented an overview of the proposed project which involved repairing a damaged roof above a few units at the Franz Klammer Hotel and replacing existing concrete tiles with a metal product. On a Motion made by Phil Evans and seconded by David Craige, the DRB voted **7-0** to approve the use of a faux copper standing seam material for secondary roofs at the Franz Klammer Hotel.

Other Business.

Glen Van Nimwegen reminded Board members about the May 19, 2016 Joint Town Council meeting with the Design Review Board and will find out the time of the meeting (8:30 am-3:30pm). Glen also mentioned he has not been able to identify an architect to fill the vacant DRB “alternate” seat and will continue to reach out to the design community. Phil Evans added that “alternate” members have the opportunity to vote quite often due to travel schedules and vacations.

Phil Evans suggested that DRB members and planning staff be assigned to review a section of the Community Development Code (CDC) and provide recommendations to revise outdated sections of the Code. Dave Eckman suggested having a work session in September to identify deficiencies (conflicts, contradictions, errors, etc.) and to modify/update the CDC on an annual basis.

Luke Trujillo suggested reviewing the format of the Town of Telluride’s Historic and Architectural Review Commission (HARC) Design Guidelines.

Banks Brown made a reference to scheduling two (2) DRB meetings a month.

On a **Motion** made by Phil Evans and seconded by Banks Brown, the DRB voted **7-0** to adjourn the May 5, 2016 meeting of the Mountain Village Design Review Board at 3:30 p.m.

Respectfully Submitted,

Colleen Henderson
Planner II



**PLANNING & DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION**

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

TO: Design Review Board
FROM: Colleen Henderson, Planner II
FOR: Meeting of June 2, 2016
DATE: May 26, 2016
RE: Design Review approval of a single-family home and accessory dwelling unit on Lot 912R (132 Victoria Drive)

PROJECT GEOGRAPHY

Legal Description: Lot 912R
Agent: Lea Sisson, Architect
Applicant/Owner: McCarthy Properties, LLC
Zoning: Single-family
Existing Use: Vacant
Proposed Use: Single-family
Lot Size: 1.73 acres
Adjacent Land Uses: **North:** Single-family and Open Space
South: Single-family and vacant Single-family
East: Single-family
West: Single-family

ATTACHMENTS

Exhibit A: Applicant’s Narrative
Exhibit B: Design Review Plans
Exhibit C: Aerial Photograph
Exhibit D: Declaration of Skier Trail Easement Agreement

BACKGROUND

In accordance with 17.4.3 of the Community Development Code (CDC), the applicant has submitted an application for a Class 3 Design Review for a single-family home and accessory dwelling unit on Lot 912R. Lot 912R is located at 123 Victoria Drive and is zoned single-family residential. The proposed 6,922 square foot home consists of six (6) bedrooms, six (6) bathrooms, and an attached four (4) car garage on three (3) levels. The proposed 1,500 sf accessory dwelling unit consists of two (2) bedrooms, three (3) bathrooms, kitchen/living area, ski/mud room, and a one (1) car garage on two (2) levels. Lot 912R is located on a 1.73 acre linear configured lot at the end of the Victoria Drive access tract with views oriented to the north towards the Dallas and San Sophia ranges through a grove of tall fir and aspen trees. There are no streams traversing the lot and wetlands have not been delineated onsite.

MAIN HOUSE PROJECT SUMMARY

CDC Provision	Requirement	Proposed
Lot Coverage	30%	21%
General Easements & Setbacks		
North	16' GE & 30' access easement	30'
South	16' GE	16'
East	16' GE	16'
West	16' GE & 40' restricted easement	40'
Maximum Building Height	35'+5'	38'-8"
Maximum Average Building Height	30'	26'
Roof Pitch		
Primary (Gable)	6:12 to 12:12	6:12, 4:12
Primary (Shed)	4:12	3:12
Secondary (Gable)	4:12	8:12
Secondary (Shed)	4:12	2:12
Exterior Materials		
Stone	35% minimum	50%
Wood	(no requirement)	23%
Metal Accents	Specific DRB approval	5%
Fenestration	40% maximum	22%
Parking	2 enclosed + 2 surface spaces	4 enclosed+3 surface

ACCESSORY DWELLING UNIT PROJECT SUMMARY

CDC Provision	Requirement	Proposed
Maximum Building Height	35'+5'	30'-3"
Maximum Building Height	30'	23'-4"
Roof Pitch		
Primary (Shed)	Specific DRB approval	4:12
Secondary (Gable)	4:12	4:12
Exterior Materials		
Stone	35% minimum	46%
Wood	(no requirement)	38%
Metal Accents	Specific DRB approval	0%
Fenestration	40% maximum	16%
Parking		1 enclosed+1 surface

CRITERIA FOR DECISION

1. The proposed development meets the Design Regulations;
2. The proposed development is in compliance with the Zoning and Land Use Regulations;
3. The proposed development complies with the road and driveway standards;
4. The proposed development is in compliance with the other applicable regulations of this CDC;
5. The development application complies with any previous plans approved for the site still in effect;
6. The development application complies with any conditions imposed on development of the site through previous approvals; and
7. The proposed development meets all applicable Town regulations and standards.

ANALYSIS

The proposed project complies with the Design Regulations with the variations outlined under “Proposed Variations and Specific Approvals” and the proposed motion. The following are the outstanding issues:

General Easement Setbacks

The proposed project is situated on a narrow linear 1.73 acre lot with a variety of easements burdening the site including four (4) 16’ general easements (GE); a 30’ access drive/utility easement on the north side; and a 40’ wide restricted area (no build easement) on the west side. There is also a three (3) foot wide private ski trail easement (Rec. No. 436160) traversing the southern portion of Lot 912R benefiting the owners/authorized users of Lots 913R, 1004-AR, and Lot 1004-BR.

The proposed driveway encroaches into an existing 3’ wide private ski trail easement so the applicant is proposing to relocate this ski trail to the southern 16’ GE. The applicant’s narrative outlines the need to relocate the ski trail to allow more space between the property and the ski trail to accommodate landscape screening.

Staff has contacted the applicant regarding issues pertaining to the location of the driveway and has requested these issues be resolved prior to submitting for building permit review. Staff has added a condition of approval to address this issue.

CDC Section 17.3.14 states that when a proposed development is approved that is five (5) feet or less from a GE setback, other setback or a lot line, the review authority approval shall include a condition that a monumented land survey shall be prepared by a Colorado public land surveyor to ensure there are no above-grade or below-grade encroachments into the GE setback. Staff has added a condition of approval to address this CDC requirement.

Building Siting Design

The main residential structure and accessory dwelling unit are both located within the allowable buildable area of the lot with no encroachments proposed within the 16’ GE; however, some disturbances for grading and drainage is proposed within the northern and southern 16’ GE. The proposed encroachments into the GE will require approval from DRB.

Maximum Lot Coverage

CDC Section 17.3.13 identifies a maximum lot coverage requirement not to exceed 30% and the proposed project does not exceed this coverage.

Building Form and Exterior Walls

The proposed building forms portray a mass that is thick and strong, with a heavy, thick massed stone base on all facades. The overall forms of the exterior walls are simple in design in accordance with CDC Section 17.5.6.B.1.(a). The building materials include stone bases, columns and chimneys; large fir beams and timber brackets; horizontal and vertical weathered wood siding; folded seam zinc garage doors; and black metal railings. The large vertical stone masses have been designed like a chimney to vent the mechanical equipment, fireplaces and plumbing fixtures.

The exterior wall material percentages for the main residential structure include 50% stone, 23% wood, 5% metal, and 22% fenestration. The exterior wall material percentages for the accessory dwelling unit include 46% stone, 38% wood, 0% metal, and 16% fenestration. The proposed exterior materials are generally compatible with area development and exterior colors are natural, warm and subtle.

Roof Form, Pitch, and Materials

The CDC allows for primary roof pitches to be between 6:12 and 12:12 and be gable in form, and secondary roofs will not have pitches less than 4:12 and be either gable or shed in form. With this in mind, the roof plan associated with main residential structure shows a primary roof that is gable in form and has a pitch of 6:12 while secondary gable roofs have pitches of 10:12, 6:12, and 4:12. The roof plan for the main structure also includes two (2) secondary shed (dormer) roofs with 2:12 pitches which do not meet CDC requirements. The roof plan for the accessory dwelling unit shows a primary shed roof with a 4:12 pitch which does not meet CDC requirements. The applicant does not provide a narrative for the roof form/pitch variation.

The roof material for the main residential structure and accessory dwelling consists of a dark grey zinc standing seam roof. In addition, snow fences, gutters and downspouts are proposed to protect all entries and doors on both structures from snow and ice shedding.

Windows

The applicant has submitted a window and door schedule indicating the use of aluminum clad wood and all elevations associated with both the main residential home and accessory dwelling unit are punctuated by a variety of window styles and sizes to create interest and variety. CDC Section 17.5.6.G.10 states that window frames and trim shall be painted or stained wood, painted or clad aluminum or patina copper clad.

The fenestration square footage as a percentage of each elevation associated with the main residential structure includes 36% (north), 15% (south), 40% (east), and 0% (west). Windows on all elevations vary in size but do not exceed 40 square feet (sf) with the exception of one (1) 70 sf window on the north elevation which meets CDC requirements.

The fenestration square footage as a percentage of each elevation associated with the accessory dwelling unit includes 13% (north), 12% (south), 28% east, and 12% (west). All windows appear to be in compliance with CDC Section 17.5.6.G.

Exterior Colors

CDC Section 17.5.6.F states that exterior material color shall harmonize with the natural landscape within and surrounding the town. Colors shall be natural, warm and subtle. Any colors used on details such as trim, fascia and timbers can be stronger and provide contrast to the more subtle tones of large wall areas. The applicant will be presenting the proposed exterior materials and colors to the DRB at the hearing.

Decks and Balconies

The proposed project includes incorporating a series of decks and balconies on all levels to take advantage of the views and increase outdoor living space. According to CDC Section 17.5.6(I), "decks and balconies shall be designed to enhance the overall architecture of the building by creating variety and detail on exterior elevations". The applicant has incorporated a portion of the driveway to act as a deck/cover over the lower level of the accessory dwelling unit.

Grading and Drainage

The applicant has submitted a grading and drainage plan as shown in **Exhibit B**. According to the plan, Lot 912R slopes upwards approximately 60 feet from the access drive on the north side of the site to the southern 16' GE. Portions of the lot exceed 30% slopes on the south side of the Victoria Drive access drive and an area on the northeast side of the main residential structure. An existing 18" corrugated metal pipe (CMP) is located on the north side of the site to convey drainage under the existing access drive. There is also an existing retaining wall and guardrail structure located parallel to, and north of the access drive. According to the grading and drainage plan, the driveway has been designed not to exceed an eight (8) percent grade. The extensive use concrete retaining walls, unreinforced retaining walls, and boulder stacks have been incorporated into the overall design to accommodate the proposed driveway and vehicular turn-around area on the south side of

the accessory dwelling unit. In addition, 2' concrete V pans and 12" culverts with drop inlets have been proposed at specific locations to convey drainage parallel to and under the driveway. Due to the long linear shape of the lot, the footprint of the main residential structure is narrow which aligns with the natural contours of the site. Staff is supportive of the drainage as shown because it is an authorized activity in the GE.

Building Heights

The maximum building height of the main residential structure is 38'-8" and the maximum average height is 26'. The maximum building height of the accessory dwelling unit is 30'-3" and the maximum average height is 23'-4". These heights are in compliance with CDC Section 17.3.12 which states the maximum height allowed in the single-family zone is 35'+5' feet and the maximum average height allowed is 30'. However, when a proposed structure 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 conducted to establish the maximum building height and the maximum average building height prior to the Building Division conducting the required framing inspection. Staff has added a condition of approval addressing this CDC requirement.

Parking

The development plan indicates there are four (4) enclosed parking spaces in a garage and three (3) exterior parking spaces associated with the main residential structure. There are two parking spaces associated with the accessory dwelling unit, one (1) enclosed in a garage and the other an exterior space. Parking is in compliance with CDC Section 17.5.8.

Landscaping and Irrigation

Lot 912R currently supports approximately 315 spruce, fir, and aspen trees. A landscape has been prepared by Jennifer Dolecki-Smith who is a Colorado licensed landscape architect. The plan focuses on screening the main structure and accessory dwelling unit from the Victoria Drive access drive on the north side of the lot while providing a buffer zone between the relocated ski trail easement and the driveway on the south side of the site. Approximately 110 trees will be removed to accommodate the two residential structures, driveway, and retaining walls. As shown, the landscape plan indicates that five (5) Blue Spruce trees (8-12' high), three (3) Specialty Blue spruce trees (2-6' high), six (6) Bristlecone pine trees (5-6' high), eleven (11) quaking Aspen trees (2.5-3" caliper), and native grass seed mixes will be planted in the areas shown for revegetation.

An irrigation plan has also been prepared by Jennifer Dolecki-Smith indicating the location of backflow preventers, an electromechanical controller, pressure regulator, remote control valves, 1" PVC lines, 1" NSF poly lateral lines, and rain shut-off sensors. In addition, twenty-one (21) rotors, twenty-two (22) pop-up emitters, and twenty-two (22) drip emitters are indicated.

Utilities

The topographic survey shows the location of existing public and private utility connection points including an electric transformer, cable pedestal, telephone pedestal, and a fire hydrant. This survey also shows the location of sewer man holes below the access drive. The applicant did not include a Utility Plan so staff is recommending that any DRB approval include a condition that a Utility Plan be reviewed and approved by the public works director prior to the issuance of a development permit.

Lighting and Address Identification

As shown on the exterior lighting plan in **Exhibit B**, the proposed project has been designed to include twenty-three (23) oil rubbed bronze wall sconces (S1), twenty-one (21) die cast aluminum LED step lights (LL1), twelve (12) recessed can lights (R1), and one (1) LED strip lighting for the address monument along the access driveway. All lighting has been designed as full cut-off fixtures with LED bulbs which meet CDC requirements.

Driveway Standards

The proposed project is located at the end of an access tract and the applicant is proposing a 440-foot long driveway with a paved width of 16' and two 2' v-pan shoulders on each side. The maximum grade associated with the proposed driveway is 7.95% which meets CDC code. The Code further states that maximum driveway grades shall not exceed five percent (5%) for the first twenty feet (20') from the edge of the public roadway or access tract as proposed by the applicant. The applicant has not requested a driveway variation on slope or width.

In regards to emergency access, the applicant has designed the driveway to accommodate an area for the fire department to maneuver equipment in front of the accessory dwelling unit. The fire marshall has reviewed the development plans and has recommended the main residential structure be equipped with an approved fire sprinkler system. Staff has added a condition of approval to address this CDC requirement.

Construction Staging/Mitigation Plan

The construction mitigation plan indicates utilizing the proposed driveway for construction staging activities including three (3) spaces for construction parking. In addition, the plan indicates appropriate locations for a porta-toilet, material storage, construction trailer, waste dumpster, and a bear proof waste container. The construction mitigation plan also indicates a security fence along the access drive. The extensive use of silt fencing is indicated north of both residential structures. The Town of Mountain Village public works director has reviewed and approved the construction mitigation plan.

POTENTIAL VARIATIONS AND SPECIFIC APPROVALS

- A driveway grade exceeding a five percent (5%) grade for the first twenty feet (20') from the edge of the access tract as outlined in CDC Section 17.6.6;
- A driveway cut/width of 16' where 12' is required as outlined in CDC Section 17.6.6(B)(2);
- Two secondary shed roofs on the main residential structure with 2:12 pitches as outlined in CDC Section 17.5.6; and
- A primary shed roof on an accessory dwelling unit as outlined in CDC Section 17.5.6.C.2.

RECOMMENDATION

Staff recommends the DRB approve the development application for Lot 912R with the following motion:

"I move to approve the development application for a single-family home and accessory dwelling unit on Lot 912R with the variations listed above, subject to the following conditions:

1. *Prior to the submittal of construction plans for a building permit, the applicant shall provide to the Town of Mountain Village documentation that all beneficiaries of the private ski trail easement have consented to relocating the private ski trail easement to the southern 16' GE on Lot 912R through recordation with San Miguel County.*
2. *The developer shall submit a monumented land survey prepared by a Colorado public land surveyor to ensure there are no above-grade or below-grade encroachments into any easements/setbacks prior to the Building Division conducting the required footing or foundation inspection, as applicable.*
3. *Prior to the Building Division conducting the required framing inspection, the applicant shall conduct a monumented land survey prepared by a Colorado public land surveyor to establish the maximum building height, including but not limited to natural grade, finished grade and the building height measurement points (in USGS datum).*

4. *The applicant shall submit a Utility Plan prepared by a Colorado licensed professional engineer to Town staff for review and approval prior to the issuance of a building permit.*
5. *The applicant shall submit revised architectural plans indicating the main residential structure be equipped with an approved fire sprinkler system meeting the International Fire Code (CDC Section 17.7.18).*
6. *All representations of the applicant/agent, whether within the submittal or at the DRB hearing, are conditions of this approval.*

EXHIBIT A

APPLICANT'S NARRATIVE

4.26.2016

NARRATIVE FOR McCARTHY RESIDENCE

Inspired by the rustic character of mountain materials and the simplicity of the high alpine structures, the owners of Lot 912R wish to create a home sophisticated in detail and simple in material. The building orients to the main views, Dallas and SanSophia range, through a grove of tall fir and aspen trees and down to the pond below. The materials are a mixture of stone for the base, columns and chimneys battered to emphasize their connection to the ground, large fir beams and timber brackets, horizontal and vertical weathered wood siding, folded seam zinc on the garage doors, standing seam zinc for the roof, and black metal railings. The windows are aluminum clad wood. All windows meet the requirements for ≤ 40 sf, with one main window at 70sf to frames, see elevations for notes and dimensions. The roofs are all standing seam zinc with the main roof pitched at a 10:12, secondary roofs of 6:12, 4:12 and 2 dormers at 2:12. The large stone bars will vent all of the mechanical, fireplaces and plumbing and are built like chimneys. The ridges are broken up by the gentle turning of the building to create a panorama view from inside and the stone chimneys. We are comfortably within the height limitations over 1' lower than allowed, see elevations.

The guest house is simple, using the firetruck turnaround space within the stone walls and a simple 4:12 shed for the rest. The fire truck turnaround is the roof for a portion of this structure and is pitched less than 4:12 and we are asking for a special approval for this. We feel that this is a great use of space by combining the structure with what would be a large retaining wall anyway for the turnaround. The materials are the same as the main house, mostly stone with vertical and horizontal siding and a standing seam zinc roof. The two buildings are not required to be attached but the owners did want outdoor access and so we connected them with a bridge that meanders through the tall groove of trees.

There is a deeded ski access tract on the south side of the property. We are submitting a Class 1 Design Review to move the ski access which currently goes through trees in the easement to go around the existing trees and allow for more room between the property and the ski trail for more tree screening to be planted. This is not a formal path nor is it mulched in summer, it is simply an agreement for others to cross the property to access the ski hill through the property and GE. The new path alignment does not inhibit the original function for access.

The landscaping focusses on screening from Victoria Drive, and filling between the ski path and the driveway. Great lengths were made to minimize the cut and fill and retaining for the driveway, using formal stone walls at the entry and 2:1 layback and boulder retainage along the remainder of the drive. The engineer met with the fire department and utility companies to confirm compliance for radius, grade and turnaround lengths. While the fire department may not need to go under the porte cochere it is designed to allow for this.

Thank you very much for your time.

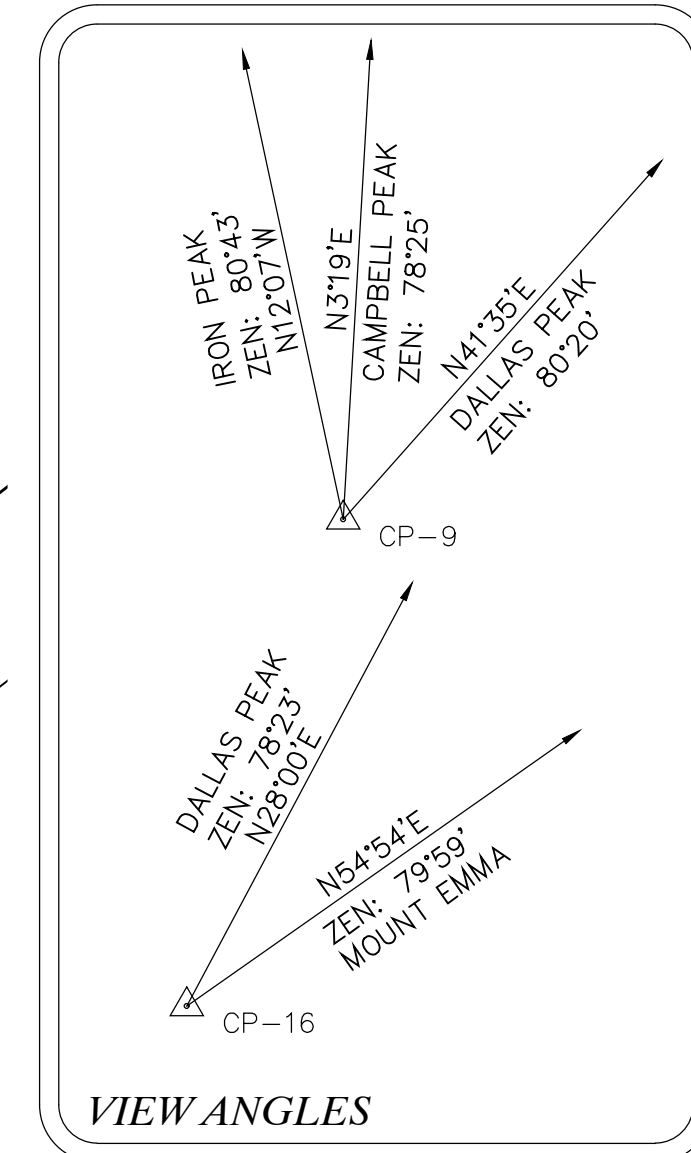
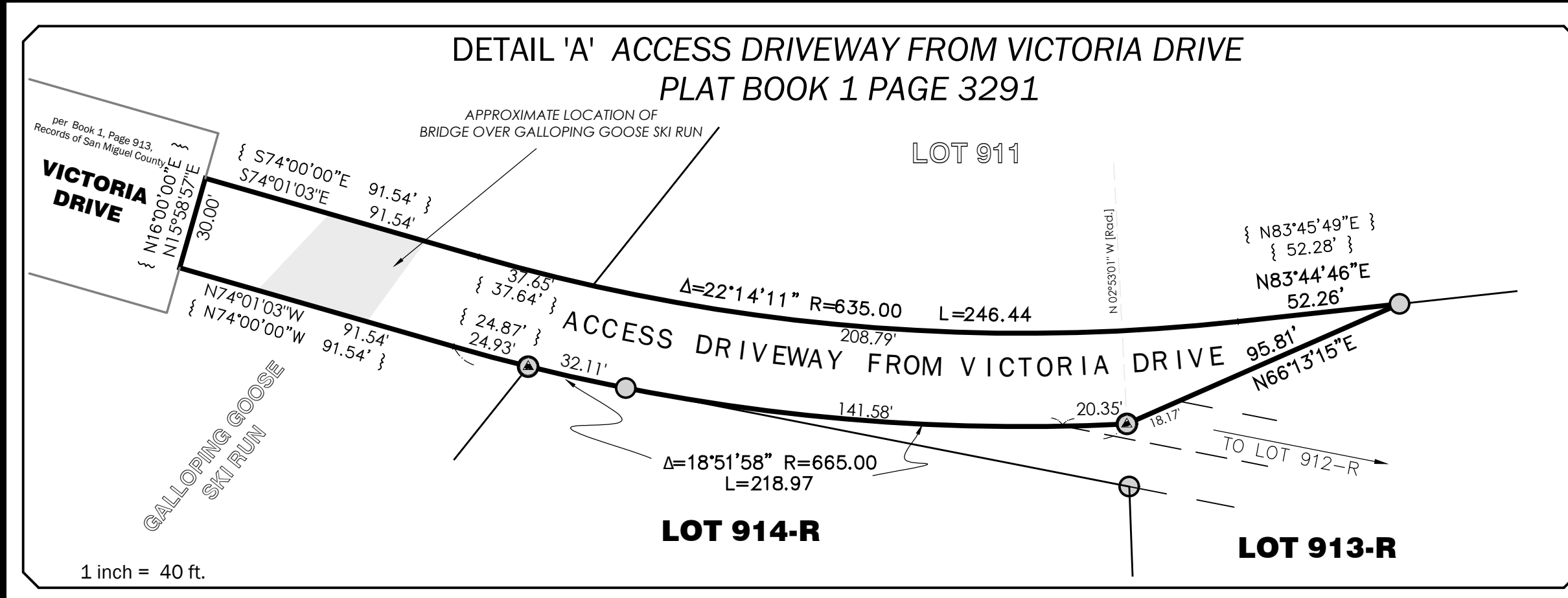
Regards,
Lea Sisson Architect, Principal

EXHIBIT B
DESIGN REVIEW PLANS



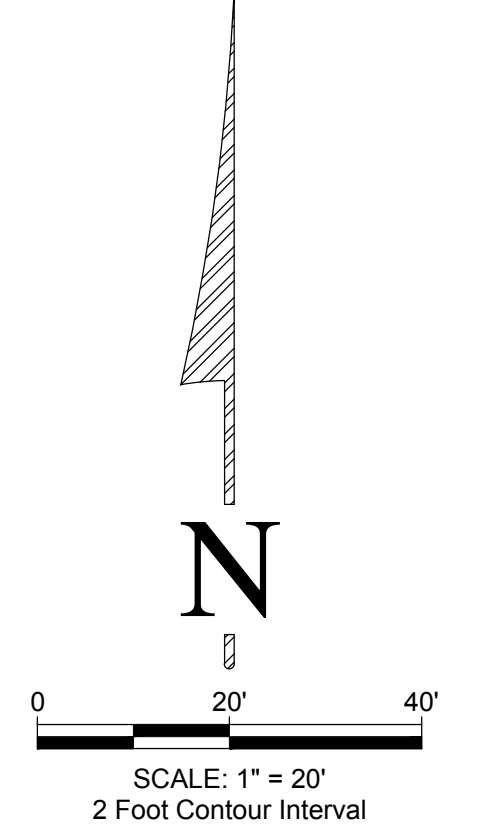
McCARTHY RESIDENCE AND GUEST HOUSE
LOT 912R VICTORIA DRIVE

LEA SISSON ARCHITECT
4.26.2016



SKI TRAIL EASEMENT

LINE #	BEARING	DISTANCE
L23	N64°43'41\"E	4.37
L24	N83°16'54\"E	39.43
L25	N76°35'52\"E	102.13
L26	N85°47'46\"E	62.68
L27	N83°30'52\"E	76.84
L28	S88°40'12\"E	64.10
L29	S71°44'04\"E	41.29
L30	S85°04'32\"E	26.18
L31	N72°31'08\"E	52.81
L32	N64°43'27\"E	20.30
L33	N48°56'39\"E	67.53
L34	N60°11'00\"E	12.36
L35	N39°05'34\"E	20.34
L36	N46°51'50\"E	19.98
L37	N60°26'16\"E	44.90
L38	N10°32'26\"E	24.67
L39	N32°24'41\"W	26.15
L40	N12°05'57\"W	11.99
L41	N47°12'35\"E	37.63
L42	N35°13'52\"E	44.07
L43	N27°15'54\"W	32.87
L44	N14°43'55\"W	74.62



LEGEND

- FOUND #5 REBAR WITH 1 1/2\" ALUMINUM CAP, LS 36577
- FOUND #5 REBAR WITH 1 1/2\" ALUMINUM CAP, LS 20632
- FOUND #5 REBAR WITH 1 1/2\" ALUMINUM CAP, LS 28652
- ⊠ TELEPHONE PEDESTAL
- ▲ ELECTRIC TRANSFORMER
- ⊕ FIRE HYDRANT
- CABLE PEDESTAL
- ⊞ SEWER MAN HOLE
- ASPHALT
- FLAGSTONE
- 30' ACCESS AND UTILITY EASEMENT (PB 1 PG 3291 AND REC. NO. 439280)
- SPRUCED TREE, # INDICATES CALIPER
- FIR TREE, # INDICATES CALIPER
- ASPEN TREE, # 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:

1. According to Flood Insurance Rate Map 08113C0100 C dated September 30, 1988, this parcel lies within Flood Zone "X" (Areas determined to be outside the 500-year flood plain).
2. Easement research from Land Title Guarantee Company Order No. TLR8005259, Effective Date 10-13-2015 at 5:00:00
3. Vertical datum is based on the found northwest point of curvature of Lot 912R, an Aluminum Cap Rebar, LS 36577, having an elevation of 9731.39 feet, as depicted.
4. Trees were located, and ground shots were taken December, 2015.
5. Topography was done previously and found to be within tolerance of the 2' contour interval.
6. Lineal Units U.S. Survey Feet

PROPERTY DESCRIPTION:

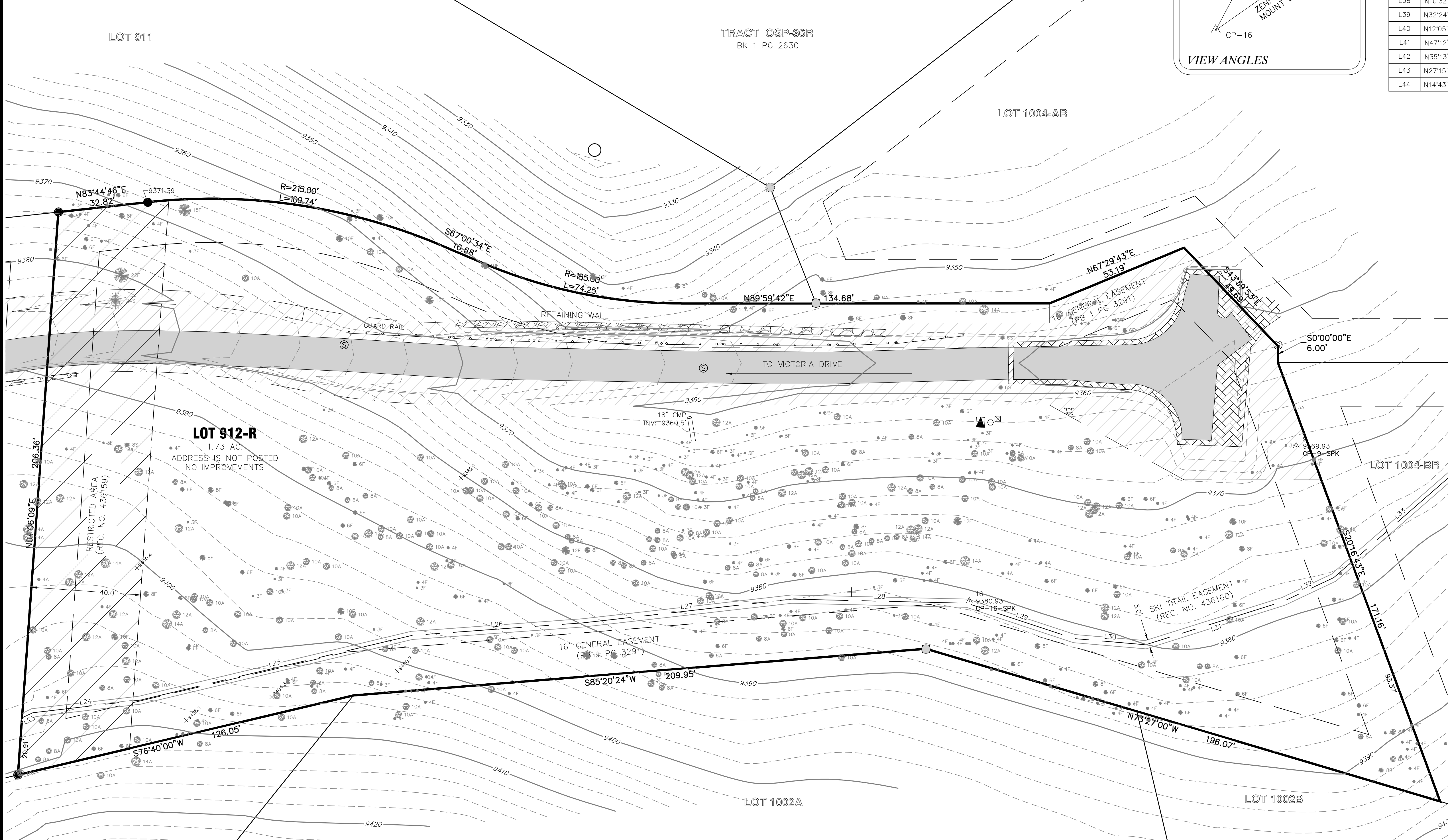
Lot 912-R, A Replat of Lots 912, 913, 914, 1004A, 1004B, Telluride Mountain Village, Per the Replat of Filing 16, according to the Plat recorded June 1, 2004 in Plat Book 1 at page 3291.

County of San Miguel, State of Colorado

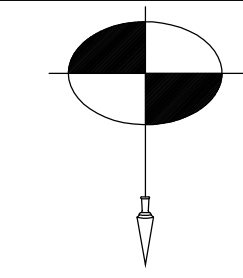
SURVEYOR'S CERTIFICATE:

I, Christopher R. Kennedy, being a Colorado Licensed Land Surveyor, do hereby certify that this Topographic Survey of Lot 912-R, 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.

Christopher R. Kennedy
Christopher R. Kennedy, P.L.S. 36577
12/09/2015



TOPOGRAPHIC SURVEY
LOT 912-R, TELLURIDE MOUNTAIN VILLAGE, FILING 16



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

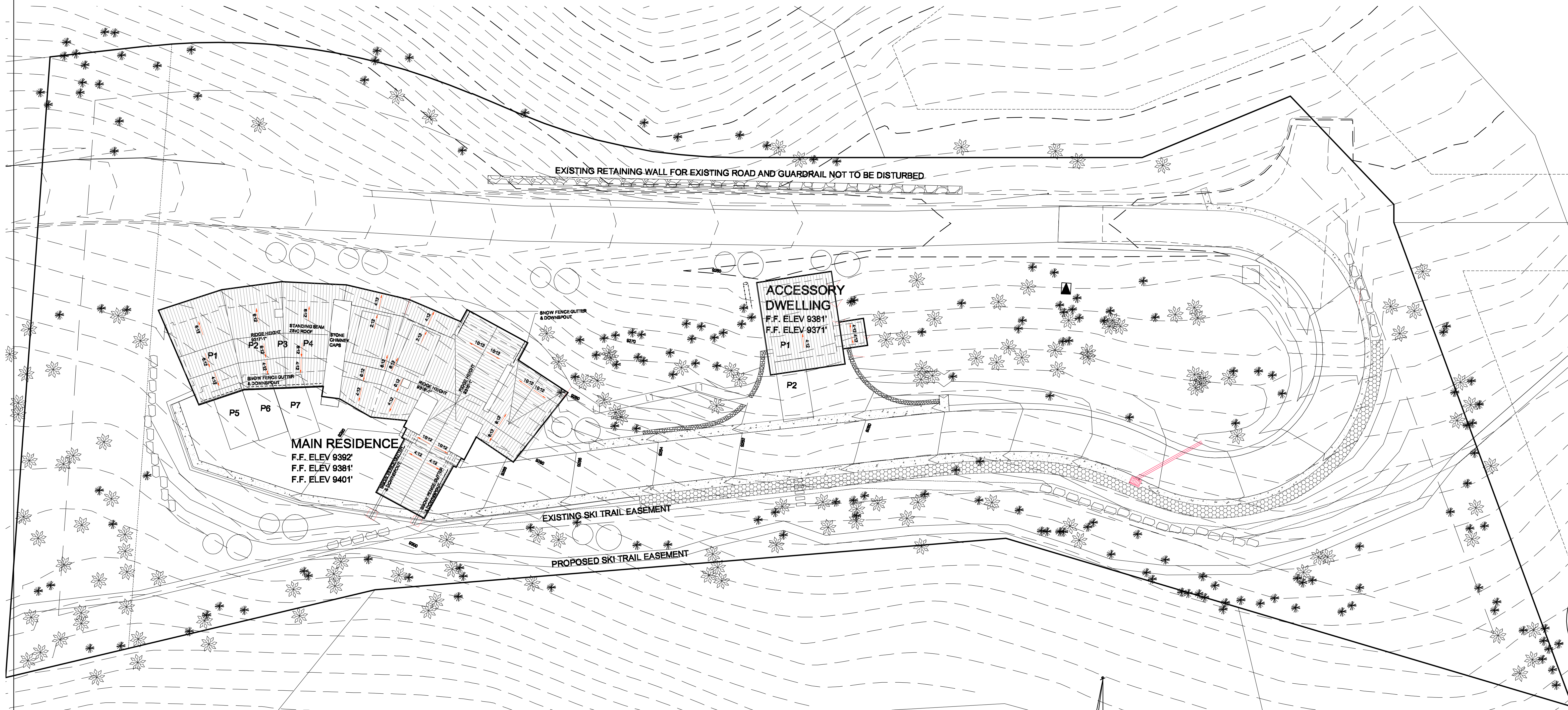
DATE:	0/0/2015
JOB:	00044
DRAWN BY:	CRK
CHECKED BY:	ADM
REVISION DATES:	
SHEET:	1 OF 1

GENERAL NOTES:

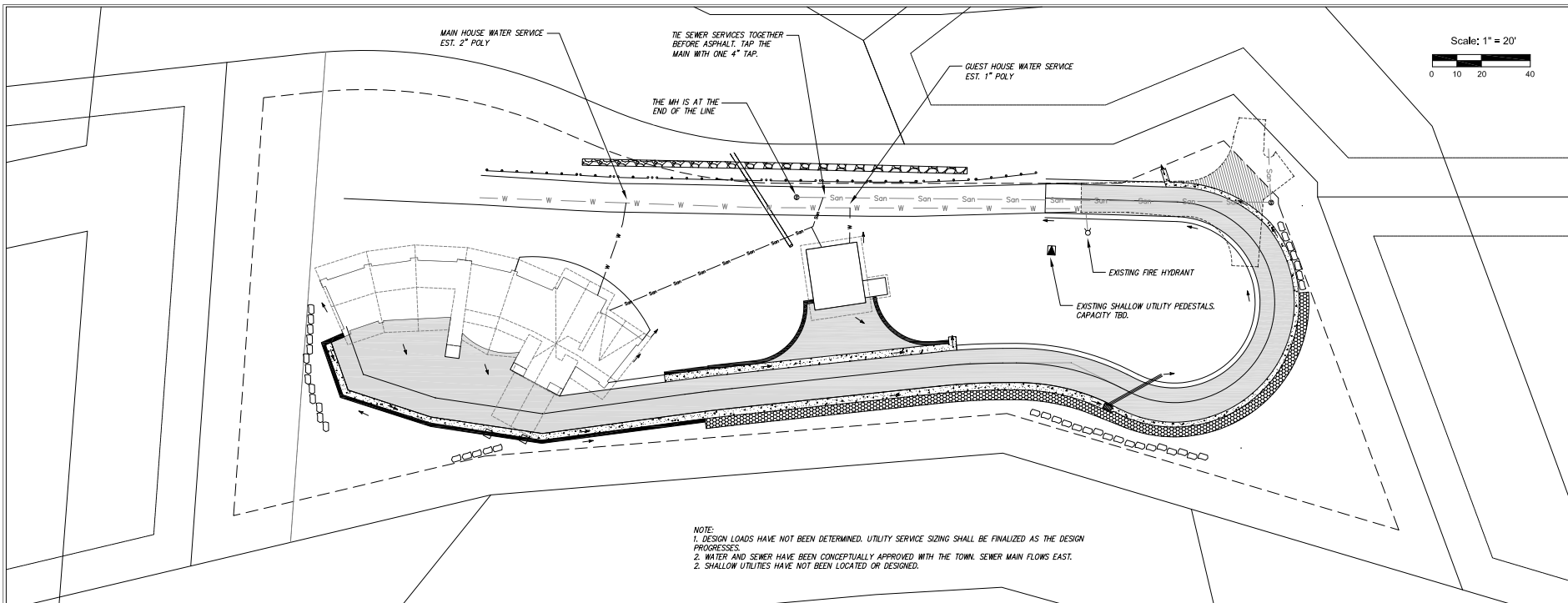
1. PROPOSED SINGLE FAMILY RESIDENTIAL
3554 GROSS SQUARE FEET, 6 BEDROOMS PLUS OFFICE
 - PARKING REQUIREMENT - 7 PARKING SPACES INCL. OFFICE
 - LOT SIZE 1.733 ACRE:
 SITE IS >1 ACRE THUS 30% = 22,641SF MAXIMUM
 ACCESSORY MAY BE DETACHED

2. FLOOR AREA TOTALS
MAIN HOUSE : 8502 GROSS sf
 LIVING: 6922SF
 GARAGE/MECH: 1310SF
 DECK: 2057SF
GUEST HOUSE : 1500 GROSS sf
 LIVING: 1164SF
 GARAGE/MECH: 336SF
 DECK: 126SF

3. HEIGHT CALCULATIONS REFER TO A3.1&2, A4.1
MAIN HOUSE
 - H.P. OF ROOF 35'-0"+3'-8"
 - AVERAGE HEIGHT 26'-0"
GUEST HOUSE
 - H.P. OF ROOF 30'-3"
 - AVERAGE HEIGHT 23'-4"



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



Uncompahgre Engineering, LLC

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

SUBMISSIONS:
 DRB 2016-04-25

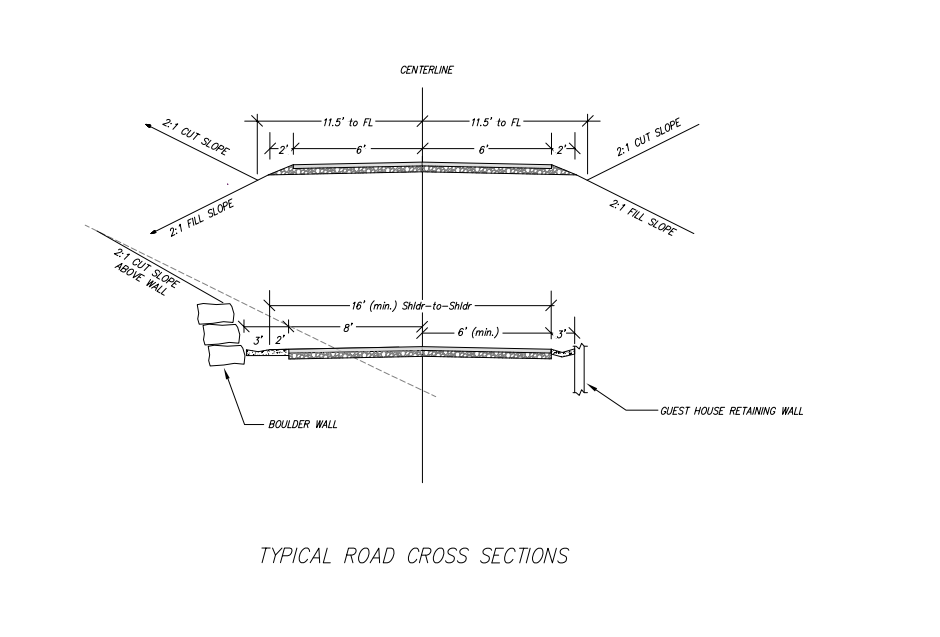
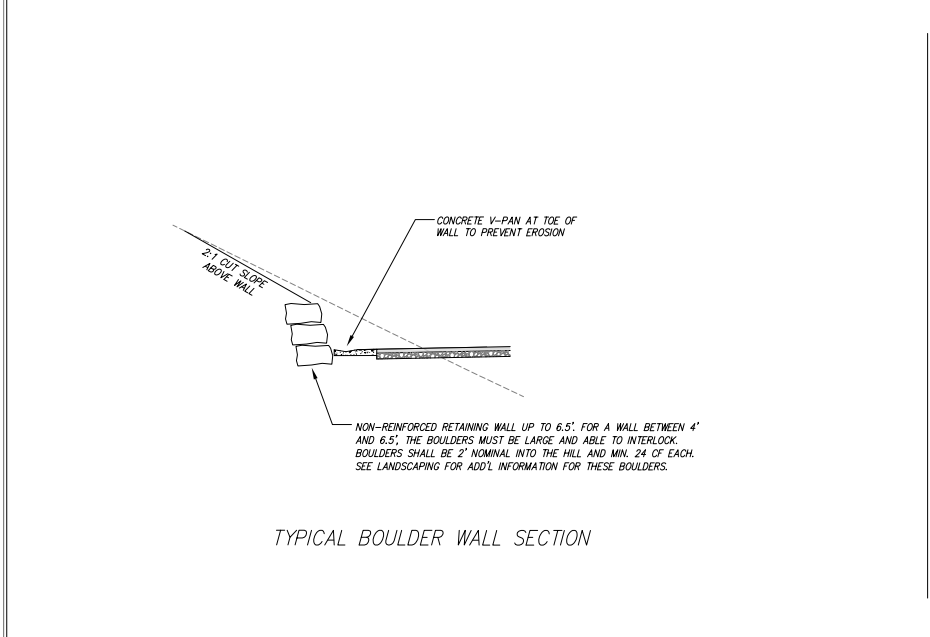
Lot 912R
 Mtn. Village, CO

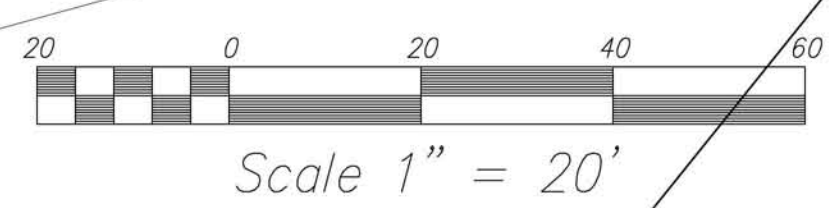
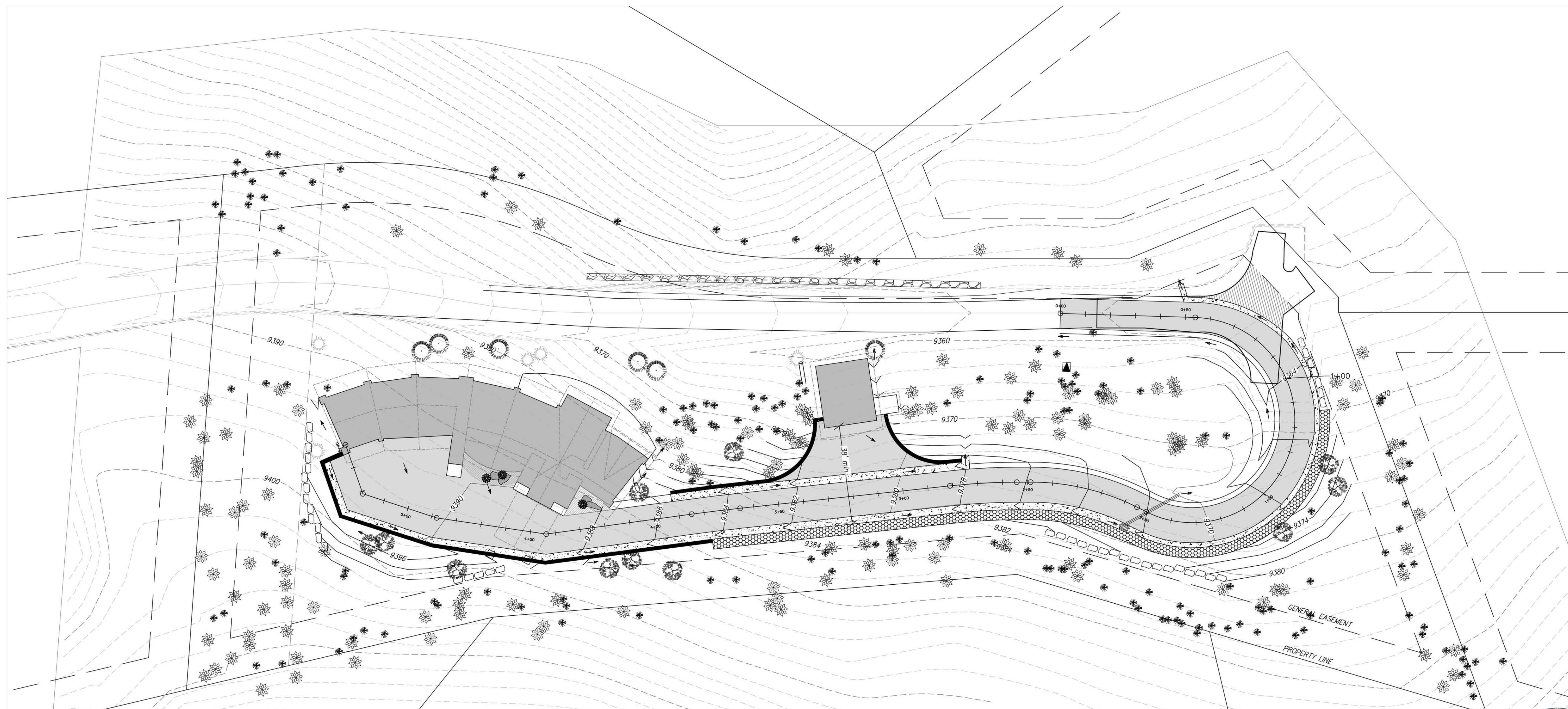


CONTRACTOR TO REVIEW AND COMPARE ALL CHAPTERS AND INTERDISCIPLINARY ORDINANCES AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO ANY FIELD WORK BEING DONE IN ACCORDANCE WITH AN DOCUMENT 4031

Utility Plan
 and
 Details

C2





Native Grasses Seed Mix - to be checked for altitude - may be supplemented with species from the approved Mtn. Village Mix

Scientific Name	Common Name	%
Elymus trachycaulus	Prairie Dropseed	20
Festuca Idahoensis	Idaho Fescue	30
Bouteloua gracilis	Blue Gramma Grass	15
Muhlenbergia montana	Mountain Muhly	15
Achnatherum hymenoides	Indian Ricegrass	10
Koeleria macrantha	Prairie Junegrass	10
		100

Perennial (Seeded in Native revegetation Areas and planted in garden spaces. Some or all of the following shall be used)

Scientific Name	Common Name
Achillea Millefolium	White Yarrow
Anemone Multifida	Wind Flower
Antennaria Dioca	Pussytoes
Antennaria Parvifolia	Dwarf Pussytoes
Blue Columbine	Aquilegia caerulea
Ergonum Umbellatum	Buckwheat
Harebell	Campanula rotundifolia
Penstemon glaber alpinus	Smooth Penstemon
Silver Lupine	Lupinus argenteus
White Yarrow	Achillea lanulosa

Trees and Shrubs


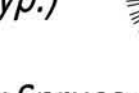
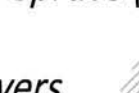
Scientific Name	Common Name	Qty.	Size
Abies Concolor	White Fir		8-12'
Picea Englemanii	Englemann Spruce		8-12'
Picea Pungens	Blue Spruce	5	8-12'
Picea Pungens Specialty	Specialty Blue Spruce		3-2-6'
Pinus aristata	Bristlecone Pine	6	5-6'
Populus Tremuloides	Quaking Aspen	11	2.5-3" cal.
Ribes Aureum	Golden Current		#5
Rosa Woodsii	Woods Rose		#5
Arctostaphylos uva-ursi	Kinnikinnick		#1

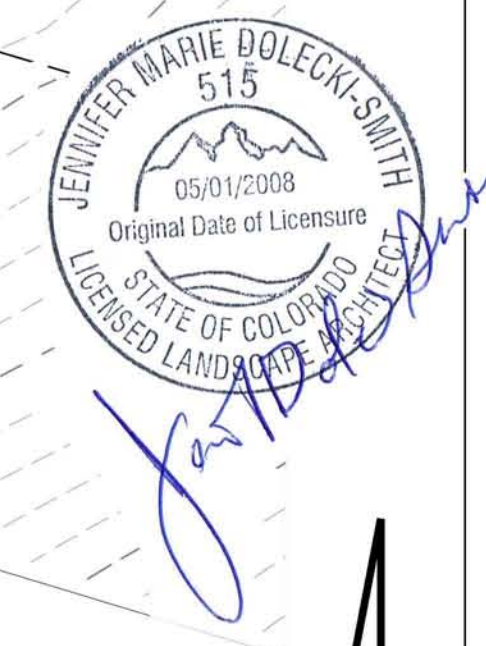
- Landscape General Notes**
- All trees and shrubs shall be field located by project Architect
 - All trees and shrubs shall be back filled with a topsoil / organic compost mixture at a 2:1 ratio.
 - Necessary trees shall be staked with 4 foot metal posts. Trees shall be guyed with 12 gauge galvanized wire and polypropylene tree race straps.
 - Perennial planting beds shall be tilled to a depth of 1" and amended with topsoil and organic compost at a 2:1 ratio, or filled to a minimum depth of 12" with new topsoil.
 - Mulch all perennial beds with a cotton burr compost or soil conditioner.
 - All plant material to meet the American standard for nursery stock.
 - All planted materials shall be a non-noxious species as specified within the Mountain Village noxious weed list Section 9-109 and The San Miguel County noxious weed list.

- Landscape Maintenance Notes**
- Turf shall be aerated 2 to 3 times per year to increase the water absorption rates. Necessary organics fertilization and amendment shall be incorporated at the same time. (N/A)
 - Weekly weed maintenance, or as required to control weeds during seed establishment. Once seed is established, weeding as needed.
 - Annual composting or soil conditioning of perennial beds.
 - Weekly irrigation testing/inspection to assure proper functioning.

- Revegetation Notes**
- Subsoil surface shall be tilled to a 4" depth on non filled areas.
 - 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.
 - Broadcasting of seed shall be done immediately after topsoil is applied (within ten days) to minimize erosion and weeds.
 - Areas which have been compacted, or are relatively undisturbed, needing seeding, shall be scarified before broadcasting of seed.
 - Broadcast with specified seed mix and follow with dry mulching. 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.
 - On slopes greater than 3:1 erosion control blanket shall be applied in place of straw mulch and pinned.
 - All utility cuts shall be revegetated within two weeks after installation of utilities to prevent weed infestation.
 - Seed all areas labeled native grass seed with the following mixture at a rate of 12 pounds per acre.

KEY

- Existing Deciduous To Remain 
- Existing Evergreen To Remain 
- Aspen (Typ.) 
- Picea Pungens - Spruce (Typ.) 
- Pinus Aristata - Bristlecone Pine (Typ.) 
- Picea pungens Specialty- Specialty Spruce (Typ.) 
- Perennial Flowers and Ground Covers 

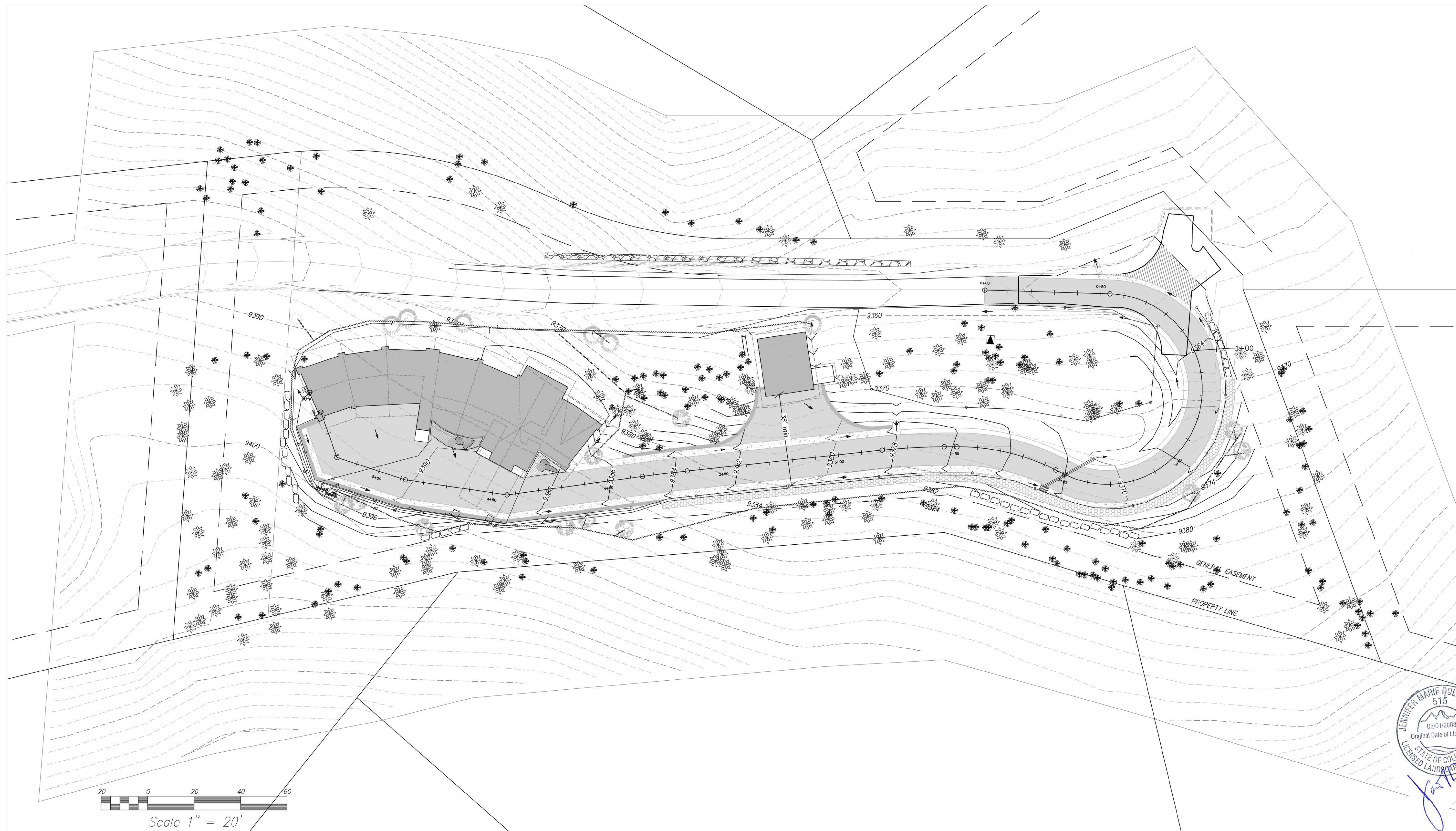


Landscape Plan

Lot 912 R
Mountain Village, Colorado

Date: 4/25/16
Revisions:

Drawing
L1



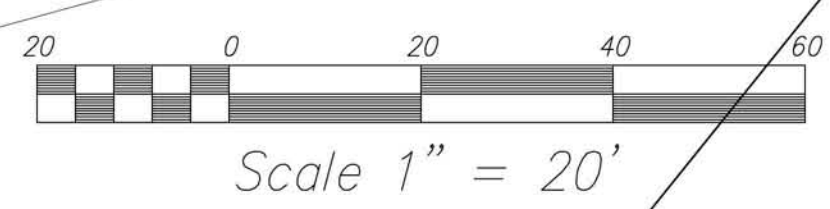
JENNIFER MARIE DOLECKI SMITH
 515
 05/01/2008
 Original Date of Licensure
 STATE OF COLORADO
 LICENSED LANDSCAPE ARCHITECT

Irrigation Plan

Lot 912 R
 Mountain Village, Colorado

Date: 4/25/16
 Revisions:

Drawing
 L2



Area	Zone	Head	Qty
Perennial Bed	P1	Pop up Emitters	12
Perennial Bed	P2	Pop up Emitters	10
Trees and Shrubs	D1	Drip Emitters	13
Trees and Shrubs	D2	Drip Emitters	9
Reveg	R1	Rotors	6 @ 20 gpm
Reveg	R2	Rotors	4 @ 20 gpm
Reveg	R3	Rotors	5 @ 20 gpm
Reveg	R4	Rotors	6 @ 20 gpm

**Revegetation Area = all disturbed and re-graded areas Approx. 8,000 sf

Perennial (Seeded in Native revegetation Areas and planted in garden spaces. Some or all of the following shall be used)

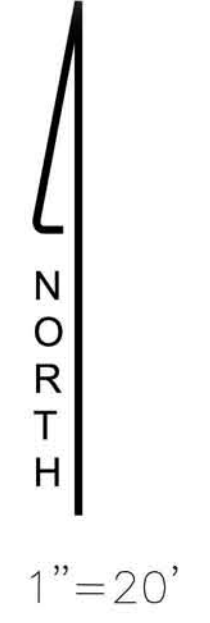
Scientific Name	Common Name	Monthly Water Use	Total Use
Achillea Millefolium	White Yarrow	5 gal/sf/season for 245 sf	1225
Anemone Multifida	Wind Flower		
Antennaria Dioca	Pussytoes		
Antennaria Panifolia	Dwarf Pussytoes		
Blue Columbine	Aquilegia caerulea		
Ergonium Umbellatum	Buckwheat		
Harebell	Campanula rotundifolia		
Penstemon glaber alpinus	Smooth Penstemon		
Silver Lupine	Lupinus argenteus		
White Yarrow	Achillea lanulosa		

Trees and Shrubs

Scientific Name	Common Name	Monthly Water Use	Total Use
Abies Concolor	White Fir		
Picea Englemanni	Englemann Spruce		
Picea Pungens	Blue Spruce	20 Gal/sf/season	100
Picea Pungens Specialty	Specialty Blue Spruce	20 Gal/sf/season	60
Pinus aristata	Bristlecone Pine	20 Gal/sf/season	120
Populus Tremuloides	Quaking Aspen	20 Gal/sf/season	220
Ribes Aureum	Golden Current		
Rosa Woodsii	Woods Rose		
Arctostaphylos uva-ursi	Kinnikinnick		

Irrigation Key

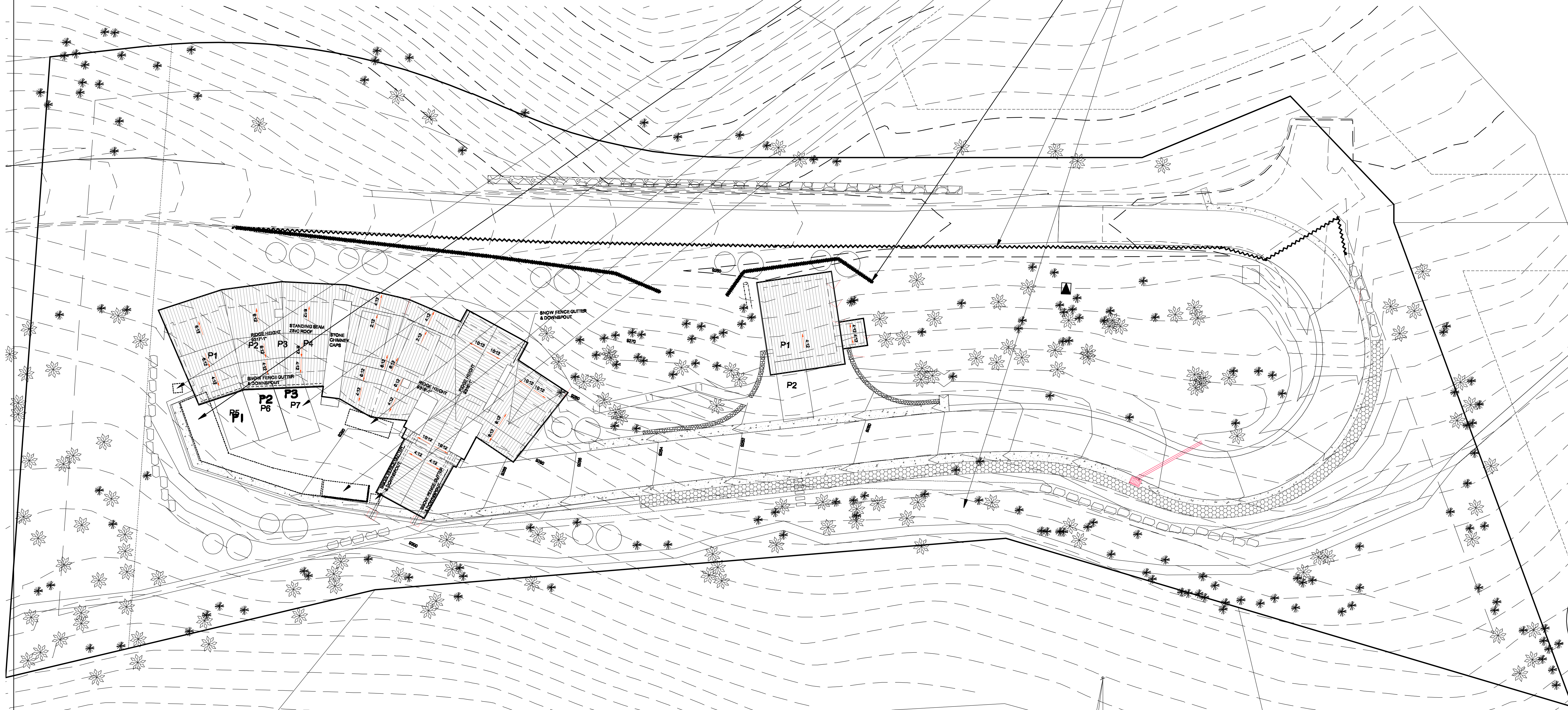
- ⊕ TAP WITH RAINBIRD PVB-075 BACKFLOW PREVENTER
- ⊠ RAINBIRD RCH-12 ELECTROMECHANICAL CONTROLLER
- ⊞ 1 1/2" WILKINS MODEL 500 PRESSURE REGULATOR
- ⊕ RAINBIRD 150 ELECTRIC REMOTE CONTROL VALVE
- 1" CLASS 200 PVC MAINLINE
- 1" NSF POLYLATERAL LINE
- ⊕ WATER SENSOR-RAIN SHUT OFF SENSOR
- Rotor (Distance to be adjusted based on pressure)



STAGING NOTES

1. CONTOUR INTERVAL IS 2'-0"
2. EXCAVATED MATERIAL TO BE REMOVED FROM SITE VIA DRIVE CLEARING.
3. CUT AND SLASH TO BE REMOVED FROM SITE
4. PEDESTRIAN PROTECTION TO BE IMPLEMENTED WITH PROPER SIGNAGE AND HARD HAT REQUIREMENTS.
5. BEAR-PROOF CONTAINER FOR FOOD
6. RECYCLING CONTAINERS FOR ALL RECYCLABLE MATERIALS.
7. HEAVY CONSTRUCTION NOISE IS LIMITED TO MON-SAT 7AM-6PM

- PORTA TOILET
- MATERIAL STORAGE
- PARKING AREAS
- JOB TRAILER
- GENERAL CONSTRUCTION WASTE DUMPSTER
- BEAR-PROOF FOOD WASTE DUMPSTER
- SILT FENCING/ STRAW BALES.
- LIMITS OF CONSTRUCTION ACTIVITY-JOB SITE FENCE
- TREES IN G.E. TO BE PROTECTED FOR THE DURATION OF CONSTRUCTION



SITE PLAN CONSTRUCTION MITIGATION
 SCALE : 1/16" = 1'-0"

L E A S I S S O N A R C H I T E C T
 200 B/C CENTRUM BLDG. MOUNTAIN VILLAGE : P.O. BOX 4471 ASPEN, CO 81612 TEL: (970) 925-1224 EMAIL: LEA@LEASSISSONARCHITECTS.COM
 SUBMISSIONS 4.12.2016 DRB-PREAPPLICATION 4.21.2016 DD1 4.26.2016 DRB
 LOT 912R TELLURIDE MOUNTAIN VILLAGE . CO.
MCCARTHY TELLURIDE RESIDENCE
 A1.1c

S1



Riley Outdoor Wall Sconce
By Hinkley Lighting

Details:

- Finish: Oil Rubbed Bronze
- Material: Aluminum
- Shade Material: Seedy glass
- Fluorescent option is Title 24 compliant
- Incandescent and LED options are dimmable with any Incandescent, MLV, ELV, or C-L dimmer
- UL Listed Wet
- Made In China

FLOAT CLEAR

Options:

- Size: Small, Medium, Large
- Light Option: Incandescent, Fluorescent, LED

Lighting:

- 15 watt (1100 Lumens) 120 Volt Integrated LED: CRI: 90
- Color Temp: 2700K Lifespan: 40000 hours

LL1



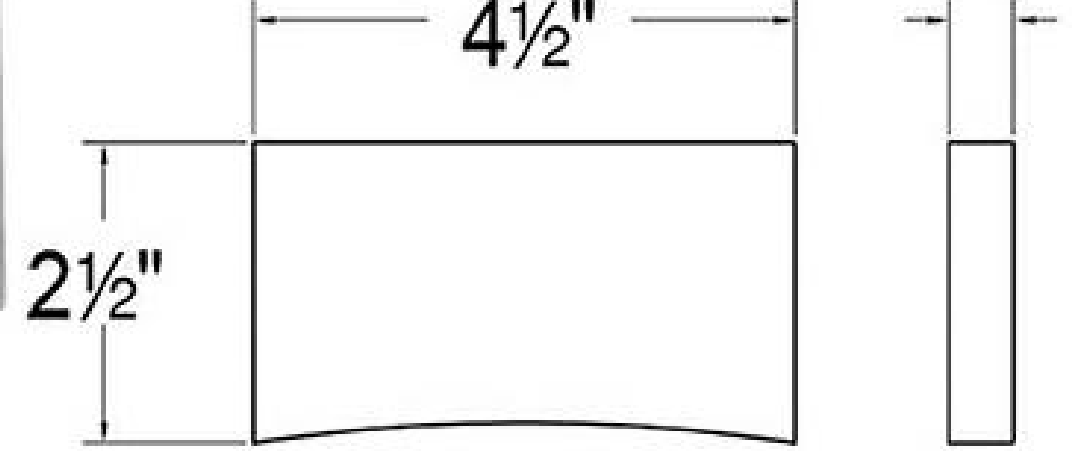
LED Steplight SS3005
By CSL Lighting

Details:

- Die cast aluminum construction with powder coat finish
- Integral 120v driver
- Fits on standard single-switch box. Not included.
- Step- and wall-mount applications
- UL Listed Wet
- Finish: Bronze

Lighting:

- 3 Watt (120 Lumens) 120 Volt Integrated LED: 5/8"
- CRI: 90 Color Temp: 2700K



R1

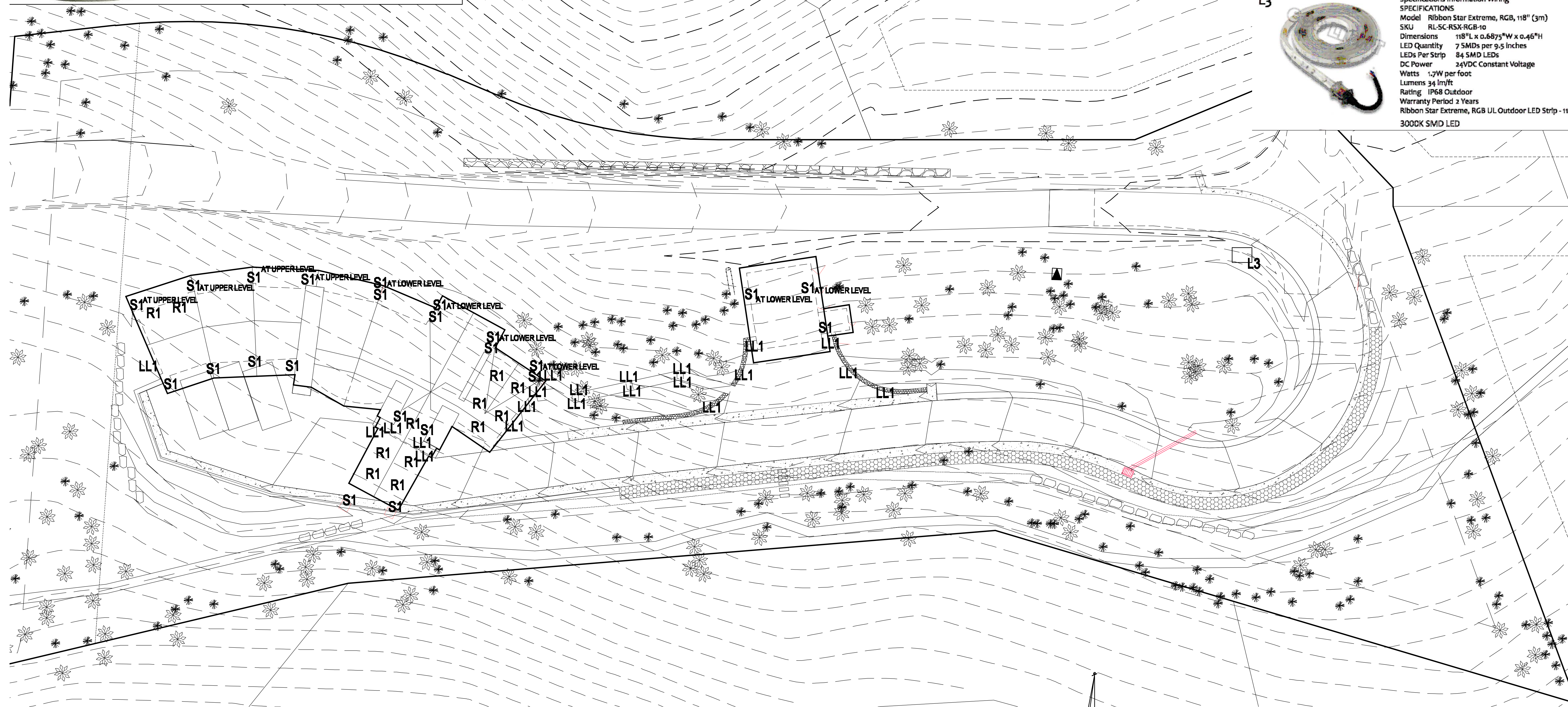


overall Height: 4-7/8in
Diameter: 5-1/8in including the trim's flange (outside diameter); only 3-3/8in aperture (inside diameter)
Heat Sink: dissipates heat from LEDs, keeping their temperature low and increasing their rated life
LIGHT SOURCE
CREE LEDs: uses LEDs from Cree with an integrated driver
Light Output: 700 lumens
Wattage: only 12.55 watts
3 Color Temperatures: choose from color temperatures of 2700K (warm white),
Excellent Color Rendering: 82 CRI
Very Long Life: 50,000 hours of rated life on average
No Harmful UV/IR Radiation: UV radiation from incandescent and fluorescent light sources can sometimes cause color change and surface deterioration over time
ELECTRICAL FEATURES
Base Type: E26 screw-in medium base. A GU24 adapter is required if you would like to install this module in a GU24 housing
Input Voltage: 120V, 60Hz AC

L3



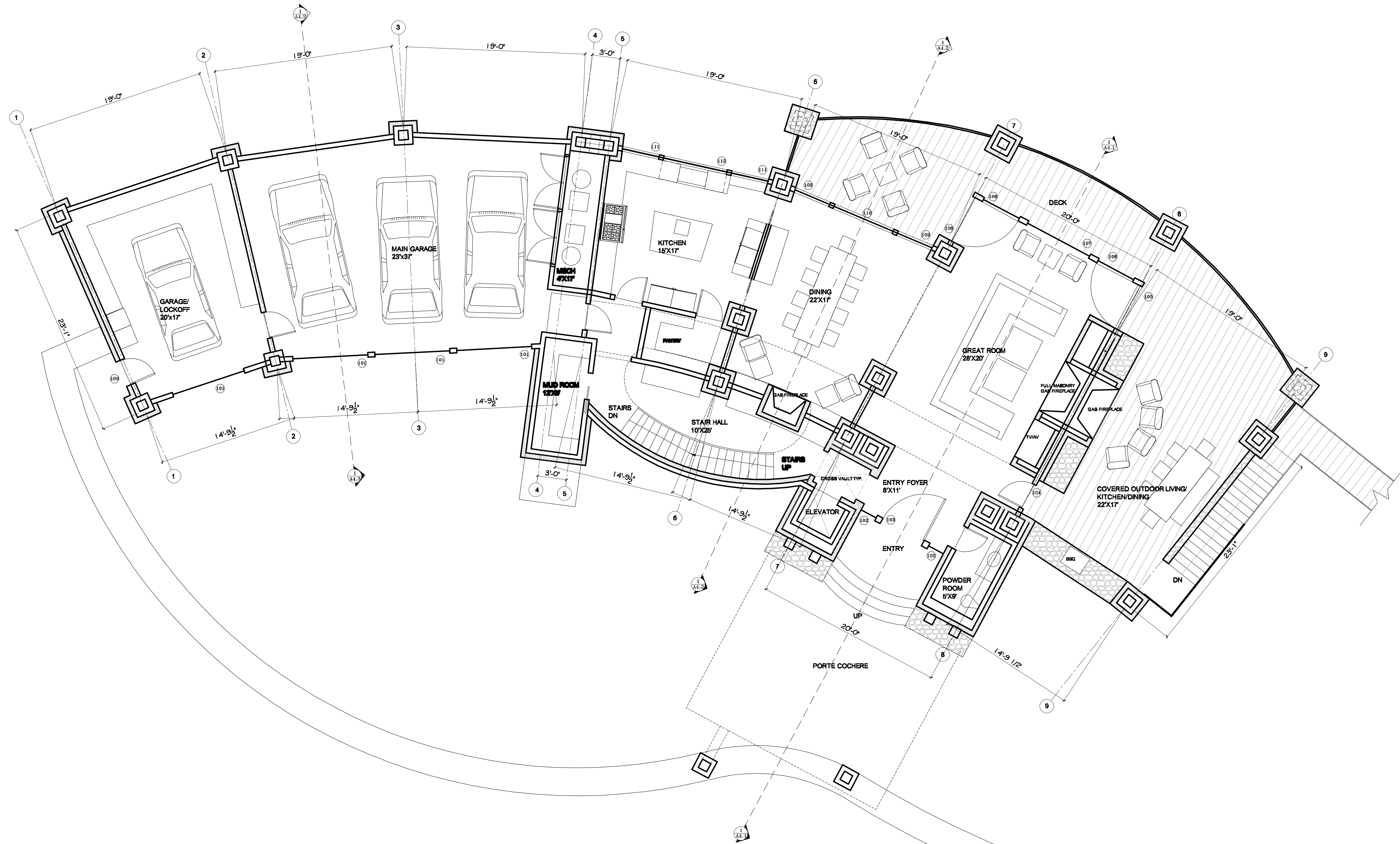
Specifications Information Wiring
SPECIFICATIONS
Model Ribbon Star Extreme, RGB, 118" (3m)
SKU RL-SC-RSX-RGB-10
Dimensions 118"L x 0.6875"W x 0.46"H
LED Quantity 75MDs per 9.5 inches
LEDs Per Strip 84 SMD LEDs
DC Power 24VDC Constant Voltage
Watts 1.7W per foot
Lumens 34 lm/ft
Rating IP68 Outdoor
Warranty Period 2 Years
Ribbon Star Extreme, RGB UL Outdoor LED Strip - 118
3000K SMD LED



SITE PLAN EXTERIOR LIGHTING
SCALE : 1/16" = 1'-0"

L E A S I S O N A R C H I T E C T
 2007C CENTRUM BLDG. MOUNTAIN VILLAGE : P.O. BOX 4471 ASPEN, CO 81612 TEL: (970) 925-1824 EMAIL: LEA@LEASISSONARCHITECTS.COM
 SUBMISSIONS | 4.12.2016 DRG-APPLICATION | 4.21.2016 DD1 | 4.26.2016 DRG
 M C C A R T H Y T E L L U R I D E R E S I D E N C E
 LOT 912B TELLURIDE MOUNTAIN VILLAGE, CO.

AI. IEL

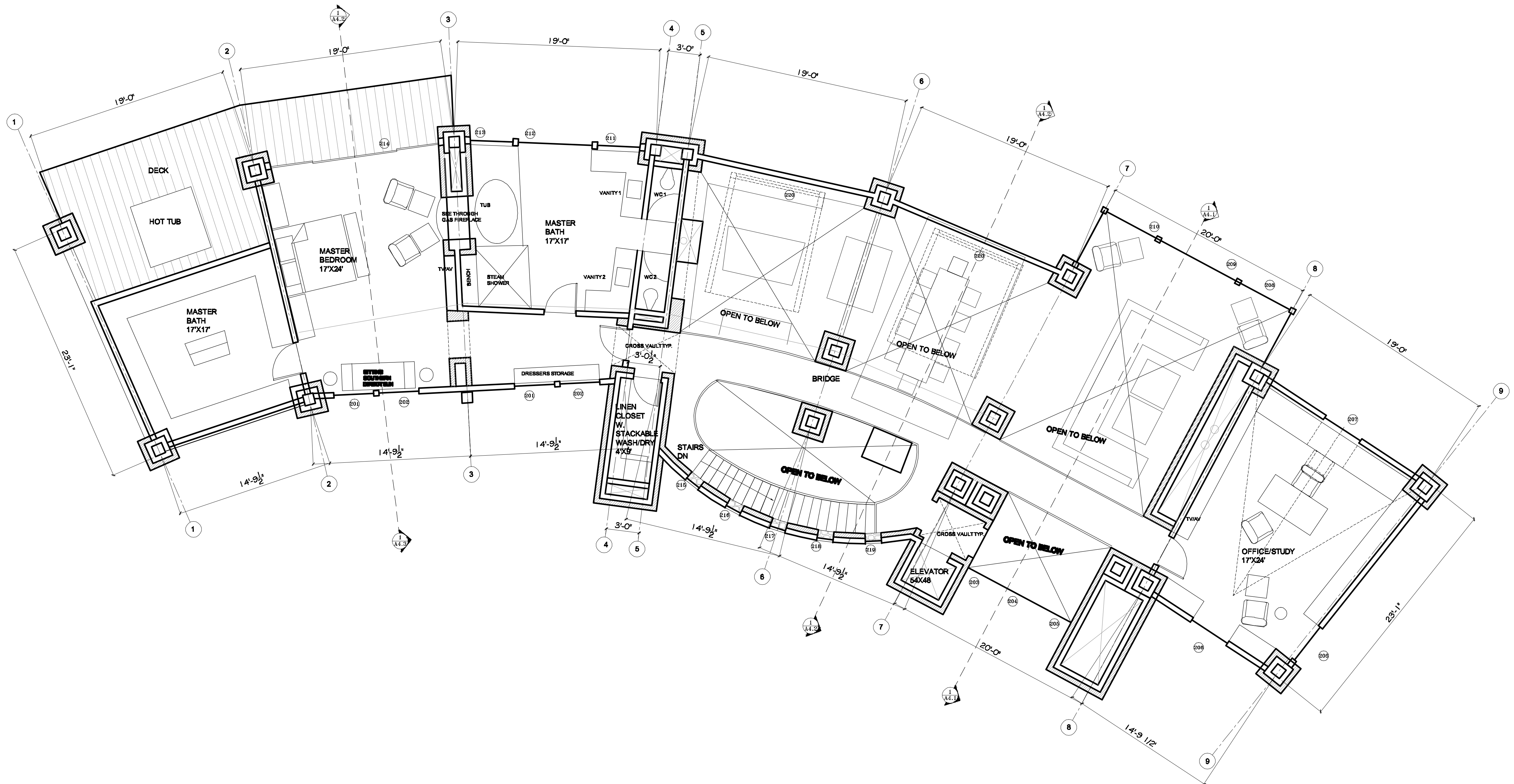


MAIN LEVEL PLAN

SCALE : 3/16" = 1'-0"
 SQUARE FOOTAGE: 1728sf LIVING; 1310sf GARAGE; 1060sf DECK

L E A S I S O N A R C H I T E C T
 2007/C CENTRUM BLDG. MOUNTAIN VILLAGE : P.O. BOX 4471 ASPEN, CO 81612 TEL: (970) 925-1224 EMAIL: LEA@LEASISSONARCHITECTS.COM
 (SUBMISSION) 4.12.2016 DRB-REAPPLICATION 4.21.2016 DD1 4.26.2016 DRB
 LOT 912R TELLURIDE MOUNTAIN VILLAGE . CO .
MCCARTHY TELLURIDE RESIDENCE

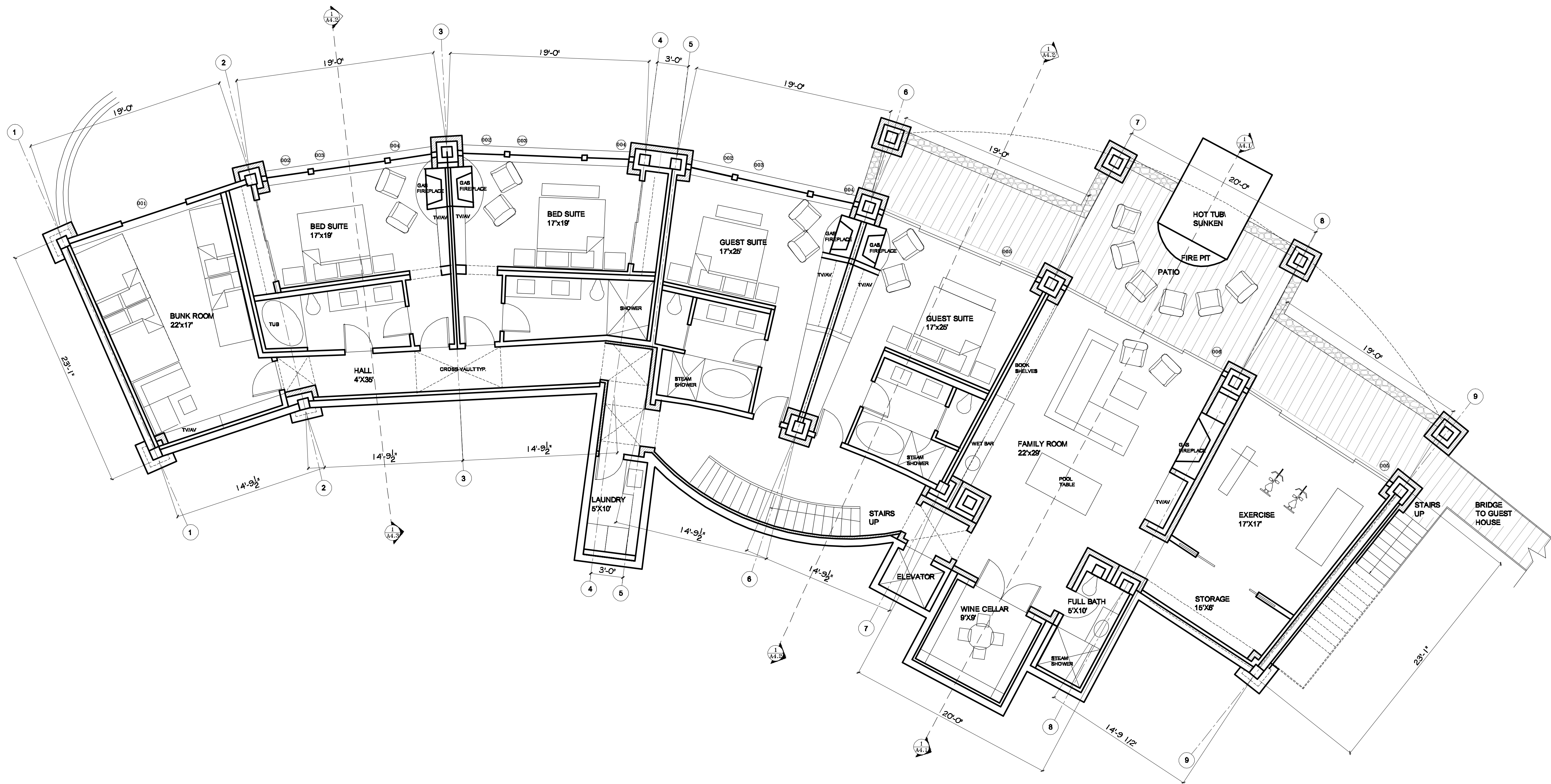
A2.1



UPPER LEVEL PLAN
 SCALE : 3/16" = 1'-0"
 SQUARE FOOTAGE: 1810sf LIVING; 353sf DECK

L E A S I S S O N A R C H I T E C T
 2007/C CENTRUM BLDG. MOUNTAIN VILLAGE : P.O. BOX 4471 ASPEN, CO 81612 TEL: (970) 925-1224 EMAIL: LEA@LEASISSONARCHITECTS.COM
 (SUBMISSION) 4.12.2016 DRB-REAPPLICATION 4.21.2016 DD1 4.26.2016 DRB
 LOT 912R TELLURIDE MOUNTAIN VILLAGE, CO.
MCCARTHY TELLURIDE RESIDENCE

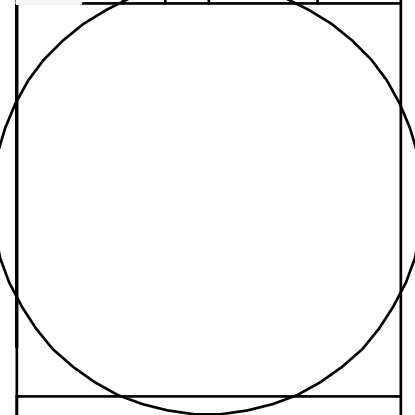
A2.2



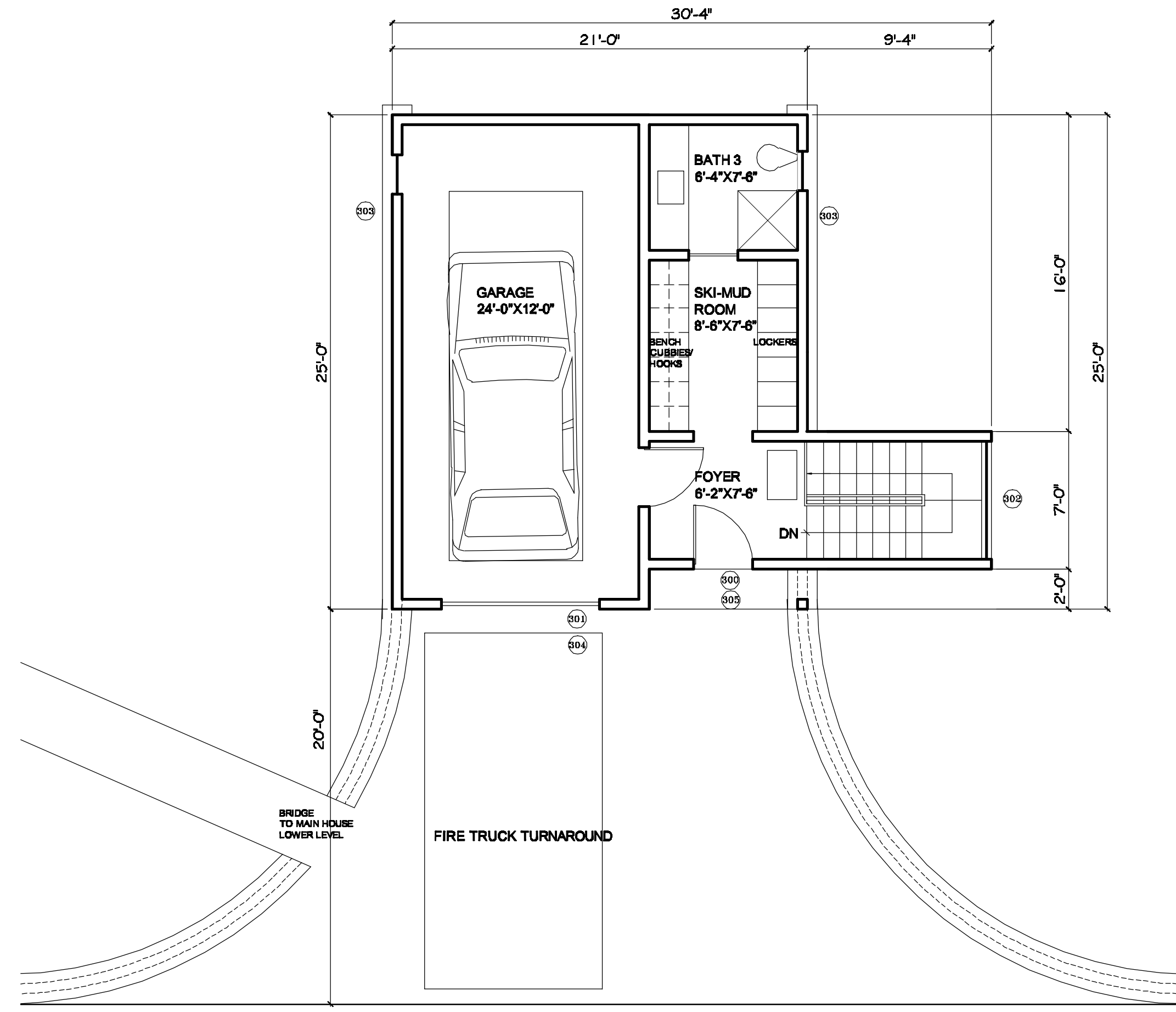
LOWER LEVEL PLAN
 SCALE : 3/16" = 1'-0"
 SQUARE FOOTAGE: 3384sf LIVING; 644sf DECK

L E A S I S S O N A R C H I T E C T
 200 B/C CENTRUM BLDG. MOUNTAIN VILLAGE : P.O. BOX 4471 ASPEN, CO 81612 TEL: (970) 925-1224 EMAIL: LEA@LEASISSONARCHITECTS.COM
 (SUBMISSION) 4.12.2016 DRB-REAPPLICATION 4.21.2016 DD1 4.26.2016 DRB

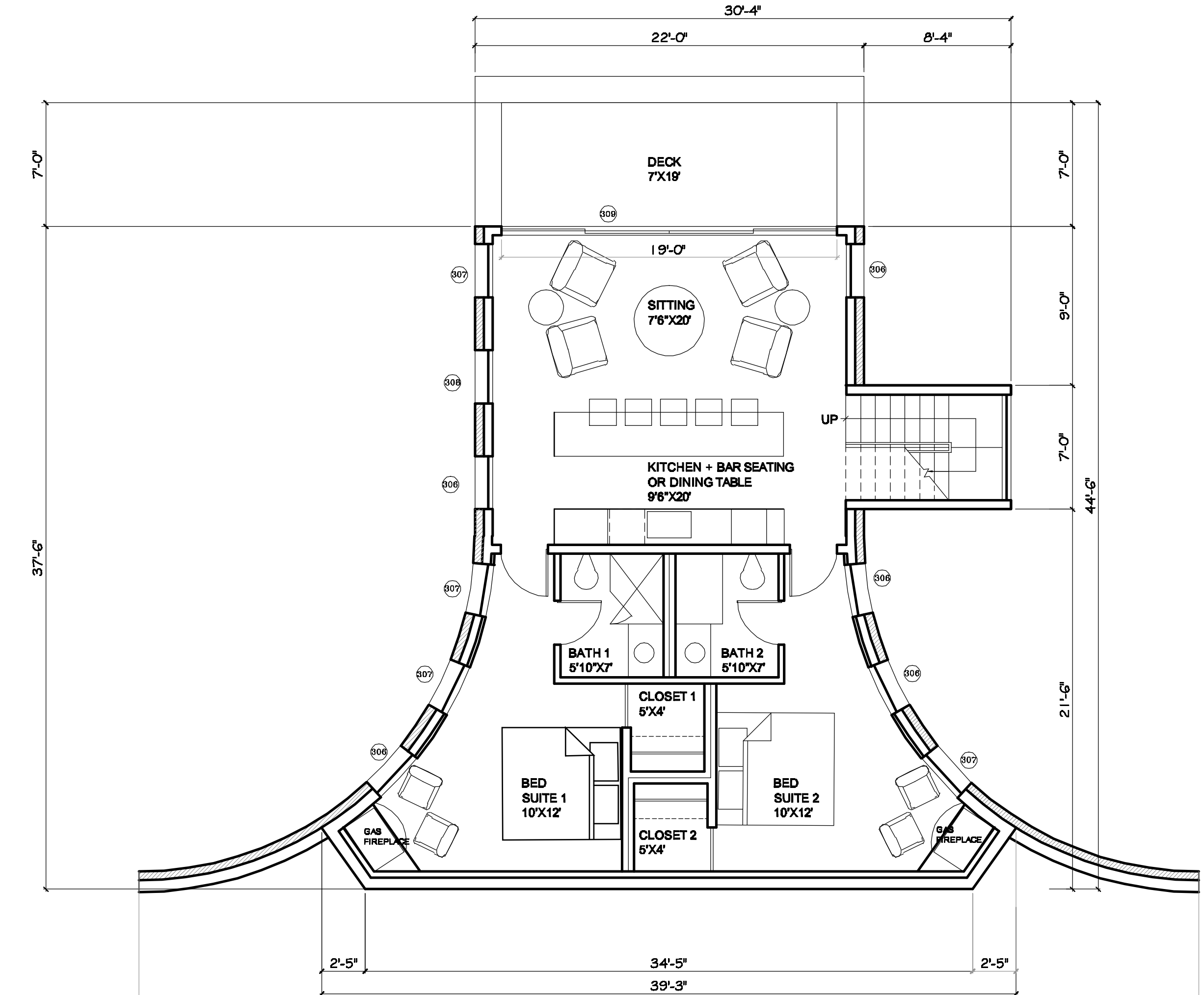
MCCARTHY TELLURIDE RESIDENCE
 LOT 912R TELLURIDE MOUNTAIN VILLAGE . CO.



A2.3



ENTRY UPPER LEVEL



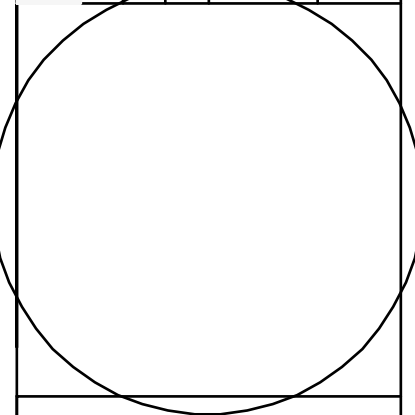
MAIN LOWER LEVEL

GUEST HOUSE PLAN

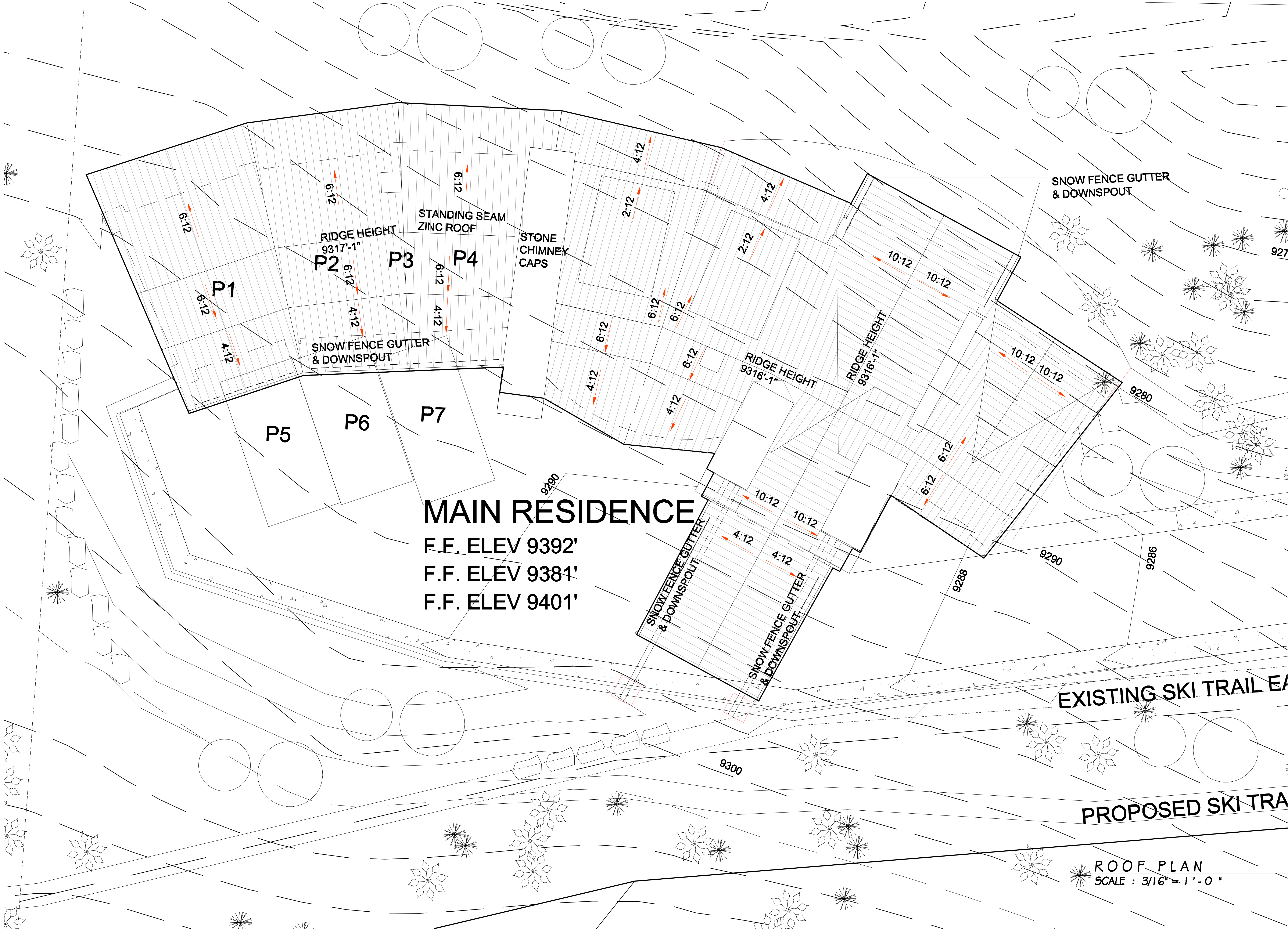
SCALE : 3/16" = 1'-0"
 SQUARE FOOTAGE: 1500sf LIVING; 150sf DECK
 2 PARKING SPACES FOR 2 BEDROOMS (ONE ENCLOSED)

L E A S I N G S O N A R C H I T E C T
 200 B/C CENTRUM BLDG. MOUNTAIN VILLAGE : P.O. BOX 4471 ASPEN, CO 81612 TEL: (970) 925 - 1224 EMAIL: LEA@LEASISONARCHITECTS.COM
 SUBMISSIONS | 4.12.2016 DRB-REAPPLICATION | 4.21.2016 DD1 | 4.26.2016 DRB

MCCARTHY TELLURIDE RESIDENCE
 LOT 912R TELLURIDE MOUNTAIN VILLAGE . CO.



A2.4



MAIN RESIDENCE

F.F. ELEV 9392'
 F.F. ELEV 9381'
 F.F. ELEV 9401'

SNOW FENCE GUTTER & DOWNSPOUT

SNOW FENCE GUTTER & DOWNSPOUT

SNOW FENCE GUTTER & DOWNSPOUT

SNOW FENCE GUTTER & DOWNSPOUT

EXISTING SKI TRAIL E

PROPOSED SKI TRA

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

L E A S I S O N A R C H I T E C T
 200 B/C CENTRUM BLDG. MOUNTAIN VILLAGE : P.O. BOX 4471 ASPEN, CO 81612 TEL: (970) 925-1224 EMAIL: LEA@LEAFISSONARCHITECTS.COM
 SUBMISSIONS | 4.12.2016 DRG-PREAPPLICATION | 4.21.2016 DD1 | 4.26.2016 DRB

M C C A R T H Y T E L L U R I D E R E S I D E N C E
 LOT 912R TELLURIDE MOUNTAIN VILLAGE . CO .

A2.5

ACCESSORY DWELLING

F.F. ELEV 9381'
F.F. ELEV 9371'

P1

P2

4:12

4:12 4:12

CE GUTTER
OUT



L E A S I S O N A R C H I T E C T
200 B/C CENTRUM BLDG. MOUNTAIN VILLAGE • P.O. BOX 4471 ASPEN, CO 81612 TEL: (970) 925-1224 EMAIL: LEA@LEASISSONARCHITECTS.COM
SUBMISSIONS | 4.12.2016 DRG-PREAPPLICATION | 4.21.2016 DD1 | 4.26.2016 DRG

MCCARTHY TELLURIDE RESIDENCE

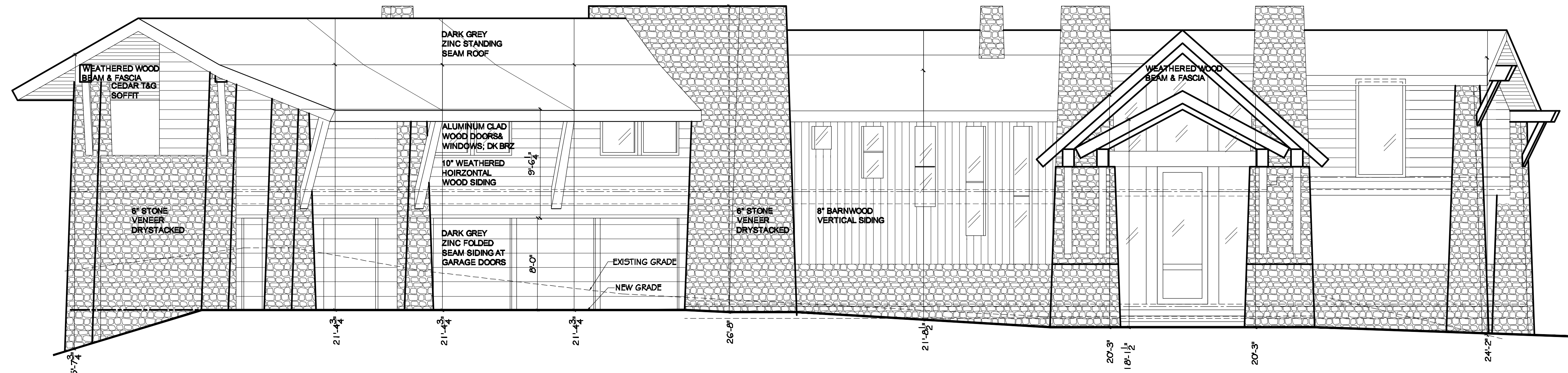
LOT 912R TELLURIDE MOUNTAIN VILLAGE • CO.

GING SKI TRAIL EASEMENT

TRAIL EASEMENT

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

A2.6



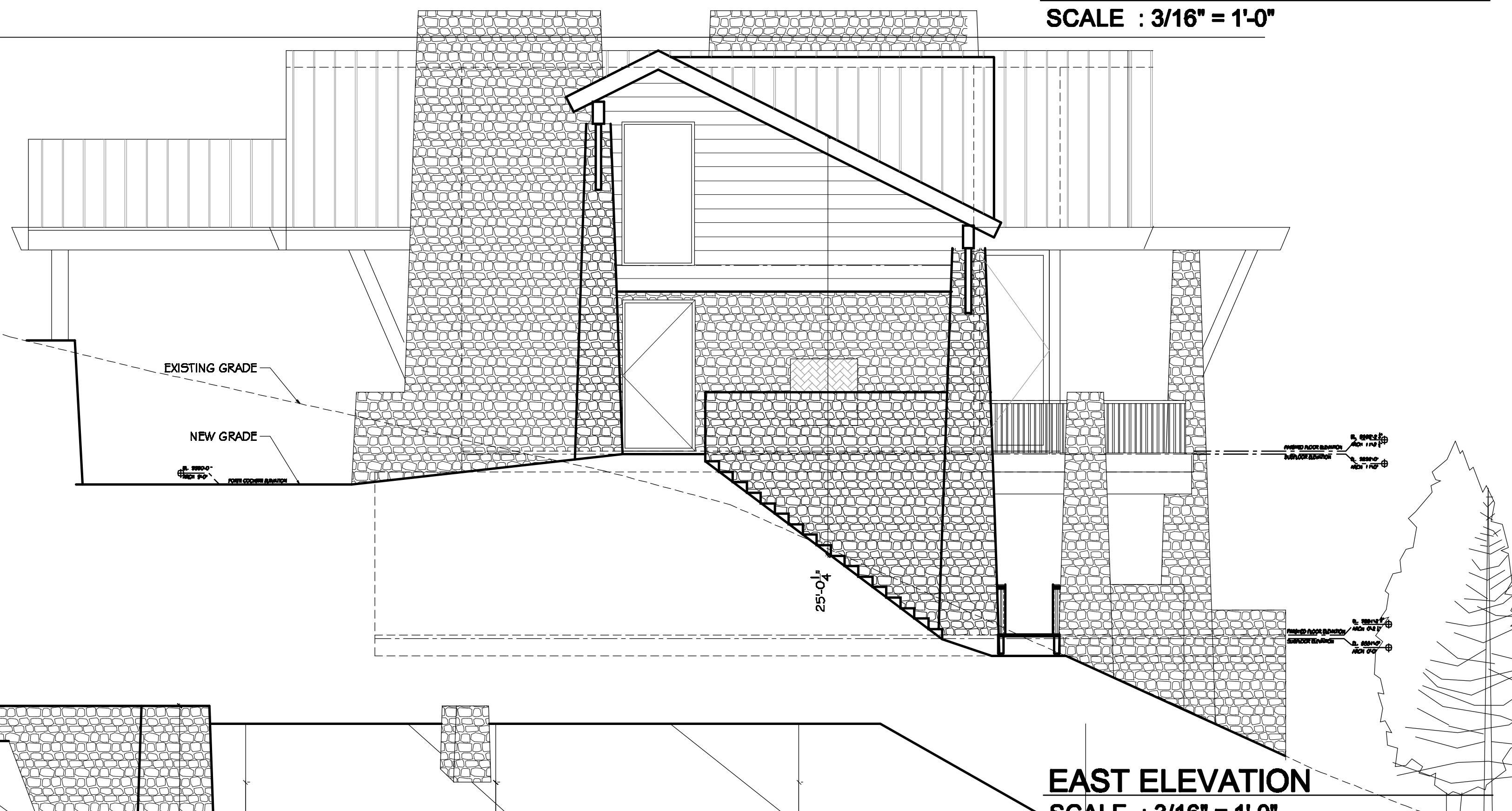
WEST ELEVATION
SCALE : 3/16" = 1'-0"

HEIGHT CALCULATIONS
HIGH POINT 38'-8"
AVERAGE 26'-0"

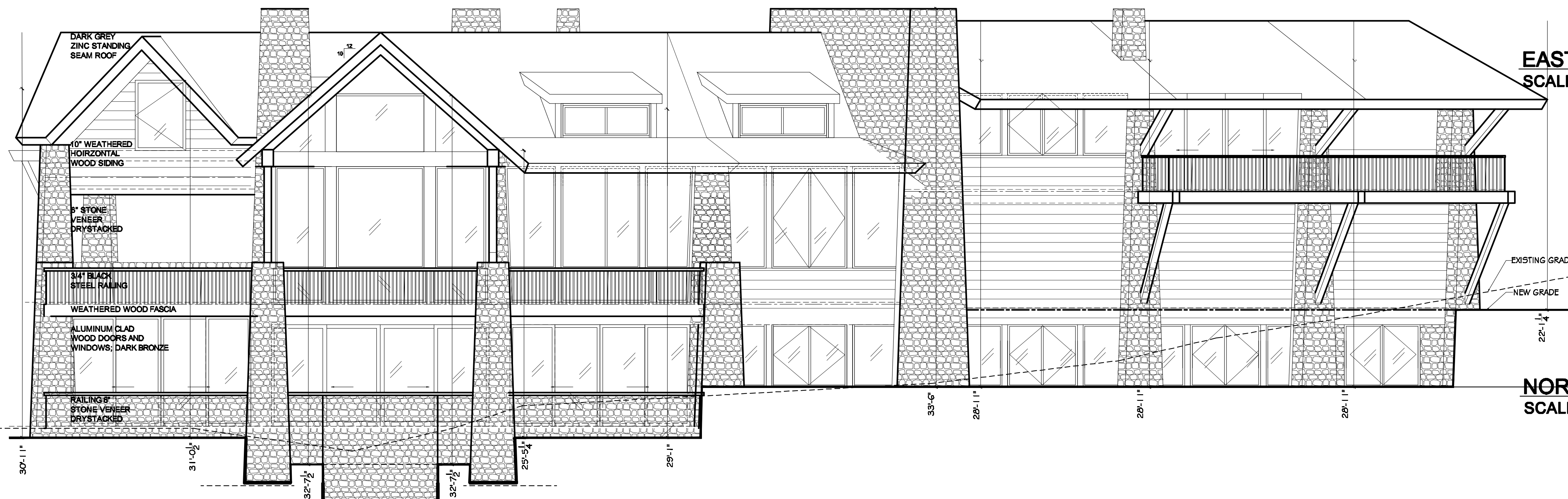
MATERIAL CALCULATIONS

NORTH TOT =	3484
STONE =	1554 44%
METAL =	0 0%
WOOD =	680 20%
GLASS =	1250 36%
SOUTH TOT =	2453.5
STONE =	943 39%
METAL =	308 13%
WOOD =	818 33%
GLASS =	384.5 15%
WEST TOT =	862
STONE =	682 79%
METAL =	64 6%
WOOD =	116 11%
GLASS =	0 0%
EAST TOT =	862
STONE =	682 79%
METAL =	0 0%
WOOD =	140 16%
GLASS =	40 5%
TOTALS =	7661.5
STONE =	3861 50%
METAL =	372 5%
WOOD =	1754 23%
GLASS =	1674.522%

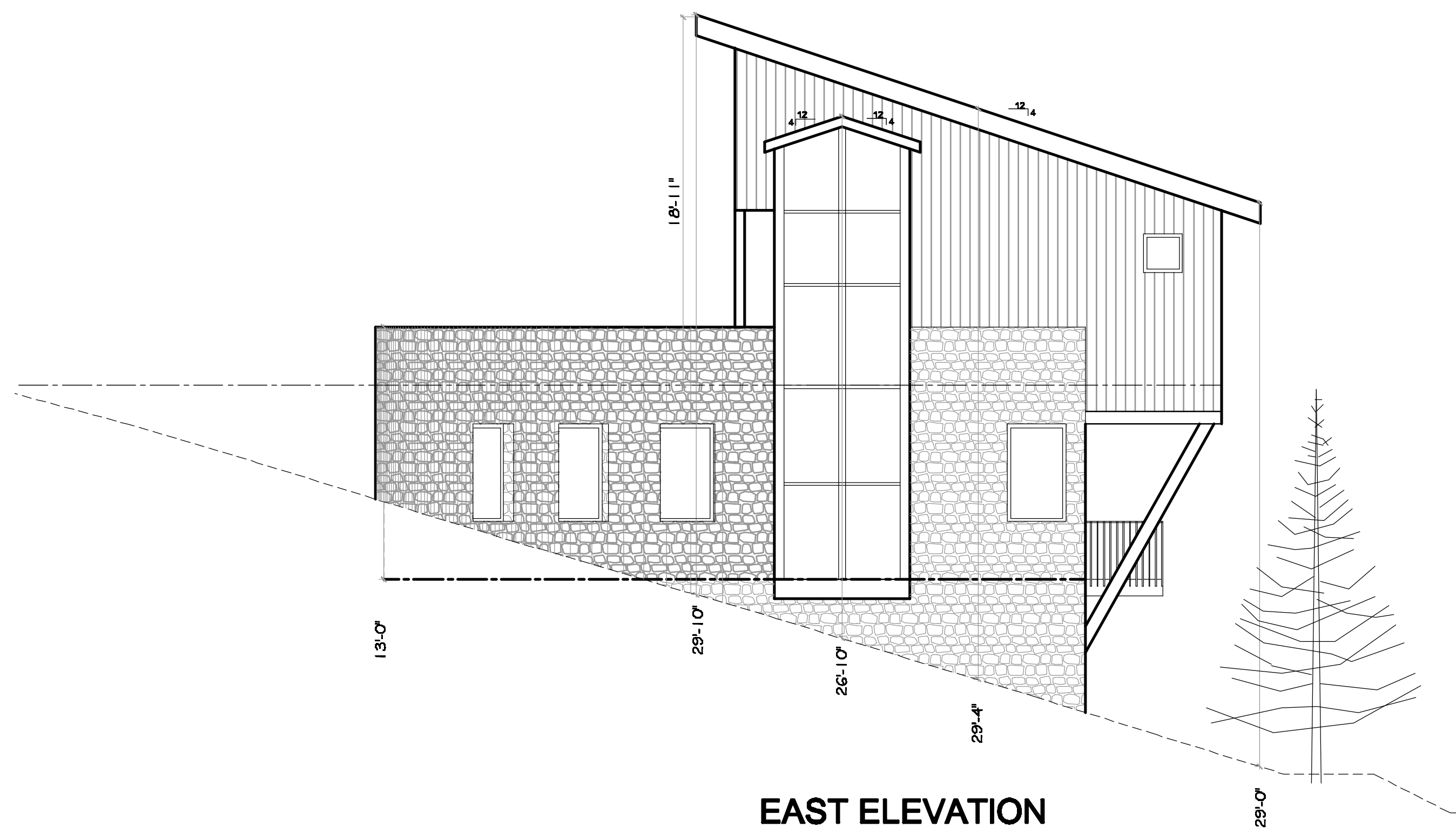
SOUTH ELEVATION
SCALE : 3/16" = 1'-0"



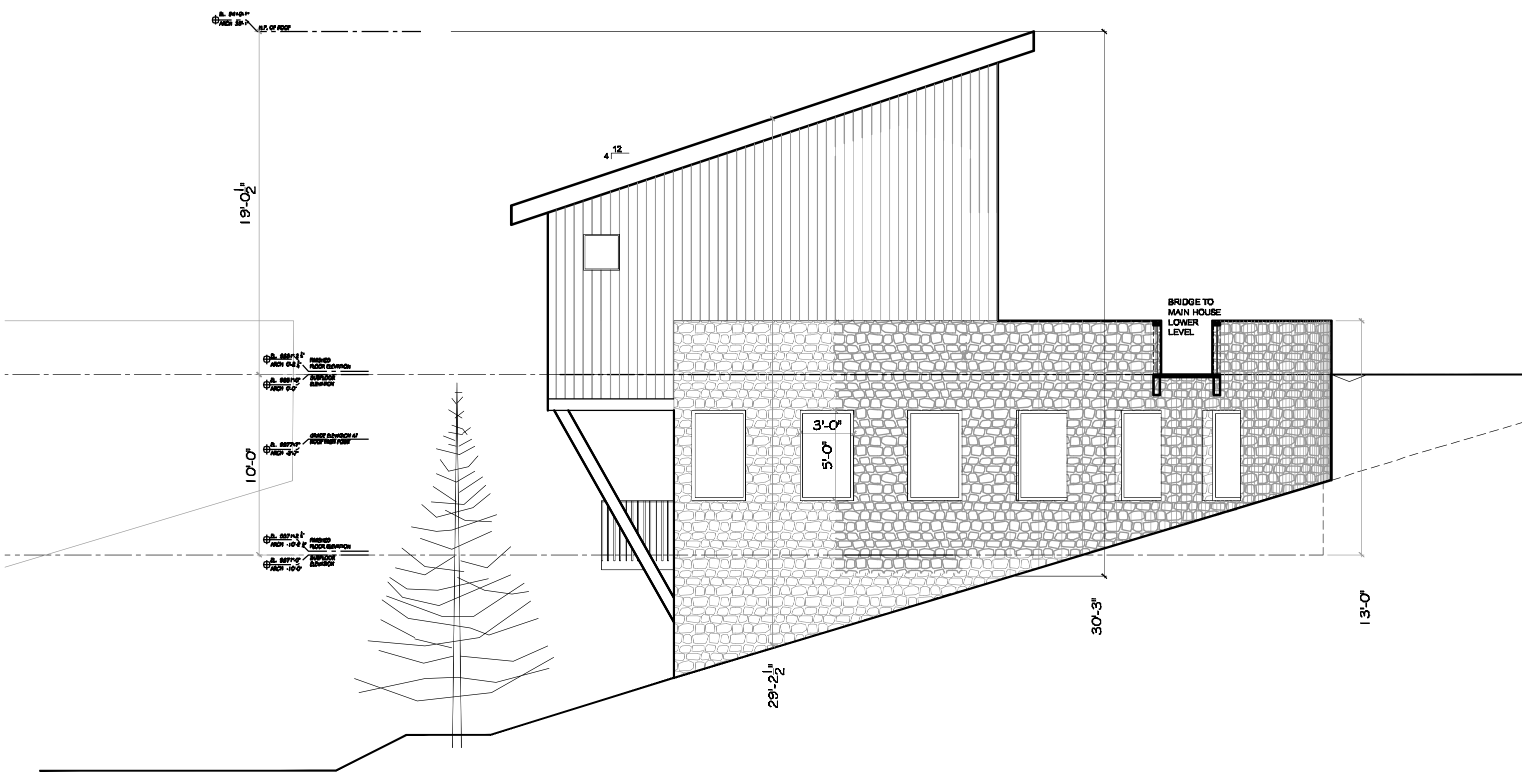
EAST ELEVATION
SCALE : 3/16" = 1'-0"



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



EAST ELEVATION

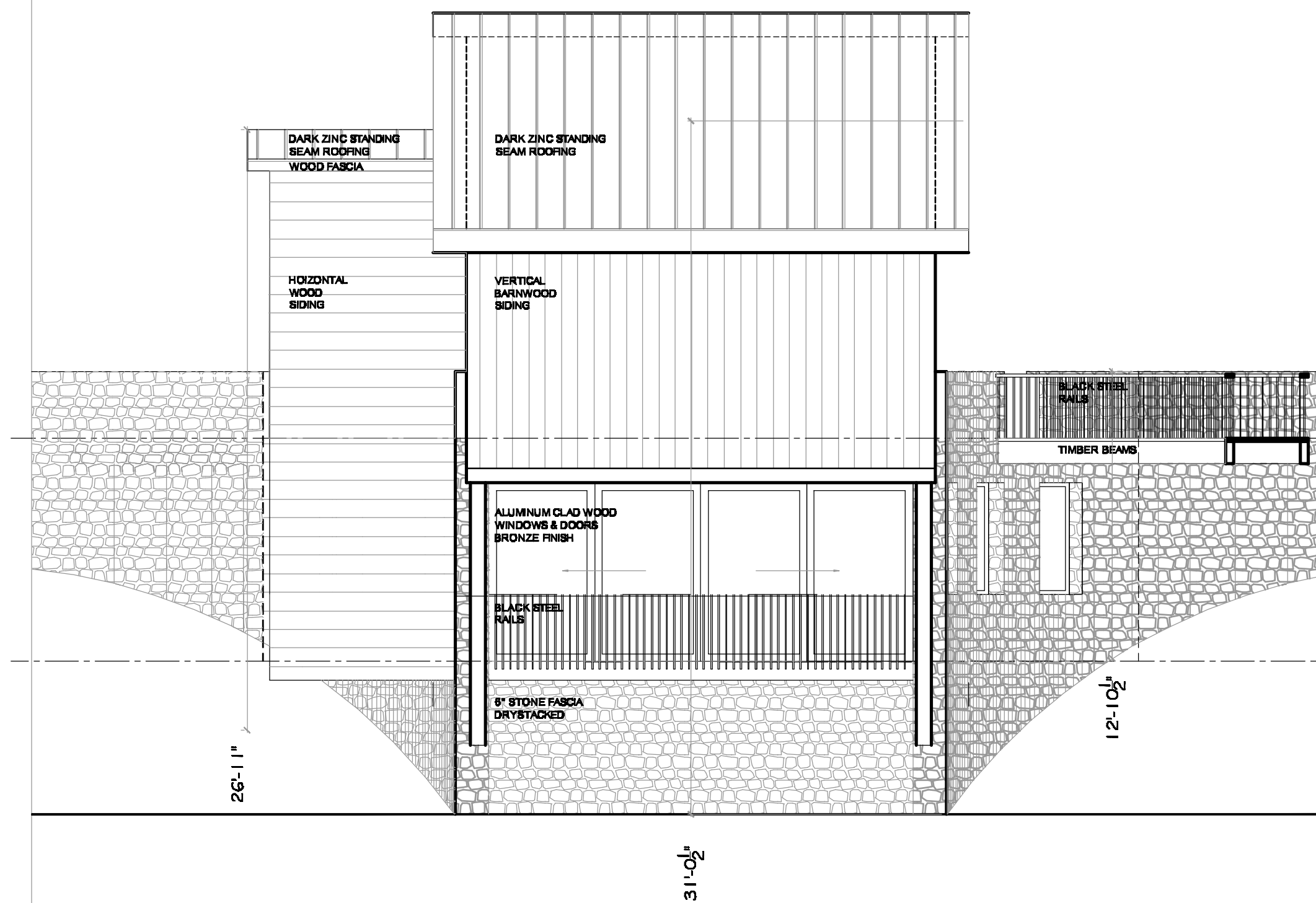


WEST ELEVATION

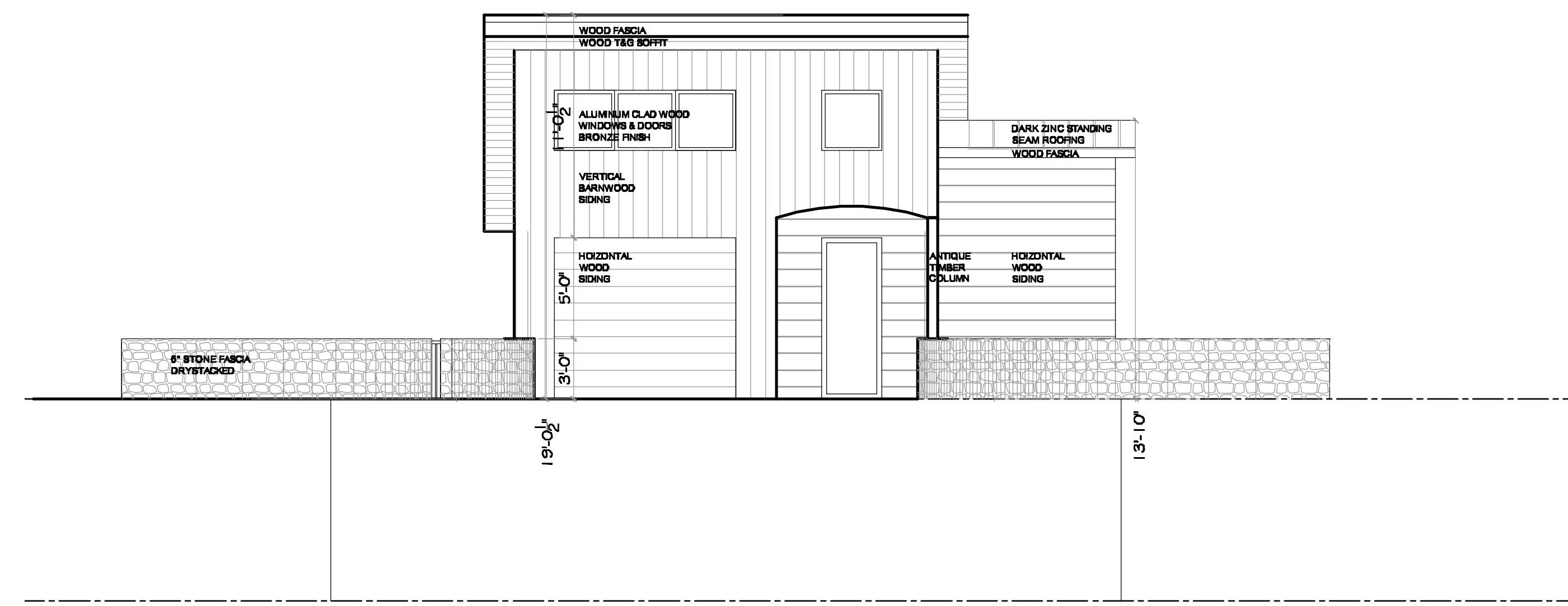
HEIGHT CALCULATIONS
 HIGH POINT 30'-3"
 AVERAGE 23'-4"

MATERIAL CALCULATIONS

NORTH TOT = 1187		
STONE =	637	54%
METAL =	0	0%
WOOD =	397	33%
GLASS =	153	13%
SOUTH TOT = 519		
STONE =	122	24%
METAL =	0	0%
WOOD =	337	65%
GLASS =	60	11%
WEST TOT = 825		
STONE =	430	52%
METAL =	0	0%
WOOD =	300	36%
GLASS =	95	12%
EAST TOT = 824		
STONE =	352	43%
METAL =	0	0%
WOOD =	240	29%
GLASS =	232	28%
TOTALS = 3355		
STONE =	1541	46%
METAL =	0	0%
WOOD =	1274	38%
GLASS =	540	16%

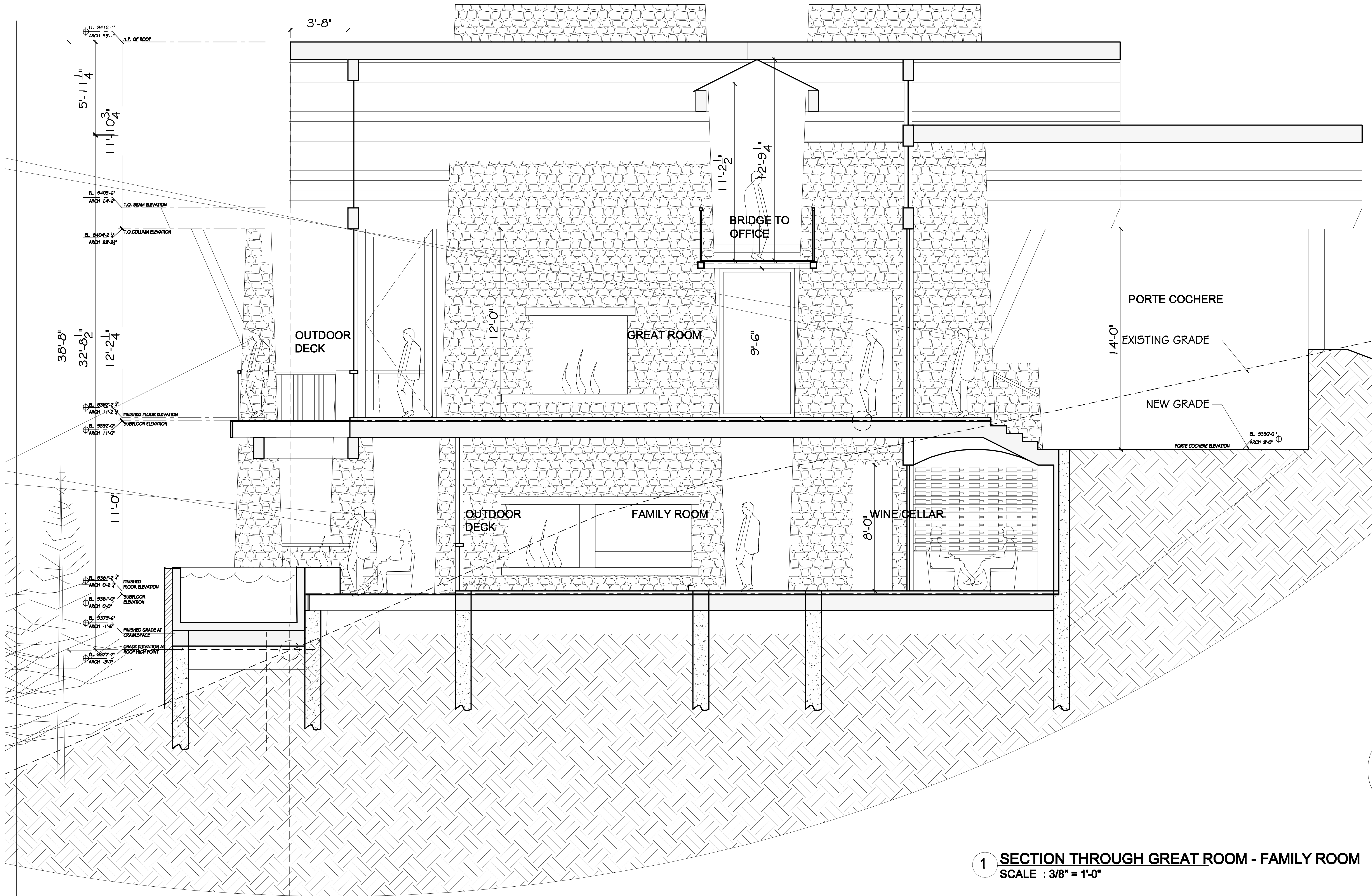


NORTH ELEVATION



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

L E A S I S S O N A R C H I T E C T
 200 B/C CENTRUM BLDG. MOUNTAIN VILLAGE : P.O. BOX 4471 ASPEN, CO 81612 TEL: (970) 925-1224 EMAIL: LEA@LEASISSONARCHITECTS.COM
 (SUBMISSIONS) 4.12.2016 DRB-REAPPLICATION 4.21.2016 DD1 4.26.2016 DRB
 LOT 912R TELLURIDE MOUNTAIN VILLAGE, CO.
MCCARTHY TELLURIDE RESIDENCE
 A3.2



R. 8416'-1"
 ARCH 35-1
 R.P. OF ROOF
 5'-11 1/4"
 11'-10 3/4"
 R. 8409'-6"
 ARCH 24-6
 T.O. BEAM ELEVATION
 R. 8404'-2"
 ARCH 23-24
 T.O. COLUMN ELEVATION
 38'-8"
 32'-8 1/2"
 12'-2 1/4"
 R. 8392'-2"
 ARCH 11-2
 FINISHED FLOOR ELEVATION
 R. 8392'-0"
 ARCH 11-1
 SUBFLOOR ELEVATION
 11'-0"
 R. 8361'-2"
 ARCH 0-2
 FINISHED FLOOR ELEVATION
 R. 8361'-0"
 ARCH 0-0
 SUBFLOOR ELEVATION
 R. 8379'-6"
 ARCH -1'-6"
 FINISHED GRADE AT CRAWLSPACE
 R. 8377'-7"
 ARCH -3'-7"
 GRADE ELEVATION AT ROOF HIGH POINT

OUTDOOR DECK

12'-0"

GREAT ROOM

BRIDGE TO OFFICE

9'-6"

PORTE COCHERE

14'-0" EXISTING GRADE

NEW GRADE

R. 8390'-0"
 ARCH 9'-0"
 PORTE COCHERE ELEVATION

OUTDOOR DECK

FAMILY ROOM

8'-0" WINE CELLAR

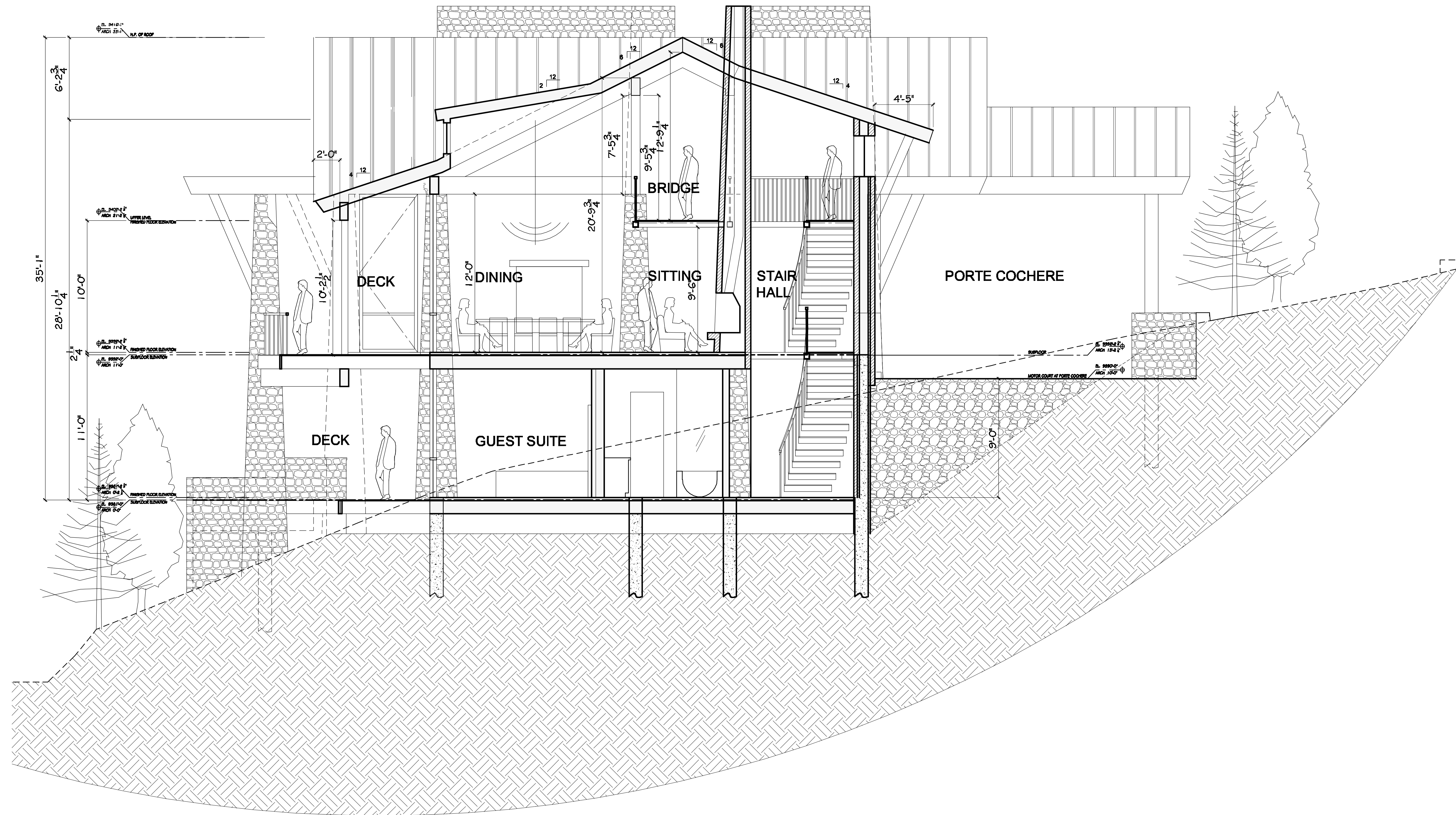
1 SECTION THROUGH GREAT ROOM - FAMILY ROOM
 SCALE : 3/8" = 1'-0"

L E A S I S S O N A R C H I T E C T S
 200 B/C CENTRUM BLDG. MOUNTAIN VILLAGE : P.O. BOX 4471 ASPEN, CO 81612 TEL: (970) 925 - 1224 EMAIL: LEA@LEASSONARCHITECTS.COM
 [SUBMISSIONS] 4.12.2016 DRB-PREAPPLICATION 4.21.2016 DD1 4.26.2016 DRB

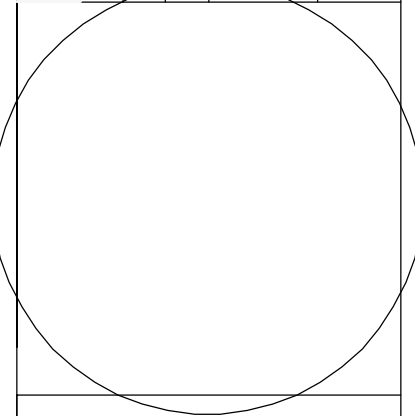
MCCARTHY TELLURIDE RESIDENCE

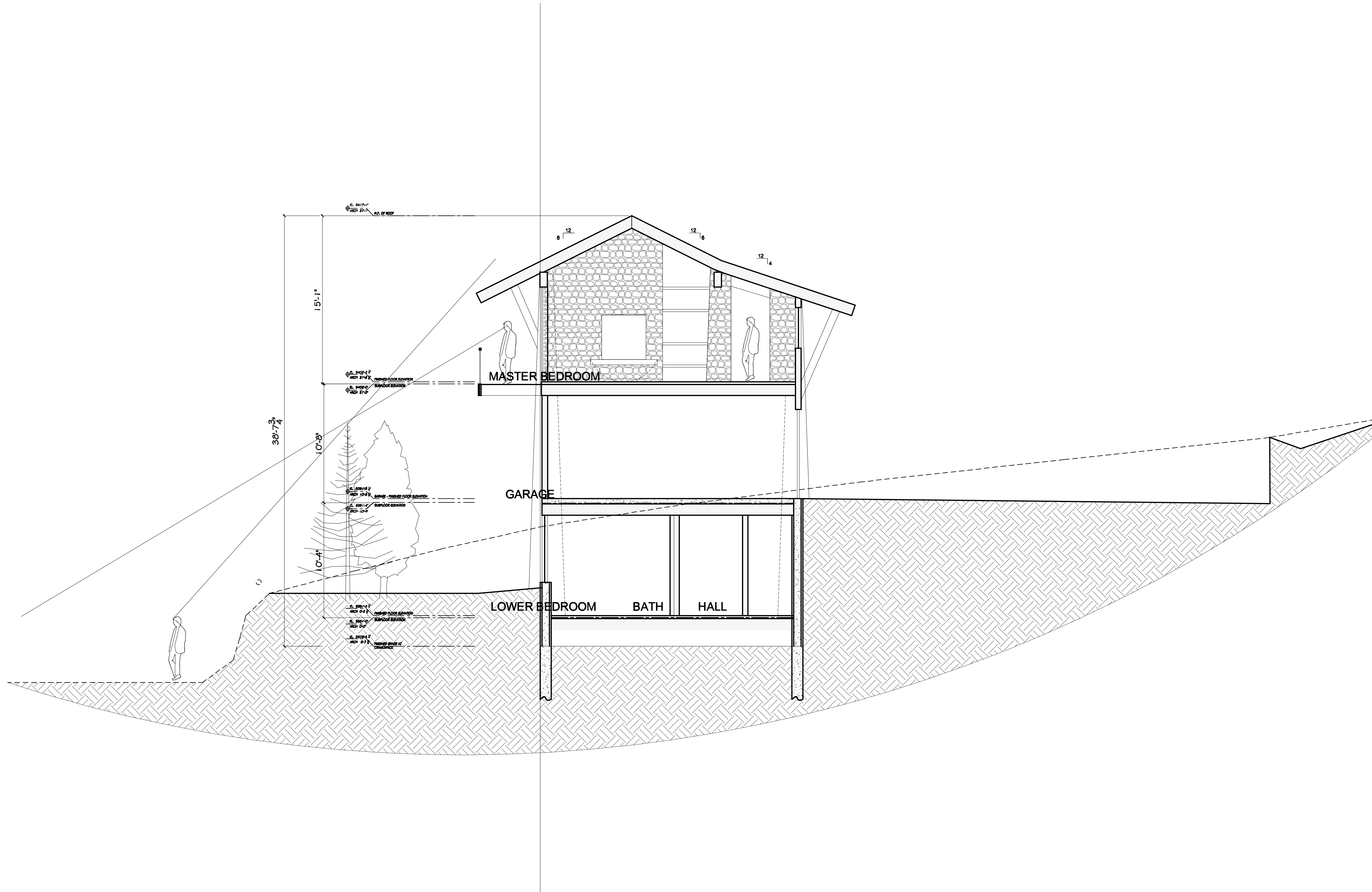
LOT 912R TELLURIDE MOUNTAIN VILLAGE . CO.

A4.1



2 SECTION THROUGH DINING ROOM / GUEST SUITES
SCALE : 1/4" = 1'-0"





3 SECTION THROUGH MASTER BEDROOM
SCALE : 1/4" = 1'-0"

McCARTHY RESIDENCE

EXTERIOR DOOR & WINDOW SCHEDULE		912R MOUNTAIN VILLAGE				4.26.2016		LEA SISSON ARCHITECT		
LOCATION	NO.	SIZE (H X W)	H.H.	MANUF	MATERIAL	TYPE	HARDWARE	CASE	NO.	
MAIN RESIDENCE										
LOWER LEVEL										
BUNK ROOM	001	5'-6" X 6'-6"	9'-0"	TBD	ALUM CLAD WOOD	FRENCH CASEMENT	STANDARD	RETURN	1	
BED SUITE	002	5'-6" X 4'-0"	9'-0"	TBD	ALUM CLAD WOOD	FIXED	N/A	RETURN	3	
BED SUITE	003	5'-6" X 6'-6"	9'-0"	TBD	ALUM CLAD WOOD	FRENCH CASEMENT	STANDARD	RETURN	3	
BED SUITE	004	5'-6" X 4'-0"	9'-0"	TBD	ALUM CLAD WOOD	FIXED	N/A	RETURN	3	
GUEST SUITE	005	9'-0" X 16'-0"	9'-0"	TBD	ALUM CLAD WOOD	SLIDING DOOR OXXO FULL LITE (PANEL 4'-0"X9'-0")	STANDARD	RETURN	1	
GUEST SUITE	006	9'-0" X 17'-0"	9'-0"	TBD	ALUM CLAD WOOD	SLIDING DOOR OXXO FULL LITE (PANEL 4'-3"X9'-0")	STANDARD	RETURN	1	
MAIN LEVEL										
GARAGE	100	3'-0" X 7'-6"	8'-0"	TBD	ZINC OVER WOOD CORE	RH	PRIV	RETURN	1	
GARAGE	101	8'-0" X 8'-0"	8'-0"	TBD	ZINC OVER WOOD CORE	OVERHEAD INSULATED	N/A	RETURN	4	
ENTRY	102	2'-4" X 12'-0"	12'-0"	TBD	ALUM CLAD WOOD	DIRECT SET	N/A	RETURN	2	
ENTRY	103	12'-0" X 4'-5"	12'-0"	TBD	ALUM CLAD WOOD	RH-FULL LITE W. HORIZONTAL TDL AT 3' AFF	PRIV	RETURN	1	
GREAT ROOM	104	12'-0"X3'-0"	12'-0"	TBD	ALUM CLAD WOOD	LH - FULL LITE	PRIV	RETURN	1	
GREAT ROOM	105	12'-0" X 4'-5"	12'-0"	TBD	ALUM CLAD WOOD	RH-FULL LITE W. HORIZONTAL TDL AT 3' AFF	N/A	RETURN	1	
GREAT ROOM	106	12'-0" X 4'-5"	12'-0"	TBD	ALUM CLAD WOOD	FIXED;LOWER AWNING-HORIZONTAL TDL AT 3' A.F.F.	STANDARD	RETURN	2	
GREAT ROOM	107	12'-0" X 7'-9"	12'-0"	TBD	ALUM CLAD WOOD	FIXED;LOWER FIXED-HORIZONTAL TDL AT 3' A.F.F.	N/A	RETURN	1	
GREAT ROOM	108	12'-0" X 4'-5"	12'-0"	TBD	ALUM CLAD WOOD	LH-FULL LITE W. HORIZONTAL TDL AT 3' AFF	PRIV	RETURN	1	
DINING	109	12'-0" X 4'-0"	12'-0"	TBD	ALUM CLAD WOOD	FIXED;LOWER AWNING-HORIZONTAL TDL AT 3' A.F.F.	STANDARD	RETURN	2	
DINING	110	12'-0" X 7'-0"	12'-0"	TBD	ALUM CLAD WOOD	FIXED;VERT. TDL AT CENTER-HORIZ. TDL AT 3' A.F.F.	N/A	RETURN	1	
KITCHEN	111	9'-0" X 4'-0"	12'-0"	TBD	ALUM CLAD WOOD	FIXED	N/A	RETURN	2	
KITCHEN	112	9'-0" X 7'-0"	12'-0"	TBD	ALUM CLAD WOOD	FRENCH CASEMENT	STANDARD	RETURN	1	
UPPER LEVEL										
MASTER BEDROOM	201	3'-8" X 3'-8"	6'-8"	TBD	ALUM CLAD WOOD	CASEMENT-L	N/A	RETURN	2	
MASTER BEDROOM	202	3'-8" X 3'-8"	6'-8"	TBD	ALUM CLAD WOOD	CASEMENT-R	N/A	RETURN	1	
ENTRY	203	3'-2"/5'-9" X 2'-9"	+/-19'	TBD	ALUM CLAD WOOD	DIRECT SET-TRAPEZOID	N/A	RETURN	1	
ENTRY	204	4'-5"X6'-7"/8'-6"/6'-7"	+/-23'	TBD	ALUM CLAD WOOD	DIRECT SET-TRAPEZOID	N/A	RETURN	1	
ENTRY	205	5'-9"/3'-2" X 2'-9"	+/-19'	TBD	ALUM CLAD WOOD	DIRECT SET-TRAPEZOID	N/A	RETURN	1	
OFFICE	206	8'-7" X 4'-4"	8'-7"	TBD	ALUM CLAD WOOD	FIXED	N/A	RETURN	2	
OFFICE	207	5'-7" X 4'-4"	8'-7"	TBD	ALUM CLAD WOOD	CASEMENT-R	N/A	RETURN	1	
GREAT ROOM	208	4'-2"/0" X 4'-5"	+/-18'	TBD	ALUM CLAD WOOD	FIXED-TRIANGLE	N/A	RETURN	1	
GREAT ROOM	209	5'/8"-6"/5' X 7'-9"	+/-23'	TBD	ALUM CLAD WOOD	FIXED-TRAPEZOID; HORIZ TDL AT 5'-0" FROM SILL	N/A	RETURN	2	
GREAT ROOM	210	0"/4'-2" X 4'-5"	+/-18'	TBD	ALUM CLAD WOOD	FIXED-TRIANGLE	N/A	RETURN	1	
MASTER BATH	211	6'-0" X 4'-0"	9'-0"	TBD	ALUM CLAD WOOD	FIXED	N/A	RETURN	1	
MASTER BATH	212	6'-0" X 7'-0"	9'-0"	TBD	ALUM CLAD WOOD	FRENCH CASEMENT	STANDARD	RETURN	1	
MASTER BATH	213	6'-0" X 4'-0"	9'-0"	TBD	ALUM CLAD WOOD	FIXED	N/A	RETURN	1	
MASTER BEDROOM	214	9'-0" X 16'-0"	9'-0"	TBD	ALUM CLAD WOOD	SLIDING DOOR OXXO FULL LITE	STANDARD	RETURN	1	
STAIR	215	2'-0" X 1'-6"		TBD	ALUM CLAD WOOD	FIXED	N/A	RETURN	1	
STAIR	216	4'-6" X 1'-6"		TBD	ALUM CLAD WOOD	FIXED-HORIZ TDL AT CENTER	N/A	RETURN	1	
STAIR	217	7'-0" X 1'-6"		TBD	ALUM CLAD WOOD	FIXED-HORIZ TDL AT CENTER	N/A	RETURN	1	
STAIR	218	9'-6" X 1'-6"		TBD	ALUM CLAD WOOD	FIXED-HORIZ TDL AT CENTER	N/A	RETURN	1	
STAIR	219	12'-0" X 1'-6"		TBD	ALUM CLAD WOOD	FIXED-HORIZ TDL AT CENTER	N/A	RETURN	1	
DORMERS	220	3'-0" X 8'-0"		TBD	ALUM CLAD WOOD	FIXED-VERT. TDL AT CENTER			2	
ACCESSORY DWELLING										
MAIN LEVEL										
ENTRY	300	8'-0" X 3'-0"	8'-0"	TBD	ALUM CLAD WOOD	LH - FULL LITE	PRIV	RETURN	1	
GARAGE	301	8'-0" X 8'-0"	8'-0"	TBD	ZINC OVER WOOD CORE	OVERHEAD INSULATED	N/A	RETURN	1	
STAIR	302	22'4/23'4/22'4X6'	23'-4"	TBD	ALUM CLAD WOOD	FIXED; VERT. TDL AT CENTER; 4 HORIZ. TDL	N/A	RETURN	1	
BATH/GARAGE	303	2'-0" X 2'-0"	8'-0"	TBD	ALUM CLAD WOOD	CASEMENT-L	STANDARD	RETURN	2	
GARAGE	304	3'-0" X 3'-0"	15'-4"	TBD	ALUM CLAD WOOD	FIXED 3 @ 3'X3' MULL TOGETHER	N/A	RETURN	1	
ENTRY	305	3'-0" X 3'-0"	15'-4"	TBD	ALUM CLAD WOOD	FIXED	N/A	RETURN	1	
LOWER LEVEL										
BEDROOMS/LIVING	306	5'-0" X 3'-0"	8'-0"	TBD	ALUM CLAD WOOD	CASEMENT-R	STANDARD	RETURN	5	
BEDROOMS/LIVING	307	5'-0" X 3'-0"	8'-0"	TBD	ALUM CLAD WOOD	CASEMENT-L	STANDARD	RETURN	4	
LIVING	308	5'-0" X 3'-0"	8'-0"	TBD	ALUM CLAD WOOD	FIXED	N/A	RETURN	2	
LIVING	309	8'-0" X 19'-0"	8'-0"	TBD	ALUM CLAD WOOD	SLIDING DOOR OXXO FULL LITE	STANDARD	RETURN	1	



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: Lea Sisson Architect	E-mail Address: lea@leasissonarchitects.com	
Mailing Address: p.o.box 4471	Phone: 970-925-1224	
City: Aspen	State: CO	Zip Code: 81612
Mountain Village Business License Number:		
PROPERTY INFORMATION		
Physical Address: victoria drive		Acreage: 1.73
Zone District: single family residential	Zoning Designations:	Density Assigned to the Lot or Site: 30%
Legal Description: lot 914R-LOT 912R		
Existing Land Uses: vacant land		
Proposed Land Uses: single family residential and detached accessory dwelling		
OWNER INFORMATION		
Property Owner: Kevin McCarthy, Member, McCarthy Properties, LLC		E-mail Address: kevinmccar@aol.com
Mailing Address: McCarthy Properties, LLC		Phone: (225) 766-0050
City: 18611 St. Andrews Court West Prairieville, LA 70769	State:	Zip Code:
DESCRIPTION OF REQUEST		
<p style="text-align: center;">Request for reivew and approval of a single family residence with detached accessory dwelling unit, and replat of ski access easement.</p>		



DESIGN REVIEW PROCESS APPLICATION

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

OWNER AGENT AUTHORIZATION FORM

I have reviewed the application and hereby authorize (agent name) Lea Sisson
of (agent's business name) Lea Sisson Architect to be and to act as my designated
representative and represent the development application through all aspects of the development review
process with the Town of Mountain Village.

(Signature)

A handwritten signature in black ink, appearing to read "Kevin McCarthy", written over a horizontal line.

4.26.16

(Date)

Kevin McCarthy, Member, McCarthy Properties, LLC
(Printed name)



DESIGN REVIEW PROCESS APPLICATION

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

**OWNER/APPLICANT
ACKNOWLEDGEMENT
OF RESPONSIBILITIES**

I, Kevin McCarthy, Member, McCarthy Properties, LLC, the owner of Lot ~~lot 914R~~ lot 912R (the "Property") hereby certify that the statements made by myself and my agents on this application are true and correct. I acknowledge that any misrepresentation of any information on the application submittal may be grounds for denial of the development application or the imposition of penalties and/or fines pursuant to the Community Development Code. We have familiarized ourselves with the rules, regulations and procedures with respect to preparing and filing the development application. We agree to allow access to the proposed development site at all times by members of Town staff, DRB and Town Council. We agree that if this request is approved, it is issued on the representations made in the development application submittal, and any approval or subsequently issued building permit(s) or other type of permit(s) may be revoked without notice if there is a breach of representations or conditions of approval. By signing this acknowledgement, I understand and agree that I am responsible for the completion of all required on-site and off-site improvements as shown and approved on the final plan(s) (including but not limited to: landscaping, paving, lighting, etc.). We further understand that I (we) are responsible for paying Town legal fees and other fees as set forth in the Community Development Code.

	4.26.16
Signature of Owner	Date
	4.26.16
Signature of Applicant/Agent	Date

OFFICE USE ONLY	
Fee Paid:	By:
	Planner:

Land Title Guarantee Company Representing Old Republic National Title Insurance Company

Schedule A

Order Number: TLR 86005259

Policy Number: OX86005259.1346253

Amount: \$1,010,000.00

Property Address:

(VACANT) TBD VICTORIA DRIVE, MOUNTAIN VILLAGE, CO 81435

1. Policy Date:

December 09, 2015 at 5:00 P.M.

2. Name of Insured:

MCCARTHY PROPERTIES, L.L.C., A LOUISIANA LIMITED LIABILITY COMPANY

3. The estate or interest in the Land described or referred to in this Schedule and which is covered by this policy is:

FEE SIMPLE AS TO PARCEL A
AN EASEMENT INTEREST AS TO PARCEL B

4. Title to the estate or interest covered by this policy at the date is vested in:

MCCARTHY PROPERTIES, L.L.C., A LOUISIANA LIMITED LIABILITY COMPANY

5. The Land referred to in this Policy is described as follows:

PARCEL A: LOT 912-R, A REPLAT OF LOTS 912, 913, 914, 1004A, 1004B, TELLURIDE MOUNTAIN VILLAGE, PER THE REPLAT OF FILING 16, ACCORDING TO THE PLAT RECORDED JUNE 1, 2004 IN PLAT BOOK 1 AT PAGE 3291, COUNTY OF SAN MIGUEL, STATE OF COLORADO.

PARCEL B: THE ACCESS DRIVEWAY FROM VICTORIA DRIVE, TELLURIDE MOUNTAIN VILLAGE, PER THE REPLAT OF FILING 16, ACCORDING TO THE PLAT RECORDED JUNE 1, 2004 IN PLAT BOOK 1 AT PAGE 3291 AND THE DECLARATIONS OF ACCESS AND UTILITY EASEMENT AND USE COVENANTS AND RESTRICTIONS RECORDED JUNE 1, 2004 UNDER RECEPTION NO. 366722, AS AMENDED AND RECORDED SEPTEMBER 14, 2015 UNDER RECEPTION NO. 439280 AND THE SHARED ACCESS TRACT AGREEMENT RECORDED JUNE 1, 2004 AT RECEPTION NO. 366723, AS AMENDED AND RECORDED SEPTEMBER 2, 2015 UNDER RECEPTION NO. 439141, COUNTY OF SAN MIGUEL, STATE OF COLORADO.

This Policy Valid only if Schedule B is attached.

Land Title Guarantee Company Representing Old Republic National Title Insurance Company

(Schedule B)

Policy Number OX86005259.1346253

Order Number 86005259

THIS POLICY DOES NOT INSURE AGAINST LOSS OR DAMAGE BY REASON OF THE FOLLOWING:

- 1) ANY FACTS, RIGHTS, INTERESTS, OR CLAIMS THEREOF, NOT SHOWN BY THE PUBLIC RECORDS BUT THAT COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR THAT MAY BE ASSERTED BY PERSONS IN POSSESSION OF THE LAND.
- 2) EASEMENTS, LIENS OR ENCUMBRANCES, OR CLAIMS THEREOF, NOT SHOWN BY THE PUBLIC RECORDS.
- 3) ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND NOT SHOWN BY THE PUBLIC RECORDS.
- 4) ANY 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.
- 5) (A) UNPATENTED MINING CLAIMS; (B) RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF; (C) WATER RIGHTS, CLAIMS OR TITLE TO WATER.
- 6) 2015 TAXES AND ASSESSMENTS NOT YET DUE OR PAYABLE.
- 7) EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE FOLLOWING PLATS:
 - #1 - TELLURIDE MOUNTAIN VILLAGE, FILING 1 RECORDED MARCH 9, 1984 IN PLAT BOOK 1 AT PAGE 476, AND TECHNICAL AMENDMENT CONCERNING DENSITY RECORDED FEBRUARY 12, 1990 IN BOOK 462 AT PAGE 759,
 - #2 - PLAT OF THE TOWN OF MOUNTAIN VILLAGE RECORDED OCTOBER 6, 1995 IN PLAT BOOK 1 AT PAGE 1918 AND OFFICIAL LAND USE AND DENSITY ALLOCATION FOR ALL LAND WITHIN THE TOWN OF MOUNTAIN VILLAGE, COLORADO RECORDED OCTOBER 6, 1995 IN BOOK 551 AT PAGE 485 AND AS AMENDED IN INSTRUMENT RECORDED JUNE 25, 2009 UNDER RECEPTION NO. 407544,
 - #3 - TOWN OF MOUNTAIN VILLAGE RECORDED JULY 24, 1996 IN PLAT BOOK 2 AT PAGE 2073, AND
 - #4 - THE TOWN OF MOUNTAIN VILLAGE OFFICIAL TOWN PLAT RECORDED SEPTEMBER 8, 1997 IN PLAT BOOK 1 AT PAGE 2281 AND THE TOWN OF MOUNTAIN VILLAGE OFFICIAL LOT LIST RECORDED SEPTEMBER 8, 1997 IN BOOK 586 AT PAGE 548.
- 8) RESTRICTIVE COVENANTS, FOR MOUNTAIN VILLAGE, WHICH DO NOT CONTAIN A FORFEITURE OR REVERTER CLAUSE, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS CONTAINED IN INSTRUMENT RECORDED MARCH 9, 1984 IN BOOK 409 AT PAGE 714, AS AMENDED OR SUPPLEMENTED. AMENDED AND RESTATED GENERAL DECLARATION RECORDED DECEMBER 11, 2002 UNDER RECEPTION NO. 353668. FIRST AMENDMENT TO THE AMENDED AND RESTATED GENERAL DECLARATION RECORDED DECEMBER 09, 2009 UNDER RECEPTION NO. 410160. SECOND AMENDMENT TO THE AMENDED AND RESTATED GENERAL DECLARATION RECORDED MARCH 19, 2012 UNDER RECEPTION NO. 422188.
- NOTICE REGARDING CONTACT INFORMATION AND REAL ESTATE TRANSFER ASSESSMENT RECORDED MAY 25, 2011 UNDER RECEPTION NO. 418209.
- 9) TERMS, CONDITIONS AND PROVISIONS OF NOTICE OF WATER AND SEWER TAP FEE PAYMENT RECORDED APRIL 14, 1987 IN BOOK 435 AT PAGE 603.

Land Title Guarantee Company Representing Old Republic National Title Insurance Company

(Schedule B)

Policy Number OX86005259.1346253

Order Number 86005259

10) TERMS, CONDITIONS AND PROVISIONS OF FACILITIES, WATER RIGHTS AND EASEMENT AGREEMENT RECORDED APRIL 27, 1992 IN BOOK 491 AT PAGE 359.

11) TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN AGREEMENT REGARDING GENERAL EASEMENTS RECORDED MAY 21, 1996 IN BOOK 562 AT PAGE 97.

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

#1 - TELLURIDE MOUNTAIN VILLAGE FILING 16 RECORDED FEBRUARY 22, 1989 IN PLAT BOOK 1 AT PAGE 889;

#2 - REPLAT OF FILING 16, TELLURIDE MOUNTAIN VILLAGE RECORDED JULY 20, 1989 IN PLAT BOOK 1 AT PAGE 913; AND

#3 - A REPLAT OF LOTS 912, 913, 914, 1004A, 1004B, AND THE ACCESS DRIVEWAY FROM VICTORIA DRIVE, TELLURIDE MOUNTAIN VILLAGE, PER THE REPLAT OF FILING 16 RECORDED JUNE 1, 2004 IN PLAT BOOK 1 AT PAGE 3291.

13) RESERVATION BY THE TELLURIDE COMPANY OF ALL OF THE RIGHTS TO MINERAL AND OIL, GAS OR OTHER HYDROCARBONS LOCATED ON, IN OR UNDER THE REAL PROPERTY, WITHOUT ANY RIGHT OF SURFACE ENTRY FOR EXPLORATION, DEVELOPMENT OR EXTRACTION. THE TELLURIDE COMPANY COVENANTS THAT IT WILL NOT MINE, EXTRACT, EXPLORE FOR OR DEVELOP ANY OF THE MINERALS, OIL, GAS OR OTHER HYDROCARBONS LOCATED ON, IN OR UNDER THE REAL PROPERTY, ALL AS CONTAINED IN INSTRUMENT RECORDED MARCH 6, 1989 IN BOOK 451 AT PAGES 681.

14) TERMS, CONDITIONS, RESERVATIONS AND PROVISIONS AS CONTAINED IN WARRANTY DEED RECORDED MARCH 6, 1989 IN BOOK 451 AT PAGES 681.

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

16) TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN ACCESS AND UTILITY EASEMENT RECORDED AUGUST 09, 1999 UNDER RECEPTION NO. 328420.

17) TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN RECIPROCAL EASEMENTS FOR SKI ACCESS RECORDED AUGUST 09, 1999 UNDER RECEPTION NO. 328421.

18) TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN RESOLUTION NO. 2004-0210-01 OF THE TOWN COUNCIL OF THE TOWN OF MOUNTAIN VILLAGE RECORDED APRIL 27, 2004 UNDER RECEPTION NO. 365696.

19) TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN DECLARATIONS OF ACCESS AND UTILITY EASEMENT AND USE COVENANTS AND RESTRICTIONS RECORDED JUNE 01, 2004 UNDER RECEPTION NO. 366722, AS AMENDED BY INSTRUMENT RECORDED SEPTEMBER 14, 2015 UNDER RECEPTION NO. 439280.

20) TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN SHARED ACCESS TRACT AGREEMENT RECORDED JUNE 01, 2004 UNDER RECEPTION NO. 366723 AS AMENDED BY INSTRUMENT RECORDED SEPTEMBER 2, 2015 UNDER RECEPTION NO. 439141.

21) TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN AGREEMENT CONCERNING MODIFICATION OF RESTRICTIVE COVENANTS RE: CONSTRUCTION OF ACCESS/UTILITIES TO LOTS 912, 1004A AND 1004B, TOWN OF MOUNTAIN VILLAGE, CO; NO BUILD COVENANT; LANDSCAPING AND MAINTENANCE EASEMENT RECORDED IN INSTRUMENT RECORDED JULY 19, 2004 UNDER RECEPTION NO. 367746.

22) TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN DECLARATION OF COVENANTS, EQUITABLE SERVITUDES AND EASEMENTS RECORDED JANUARY 22, 2015 UNDER

Land Title Guarantee Company Representing Old Republic National Title Insurance Company

(Schedule B)

Policy Number OX86005259.1346253

Order Number 86005259
RECEPTION NO. 436159.

23) TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN DECLARATION OF SKIER TRAIL EASEMENT AGREEMENT RECORDED JANUARY 22, 2015 UNDER RECEPTION NO. 436160.

24) MATTERS DISCLOSED ON IMPROVEMENT LOCATION CERTIFICATE ISSUED BY SAN JUAN SURVEYING CERTIFIED OCTOBER 26, 2015, JOB NO. 00044.

25) DEED OF TRUST DATED DECEMBER 08, 2015, FROM MCCARTHY PROPERTIES, L.L.C. TO THE PUBLIC TRUSTEE OF SAN MIGUEL COUNTY FOR THE USE OF BUSINESS FIRST BANK TO SECURE THE SUM OF \$823,561.00 RECORDED DECEMBER 09, 2015, UNDER RECEPTION NO. 440458.

ITEM NOS. 1 THROUGH 3 OF THE STANDARD EXCEPTIONS ARE HEREBY DELETED.

ITEM NO. 4 OF THE STANDARD EXCEPTIONS IS DELETED AS TO ANY LIENS OR FUTURE LIENS RESULTING FROM WORK OR MATERIAL CONTRACTED FOR OR FURNISHED AT THE REQUEST OF CYNTHIA S. HUGHES. OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY SHALL HAVE NO LIABILITY FOR ANY LIENS ARISING FROM WORK OR MATERIAL FURNISHED AT THE REQUEST OF MCCARTHY PROPERTIES, L.L.C., A LOUISIANA LIMITED LIABILITY COMPANY.

NOTICE OF PENDING DEVELOPMENT APPLICATION

May 2, 2016

RE: Public Hearing on Proposed Development

Dear Property Owner,

You are receiving this public notice as required by the Town of Mountain Village Community Development Code (CDC) because you own property within 400 feet of a proposed development.

Name of Applicant: Lea Sisson, Architect and agent for McCarthy Properties LLC, Owner

Type of Development Application(s): Class 3 Design Review & Replat of Private Ski Easement

Legal Description: Lot 912R, Telluride Mountain Village

Address: 132 Victoria Drive

Lot or Site Size: 1.73 Acers

Review Authority: Design Review Board (DRB)

Date and Time of Public Hearing(s):

DRB Hearing Date: June 2, 2016

DRB Hearing Time: 10 AM or as soon as practicable thereafter

Location of Public Hearing: Town Hall, Town Council Meeting Room, 455 Mountain Village Blvd, Ste. A, Mountain Village, CO 81435

Detailed Summary of Development Application(s): Request for reiew and approval of a single family residence with a detached accessory dwelling unit and relocating a private ski easement into the Southern 16' General Easement.

Description of Any Requested Variations to the CDC: Roof Form and Roof Pitch Variation

Web Link to View Proposed Development Plans:

www.townofmountainvillage.com/governing/planning-development/current-planning

Send written comments addressed to the DRB to:
chenderson@mtnvillage.org

Or by surface mail to:
Mountain Village Community Development Department
455 Mountain Village Boulevard, Suite A
Mountain Village, Colorado 81435.

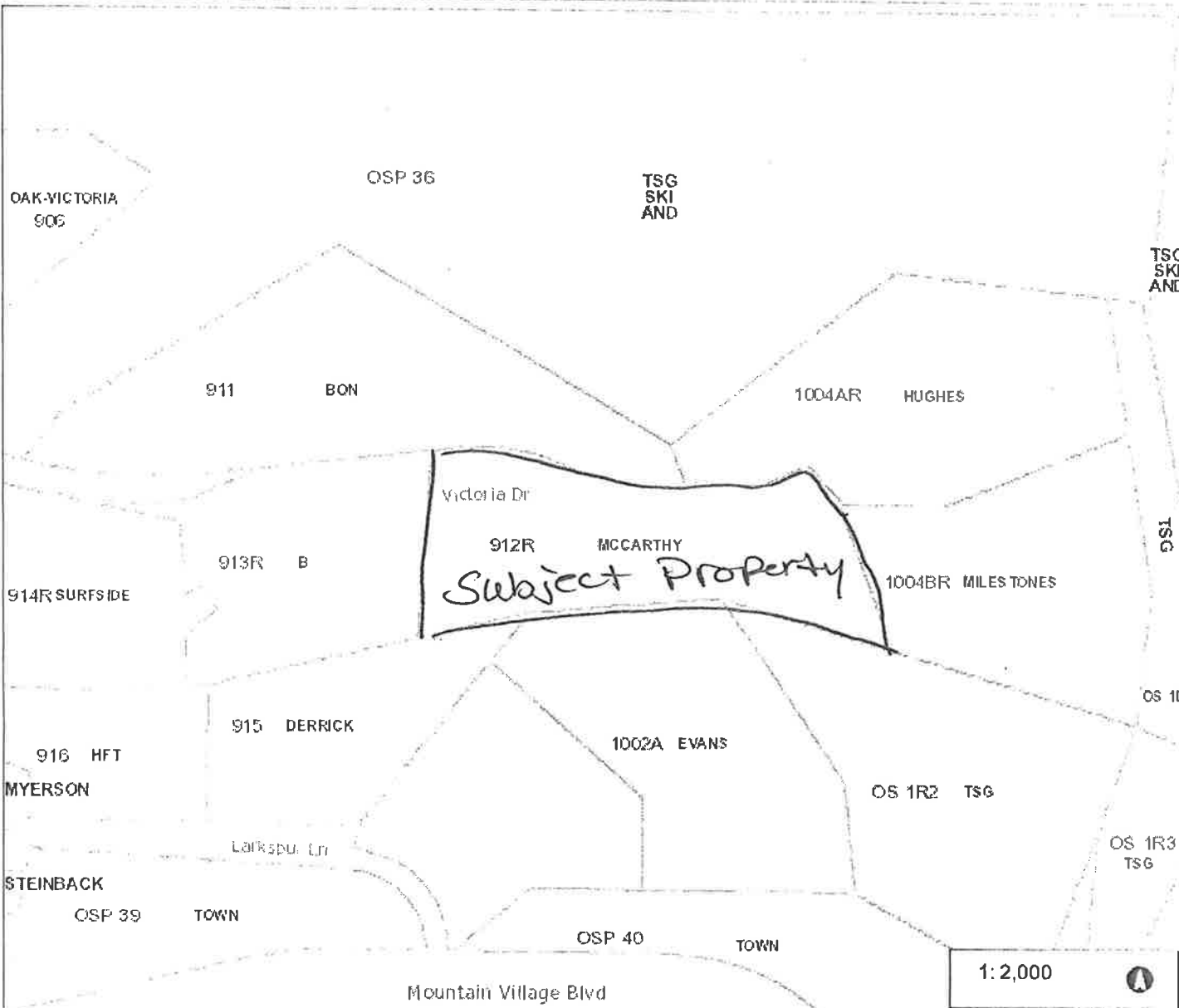
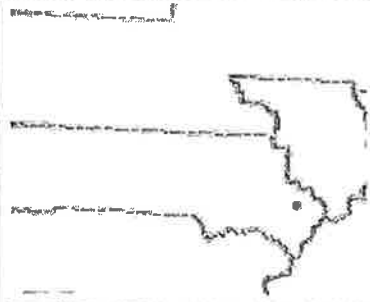
Sincerely,



Lea Sisson by Anneliese K. Riebel

Insert Author Title

Agent



Legend

- Parcel Boundaries
- County Boundaries

1:2,000



Notes

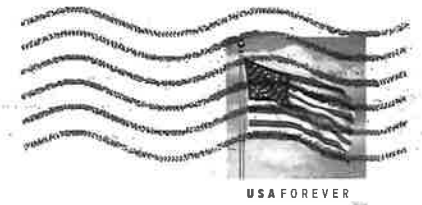


ALPINE TITLE

Phone: 970-728-9680
Fax: 970-728-9708
P.O. Box 4158
Telluride, CO 81435

GRAND JUNCTION CO 815

04 MAY 2016 PM 1 T



Town of Mountain Village
455 Mountain Village Blvd. Ste A
MOUNTAIN VILLAGE, CO 81435

8143589459



AFFIDAVIT OF MAILING PUBLIC NOTICE LETTER

May 3, 2016

Town of Mountain Village
Department of Community Development
455 Mountain Village Boulevard, Suite A
Mountain Village, Colorado 81435.

Sent by email to: chawkins@mntnvillage.org

Re: Certification and Affidavit of Mailing Public Notice Letter for Lot 912R, TMV

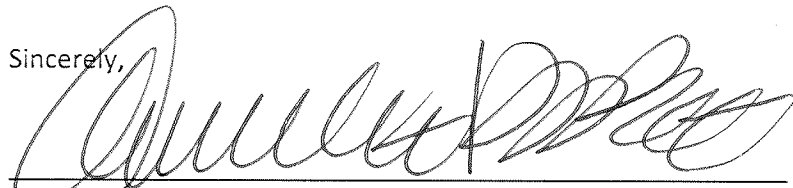
I hereby declare that I, Anneliese K. Riebel, mailed a copy of the Town approved, enclosed public notice letter via U.S. First Class Mail, postage prepaid thereon on Tuesday May 3, 2016, to the attached list of property owners. The public notice letter was prepared and mailed in accordance with the public noticing requirements of the Community Development Code ("CDC"). The public notice letter was placed in the mail on insert date of mailing, which was at least 30 days prior to the public hearing(s) to be held on June 2, 2015. The list of property owners includes all lot and condominium property owners located within 400 feet of the boundary of the existing or proposed lot(s). When a portion of a condominium property is located within the 400 foot distance, all condominium unit owners within that project are included on the attached list. The adjacent property owner list was compiled from the San Miguel County Clerk and Records Records

Attached is a copy of the noticing letter, list of all property owners noticed, including their lot number and mailing address, a copy of the vicinity map mailed with the noticing letter, and a map showing all lots that were included within the 400 foot noticing area.

The project is located ~~Choose an item.~~ within the original PUD boundary as defined by the CDC. For development outside the original boundary of the CDC, mineral estate owners are included on the attached list pursuant to the CDC and C.R.S. 24-65.5-100.

I declare that under penalty of perjury under the laws of the State of Colorado that the foregoing is true and correct.

Sincerely,



Anneliese K. Riebel
President of Alpine Title

ID	Selected	First Name	Last Name/Entity	Attn:	Address	city	state	zip
35	✓		TSG Ski and Golf LLC		565 Mountain Village Blvd.	Mountain Villa	CO	81435
58	✓		McCarthy Properties LLC		18611 St. Andrews Court West	Prairieville	LA	70769
59	✓	Cynthia S.	Hughes		133 Victoria Drive	Mountain Villa	CO	81435
60	✓		Milestones Family LP		942 Hot Springs Road	Santa Barbara	CA	93108
61	✓		Evans Trust		5825 E. Starlight Way	Paradise Valley	AZ	95253
62	✓	Bruce W.	Derrick		3900 Exxex Land Suite 1070	Houston	TX	77027
63	✓		Town of Mountain Vilalge		455 Moutain Village Blvd. Ste A	MOUNTAIN VIL	CO	81435
64	✓		San Miguel County Housing Authority		415 Mountain Village Blvd. #41	Mountain Villa	CO	81435
65	✓		B Gentry Ventures LTD		12200 Katy7 Fwy	Houston	TX	77079
66	✓		Surfside Four LLC		140 Arvida Pkwy	Coral Gables	FL	33156
67	✓		HFT LLC		409 Larkspur Lane	Mountain Vilag	CO	81435
68	✓	Mark and Viginia	Myerson		1209 Harbor Island Walk	Baltimore	MD	21230
69	✓	Joanne S.	Steinback Trust		135 Dickens Road	Northfield	IL	60093
70	✓		Bon Vivant Investments LLC		P.O. Box 10648	Midland	TX	79702
71	✓	Istvan and Katalin	Bernath		2423 Green View Place	Los Angeles	CA	90046
72	✓		Grand Peaks Holdings LLC		813 Harbour Isles Pl	North Palm Be	FL	33410
73	✓		Klynn Holdings LLC		4101 W. Hwy 29	Georgetown	TX	78628

lot	unit	sub
OS		TMV
912R		TMV
1004AR		TMV
1004BR		TMV
1002A		TMV
915		TMV
OS		TMV
Apt.		TMV
913R		TMV
914R		TMV
916		TMV
917		TMV
918		TMV
911		TMV
201B		TMV
201A		TMV
202B		TMV

Colleen Henderson

From: Steve Evans <s.o.evans@cox.net>
Sent: Wednesday, May 25, 2016 2:07 PM
To: LEA@LEASSONARCHITECTS.COM
Cc: Colleen Henderson
Subject: Lot 912R DRB application
Attachments: img20160525_12581089.pdf

Lea Sisson:

Attached please find our letter in support of the subject DRB application.
Thank you for addressing our concerns as expressed in the letter.

Regards,

Steve Evans
Evans Trust (Lots 1002 A&B)
480-429-8292

L E A S I S S O N A R C H I T E C T

RE: LOT 912R DEVELOPMENT PROPOSAL

May 25, 2015

Steve Evans
s.o.evans@cox.net

Dear Steve,

Thank you for your time today to voice your concerns about my clients development on Lot 912R. It is our intention to not negatively impact our neighbors and to accomplish the best design for the site.

To address your first concern, we agree to do the following.

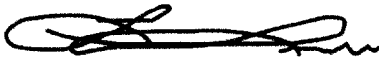
In our final driveway design we will strive to keep the level as low as possible below the adjacent grade at the south. We will agree to add more screening along this south side to minimize view of this driveway from your properties to the south lots 1002A&B. The driveway curve at the east side is below the adjacent grade to the south as it is for the entire driveway.

To address your second concern, we agree to do the following.

With your agreement to allow for the trail to move into the easement along your property, if we are able to reach an agreement to move forward with this, we will encourage those vested in this easement to allow you to join the agreement with the same responsibilities and benefits.

With these modifications, we thank you for your support of this project.

Regards,



Lea Sisson

Agreed and Supported by

EVANS TRUST

BY: Steve Evans

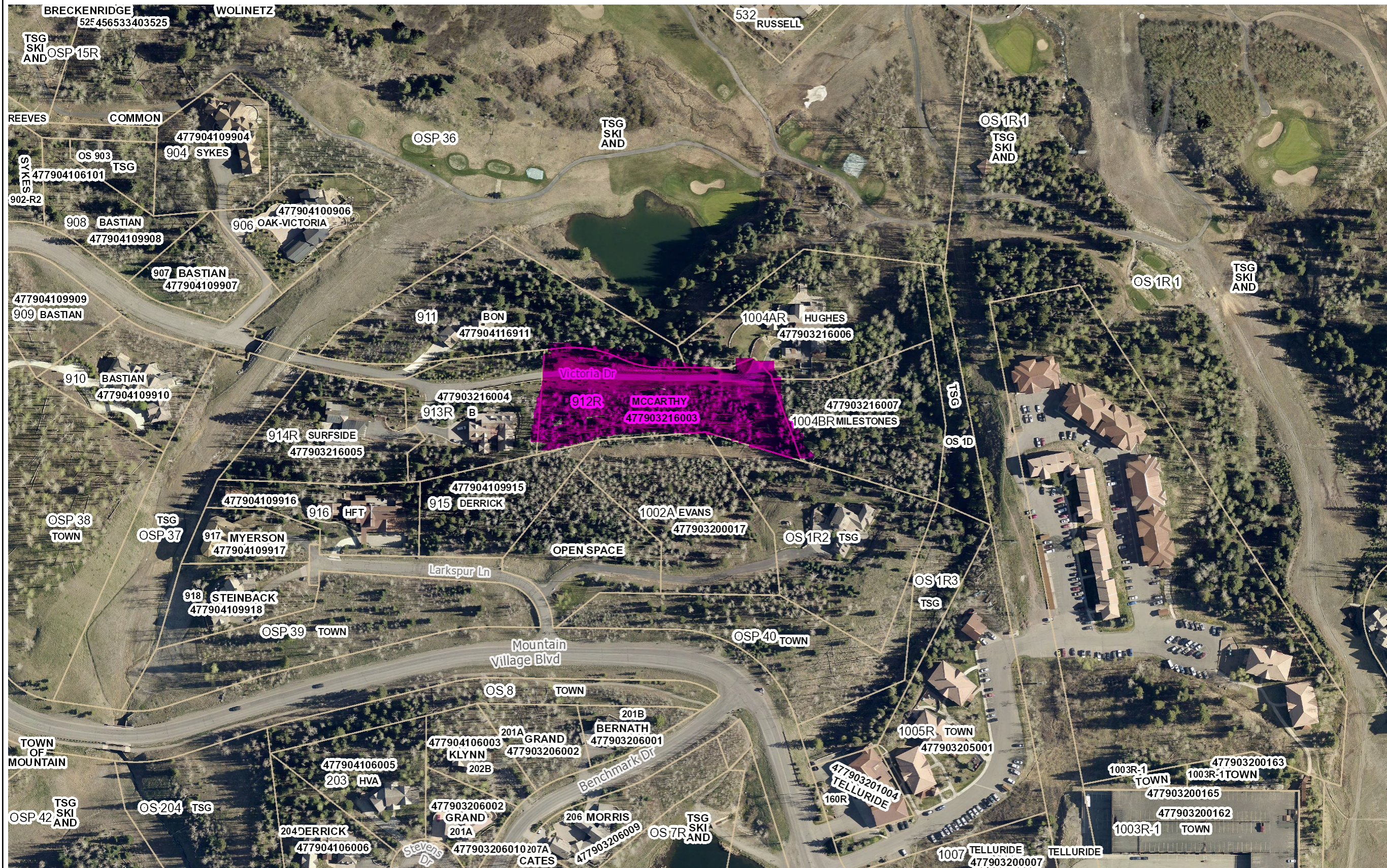
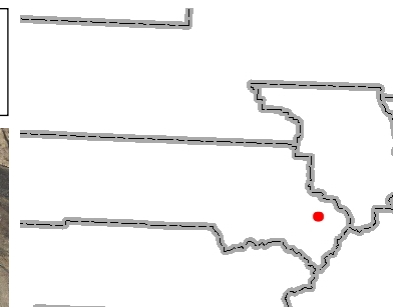
Steve Evans

P.O. BOX 4471
ASPEN, CO 81612
WWW.LEASSISSONARCHITECTS.COM

PN:970.925.1224

200 B/C CENTRUM BUILDING
TELLURIDE MOUNTAIN VILLAGE
LEA@LEASSISSONARCHITECTS.COM

EXHIBIT C
AERIAL PHOTOGRAPH

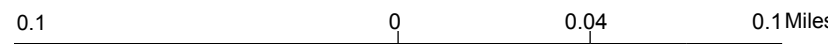


Legend

- Parcel Boundaries
- County Boundaries

Map Generated
5/24/16 11:29 AM

Notes



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

12,295

EXHIBIT D

DECLARATION OF SKIER TRAIL EASEMENT AGREEMENT

(REC. No. 436160 San Miguel County on 01-22-2015)

436160
 Page 1 of 11
 SAN MIGUEL COUNTY, CO
 M. KATHLEEN ERIE, CLERK-RECORDER
 01-22-2015 08:16 AM Recording Fee \$81.00

DECLARATION OF SKIER TRAIL EASEMENT AGREEMENT

THIS DECLARATION OF SKIER TRAIL EASEMENT AGREEMENT ("Declaration") is entered into and made effective as of January 15, 2015 ("Effective Date") by Cynthia S. Hughes ("Hughes") and Milestones Family Limited Partnership, a Texas limited partnership ("Milestones"), who are collectively referred to as "Declarant(s)".

DEFINITIONS

Declarants acknowledge and agree to the following definitions ("Definitions") and other terms defined in this Declaration and further agree that each of the Definitions: (a) form a portion of the basis of this Declaration; and (b) are incorporated in this Declaration. As used herein, the following Definitions shall be given the meaning ascribed to the term as the same are stated below.

A. "Affected Lots" shall mean and refer to Lot 912-R, Lot 913-R, 1004-AR and 1004-BR per the Hughes/Milestones Replat.

B. "Affected Lot Owners" shall respectively and collectively mean and refer to the Lot 912-R Owner, the Lot 913-R Owner, the Lot 1004-AR Owner and the Lot 1004-BR Owner.

C. "Authorized Users" shall mean and refer to the Affected Lot Owners, their respective tenants as well as the respective accompanied guests of an Affected Lot Owner/tenant.

D. "Authorized Uses" shall mean and refer to the use of the Skier Trail for skier ingress/egress. Motorized vehicles are not allowed, except in connection with grooming and reasonable skier trail maintenance. The Authorized Uses include the right to undertake necessary and reasonable maintenance and repair from time to time, provided that no such undertakings shall require: (a) the installation of any permanent improvements, or (b) disturbance to vegetation, except in connection with routine maintenance to enable the Skier Trail to be used for its intended purposes. The Authorized Uses do not provide for or otherwise allow any other uses and activities of the Skier Trail Easement, which precluded uses include, without limitation, hiking, walking, biking, equestrian or other recreational uses and activities.

E. "Hughes/Milestones Replat" shall mean and refer to that certain plat entitled "Replat of Lots 912, 913, 914, 1004A, 1004B and The Access Driveway from Victoria Drive", Town of Mountain Village, San Miguel County, Colorado, recorded on June 1, 2004 in Plat Book 1, Page 3291, Reception No. 366716 in the Official Records.

F. "Lot 912-R" shall mean and refer to the Affected Lot known, designated and platted as Lot 912-R per the Hughes/Milestones Replat. As of the Effective Date, Lot 912-R is unimproved.

G. "Lot 912-R Owner" shall mean and refer to owner of Lot 912-R, including his/her/its heirs, successors, transferees and assigns from time to time. The current Lot 912-R Owner is Hughes.

H. "Lot 913-R" shall mean and refer to the Affected Lot known, designated and platted as Lot 913-R per the Hughes/Milestones Replat. As of the Effective Date, Lot 913-R is improved with a residential structure.

I. "Lot 913-R Owner" shall mean and refer to owner of Lot 913-R, including his/her/its heirs, successors, transferees and assigns from time to time. The current Lot 913-R Owner is Milestones.

J. "Lot 1004-AR" shall mean and refer to the Affected Lot known, designated and platted as Lot 1004-AR per the Hughes/Milestones Replat. As of the Effective Date, Lot 1004-AR is improved with a residential structure.

K. "Lot 1004-AR Owner" shall mean and refer to owner of Lot 1004-AR, including his/her/its heirs, successors, transferees and assigns from time to time. The current Lot 1004-AR Owner is Hughes.

L. "Lot 1004-BR" shall mean and refer to the Affected Lot known, designated and platted as Lot 1004-BR per the Hughes/Milestones Replat. As of the Effective Date, Lot 1004-BR is unimproved.

M. "Lot 1004-BR Owner" shall mean and refer to owner of Lot 1004-BR, including his/her/its heirs, successors, transferees and assigns from time to time. The current Lot 1004-BR Owner is Milestones.

N. "Official Records" shall mean and refer to the Office of the Clerk and Recorder for San Miguel County, Colorado.

O. "Skier Trail" shall mean and refer to a certain existing trail that provides the Authorized Users skier access to and from adjoining open space.

P. "Skier Trail Easement" shall mean and refer to the perpetual, non-exclusive easement being granted and conveyed herein for the use and benefit of the Affected Lot Owners to enable the Authorized Users to use the Skier Trail within the Skier Trail Easement Area for only the Authorized Uses, as provided for in this Declaration.

Q. "Skier Trail Easement Area" shall mean and refer to the area of the Skier Trail Easement as the same is depicted on attached Exhibit "A" and legally described on attached Exhibit "B".

RECITALS

A. By this Declaration, the Declarants jointly intend to establish, reserve, grant and convey a certain Skier Trail Easement over and across those portions of the Affected Lots as more particularly described in this Declaration, for the use and benefit of each of the Affected Lot Owners, to enable the Authorized Users to undertake the Authorized Uses, on the terms and conditions stated herein.

COVENANTS/AGREEMENTS

NOW, THEREFORE, in consideration of the mutual covenants contained herein, Declarants, as the current owners of the Affected Lots, do hereby jointly state and declare that the Affected Lots shall be held, sold, used and conveyed subject to the following easements and covenants which are for the purpose of protecting the value and desirability of and which shall run with title to the Affected Lots.

1. Grants of Easement.

1.1. Declarant Hughes, as the Lot 912-B Owner, does hereby grant and convey a perpetual, non-exclusive easement for the use and benefit of each of the other Affected Lot Owners, including, each of the Authorized Users, to enable them to undertake each of the Authorized Uses within the Skier Trail Easement on the terms and conditions stated herein. For purposes of this section, the Skier

Trail Easement burdens the portion of Lot 912-R as indicated on attached Exhibit "A" and attached Exhibit "B" and benefits each of the other Affected Lots. Declarant Hughes, as the Lot 912-R Owner, for himself/herself/itself reserves the right to use the portion of the Skier Trail located on Lot 912-R for each of the Authorized Uses.

1.2. Declarant Hughes, as the Lot 1004-AR Owner, does hereby grant and convey a perpetual, non-exclusive easement for the use and benefit of each of the other Affected Lot Owners, including, each of the Authorized Users, to enable them to undertake each of the Authorized Uses within the Skier Trail Easement on the terms and conditions stated herein. For purposes of this section, the Skier Trail Easement burdens the portion of Lot 1004-AR as indicated on attached Exhibit "A" and attached Exhibit "B" and benefits each of the other Affected Lots. Declarant Hughes, as the Lot 1004-AR Owner, for himself/herself/itself reserves the right to use the portion of the Skier Trail located on Lot 1004-AR for each of the Authorized Uses.

1.3. Declarant Milestones, as the Lot 1004-BR, does hereby grant and convey a perpetual, non-exclusive easement for the use and benefit of each of the other Affected Lot Owners, including, each of the Authorized Users, to enable them to undertake each of the Authorized Uses within the Skier Trail Easement on the terms and conditions stated herein. For purposes of this section, the Skier Trail Easement burdens the portion of Lot 1004-BR as indicated on attached Exhibit "A" and attached Exhibit "B" and benefits each of the other Affected Lots. Declarant Milestones, as the Lot 1004-BR, for himself/herself/itself reserves the right to use the portion of the Skier Trail located on Lot 1004-BR for each of the Authorized Uses.

1.4. Declarant Milestones, as the Lot 913-R Owner, does hereby state and affirm that no portion of Lot 913-R is being burdened by the Skier Trail Easement of the other Affected Lot Owners, including, each of the Authorized Users.

1.5. Nothing herein is intended to, nor shall it otherwise, establish, grant and convey any right on the part of the Lot 913-R Owner to use any funicular that the Lot 912-R Owner, the Lot 1004-AR Owner and/or the Lot 1004-BR Owner may elect to construct, use and operate for the use and benefit of Lot 912-R, Lot 1004-AR and Lot 1004-BR, which would be located on portions of Lot 912-R, Lot 1004-AR and/or Lot 1004-BR. Declarant Milestones, as the Lot 913-R Owner, disclaims any right to use any such funicular. Declarants Milestones and Hughes agree that the location, use and operation of the funicular shall not prevent the Lot 913-R Owner from using the Skier Trail for the Authorized Uses, although it is recognized and agreed that the siting of the funicular may adjoin the Skier Trail in certain areas once it is designed.

2. **Conditions of Easement Grant.** The Easement grants provided in Section 1 above are subject to the following terms and conditions:

2.1. The Skier Trail Easement may be used only for the Authorized Uses only by an Authorized User and not for any other purpose or activity.

2.2. The Skier Trail Easement is granted subject to all prior encumbrances and other matters appearing of record in the Official Records and burdening or affecting the Affected Lots.

2.3. An Affected Lot Owner reserves the absolute and unconditional right to relocate only the portion of the Skier Trail located on such owners' Affected Lot (and not on another Affected Lot), provided that: (a) the relocated Skier Trail provides the Authorized Users with an equal or superior means to undertake the Authorized Uses and is designed and constructed to the same standards as the existing Skier Trail, as reasonably and mutually determined by the Parties, which consent will not be

unreasonably withheld, delayed or conditioned, (b) the relocated Skier Trail is placed on the Affected Lot of the Affected Lot Owner proposing the relocation of the Skier Trail, (c) the costs and expense of undertaking and completing the relocation of the Skier Trail is incurred exclusively by the Affected Lot Owner proposing the relocation of the Skier Trail, and (d) upon completion, the Lot Owner proposing the relocation of the Skier Trail, prepares an amendment to this Declaration, modifying the location of the Skier Trail Easement and Skier Trail Easement Area.

2.4. Declarant's for themselves expressly reserve unto itself and its successors, transferees, designees and assigns, including any subsequent owner of each Affected Lot, the right to: (A) use and enjoy the land covered by the Skier Trail Easement Area for all lawful purposes, including the construction of improvements thereupon; and (B) grant other and additional easements or rights-of-way upon or across the Skier Trail Easement Area to other persons or entities for uses and activities not inconsistent with the rights granted and conveyed hereunder.

3. **Maintenance of Skier Trail.** Reasonable costs for necessary and appropriate maintenance and repair of the Skier Trail, which has been mutually agreed upon in advance by the Affected Lot Owners, including trail grooming shall be equally allocated among the Affected Lots, each assigned 25% of the costs.

4. **Indemnification.** Each Affected Lot Owner, in using the Skier Trail, Skier Trail Easement and Skier Trail Easement Area or authorizing an Authorized User to use the Skier Trail, Skier Trail Easement and Skier Trail Easement Area, does hereby, for itself, as well as its respective successors and assigns, agree to indemnify, defend, release and save harmless each of the other Affected Lot Owners, and their respective affiliates, parent, subsidiaries, agents, employees, representatives, assignees, directors, officers, partners, shareholders, successors and assigns ("Indemnifications") from and against any and all liability, litigation and/or claims for injury or death to persons or damage to property asserted against an Affected Lot Owner arising from any use of the Skier Trail, Skier Trail Easement and Skier Trail Easement Area by an Authorized User by or through the Affected Lot Owner giving the Indemnification. The Indemnifications shall be allocated in a comparative manner between the Parties in situations where the claim, action any negligence asserted against an Affected Lot Owner is attributable in whole or in part to the actions or inactions of another party.

5. **Colorado Landowner Protection Statute.** Each Affected Lot Owner recognizes and agrees that in granting the Skier Trail Easement, each Affected Lot Owner intends to that the usage is being granted subject to and pursuant to the public recreational use statute, C.R.S. Section 33-41-101, *et seq.*, the Colorado landowner liability statute ("Colorado Landowner Protection Statute"). Nothing herein is intended to waive any limits on liability afforded to the Parties under the Colorado Landowner Protection Statutes. The Parties expressly acknowledge that the Easement is granted for a "recreational purpose" under C.R.S. Section 33-41-101, *et seq.*, and that each Affected Lot Owner is entitled to the benefits, protections and limitations on liability afforded by Colorado law governing recreational easements, including without limitation said Section 33-41-101, *et seq.*

6. **Insurance.** Each Affected Lot Owner shall keep and maintain, at their sole cost and expense, a commercial general liability insurance coverage for itself and Authorized Users, containing minimum limits per occurrence of \$1,000,000 and \$2,000,000 in the aggregate ("Policy"). The Policy shall name each of the other Affected Lot Owners as an additional insured. The amount of the coverage shall be reviewed as necessary and any changes mutually agreed upon, at least every five years, and adjusted to keep pace with the market for similar coverages, but in no event will the amount of the coverage be less than the amount stated above.

7. **Miscellaneous**

7.1. Runs with the Land, Successors and Assigns. The easements, benefits and rights granted and agreed to herein and the burdens, duties and obligations imposed and agreed to herein shall run with the land and shall be a benefit of and burden upon the Affected Lots, as applicable, during the term of this Declaration. Further, the easements, benefits and rights granted and agreed to herein and the burdens, duties and obligations imposed and agreed to herein shall be binding upon and shall inure to the benefit of, and be a burden upon, the designees, successors, and assigns of all of the Parties to this Declaration during the term of this Declaration.

7.2. Default, Notice and Cure. In all instances under this Declaration, at such time as a Party ("Claiming Party") claims that any other Party ("Responding Party") has violated or breached any of the terms, conditions or provisions of this Declaration ("Default"), the Claiming Party shall promptly prepare and deliver to the Responding Party a written notice ("Notice of Default") claiming or asserting that the Claiming Party is in default under a term or provision of this Declaration, which notice shall clearly state and describe: (a) each section(s) of the Declaration which the Responding Party has allegedly violated, (b) a summary of the facts and circumstances being relied upon to establish the alleged violation, (c) the specific steps ("Cure Events") that must be undertaken to come into compliance with the Governing Documents, and (d) the reasonable timeframe, not less than ten days for a monetary default and not less than thirty days for a non-monetary default (unless emergency circumstances require a shorter response time), within which time the alleged violation should be cured ("Cure Completion Date").

7.3. Governing Law, Remedies, Costs and Expenses. This Declaration shall be construed under and governed by the laws of Colorado, with jurisdiction and venue restricted to a court of competent jurisdiction in San Miguel County, Colorado. All of the rights and remedies of the Parties under this Declaration including, without limitation, injunctive relief and specific performance, shall be cumulative and shall be binding upon, and inure to the benefit of, each of their respective successors, heirs, and assigns. Time is of the essence to the performance of any undertakings required by this Declaration. In any action to enforce or construe the terms of this Declaration, the prevailing Party shall recover all legal and related court costs, including all reasonable attorneys' fees. Wherever possible, each provision of this Declaration shall be interpreted in such a manner as to be effective and valid under applicable law.

7.4. Severability. If any provision of this Declaration shall be found invalid or unenforceable, this shall not affect the validity of the remaining provisions of this Declaration, and the remaining provisions shall remain in full force and effect.

7.5. Authorization and Signatories. The undersigned represent and warrant that they are fully authorized to execute this Declaration on behalf of their respective principals and that they have taken all actions necessary to obtain such authorization to execute this Declaration.

7.6. Parties Representations. In entering into this Declaration, the Parties acknowledge and agree that they will perform their duties and obligations in a commercially reasonable manner and in good faith and that this commitment is being relied upon by each other Party. The Parties hereto warrant that each party is a duly qualified and existing entity, capable of doing business in the state of Colorado and that the person(s) executing this Declaration are duly authorized to execute this Declaration and each Party has taken all actions necessary to obtain such authorization and that the terms and conditions of this Declaration constitute an enforceable agreement against such Party.

7.7. Recording. This Declaration will be recorded in the Official Records.

7.8. **Entire Agreement.** This Declaration contains the entire agreement and understanding of the Parties with respect to the subject matter hereof, and no other representations, promises, agreements or understandings or obligations with respect to the payment of consideration or agreements to undertake other actions regarding the subject matter hereof shall be of any force or effect unless in writing, executed by all Parties hereto and dated after the date hereof.

7.9. **Modifications and Waiver.** No amendment, modification or termination of this Declaration or any portion thereof shall be valid or binding unless it is in writing, dated subsequent to the date hereof and signed by each of the Parties hereto. No waiver of any breach, term or condition of this Declaration by any party shall constitute a subsequent waiver of the same or any other breach, term or condition.

7.10. **Counterparts and Facsimile Copies.** This Declaration may be executed in counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same document. Scanned/mailed or facsimile copies of any party's signature hereon shall be deemed an original for all purposes of this Declaration.

7.11. **Notice.** All notices, demands or writings in this Declaration provided to be given or made or sent that may be given or made or sent by either party hereto to the other, shall be deemed to have been fully given or made or sent when made in writing and delivered either by Fax, Email or United States Mail (certified, return receipt requests and postage pre-paid), and addressed to the party, at the address indicated in the record of the San Miguel County Assessor's Office

UNRECORDED

IN WITNESS WHEREOF, Declarant has executed this Declaration as of the Effective Date.

HUGHES

By: Cynthia S. Hughes
Cynthia S. Hughes

Date: 1/15/15

STATE OF Calif)
 Santa) ss.
COUNTY OF Barbara

Acknowledged and subscribed to before me this 15 day of Jan, 2015 by Cynthia S. Hughes.

Witness my hand and official seal.
Mary L. Ortega
Notary Public

My commission expires: 12/12/18



MILESTONES

Milestones Family Limited Partnership,
a Texas limited partnership

By: Cynthia S. Hughes
Cynthia S. Hughes, General Partner

Date: 1/15/15

STATE OF Calif)
 Santa) ss.
COUNTY OF Barbara

Acknowledged and subscribed to before me this 15 day of Jan, 2015 by Cynthia S. Hughes as the General Partner of Milestones Family Limited Partnership, a Texas limited partnership.

Witness my hand and official seal.
Mary L. Ortega
Notary Public

My commission expires: 12/12/18



UNOFFICIAL
DOCUMENT

Exhibit "A"

g:\clients\hughes,cynthia.5281\lot 913e resale\so build covenant.1b.doc
6

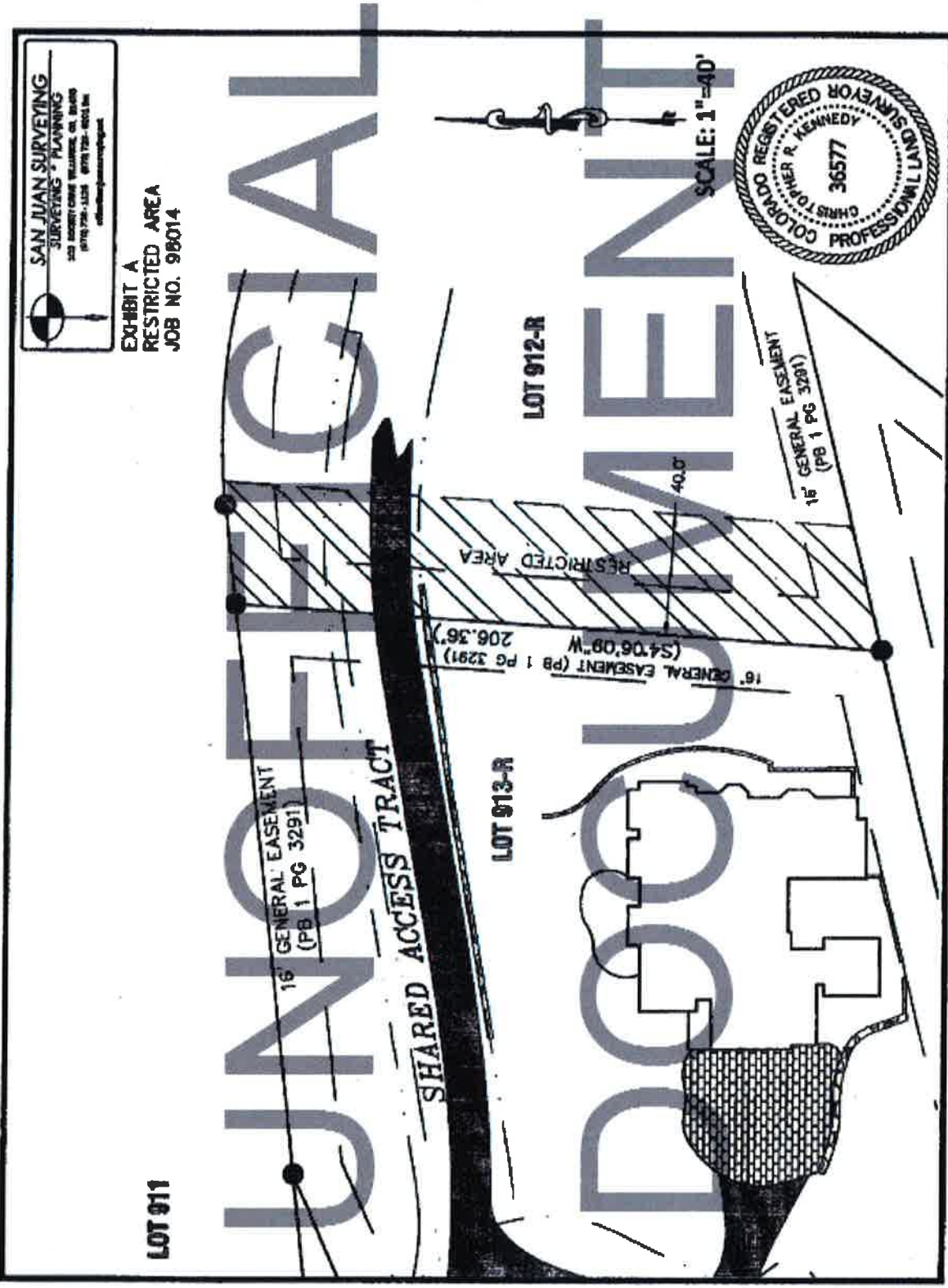
SAN JUAN SURVEYING
 SURVEYING • PLANNING
 252 MONTECROCE BLVD., SUITE 200
 ALBUQUERQUE, NM 87102-1128 (505) 728-8001 fax
 www.sanjuan-surveying.com



EXHIBIT A
RESTRICTED AREA
JOB NO. 98014



SCALE: 1"=40'



UNOFFICIAL
DOCUMENT Exhibit "B"

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UNOFFICIAL DOCUMENT

Exhibit "B"

g:\clients\hughes,cynthia_5281\01 913r resalc\no build covenant.1b.doc



**SAN JUAN
SURVEYING INC.**

POB 3730
160-D SOCIETY DRIVE
TELLURIDE, COLORADO

PHONE 970.728.1128 FAX 970.728.9201

SJS@TELLURIDECOLORADO.NET

**Restricted Area, Lot 912-R
Exhibit B**

The West 40 feet of Lot 912-R, Telluride Mountain Village, per the Replat of Filing 16,
according to the Plat Recorded June 1, 2004 in Plat Book 1 at page 3291,

County of San Miguel,
State of Colorado

UNOFFICIAL
DOCUMENT



Agenda Item #4
PLANNING & DEVELOPMENT SERVICES DEPARTMENT
 PLANNING DIVISION
 455 Mountain Village Blvd.
 Mountain Village, CO 81435
 (970) 728-1392

TO: Design Review Board

FROM: Dave Bangert, Town Forester

FOR: Meeting of June 2, 2016

DATE: May 25, 2016

RE: Consideration of a Design Review application for a new single-family dwelling on Lot AR-27, 124 Single Tree Way

PROJECT GEOGRAPHY

Legal Description: Lot AR-27
Address: 124 Single Tree Way
Applicant/Agent: Tom Conyers, Architect
Owner: Todd and Audra Worrich
Zoning: Single-Family Zone District
Existing Use: Vacant Lot
Proposed Use: Single-Family
Lot Size: 1.02 Acres

Adjacent Land Uses:

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

PROJECT SUMMARY

CDC Provision	Requirement	Proposed
Maximum Building Height	40' maximum (35'+5' for gable roof)	36' – 4"
Maximum Avg Building Height	35' maximum (30'+5' for gable roof)	24' – 4"
Maximum Lot Coverage	40% maximum	13%
General Easement Setbacks		
North	16' setback from lot line	0.5' to GE
South	16' setback from lot line	0' to GE
East	16' setback from lot line	175' to GE
West	16' setback from lot line	1' to GE
Roof Pitch		
Primary	6:12 to 12:12	8:12
Secondary	4:12 unless specific approval	3:12, 4:12
Exterior Material		
Stone	35%	39%
Wood	25% (No requirement)	22%
Windows/Doors	40% maximum for windows	25%
Metal Panel Siding	Specific Approval	14%
Parking	2 enclosed and 2 non-tandem	2 enclosed and 2 exterior

ATTACHMENTS

- Exhibit A: Applicant Narrative
- Exhibit B: Plan set

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 home is located at 124 Single Tree Way. The proposed home has five bedrooms and a two car garage with total square footage of 6900 sq. ft. with 6255 sq. ft. livable. The lot is 1.02 acres and slopes up west to east with a high point in the middle of the lot at elevation 9208.25', from this high point the lot slopes steeply to the northeast. There is no proposed disturbance on this steeper section of the lot. The building site is fairly open with nine aspen in a meadow setting. The steep northeast section of the lot contains an aspen overstory that is in decline and second story of spruce and fir that are encroaching. This section of the lot will need to be mitigated per CDC Section 17.6.1.A Fire Mitigation and Forestry Management.

CRITERIA FOR DECISION

1. The proposed development meets the Design Regulations;
2. The proposed development is in compliance with the Zoning and Land Use Regulations;
3. The proposed development complies with the road and driveway standards;
4. The proposed development is in compliance with the other applicable regulations of this CDC;
5. The development application complies with any previous plans approved for the site still in effect;
6. The development application complies with any conditions imposed on development of the site through previous approvals; and
7. The proposed development meets all applicable Town regulations and standards.

17.3.12.C BUILDING HEIGHT LIMITS

The applicant has stated that the maximum building height will be 36' – 4". 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

The applicant has positioned the proposed home to minimize disturbance on the lot (nine trees to be removed). The building site is mainly open meadow and slopes to the southwest to maximize sun exposure. The building footprint and roof overhangs are within 5' of the northern, southern and western General Easements. Because of the close proximity to the GE's a monumented footer survey will be required prior to pouring concrete. This is a condition of approval.

17.5.6 BUILDING DESIGN

Building Form and Exterior Wall Form

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

Roof Forms, Design and Materials

The CDC allows for primary roof pitches to be between 6:12 and 12:12 and be gable in form, and secondary roofs will not have pitches less than 4:12 and be either gable or shed in form. The roof plan illustrates that the primary roofs are 8:12. The secondary roof pitches are 3:12 and 4:12.

- The applicant is seeking specific approval for the following design variation pursuant to CDC Section 17.4.11(E) (5):
 1. Proposed secondary shed roofs with 3:12 pitches as outlined in CDC Section 17.5.6. (C)(2)(b).
- Section 17.4.11(E) (5) (e) and (f) states:
 - (e) The following criteria shall be met for the review authority to approve a design variation development:
 - i. The design variation is compatible with the design context of the surrounding area, and provides for a strong mountain vernacular design.
 - ii. The design variation is consistent with the town design theme;
 - iii. The strict development application of the Design Regulation(s) would prevent the applicant or owner from achieving its intended design objectives for a project;
 - iv. The design variation is the minimum necessary to allow for the achievement of the intended design objectives;
 - v. The design variation is consistent with the purpose and intent of the Design Regulations;
 - vi. The design variation does not have an unreasonable negative impact on the surrounding neighborhood; and
 - vii. The proposed design variation meets all applicable Town regulations and standards.
 - (f) Cost or inconvenience alone shall not be sufficient grounds to grant a design variation.

The applicant's narrative states the following concerning the variations:

"To minimize the visual impact of the two story forms along the West side of the property, a shed roof with a 3:12 roof pitch was incorporated along with a truss system to integrate into the cross gable of the great room. For design consistency, the primary gable roof forms have an 8:12 roof pitch and the shed roof forms incorporate a 3:12 or 4:12 roof pitch seen at the exterior terrace. Per the CDC roof form guidelines, the 3:12 shed roof is consistent with the guidelines per the following:"

All roof forms are gable or shed with the 3:12 shed pitch minimizing the impact of the secondary roof form. The 3:12 shed roofs add interest and scale to the major ridge lines without dominating the mass of the gable form. Primary ridgelines are stepped with 3:12 shed roofs in scale with the overall forms. The 3:12 shed roof allows snow to shed away from terraces/entrances/auto court throughout the project. The primary roofing material proposed is pre-rusted core ten metal roofing and is a permitted roof material outside of the Village Center.

Exterior Wall Materials

The exterior walls consist of 39% stone (Telluride Gold dry stack); 22% wood siding (unstained barn wood); 14% metal panel accents; and 25% fenestration (aluminum clad, black finish). With a 39% stone coverage, the stone percentage meets the 35% minimum. Wood siding shall be a

minimum size of one inch by eight inches (1" x 8") in dimension. Metal panel accents require specific approval from the DRB. The DRB should review the steel panel accents to determine if these elements are appropriate and compatible with the surrounding area development.

17.5.7 GRADING AND DRAINAGE PLAN

The applicant has provided a grading and drainage plan prepared by Alpine Land Consulting, LLC for the proposed development. Positive drainage away from the structure has been created. An 18" culvert is being shown under the driveway at the road.

17.5.8 PARKING REGULATIONS

The unit is proposing two (2) indoor and two (2) outdoor surface parking spaces. All parking spaces are completely located within the property boundaries.

17.5.9 LANDSCAPING REGULATIONS

The proposed landscape plan shows three (3) aspens and one (1) ponderosa pine to be planted, in additions to a mixture of shrubs and perennials. All plantings shall be in compliance with Table 5-4 of the CDC:

Table 5-4, Minimum Plant Size Requirements

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

An irrigation plan has been submitted and is in compliance with Table 5-3, Irrigation System Design. A rain shut-off device is called out in the plans as well as a backflow prevention device.

17.5.11 UTILITIES

All utilities are located on the western side of the lot and will bisect the driveway cut with minimal site disturbance. Public Works has indicated that all utilities must be field located prior to construction.

17.5.12 LIGHTING REGULATIONS

The proposed lighting plan includes eight (8) sconces, twenty (20) 6’ recessed cans, four (4) 4’ recessed cans, eleven (11) steep lights and one (1) hanging light. Locations include egress, deck, garage and patio areas. Lighting is permitted in all proposed locations. All lighting has been designed as full cut-off fixtures with LED bulbs. All bulbs to be LED 10w, 2500K-2700K.

17.5.13.E.4 ADDRESS IDENTIFICATION SIGNS

The address monument design meets the code; however it is proposed to be placed in the General Easement. Address monuments may be located in the General Easement provided the

owner enters into a General Easement revocable encroachment agreement with the Town. This will be a condition prior to Certificate of Occupancy.

17.6.6. B. DRIVEWAY STANDARDS

The applicant is proposing a driveway width with slopes of 6% to 12%. The code states driveway slopes should not exceed five to six percent unless approved by the Telluride Fire Protection District and Public Works Department. If driveways do exceed this slope the DRB may require a snowmelt system.

The first 20' of the driveway is proposed at 6% grade with the middle section proposed at 12% grade. The auto court is proposed at 2% grade and is within the code. Due to the steepness of the driveway the DRB may require a snow melt system be incorporated into the driveway design.

17.6.8 SOLID FUEL BURNING DEVICE REGULATIONS

The applicant has indicated the fireplace will be a gas and not solid fuel-burning. Staff would note that in order to install a solid fuel-burning device (i.e., interior fireplace, wood burner or fireplace insert) in any structure in the Town, the Owner must have or obtain a permit from the Town.

17.7.19 CONSTRUCTION MITIGATION

All construction staging is with the lot boundaries and outside of the General Easements. However there is proposed disturbance and grading in the GE. This disturbance is minimal and will not adversely affect the surrounding properties.

PROPOSED VARIATIONS AND SPECIFIC APPROVALS

- Secondary roofs with 3:12 pitches;
- Metal panel accents; and
- Driveway grade that exceeds 5-6%.

RECOMMENDATION

Staff recommends the DRB approve the Design Review application for Lot AR-27 with the following motion:

“I move to approve a Design Review Process development application for a new single-family residence on Lot AR-27, with the findings and conditions as set forth at the June 2, 2016 DRB meeting”

Worrich Residence
Lot AR27 TMV
Mountain Village, Colorado 81435

PROJECT NARRATIVE

The Worrich Residence located at Lot AR27 on Singletree Way, Adam Ranch Community, is a 6200 square foot primary residence with an 645 square foot attached garage. The footprint of the house spans across a relatively flat section of the lot and is sited to maximize views to Mount Wilson to the South and the San Sophias to the North.

The owner's intent was to blend contemporary architecture with rustic, mountain finishes. The use of reclaimed barnwood siding, heavy timber trusses, drystack stone veneer, and metal panel siding along with low profile roof forms will allow the home to blend into the existing landscape and fit within the context of the existing homes in the Adams Ranch Community.

Since the building site is high on the lot, the driveway design was critical to determine the garage elevation for the most buildable portion of the lot. Due to the narrow width of the lot and the steep grade at the curb cut, a 12% driveway slope is being proposed as a variance from the 10% maximum. The first 20'-0" of the driveway will be at 6% slope and rise at 12% to the autocourt.

To minimize the visual impact of the two story forms along the West side of the property, a shed roof with a 3:12 roof pitch was incorporated along with a truss system to integrate into the cross gable of the great room. For design consistency, the primary gable roof forms have an 8:12 roof pitch and the shed roof forms incorporate a 3:12 or 4:12 roof pitch seen at the exterior terrace. Per the CDC roof form guidelines, the 3:12 shed roof is consistent with the guidelines per the following:

17.5.6C. Roof Form

1. Roof Design

a. Primary forms shall be gable. Secondary roof forms may be either gable or shed roof forms.

All roof forms are gable or shed with the 3:12 shed pitch minimizing the impact of the secondary roof form.

b. Roof forms shall be simple in design to the extent practicable.

All roof forms are simple in design.

c. Dormers may be included to add interest and scale to major roof areas and to make habitable use of space within the roofs. Dormers may have gable or shed 113 forms.

3:12 shed roofs add interest and scale to the major ridge lines without dominating the mass of the gable form.

d. The DRB shall require ridgelines to be stepped to avoid long spans of unbroken ridges when such elements are not in proportion to the design and scale of the building.

Primary ridgelines are stepped with 3:12 shed roofs in scale with the overall forms.

e. Valleys shall be avoided to the extent practicable to remove a potential source of ice buildup and water damage, and to conserve energy by eliminating the need for heat tracing to prevent ice dams and roof damage.

f. The design of roofs shall reflect concern for snow accumulation and ice/snow shedding. Entries, walkways and pedestrian areas shall be protected from ice/snow shedding.

The 3:12 shed roof allows snow to shed away from terraces/entrances/autocourt throughout the project.

SITE PHOTO



STONE VENEER-TELLURIDE GOLD DRYSTACK



BARNWOOD SIDING-NO STAIN



CORETEN ROOFING MATERIAL –PRE-RUSTED



WORRICH RESIDENCE

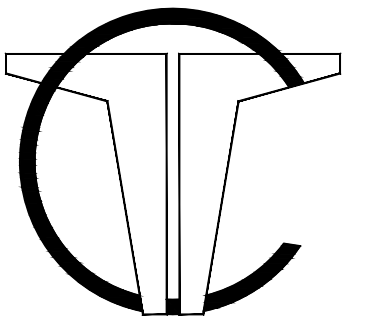
LOT AR-27, ADAMS RANCH
MOUNTAIN VILLAGE, COLORADO



DRB SUBMITTAL
APRIL 19, 2016

SHEET INDEX

A0	TITLE SHEET
TS	TOPOGRAPHIC/TREE SURVEY
C1	CIVIL GRADING PLAN
A1A	SITE PLAN
A1B	TREE REMOVAL PLAN
A1C	LANDSCAPE PLAN
A1B	IRRIGATION PLAN
A1A	CONSTRUCTION STAGING PLAN
A1S	EXTERIOR LIGHTING PLAN
A20A	COMBINED FLOOR PLANS
A20B	COMBINED FLOOR PLANS
A21	FLOOR PLANS - 1/4"
A22	FLOOR PLANS - 1/4"
A23	FLOOR PLANS - 1/4"
A24	ROOF PLAN
A31	ELEVATIONS
A32	ELEVATIONS
A33	MATERIAL CALCULATIONS
A34	HEIGHT CALCULATIONS
A51	DETAILS



Thomas W. Conyers
Architect, AIA

P.O. BOX 3383
TELLURIDE, CO 81435
970-369-0057

PROJECT DIRECTORY

OWNER
TODD AND AUDRA WORRICH
306 SANTA DOMINGO
HELOTES, TEXAS 78023
TEL: 210-317-4016

ARCHITECT
THOMAS W. CONYERS, ARCHITECT
P.O. BOX 3383
TELLURIDE, CO 81435
TEL: 970-369-0057

SURVEYOR
FOLEY AND ASSOCIATES
125 W. PACIFIC AVE
TELLURIDE, COLORADO
TEL: 970-128-6153

UNIT SUMMARY SQUARE FOOTAGE SUMMARY

1 PRIMARY RESIDENCE	
BASEMENT-FINISHED (HEATED)	2716 S.F.
FIRST FLOOR (HEATED)	2728 S.F.
SECOND FLOOR (HEATED)	811 S.F.
SUBTOTAL	6255 S.F.
GARAGE	645 S.F.
LOT COVERAGE	13%

WORRICH RESIDENCE
LOT AR-27
 MOUNTAIN VILLAGE, COLORADO

ABBREVIATIONS

<p>SYMBOLS used as abbreviations</p> <p>& ANGLE @ AT CL CENTERLINE CH CHANNEL D, DEG. MIN. SECOND F, FOOT INCH # NUMBER FL PERPENDICULAR PL PLATE Ø (OR ∅) ROUND OR DIAMETER</p> <p>ABBREVIATIONS</p> <p>AFF ABOVE FINISHED FLOOR AP ACCESS PANEL ADJ ADJACENT ADJUT ADJUSTABLE ASG AGGREGATE A/C AIR CONDITIONING ALT ALTERNATE ALUM ALUMINUM AB ANCHOR BOLT AND AND APPROX APPROXIMATE ARCH ARCHITECT PLAN A/D AREA DRAIN ASPH ASPHALT AUTO AUTOMATIC</p> <p>BMT BASEMENT BEM BEAM BEG BEARING BEP BEARING PLATE/BASE PLATE BIB BEARING BIBET BETWEEN BIBL BEVELED BIT BITUMINOUS BLK BLOCK BMB BOARD BMBOT BOTH SIDES BMO BOTTOM OF BOD BOTTOM OF WALL BLDG BUILDING BLK BUILT UP ROOFING</p>	<p>CAB CABINET (ED) CPT CARPET (ED) CIB CAST IRON CB CATCH BASIN CK CAULK CGL CEILING CHT CEILING HEIGHT CEN CENTER CER CERAMIC TILE CLR CLEAR (ANCE) CLOB CLOSET CLEAN OUT COL CONCRETE (CAST-IN-PLACE) CONC CONCRETE MASONRY UNIT CONN CONNECTION CONST CONSTRUCTION JOINT CONT CONTINUOUS OR CONTINUE COORD COORDINATE CJT CONTROL JOINT CORR CORRUGATED CWR COUNTER FLASHING CFL COUNTER FLASHING</p> <p>D DEEP DEP DEPTH DET DETAIL DIA DIAGONAL DIA DIAMETER DIM DIMENSION DOR DOOR DDB DOUBLE DRA DRAWER DUG DRAINAGE</p> <p>DEEP DEPTH DEGREE DEGREE DEP DEPTH DET DETAIL DIA DIAGONAL DIA DIAMETER DIM DIMENSION DOR DOOR DDB DOUBLE DRA DRAWER DUG DRAINAGE</p>	<p>EW EACHWAY EAST EAST ELEC ELECTRICAL EMB EMBLEM ELEV ELEVATION EMER EMERGENCY ENC ENCLOSE (URE) EQ EQUAL EQUI EQUIPMENT EXB EXHAUST EXST EXISTING EXPB EXPANSION BOLT EXPJ EXPANSION JOINT EXT EXPOSED EXT EXTERIOR</p> <p>FD FLOOR DRAIN FDC FACE OF CONCRETE FOS FACE OF STUDS FAS FASTENFASTENER FGL FIBERGLASS FINSH (ED) FE FIRE EXTINGUISHER FEC FIRE EXTINGUISHER CABINET FHS FIRE HOSE STATION FR FIREPROOFING FR FIRE-PROOF SELF-CLOSING FR FIRE RESISTANT FR FLASHING FD FLOOR DRAIN FLG FLOOR GRATE LBS LABEL LAD LADDER LAB LAB BOLT LAM LAMINATE LAV LAVATORY LH LEFT HAND LNG LENGTH LGT LIGHT LWT LIGHT WEIGHT LNR LINER LNT LINTEL LVE LOWER LFP LOW POINT</p> <p>GA GAGE GAUGE GALV GALVANIZED GLB GLASS BLOCK GR GRADE GRADING GYFSM GYPSUM GYFSM WALL BOARD</p>	<p>HW HARDWARE HOLD HARDWOOD HDR HEAD HTG HEATING HVAC HEATING/VENTILATION/AIR COND. HD HEAVY DUTY HT HEIGHT HED HEAD HP HIGH POINT HCC HOLLOW CORE HCU HOLLOW CORE HORIZ HORIZONTAL HOB HOSE BIBB HW HOT WATER HWH HOT WATER HEATER HR HOUR HYD HYDRANT</p> <p>INCH INCLUDE (D//NG) INS INSIDE DIAMETER INSUL INSULATE (D//NG) INT INTERIOR INT INVERT JNT JOINT JST JOIST KITCHEN KITCHEN KIT KITCHEN KNOCK OUT KNOCK OUT</p> <p>LBL LABEL LAD LADDER LAB LAB BOLT LAM LAMINATE LAV LAVATORY LH LEFT HAND LNG LENGTH LGT LIGHT LWT LIGHT WEIGHT LNR LINER LNT LINTEL LVE LOWER LFP LOW POINT</p>	<p>MH MAN-HOLE MFR MANUFACTURER (ER) MO MASONRY MO MASONRY OPENING MATL MATERIAL (S) MAX MAX MECH MECHANIC (AL) MED MED MEMB MEMBRANE HCC HOLLOW CORE HCU HOLLOW CORE HORIZ HORIZONTAL HOB HOSE BIBB HW HOT WATER HWH HOT WATER HEATER HR HOUR HYD HYDRANT</p> <p>NAT NATURAL NOM NOMINAL NORTH NORTH NIC NOT IN CONTRACT N/S NOT TO SCALE NTS NOT TO SCALE NO NUMBER</p> <p>OFF OFFICE OC ON CENTER (S) OPENING OPENING OPP OPPOSITE OD OUTSIDE DIAMETER OA OVERALL OH OVERHANG</p> <p>P.F. POUNDS PER CUBIC FOOT P.S.F. POUNDS PER SQUARE FOOT P.S.I. POUNDS PER SQUARE INCH PL PROPERTY LINE PNTD (ED) PNTD (ED) PNTD (ED) PARTICLE BOARD PARTITION FAVET FAVEIT PERI PERIMETER PERF PERFORATE (D) PERS PERFORATED PLAM PLASTIC LAMINATE PL PLATE</p>	<p>FLGL FLATE GLASS FLMB FLOORING FLP FLOOR POLYURETHANE PT POINT PVC POLYVINYL CHLORIDE</p> <p>QT QUARRY TILE</p> <p>RAD RADIUS REC RECEPTACLE RWD RADIUM REF REFERENCE REF REFERENCE REG REGISTER REIN REINFORCED (D//NG) RCP REINFORCED CONCRETE PIPE REQ REQUIRED RESIL RESILIENT RET RETURN RTR RETURN AIR REV REVISION (S) REVISI RH RIGHT HAND ROW RIGHT OF WAY R/R RISER ROOM RD ROOF DRAIN RO ROUGH OPENING</p> <p>SEC SECTION SHT SHEET SMT SMT SC SOLID CORE SP SOUNDPROOF SOUTH SOUTH SPEC SPECIFICATION (S) SQ SQUARE SQFT SQUARE FEET SQYD SQUARE YARD SS STAINLESS STEEL STD STANDARD STL STEEL STOR STORAGE SUD SUDS STRUC STRUCTURE STDS STDS STRUC STRUCTURE SYM SYMMETRY (ICAL) SYS SYSTEM</p>	<p>TEL TELEPHONE TV TELEVISION TEMP TEMPERATURE THK THICK (NESS) THRESH THRESHOLD T&G TONGUE AND GROOVE TOB TOP OF BEAM TOC TOP OF CONCRETE TOS TOP OF SLAB TOSTL TOP OF STEEL TOW TREAD TYP TYPICAL</p> <p>UNF UNFINISHED UNO UNLESS NOTED OTHERWISE</p> <p>VAP VAPOR BARRIER VBR VENEER VERT VERTICAL VERT IN FIELD VGR VERTICAL GRAIN VEST VESTIBULE VNTL VNTL COMPOSITION TILE VCT VNTL COMPOSITION TILE</p> <p>WTW WALL TO WALL WCL WATER CLOSET WR WATERPROOFING WR WATER REPELLENT WST WEATHER STRIPPING WT WEIGHT WUF WELDED WIRE FABRIC WU WEST WIDE WIDTH WU WOOD WU WOOD WU WORKING POINT</p>
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SYMBOLS

<p>↑ NORTH ARROW</p> <p>○ WINDOW TYPE</p> <p>○ DOOR TYPE</p> <p>— DOOR + WINDOW DET. ON ELEVATION</p> <p>○ FINISH CLG. ELEVATION</p> <p>○ FLOOR ELEV. ON SECTION</p> <p>○ FLOOR ELEV. ON PLAN</p> <p>□ ASSEMBLY</p>	<p>ELEV. REF. SAME DWG.</p> <p>BLDG. SECTION REF. SAME DWG.</p> <p>DETAIL REF. SAME DWG.</p> <p>WALL SECT. MARK</p> <p>ELEV. REF. ANOTHER DWG.</p> <p>SECTION REF. ANOTHER DWG.</p> <p>DETAIL REF. ANOTHER DWG.</p>	<p>INTERIOR ELEV. REF.</p> <p>DIMENSION TO FACE</p> <p>DIMENSION TO CENTERLINE</p> <p>REVISION NO.</p>
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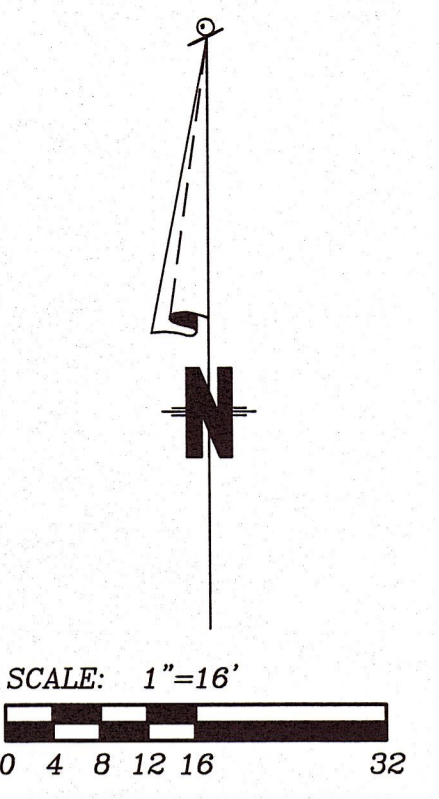
HOA REVIEW	9-30-15
PROGRESS	10-14-15
DESCRIPTION	DATE



TITLE

A0

LEGEND
 FOUND 1-1/2" ALUMINUM CAP
 ON #5 REBAR, L.S. 24954



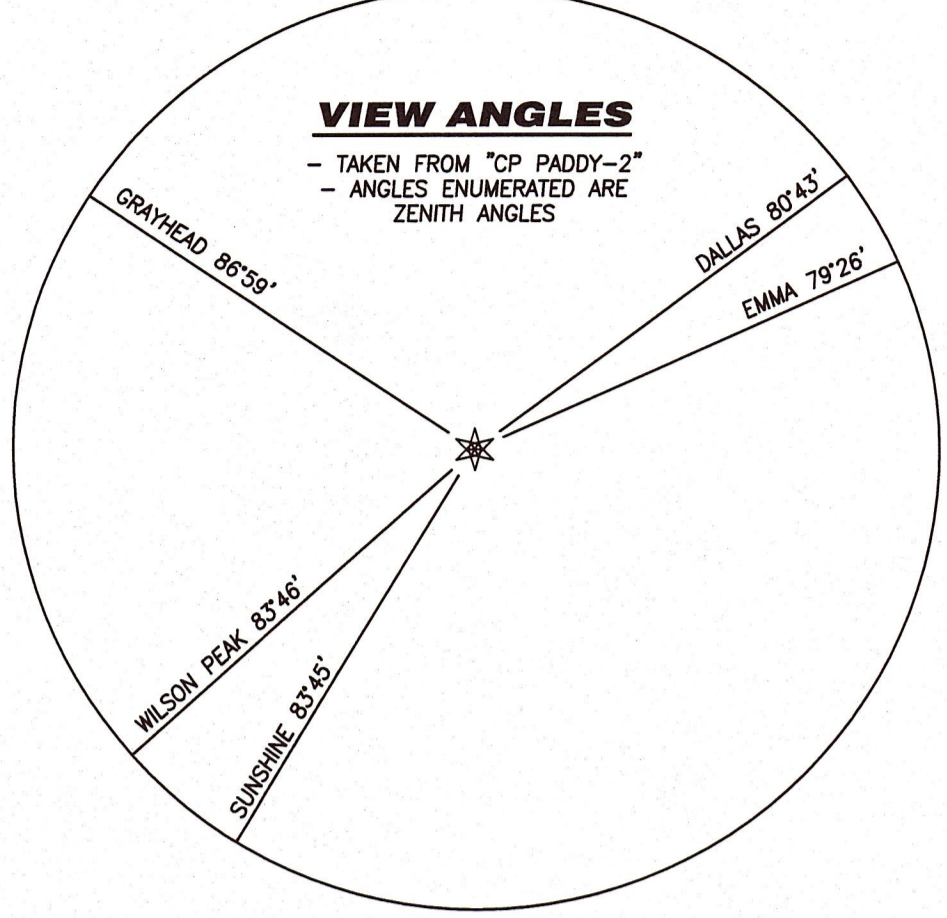
This Topographic Survey of Lot AR-27, Town of Mountain Village, was prepared on August 19, 2003 under the direct responsibility, supervision and checking of David R. Bulson and updated in February of 2016 under the direct responsibility, supervision and checking of Jeffrey C. Haskell, of Foley Associates, Inc., both 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.



P.L.S. No. 37970 Date

- 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 "CP Paddy-2", as shown hereon, with an elevation of 9208.26 feet.
 - Contour interval is two feet.
 - Due to winter conditions, only visible improvements are shown on this survey. Any improvements buried under snow cover will not be shown.

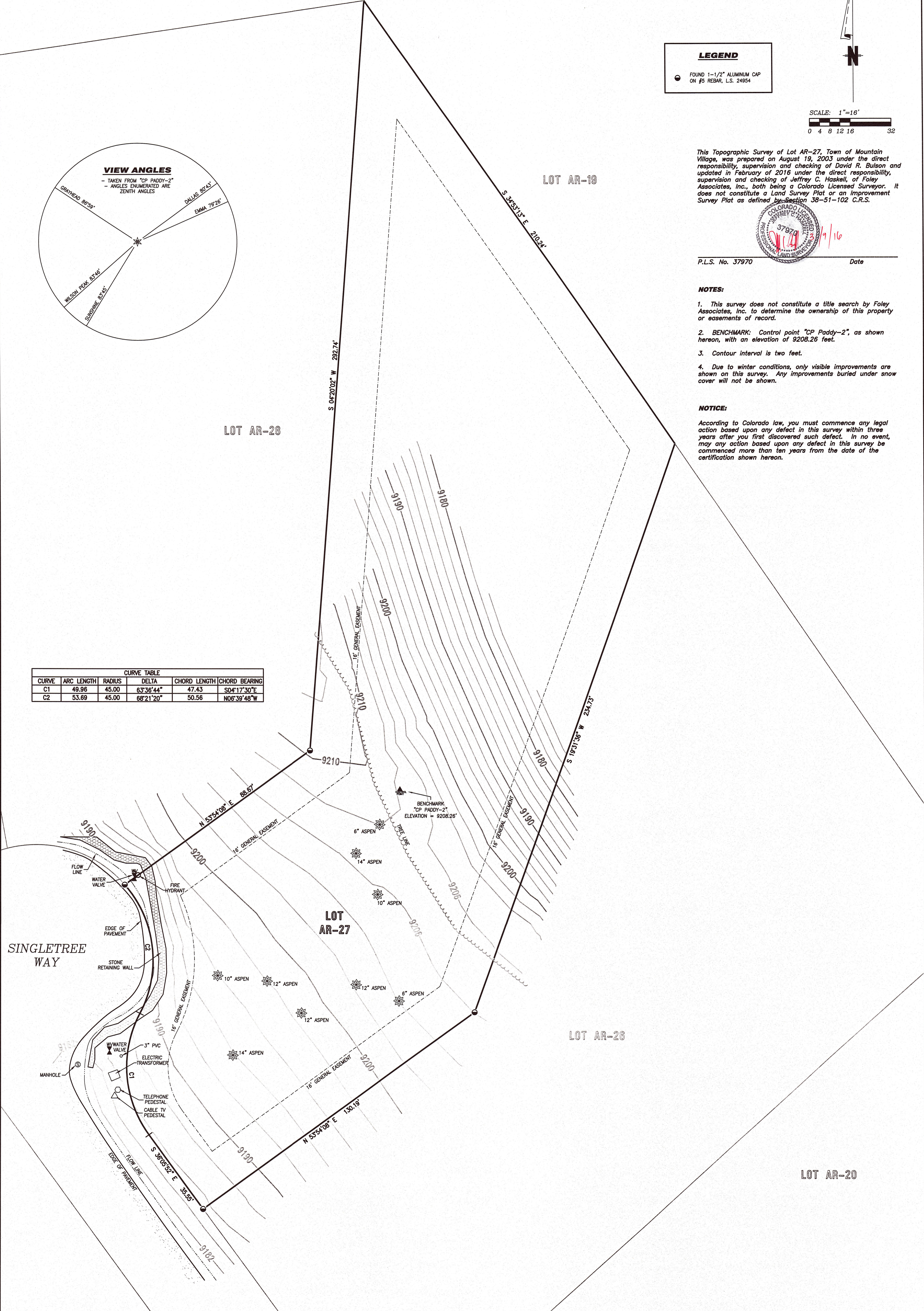
NOTICE:
 According to Colorado law, you must commence any legal action based upon any defect in this survey within three years after you first discovered such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown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



LOT AR-28

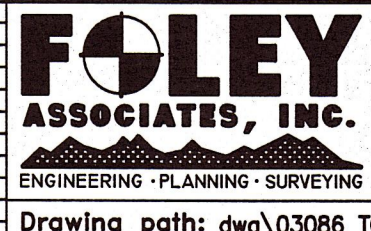
LOT AR-19

CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING
C1	49.96	45.00	63°36'44"	47.43	S04°17'30"E
C2	53.69	45.00	68°21'20"	50.56	N06°39'48"W



Topographic Survey
 Lot AR-27, Town of Mountain Village,
 San Miguel County, Colorado.

Project Mgr:	JH
Technician:	MC
Checked by:	
Start date:	02/2016



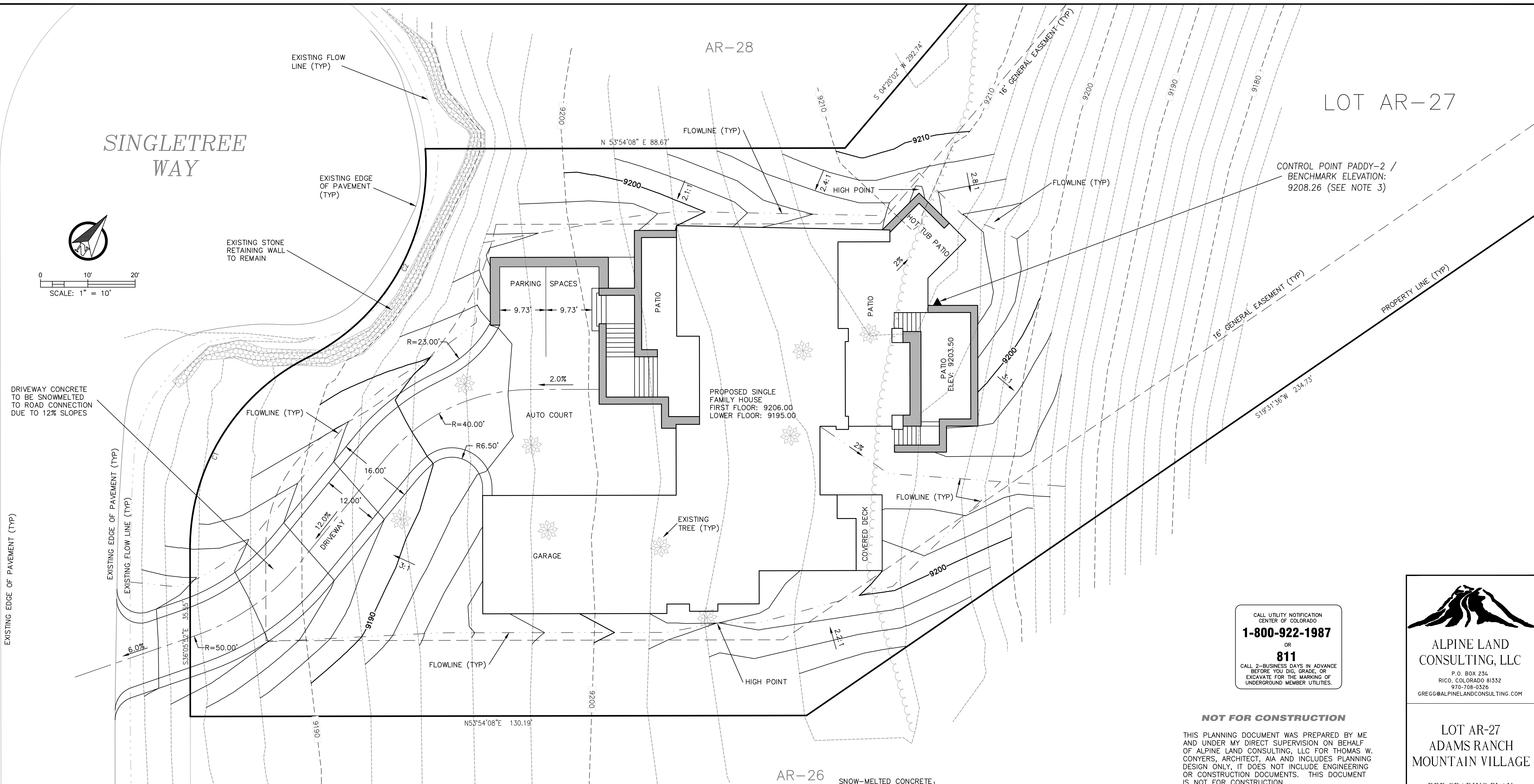
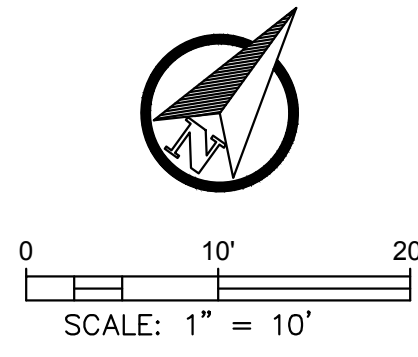
970-728-6153 970-728-6050 fax
 P.O. BOX 1385
 125 W. PACIFIC, SUITE B-1
 TELLURIDE, COLORADO 81435

SINGLETREE WAY

LOT AR-27

AR-28

AR-26

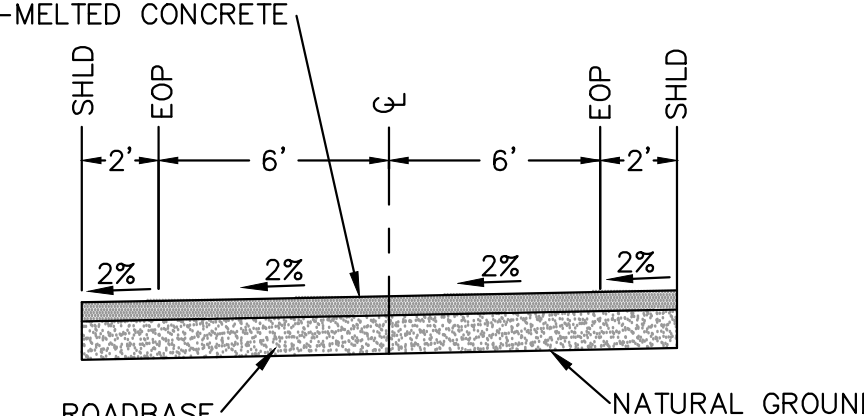


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- ALL EXISTING TOPOGRAPHIC INFORMATION PROVIDED BY FOLEY ASSOCIATES, INC.; TOPOGRAPHIC SURVEY, LOT AR-27, TOWN OF MOUNTAIN VILLAGE, SAN MIGUEL COUNTY, COLORADO, DATED 02/2016, COMPLETED BY JEFFREY C. HASKELL, PLS; BENCHMARK: CONTROL POINT "CP PADDY-2" WITH AN ELEVATION OF 9208.26 FEET, CONTACT JEFFREY C. HASKELL, PLS AT 970-728-6153 FOR MORE BENCHMARK INFORMATION.
- SEE DRB DRAINAGE AND EROSION CONTROL PLAN FOR ALL PROPOSED EROSION CONTROL

CURVE TABLE					
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C2	53.69	45.00	68°21'20"	50.56	N06°39'48"W

DRB GRADING PLAN



TYPICAL DRIVEWAY CONCRETE SECTION WITH SNOWMELT

CALL UTILITY NOTIFICATION CENTER OF COLORADO
1-800-922-1987
 OR
811
 CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

NOT FOR CONSTRUCTION
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GREGORY E. ANDERSON
 COLORADO PROFESSIONAL ENGINEER
 REGISTRATION NO. 35736



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 RICO, COLORADO 81532
 970-708-0326
 GREG@ALPINELANDCONSULTING.COM

LOT AR-27
 ADAMS RANCH MOUNTAIN VILLAGE
 DRB GRADING PLAN

CLIENT:
 THOMAS W. CONYERS, ARCHITECT, AIA
 PO BOX 3383
 TELLURIDE, CO 81435

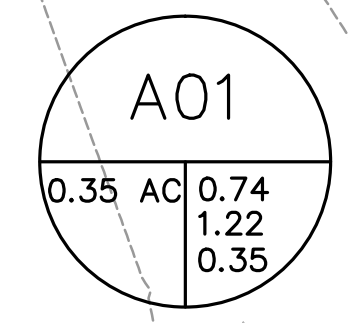
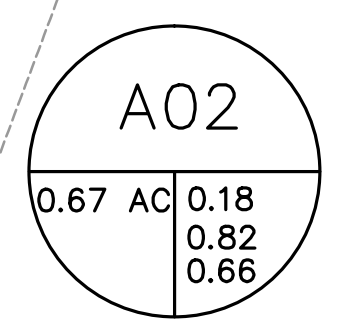
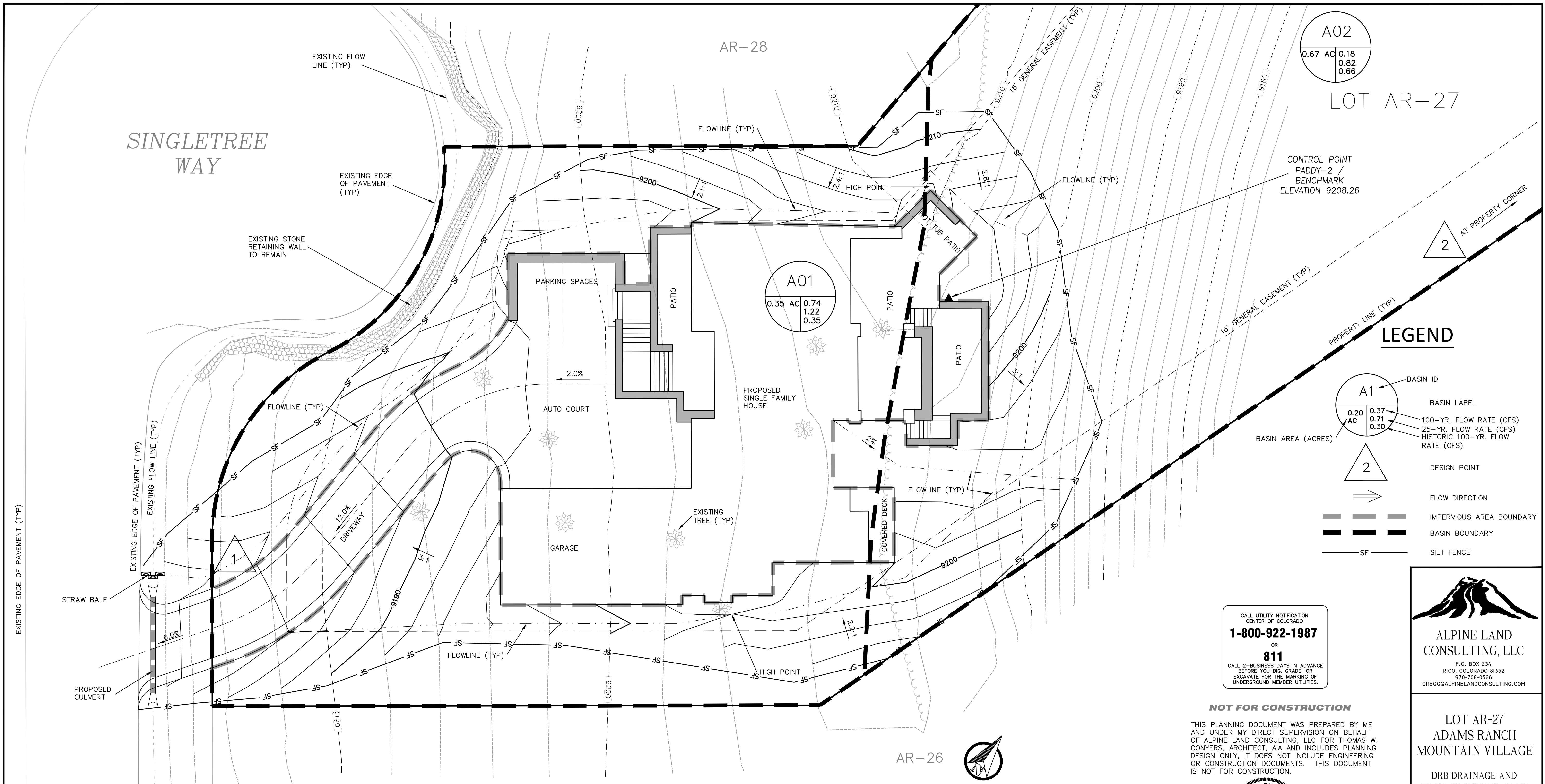
DATE: MAY 17, 2016

PROJECT #: 2016003

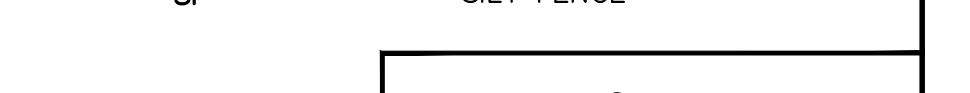
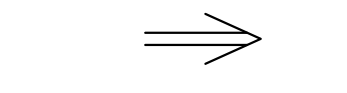
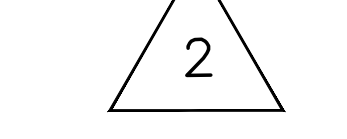
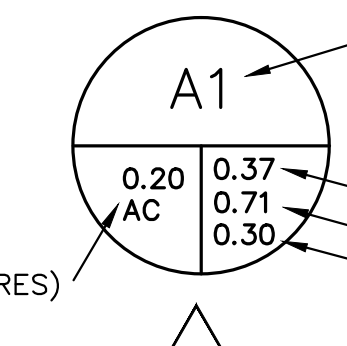
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 DRAWN BY: GEA/ADM

SHEET #:

NO.	REVISIONS	DATE



LEGEND



CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987
OR
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CALL 2-BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE, OR
EXCAVATE FOR THE MARKING OF
UNDERGROUND MEMBER UTILITIES.

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GREGORY E. ANDERSON
COLORADO PROFESSIONAL ENGINEER
REGISTRATION NO. 35736

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CONSULTING, LLC**
P.O. BOX 234
RICO, COLORADO 81532
970-708-0326
GREG@ALPINELANDCONSULTING.COM

**LOT AR-27
ADAMS RANCH
MOUNTAIN VILLAGE**
DRB DRAINAGE AND
EROSION CONTROL PLAN

CLIENT:
THOMAS W. CONYERS, ARCHITECT, AIA
PO BOX 3383
TELLURIDE, CO 81435

DATE: MAY 17, 2016

PROJECT #: 2016003

PROJECT MANAGER: GEA
DRAWN BY: GEA/ADM

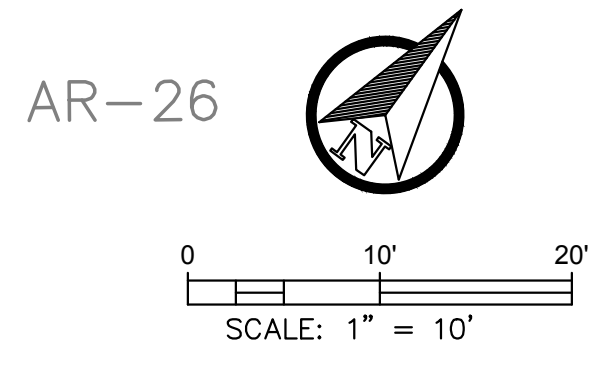
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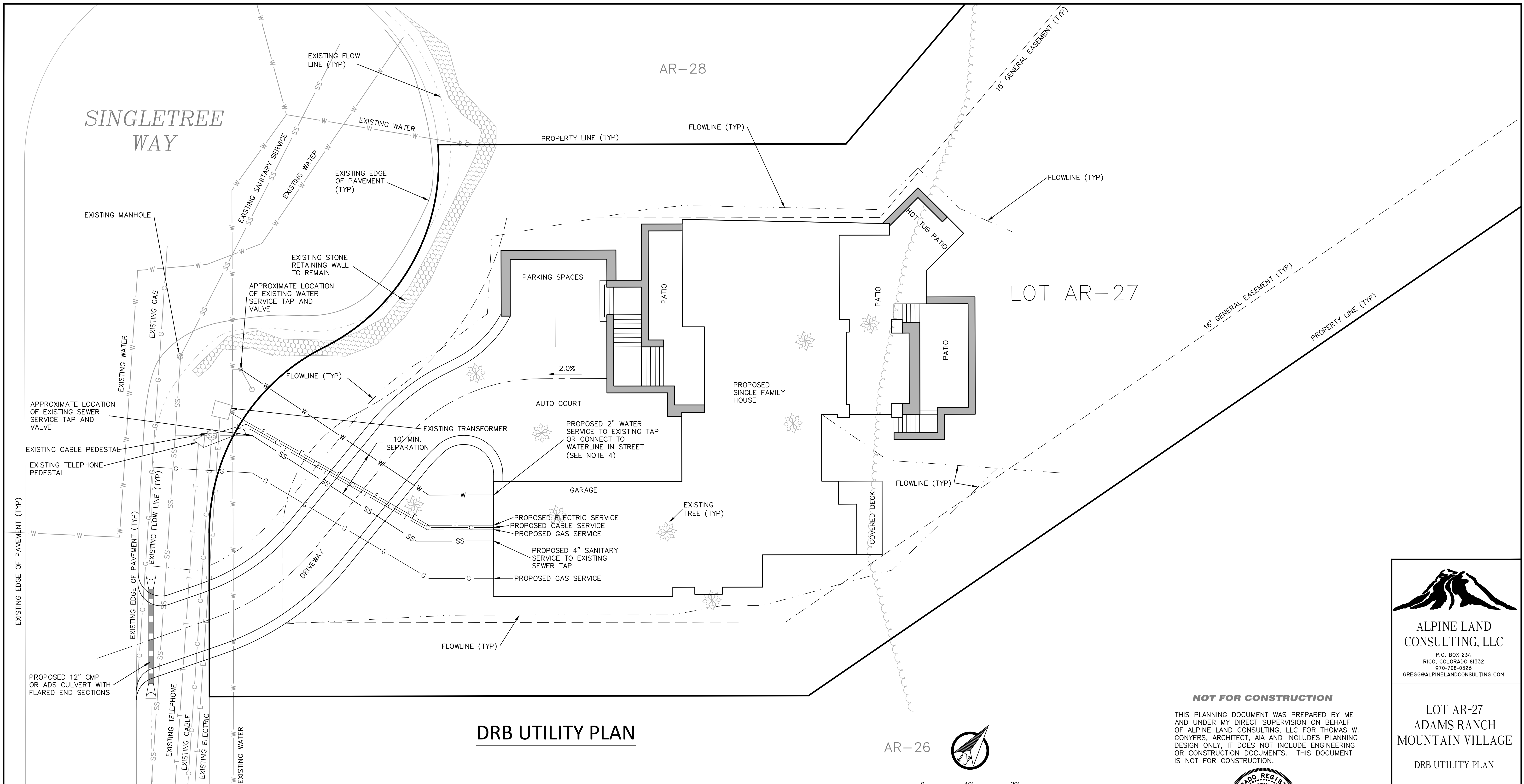
NO.	REVISIONS	DATE

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- SEE DRB GRADING PLAN FOR ALL PROPOSED GRADING.
- NO DETENTION OR RETENTION IS PROPOSED FOR THIS PROPOSED SINGLE FAMILY HOME AT THIS TIME. IF RETENTION IS REQUIRED IT MUST BE INCLUDED WITH THE CONSTRUCTION DOCUMENTS.

DRB DRAINAGE AND EROSION CONTROL PLAN





DRB UTILITY PLAN

NOTES:

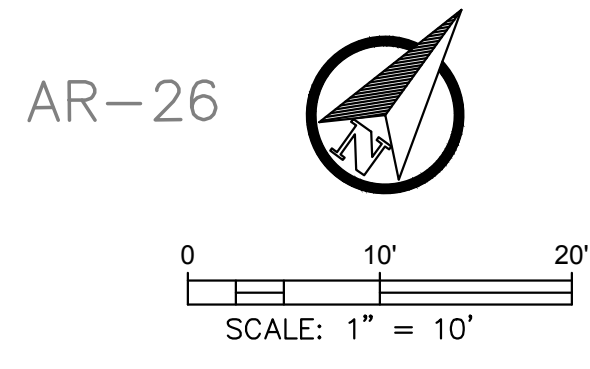
1. THIS IS A PLANNING DOCUMENT ONLY AND NOT TO BE USED FOR CONSTRUCTION
2. MAXIMUM GRADING 2:1 (HORIZONTAL: VERTICAL)
3. ALL EXISTING UTILITIES ARE FROM MAPPING AND MUST BE CONFIRMED AS PART OF PREPARING CONSTRUCTION DOCUMENTS.
4. IF EXISTING WATER SERVICE TAP IS LESS THAN 2" NEW SERVICE MUST CONTINUE TO THE EXISTING WATERLINE IN THE STREET. WATER SERVICE SIZE PROVIDED BY ARCHITECT AND MUST BE CONFIRMED WITH MECHANICAL ENGINEER AND FIRE PROTECTION CONSULTANTS.

NOT FOR CONSTRUCTION

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NO.	REVISIONS	DATE

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**LOT AR-27
 ADAMS RANCH MOUNTAIN VILLAGE**

DRB UTILITY PLAN

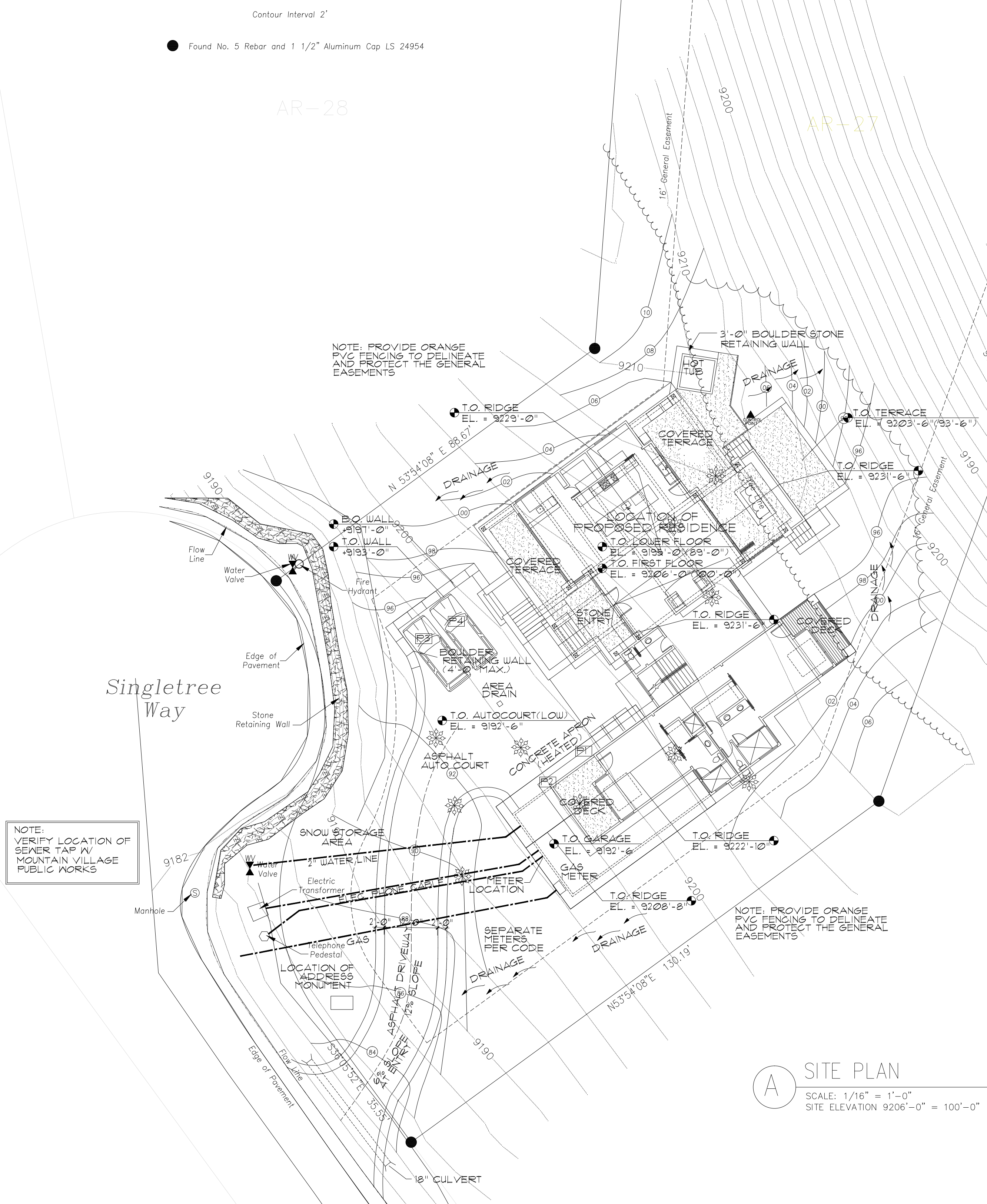
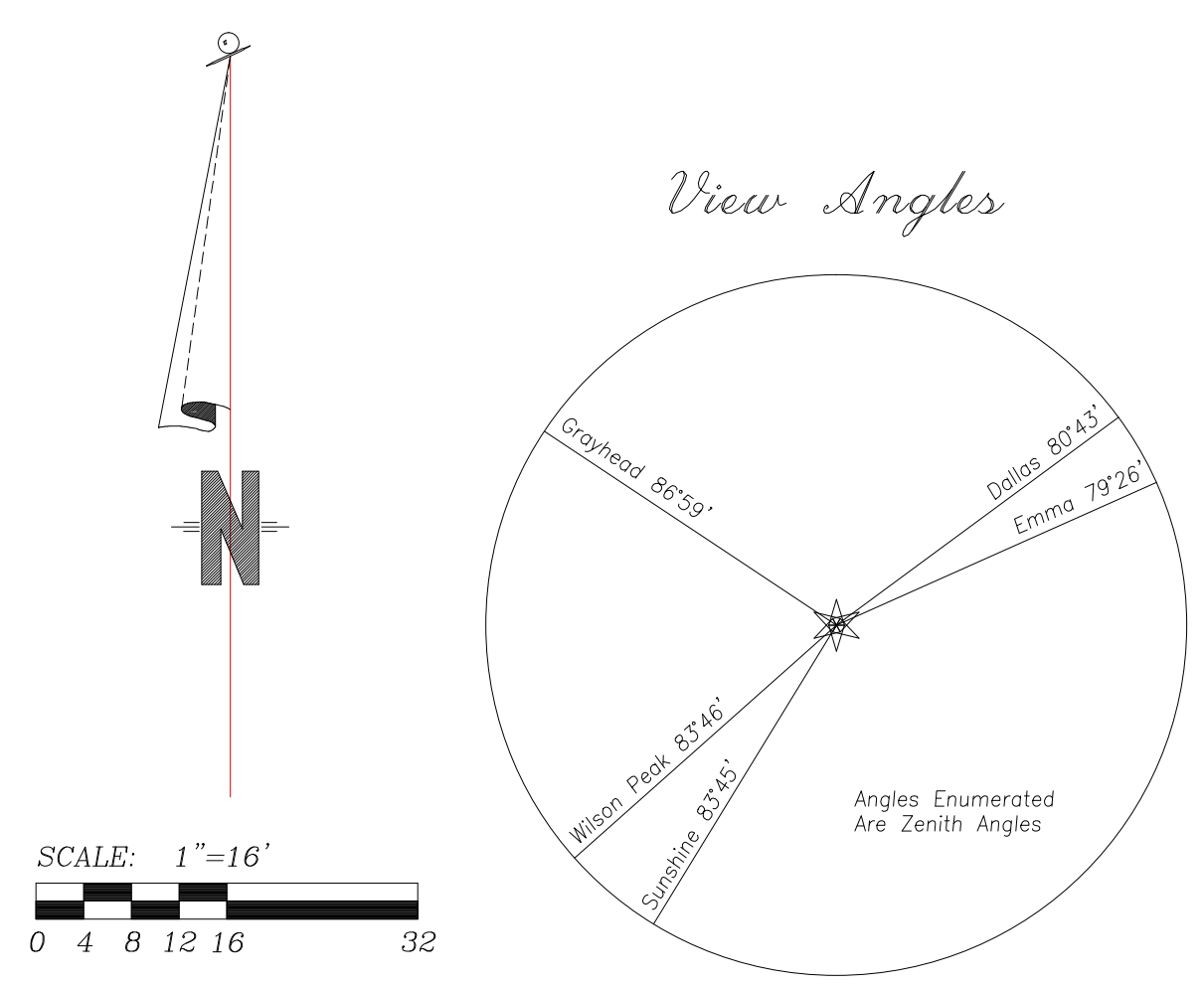
CLIENT:
 THOMAS W. CONYERS, ARCHITECT, AIA
 PO BOX 3383
 TELLURIDE, CO 81435

DATE: MAY 17, 2016

PROJECT #: 2016003

PROJECT MANAGER: GEA
 DRAWN BY: GEA/ADM

SHEET #: 1



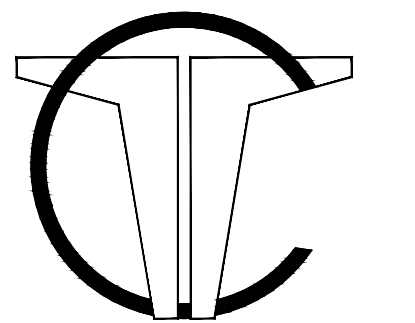
A SITE PLAN
 SCALE: 1/16" = 1'-0"
 SITE ELEVATION 9206'-0" = 100'-0"

GENERAL NOTES

1. BUILDING FOOTPRINT IS TO BE LOCATED BY A CERTIFIED SURVEYOR.
2. ALL UTILITIES ARE TO BE BURIED.
3. LOCATE ALL UTILITIES WITH REPRESENTATIVES OF EACH INDIVIDUAL UTILITY COMPANY OR PROPERTY MASTER PLAN.
4. VERIFY SIZE AND LOCATION OF UTILITY LINES WITH APPROPRIATE UTILITY COMPANY OR CONTRACTOR TO PERFORM UTILITY WORK.
5. ALL TOPOGRAPHICAL INFORMATION OBTAINED FROM: FOLEY AND ASSOCIATES TELLURIDE, CO 81435 (970)728-6153
6. CONTRACTOR TO VERIFY ELEVATIONS SHOWN ARE BASED ON THE MOUNTAIN VILLAGE PROJECT DATUM.
7. ANY DISCREPANCIES FOUND ON THESE CONSTRUCTION DOCUMENTS MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO COMMENCEMENT OF WORK.

LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR



Thomas W. Conyers
 Architect, AIA
 P.O. BOX 5385
 TELLURIDE, CO 81435
 970-369-0057

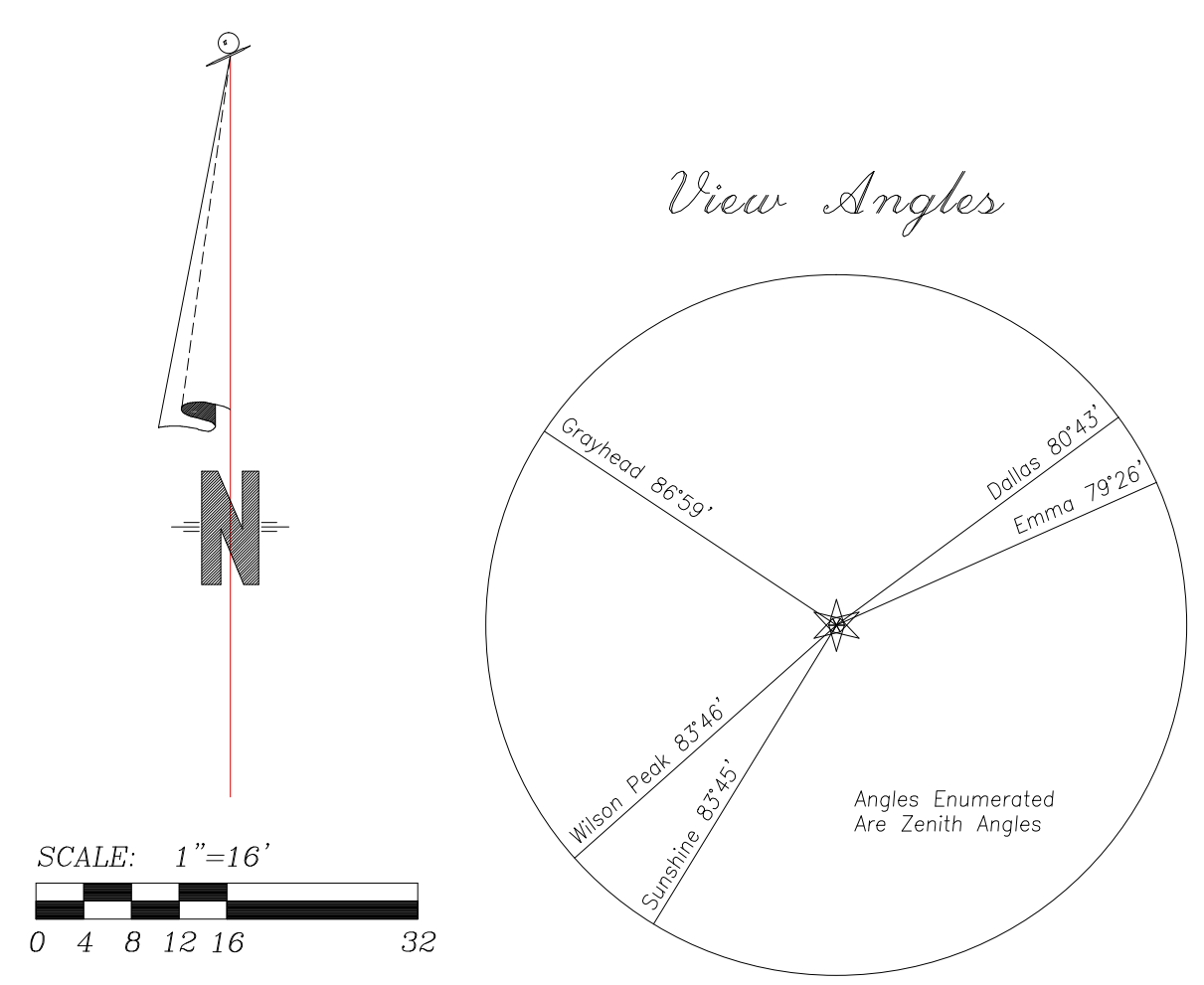
WORRICH RESIDENCE
LOT AR-27
 MOUNTAIN VILLAGE, COLORADO

DESCRIPTION	DATE
DRB SUBMITTAL	4-30-16
HOA REVIEW	2-26-16
PROGRESS	10-14-15



SITE PLAN

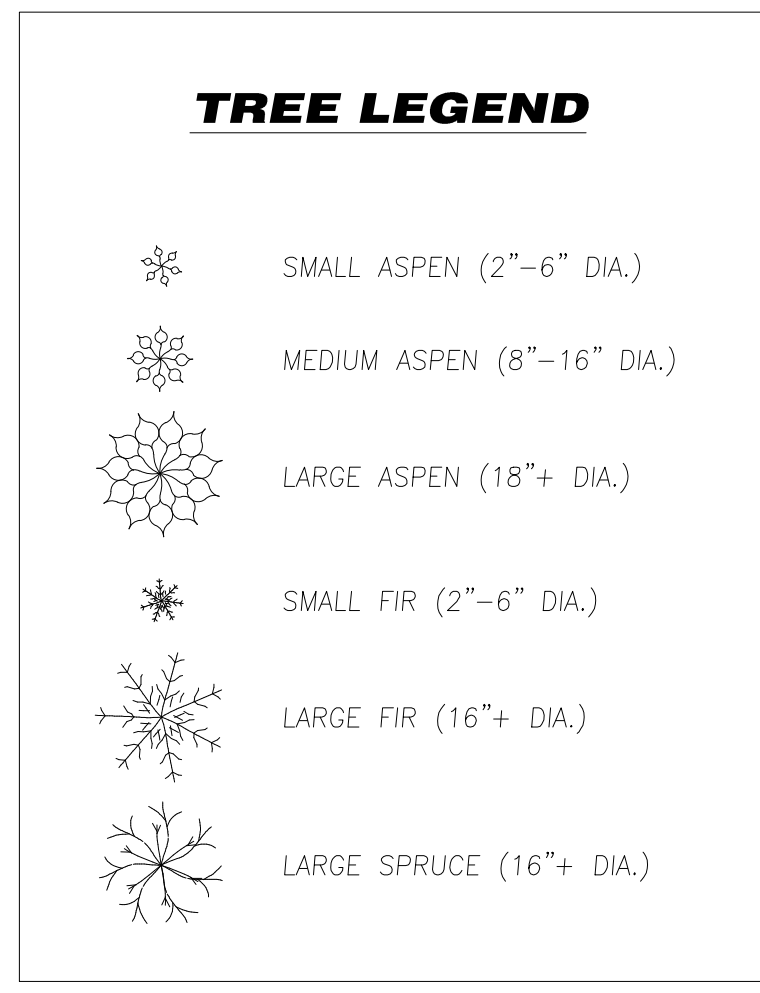
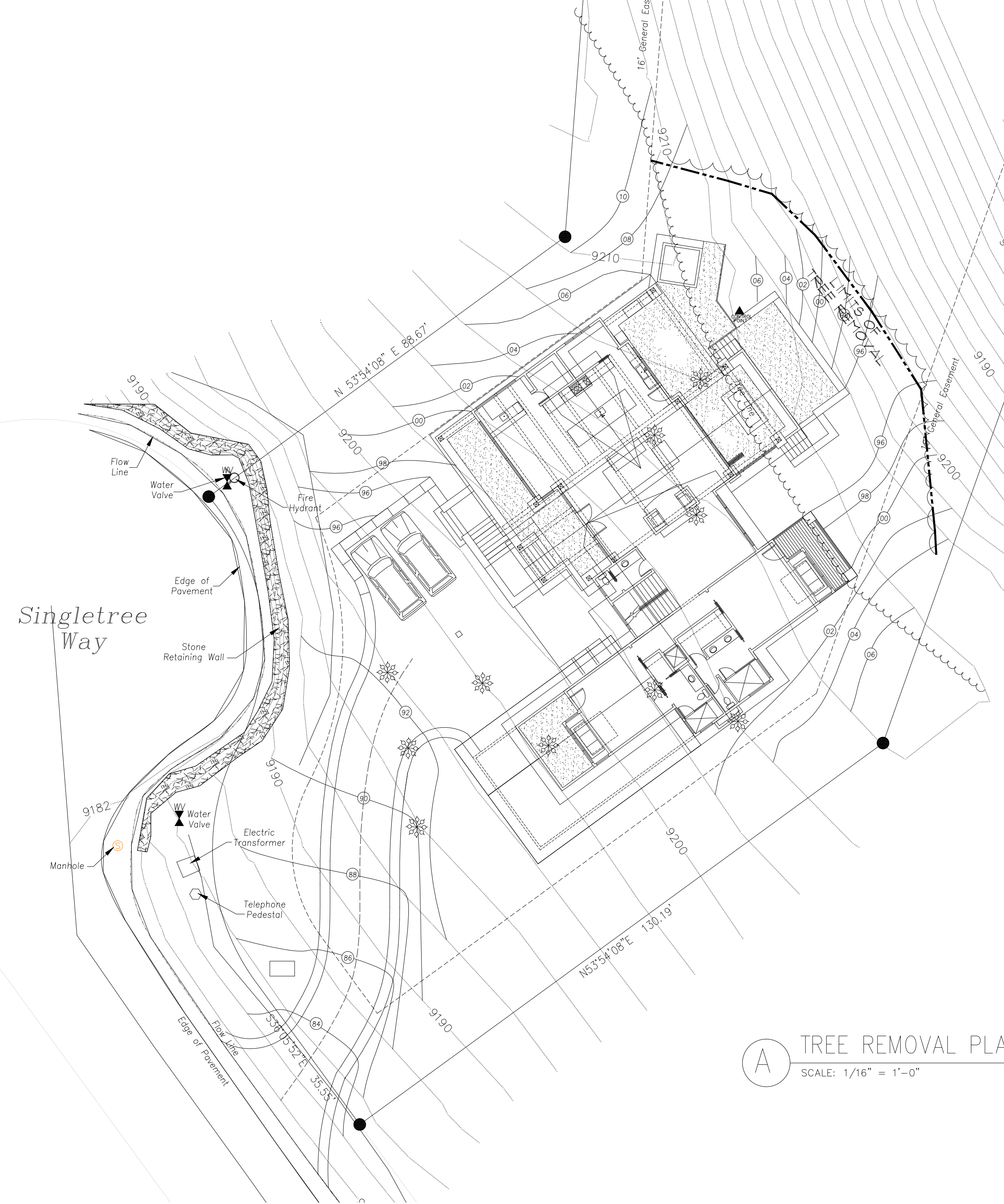
A1.1



Contour Interval 2'

● Found No. 5 Rebar and 1 1/2" Aluminum Cap LS 24954

AR-28



NOTE:
ALL TREES LOST IN THE GENERAL EASEMENT SHALL BE REPLACED AT A 2:1 RATIO.

NOTE:
TREE REMOVAL SHALL COMPLY WITH THE FIRE MITIGATION AND FORESTRY MANAGEMENT REQUIREMENTS IN SECTION 17.6.1 A OF THE CDC.

A TREE REMOVAL PLAN
SCALE: 1/16" = 1'-0"

Lot AR-19

AR-27

AR-26

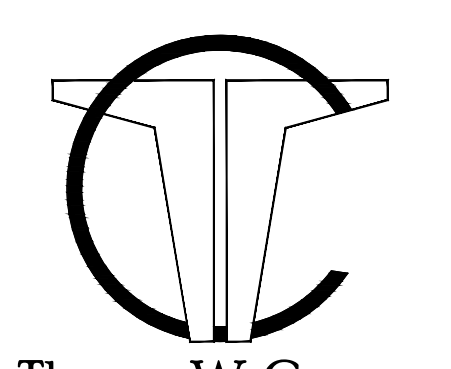
LOT AR-20

LEGEND

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LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR



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Architect, AIA
P.O. BOX 3383
TELLURIDE, CO 81435
970-369-0057

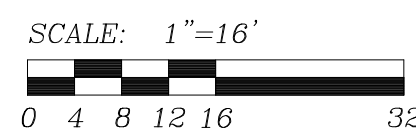
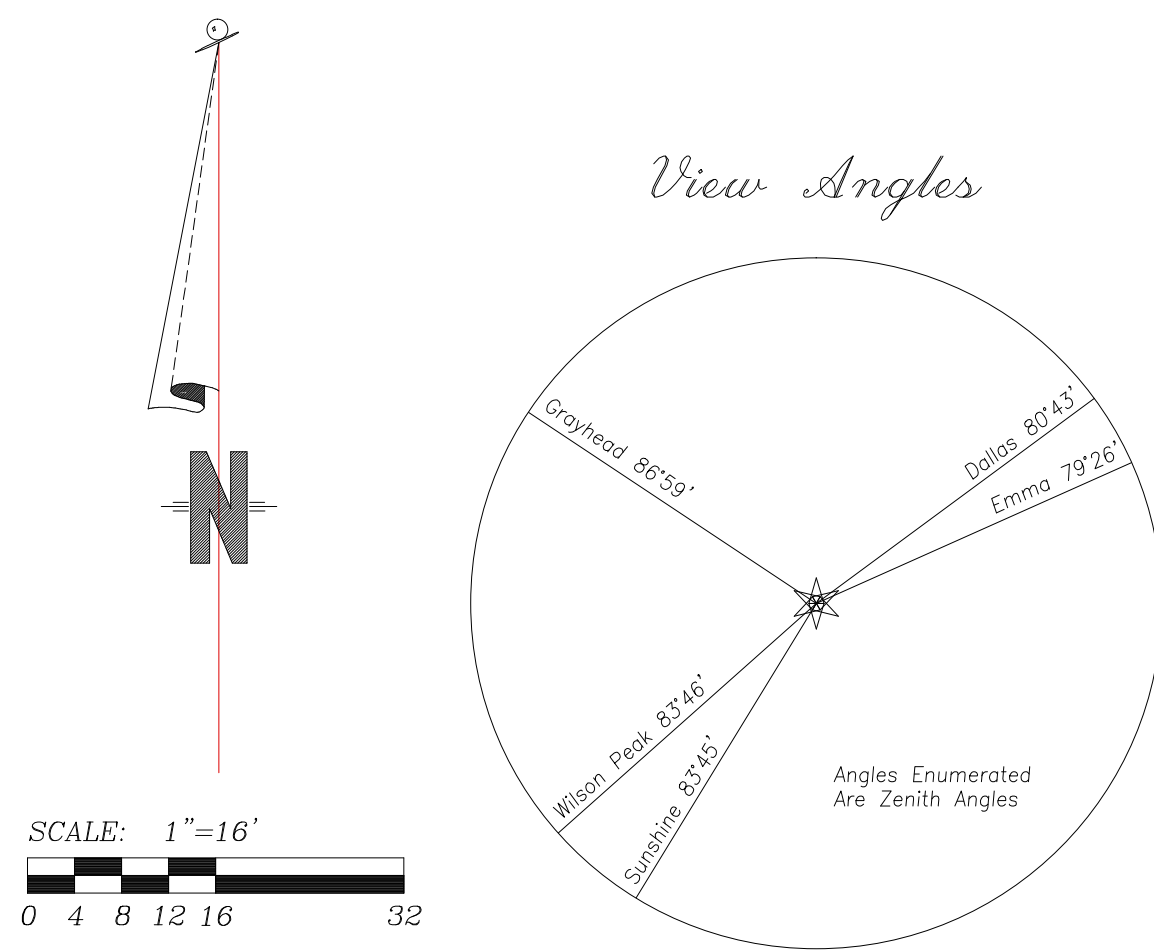
WORRICH RESIDENCE
LOT AR-27
MOUNTAIN VILLAGE, COLORADO

DESCRIPTION	DATE
DESIGN/INITIAL	4-19-16
PROGRESS	10-14-15

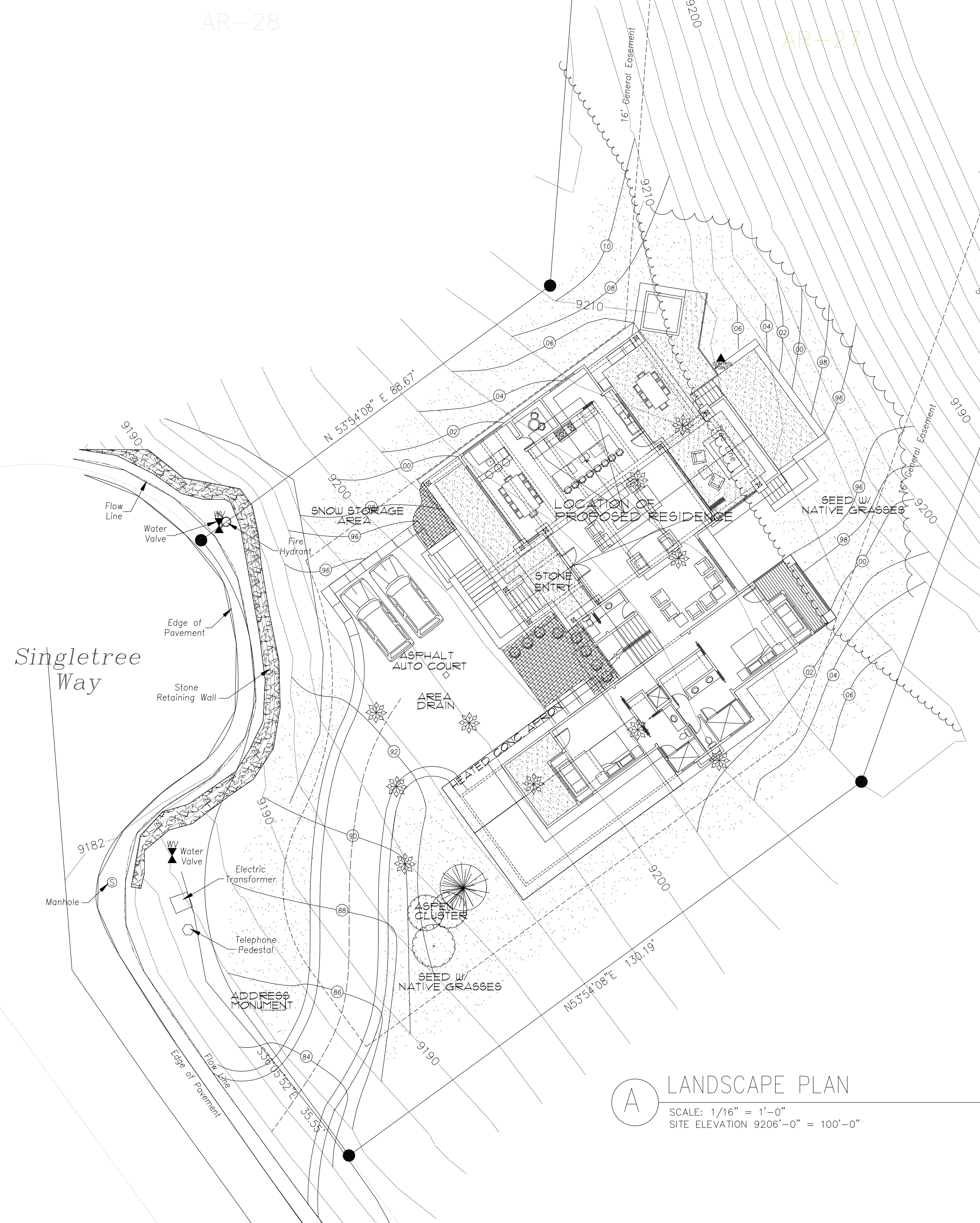


Drawing Title
TREE REMOVAL PLAN
Drawing No.

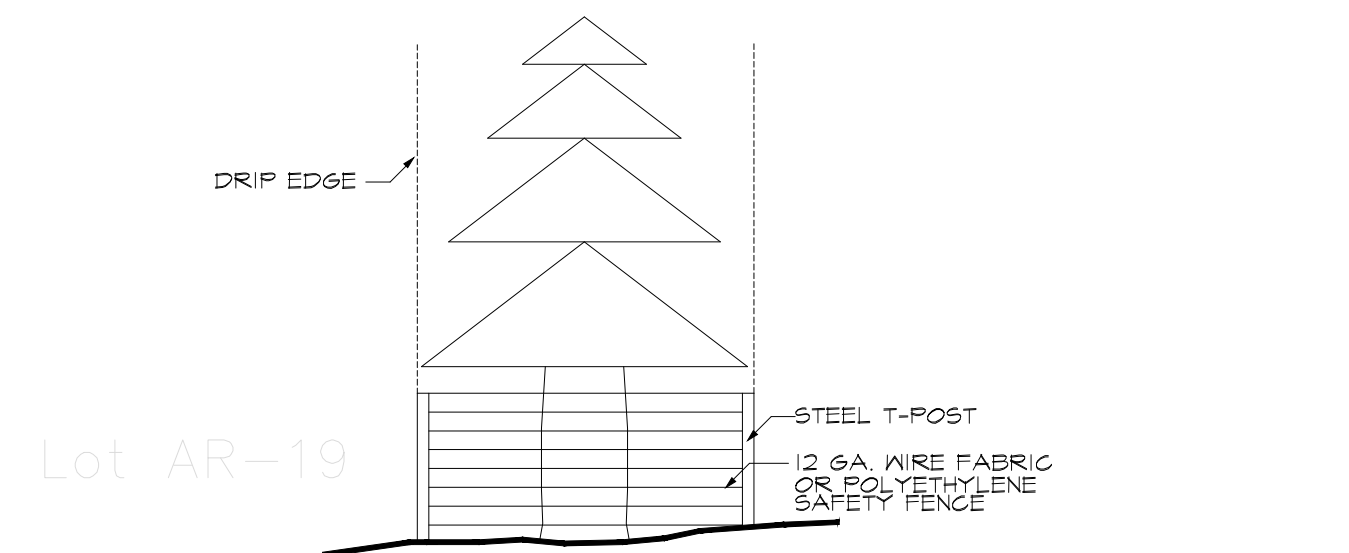
A1.2



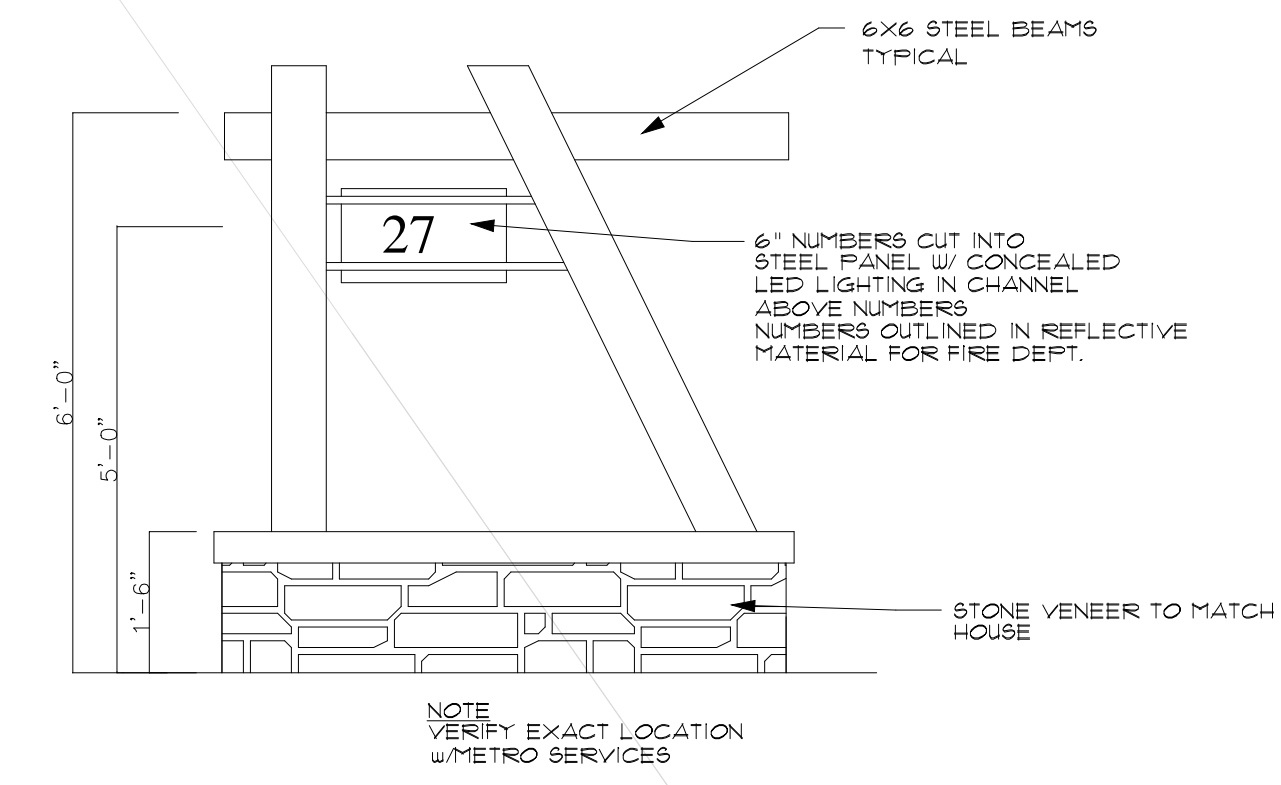
Contour Interval 2'
 Found No. 5 Rebar and 1 1/2" Aluminum Cap LS 24954



A LANDSCAPE PLAN
 SCALE: 1/16" = 1'-0"
 SITE ELEVATION 9206'-0" = 100'-0"



1 TREE PROTECTION DETAIL
 NOT TO SCALE



2 ADDRESS MONUMENT
 SCALE: 1/2" = 1'-0"

NOTE:
 SEE SHEET A1.2 - TREE REMOVAL PLAN
 FOR LOCATION AND SIZE OF ALL EXISTING
 TREES TO BE REMOVED.

- REVEGETATION AND EROSION CONTROL NOTES:**
- ROAD AND DRIVEWAY SHALL BE REVEGETATED WITHIN 30 DAYS OF THE DISTURBANCE TO AVOID UNSIGHTLY SCARS AND WEED INFESTATION ON THE LANDSCAPE. UTILITY CUTS SHALL BE REVEGETATED IMMEDIATELY (WITHIN 2 WEEKS) AFTER INSTALLATION OF UTILITIES TO PREVENT WEED INFESTATION. LANDOWNERS SHALL INSURE PROPER WEED CONTROL IN IMPACTED AREAS.
 - EROSION CONTROL ATTENTION TO DISTURBED AREAS SHALL BE IMPLEMENTED TO ENSURE THERE IS NO DETRIMENTAL IMPACT OR RUNOFF TO ANY PONDS, STREAMS, OR WETLANDS.
 - IN AREAS THAT ARE TO BE REVEGETATED (ESPECIALLY SEEDING LOCATIONS WHICH HAVE RECEIVED HEAVY CONSTRUCTION EQUIPMENT TRAFFIC), SOIL SHALL BE SCARIFIED BEFORE THE APPLICATION OF SEED. SLOPE SURFACES SHALL BE ROUGHENED BY RUNNING TRACKED EQUIPMENT UP AND DOWN THE FACE OF THE SLOPE. (RUNNING SUCH EQUIPMENT ACROSS THE FACE OF A SLOPE ENCOURAGES EROSION AND IS NOT RECOMMENDED).
 - NEWLY SEEDED AREAS SHALL BE PROTECTED FROM WIND AND WATER EROSION THROUGH THE USE OF MULCHES. ACCEPTABLE MULCHES ARE WOOD CHIPS, STRAW, HYDRO-MULCH AND EROSION-CONTROL NETTING.
 - EROSION CONTROL NETTING WILL BE REQUIRED ON SLOPES 3:1 OR STEEPER, IF ALLOWED BY VARIANCE TO SECTION 9-103-2, AND IN DRAINAGE SWALES.
 - NO NOXIOUS WEEDS ARE INCLUDED IN THE REVEGETATION OR LANDSCAPE PLAN PER SECTION 9-109 OF THE DESIGN REGULATIONS.

TREE LEGEND

	SMALL ASPEN (2"-6" DIA.)
	MEDIUM ASPEN (8"-16" DIA.)
	LARGE ASPEN (18"+ DIA.)
	SMALL FIR (2"-6" DIA.)
	LARGE FIR (16"+ DIA.)
	LARGE SPRUCE (16"+ DIA.)

IRRIGATION USE CHART
 SEE SHEET A1.3B FOR IRRIGATION PLAN AND WATER USAGE CHART

NOTE:
 THE MOUNTAIN VILLAGE DESIGN REVIEW BOARD RESERVES THE RIGHT TO REQUIRE ADDITIONAL TREE PLANTINGS PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY PENDING A SITE REVIEW.

LEGEND

- SOIL PREPARATION: EVENLY SPREAD FOUR INCHES OF TOPSOIL OVER ALL AREAS TO BE RESEED WITH NATIVE GRASSES. A SOIL AMENDMENT SUCH AS ROTTED MANURE MUST BE FORTIFIED INTO THE SOIL TO A SIX TO EIGHT INCH DEPTH.
- TREE AND SHRUB PLANTING: PLANT IN HOLE TWICE THE DIAMETER OF ROOT BALL. SET TOP OF ROOT BALL EVEN WITH SURROUNDING GRADE. BACKFILL HOLE WITH CLEAN TOPSOIL. WATER DISTURBED SOIL AROUND ROOT BALL TO REMOVE AIR POCKETS. COVER ROOT BALL WITH TWO INCHES OF COMPOSTING MULCH.
- EXISTING TREE PROTECTION: PROTECT ALL REMAINING EXISTING TREES AND VEGETATION WITH HAY BALES AND CONSTRUCTION FENCING. NO ROOTS TO BE EXPOSED AND NO GRADING ADJUSTMENTS WITHIN THE DRIPLINE.
- NATIVE GRASS SEEDING: SEED NATIVE GRASSES AT RATE RECOMMENDED BY MANUFACTURER. RAKE SEED INTO SOIL. EVENLY SPREAD STRAW MULCH OVER SEEDED AREAS. SEEDED SLOPES GREATER THAN A 2:1 PITCH SHALL BE PROTECTED WITH EROSION CONTROL FABRIC, EXCELSIOR BRAND, OR APPROVED EQUAL.
- IRRIGATION PLAN: IRRIGATION PLAN FOR SCHEMATIC REFERENCE ONLY. FINAL IRRIGATION PLAN TO BE SUBMITTED BY IRRIGATION SUBCONTRACTOR PRIOR TO CONSTRUCTION.
- PLANT GUARANTEE: HOMEOWNERS ARE REQUIRED TO PROVIDE A 2 YEAR PLANT GUARANTEE ON ALL PLANT MATERIALS PLANTED AS PART OF THE LANDSCAPE PLAN.

LEGEND

	ASPEN TREES POPULUS TREMULOIDES SIZE 3"-4" QUANTITY: 3
	PONDEROSA PINE PINUS PONDEROSA SIZE: 10"-12" QUANTITY: 1
	POTENTILLA SHRUBS (NATIVE SHRUBS) POTENTILLA SPECIES
	SEEDED NATIVE REVEG. GRASS WESTERN YARROW 5% TALL FESCUE 10% ARIZONA FESCUE 5% HARD FESCUE 5% CREEPING RED FESCUE 10% ALPINE BLUEGRASS 15% CANADA BLUEGRASS 10% PERENNIAL RYEGRASS 15% SLENDER WHEATGRASS 10% MOUNTAIN BROME 15%
	SOD-SIMILAR TO REVEG MIX IRRIGATED/MOWED
	PERENNIALS
	EXISTING CONTOUR
	PROPOSED CONTOUR

WORRICH RESIDENCE
LOT AR-27
 MOUNTAIN VILLAGE, COLORADO

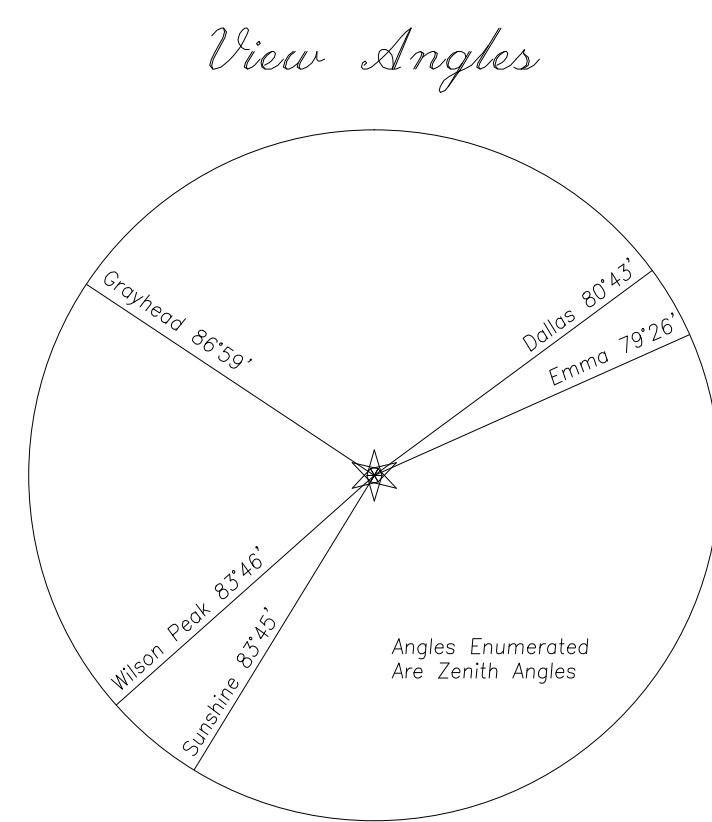
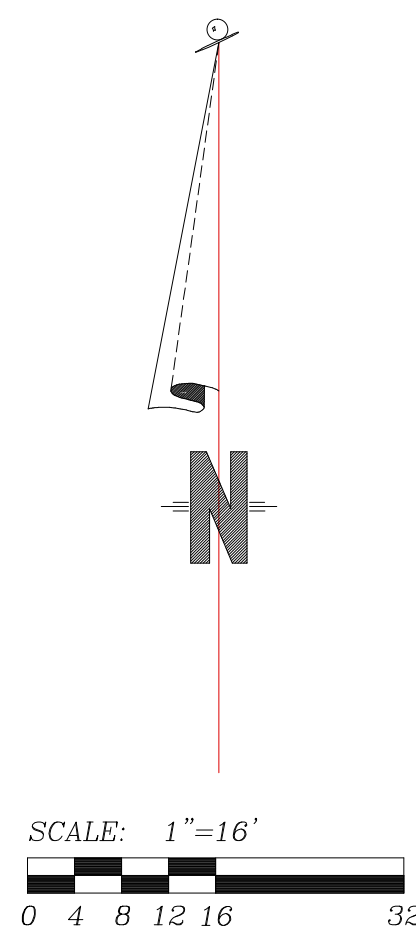
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DRS SUBMITTAL	4-19-05
HOA REVIEW	2-26-05
PROGRESS	10-14-05
DESCRIPTION	DATE



LANDSCAPE PLAN

A1.3



Contour Interval 2'
 ● Found No. 5 Rebar and 1 1/2" Aluminum Cap LS 24954

IRRIGATION USE CHART			
TYPE AND SIZE OF PLANT	QTY	GAL/MO	TOTAL
ASPEN/PONDEROSA PINE	4	10.44	41.76
PERENNIAL BED (by sqft)	358	2.52/sqft	902.16
SOD (by sq. yd.)	0	3 /sq ft.	0
TOTAL WATER USE PER MONTH			943.92 gallons

NOTE:
 THE MOUNTAIN VILLAGE DESIGN REVIEW BOARD RESERVES THE RIGHT TO REQUIRE ADDITIONAL TREE PLANTINGS PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY PENDING A SITE REVIEW.

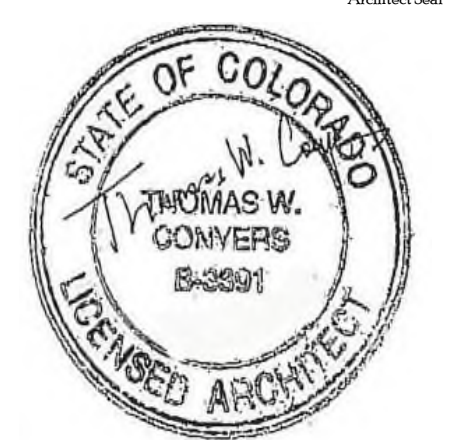
LEGEND	
	ASPEN TREES POPULUS TREMULOIDES SIZE: 3"-4" QUANTITY: 3
	PONDEROSA PINE PINUS PONDEROSA SIZE: 10"-12" QUANTITY: 1
	POTENTILLA SHRUBS (NATIVE SHRUBS) POTENTILLA SPECIES QUANTITY: 16
	SEEDED NATIVE REVEG. GRASS
	WESTERN YARROW 5%
	TALL FESCUE 10%
	ARIZONA FESCUE 5%
	HARD FESCUE 5%
	CREEPING RED FESCUE 10%
	ALPINE BLUEGRASS 15%
	PERENNIAL RYEGRASS 15%
	SLENDER WHEATGRASS 10%
	MOUNTAIN BROME 15%
	SOD-SIMILAR TO REVEG MIX IRRIGATED/MOWED
	PERENNIALS
	EXISTING CONTOUR
	PROPOSED CONTOUR

IRRIGATION	
ITEM	MODEL
	1" PVC
	1" POLY
	1800V AN
	RAINBIRD DRIP
	AQUAMISER WATER SENSOR
	SOLID STATE CONTROLLER 10 ZONE

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WORRICH RESIDENCE
LOT AR-27
 MOUNTAIN VILLAGE, COLORADO

DESCRIPTION	DATE
DRB SUBMITTAL	4-30-05
HOA REVIEW	2-26-05
PROGRESS	10-14-05



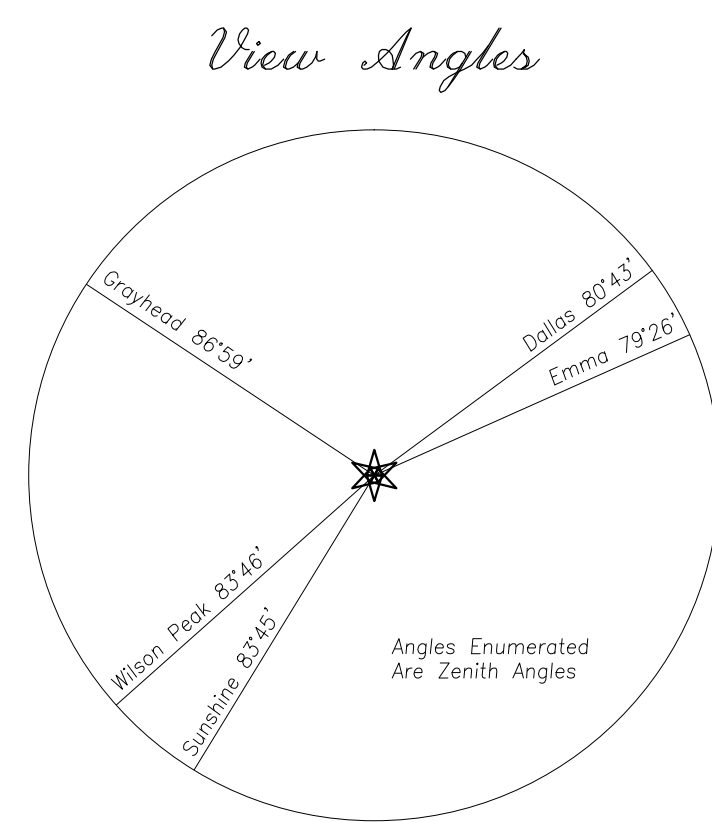
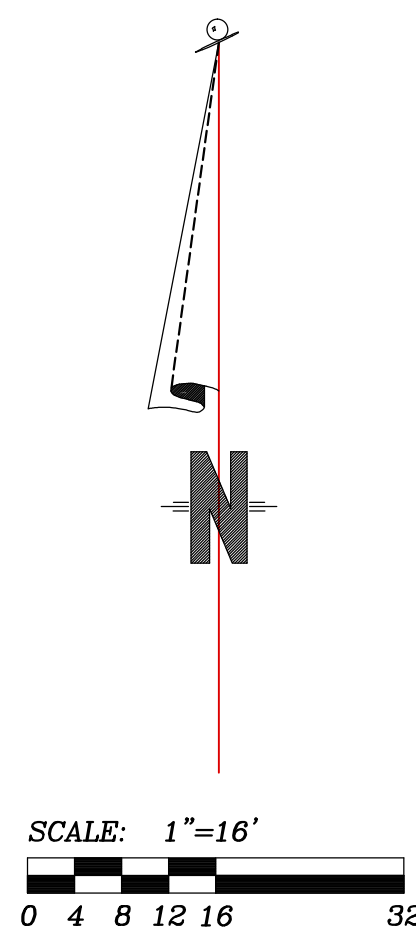
IRRIGATION PLAN

A1.3B



A IRRIGATION PLAN
 SCALE: 1/16" = 1'-0"
 SITE ELEVATION 9555'-0" = 100'-0"

NOTE:
 SEE SHEET A1.2 - TREE REMOVAL PLAN
 FOR LOCATION AND SIZE OF ALL EXISTING
 TREES TO BE REMOVED.



Contour Interval 2'
 ● Found No. 5 Rebar and 1 1/2" Aluminum Cap LS 24954

NOTES:
 • HOURS OF CONSTRUCTION ARE LIMITED TO BETWEEN 7 AM TO 6 PM AT STATED IN SECTION 19-2 OF THE DESIGN REGULATIONS.
 • LOCATION OF CONSTRUCTION TRAILER, PORTA TOILET, TRASH CONTAINER, MATERIAL STORAGE AND PARKING SHALL BE COORDINATED W/ THE TOWN OF MOUNTAIN VILLAGE BUILDING DEPARTMENT.

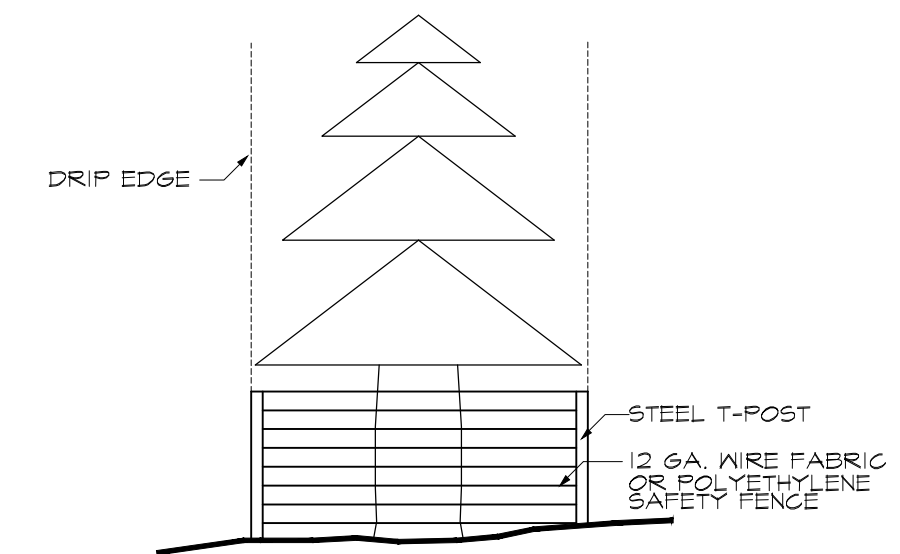
LEGEND

1. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR OBTAINING FINAL APPROVAL FROM METRO SERVICES FOR ALL CONSTRUCTION STAGING PRIOR TO CONSTRUCTION.
2. PROTECT ALL EXISTING TREES AND VEGETATION AFTER CLEARING WITH HAY BALES AND CONSTRUCTION FENCING AS REQUIRED.
3. THE CONTRACTOR IS RESPONSIBLE FOR KEEPING ALL CLEARING AND EXCAVATION WITHIN EXISTING PROPERTY LINE BOUNDARIES.
4. GENERAL CONTRACTOR TO CONFIRM ALL UTILITY LOCATIONS WITH EACH UTILITY AGENCY.

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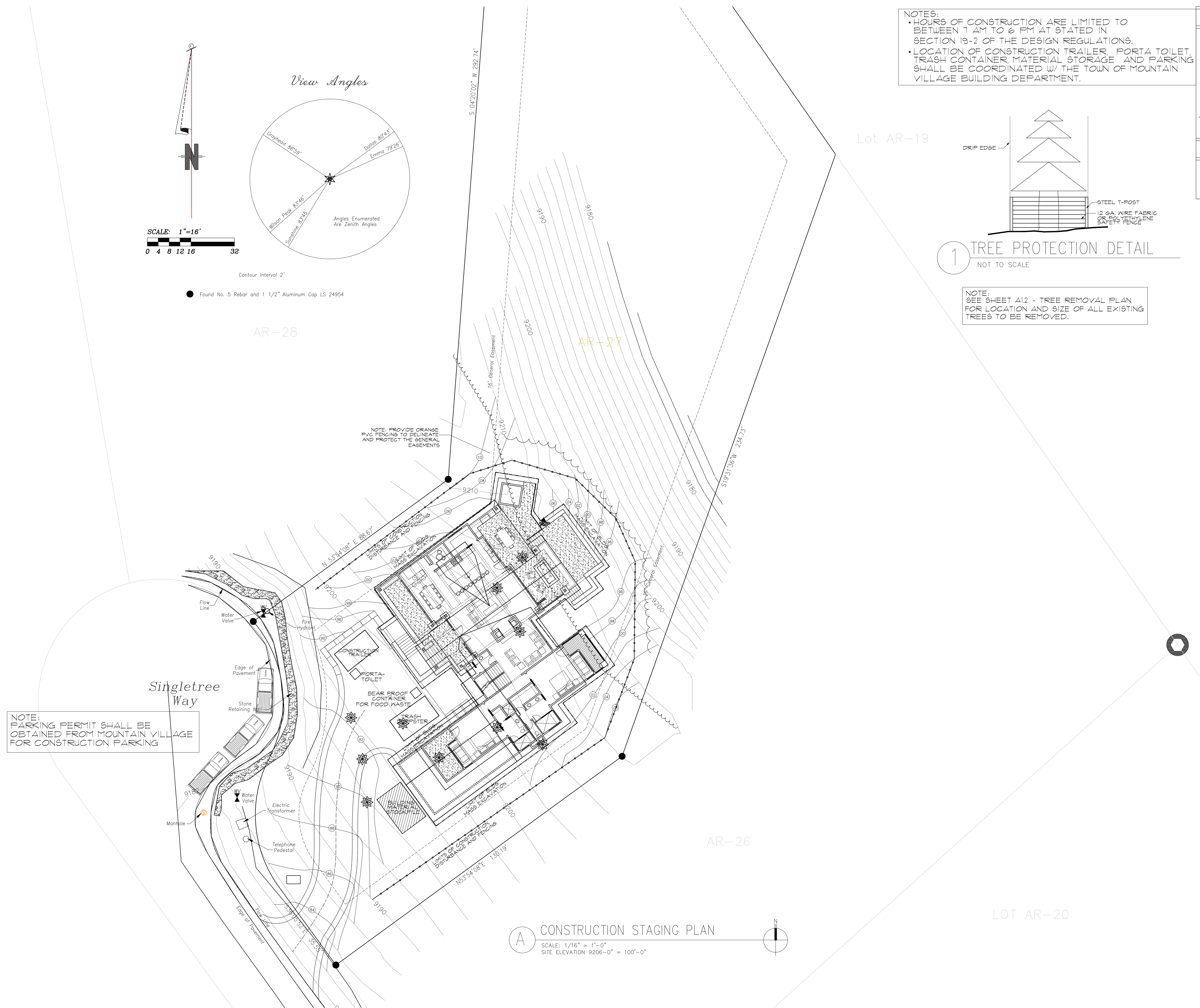
LEGEND

..... EXISTING CONTOUR
 _____ PROPOSED CONTOUR



1 TREE PROTECTION DETAIL
 NOT TO SCALE

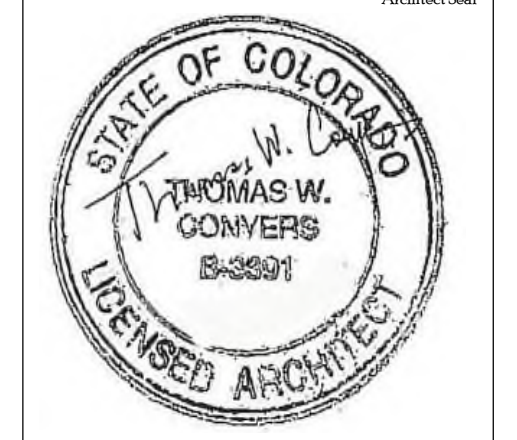
NOTE:
 SEE SHEET A12 - TREE REMOVAL PLAN FOR LOCATION AND SIZE OF ALL EXISTING TREES TO BE REMOVED.



A CONSTRUCTION STAGING PLAN
 SCALE: 1/16" = 1'-0"
 SITE ELEVATION 9206'-0" = 100'-0"

WORRICH RESIDENCE
LOT AR-27
 MOUNTAIN VILLAGE, COLORADO

DESCRIPTION	DATE
DRS SUBMITTAL	4-10-16
HOA REVIEW	2-26-16
PROGRESS	10-14-15



STAGING PLAN
 Drawing No.

A1.4



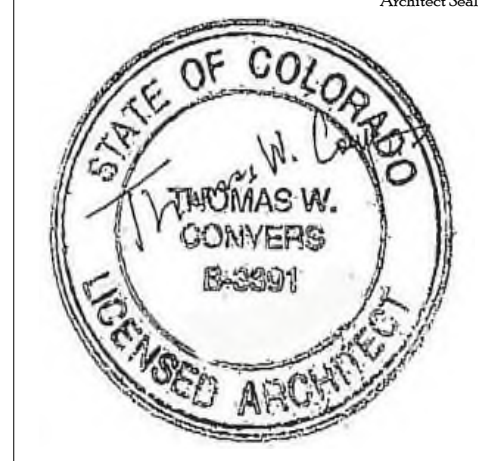
TAG	DESCRIPTION	SPECIFICATION
L1	6" SLOPED RECESSED CAN 7/12-12/12	JUNO 6" IC928 W/ 604B-BR TRIM ORB TRIM AT WOOD CEILINGS LED BULBS 10 watt - SEE CUTSHEET
L2	4" RECESSED CAN	JUNO 4" IC1 W/ 17C TRIM LED BULBS 10 watt - SEE CUTSHEET
L10	EXTERIOR SCONCE	HUBBARDTON FORGE AIRIS - MED. - OIL RUBBED BRONZE FINISH LED BULBS 10 watt - SEE CUTSHEET MOUNT 6"-8" ABOVE FINISH FLOOR, TYP.
J1	EXTERIOR HANGING FIXTURE	HUBBARDTON FORGE AIRIS - MED. - OIL RUBBED BRONZE FINISH LED BULBS 10 watt - SEE CUTSHEET HANG FROM STRUCTURE
L14	STEP LIGHTS	LED BULBS 10 watt - SEE CUTSHEET MOUNT 18" AFF



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WORRICH RESIDENCE
LOT AR-27
MOUNTAIN VILLAGE, COLORADO

DESCRIPTION	DATE
DRB SUBMITTAL	4-30-16
HOA REVIEW	2-26-16
PROGRESS	10-14-15

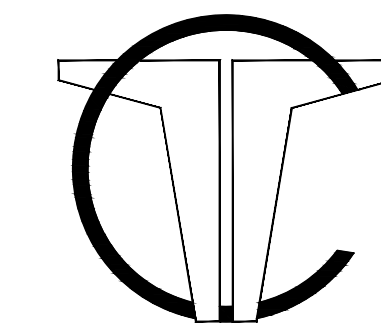


EXTERIOR LIGHTING

A15

A EXTERIOR LIGHTING PLAN
SCALE: 1/16" = 1'-0"
SITE ELEVATION 9206'-0" = 100'-0"

AR-26



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WORRICH RESIDENCE
LOT AR-27
MOUNTAIN VILLAGE, COLORADO

DESCRIPTION	DATE
PROGRESS	10-14-15
HOA REVIEW	2-26-16
DRS SUBMITTAL	4-19-16

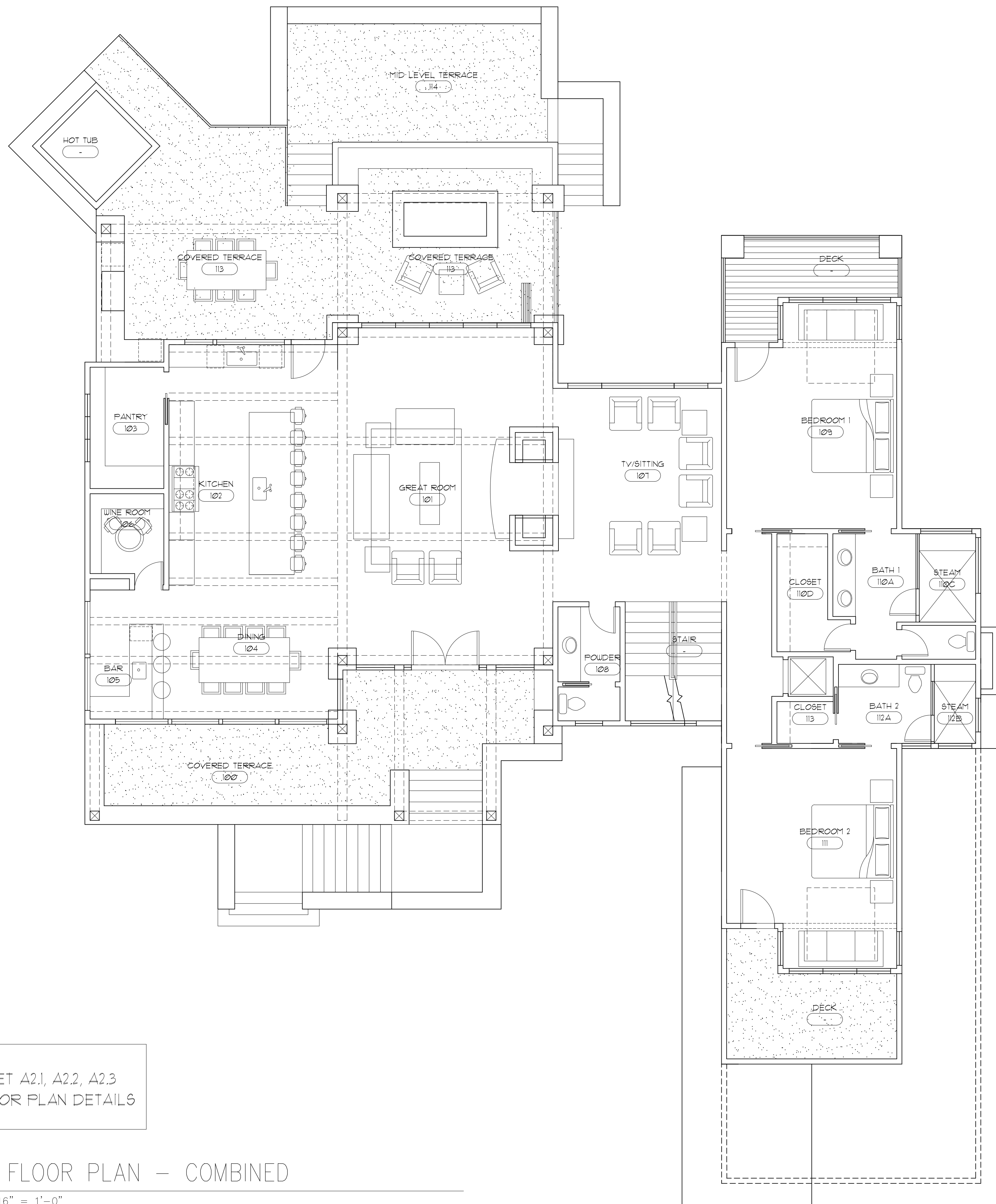
Architect Seal



FLOOR PLAN

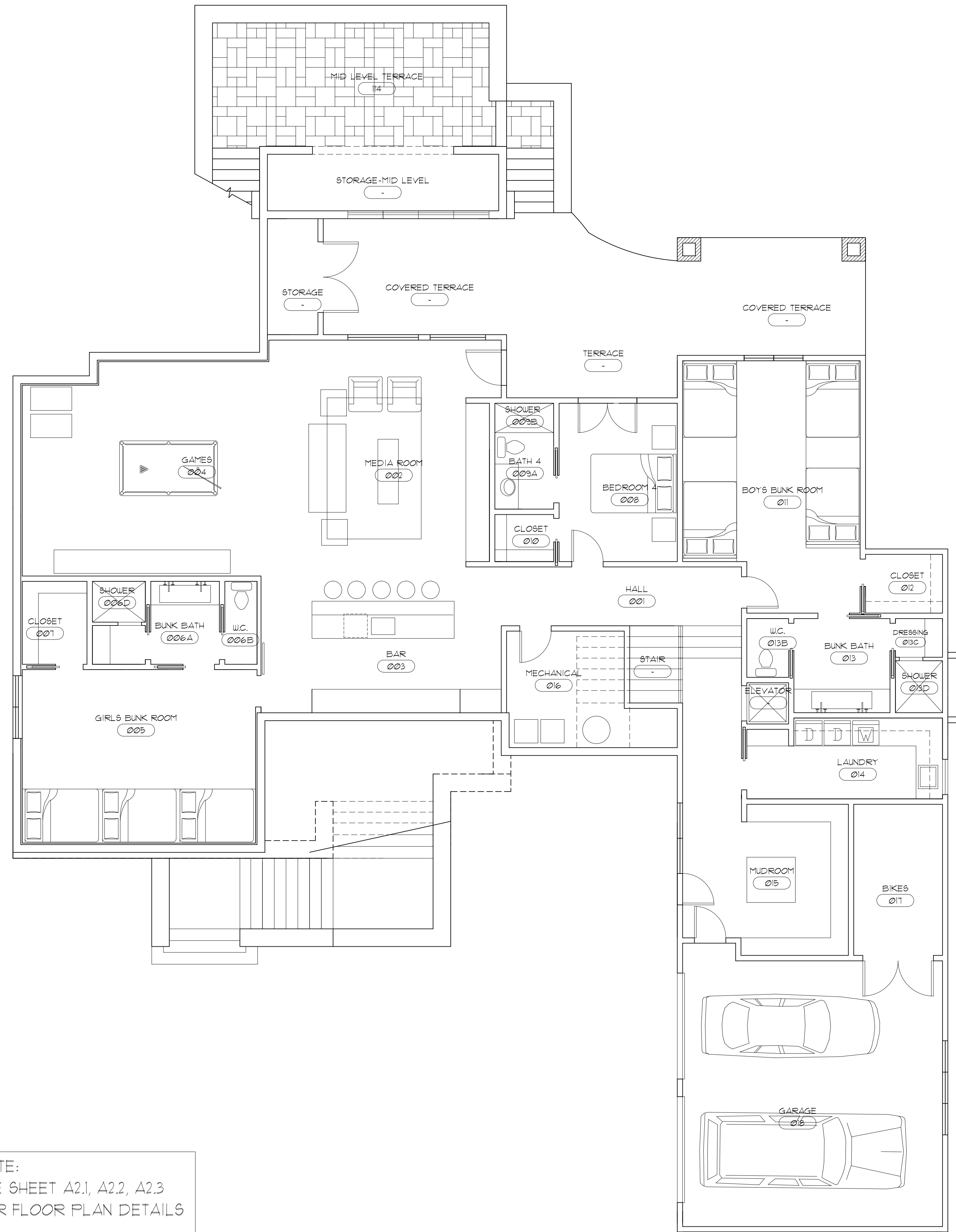
Drawing No.

A2.0A



NOTE:
SEE SHEET A2.1, A2.2, A2.3
FOR FLOOR PLAN DETAILS

A FIRST FLOOR PLAN - COMBINED
SCALE: 3/16" = 1'-0"

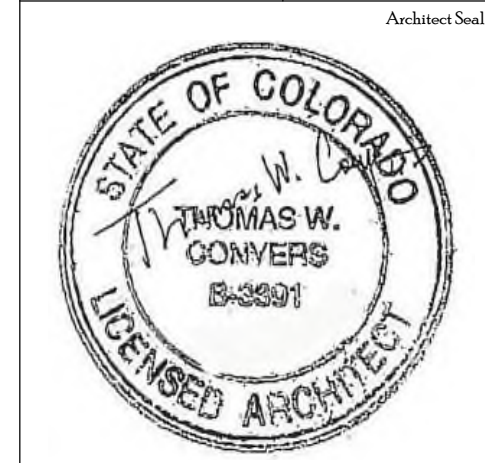


NOTE:
SEE SHEET A2.1, A2.2, A2.3
FOR FLOOR PLAN DETAILS

A LOWER FLOOR PLAN – COMBINED
SCALE: 3/16" = 1'-0"

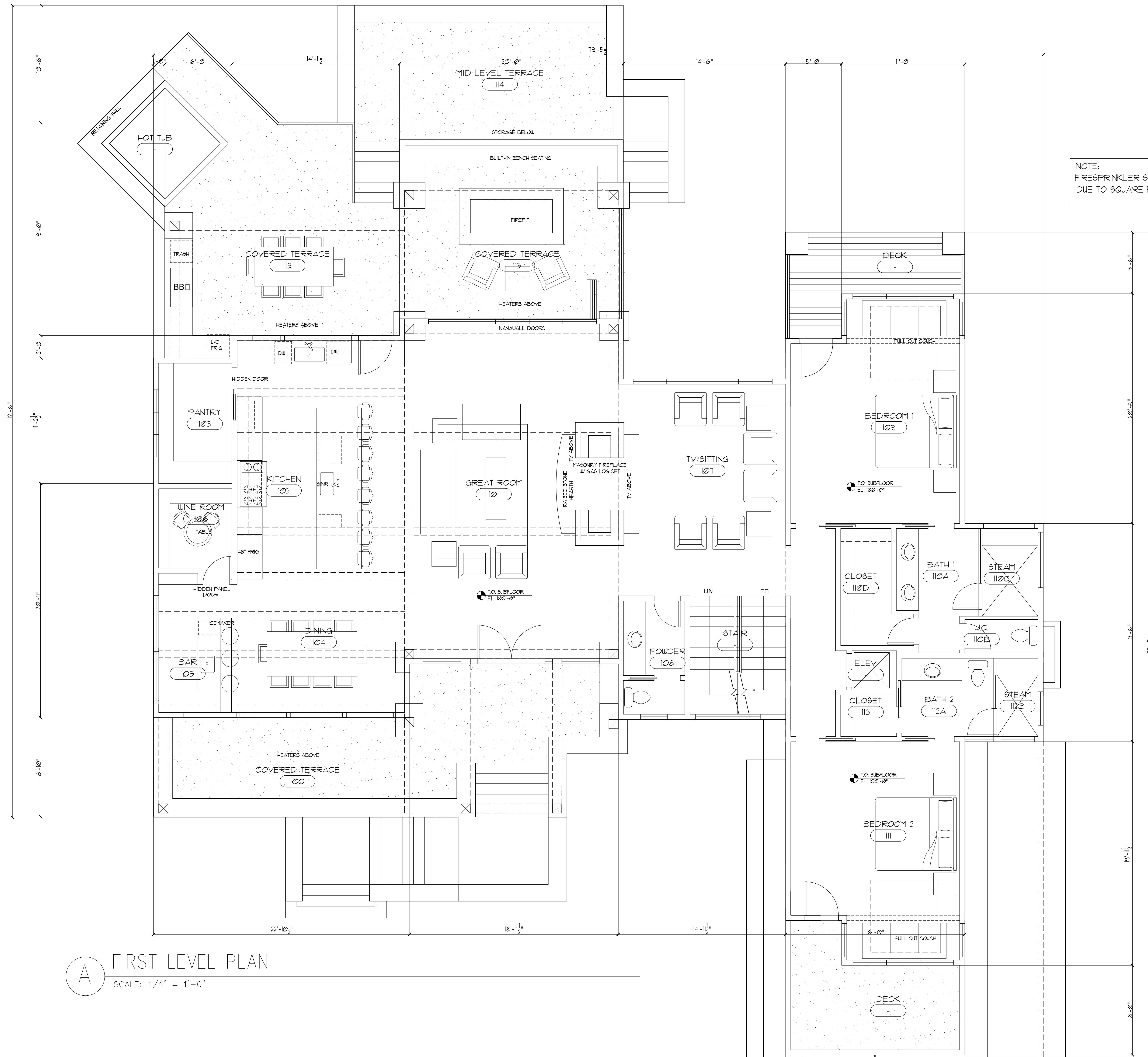
WORRICH RESIDENCE
LOT AR-27
MOUNTAIN VILLAGE, COLORADO

DRS SUBMITTAL	4-19-35
HOA REVIEW	2-26-35
PROGRESS	10-14-15
DESCRIPTION	DATE



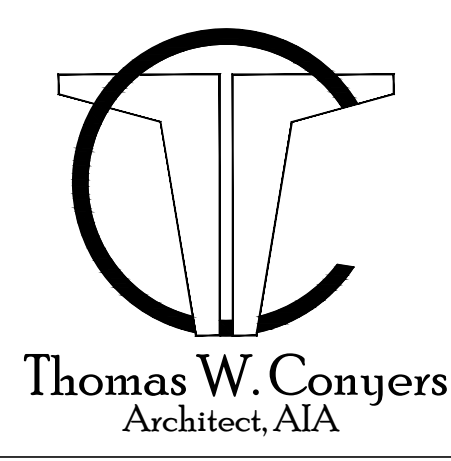
FLOOR PLAN
Drawing No.

A2.0B



NOTE:
 FIRESPRINKLER SYSTEM REQUIRED
 DUE TO SQUARE FOOTAGE OVER 3600 SF.

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



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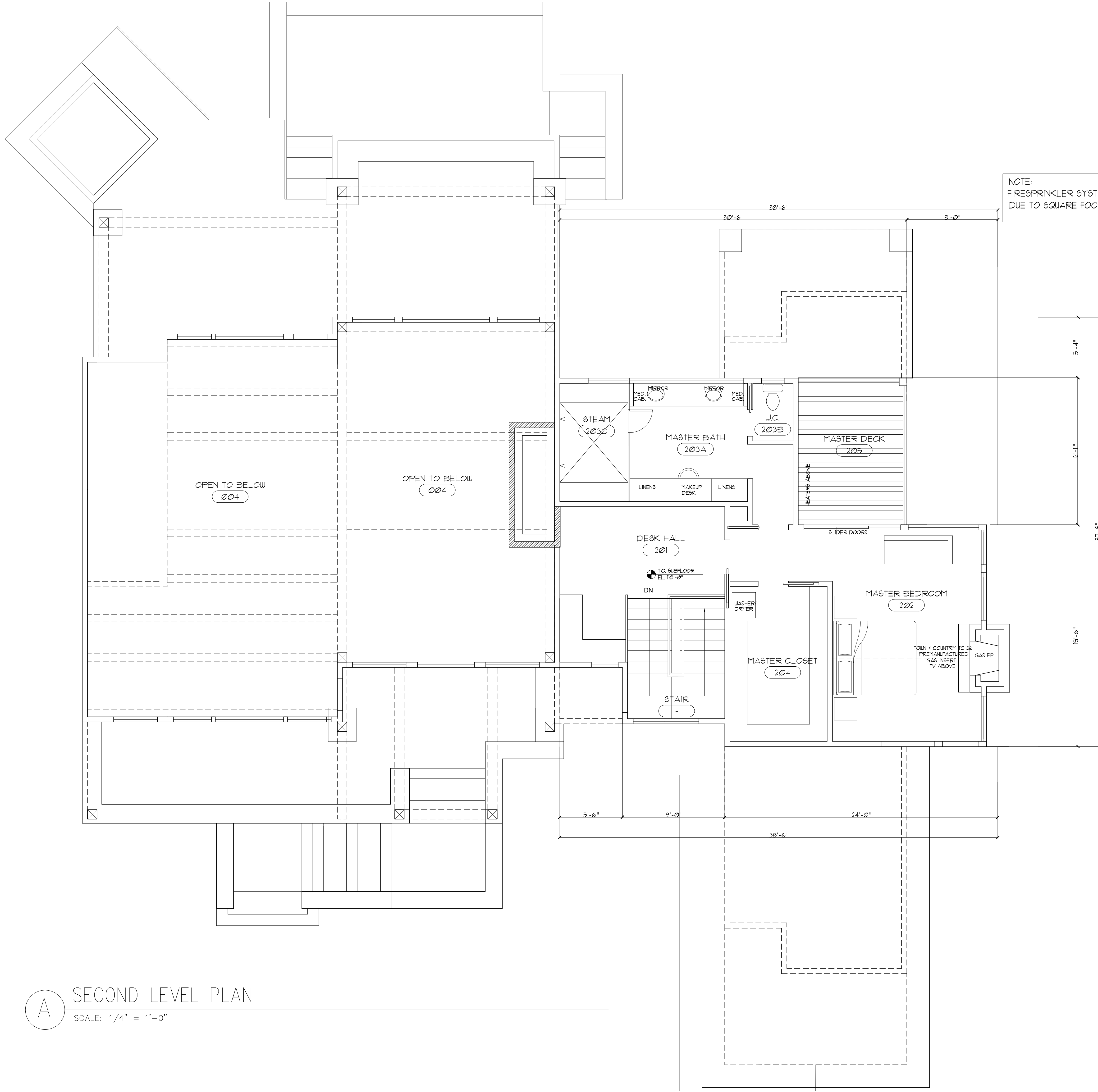
WORRICH RESIDENCE
LOT AR-27
 MOUNTAIN VILLAGE, COLORADO

DRG SUBMITTAL	4-19-35
HOA REVIEW	2-26-35
PROGRESS	10-14-15
DESCRIPTION	DATE



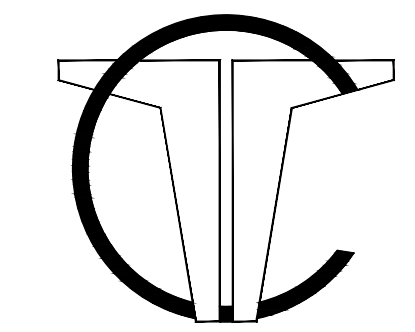
FLOOR PLAN
 Drawing Title
 Drawing No.

A2.1



NOTE:
 FIRESPRINKLER SYSTEM REQUIRED
 DUE TO SQUARE FOOTAGE OVER 3600 SF.

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

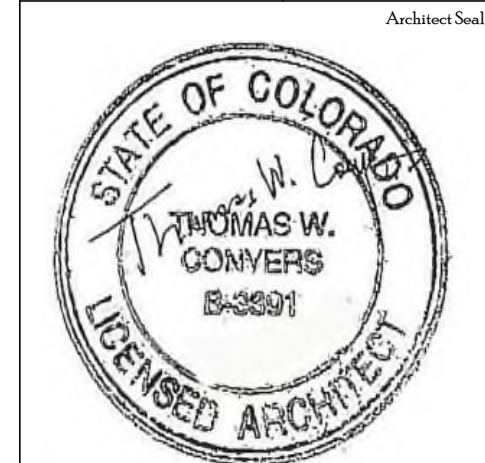


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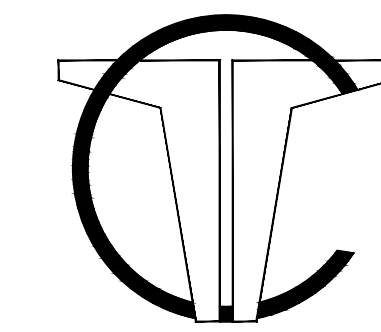
WORRICH RESIDENCE
LOT AR-27
 MOUNTAIN VILLAGE, COLORADO

DRG SUBMITTAL	4-19-35
HOA REVIEW	2-26-35
PROGRESS	10-14-15
DESCRIPTION	DATE



FLOOR PLAN

A2.2

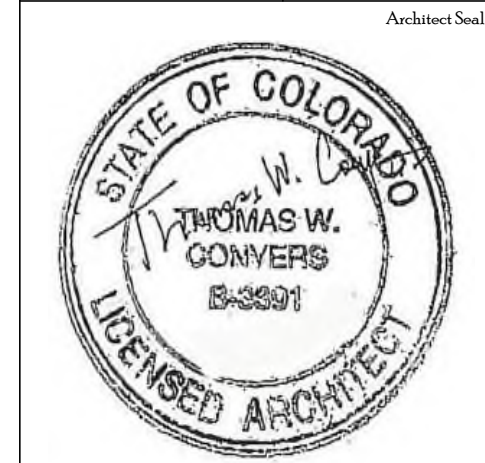


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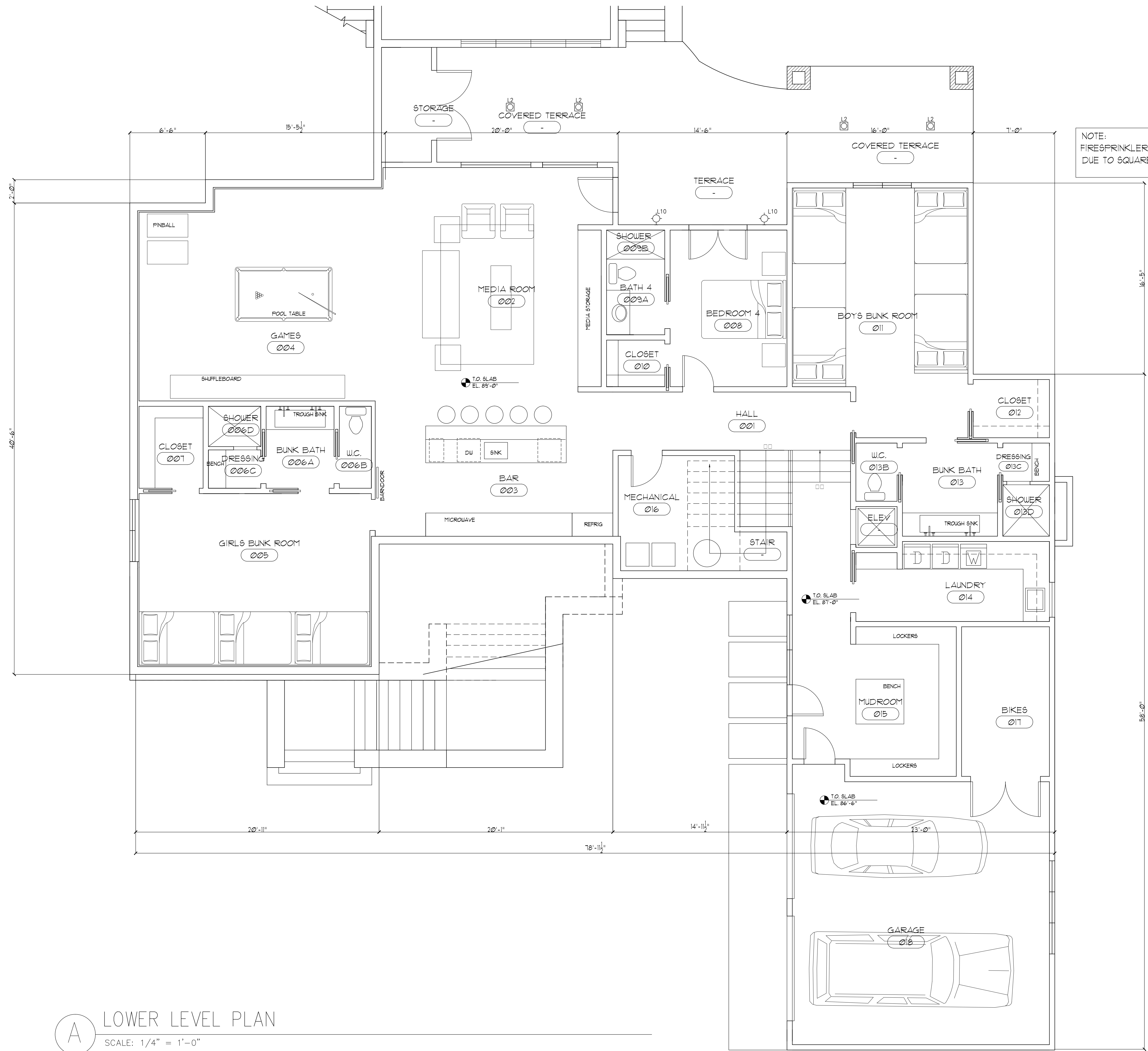
WORRICH RESIDENCE
LOT AR-27
MOUNTAIN VILLAGE, COLORADO

DRS SUBMITTAL	4-19-35
HOA REVIEW	2-26-35
PROGRESS	10-14-15
DESCRIPTION	DATE



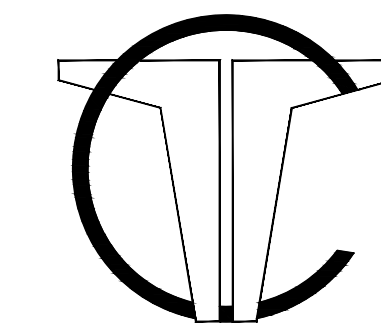
FLOOR PLAN
Drawing No.

A2.3



NOTE:
FIRESPRINKLER SYSTEM REQUIRED
DUE TO SQUARE FOOTAGE OVER 3600 SF.

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

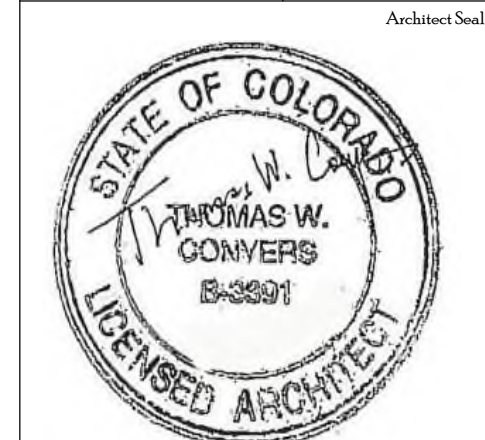


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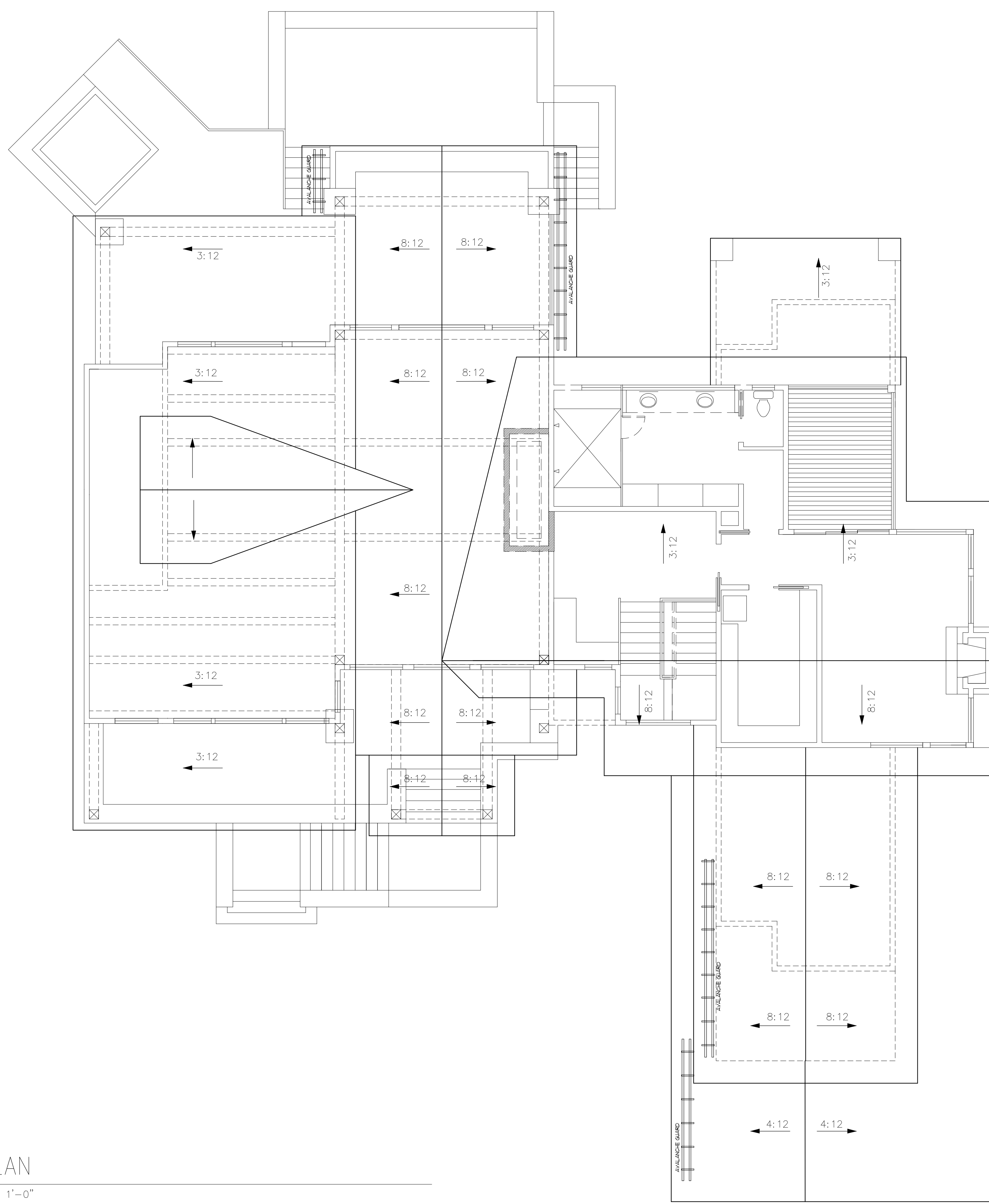
WORRICH RESIDENCE
LOT AR-27
MOUNTAIN VILLAGE, COLORADO

DRB SUBMITTAL	4-30-35
HOA REVIEW	2-26-35
PROGRESS	10-14-15
DESCRIPTION	DATE

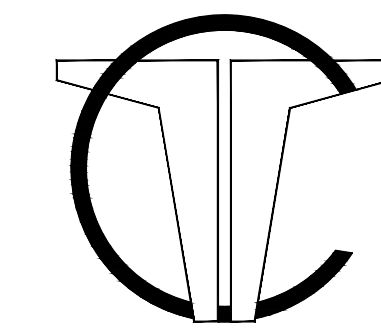


Roofing Title
ROOF PLAN
Drawing No.

A2.4



A ROOF PLAN
SCALE: 3/16" = 1'-0"

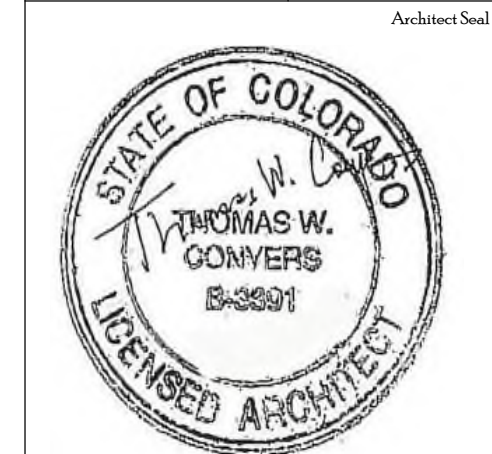


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WORRICH RESIDENCE
LOT AR-27
MOUNTAIN VILLAGE, COLORADO

DRG SUBMITTAL	4-19-35
HOA REVIEW	9-26-35
PROGRESS	10-14-15
DESCRIPTION	DATE



ELEVATIONS

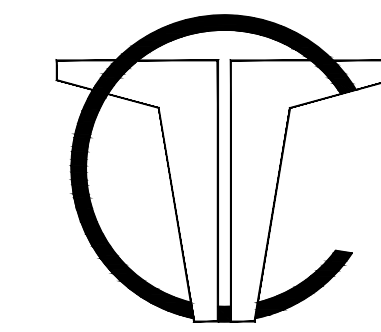
A3.1



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



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



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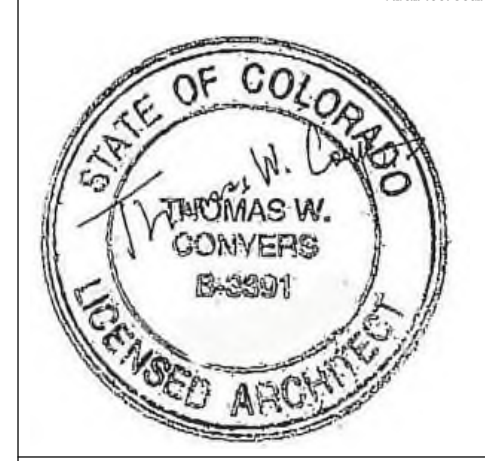
1 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



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

WORRICH RESIDENCE
LOT AR-27
MOUNTAIN VILLAGE, COLORADO

DRG SUBMITTAL	4-10-10
HOA REVIEW	9-26-10
PROGRESS	10-14-10
DESCRIPTION	DATE

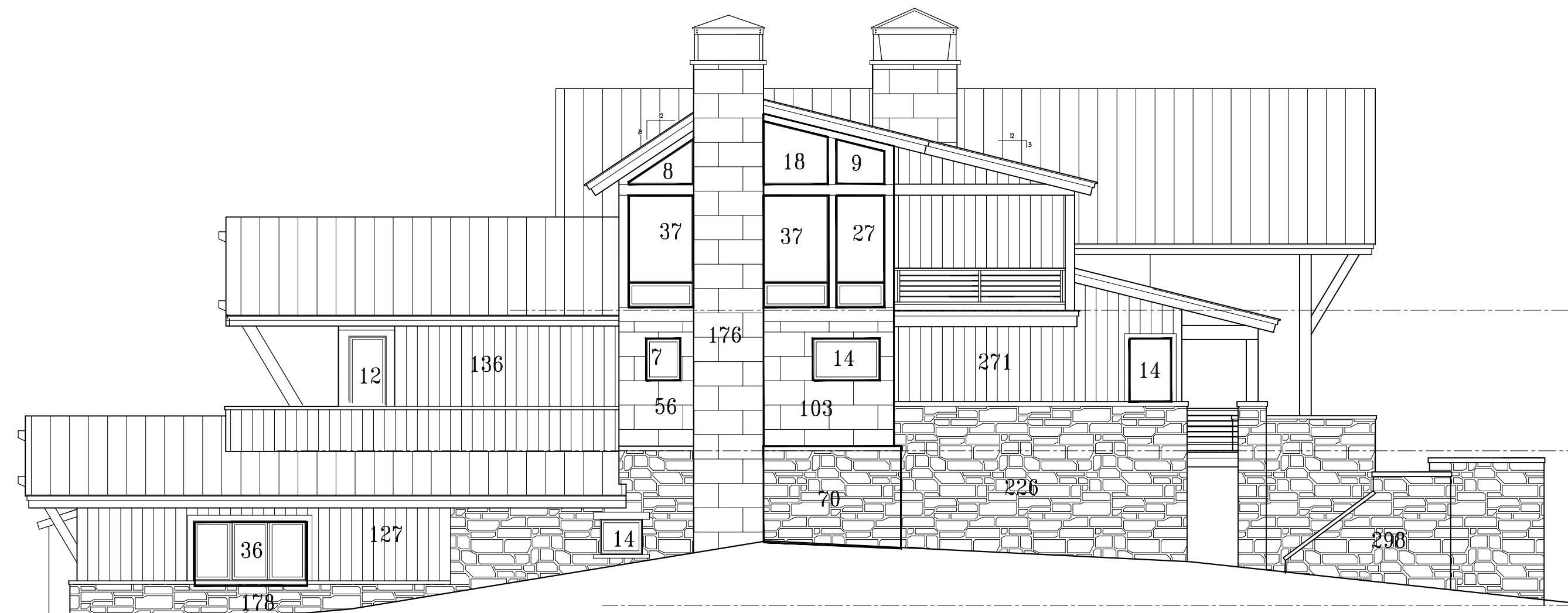


ELEVATIONS

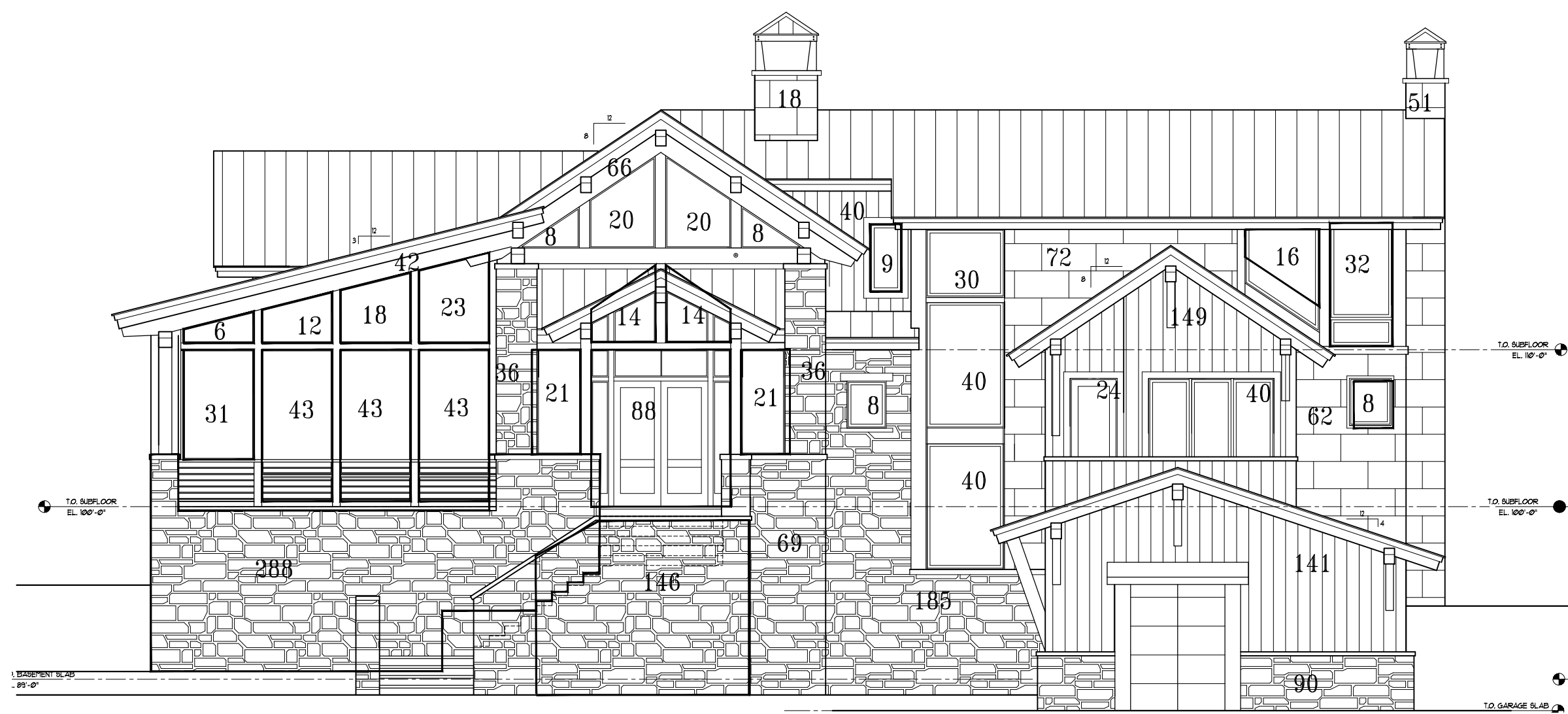
A3.2



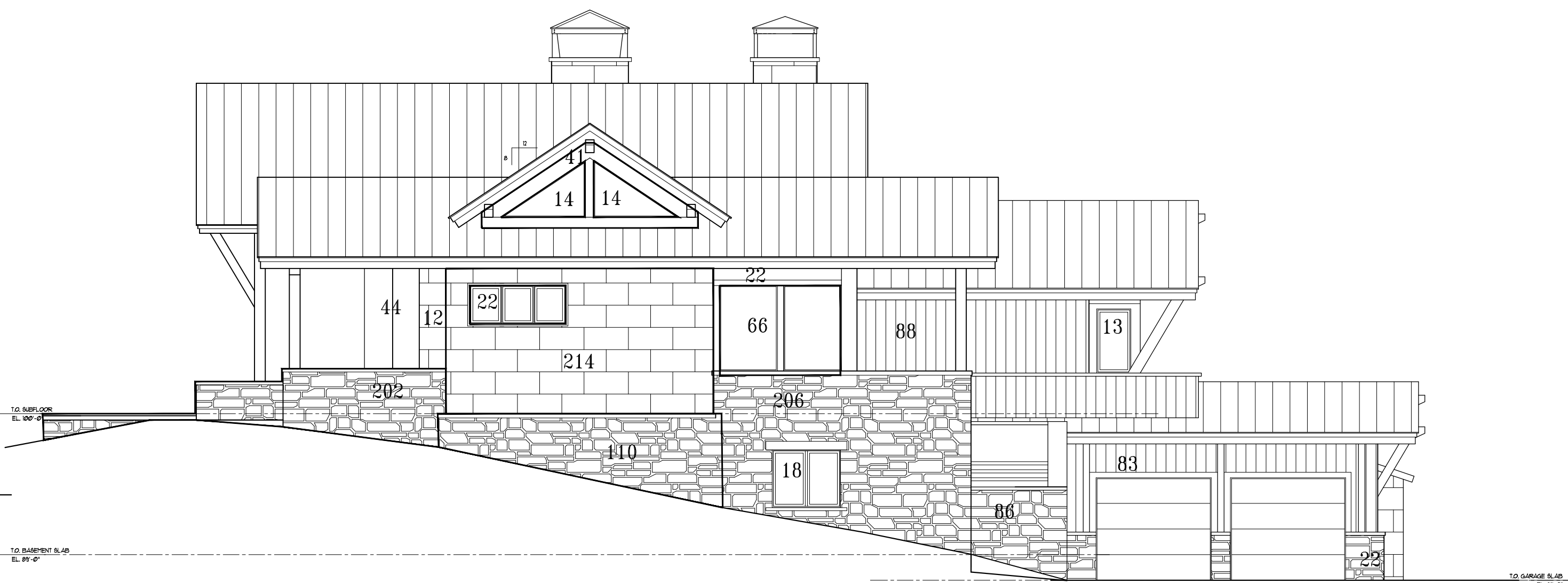
A NORTH ELEVATION
SCALE: 1/8" = 1'-0"



B EAST ELEVATION
SCALE: 1/8" = 1'-0"

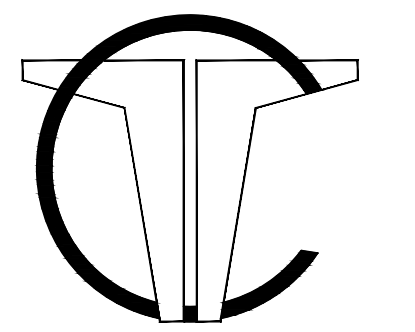


C SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



D WEST ELEVATION
SCALE: 1/8" = 1'-0"

MATERIAL CALCULATION AREA SUMMARY	
NORTH ELEVATION	
STONE VENEER	896 S.F.
BARNWOOD SIDING	338 S.F.
METAL PANEL SIDING	136 S.F.
WOOD ACCENTS	139 S.F.
FENESTRATION	850 S.F.
EAST ELEVATION	
STONE VENEER	772 S.F.
BARNWOOD SIDING	534 S.F.
METAL PANEL SIDING	335 S.F.
WOOD ACCENTS	44 S.F.
FENESTRATION	237 S.F.
SOUTH ELEVATION	
STONE VENEER	872 S.F.
BARNWOOD SIDING	350 S.F.
METAL PANEL SIDING	203 S.F.
WOOD ACCENTS	136 S.F.
FENESTRATION	701 S.F.
WEST ELEVATION	
STONE VENEER	626 S.F.
BARNWOOD SIDING	171 S.F.
METAL PANEL SIDING	442 S.F.
WOOD ACCENTS	63 S.F.
FENESTRATION	188 S.F.
TOTALS	
STONE VENEER	3166 S.F.
BARNWOOD SIDING	1393 S.F.
METAL PANEL SIDING	1116 S.F.
WOOD ACCENTS	382 S.F.
FENESTRATION	1976 S.F.
TOTALS	8033 S.F.
PERCENTAGES	
STONE VENEER	39%
BARNWOOD SIDING	17%
METAL PANEL SIDING	14%
WOOD ACCENTS	5 %
FENESTRATION	25%



Thomas W. Conyers
Architect, AIA
PO BOX 3383
TELLURIDE, CO 81435
970-369-0007

WORRICH RESIDENCE
LOT AR-27
MOUNTAIN VILLAGE, COLORADO

HOA REVIEW	2-26-20
PROGRESS	10-14-15
DESCRIPTION	DATE

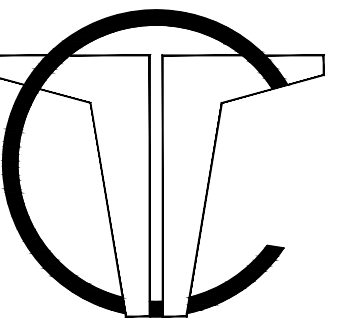


Drawing Title
MATERIAL CALCS
Drawing No.

A3.3

HEIGHT CALCULATION SUMMARY

MAXIMUM RIDGE HEIGHT = 9231'-6"
 36'-4" MAX. FROM EXISTING GRADE
 AVERAGE RIDGE HEIGHT = 24'-4"
 (FROM ADJACENT GRADE)



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 970-369-0007



A NORTH ELEVATION
 SCALE: 1/8" = 1'-0"



B EAST ELEVATION
 SCALE: 1/8" = 1'-0"



C SOUTH ELEVATION
 SCALE: 1/8" = 1'-0"



D WEST ELEVATION
 SCALE: 1/8" = 1'-0"

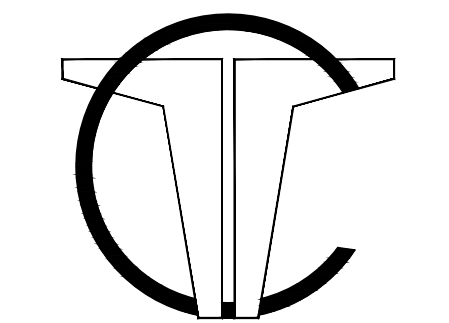
WORRICH RESIDENCE
 LOT AR-27
 MOUNTAIN VILLAGE, COLORADO

HOA REVIEW	2-26-30
PROGRESS	10-14-15
DESCRIPTION	DATE



HEIGHT CALCS
 Drawing No.

A3.4



Thomas W. Conyers
Architect, AIA
P.O. BOX 3383
TELLURIDE, CO 81435
970-369-0057

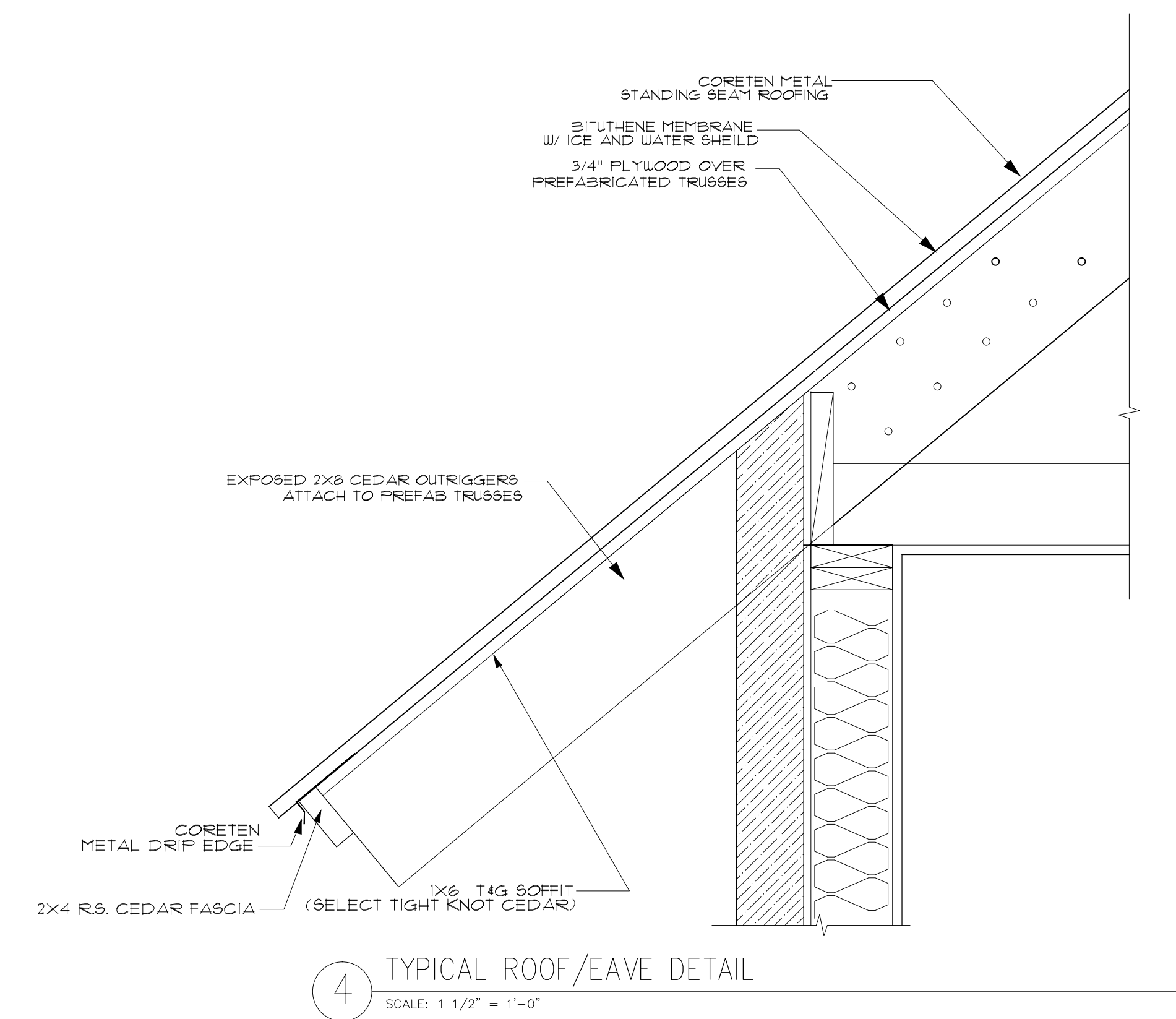
WORRICH RESIDENCE
LOT AR-27
MOUNTAIN VILLAGE, COLORADO

DRS SUBMITTAL	4-30-09
HOA REVIEW	9-30-09
PROGRESS	10-14-10
DESCRIPTION	DATE

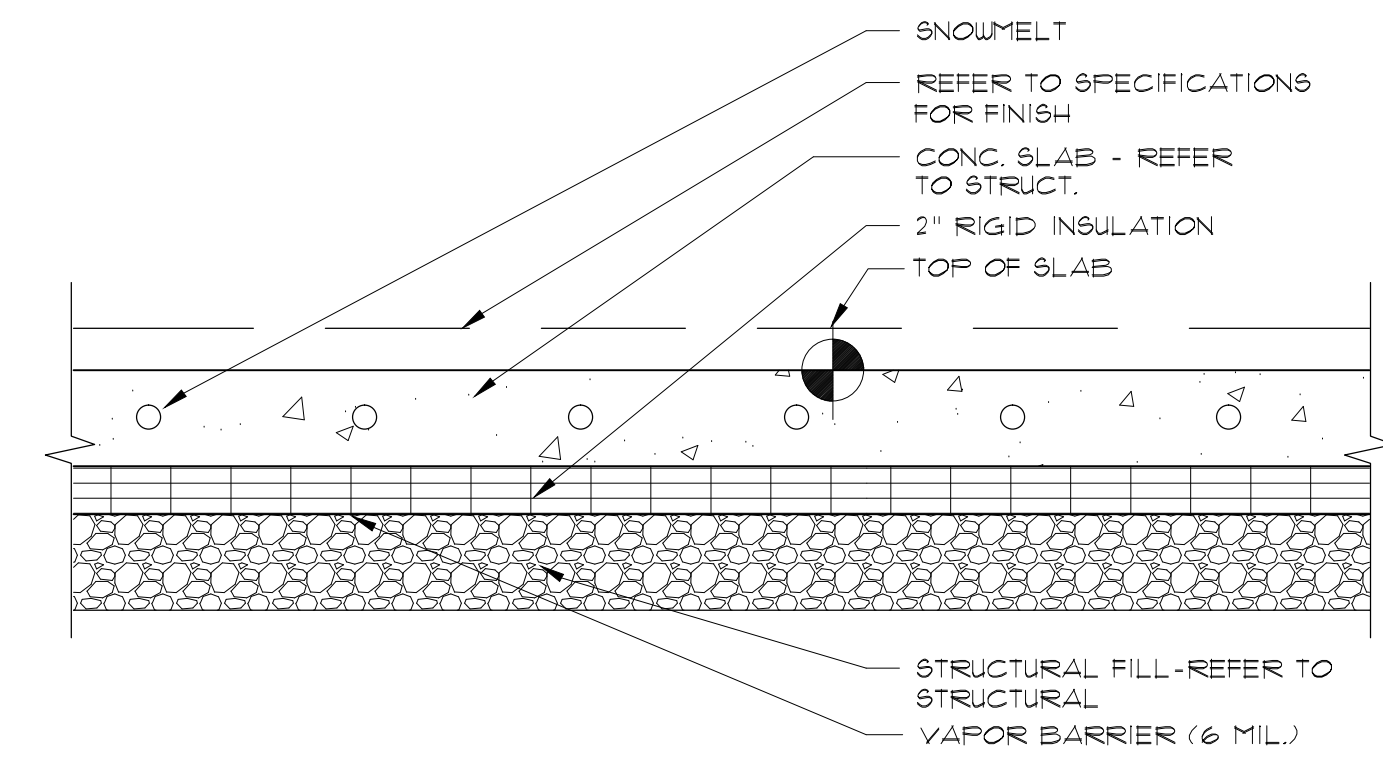


DETAILS
Drawing No.

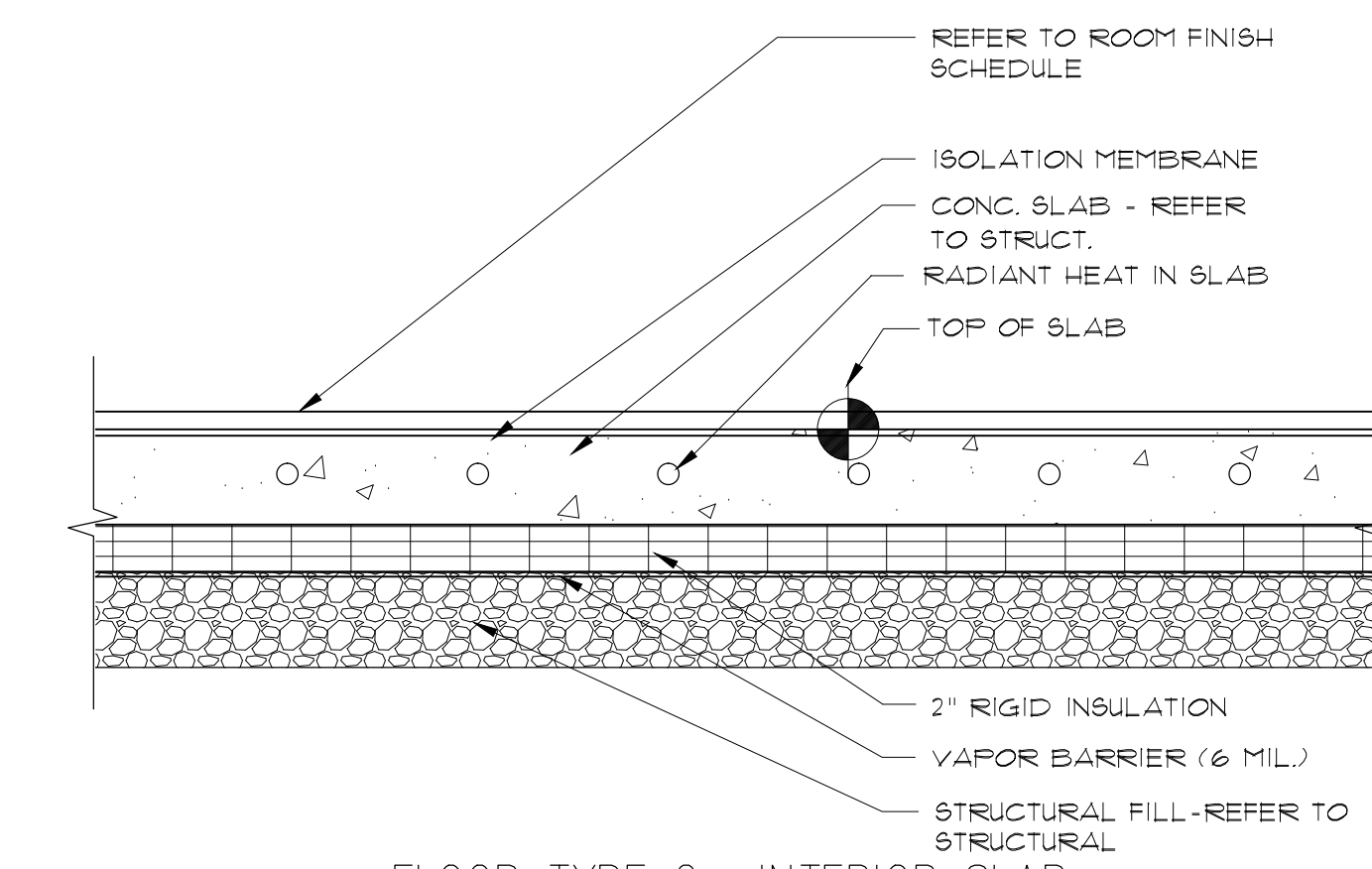
A5.1



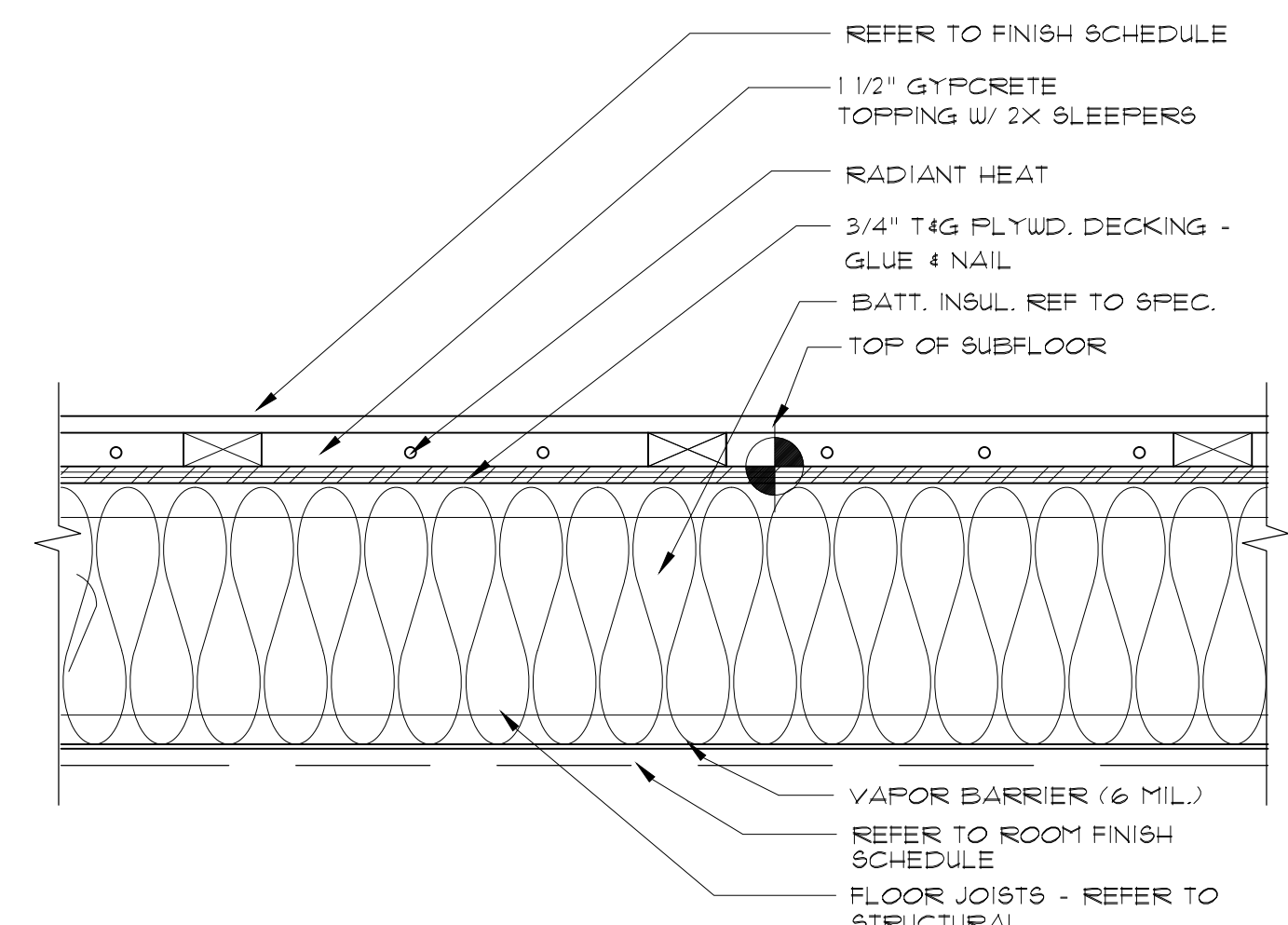
4 TYPICAL ROOF/EAVE DETAIL
SCALE: 1 1/2" = 1'-0"



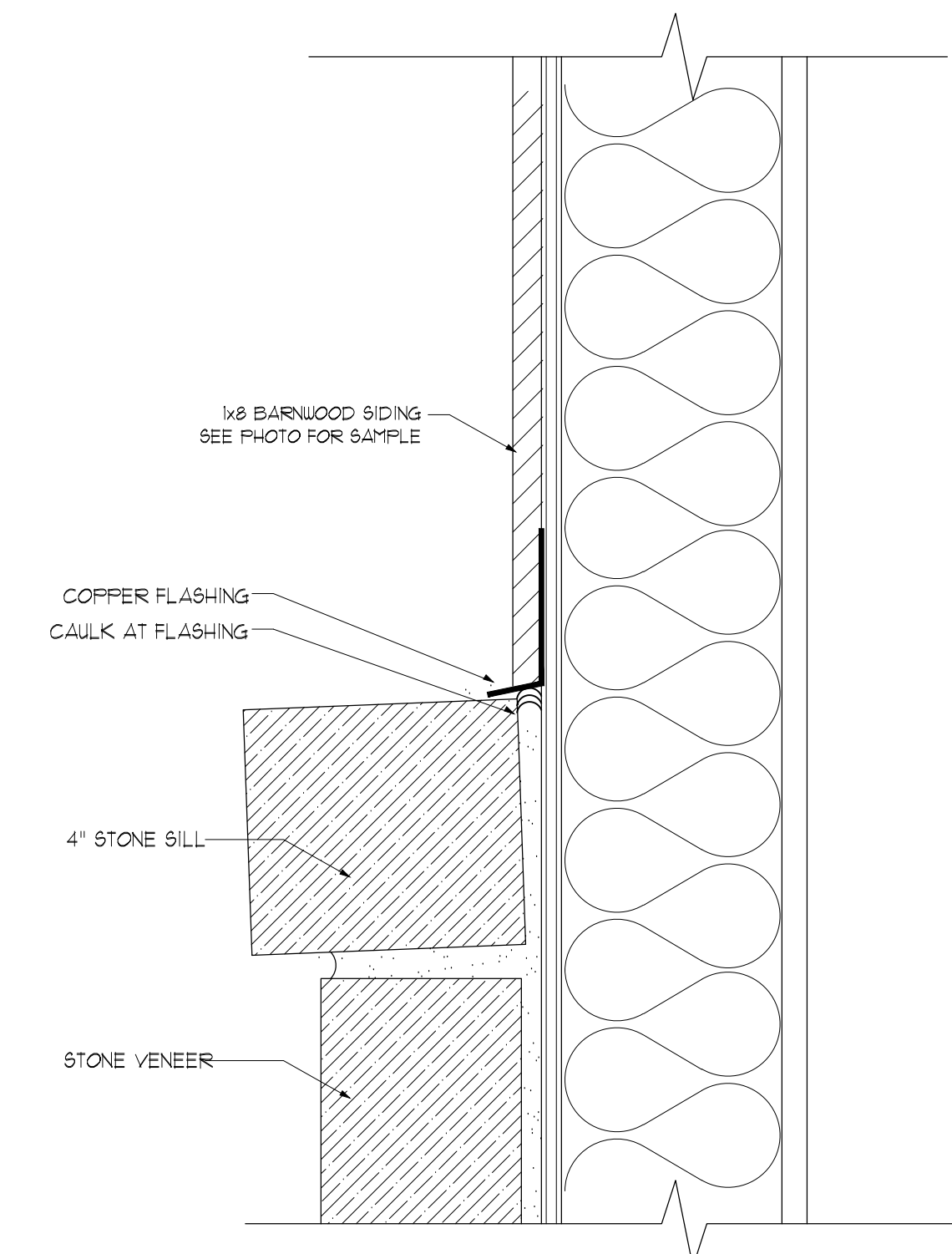
7 FLOOR TYPE 1- EXTERIOR SLAB
SCALE: 1 1/2" = 1'-0"



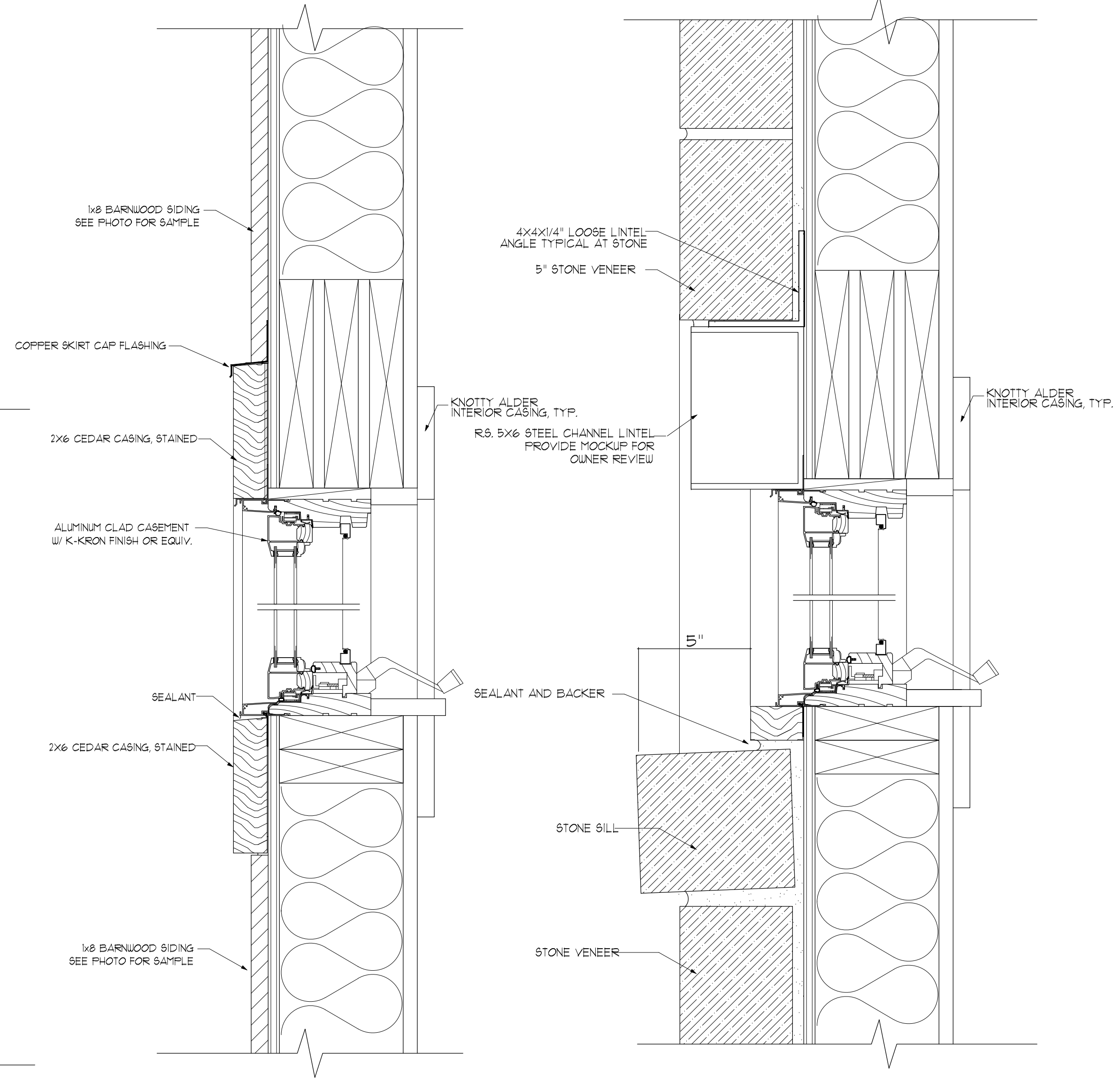
6 FLOOR TYPE 2- INTERIOR SLAB
SCALE: 1 1/2" = 1'-0"



5 FLOOR TYPE 3- TYP. FLOOR/CLG. ASSEMBLY
SCALE: 1 1/2" = 1'-0"



3 STONE CAP DETAIL
SCALE: 3" = 1'-0"



2 WINDOW DETAIL AT WOOD SIDING
SCALE: 3" = 1'-0"

1 WINDOW DETAIL AT STONE VENEER
SCALE: 3" = 1'-0"



4" MINIATURE UNIVERSAL IC NEW CONSTRUCTION HOUSING

INCANDESCENT LAMPS

IC1

Project: _____

Fixture Type: _____

Location: _____

Contact/Phone: _____

PRODUCT DESCRIPTION

IC Air-Loc® New Construction Housing with all 4" trims complies with IECC, Washington State and other state Energy Codes

- Double wall construction
- Energy efficient, sealed inner housing does not require separate ALG gasket
- Air-Loc housing stops infiltration and exfiltration of air, reducing heating and cooling costs
- Can be completely covered with insulation.

PRODUCT SPECIFICATIONS

Lamp Lamp ratings based on trim selected – see reverse.

Socket Medium base porcelain with nickel-plated copper screw shell.

Trims Trim selection shown on reverse.

Labels U.L. listed for through-branch wiring, damp locations and IP

- Product thermally protected against improper use of lamps
- Union made
- UL Listed/CSA certified
- Trim No. 11, 12, 4101, 4102 and 4181 are wet location approved for covered ceiling applications
- Trims 14, 17 are wet location approved for covered ceiling applications, **when used with outdoor rated lamps.**

Testing All reports are based on published industry procedures; field performance may differ from laboratory performance.

Product specifications subject to change without notice.

INSTALLATION

Real Nail 3 Bar Hangers Telescoping Real Nail® 3 system covered under US Patent D552,969 permits quick placement of housing anywhere within 24" O.C. joists or suspended ceilings

- Integral T-bar notch and clip secures housing in suspended ceiling grid – no accessory clips required
- 24" expansion stop allows quick placement of fixture in standard grid spacing
- Bars scored in two locations for fast, clean breaking, allowing housing installation in tight applications
- Bars captive to mounting frame
- Edge-mounted for extra strength
- Captive bugle-headed ring shank nail for quick one-step installation and easy removal with claw hammer for fixture relocation
- Quick-Loc slot (location identified on the mounting frame) and oversized locking set screw lock fixture in position
- Bar hanger foot contoured to align to bottom of construction joist
- Alternate mounting holes included.

Junction Box Pre-wired junction box provided with (6) 1/2" and (1) 3/4" knockouts, (4) Non-metallic sheathed cable connectors and ground wire, U.L. listed/CSA certified for through-branch wiring, maximum 8 No. 12 AWG 90° C branch circuit conductors (3 in, 3 out)

- Junction box provided with removable access plates
- Knockouts equipped with pryout slots.

Mounting Frame 22-gauge die-formed galvanized steel mounting frame

- 9 1/8" L x 6 3/4" W, (excluding bar hangers)
- Rough-in section (junction box, mounting frame, housing and bar hangers) fully assembled for ease of installation.

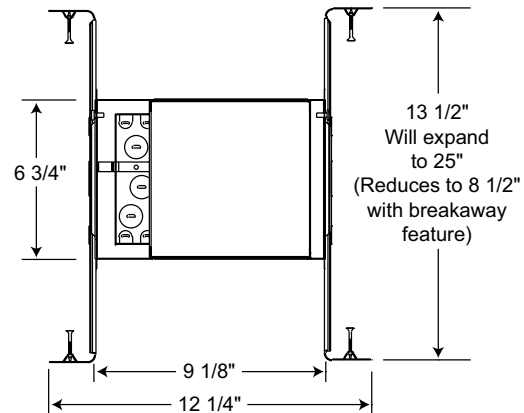
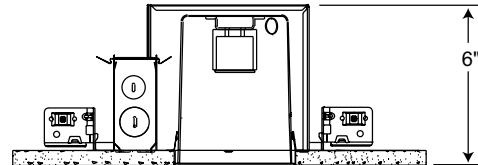
Housing Air-Loc IC housing, .032" aluminum

- Inner housing is vertically adjustable to accommodate up to a 1 3/4" ceiling thickness.

PRODUCT CODES

Catalog Number	Input Voltage	Lamp Rating (max.)
IC1	120V	A19/R14/R16/R20/PAR16/PAR20 (See reverse for max. trim rating)

DIMENSIONS



4 1/2" CEILING CUTOUT

ACCESSORIES

Catalog No.	Description
4TSA	Torsion Spring Adapter (for original style housing)
GU10-WHIP	GU10 Socket Whip











To order, specify catalog number.

4" MINIATURE UNIVERSAL IC NEW CONSTRUCTION HOUSING

INCANDESCENT LAMPS

IC1

ROUND TRIMS/LAMPS

	Cat. No.	Description	Max. Lamp Rating
	13-WH	2" Pinhole with Integral Shield	30W R20/ 35W PAR20
	14B-WH ◆◆ 14B-SC ◆◆ 14B-ABZ ◆◆ 14B-BL ◆◆ 14W-WH ◆◆	Black Baffle Black Baffle Black Baffle Black Baffle White Baffle	50W PAR20/R20 (Requires T599 Socket Extender when using GE lamps)
	17C-WH ◆◆ 17G-WH ◆◆ 17B-WH ◆◆ 17PT-SC ◆◆ 17W-WH ◆◆ 17HZ-WH ◆◆ 17WHZ-WH ◆◆ 17WHZ-ABZ ◆◆	Cone - Clear Alzak® Cone - Gold Alzak® Cone - Black Alzak® Cone - Pewter Alzak® Cone - Gloss White Cone - Haze Cone - Wheat Haze Cone - Wheat Haze	50W PAR20/R20
	18-WH 18-SC	Mini Eyeball Mini Eyeball	60W PAR16
	19-WH	Mini Eyeball	25W R14/40W R16 intermediate screw base
	440-WH 440-BL 440-SC 440-ABZ	Flush Gimbal Ring Flush Gimbal Ring Flush Gimbal Ring Flush Gimbal Ring (New tighter gap, uses 2" optical media)	35W MR16/ ES16 GU10 base (Requires GU10-WHIP)
	448-WH 448-SC	Eyeball with Black Baffle Eyeball with Black Baffle	35W MR16/ ES16 GU10 base (Requires GU10-WHIP)
	11-WH ◆	Drop Opal	30W R20
	12W-WH ◆ 12W-SC ◆ 12W-ABZ ◆	Shower Trim, frosted perimeter lens Shower Trim, frosted perimeter lens Shower Trim, frosted perimeter lens	30W R20, 50W PAR20 must use T599 Socket Extender
	16-WH	Scoop Wall Wash with higher inner shield	25W R14/40W R16 intermediate screw base

Trim Size: 5" O.D.

Trim Finish: ABZ - Classic Aged Bronze, BL - Black, GP - Graphite,
PW - Plastic White (Polycarbonate material shower trim), SC - Satin Chrome,
SL - Silver, WH - White.








Alzak is a registered trademark of Alcoa Corp.

Note: In Canada when insulation is present, Type IC fixtures must be used.






Air-Loc JUNO IC housings meet IECC Energy Code requirements per ASTM E283.
Air-Loc® rated trims are pre-gasketed for minimum air leakage with IC housings.

◆ UL Listed for use in wet location.

◆◆ UL Listed for use in wet location with outdoor rated lamp.

	Cat. No.	Description	Max. Lamp Rating
	4101-WH ◆ 4101-SC ◆ 4101-ABZ ◆	Beveled Dome Shower Beveled Dome Shower Beveled Dome Shower	50W PAR20, 30W R20
	4102-WH ◆ 4102-SC ◆ 4102-ABZ ◆	Beveled Shower Beveled Shower Beveled Shower	50W PAR20, 30W R20
	4103FROST-WH 4103FROST-SC	Beveled Cylinder Beveled Cylinder	50W PAR/R20
	4104HZ-SC 4104WHZ-ABZ	Beveled Cone Beveled Cone	50W PAR/R20
	4150MESH-SC	Cylinder	50W PAR20, 30W R20
	4180FROST	Solid Glass Collar (torsion spring attachment)	50W PAR/R20 must use T599 Socket Extender
	4181CLEAR ◆	All Glass Shower (torsion spring attachment)	35W PAR20, 30W R20

SQUARE TRIMS/LAMPS

	Cat. No.	Description	Max. Lamp Rating
	175Q-HZ-WH ◆◆ 175Q-W-WH ◆◆ 175Q-B-WH ◆◆ 175Q-WHZ-WH ◆◆	Square Downlight - Haze Reflector Square Downlight - White Reflector Square Downlight - Black Alzak Reflector Square Downlight - Wheat Haze Reflector	50W PAR20 (Requires T599 socket extender), 39W PAR20, 30W R20
	135Q-WH	Square Pinhole	39W PAR20 (Requires T599 socket extender), 35W PAR20, 30W R20
	4405Q-WH 4405Q-BL	Square Flush Gimbal	35W MR16 120V GU10 Base (Requires GU10-WHIP) 35° Vertical Adjustment
	125Q-W-WH ◆	Square Frosted Lens with Clear Center	50W PAR20 (Requires T599 socket extender), 30W R20
	GU10-WHIP	GU10 Socket Whip	



PRODUCT SPECIFICATIONS

Airis Large Mini Pendant

Base Item #18793

Item #18793-393-051268

If you take a quick look, you may be convinced the Airis Pendant is rocketing upward, leaving a vapor trail. There is an indisputable sense of airiness to the composition and it will give a space a light, unique design element. Crafted here at our forge by Vermont artisans.

**FINISH**

Bronze - 05

GLASSSeeded Clear Glass
(1)**CANOPY STYLE**

Single

OVERALL HEIGHT

Long: 49" - 67" (393)

LAMPING

Incandescent

SPECIFICATIONS

Airis Large Mini Pendant

Base Item #: 18793

Item #: 18793-393-051268

Adjustable Pendant with diffuser options; Airis Medium

- Handcrafted to order by skilled artisans in Vermont, USA
- Lifetime Limited Warranty when installed in residential setting
- Slope ceiling adaptable
- Includes adjustable stem and canopy kit

Dimensions

Height	21.60"
Length	4.80"
Width	4.80"
Overall Height	49.30" to 67.00"
Packed Weight	14.10 lbs
Shipping (DIM) Weight	21.00 lbs

Incandescent Lamping

Socket: GU10 Halogen

Bulb: MR-16 reflector, 50W Max

Number of Bulbs: 1 (not included)

Voltage: 120V

Location Rating

Indoor Damp

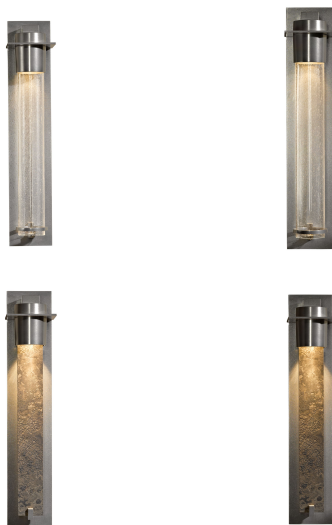
Safety Rating

UL, CUL listed

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800-826-4766 | <http://www.hubbardtonforge.com>

PRODUCT SPECIFICATIONS

Airis Sconce

**Base Item #206455**

Item #206455-82-I211

If you take a quick look, you may be convinced the Airis Wall Sconce is rocketing upward. There is an indisputable sense of airiness and movement to the composition and it will give a space a light, unique design element. Shaped at our forge here in Vermont.

FINISH

Vintage Platinum - 82

GLASSSeeded Clear Glass
(I)**LAMPING**

Incandescent

SPECIFICATIONS

Airis Sconce

Base Item #: 206455

Item #: 206455-82-I211

Direct wire wall sconce with options, medium.

Aluminum

- Handcrafted to order by skilled artisans in Vermont, USA
- Lifetime Limited Warranty when installed in residential setting
- US Patent D608,489

Dimensions

Height	24.30"
Width	5.00"
Projection	5.20"
Product Weight	5.40 lbs
Backplate	4.50" x 4.50"
Vertical Mounting Height	20.90"
Packed Weight	9.10 lbs
Shipping (DIM) Weight	28.00 lbs

Incandescent Lamping

Socket: GU10 Halogen

Bulb: MR-16 reflector, 35W Max

Number of Bulbs: 1 (not included)

Voltage: 120V

Location Rating

Indoor Damp

Safety Rating

UL, CUL listed

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800-826-4766 | <http://www.hubbardtonforge.com>

Model: WL-LED100

LEDme® Step Light

WAC LIGHTING

Responsible Lighting®



Fixture Type:

Catalog Number:

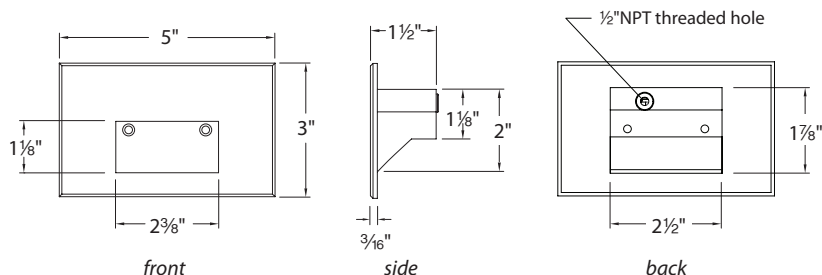
Project: _____

Location: _____

PRODUCT DESCRIPTION

Horizontal rectangle LEDme® Step Light. Designed for safety and style on stairways, patios, decks, balcony areas, walkways and building perimeters.

Features an architectural design. Energy efficient for long-lasting indoor and outdoor lighting solutions. Creates an attractive, romantic impression at night.



FEATURES

- Solid diecast brass, corrosion resistant aluminum alloy, or cast stainless steel construction
- Direct wiring, no driver needed
- Low profile, flush to wall aesthetics with no visible hardware
- 40,000 hour rated life
- Balanced lighting, free of shadows with minimum glare
- IP66 rated, Protected against high-pressure water jets
- Up to 200 fixtures can be connected in parallel
- Replaceable LED module
- 5 year WAC Lighting product warranty

SPECIFICATIONS

Construction: Die-cast aluminum or 316 marine grade cast stainless steel

Power: Direct wiring, no remote driver needed. Input voltage: 120V or 277VAC 50/60Hz

Light Source: 3000K CCT Samsung HV-AC High Power LED, CRI: 85
Optional color lenses. Total power consumption of 3.9W

Mounting: Fits into 2" x 4" J-Box with minimum inside dimensions of 3"L x 2"W x 2"H
Includes bracket for J-Box mount.

Dimming: Dim to 10% with electronic low voltage (ELV) dimmer
Approved dimmers: Lutron Nova-T NTELV-300 & NTELV-600, Lutron Vietri VTELV-600, Lutron Diva DVELV-300P, Lutron Skylark SELV-300P, Lutron Maestro MAELV-600

Standards: IP66, UL & cUL Listed for wet locations

ORDER NUMBER

Model #	Light Color	Finish
WL-LED100 120V WL-LED100F 277V	C White 3000K	BBR Bronze on brass
	AM Amber 610nm	SS Stainless Steel
	RD Red 640nm	BK Black on Aluminum
	BL Blue 450nm	WT White on Aluminum
WL-LED100 120V		*BN Brushed Nickel on Aluminum
		BZ Bronze on Aluminum
	C White 3000K AM Amber 610nm	BBR Bronze on brass

*Brushed Nickel Finish is for interior use only



Example: WL-LED100F-BL-SS

wacighting.com
Phone (800) 526.2588
Fax (800) 526.2585

Headquarters/Eastern Distribution Center
44 Harbor Park Drive
Port Washington, NY 11050

Central Distribution Center
1600 Distribution Ct
Lithia Springs, GA 30122

Western Distribution Center
1750 Archibald Avenue
Ontario, CA 91760

Model: WL-LED100

LEDme® Step Light

WAC LIGHTING

Responsible Lighting®

FIXTURE PERFORMANCE

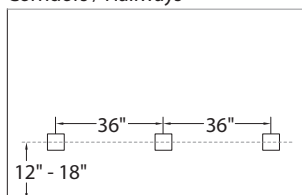
Input Voltage	Light Color	Finish	Lumens
WL-LED100 120V	C White	BBR Bronze on Brass	32
		SS Stainless Steel	45
		BK Black on Aluminum	31
		WT White on Aluminum	68
		*BN Brushed Nickel on Aluminum	31
		BZ Bronze on Aluminum	32
	AM Amber	BBR Bronze on Brass	21
		SS Stainless Steel	28
		BK Black on Aluminum	19
		WT White on Aluminum	38
		*BN Brushed Nickel on Aluminum	19
		BZ Bronze on Aluminum	21
	RD Red	SS Stainless Steel	3
		BK Black on Aluminum	2
		WT White on Aluminum	4
		*BN Brushed Nickel on Aluminum	2
BZ Bronze on Aluminum		2	
BL Blue		SS Stainless Steel	5
	BK Black on Aluminum	3	
	WT White on Aluminum	8	
	*BN Brushed Nickel on Aluminum	3	
	BZ Bronze on Aluminum	4	

Input Voltage	Light Color	Finish	Lumens
WL-LED100F 277V	C White	SS Stainless Steel	37
		BK Black on Aluminum	25
		WT White on Aluminum	58
		*BN Brushed Nickel on Aluminum	25
		BZ Bronze on Aluminum	27
		AM Amber	SS Stainless Steel
	BK Black on Aluminum		14
	WT White on Aluminum		29
	*BN Brushed Nickel on Aluminum		14
	BZ Bronze on Aluminum		15
	RD Red		SS Stainless Steel
		BK Black on Aluminum	1.5
		WT White on Aluminum	3
		*BN Brushed Nickel on Aluminum	1.5
		BZ Bronze on Aluminum	2
		BL Blue	SS Stainless Steel
	BK Black on Aluminum		3
	WT White on Aluminum		6
*BN Brushed Nickel on Aluminum	3		
BZ Bronze on Aluminum	3		

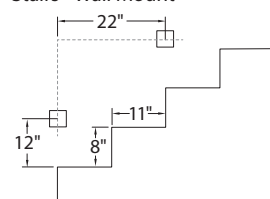
*Brushed Nickel Finish is for interior use only

SPACING RECOMMENDATIONS FOR OPTIMAL LIGHT DISTRIBUTION

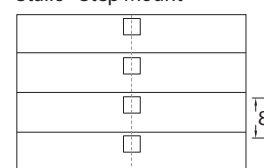
Corridors / Hallways



Stairs - Wall Mount



Stairs - Step Mount



Mount in center of stair as close to the upper tread as possible. For best results use one light per step for steps narrower than 5'.

wacighting.com
Phone (800) 526.2588
Fax (800) 526.2585

Headquarters/Eastern Distribution Center
44 Harbor Park Drive
Port Washington, NY 11050

Central Distribution Center
1600 Distribution Ct
Lithia Springs, GA 30122

Western Distribution Center
1750 Archibald Avenue
Ontario, CA 91760



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

TO: Design Review Board
FROM: Colleen Henderson, Planner II
FOR: Meeting of June 2, 2016
DATE: May 25, 2016
RE: Design Review approval of a single-family home on Unit AR-32 (123 Singletree Way)

PROJECT GEOGRAPHY

Application Overview: The purpose of this agenda item is to have a Design Review Board (DRB) review and approval of a proposed new Single-family home.

Legal Description: Unit AR-32
Agent: John Horn
Applicant/Owner: Emily and Garrett Brafford
Zoning: Multi-family
Existing Use: Vacant
Proposed Use: Single-family
Lot Size: 0.60 acres
Adjacent Land Uses: **North:** Vacant Single-family
South: Vacant and Open Space (AR-OS-DR)
East: Vacant Single-family
West: Single-family

ATTACHMENTS

Exhibit A: Applicant's Narrative
Exhibit B: Design Review Plans
Exhibit C: Aerial Photograph

BACKGROUND

The Design Review Board (DRB) conducted a conceptual work session for the proposed project on March 30, 2016 and the applicants have revised their development plans as described in **Exhibit A** and shown in **Exhibit B**. Issues discussed at the work session include:

- General design theme;
- Variation to 35% stone percentage;
- Landscape plan;
- Lighting plan;
- Roof plan;
- Height of structure;
- Construction mitigation plan;
- Adding interest, variety and character to front entryway;
- Parking encroachment;

- Adding variety and detail to railings on rooftop;
- Waiver for plans to be prepared/stamped by Colorado licensed architect; and
- Waiver for grading/drainage and utility plans to be prepared/stamped by a Colorado licensed engineer.

PROJECT SUMMARY

CDC Provision	Requirement	Proposed
Lot Coverage	Building Envelope	
General Easements & Setbacks		
North	Platted with 10' setback	18'
South	Platted with 16' setback	19'
East	16' general easement	17'
West	16' general easement	32'
Maximum Building Height	48'	37'- 1"
Maximum Average Building Height	35'	25'- 3"
Roof Pitch		
Primary (Gable)	6:12 to 12:12	10:12
Primary (Shed)	4:12	3:12, 3:12
Secondary (Gable)	4:12	8:12
Secondary (Shed)	4:12	4:12, 4:12, 4:12
Flat roof (deck over garage)	Specific DRB approval	0:0
Exterior Materials		
Stone	35%	28.9%
Wood	(No requirement)	42.2%
Metal Accents	Specific DRB approval	7.8%
Windows/Doors	40% maximum	21.2%
Parking	1.5 spaces per unit	2 enclosed spaces

CRITERIA FOR DECISION

1. The proposed development meets the Design Regulations;
2. The proposed development is in compliance with the Zoning and Land Use Regulations;
3. The proposed development complies with the road and driveway standards;
4. The proposed development is in compliance with the other applicable regulations of this CDC;
5. The development application complies with any previous plans approved for the site still in effect;
6. The development application complies with any conditions imposed on development of the site through previous approvals; and
7. The proposed development meets all applicable Town regulations and standards.

ANALYSIS

The proposed project complies with the Design Regulations with the variations outlined under "Proposed Variations and Specific Approvals" and the proposed motion. The following are the outstanding issues:

General Easement Setbacks

The proposed residential structure is situated in a common interest community on a 27,136 square foot lot (.60 acres) with two 16-foot general easements (GE) on the east and west side, a 10-foot landscape easement on the north side, and a 16-foot utility easement on the south side of the lot. A 4,385 square foot buildable area is situated in the center of the lot. The proposed residential structure and roof driplines do not encroach into any portion of the GE, landscape easement, or utility easement, however, the structure is located five (5) feet from the eastern GE. CDC Section 17.3.14 states that when a proposed development is approved that is five (5) feet or less from the

GE setback, other setback or a lot line, the review authority approval shall include a condition that a monumented land survey shall be conducted to ensure there are no above-grade or below-grade encroachments into the GE setback. Staff has added a condition of approval to address this CDC requirement.

Lot Coverage

The maximum lot coverage limits set forth in CDC Section 17.3.13 do not apply to this lot in the Village of Adams Ranch since the master development plan is based on building envelopes that are platted as condominium units.

Building Siting Design

The residential structure and roof driplines of the home are located within the allowable buildable area of the unit with no encroachments proposed, however, some disturbances for grading and drainage is proposed within the eastern 16-foot GE. The proposed encroachment into the eastern 16-foot GE will require approval from DRB.

Building Form and Exterior Walls

The proposed building forms portray a mass that is thick and strong, with a heavy, thick massed stone base on all facades. The overall forms of the exterior walls are simple in design in accordance with CDC Section 17.5.6.B.1.(a). The exterior wall material percentages include only 28.9% stone which is a design variation; 42.2% barn wood and cedar shakes; 7.8% rusted corrugated metal siding accent (7.8%) which requires specific approval and 21.2% fenestration. The proposed exterior materials are compatible with area development and exterior colors are natural, warm and subtle.

The applicants are requesting a stone percentage variation because they have revised their development plans to include more stone along the south and east elevations which are visible from both Singletree Way and Singletree Ridge. Staff supports the use of 28.9% stone material in lieu of 35% due to the small size of the lot/structure and also supports integrating the use of rusted corrugated metal siding because it is compatible with area development.

Roof Form, Pitch, and Materials

The CDC allows for primary roof pitches to be between 6:12 and 12:12 and be gable in form, and secondary roofs will not have pitches less than 4:12 and be either gable or shed in form. With this in mind, the roof plan illustrates three primary roofs that are equal in mass as shown on **Exhibit B** (FA-6 and FA-32). One of the primary roofs is gable in form and has a pitch of 10:12 while the other two are shed roofs with 3:12 pitches. The two primary shed roofs do not meet CDC requirements. Additional secondary roof pitches include one (1) 8:12 (gable) and three (3) 4:12 shed roofs. Eaves are square cut with 16 inch overhangs that are proportional to the design of the structure. The roof material will be a combination of standing seam and corrugated metal treated to produce rusting. All entries and doors are protected from snow and ice shedding.

The applicants are requesting a roof form/pitch variation because in response to guidance provided by the DRB, they have added a roof over a portion of the garage deck and need to provide balance with the 3:12 shed roof on the north side of the structure. Staff supports the use of two primary shed roofs with 3:12 pitches because it is generally compatible with area development along Singletree Ridge.

Windows

CDC Section 17.5.6(G)(4) states that windows shall appear to be punched into massive walls and window patterns and reveals need to be carefully studied to create interest and variety. The applicants have submitted a window and door schedule in **Exhibit B** (FA-33) indicating the use of 65 casement windows and seven doors. The fenestration square footage as a percentage of each elevation includes the following:

- North (16.7%);

- South (30%);
- East (32.2%); and
- West (14%).

CDC Section 17.5.6.G.10 states that window frames and trim shall be painted or stained wood, painted or clad aluminum or patina copper clad. According to the applicant's narrative contained in **Exhibit A** (FA-1), window frames and trim will be aluminum clad while the elevations in **Exhibit B** (FA-5) reference vinyl windows. Staff has added a condition of approval to address this CDC requirement.

Exterior Colors

CDC Section 17.5.6.F states that exterior material color shall harmonize with the natural landscape within and surrounding the town. Colors shall be natural, warm and subtle. Any colors used on details such as trim, fascia and timbers can be stronger and provide contrast to the more subtle tones of large wall areas. The applicants will be presenting the proposed exterior materials and colors to the DRB at the hearing.

Decks and Balconies

The proposed project includes incorporating a flat deck over a garage which enables the applicants to take advantage of the views and increase their outdoor living space. According to CDC Section 17.5.6(I), "decks and balconies shall be designed to enhance the overall architecture of the building by creating variety and detail on exterior elevations". The applicants have added a shed roof over a portion of the flat roof above the garage based on discussion during the conceptual worksession and are requesting the use of a horizontal wire deck railing system as shown in **Exhibit B** (FA-30).

Grading and Drainage

The applicants have prepared a grading and drainage plan as shown in **Exhibit B** (FA-3) which proposes limited grading activities onsite and in the general easement (GE). Staff is supportive of the drainage as shown because it is an authorized activity in the GE and the extent of grading has been minimized.

Building Heights

As shown on **Exhibit B** (FA-7 & FA-8), the maximum building height of the proposed home is 37'-1" and the maximum average height is 25'-3". These heights are in compliance with CDC Section 17.3.12 which states the maximum height allowed in the multi-family zone is 48 feet and the maximum average height allowed is 35 feet.

Parking

Unit AR-32 is designated multi-family and CDC Section 17.5.8 states that 1.5 parking spaces are required in this particular zone and the applicants have provided two parking spaces within an enclosed garage.

Landscaping and Irrigation

As shown on **Exhibit B** (FA-9), the landscape plan indicates that four (4) spring snow crabapple trees (1-2" in diameter), one (1) bristlecone pine tree (6' tall), six (6) Montgomery spruce trees (7 gallons each) and nine (9) potentilla shrubs (5 gallons each) will be planted in the areas shown for revegetation. According to CDC Section 17.5.9, Table 5 (Minimum Plant Size) requires deciduous trees to be a minimum of 3-inch caliper diameter at breast height (dbh) and evergreen trees on multi-family lots to be 8 to 12 feet in height. In addition, CDC Section 17.5.9(C)(4) requires certain elements in the irrigation system, such as a backflow preventer, interior and exterior drain valves, and a master control valve. Staff has added conditions of approval to address these CDC requirements.

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

Utilities

As shown on **Exhibit B** (FA-20), the applicants have prepared their own utility plan due to the relatively flat nature of the site with most utilities located on or immediately adjacent to the lot. The applicants are requesting a waiver of the requirement to submit a utility plan prepared by a Colorado registered professional engineer. The Town of Mountain Village public works director has reviewed the utility plan and has requested that all utilities be field verified and staff has added a condition of approval to address this CDC requirement.

Lighting and Address Identification

As shown on **Exhibit B** (FA-10), the proposed lighting plan includes nine (9) sconces and six (6) deck post lights. Sconce locations include the front entryway, garage entrance, and address fixture and all lighting has been designed as full cut-off fixtures with LED bulbs. The applicants are also proposing to place their address identification numbers on the left front façade of the garage on the east elevation. This is consistent with CDC Section 17.5.13.E.4 which allows homes that are visible from a town road to attach address identification numbers to the building if located within twenty (20') of the RROW.

Driveway Standards

The applicants are proposing a driveway cut/width of approximately 26 feet because the design is consistent with other homes situated on smaller lots in the Village of Adams Ranch and it will not adversely affect public health, safety and welfare. Staff also concurs with this variation because surrounding properties will not be impacted.

Construction Staging/Mitigation Plan

The construction mitigation plan indicates utilizing the eastern 16' GE and road right-of-way (RROW) for temporary construction staging activities and construction parking. The public works director has recommended the applicants revise their construction mitigation plan to show additional construction parking spaces along Singletree Way and the revised plan is provided in **Exhibit B**. Due to the relatively small size of Lot AR-32, the applicants are requesting temporary construction staging encroachments in the eastern 16' GE and within the Singletree Way RROW. Staff believes this CDC variation will not cause any unreasonable negative impacts to surrounding vacant properties.

The temporary encroachments into the Singletree Way RROW will also require approval from the Mountain Village Town Council.

PROPOSED VARIATIONS AND SPECIFIC APPROVALS

- The use of 28.9% stone material in lieu of 35% as outlined in CDC Section 17.5.6(E)(1);
- Incorporating rusted corrugated metal siding as an accent material as outlined in CDC Section 17.5.6(A)(1)(a);

- Two proposed primary shed roofs with 3:12 pitches as outlined in CDC Section 17.5.6.(C)(2)(b);
- A driveway cut/width of 26 feet as outlined in CDC Section 17.6.6(B)(2);
- Parking in the 16' GE and temporary construction encroachments in the Singletree Way RROW.

RECOMMENDATION

Staff recommends the DRB approve the development application for Lot AR-32 with the following motion:

"I move to approve the development application for a single-family residence on Lot AR-32 with the variations listed above, subject to the following conditions:

1. *The developer shall submit a monumented land survey prepared by a Colorado public land surveyor to ensure there are no above-grade or below-grade encroachments into any easements/setbacks prior to the Building Division conducting the required footing or foundation inspection, as applicable.*
2. *The corrugated metal roof and siding accent shall be treated to produce rusting prior to the issuance of a certificate of occupancy (C.O.).*
3. *Prior to the issuance of a development permit, the applicants shall submit revised plans to Town staff for review and approval that indicate the type, materials, and treatment for the casement windows and doors indicated on the window schedule (Exhibit FA-33) and shown on the architectural elevations (Exhibit FA-5).*
4. *Prior to the issuance of a development permit, the applicants shall submit a revised landscape/irrigation plan indicating the location of backflow preventers, interior and exterior drain valves, and a master control valve as required by CDC Section 17.5.9(C)(4).*
5. *Prior to the issuance of a development permit, the applicants shall submit a revised landscape/irrigation plan listing the Spring snow crabapple trees to be a minimum of 3-inch caliper diameter at breast height (dbh) and the Bristlecone pine tree to be a minimum of 8 to 12 feet in height as required by CDC Section 17.5.9.*
6. *The proposed address identification numbers attached to the garage shall comply with the size, contrast, illumination and maintenance requirements set forth in the CDC.*
7. *Prior to the issuance of a development permit, the applicants shall field verify all public and private utilities.*
8. *Prior to issuance of a development permit, the applicants shall seek the approval of the Mountain Village Town Council for temporary construction staging and parking in the Singletree Way RROW and enter into a license agreement.*
9. *All representations of the applicants/agent, whether within the submittal or at the DRB hearing, are conditions of this approval.*
10. *Applicable Town fees and taxes shall be paid prior to commencing the activity or prior to the Town issuing a permit, as applicable, including but not limited to the Town's building permit fees, use tax and any other outstanding fees owed to the Town.*

EXHIBIT A

APPLICANT'S NARRATIVE

FA-0
Final DRB Approval Transmittal Letter

To: Design Review Board
Glen Van Nimwegen, Planning & Development Services Director
Colleen Henderson, Planning & Development Services Planner
Town of Mountain Village

From: Emily and Garrett Brafford

Date: April 14, 2016

Re: Unit AR-32, Town of Mountain Village
- Class 3 Development Application For Construction Of A Single Family Residence
-Transmittal Letter

Community Character Vision #4 on page 18 of the Mountain Village Comprehensive Plan states:

“4. Mountain Village is a multigenerational community.”

Emily’s folks, John and Carlotta Horn, built the first home in the Mountain Village in 1986 and are the first residents of Mountain Village. With this application (to the best of our knowledge) we are the first of what we and other members of this community hope are many members of the second and subsequent generations of the Mountain Village community. As you know, making a go of it in the Telluride region is no easy task, but with commitment and determination we believe it is possible. Building our home in the Mountain Village evidences our commitment to this wonderful community.

In this submittal we believe we have addressed all the criteria for a Class 3 final Design Review project approval at your June 2, 2016 meeting. As reflected in the documents listed below, this submittal has been modified in many respects in response to the guidance provided by the DRB at our work session on March 30, 2016. It is our hope and goal to start construction on our home in June or July, 2016.

The purpose of this letter is to transmit the documents that comprise our final approval submittal; In that regard, attached please find copies of the following (all are submitted in 8.5”x11” format and the six exhibits designated “Yes” in the “Large Sheet” also include the large format):

Exhibit FA-	Description	Large Sheet
0	Final Approval Transmittal Letter	
1	Development Narrative	
2	Existing Conditions Plan	Yes
3	Site and Grading Plan	Yes
4	Window Recess Detail	
5	Elevations and Floor Plans	Yes
6	Roof Plan	
7	Average Height Calculation Elevation Measurements (4 sheets)	
8	Average & Maximum Height Calculation Table	
9	Landscape Plan	Yes
10	Exterior Lighting Plan	
11	Exterior Sconce	
12	Basic Development Requirements	
13	Exterior Post Light	
14	Photo Aerial of Lot AR-32	

FA-0
Final DRB Approval Transmittal Letter

15	Photo Lot View East to West	
16	Shed Roof Forms On Mountain Village Homes	
17	Mountain Village 6 Garage Roof Deck Examples	
18	Photos Neighbor's Trees Western Border	
19	Construction Mitigation Plan	Yes
20	Utility Plan	Yes
21	Title Insurance Policy	
22	Application - Final Design Review Process	
23	Summary of Request	
24	326890 Declaration Village At Adams Ranch	
25	334770 1st Amend Declaration Village At Adams Ranch	
26	343817 2nd Amend Declaration Village At Adams Ranch	
27	379100 Suppl & Amend Declaration Village At Adams Ranch	
28	Article of Inc. Village At Adams Ranch	
29	By-laws Village At Adams Ranch	
30	Wire Deck Railing Example	
31	Photo Adams Way and Singletree Ridge Photo	
32	Colored Rendering	
33	Window and Door Schedule	

After reviewing Exhibit FA-22, Application - Conceptual Final Approval Submittal Form, we would like to suggest that you start your review with the Narrative in Exhibit FA-1 which outlines our request and design approach; Exhibit FA-12, Basic Development Requirements, includes a further summary of how the application meets the key design requirements of the Community Development Code ("CDC").

We look forward to meeting with you on June 2, 2016 and discussing our application, and our future in Mountain Village.

END OF MEMORANDUM

Exhibit FA-1
Development Narrative

To: Design Review Board
Glen Van Nimwegen, Planning & Development Services Director
Colleen Henderson, Planning & Development Services Planner
Town of Mountain Village
From: Emily and Garrett Brafford
Date: April 14, 2016
Re: Unit AR-32 , Town of Mountain Village
-Development Narrative

The purpose of this memorandum is to provide a narrative of our development application that outlines the request and design approach.

1. Town Design Theme and Siting

1.1 Unit AR-32 is a small and nearly square shaped 0.101 acre lot (4,385 square feet) and a gentle and nearly consistent grade, 7.5%, from the eastern boundary line to the western boundary line. The lot is part of the Village At Adams Ranch planned community and, consequently, has no set backs from the lot line; that said the lot is set 16' in from the boundary of the lot within which it is located. In response to these gradients we feel our design reflects a massing that is simple in form and steps nicely with the natural topography.

1.2 Unit AR-32 is blessed with nearly 360 degree views with unobstructed solar access, both of which we hope to take full advantage of through our design.

1.3 Unit AR-32 is a meadow lot with no trees; it is noteworthy that the adjacent lot to west, Lot AR-45, contains a substantial number of deciduous and fir trees along our common lot line that provide a significant tree buffer between the two lots; these trees can be seen in the aerial photo of the lots, Exhibit FA-14, and the ground level photos of the lot, Exhibit FA-15 and 18.

1.4 As evidenced by photos Exhibits FA-16 and 17, our home design utilizes simple elements that are consistent with existing homes in the surrounding neighborhood and Mountain Village. By utilizing sustainable natural materials of stone and barn wood, accented by a limited amount of rusted metal siding, we hope the DRB will feel as we do that our home blends in with the area and compliments the neighborhood.

1.5 Due to the relatively small buildable area of the lot, 4,385 square feet, and its minimal grade, we have limited flexibility in siting. Accordingly, in response to these limitations our design avoids unnecessary disturbances by requiring minimal fill (and virtually no cuts) and thereby results in a design that blends into the existing landscape. The site plan provides snow shed and storage areas for roofs, walkways and drives.

2. Building Design

2.1 We feel we achieve an alpine mountain design by starting with a substantial linear stone foundation (please see Exhibit FA-32 Colored Rendering). A heavy, thick-massed base is achieved on the street-level first floor through a combination of stone and heavy timber columns on the front entry porch; and this provides a strong first impression of the home. The

Exhibit FA-1
Development Narrative

three “curb view” sides of the garage are covered with stone and thereby achieves a balanced horizontal relationship with the residential portion of the structure. By placing a substantial portion of the stone on the “curb view” elevations of the garage and residential structure the design provides solid appearance and an attractive curb appeal. A substantial and logical stone base makes up the west elevation of the garage without giving the appearance forcing stone on the structure. As evidenced by the photo (Exhibit FA-31) taken from the intersection of Adams Way and Singletree Ridge, the west elevation is nearly invisible from view in the winter and virtually invisible in the summer.

2.2 Natural materials including stone and barn wood, accented by a limited amount of rusted metal siding are consistent with the alpine mountain design theme of the Mountain Village. The barn wood will be an average of eight inches (8”) in width. The accent metal siding will be rusted corrugated or rusted sheet metal panels treated to produce rusting prior to the issuance of a certificate of occupancy.

2.3 As discussed at the work session, in certain circumstances design can appear forced and it appears that requiring more stone in this instance will result in forced design feel. Accordingly, pursuant to the guidance provided by the DRB at the work session we request approval of the stone application percentages, 28.9%, reflected in these elevations.

2.4 Windows and doors will be recessed back from the face of the exterior material by the required minimum of five inches (5”) throughout the building to convey the desired heavy, thick massing (see the window recess detail in Exhibit FA-4).

3. Roof Form

3.1 The primary form of the home is gable (12:10 pitch) with a secondary roof forms of 3:12, 4:12 and 8:12 pitch. The roof form is consistent with the lower pitched roof theme found throughout the Mountain Village as exemplified by the photos of the homes shown in Exhibit FA-16. Our design is influenced by the many, many existing homes we observed in the Mountain Village (please see 6 photo examples in Exhibit FA-17) that include a deck as the roof over their garage; this design enables us to take full advantage of the stunning 360 degree views and solar access while at the same time providing a highly desirable outdoor deck living space.

3.2 In response to guidance provided by the DRB at the work session we have added a roof over a portion of the garage deck. This roof accomplishes four excellent improvements to the design of the home, (i) provides balance between the south and north sides of the structure, (ii) ties the garage to the residential element unifying them into one structure as opposed to two somewhat independent structures, (iii) achieves a more balanced horizontal relationship between the garage and the residential portion of the structure and (iv) provides a lovely shaded area for those many brilliant sunny days we enjoy in Mountain Village.

3.3 Also in response to guidance provided by the DRB at the work session we have re-designed the roof over the front entry door by placing a gable roof directly above the door. This roof redesign accomplishes three excellent improvements to the design of the home, (i) draws focus to the front door, (ii) adds interest to the front entry and (iii) breaks up the linear form of the front porch roof.

Exhibit FA-1
Development Narrative

3.4 The design of the roofs reflect concern for snow accumulation and ice/snow shedding with the entries, walkways and pedestrian areas protected from ice/snow shedding.

3.5 The roof material will be a combination of rusted standing seam and corrugated metal.

4. Windows and Doors.

4.1 Windows meet all the CDC standards including but not limited to (i) good solar design principles, (ii) south walls open to the sun and view and (iii) window area of ?? percent (??%) of the total building façade area (less than the forty percent (40%) maximum allowed under the CDC). All windows in stone walls will be recessed so that the exterior face of the glass is set back a minimum of five inches (5") from the outside face of the exterior wall assembly (see Exhibit FA-4).

4.2 Window frames and trim will be clad aluminum.

4.3 The primary entrance doorway includes vertical side-lights on each side to establish interest, variety and character. The changes to the roof above this doorway (discussed in 3.3 above and made in response to guidance provided by the DRB at the work session) (i) draws focus to the front door and (ii) add interest to the front entryway.

4.4 The garage doors will be metal sectional overhead doors. In response to guidance provided by the DRB at the work session we have removed the crossed-wood accents from the garage doors which improves the design of the home by making the garage façade less “busy” and more horizontal which achieves a more balanced horizontal relationship with the residential portion of the structure.

5. Decks

5.1 As noted earlier, our design is influenced by the many, many existing homes we observed in the Mountain Village (please see 6 photo examples in Exhibit FA-17) that include a deck as the roof over their garage which enables us to take full advantage of the stunning 360 degree views and solar access while providing a highly desirable outdoor living space.

5.2 We would like to take a moment to discuss an issue raised at the work session regarding the type of railing on the deck. The issue concerned noise emanating from the deck creating a nuisance for the neighbors; inappropriate noise is a valid concern throughout the entire Mountain Village community. In regard to this we ask the DBR to consider the following:

5.2.1 The entire Mountain Village is populated with many, many large decks (many are larger than what we are proposing).

5.2.2 The vast, vast majority of these decks have see-through railings, quite simply to take full advantage of the stunning views throughout Mountain Village.

Exhibit FA-1
Development Narrative

5.2.3 This will be our home for many, many years to come, the home in which we intend to raise our family. This will not be a rental or second-home party house.

5.2.4 Just as with so many other deck owners, we too would like to take full advantage of the stunning views throughout Mountain Village.

5.2.5 The issue of noise and the mechanism to control it is addressed in Section 8.04.010 Noise of the Town of Mountain Village Municipal Code which states:

“8.04.010 Noise

A. It shall be unlawful for any person to make, cause to be made or continued, or to allow any unreasonable noise which could have the effect of annoying, injuring, endangering or interfering with the comfort, health, peace or safety of others.

B. Unreasonable noise is hereby declared to be a nuisance and may be abated in accordance with the law.

C. It shall be a rebuttable presumption that any sound that is broadcast from a motor vehicle by way of speakers or similar equipment, that is audible in another motor vehicle or structure that has its windows closed constitutes unreasonable noise for the purposes of this Chapter.

D. Notwithstanding the provision set forth herein, this Ordinance shall not apply to operations reasonably necessary to the maintenance and operation of the Ski Area, the Town of Mountain Village, Mountain Village Metropolitan District, Mountain Village Owners Association and construction within the Town of Mountain Village during the hours of permitted construction activities as stated in Section 20.2 of the Town of Mountain Village Design Regulations.

E. A violation of this Section is a Class 2 Petty Offense, punishable by a fine of not more than Three Hundred Dollars (\$300). (Ord. No. 06-06 § 1)”

5.2.6 We ask the DRB to (i) treat us like so many, many of our fellow owners have been treated, (ii) do not assume we will be any more noisy or inconsiderate than these other owners and (iii) allow the issue of noise be dealt with just as it is dealt with for our fellow owners pursuant to 8.04.010 Noise of the Town of Mountain Village Municipal Code. Accordingly we request that we be allowed to use the horizontal wire deck railing shown on the drawing and in Exhibit FA-30.

6. Grading And Drainage

6.1 As noted earlier, Unit AR-32 is a gentle lot with a nearly consistent grade, 7.5%, from its eastern street frontage boundary to its western boundary. In response to these gradients we feel our design fits with the natural topography by avoiding unnecessary disturbances that require minimal fill and virtually no cuts. No retaining structures are anticipated.

Exhibit FA-1
Development Narrative

6.2 In accordance with the guidance we received from the DRB at the work session, we request a waiver of the requirement for a grading plan prepared by a Colorado licensed engineer and accept plans (Exhibit FA-3) we have submitted.

6.3 There are no streams, ponds, wetlands or unique physical features on the lot; it is a nearly flat lot with no trees.

7. Parking

7.1 The garage contains two enclosed spaces and, in accordance with guidance provided by the DRB at the work session, two tandem surface parking spaces exist in front of the garage for a total of four parking spaces. Due to the small size of the lot it is necessary to locate the two tandem surface parking spaces in the garage driveway in the general easement setback and, therefore, we request the DRB to approve a variation for this encroachment as provided for in Chapter 3 of the CDC as contemplated by Section 17.5.8.A.3 which states:

“3. All parking shall be located outside of the general easement setback unless an encroachment is approved by the DRB as provided for in Chapter 3.”

8. Landscaping

8.1 As noted earlier, Unit AR-32 is a meadow lot with no trees and the adjacent lot to west, Lot AR-45, contains a substantial number of deciduous and fir trees along the common lot line that provide a significant tree buffer between the two lots (see the photos in Exhibits FA-15 and FA-18). The goal of our landscape plan is to provide adequate and appropriate plant materials to enhance the relationship of the home to the site and context while still respecting the lot's natural open meadow character and the Town's concerns with water consumption and fire mitigation.

8.2 The foundation of our landscape plan (i) respects the lot's natural open meadow character, (ii) recognizes that the town is located in a high alpine and arid environment with limited availability of water and precipitation and (iii) acknowledges the importance of the Fire Mitigation and Forestry Management Regulations. Key elements of the plan are:

-Strategically located trees to help nestle the home into the site which together with the other plantings will cause the building elements to be softened and blended into the landform of the site.

-The plan will be based on permaculture applying the six principles set forth in the CDC.

-Disturbed areas will be reclaimed with planting mirroring and respecting the natural pattern of surrounding landscaping (i.e. revegetated with the approved native grass seed mix).

- All trees and shrubs shall meet the minimum plant size requirements as set forth in Table 5-4 of the CDC.

Exhibit FA-1
Development Narrative

8.3 For two reasons the landscape plan contains a very little hardscape. The first reason is that size of the lot renders it not conducive to a design with hardscape and second an ample and extremely desirable outside living space is achieved on the garage's roof top deck thereby eliminating the need for hardscape areas.

9. Trash, Recycling And General Storage Areas

9.1 All trash containers will be bear-proof, and trash and recycling containers will be stored in the garage.

10. Lighting

10.1 Consistent with the modest size of our home, the outside lighting needs of the structure are similarly modest and therefore conducive to meeting the purpose of the Lighting Regulations which is to minimize the unintended and undesirable side effects of residential exterior lighting while encouraging the intended and desirable safety and aesthetic purposes of such lighting. Our exterior lighting plan is set forth in Exhibit FA-10.

10.2 Following the basic guideline for exterior lighting, the cut-sheets of our proposed lighting fixtures (see Exhibits FA-11 and FA-13) indicate they are subdued, understated and indirect to minimize the negative impacts to surrounding lots and public rights-of-way. All of our exterior lights are full cut-off fixtures that direct the light downward without any off-site glare. LED lighting or other equivalent energy saving lighting will be used for all exterior lighting.

10.3 Down lighting is shown on six of the posts of the garage roof deck railing.

11. Address Identification Signs.

11.1 Our home is located close to and is visible from Singletree Ridge lane and so we propose to attach the address identification numbers to our garage (left-hand side) which is located within the required twenty feet (20') of the roadway limit. The numbers will comply with the size, contrast and maintenance requirements set forth in the CDC; illumination will be provided by the sconce shown in Exhibit FA-11.

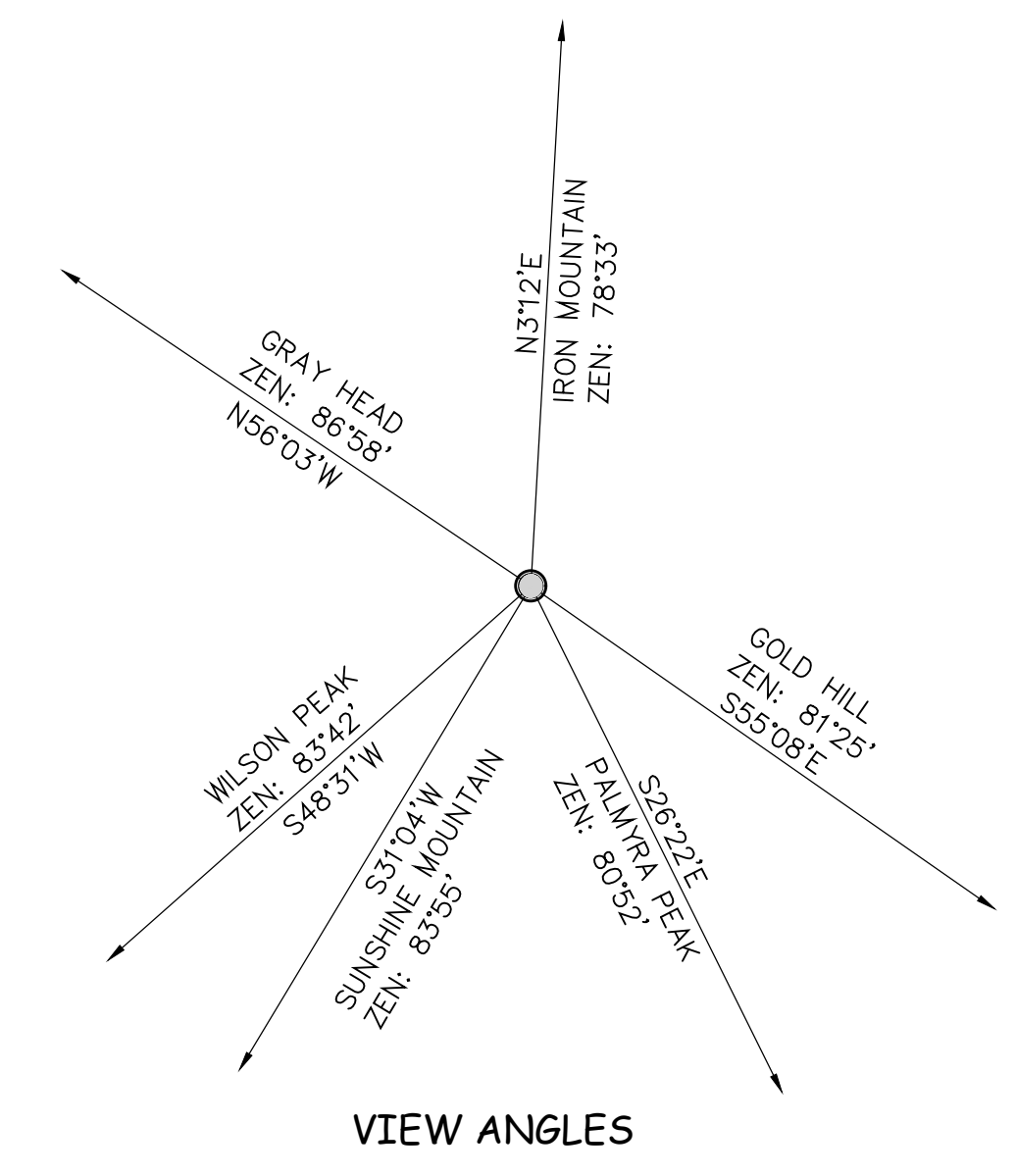
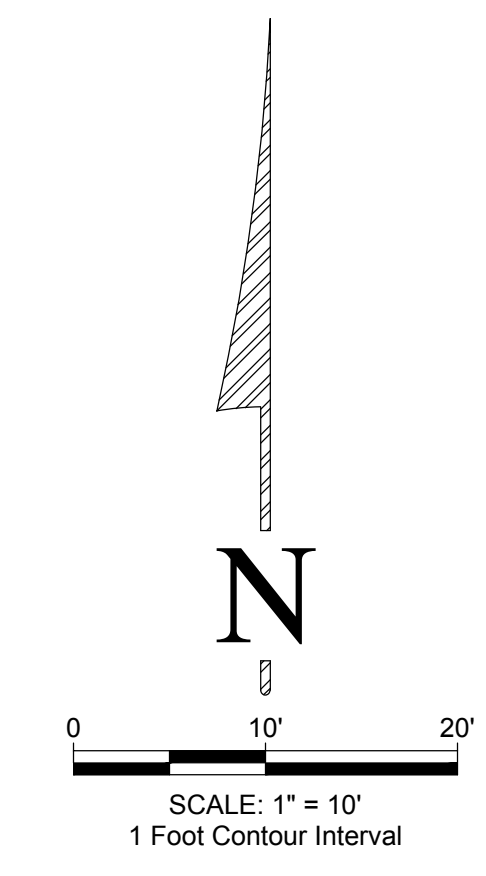
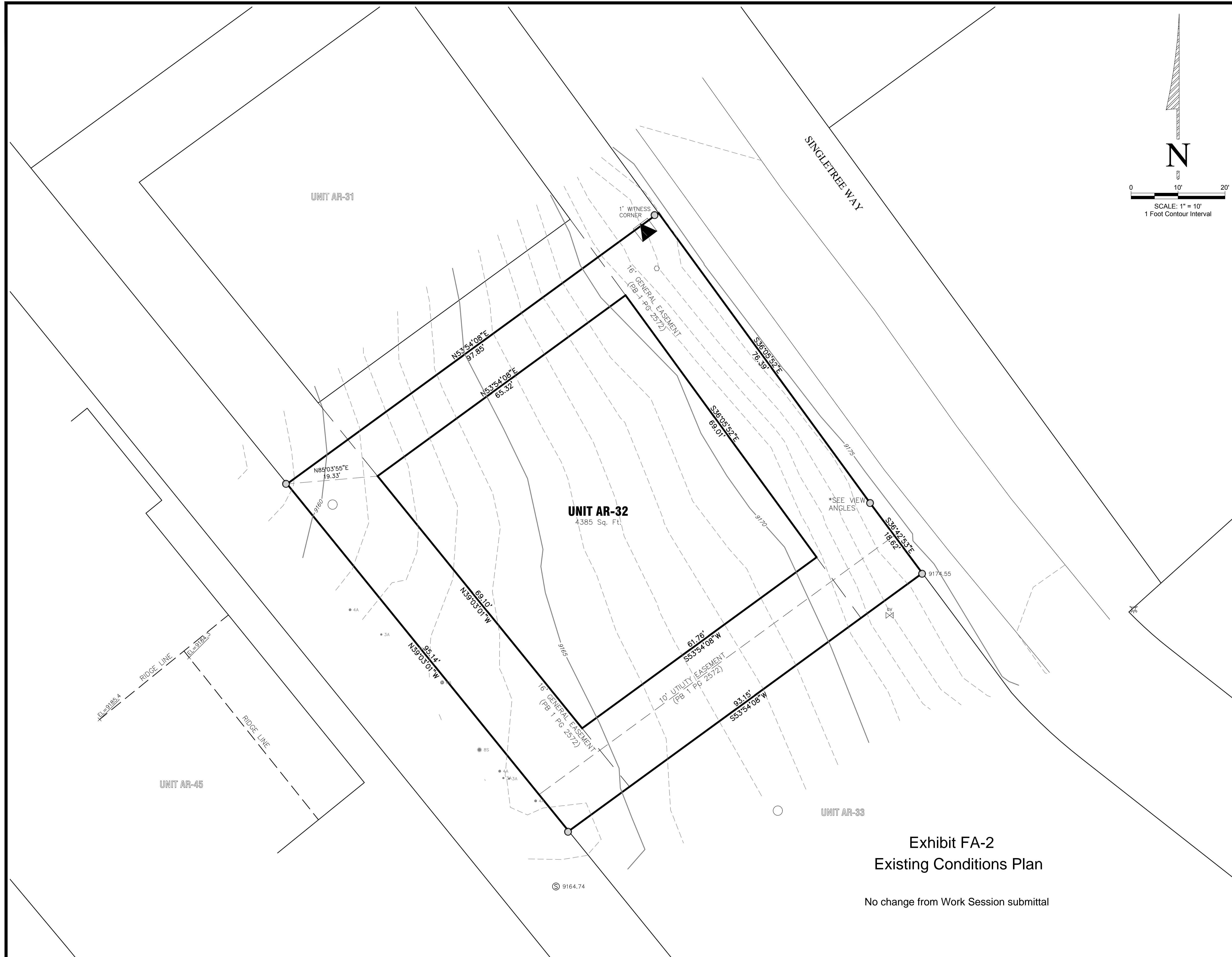
12. Building Height.

12.1 Based on 10 foot intervals around the perimeter of the structure the maximum average height is 25.2 feet. Please see Exhibits FA-7 and FA-8 for these calculations.

12.2 The maximum building height for the entire structure is located at the eve of the west elevation and is 37 feet which is well under the 48' height limit allowed under the CDC's Table 3-3, Building Height Limits for the Multi-Family zone district. In deference to the neighborhood it was our goal to fall within the Single Family limit of 35' plus 5' for gable roof ends; we are pleased to point out our design achieves this goal.

END OF MEMORANDUM

EXHIBIT B
DESIGN REVIEW PLANS



- LEGEND**
- FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP, LS 24954
 - CABLE PEDESTAL
 - ▲ ELECTRIC TRANSFORMER
 - ⊕ FIRE HYDRANT
 - ⊗ GAS CONNECTION
 - ⊙ SEWER MAN HOLE
 - PVC
 - #5 SPRUCE TREE, # INDICATES DIAMETER
 - #4 ASPEN TREE, # INDICATES DIAMETER

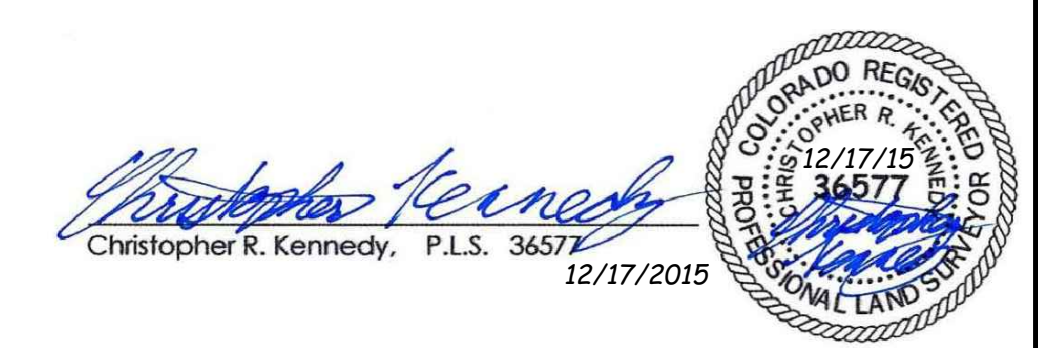
NOTICE:
According to Colorado Law, you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown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

- NOTES:**
- According to Flood Insurance Rate Map: 08113C0286 C, dated September 30, 1988, this parcel lies within Zone X (Areas determined to be outside the 500-year flood plain).
 - Vertical datum is based on the found east corner of Unit AR-32, an Aluminum Cap Rebar, LS 24954, having an elevation of 9174.55 feet, NAD88, as depicted. Elevation was determined by a GPS Static Observation, reduced by NGS OPUS: Online Positioning User Service.
 - Fieldwork was performed December 16, 2015.
 - Lineal Units U.S. Survey Feet

PROPERTY DESCRIPTION:
Unit AR-32, The Village of Adams Ranch, a Common Interest Ownership Community, Adams Ranch at Town of Mountain Village, according to the Plat recorded June 1, 1999 in Plat Book 1 at page 2572
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 Unit AR-32, The Village at Adams Ranch, 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.

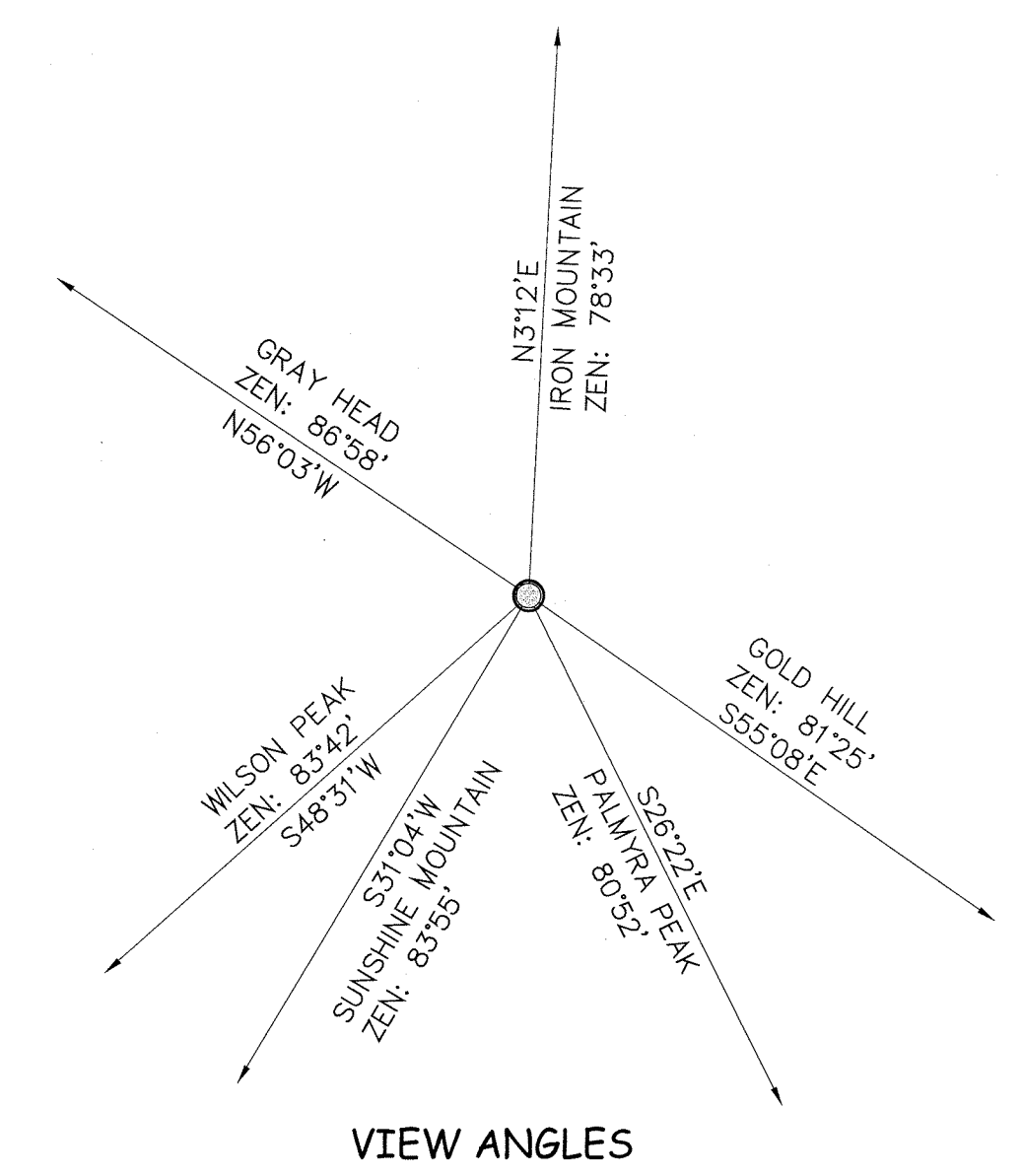
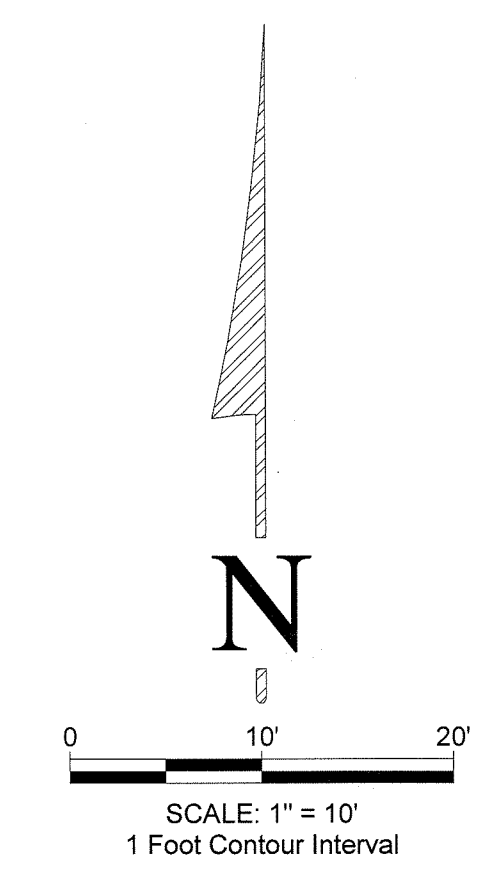
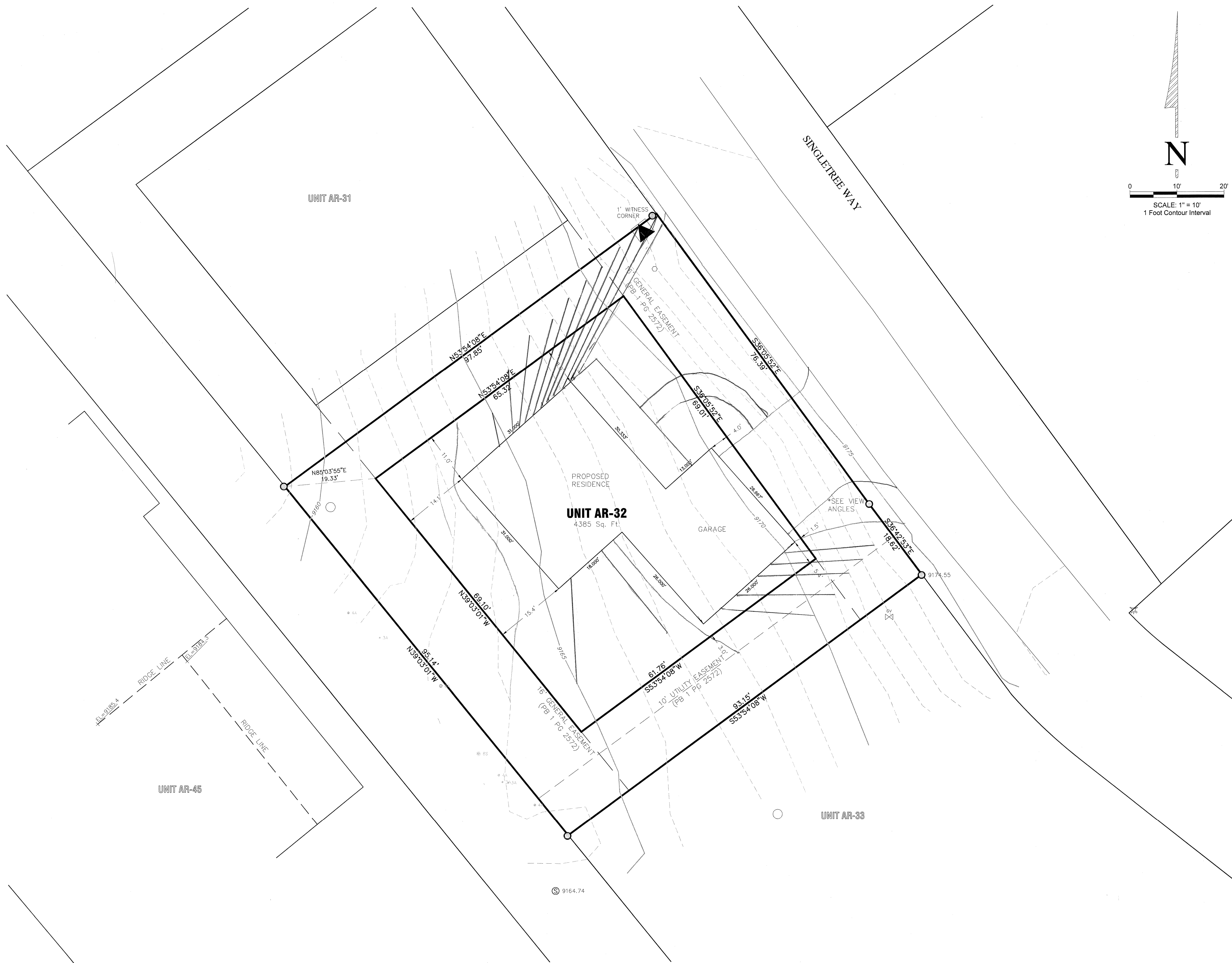
Exhibit FA-2
Existing Conditions Plan
No change from Work Session submittal



TOPOGRAPHIC SURVEY
UNIT AR-32, THE VILLAGE AT ADAMS RANCH, TOWN OF MOUNTAIN VILLAGE

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

DATE:	12/17/2015
JOB:	15037
DRAWN BY:	CRK
CHECKED BY:	ADM
REVISION DATES:	
SHEET:	1 OF 1



LEGEND

- FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP, LS 24954
- CABLE PEDESTAL
- ▲ ELECTRIC TRANSFORMER
- ⊕ FIRE HYDRANT
- ⊗ GAS CONNECTION
- ⊙ SEWER MAN HOLE
- PVC
- ⊕#5 SPRUCE TREE, # INDICATES DIAMETER
- ⊕#A ASPEN TREE, # INDICATES DIAMETER

FA-3
Site and Grading Plan
 No change from Work Session submittal

SEALANT AND BACKER ROD

(C) HEAD

Exhibit FA-4 Window Recess Detail

No change from Work Session submittal

GWB ON WALL WITH BATT INSULATION

15 LB. FELT PAPER

1/2" SHEATHING

STONE VENEER

SEALANT AND BACKER ROD

(B) JAMB

5"

WINDOW ASSEMBLY PER MANUF

SEALANT AND BACKER ROD

METAL FLASHING

W.P. MEMBRANE FLASHING
@ STONE SILL ONLY.

STONE SILL

6" MIN

5" STONE VENEER, TYP

15 LB. FELT PAPER

1/2" SHEATHING

GWB ON WALL WITH BATT INSULATION

1/2"

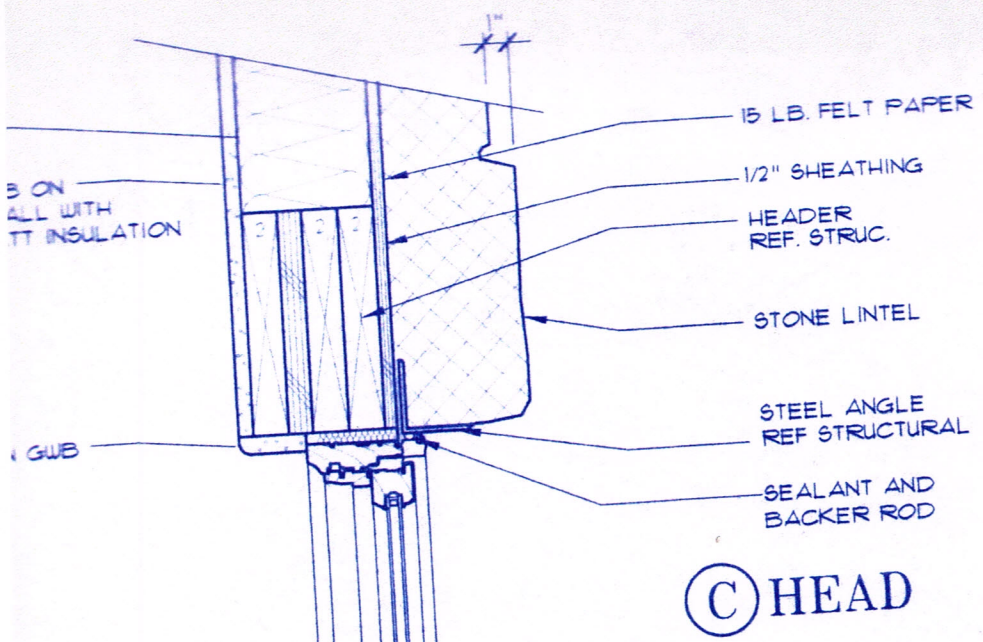
5 1/2"

5"

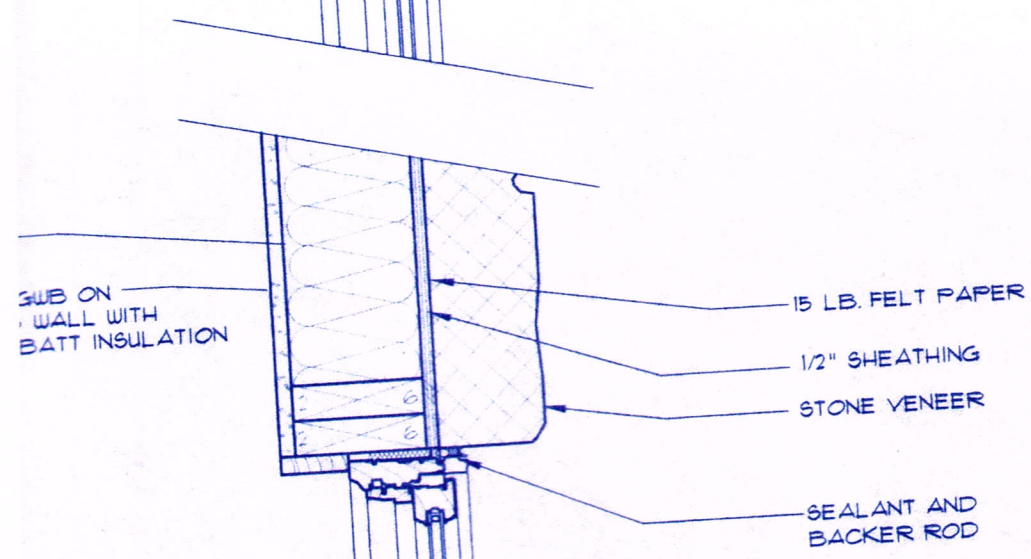
(A) SILL

WINDOW RECESS @ STONE

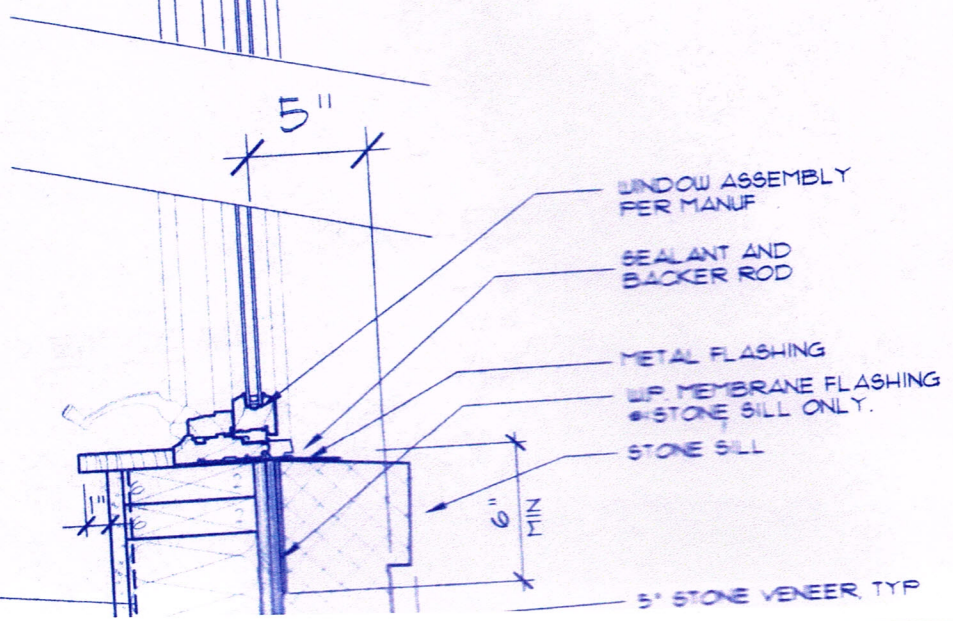
SCALE: 1-1/2" = 1'-0"



Ⓒ HEAD

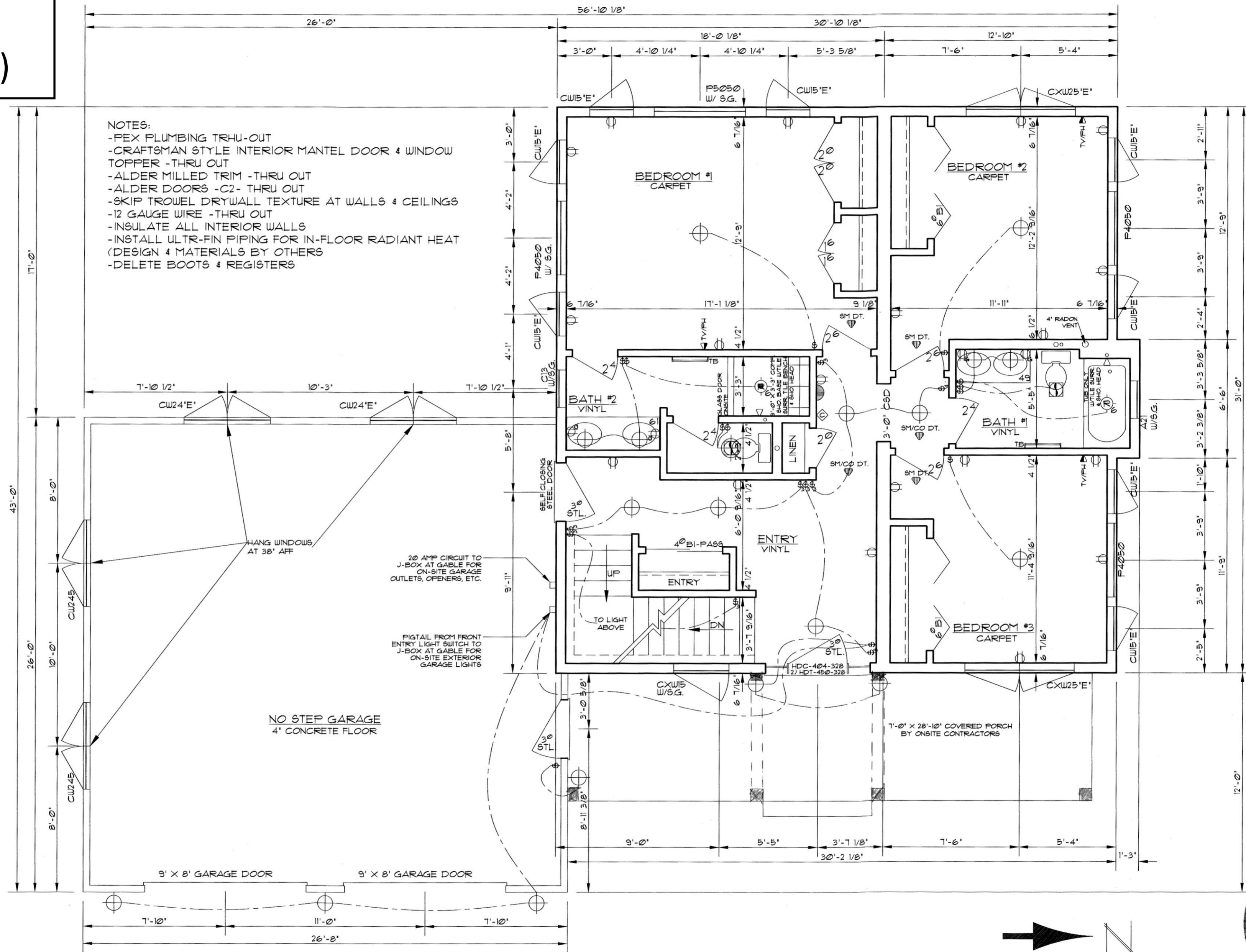


Ⓑ JAMB



MIL 3
5\"/>

Exhibit FA-5
Elevations & Floor
Plans
(Sheet 1 of 4)



- NOTES:**
- PEX PLUMBING THRU-OUT
 - CRAFTSMAN STYLE INTERIOR MANTEL DOOR & WINDOW TOPPER -THRU OUT
 - ALDER MILLED TRIM -THRU OUT
 - ALDER DOORS -C2- THRU OUT
 - SKIP TROWEL DRYWALL TEXTURE AT WALLS & CEILINGS
 - 12 GAUGE WIRE -THRU OUT
 - INSULATE ALL INTERIOR WALLS
 - INSTALL ULTR-FIN PIPING FOR IN-FLOOR RADIANT HEAT (DESIGN & MATERIALS BY OTHERS)
 - DELETE BOOTS & REGISTERS

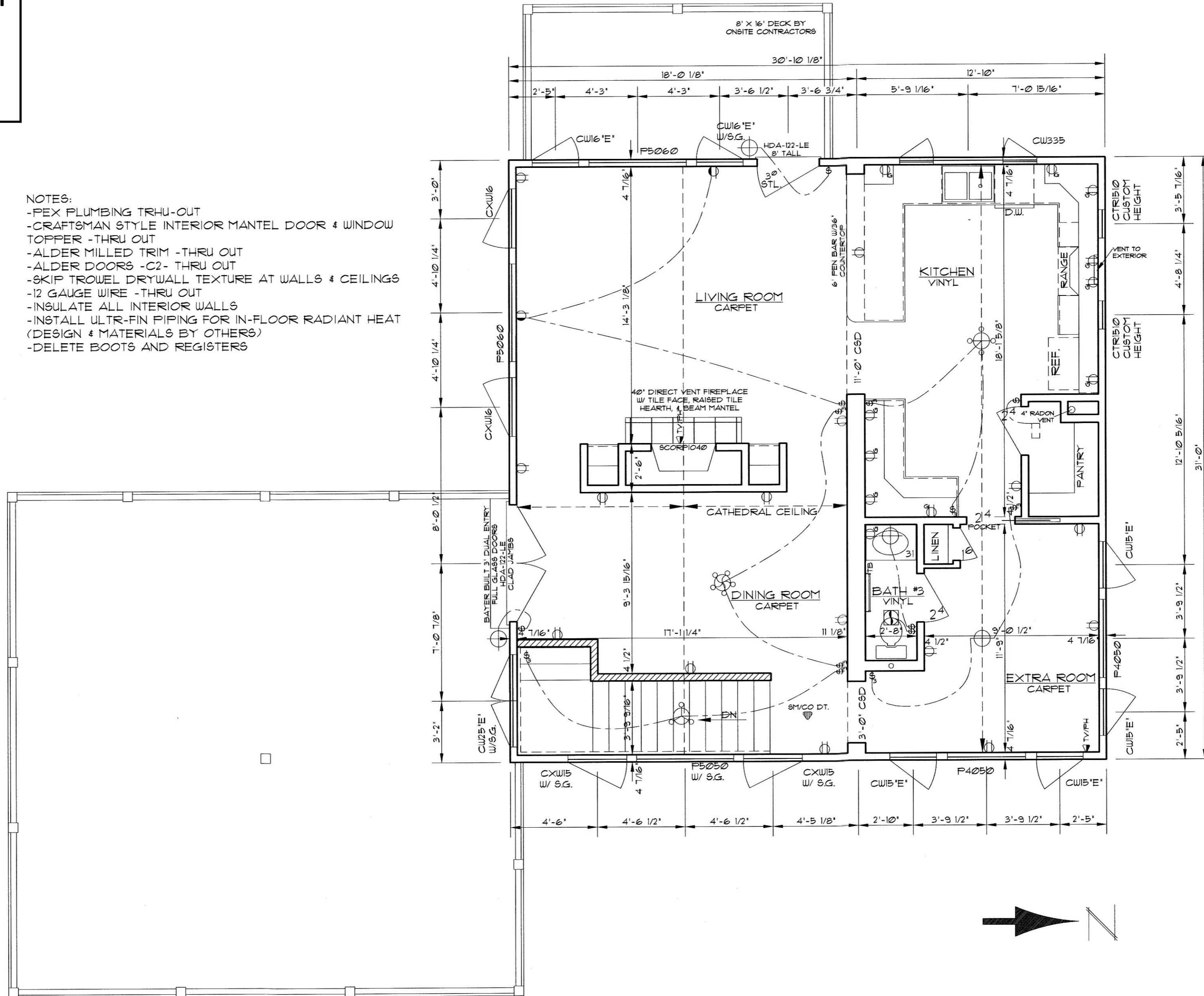
STATE OF COLORADO
 RANI T. GURAM
 LICENSED ARCHITECT
 203612
Ran Guram

1ST FLOOR PLAN
 SCALE: 1/4" = 1'-0"

<p>HERITAGE HOMES</p>	<p>PLAN RETURN NOTICE & SIGNATURES (CHECK ONE BOX ONLY)</p> <input type="checkbox"/> REVISE & RESEND TO BUILDER <input type="checkbox"/> APPROVED AS FINAL BUILD PLAN		<p>WE THE UNDERSIGNED RETURN THIS PLAN TO HERITAGEHOMES FOR THE EXPRESSED PURPOSE INDICATED AT THE IMMEDIATE LEFT. NOTE: INVALID IF MORE THAN ONE BOX IS CHECKED.</p> <p>BUILDER SIGNATURE _____ DATE _____ CUSTOMER SIGNATURE _____ DATE _____</p>	<p>DATE DRAWN/REVISED 4/13/16</p>	<p>HERITAGE HOMES BUILDER HIGH MARK DEVELOPMENT BUILDER LOCATION TELLURIDE, CO</p>	<p>DESIGNED FOR GARRETT & EMILY BRAFFORD NEW HOME LOCATION MOUNTAIN VILLA, CO</p>	<p>JOB NO. 6912 SHEET NO. A2.1</p>
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Exhibit FA-5
Elevations & Floor
Plans
(Sheet 2 of 4)

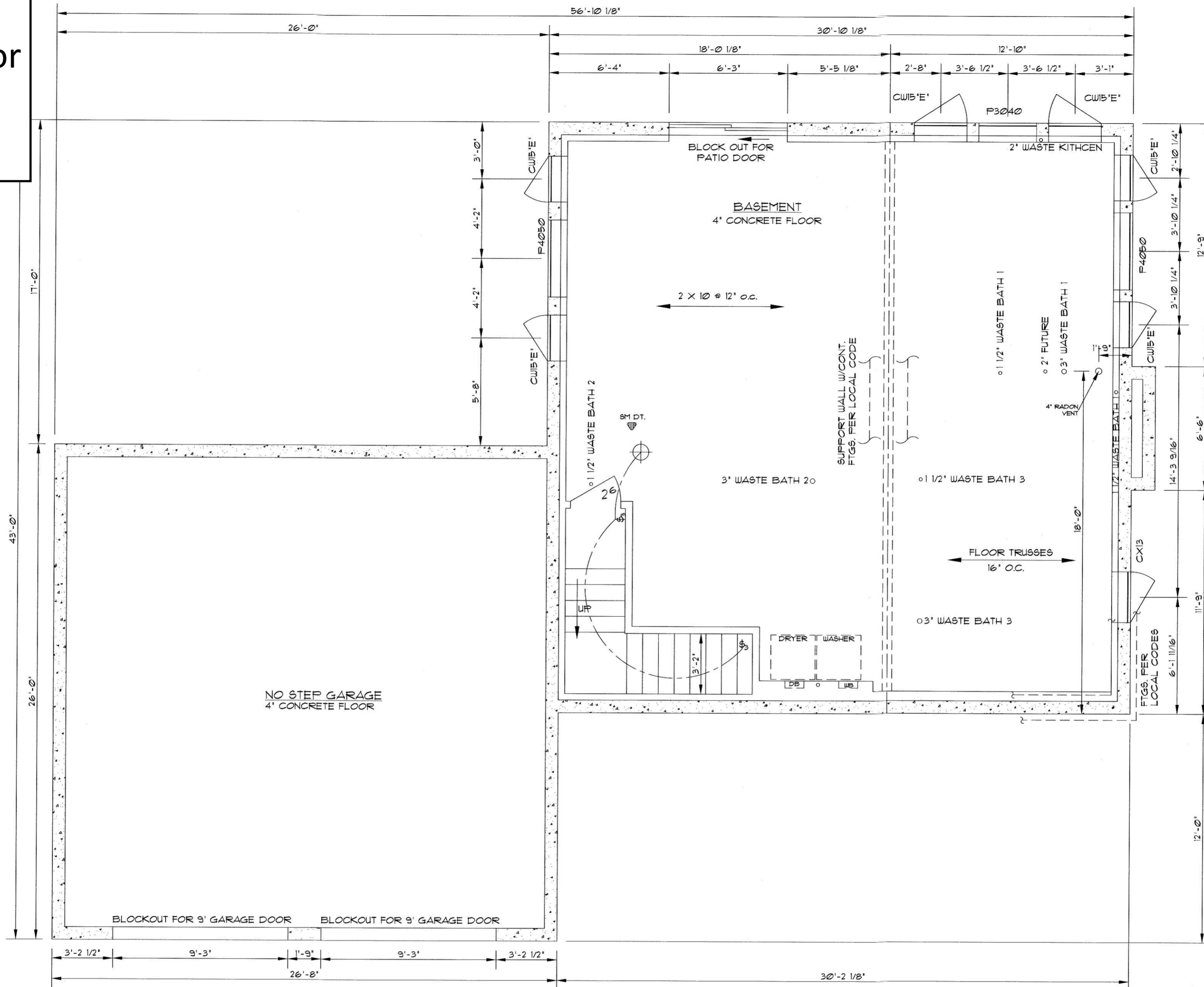
- NOTES:
 -PEX PLUMBING THRU-OUT
 -CRAFTSMAN STYLE INTERIOR MANTEL DOOR & WINDOW TOPPER -THRU OUT
 -ALDER MILLED TRIM -THRU OUT
 -ALDER DOORS -C2- THRU OUT
 -SKIP TROWEL DRYWALL TEXTURE AT WALLS & CEILINGS
 -12 GAUGE WIRE -THRU OUT
 -INSULATE ALL INTERIOR WALLS
 -INSTALL ULTR-FIN PIPING FOR IN-FLOOR RADIANT HEAT (DESIGN & MATERIALS BY OTHERS)
 -DELETE BOOTS AND REGISTERS



2ND FLOOR PLAN
SCALE: 1/4" = 1'-0"

<p>HERITAGE HOMES</p>	<p>PLAN RETURN NOTICE & SIGNATURES (CHECK ONE BOX ONLY)</p> <p><input type="checkbox"/> REVISE & RESEND TO BUILDER</p> <p><input type="checkbox"/> APPROVED AS FINAL BUILD PLAN</p>	<p>WE THE UNDERSIGNED RETURN THIS PLAN TO HERITAGEHOMES FOR THE EXPRESSED PURPOSE INDICATED AT THE IMMEDIATE LEFT. NOTE: INVALID IF MORE THAN ONE BOX IS CHECKED.</p> <p>BUILDER SIGNATURE _____ DATE _____</p> <p>CUSTOMER SIGNATURE _____ DATE _____</p>	<p>DATE DRAWN/REVISED</p> <p>4/13/16</p>	<p>HERITAGE HOMES BUILDER</p> <p>HIGH MARK DEVELOPMENT</p> <p>BUILDER LOCATION</p> <p>TELLURIDE, CO</p>	<p>DESIGNED FOR</p> <p>GARRETT & EMILY BRAFFORD</p> <p>NEW HOME LOCATION</p> <p>MOUNTAIN VILLA, CO</p>	<p>JOB NO.</p> <p>6912</p> <p>SHEET NO.</p> <p>A2.1</p>
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**Exhibit FA-5
Elevations & Floor
Plans
(Sheet 3 of 4)**



FOUNDATION NOTES:

- I. THESE DRAWINGS ARE INTENDED TO PROVIDE OVERALL PLAN-VIEW DIMENSIONS ONLY. PIERS, FOOTINGS, FOUNDATION SIZES, AND DESIGNS ARE TO BE BASED ON SITE SOIL CONDITIONS. ALL PIERS, FOOTINGS, FOUNDATIONS, AND OTHER ON-SITE CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE STATE AND LOCAL CODES.
- II. ALL WORK BELOW FLOOR SYSTEM TO BE DESIGNED AND COMPLETED BY AN ON-SITE CONTRACTOR.
- III. VERIFY DIMENSIONS PRIOR TO CONSTRUCTION.
- IV. THE BUILDER AGREES, AT THE OWNER'S REQUEST, TO LEAVE TWO BUCKETFULS OF DIRT/BACKFILL MATERIAL ON PROPERTY FOR THE OWNER'S USE IN MAINTAINING PROPER SLOPE AWAY FROM THE FOUNDATION ON THE BACKFILL AREA AROUND THE HOME.

- V. PROPER SLOPE OF THE PERIMETER GRADE AROUND THE HOME FOUNDATION SHALL BE A MINIMUM OF ONE IN SIX ± ONE FOOT HIGHER AT THE FOUNDATION THAN THE GRADE IS 6 FEET FROM THE FOUNDATION, FOR POSITIVE DRAINAGE.
- VI. SETTLING WILL OCCUR DURING THE NEXT 5 TO 7 YEARS AS MOISTURE PENETRATES THE BACKFILL MATERIAL. MAINTENANCE IS NOT THE RESPONSIBILITY OF THE BUILDER.
- VII. PERIMETER PLANTINGS SHOULD BE A MINIMUM OF 4 FEET AWAY FROM THE FOUNDATION. AN ALTERNATE TO GRASS IS A 4 FOOT WIDE PLASTIC WATER BARRIER ON THE SOIL AND LAPPED UP ONTO THE FOUNDATION WALL AND COVERED WITH LANDSCAPE ROCKS. LAWN SPRINKLER HEADS SHOULD NOT BE PLACED CLOSER THAN 6 FEET FROM THE FOUNDATION, AND SPRAY AWAY FROM THE FOUNDATION.

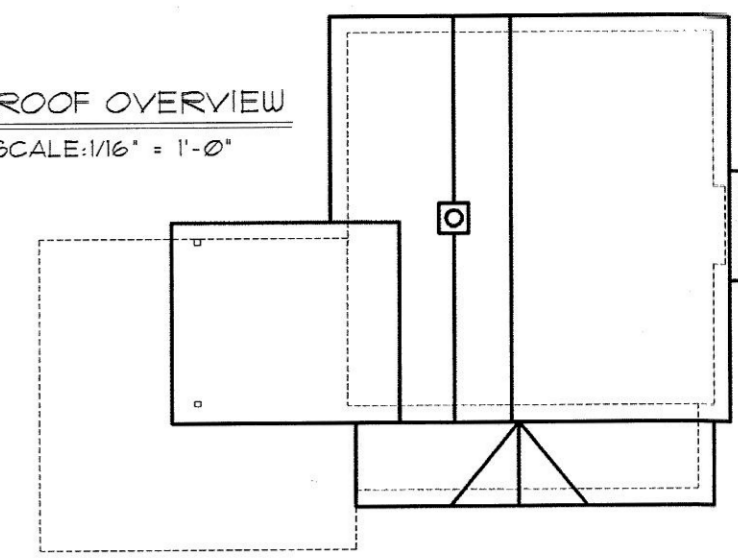


PROPOSED FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

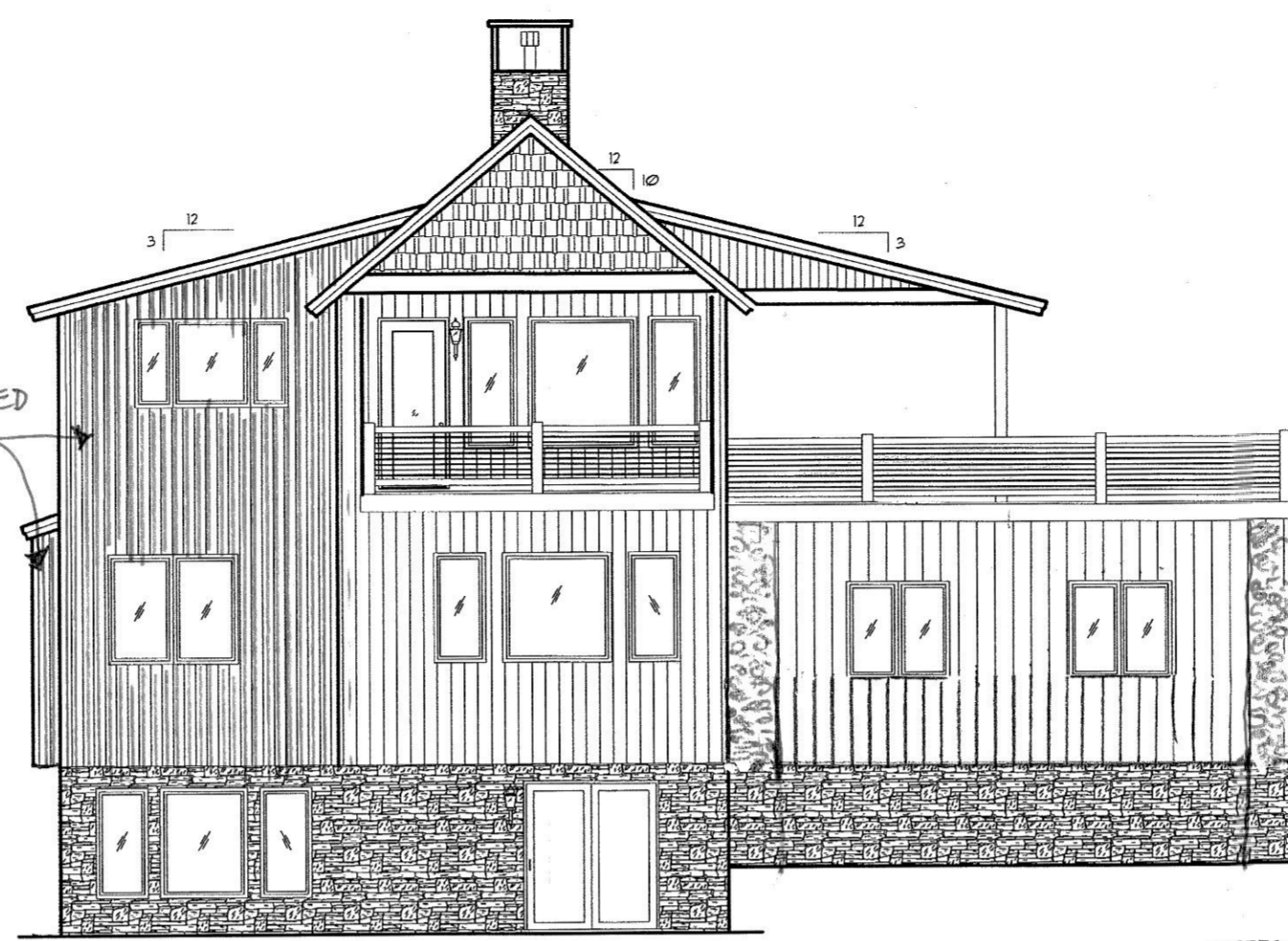
	PLAN RETURN NOTICE & SIGNATURES <small>(CHECK ONE BOX ONLY)</small>		<small>WE THE UNDERSIGNED RETURN THIS PLAN TO HERITAGEHOMES FOR THE EXPRESSED PURPOSE INDICATED AT THE IMMEDIATE LEFT. NOTE: INVALID IF MORE THAN ONE BOX IS CHECKED.</small>	DATE DRAWN/REVISED 4/13/16	HERITAGE HOMES BUILDER HIGH MARK DEVELOPMENT <small>BUILDER LOCATION</small> TELLURIDE, CO	<small>DESIGNED FOR</small> GARRETT & EMILY BRAFFORD <small>NEW HOME LOCATION</small> MOUNTAIN VILLA, CO	<small>JOB NO.</small> 6912 <small>SHEET NO.</small> S1.1
	<input type="checkbox"/> REVISE & RESEND TO BUILDER <input type="checkbox"/> APPROVED AS FINAL BUILD PLAN	<small>BUILDER SIGNATURE</small> _____ <small>DATE</small> _____ <small>CUSTOMER SIGNATURE</small> _____ <small>DATE</small> _____					

**Exhibit FA-5
Elevations & Floor
Plans
(Sheet 4 of 4)**

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



RUSTY CORRUGATED METAL SIDING



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

STONE PILASTER

CORRUGATED RUSTY METAL



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

RUSTED CORRUGATED METAL SIDING

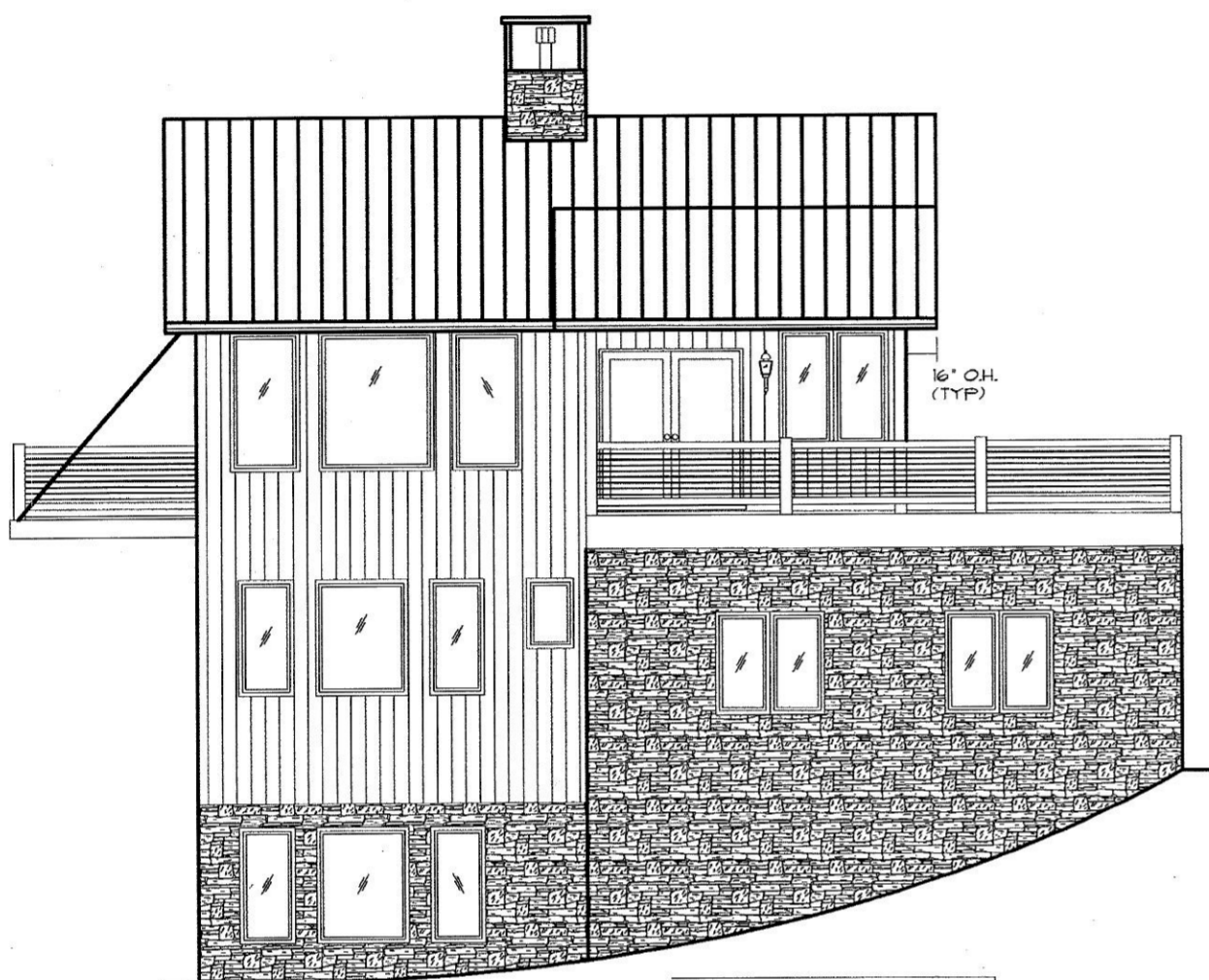


CHIMNEY CAP
ON-SITE BY OTHERS

DELETE SHINGLES
STANDING SEAM RUSTY METAL BY OTHERS ON-SITE
19/32" SHEATHING
R-50 ATTIC INSULATION
HIGH TEMP MEMBRANE ROOFING UNDERLAYMENT (ICE & WATER SHIELD)

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

VERTICAL BARN WOOD SIDING ON-SITE



VERTICAL BARN WOOD SIDING ON-SITE

DELETE SIDING
3/4" FOAM INSULATION
VINYL WINDOWS

CORRUGATED RUSTY METAL

ON-SITE STONE

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



TRANSOM ABOVE DOOR
FLANKED BY DECORATIVE WOOD PANELS
WOOD HEADER ABOVE



	PLAN RETURN NOTICE & SIGNATURES <small>(CHECK ONE BOX ONLY)</small> <input type="checkbox"/> REVISE & RESEND TO BUILDER <input type="checkbox"/> APPROVED AS FINAL BUILD PLAN		WE THE UNDERSIGNED RETURN THIS PLAN TO HERITAGEHOMES FOR THE EXPRESSED PURPOSE INDICATED AT THE IMMEDIATE LEFT. NOTE: INVALID IF MORE THAN ONE BOX IS CHECKED. BUILDER SIGNATURE _____ DATE _____ CUSTOMER SIGNATURE _____ DATE _____	DATE DRAWN/REVISED 4/13/16	HERITAGE HOMES BUILDER HIGH MARK DEVELOPMENT BUILDER LOCATION TELLURIDE, CO	DESIGNED FOR GARRETT & EMILY BRAFFORD NEW HOME LOCATION MOUNTAIN VILLA, CO	JOB NO. 6912 SHEET NO. A1.1

Exhibit FA-6
Roof Plan

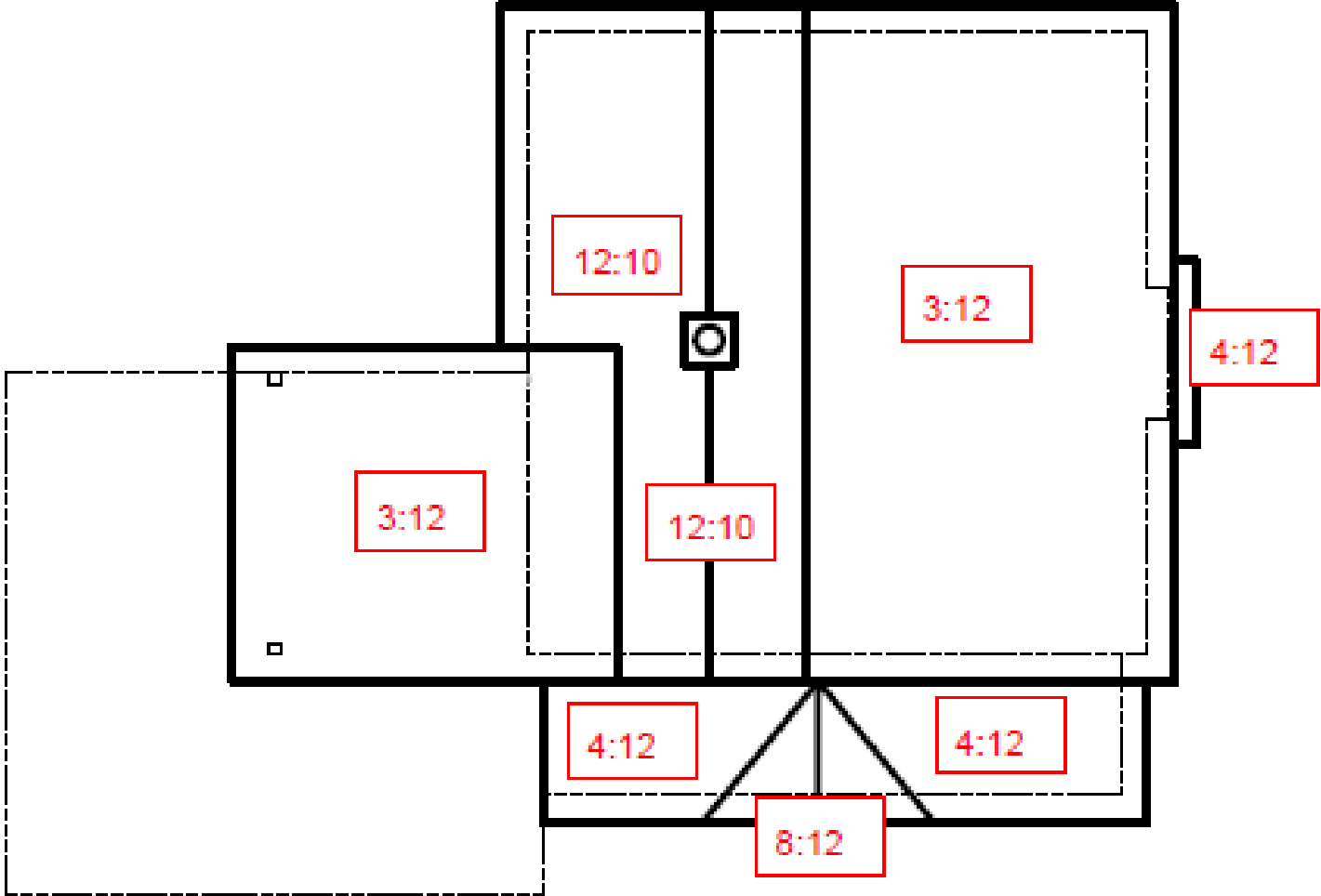


Exhibit FA-7 Average Height Calculation Elevation Measurements

East Elevation

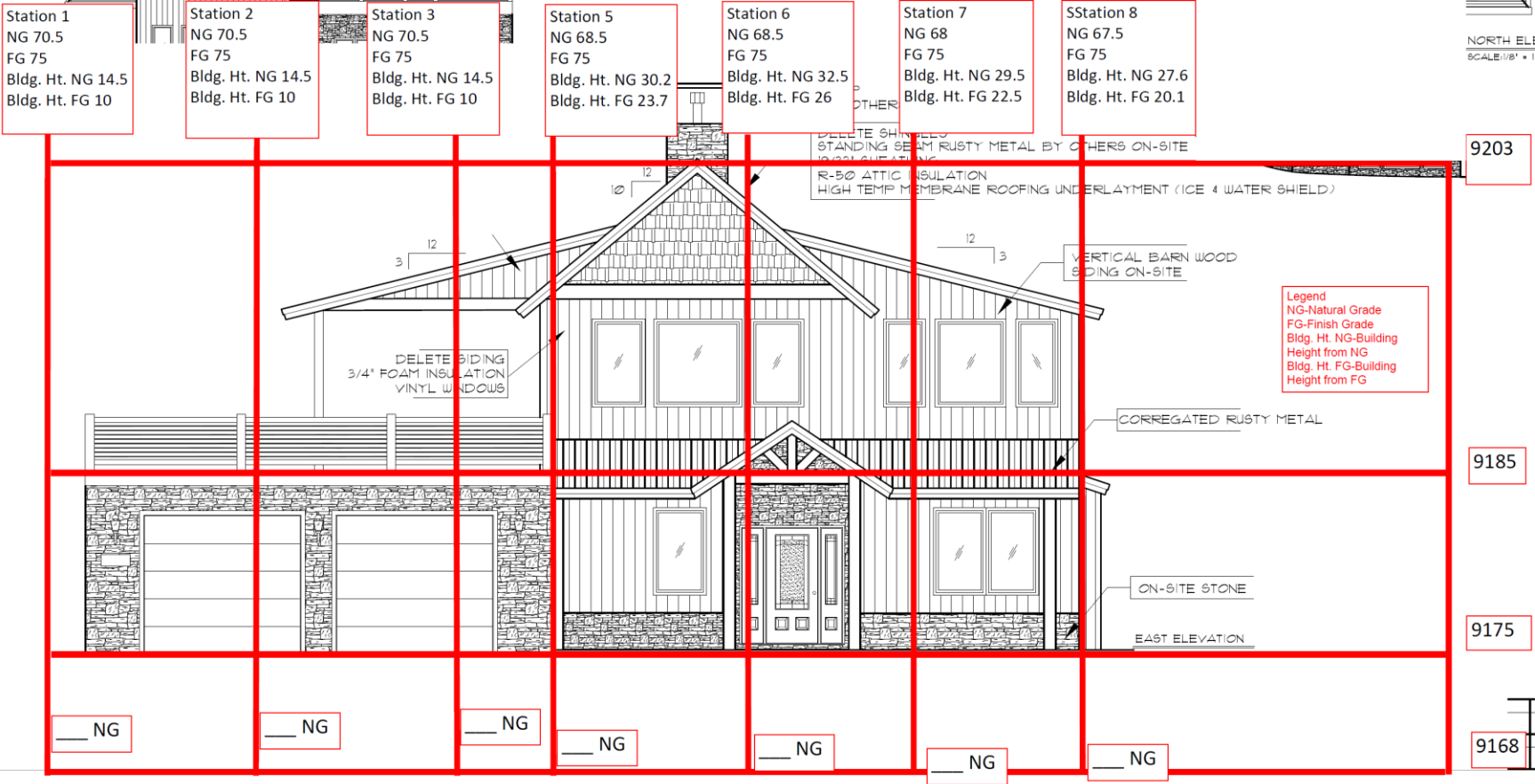


Exhibit FA-7

Average Height Calculation Elevation Measurements

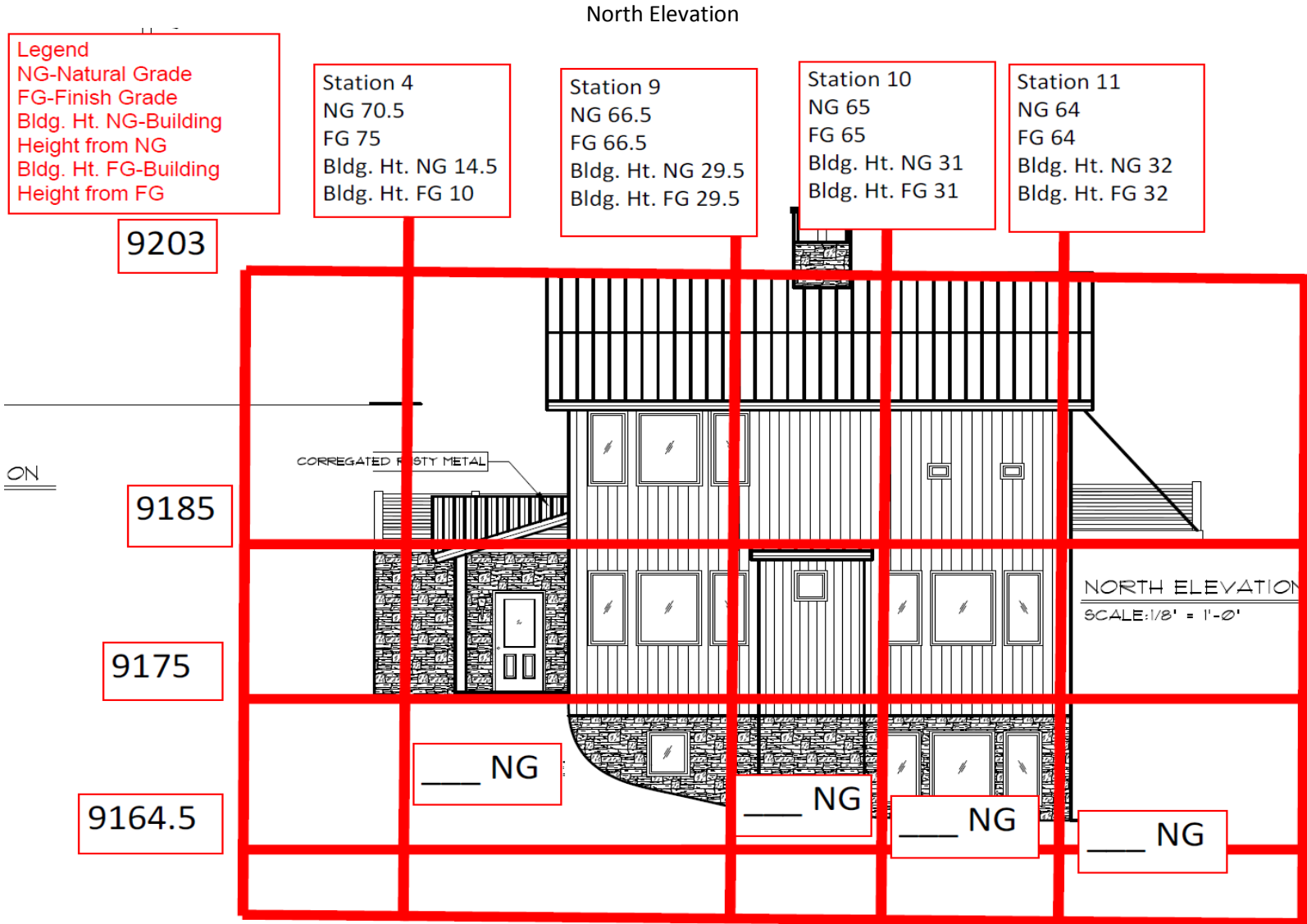


Exhibit FA-7

Average Height Calculation Elevation Measurements

West Elevation

Legend
 NG-Natural Grade
 FG-Finish Grade
 Bldg. Ht. NG-Building Height from NG
 Bldg. Ht. FG-Building Height from FG

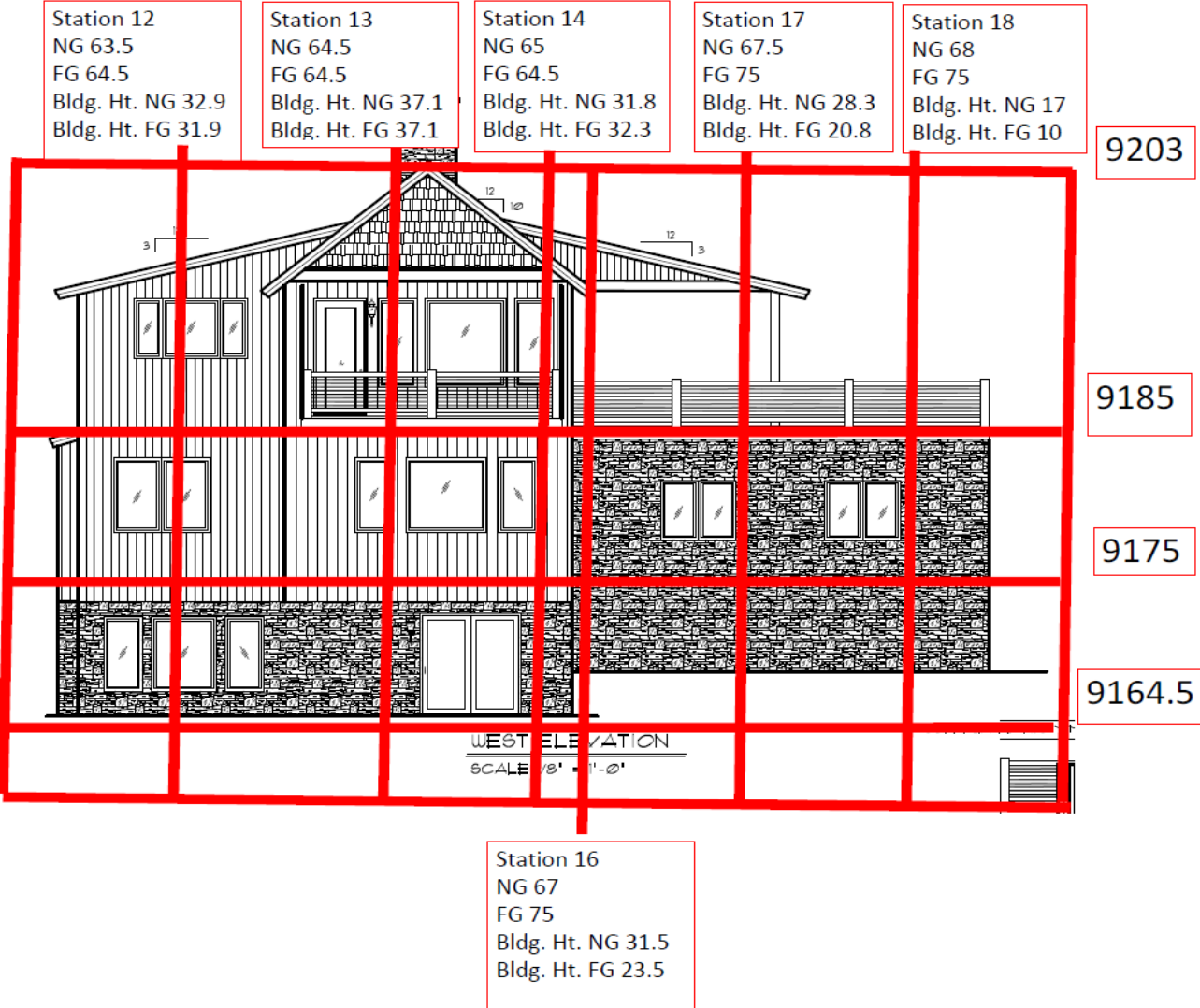


Exhibit FA-7 Average Height Calculation Elevation Measurements

South Elevation

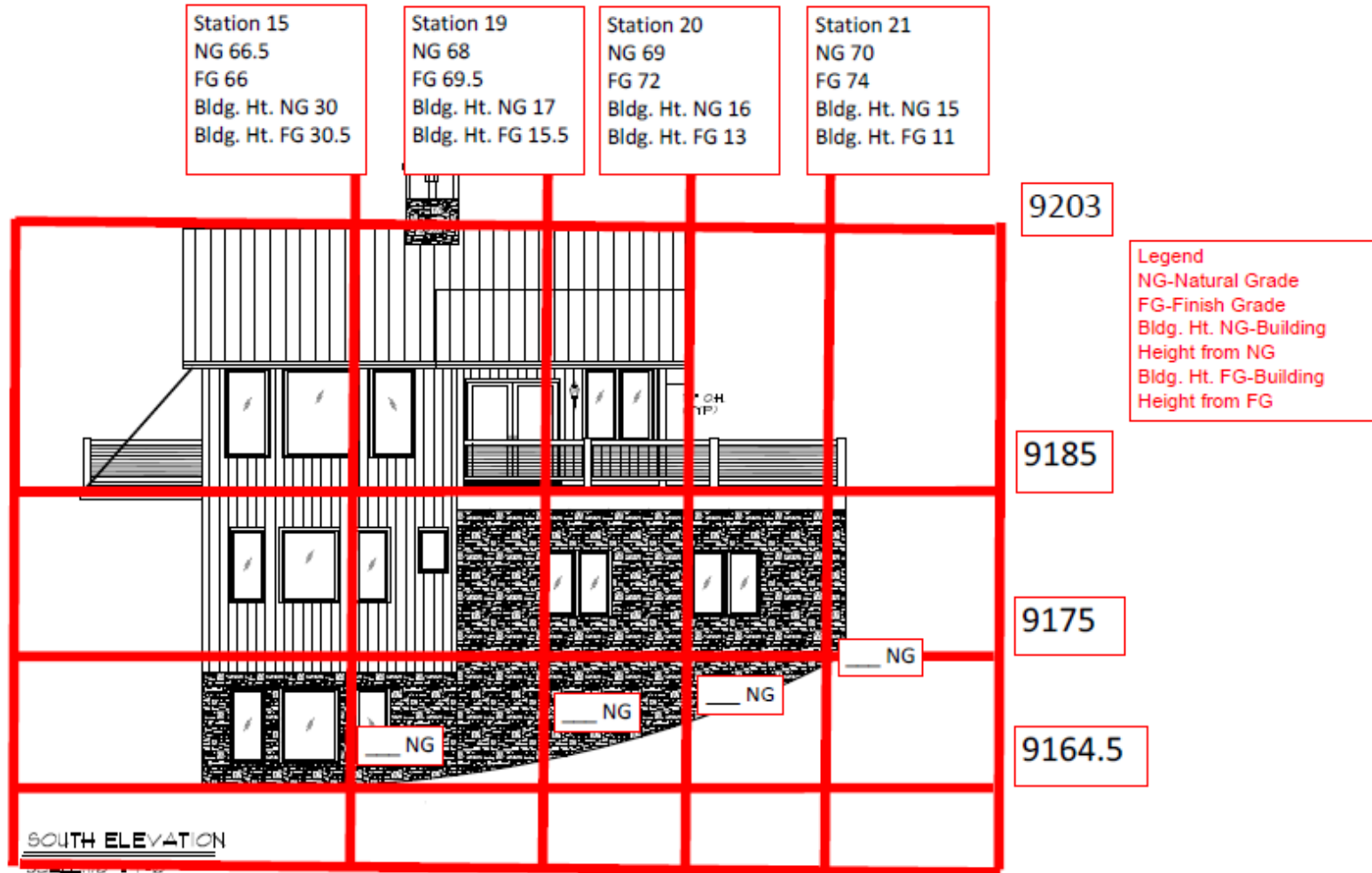


Exhibit FA-8

Average Height Calculation Elevation Measurements

1	A	B	C	D	E	F	G	H	I	J	K	L
2	Average Height											
3	Elevation	East	East	East	North	East	East	East	East	North	North	North
4	Station	1	2	3	4	5	6	7	8	9	10	11
5	Natural Grade	70.5	70.5	70.5	70	68.5	68	67.5	67.5	66.5	65	64
6	Finished Grade	75	75	75	74.5	75	75	75	75	66.5	65	64
7	Height From Natural	14.5	14.5	14.5	15	30.24	33	30	27.6	29.5	31	32
8	Height From Finished	10	10	10	10.5	23.74	26	22.5	20.1	29.5	31	32
9												
10												
11	Elevation	West	West	West	South	West	West	West	South	South	South	
12	Station	12	13	14	15	16	17	18	19	20	21	
13	Natural Grade	63.5	64.5	65	66.5	67	67.5	68	68	69	70	
14	Finished Grade	64.5	64.5	64.5	66	75	75	75	69.5	72	74	
15	Height From Natural	32.88	37.1	31.85	30	31.5	28.2	17	17	16	15	
16	Height From Finished	31.88	37.1	32.35	30.5	23.5	20.7	10	15.5	13	11	
17												
18												
19	Average Height From Natural Grade	25.2										
20	Average Height From Finished Grade	21.5										
22	Maximum Height Limit At Eave of West Elevation	Natural Grade	Finished Grade	Height From Natural	Height From Finished							
23		64.5	64.5	37.0	37.0							

No change from Work Session submittal

Landscape Plan

Plant Schedule

Type	Size	Qty	UNIT AR-31
Spring Snow Crabapple	1-2" cal	4	
Bristlecone Pine	6'	1	
Montgomery Spruce	7 gallon	6	
Potentilla	5 gallon	9	

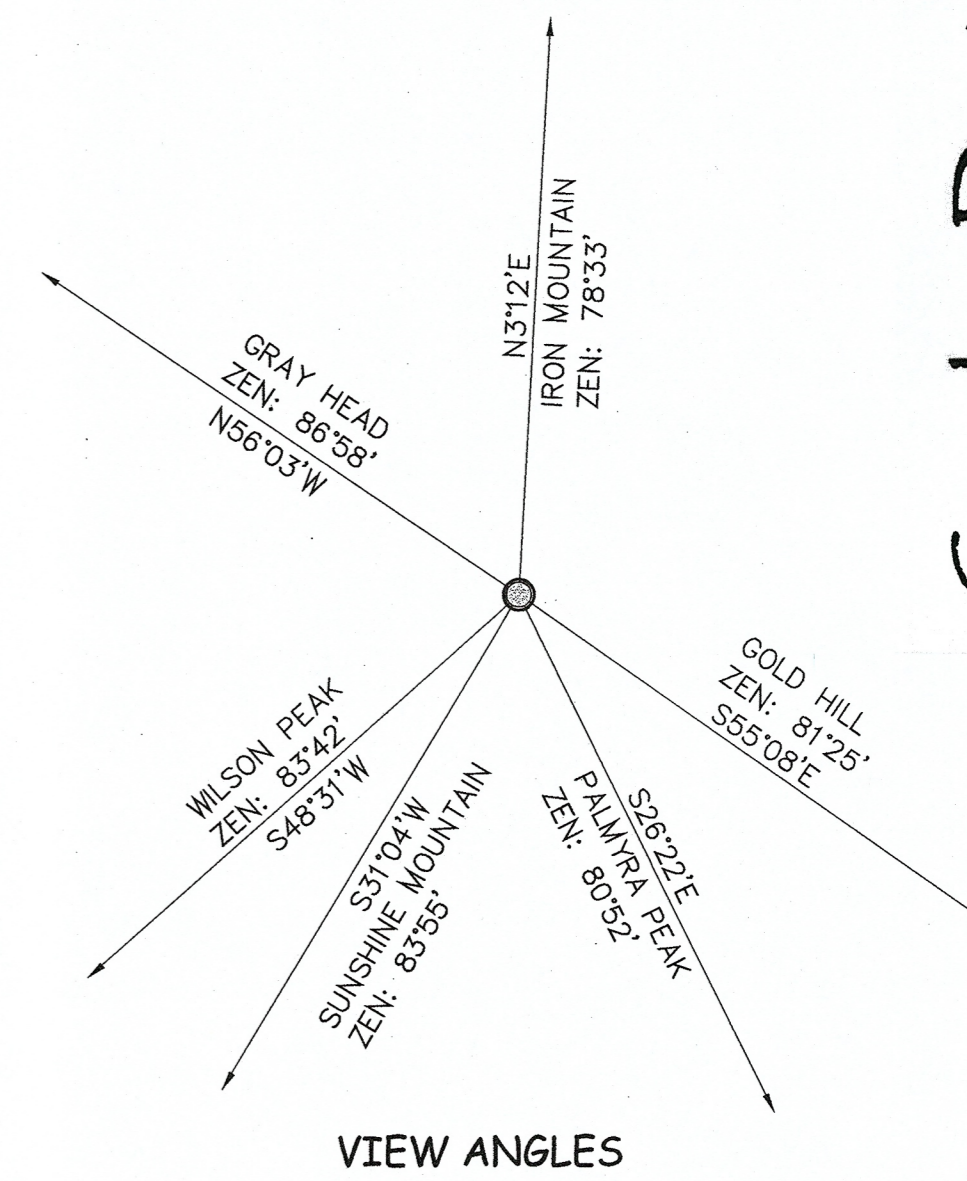
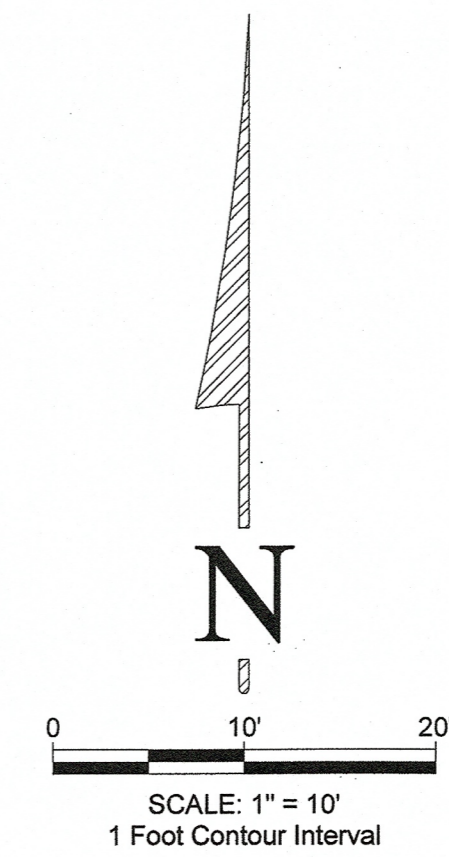
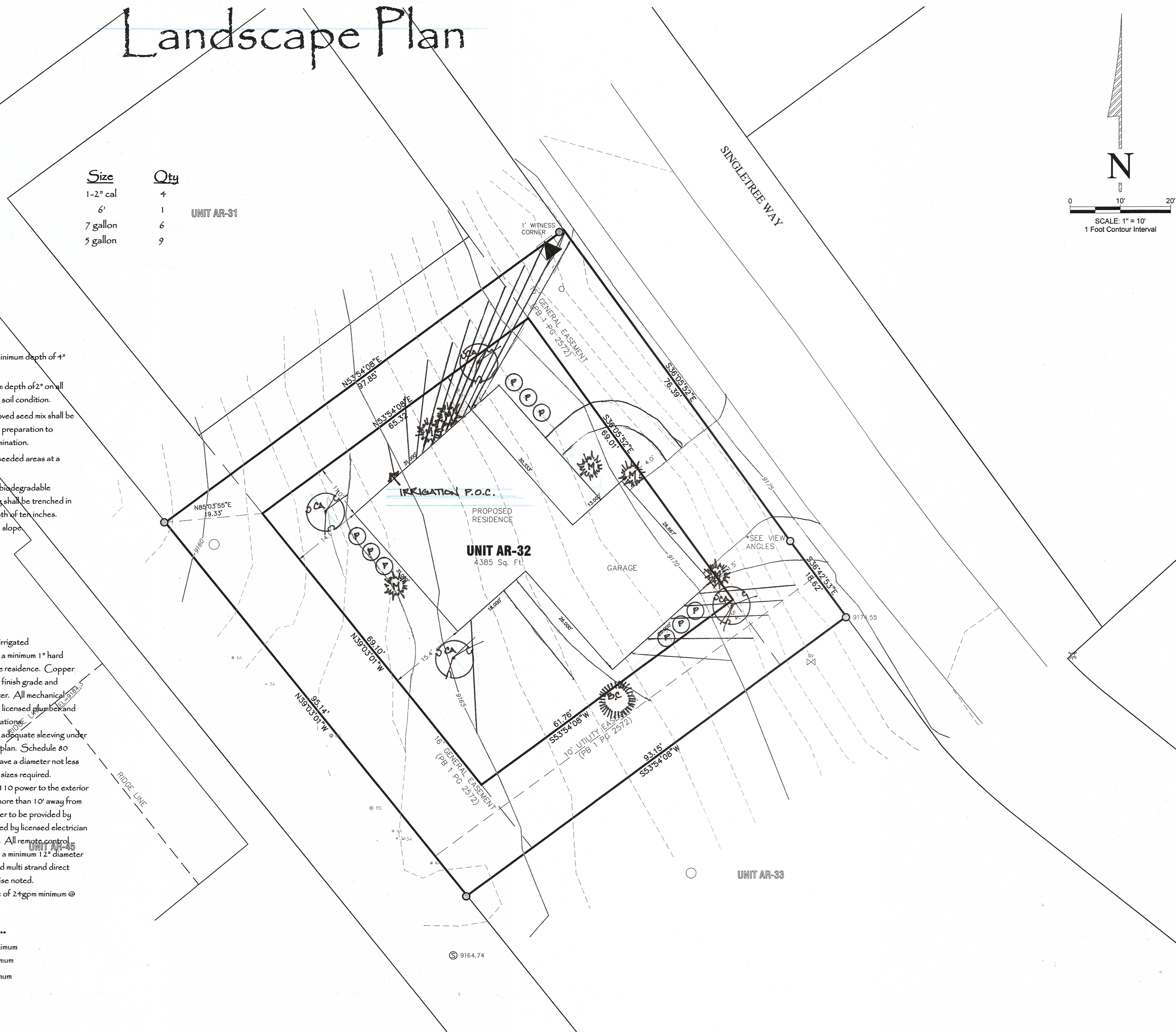
Revegetation Notes

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

Irrigation Notes

1. All trees and shrubs to be drip irrigated
2. Building contractor will provide a minimum 1" hard copper line to the exterior of the residence. Copper stub out will be set at 12" below finish grade and terminate with a 1" female adapter. All mechanical components to be installed by a licensed plumber and meet all current codes and regulations.
3. Building contractor will provide adequate sleeving under all paved surfaces noted on the plan. Schedule 80 P.V.C. is required and should have a diameter not less than 3". See notes for specific sizes required.
4. Building contractor to provide 110 power to the exterior of the residence at a point not more than 10' away from water source stub out. Controller to be provided by Landscape Contractor and wired by licensed electrician provided by building contractor. All remote control valves to be serviceable through a minimum 1 1/2" diameter valve box and wired with Rainbird multi strand direct burial wire typical unless otherwise noted.
5. Contractor to insure a flow rate of 24 gpm minimum @ 55 psi from the provided source.

Depth to Line from finish grade
 Mainline (PVC sch40) - 12" minimum
 Polyethylene laterals - 8" minimum
 1/2" polyethylene pipe - 4" minimum

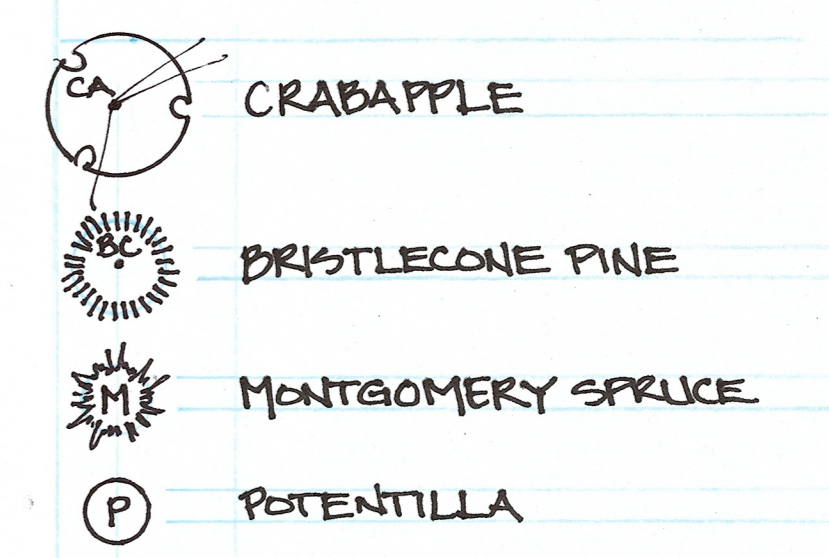


LEGEND

- FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP, LS 24954
- CABLE PEDESTAL
- ▲ ELECTRIC TRANSFORMER
- ⊕ FIRE HYDRANT
- ⊗ GAS CONNECTION
- ⊙ SEWER MAN HOLE
- PVC
- ⊕# SPRUCE TREE, # INDICATES DIAMETER
- ⊕# ASPEN TREE, # INDICATES DIAMETER

General Notes

1. All trees and shrubs are to be located by the project Landscape Architect.
2. Location of all irrigation controls and valve boxes are to be located by the project Landscape Architect.
3. All trees and shrubs to be irrigated with a low volume drip application.
4. Provide positive drainage throughout the site.
5. All landscape operations to be in compliance with Section 9-109 regarding noxious weeds.
6. All revegetation will be implemented with the approved seed mix as specified in Section 9-106-3 of the Design Regulations.



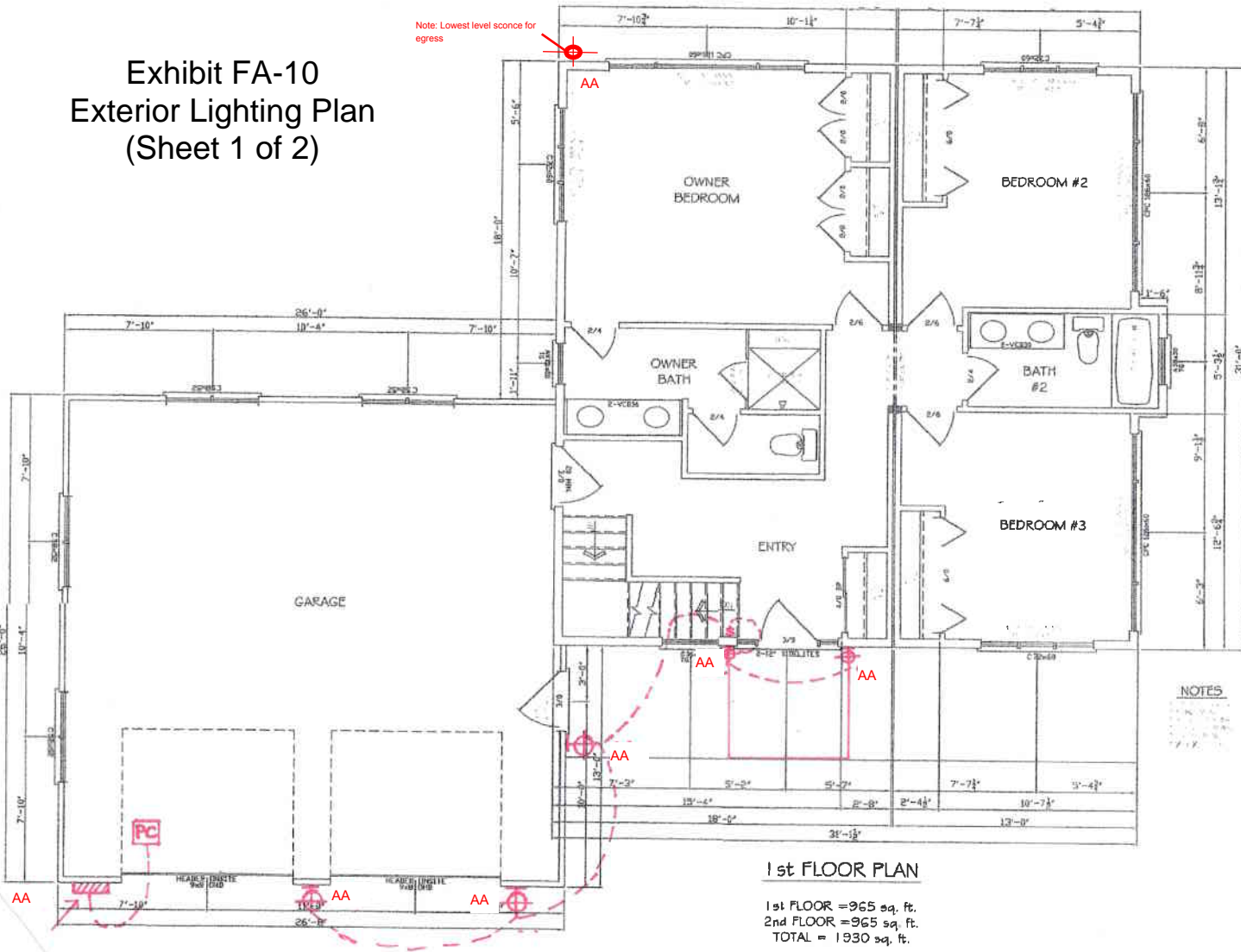
Scanlon Design
 P.O. Box 3725
 Telluride, Colorado 81435

Landscape/Irrigation Plan
 Prepared: March, 2016

Brafford Residence
 Unit AR-32, Village at Adams Ranch
 Mountain Village, Colorado 81435

Exhibit FA-10 Exterior Lighting Plan (Sheet 1 of 2)

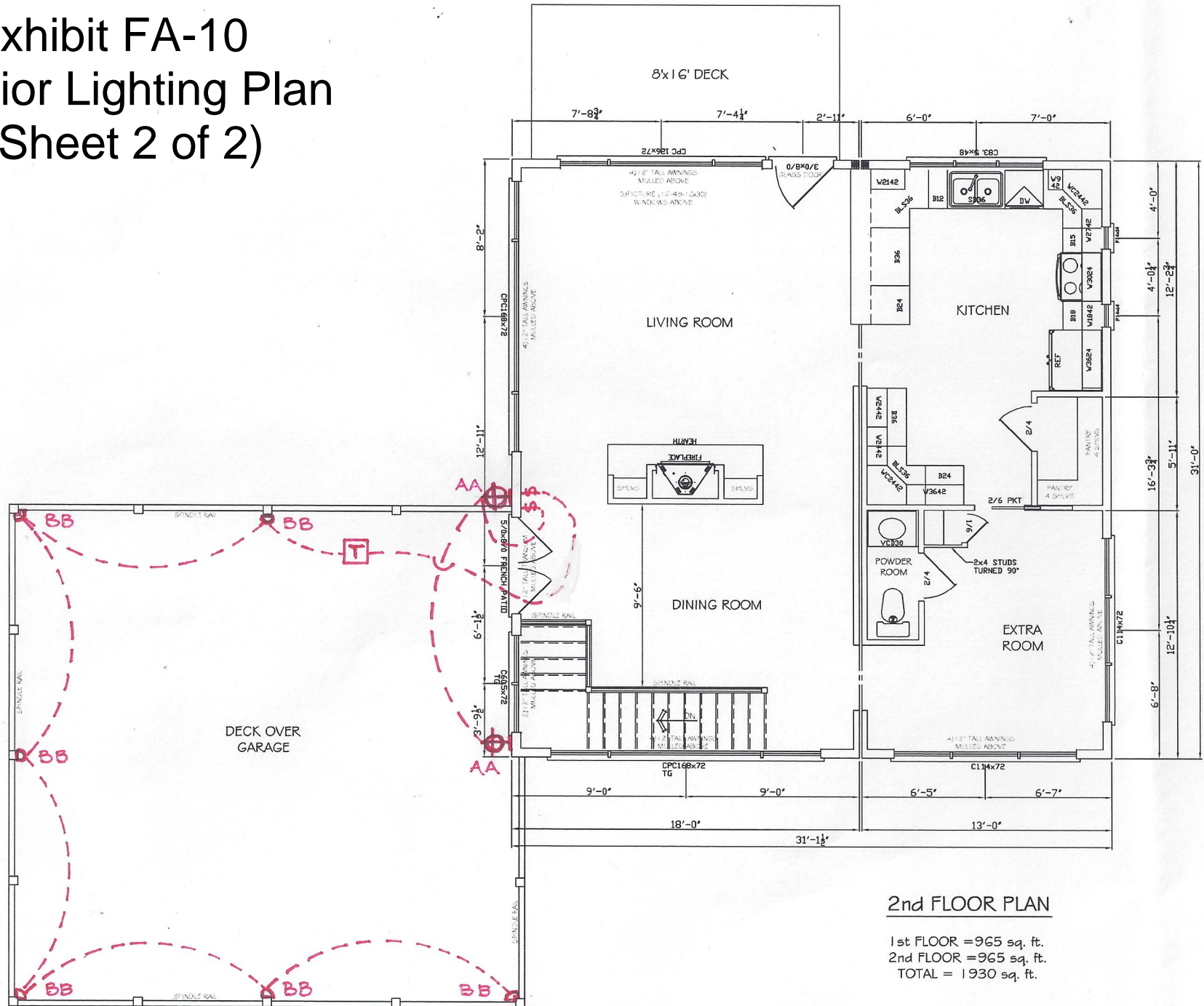
Note: Lowest level sconce for egress



1st FLOOR PLAN

1st FLOOR = 965 sq. ft.
2nd FLOOR = 965 sq. ft.
TOTAL = 1930 sq. ft.

Exhibit FA-10 Exterior Lighting Plan (Sheet 2 of 2)



Kevin Maj
Owner/Drafter
970-227-6038
TnTDraftingDesign@gmail.com

REVISIONS:

PER EMAIL 1-6-16
PER EMAIL 2-15-16
PER EMAIL 3-2-16

DRAWING TITLE:
2nd FLOOR PLAN

Exhibit FA-11 Exterior Sconce

Brafford Residence - "AA"
Exterior Door Sconces
Mountain Village, Colorado
March 2016

No change from Work Session submittal



Manufacturer: Progress Lighting
Website: www.progresslighting.com
Description: Cylinder Wall Mount sconce
Dimensions: 5"Dia x 7.25"H x 8"Ext
Mounting: Surface
Electrical: 120-volt
Finish: Antique Bronze
Accessories: N/A

Lamp: (1) 17-watt LED module (3000K) (60,000 hrs) [included]
Lumens: 1000
Quantity: 7

Exhibit FA-12

To: Design Review Board
 Glen Van Nimwegen, Planning & Development Services Director
 Colleen Henderson, Planning & Development Services Planner
 Town of Mountain Village

From: John Horn
 Agent for Emily and Garrett Brafford

Date: April 14, 2016

Re: Lot AR-32, Town of Mountain Village
 -Summary of Basic Development Requirements

The purpose of this memorandum is to provide a summary of the basic development requirements of the Town's Community Development Code.

BACKGROUND

In accordance with 17.4.3 of the Community Development Code (CDC), the Braffords have applied for a Class 3 Design Review approval for the development of a single family residence. The proposed dwelling unit is located off Singletree Way. The proposed dwelling unit consists of three (3) bedrooms and an attached two (2) car garage. The lot area is 0.101 acres. Terrain across the site slopes gently down from the east to the west.

Basic Development Requirements

	Allowed Maximum	Proposed
Number of Dwelling Units	1	1
Building Height (Max.)	48	37'
Building Height (Max. Average)	30'	25.3'
Gross Floor Area	3,559	
Livable-Finished	1,922	
Livable-Unfinished	961	
Non-livable-Garage	676	
Lot Coverage (Building & Front Porch)	100% because it is in a common interest community	37.1% (Lot SF: 4,385; Footprint SF: 1,628). Note: still less than 40% allowed under Single Family Zoning
Parking Spaces	1.5	4 (2 enclosed & 2 surface)

Fenestrations and Exterior Materials Percentages

Cedar Shake	80.00	1.9%
Corrugated Metal	326.36	7.8%
Barnwood	1,688.50	40.3%
Stone	1,209.68	28.9%
<u>Total Fenestrations</u>	<u>887.75</u>	<u>21.2%</u>
Total All Material Elevations	4,192.29	100.0%

1. 17.3.12 BUILDING HEIGHT LIMITS

The maximum building height on the unit is 37 feet and the maximum average height is 25.1 feet (see Exhibits FA-7 and 8). These heights are in compliance with the 48' Maximum Height Limit and Maximum Average Height Limit allowed under the CDC's Table 3-3, Building Height Limits for the Mult-Family zone district.

2. 17.3.13 MAXIMUM LOT COVERAGE

The coverage of the building and front porch footprint is 37.1% (Lot SF: 4,385; Footprint SF: 1,628); please note this is still less than 40% allowed under Single Family Zoning.

3. 17.3.14 GENERAL EASEMENT SETBACKS

The proposed structure does not encroach on any portion of the General Easement and is located within five feet of the southern and eastern General Easements on the surrounding common element (Exhibit FA-3).

4. 17.5.5 BUILDING SITING DESIGN

Site Plan

The layout and roof line of the unit is located completely within the allowable buildable area of the lot with no encroachments on the General Easement (Exhibit FA-3). However, some disturbances and construction staging is proposed within General Easements surrounding the buildable area. We believe a DRB review of the site plan will result in the conclusion that the construction staging encroachments into the General Easements will not cause unreasonable negative impacts to the surrounding properties.

5. 17.5.6 BUILDING DESIGN

Building Form and Exterior Wall Form

The proposed building form and exterior wall form portray a mass that is thick and strong, with a heavy, thick massed stone base on all facades (Exhibit FA-5 and FA-32 Colored Rendering). The overall wall forms of the exterior walls are simple in design in accordance with Section 17.5.6.B.1.a of the CDC. The three "curb view" sides of the garage are covered with stone and thereby achieves a balanced horizontal relationship with the residential portion of the structure. By placing a substantial portion of the stone on the "curb view" elevations of the garage and residential structure the design provides solid appearance and an attractive curb appeal. A substantial and logical stone base makes up the west elevation of the garage without giving the appearance forcing stone on the structure. As evidenced by the photo (Exhibit FA-31) taken from the intersection of Adams Way and Singletree Ridge, the west elevation is nearly invisible from view in the winter and virtually invisible in the summer. Accordingly, we request approval of the stone application percentages, 28.9%, reflected in these elevations.

6. Roof Forms

The largest perceived mass and scale element of the home is the portion that lies under the gable roof (see Exhibits FA-5 and FA-6) which gives the gable roof the appearance of the primary roof element, this gable roof has a 10:12 pitch. The second largest perceived mass and scale element of the home is the portion that lies to the north under the shed roof. Similar to the other shed-type roofs in the neighborhood (e.g. the home on 115 Adams Way, 160' from Unit AR-32) and Mountain Village, this portion of the roof has a 3:12 pitch. In response to guidance provided by the DRB at the work session we have added a roof over a portion of the garage deck. In order to balance with the 3:12 shed roof that is over the portion of the residence that lies to the north, the roof over the garage deck has a 3.12 pitch.

Eaves are square cut with 16 inch overhangs that are proportional to the design of the structure.

The roof material will be standing seam metal that will be treated to produce rusting prior to the issuance of a certificate of occupancy; this material is a permitted roof material outside of the Village Center.

All entries are protected from snow and ice shedding.

7. Exterior Wall Materials

Natural stone and barn wood are the primary exterior materials with corrugated rusted metal and cedar shakes to be used as an accent material. The proposed exterior materials are found elsewhere in the neighboring area and are therefore compatible with the surrounding area development.

Exterior material colors are natural, warm and subtle and harmonize with the natural landscape within the neighborhood and surrounding the town.

Window openings and patterns are responsive to good solar design principles. The design of exterior walls also responds to solar exposures.

8. 17.5.7 GRADING AND DRAINAGE PLAN

Due to the gentle sloping character of the lot, only a very simple grading plan is needed. The applicant has provided a grading and drainage plan (Exhibit FA-3) for the proposed development. Positive drainage away from the structure has been created. Grading on the site tapers into and blends with the natural topography. In accordance with the guidance we received from the DRB at the work session, we request a waiver of the requirement for a grading plan prepared by a Colorado licensed engineer and accept plans (Exhibit FA-3) we have submitted.

9. 17.5.8 PARKING REGULATIONS

The unit includes two (2) garage parking spaces and two (2) outdoor surface parking spaces.

10. 17.5.9 LANDSCAPING REGULATIONS

The proposed landscape plan (Exhibit FA-9), prepared by Larry Scanlon, Scanlon Design, shows spring snow crabapple, bristlecone pine, Montgomery spruce, potentilla and grasses to be planted in the areas shown for revegetation.

The irrigation plan (Exhibit FA-9) is in compliance with Table 5-3, Irrigation System Design.

11. 17.5.11 UTILITIES

Due to the natural simplicity of the lot, the utility is correspondingly simple with all utilities located on or immediately next to the lot and only require short service lines to connect to the structure; the Braffords will be responsible to determine the actual location of the existing utilities and locating a new sewer service line. In accordance with the guidance we received from the DRB at the work session, we request a waiver of the requirement for a utility plan prepared by a Colorado licensed engineer and accept plans (Exhibit FA-20) we have submitted.

12. 17.5.12 LIGHTING REGULATIONS

The proposed lighting plan (Exhibit FA-10) includes nine sconces and six (6) deck post lights; the applicant will also discuss a possible alternative for lights at the front door. Sconce locations include doors, deck area, garage entrance, and address monument. All lighting has been designed as full cut-off fixtures (Exhibits FA-11 through 16) with LED bulbs at CDC allowable Kelvin temperature.

13. 17.5.13 SIGN REGULATIONS

Address Monument

In accordance with the guidance we received from the DRB at the work session, the address identification is located on the left front façade of the garage on the east elevation. This is consistent with Section 17.5.13.E.4.a.i of the CDC which allows homes that are located close to and are visible from a town road to attach address identification numbers to the building if located within 20' of the roadway.

14. 17.6.1 ENVIRONMENTAL REGULATIONS

Fire Mitigation and Forestry Management

All new building construction that will create habitable space, including single family homes, are required to create and implement wildfire mitigation plan in accordance with Section 17.6.1.A Fire Mitigation and Forestry Management; we believe our landscape plan accomplishes this.

15. 17.6.6 ROAD AND DRIVEWAY STANDARDS

Driveway Standards

In accordance with the guidance we received from the DRB at the work session, the maximum width for the two surface parking spaces, and access to the garage, reaches approximately 26 feet as it leads directly to the garage; the curbcut will be consistent with this width.

Within the Road and Driveway Standards, the CDC allows the DRB to grant a variation to the driveway standards provided the review authority (DRB) finds such exemption will not adversely affect public health, safety and welfare. We request a variation for the above described driveway.

16. 17.6.8 SOLID FUEL BURNING DEVICE REGULATIONS

The applicant has indicated the fireplace will be a gas and not solid fuel-burning.

17. 9. D. Computer Massing Model of Application Form.

In accordance with the guidance we received from the DRB at the work session, in view of the relatively simple design of the home and the gentle sloping character of the lot we request a waiver of the requirement for a computer massing model.

END OF MEMORANDUM

Exhibit FA-13 Exterior Post Light

Brafford Residence - "BB"
Deck Post Lights
Mountain Village, Colorado
March 2016

No change from Work Session submittal



Manufacturer: Focus Industries
Website: www.focusindustries.com
Description: Surface Step Lights
Dimensions: 3.5"W x 2.5"H x 2.25"Ext
Mounting: Surface
Electrical: 12-volt
Finish: Rust
Accessories: FA-05 Quick Connector from fixture to main cable

Lamp: (1) 3-watt Omni-3 LED (3000K) (50,000 hrs) [included]
Lumens: 160
Quantity: 6



Legend


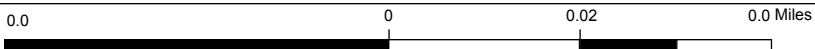
 Parcel Boundaries

Exhibit FA-14
Aerial Photo
Lot 32AR

1:999



Notes

Exhibit FA-15
Photo Lot View East to West

Vertical Red Lines indicate lot corners



Exhibit FA-16 Shed Roof Forms On Mountain Village Homes



Exhibit FA-16
Shed Roof Forms On Mountain Village Homes



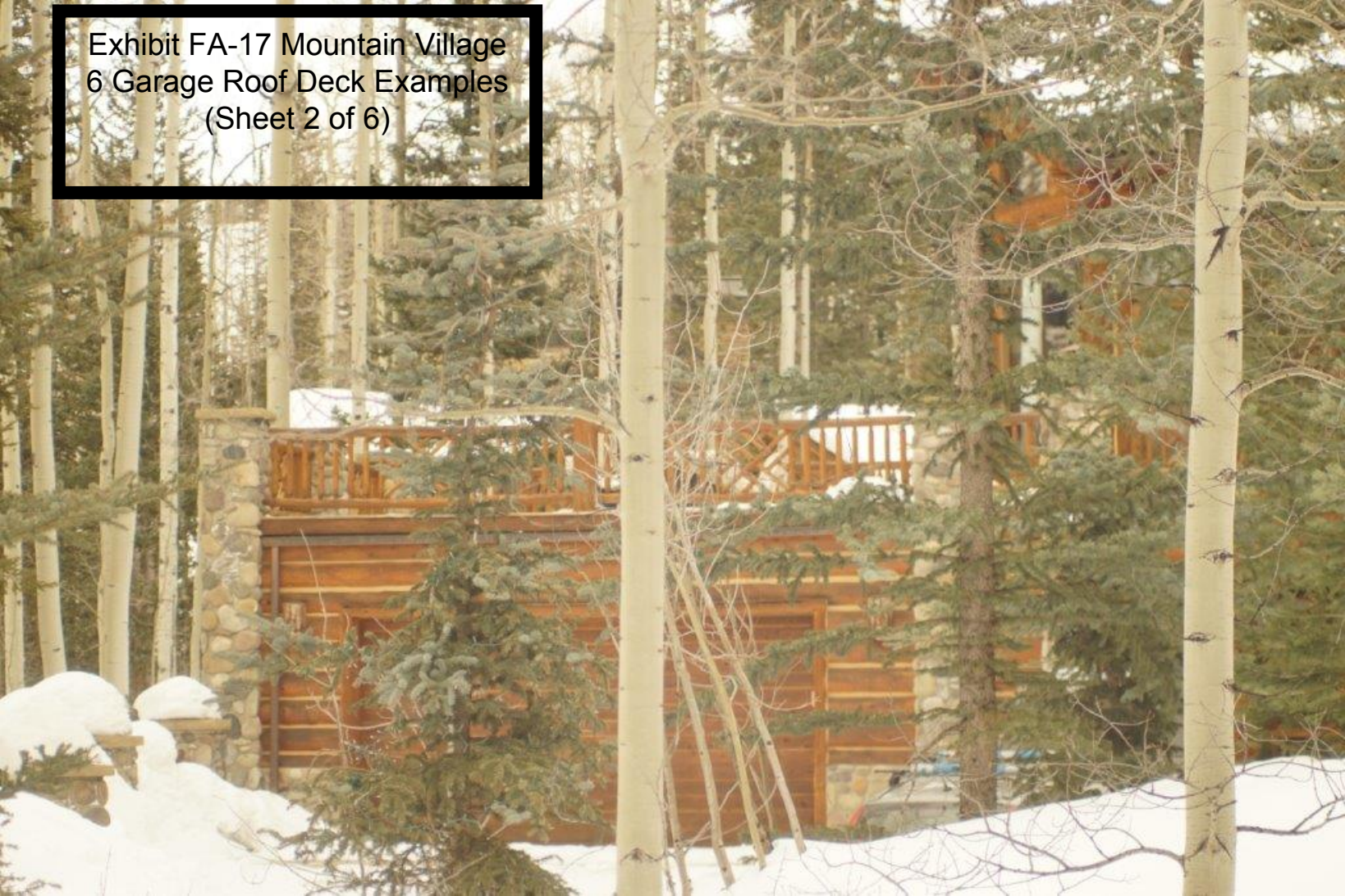
Exhibit FA-16
Shed Roof Forms On Mountain Village Homes



Exhibit FA-17 Mountain Village
6 Garage Roof Deck Examples
(Sheet 1 of 6)



Exhibit FA-17 Mountain Village
6 Garage Roof Deck Examples
(Sheet 2 of 6)



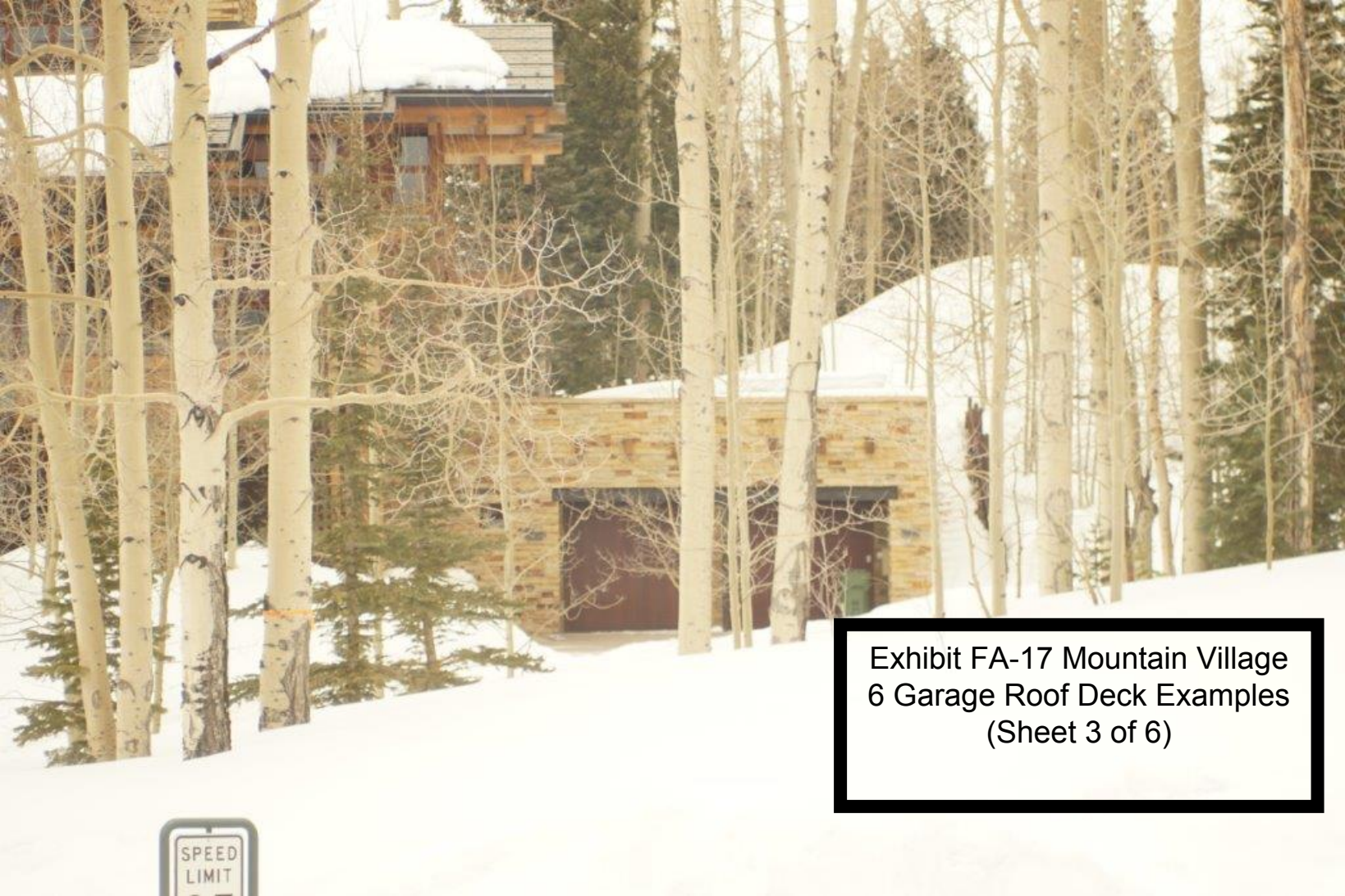


Exhibit FA-17 Mountain Village
6 Garage Roof Deck Examples
(Sheet 3 of 6)





Exhibit FA-17 Mountain Village
6 Garage Roof Deck Examples
(Sheet 4 of 6)

Exhibit WS-21 Mountain Village
6 Garage Roof Deck Examples
(Sheet 5 of 6)



Exhibit FA-17 Mountain Village
6 Garage Roof Deck Examples
(Sheet 5 of 6)

Exhibit FA-17 Mountain Village
6 Garage Roof Deck Examples
(Sheet 6 of 6)

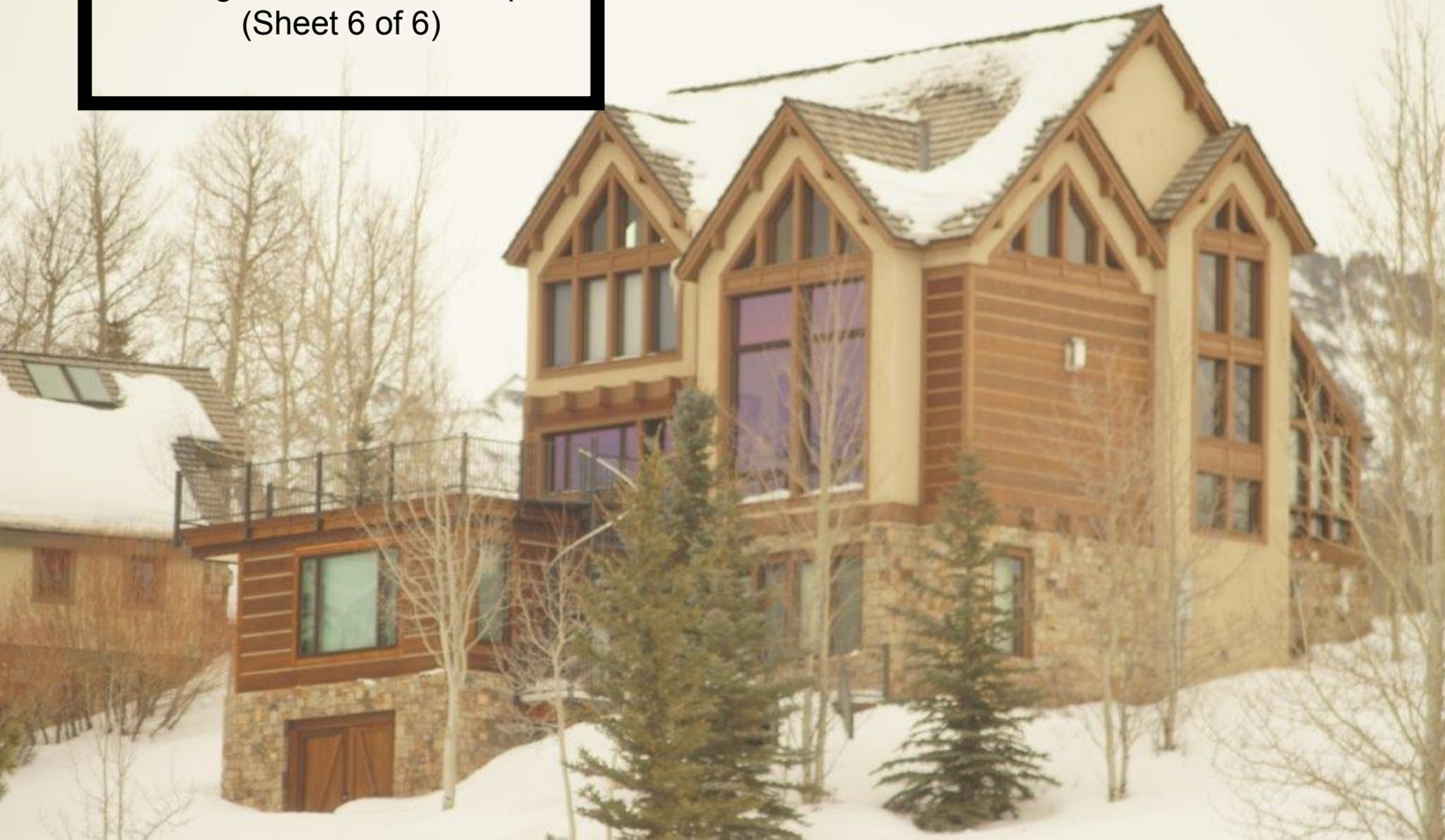
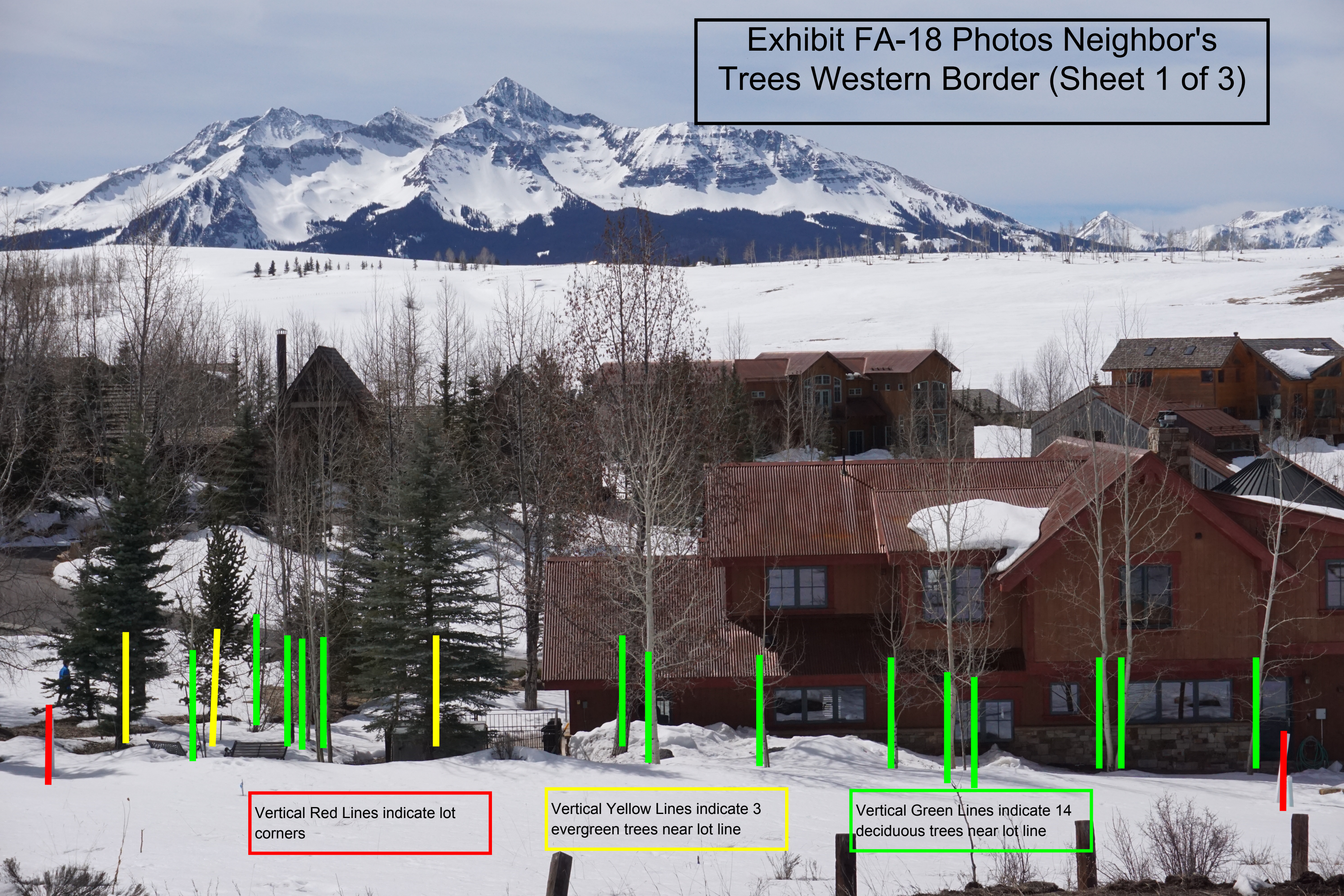


Exhibit FA-18 Photos Neighbor's
Trees Western Border (Sheet 1 of 3)



Vertical Red Lines indicate lot corners

Vertical Yellow Lines indicate 3 evergreen trees near lot line

Vertical Green Lines indicate 14 deciduous trees near lot line

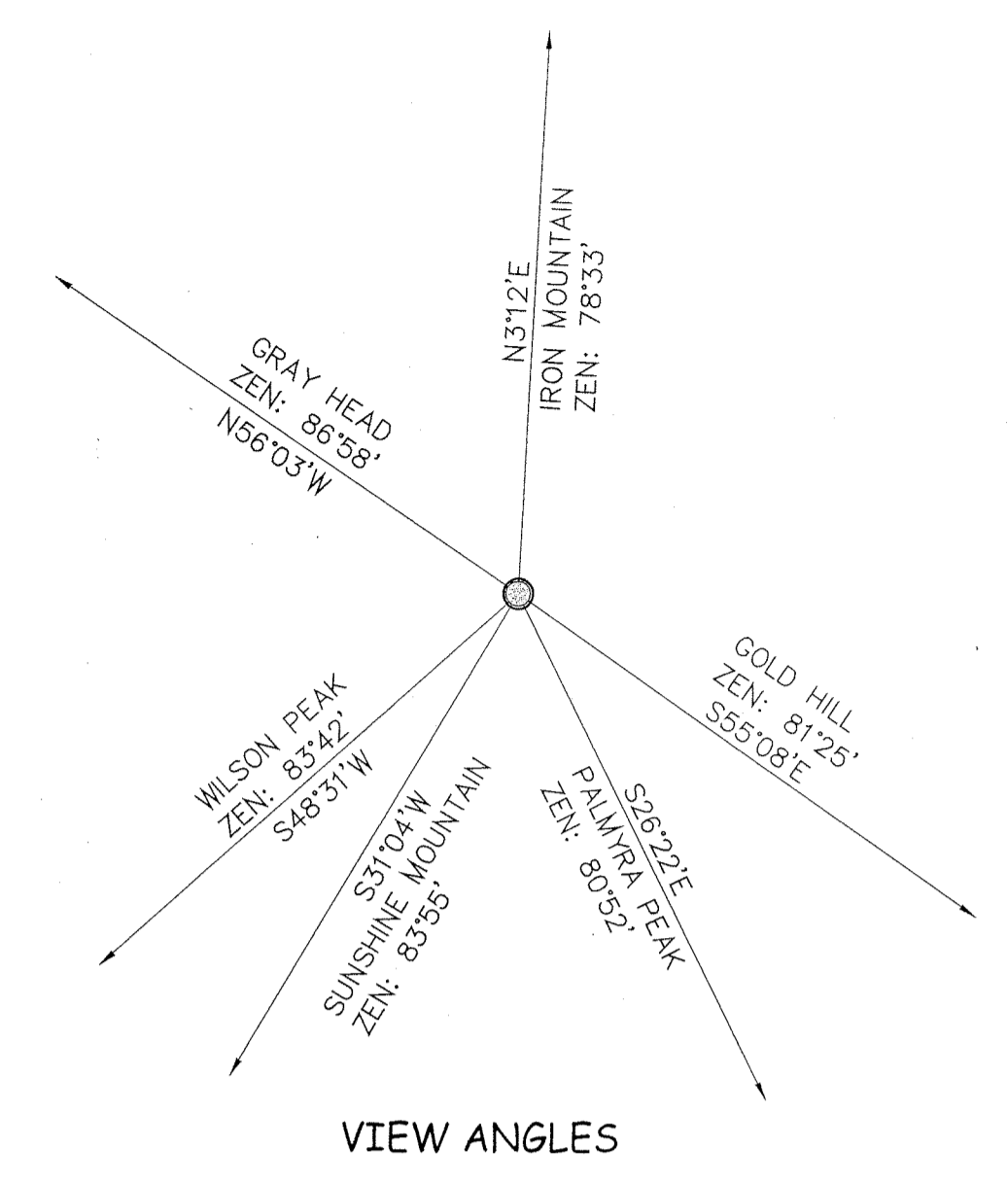
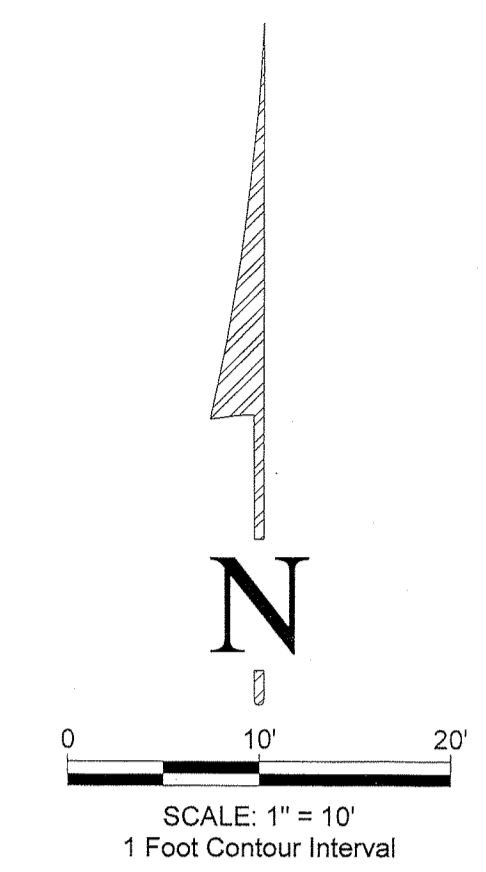
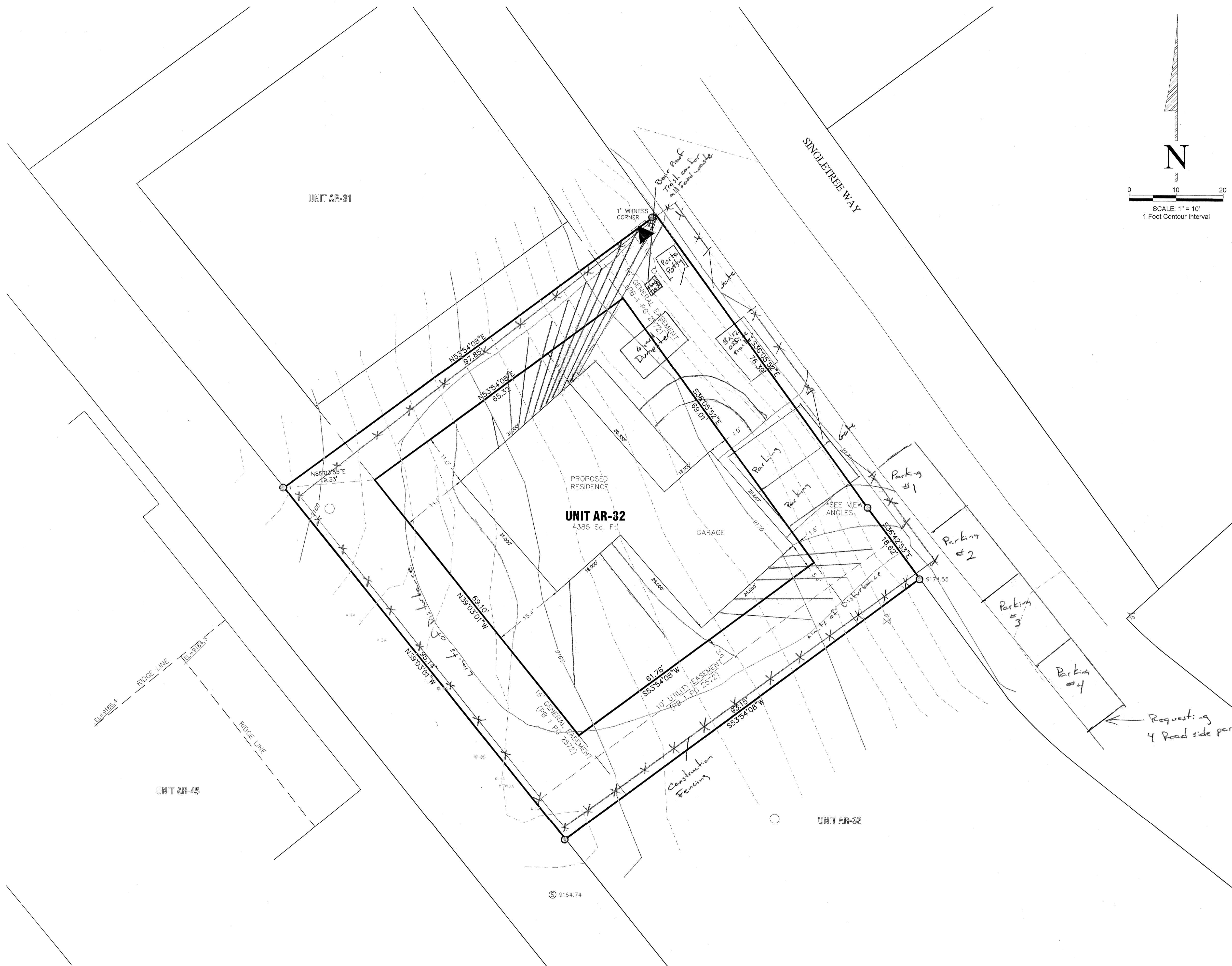
Exhibit FA-18 Photos Neighbor's
Trees Western Border (Sheet 2 of 3)



Exhibit FA-18 Photos Neighbor's Trees
Western Border (Sheet 3 of 3)

Vertical Red Line indicates lot
corner





- LEGEND**
- FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP. LS 24954
 - CABLE PEDESTAL
 - ▲ ELECTRIC TRANSFORMER
 - ⊗ FIRE HYDRANT
 - ⊗ GAS CONNECTION
 - ⊗ SEWER MAN HOLE
 - PVC
 - #5 SPRUCE TREE, # INDICATES DIAMETER
 - #16 ASPEN TREE, # INDICATES DIAMETER

Brafford res. Lot AR-32
 Construction Mitigation Plan
 Scale 1/8" = 1'

Requesting
 4 Road side parking spaces

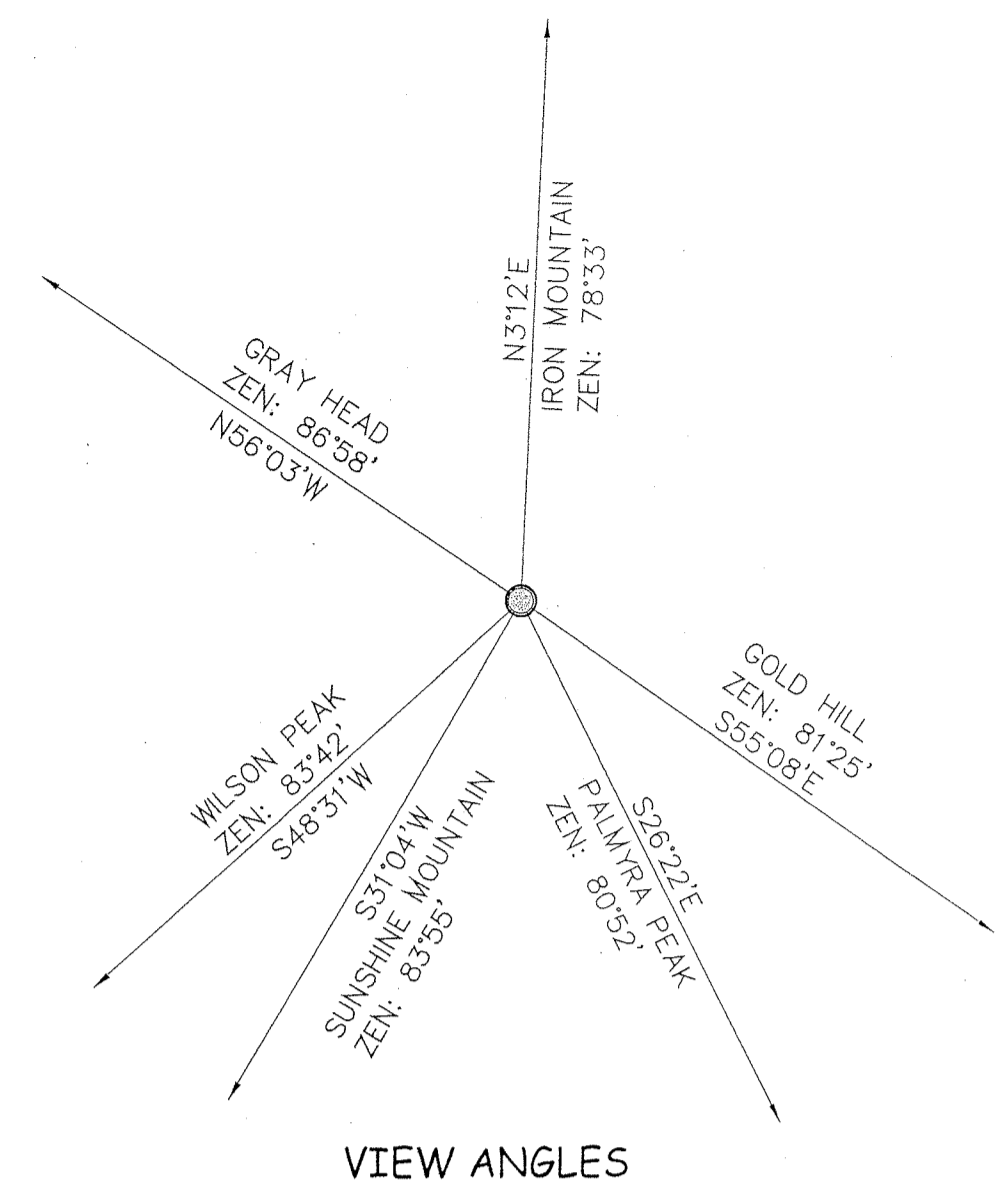
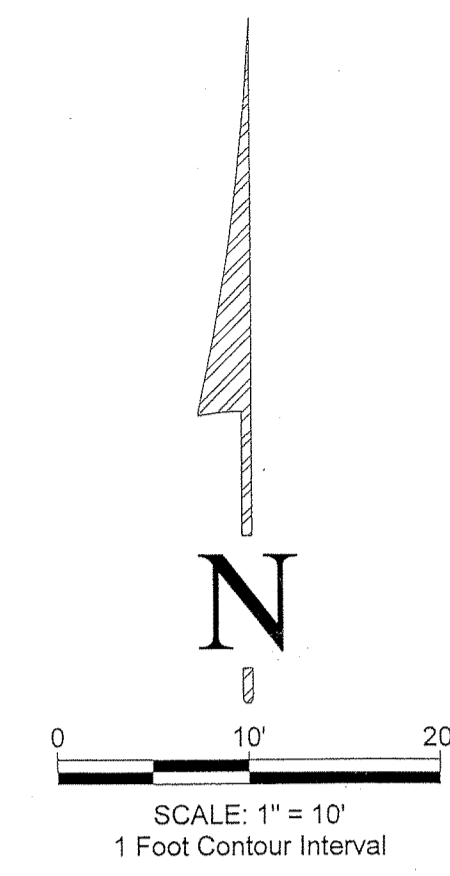
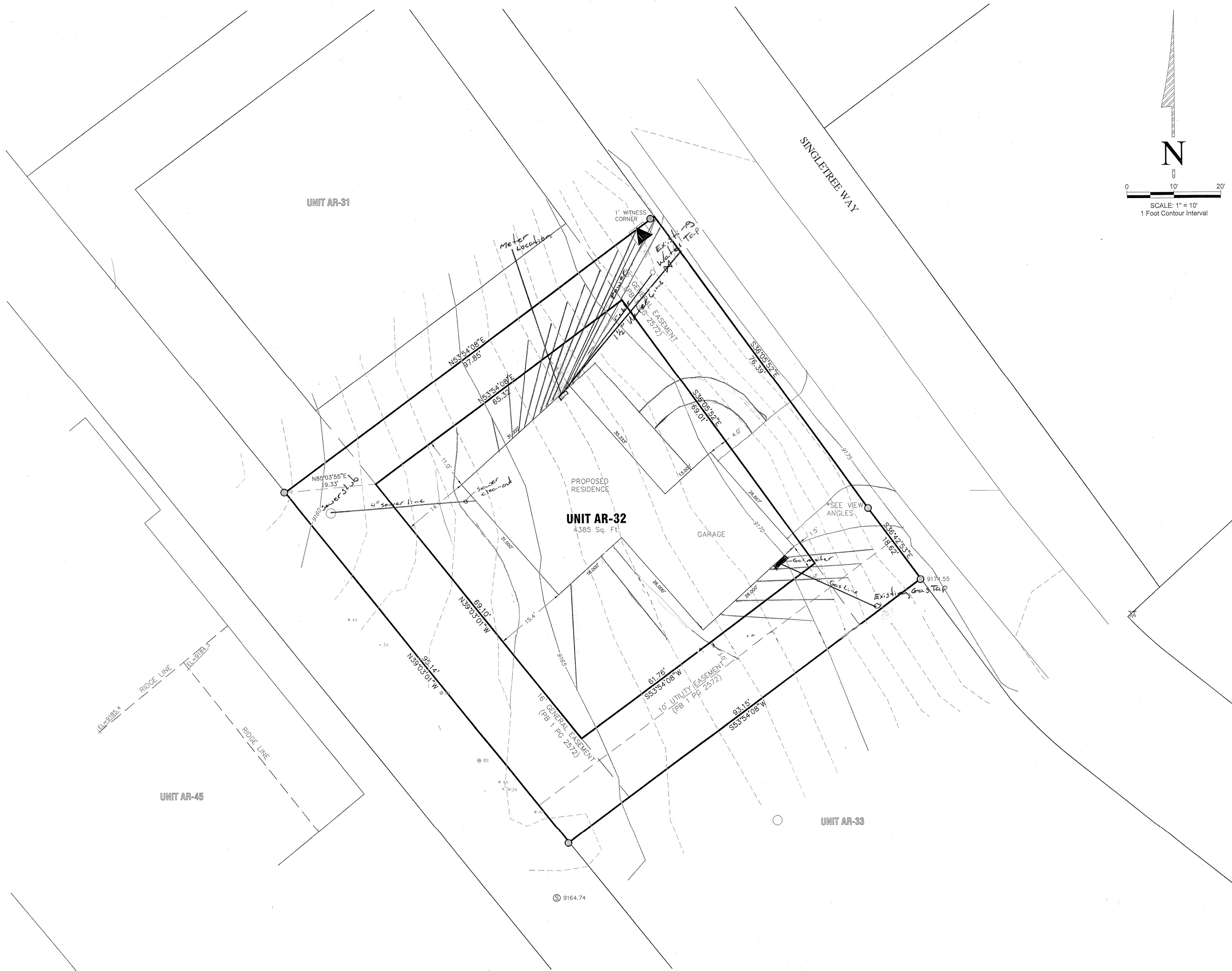
UNIT AR-31

UNIT AR-32
 4385 Sq. Ft.

UNIT AR-45

UNIT AR-33

9164.74



- LEGEND**
- FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP, LS 24954
 - CABLE PEDESTAL
 - ▲ ELECTRIC TRANSFORMER
 - ⊗ FIRE HYDRANT
 - ⊗ GAS CONNECTION
 - ⊗ SEWER MAN HOLE
 - PVC
 - ⊗#3 SPRUCE TREE, # INDICATES DIAMETER
 - ⊗#4 ASPEN TREE, # INDICATES DIAMETER

Lot AR-32 Bradford Res
Utility Plan
Revised



DESIGN REVIEW PROCESS APPLICATION

Community Development Department
Planning Division
455 Mountain Village Blvd.
Mountain Village, CO 81435
(970) 728-1392

DESIGN REVIEW PROCESS APPLICATION

APPLICANT INFORMATION

Name: Emily and Garrett Brafford		E-mail Address: gbrafford1@gmail.com jhorn@rmi.net	
Mailing Address: P.O. Box 1327		Phone: 919-800-8223-Garrett 970-708-1233-John Horn	
City: Telluride	State: CO	Zip Code: 81435	
Mountain Village Business License Number: NA			

PROPERTY INFORMATION

Physical Address: 123 Singletree Way		Acreage: 0.101 Acres (4,385 SF)	
Zone District: Multi-Family	Zoning Designations: Multi-Family	Density Assigned to the Lot or Site: 1 Condominium	
Legal Description:			
Existing Land Uses: Vacant			
Proposed Land Uses: Detached Condominium (a single family residence)			

OWNER INFORMATION

Property Owner: Emily and Garrett Brafford		E-mail Address: gbrafford1@gmail.com	
Mailing Address: P.O. Box 1327		Phone: 919-800-8233	
City: Telluride	State: CO	Zip Code: 81435	

DESCRIPTION OF REQUEST

Class 3 Development Application for construction of a single family residence and associated landscaping, grading, construction mitigation and utility service lines.



DESIGN REVIEW PROCESS APPLICATION

Community Development Department
Planning Division
455 Mountain Village Blvd.
Mountain Village, CO 81435
(970) 728-1392

**OWNER/APPLICANT
ACKNOWLEDGEMENT
OF RESPONSIBILITIES**

I, Garrett Brafford, the owner of Lot Unit AR-32, Village at AR (the "Property") hereby certify that the statements made by myself and my agents on this application are true and correct. I acknowledge that any misrepresentation of any information on the application submittal may be grounds for denial of the development application or the imposition of penalties and/or fines pursuant to the Community Development Code. We have familiarized ourselves with the rules, regulations and procedures with respect to preparing and filing the development application. We agree to allow access to the proposed development site at all times by member of Town staff, DRB members and the Town Council. We agree that if this request is approved, it is issued on the representations made in the development application submittal, and any approval or subsequently issued building permit(s) or other type of permit(s) may be revoked without notice if there is a breach of representations or conditions of approval. By signing this acknowledgement, I understand and agree that I am responsible for the completion of all required on-site and off-site improvements as shown and approved on the final plan(s) (including but not limited to: landscaping, paving, lighting, etc.). We further understand that I (we) are responsible for paying Town legal fees and other fees as set forth in the Community Development Code.

[Signature] 4/14/16
Signature of Owner Date

Signature of Applicant/Agent Date

OFFICE USE ONLY

Fee Paid:	By:
	Planner:



DESIGN REVIEW PROCESS APPLICATION

Community Development Department
Planning Division
455 Mountain Village Blvd.
Mountain Village, CO 81435
(970) 728-1392

OWNER AGENT AUTHORIZATION FORM

I have reviewed the application and hereby authorize John Horn of
Mountain Village to be and to act as my designated representative and represent the development
application through all aspects of the development review process with the Town of Mountain Village.

A handwritten signature in blue ink, appearing to read "Garrett Brafford", written over a horizontal line.

(Signature)

A handwritten date "4/14/16" in blue ink, written over a horizontal line.

(Date)

Garrett Brafford

(Printed name)



DESIGN REVIEW PROCESS APPLICATION

Community Development Department Planning Division 455 Mountain Village Blvd. Mountain Village, CO 81435 (970) 728-1392

HOA APPROVAL LETTER

I, (print name) STEPHEN BETZ, the HOA president of property located at 123 Singletree Way, Unit AR-32, Village at Adams Ranch, provide this letter as written approval of the plans dated 4/13/16 which have been submitted to the Town of Mountain Village Community Development Department for the proposed improvements to be completed at the address noted above. I understand that the proposed improvements include (indicate below):

- FA-3 Site and Grading Plan
FA-5 Elevations and Floorplans
FA-9 Landscape Plan
FA-10 Exterior Lighting Plan
FA-11 Ext Sconce Light AA
FA-13 Ext Deck Post Light BB
FA-19 Construction Mitigation Plan
FA-20 Utility Plan

(Signature) Stephen Betz

(Date) 4/16/16

(Printed name) STEPHEN BETZ

Exhibit FA-30
Wire Deck Railing Sample

1. Deck railing design, color, and material only. Deck structure will be different per house plans.



FA-31 Photo Adams Way & Singletree Ridge



Exhibit FA-32
Colored Rendering



Note: Colors may vary
from final colors

FA-33 Window and Door Schedule

Windows						
Mark	Width	Height	Area	Construction	Elevation	Comments
1	3	6	18	Casement	South	Right Hand
2	5	6	30	Casement	South	Fixed
3	3	6	18	Casement	South	Left Hand
4	2	4.5	9	Casement	South	Right Hand
5	2	4.5	9	Casement	South	Left Hand
6	2.5	5	12.5	Casement	South	Right Hand
7	4	5	20	Casement	South	Fixed
8	2.5	5	12.5	Casement	South	Left Hand
9	2	4	8	Casement	South	Right Hand
10	2	4	8	Casement	South	Left Hand
11	2	4	8	Casement	South	Right Hand
12	2	4	8	Casement	South	Left Hand
13	2.5	5	12.5	Casement	South	Right Hand
14	4	5	20	Casement	South	Fixed
15	2.5	5	12.5	Casement	South	Left Hand
16	1.5	4	6	Casement	West	Right Hand
17	3	4	12	Casement	West	Fixed
18	1.5	4	6	Casement	West	Left Hand
19	2	6	12	Casement	West	Right Hand
20	5	6	30	Casement	West	Fixed
21	2	6	12	Casement	West	Left Hand
22	3	5	15	Casement	West	Right Hand
23	3	5	15	Casement	West	Left Hand
24	2	5	10	Casement	West	Right Hand
25	5	5	25	Casement	West	Fixed
26	2	5	10	Casement	West	Left Hand
27	2	4	8	Casement	West	Right Hand
28	2	4	8	Casement	West	Left Hand
29	2	4	8	Casement	West	Right Hand
30	2	4	8	Casement	West	Left Hand

FA-33 Window and Door Schedule

Windows						
Mark	Width	Height	Area	Construction	Elevation	Comments
31	2	5	10	Casement	West	Right Hand
32	4	5	20	Casement	West	Fixed
33	2	5	10	Casement	West	Left Hand
34	2	5	10	Casement	North	Right Hand
35	4	5	20	Casement	North	Fixed
36	2	5	10	Casement	North	Left Hand
37	1	1	1	Casement	North	Fixed
38	1	1	1	Casement	North	Fixed
39	2	5	10	Casement	North	Right Hand
40	4	5	20	Casement	North	Fixed
41	2	5	10	Casement	North	Left Hand
42	2	2	4	Casement	North	Fixed
43	2	5	10	Casement	North	Right Hand
44	4	5	20	Casement	North	Fixed
45	2	5	10	Casement	North	Left Hand
46	2.5	3	7.5	Casement	North	Right Hand
47	2	5	10	Casement	North	Right Hand
48	4	5	20	Casement	North	Fixed
49	2	5	10	Casement	North	Left Hand
50	3	5	15	Casement	East	Right Hand
51	5	5	25	Casement	East	Fixed
52	3	5	15	Casement	East	Left Hand
53	2	5	10	Casement	East	Right Hand
54	4	5	20	Casement	East	Fixed
55	2	5	10	Casement	East	Left Hand
56	3	5	15	Casement	East	Right Hand
57	1	1	1	Casement	East	Fixed
58	3	1	3	Casement	East	Fixed
59	1	1	1	Casement	East	Fixed
60	0.5	4	2	Casement	East	Fixed

FA-33 Window and Door Schedule

Windows						
Mark	Width	Height	Area	Construction	Elevation	Comments
61	0.5	0.5	0.25	Casement	East	Fixed
62	0.5	4	2	Casement	East	Fixed
63	0.5	0.5	0.25	Casement	East	Fixed
64	3	5	15	Casement	East	Right Hand
65	3	5	15	Casement	East	Left Hand

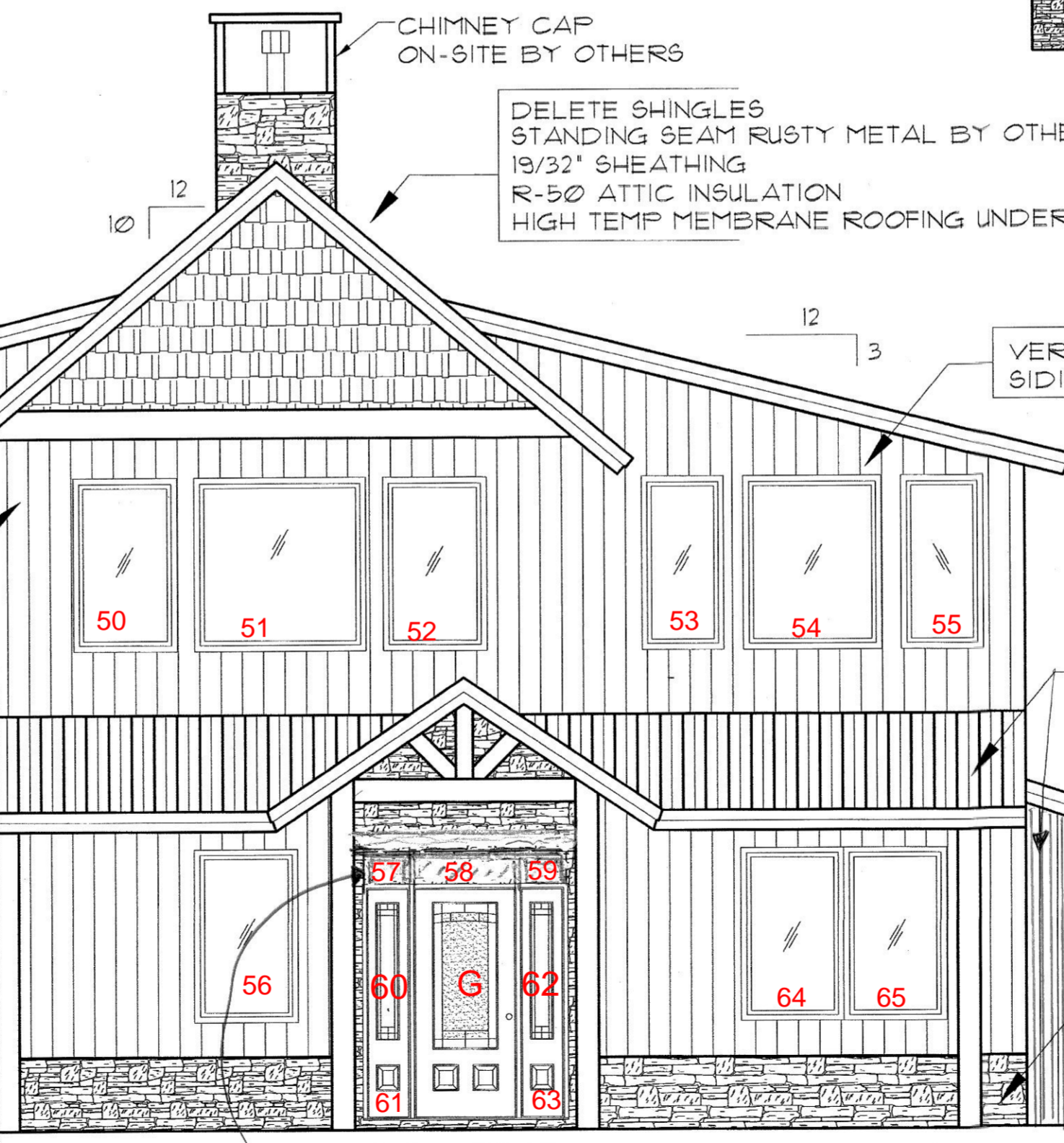
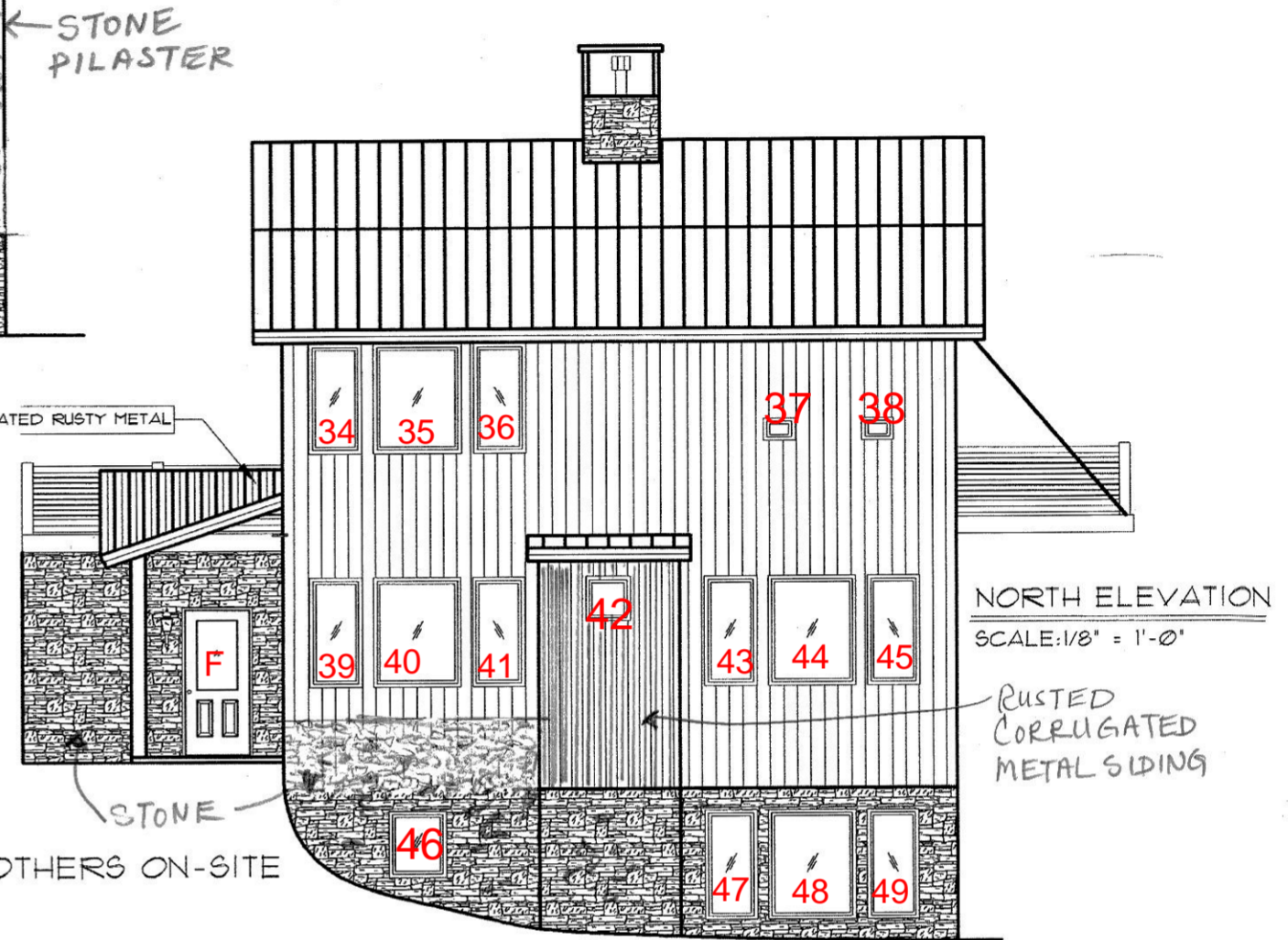
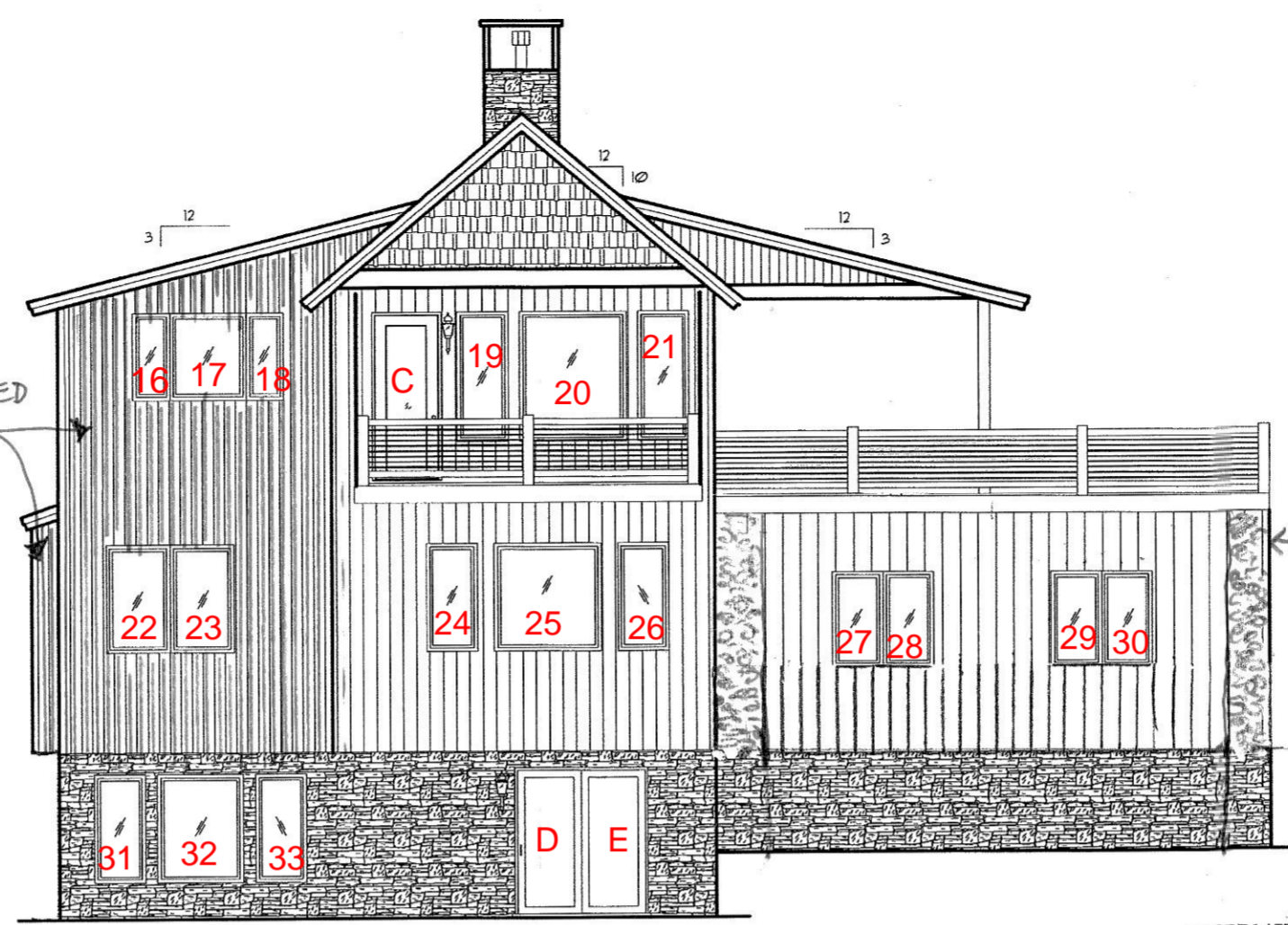
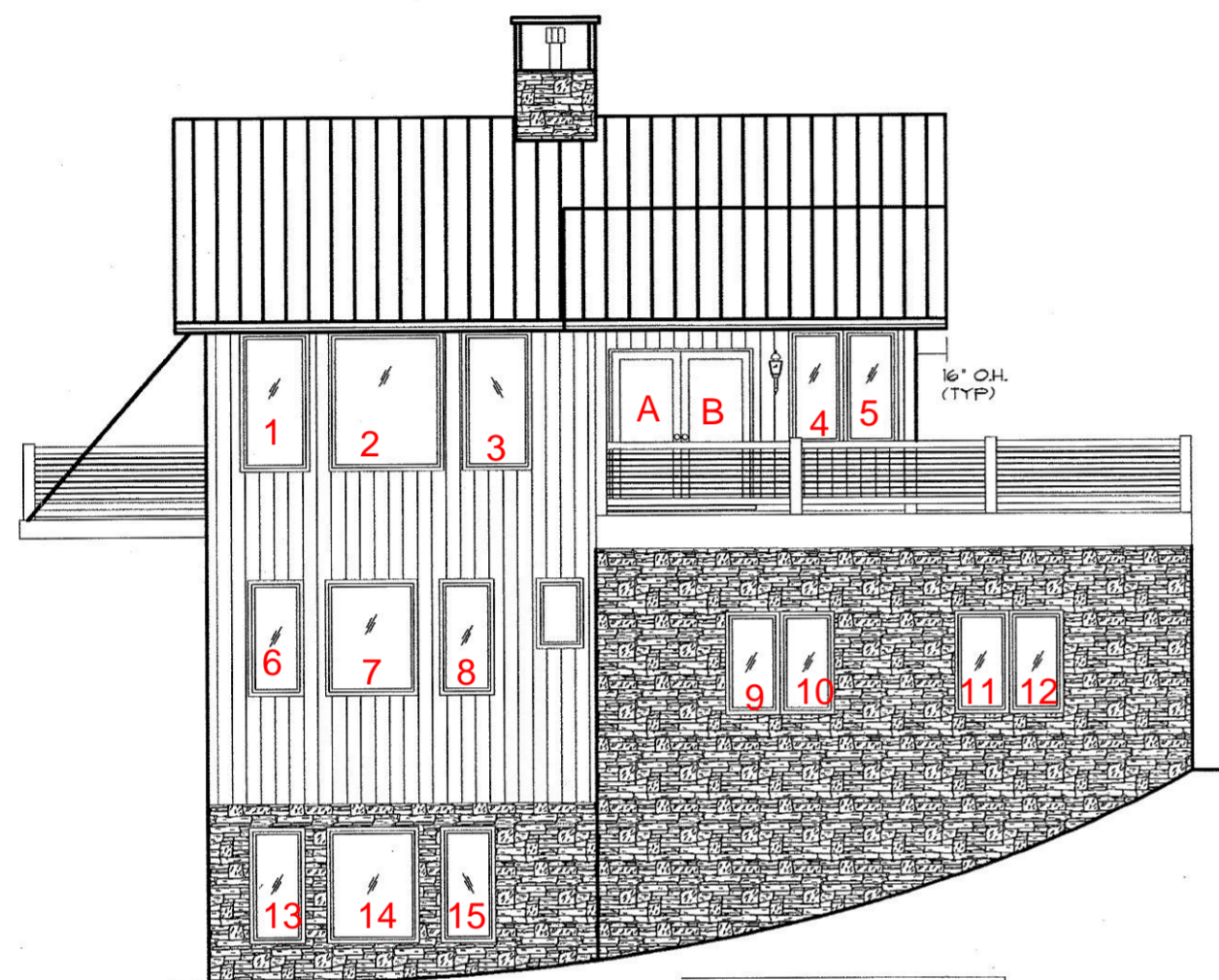
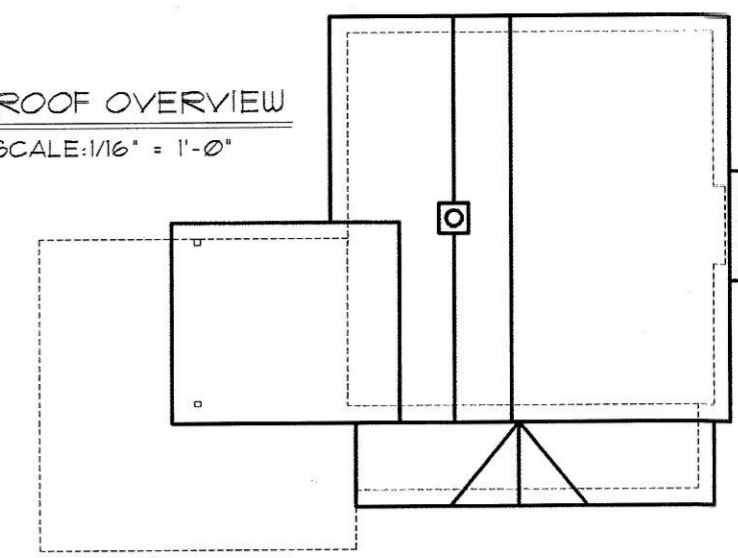
Doors					
Mark	Width	Height	Area	Elevation	Comments
A	3	7	21	South	Dining Room Deck
B	3	7	21	South	Dining Room Deck
C	3	7	21	West	Living Room Decck
D	3	7	21	West	Bottom Floor
E	3	7	21	West	Bottom Floor
F	3	7	21	North	Garage
G	4	6.5	26	East	Front Entry

Fenestration SF as % of Elevation SF

<u>Elevation</u>	<u>Elevation SF</u>	<u>Elevation</u>	<u>Fenestr. SF</u>	<u>Fenestr. SF as % of Elev. SF</u>
East Elevation SF	911.24	East Fenestration SF	293.50	32.2%
North Elevation SF	937.53	North Fenestration SF	157.00	16.7%
West Elevation SF	1,699.21	West Fenestration SF	238.00	14.0%
<u>South Elevation SF</u>	<u>645.94</u>	<u>South Fenestration SF</u>	<u>197.00</u>	<u>30.5%</u>
Total Elevation SF	4,193.92	Total Fenestration SF	885.50	21.1%

Exhibit FA-33 Window and Door Schedule

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



CHIMNEY CAP
ON-SITE BY OTHERS

DELETE SHINGLES
STANDING SEAM RUSTY METAL BY OTHERS ON-SITE
19/32" SHEATHING
R-50 ATTIC INSULATION
HIGH TEMP MEMBRANE ROOFING UNDERLAYMENT (ICE & WATER SHIELD)



	PLAN RETURN NOTICE & SIGNATURES <small>(CHECK ONE BOX ONLY)</small>		WE THE UNDERSIGNED RETURN THIS PLAN TO HERITAGEHOMES FOR THE EXPRESSED PURPOSE INDICATED AT THE IMMEDIATE LEFT. NOTE: INVALID IF MORE THAN ONE BOX IS CHECKED.	DATE DRAWN/REVISED 4/13/16	HERITAGE HOMES BUILDER HIGH MARK DEVELOPMENT	DESIGNED FOR GARRETT & EMILY BRAFFORD	JOB NO. 6912
	<input type="checkbox"/> REVISE & RESEND TO BUILDER <input type="checkbox"/> APPROVED AS FINAL BUILD PLAN	BUILDER SIGNATURE _____ DATE _____ CUSTOMER SIGNATURE _____ DATE _____			BUILDER LOCATION TELLURIDE, CO	NEW HOME LOCATION MOUNTAIN VILLA, CO	SHEET NO. A1.1

EXHIBIT C

AERIAL PHOTOGRAPH



Legend


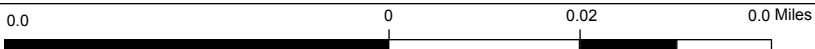
 Parcel Boundaries

Exhibit FA-14
Aerial Photo
Lot 32AR

1:999



Notes



**PLANNING AND DEVELOPMENT SERVICES
DEPARTMENT**

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

Agenda Item No. 8

TO: Design Review Board
FROM: Glen Van Nimwegen, Director
FOR: Meeting of June 2, 2016
DATE: April 29, 2016
RE: Planning and Development Services Update

Projects

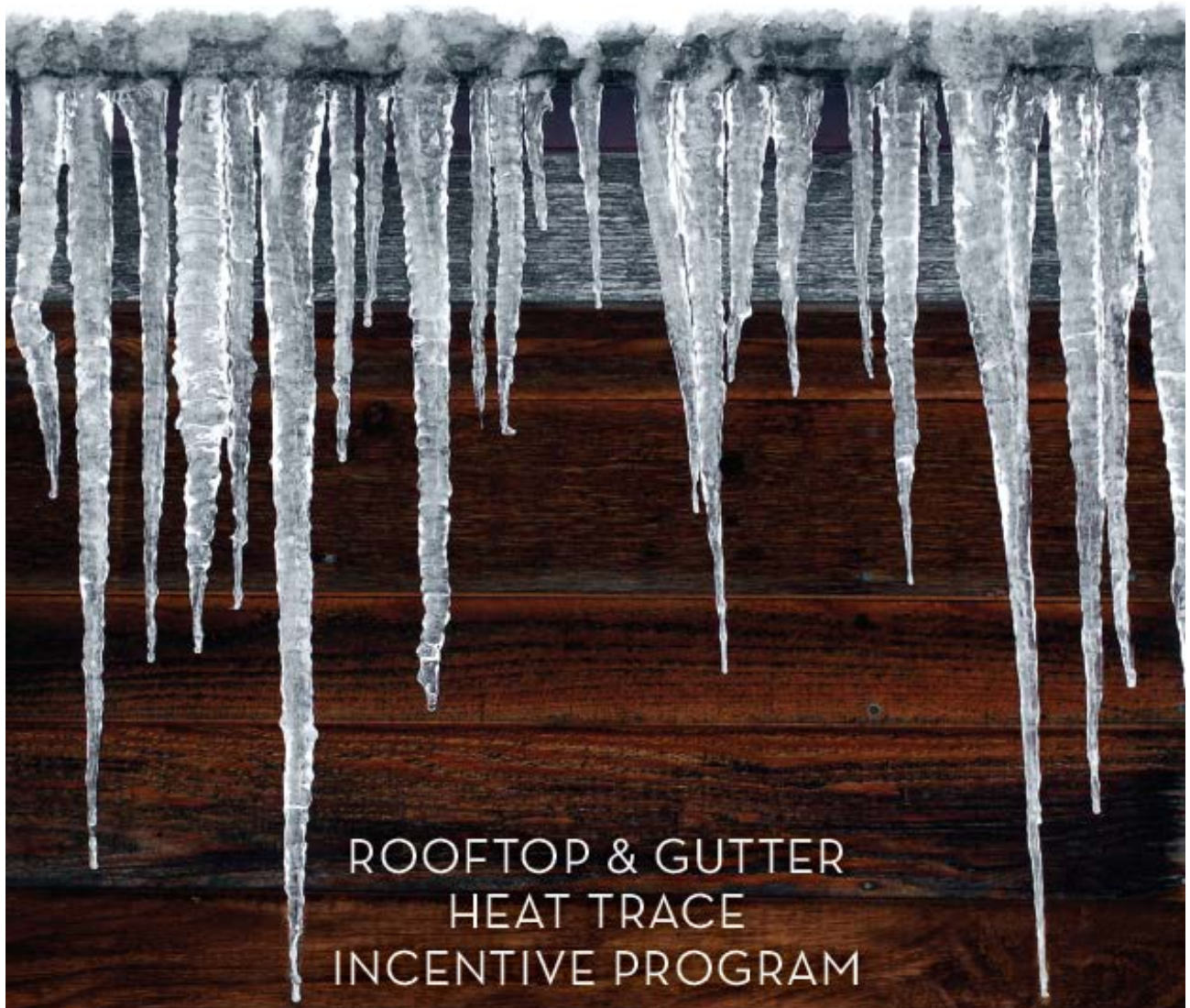
The period between the shoulder seasons has typically been busy for the Planning and Development Services Department, but things really take off in the spring and summer. Staff expects this year will stay true to this trend. In January Colleen Henderson began her position as a Planner II. Some projects that have progressed include:

1. **Building Permit Software.** We hired Meritage Systems of Fort Collins late last year to implement new permitting software that will benefit staff and our permitting clients. It has taken longer than expected to implement, but we should go live with the new program next week. Staff has been inputting historical data, working out payment tables and will be previewing it with some contractors on Monday, April 18. The system allows contractors to enter new permit requests, make payments, schedule inspections and learn the results on their smart phone. We are also working on expanding the system to include submittals of design review applications.

In March we were successful in winning a grant from the State of Colorado's Statewide Internet Portal Authority (SIPA). The purpose of the grant is to help one of our partner agencies adopt a similar permit system that will make coordination between us smoother to the benefit of our development customers. The partner candidates would be the Town of Telluride, San Miguel County or Telluride Fire District.

2. **Forest Management and Fire Mitigation.** Staff presented the proposed grant program to assist homeowners with creating defensible space around their homes at the March Council meeting. We are working on the details of that program which will kick off after the June community meeting.
3. **Heat Trace Timer Grant.** Staff presented this program to Council on February 11th as one of a number of energy incentives. The program will provide a timer for existing heat trace systems and cause substantial energy savings. Below is a promotional flyer created by Nichole Zangara to advertise the program which we will launch this spring and provide opportunities to apply over the summer.

TAKE CONTROL. SAVE.



ROOFTOP & GUTTER HEAT TRACE INCENTIVE PROGRAM

STEP 1



Hire a Colorado-licensed electrical contractor to inspect your heat trace system.

STEP 2



Ask your contractor to email the inspection report with suggested improvements to you and to our Mountain Village building inspector.

STEP 3



The building inspector will contact you if it is determined that your home, based on the report's findings, would benefit from improved controls. If it does, we will offer one controller for free (a value of \$380).

THE PAYBACK IS FAST & SIMPLE

Learn more at townofmountainvillage.com/residents/incentive-programs/heat-trace-incentive-program

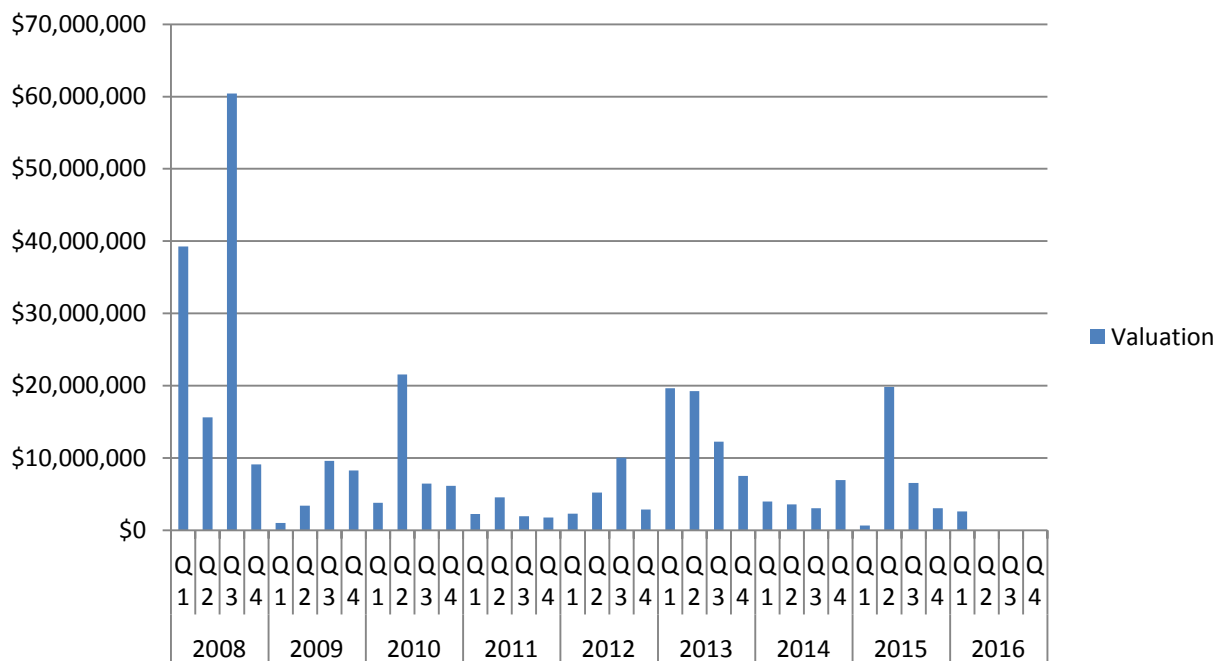
Using an estimated 25 amps and 230 volts supplying a heat trace system on a home without controls from November to March costs approximately \$2,277 per zone. With the use of controls and a properly installed system, you could save 30- to 50-percent, weather dependent. This incentive program ends June 30.

4. **Town Hall Center Subarea Planning Committee.** In February the Council approved the Memorandum of Understanding to share the planning process with TMVOA and TSG. Since then the committee has met three times. Town and TMVOA staff have drafted a Request for Qualifications to hire a planning consultant to assist with the effort. The RFQ was posted on the website of the Colorado Chapter of the American Planning Association, Downtown Colorado Incorporated and The Telluride Daily Planet. We received submittals from Design Workshop, AECOM, The Bluegreen Team and MIG. The Committee is reviewing the proposals.
5. **Village Court Apartments.** Some physical improvements are underway now to replace the parking lot concrete drainage pans. This is in anticipation of resealing and restriping the parking lot next month. Some of the other improvements planned for this summer include several outdoor decks (not attached to buildings) and bike barns.
6. **Moratorium on Single-Family Lot Splits.** At their April 21st meeting the Town Council put in place a moratorium on any lot splits in the Single-Family zoning district per Section 17.3.4(F)(4) of the Community Development Code until August 1, 2016. At the May 19 Council meeting staff presented what other ski communities require for splitting single-family lots (attached). The discussion will include the DRB at a joint meeting in June.

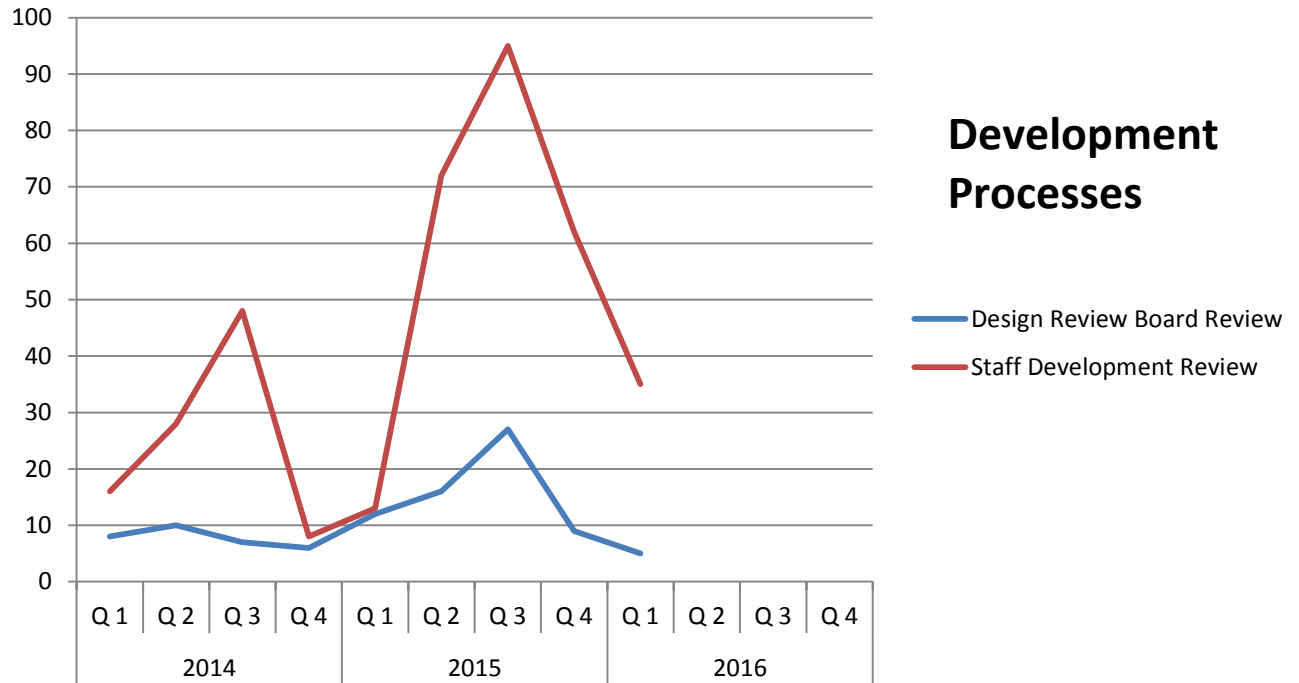
Development Services Activity

The graph below maps the value of new construction since 2008. After the recession in 2011, the town's building activity has bumped along with a peak in new construction valuation for 2013, only to drop again in 2014. This year we are cycling back up and staff expects to see another peak in the spring and summer. Last quarter the number of permits is up 89% from the same period last year, and the valuation of those permits is 233% greater than the same quarter in 2015. Staff does expect the trend to continue up in the second and third quarters of 2016 due to the increase in Design Review activity.

Building Permit Valuation



Design Review Board agenda items are showing a steady increase.



Attachment: Staff Memo “Zoning and Subdivision Requirements in Single-Family Districts”



**PLANNING AND DEVELOPMENT SERVICES
DEPARTMENT**

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

Agenda Item No. 18

TO: Town Council
FROM: Glen Van Nimwegen, Director
FOR: Meeting of May 19, 2016
DATE: May 6, 2016
RE: **Zoning and Subdivision Requirements in Single-Family Districts for Similar Communities**

BACKGROUND

Town Council asked staff to research other communities similar to Mountain Village, regarding their standards for further subdivision of single-family lots. Though every community has unique issues being addressed by their land use regulations, staff found their strategies fit into general categories. The approaches to this issue, which is presumed by staff to be the addition of residential density where it was not initially planned, varied from outright bans to allowing if standards are met to requiring impacts be addressed. Below is a summary of our findings.

Breckenridge

Breckenridge falls almost completely bans further subdivision. Section 9.2.1.9(C) of their Subdivision Standards states:

“No lot located within a single-family residential subdivision outside of the conservation district shall be resubdivided if the result would be the creation of more lots than existed prior to the resubdivision. Exception: A resubdivision to create townhomes or condominiums is exempt from this prohibition when done pursuant to an approved subdivision plan.”

Breckenridge’s development rules are tied closely to their very specific comprehensive plan that is made up of 52 distinct districts that define the desired character of development and land use. The conservation district referenced above is the downtown where additional residential is wanted, but not directly on Main Street. *(I have to verify this)*

Aspen

Aspen controls residential development by allowing only a set amount of new units per year; limitations on the gross floor area of new development and additional density must address affordability. For example, only 18 free market residential units are allowed per year. The conversion of a single-family residence to a duplex, or two single-family residences, is allowed and is exempt from the growth management cap if there is not an increase in residential floor area. The single-family lot may be split to allow the additional unit, but there must be a provision for affordable housing. This requirement may be met by recording a deed restriction on one of the units requiring a full time resident, or provide a deed restricted unit within the Infill Area, or pay a fee in lieu.

Telluride

Telluride has ten residential districts, three of which also allow commercial and hotel uses. All of the districts allow one or two units per approved lot; and some of the districts allow three units and higher with additional review or a Planned Unit Development. Telluride's lot size and density standards are drafted to protect the historic pattern of their development. Five of the districts have a minimum lot size of 2,500 to fit with the original town site lot size of 25 feet by 100 feet. The lowest density district is Hillside Two which requires a minimum lot size of 10,000 square feet. Telluride also limits density by mandating the maximum floor area and provides for additional density for the creation of a deed restricted employee unit.

Telluride's subdivision code allows further splits of residential lots, as long as they meet the minimum requirements of the Land Use Code. A recent citizen initiative put limitations on combining lots to create larger parcels.

Vail

Vail has ten residential districts that cover all forms and densities of housing. Their Single-Family Residential District allows only one single-family residence per lot, which must be at least 12,500 square feet. They also limit the size of single-family homes as a density control to no more than 40 square feet of floor area for each 100 square feet of lot area up to the first 10,000 square feet. For lots above 10,000 square feet, an additional 13 square feet of floor area may be provided for each 100 square feet above 10,000 square feet of lot area.

Vail's subdivision requirements do not preclude the further subdivision of a single-family lot. Their process includes a minor subdivision process for up to four lots if the property has frontage on an existing street.

Crested Butte

The Town of Crested Butte has 11 residential zoning districts. The Intent of all of the single-family districts, including the R1A district where lots sizes must be between one and two acres, includes the statement:

"It is intended that no more than two (2) units, designed or used for dwelling by a family, shall be allowed on a site."

Single-family homes are an allowed use, but an accessory dwelling or "two-family" dwelling units may be allowed with conditional use approval. Density is controlled through the minimum lot size standards and minimum and maximum home floor area requirements. For instance, in the R1A district, lots must be between one and two acres and the principal home must be a minimum of 1000 square feet and a maximum of 4,000 square feet.

The subdivision code allows the subdivision of existing platted lots provided the new lot meets the lot standards; the subdivided lot is adjacent to a platted public street and if infrastructure is to be built and dedicated to the Town, a development agreement must be approved.

Mount Crested Butte

There is only one single-family district in Mount Crested Butte. The district allows only single-family homes and accessory buildings such as an accessory dwelling unit or efficiency unit, garages and greenhouses. The code states:

"In the Single-Family Residential District, not more than one (1) single-family dwelling, and either one (1) efficiency unit or one (1) accessory dwelling unit attached to the single-family dwelling or to the private garage shall be permitted on each lot."

Mount Crested Butte also regulates density through the size of home. Their standards are very similar to Vail. Subdivision of existing lots is allowed as long as the zoning lot standards are met and there is frontage on a public street.

Steamboat Springs

Residential zoning in Steamboat fall into four categories: Residential Estate is limited to single-family development; Residential Neighborhood zoning allows a mix of housing types; Residential Old Town maintains the form and character of their downtown and districts for resorts, mobile homes and conventional multi-family. The Residential Estate district allows the principal single-family residence and a secondary unit, which is synonymous with an accessory dwelling unit in Mountain Village.

Single-family lots may be subdivided, but a subdivision must be reviewed, approved and recorded. The resulting lots must meet the zoning standards of their Community Development Code. In the RE1 zone, lots must be a minimum of one acre in size; the RE2 district allows a minimum lot size of 13,500 square feet.

SUMMARY

Of the communities researched, only one had a ban on additional splits of single-family lots. The other communities have other tools to retain character of existing residential areas. Most common are numerous districts that allow varying densities and lot sizes where appropriate. Another tool used is allowing additional units with specific approvals, like a conditional use permit, that allows compatibility to be judged on a case-by-case basis. Two communities use the demand for market rate housing to leverage opportunities for affordable housing. Four of the communities researched equate the impacts of density to the size of the home constructed and therefore put limitations on gross residential floor area.

Mountain Village has one single-family district (excluding the Single-Family Common Interest Community Zone District) that includes lots that range in size from 3,000 square feet to 45 acres. We do limit the amount a lot can be covered by structures, based on the size of the lot.

NEXT STEPS

Attached to this report is a memo submitted by Mauriello Planning Group who is under contract with a group of homeowners including David Heany. Their report recommends some possible amendments to the Community Development Code and Comprehensive Plan.

Staff recommends the Council continue to hear from Mountain Village lot owners on both sides of the issue during the moratorium period and ultimately give staff direction on a future action. Considerations should include:

- Prohibition of lot splits in the single-family district.
- Should the criteria listed in Section 17.3.4(F)(4) of the Community Development Code be amended? If so, what additional criteria or changes are needed? Examples would be language changes, additional criteria, require a Planned Unit Development...?
- Are there unintended consequences with creating new Active Open Space areas within the Single-Family zoning district?
- Will increasing the amount of notice of a request to subdivide a lot ameliorate concerns?

Attach: MPG Memorandum



MEMORANDUM

TO: Glen Van Nimwegen, AICP
Director of Planning and Development Services, Town of Mountain Village

FROM: Dominic F. Mauriello, AICP
Mauriello Planning Group

DATE: May 9, 2016

RE: Moratorium – Suggestions Regarding Code Amendments

This memorandum is intended to provide some input for potential code provisions intended to address the concerns of our clients with regard to rezoning and subdivision of existing residential lots in the Single-Family zone district in the Town of Mountain Village. Additionally, we are offering provisions related to general amendments to the Community Development Code (CDC) and Comprehensive Plan. The concepts would need to be appropriately woven in to the CDC and may require additional changes within the code to create a comprehensive and cohesive set of regulations.

Please accept these as our suggestions. We look forward to working with you to generate language that best protects the community and its residents.

Issues:

The primary issues of concern relate to the change in density and character of the Single-Family zone district that would result from the introduction of additional dwelling units or the rezoning of parcels that introduce other uses that may be incompatible with the low density residential character of these residential zones. To address these concerns we offer the following as a general list of issues we are attempting to address through amendments to the CDC:

- Lot splits or the resubdivision of existing lots into smaller lots with additional dwelling units allowed (increase in residential density);
- Rezoning of residential parcels to active open space or other zone districts which allow additional density or introduce more intensive land uses;
- Notice to the public and property owners when subdivision and rezoning applications are submitted;
- Public process for subdivision and rezoning applications;
- Notice and public process regarding amendments the CDC that affect uses or development standards with in the Single-Family zone district and amendments to the Comprehensive Plan; and

- The criteria used to evaluate any such subdivision, rezoning, or text amendment.

Suggested Revisions to the CDC:

Lot Splits/Resubdivision

In the context of a more traditional zoning code and subdivision pattern, there would be a minimum lot size requirement. As long as a property could meet the minimum lot size requirement, it could be eligible for a rezoning. The Single-Family zone district and the Benchmark subdivisions are unique in that there is an extensive mix of lot sizes ranging from half an acre to over 30 acres in land area and no established minimum lot area requirement. It is this mix of lot sizes that give a special, desirable character to the neighborhood. Many of the larger lots were platted as such to address steep terrain and separation of uses. Therefore, the typical approach of having a minimum lot size requirement would not be desirable or consistent with the character of the area or the existing Comprehensive Plan.

In general, we believe that there should not be any lot splits or increased density allowed within the Single-Family zone district.

Our request is that you prohibit further subdivision of any existing residential lot in the Single-Family zone district.

Rezoning of properties zoned Single-Family

When buying a home or residential lot within the Single-Family district, one is relying on the fact that the other lots around them with the same zoning would remain zoned for compatible low-density residential uses. Rezoning such parcels to Active Open Space introduces a myriad of intensive commercial and industrial uses that would be incompatible with the use and character of the area. Other zone districts might also introduce incompatible uses such as the Multiple-Family zone district, Village Center zone district or the PUD zone district. We recognize that there may be unique circumstances where a parcel zoned Single-Family is located in such close proximity to a more intense zone district or use that it might be more appropriately developed for more intensive uses.

Our request is that you include language that would prohibit the rezoning of existing parcels within the Single-Family zone district except to Passive Open Space, Right-of-Way Active Open Space, and Resource Conservation Active Open Space. The only exceptions to this would be for those Single-Family zoned parcels that meet all of the following criteria:

- ***The Single-Family zoned parcel is adjacent to a parcel zoned for the zone district being requested;***
- ***The proposed rezoning is in strict compliance with the future land use map found in the Comprehensive Plan;***
- ***The proposed rezoning is in general compliance with the Comprehensive Plan when taken as a whole;***
and
- ***The proposed rezoning will not have a significant detrimental effect on the adjacent uses and land and/or the community at large.***

Public Notice for Resubdivision or Rezoning of Property Zoned Single-Family

We request that any application for resubdivision or rezoning within the Single-Family zone district shall require a mailed notice to every land owner within the Single-Family zone district, any Homeowner's Association within the Single-Family zone district, and any other landowner within 1,500' of the proposed resubdivision or rezoning. Such notice shall be sent at least 30 days prior to any public meeting or hearing on such request. This notice would be in addition to any other required notice required by the Municipal Code.

Notice and public process for text amendments to the CDC or the Comprehensive Plan

We request that any amendments to the text of the CDC or the text or future land use map that affect properties zoned Single-Family adhere to the same notice and public process requirements list above (i.e., mailed notice to every property zoned Single-Family 30 days in advance of a hearing and two public hearings).