

**TOWN OF MOUNTAIN VILLAGE
DESIGN REVIEW BOARD REGULAR MEETING
THURSDAY SEPTEMBER 1, 2016 10:00 AM
2nd FLOOR CONFERENCE ROOM, MOUNTAIN VILLAGE TOWN HALL
455 MOUNTAIN VILLAGE BLVD, MOUNTAIN VILLAGE, COLORADO
AGENDA**

	Time	Min.	Presenter	Type	
1.	10:00		Chair		Call to Order
2.	10:00	5	Van Nimwegen	Action	Reading and Approval of Summary of Motions of the August 4, 2016 Design Review Board Meeting
3.	10:05	45	Bangert	Public Hearing Quasi-Judicial Action	Consideration of a Design Review application for a new single family home on Lot 5, 137 Vischer Drive (Continued from the August 4, 2016 DRB meeting)
4.	10:50	30	Van Nimwegen	Public Hearing Quasi-Judicial Action	Consideration of a Design Review application for a new single family home on Lot 165R, Unit 12 of the Cortina Land Condominiums, 220 Cortina Drive
5.	11:20	60	Bangert	Public Hearing Quasi-Judicial Action	Consideration of a Design Review application for a new single family home on Lot 630, 144 Double Eagle Drive
6.	12:20	60	Lunch	Lunch and Worksession	Work Session to Review the Design Regulations
7.	1:20	60	Bangert	Public Hearing Quasi-Judicial Action	Consideration of a Design Review application for a new single family home on Lot 166AR2-5, 4 Stonegate Drive
8.	2:20	15	Bangert	Public Hearing Quasi-Judicial Action	Consideration of a Minor Revisions application to allow a dry well in the General Easement on Lot 305
9.	2:35	5	Van Nimwegen	Informational	Other Business
10.	2:40				Adjourn

**SUMMARY OF MOTIONS
TOWN OF MOUNTAIN VILLAGE
DESIGN REVIEW BOARD MEETING
THURSDAY AUGUST 4, 2016**

Agenda Item #2

Call to Order

Chairman Dave Eckman called the meeting of the Design Review Board of the Town of Mountain Village to order at 10:05 a.m. on Thursday August 4, 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)
Dave Craige
Phil Evans
Keith Brown
Greer Garner
Luke Trujillo
Banks Brown
Liz Caton (Alternate)

The following Board members were absent:

Jean Vatter (Alternate)

Town Staff in attendance:

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

Public in attendance:

Adam Birck adam.birck@gmail.com
Jack Wesson jwesson@me.com
J Delves
Shane Jordan shane@santearchitects.com
Peter Sante peter@santearchitects.com
John Orfield jorfield@bokapowell.com
Sean Hakes sh@wildcatterinv.com
Ken Grodberg ken@grodbergrealestate.com
Andrew Griffith griffitharchitecture@gmail.com

Reading and Approval of Summary of Motions of the July 7, 2016 Design Review Board Meeting.

On a **Motion** made by Phil Evans and seconded by Greer Garner, the DRB voted **7-0** to approve the Summary of Motions from the July 7, 2016 meeting.

Consideration of a Design Review application for a new single family home on Lot 5, 137 Vischer Drive (Continued from July 7, 2016 DRB Meeting due to insufficient notice).

Dave Bangert presented the conceptual design for a proposed single family home located at 137 Vischer Drive. Jack Wesson presented on behalf of the owner. The Board discussed the following concerns/issues with the design: fabricate the chimney in stone; there appears to be an excess of glazing on the front façade; the roof forms do not appear as a whole and effort should be made to emphasize the shed or gables as the dominant form; and no materials board was provided.

On a **Motion** made by Phil Evans and seconded by David Craig, the DRB voted **7-0** to continue this item to the September 1, 2016 Design Review Board Meeting.

Consideration of a Design Review application for a new single family home on Lot 181, 118 Highlands Way (Continued from July 7, 2016 DRB Meeting).

Glen Van Nimwegen presented an overview of the proposed project for a single family home on Lot 181, 118 Highlands Way, Peter Sante and Shane Jordan, Sante Architects presented on behalf of the owners.

On a **Motion** made by Keith Brown and seconded by Banks Brown, the DRB voted **7-0**, to approve the application for a single family home on Lot 181, 118 Highlands Way, with the findings that the approval was granted because:

- It is carefully located on the infill site to preserve existing specimen trees and avoid major grading;
- Glass expanses are on ground level to embrace nature;
- It is a good neighbor by staying below the shoulders of the much more massive scale of the neighboring structures;
- The low profile of the home does not lend itself to many of the elements used to ground a taller structure such as stone buttresses, heavy steel and wood columns and brackets;
- The scale of the home, preservation of trees and the supplementing landscape buffers the home from the neighbors; and
- The neighborhood does include other modern design interpretations.

Approval is subject to the following conditions:

1. Approval of a general easement encroachment for the address monument prior to issuance of a certificate of occupancy.
2. The residence shall have a monitored fire sprinkler system; and the numbers on the address monument shall be coated or outlined with material to cause them to be reflective.
3. The applicant 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.
4. Prior to the issuance of a development permit, the applicant shall field verify all utilities and submit a revised utility plan to the public works director identifying the location of utilities and connection points.
5. Adjust exterior lighting plan to provide light in southwest corner of terrace.

Conceptual Work Session application for a proposed new single-family home on Lot 165R, Unit 12 of The Cortina Land Condominiums.

Glen Van Nimwegen presented the conceptual design for a proposed single family home located on Lot 165R, Unit 12 Cortina Condominiums. Sean Hakes, Wildcatter Investments and John Orfield BOKA Powell presented an overview of the architectural design and answered questions from Board members. The Board discussed the following issues/concerns: the chimney should not be considered at the front of the home; principal view for the site is of Palmyra; address potential of ice damming and shedding over front entrance; concern with two curb cuts is with limited amount of landscaping that allows adjacent to the street; roof forms create a cohesive design; and protect wood sided wall behind the valley created by the roof forms on the north side of the east elevation.

Liz Caton left the meeting at 1 p.m.

Consideration of a Conceptual Work Session application for a proposed new single family home on Lot GH-11, 111 Cabins Lane.

Luke Trujillo recused himself due to a conflict of interest for this agenda item.

Dave Bangert presented the conceptual design for a proposed single family home located at 111 Cabins Lane. Luke Trujillo, AIA and Andrew Griffith, Griffith Architecture presented on behalf of the owner. Mr. Trujillo presented the design which exceeds the height requirements. The Board discussed reasons for recommending approval of a variance, principally that meeting the code will not provide a better design for the owners or neighborhood.

Other Business.

Glen Van Nimwegen stated that Town Council has requested a joint meeting with the Design Review Board on August 18, 2016. Board members asked Glen to arrange for the joint worksession to start about 2 p.m. on the Town Council agenda.

Glen Van Nimwegen asked the Board if they would be willing to have a Special Design Review Meeting and Site Visit for Lot 387R, 127 Rocky Road on September 15, 2016 at 10 a.m. The Board agreed to hold the special meeting on the suggested date and time. The Board will meet in the Conference Room at 455 Mountain Village Boulevard Mountain Village, CO 81435, for approximately 30 minutes and then go out for the site visit.

On a **Motion** made by Banks Brown and seconded by Luke Trujillo, the DRB voted **7-0** to adjourn the August 4, 2016 meeting of the Mountain Village Design Review Board at 1:55 p.m.

Respectfully Submitted,

Glen Van Nimwegen
Director



**PLANNING & DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION**

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

TO: Design Review Board
FROM: Dave Bangert
FOR: Meeting of September 1, 2016
DATE: August 26, 2016
RE: Consideration of a Design Review application for a new single-family dwelling on Lot 5, 137 Vischer Drive, continued from the August 4, 2016 DRB meeting

PROJECT GEOGRAPHY

Legal Description: Lot 5
Address: 137 Vischer Drive
Applicant/Agent: Jack Wesson Architects, Inc.
Owner: Silverleaf, LLC
Zoning: Single-Family Zone District
Existing Use: Vacant Lot
Proposed Use: Single-Family
Lot Size: 0.38

Adjacent Land Uses:

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

ATTACHMENTS

- Exhibit A: Revised Narrative
- Exhibit B: Revised Plan Set
- Exhibit C: Materials
- Exhibit D: August 4 Staff memo

PROJECT SUMMARY

CDC Provision	Requirement	Proposed
Maximum Building Height	40' maximum (35'+5' for gable roof)	37'
Maximum Avg Building Height	35' maximum (30'+5' for gable roof)	26' 7-1/8"
Maximum Lot Coverage	40% maximum	18.8%
General Easement Setbacks		
North	16' setback from lot line	45'+ to GE
South	16' setback from lot line	8.5' to GE
East	16' setback from lot line	0' to GE
West	16' setback from lot line	0' to GE
Roof Pitch		
Primary	6:12 to 12:12	9:12, 4:12
Secondary	4:12 unless specific approval	4:12, 3:12, 2.5:12
Exterior Material		
Stone	35%	35%
Wood	25% (No requirement)	31.72%
Windows/Doors	40% maximum for windows	18.70%
Metal Accents	Specific Approval	14.57%
Parking	2 enclosed and 2 non-tandem	2 enclosed and 2 exterior

BACKGROUND

A Conceptual Work Session for this project was held on March 30, 2016. This project was reviewed at the August 4, 2016 DRB meeting and continued so the applicant could address the following concerns:

1. Reduce the glazing area;
2. Reduce the amount of plate steel as an accent material;
3. Increase in stone percentage to 35%;
4. The roof forms do not appear as a whole and effort should be made to emphasize the shed or gables as the dominant form;
5. Fabricate the chimney in stone; and
6. Provide material board.

OVERVIEW

Please refer to the August 4 staff memo for an overall description and critique of the project. This memo will address the issues raised at that meeting and the applicant's changes to the design to address DRB's concerns.

Reduction of glazing

The applicant has removed four windows from the original plan, two on the North elevation, one on the South elevation and one on the West elevation to decrease the glazing to 18.70% from 20.63%. A new roof has been added to the front entry to protect the front door. This roof is proposed to be 1" plate steel at a 2:12 pitch which will require specific approval from the DRB.

Reduction of steel as an accent material

The applicant has reduced the amount of steel accent material 16.85% to 12.32%. The chimney flue is no longer plate steel and will be wrapped with Telluride Gold stone veneer.

Stone percentage

The applicant has removed the oil rubbed plate steel from the chimney flue and replaced it with Telluride Gold stone veneer increasing stone percentage from 30.64% to 35.00% which meets the stone percentage of the design guidelines.

Increased variation in roof design

The applicant has raised the ridge height of the 9:12 gable on the eastern side of the home and reduced the roof overhang on the entry way 4:12 shed roof. A new shed roof has been added above the entry front entry door as well.

STAFF ANALYSIS

Staff believes the applicant has addressed the concerns of the Design Review Board regarding excessive glazing on the North elevation entryway and on the South elevation so that the design no longer has “see through” aspect to it. By removing the plate steel from the chimney and replacing it with stone the applicant has met the stone percentage of the design guidelines as well as reducing the amount of steel accent material. The change to the ridge heights and reduction of the shed roof overhang has taken the emphasis away from the entry way and spread it across the North elevation to give a more balance look to the design.

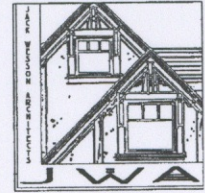
PROPOSED VARIATIONS AND SPECIFIC APPROVALS

- Primary roof to be a shed rather than a gable;
- Secondary roofs with 2:12, 2.5:12 and 3:12 pitches;
- Metal panel accents; and
- Retaining wall and address monument in the western General Easement.

RECOMMENDATION

Staff recommends approval of the project with the proposed variations and specific approvals contained herein subject to the following conditions:

1. Prior to CO the owners of Lot 5 will enter into a General Easement encroachment agreement with the Town for the address monument and retaining wall in the western GE.
2. A survey of the footers will be provided prior to pouring concrete to determine that there are no encroachments into the GE.
3. A ridge height survey will be provided during the framing inspection to determine the building height is in compliance.
4. The residence shall have a monitored fire sprinkler system; and the numbers on the address monument shall be coated or outlined with material to cause them to be reflective.
5. Prior to the issuance of a building permit, the applicant shall field verify all utilities and submit a revised utility plan to the public works director identifying the location of utilities and connection points.



NARRATIVE

8-16-16

To: Mountain Village Design Review Board

From: Jack Wesson
110 S. Pine, Unit 100
Telluride, Co 81435
Ph: (970) 728-9755 ext. 27

Re: Akhras Residence
Lot 5 Mountain Village
Design Review Board Submission

The applicant is submitting for Design Review Board (DRB) approval a single-family house of approximately 4010 sf (plus 576 sf garage).

The mix of materials and forms epitomize the "alpine" architecture championed in the Community Development Code. The project architecture interprets the alpine design theme through a combination of simple shed and gable roof forms that cascade, increasing in length but reducing in pitch as they fall. Simple additive forms that are integrated to be reminiscent of historic mining structures. The exterior materials will be a mix of stone, stained R.S. wood, metal roof (bonderized standing seam) and plate steel and guardrails.

The amendments to the DRB proposal addresses the previous DRB comments with respect to:

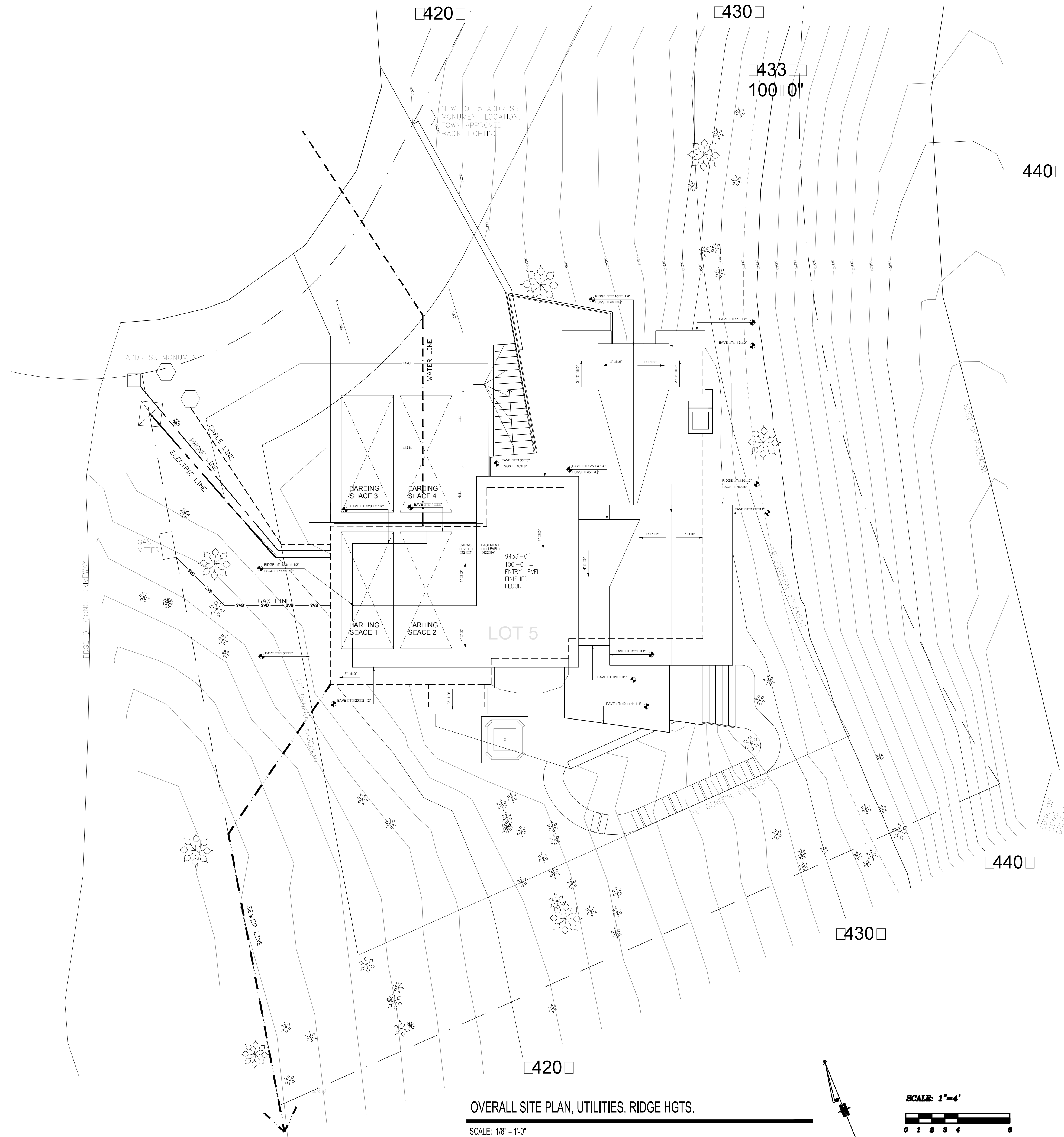
1. Reduce glazing area to under 20%
2. Reduce plate steel area to under 20%
3. Increase stone to 35%
4. Raise primary gable roof form and reduce shed roof overhang to increase variation in ridge height.

The applicant is requesting several variations from the code:

1. Several subordinate roof pitches under a 4:12 pitch.
2. Gable roof is tallest primary roof form but the design includes a second primary shed roof form.

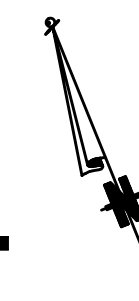
Sincerely,


Jack Wesson



OVERALL SITE PLAN, UTILITIES, RIDGE HGTS.

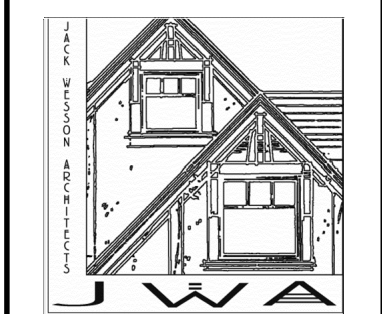
SCALE: 1/8" = 1'-0"



SCALE: 1" = 4'



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JACK WESSON ARCHITECTS INC.

333 WEST COLORADO AVENUE
TELLURIDE, COLORADO 81435
TEL: 970.728.9755
FAX: 970.728.9724
jwk@wessonarch.com
www.jackwessonarchitects.com

MARK	REV. DATE	DESCRIPTION
8-23-18		DRB REVISIONS
5-27-18		DRB APPLICATION

PROJECT NAME:
LOT 5: AKHRAS
MOUNTAIN VILLAGE, COLORADO 81435

SHEET DESCRIPTION:
SITE LANS

SHEET NUMBER:
A100

PROJECT MANAGER:
DRAWN BY:
REVIEWED BY:
© 2008 JWA

LEGEND:

- - - - - EXISTING CONTOUR (2 FOOT)
- - - - - EXISTING CONTOUR (10 FOOT)
- - - - - NEW CONTOUR (2 FOOT)
- - - - - NEW CONTOUR (10 FOOT)

- — — — — SEWER LINE
- — — — — WATER LINE
- — — — — ELECTRIC LINE
- — — — — CABLE LINE
- — — — — PHONE LINE
- GAS — GAS LINE

LEGEND:

- EXISTING ASPEN TREE (SIZE)
- EXISTING SPRUCE TREE (SIZE)
- EXISTING FIR TREE (SIZE)
- EXISTING ASPEN TREE (SIZE) TO BE REMOVED
- EXISTING SPRUCE TREE (SIZE) TO BE REMOVED
- EXISTING FIR TREE (SIZE) TO BE REMOVED

- NEW 3" CAL. ASPEN
- NEW 2 1/2" CAL. / MULTI STEM ASPEN
- NEW SPRUCE TREE (1-8') (1-10') MINIMUM HT.
- NEW BRISTLECONE PINE
- NEW MUGO PINE
- NEW 4 GAL. POTENTILLA
- NEW 5 GAL. MONTGOMERY SPRUCE
- NEW DOGWOOD SHRUB

NATIVE REVEGETATION SEED MIX, SEE LIST FOR COMPOSITION APPROX. 3560 SF.

PERENNIALS AND GROUND COVER

- 1 COLUMBINE, SHOOTING STAR, INDIAN PAINTBRUSH, YARROW, BLUEBELL APPROX. 692 SF.
- 2 RUSSIAN SAGE, YELLOW ROSE, DAYLILY, DELPHINIUM, BLEEDING HEART, CINQUEFOIL APPROX. 290 SF.

WATER USAGE CHART:

TYPE	TOTAL #	AVERAGE MONTHLY USAGE	TOTAL MONTHLY USAGE
ASPEN	6	10 GAL. EACH	60 GAL./MD.
SPRUCE/BRISTLECONE/MUGO	6	10 GAL. EACH	60 GAL./MD.
5 GAL. POTENTILLA	11	2 GAL. EACH	22 GAL./MD.
5 GAL. SHRUB	5	2 GAL. EACH	10 GAL./MD.
DOGWOOD SHRUB	11	2 GAL. EACH	22 GAL./MD.
TOTAL MONTHLY USAGE			174 GAL./MD.

*NOTE: INSTALL RAIN SHUT-OFF DEVICE AS REQ'D BY SECTION 9-210

IRRIGATION LEGEND:

- HOSE BIB
- SUPPLY LINE
- 1" DRIP SYSTEM LINE

LIGHTING LEGEND:

- EXTERIOR PENDANT - 25 WATT BULB MAX.
- EXTERIOR WALL SCONCE - 25 WATT BULB MAX.

GENERAL NOTES:

1. SOIL PREPARATION SPECIFICATIONS: SOIL IN REVEG. AREA WILL BE AMENDED WITH HYDROMULCH.
2. THIS LANDSCAPE PLAN COMPLIES WITH SECTION 9-109 OF THE DESIGN REGULATIONS REGARDING NOxious WEEDS.
3. THE PROPERTY OWNER GUARANTEES ALL PLANT MATERIALS FOR TWO YEAR.
4. ALL TREES AND SHRUBS SHALL BE BACKFILLED WITH A TOPSOIL/ORGANIC FERTILIZER MIXTURE AT A 2:1 RATIO.
5. PERENNIAL PLANTING BEDS SHALL BE TILLED TO A 4" DEPTH AND AMENDED WITH TOPSOIL AND ORGANIC FERTILIZER AT A 2:1 RATIO.
6. MULCH ALL PERENNIAL BEDS WITH A PINE BARK SOIL CONDITIONER BY SOUTHWEST IMPORTERS, SHREDDED CEDAR BARK.
7. ALL PLANT MATERIAL TO MEET THE AMERICAN STANDARD FOR NURSERY STOCK. PLANTING DETAILS FOR ROOT SYSTEMS, SOIL PREPARATION, IRRIGATION, MULCHING, AND FERTILIZATION TECHNIQUES SHALL BE IN ACCORDANCE WITH GUIDELINES SET FORTH BY THE ASSOCIATED LANDSCAPE CONTRACTORS OF COLORADO.
8. TURF SHALL BE AERATED 2 TO 3 TIMES PER YEAR TO INCREASE THE WATER ABSORPTION RATES. NECESSARY ORGANIC FERTILIZATION AND AMENDMENT SHALL BE INCORPORATED AT THE SAME TIME.

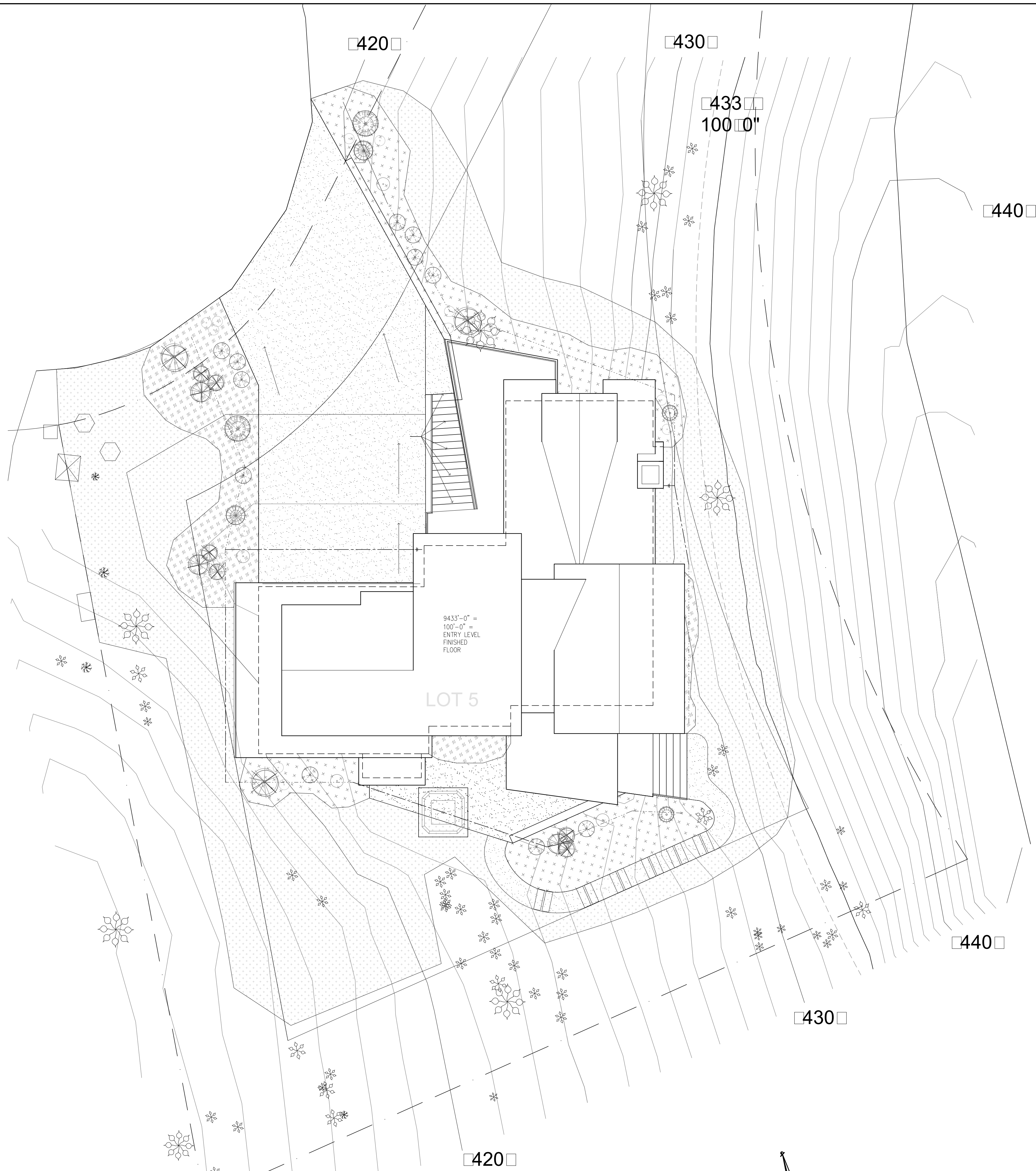
NOTE: REVEGETATION IS WILL BE NATIVE MIX

- 5% WESTERN YARROW
- 10% TALL FESCUE
- 5% ARIZONA FESCUE
- 5% HARD FESCUE
- 10% CREEPING RED FESCUE
- 15% ALPINE BLUEGRASS
- 10% CANADA BLUEGRASS
- 15% PERENNIAL RYEGRASS
- 10% SLENDER WHEATGRASS
- 15% MOUNTAIN BROME

REVEGETATION AND EROSION CONTROL NOTES:

1. SUBSOIL SURFACES SHALL BE TILLED TO A 4" DEPTH ON NON FILL AREAS.
2. TOPSOIL SHALL BE SPREAD AT A MINIMUM DEPTH OF 4" OVER ALL AREAS TO BE RE-VEGETATED (EXCEPT ON SLOPES GREATER THAN 3:1) AND AMENDMENTS SHALL BE TILLED AT A RATE OF 3 CUBIC YARDS PER THOUSAND SQUARE FEET.
3. BROADCASTING OF SEED SHALL BE DONE IMMEDIATELY AFTER TOPSOIL IS APPLIED (WITHIN 10 DAYS) TO MINIMIZE EROSION AND WEEDS.
4. NEWLY SEEDING 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.
5. BROADCAST WITH SPECIFIED SEED MIX AND FOLLOW WITH DRY MULCHING. STRAW OR HAY SHALL BE UNIFORMLY APPLIED OVER SEEDING AREA AT A RATE 1.5 TONS PER ACRE FOR HAY OR 2 TONS PER ACRE FOR STRAW, CRIMP IN.
7. 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.
8. SEED ALL AREAS LABELED NATIVE GRASS SEED WITH THE FOLLOWING MIXTURE AT A RATE OF 12 LBS. PER ACRE.
9. ROAD AND DRIVEWAY SHALL BE RE-VEGETATED WITHIN THIRTY (30) DAYS OF THE DISTURBANCE TO AVOID UNSIGHTLY SCARS AND WEED INFESTATION ON THE LANDSCAPE. UTILITY CUTS SHALL BE RE-VEGETATED IMMEDIATELY (WITHIN TWO WEEKS) AFTER INSTALLATION OF UTILITIES TO PREVENT WEED INFESTATION. LANDOWNER SHALL INSURE PROPER WEED CONTROL IN IMPACTED AREAS.
10. EROSION CONTROL ATTENTION TO DISTURBED AREAS SHALL BE IMPLEMENTED TO ENSURE THERE IS NO DETRIMENTAL IMPACT OR HAZARD TO ANY PONDS, STREAMS OR WETLANDS.
11. IN AREAS THAT ARE TO BE RE-VEGETATED (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 TRACKS EQUIPMENT UP AND DOWN THE FACE OF THE SLOPE. (RUNNING SUCH EQUIPMENT ACROSS THE FACE OF A SLOPE ENCOURAGES EROSION AND IS NOT RECOMMENDED).

- QUANTITY:**
- 3 NEW 3" CAL. ASPEN
 - 3 NEW 2 1/2" CAL. / MULTI STEM ASPEN
 - 2 NEW SPRUCE TREE (1-8') (1-10') MINIMUM HT.
 - 2 NEW BRISTLECONE PINE
 - 2 NEW MUGO PINE
 - 18 NEW 4 GAL. POTENTILLA
 - 5 NEW 5 GAL. MONTGOMERY SPRUCE
 - 11 NEW DOGWOOD SHRUB
- DRAINAGE WILL MAINTAIN POSITIVE FLOW AWAY FROM THE HOUSE AS REQUIRED BY TOWN'S ADAPTIVE BUILDING CODES
- THE PROJECT SHALL COMPLY WITH THE TOWN'S FIRE MITIGATION STANDARDS
- THE PROJECT SHALL COMPLY WITH THE ADOPTED TOWN OF MOUNTAIN VILLAGE PRESCRIPTIVE ENERGY CODE AND GREEN BUILDING STANDARDS.



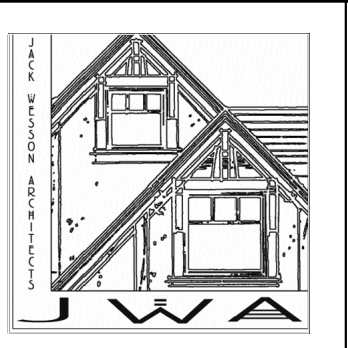
LANDSCAPING PLAN

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

SCALE: 1" = 4'



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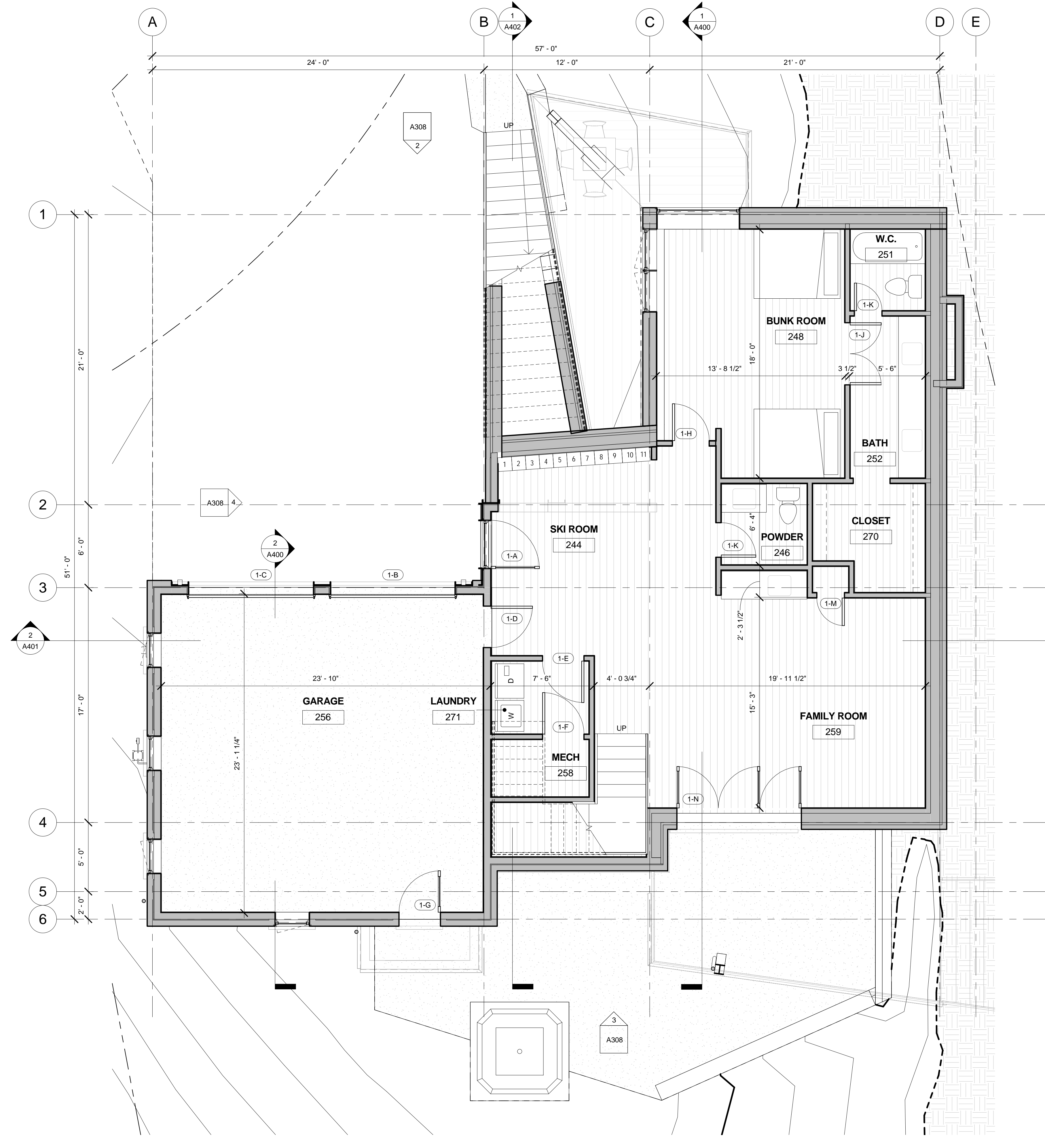
MARK	REV.	DATE	DESCRIPTION
8/23/18	DRB REVISIONS		
5/27/18	DRB APPLICATION		

PROJECT NAME:
LOT 5: AKHRAS
 MOUNTAIN VILLAGE, COLORADO 81435

SHEET DESCRIPTION:
SITE LANS

SHEET NUMBER:
A102

PROJECT MANAGER:
 DRAWN BY:
 REVIEWED BY:
 © 2018 JWA



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

Door Schedule

Mark	Width	Height
1-A	3' - 6"	8' - 0"
1-B	9' - 0"	8' - 0"
1-C	9' - 0 3/8"	8' - 0"
1-D	3' - 0"	7' - 0"
1-E	3' - 0"	8' - 0"
1-F	3' - 0"	8' - 0"
1-G	3' - 0"	8' - 0"
1-H	2' - 8"	8' - 0"
1-J	4' - 6"	8' - 0"
1-K	2' - 6"	8' - 0"
1-K	2' - 0"	8' - 0"
1-M	2' - 0"	8' - 0"
1-N	6' - 0"	8' - 0"
2-A	3' - 6"	10' - 0"
2-B	2' - 0"	8' - 0"
2-C	3' - 0"	8' - 0"
2-D	3' - 0"	8' - 0"
2-E	2' - 6"	8' - 0"
2-F	2' - 6"	8' - 0"
2-G	3' - 0"	8' - 0"
2-H	3' - 0"	8' - 6"
2-K	3' - 0"	8' - 0"
2-S	3' - 0"	8' - 6"
2-T	3' - 0"	8' - 6"
2-U	3' - 0"	8' - 6"
2-V	3' - 0"	8' - 6"
3-A	2' - 6"	8' - 0"
3-B	2' - 6"	8' - 0"
3-C	4' - 6"	8' - 0"
3-D	2' - 8"	8' - 0"
3-E	2' - 0"	8' - 0"
3-F	2' - 0"	8' - 0"
3-G	2' - 0"	8' - 0"

NOT FOR CONSTRUCTION

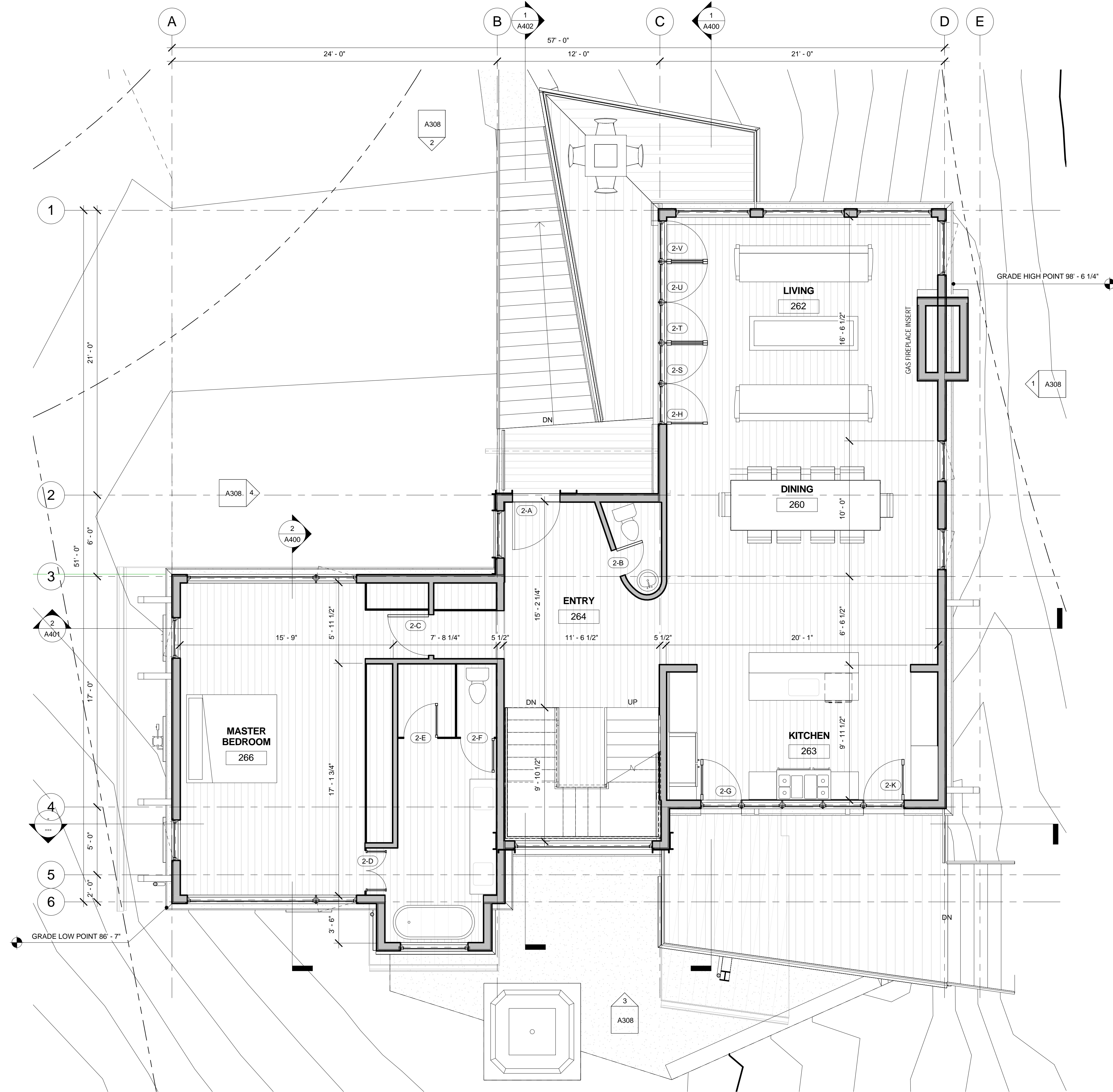


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REV	DATE	DESCRIPTION
8-23-16		DRB REVISIONS
7-12-16		STAIR FLIP
5-26-16		DRB APPLICATION
3-23-16		WORK SESSION
3-11-16		WORK SESSION
1-14-16		D.D.

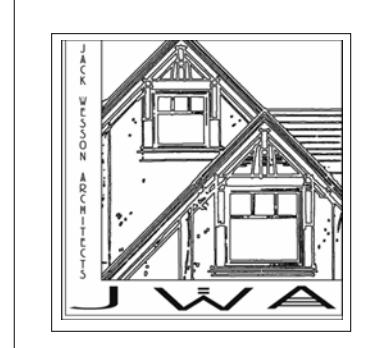
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LOT 5
MOUNTAIN VILLAGE, COLORADO 81435
SHEET DESCRIPTION: FLOOR PLANS
SHEET NUMBER: A201

PROJECT NAME:
PROJECT MANAGER:
DRAWN BY:
REVIEWED BY:
2006 JWR



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

NOT FOR CONSTRUCTION



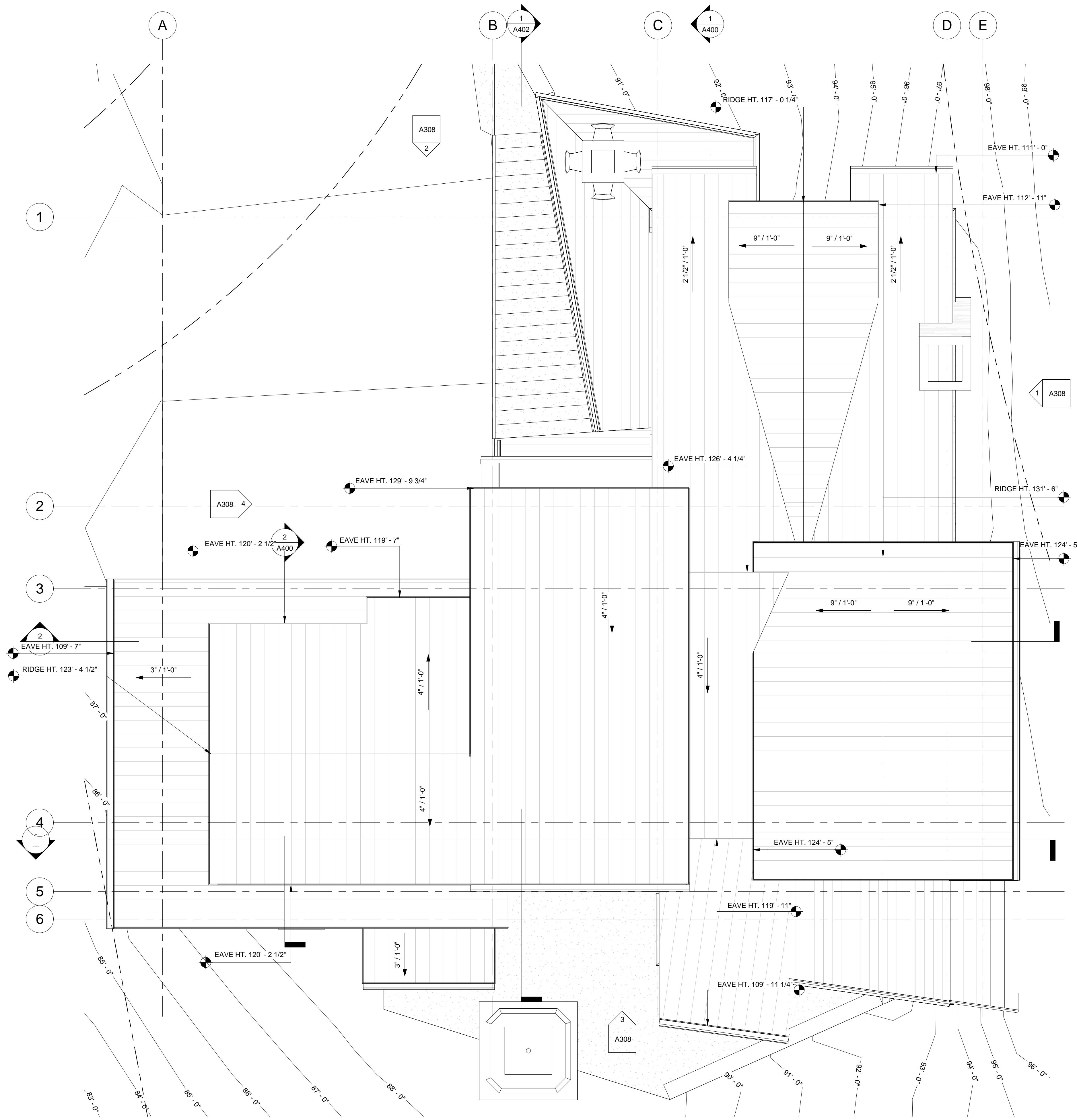
JACK WESSON
ARCHITECTS INC.
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TELLURIDE, COLORADO 81435
TEL: 970.728.6755
FAX:
970.728.9724
jack@wessonarch.com
www.jackwessonarchitects.com

MARK	REV. DATE	DESCRIPTION
8-23-16	DRB REVISIONS	
7-12-16	STAIR FLIP	
5-26-16	DRB APPLICATION	
3-23-16	WORK SESSION	
3-11-16	WORK SESSION	
1-14-16	D.D.	

PROJECT NAME: AKHRAS
LOT 5
MOUNTAIN VILLAGE, COLORADO 81435

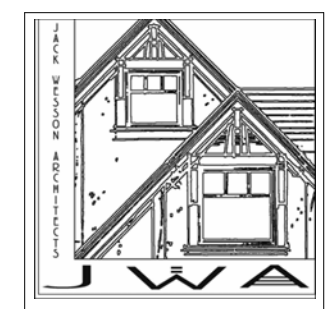
SHEET DESCRIPTION:
FLOOR PLANS

SHEET NUMBER:
A202



1 ROOF PLAN
1/4" = 1'-0"

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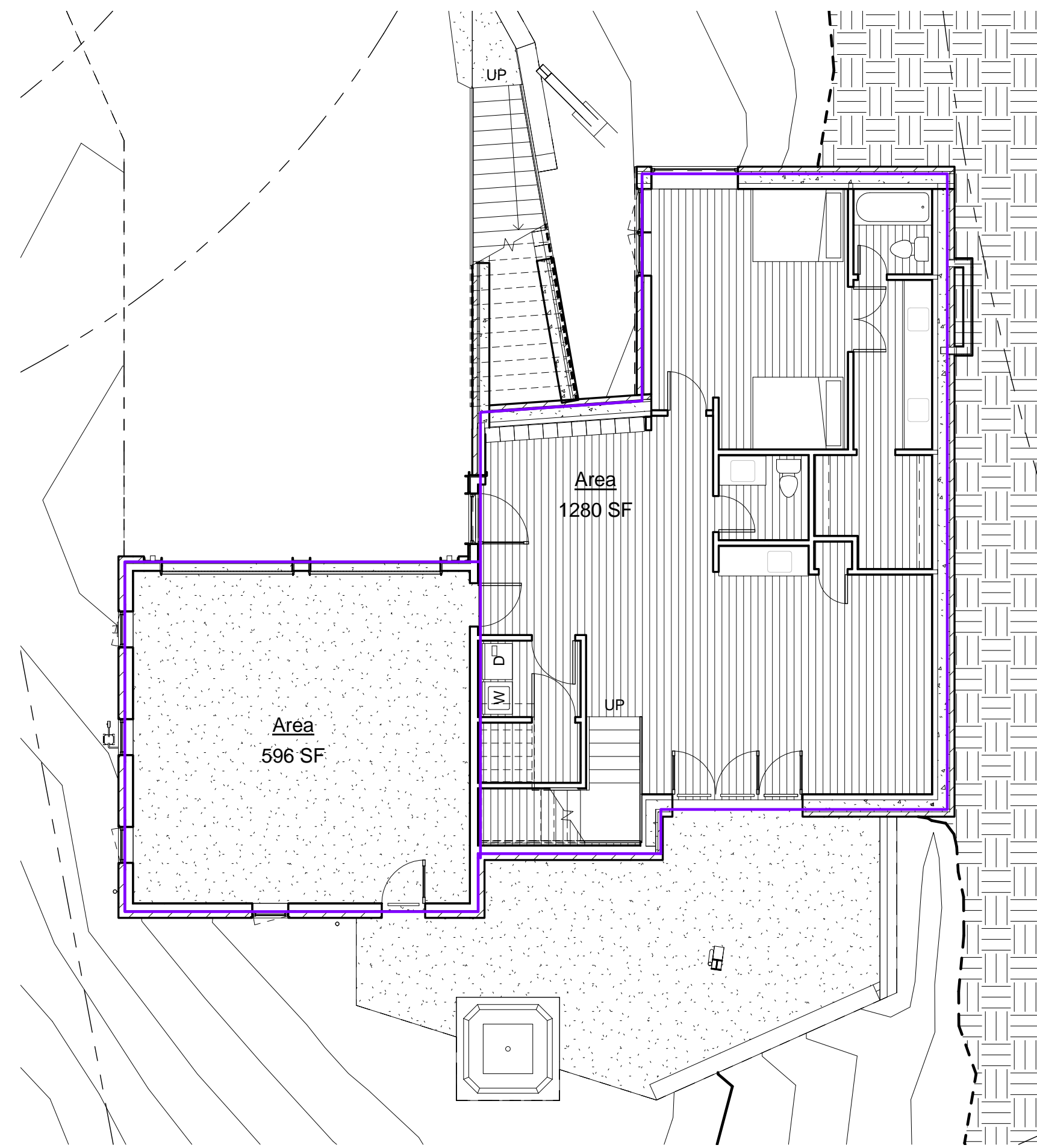
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	7-12-16		STAIR FLIP
	5-26-16		DRB APPLICATION
	3-23-16		WORK SESSION
	3-11-16		WORK SESSION
	1-14-16		D.D.

PROJECT NAME:
AKHRAS
LOT 5
MOUNTAIN VILLAGE, COLORADO 81435

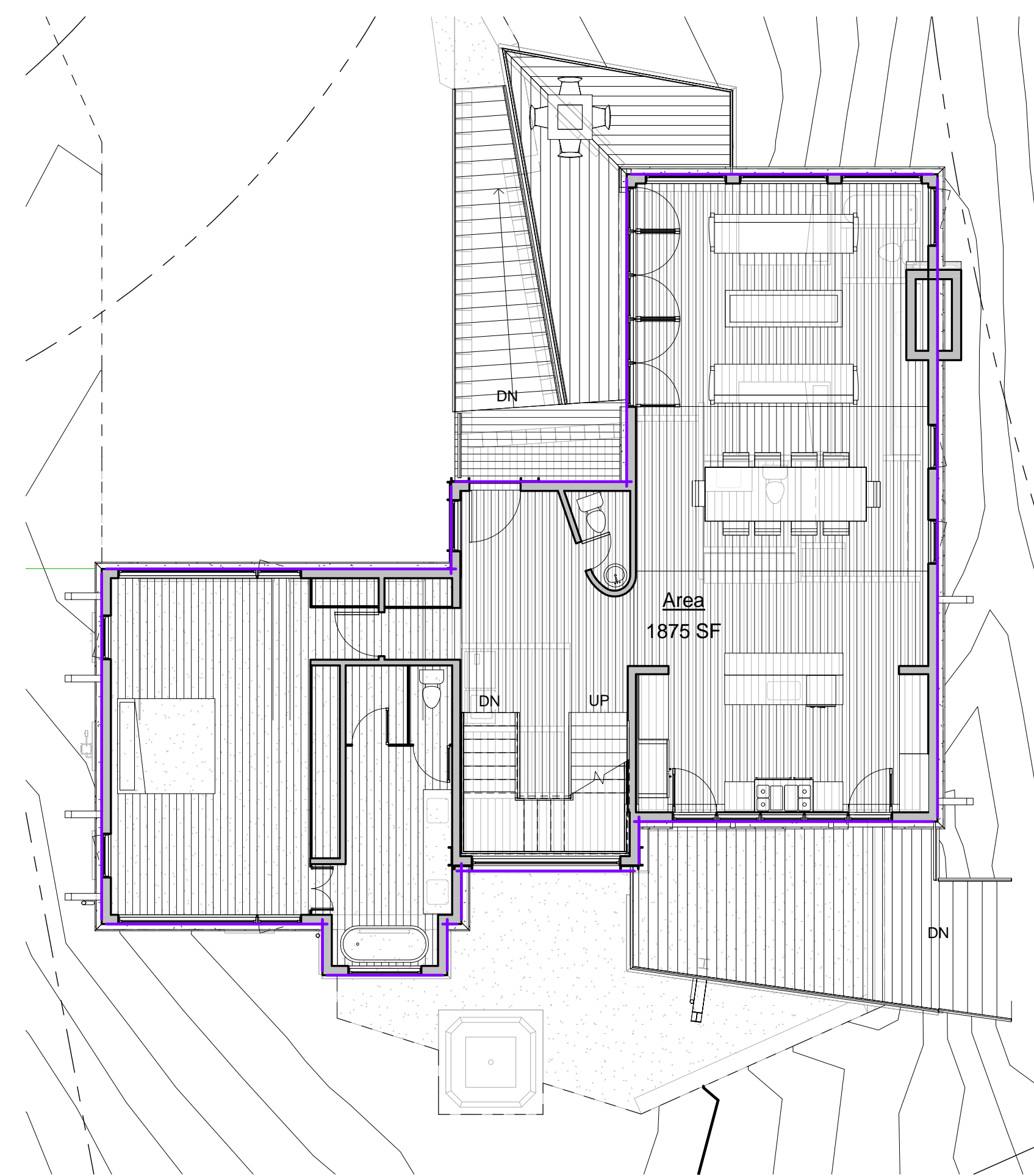
SHEET DESCRIPTION:
ROOF PLAN

SHEET NUMBER:
A204

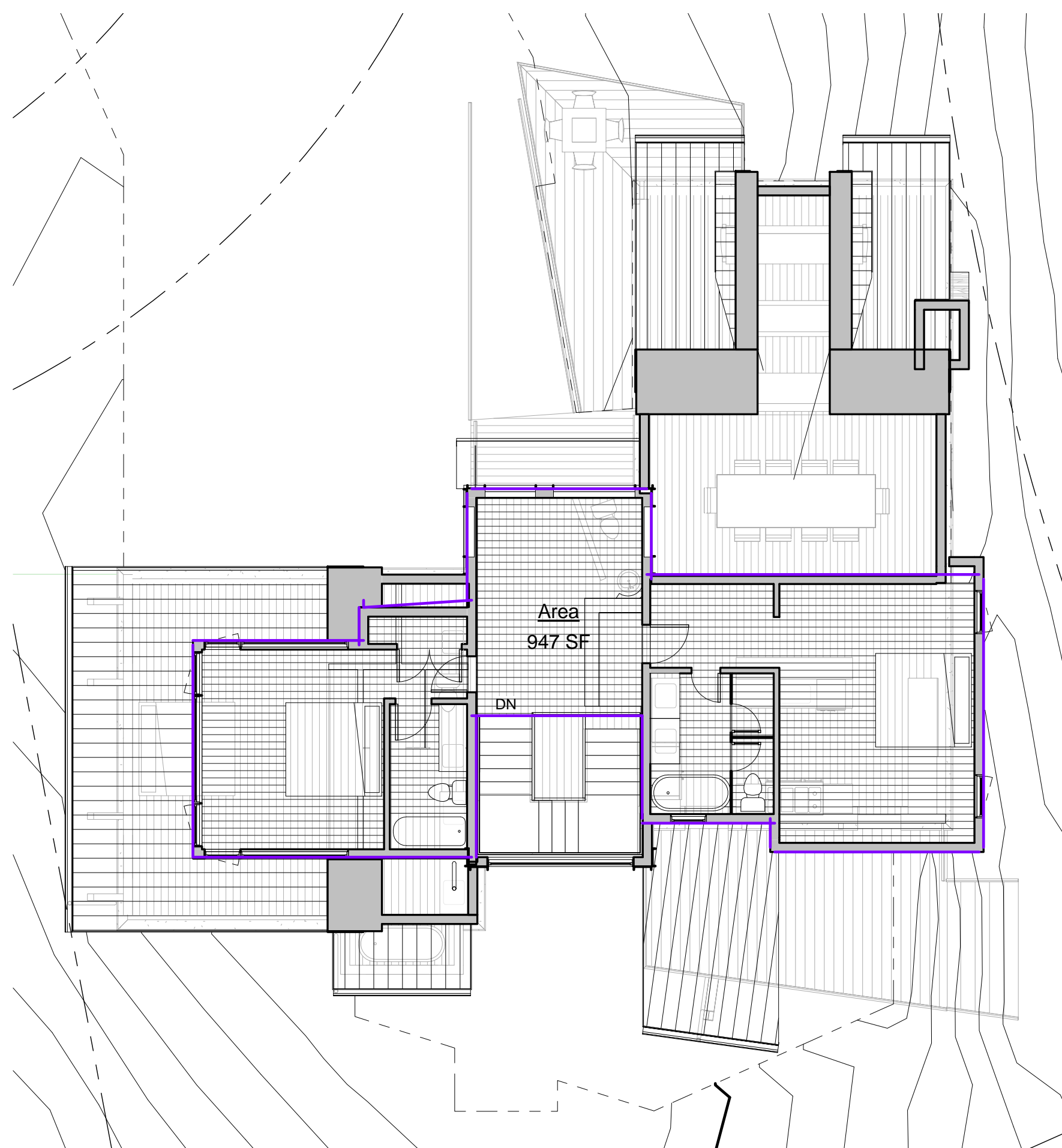
PROJECT NAME:
PROJECT
MANAGER:
DRAWN BY:
REVIEWED BY:
2006 JWR



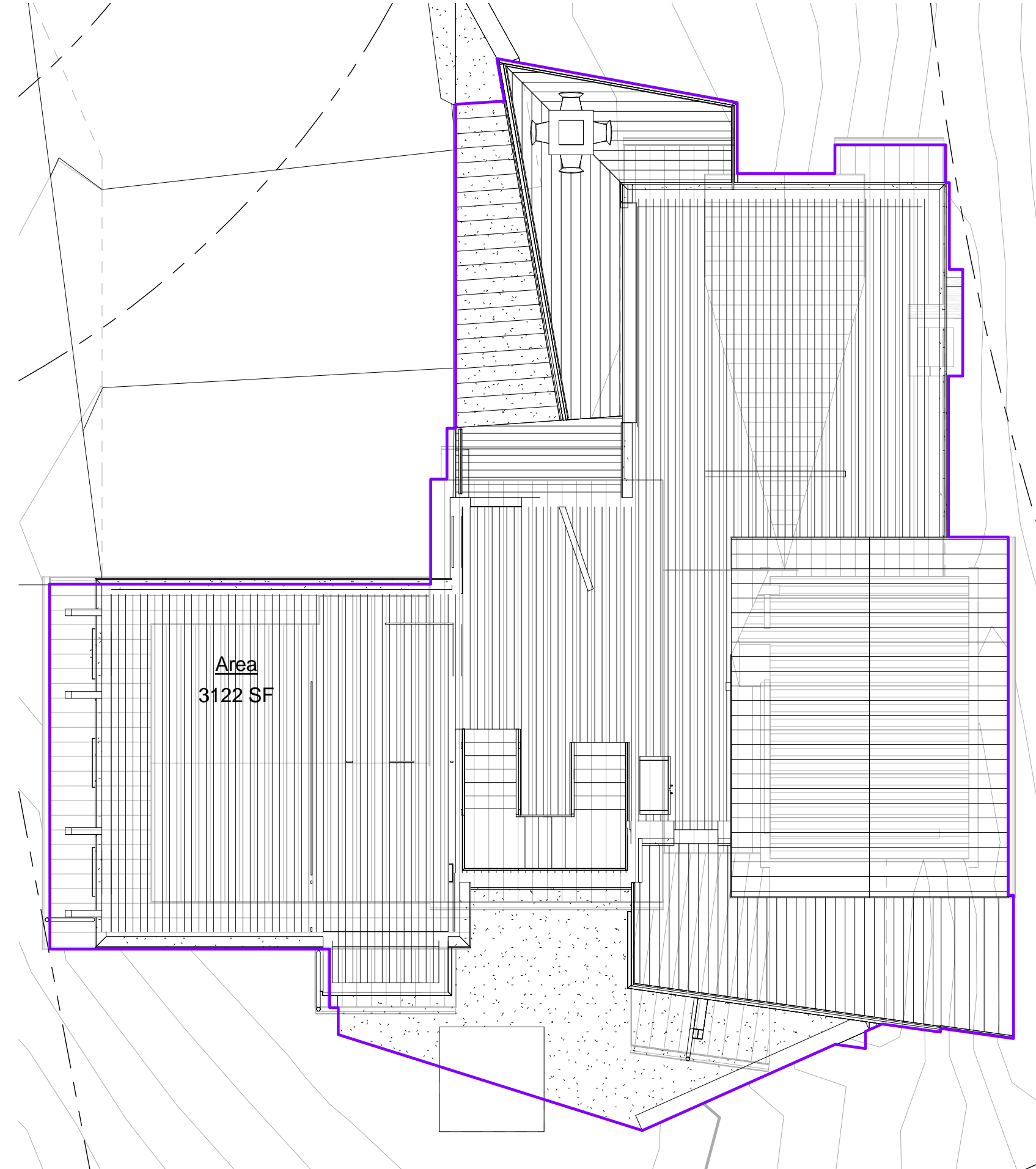
① A201 BASEMENT
1/8" = 1'-0"



② A202 ENTRY LEVEL
1/8" = 1'-0"



③ A203 UPPER LEVEL
1/8" = 1'-0"



④ ROOF PLAN
1/8" = 1'-0"

BASEMENT LEVEL: 1284 SF
 GARAGE: 593 SF
 ENTRY LEVEL: 11875 SF
 UPPER LEVEL: 947 SF
 TOTAL: 4899 SF
 ***SQUARE FOOTAGE REQUIRES
 A FIRE SPRINKLER SYSTEM***
 TOTAL LOT AREA: 16,602 SF
 ALLOWABLE SITE COVERAGE (40%):
 6,640.8 sf.
 ACTUAL SITE COVERAGE : 3122 SF.



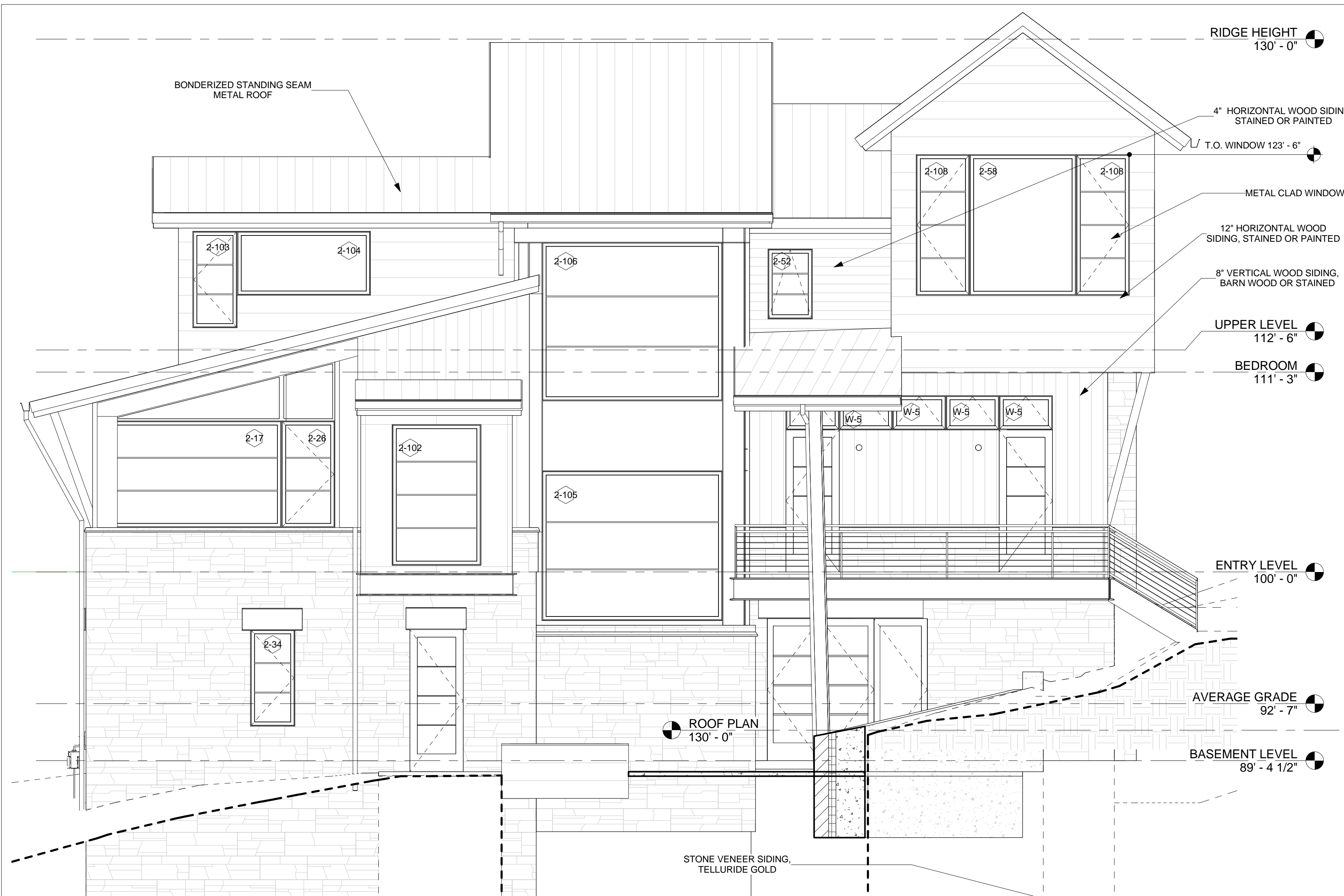
JACK WESSON
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 FAX:
 970.728.9724
 jack@wessonarch.com
 www.jackwessonarchitects.com

PROJECT NAME:
 TRAILS EDGE 2
 LOT 900BR-2
 MOUNTAIN VILLAGE, COLORADO 81435

PROJECT NAME:
 TRAILS EDGE 2
 LOT 900BR-2
 MOUNTAIN VILLAGE, COLORADO 81435

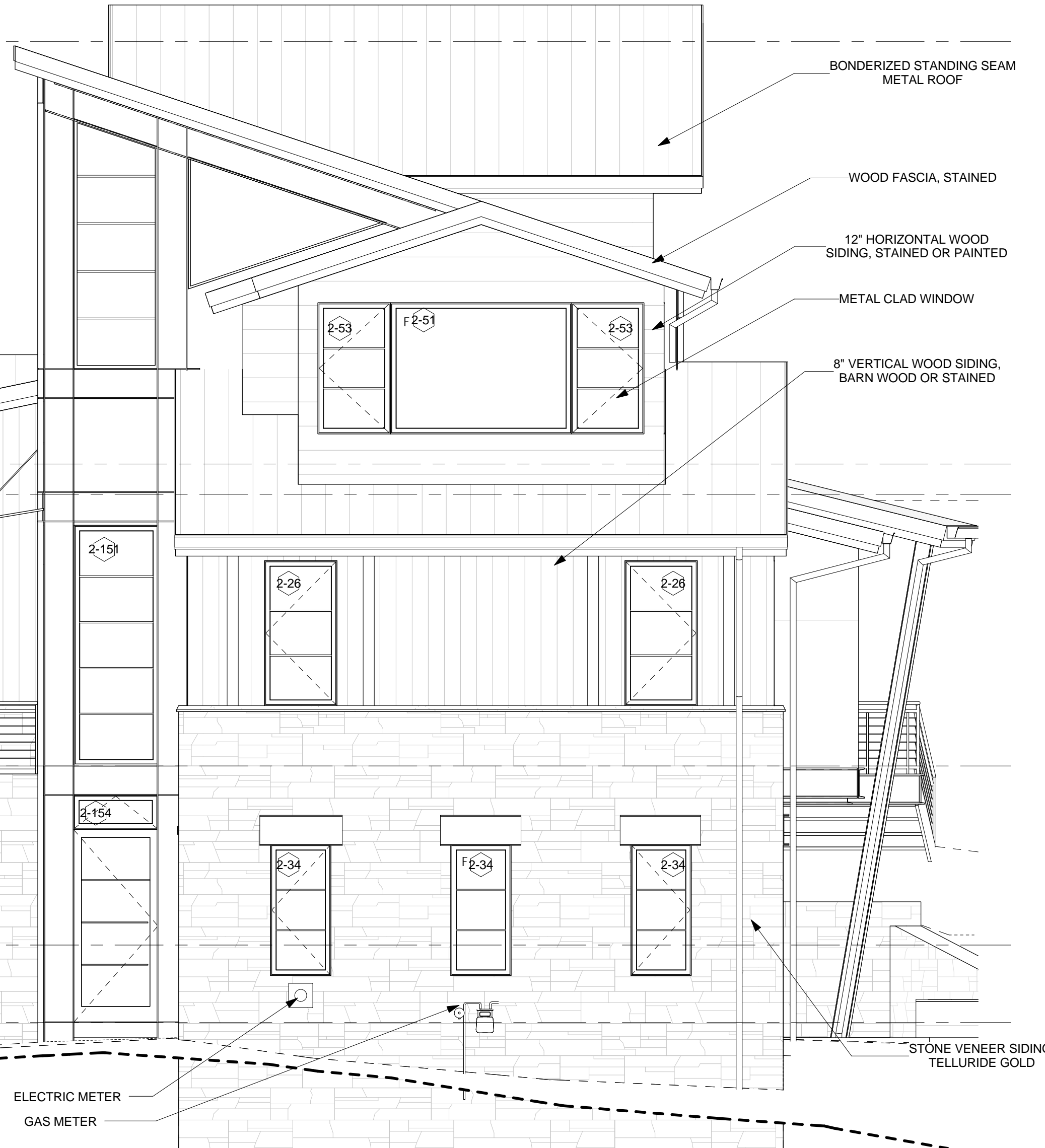
SHEET DESCRIPTION:
 GROSS BUILDING
 AREA

SHEET NUMBER:
A210




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

- UPPER LEVEL
112' - 6"
- BEDROOM
111' - 3"
- ENTRY LEVEL
100' - 0"
- AVERAGE GRADE
92' - 7"
- BASEMENT LEVEL
89' - 4 1/2"



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

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PROJECT NAME: AKHRAS LOT 5
MOUNTAIN VILLAGE, COLORADO 81435

SHEET DESCRIPTION: ELEVATIONS

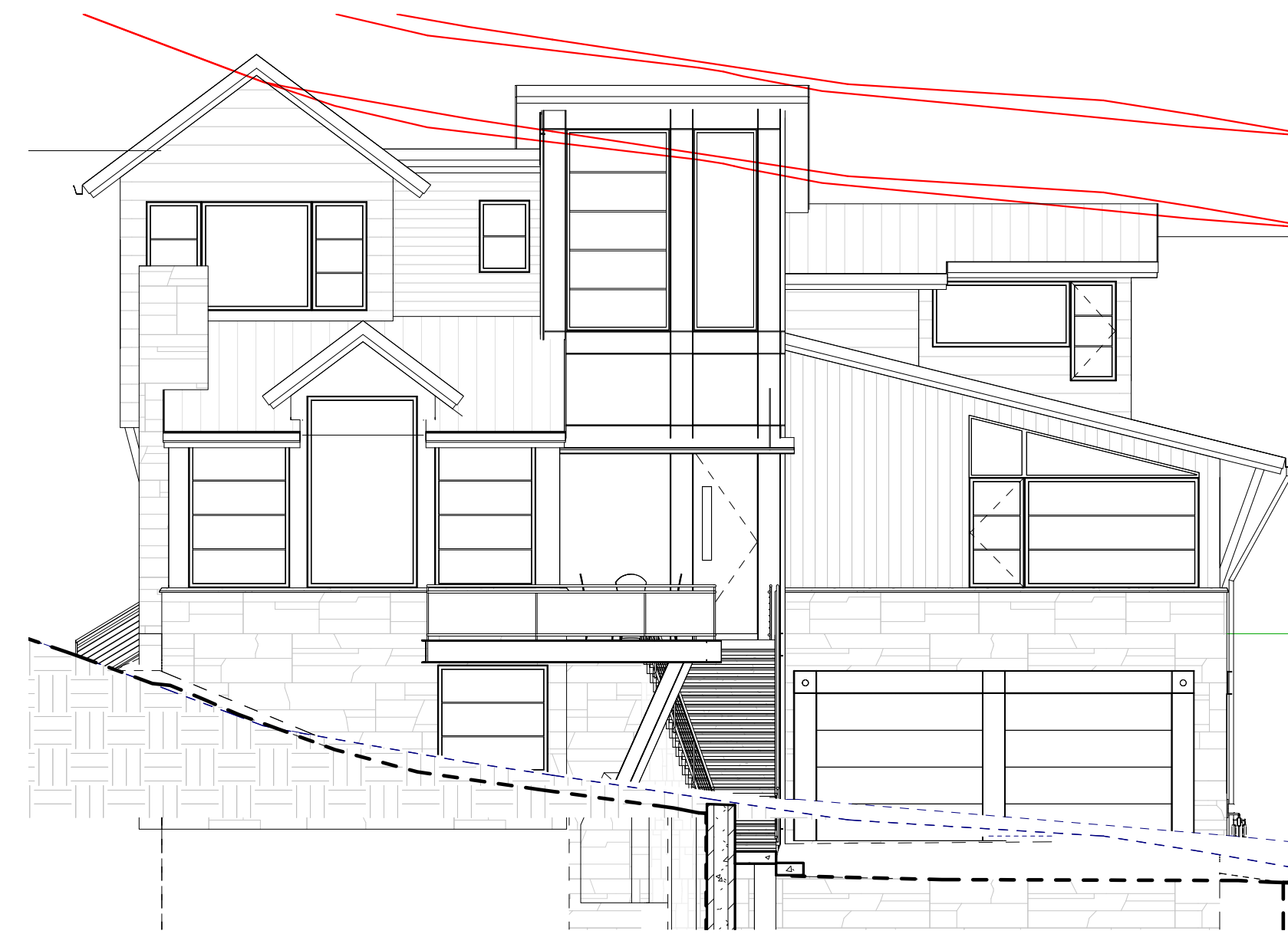
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7-12-16	STAIR FLIP	
5-26-16	DRB APPLICATION	
3-23-16	WORK SESSION	
3-11-16	WORK SESSION	
1-14-16	D.D.	

PROJECT MANAGER: JACK WESSON
DRAWN BY: JACOB JENSEN
REVIEWED BY: 2006 JWR

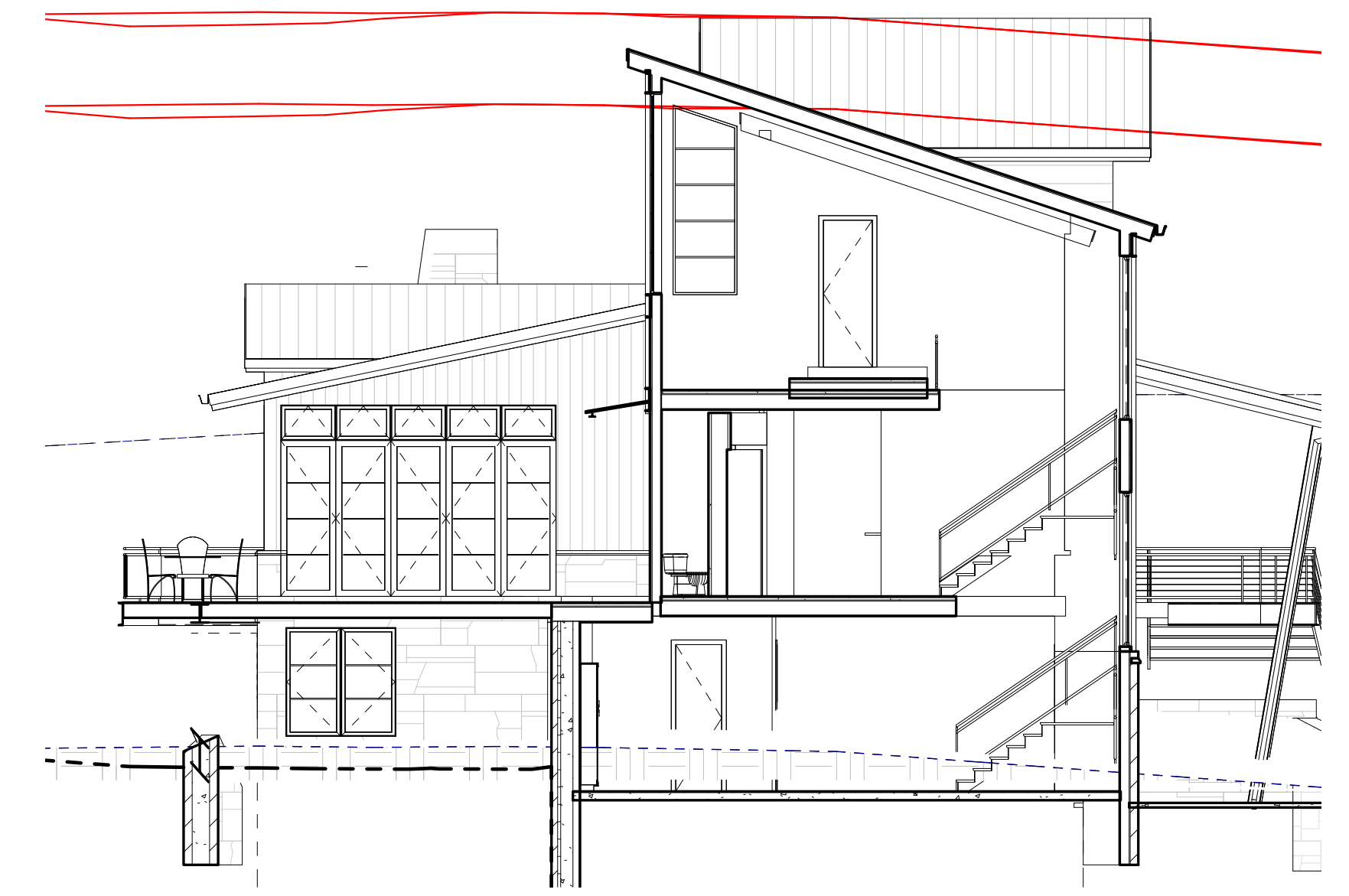
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5 HEIGHT STUDY



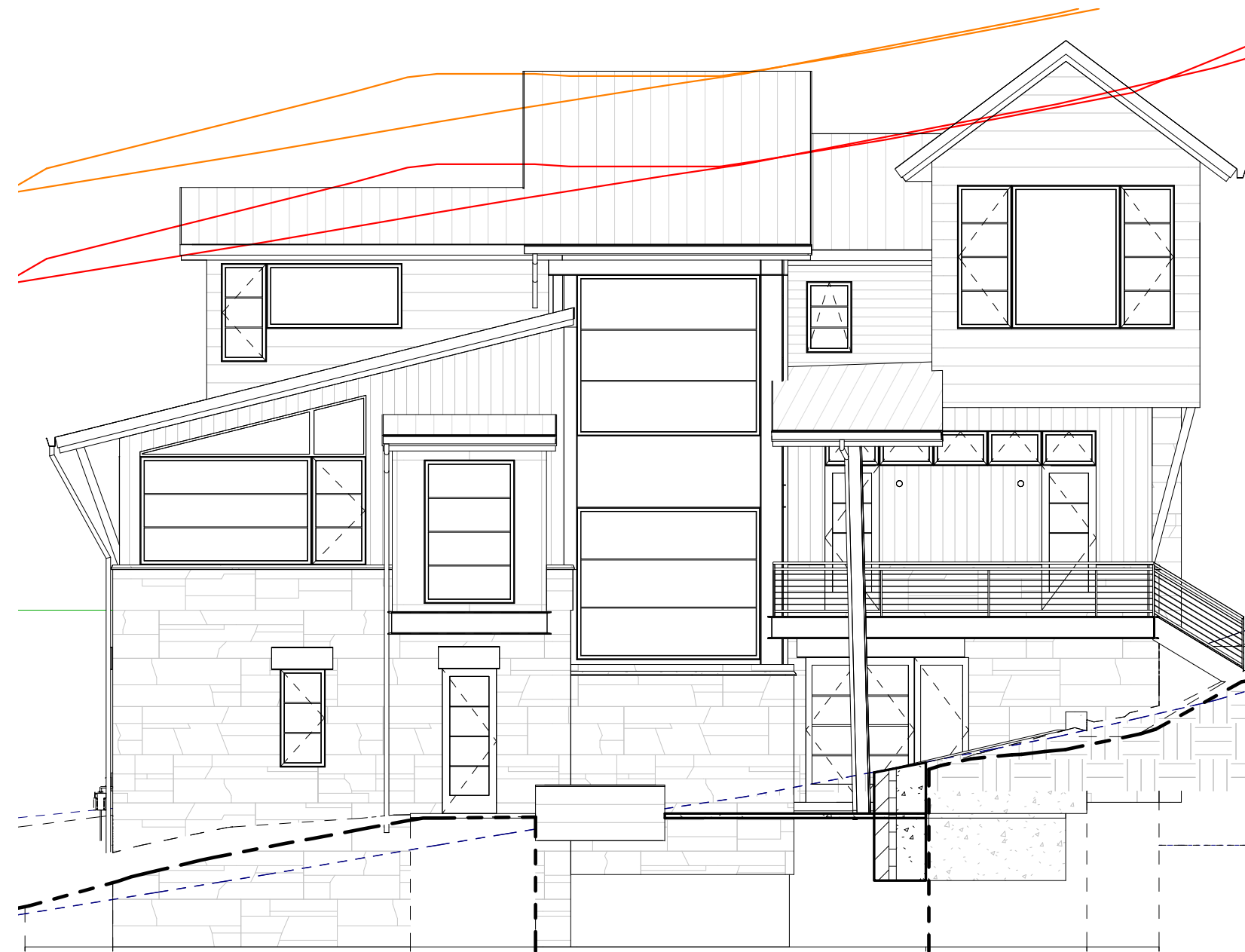
2 HEIGHT CALCS NORTH ELEVATION
1/8" = 1'-0"



4 HEIGHT CALCS WEST ELEVATION
1/8" = 1'-0"



6 Copy of HEIGHT STUDY



3 HEIGHT CALCS SOUTH ELEVATION
1/8" = 1'-0"



1 HEIGHT CALCS EAST ELEVATION
1/8" = 1'-0"

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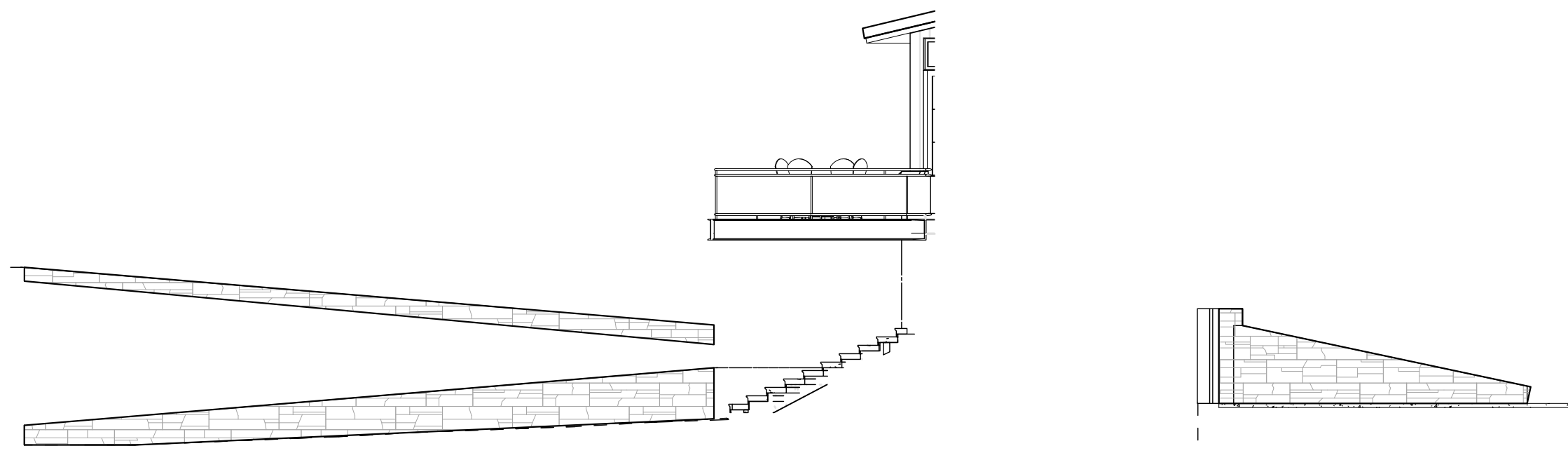
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AKHRAS
LOT 5
MOUNTAIN VILLAGE, COLORADO 81435

SHEET DESCRIPTION:
HEIGHT CALCS

REVISIONS
8-23-16 DRB REVISIONS
7-12-16 STAIR FLIP
5-26-16 DRB APPLICATION
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3-11-16 WORK SESSION
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MARK REV. DATE DESCRIPTION

SHEET NUMBER:
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Printed Regular

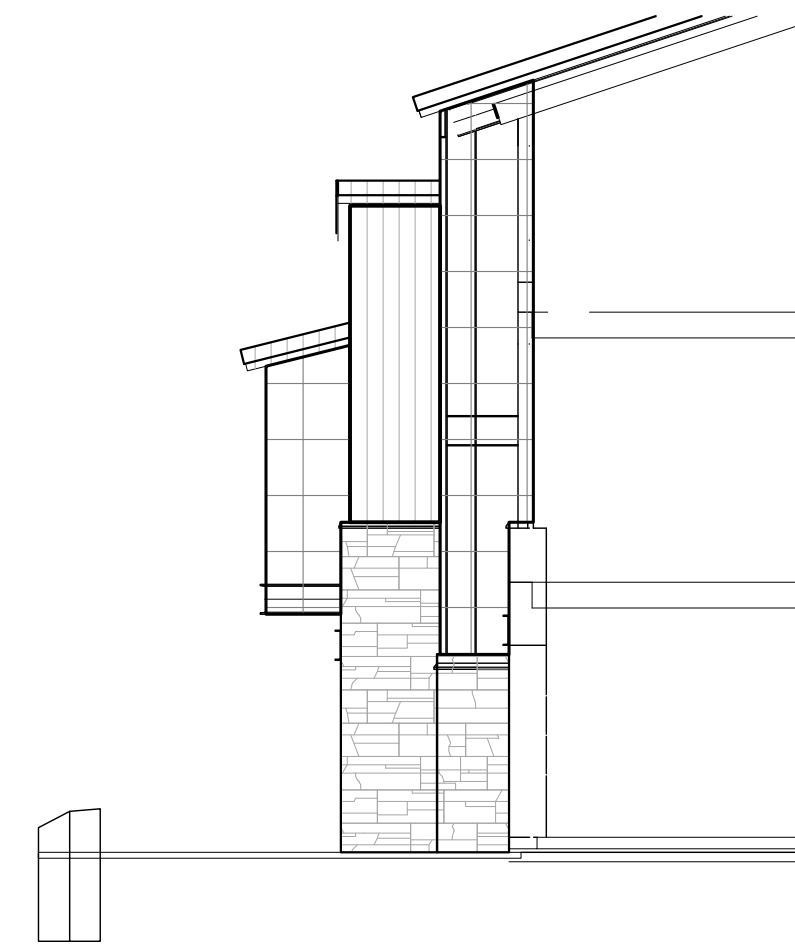


DRIVEWAY RETAINING WALL

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

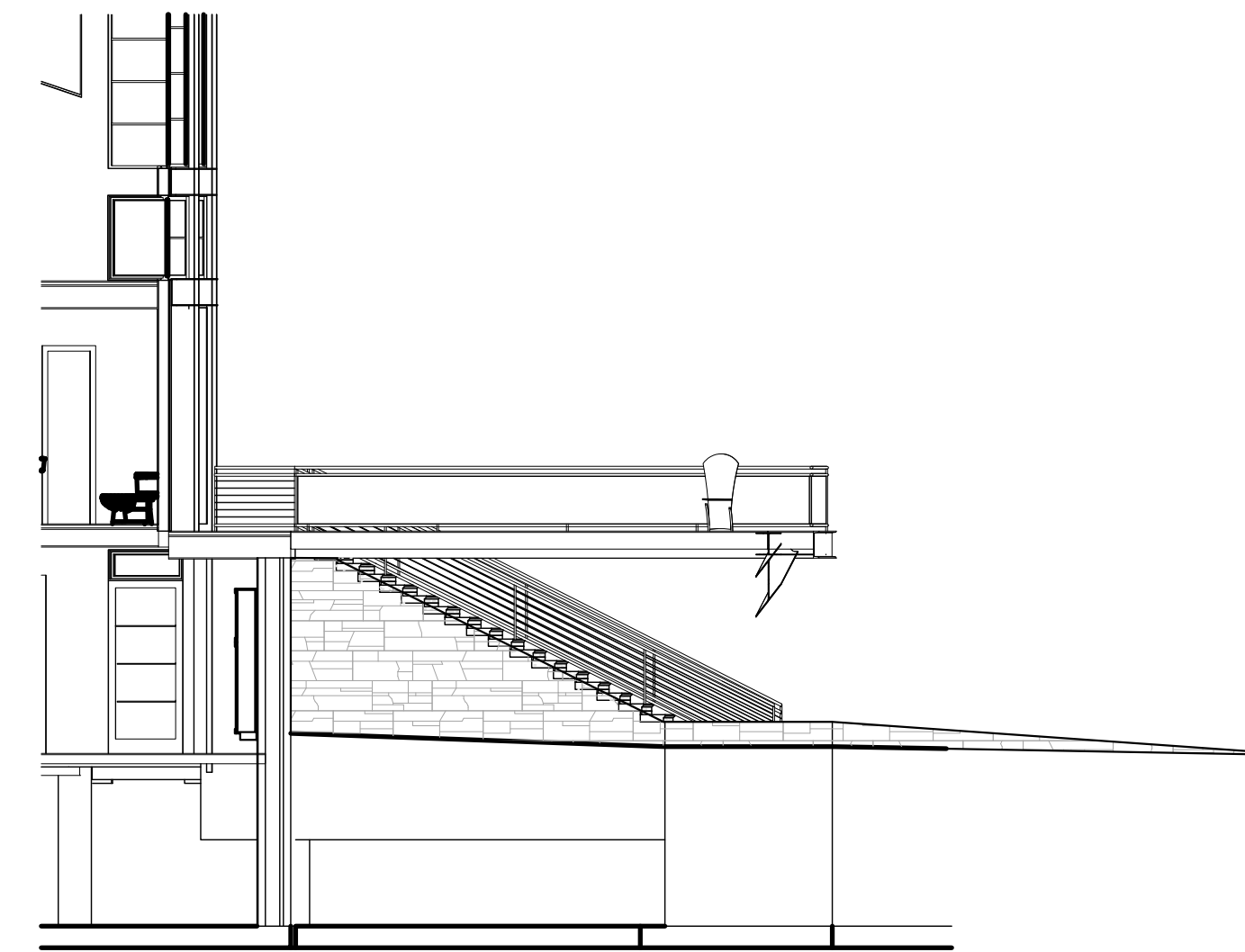
REAR PATIO RETAINING WALL

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



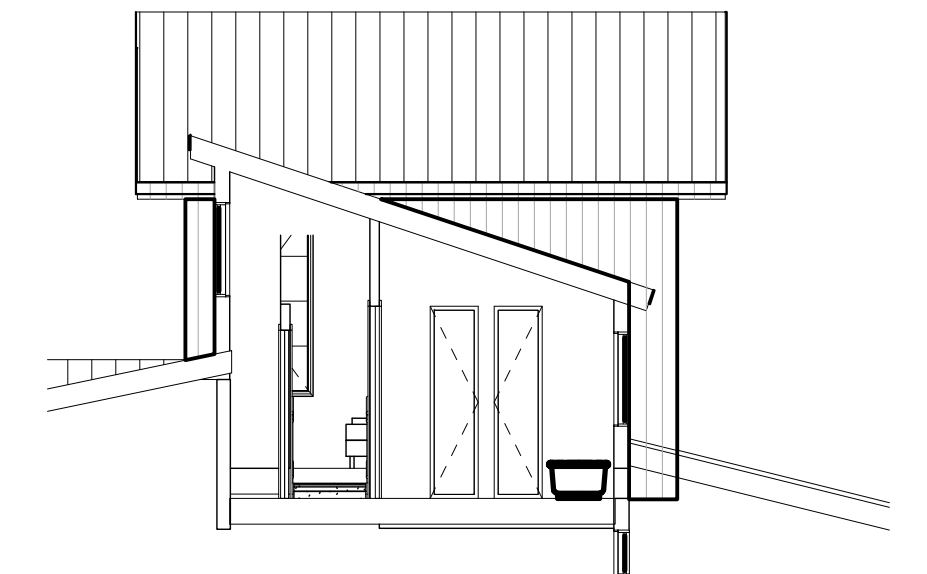
EAST MAIN STAIR MATERIAL STUDY

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



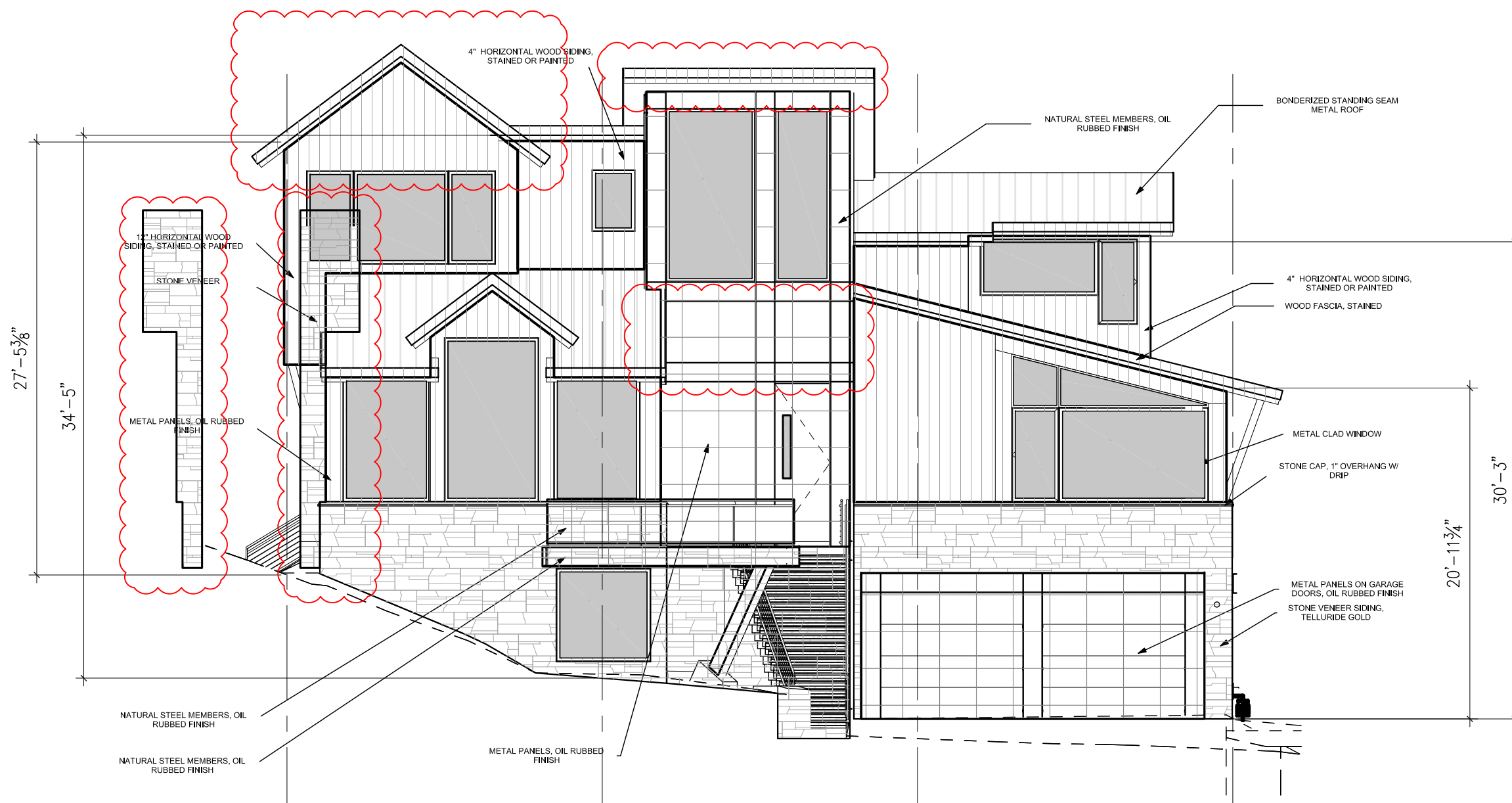
EAST ENTRY STAIR MATERIAL STUDY

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



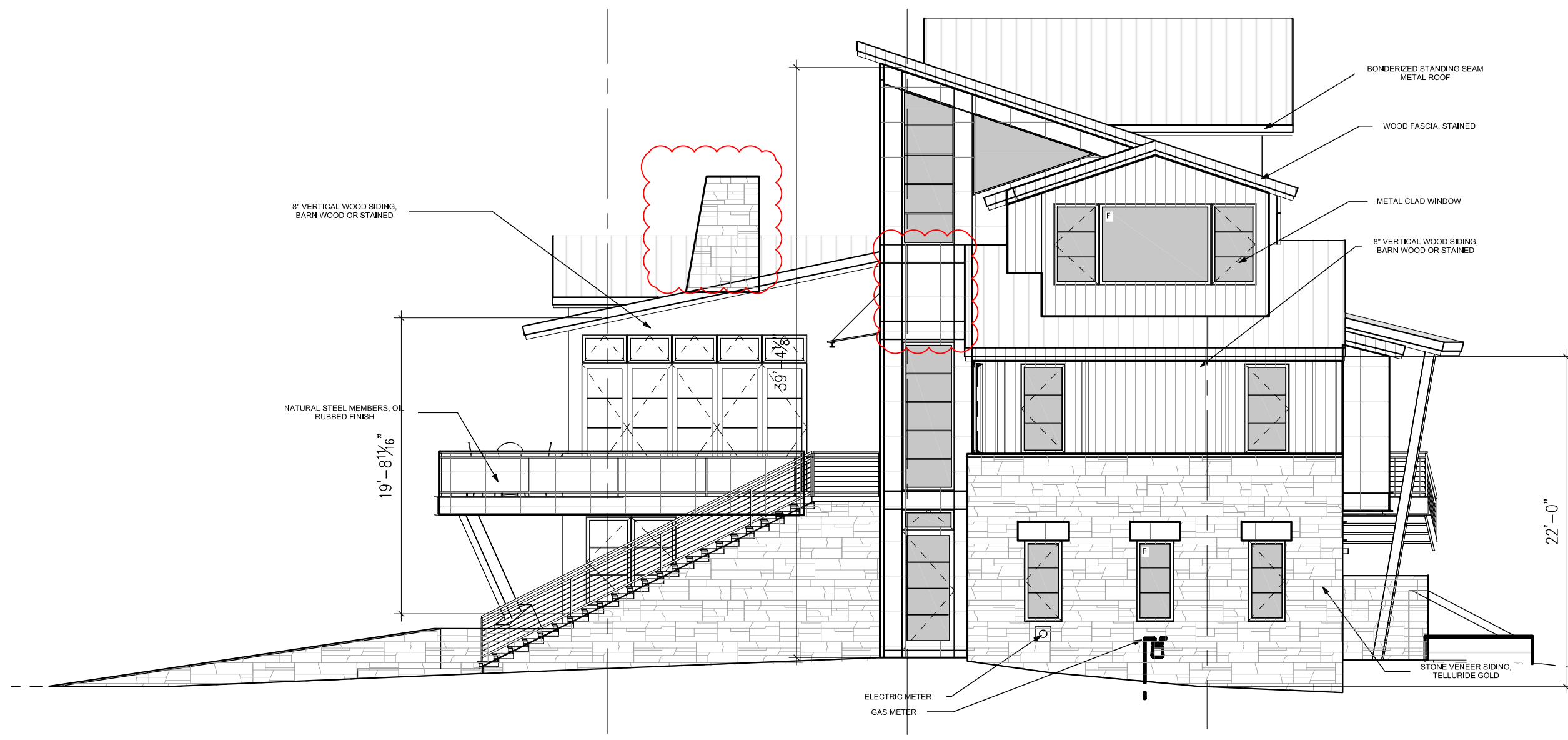
WEST MBR MATERIAL STUDY

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



NORTH ELEVATION MATERIAL STUDY

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



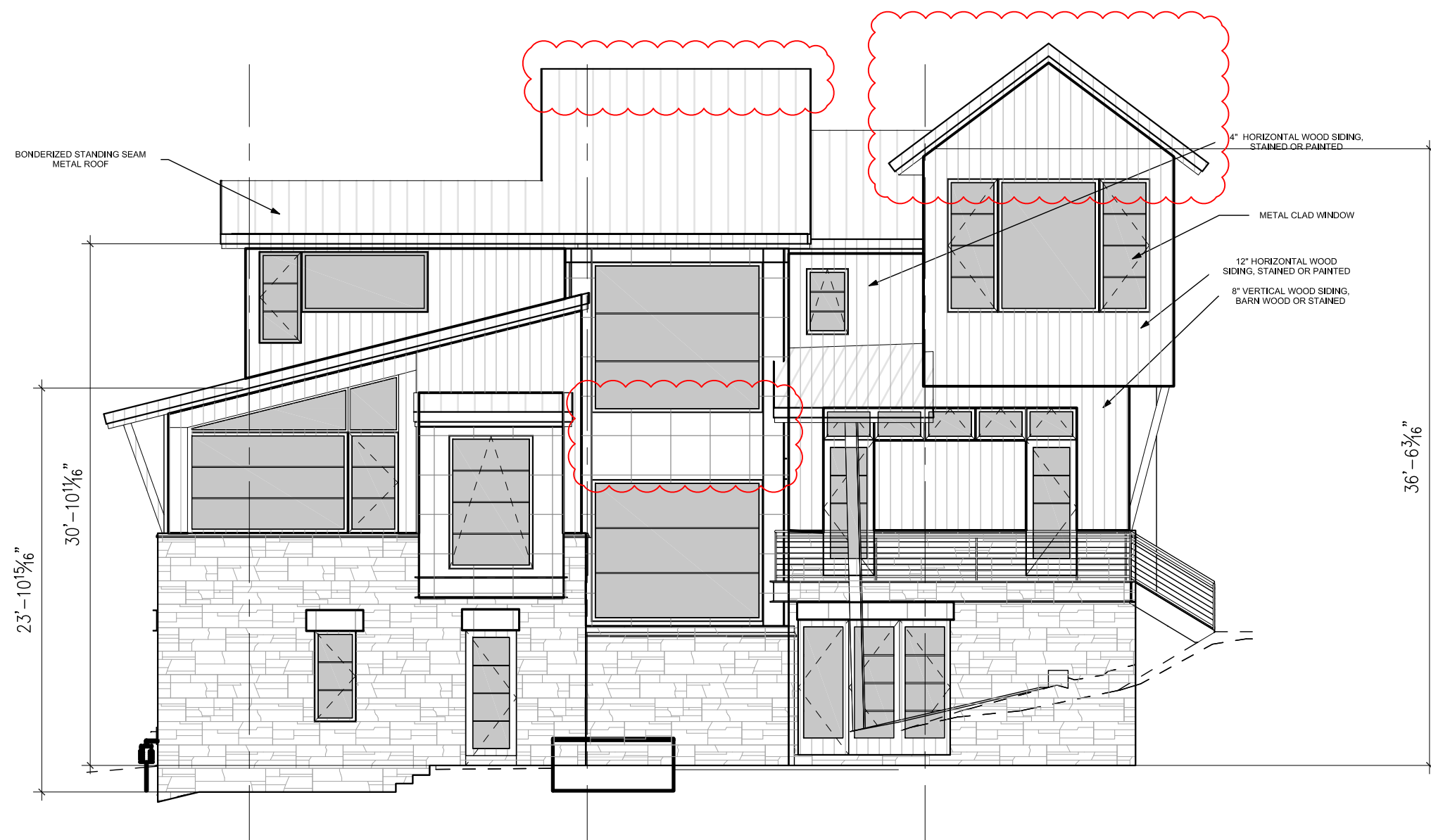
WEST ELEVATION MATERIAL STUDY

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



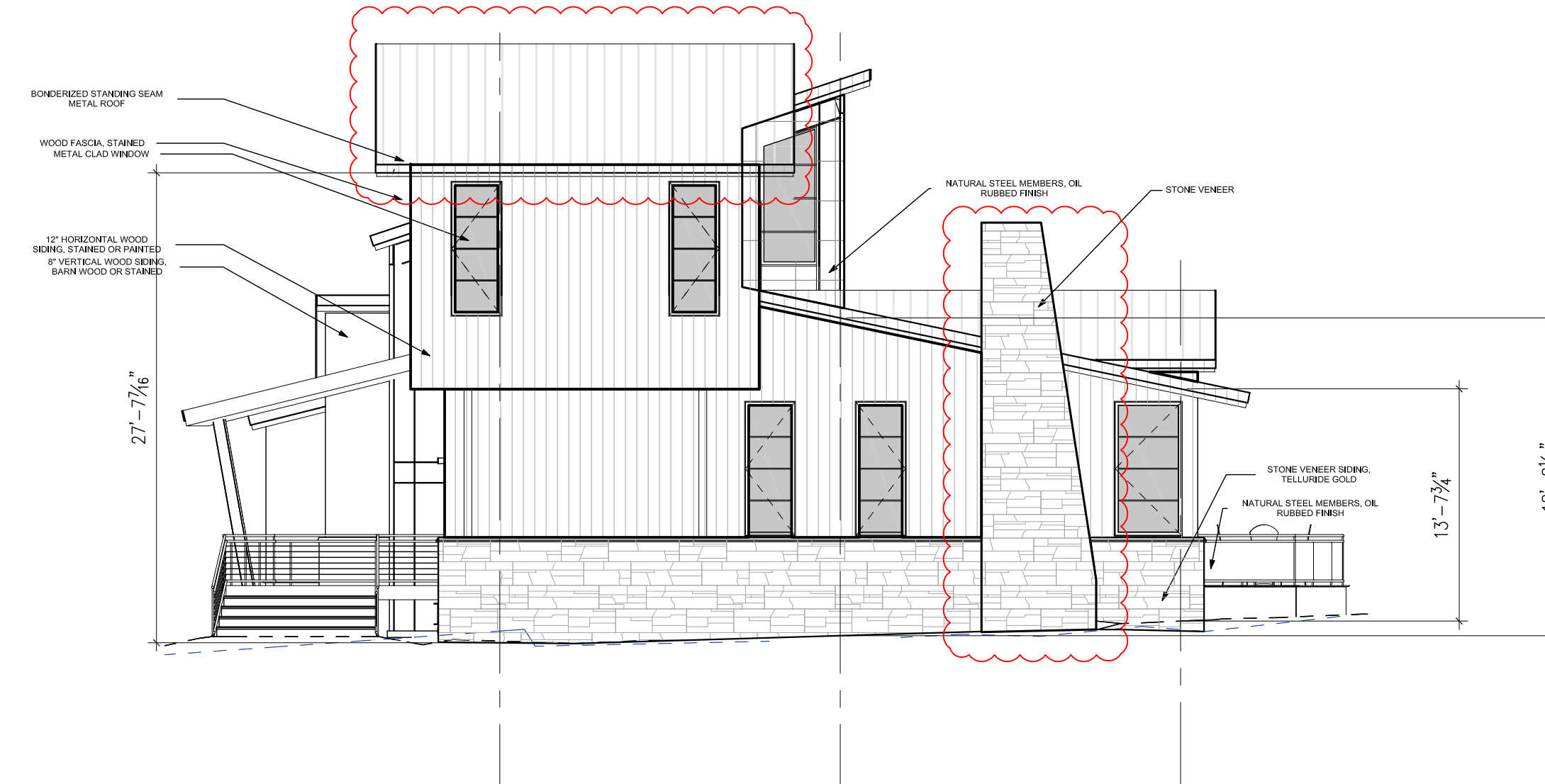
WEST LIVING ROOM MATERIAL STUDY

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



SOUTH ELEVATION MATERIAL STUDY

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



EAST ELEVATION MATERIAL STUDY

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

Elevation	Stone	Wood	Glass	Accent	Total
South	604.8	706.9	541.2	188.1	2041
East	353.1	578.9	122.0	0	1053.99
North	510.16	613.7	429.1	433.4	1986.36
West	621.5	295.2	219.7	327.2	1463.6
West MBR	0	43.7	0	0	43.7
West Living Room	137.6	173.3	136.9	0	447.83
East Entry Stair	109.0	0.00	0	0	109.0
East Main Stair	80.5	57.7	121.1	0	259.3
Retaining Walls	296.6	0	0	0	296.6
Total	2713.24	2469.4	1570.0	948.7	7701.34
Percent	35.23%	32.06%	20.39%	12.32%	100.00%

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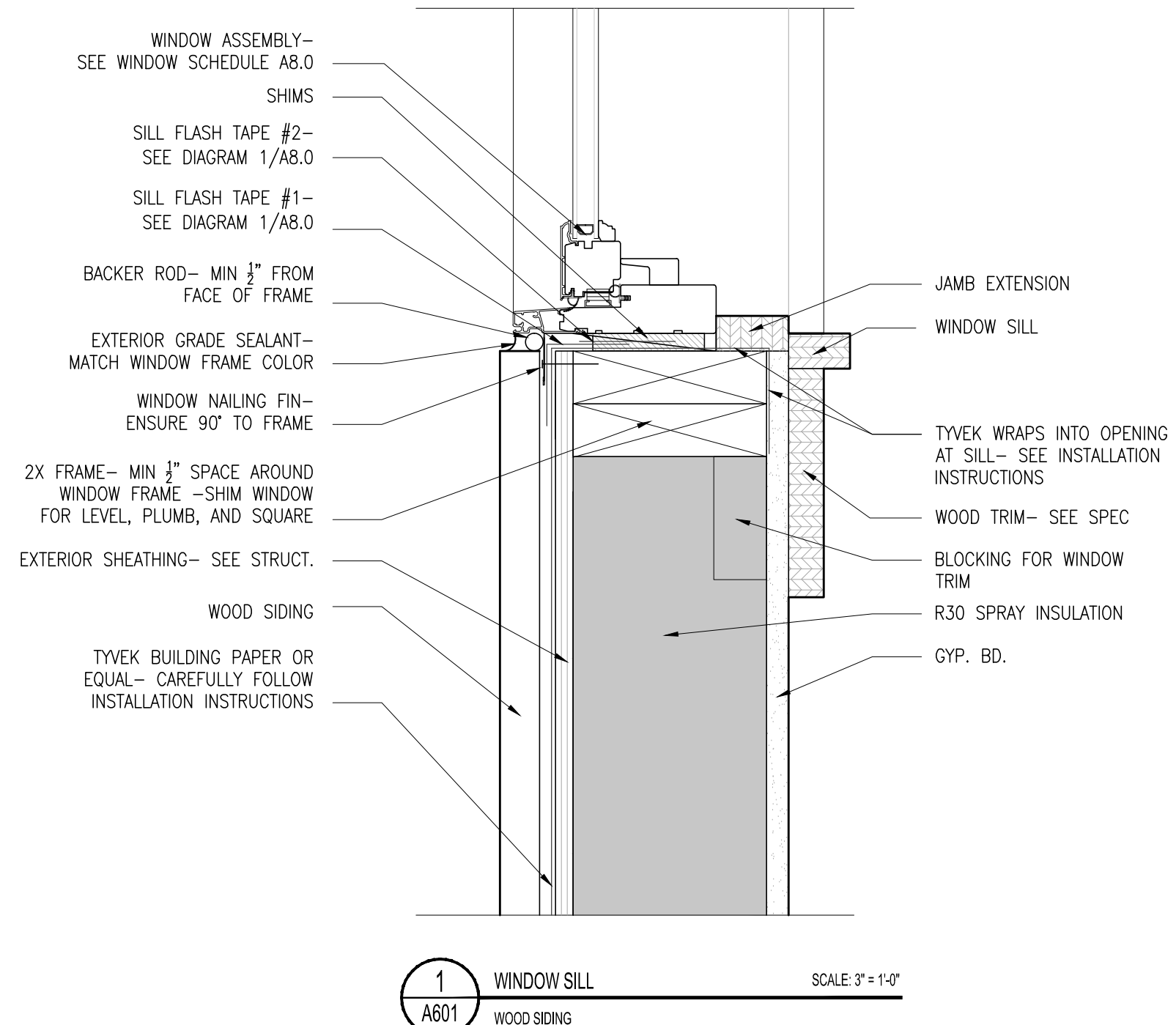
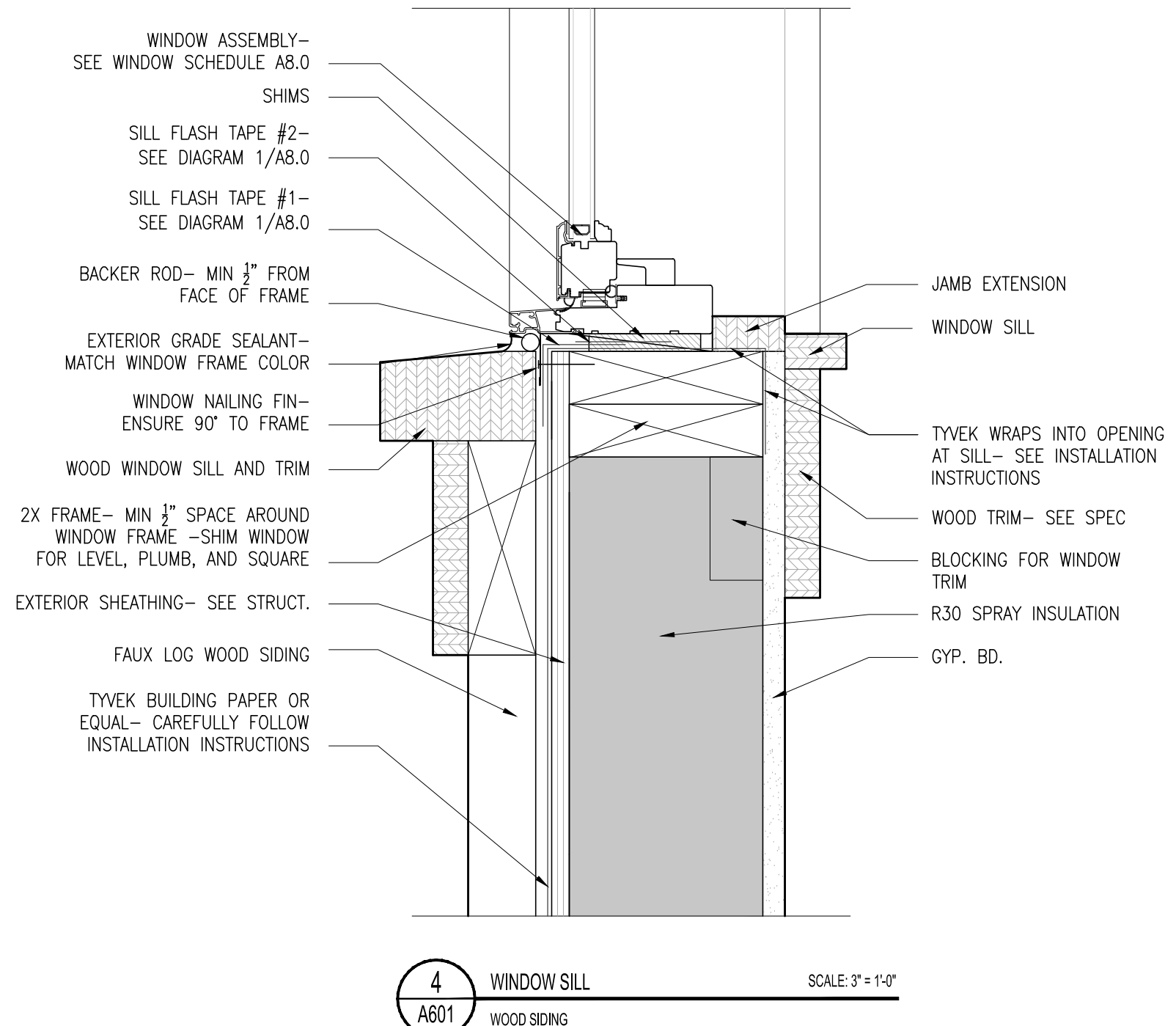
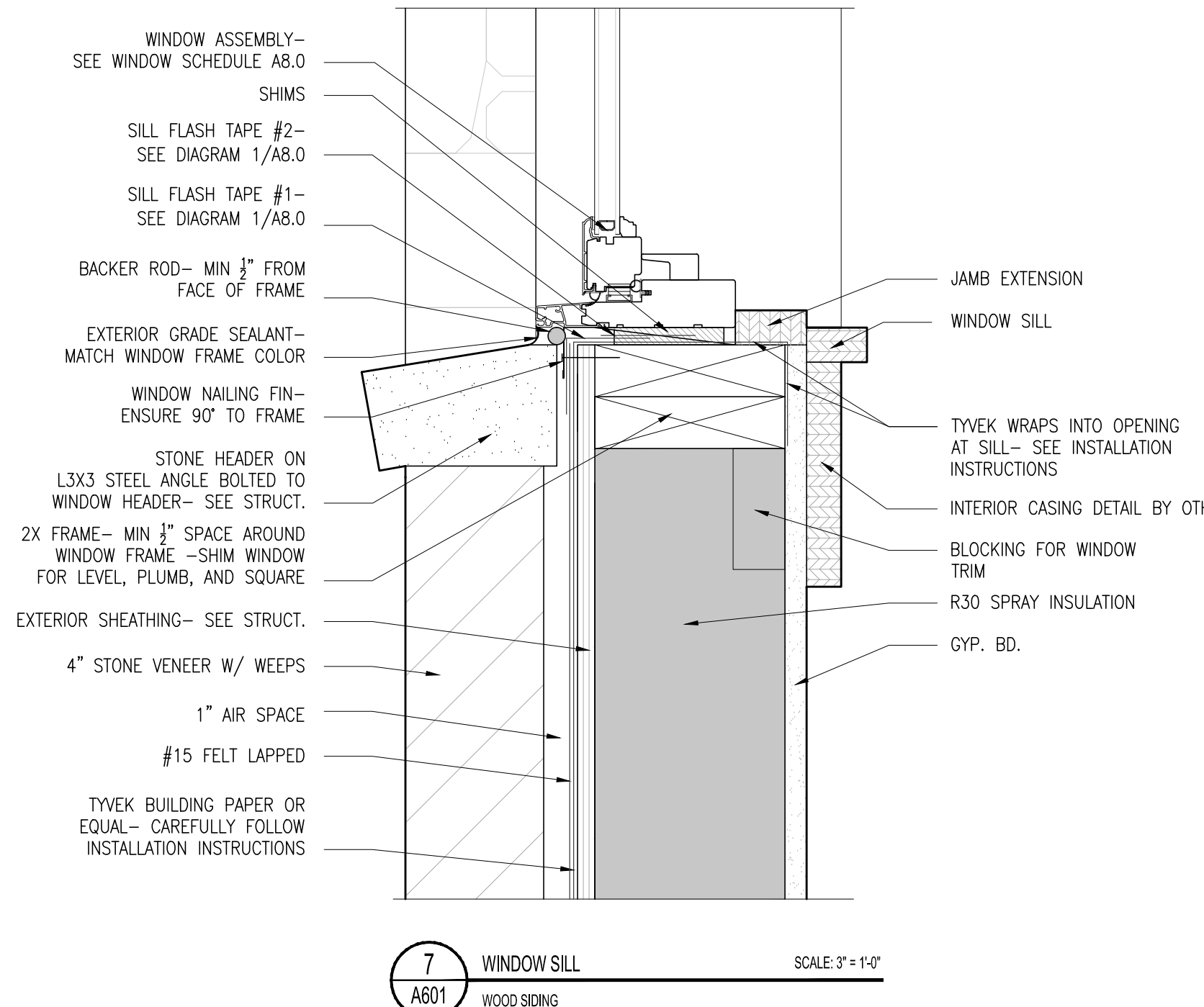
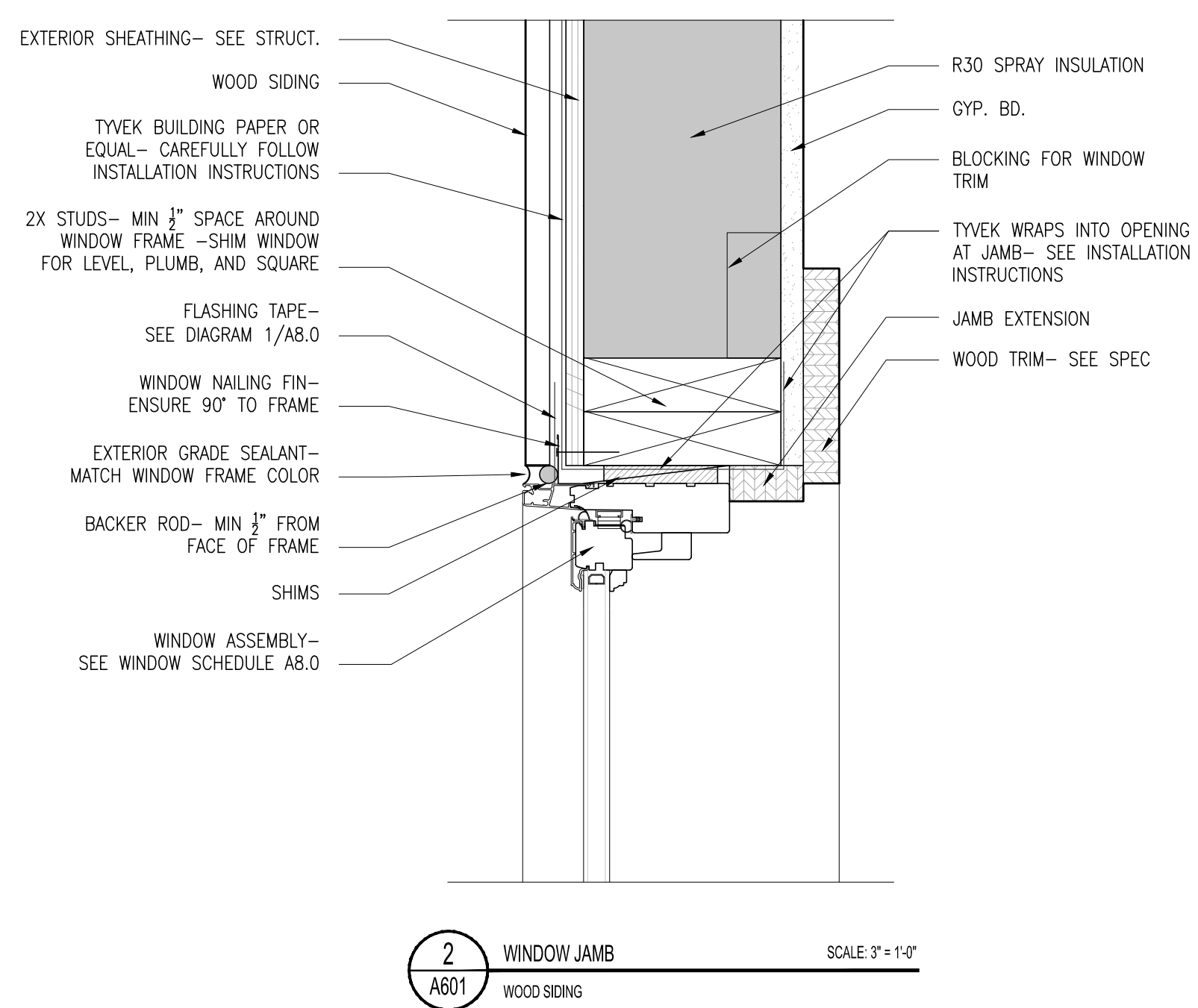
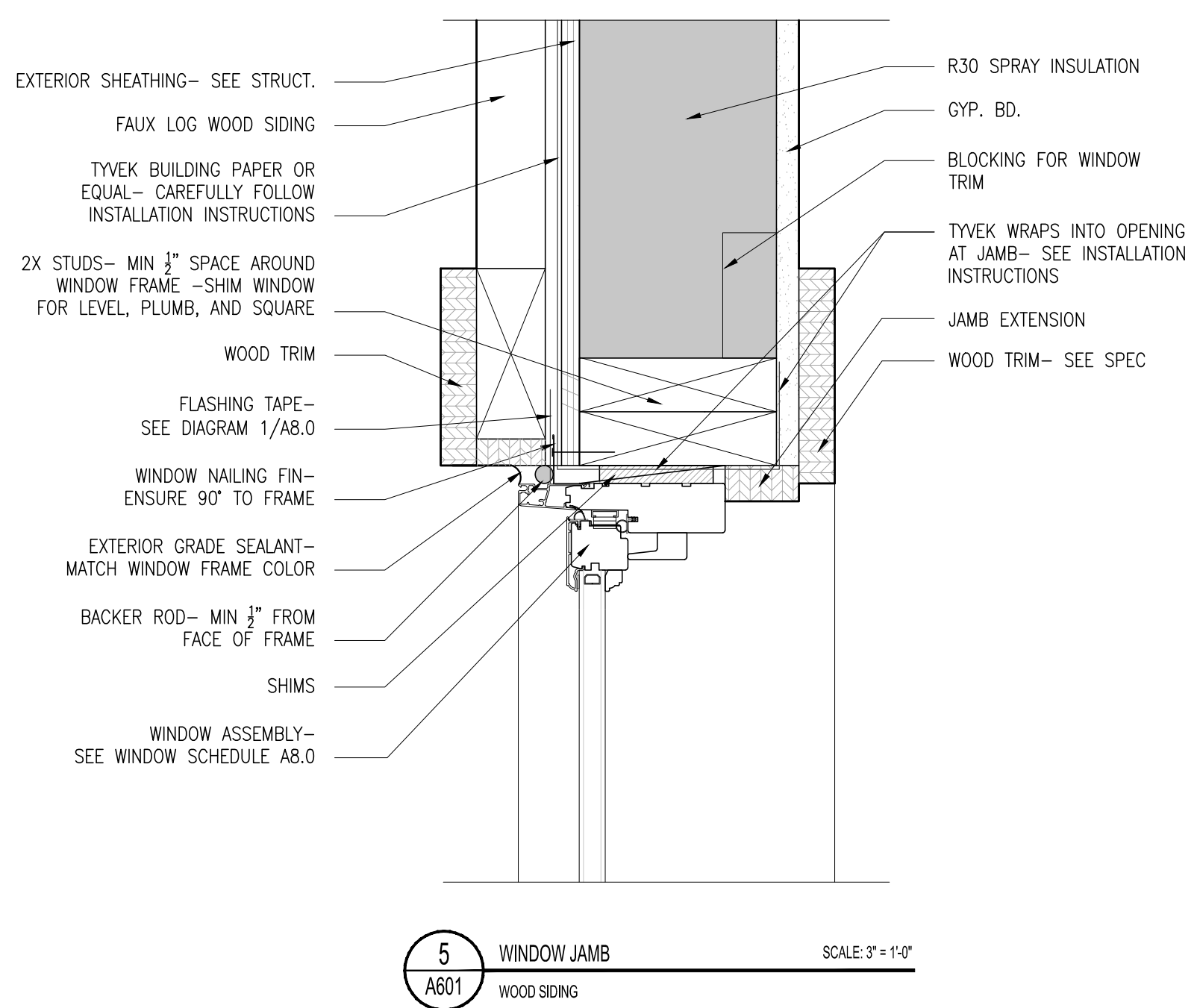
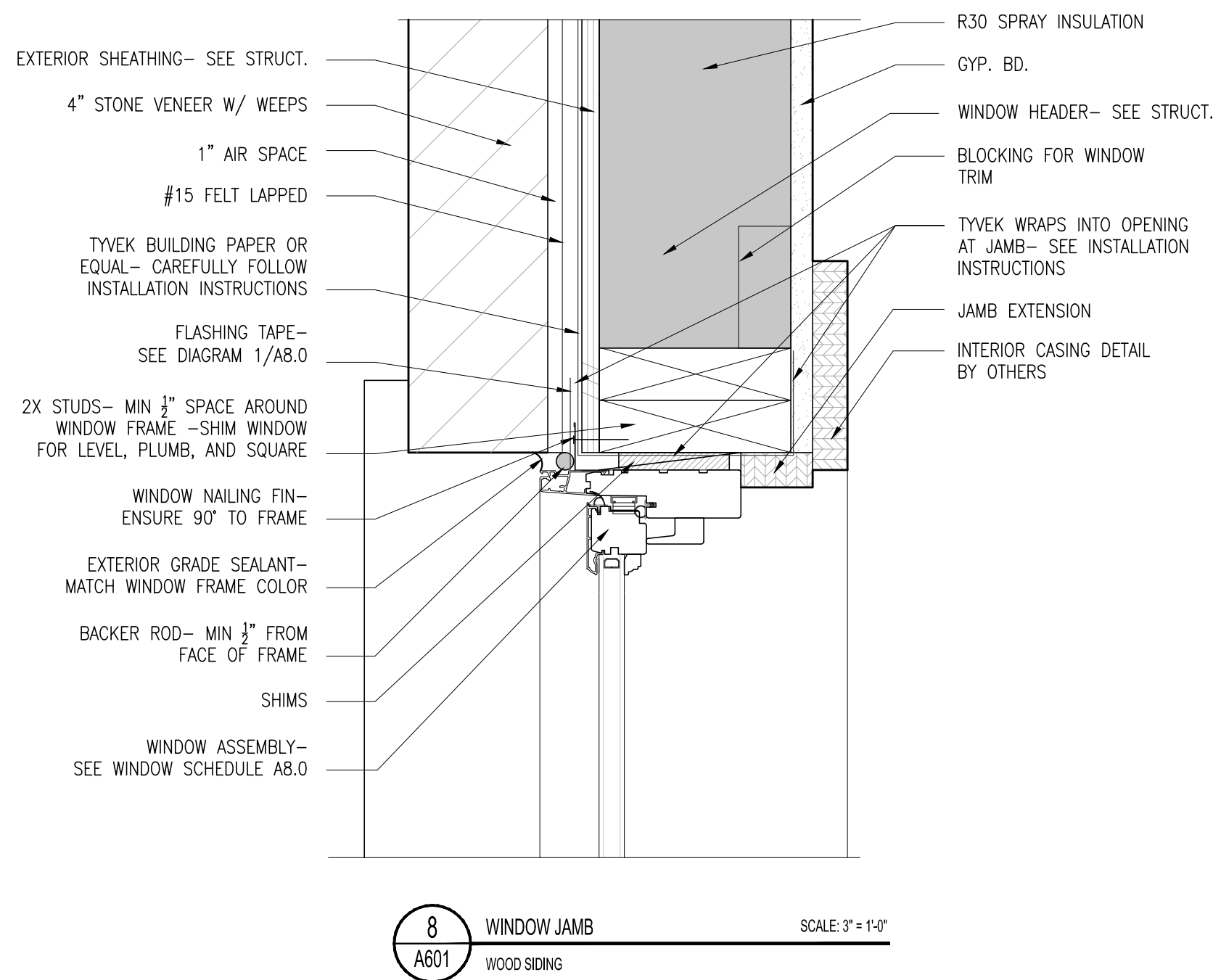
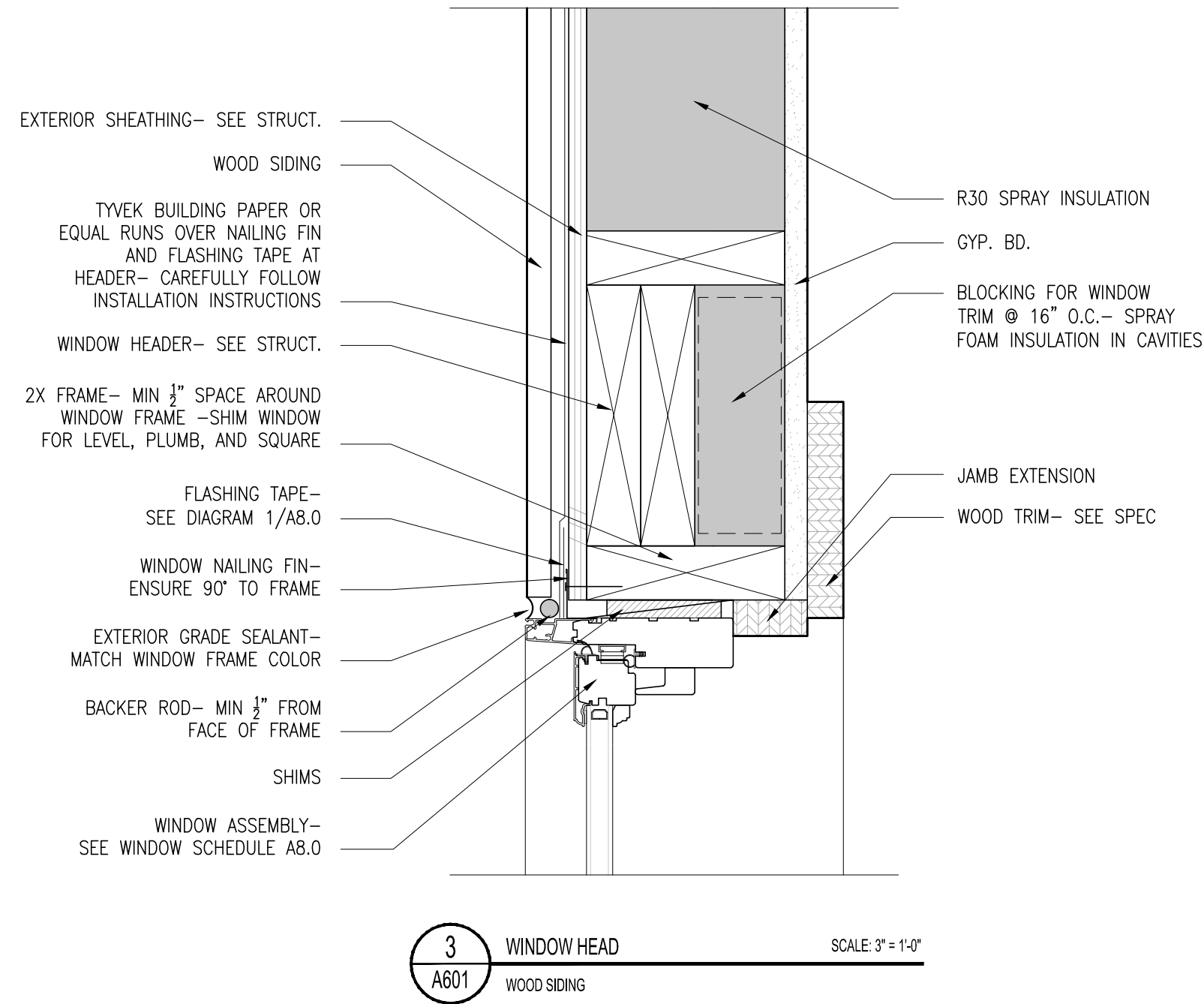
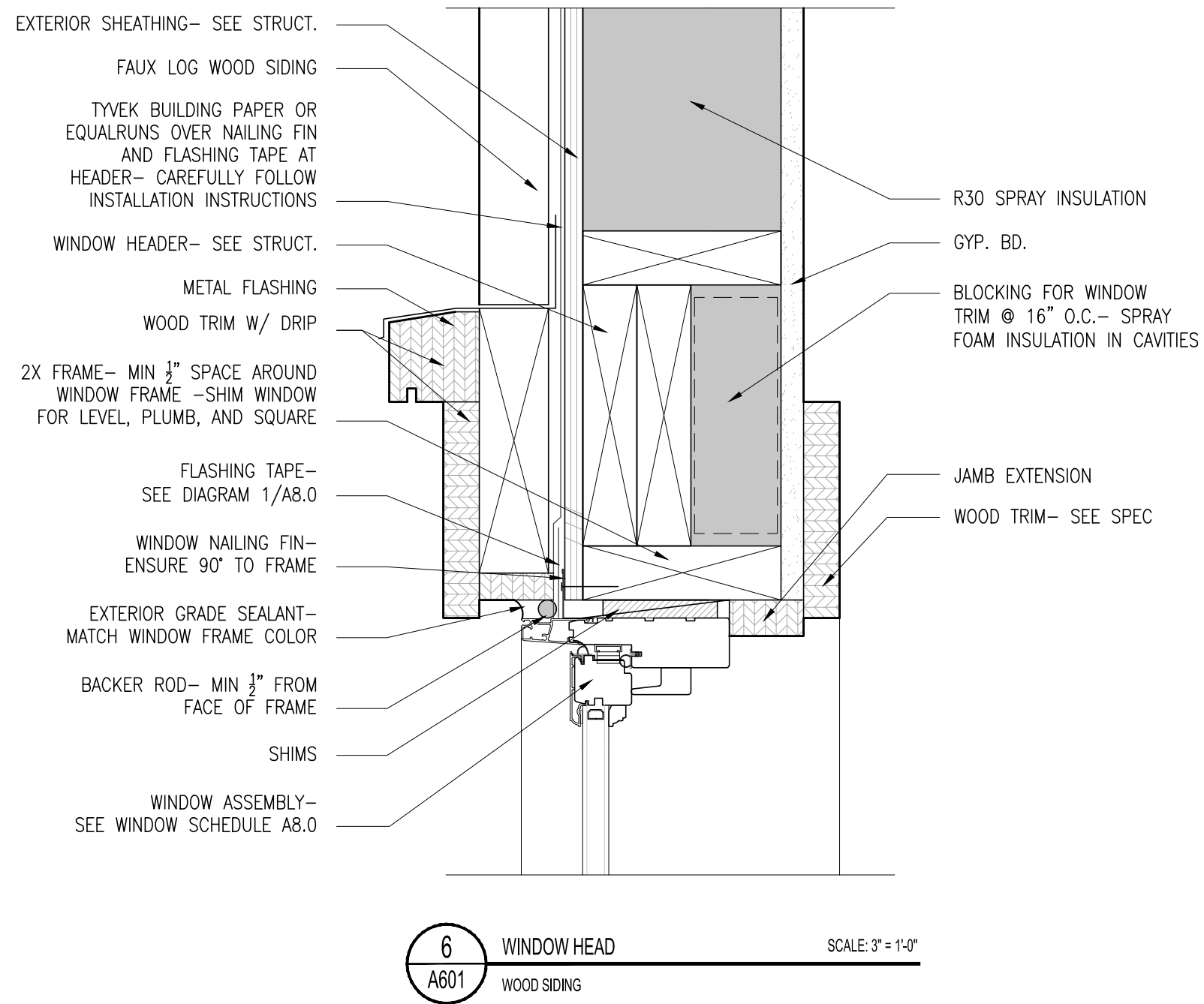
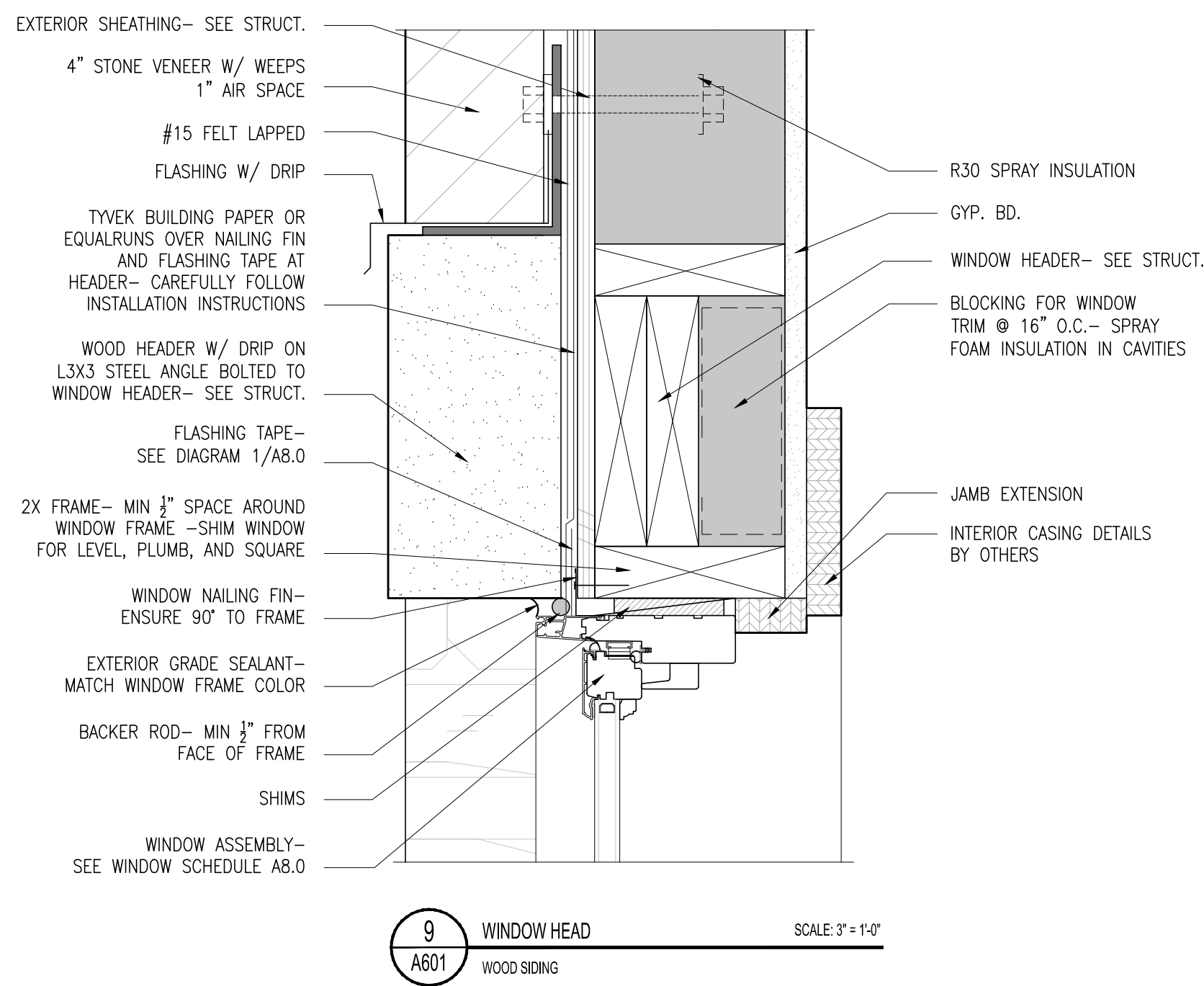
MARK	REV. DATE	DESCRIPTION
8-23-16		DRS REVISIONS
5-21-16		DRS APPLICATION

PROJECT NAME:
LOT 5: AKHRAS
MOUNTAIN VILLAGE, COLORADO 81435

SHEET DESCRIPTION:
MATERIAL AND HGT. CALCS.

SHEET NUMBER:
A-305

AVERAGE ROOF HEIGHT = 26' 7 1/8"



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 jack@wessonarch.com
 www.jackwessonarchitects.com

PROJECT NAME: **LOT 5: AKHRAS**
 MOUNTAIN VILLAGE, COLORADO 81435

SHEET DESCRIPTION:
 INDO
 DETAILS

SHEET NUMBER: **A601**

MARK	REV. DATE	DESCRIPTION
	6-23-16	DRB REVISIONS
	5-27-16	DRB APPLICATION

PROJECT MANAGER: []
 DRAWN BY: []
 REVIEWED BY: []
 © 2016 JWA

LOT 5 VISCHER DRIVE, MOUNTAIN VILLAGE, CO
MATERIAL SAMPLES



STANDING SEAM METAL ROOF



VERTICAL WOOD SIDING



HORIZONTAL WOOD SIDING



OIL RUBBED METAL PANELS



TELLURIDEGOLD STONE



**PLANNING & DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION**

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

TO: Design Review Board
FROM: Dave Bangert
FOR: Meeting of August 4, 2016
DATE: July 29, 2016
RE: Design Review application for a new single-family dwelling on Lot 5

PROJECT GEOGRAPHY

Legal Description: Lot 5
Address: 137 Vischer Drive
Applicant/Agent: Jack Wesson Architects, Inc.
Owner: Silverleaf, LLC
Zoning: Single-Family Zone District
Existing Use: Vacant Lot
Proposed Use: Single-Family
Lot Size: 0.38

Adjacent Land Uses:

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

ATTACHMENTS

- Exhibit A: Narrative
- Exhibit B: Plan Set

RECORD DOCUMENTS

- Town of Mountain Village Community Development Code (as adopted March 2013)
- Town of Mountain Village Home Rule Charter (as amended on June 28, 2005)
- Design Review Application as maintained by the Community Development Department.

PROJECT SUMMARY

CDC Provision	Requirement	Proposed
Maximum Building Height	40' maximum (35'+5' for gable roof)	37' 5"
Maximum Avg Building Height	35' maximum (30'+5' for gable roof)	26' 4"
Maximum Lot Coverage	40% maximum	18.8%
General Easement Setbacks		
North	16' setback from lot line	45'+ to GE
South	16' setback from lot line	8.5' to GE
East	16' setback from lot line	0' to GE
West	16' setback from lot line	0' to GE
Roof Pitch		
Primary	6:12 to 12:12	9:12, 4:12
Secondary	4:12 unless specific approval	4:12, 3:12, 2.5:12
Exterior Material		
Stone	35%	30.5%
Wood	25% (No requirement)	31.89%
Windows/Doors	40% maximum for windows	20.63%
Metal Accents	Specific Approval	16.85%
Parking	2 enclosed and 2 non-tandem	2 enclosed and 2 exterior

BACKGROUND

In accordance with 17.4.3 of the Community Development Code (CDC), the applicant has applied for a Class 3 Design Review for the development of a single-family residence. The proposed project consists of a 4,699 total square foot (576 sq. ft. garage) single-family home located on lot 5. The Design Review Board conducted a Conceptual Work Session for this project on March 30, 2016.

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 37'-5" and average building height is 26'-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

Lot 5 is a small (0.38 acres) irregularly shaped lot that slopes from east to west and narrows as it goes north towards the horse shoe curve on Vischer Drive. The tree cover on the lot is almost

entirely aspen with a couple of small spruce mixed with the aspen understory. Most of the aspen overstory is in decline and will be removed either for the home construction or wildfire mitigation. Positioning the proposed home to capture the desired views to the north requires that the design be narrow in the northern section of the lot to maintain the GE setbacks and widening towards the south where there is more buildable room. There is a proposed retaining wall for the driveway that extends into the western General Easement which will require approval from the DRB as well as an encroachment agreement with Town. The NE corner of the home's roof line and SW corner of the garage roof line are depicted right on the General Easement. Due to the foundation being within 5 feet of the General Easement this will require a monumented survey prior to pouring foundation footers. 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 proposed roof forms are a combination of 3 gables and 7 sheds. Two of the gables are primary and have 9:12 and 4:12 pitches and the secondary gable is 9:12. The primary shed roof is a 4:12 with secondary shed roofs from 3:12 down to 2.5:12. The roofing material proposed is bonderized standing seam. The DRB should consider if these variations to the roof forms and pitches are appropriate for the lot and the surrounding neighborhood.

- The applicant is seeking specific approval for the following design variation pursuant to CDC Section 17.4.11(E) (5):
 1. Proposed primary roof to be a shed rather than a gable as outlined in CDC Section 17.5.6. (C)(1)(a).
 2. Proposed secondary shed roofs with 2.5:12 and 3:12 pitches as outlined in CDC Section 17.5.6. (C)(2)(b).
 3. Proposed reduction in stone percentage from 35% to 30.5% as outlined in CDC Section 17.5.6. (E)(1)(a).
- 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:

Exterior Wall Materials

The exterior walls consist of 30.64%% stone (Telluride Gold dry stack) the DRB will need to give approval of this design variation, staff recommends that the chimney flue be covered in stone rather than the proposed oiled metal panels to bring the stone percentage into compliance; 31.89% wood siding with 12” horizontal siding stained or painted, 8” vertical siding (barn wood or stained) and 8” horizontal siding (barn wood or stained); 16.85% metal accents panels (oil rubbed finish), rusted corrugated metal siding; and 20.63% fenestration (metal clad, color not specified). With a 30.64% stone coverage, the stone percentage does not meet the 35% minimum and will require approval from the DRB for this design variation. 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 with two (2) 1’ deep drainage swales terminating in a 2’ x 2’ area drain in the western General Easement. The applicant is proposing either a 12” storm drain or a drainage swale to run between Lot 6 and Lot 7A. This will require agreements between the owners of Lots 5, 6, and 7A as well a General Easement encroachment agreement with the Town.

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) 3” aspens, three (3) multi stem aspens, two (2) spruces (1-8” and 1-10” which will need to be changed to a 12’ to meet code), two bristlecone pines, two Mugo pines, five (5) Montgomery spruces as well as assorted shrubs, perennials and ground cover. 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 but a backflow prevention device will need to be added to the irrigation plan prior to issuance of a building permit.

17.5.11 UTILITIES

All utilities are located on the western side of the lot with minimal site disturbance. The proposed sewer alignment runs between Lots 6 and 7A in the General Easements. This will require a General Easement encroachment agreement with the Town. Public Works has determined that this sewer alignment is the most desirable.

17.5.12 LIGHTING REGULATIONS

The proposed lighting plan includes seven (7) sconces, five (5) recessed cans and thirteen (13) steep lights. 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 driveway grades are all compliant, 5% for the first 20’ and auto court area 2% - 2.5%. The driveway width is 24’, over the 12’ width for single family homes but due to short driveway length it is appropriate for the 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 but the construction staging plan shows material storage and disturbance in the General Easements. This disturbance is minimal and will not adversely affect the surrounding properties.

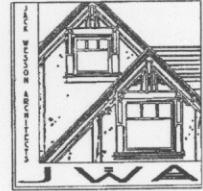
PROPOSED VARIATIONS AND SPECIFIC APPROVALS

- A reduction in stone from the 35% minimum to 30.64%;
- Primary roof to be a shed rather than a gable;
- Secondary roofs with 2.5:12 and 3:12 pitches;
- Metal panel accents; and
- Retaining wall in the western General Easement.

RECOMMENDATION

Staff recommends the DRB approve the Design Review application for Lot 5 with the following motion:

“I move to approve a Design Review Process development application for a new single-family residence on Lot 5, with the findings and conditions as set forth at the July 7, 2016 DRB meeting”



NARRATIVE

5-27-16

To: Mountain Village Design Review Board

From: Jack Wesson
110 S. Pine unit 1
Telluride, Co 81435
Ph: (970) 728-9755 ext. 27

Re: Akhras Residence
Lot 5 Mountain Village
Design Review Board Submission

The applicant is submitting for Design Review Board (DRB) approval a single family house of approximately 4010 sf (plus 576 sf garage). The house has a single access off of the cul de sac at the end of Vischer Drive. The driveway is short and straight with a short section at a 10% slope.

The applicant would like the Board to consider several variations:

1. The applicant would like the board to consider a reduction in stone from the required 35% to 30.5%.
2. The glazing overall exceeds 20% of the overall wall area.
3. The pitch of a lower subordinate roof is 2.5:12.

The massing of the building maintains the intent of the Mountain Village design guidelines. The roof combines indigenous "alpine" gable forms with cascading shed roof forms. The exterior materials will be a mix of stone, stained R.S. wood, metal roof (bonderized standing seam) and plate steel chimney and entry feature. The exterior railings will be a dark patina finished steel.

Sincerely,


Jack Wesson

LOT 4

VISCHER DRIVE

BENCHMARK
"BASE L5-2"
ELEV.=9427.63'

SURVEYOR'S STATEMENT:

This Existing Conditions/Improvement Survey of a portion of Block 27, East Telluride, was field surveyed in December of 2015 under the direct responsibility, supervision and checking of David R. Bulson of Foley Associates, Inc., being a Colorado Licensed Surveyor, in compliance with CRS 38-51-106.

David R. Bulson L.S. 37662

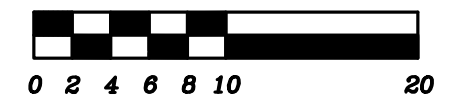
PROPERTY DESCRIPTION:

LOT 5, TELLURIDE MOUNTAIN VILLAGE, FILING 1, ACCORDING TO THE PLAT RECORDED MARCH 9, 1984 IN PLAT BOOK 1 AT PAGE 476, COUNTY OF SAN MIGUEL, STATE OF COLORADO.

NOTES:

- Easement research and property description from Land Title Guarantee Company, order number 86005224 dated October 1, 2015 at 05:00 PM
- According to FEMA Flood Insurance Rate Map 08113C0287 D, panel number 0287-D, dated September 30, 1992, this parcel is within Zone X; Areas of 500-year flood, areas of 100-year flood with average drainage areas of less than 1 square mile, and areas protected by levees from 100-year flood.
- Lineal units represented hereon are shown in U.S. Survey Feet or a decimal portion thereof.
- This survey is valid only if a print or electronic copy has a seal and signature of the surveyor noted within the statement above.
- Benchmark: Control point "BASE L5-2", as shown hereon, with an elevation of 9427.63 feet.
- Contour interval is two feet.
- The word certify as used hereon means an expression of professional opinion regarding the facts of this survey and does not constitute a warranty or guarantee, expressed or implied.
- 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.

SCALE: 1" = 10'



	12" ASPEN TREE
	4" SPRUCE TREE
	TELEPHONE PEDESTAL
	TRANSFORMER

TOPOGRAPHIC SURVEY
Lot 5, Telluride Mountain Village,
San Miguel County, Colorado.

Project Mgr:	DB	Rev:	description	date	by
Technician:	FO				
Checked by:					
Start date:	12/05/2015				



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

Drawing path: Q:\JOBS\

Sheet 1 of 1 Project #: 9092

LEGEND:

- - - - - EXISTING CONTOUR (2 FOOT)
- - - - - EXISTING CONTOUR (10 FOOT)
- - - - - NEW CONTOUR (2 FOOT)
- - - - - NEW CONTOUR (10 FOOT)

- — — — — SEWER LINE
- — — — — WATER LINE
- — — — — ELECTRIC LINE
- — — — — CABLE LINE
- — — — — PHONE LINE
- GAS — GAS LINE

LEGEND:

- GA EXISTING ASPEN TREE (SIZE)
- BS EXISTING SPRUCE TREE (SIZE)
- 10F EXISTING FIR TREE (SIZE)
- GA TO BE REMOVED EXISTING ASPEN TREE (SIZE)
- BS TO BE REMOVED EXISTING SPRUCE TREE (SIZE)
- 10F TO BE REMOVED EXISTING FIR TREE (SIZE)

- NEW 3" CAL. ASPEN 3
- NEW 2 1/2" CAL. / MULTI STEM ASPEN 3
- NEW SPRUCE TREE (1-8') (1-10') MINIMUM HT. 2
- NEW BRISTLECONE PINE 2
- NEW MUGO PINE 2
- NEW 4 GAL. POTENTILLA 18
- NEW 5 GAL. MONTGOMERY SPRUCE 5
- NEW DOGWOOD SHRUB 11

NATIVE REVEGETATION SEED MIX, SEE LIST FOR COMPOSITION APPROX. 3560 SF.

PERENNIALS AND GROUND COVER

- 1 COLUMBINE, SHOOTING STAR, INDIAN PAINTBRUSH, YARROW, BLUEBELL APPROX. 692 SF.
- 2 RUSSIAN SAGE, YELLOW ROSE, DAYLILY, DELPHINIUM, BLEEDING HEART, CINQUEFOIL APPROX. 290 SF.

WATER USAGE CHART:

TYPE	TOTAL #	AVERAGE MONTHLY USAGE	TOTAL MONTHLY USAGE
ASPEN	6	10 GAL. EACH	60 GAL./MD.
SPRUCE/BRISTLECONE/MUGO	6	10 GAL. EACH	60 GAL./MD.
5 GAL. POTENTILLA	11	2 GAL. EACH	22 GAL./MD.
5 GAL. SHRUB	5	2 GAL. EACH	10 GAL./MD.
DOGWOOD SHRUB	11	2 GAL. EACH	22 GAL./MD.
TOTAL MONTHLY USAGE			174 GAL./MD.

*NOTE: INSTALL RAIN SHUT-OFF DEVICE AS REQ'D BY SECTION 9-210

- IRRIGATION LEGEND:**
- ↑ HOSE BIB
 - SUPPLY LINE
 - 1" DRIP SYSTEM LINE

- LIGHTING LEGEND:**
- ⊙ EXTERIOR PENDANT - 25 WATT BULB MAX.
 - ⊕ EXTERIOR WALL SCENE - 25 WATT BULB MAX.

GENERAL NOTES:

1. SOIL PREPARATION SPECIFICATIONS: SOIL IN REVEG. AREA WILL BE AMENDED WITH HYDROMULCH.
2. THIS LANDSCAPE PLAN COMPLIES WITH SECTION 9-109 OF THE DESIGN REGULATIONS REGARDING HOUSING WEEDS.
3. THE PROPERTY OWNER GUARANTEES ALL PLANT MATERIALS FOR TWO YEAR.
4. ALL TREES AND SHRUBS SHALL BE BACKFILLED WITH A TOPSOIL/ORGANIC FERTILIZER MIXTURE AT A 2:1 RATIO.
5. PERENNIAL PLANTING BEDS SHALL BE TILLED TO A 4" DEPTH AND AMENDED WITH TOPSOIL AND ORGANIC FERTILIZER AT A 2:1 RATIO.
6. MULCH ALL PERENNIAL BEDS WITH A PINE BARK SOIL CONDITIONER BY SOUTHWEST IMPORTERS, SHREDDED CEDAR BARK.
7. ALL PLANT MATERIAL TO MEET THE AMERICAN STANDARD FOR NURSERY STOCK. PLANTING DETAILS FOR ROOT SYSTEMS, SOIL PREPARATION, WEEDING, MULCHING, AND FERTILIZATION TECHNIQUES SHALL BE IN ACCORDANCE WITH GUIDELINES SET FORTH BY THE ASSOCIATED LANDSCAPE CONTRACTORS OF COLORADO.
8. TURF SHALL BE AERATED 2 TO 3 TIMES PER YEAR TO INCREASE THE WATER ABSORPTION RATES. NECESSARY ORGANIC FERTILIZATION AND AMENDMENT SHALL BE INCORPORATED AT THE SAME TIME.

NOTE: REVEGETATION IS WILL BE NATIVE MIX

- 5% WESTERN YARROW
- 10% TALL FESCUE
- 5% ARIZONA FESCUE
- 5% HARD FESCUE
- 10% CREEPING RED FESCUE
- 15% ALPINE BLUEGRASS
- 10% CANADA BLUEGRASS
- 15% PERENNIAL RYEGRASS
- 10% SLENDER WHEATGRASS
- 15% MOUNTAIN BROME

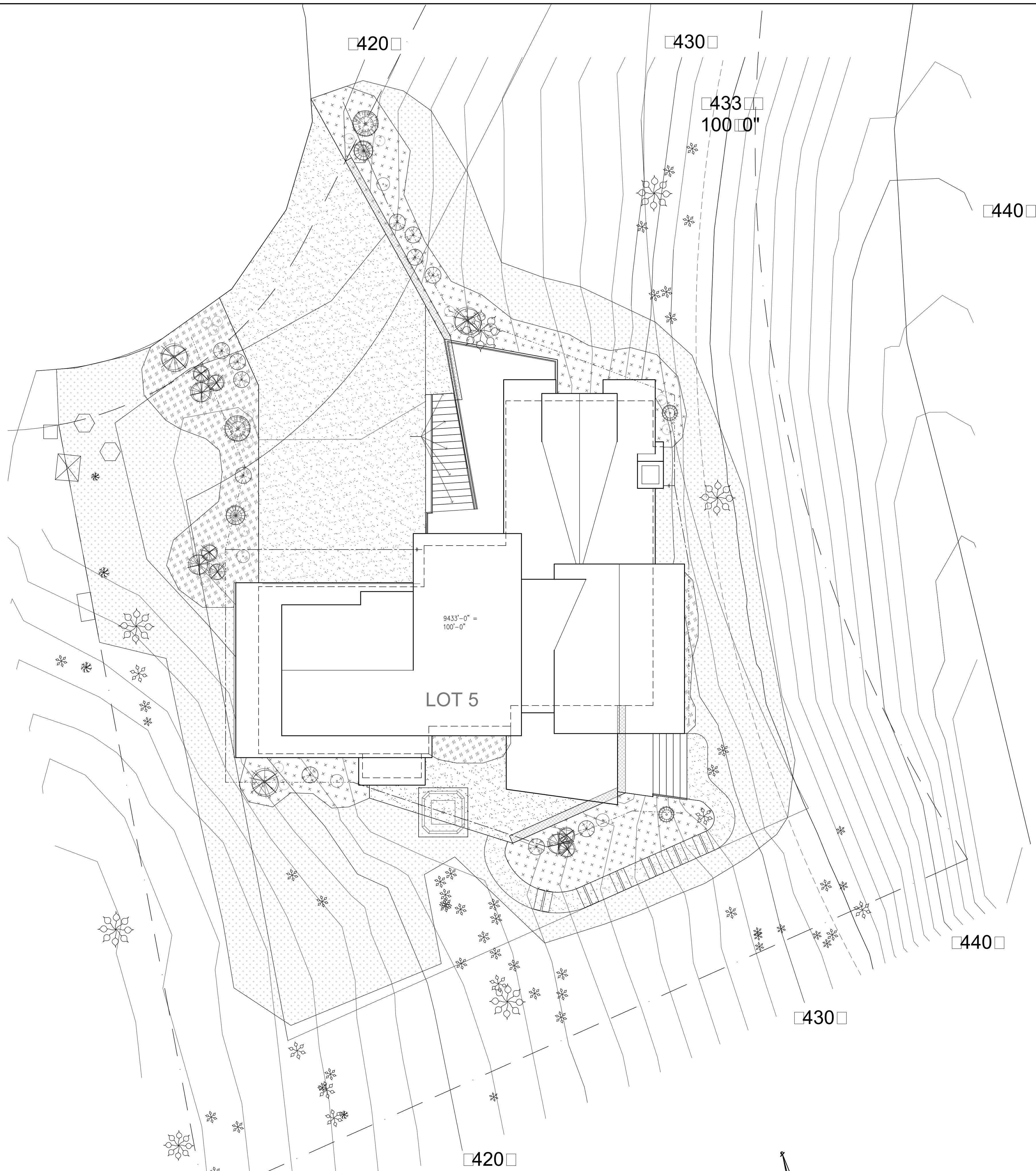
REVEGETATION AND EROSION CONTROL NOTES:

1. SUBSOIL SURFACES SHALL BE TILLED TO A 4" DEPTH ON NON FILL AREAS.
2. TOPSOIL SHALL BE SPREAD AT A MINIMUM DEPTH OF 4" OVER ALL AREAS TO BE RE-VEGETATED (EXCEPT ON SLOPES GREATER THAN 3:1) AND AMENDMENTS SHALL BE TILLED AT A RATE OF 3 CUBIC YARDS PER THOUSAND SQUARE FEET.
3. BROADCASTING OF SEED SHALL BE DONE IMMEDIATELY AFTER TOPSOIL IS APPLIED (WITHIN 10 DAYS) TO MINIMIZE EROSION AND WEEDS.
4. NEWLY SEEDING 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.
5. BROADCAST WITH SPECIFIED SEED MIX AND FOLLOW WITH DRY MULCHING. STRAW OR HAY SHALL BE UNIFORMLY APPLIED OVER SEEDING AREA AT A RATE 1.5 TONS PER ACRE FOR HAY OR 2 TONS PER ACRE FOR STRAW, CRIMP IN.
7. 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.
8. SEED ALL AREAS LABELED NATIVE GRASS SEED WITH THE FOLLOWING MIXTURE AT A RATE OF 12 LBS. PER ACRE.
9. ROAD AND DRIVEWAY SHALL BE RE-VEGETATED WITHIN THIRTY (30) DAYS OF THE DISTURBANCE TO AVOID UNSIGHTLY SCARS AND WEED INFESTATION ON THE LANDSCAPE. UTILITY CUTS SHALL BE RE-VEGETATED IMMEDIATELY (WITHIN TWO WEEKS) AFTER INSTALLATION OF UTILITIES TO PREVENT WEED INFESTATION. LANDOWNER SHALL INSURE PROPER WEED CONTROL IN IMPACTED AREAS.
10. EROSION CONTROL ATTENTION TO DISTURBED AREAS SHALL BE IMPLEMENTED TO ENSURE THERE IS NO DETRIMENTAL IMPACT OR HAZARD TO ANY FENCES, STREETS OR WETLANDS.
11. IN AREAS THAT ARE TO BE RE-VEGETATED (ESPECIALLY SEEDING LOCATIONS WHICH HAVE RECEIVED HEAVY CONSTRUCTION EQUIPMENT TRAFFIC), SOIL SHALL BE SCARIFIED BEFORE THE APPLICATION OF SEED. SOIL 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).

DRAINAGE WILL MAINTAIN POSITIVE FLOW AWAY FROM THE HOUSE AS REQUIRED BY TOWN'S ADAPTIVE BUILDING CODES

THE PROJECT SHALL COMPLY WITH THE TOWN'S FIRE MITIGATION STANDARDS

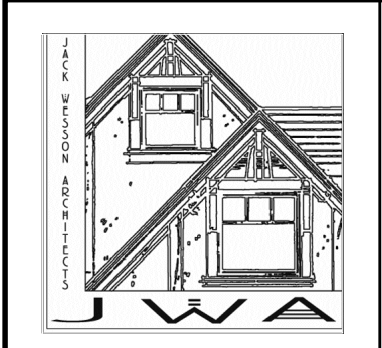
THE PROJECT SHALL COMPLY WITH THE ADOPTED TOWN OF MOUNTAIN VILLAGE PRESCRIPTIVE ENERGY CODE AND GREEN BUILDING STANDARDS.



LANDSCAPING PLAN

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

SCALE: 1" = 4'



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 TELLURIDE, COLORADO 81435
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 jwk@wessonarch.com
 www.jackwessonarchitects.com

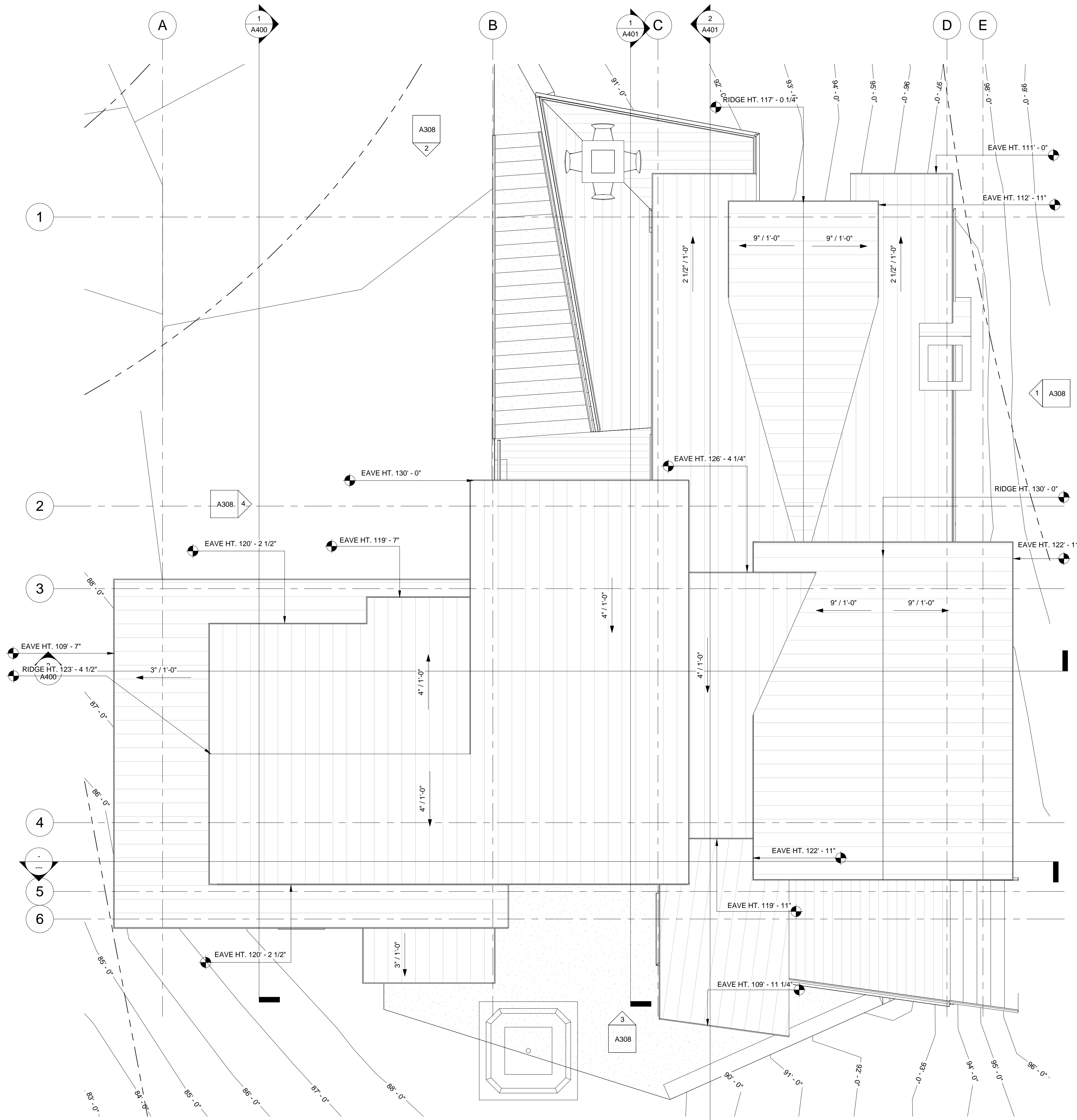
MARK	REV.	DATE	DESCRIPTION
5-18-16			DRB APPLICATION

PROJECT NAME:
LOT 5: AKHRAS
 MOUNTAIN VILLAGE, COLORADO 81435

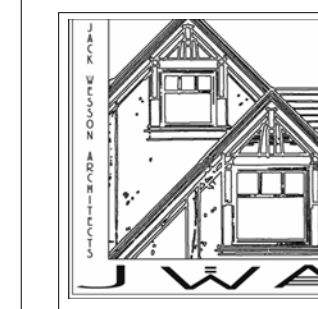
SHEET DESCRIPTION:
SITE LANS

SHEET NUMBER:
A102

PROJECT MANAGER:
 DRAWN BY:
 REVIEWED BY:
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1 ROOF PLAN
1/4" = 1'-0"



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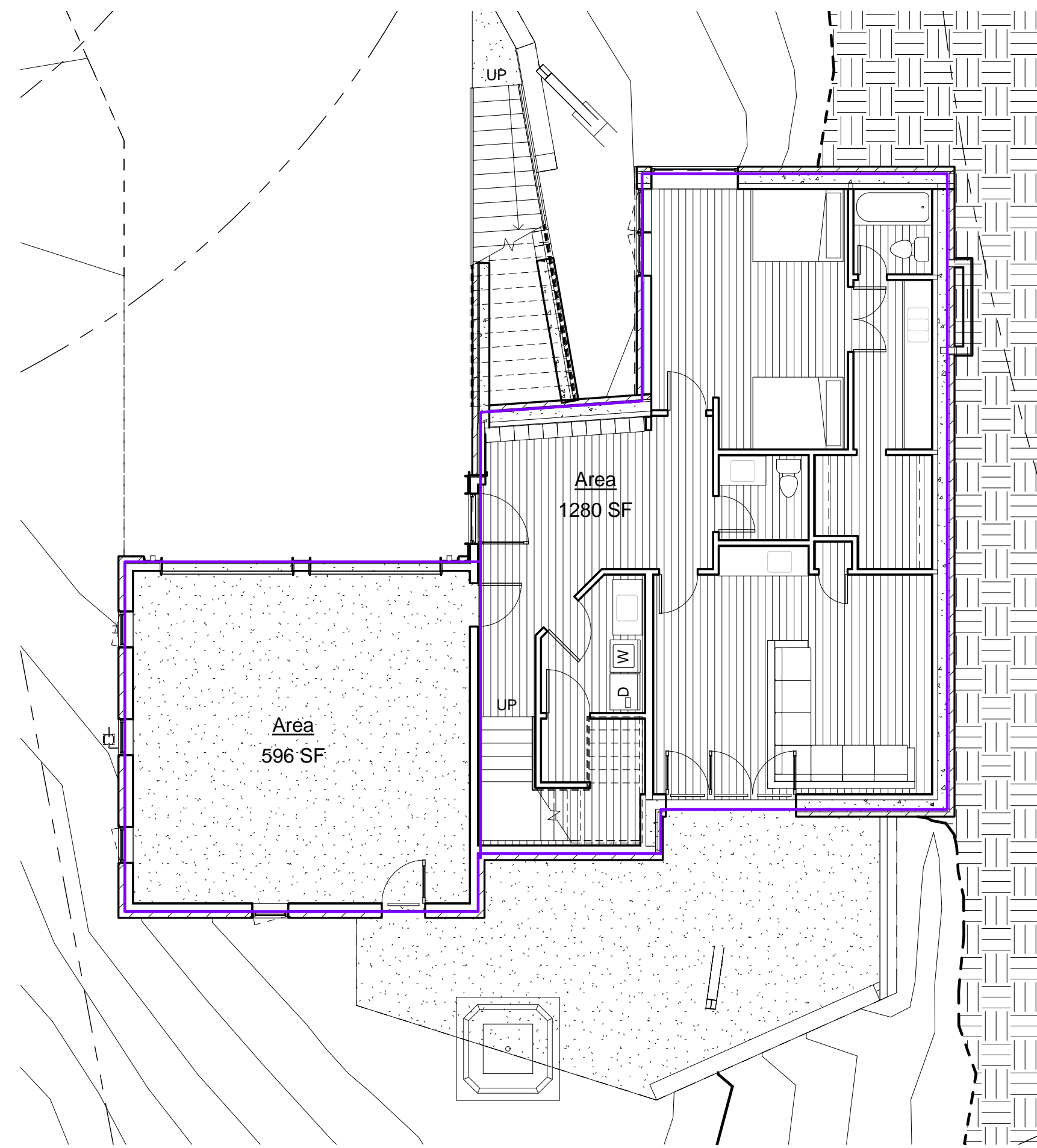
PROJECT NAME:
AKHRAS
LOT 5
MOUNTAIN VILLAGE, COLORADO 81435

5-26-16 | DRB APPLICATION
3-23-16 | WORK SESSION
3-11-16 | WORK SESSION
1-14-16 | D.D.

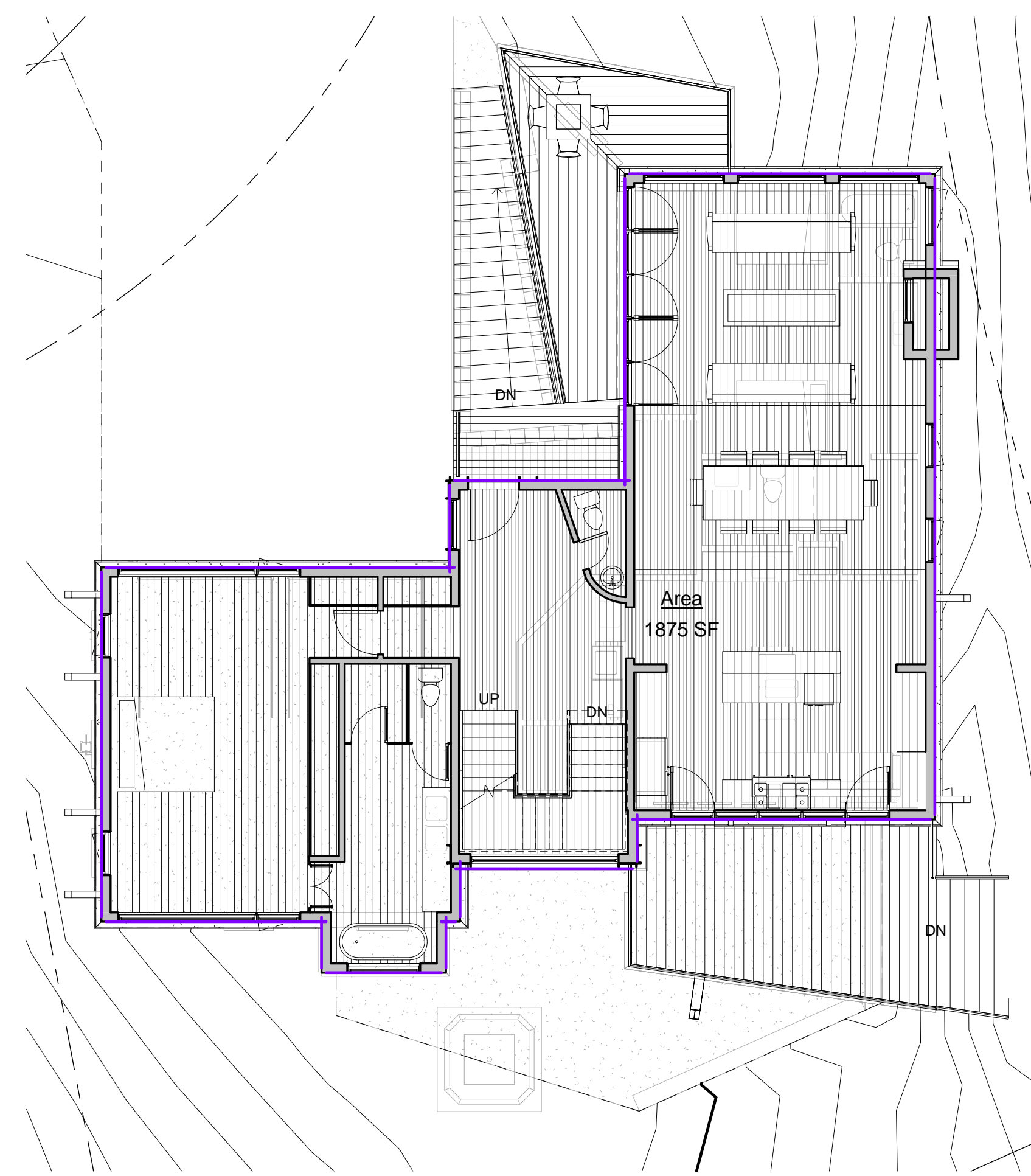
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ROOF PLAN

MARK	REV	DATE	DESCRIPTION

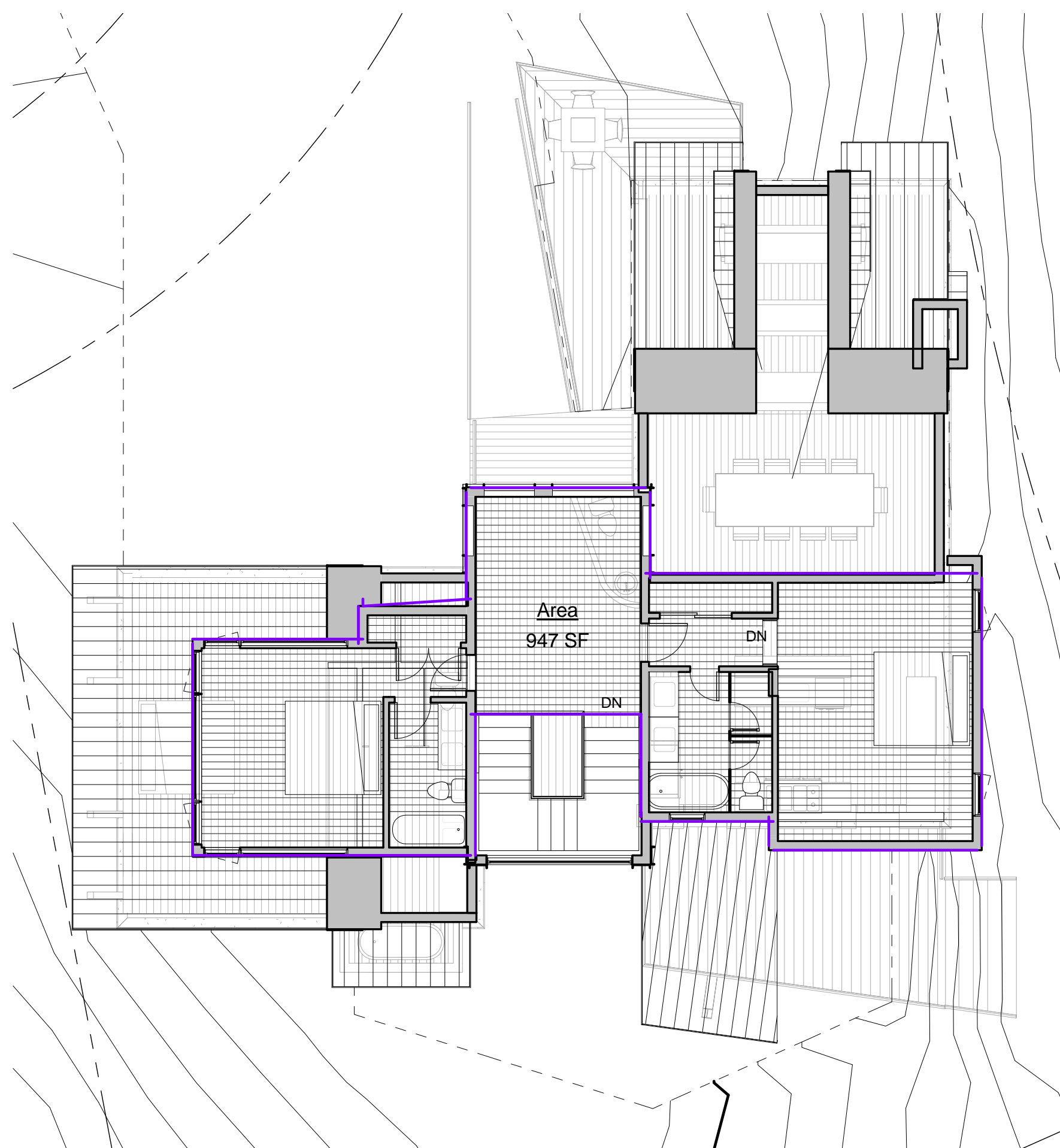
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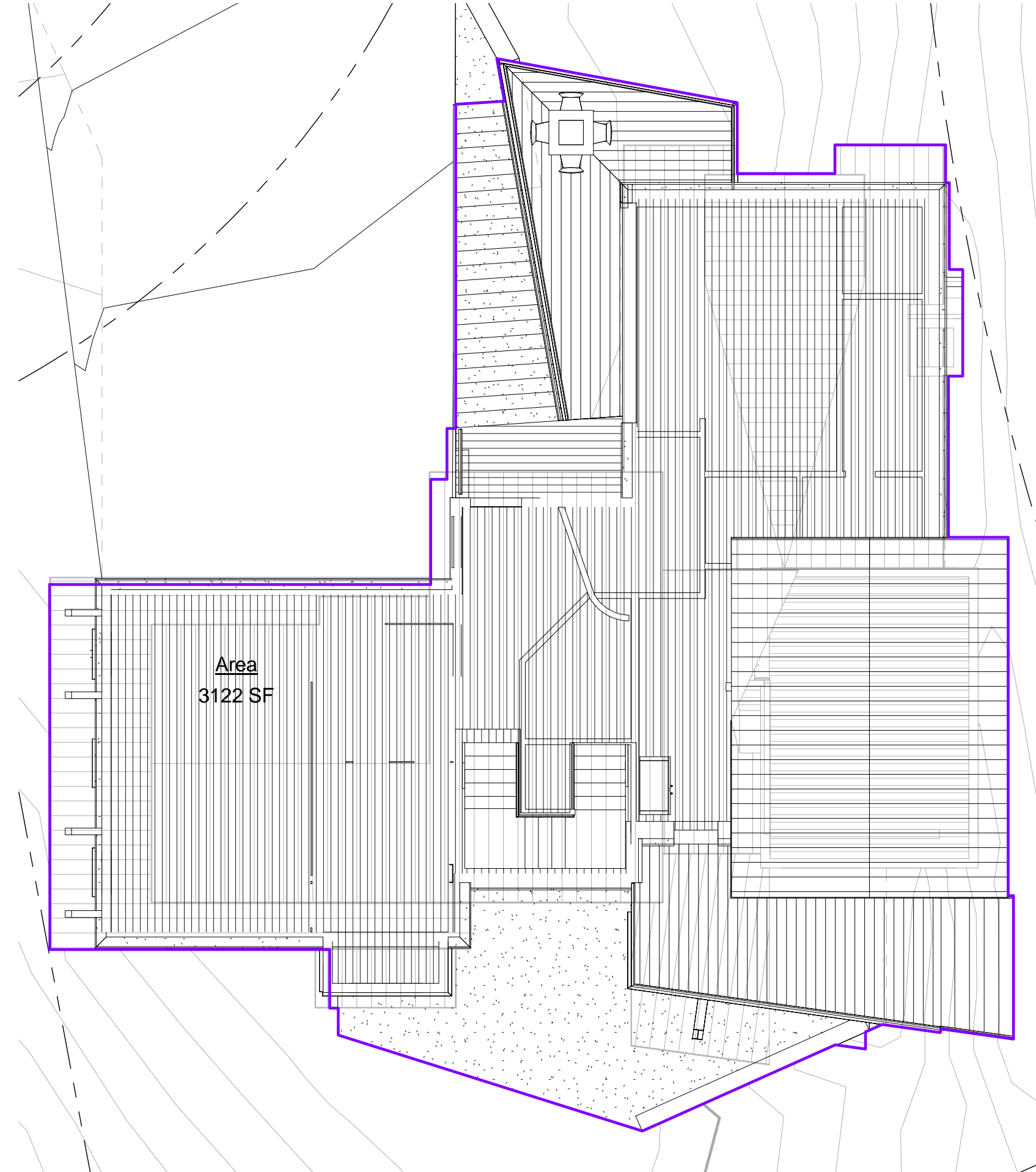
① A201 BASEMENT
1/8" = 1'-0"



② A202 ENTRY LEVEL
1/8" = 1'-0"



③ A203 UPPER LEVEL
1/8" = 1'-0"



④ ROOF PLAN
1/8" = 1'-0"

BASEMENT LEVEL: 1284 SF
 GARAGE: 593 SF
 ENTRY LEVEL: 11875 SF
 UPPER LEVEL: 947 SF
 TOTAL: 4899 SF
 ***SQUARE FOOTAGE REQUIRES
 A FIRE SPRINKLER SYSTEM***
 TOTAL LOT AREA: 16,602 SF
 ALLOWABLE SITE COVERAGE (40%):
 6,640.8 sf.
 ACTUAL SITE COVERAGE : 3122 SF.



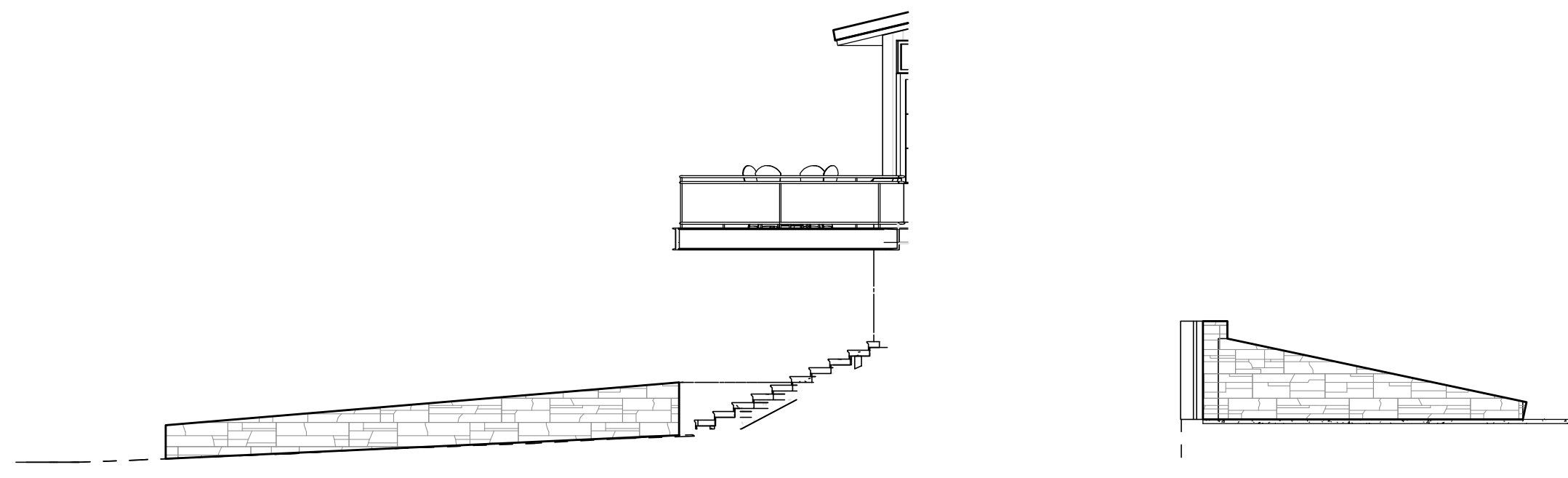
JACK WESSON
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 TEL: 970.728.9755
 FAX: 970.728.9724
 jack@wessonarch.com
 www.jackwessonarchitects.com

PROJECT NAME:
 TRAILS EDGE 2
 LOT 900BR-2
 MOUNTAIN VILLAGE, COLORADO 81435

SHEET DESCRIPTION:
**GROSS BUILDING
 AREA**

MARK REV DATE DESCRIPTION
 12-9-15 PERMIT SET
 12-9-15 DIB CONDITIONS
 11-25-15 UPDATE SET
 11-20-15 REVISIONS
 11-11-15 REVISIONS
 11-6-15 REVIT DRAWINGS
 11-2-15 REVIT DRAWINGS

PROJECT NAME:
 TRAILS EDGE 2
 LOT 900BR-2
 MOUNTAIN VILLAGE, COLORADO 81435
 SHEET NUMBER:
A210

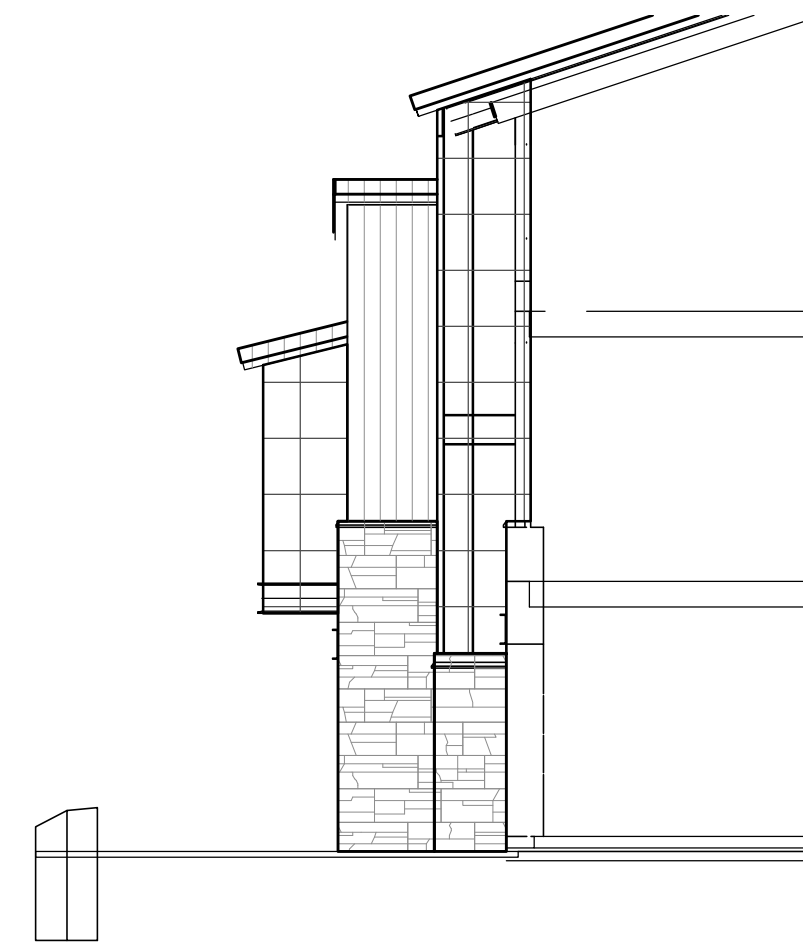


DRIVEWAY RETAINING WALL

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

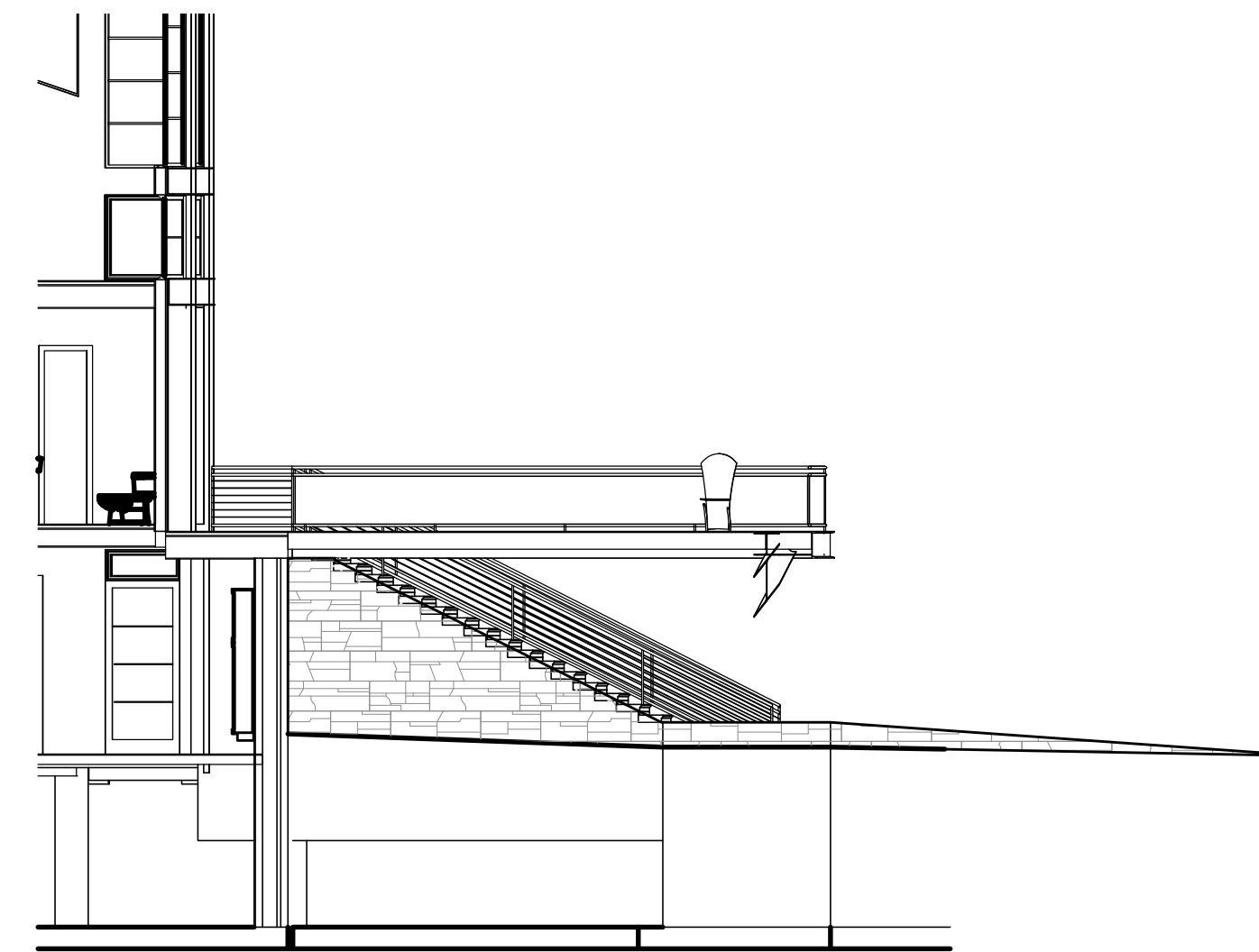
REAR PATIO RETAINING WALL

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



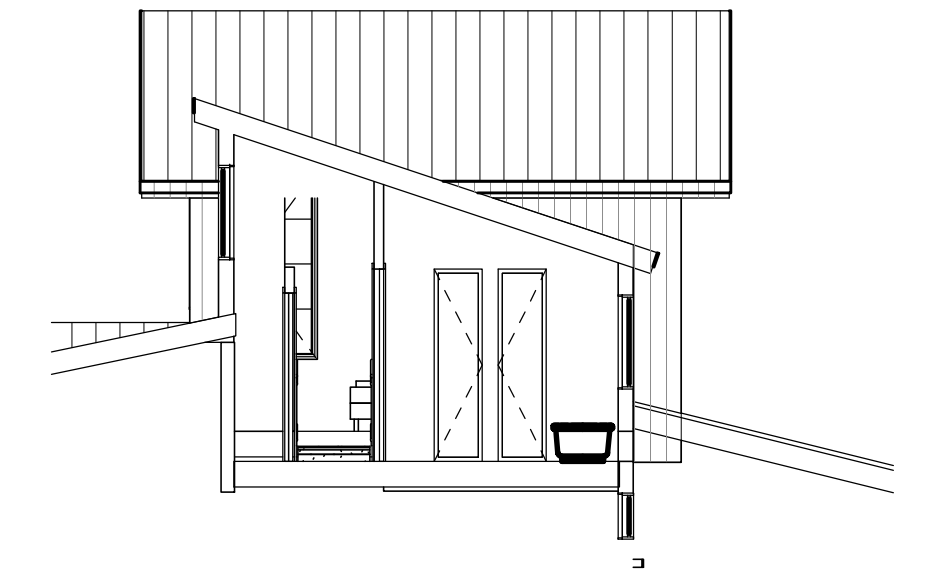
EAST MAIN STAIR MATERIAL STUDY

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



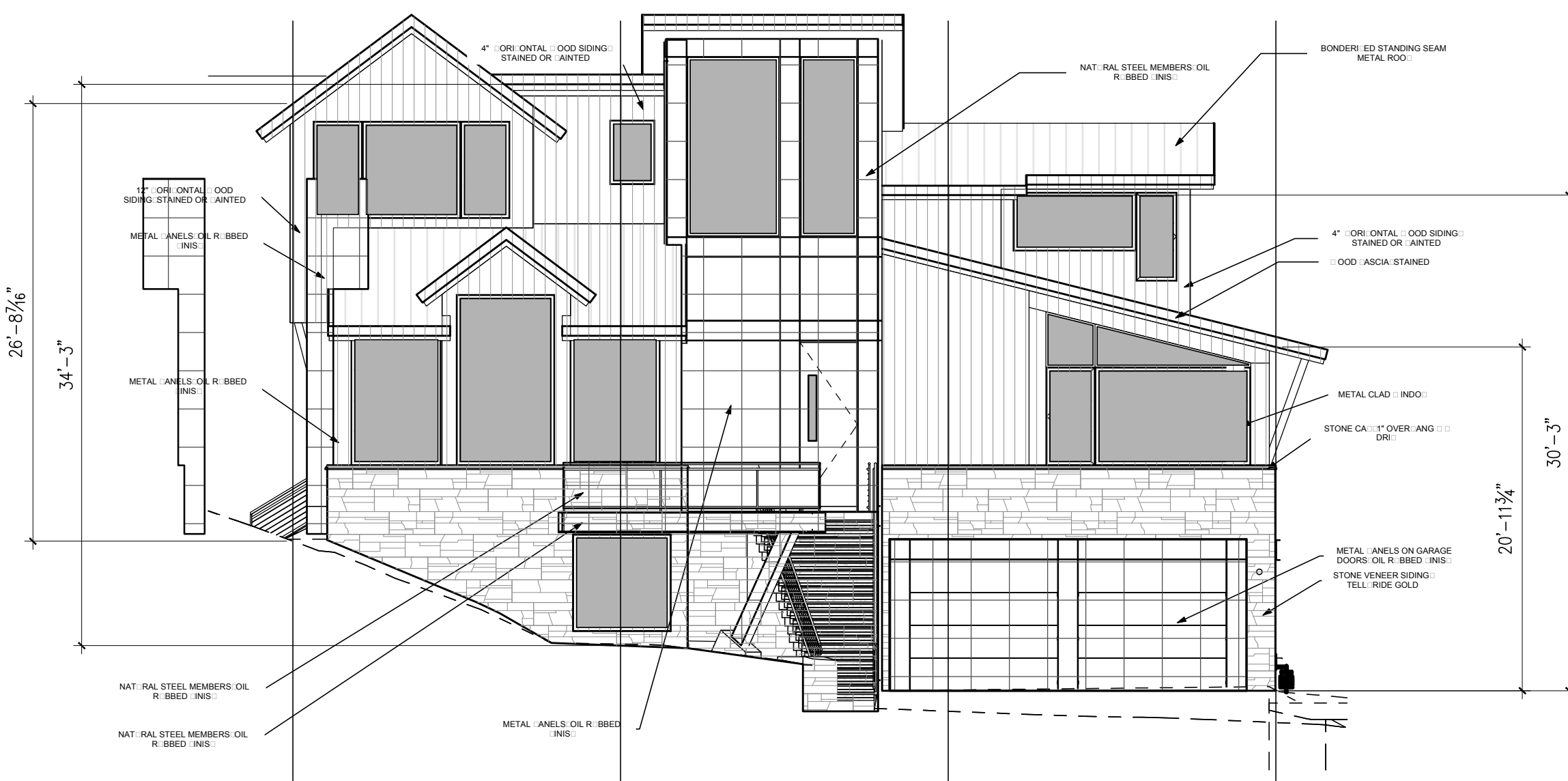
EAST ENTRY STAIR MATERIAL STUDY

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



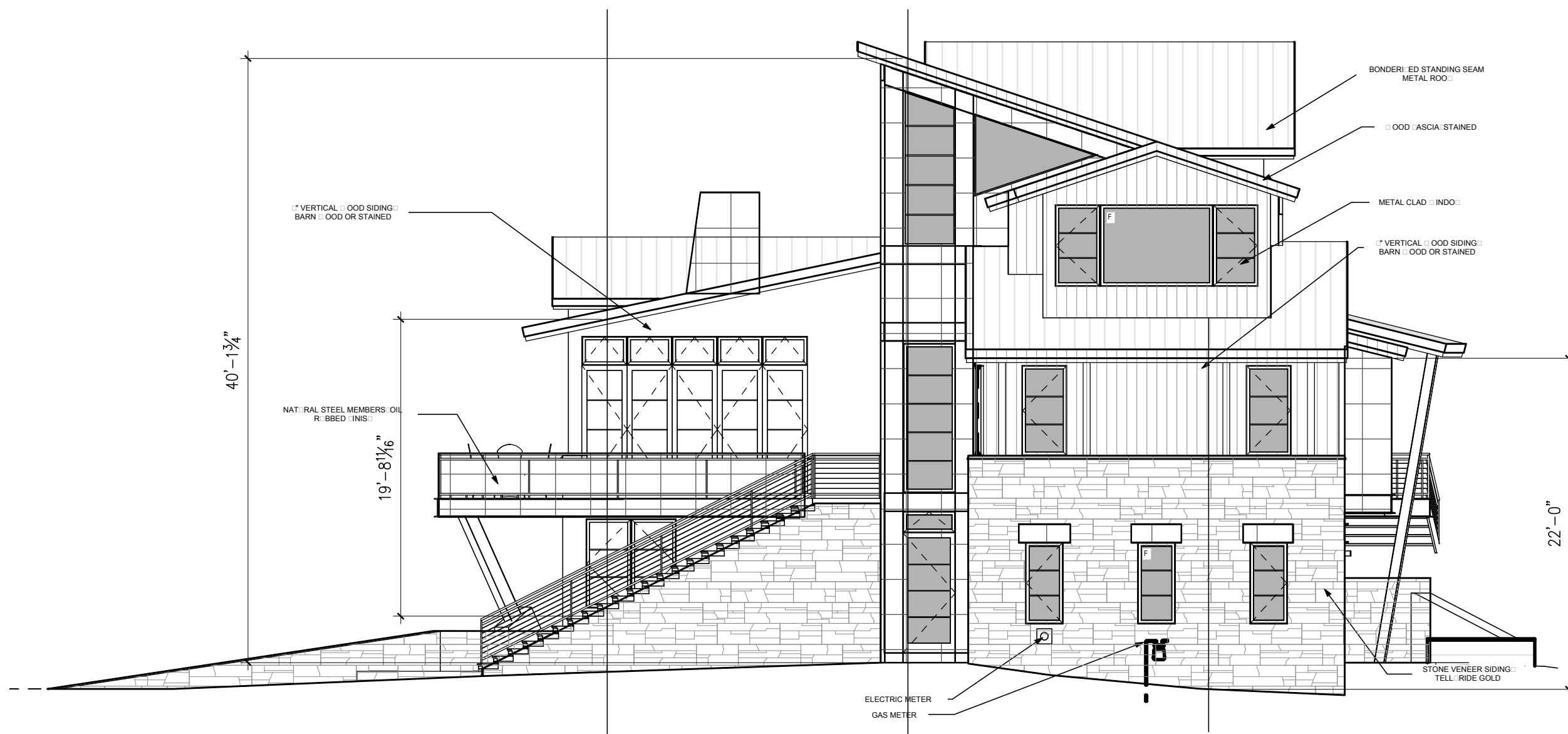
WEST MBR MATERIAL STUDY

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



NORTH ELEVATION MATERIAL STUDY

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



WEST ELEVATION MATERIAL STUDY

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



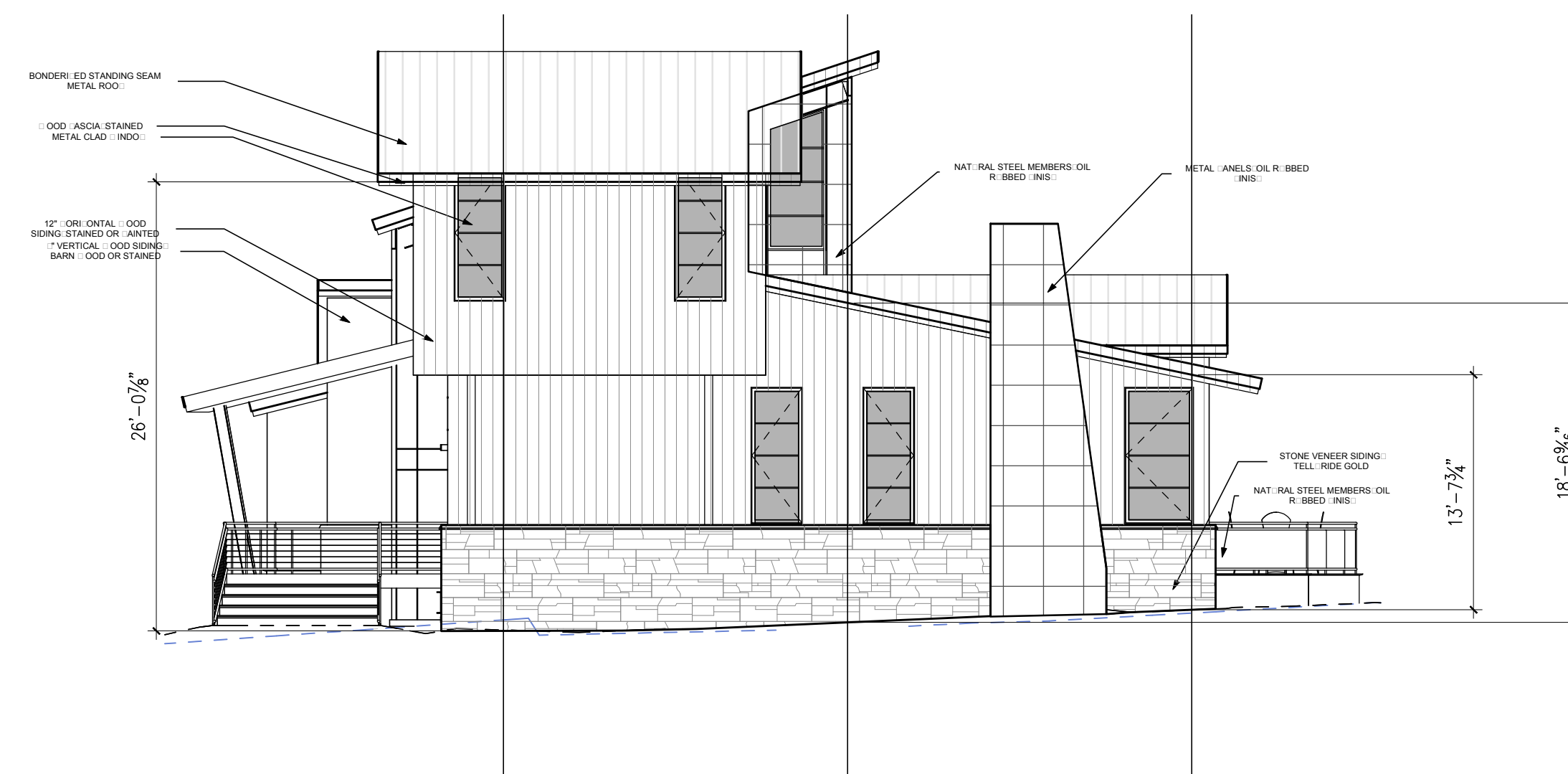
WEST LIVING ROOM MATERIAL STUDY

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



SOUTH ELEVATION MATERIAL STUDY

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

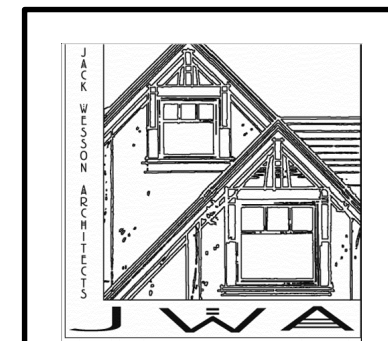


EAST ELEVATION MATERIAL STUDY

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

Elevation	Stone	Wood	Glass	Accent	Total
South	604.8	706.9	541.2	164.5	2017.4
East	220.0	557.7	122.0	162.1	1061.8
North	404.5	592.0	429.1	598.5	2024.1
West	587.5	295.2	219.7	356.8	1459.2
West MBR	0	43.7	0	0	43.7
West Living Room	124.0	173.3	136.9	0	434.2
East Entry Stair	109.0	0.00	0	0	109.0
East Main Stair	80.5	57.7	121.1	0	259.3
Retaining Walls	201.0	0	0	0	201.0
Total	2331.3	2426.5	1570.0	1281.9	7609.7
Percent	30.64%	31.89%	20.63%	16.85%	100.00%

AVERAGE ROOF HEIGHT = 26' 4"

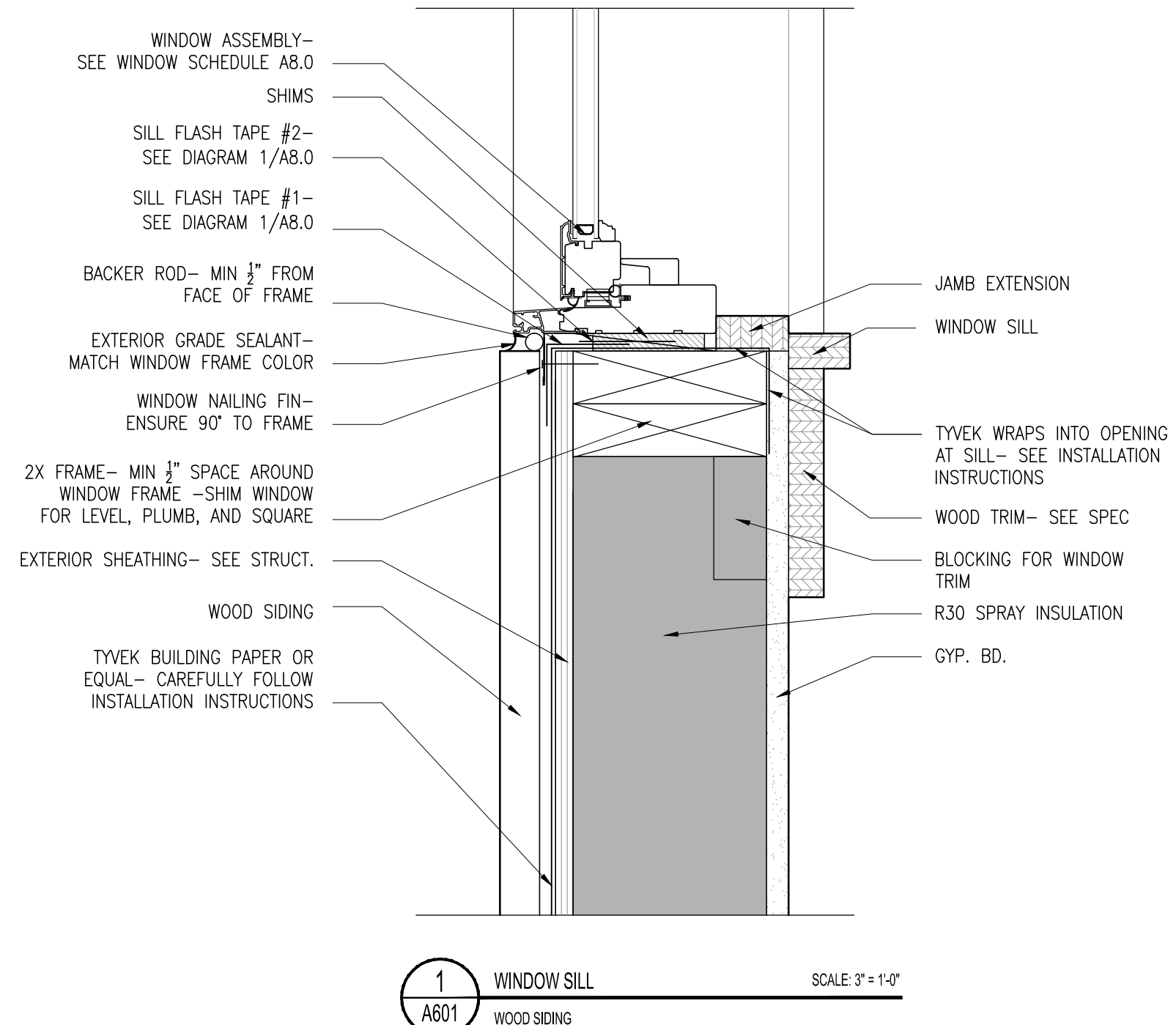
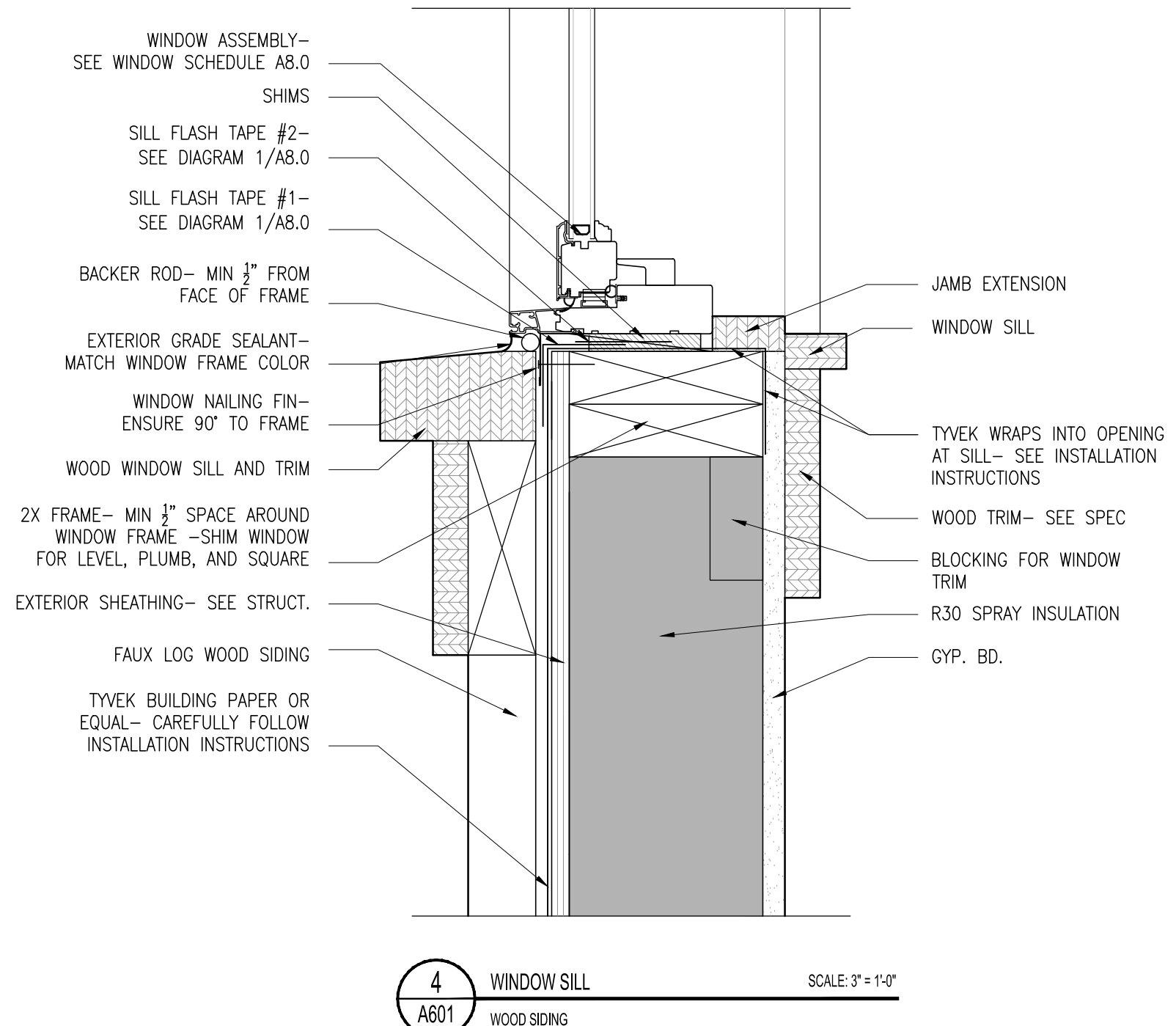
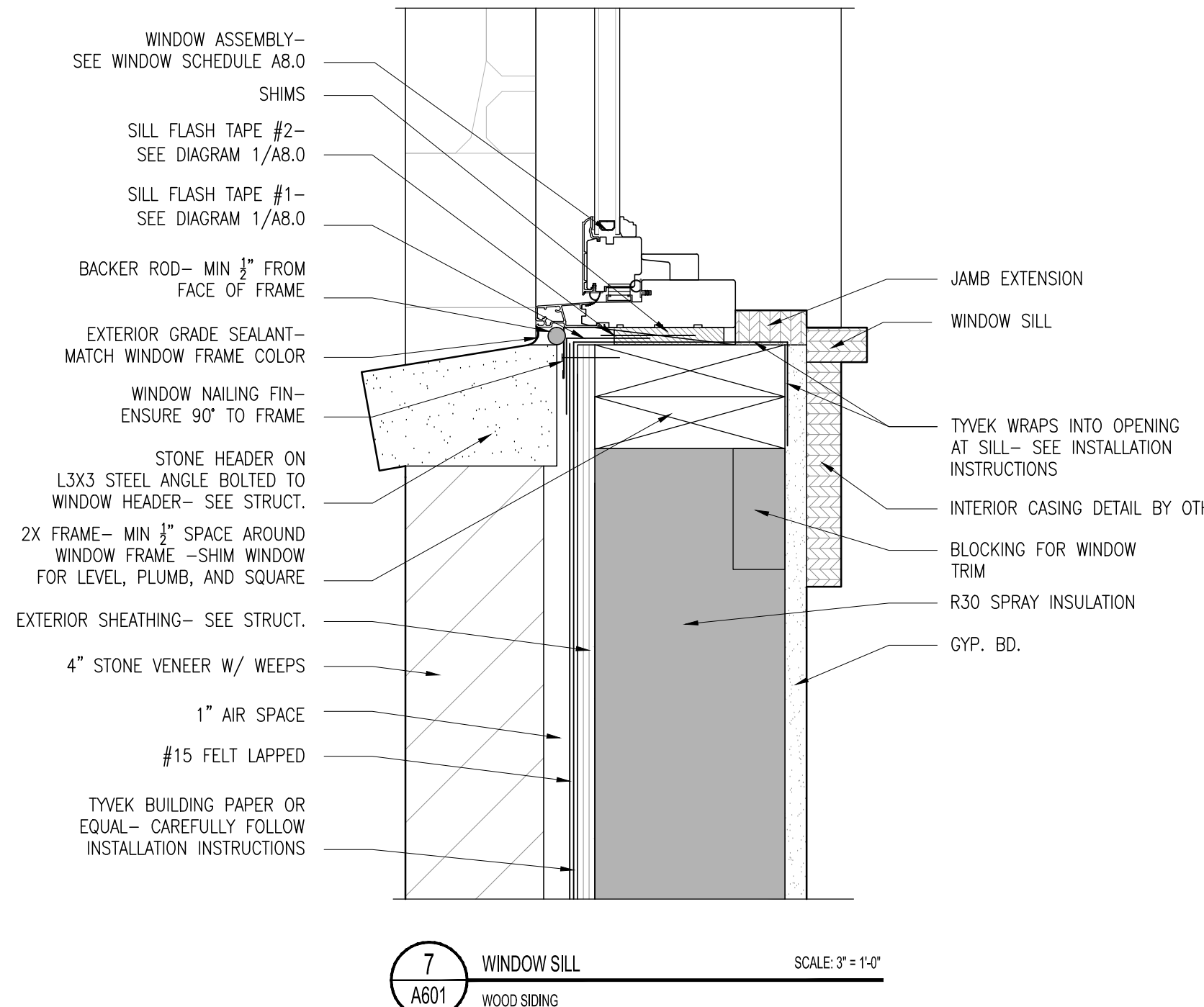
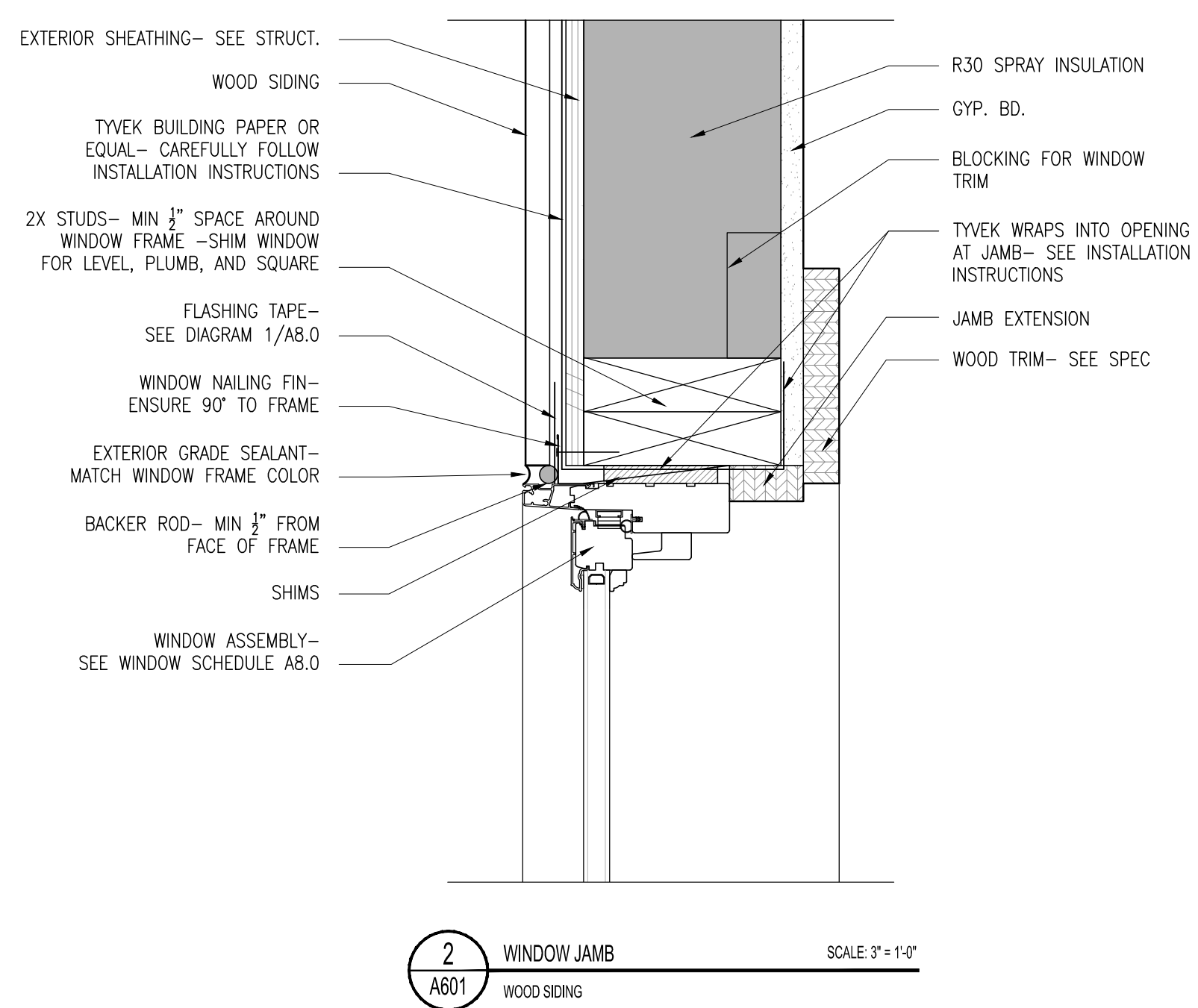
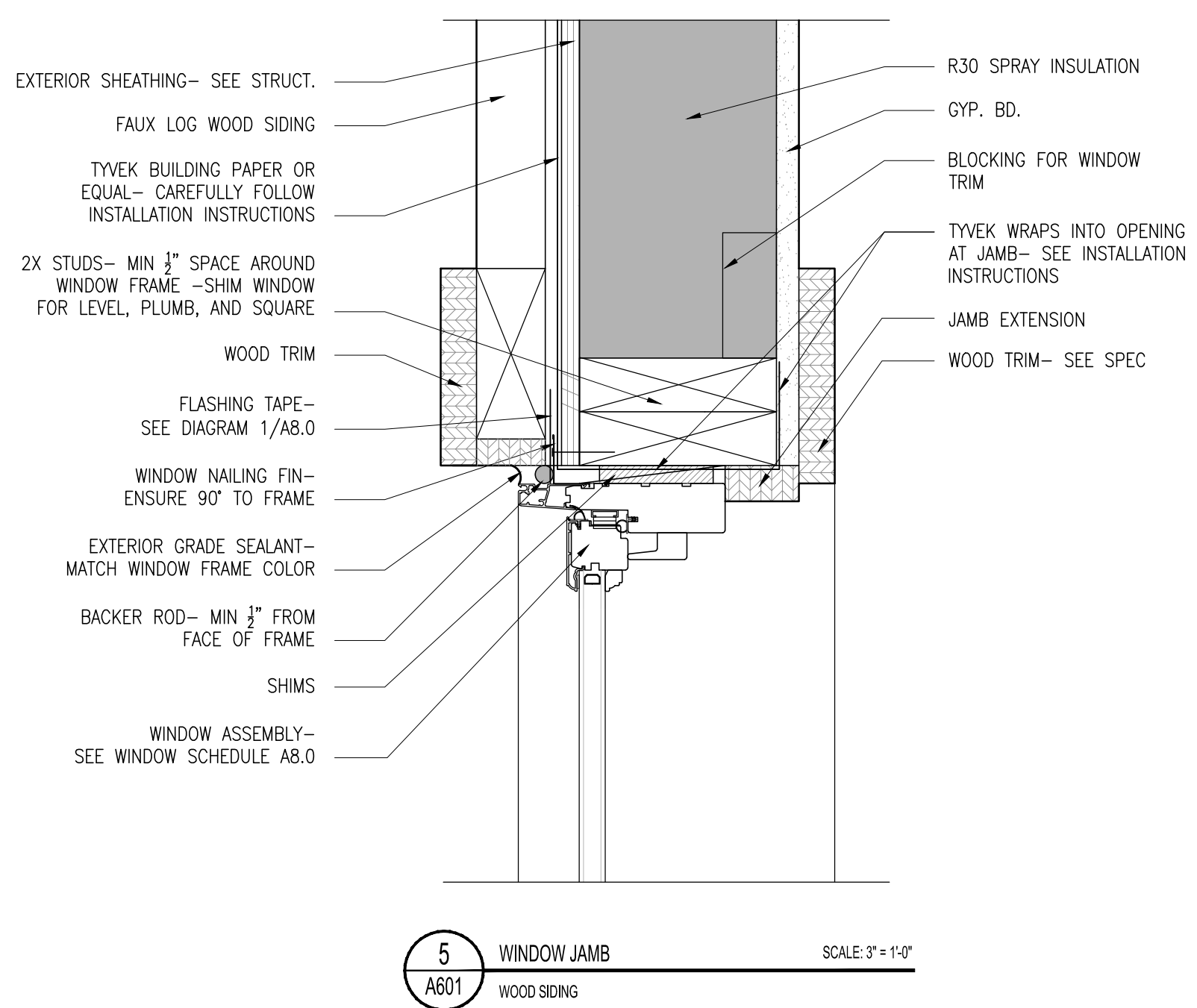
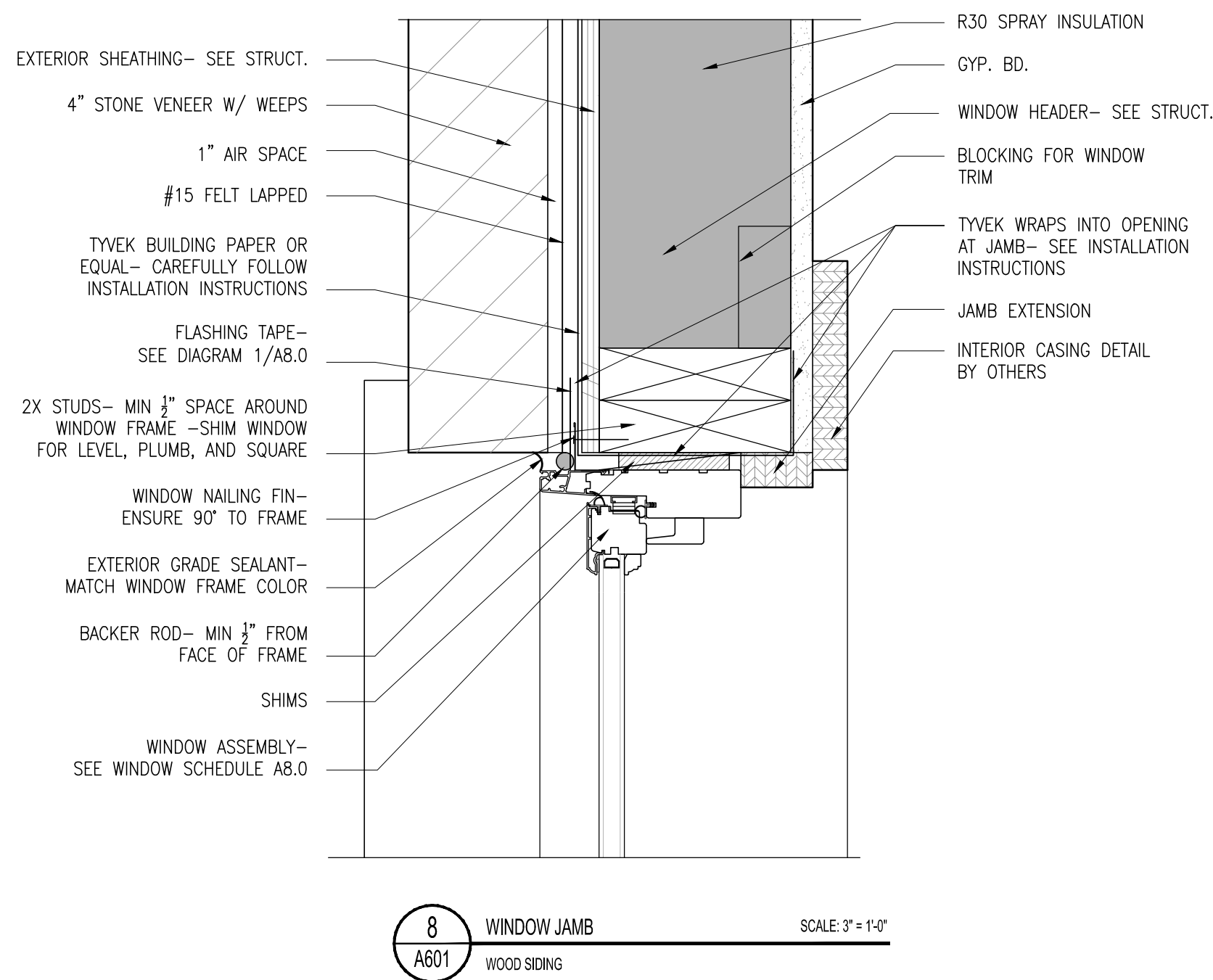
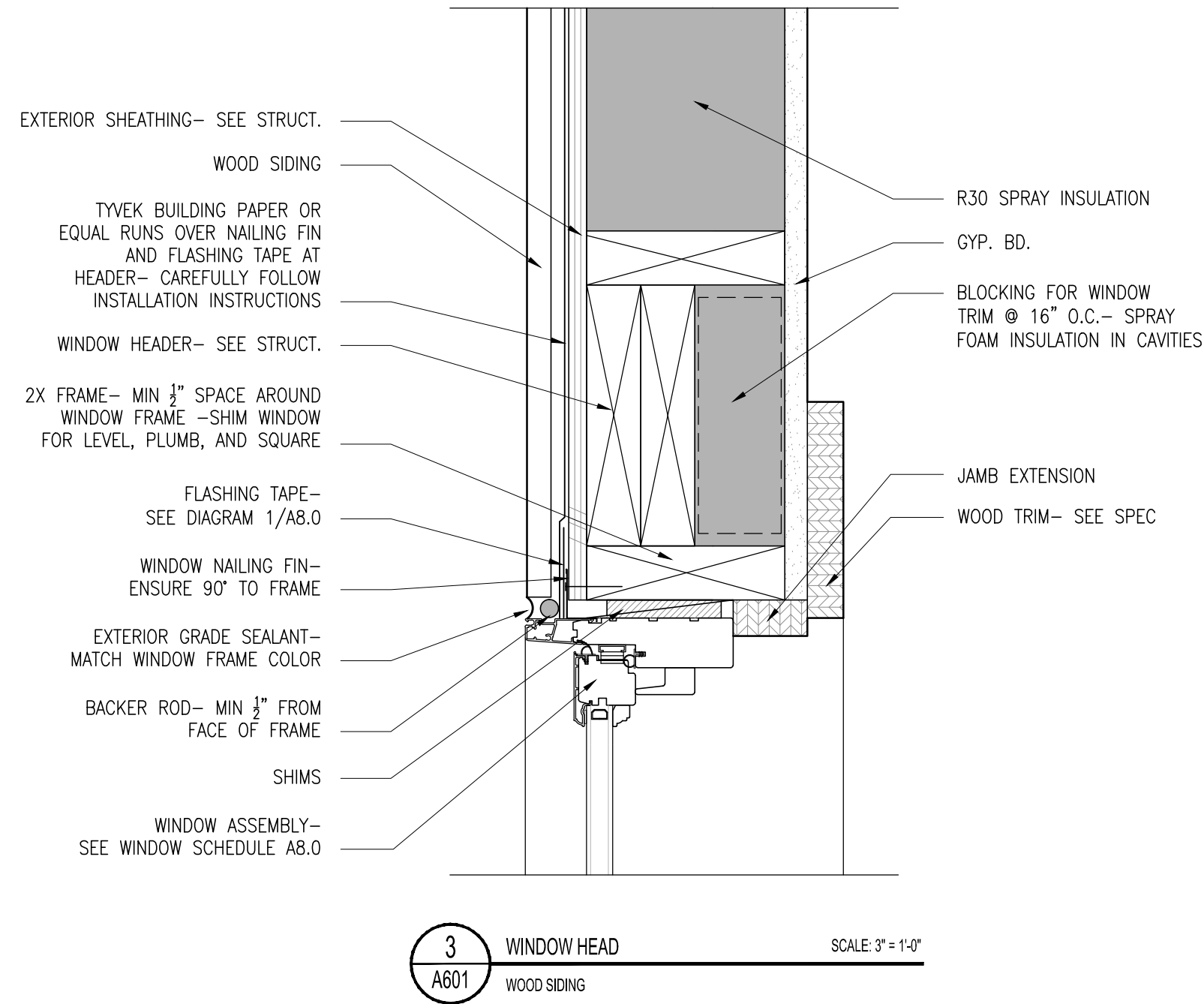
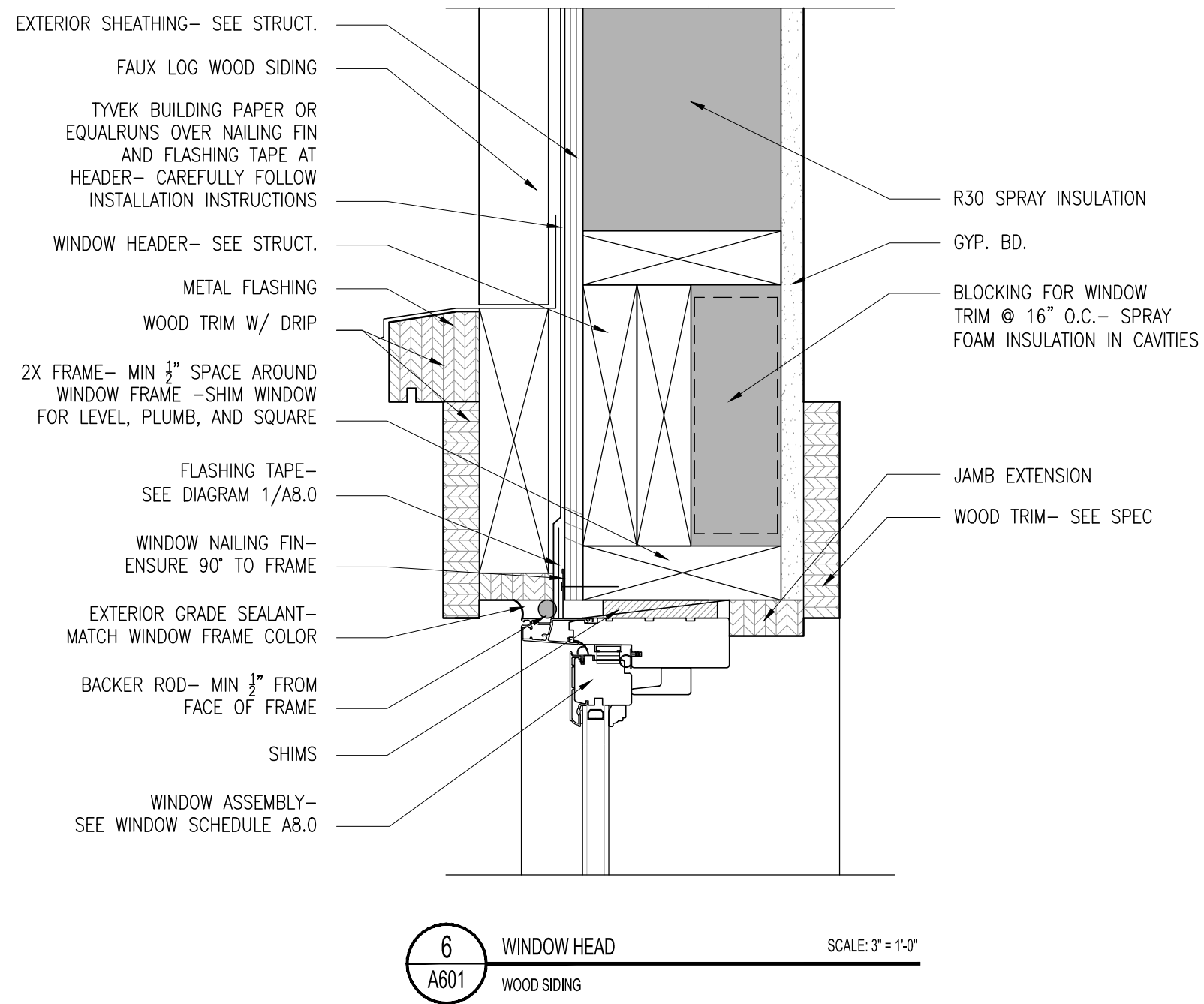
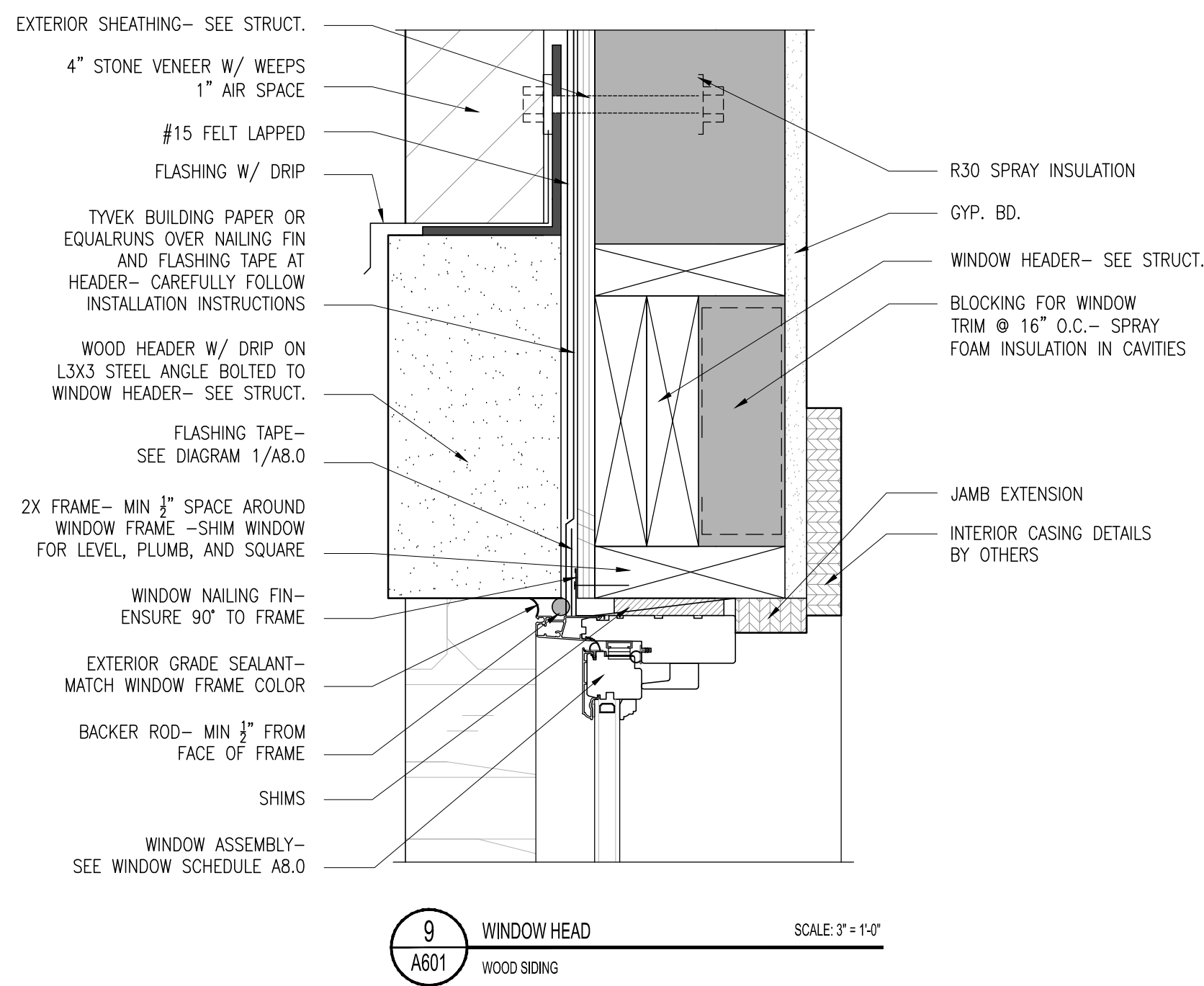


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jack@wessonarch.com
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PROJECT NAME:	LOT 5: AKHRAS
SHEET DESCRIPTION:	MATERIAL AND GT: CALCS
MARK REV. DATE DESCRIPTION	
PROJECT NAME:	LOT 5: AKHRAS
PROJECT MANAGER:	
DRAWN BY:	
REVIEWED BY:	
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SHEET NUMBER:
A305



		JACK WESSON ARCHITECTS INC. 333 WEST COLORADO AVENUE TELLURIDE, COLORADO 81435 TEL: 970.728.9755 FAX: 970.728.9724 jack@wessonarch.com www.jackwessonarchitects.com	
		PROJECT NAME: LOT 5: AKHRAS MOUNTAIN VILLAGE, COLORADO 81435 SHEET DESCRIPTION: <input type="checkbox"/> INDO <input type="checkbox"/> DETAILS SHEET NUMBER: A601	
5-18-16	DRB APPLICATION	PROJECT NAME:	DESCRIPTION:
MARK	REV. DATE	PROJECT NAME:	DESCRIPTION:
		PROJECT MANAGER:	
		DRAWN BY:	
		REVIEWED BY:	
			© 2006 JWA



Image Landsat

Google earth

1998

Imagery Date: 10/13/2015

eye alt 9456 ft

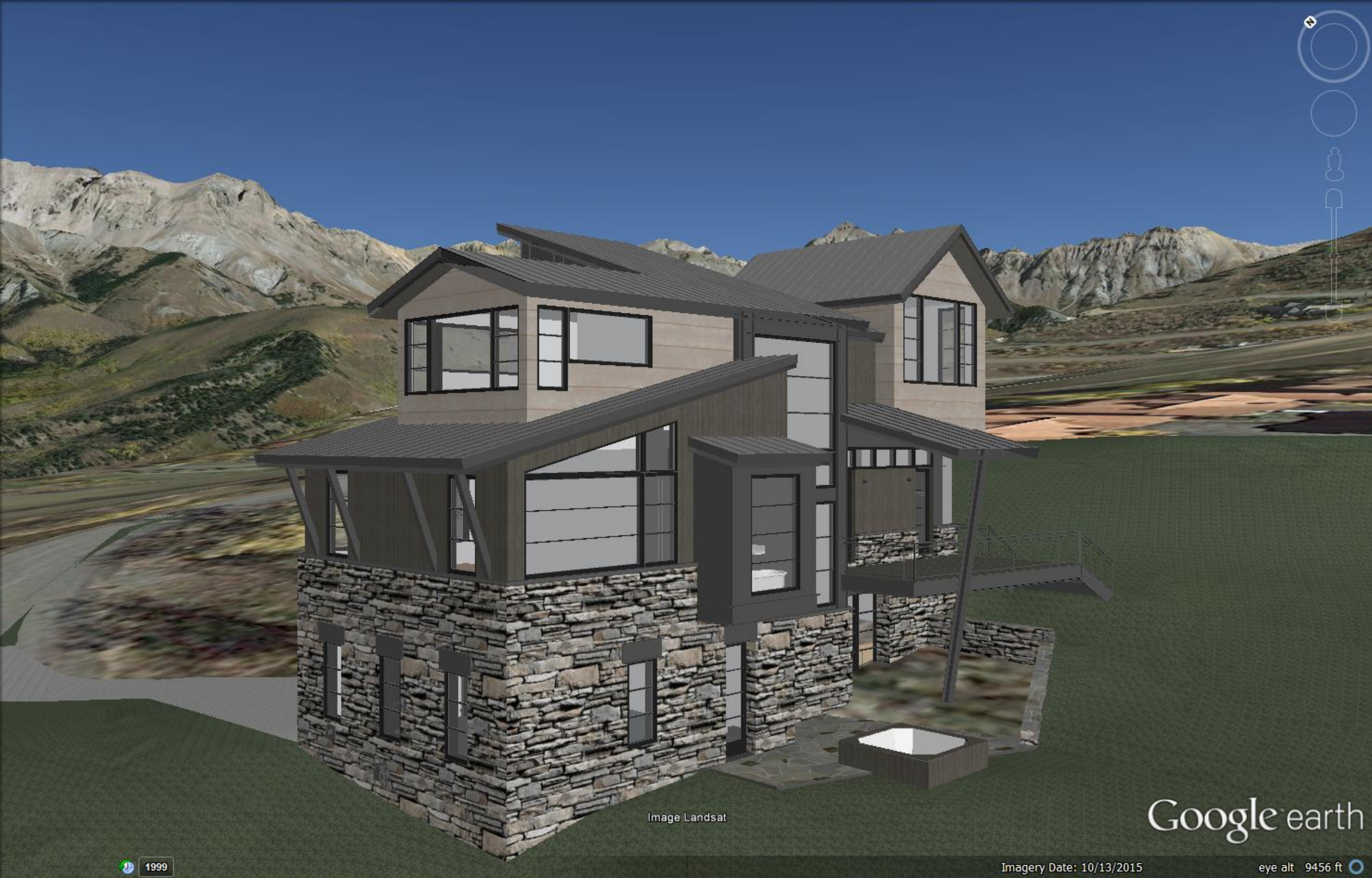


Image Landsat

Google earth

1999

Imagery Date: 10/13/2015

eye alt 9456 ft



Image Landsat

Google earth

1999

Imagery Date: 10/13/2015 37°57'14.04" N 107°50'41.78" W elev 9363 ft eye alt 9459 ft

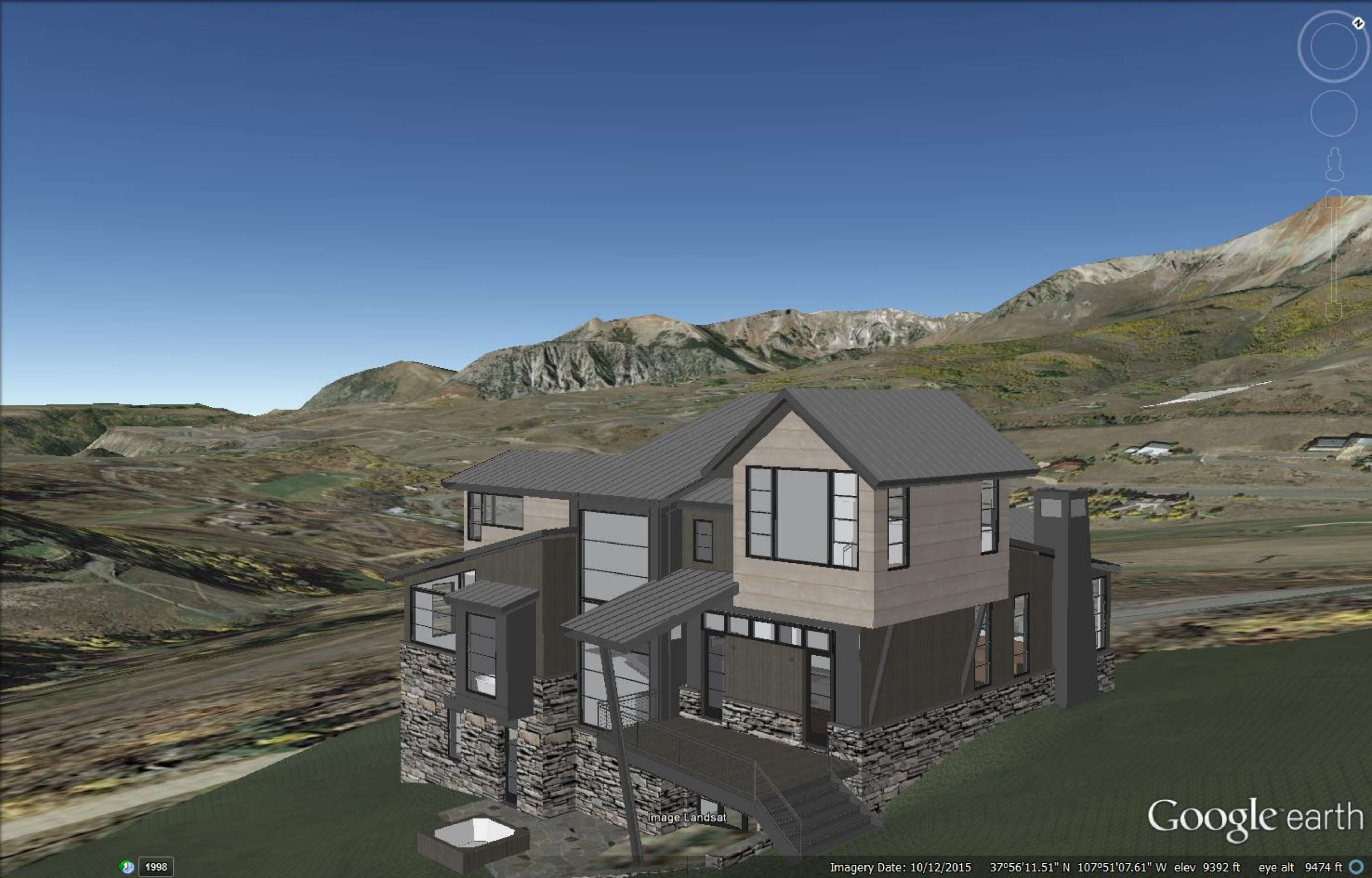


Image Landsat

Google earth

1998

Imagery Date: 10/12/2015 37°56'11.51" N 107°51'07.61" W elev 9392 ft eye alt 9474 ft



Image Landsat

Google earth

1998

Imagery Date: 10/12/2015 37°56'06.86" N 107°51'13.30" W elev 9396 ft eye alt 9470 ft

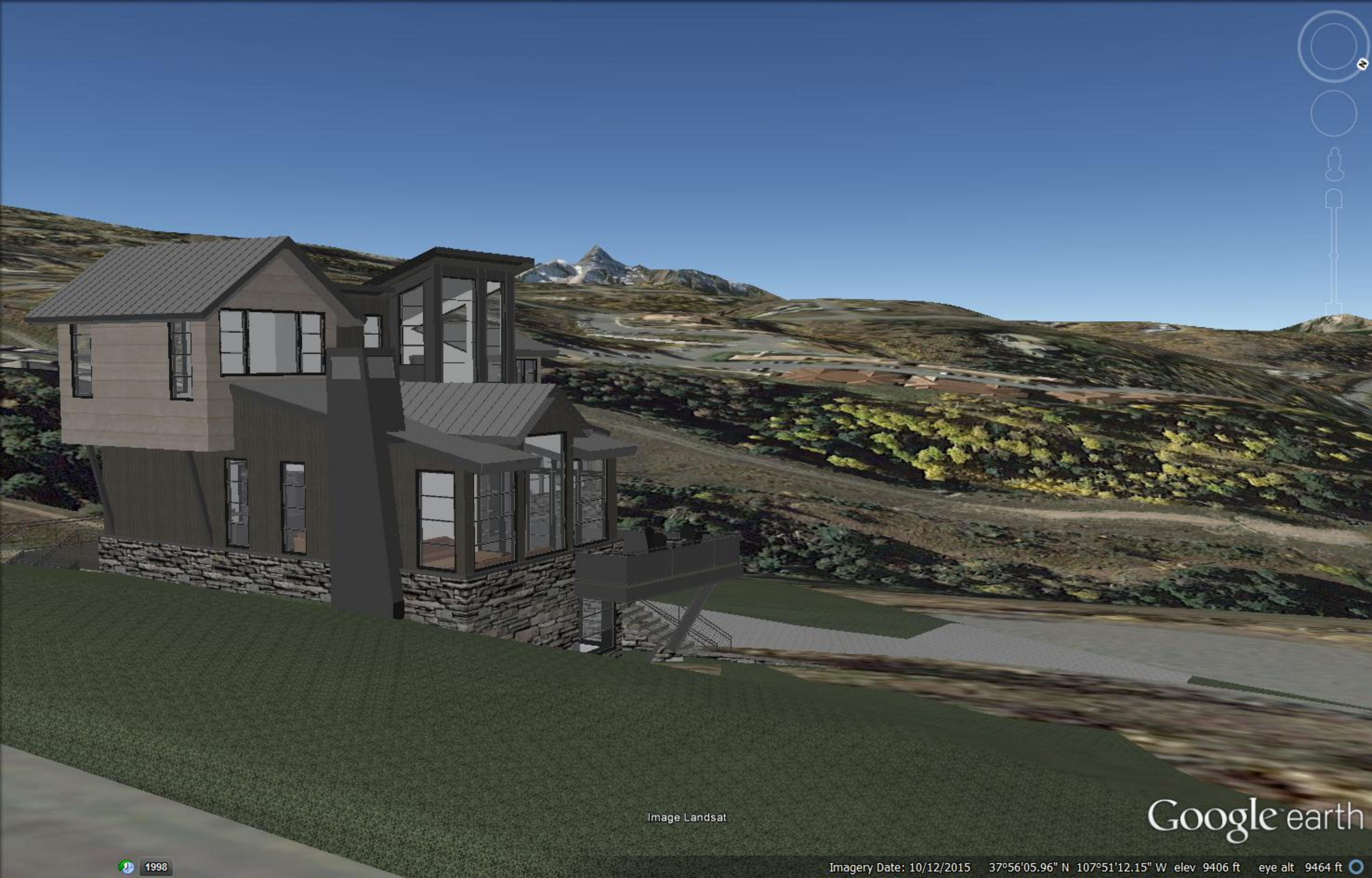


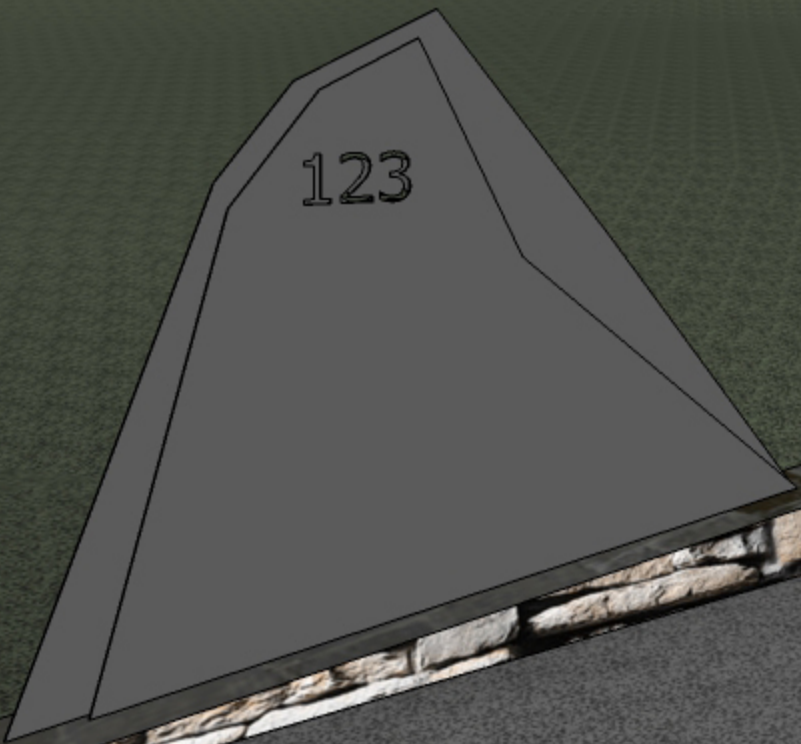
Image Landsat

Google earth

1998

Imagery Date: 10/12/2015 37°56'05.96" N 107°51'12.15" W elev 9406 ft eye alt 9464 ft

LOT 5 ADDRESS MONUMENT, LASER CUT PLATE STEEL
PANELS SANDWICHING AN ILLUMINATED PLEXIGLASS SHEET,
6" LETTERS, 4'-6" ABOVE GRADE



Airis Indoor/Outdoor Wall Sconce

By Hubbardton Forge

\$437.80 - \$1,331.00

Usually ships within 2 to 3 weeks.

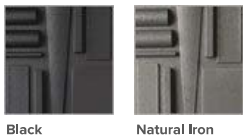
5 out of 5

2 of 2 (100%) people recommend this product

Shade Color:



Finish:



Size:

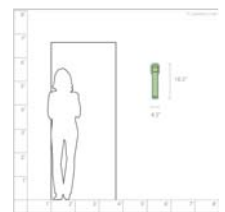


**SCONCE A = MEDIUM SIZE
SCONCE B = LARGE SIZE**

Details

The Hubbardton Forge Airis Indoor/Outdoor Wall Sconce enhances the beauty of your external area with its contemporary outline while illuminating radiance all around. Use inside for a bold statement. The Airis Outdoor Wall Sconce features a hand-forged wrought iron body and textured shade.

Hubbardton Forge, headquartered in Hubbardton, Vermont, hand-forges simple and elegant metal lighting fixtures and accessories, combining ancient hand-forging techniques with environmentally-sound finishing practices.



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- Kitchen
- Bath
- Bedroom
- Dining Room
- Living Room
- Other

Email:

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Options:

- **Shade Color:** Mesh Tube, Seedy Clear, Textured Plate
- **Finish:** Black, Natural Iron
- **Size:** Small, Medium, Large

Lighting:

- Small Option: One 35 Watt (290 Lumens) 120 Volt GU10 Base Halogen Lamp(s) (Not Included)
- Medium Option: One 35 Watt (290 Lumens) 120 Volt GU10 Base Halogen Lamp(s) (Not Included)
- Large Option: One 50 Watt (550 Lumens) 120 Volt GU10 Twist & Lock Base Halogen Lamp(s) (Not Included)

Compare Brightness:



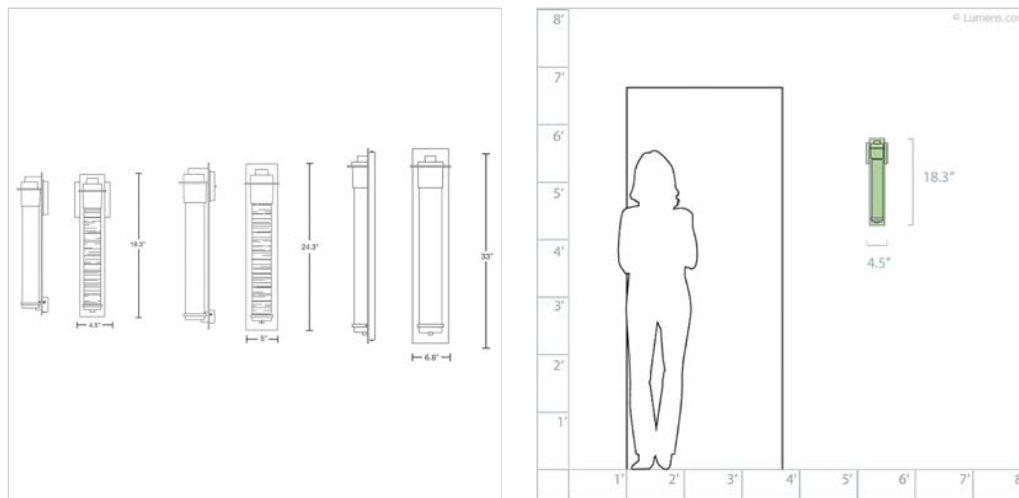
Dimensions:

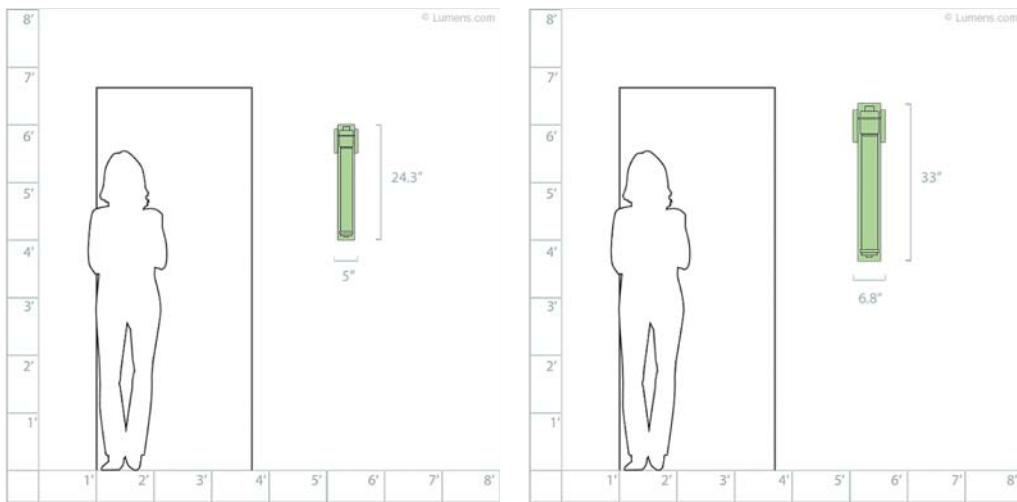
- **Small Fixture:** Height 18.3", Width 4.5", Depth 4"
- **Small Shade:** Height 13.5", Diameter 2"
- **Small Plate:** Height 4.5", Width 4.5"
- **Medium Fixture:** Height 24.3", Width 5", Depth 5.2"
- **Medium Shade:** Height 18", Diameter 2.8"
- **Medium Plate:** Height 4.5", Width 4.5"
- **Large Fixture:** Height 33", Width 6.8", Depth 4.6"
- **Large Shade:** Height 25", Diameter 3.75"
- **Large Plate:** Height 33", Width 6.12"

Ratings: Based on 2 reviews, this product is rated 5.0 out of 5.

Need help with some of our terminology? Check out [Lumens' Lighting & Design Glossary](#).

Diagram





Reviews

Check out what other customers think...



Summary of Customer Ratings & Reviews

Overall 5 out of 5

2 of 2 people recommend this product

- Appearance
- Construction
- Features
- Material
- Value

PROS

- Elegant (2)
- Stylish (2)
- Easy to Install (1)
- Good Illumination (1)
- Good Quality (1)

CONS

- Expensive (2)

Product Reviews

Choose a sort order

LightMatters
Sacramento, CA

My style is modern.
I use this outdoors.
I've owned this product for 6 months or less.

Overall

- Appearance
- Construction
- Features
- Material
- Value

Quality Workmanship Stands Out

November 13, 2012

Pros: Good Quality, Easy to Install, Elegant, Stylish
Cons: Expensive

I wanted an outdoor light that was simple yet commands attention. This fixture turned out to be perfect. I got the version with the mesh tube, which definitely gets your attention when the light is turned on. The wire mesh captures the light and glows like a "light tube". There is something that you should be aware of. This fixture (especially with the wire mesh tube) casts most of its light straight down. For me this was a good thing, since I did not want any light to be directly in anybody's eyes from any viewing position. I ended up getting a second one for the side of the house as well!

Was this review helpful to you?
(Report Inappropriate Review)

Share with a friend:

CatLady

Beautiful Addition to the Front of the House

March 16, 2012

Overall

Pros: Elegant, Stylish, Good Illumination
Cons: Expensive

[Click here to print this page](#)



Horizontal Recessed LED Step Light

Item Code: DAL-HORIZONTAL-RECESSED-LED-STEP-LIGHT

Description: By DALs Lighting.

The Horizontal Recessed LED Step Light is minimal yet efficient lighting fixture, suitable for both indoor and outdoor applications. Perfect for stairwells, hallways and corridors. Offered with a choice of black, white, bronze, or grey metal finish.

Features:

- Integrated non-dimmable LED driver
- Indoor and outdoor use
- Fits in standard junction box
- 50,000+ hours of service life
- Warm white light output
- Optimized light spread
- Low power consumption
- Excellent color rendering
- Superior color consistency
- Die-cast aluminum housing
- cETL, ETL and wet location listed

Shown in white.

Dimensions

- 2.875"W X 4.75"L X 0.25" extension

Material(s)

Aluminum

Lamp Type

LED

Bulbs

1 X 3.5W 120V LED module, 3000K, 245 lumens (included)

Listing

CETL, ETL, UL, WET-LOCATION

Manufacturer Specifications

[Click to download specifications.](#)

Instructions

[Click to download instructions.](#)

Item Number

DAL-HORIZONTAL-RECESSED-LED-STEP-LIGHT

Model(s)

LEDSTEP005-BK LEDSTEP005-BR LEDSTEP005-SG LEDSTEP005-WH

Price: \$99.00
+ Free Shipping



C: STEP LIGHT AT FRONT DECK

Options:

Model:

LEDSTEP005 - Horizontal Recessed LED Step Light

Finish:

WH - White
BK - Black
BR - Bronze
SG - Grey

By DALs Lighting.

The Horizontal Recessed LED Step Light is minimal yet efficient lighting fixture, suitable for both indoor and outdoor applications. Perfect for stairwells, hallways and corridors. Offered with a choice of black, white, bronze, or grey metal finish.

Features:

- Integrated non-dimmable LED driver
- Indoor and outdoor use
- Fits in standard junction box
- 50,000+ hours of service life
- Warm white light output
- Optimized light spread
- Low power consumption
- Excellent color rendering
- Superior color consistency
- Die-cast aluminum housing
- cETL, ETL and wet location listed

Shown in white.

If you have questions, call (866) 428 9289

[Click here to print this page](#)

LED Directional Wall Light - 2261

Item Code: BGA-LED-WALL-2261

Description: Designed and manufactured by BEGA.



**D: STEPLIGHT AT STAIRS
AND DRIVEWAY**

BEGA's 2261LED is a compact and versatile wall light with an integrated LED source that provides direct illumination. The one piece housing is made from marine grade (copper free) die-cast aluminum and includes a matte finish glass diffuser. Their versatility shows best when used at different mounting heights. Mounted low they can be used for marking pathways and steps; used low and in multiples they can illuminate walkways and passageways. With higher mounting heights they can be used as wall luminaires next to front doors or for wall-washing small wall areas.

Offered in choice of Bega Graphite or Bronze electrostatically applied polyester powder coat finish. Includes 120 to 277V universal voltage electronic driver. 0-10V dimming. Fixtures are fully gasketed for weather tight operation. For use in down (direct) position only.

LED modules are replaceable and BEGA can supply a suitable LED replacement for up to 20 years after the purchase of their LED luminaires.

Dimensions

- 6.8"L X 3.75"H X 2.4"Extension

Material(s)

aluminum, glass

Lamp Type

LED

Bulbs

6.6W 120-277V LED; 3000K; 85CRI; 291 lumens

Listing

CSA, CSA US, IP64, WET LOCATION, ADA

Manufacturer Specifications

[Click to download specifications.](#)

Instructions

[Click to download instructions.](#)

Item Number

BGA-LED-WALL-2261

Model(s)

B22261

Price: \$335.00
+ Free Shipping

Options:

Model:

B22261 - LED Directional Wall Light

Color:

BLK - BEGA Graphite

BRZ - BEGA Bronze

Designed and manufactured by BEGA.

BEGA's 2261LED is a compact and versatile wall light with an integrated LED source that provides direct illumination. The one piece housing is made from marine grade (copper free) die-cast aluminum and includes a matte finish glass diffuser. Their versatility shows best when used at different mounting heights. Mounted low they can be used for marking pathways and steps; used low and in multiples they can illuminate walkways and passageways. With higher mounting heights they can be used as wall luminaires next to front doors or for wall-

washing small wall areas.

Offered in choice of Bega Graphite or Bronze electrostatically applied polyester powder coat finish. Includes 120 to 277V universal voltage electronic driver. 0-10V dimming. Fixtures are fully gasketed for weather tight operation. For use in down (direct) position only.

LED modules are replaceable and BEGA can supply a suitable LED replacement for up to 20 years after the purchase of their LED luminaires.

If you have questions, call (866) 428 9289

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Customers who viewed WAC Lighting R400SNA 4-Inch Ne... also viewed:



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(22)



Juno Lighting IC1 4-Inch IC rated New Construction Recessed Housing
Buy new: **\$19.98**
4 Used & new from **\$19.26**
(3)



Halo H99ICAT, 4" Housing IC Air-Tite Shallow Ceiling 120V Line Voltage
Buy new: **\$14.23**
19 Used & new from **\$14.23**
(2)

Tools & Home Improvement > Electrical > Recessed Lighting > Housings



LIGHT FIXTURE "E"



Roll over image to zoom in

WAC Lighting R400SNA 4-Inch New Construction Housing Non Ic-Air Tight Recessed Lighting

Lighting
[Go to review this item](#)

~~\$36.00~~
\$22.00 (\$22.00 / Package) & **FREE Shipping** on orders over \$35. [Details](#)
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Get it in stock (more on the way). Buy and sold by Amazon.com. Gift-wrap available.
Order by, Sept. 18? Order within **5 hrs 9 mins** for **One-Day Shipping** at checkout. [Details](#)

Lighting
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UL Listed
Suitable for damp locations
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+ \$6.85 shipping
Sold by: Lamps.com

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+ \$8.95 shipping
Sold by: Homeclick

11 used & new from **\$15.51**

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Product Information

Technical Details

Additional Information

Part Number	R-400S-N-A
Item Weight	2 pounds
Product Dimensions	12 x 8 x 5 inches
Item model number	R-400S-N-A
Size	4
Color	multi
Style	Traditional
Finish	Clear
Voltage	120 volts
Item Package Quantity	1
Certification	UL Listed

ASIN	B001R5D8II
Customer Reviews	Be the first to review this product
Best Sellers Rank	#497,668 in Home Improvement (See top 100)
Shipping Weight	2 pounds (View shipping rates and policies)
Shipping	This item is also available for shipping to select countries outside the U.S.
Date First Available	November 10, 2008

Feedback

Would you like to [update product info](#), [give feedback on images](#), or [tell us about a lower price?](#)

Product Description

4" Line Voltage. Non-IC New Construction Shallow Airtight Ready Housing.

Important Information

Bulb Voltage
120.00 Volts

Product Ads from External Websites ([What's this?](#))

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Elco EL9181CA N/A Line Voltage Housings 6" Line Voltage IC Slope...
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3-inch Recessed Lighting Kit
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WAC 4" IC New Construction Line Voltage Recessed Housing
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Lightology LLC

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Philips - 430512 - LED Lighting Lamp Code: 10.5/CorePro/3000 Wattage: 12

★★★★★ [Write the first review](#)



Price: \$12.89 ea.

Qty:

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Specs

LED Lighting; Lamp Code: 10.5/CorePro/3000; Wattage: 12; Wattage: 12; Lumens: 800; Color Temperature Rating: 3,000; Size (Inch): 5.3000

Lamp Code	10.5/CorePro/3000
Wattage	12
Wattage	12
Lumens	800
Color Temperature Rating	3000
Size (Inch)	5.3000
Diameter (Decimal Inch)	2.44
Voltage (V)	120
Average Life Hours	25000
Configuration	A19
Color Rendering Index	85

PHILIPS

Brand:	Philips
MSC Part #:	92433812
Mfr Part #:	430512
UPC #:	466774305114
Big Book Page #:	3428

There are no item notes for this item.

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Philips 429381 10.5-watt (60-watt equivalent) 800 Lumens 3000K A19 LED...

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(160)



Philips 433276 10.5-watt Slim Style Dimmable A19 LED Light Bulb, Soft...

Buy new: \$63.35
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(408)



Philips 433227 10.5-watt Slim Style Dimmable A19 LED Light Bulb, Soft...

Buy new: \$9.86
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(408)

Tools & Home Improvement > Lighting & Ceiling Fans > Outdoor Lighting > Landscape Lighting > Path Lights



Roll over image to zoom in

1 10.5-watt 800 A19 LED Household Light Bulb, Bright White

Customer reviews

Shipping on orders over \$35.

Amazon.com. Gift-wrap available.

Order within 7 hrs 22 mins shipping at checkout. Details

Use in living rooms, bedrooms and dining rooms and floor lamps, pendant fixtures

Works with dimmer switches and dimmable fabrics or colors

Estimated household lasts at least 18.3 years. Contains no mercury. E11 base. Model number: 430512

> See more product details

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Eligible for 15% Off Select Philips Light Bulbs. This item is eligible for our Do-It-Yourself Philips light bulb promotion of an extra 15% off at checkout on select Philips light bulbs when shipped and sold by Amazon.com. See details and all eligible products.

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Sold by: Rayvern Lighting Supply

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+ \$4.64 shipping

Sold by: Lighting Components of NY

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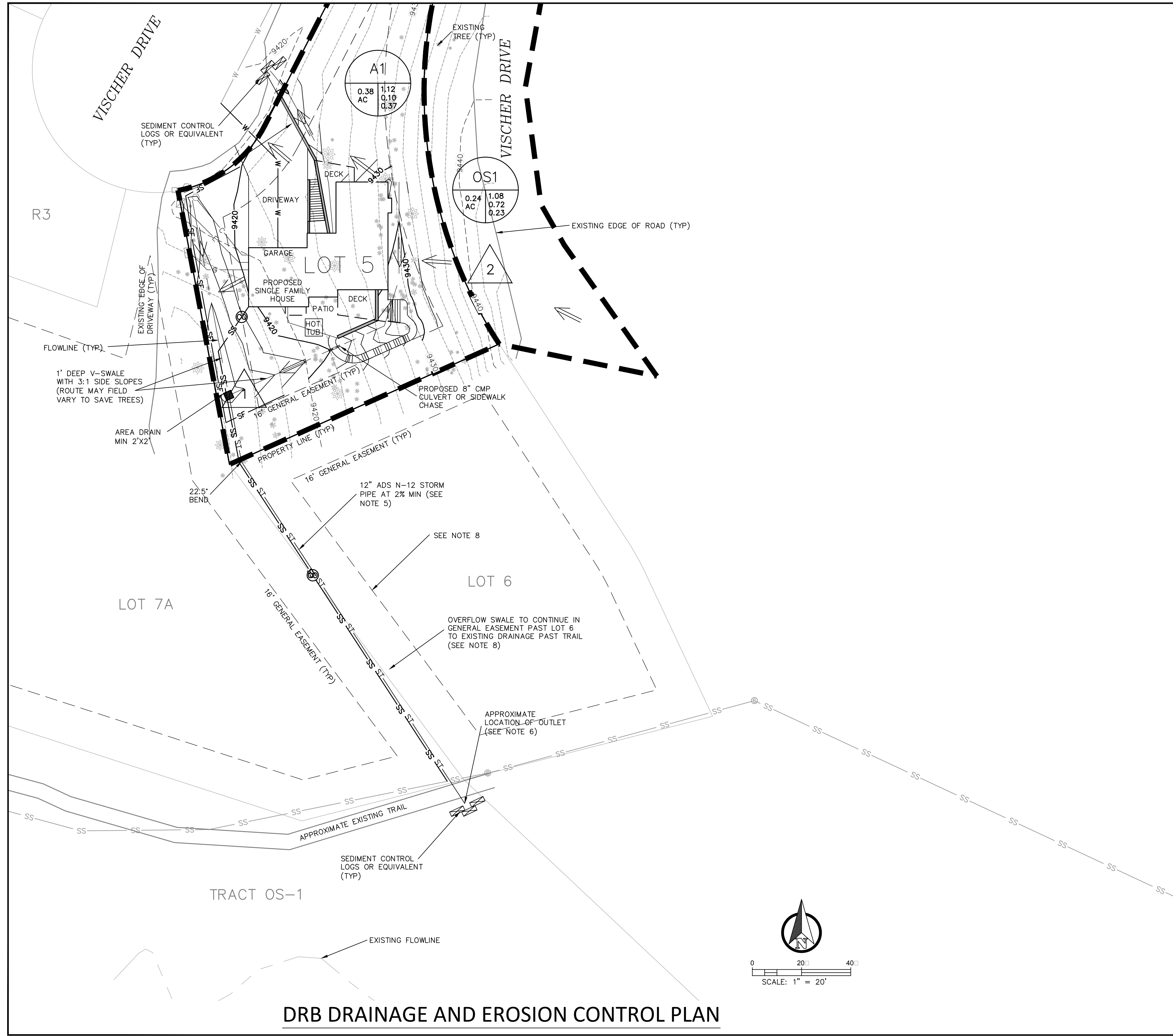


A19 Soft White General Purpose LED Bulbs - 6 P...

(64)

\$41.99 \$39.88

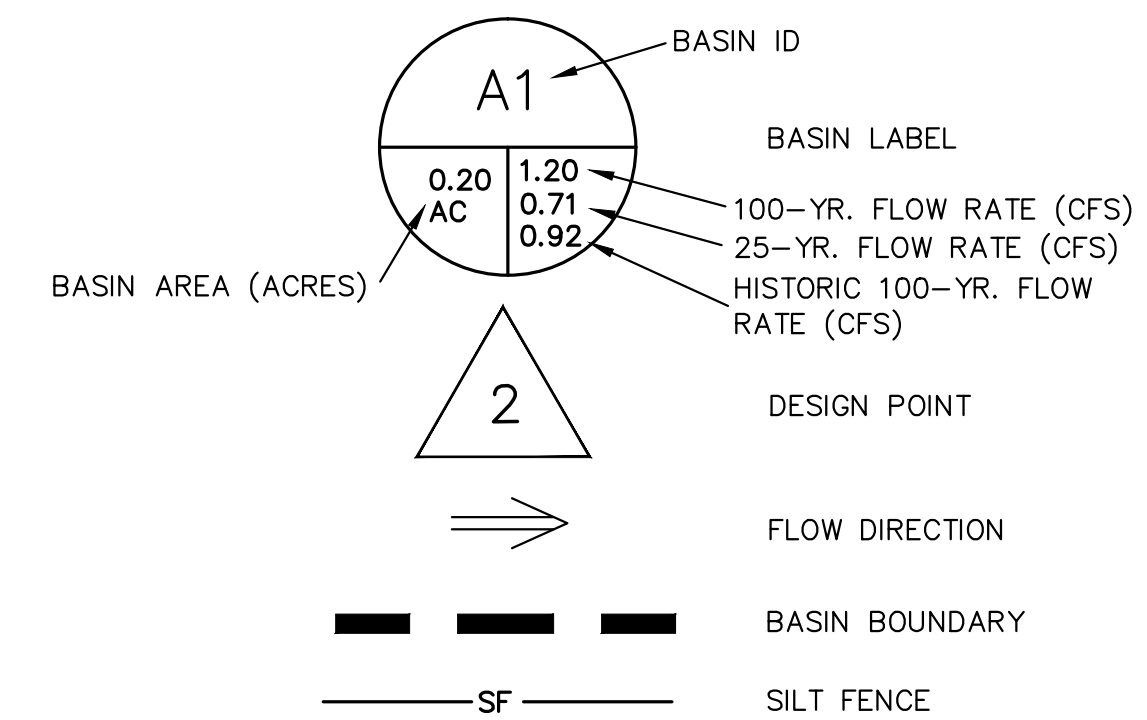
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4. SEE DRB GRADING PLAN FOR ALL PROPOSED GRADING.
5. NO DETENTION OR RETENTION IS PROPOSED FOR THIS PROPOSED SINGLE FAMILY HOME AT THIS TIME. IF RETENTION IS REQUIRED IT MUST BE INCLUDED WITH THE CONSTRUCTION DOCUMENTS.
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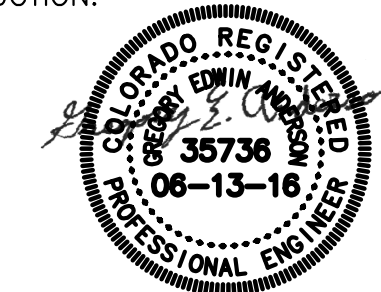
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GREGORY E. ANDERSON
COLORADO PROFESSIONAL ENGINEER
REGISTRATION NO. 35736

ALPINE LAND CONSULTING, LLC
P.O. BOX 234
RICO, COLORADO 81532
970-758-0326
GREGG@ALPINELANDCONSULTING.COM

LOT 5 MOUNTAIN VILLAGE

DRB DRAINAGE PLAN

CLIENT:

SILVERTIP INVESTMENTS LLC
12222 CALICO FALLS LANE
HOUSTON, TX 77061

DATE: JUNE 13, 2016

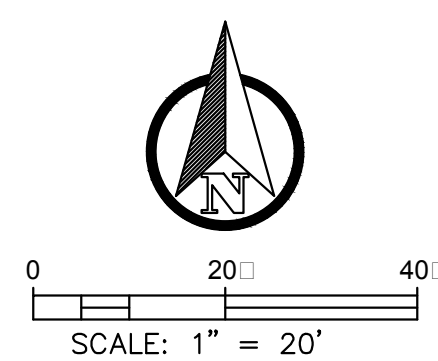
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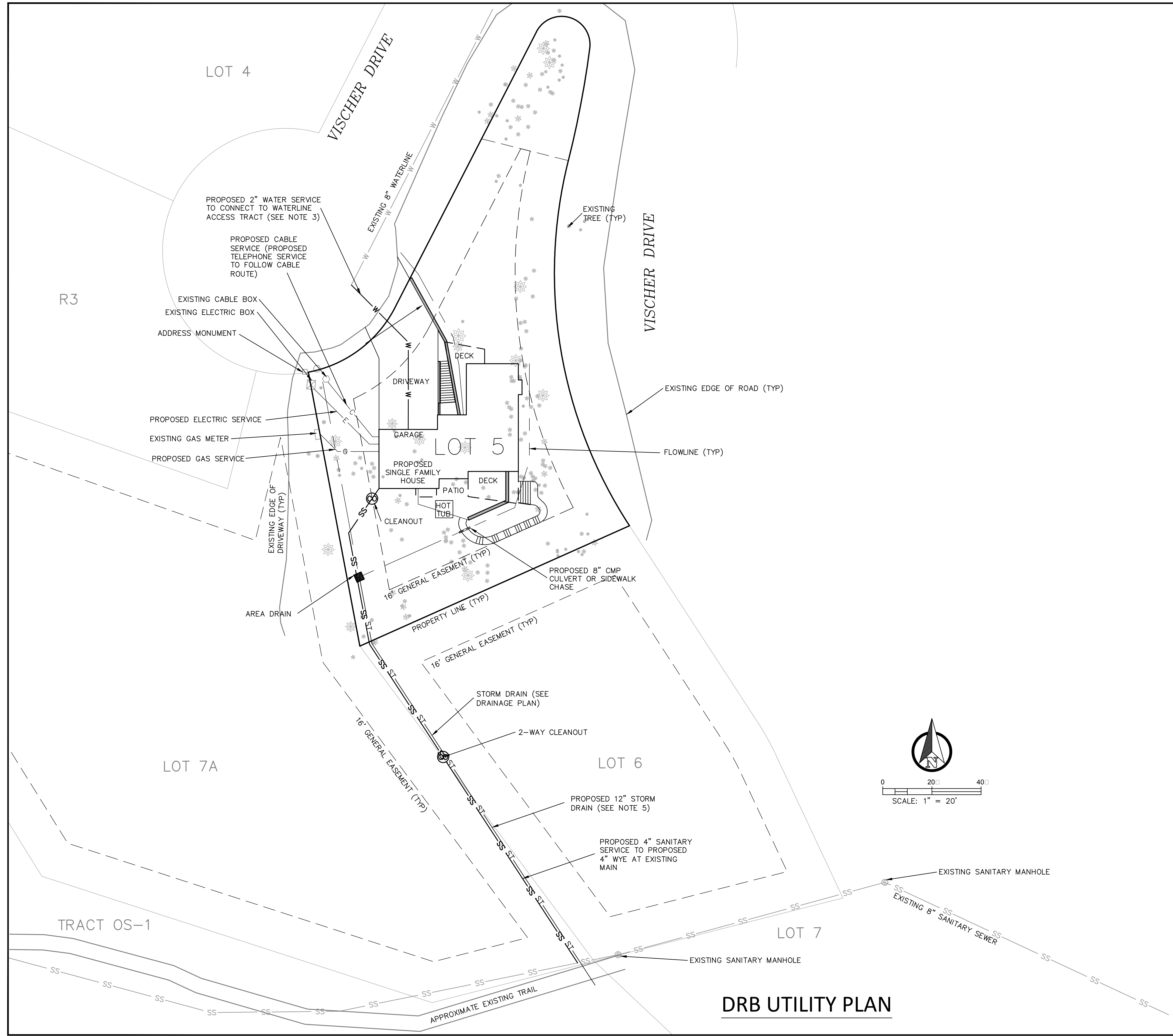
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DRB DRAINAGE AND EROSION CONTROL PLAN



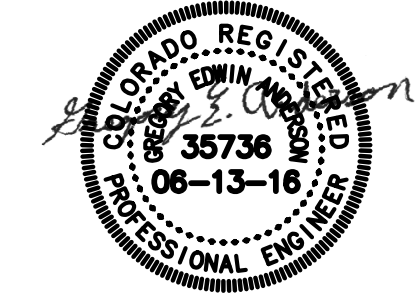
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4. IN ALL CASES, SANITARY SEWER AND WATER LINES MUST MAINTAIN A MINIMUM OF 10' SEPARATION

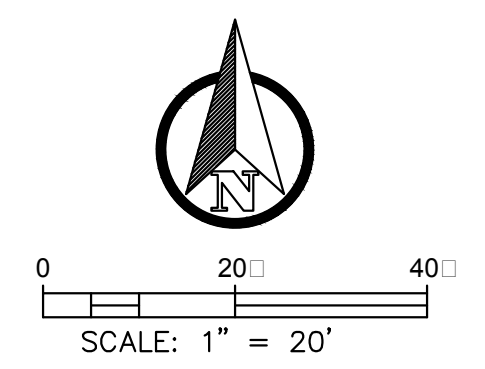
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GREGORY E. ANDERSON
COLORADO PROFESSIONAL ENGINEER
REGISTRATION NO. 35736



ALPINE LAND CONSULTING, LLC
P.O. BOX 234
RICO, COLORADO 81532
970-708-0326
GREGG@ALPINELANDCONSULTING.COM

LOT 5 MOUNTAIN VILLAGE

DRB UTILITY PLAN

CLIENT:

SILVERTIP INVESTMENTS LLC
12222 CALICO FALLS LANE
HOUSTON, TX 77041

DATE: JUNE 13, 2016

PROJECT #: 2016013

PROJECT MANAGER: GEA
DRAWN BY: ADM

SHEET #:

C3

NO.	REVISIONS	DATE

DRB UTILITY PLAN

Jane Marinoff

From: Anton Benitez <anton@tmvoa.org>
Sent: Friday, July 15, 2016 1:05 PM
To: CBL
Cc: Glen Van Nimwegen; Jane Marinoff
Subject: RE: Lot 5 on Vischer DRB plans

Chris,

Hope you are well. As to your question below, this is a something that is best addressed by the Town Planner. By way of cc, Glen or someone from his department will be able to provide details as it relates to the codes on exterior lighting.

Thanks,
Anton

From: CBL [mailto:laukenmann@gmail.com]
Sent: Monday, July 11, 2016 12:06 PM
To: Anton Benitez <anton@tmvoa.org>
Subject: Fwd: Lot 5 on Vischer DRB plans

Hi Anton, can you give us some insight on the exterior lighting here please. Looks like a lot of lights that may impact several of the Pine Meadows Units across the street. All exterior lights should be "down lighting" and not area or flood lights. They should all be shielded beyond a limited reasonable down lit area and not lateral.

Thanks Anton,

On behalf of the Pine Meadows HOA, as Chair,

Chris Laukenmann

----- Forwarded message -----

From: **ostoreylaw** <ostoreylaw@gmail.com>
Date: Mon, Jul 11, 2016 at 10:22 AM
Subject: Re: Lot 5 on Vischer DRB plans
To: CBL <laukenmann@gmail.com>
Cc: Ken Sherlock <sherlockken@gmail.com>, Karen Dunivan <karendunivanmmm@yahoo.com>, Cindi Coester <barrkley@comcast.net>, Kerry Dunivan <kdunivan03@yahoo.com>

Chris. Can you call planner with your questions. I think you know more about this stuff than anyone. I will not be here for hearing.

Bud [479 856 3114](tel:4798563114)

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it does not appear that they are consistently of the "downlighting" variety. We should ping DRB on this issue.

<https://townofmountainvillage.com/media/Lot-5-Design-Review-Process-Application-for-new-Single-Family-Home.pdf>

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Concur. I don't believe crabapple is a native species at this elevation either.

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I am not in favor of replacing any aspens with fruit or other trees that will disrupt the continuity of our natural looking landscape.

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So Karen/Kerry. Let's respond as Follows: We are not clear on what you propose. We assume though that the Aspen trees you want to remove are two of the grove of trees on our common area at the entrance to Pine Meadows. As such we need a detailed landscape plan as to: which trees you propose to remove, why you want to remove them and what/where/how many ornamental trees you wish to replace them with (there is already an objection to crab apple trees). We are concerned that your proposal could set a precedent for other owners to begin cutting aspens and planting ornamental trees of their choice in our common area. If your concern is that these trees limit your view, our preference would be that you propose a plan to simply prune these trees.

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On Jun 29, 2016, at 5:17 PM, Karen Dunivan
<karendunivanmmm@yahoo.com> wrote:

I will forward all your questions
to the sub-contractor.

***Karen Dunivan
Mountain Mansion
Management, LLC***

On Wednesday, June 29, 2016 3:58
PM, CBL <laukenmann@gmail.com>
wrote:

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remove the aspen trees? Are
they on HOA space or the
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TOMV in this request? Are
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dropping fruit, far beyond the
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and pick up all those
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On Wed, Jun 29, 2016 at 12:25
PM, Karen Dunivan
<karendunivanmmm@yahoo.com
> wrote:

Dear Board,
We have been contacted by
Alpine Arborist, a sub-contractor
for Unit 131, requesting
permission to remove 2 aspens
and replace with ornamental
trees such as crab apple trees.
Alpine Arborist has submitted a
request to the TOMV (Town of
Mountain Village) to remove the
aspen trees. He is requesting
permission from the HOA as
well. Please let me know if the
HOA will give the owner of Unit

131 permission to replace these trees.

Respectfully,

***Karen Dunivan
Mountain Mansion
Management, LLC***

Jane Marinoff

From: CBL <laukenmann@gmail.com>
Sent: Thursday, July 28, 2016 9:24 AM
To: Anton Benitez
Cc: Glen Van Nimwegen; Jane Marinoff
Subject: Re: Lot 5 on Vischer DRB plans

I spoke with Mr. Wesson a while back, and he was to assure us with an email summary of our discussion on the subject, yet I have not received any response. I have followed up with him gently by email reminder, but still have no response, so there is no choice but to object given the fast approaching date for review.

On Thu, Jul 28, 2016 at 8:16 AM, Anton Benitez <anton@tmvoa.org> wrote:

Chris,

I've attached the emails that Glen and Dave with the Town of Mountain Village Planning department sent you earlier this month. Did you not receive them?

If you would like to discuss with me, please feel free to call my cell phone today or anytime.

Anton

[970-708-4414](tel:970-708-4414)

From: CBL [mailto:laukenmann@gmail.com]
Sent: Wednesday, July 27, 2016 11:27 PM
To: Anton Benitez <anton@tmvoa.org>
Cc: Glen Van Nimwegen <GVanNimwegen@mtnvillage.org>; Jane Marinoff <JMarinoff@mtnvillage.org>
Subject: Re: Lot 5 on Vischer DRB plans

I have not received a written response, as was promised, to date. I have sent a reminder, no response. We here at the Pine Meadows HOA accordingly vehemently object to each and every aspect of the project on Lot 5, for the record. Thank you.

On Fri, Jul 15, 2016 at 12:04 PM, Anton Benitez <anton@tmvoa.org> wrote:

Chris,

Hope you are well. As to your question below, this is a something that is best addressed by the Town Planner. By way of cc, Glen or someone from his department will be able to provide details as it relates to the codes on exterior lighting.

Thanks,

Anton

From: CBL [mailto:laukenmann@gmail.com]
Sent: Monday, July 11, 2016 12:06 PM
To: Anton Benitez <anton@tmvoa.org>
Subject: Fwd: Lot 5 on Vischer DRB plans

Hi Anton, can you give us some insight on the exterior lighting here please. Looks like a lot of lights that may impact several of the Pine Meadows Units across the street. All exterior lights should be "down lighting" and not area or flood lights. They should all be shielded beyond a limited reasonable down lit area and not lateral.

Thanks Anton,

On behalf of the Pine Meadows HOA, as Chair,

Chris Laukenmann

----- Forwarded message -----

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Date: Mon, Jul 11, 2016 at 10:22 AM
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To: CBL <laukenmann@gmail.com>
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Management, LLC***

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Respectfully,

Karen Dunivan

***Mountain Mansion
Management, LLC***

----- Forwarded message -----

From: Dave Bangert <DBangert@mtnvillage.org>

To: Anton Benitez <anton@tmvoa.org>

Cc: "laukenmann@gmail.com" <laukenmann@gmail.com>, Glen Van Nimwegen

<GVanNimwegen@mtnvillage.org>

Date: Thu, 28 Jul 2016 14:32:42 +0000

Subject: FW: Lot 5 lighting

This response was originally sent on July 18, 2016. Let me know if you have any questions.

Dave Bangert

Senior Planner/Forester

Town of Mountain Village

455 Mountain Village Blvd, Suite A

Mountain Village, CO 81435

O :: [970.369.8203](tel:970.369.8203)

C :: [970.417.1789](tel:970.417.1789)

F :: [970.728.4342](tel:970.728.4342)

From: Dave Bangert

Sent: Monday, July 18, 2016 12:54 PM

To: 'laukenmann@gmail.com'

Cc: Anton Benitez (anton@TMVOA.ORG) (anton@TMVOA.ORG); Glen Van Nimwegen

Subject: Lot 5 lighting

Anton,

Here the section of my DRB staff memo for Lot 5 regarding the exterior lighting;

17.5.12 LIGHTING REGULATIONS

The proposed lighting plan includes seven (7) sconces, five (5) recessed cans and thirteen (13) steep lights. 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.

If the Meadows HOA has issues with the proposed development of Lot 5 they should plan on attending the Design Review Board meeting on August 4, 2016 at 10am, Mountain Village conference room.

Dave Bangert

Senior Planner/Forester

Town of Mountain Village

455 Mountain Village Blvd, Suite A

Mountain Village, CO 81435

O :: [970.369.8203](tel:970.369.8203)

C :: [970.417.1789](tel:970.417.1789)

F :: [970.728.4342](tel:970.728.4342)

----- Forwarded message -----

From: Glen Van Nimwegen <GVanNimwegen@mtnvillage.org>

To: "laukenmann@gmail.com" <laukenmann@gmail.com>

Cc: Anton Benitez <anton@tmvoa.org>, Dave Bangert <DBangert@mtnvillage.org>

Date: Mon, 18 Jul 2016 18:52:01 +0000

Subject: Exterior Lighting at Lot 5

Hi Chris: I got your email. Our code requirements for exterior lighting can be found on page 499 here <https://townofmountainvillage.com/media/Municipal-Code-of-the-Town-of-Mountain-Village.pdf>

You are right, flood lights are not required and all fixtures must be shielded so the source is not visible. We have done a cursory review of the proposal for Lot 5 and have found it meeting the standards as it only includes some step lighting and a few wall sconces at the entry. However, I know the architect would like to know the concerns of any neighbors and you can contact Jack Wesson at [970-728-9755](tel:970-728-9755) or jack@wessonarch.com

Glen Van Nimwegen, AICP

Director of Planning and Development Services

[970-369-8250](tel:970-369-8250)





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

TO: Design Review Board

FROM: Glen Van Nimwegen, Director

FOR: Meeting of September 1, 2016

DATE: August 25, 2016

RE: Review and approval of a new single-family dwelling on Lot 165R, Unit 12 at the Cortina Land Condominiums, 220 Cortina Drive

PROJECT GEOGRAPHY

Legal Description: Lot 165R, Unit 12 at the Cortina Land Condominiums

Address: 220 Cortina Drive

Applicant/Agent: Sean Hakes, Wildcatter Investments

Architect: BOKA Powell, Dallas, TX

Owner: Wildcatter Cortina Development, LLC

Zoning: Multi-Family

Existing Use: Vacant Lot

Proposed Use: Single-Family

Lot Size: 9,000 square feet

Adjacent Land Uses:

- **North:** Vacant
- **South:** Vacant
- **East:** Vacant
- **West:** Open Space

ATTACHMENTS

- Exhibit A: Location Map
- Exhibit B: Development Narrative
- Exhibit C: Cortina Plan Set
- Exhibit D: Color Rendering of Landscape
- Exhibit E: E-mail re: ski access
- Exhibit F: E-mail from TFD

PROJECT SUMMARY

CDC Provision	Requirement	Proposed
Maximum Building Height	48' maximum	34' - 8.5"
Maximum Avg Building Height	48'	23' - 3"
Maximum Lot Coverage	65% maximum	33%

CDC Provision	Requirement	Proposed
Easement / Setbacks		
North	16' setback from lot line	16'
South	10' setback from lot line	10'
East	16' setback from lot line	16'
West	16' setback from lot line	16'
Roof Pitch		
Primary	6:12 to 12:12	6:12
Secondary	4:12 unless specific approval	3:12
Exterior Material		
Stone	35%	35%
Wood	25%	26%
Windows/Doors	40% maximum for windows	25%
Metal Accents	Specific Approval	14%
Parking	2 enclosed and 2 non-tandem	2 enclosed and 2 exterior

BACKGROUND

The applicant presented the plans to the Design Review Board at a conceptual work session on August 4, 2016. The Board had the following comments/issues about the proposed project:

- The chimney should not be considered at the front of the home;
- Principal view for the site is of Palmyra and the percent of glazing should take that into account;
- Address potential of ice damming and shedding over front entrance;
- The concern with two curb cuts is it limits the amount of landscaping adjacent to the street;
- The roof forms create a cohesive design; and
- Protect the wood sided wall behind the valley created by the roof forms on the north side of the east elevation.

ANALYSIS

Site

The proposed home fills the building envelope that is created by a front setback, and three Pedestrian Skier Access Easements. The building site has 23 feet of fall from a small knoll in the north corner, to the south corner. There is a smattering of aspen trees of various sizes on the lot.

The lot does not have general easements, but is encircled by access and building setbacks described above. Section 17.3.14 (K) states that when a proposed development is approved that is five (5) feet or less from other setbacks or a lot line, the review authority approval shall include a condition that a land survey shall be prepared by a Colorado surveyor to ensure there are no above-grade or below-grade encroachments into the general easement setback. Most of the proposed home is directly on the setback lines.

The CDC allows only one curb cut for a driveway accessing a lot from the main road. A circular drive is proposed creating two curb cuts for the lot. This may be permitted with specific approval from the Board in consultation with the Public Works Department. The Public Works Department did not object to the curb cuts. However, during the work session the Board raised concerns that the curb cuts reduce the amount of landscaping that buffers the home from the

street. For a similar request for Unit 14, the Board found the dual curb cuts acceptable because it allowed the residents to maneuver on-site and enter Cortina Drive frontwards versus backing into the roadway. The applicant has attempted to blend the concrete with the landscape by providing additional plant material in the island and using stained and scored concrete.

Telluride Fire District representatives are asking that the driveway be a minimum width of 16 feet, including shoulders. Typically shoulders are two feet on both sides of a 12 foot wide driveway. This will reduce the size of the landscape island as it is currently shown.

We have received an email from Telluride Ski and Golf to remind the applicant that direct access to the adjoining ski run requires their approval. The applicant has stated they will not be requesting direct ski access from the lot, as the Cortina development already has dedicated ski in and out easements in place.

Roof Forms and Pitches

Staff identifies the primary roof as the tallest gable over the north 1/3 of the home. The pitch of the primary roof is at 6:12 which is within the standards of 6:12 to 12:12. The secondary shed roofs have a pitch of only 3:12 where 4:12 is required.

During the study session the Board raised a couple of concerns about the roof. First, it was raised that ice would form adjacent to the horizontal wood siding in the valley that is formed by the intersection of the gable and shed sections of roof on the west side of the front elevation. The applicant has provided a metal cricket to shed snow and ice from the valley. To protect the front entrance from ice shedding from the large roof above the entrance, the applicant has added a gutter with heat tape, an additional snow guard, and is proposing to add a snowmelt system to a portion of this roof. This will solve the problem, but the applicant should be aware of Mountain Village's penalties on exterior heating systems.

The roof form itself meets many of the design objectives of the CDC:

- Roof forms shall be simple in design to the extent practicable.
- 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 forms.
- The DRB may require long 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, or to ensure the building design is following the topography of the site.
- Roof ridgelines shall, where practicable, step with the topography of the site following the stepped foundation.

Section 17.5.6(D) paragraph five states chimneys should be at the rear or sides of structures, not directly viewable from the public access way. There is a chimney on the east end of the north elevation, which is at the entry to the home. Staff believes the mass of the chimney helps balance the height and mass of the west half of the elevation. During the study session the Board made statements that this should not be considered a variation as the chimney is not the central focus of the front elevation.

Windows

The total fenestration for the proposed home is 25% when 40% is allowed. Staff believes the primary views are to the south, east and the ski run to the west. These are the elevations with the largest percentage of glass. No windows exceed the standard of being over 40 square feet.

Materials

The stone percentage was raised to meet the CDC standard of 35%. The majority of the stone is on the East elevation which is the principal pedestrian view. Fourteen percent of the material is the accent material of steel. The wood material is eight inch wide horizontal siding. The roofing material is standing seam metal as well as the fascia and gutters. The deck and terrace railings are metal and cable.

Exterior Lighting

Two gooseneck type downlights are provided over the two garage doors. The cut sheets do not identify these as LED lights. Wall sconces are positioned at the entrances to balcony areas. Again, the cut sheets for these fixtures do not identify them as LED. The front entry is lighted by a soffit fixture and wall light that are LED. Step lights are on the list of exterior lights, but a location is not identified on the plans. This fixture would be appropriate at the stone entry way.

Landscaping

The proposed design maintains the existing aspens on the south and north. Aspen, Fir and Spruce trees are being added to the street frontage. The new Aspens must be three inch caliper diameter at breast height.

Construction Mitigation

Space is limited on Cortina Drive. However, the applicant will be able to stage construction mostly on-site. Construction time should be shortened by their use of pre-constructed modules that will be placed quickly by a crane that will be located in the front setback. Some construction parking will occur in the street and on other lots owned by the developer.

Proposed Variations and/or Special Approvals

- A survey shall be provided to verify structure is within the setbacks.
- Special approval of the circular drive and two curb cuts on Cortina Drive.
- A variation to the required roof pitch is requested for the secondary roofs to 3:12 where 4:12 is required.
- A chimney is on the front façade viewable from the public access way.

RECOMMENDATION

Staff recommends approval of the project with the proposed variations and specific approvals contained herein and subject to the following conditions:

1. Driveway to be a minimum of sixteen feet wide including shoulders.
2. The residence shall have a monitored fire sprinkler system.
3. If an address monument is to be used plans must be approved by Telluride Fire District.
4. The applicant 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.
5. Prior to the issuance of a development permit, the applicant shall field verify all utilities and submit a revised utility plan to the public works director identifying the location of utilities and connection points.

Agenda Item # 4

6. Any area of external snow melt over 1,000 square feet shall be offset by renewable energy systems or other methods as defined in the Mountain Village Smart Building Program.
7. All exterior light fixtures shall be LED.
8. Aspen trees shall have a three inch caliper diameter at breast height (dbh).

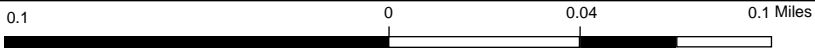


Legend

- Parcel Boundaries
- County Boundaries

Map Generated
7/29/16 3:35 PM

Notes



1:2,731

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
www.sanmiguelcountyco.gov

August 24th, 2016
Wildcatter Cortina Development, LLC
8214 Westchester Drive.
Suite 850
Dallas, TX 75225

Subject: The Cortina 12 Residence Narrative

Possessing much of the character currently embodied in the Cortina subdivision and deriving a rustic ambiance with accent materials and detail drawn from the region's historic mining era, the design of the Cortina 12 home tastefully collaborates expressions of its environment with structural modernity. The home's focal point of view spans across the Sundance Ski Run capturing spectacular views of the surrounding mountain ranges; the San Sophia Ridge, Mount Wilson, Palmyra Peak and the La Salles.

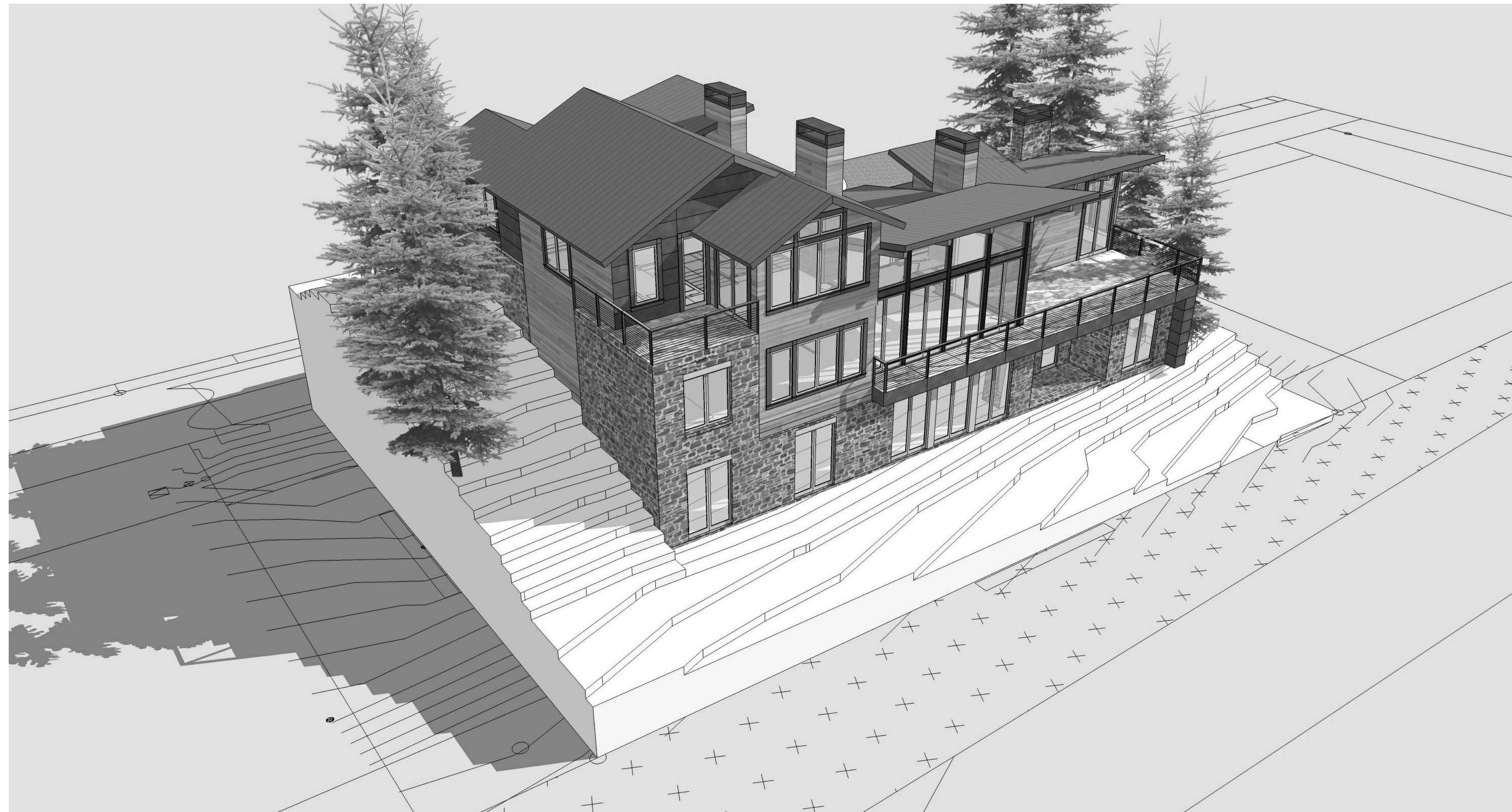
The base of the home is demonstrably all stone veneer, updated to reflect the current elevations, with a cast stone lintel above the doorways evoking a traditional door portal. The mixture of materials complementing the stone veneer include a rusty metal standing seam roof, rusty and flat grey metal panel siding and stained/weathered wood siding. This material uses linear patterns as a contemporary overlay. We have added a base to the siding so it will not come in as much contact with snow. The stained concrete snow-melted terraces and metal/cabing railings reinforce the clean contemporary lines of the design. The garage doors will be metal panels, while the windows and exterior doors throughout the home are aluminum clad wood. All the windows are within the requirement of being less than or equal to 40sf.

The roofs are standing seam metal material and we added both crickets to help with ice dams and snowmelt to a portion of the roof to help with ice and snowmelt concerns voiced in our work session last month. In accordance with the CDC regulations, the main roof pitch is at a 6:12 and is in a gabled design. We are requesting variations on the secondary roof pitches, as they are 3:12 opposed to the 4:12 specification. The home is within the allowable height limitations, which can be seen on the plan elevations included in this package. Though tastefully positioned, we are requesting a variation on the positioning of the chimney's that are oriented towards the front façade and can be viewed from the primary access way.

We are showing a new landscaping 3D example of the front yard along with renderings to clearly display the plan. The landscaping around the Cortina 12 home focuses on screening from the driveway, which though not without effort to design a truly functional single curb cut, contains two curb cuts and a car court; very similar to the house on Cortina Drive Lot 14. New plant material creates a bosque to enhance and continue the native palette along the street frontage. The landscape design blends the existing Aspen trees on the site with a mixture of White Fir and Bristlecone Pine. To compliment the ambiance of the entryway, native grasses, Aspens and Spruces are congregated in the designated landscaped area denoted on the plans.

Thank you for your time and consideration of The Cortina 12 Residence.
Sincerely,

Sean M. Hakes
Manager
Wildcatter Cortina Development, LLC



SHEET LIST

SHEET NUMBER	SHEET NAME	DRB SUBMITTAL 07.22.2016
SURVEY		
TS	TOPOGRAPHIC SURVEY	•
CIVIL		
C1	GRADING AND DRAINAGE PLAN AND UTILITY PLAN	•
C2	DRIVEWAY PLAN AND PROFILE	•
LANDSCAPE		
L1.00	LANDSCAPE PLAN	•
ARCHITECTURE		
A0.00	SHEET INDEX/INFORMATION SHEET	•
A1.00	BUILDING/ROOF HEIGHTS	•
A1.01	CONSTRUCTION MITIGATION PLAN	•
A2.01	PLAN - LOWER LEVEL	•
A2.02	PLAN - MAIN LEVEL	•
A2.03	PLAN - UPPER LEVEL	•
A2.04	ROOF PLAN	•
A3.10	DOOR/WINDOW TYPES & DETAILS	•
A4.00	EXTERIOR ELEVATIONS	•
A4.01	EXTERIOR ELEVATIONS	•
A4.02	ELEVATION MATERIAL CALCULATIONS	•
A4.03	ELEVATION HEIGHTS	•
A4.04	MATERIALS	•
EL2.01	EXTERIOR LIGHTING PLAN - LOWER LEVEL	•
EL2.02	EXTERIOR LIGHTING PLAN - MAIN LEVEL	•
EL2.03	EXTERIOR LIGHTING PLAN - UPPER LEVEL	•

BUILDING CODE SUMMARY

APPLICABLE CODES:
2012 INTERNATIONAL RESIDENTIAL CODE

OCCUPANCY CLASSIFICATION:
R

CONSTRUCTION TYPE:
VA

TOTAL SQUARE FOOTAGE CALCULATIONS:

LOWER LEVEL	MAIN LEVEL
CONDITIONED SPACE: 2,183 SF	CONDITIONED SPACE: 1,857 SF
TERRACE/BALCONY: 90 SF	TERRACE/BALCONY: 523 SF
	GARAGE: 589 SF
UPPER LEVEL	
CONDITIONED SPACE: 1,004 SF	
TERRACE/BALCONY: 300 SF	

TOTAL SF CALCULATIONS

CONDITIONED SPACE:	5,044 SF
TERRACE/BALCONY:	913 SF
GARAGE:	589 SF
TOTAL SF:	6,546 SF

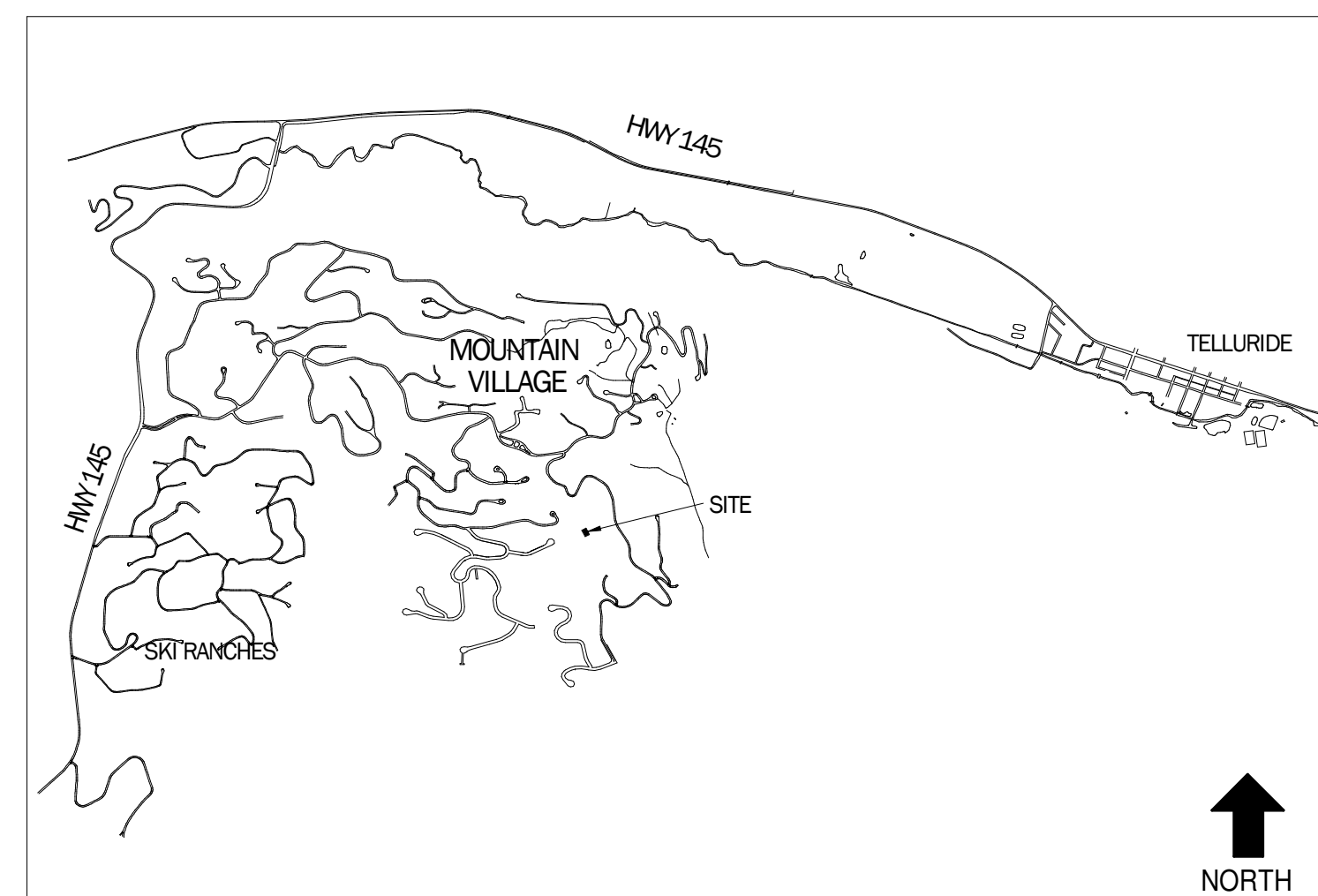
PROPERTY DESCRIPTION:

UNIT 12, THE CORTINA LAND CONDOMINIUMS, ACCORDING TO THE CONDOMINIUM DECLARATION RECORDED NOVEMBER 30, 2004 UNDER RECEPTION NO. 370697 AND THE FIRST AMENDMENT THERETO RECORDED NOVEMBER 14, 2006 UNDER RECEPTION NO. 388352 AND THE SECOND AMENDMENT THERETO RECORDED JANUARY 19, 2007 UNDER RECEPTION NO. 389686 AND ACCORDING TO THE CONDOMINIUM MAP RECORDED NOVEMBER 30, 2004 IN PLAT BOOK 1 AT PAGE 3400 AND THE FIRST AMENDMENT TO THE MAP OF CORTINA CONDOMINIUMS RECORDED JANUARY 19, 2007 IN PLAT BOOK 1 AT PAGE 3803, AND THE SECOND AMENDMENT TO THE MAP OF THE CORTINA LAND CONDOMINIUMS RECORDED AUGUST 22, 2014 IN PLAT BOOK 1 AT PAGE 4661

COUNTY OF SAN MIGUEL,
STATE OF COLORADO.

CORTINA LOT 12

DRB SUBMITTAL 07.22.2016

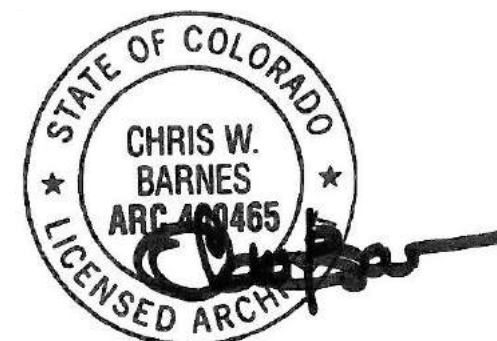


LOCATION MAP
SCALE: NTS



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DALLAS, TX 75225

project
CORTINA LOT 12

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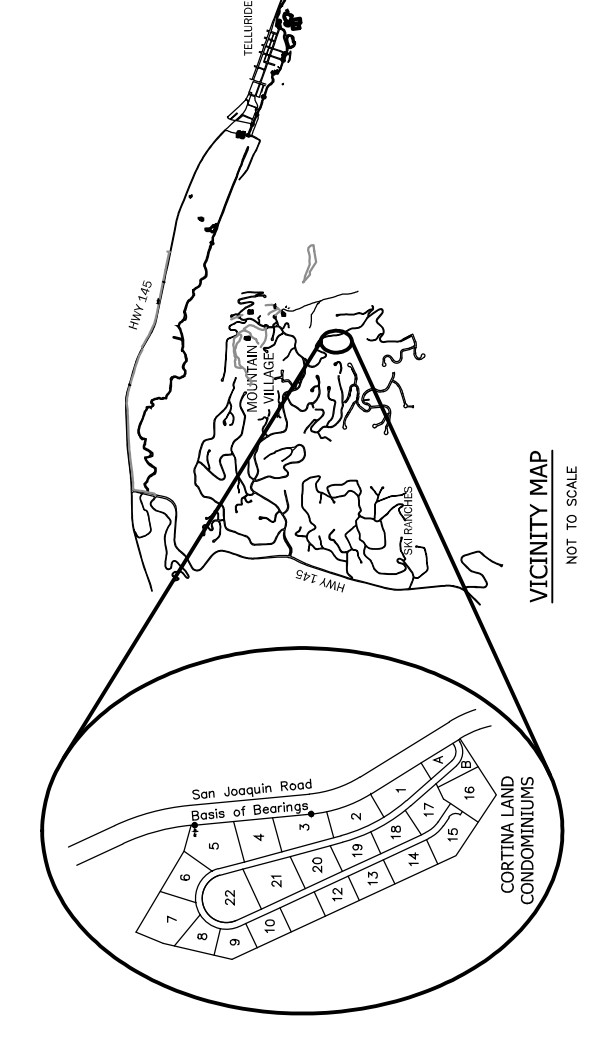
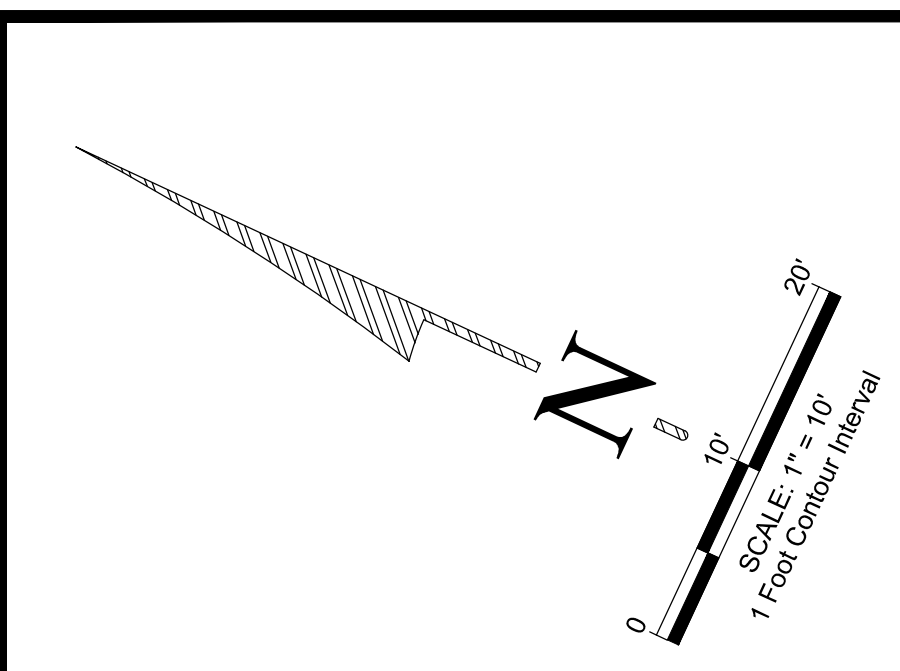
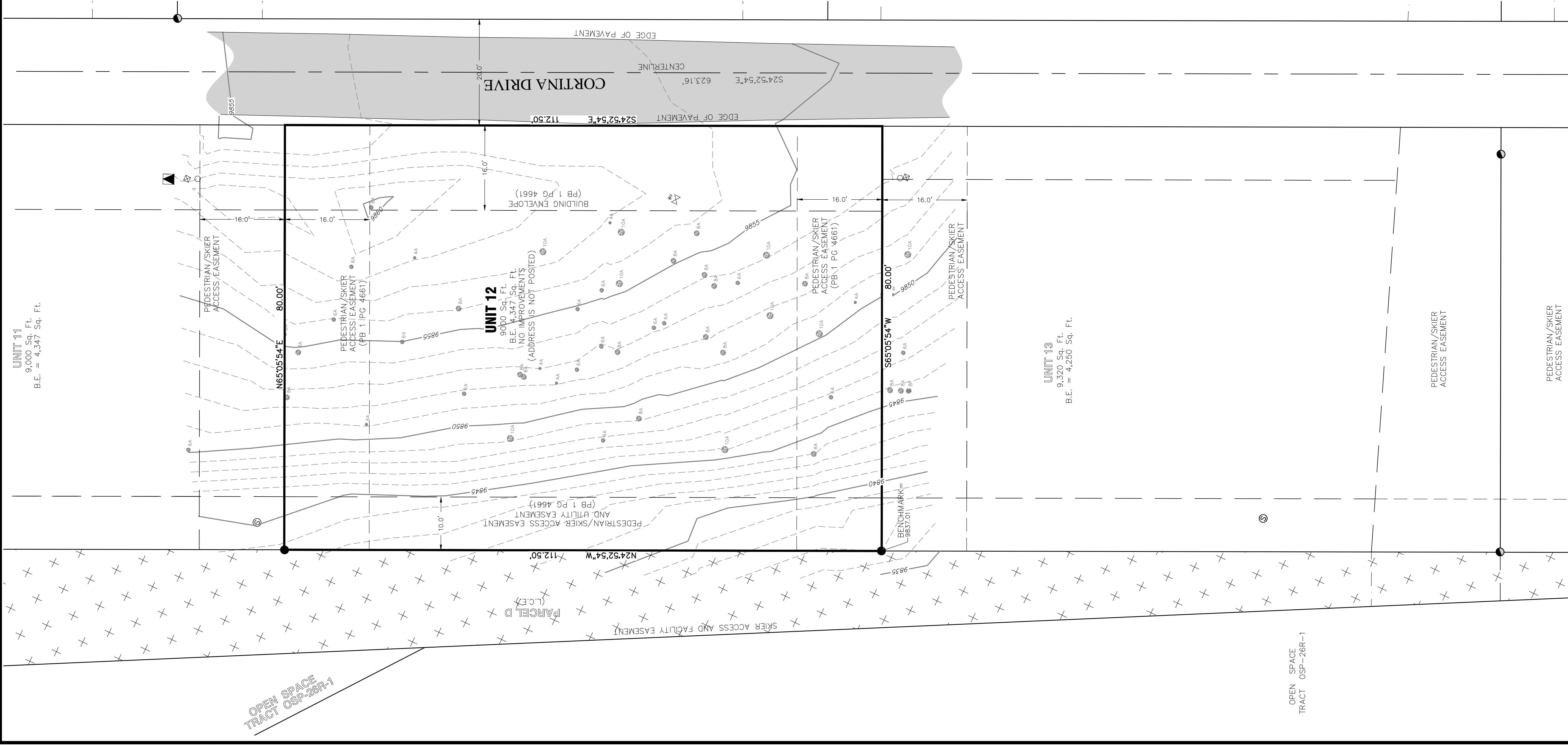
title
SHEET INDEX/INFORMATION SHEET

project number 16069.100

date 07.22.2016

sheet

A0.00



- LEGEND**
- FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP, LS 34577
 - ▲ TELEPHONE PEDESTAL
 - ▲ ELECTRIC TRANSFORMER
 - CABLE PEDESTAL
 - W WATER VALVE
 - ⊙ SANITARY SEWER MANHOLE
 - ⊙ #A 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:**
- According to Flood Insurance Rate Map: 08113C0286 C, map revised September 20, 1988, this parcel lies within Zone X (Areas determined to be outside the 500-year flood plain).
 - Vertical datum is based on the original 2007 topography for Cortina. Site benchmark is the found Southwest Corner of Unit 12, having an elevation of 9837.01 feet, as depicted.
 - Fieldwork was performed September 30, 2015.
 - Lineal Units U.S. Survey Feet

PROPERTY DESCRIPTION:
UNIT 12, THE CORTINA LAND CONDOMINIUMS, ACCORDING TO THE CONDOMINIUM DECLARATION RECORDED NOVEMBER 30, 2004 UNDER RECEPTION NO. 370697 AND THE FIRST AMENDMENT THERE TO RECORDED NOVEMBER 14, 2006 UNDER RECEPTION NO. 388552 AND THE SECOND AMENDMENT THERE TO RECORDED JANUARY 19, 2007 UNDER RECEPTION NO. 389566 AND ACCORDING TO THE CONDOMINIUM MAP RECORDED JANUARY 19, 2007 UNDER RECEPTION NO. 389566 AND THE FIRST AMENDMENT TO THE MAP OF CORTINA LAND CONDOMINIUMS RECORDED JANUARY 19, 2007 IN PLAT BOOK 1 AT PAGE 3803, AND THE SECOND AMENDMENT TO THE MAP OF THE CORTINA LAND CONDOMINIUMS RECORDED AUGUST 22, 2014 IN PLAT BOOK 1 AT PAGE 4461

County of San Miguel,
State of Colorado.

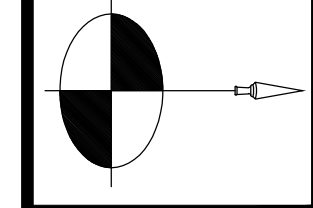
SURVEYOR'S CERTIFICATE:
I, Christopher R. Kennedy, being a Colorado Licensed Land Surveyor, do hereby certify that this Topographic Survey of Unit 12, The Cortina Land Condominiums was made by me and under my direct supervision, responsibility, and checking. This Topographic Survey does not constitute 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
08/31/2015

**TOPOGRAPHIC SURVEY UNIT 12, THE CORTINA
LAND CONDOMINIUMS, MOUNTAIN VILLAGE**

**SAN JUAN SURVEYING
SURVEYING * PLANNING**
102 SOCIETY DRIVE TELLURIDE, CO. 81435
(970) 728-1128 (970) 728-9202 fax
office@sanjuansurveying.net



DATE: 8/31/2015
JOB: 04028
DRAWN BY: CRK
CHECKED BY: ADM
REVISION DATES:
SHEET: 1 OF 1

GENERAL NOTES

- ALL TREES AND SHRUBS SHALL BE FIELD LOCATED BY PROJECT LANDSCAPE ARCHITECT.
- ALL TREES AND SHRUBS SHALL BE BACKFILLED WITH A TOPSOIL/ORGANIC FERTILIZER 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 6" DEPTH AND AMENDED WITH TOPSOIL AND ORGANIC FERTILIZER AT A 2:1 RATIO.
- SEE PLANTING DETAILS FOR ALL DECIDUOUS AND EVERGREEN TREES.
- MULCH ALL PERENNIAL BEDS WITH A PINE BARK SOIL CONDITIONER BY SOUTHWEST SOILS
- ALL PLANT MATERIAL TO MEET THE AMERICAN STANDARD FOR NURSERY STOCK.
- ALL PLANTED MATERIALS SHALL BE NON-NOXIOUS SPECIES AS SPECIFIED WITHIN THE ANNUAL CURRENT SAN MIGUEL COUNTY NOXIOUS WEED LIST

LANDSCAPE MAINTENANCE NOTES

- IRRIGATION SHALL BE TURNED ON BY JUNE 1ST OF EACH YEAR AND IRRIGATION SYSTEM WILL BE BLOWN OUT AND TURNED OFF BY NOVEMBER 1ST.
- PROPERTY SHALL BE MAINTAINED ANNUALLY WEED FREE OF ANY NOXIOUS WEEDS.
- ALL TREE TRUNKS SHALL BE WRAPPED DURING WINTER MONTHS TO PROTECT FROM VERMINE DAMAGE.
- EVERGREEN TREES SHALL BE PROTECTED FROM PORCUPINE WITH EITHER WIRE CAGE AT BASE OR STICKY REPELLENT APPLIED SEASONALLY.

REVEGETATION NOTES

- SUBSOIL SURFACES SHALL BE TILLED TO A 4" DEPTH ON NON FILL 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 10 DAYS) TO MINIMIZE EROSION AND WEEDS.
- AREAS WHICH HAVE BEEN COMPACTED OR 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 1.5 TONS PER ACRE FOR HAY OR 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 LBS. PER ACRE.

SPECIES PURE LIVE SEED PER ACRE

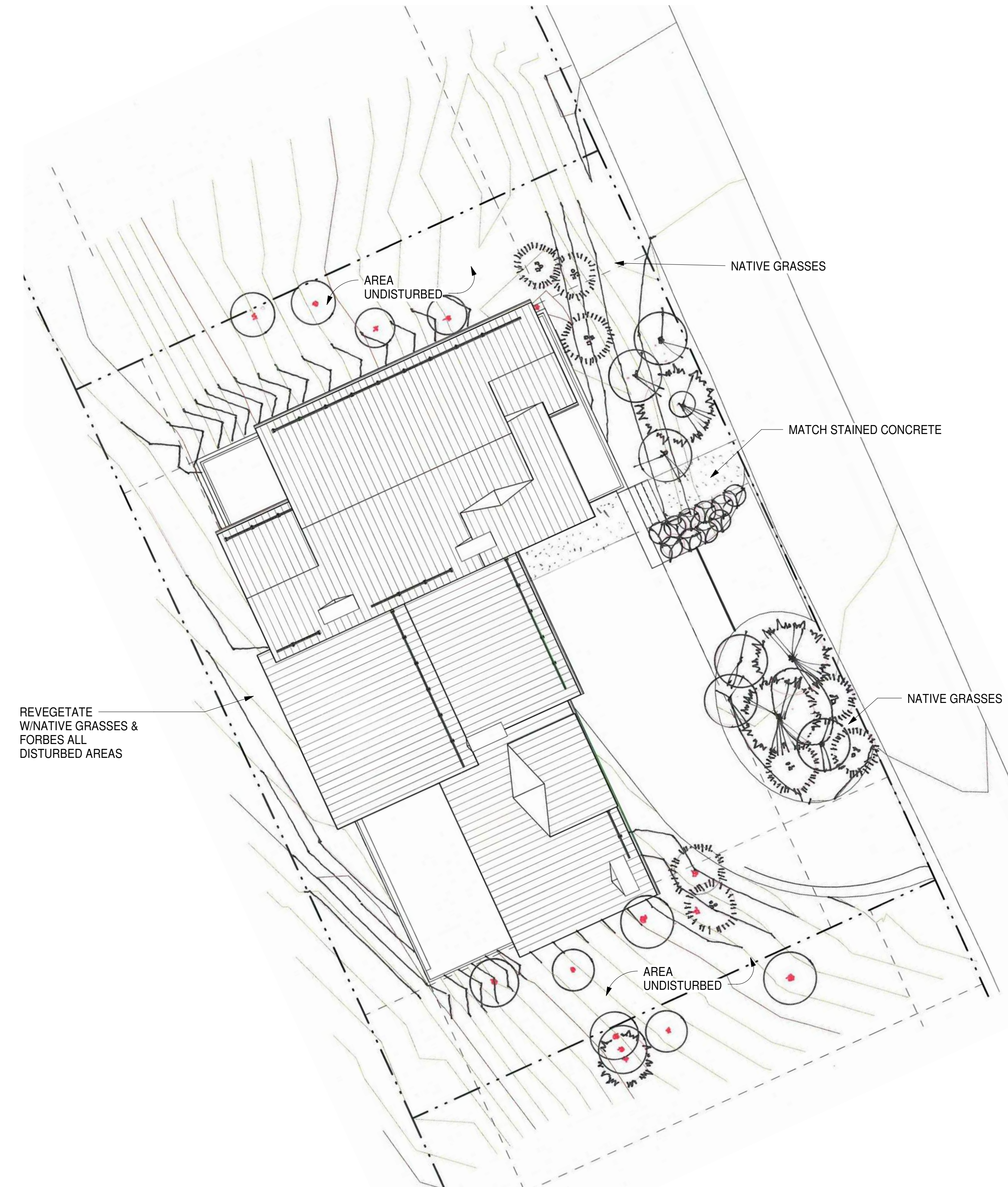
SPECIES	PURE LIVE SEED PER ACRE
WESTERN YARROW	5%
TALL FESCUE	10%
ARIZONA FESCUE	5%
HARD FESCUE	5%
CREEPING RED FESCUE	10%
ALPINE BLUEGRASS	15%
CANADA BLUEGRASS	10%
PERENNIAL RYEGRASS	15%
SLENDER WHEATGRASS	10%
MOUNTAIN BROME	15%
MOUNTAIN BROME (BROMAR)	10%

NOXIOUS WEEDS

- COMPLIANT WITH DESIGN REGULATION 9-109, ALL PLANTED MATERIALS SHALL BE NON-NOXIOUS SPECIES AS SPECIFIED WITHIN THE SAN MIGUEL COUNTY'S MOST CURRENT NOXIOUS WEED LIST.

PLANT SCHEDULE

COMMON NAME	BOTANICAL NAME	SIZE	QTY
POPULUS TREMULOIDES	QUAKING ASPEN	2.5" CAL.	6
PRUNUS VIRGINIANA MELANOCARPA	NATIVE CHOKECHERRY	#5	10
ABIES CONCOLOR	WHITE FIR	12'	1
PICEA PUNGENS	COLORADO SPRUCE	10' 12'	1 1
PINUS ARISTATA	BRISTLECONE PINE	4'	6
PERENNIALS	NATIVE SPECIES	1 GAL	130 SF
NATIVE GRASS SEED	SEE REVEGETATION NOTES		FIELD VERIFY
NATIVE WILDFLOWER SEED	SEE REVEGETATION NOTES		FIELD VERIFY



LEGEND

- EXISTING ASPEN
- PROPOSED ASPEN
- PROPOSED SPRUCE
- BRISTLECONE PINE
- WHITE FIR
- NATIVE CHOKECHERRY
- PERENNIALS



01 LANDSCAPE PLAN
SCALE: 1" = 10'-0"



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Arch: Chris W. Barnes Reg. No.: 400465

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project
CORTINA LOT 12

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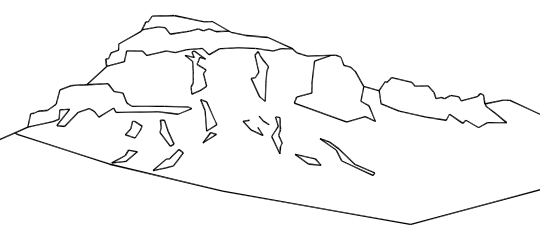
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LANDSCAPE PLAN

project number 16069.100

date 07.22.2016

sheet

L1.00

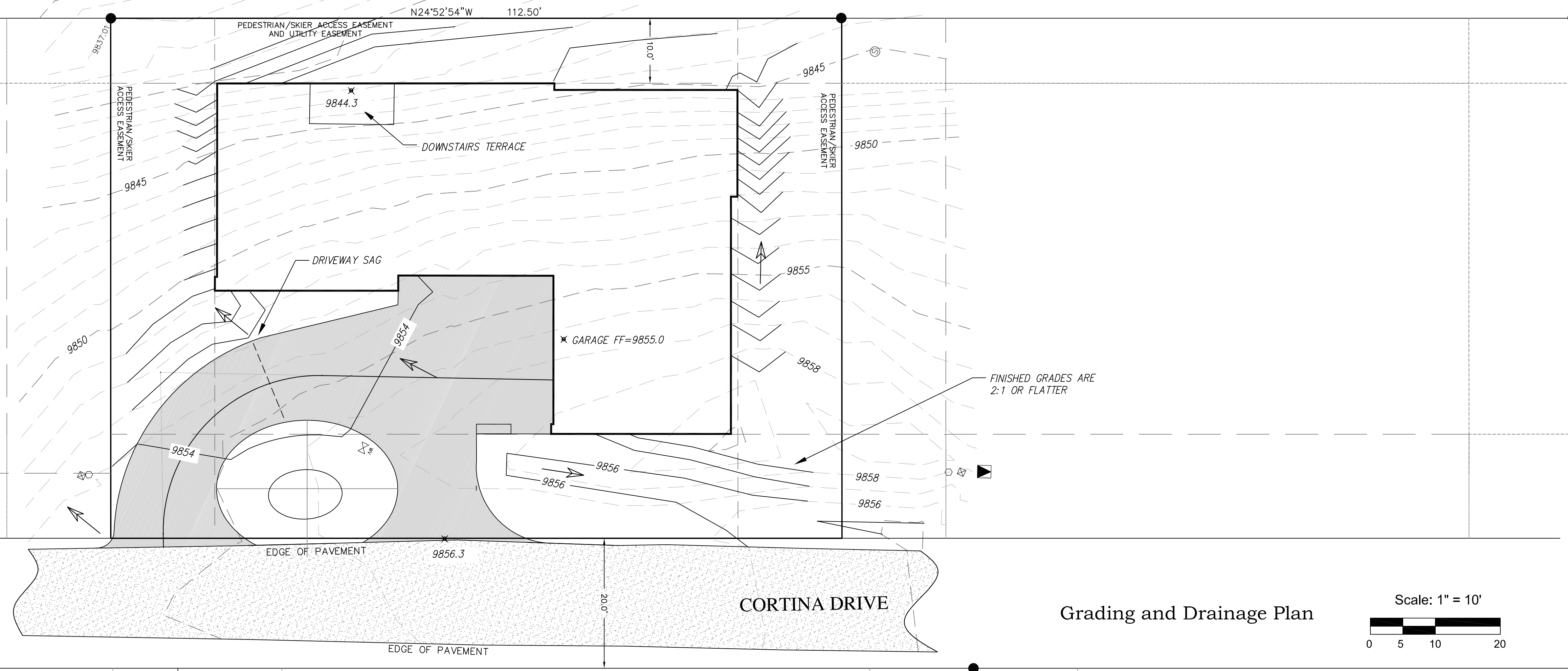


Uncompahgre
Engineering, LLC

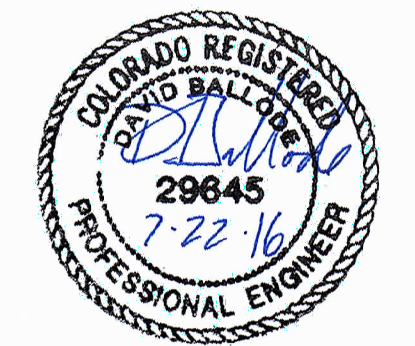
P.O. Box 3945
Telluride, CO 81435
970-729-0683

SUBMISSIONS:

DRB SUBMITTAL 2016-07-22

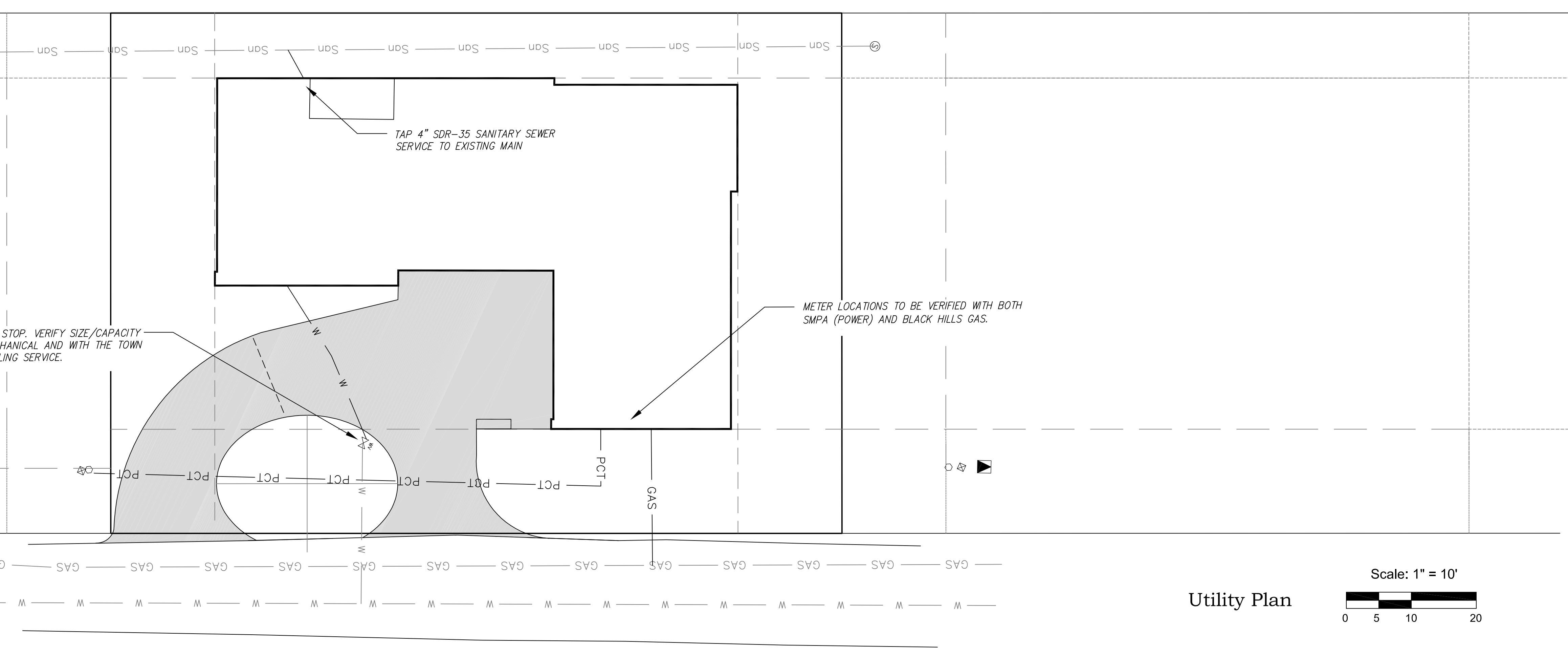


Lot 14, Cortina
Mtn. Village, CO

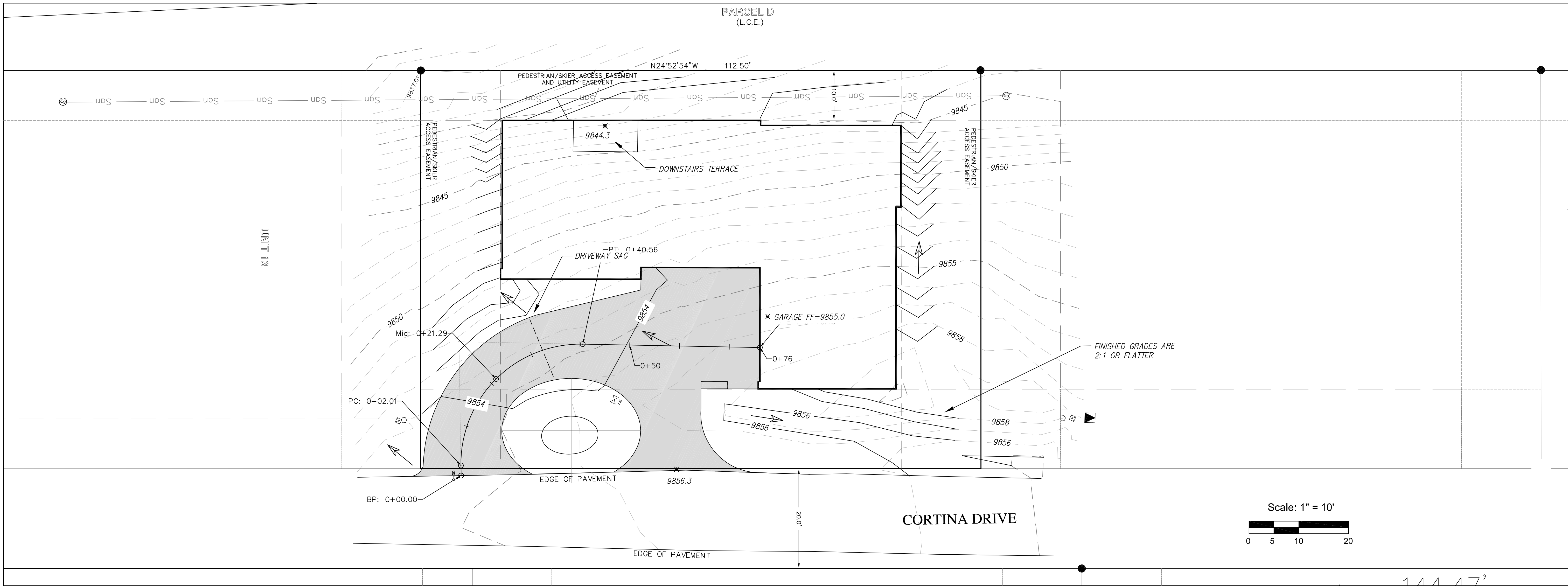


CONTRACTOR TO REVIEW AND COMPARE ALL
CHAPTERS AND INTERDISCIPLINARY DRAWINGS
AND REPORT ANY DISCREPANCIES TO THE
ARCHITECT PRIOR TO ANY FIELD WORK BEING
DONE IN ACCORDANCE WITH AIA DOCUMENT A201

Grading
and
Drainage Plan
and
Utility Plan

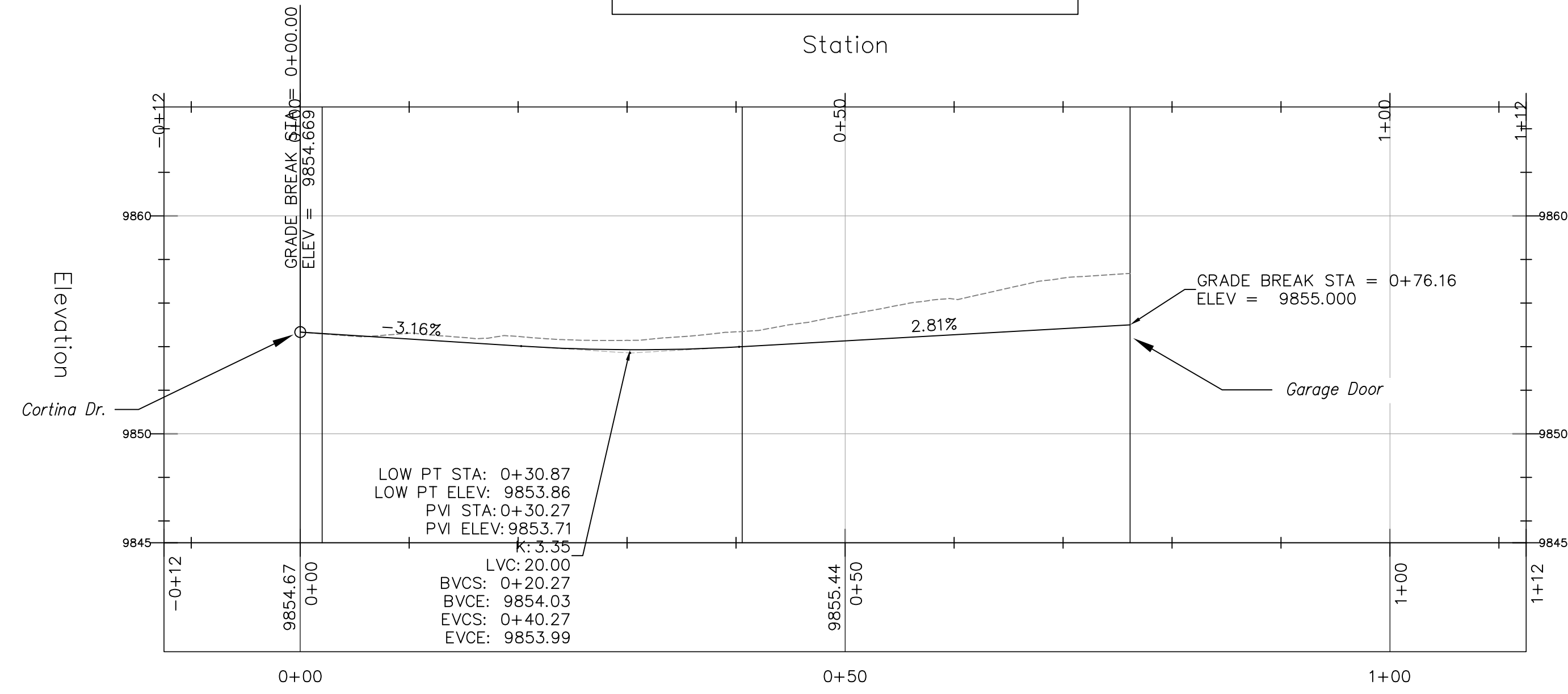


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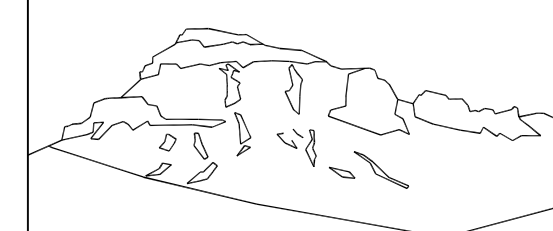


114.17'

Main Driveway Profile



Scale: 1" = 10'



Uncompahgre Engineering, LLC

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

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Lot 12, Cortina
Mtn. Village, CO



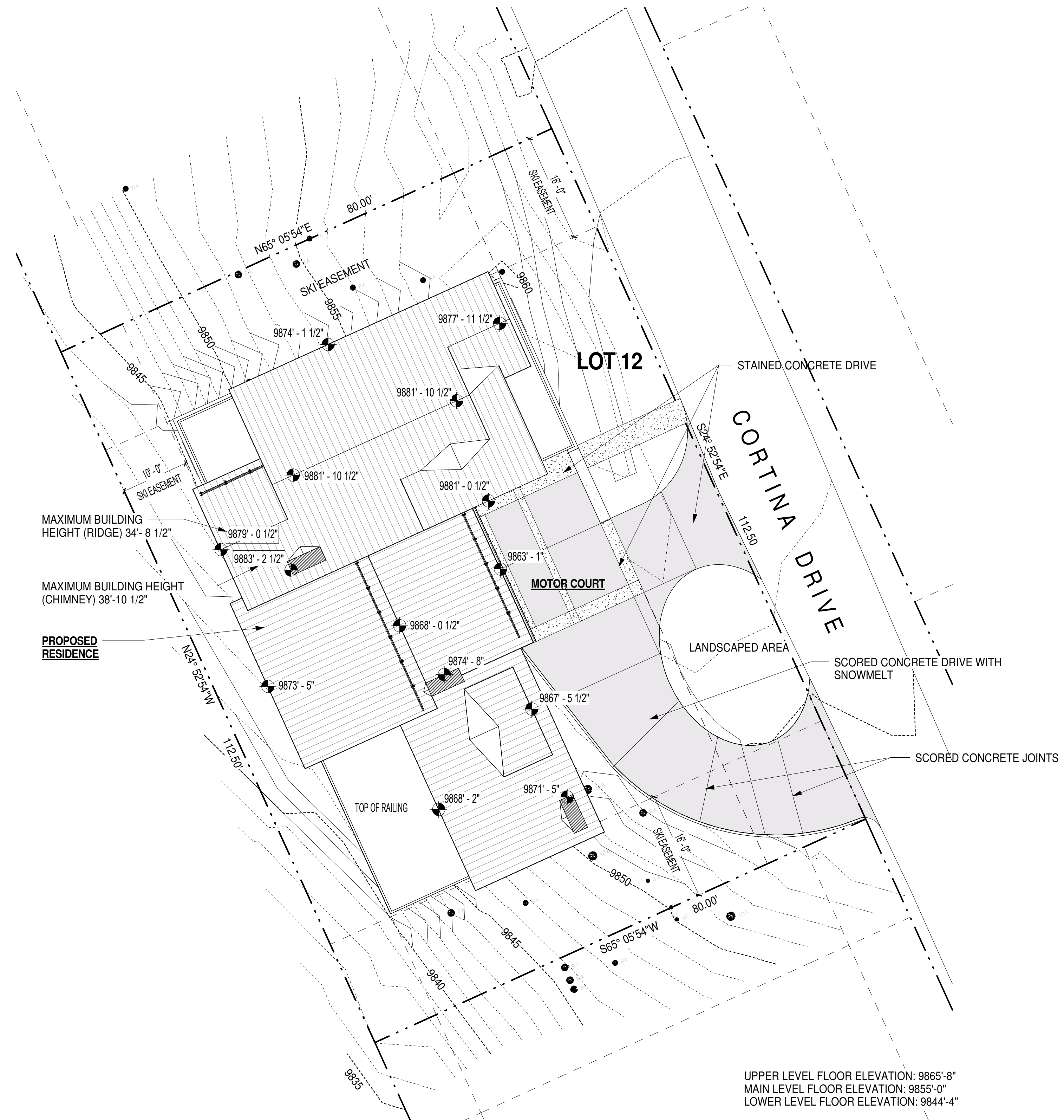
CONTRACTOR TO REVIEW AND COMPARE ALL CHAPTERS AND INTERDISCIPLINARY DRAWINGS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO ANY FIELD WORK BEING DONE IN ACCORDANCE WITH AIA DOCUMENT A201

Driveway
Plan
and
Profile

C2

Projects\2016_P\Projects\16069_100_CORTINA_LOT_12\Central_Files\ARCH_16069_CORTINA_LOT_12_CENTRAL_16_DRG.rvt

plotted: 8/24/2016 4:53:58 PM



01 SITE PLAN WITH BUILDING/ROOF HEIGHTS
SCALE: 1" = 10'-0"



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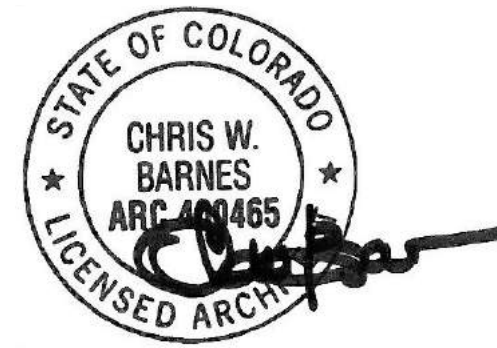
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title
SITE PLAN WITH BUILDING/ROOF HEIGHTS

project number 16069.100
date 08.23.2016
sheet
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CONSTRUCTION MITIGATION PLAN

project number 16069.100

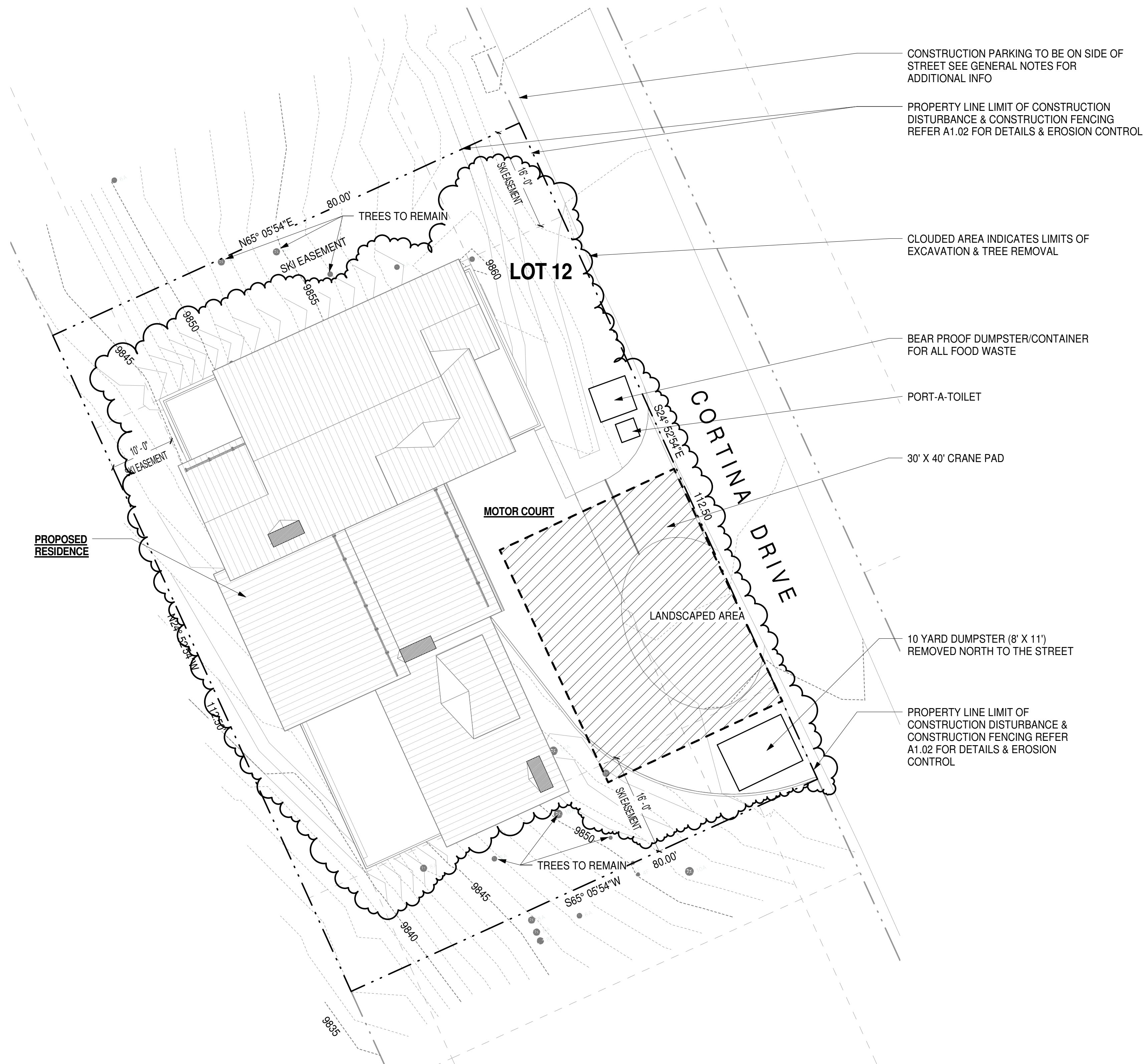
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GENERAL NOTES

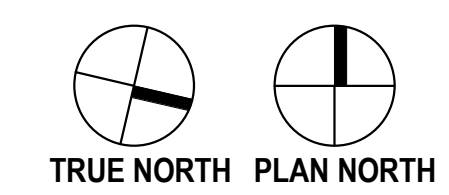
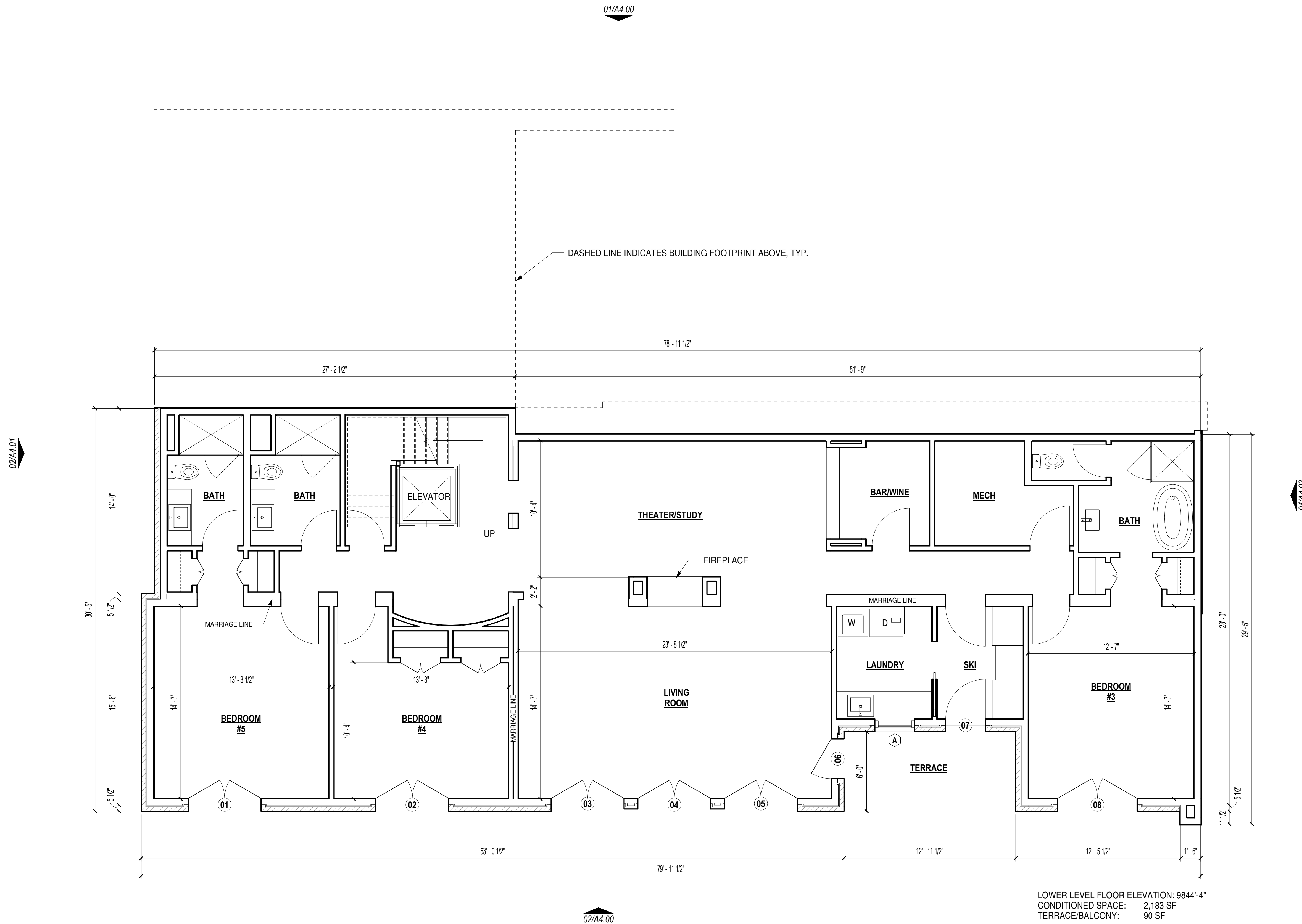
1. NO PERMANENT CRANE UTILIZED.
2. ADDITIONAL OFFSITE PARKING WILL BE UTILIZED TO ACCOMMODATE CONSTRUCTION PARKING.
3. WHERE APPLICABLE, ADDITIONAL DEVELOPER OWNED DRIVEWAY CUTS MAY BE UTILIZED FOR CONSTRUCTION PARKING.
4. EROSION CONTROL AND CONSTRUCTION FENCING TO BE INSTALLED ACCORDING TO DRB REGULATIONS.
5. A CONSTRUCTION TRAILER WILL NOT BE USED ON PROJECT.



01 CONSTRUCTION MITIGATION PLAN
 SCALE: 1" = 10'-0"

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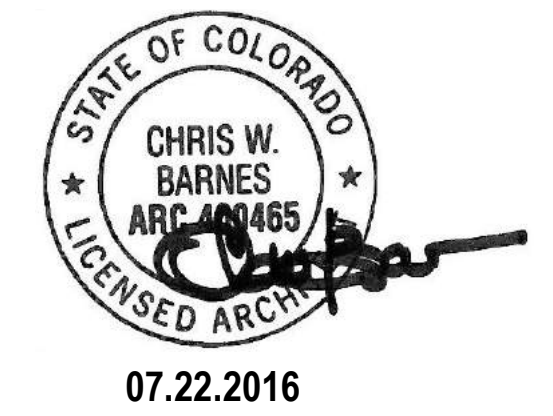
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01 PLAN - LOWER LEVEL
SCALE: 1/4" = 1'-0"



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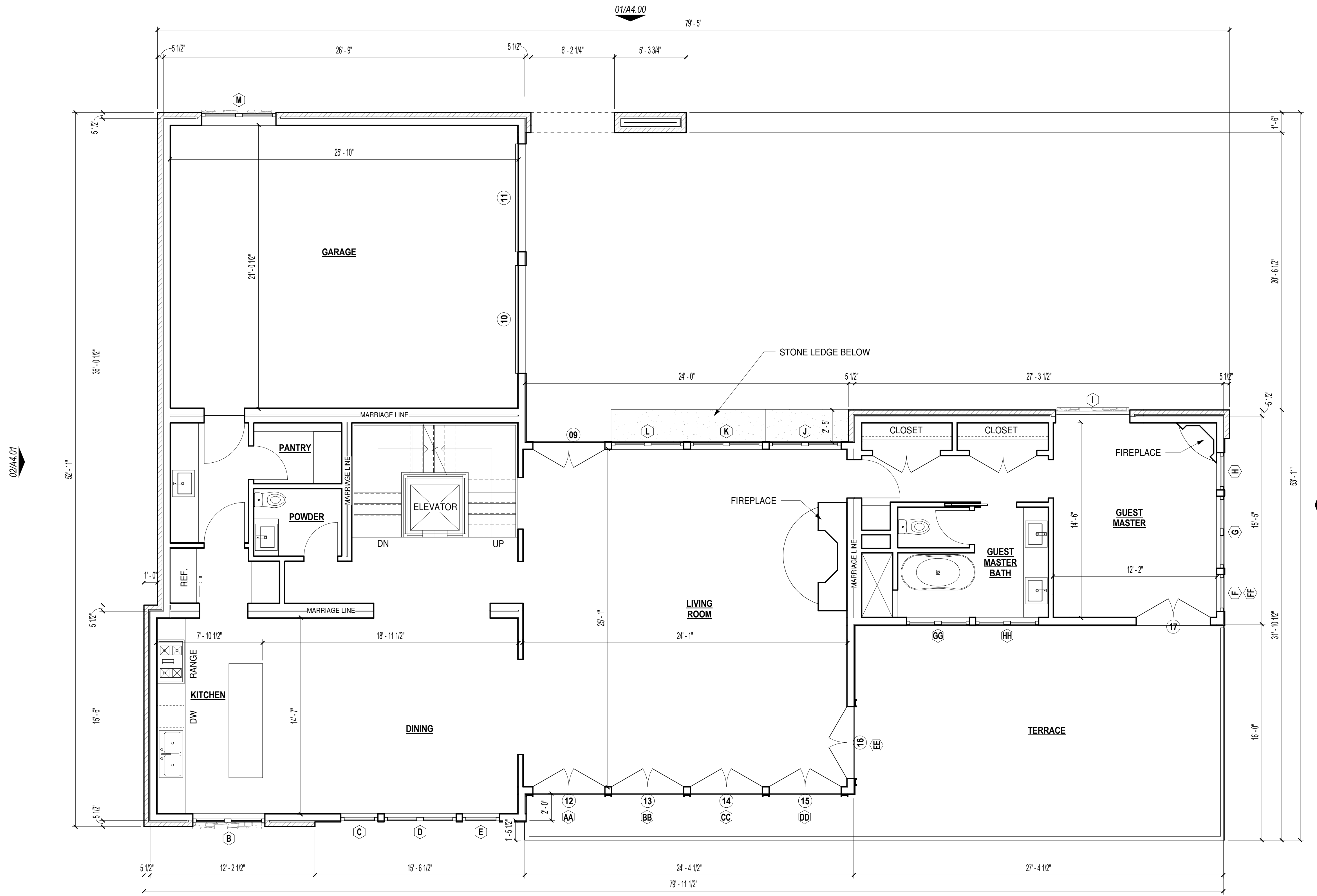
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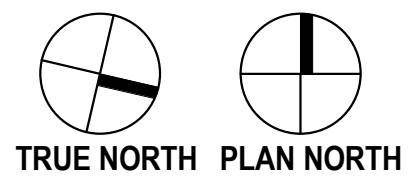
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PLAN - LOWER LEVEL

project number 16069.100
date 07.22.2016
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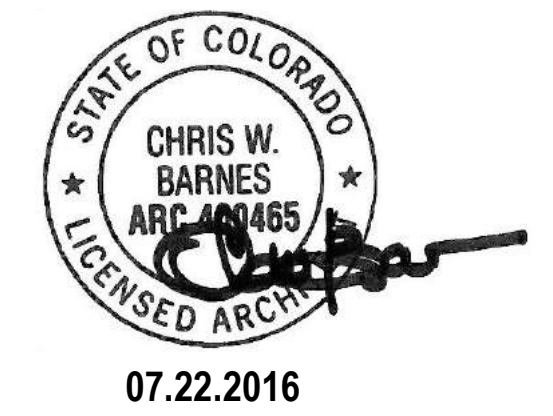
MAIN LEVEL FLOOR ELEVATION: 9855'-0"
 CONDITIONED SPACE: 1,857 SF
 TERRACE/BALCONY: 523 SF
 GARAGE: 589 SF



01 PLAN - MAIN LEVEL
 SCALE: 1/4" = 1'-0"



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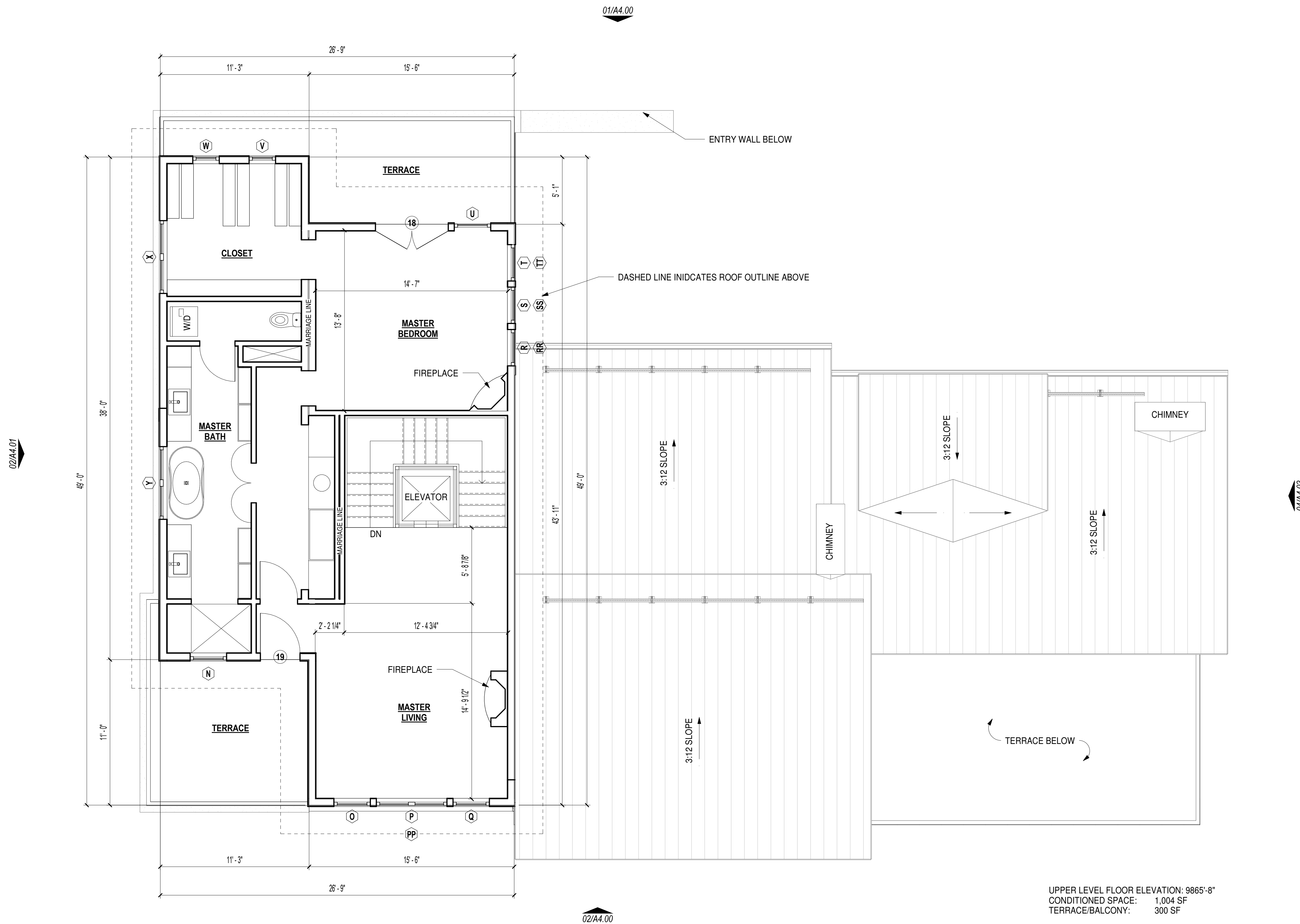
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PLAN - MAIN LEVEL

project number 16069.100
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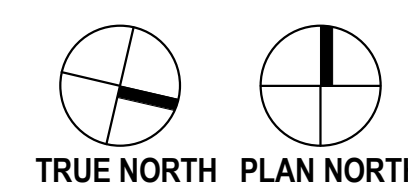
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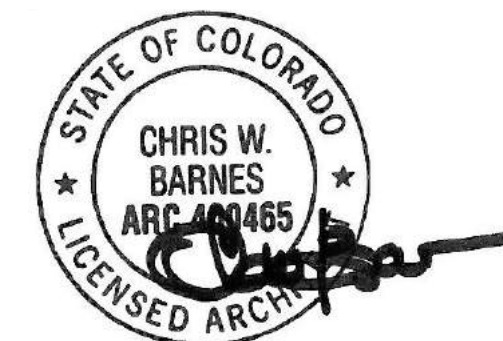
UPPER LEVEL FLOOR ELEVATION: 9865'-8"
 CONDITIONED SPACE: 1,004 SF
 TERRACE/BALCONY: 300 SF



01 PLAN - UPPER LEVEL
 SCALE: 1/4" = 1'-0"



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title
PLAN - UPPER LEVEL

project number 16069.100

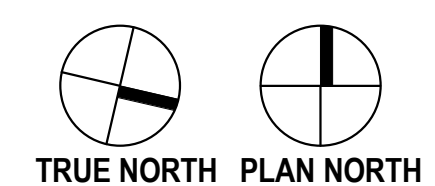
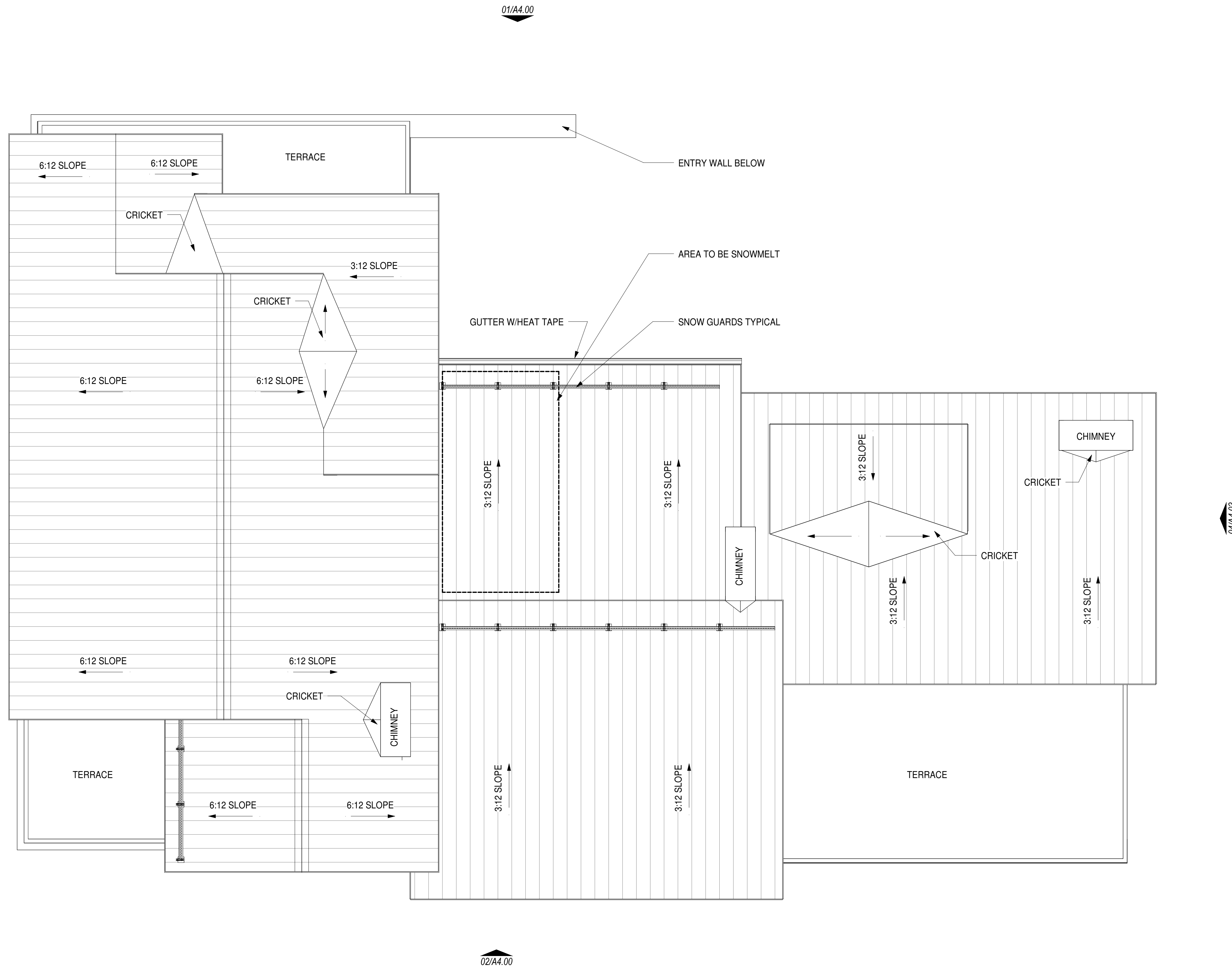
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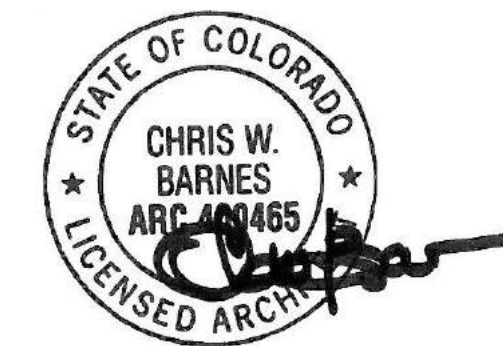
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01 ROOF PLAN
SCALE: 1/4" = 1'-0"



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project
CORTINA LOT 12

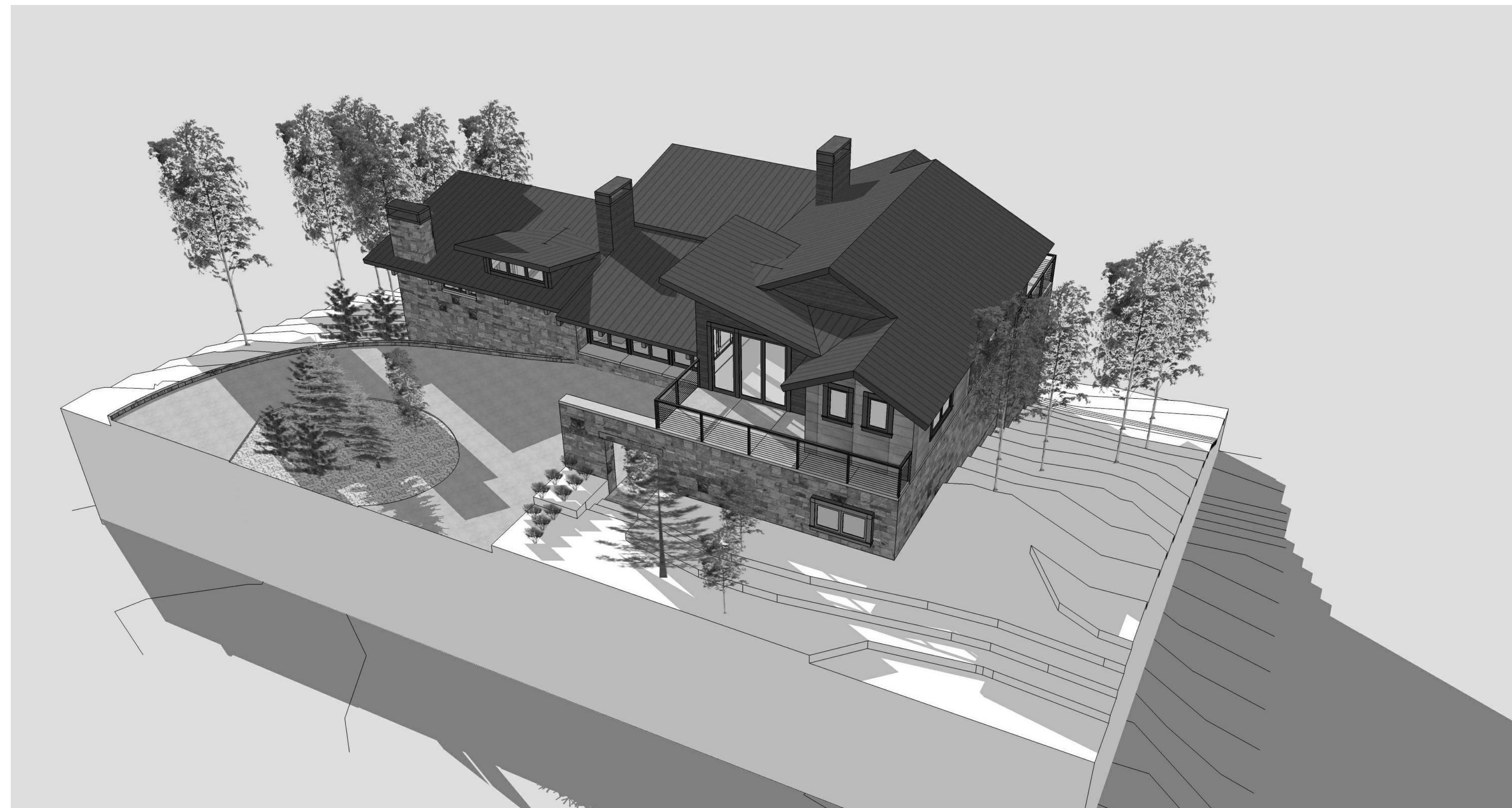
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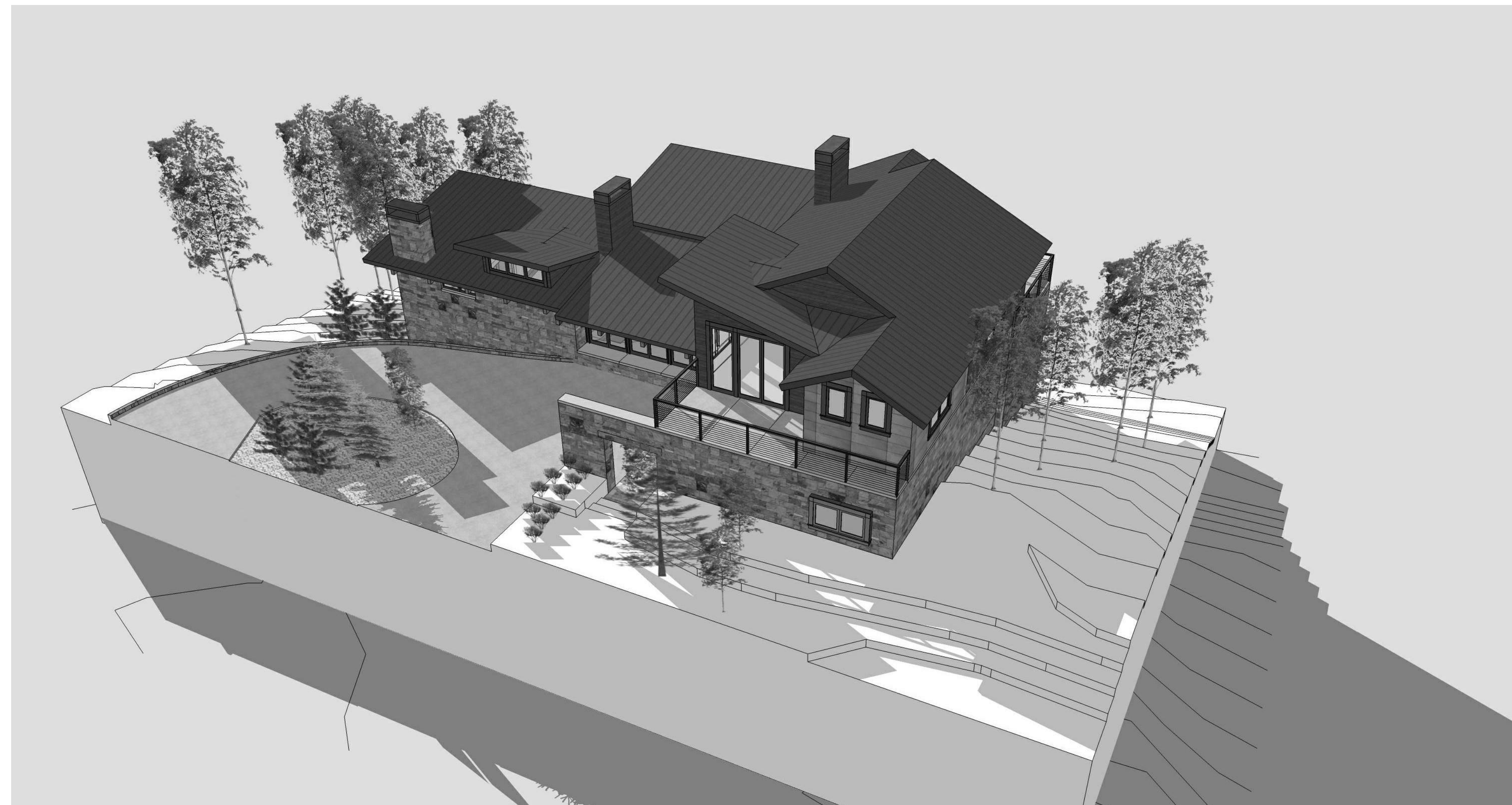
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ROOF PLAN

project number 16069.100
date 08.23.2016
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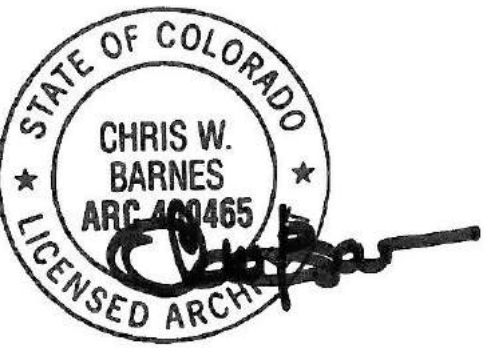
02 3D VIEW 2



01 3D VIEW 1



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project
CORTINA LOT 12

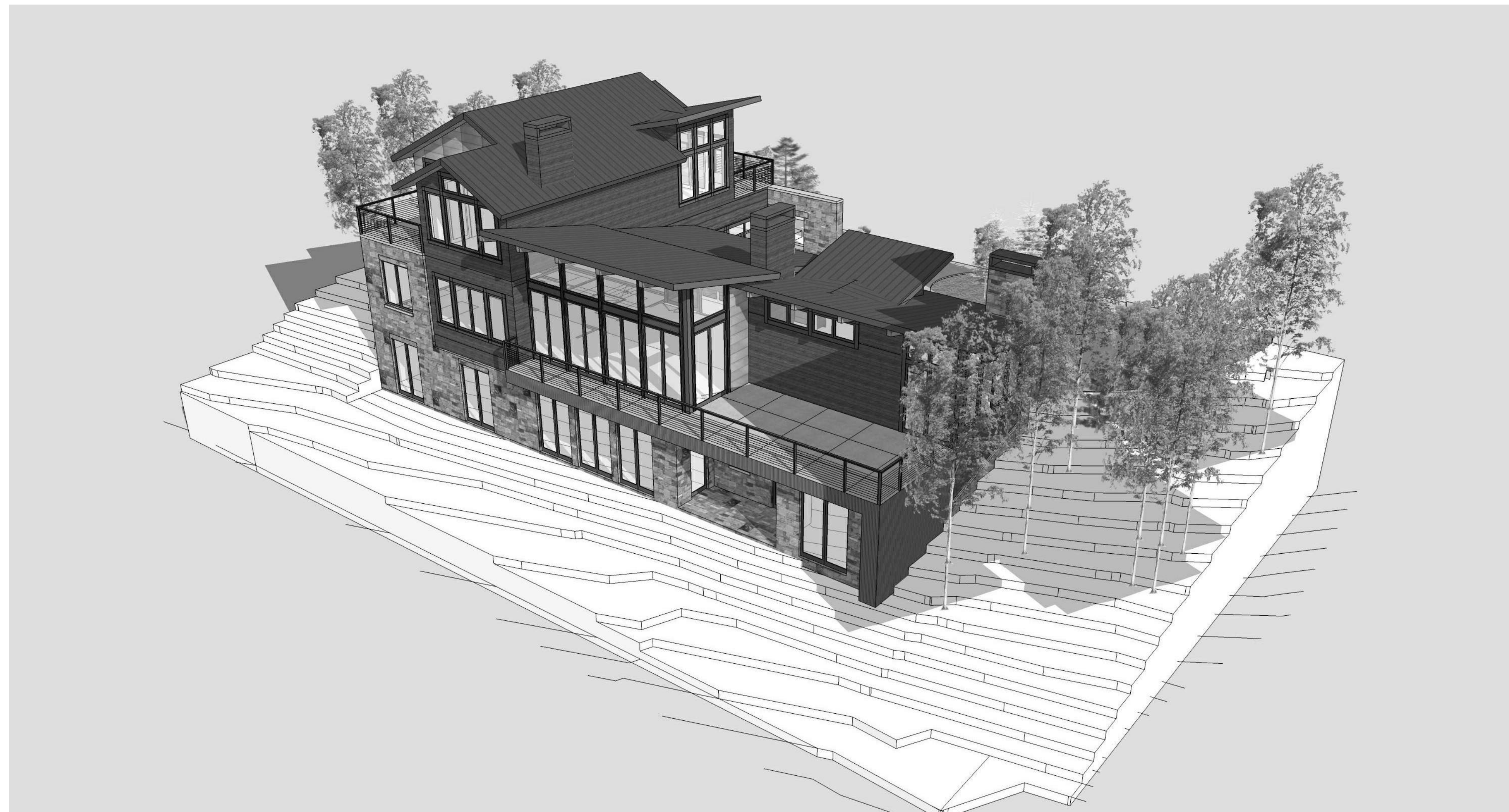
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DRB SUBMITTAL 07.22.2016
revisions

title
3D VIEWS

project number 16069.100
date 08.23.2016
sheet

A3.00



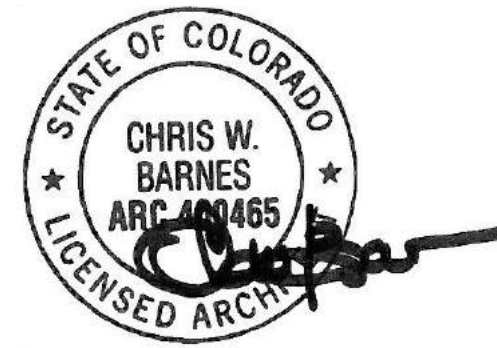
02 3D VIEW 4



01 3D VIEW 3



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project
CORTINA LOT 12

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title
3D VIEWS

project number 16069.100
date 08.23.2016
sheet

A3.01



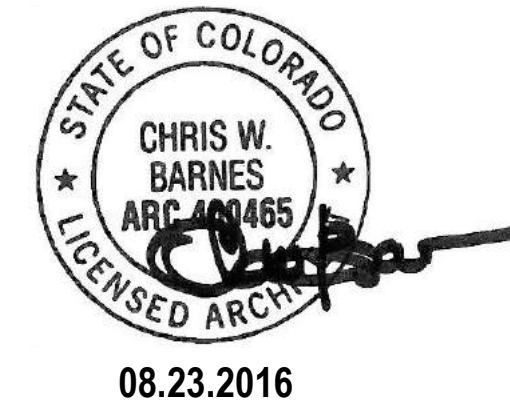
02 3D VIEW 6



01 3D VIEW 5



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project number 16069.100
date 08.23.2016
sheet

A3.02



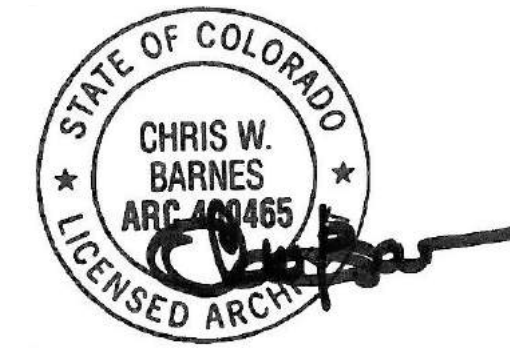
02 3D VIEW 8
SCALE: 1 : 210



01 3D VIEW 7
SCALE: 1 : 210



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3D VIEWS

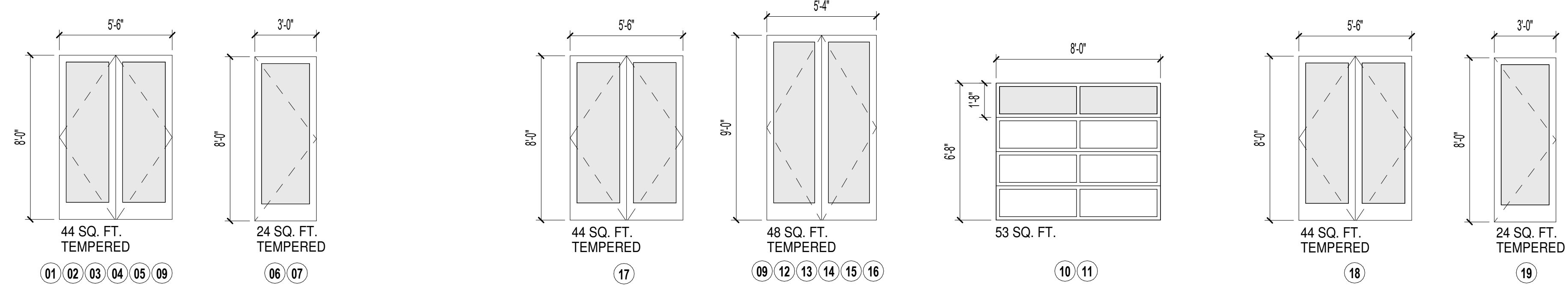
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date 08.23.2016

sheet

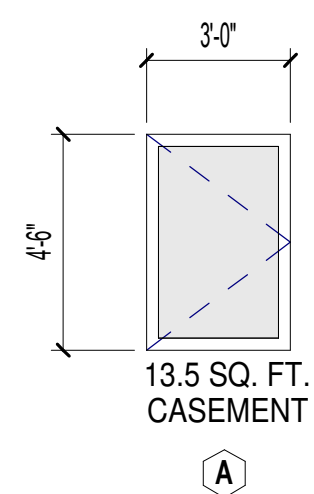
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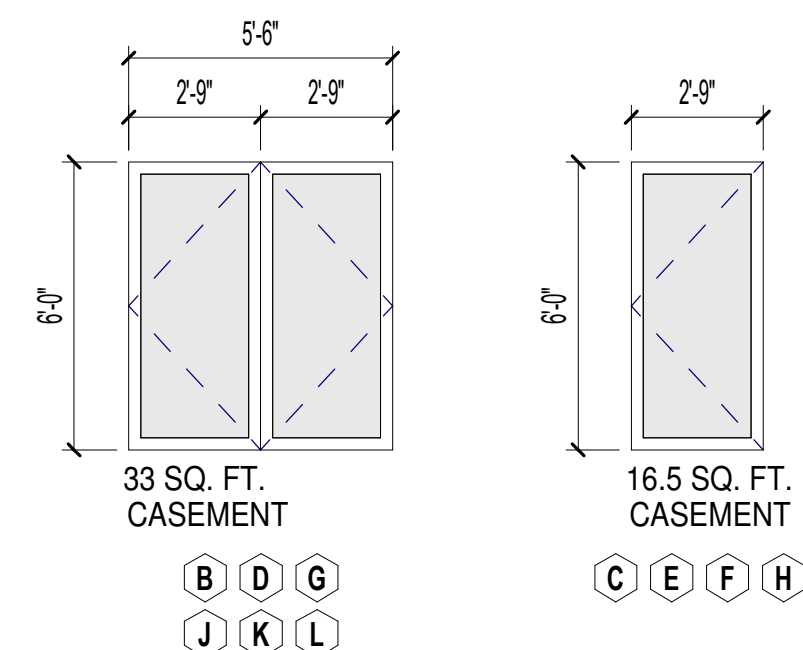
DOOR ELEVATIONS (LOWER LEVEL)

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



DOOR ELEVATIONS (MAIN LEVEL)

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

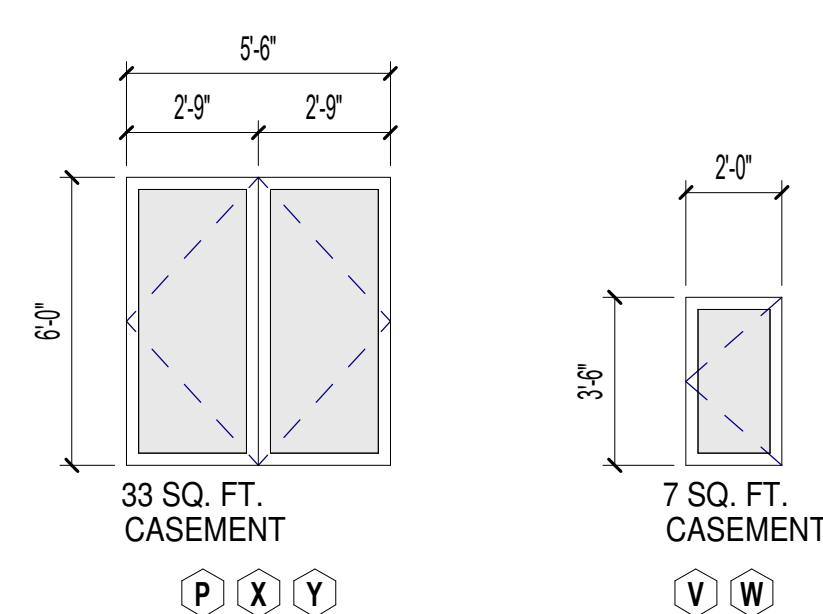


DOOR ELEVATIONS (UPPER LEVEL)

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

WINDOW ELEVATIONS (LOWER LEVEL)

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

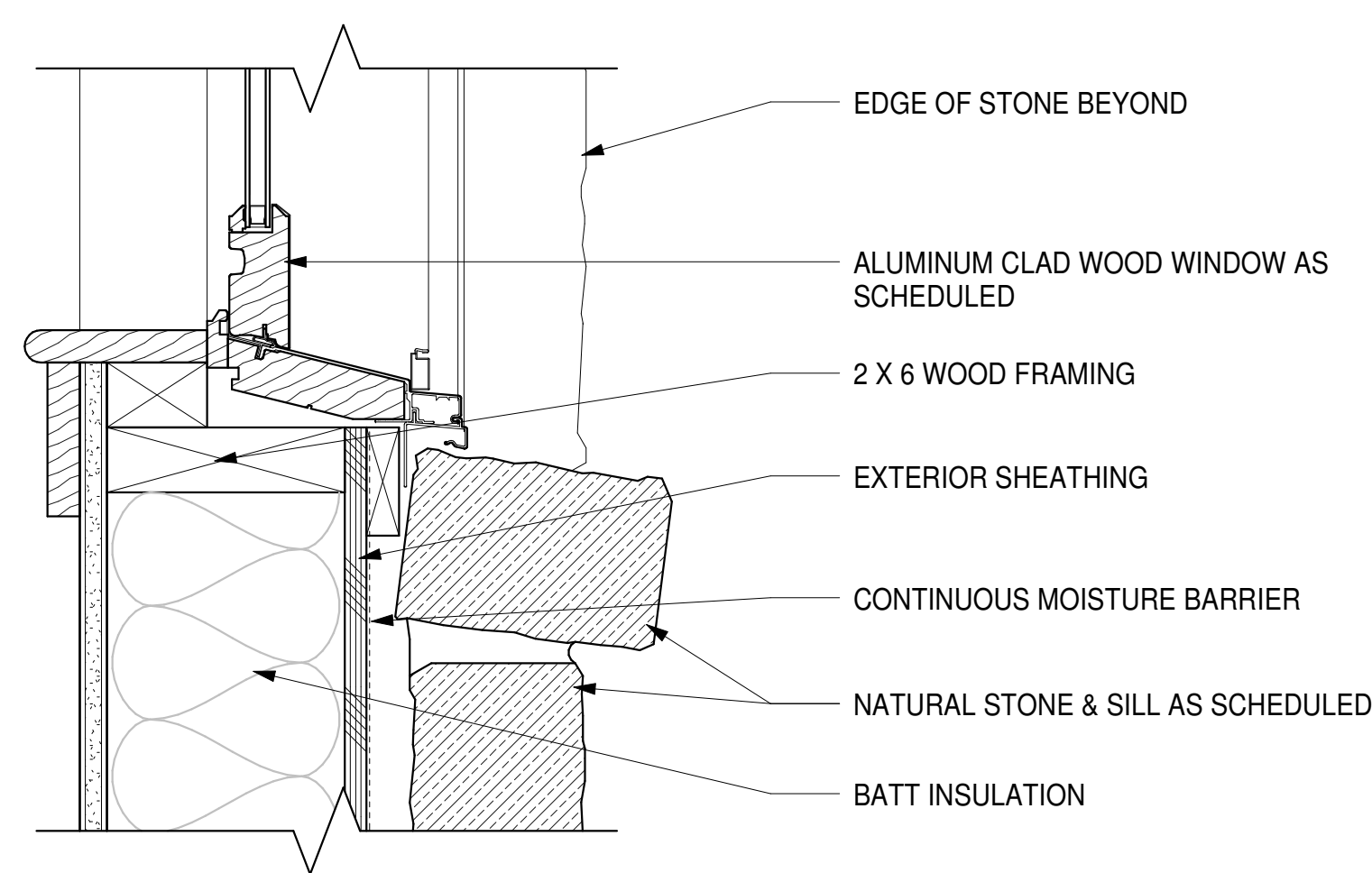


WINDOW ELEVATIONS (MAIN LEVEL)

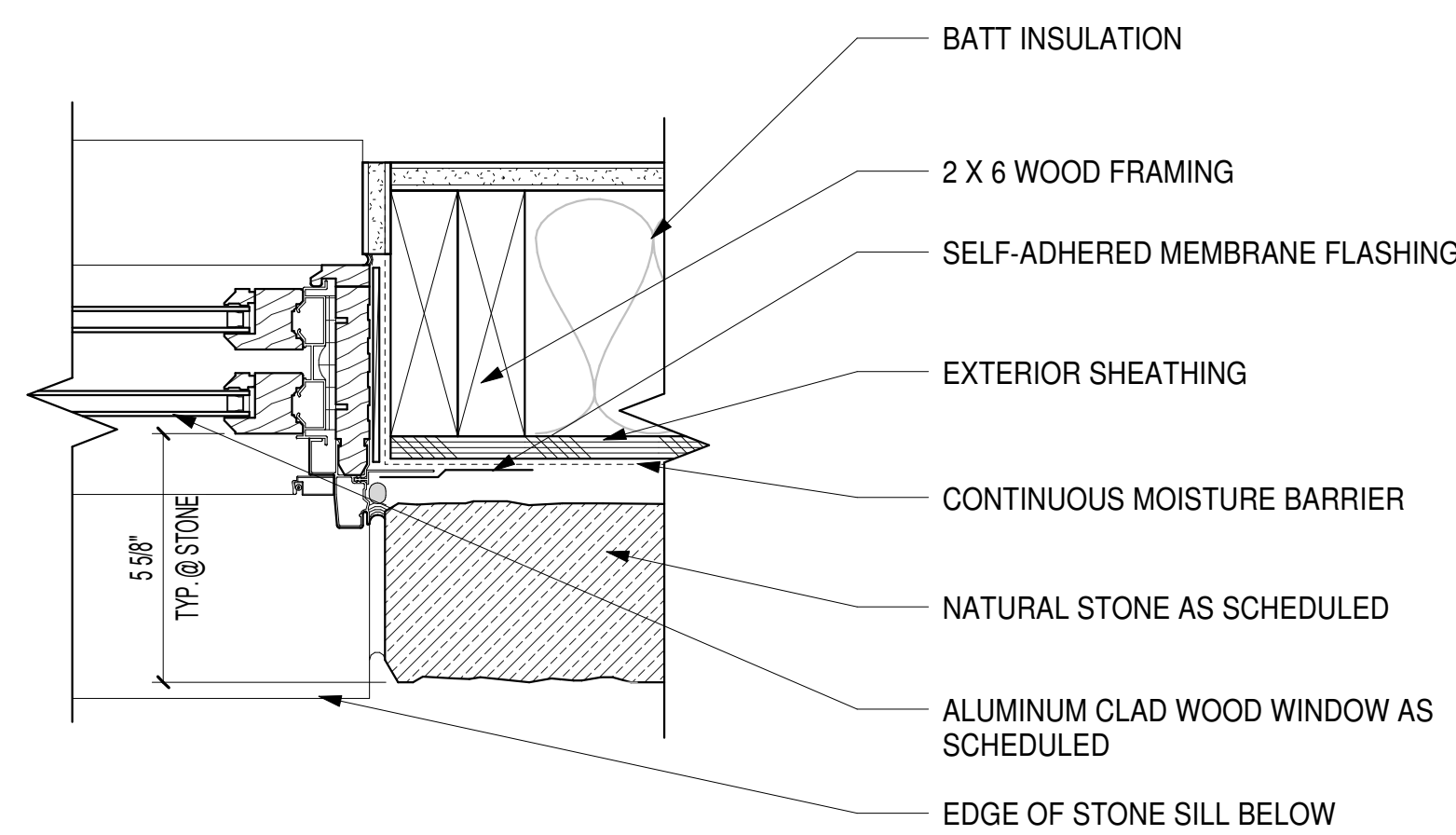
SCALE: 1/4" = 1'-0"

WINDOW ELEVATIONS (UPPER LEVEL)

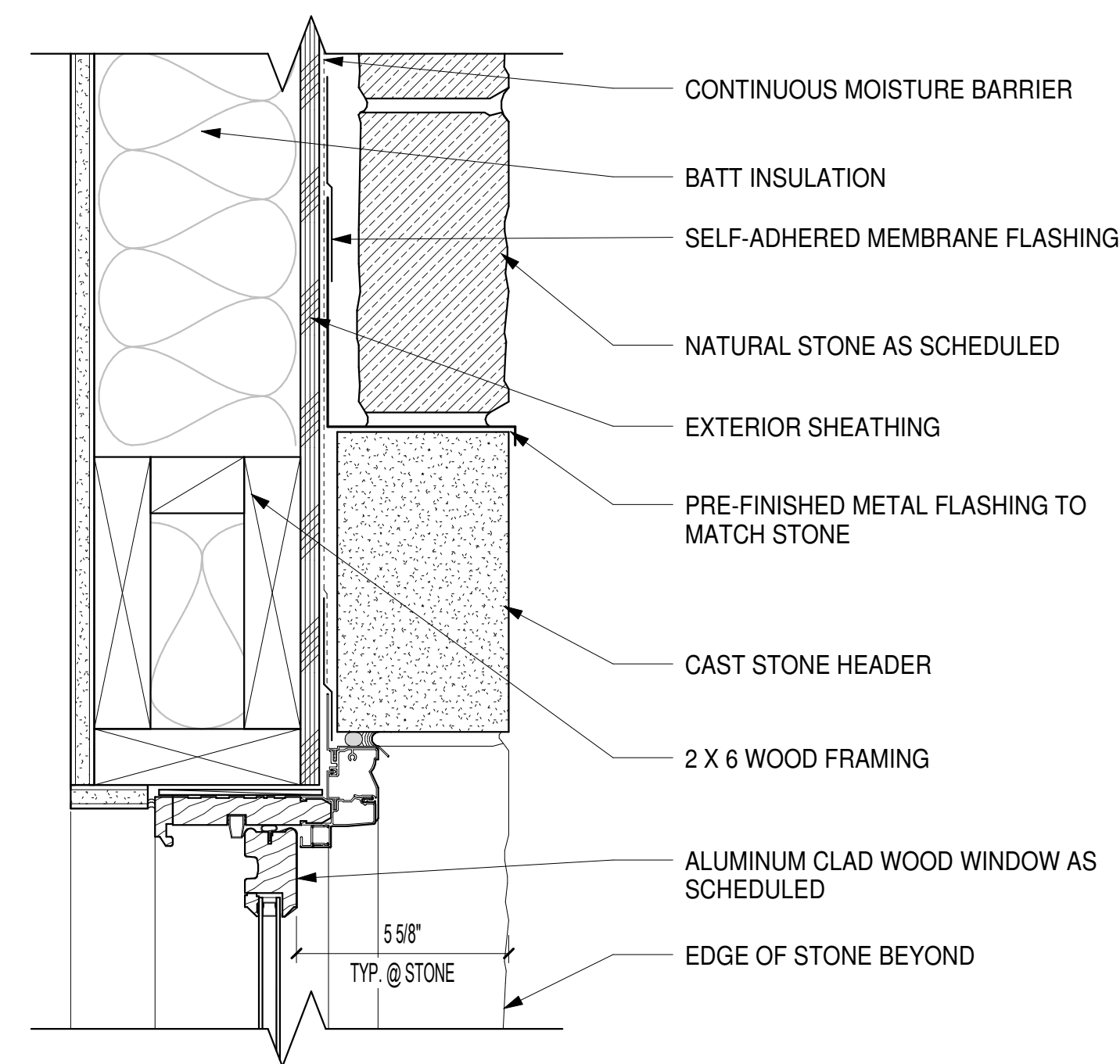
SCALE: 1/4" = 1'-0"



SILL



JAMB



HEAD

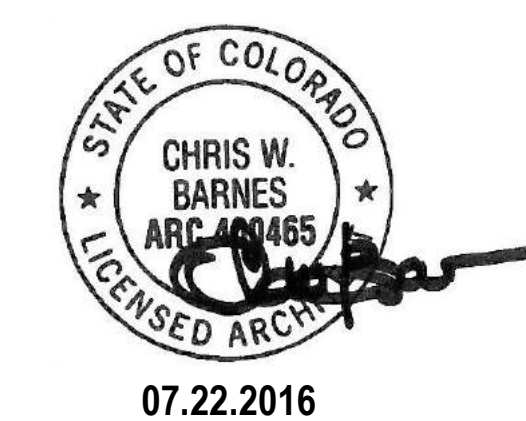
NOTE: ALL DOORS SIMILAR @ STONE

TYPICAL WINDOW DETAILS @ STONE
SCALE: 3" = 1'-0"



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title
DOOR/WINDOW TYPES & DETAILS

project number 16069.100

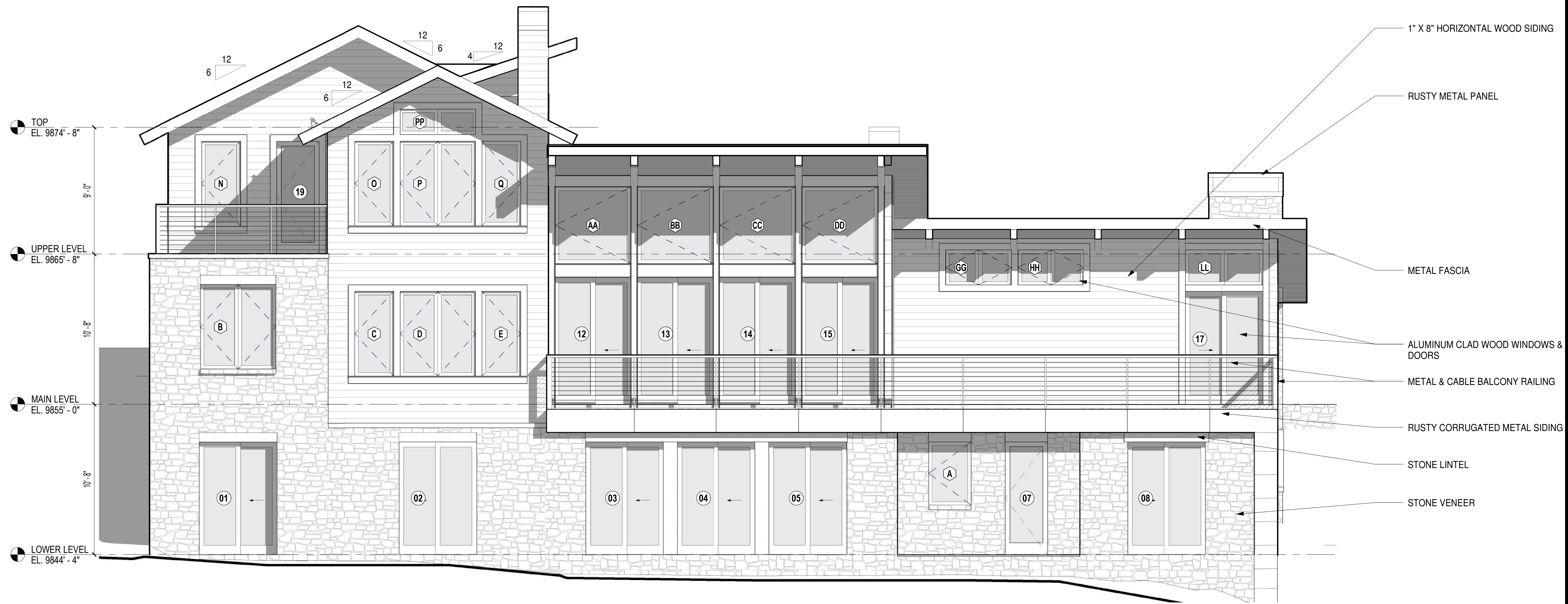
date 07.22.2016

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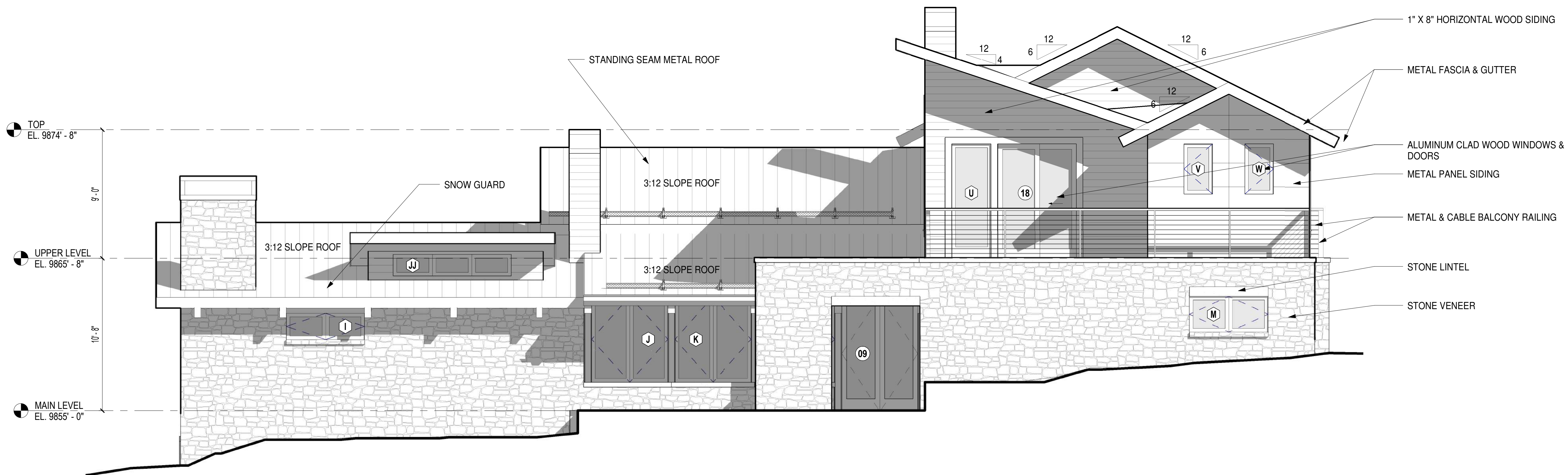
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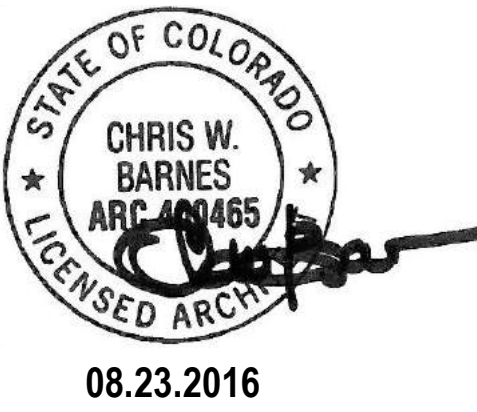
02 ELEVATION - REAR (SITE WEST)
SCALE: 1/4" = 1'-0"



01 ELEVATION - FRONT (SITE EAST)
SCALE: 1/4" = 1'-0"



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title
EXTERIOR ELEVATIONS

project number 16069.100

date 08.23.2016

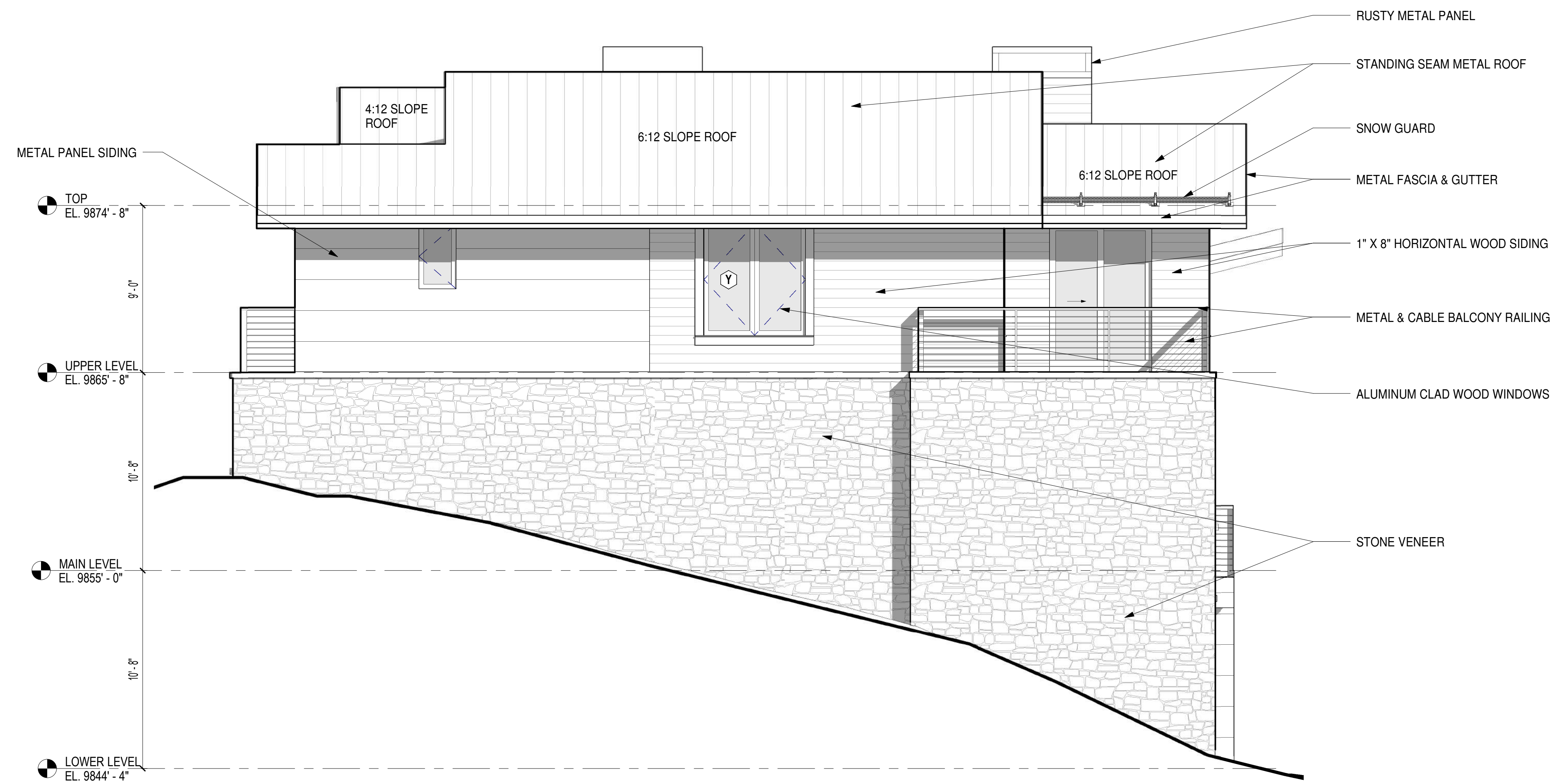
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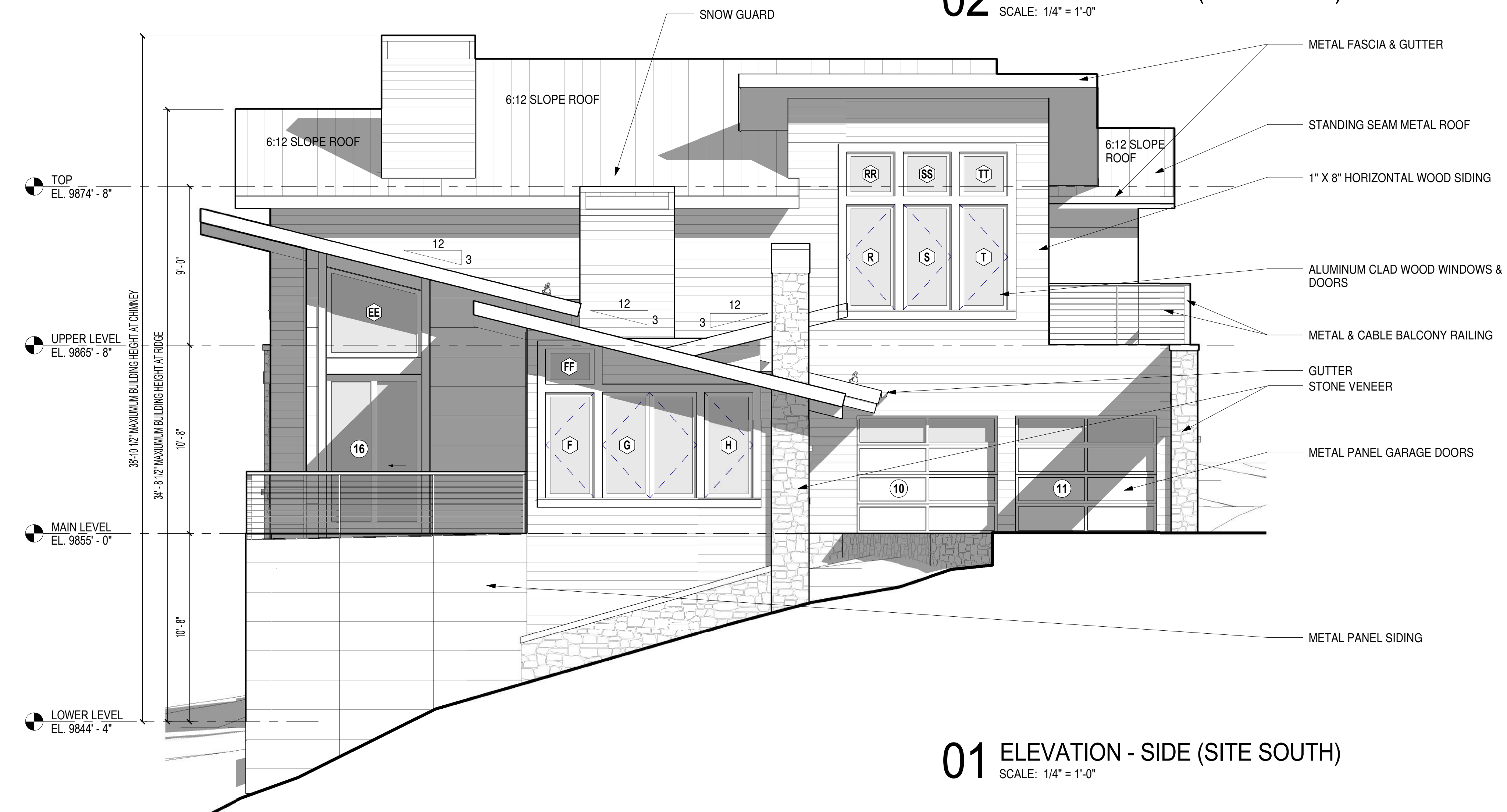
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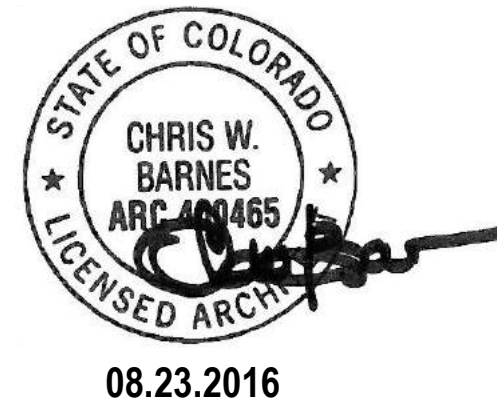
02 ELEVATION - SIDE (SITE NORTH)
SCALE: 1/4" = 1'-0"



01 ELEVATION - SIDE (SITE SOUTH)
SCALE: 1/4" = 1'-0"



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title
EXTERIOR ELEVATIONS

project number 16069.100
date 08.23.2016
sheet

A4.01

MATERIAL CALCULATIONS

FRONT (SITE EAST)

TOTAL SF OF EXTERIOR WALL: 1,273 SF
 TOTAL SF OF STONE: 715 SF (56%)
 TOTAL SF OF WOOD: 179 SF (14%)
 TOTAL SF OF METAL: 125 SF (10%)
 TOTAL SF OF FENESTRATION: 254 SF (20%)

REAR (SITE WEST)

TOTAL SF OF EXTERIOR WALL: 2,427 SF
 TOTAL SF OF STONE: 712 SF (29%)
 TOTAL SF OF WOOD: 573 SF (24%)
 TOTAL SF OF METAL: 214 SF (9%)
 TOTAL SF OF FENESTRATION: 927 SF (38%)

SIDE (SITE SOUTH)

TOTAL SF OF EXTERIOR WALL: 1,355 SF
 TOTAL SF OF STONE: 113 SF (8%)
 TOTAL SF OF WOOD: 662 SF (49%)
 TOTAL SF OF METAL: 342 SF (25%)
 TOTAL SF OF FENESTRATION: 238 SF (18%)

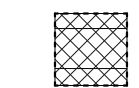
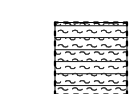


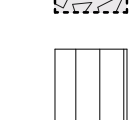
SIDE (SITE NORTH)

TOTAL SF OF EXTERIOR WALL: 1,062 SF
 TOTAL SF OF STONE: 611 SF (58%)
 TOTAL SF OF WOOD: 193 SF (18%)
 TOTAL SF OF METAL: 174 SF (16%)
 TOTAL SF OF FENESTRATION: 84 SF (8%)

TOTAL BUILDING

TOTAL SF OF EXTERIOR WALL: 6,117 SF
 TOTAL SF OF STONE: 2,151 SF (35%)
 TOTAL SF OF WOOD: 1,607 SF (26%)
 TOTAL SF OF METAL: 855 SF (14%)
 TOTAL SF OF FENESTRATION: 1,504 SF (25%)

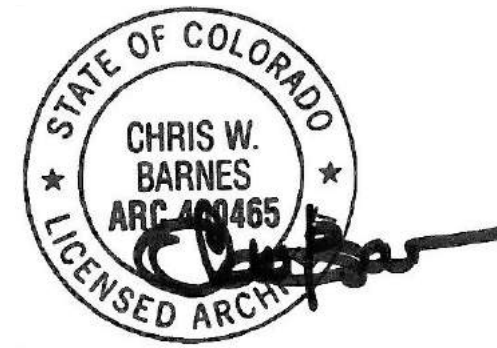
MATERIAL KEY

-  METAL PANEL SIDING
-  1" X 8" HORIZONTAL WOOD SIDING
-  STONE VENEER
-  FENESTRATION
-  STANDING SEAM METAL ROOF



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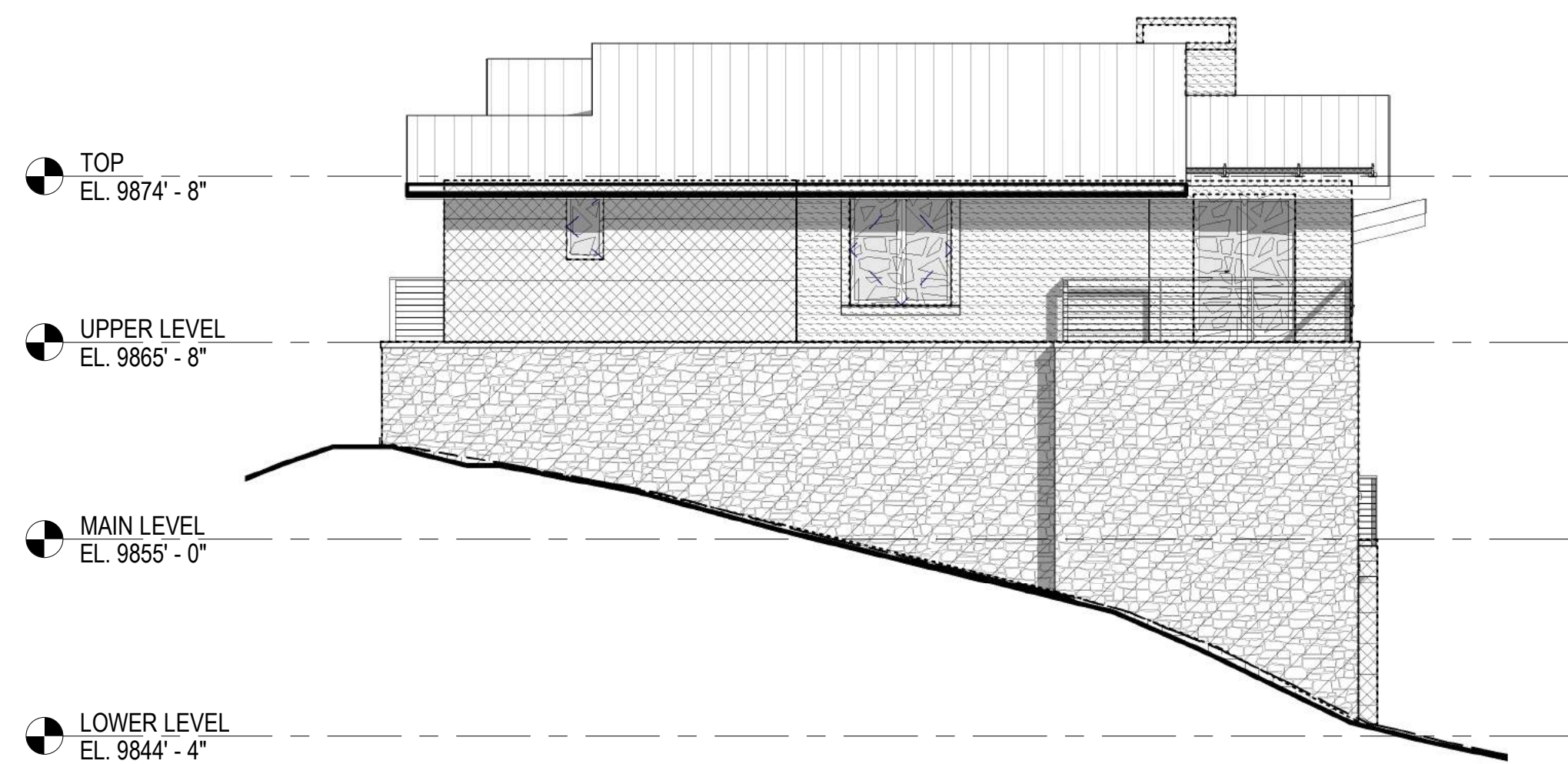
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ELEVATION MATERIAL CALCULATIONS

project number 16069.100

date 08.04.2016

sheet

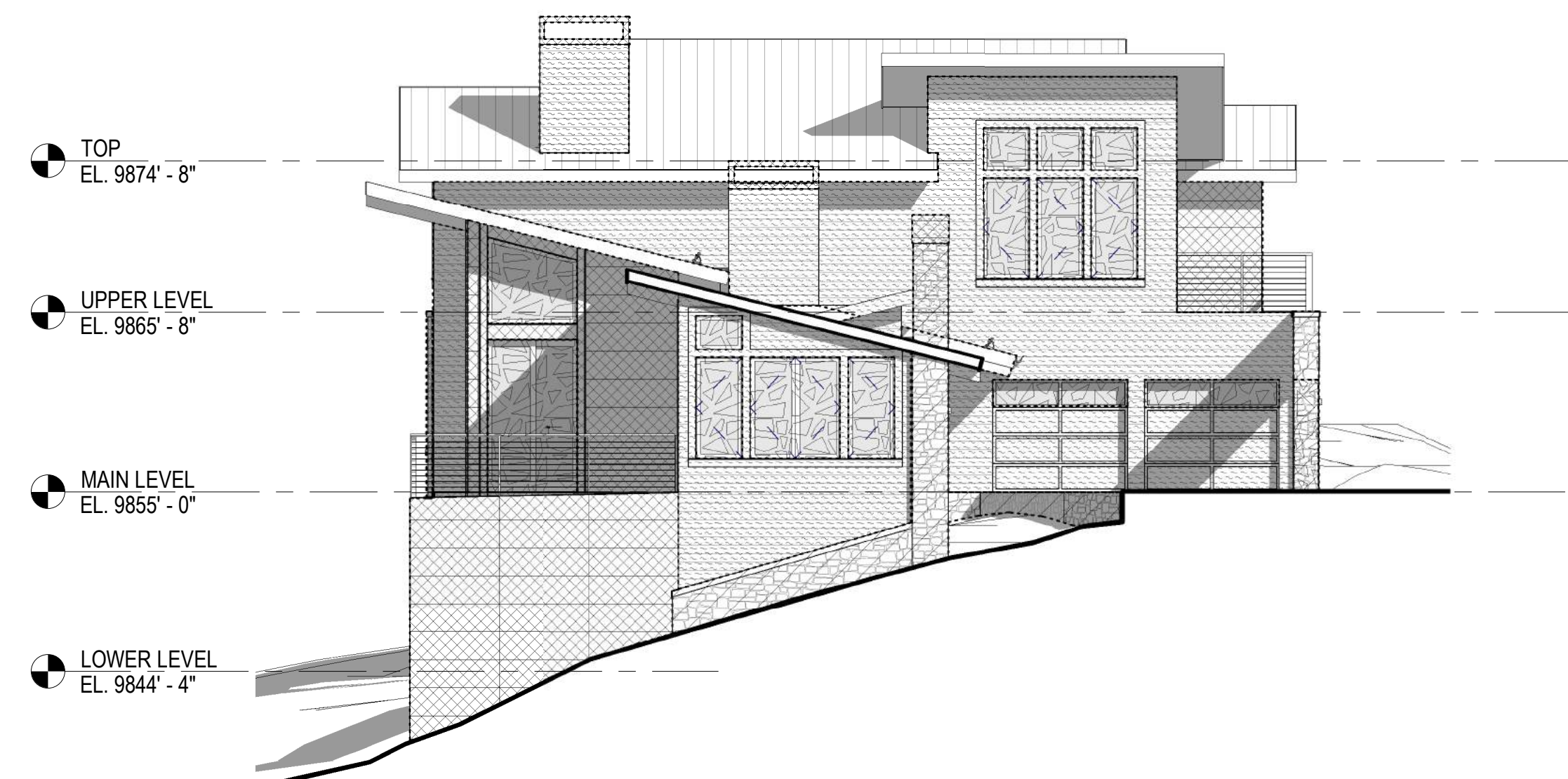
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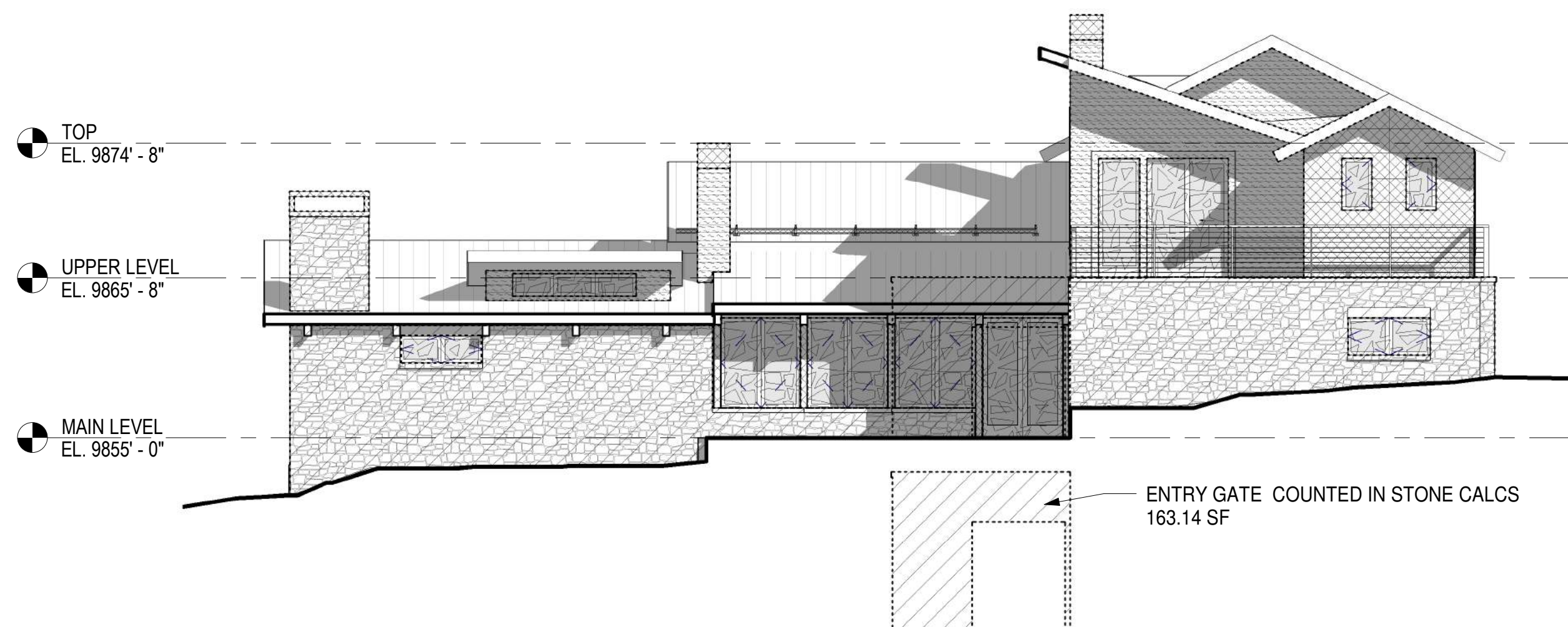
04 ELEVATION - SIDE (SITE NORTH) MC
 SCALE: 1/8" = 1'-0"



02 ELEVATION - REAR (SITE WEST) MC
 SCALE: 1/8" = 1'-0"



03 ELEVATION - SIDE (SITE SOUTH) MC
 SCALE: 1/8" = 1'-0"



01 ELEVATION - FRONT (SITE EAST) MC
 SCALE: 1/8" = 1'-0"

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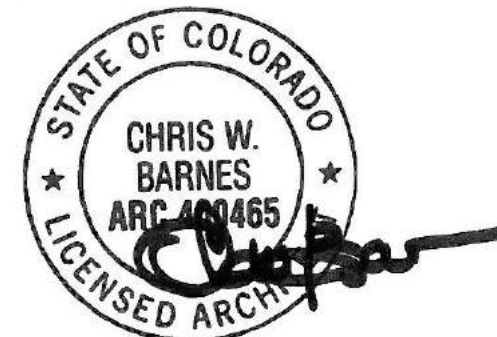
AVERAGE HEIGHT CALCULATIONS

A	B	C	D	E	F	G	H	I	J	K	L	M	N	AVERAGE
11'-0"	13'-0"	15'-9"	19'-9"	15'-6"	21'-3"	26'-3"	30'-9"	34'-5"	29'-1"	23'-10"	24'-2"	31'-3"	29'-3"	23'-3"

NOTE: ALL BUILDINGS ARE WITHIN THE REQUIRED HEIGHT LIMIT AS OUTLINED BY THE TOWN OF MOUNTAIN VILLAGE DESIGN REGULATIONS



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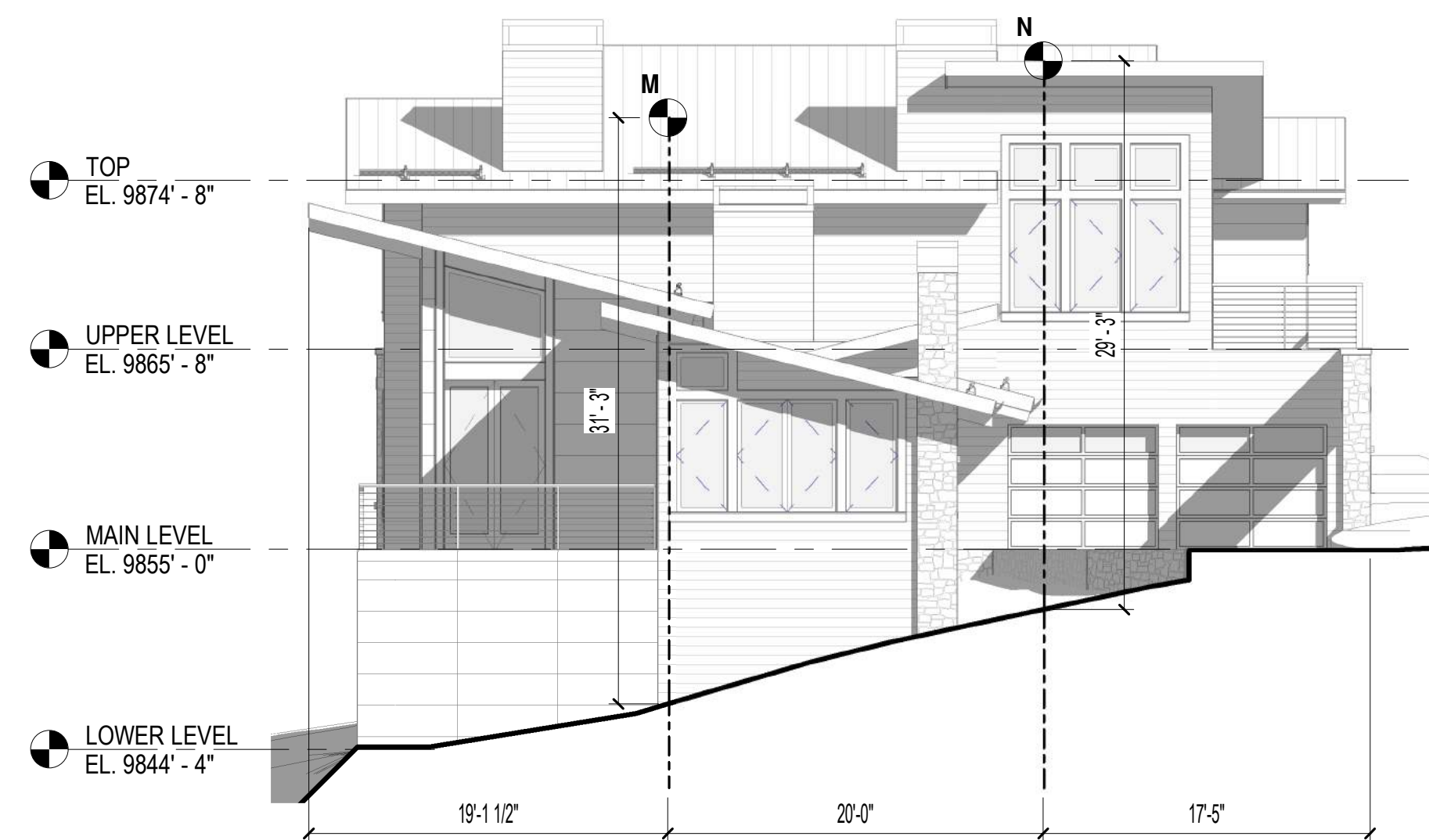
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 ELEVATION HEIGHTS

project number 16069.100

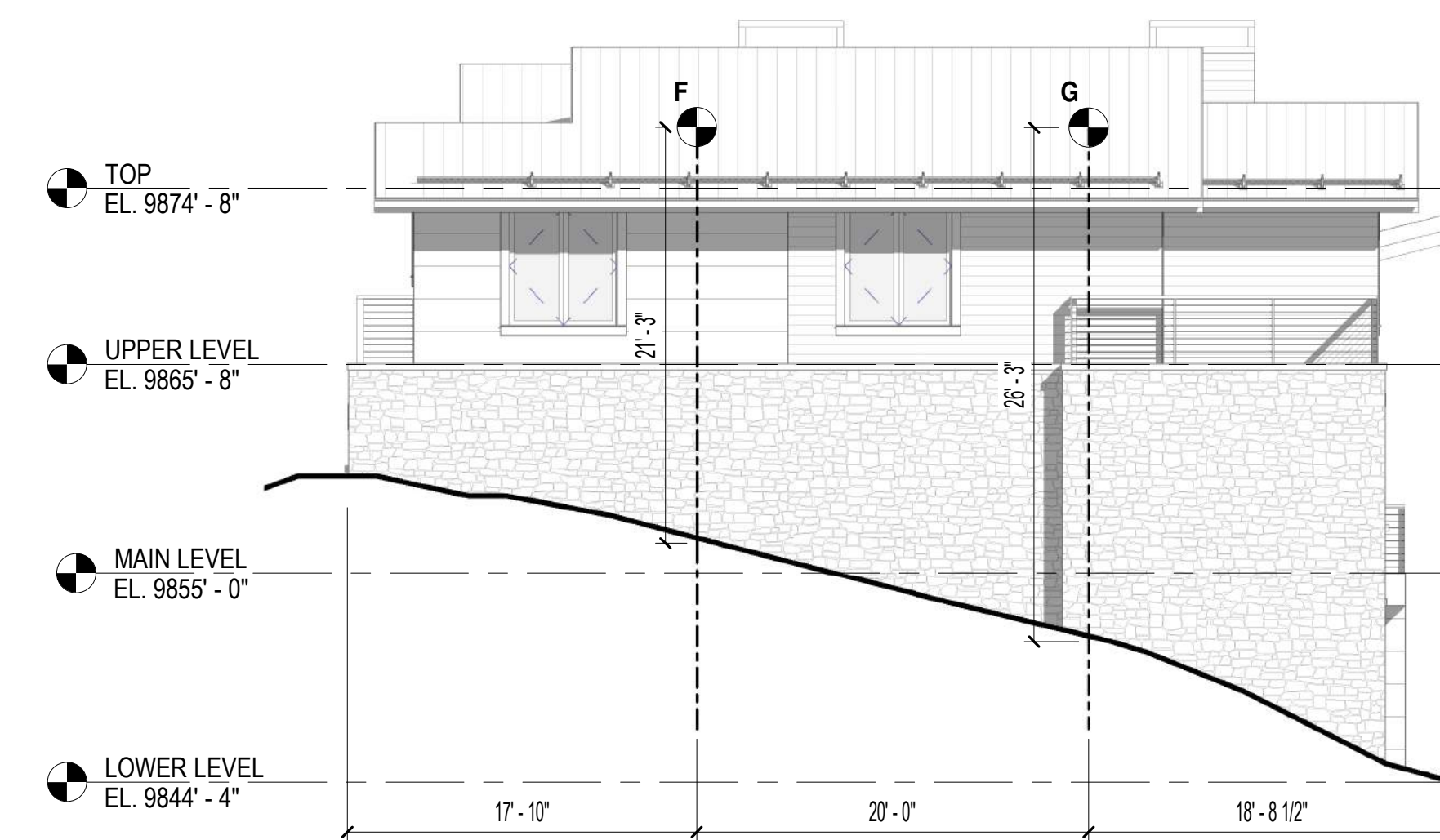
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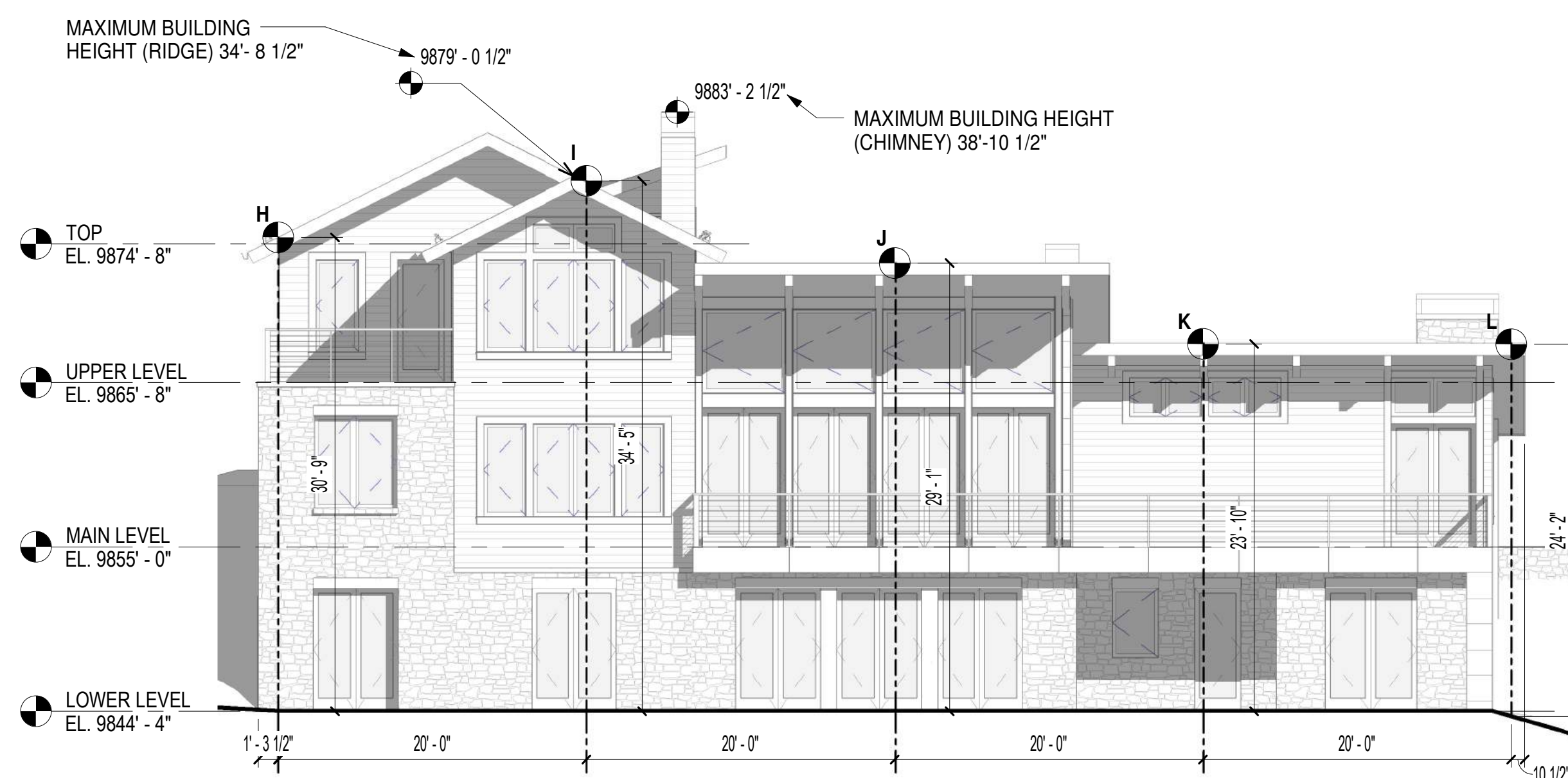
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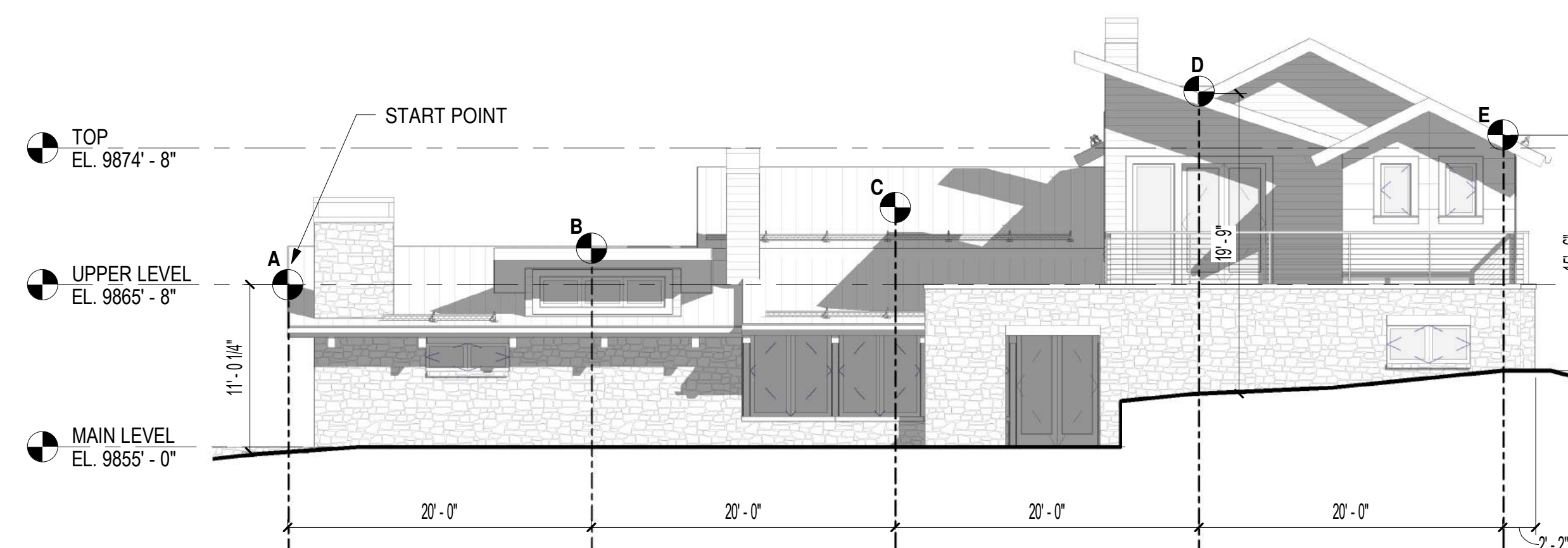
ELEVATION - SIDE (SITE SOUTH)
04 HEIGHTS
 SCALE: 1/8" = 1'-0"



ELEVATION - SIDE (SITE NORTH)
02 HEIGHTS
 SCALE: 1/8" = 1'-0"



ELEVATION - REAR (SITE WEST)
03 HEIGHTS
 SCALE: 1/8" = 1'-0"



ELEVATION - FRONT (SITE EAST)
01 HEIGHTS
 SCALE: 1/8" = 1'-0"

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STANDING SEAM METAL ROOF



1" X 8" HORIZONTAL WOOD SIDING



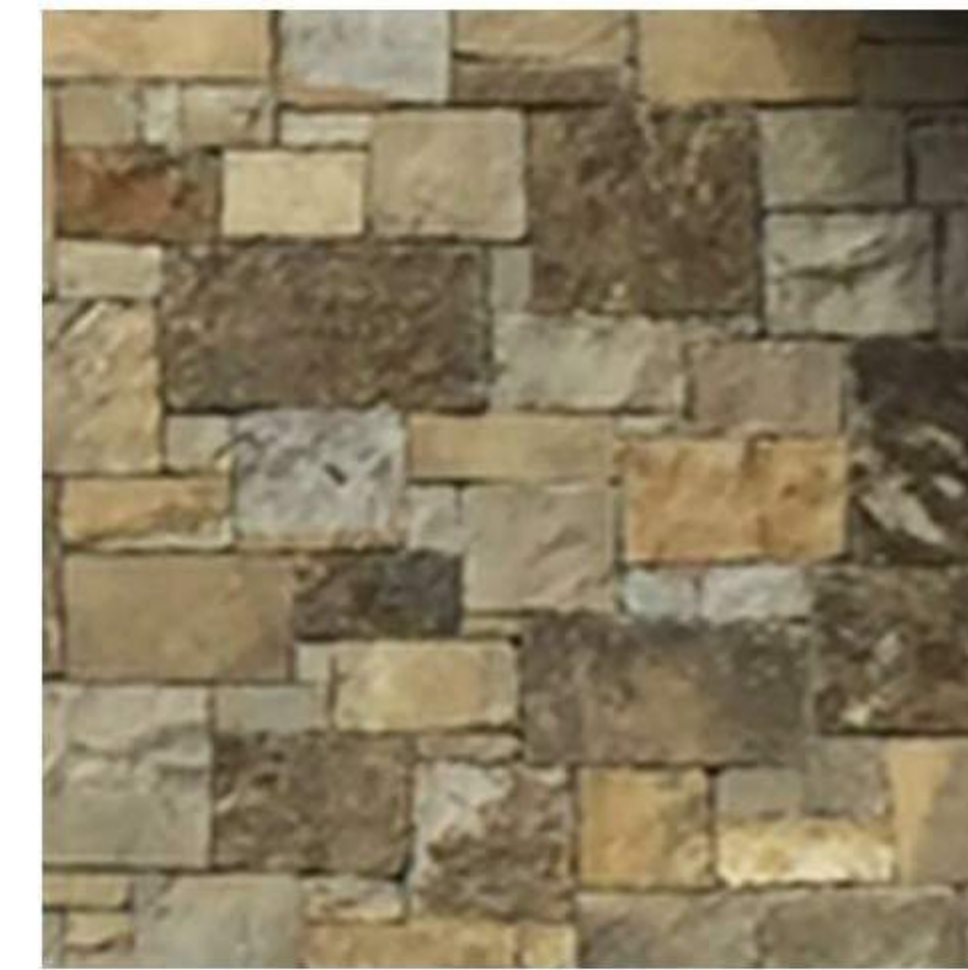
METAL PANEL SIDING



RUSTY CORRUGATED METAL SIDING



STONE VENEER



RUSTY METAL PANEL



STAINED CONCRETE



WOOD SOFFIT



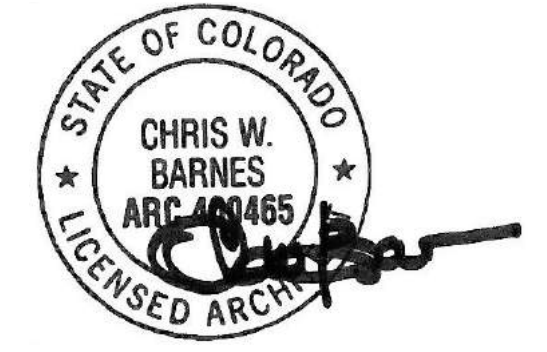
CAST STONE



METAL & CABLE BALCONY RAILING



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MATERIALS

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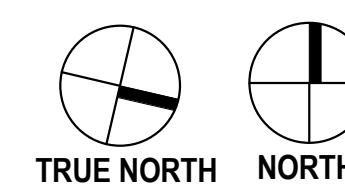
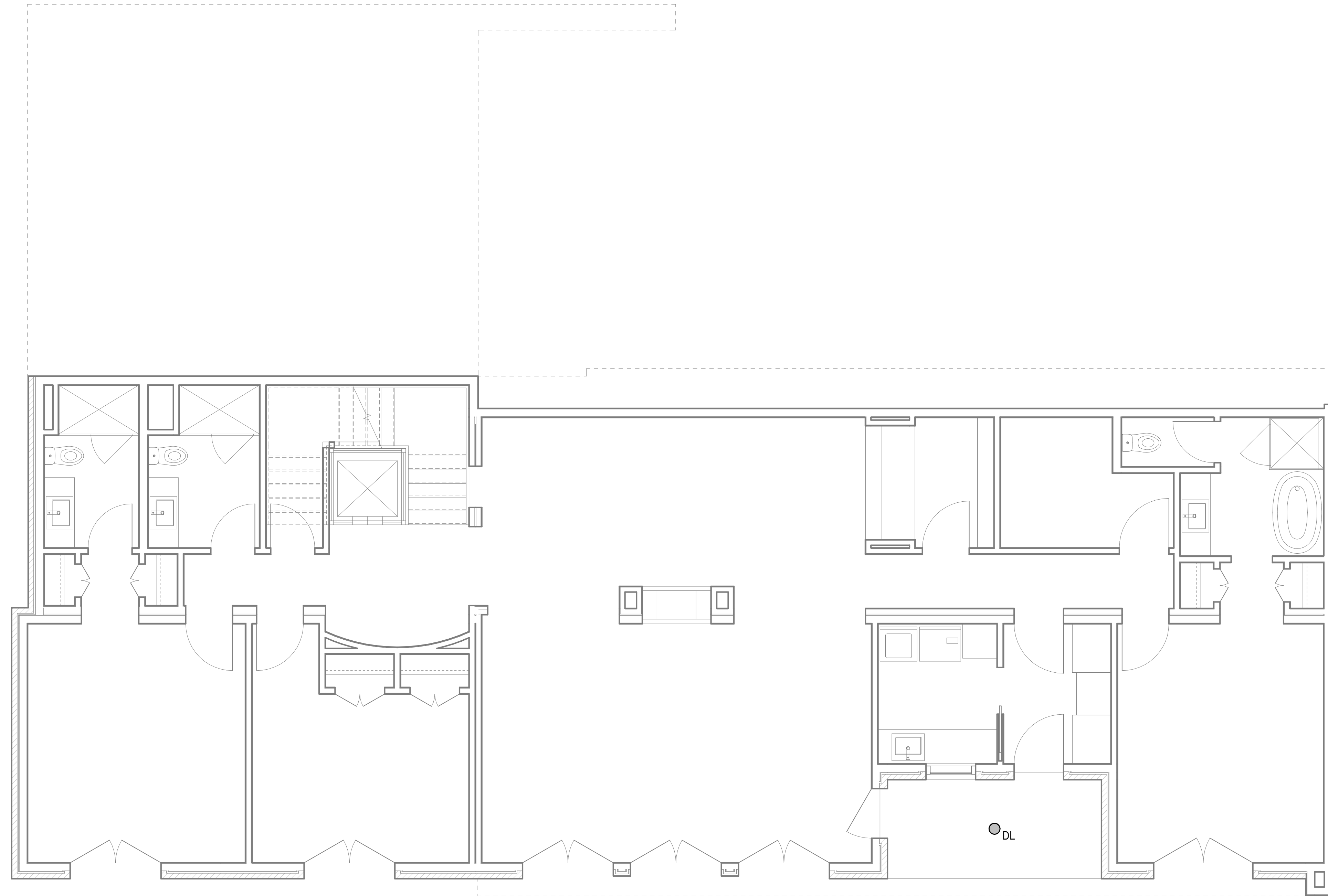
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LIGHTING FIXTURE LEGEND

- WSC WALL SCONCE: ROCKY MOUNTAIN LANTERN SCONCE WITH SQUARE ESCUTCHEON
- DLT DOWN LIGHT: TROY LIGHTING TOLEDO
- SL STEP LIGHT: BRUCK 138022-1
- WL WALL LIGHT: TAV EU3N532
- DL DOWN LIGHT: CUSTOM 6"

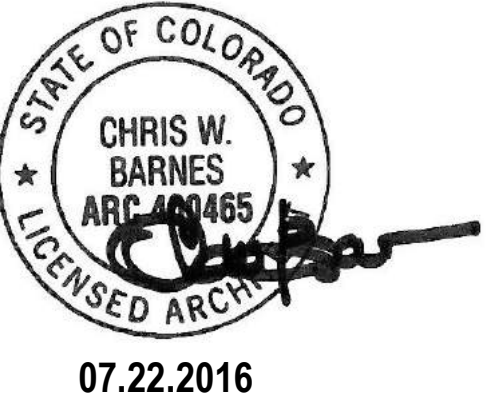
NOTE: ALL LIGHTS TO PROVIDE FULL CUT-OFF



01 EXTERIOR LIGHTING PLAN - LOWER LEVEL
 SCALE: 1/4" = 1'-0"



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title
 EXTERIOR LIGHTING PLAN - LOWER LEVEL

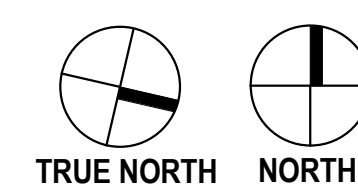
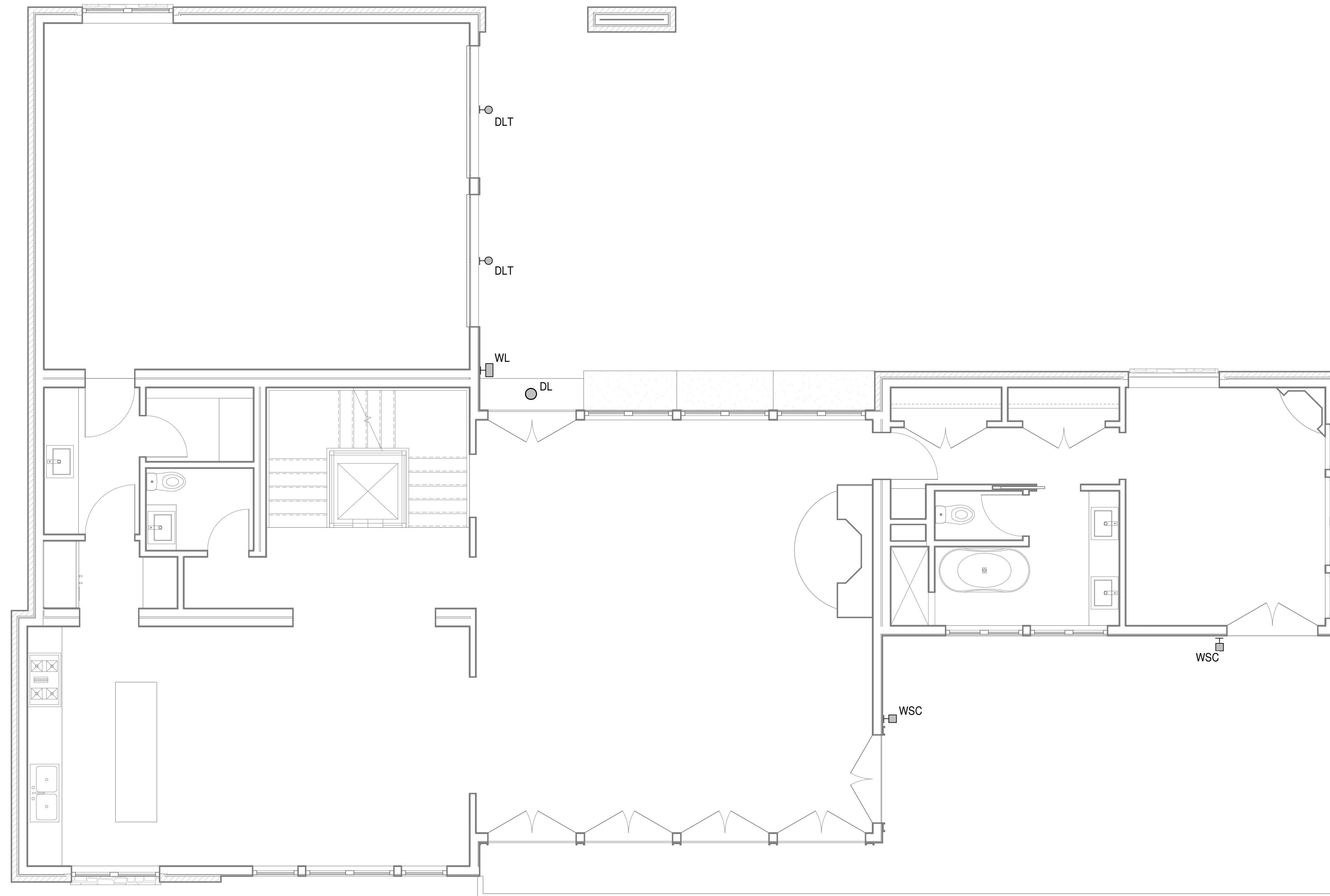
project number 16069.100
 date 07.22.2016
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EL2.01

LIGHTING FIXTURE LEGEND

- WSC WALL SCONCE: ROCKY MOUNTAIN LANTERN SCONCE WITH SQUARE ESCUTCHEON
- DLT DOWN LIGHT: TROY LIGHTING TOLEDO
- SL STEP LIGHT: BRUCK 138022-1
- WL WALL LIGHT: TAV EU3N532
- DL DOWN LIGHT: CUSTOM 6"

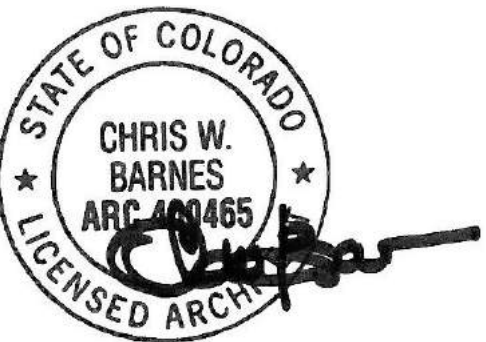
NOTE: ALL LIGHTS TO PROVIDE FULL CUT-OFF



01 EXTERIOR LIGHTING PLAN - MAIN LEVEL
SCALE: 1/4" = 1'-0"



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EXTERIOR LIGHTING PLAN - MAIN LEVEL

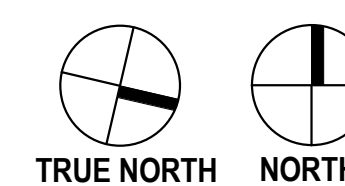
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LIGHTING FIXTURE LEGEND

- WSC WALL SCONCE: ROCKY MOUNTAIN LANTERN SCONCE WITH SQUARE ESCUTCHEON
- DLT DOWN LIGHT: TROY LIGHTING TOLEDO
- SL STEP LIGHT: BRUCK 138022-1
- WL WALL LIGHT: TAV EU3N532
- DL DOWN LIGHT: CUSTOM 6"

NOTE: ALL LIGHTS TO PROVIDE FULL CUT-OFF

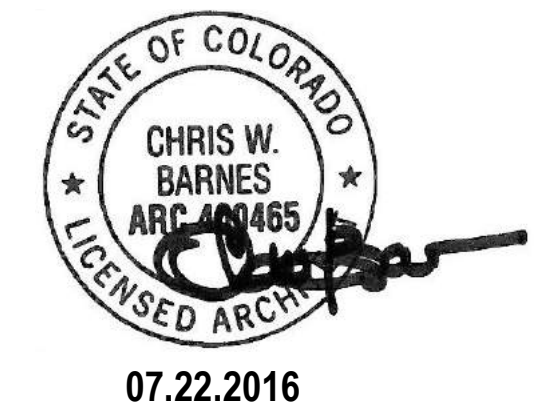


01 EXTERIOR LIGHTING PLAN - UPPER LEVEL

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



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client
 WILDCATTER CORTINA DEVELOPMENT, LLC
 8214 WESTCHESTER DRIVE, SUITE 850
 DALLAS, TX 75225

project
 CORTINA LOT 12

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original issue
 DRB SUBMITTAL 07.22.2016
 revisions

title
 EXTERIOR LIGHTING PLAN - UPPER LEVEL

project number 16069.100
 date 07.22.2016
 sheet

EL2.03



Lantern Sconce - with Square Escutcheon

Product Details

Lantern Sconce (WS465): Shown with Square Escutcheon - 5 1/2" x 5 1/2"

projection: 9 1/2"

weight: 30 LB

Finish

Shown with Silicon Bronze Dark

Notes

- Requires 1 incandescent or compact fluorescent Type A bulb (bulb not included)
- 100 watts maximum
- If LED light is purchased, LED lamps are included
- This lighting fixture must be mounted or supported independently of an outlet box
- Fixtures are UL rated for indoor and outdoor damp locations. A damp location is a protected area that is subject to moisture; such as under the eave of a roof. This fixture is UL rated for wet locations as well.

DOWNLIGHT (DLT)

TOLEDO



B2771

INTERIOR / EXTERIOR SCONCE

Old Silver Finish

11"W 14.75"H 12.5"P 2.5"TCD

1-100W Med Base

Early Electric Lamps Optional (Shown)

LB60-6 (Six-pack 60W Med-Base Early Electric Lamps)

LB60-48 (Forty-Eight-pack 60W Med-Base Early Electric Lamps)

P = Projection, TCD = Top to Center Dimension



TROY LIGHTING

Est. 1963

14508 Nelson Avenue, City of Industry, CA, USA (91744) Phone: 626-336-4511 Fax: 626-330-4266 www.troy-lighting.com



Job Name:

Contact:

Ordering Code:

Fixture Type:

Step 2

STEP LIGHT

BRUCK

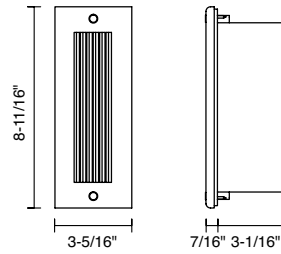
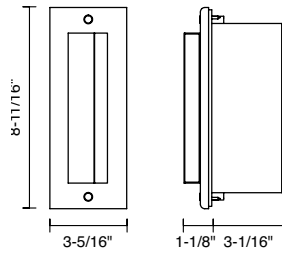
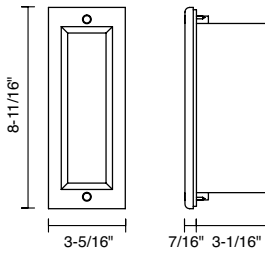
LEDRAbrands



f opal lens

hc horizontal cove

hl horizontal louver



Description

Step 2 is an energy efficient outdoor, IP65, wet rated brick step light made of a die cast zinc magnesium housing with a 3 x 1/2" knock out for feed through. Additional mounting screws for hanger bars are supplied for new construction. It is offered in warm white LED with brushed nickel, antique bronze, or white finish. There are 3 different face plate options including white opal face, louver or hood reflector scoop.

Technical Specs

- 120VAC, 50/60Hz
- 2.6W, 5.6VA
- 3200K
- IP65 rated, suitable for outdoor
- Suitable for vertical and horizontal orientation
- Built-in enclosed driver
- Hole cut out: REFER TO INSTALLATION INSTRUCTIONS
- 3 x 1/2" NPT electrical connect

Ordering Codes

Follow the steps to specify your fixture,

example: **138022 - bn - 3 - f**

1 Light Source	2 Finish	3 Color Temperature	4 Cover Options
138022 LED	bn brushed nickel bz bronze wh white	3 3200k	f opal lens hc horizontal cove hl horizontal louver

outdoor



tav 18 outdoor

DESCRIPTION

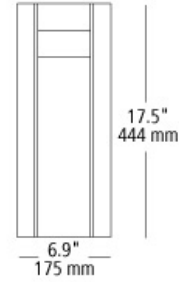
A metal frame is washed with brilliant LED light available alone or with an optional stone insert. Mounts down only. Includes (1) 11 watt 840 lumen 3000K 80 CRI LED module. Dimmable with a low-voltage electronic dimmer. 120v or 277v. ADA compliant.

WEIGHT

6.75lb / 3.06kg ±



metal/bronze



wall projection 3.3" / 84 mm



metal/bronze

ORDERING INFORMATION

model	color	lamp	wet location
OD735	MTBZ metal/bronze	LED LED module 11w 120v LED277 LED module 11w 277v	W wet location

FIXTURE TYPE: _____

JOB NAME: _____

NOTES: _____



7400 Linder Avenue
Skokie, Illinois 60077
T 847.626.6300
F 847.626.6350

www.lblighting.com



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6" DOWNLIGHT

Whether for **new construction** or **retrofit projects**, installation is easy. P Series modules fit 4", 5" and 6" recessed can-style housings from any manufacturer, and are wet listed¹ for placement in any indoor application.



- **Replaces up to** — 4BP and 5BP up to 65W incand.; 6BP replaces 65W to 100W incand.
- **Life** — 50,000 hours (46 years at 3hrs. per day)
- **Dimmable** — Line voltage dimmers; 10% or lower, depending on the dimmer and load
- **Mounting** — 4BP uses Friction Clips; 5BP and 6BP use Torsion Spring and Friction Clips for maximum retrofitability

Ordering Information

Pre-assembled Modules

EXAMPLE: 4BPMW LED 27K 90CRI L3LEDT24

Series	Finish	Lamp	CCT / CRI / W / Lumens ²		Compatible Housing (120v)	
4BP	MW	LED	(blank)	3000K / 83 CRI / 10.6W / 620L	L3LED T24	New construction rough-in LED Base
	TRMW		27K 90CRI	2700K / 93 CRI / 11.2W / 600L	L3RLED T24	Remodel rough-in LED Base
	ORB		30K 90CRI	3000K / 93 CRI / 11.2W / 600L		
	BN		40K 90CRI	4000K / 93 CRI / 11.2W / 650L		
5BP	MW	LED	(blank)	3000K / 83 CRI / 10.6W / 620L	L5XLED T24	New construction rough-in LED Base
	TRMW		27K 90CR	2700K / 93 CRI / 11.2W / 600L	L5XRLED T24	Remodel rough-in LED Base
	ORB		30K 90CRI	3000K / 93 CRI / 11.2W / 600L		
	BN		40K 90CRI	4000K / 93 CRI / 11.2W / 650L		
6BP	MW	LED	(blank)	3000K / 83 CRI / 12.7W / 725L	L7XLED T24	New construction rough-in LED Base
			27K 90CRI	2700K / 93 CRI / 11.2W / 600L	L7XRLED T24	Remodel rough-in LED Base
			30K 90CRI	3000K / 93 CRI / 11.2W / 600L		
			40K 90CRI	4000K / 92 CRI / 9.9W / 650L		
	HL LED	(blank)	3000K / 83 CRI / 15.2W / 950L	LC6LED T24	New construction rough-in LED Base	
			27K 90CRI			2700K / 93 CRI / 16.5W / 860L
40P	A	LED	(blank)	3000K / 83 CRI / 10.6W / 620L	L3LED T24	New construction rough-in LED Base
	A TRMW		27K 90CRI	2700K / 93 CRI / 11.2W / 600L	L3RLED T24	Remodel rough-in LED Base
	AZ		30K 90CRI	3000K / 93 CRI / 11.2W / 600L		
	AZ TRMW		40K 90CRI	4000K / 93 CRI / 11.2W / 650L		
50P	A	LED	(blank)	3000K / 83 CRI / 10.6W / 620L	L5XLED T24	New construction rough-in LED Base
	A TRMW		27K 90CR	2700K / 93 CRI / 11.2W / 600L	L5XRLED T24	Remodel rough-in LED Base
	AZ		30K 90CRI	3000K / 93 CRI / 11.2W / 600L		
	AZ TRMW		40K 90CRI	4000K / 93 CRI / 11.2W / 650L		
60P	A	LED	(blank)	3000K / 83 CRI / 10.6W / 620L	L7XLED T24	New construction rough-in LED Base
			27K 90CR	2700K / 93 CRI / 11.2W / 600L	L7XRLED T24	Remodel rough-in LED Base
			30K 90CRI	3000K / 93 CRI / 11.2W / 600L		
			40K 90CRI	4000K / 92 CRI / 9.9W / 650L		
	HL LED	(blank)	3000K / 83 CRI / 15.2W / 950L	LC6LED T24	New construction rough-in LED Base	
			27K 90CRI			2700K / 93 CRI / 16.5W / 860L
			30K 90CRI	3000K / 93 CRI / 16.5W / 860L		
			40K 90CRI	4000K / 92 CRI / 16.4W / 950L		



Notes

- ¹ For base MW trim only. Use of trim inserts in wet location is not recommended
- ² Lumen output based on matte white finish



Trim Inserts (For Field Configuration)

Series	Finish
4BP	TRMW
5BP	ORB
6BP	BN
40P	A
50P	AZ
60P	A TRMW
	AZ TRMW



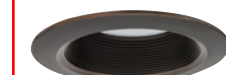
Matte White (MW)



Black Baffle with Matte White Trim Ring (TRMW)



Brushed Nickel Baffle (BN)



Oil Rubbed Bronze Baffle (ORB)



Clear Diffuse with Matte White Trim Ring (A TRMW)



Clear Diffuse (A)



Clear Specular with Matte White Trim Ring (AZ TRMW)



Clear Specular (AZ)

From: [Solomon, Stefanie](#)
To: [Glen Van Nimwegen](#)
Subject: 220 Cortina Drive / Sean Hakes, Wildcatter Cortina Development
Date: Thursday, August 04, 2016 2:12:49 PM

Hi Glen –

I am writing on behalf of TSG Ski & Golf, LLC, regarding the proposed development for Unit 12, Cortina / 220 Cortina Drive.

If the proposed development includes a plan for any type of ski in/out access onto the ski run, TSG respectfully requests you require the Applicant to obtain TSG's approval on any ski in/out access. This used to be a requirement in the CDC but apparently it was removed. TSG desires and needs to be engaged in all ski in/out access points given safety and operational interfaces.

Thank you. Stefanie

Stefanie C. Solomon, Corporate Counsel

TSG Ski & Golf, LLC
565 Mountain Village Blvd
Mountain Village, CO 81435
Direct: (970) 728-7318
E-mail: ssolomon@tellurideskiresort.com



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From: [Jim Boeckel](#)
To: [Glen Van Nimwegen](#)
Subject: RE: Referral for Lot 165, Unit 12
Date: Wednesday, July 27, 2016 4:04:13 PM
Attachments: [image001.png](#)

Glenn,

After review of the plans for this project I have the following comments;

1. Driveway to be a minimum of 16'-0" wide including shoulders.
2. Residence is required to have a fire sprinkler system installed due to being in excess of 3600 sqft.
3. Fire sprinkler system is required to be monitored.

I did not see any plans or drawings for an address monument, if an address monument is to be used plans for it will need to be submitted to TFPD for review and approval.

Jim Boeckel
Fire Marshal
Telluride Fire Protection District
P.O. Box 1645
Telluride CO. 81435
Phone 970-728-3801 Cell 970-729-1454
e-mail jim@telluridefire.com

From: Glen Van Nimwegen [mailto:GVanNimwegen@mtnvillage.org]
Sent: Tuesday, July 26, 2016 7:36 PM
To: Finn KJome <FKJome@mtnvillage.org>; Deanna Drew <DDrew@mtnvillage.org>; Jim Mahoney <jmahoney@jdreedlaw.com>; Steven LeHane <SLeHane@mtnvillage.org>; Jim Loebe <JLoebe@mtnvillage.org>; Chris Broady <CBroady@mtnvillage.org>; Forward jim.telluridefire.com <jim@telluridefire.com>; jeremy@smpa.com; brien.gardner@sourcegas.com; Kirby.bryant@centurylink.com
Subject: Referral for Lot 165, Unit 12

Please review.

Glen Van Nimwegen, AICP
Director of Planning and Development Services
970-369-8250





**PLANNING & DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION**

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

TO: Design Review Board
FROM: Dave Bangert
FOR: Meeting of September 1, 2016
DATE: August 25, 2016
RE: Design Review application for a new single-family dwelling on Lot 630

PROJECT GEOGRAPHY

Legal Description: Lot 630
Address: 144 Double Eagle Drive
Applicant/Agent: Narcis Tudor Architecture
Owner: Brian and Janelle Grass
Zoning: Single-Family Zone District
Existing Use: Vacant Lot
Proposed Use: Single-Family
Lot Size: 0.601 acres
Adjacent Land Uses:

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

ATTACHMENTS

- Exhibit A: Narrative
- Exhibit B: Plan Set

PROJECT SUMMARY

CDC Provision	Requirement	Proposed
Maximum Building Height	40' maximum (35'+5' for gable roof)	35'
Maximum Avg Building Height	35' maximum (30'+5' for gable roof)	30'
Maximum Lot Coverage	40% maximum	15%
General Easement Setbacks		
North	16' setback from lot line	2' – 9" to GE
South	16' setback from lot line	34'- 10" to GE
East	16' setback from lot line	4' – 6" to GE
West	16' setback from lot line	4' - 0" to GE
Roof Pitch		
Primary	6:12 to 12:12	12:12, 10:12
Secondary	4:12 unless specific approval	6:12, 5:12, 4:12, flat green

Exterior Material		
Stone	35%	45.21%
Wood	25% (No requirement)	9.53%
Windows/Doors	40% maximum for windows	21.97%
Metal Accents	Specific Approval	23.29%
Parking	2 enclosed and 2 non-tandem	2 enclosed and 2 exterior

BACKGROUND

The proposed project consists of a 4,916 total square foot (with 3,839 square foot livable) single-family home located on lot 630.

17.3.12.C BUILDING HEIGHT LIMITS

The applicant has stated that the maximum building height will be 35' and average building height is 30'. When a proposed development is approved that is five (5) feet or less from the maximum building height or maximum average building height, the review authority approval shall include a condition that a monumented land survey shall be prepared by a Colorado public land surveyor to establish the maximum building height and the maximum average building height. This shall be done prior to the Building Division conducting the required framing inspection.

17.5.5 BUILDING SITING DESIGN

Lot 630 is an average (0.601 acres) rectangular shaped lot that slopes down to north and west with primary view to the north to the Dallas Range and secondary views to the south towards the ski area as well as Sunshine and Wilson Peaks. There are no trees within the building site, but a tree line starts in the northern General Easement. There are proposed retaining walls on the east, north and west sides of the proposed development to make the grading and drainage follow away from the structure. The only proposed General Easement encroachment is for the address monument and this will require the owners to enter in to a General Easement encroachment agreement with the Town. There is proposed construction staging in the north and west GE but this will not require tree removal or grading.

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 proposed primary roof forms are 2 gables and the secondary roof forms are 2 gables, 2 shed roofs and a “green” flat roof over the garage. All roof pitches are compliant with code except the garage roof which will require specific approval from the DRB. The roofing material proposed is standing seam.

- The applicant is seeking specific approval for the following design variation pursuant to CDC Section 17.4.11(E) (5):
 1. Proposed secondary roof with a “green” flat roof 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.

Exterior Wall Materials

The exterior walls consist of 45.21% stone veneer dry stacked; 9.53% wood siding with 7.25” horizontal siding stained or painted, 3.5” vertical siding, both of which will require specific approval from the DRB. Wood siding shall be a minimum size of one inch by eight inches (1" x 8") in dimension; 23.29% steel accents (with mill finished patina); and 21.97% fenestration (metal clad, color not specified). With a 45.21% stone coverage, the stone percentage meets the 35% minimum. Steel accents require specific approval from the DRB. The DRB should review the steel 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 Uncompahgre Engineering, LLC for the proposed development. Positive drainage away from the structure has been created with three (3) 2’ to 3’ high retaining walls to direct drainage away from the structure. All disturbed slopes shall be 2:1 or flatter. There are two (2) culverts proposed, an 18” culvert along Double Eagle Drive and 12” culvert where the driveway dips down before the auto court. Public Works is fine with the culvert designs.

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 thirty five (35) 2” to 3” aspens, seven (7) spruces. 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

A formal irrigation plan has not been submitted but the landscape plans show a rainfall sensor and a backflow prevention device. A detailed irrigation plan with zones will be required prior to issuance of a building permit.

17.5.11 UTILITIES

All utilities are proposed to be run up the driveway from the south side of the lot with minimal site disturbance. Public Works requests that all utilities be field located by the contractor prior to construction.

17.5.12 LIGHTING REGULATIONS

The proposed lighting plan includes nine (9) sconces, four (4) recessed fixtures and six (6) steep lights, two (2) exterior pendants and one (1) entry pendant. 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. The height of the exterior lighting fixtures has not been called out on the plans. The CDC states that the maximum height for a wall-mounted light fixture shall be seven feet (7'). The plans will need to be updated to show exact locations and heights of all exterior lighting prior to issuing a building permit.

17.5.13.E.4 ADDRESS IDENTIFICATION SIGNS

The address monument is proposed to be located in the southern General Easement. This is an allowed use in the GE and will require the owners of Lot 630 to enter in to a General Easement encroachment agreement with the Town prior to issuance of a CO.

17.6.6. B. DRIVEWAY STANDARDS

The driveway grades are all compliant, 3.28% for the first 20' and auto court area 2% - 2.5%. The driveway width is 12' for single family homes and meets the code.

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 but the construction staging plan shows material storage, job trailer and disturbance in the General Easements. This disturbance is minimal and will not adversely affect the surrounding properties.

PROPOSED VARIATIONS AND SPECIFIC APPROVALS

- Secondary “green” flat roof
- Wood siding under the 8” minimum width
- Steel accents
- Address monument in the southern General Easement

RECOMMENDATION

Approval of this project is contingent on the following conditions:

1. Prior to CO the owners of Lot 630 will enter into a General Easement encroachment agreement with the Town for the address monument and retaining wall in the western GE.
2. A ridge height survey will be provided during the framing inspection to determine the building height is in compliance.
3. The residence shall have a monitored fire sprinkler system; and the numbers on the address monument shall be coated or outlined with material to cause them to be reflective.
4. Prior to the issuance of a building permit, the applicant shall field verify all utilities and submit a revised utility plan to the public works director identifying the location of utilities and connection points.
5. Prior to issuance of a building permit the applicant will submit an irrigation plan that is in compliance with the irrigation regulations.

Staff recommends the DRB approve the Design Review application for Lot 630 with the above variations, specific approvals and conditions with the following motion:

*“I move to approve a Design Review Process development application for a new single-family residence on Lot 630, with the findings and conditions as set forth at the September 1, 2016 DRB meeting to include:
”*

July 22, 2016

GRASS RESIDENCE – DESIGN REVIEW LOT 630 DOUBLE EAGLE DRIVE . MOUNTAIN VILLAGE . COLORADO

To: Mountain Village DRB

Attached please find our design submission for the above mentioned property.

SITE DESCRIPTION

Lot 630 is a vacant lot with no trees, longitudinally oriented on a general north-south axis. The access to the lot is from the south, off Double Eagle Drive. The topography slopes down to the north and west allowing for the primary views to unfold across the Dallas Range. Secondary views are from the upper level and capture the southern exposure to the Ski Lifts as well as Sunshine and Wilson Peaks.

PROGRAM

The Main Residence comprises of a Double Garage, Utility Space, Common Areas, 3 Bedroom Suites as well as Support and Exterior Spaces. The overall site layout is driven by Sustainable Principles, Access and Views.

ARCHITECTURAL DESIGN

The general design is based on the Access, Views and Solar Path / Natural Light. As such, the Address monument is located at the southern General Easement. The Garage is located closest to the road and is mainly south- east facing for the morning sun during winter months. Proceeding further, the Main Entry is announced by a strong vertical gable element defining the main north-south axis. To the east, a Courtyard allows the Informal Dining Room to expand the exterior and the morning sun. The main common area of Kitchen, Dining and Living Rooms are set furthest from the Arrival Court, capturing the northern mountain range - primary views.

The upper level Master Suite is oriented to the west capturing views to the Sunshine and Wilson Peaks. The Master Terrace sits above the Utility Space and encompasses a Secondary “green” flat roof which covers the garage roof system and creates a natural outdoor area inherent to the “GRASS” residence. Opposite the Master Suite is the internal Stair Core. This element is a 2-story transparent form that allows the winter southern sun to permeate into the northern common area.

The lower level houses the secondary Bedrooms, and Accessory Spaces with walk-out Terrace where the Spa is nestled in for privacy while still capturing the northern and western views.

ARCHITECTURAL AESTHETIC

The general aesthetic direction is defined by two main architectural principles:

1. Forms - Primary Gable Forms define the overall massing. The primary pitches are steep as customary in the alpine environments.
2. Materiality - The overall materiality is a simple mix of Stone, Wood and Glass with Steel Accents arranged based on the following criteria:
 - a. Stone – Strong Base / Thermal Mass
 - b. Wood – Vertical Elements / Tactile Warmth
 - c. Glass – Transparency / Passive Solar / Views
 - d. Steel – Structure / Rhythmic Interest / Laciness

The wood siding adds an element of warmth to overall exterior. Narrow horizontal siding has been scaled down appropriately for the architectural components.

NARCIS TUDOR ARCHITECTS®

Steel Accents such as the use of steel rods and clevis connections, rails and steel / timbers details, etc. are used for the structural integrity of the building while creating an intimate level of interest throughout the project.

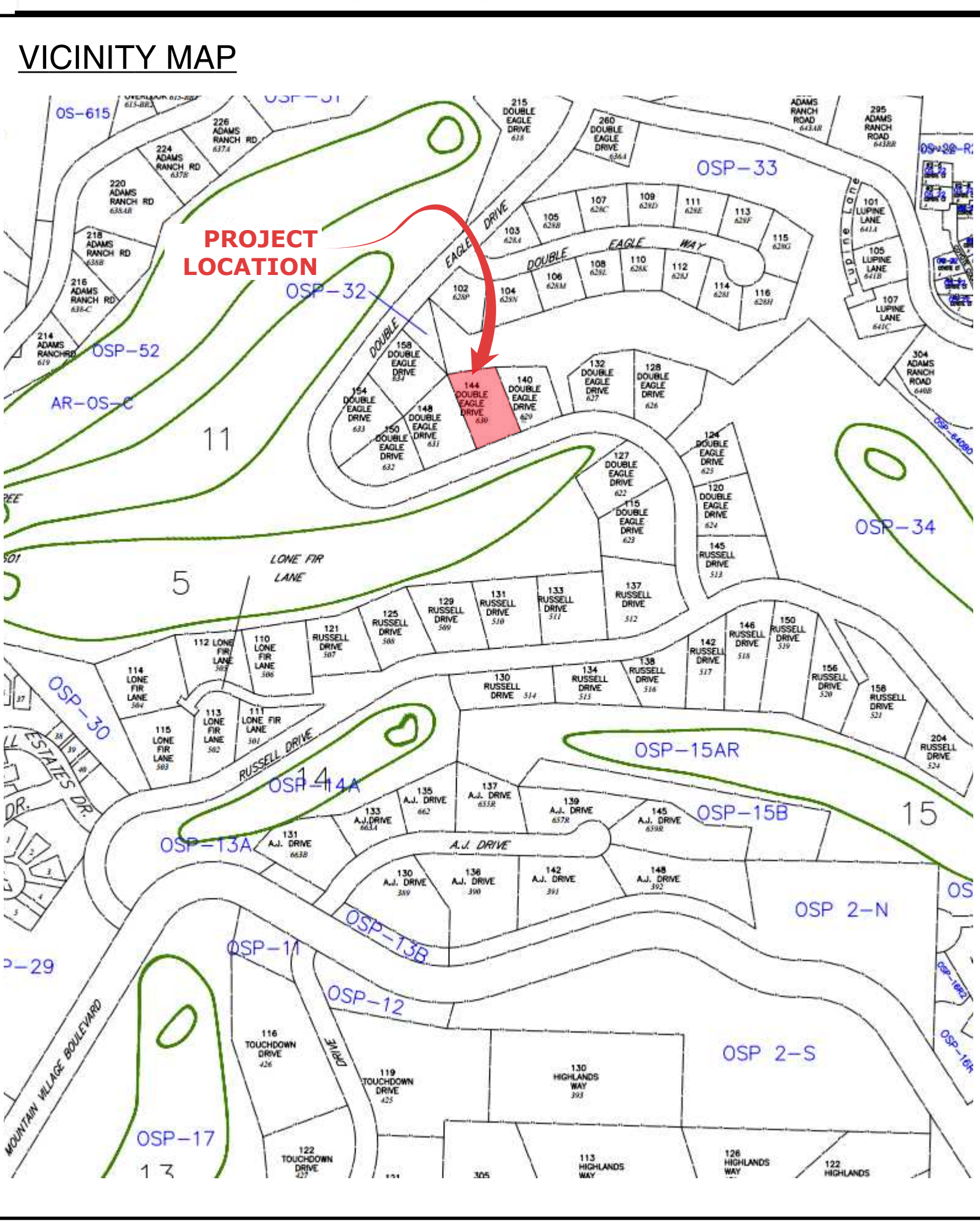
Overall, the proposed design is simple in its primary massing with secondary elements proportionality scaled down as subordinate components.

We appreciate your time in reviewing this application and look forward to your comments. As always, should you have any questions do not hesitate to contact us.

Best,

Narcis Tudor
ARCHITECT
Colorado License 402820

GRASS RESIDENCE



GENERAL NOTES

CONTRACT DOCUMENTS:
 CONTRACT DOCUMENTS CONSIST OF THE AGREEMENT, GENERAL CONDITIONS, GENERAL SPECIFICATIONS, AND DRAWINGS, WHICH ARE COOPERATIVE AND CONTINUOUS. WORK INDICATED OR REASONABLY IMPLIED IN ANY ONE OF THE DOCUMENTS SHALL BE SUPPLIED AS THOUGH FULLY COVERED IN ALL. ANY DISCREPANCIES BETWEEN THE PARTS SHALL BE REPORTED TO THE ARCHITECT PRIOR TO COMMENCEMENT OF WORK.

THESE DRAWINGS ARE PART OF THE CONTRACT DOCUMENTS FOR THIS PROJECT. THESE DRAWINGS ARE THE GRAPHIC ILLUSTRATION OF THE WORK TO BE ACCOMPLISHED.

ORGANIZATION:
 WHERE APPLICABLE, THE DRAWINGS FOLLOW A LOGICAL, INTERDISCIPLINARY FORMAT: ARCHITECTURAL DRAWINGS (A SHEETS), INTERIOR DRAWINGS (I SHEETS), STRUCTURAL DRAWINGS (S SHEETS), MECHANICAL AND PLUMBING DRAWINGS (M SHEETS), ELECTRICAL (E SHEETS), AND LIGHTING (LP SHEETS).

CODE COMPLIANCE:
 ALL WORK, MATERIALS, AND ASSEMBLIES SHALL COMPLY WITH APPLICABLE STATE AND LOCAL CODES, ORDINANCES, AND REGULATIONS. THE CONTRACTOR, SUBCONTRACTORS AND JOURNEMEN OF THE APPROPRIATE TRADES SHALL PERFORM WORK TO THE HIGHEST STANDARDS OF CRAFTSMANSHIP.

INTENT:
 THESE DOCUMENTS ARE INTENDED TO INCLUDE ALL LABOR, MATERIALS, EQUIPMENT AND SERVICES REQUIRED TO COMPLETE THE WORK DESCRIBED HEREIN. ALL FUNCTIONALITY AND PERFORMANCE OF THE BUILDING COMPONENTS IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

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

LAND USE & CDC INFORMATION

IMPROVEMENT TYPE: NEW CONSTRUCTION
 TYPE OF UNIT: SINGLE FAMILY
 LOT AREA: 26,161 SF
 MAXIMUM SITE COVERAGE: (40%) 10,464 SF
 MAXIMUM AVERAGE HEIGHT: 30 FEET
 MAXIMUM HEIGHT: 35 FEET
 SETBACKS: 16 FEET
 LOT COVERAGE: 3,940 SF 15%
 PROPOSED BUILDING GROSS AREA: 1497 + 2560 + 859 = 4916
 PROPOSED BUILDING LIVABLE AREA: 1270 + 1710 + 859 = 3839
 MAX BUILDING HEIGHT: 35'
 AVERAGE BUILDING HEIGHT: 30'
 PARKING REQUIREMENTS: 2 ENCLOSED / 2 OPEN

MATERIAL CALCULATIONS

STONE:	3573	45.21%
WOOD:	753	9.53%
GLASS:	1736	21.97%
ACCENT:	1841	23.29%

(ROOF FASCIAS, TIMBERS, RAILINGS, ARCH. METAL, TRIM, STEEL STAIRS, CLADDING)

CODE SUMMARY

ZONING: SINGLE FAMILY RESIDENTIAL
 BUILDING CODE: IRC 2012
 DESCRIPTION: 2 STORIES W/ BASEMENT
 OCCUPANCY CLASS: IRC SINGLE FAMILY

PROJECT TEAM:

OWNER
 BRIAN + JANELLE GRASS

ARCHITECT/INTERIORS
 NARCIS TUDOR ARCHITECTURE
 201 W COLORADO AVENUE
 SUITE 203
 TELLURIDE, COLORADO . 81435
 P. 970.708.4983
 narcis@narcistudor.com

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 P. 970.729.0935
 cobra81435@gmail.com

STRUCTURAL ENGINEER
 COLORADO STRUCTURAL, INC.
 P.O. BOX 2544
 315 BELLVIEW, UNIT F
 CRESTED BUTTE, CO 81224
 P. 970.349.5922
 F. 970.349.5926

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 TELLURIDE, COLORADO 81435
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 dimitri@hce-pa.com

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 FOLEY & ASSOCIATES
 PO BOX 1385
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 TELLURIDE, CO 81435
 P. 970.728.6153
 F. 970.728.6050
 jhaskell@foleyassoc.com

GEOTECH ENGINEER
 BUCKHORN GEOTECH
 222 SOUTH PARK AVE
 MONTROSE, CO 81401
 P. 970.249.6828

CIVIL ENGINEER
 UNCOMPAGRE ENGINEERING
 DAVID BALLODE, P.E.
 PO BOX 3945
 TELLURIDE, CO 81435
 P. 970.729-0683
 dbalode@msn.com

HERS CONSULTANT
 TBD

SHEET INDEX

A0.1	COVER / PROJECT INFORMATION
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SURVEY	
C1	C.SERIES
C1	GRADING DRAINAGE & UTILITY
C2	DRIVEWAY PLAN & PROFILE
SITE PLANS	
A1	PROPOSED SITE PLAN
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A1.2	CONSTRUCTION STAGING PLAN
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A3.7	3D VIEWS
A3.8	3D VIEWS
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A10.2	3D VIEWS
A10.3	3D VIEWS
A10.4	3D VIEWS
A10.5	3D VIEWS

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Submissions: 06.23.2016 DRB PRE. SUB MEETING
07.22.2016 DRB SUBMISSION

GRASS RESIDENCE

LOT 630
 DOUBLE EAGLE DR
 MOUNTAIN VILLAGE

DRB/DD

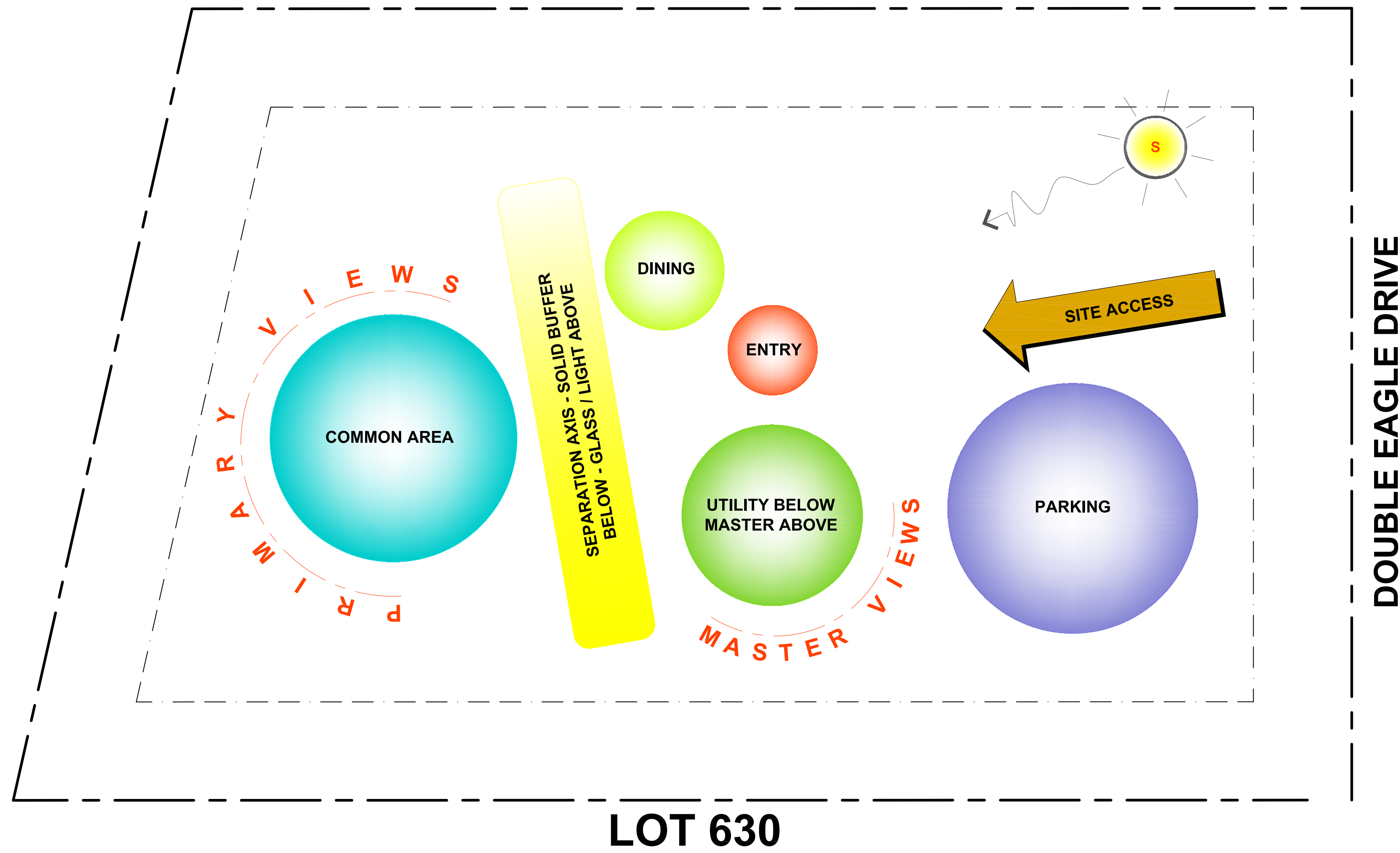
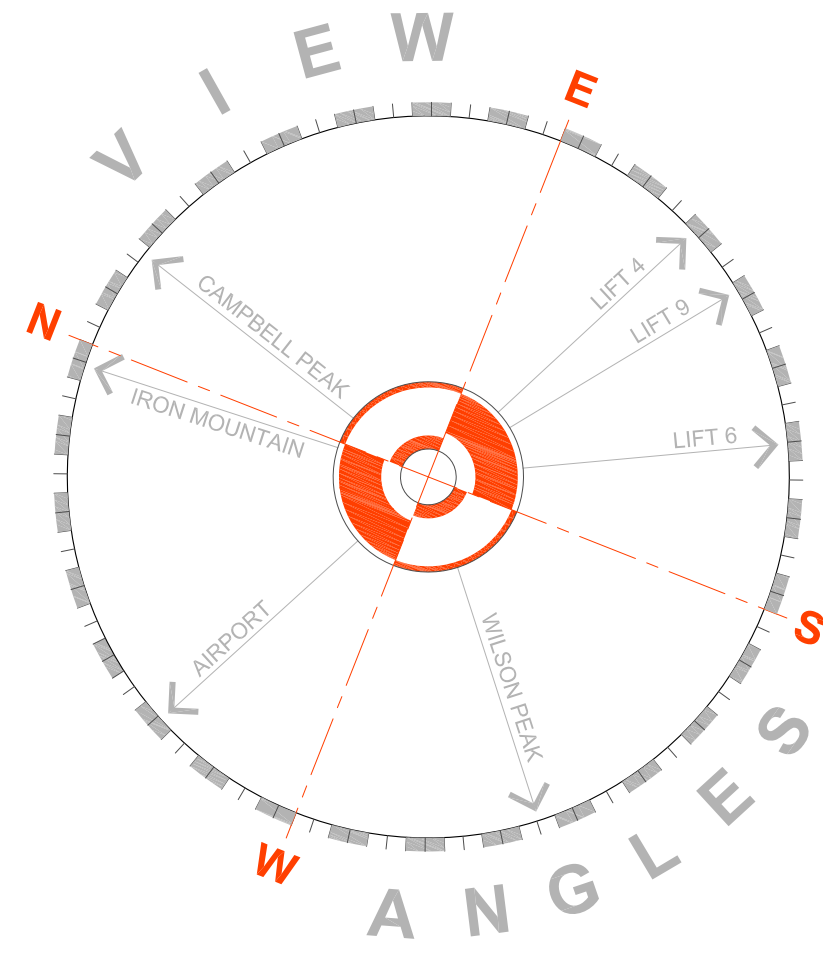
COVER / PROJECT INFO

A0.1

A0 - Cover-GRASS | Printed: 08.19.2016



VIEW FROM COMMON AREAS



DOUBLE EAGLE DRIVE



VIEW FROM OFFICE

VIEWS FROM MASTER SUITE



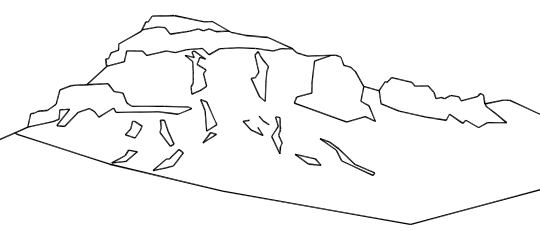
GRASS RESIDENCE

LOT 630 DOUBLE EAGLE DR MOUNTAIN VILLAGE

DRB / DD

PARTI / BUBBLE DIAGRAM

A0.2



Uncompahgre
Engineering, LLC

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

SUBMISSIONS:

SUBMITTAL 2016-07-22

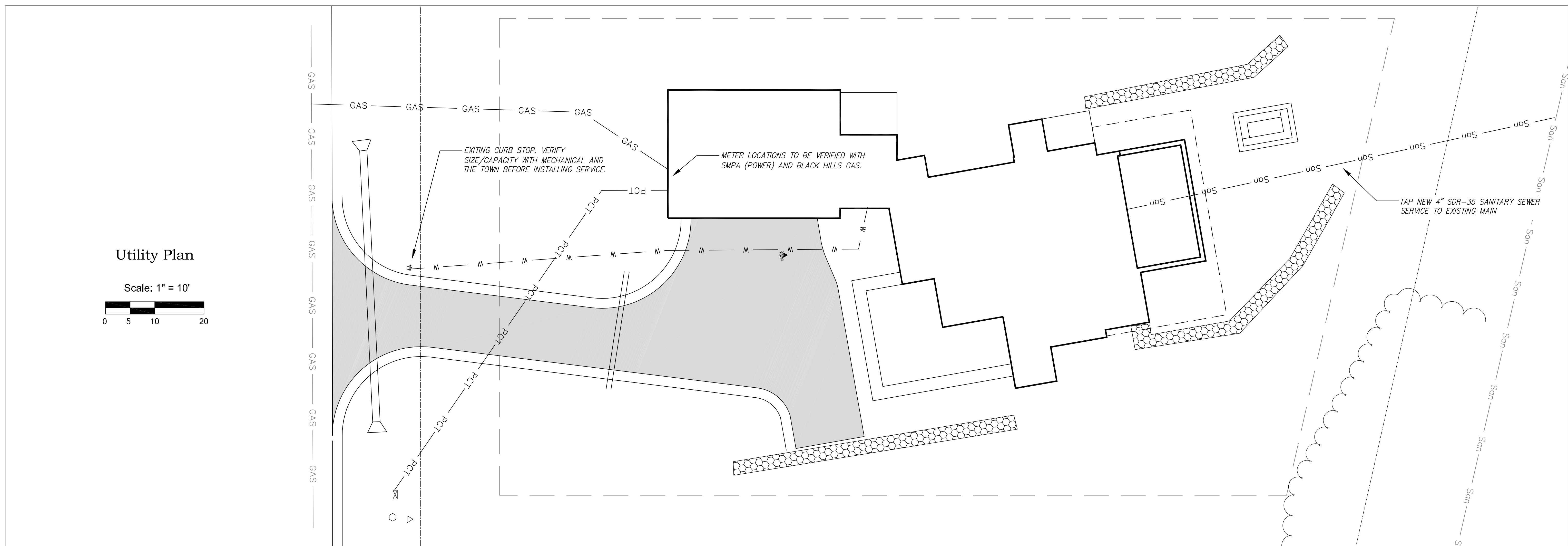
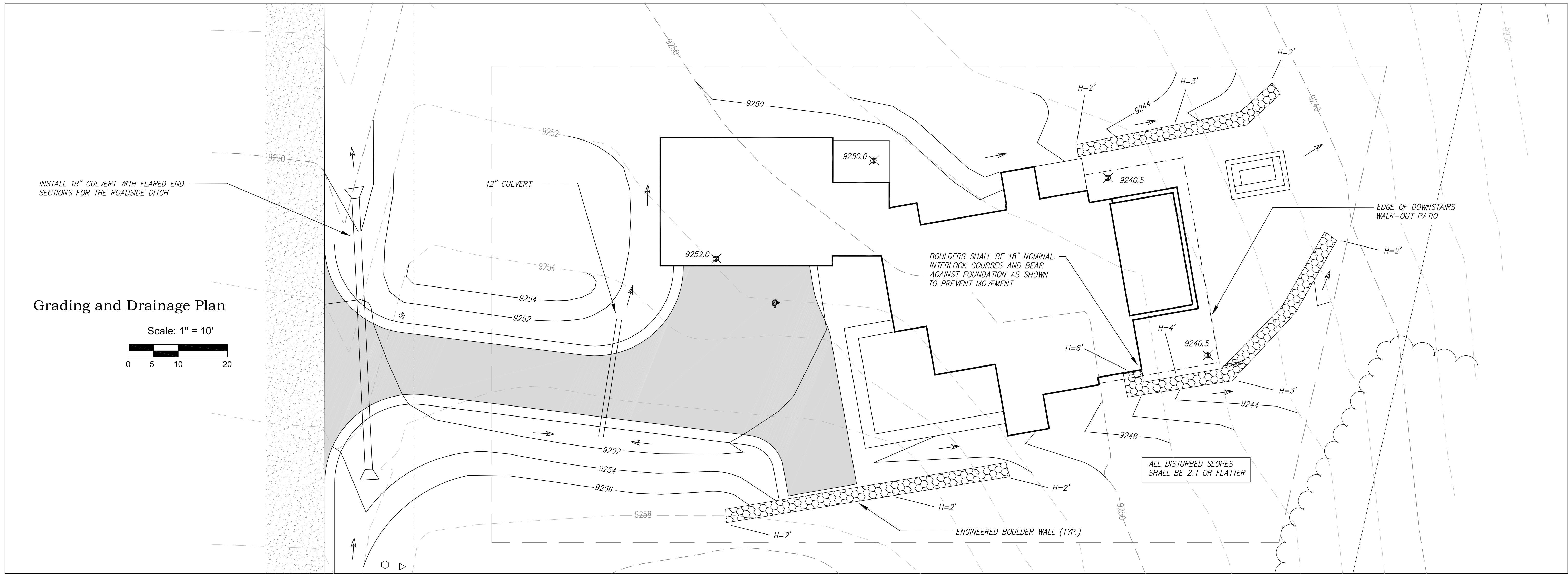
Grass Residence
Lot 630
Mtn. Village, CO

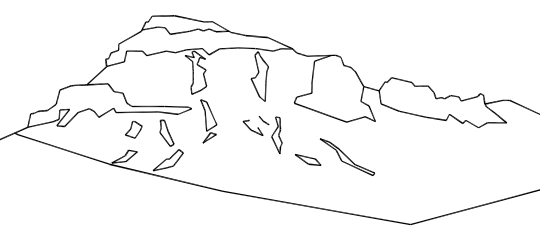


CONTRACTOR TO REVIEW AND COMPARE ALL CHAPTERS AND INTERDISCIPLINARY DRAWINGS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO ANY FIELD WORK BEING DONE IN ACCORDANCE WITH AIA DOCUMENT A201

Grading
and
Drainage Plan
and
Utility
Plan

C1



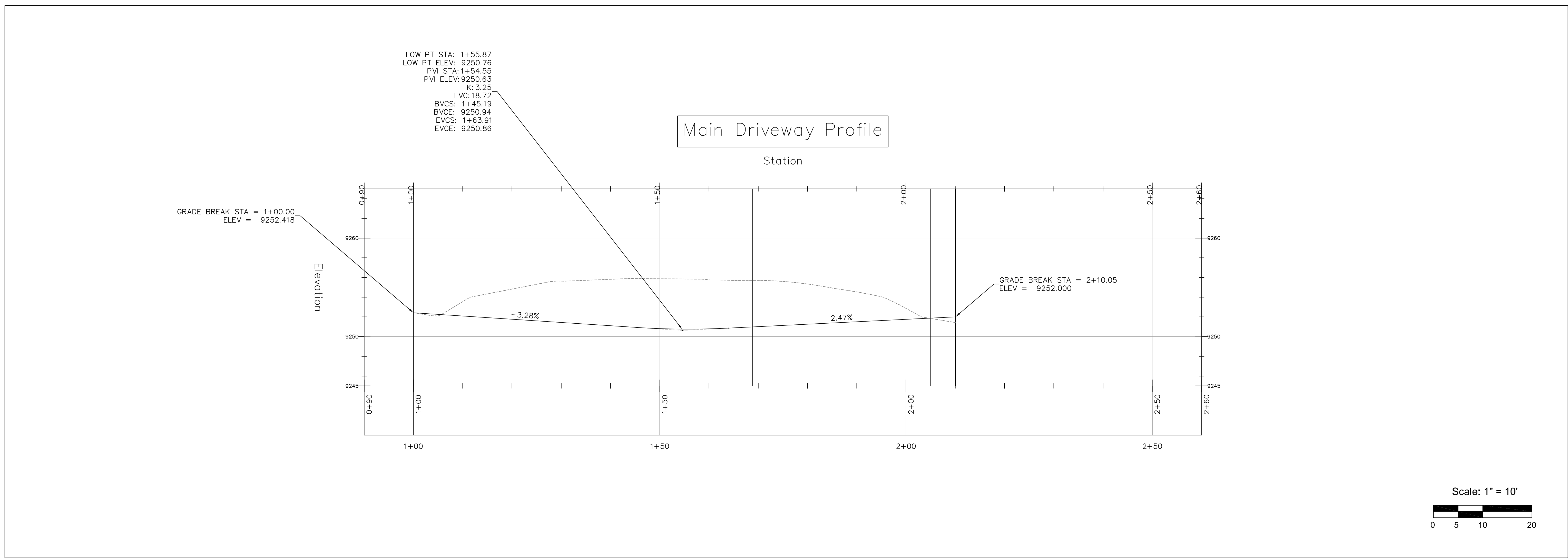
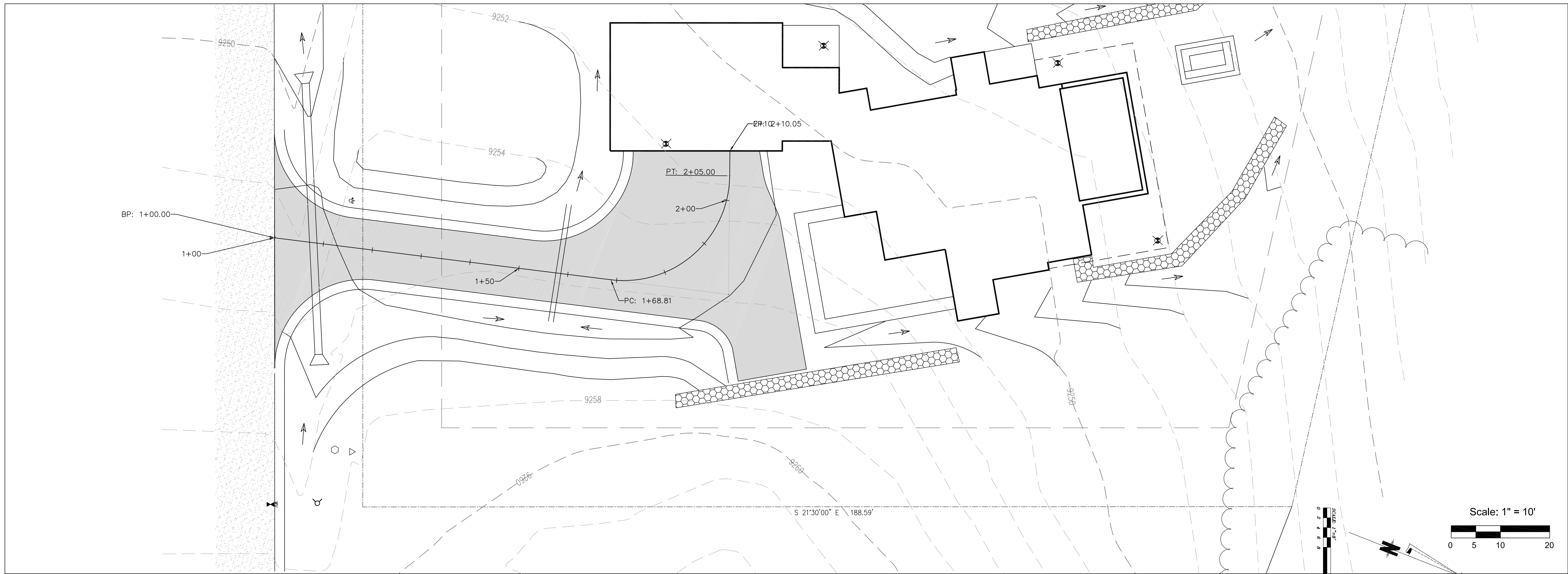


Uncompahgre
Engineering, LLC

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

SUBMISSIONS:

DRB SUBMITTAL 2016-07-22
SHORTEN ALIGNMENT FOR CLARITY 2016-08-09



LOW PT STA: 1+55.87
LOW PT ELEV: 9250.76
PVI STA: 1+54.55
PVI ELEV: 9250.63
K: 3.25
LVC: 18.72
BVCS: 1+45.19
BVCE: 9250.94
EVCS: 1+63.91
EVCE: 9250.86

Main Driveway Profile

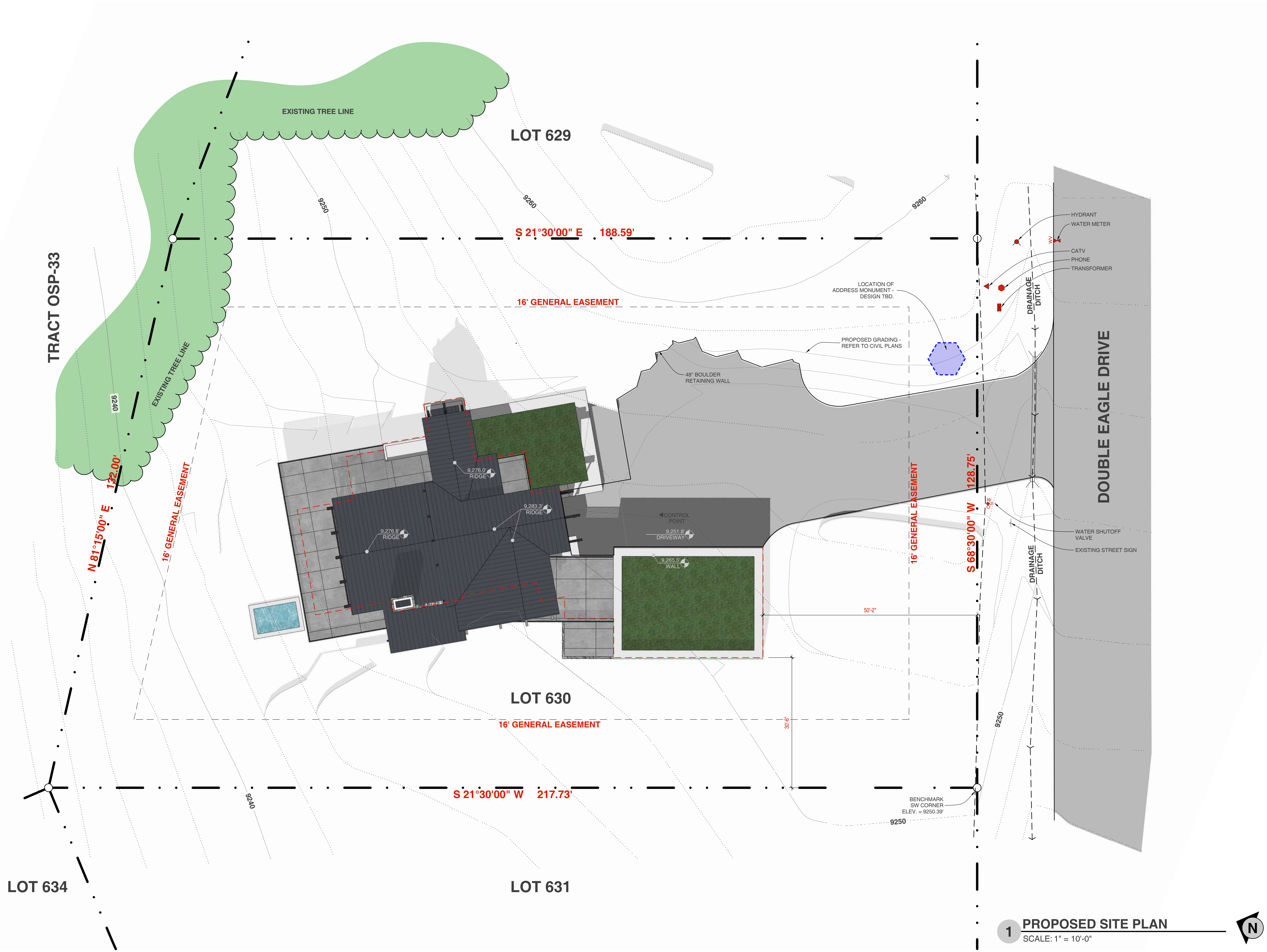
Grass Residence
Lot 630
Mtn. Village, CO



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

Driveway
Plan
and
Profile

C2



TRACT OSP-33

LOT 629

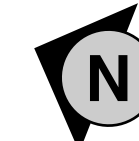
LOT 630

LOT 631

LOT 634

DOUBLE EAGLE DRIVE

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



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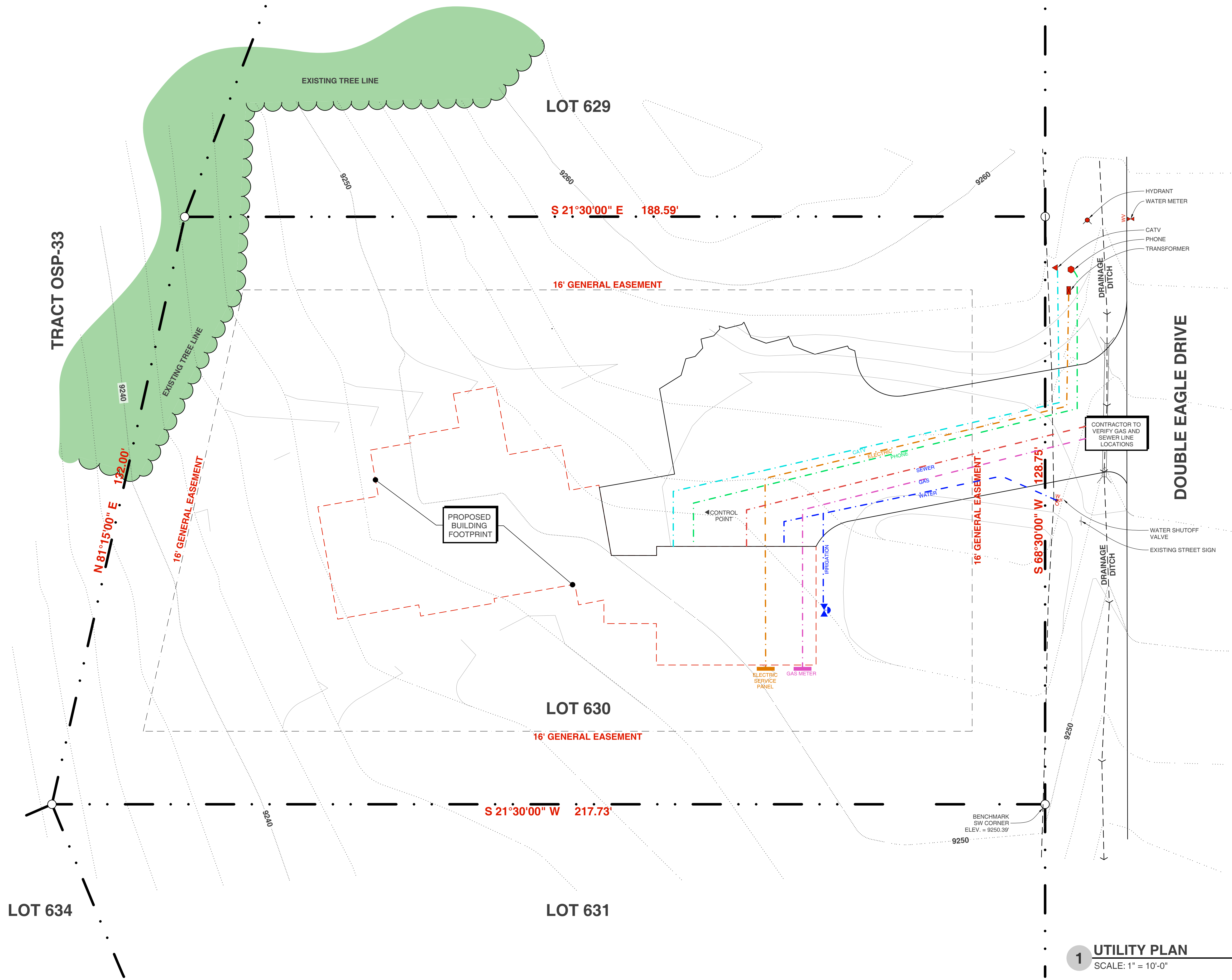
Project
GRASS RESIDENCE

LOT 630
DOUBLE EAGLE DR
MOUNTAIN VILLAGE

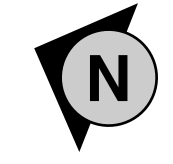
Phase
PROPOSED SITE PLAN

Sheet
A1.1

A1 - Site - GRASS | Printed: 08.19.2016



1 UTILITY PLAN
SCALE: 1" = 10'-0"



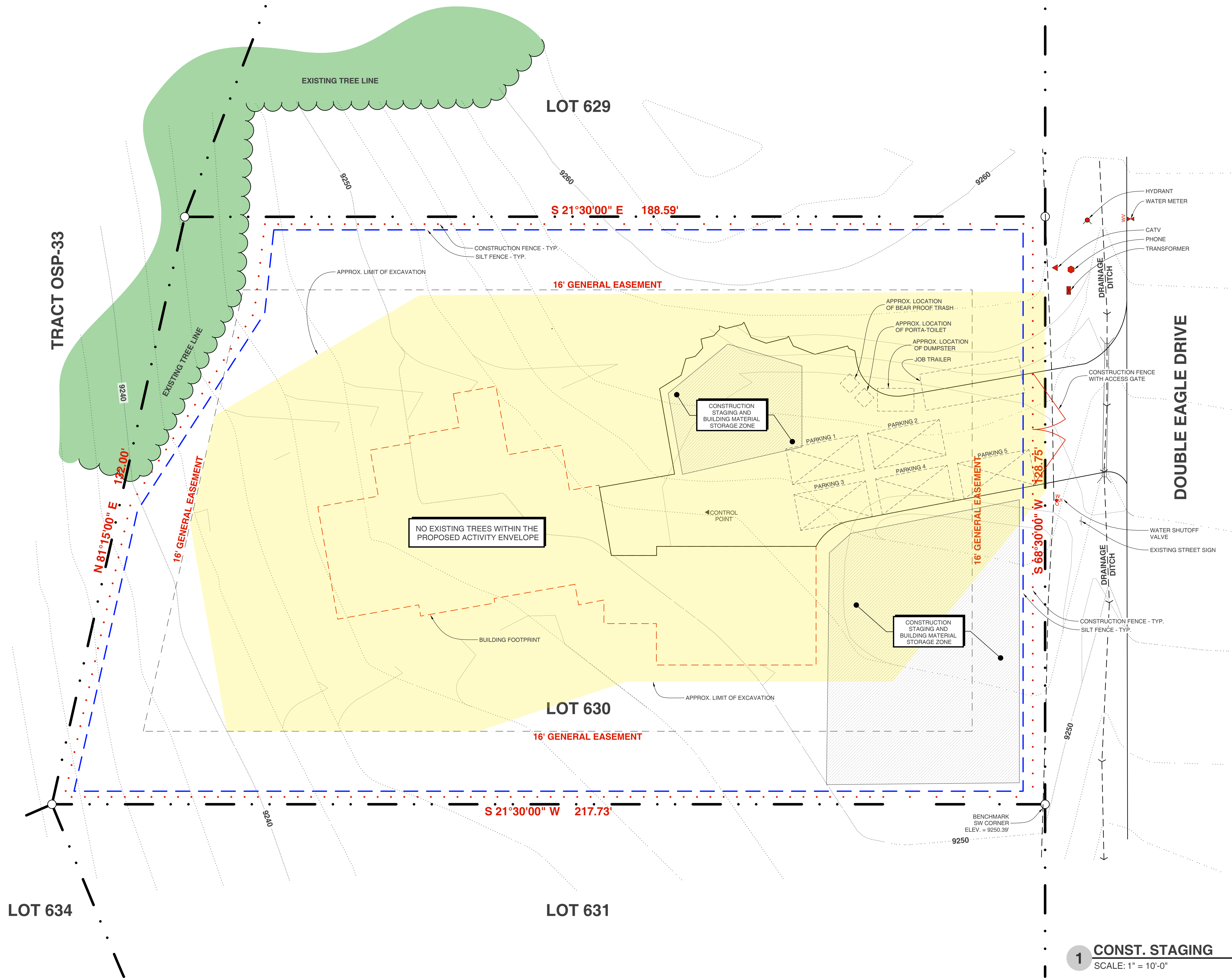
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07.22.2016 DRB SUBMISSION

GRASS RESIDENCE

LOT 630
DOUBLE EAGLE DR
MOUNTAIN VILLAGE

UTILITY PLAN

A1.2



TRACT OSP-33

LOT 629

LOT 630

LOT 631

LOT 634

DOUBLE EAGLE DRIVE

S 21°30'00" E 188.59'

N 81°15'00" E 122.00'

S 21°30'00" W 217.73'

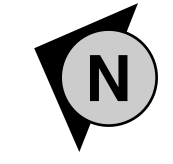
S 68°30'00" W 128.75'

NO EXISTING TREES WITHIN THE PROPOSED ACTIVITY ENVELOPE

CONSTRUCTION STAGING AND BUILDING MATERIAL STORAGE ZONE

CONSTRUCTION STAGING AND BUILDING MATERIAL STORAGE ZONE

1 CONST. STAGING
SCALE: 1" = 10'-0"



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project
GRASS RESIDENCE

LOT 630
DOUBLE EAGLE DR
MOUNTAIN VILLAGE

phase
CONST. STAGING

sheet
A1.3

A1 - Site - GRASS | Printed: 08.19.2016

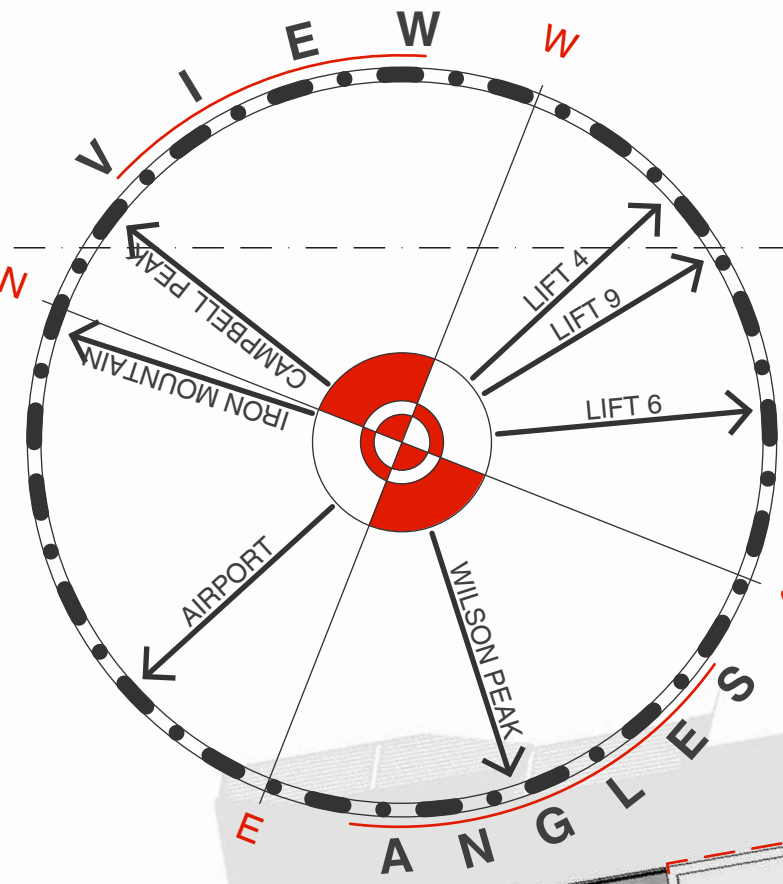
TRACT OSP-33

LOT 629

S 21°30'00" E 188.59'

N 81°15'00" E 122.00'

16' GENERAL EASEMENT



16' GENERAL EASEMENT

LOT 630

16' GENERAL EASEMENT

S 21°30'00" W 217.73'

LOT 631

LOT 634

PLANTING SCHEDULE		
SYMBOL	DESCRIPTION	QUANTITY
	2"-3" CAL. ASPEN TREE	35
	SPRUCE TREE *30% MUST BE 12' PER CDC (4) 8' HEIGHT & (3) 12' HEIGHT	7*

- 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 FERTILIZER 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 6" DEPTH AND AMENDED WITH TOPSOIL AND ORGANIC FERTILIZER AT A 2:1 RATIO.
 - SEE PLANTING DETAILS FOR ALL DECIDUOUS AND EVERGREEN TREES.
 - MULCH ALL PERENNIAL BEDS WITH A PINE BARK SOIL CONDITIONER BY SOUTHWEST IMPORTERS; SHREDDED CEDAR BARK.
 - ALL PLANT MATERIAL TO MEET THE AMERICAN STANDARD FOR NURSERY STOCK.
 - ALL PLANTED MATERIALS SHALL BE A NON-NOXIOUS SPECIES AS SPECIFIED WITHIN THE SAN MIGUEL COUNTY NOXIOUS WEED LIST.
 - AFTER FINISH GRADING IS COMPLETE - A FINAL LANDSCAPE PLAN WILL BE REQUIRED



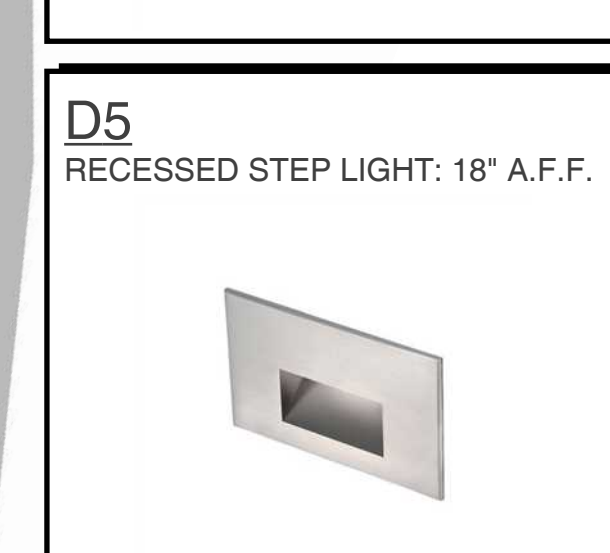
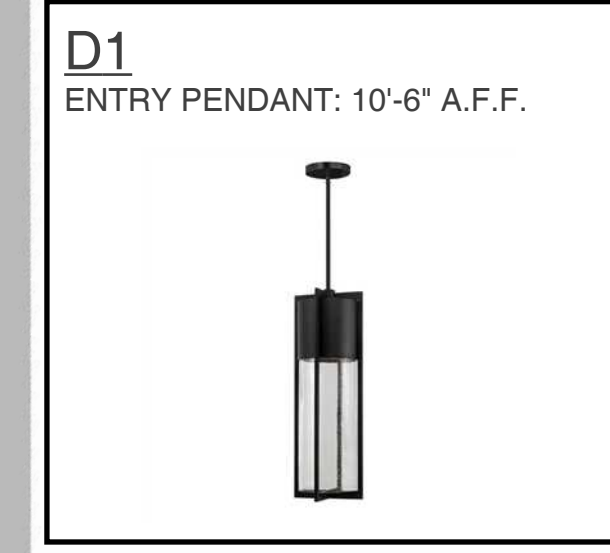
BENCHMARK SW CORNER ELEV. = 9250.39'

DOUBLE EAGLE DRIVE

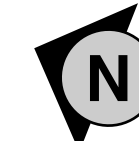
DRAINAGE DITCH

S 68°30'00" W 128.75'

DRAINAGE DITCH



1 LANDSCAPE & LIGHTING PLAN
SCALE: 1" = 10'-0"



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GRASS RESIDENCE

LOT 630
DOUBLE EAGLE DR
MOUNTAIN VILLAGE

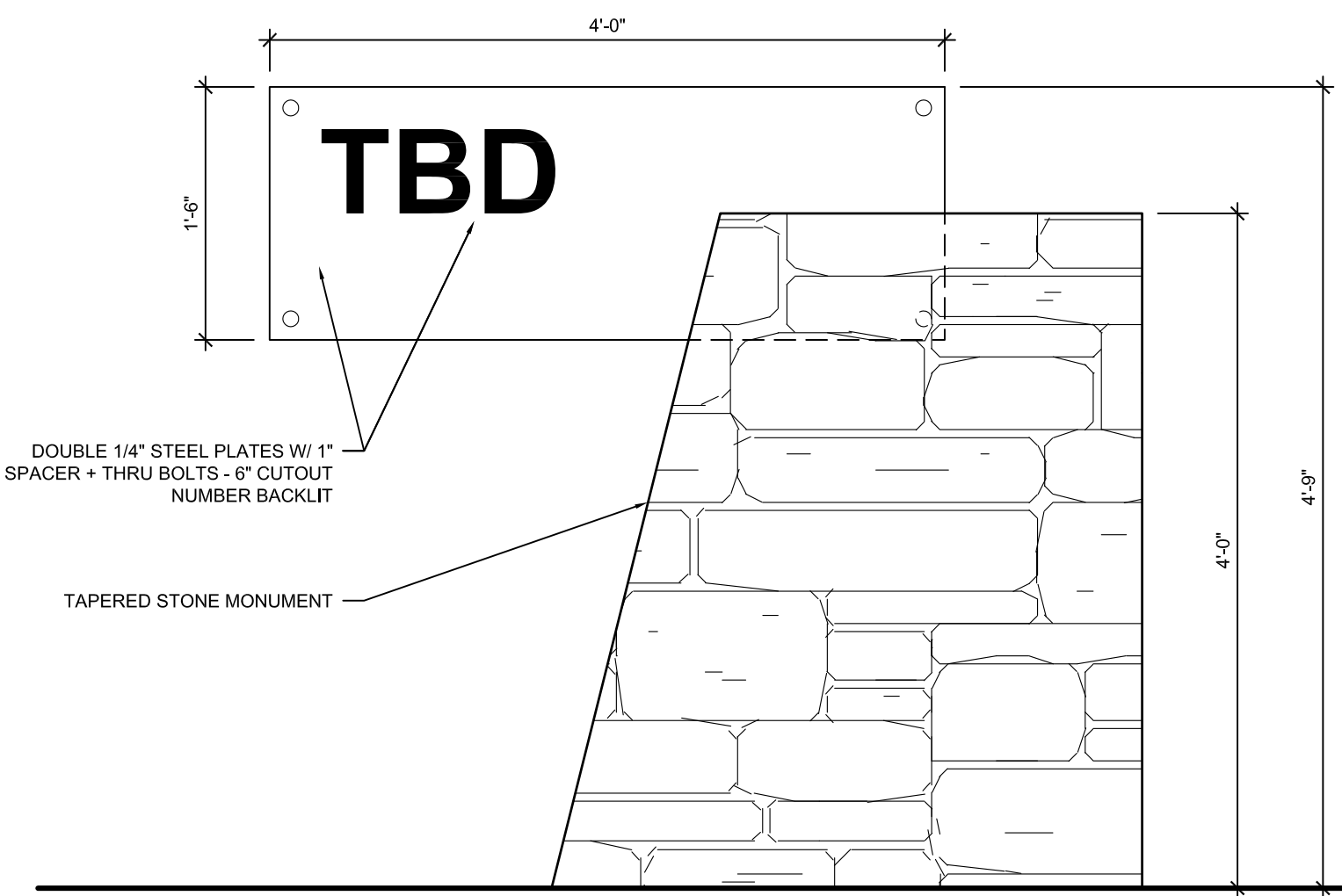
LANDSCAPE & LIGHTING PLAN

A1.4

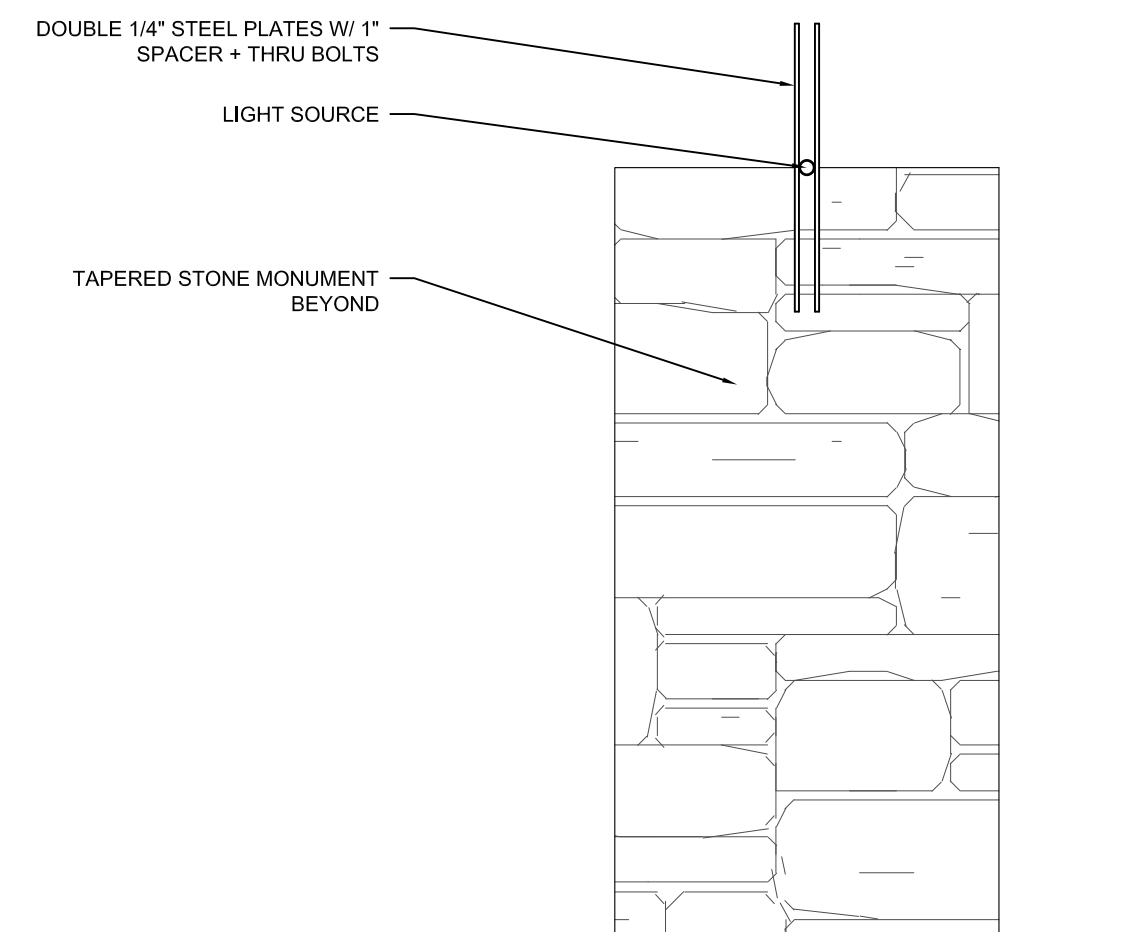
A1 - Site GRASS | Printed: 08.19.2016

GRASS RESIDENCE

LOT 360 DOUBLE EAGLE DR
MOUNTAIN VILLAGE CO



4 ADDRESS MONUMENT - FRONT
SCALE: 1" = 1'-0"



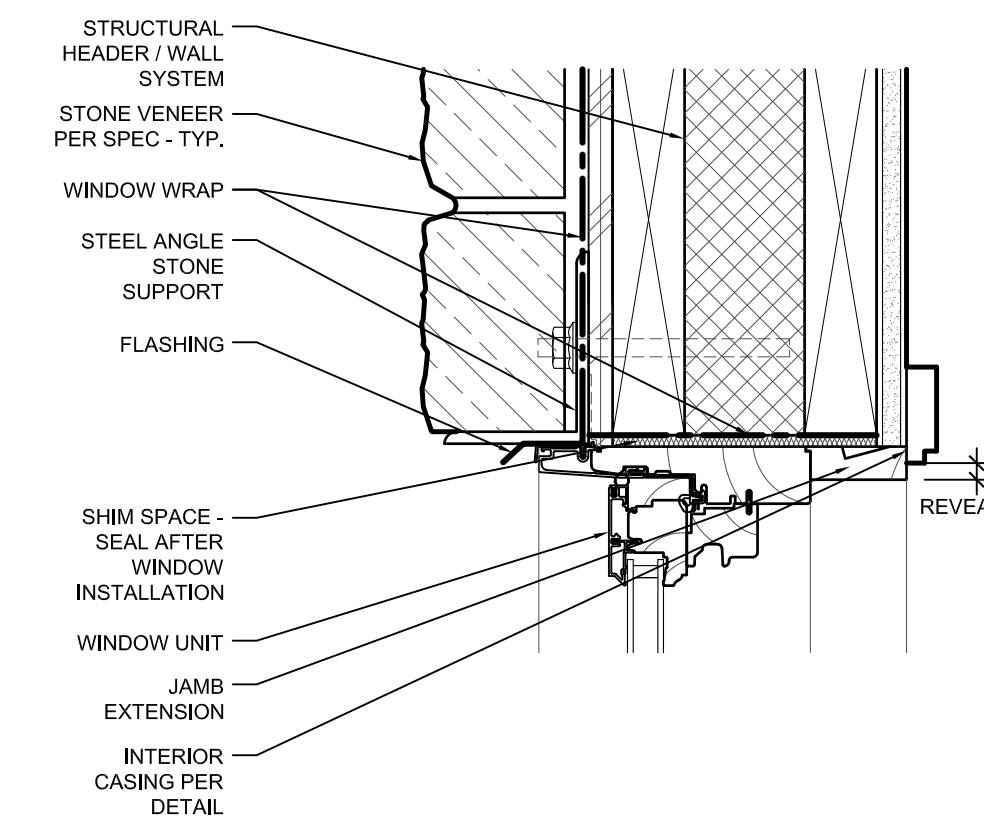
5 ADDRESS MONUMENT - SIDE
SCALE: 1" = 1'-0"

EXTERIOR DOOR SCHEDULE

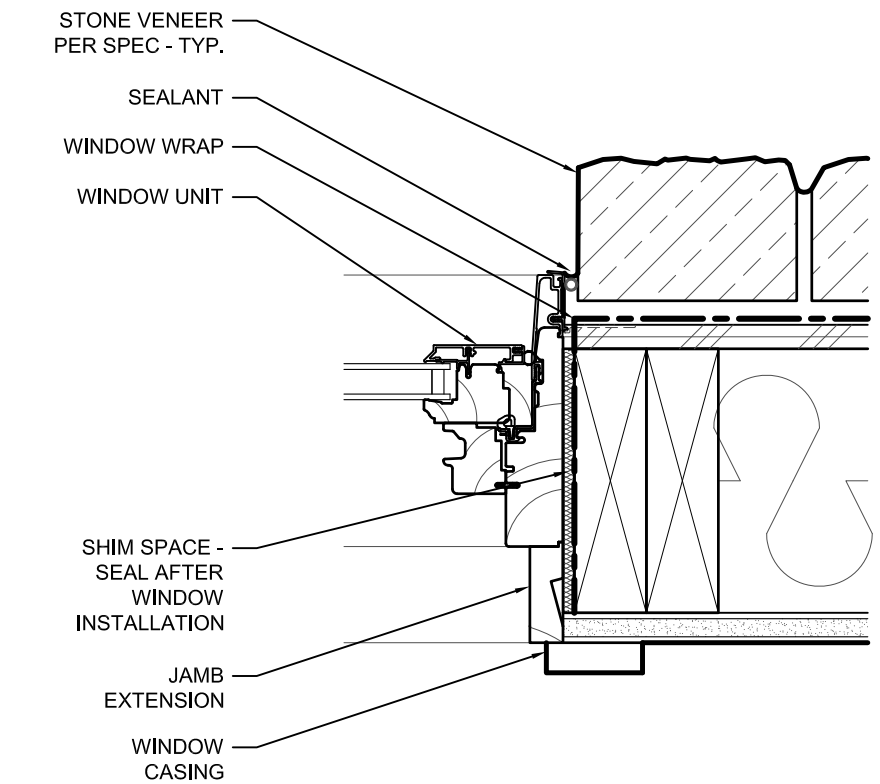
TAG	FRAME HEIGHT	FRAME WIDTH	HEAD HEIGHT	TYPE	HAND	HARDWARE	RATING	DESCRIPTION	NOTES
001	9'-4"	6'-6"		SLIDER					
002	9'-4"	9'-9"		SLIDER					
003	9'-4"	9'-9"		SLIDER					
004	9'-4"	8'-0"		SLIDER					
101	9'-0"	3'-6"		FRONT DOOR				WOOD & STEEL	
102	9'-0"	6'-0"		SLIDER					
103	9'-0"	11'-0"		SLIDER					
104	10'-9"	8'-6"		SLIDER					
105	10'-9"	12'-6"		SLIDER					
106	10'-9"	5'-3"		NANA					
107	10'-9"	5'-3"		NANA					
108	10'-9"	5'-3"		NANA					
109	10'-9"	5'-3"		NANA					
110	10'-9"	7'-3"		SLIDER					
111	8'-0"	2'-6"		SWING					
112	9'-0"	3'-0"		SWING					
113	9'-0"	3'-0"		SWING					
114	9'-0"	12'-0"		GARAGE DOOR				WOOD & STEEL	
115	9'-0"	12'-0"		GARAGE DOOR				WOOD & STEEL	
201	8'-0"	9'-0"		SLIDER					5' TRANSOMS ABOVE
202	7'-0"	2'-6"		SWING					

EXTERIOR WINDOW SCHEDULE

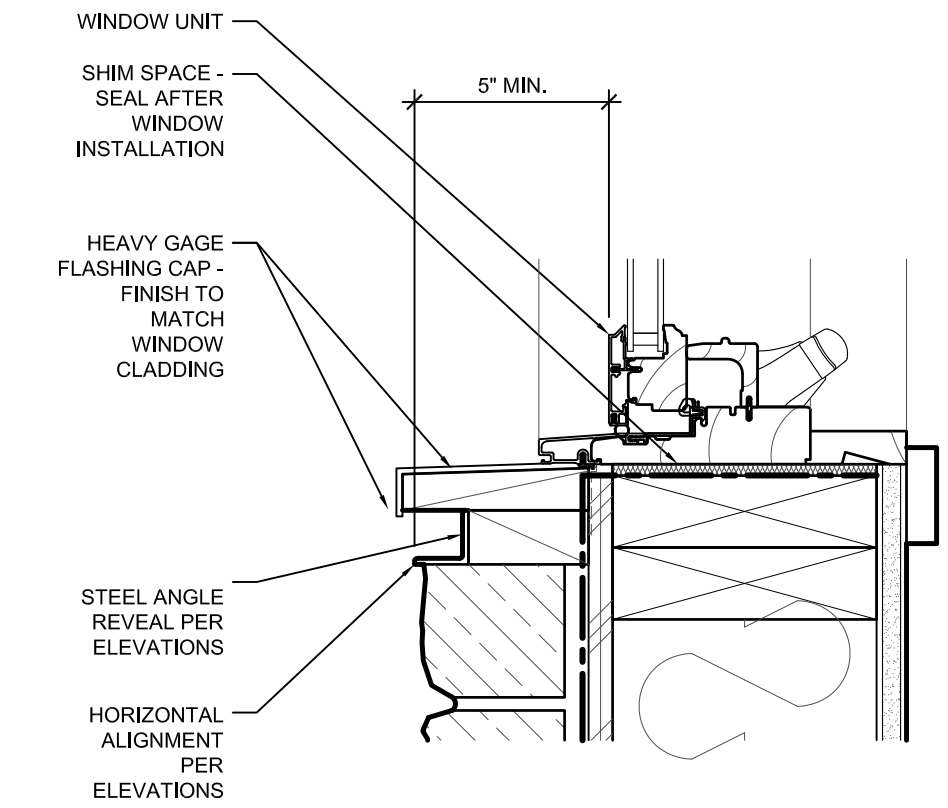
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001	2'-0"	1'-6"		AWNING					
002	2'-0"	1'-6"		AWNING					
003	2'-0"	1'-6"		AWNING					
004	2'-0"	1'-6"		AWNING					
005	2'-0"	1'-6"		AWNING					
006	9'-4"	3'-6"		FIXED					
007	6'-0"	5'-0"		DOUBLE CASEMENT					EGRESS
101	2'-0"	1'-6"		AWNING					
102	2'-0"	1'-6"		AWNING					
103	2'-0"	1'-6"		AWNING					
104	2'-0"	1'-6"		AWNING					
105	2'-0"	1'-6"		AWNING					
106	2'-0"	1'-6"		AWNING					
107	2'-0"	1'-6"		AWNING					
108	2'-0"	1'-6"		AWNING					
109	2'-0"	1'-6"		AWNING					
110	2'-0"	1'-6"		AWNING					
111	2'-0"	1'-6"		AWNING					
112	2'-0"	1'-6"		AWNING					
113	2'-0"	1'-6"		AWNING					
114	8'-6"	3'-0"		FIXED					
201	10'-8"	9'-6"		COMBO					TRAPEZOIDAL TRANSOMS
202	10'-8"	3'-5"		COMBO					
203	5'-0"	3'-5"		PICTURE					
204	8'-4"	4'-6"		TRIPLE CASEMENT					
205	8'-4"	4'-0"		DOUBLE CASEMENT					
206	8'-0"	9'-9"		TRIPLE CASEMENT					
207	8'-0"	7'-6"		DOUBLE FIXED					
208	8'-0"	9'-9"		TRIPLE CASEMENT					
209	5'-6"	3'-3"		FIXED					
210	PER	ELEVS		FIXED					TRAPEZOIDAL TRANSOMS
211	PER	ELEVS		FIXED					TRAPEZOIDAL TRANSOMS
212	4'-0"	6'-0"		DOUBLE FIXED					
213	4'-0"	7'-6"		FIXED					TRAPEZOIDAL TRANSOMS
214	6'-8"	2'-3"		FIXED					TRANSOM
215	8'-0"	11'-6"		COMBO					TRAPEZOIDAL TRANSOMS



1 WINDOW HEAD AT STONE
SCALE: 3" = 1'-0" W-H-STONE



2 WINDOW JAMB AT STONE
SCALE: 3" = 1'-0" W-J-STONE



3 WINDOW SILL AT STONE
SCALE: 3" = 1'-0" W-S-STONE

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07.22.2016 DRB SUBMISSION

GRASS RESIDENCE
LOT 630
DOUBLE EAGLE DR
MOUNTAIN VILLAGE

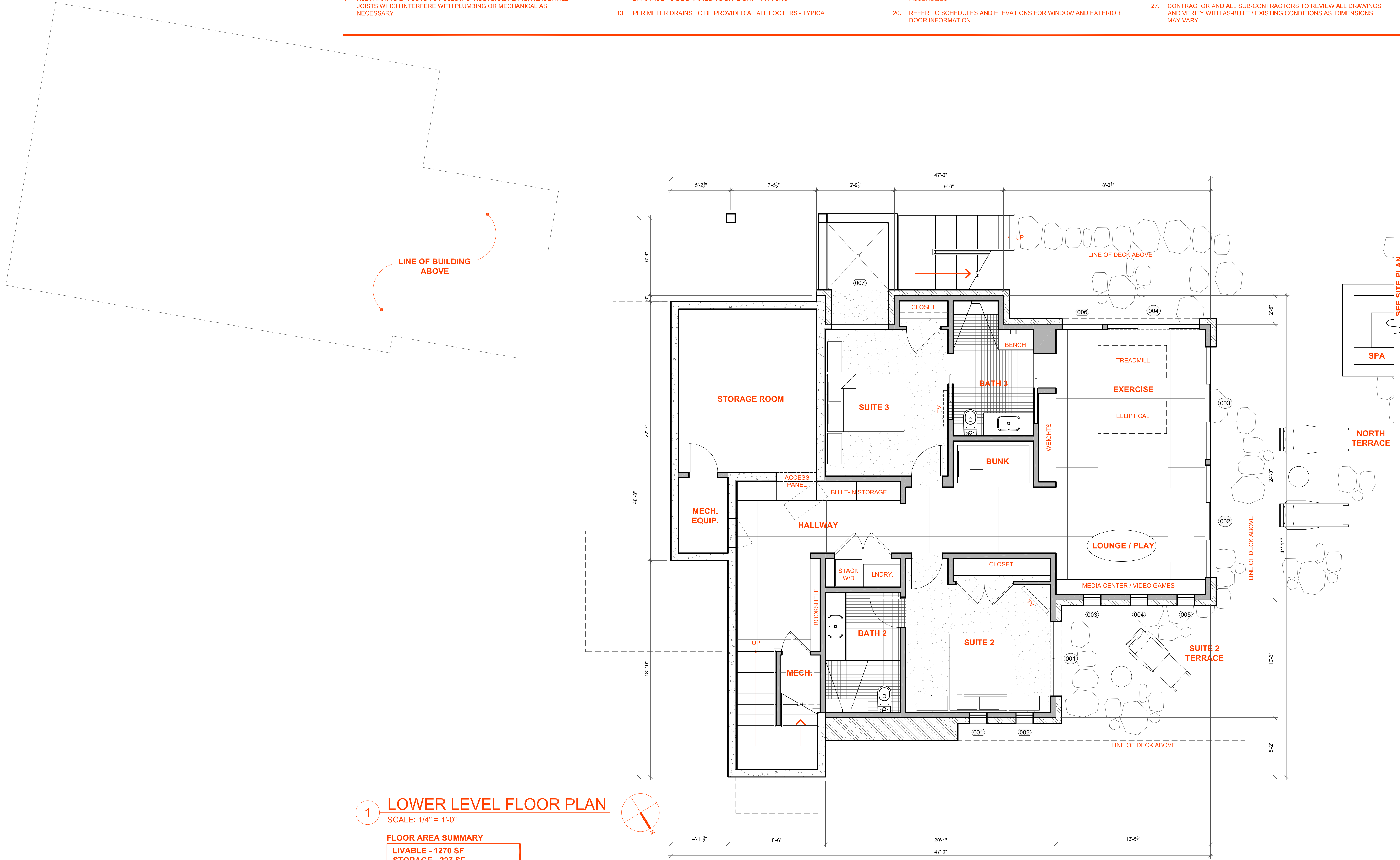
DRB / DD
SCHED. + DETAILS

A1.5

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FLOOR PLAN GENERAL NOTES

1. CONTRACTOR AND ALL SUBCONTRACTORS TO REVIEW "GENERAL NOTES AND SPECIFICATIONS" PRIOR TO COMMENCEMENT OF ANY WORK
2. CONTRACTOR TO REVIEW AND COMPARE ALL REFERENCED AND INTERDISCIPLINARY DRAWINGS AS WELL AS EXISTING CONDITIONS AND REPORT ANY DISCREPANCIES, ERRORS OR OMISSIONS TO THE ARCHITECT PRIOR TO ANY EXECUTION OF WORK
3. ALL DIMENSIONS ARE MEASURED TO THE OUTSIDE FACE OF FRAMING
4. BLOCKING TO BE PROVIDED FOR ALL CABINETS AND WALL MOUNTED ACCESSORIES AS WELL AS NON-STRUCTURAL MEMBERS
5. TYPE 'X' GYPSUM WALL BOARD AT ALL RATED MECHANICAL LOCATIONS AND GARAGE IF ADJACENT TO LIVING SPACE
6. ALL FRAMING LAYOUTS TO FOLLOW STRUCTURAL PLANS, HEADER ALL JOISTS WHICH INTERFERE WITH PLUMBING OR MECHANICAL AS NECESSARY
7. REFER TO STRUCTURAL FOR STONE SUPPORTS. ALL STONE SUPPORT TO BE 6" MIN. BELOW FINISHED GRADE
8. WHERE APPLICABLE, ALL WINDOW WELLS TO BE 36" MINIMUM CLEAR. THIS TAKES PRECEDENCE OVER ANY GRAPHIC REPRESENTATION IN THE DOCUMENTS.
9. ALL EGRESS WINDOW OPENINGS TO BE 42" MAXIMUM FROM FINISHED FLOOR TO BOTTOM OF OPENING. THIS TAKES PRECEDENCE OVER ANY GRAPHIC REPRESENTATION IN THE DOCUMENTS.
10. ALL ROOFS TO BE SHOVELED AT 6" OR MORE SNOW ACCUMULATION.
11. ALL VALLEYS, LOW PITCHED ROOFS, GUTTERS AND DOWNSPOUTS TO BE HEATED - TYP.
12. ALL WINDOW WELLS, PLANTERS AND ANY HARDSCAPE REQUIRING DRAINAGE TO BE DRAINED TO DAYLIGHT - TYP. UNO.
13. PERIMETER DRAINS TO BE PROVIDED AT ALL FOOTERS - TYPICAL.
14. BUILT IN CABINETRY SHOWN IN PLAN FOR LAYOUT AND QUANTITATIVE PURPOSES
15. FURR WALLS AS NECESSARY FOR ALIGNMENT WITH SOFFITS AND SURROUNDING WALLS, SPRING POINTS, ETC - TYP. FOR CLEAN CONDITIONS
16. INTERIOR CASING TO REMAIN FULL PROFILE AROUND OPENINGS; ADJUST OPENING LOCATION AS NECESSARY AND NOTIFY ARCHITECT.
17. WHERE APPLICABLE, REFER TO REFLECTED CEILING PLANS FOR TIMBER RAFTER AND TIMBER TRELLIS SPACING - TYP.
18. ALL INTERIOR DOORS AND OPENINGS TO BE CENTERED WITHIN THEIR RESPECTIVE SPACES TYP. UNO
19. REFER TO STRUCTURALS, DETAILS & NOTES FOR CONSTRUCTION ASSEMBLIES
20. REFER TO SCHEDULES AND ELEVATIONS FOR WINDOW AND EXTERIOR DOOR INFORMATION
21. WHERE APPLICABLE, REFER TO MECHANICAL DIAGRAM DRAWINGS FOR EXTERIOR SNOW-MELT AREAS
22. ALL FRAMING TO BE 2X4 UNO. PLUMBING WALLS TO BE 2X6 UNO. ALL FURRING AT CONCRETE WALLS TO BE FLAT FURRING (1 1/2") UNO.
23. REFER TO LARGER SCALE GRAPHICS FOR SPECIFIC INFORMATION
24. CLEARANCES TO PLUMBING FIXTURES TO BE 32-36" MIN. - TYP AT ALL CONDITIONS
25. ALL EXTERIOR SPACES (TERRACES, PATIOS, BALCONIES, DECKS, ETC.) SHALL HAVE A MIN. FINISH FLOOR 1" BELOW INTERIOR FINISH FLOOR - TYP. AND SHALL SLOPE AWAY FROM THE BUILDING
26. ALL INTERIOR FINISH FLOORS TO BE FLUSH AT EACH LEVEL - ADJUST SLAB / FRAMING AS NECESSARY
27. CONTRACTOR AND ALL SUB-CONTRACTORS TO REVIEW ALL DRAWINGS AND VERIFY WITH AS-BUILT / EXISTING CONDITIONS AS DIMENSIONS MAY VARY



1 LOWER LEVEL FLOOR PLAN
 SCALE: 1/4" = 1'-0"
FLOOR AREA SUMMARY
 LIVABLE - 1270 SF
 STORAGE - 227 SF
 GROSS - 1497 SF

submissions 06.23.2016 DRB PRE-SUB MEETING
 07.22.2016 DRB SUBMISSION

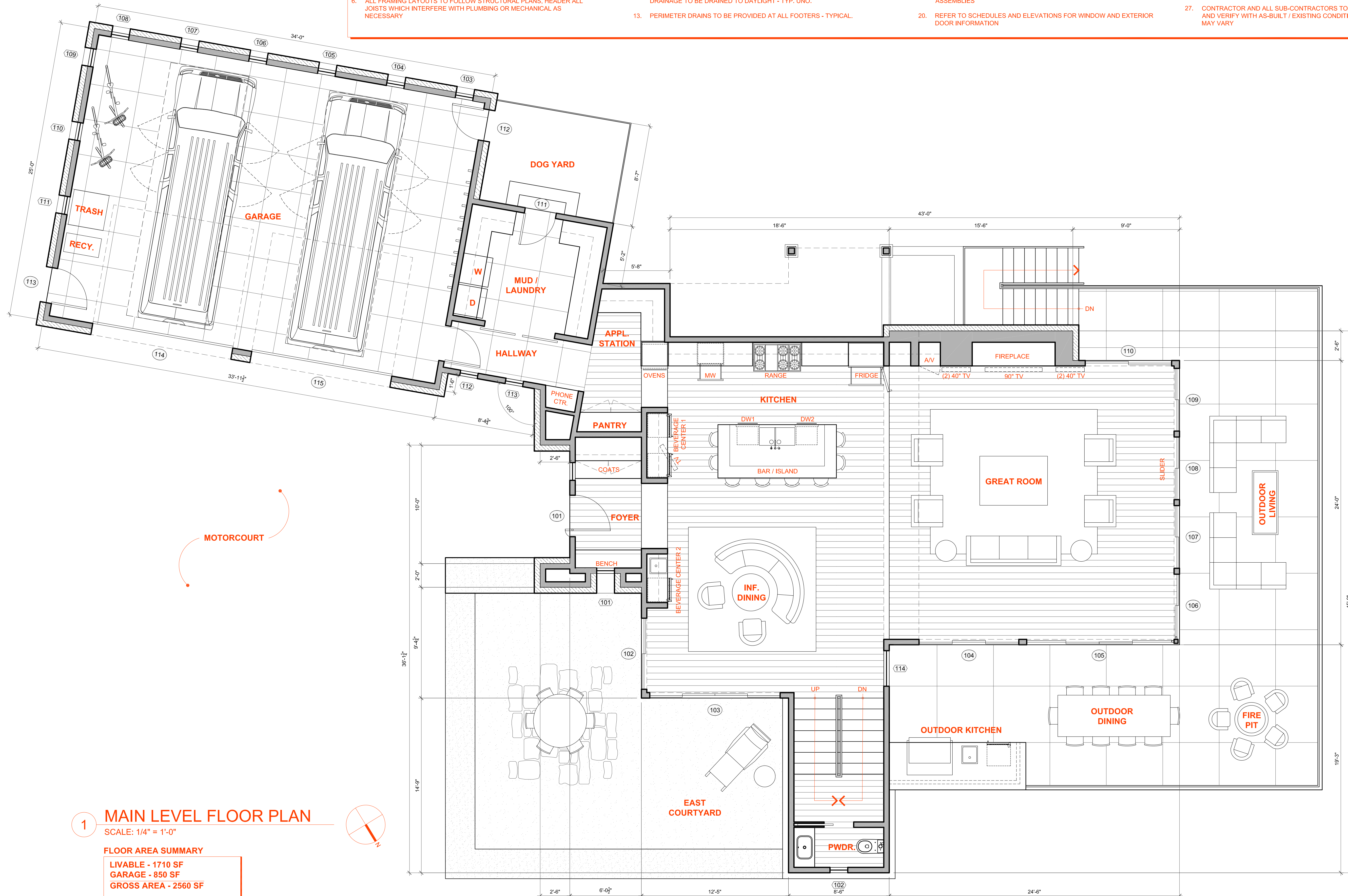
GRASS RESIDENCE
 LOT 630
 DOUBLE EAGLE DR
 MOUNTAIN VILLAGE

DRB / DD
LOWER LEVEL PLAN

A2.1

FLOOR PLAN GENERAL NOTES

- CONTRACTOR AND ALL SUBCONTRACTORS TO REVIEW "GENERAL NOTES AND SPECIFICATIONS" PRIOR TO COMMENCEMENT OF ANY WORK
- CONTRACTOR TO REVIEW AND COMPARE ALL REFERENCED AND INTERDISCIPLINARY DRAWINGS AS WELL AS EXISTING CONDITIONS AND REPORT ANY DISCREPANCIES, ERRORS OR OMISSIONS TO THE ARCHITECT PRIOR TO ANY EXECUTION OF WORK
- ALL DIMENSIONS ARE MEASURED TO THE OUTSIDE FACE OF FRAMING
- BLOCKING TO BE PROVIDED FOR ALL CABINETS AND WALL MOUNTED ACCESSORIES AS WELL AS NON-STRUCTURAL MEMBERS
- TYPE 'X' GYPSUM WALL BOARD AT ALL RATED MECHANICAL LOCATIONS AND GARAGE IF ADJACENT TO LIVING SPACE
- ALL FRAMING LAYOUTS TO FOLLOW STRUCTURAL PLANS, HEADER ALL JOISTS WHICH INTERFERE WITH PLUMBING OR MECHANICAL AS NECESSARY
- REFER TO STRUCTURAL FOR STONE SUPPORTS. ALL STONE SUPPORT TO BE 6" MIN. BELOW FINISHED GRADE
- WHERE APPLICABLE, ALL WINDOW WELLS TO BE 36" MINIMUM CLEAR. THIS TAKES PRECEDENCE OVER ANY GRAPHIC REPRESENTATION IN THE DOCUMENTS.
- ALL EGRESS WINDOW OPENINGS TO BE 42" MAXIMUM FROM FINISHED FLOOR TO BOTTOM OF OPENING. THIS TAKES PRECEDENCE OVER ANY GRAPHIC REPRESENTATION IN THE DOCUMENTS.
- ALL ROOFS TO BE SHOVELLED AT 6" OR MORE SNOW ACCUMULATION.
- ALL VALLEYS, LOW PITCHED ROOFS, GUTTERS AND DOWNSPOUTS TO BE HEATED - TYP.
- ALL WINDOW WELLS, PLANTERS AND ANY HARDSCAPE REQUIRING DRAINAGE TO BE DRAINED TO DAYLIGHT - TYP. UNO.
- PERIMETER DRAINS TO BE PROVIDED AT ALL FOOTERS - TYPICAL.
- BUILT IN CABINETRY SHOWN IN PLAN FOR LAYOUT AND QUANTITATIVE PURPOSES
- FURR WALLS AS NECESSARY FOR ALIGNMENT WITH SOFFITS AND SURROUNDING WALLS, SPRING POINTS, ETC - TYP. FOR CLEAN CONDITIONS
- INTERIOR CASING TO REMAIN FULL PROFILE AROUND OPENINGS; ADJUST OPENING LOCATION AS NECESSARY AND NOTIFY ARCHITECT.
- WHERE APPLICABLE, REFER TO REFLECTED CEILING PLANS FOR TIMBER RAFTER AND TIMBER TRELLIS SPACING - TYP.
- ALL INTERIOR DOORS AND OPENINGS TO BE CENTERED WITHIN THEIR RESPECTIVE SPACES TYP. UNO
- REFER TO STRUCTURALS, DETAILS & NOTES FOR CONSTRUCTION ASSEMBLIES
- REFER TO SCHEDULES AND ELEVATIONS FOR WINDOW AND EXTERIOR DOOR INFORMATION
- WHERE APPLICABLE, REFER TO MECHANICAL DIAGRAM DRAWINGS FOR EXTERIOR SNOW-MELT AREAS
- ALL FRAMING TO BE 2X4 UNO. PLUMBING WALLS TO BE 2X6 UNO. ALL FURRING AT CONCRETE WALLS TO BE FLAT FURRING (1 1/2") UNO.
- REFER TO LARGER SCALE GRAPHICS FOR SPECIFIC INFORMATION
- CLEARANCES TO PLUMBING FIXTURES TO BE 32-36" MIN. - TYP AT ALL CONDITIONS
- ALL EXTERIOR SPACES (TERRACES, PATIOS, BALCONIES, DECKS, ETC.) SHALL HAVE A MIN. FINISH FLOOR 1" BELOW INTERIOR FINISH FLOOR - TYP. AND SHALL SLOPE AWAY FROM THE BUILDING
- ALL INTERIOR FINISH FLOORS TO BE FLUSH AT EACH LEVEL - ADJUST SLAB / FRAMING AS NECESSARY
- CONTRACTOR AND ALL SUB-CONTRACTORS TO REVIEW ALL DRAWINGS AND VERIFY WITH AS-BUILT / EXISTING CONDITIONS AS DIMENSIONS MAY VARY



1 MAIN LEVEL FLOOR PLAN
 SCALE: 1/4" = 1'-0"
FLOOR AREA SUMMARY
 LIVABLE - 1710 SF
 GARAGE - 850 SF
 GROSS AREA - 2560 SF

submissions 06.23.2016 DRB PRE-SUB MEETING
 07.22.2016 DRB SUBMISSION

GRASS RESIDENCE
 LOT 630
 DOUBLE EAGLE DR
 MOUNTAIN VILLAGE

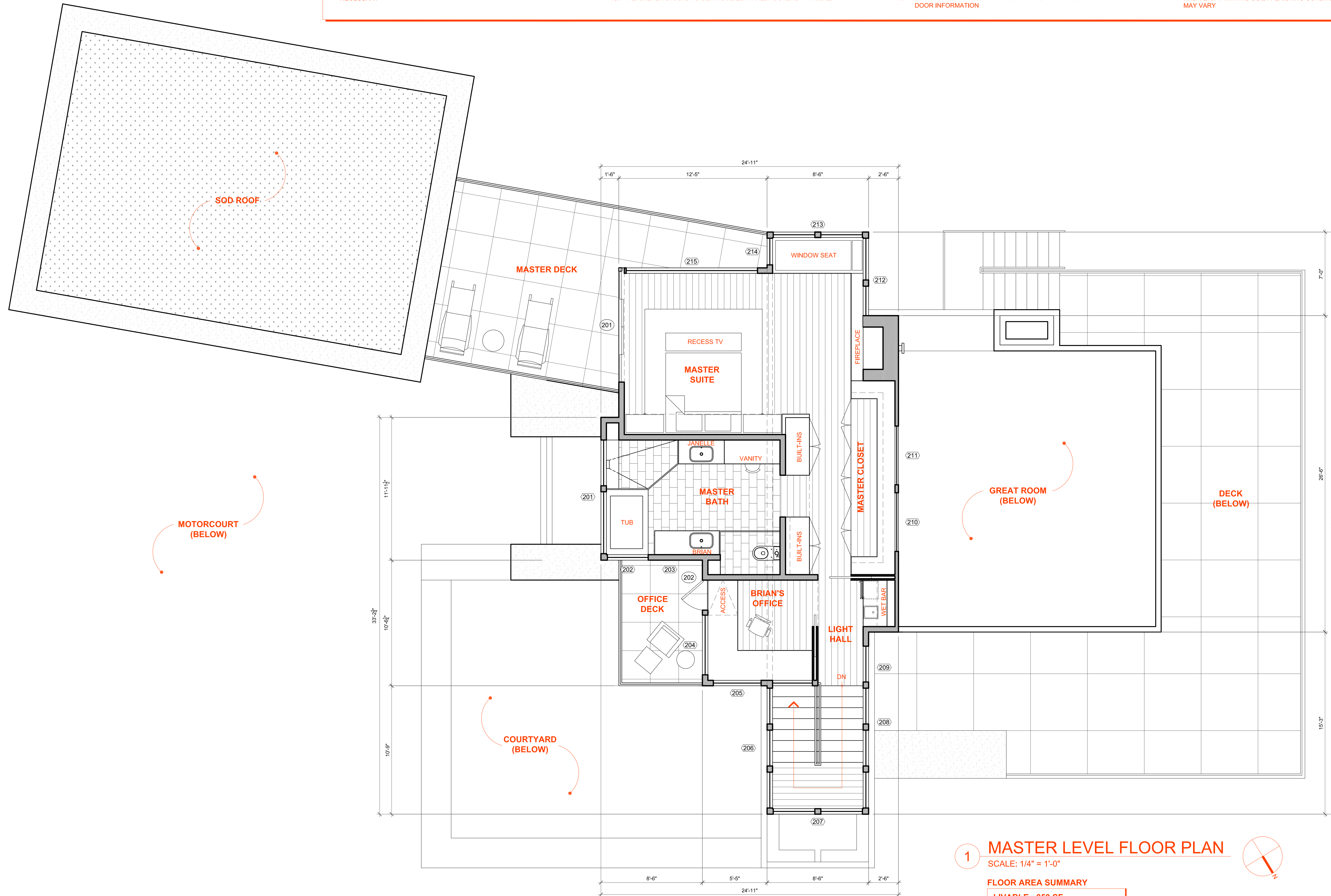
DRB / DD
MAIN LEVEL PLAN

A2.2

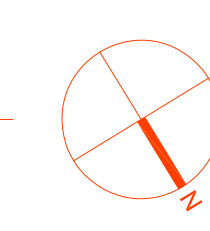
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FLOOR PLAN GENERAL NOTES

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- PERIMETER DRAINS TO BE PROVIDED AT ALL FOOTERS - TYPICAL.
- BUILT IN CABINETRY SHOWN IN PLAN FOR LAYOUT AND QUANTITATIVE PURPOSES
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1 MASTER LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"
FLOOR AREA SUMMARY
LIVABLE - 859 SF



submissions
06.23.2016
07.22.2016

DRB PRE-SUB MEETING
DRB SUBMISSION

GRASS
RESIDENCE
LOT 630
DOUBLE EAGLE DR
MOUNTAIN VILLAGE

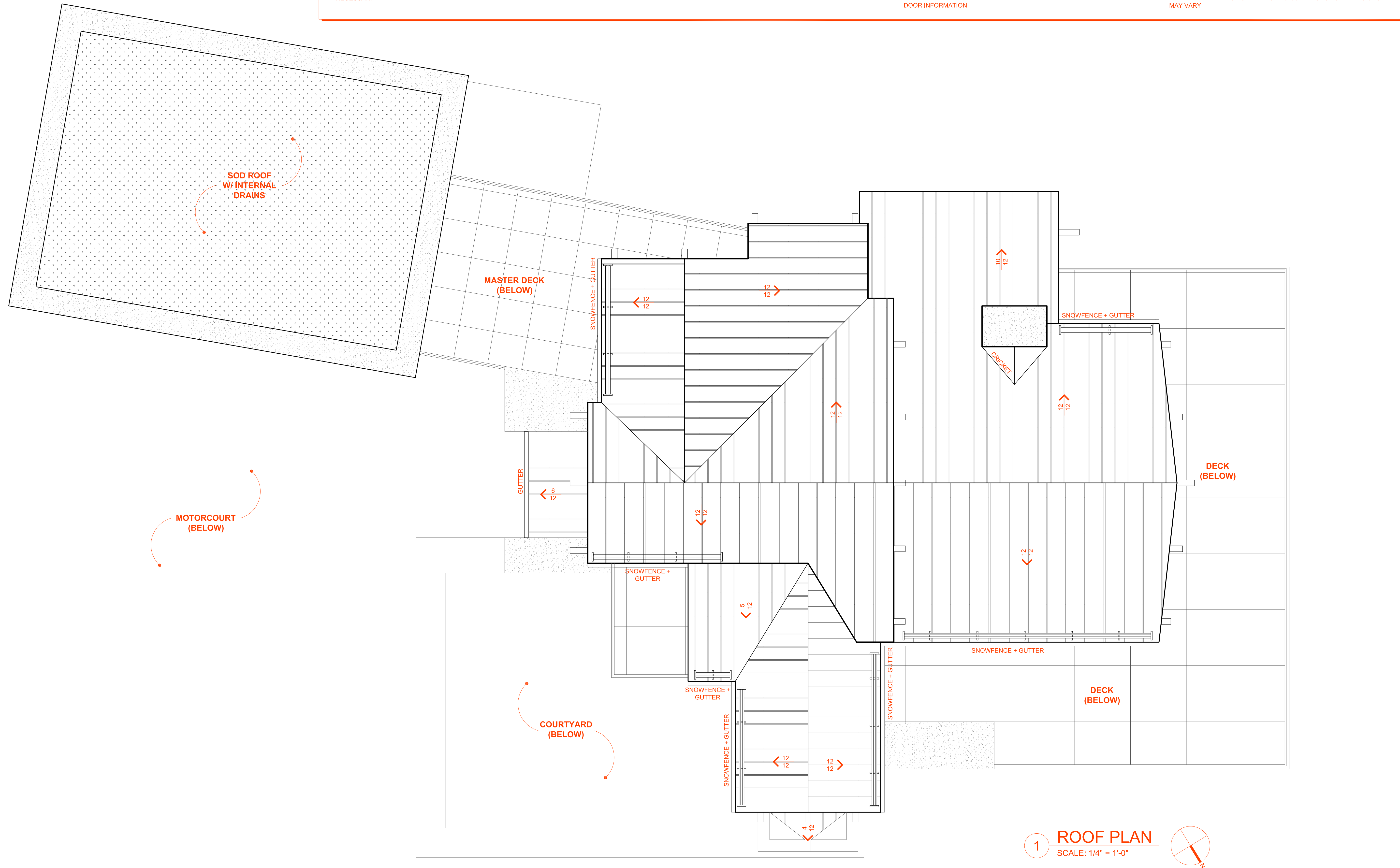
DRB / DD
MASTER
LEVEL
PLAN

A2.3

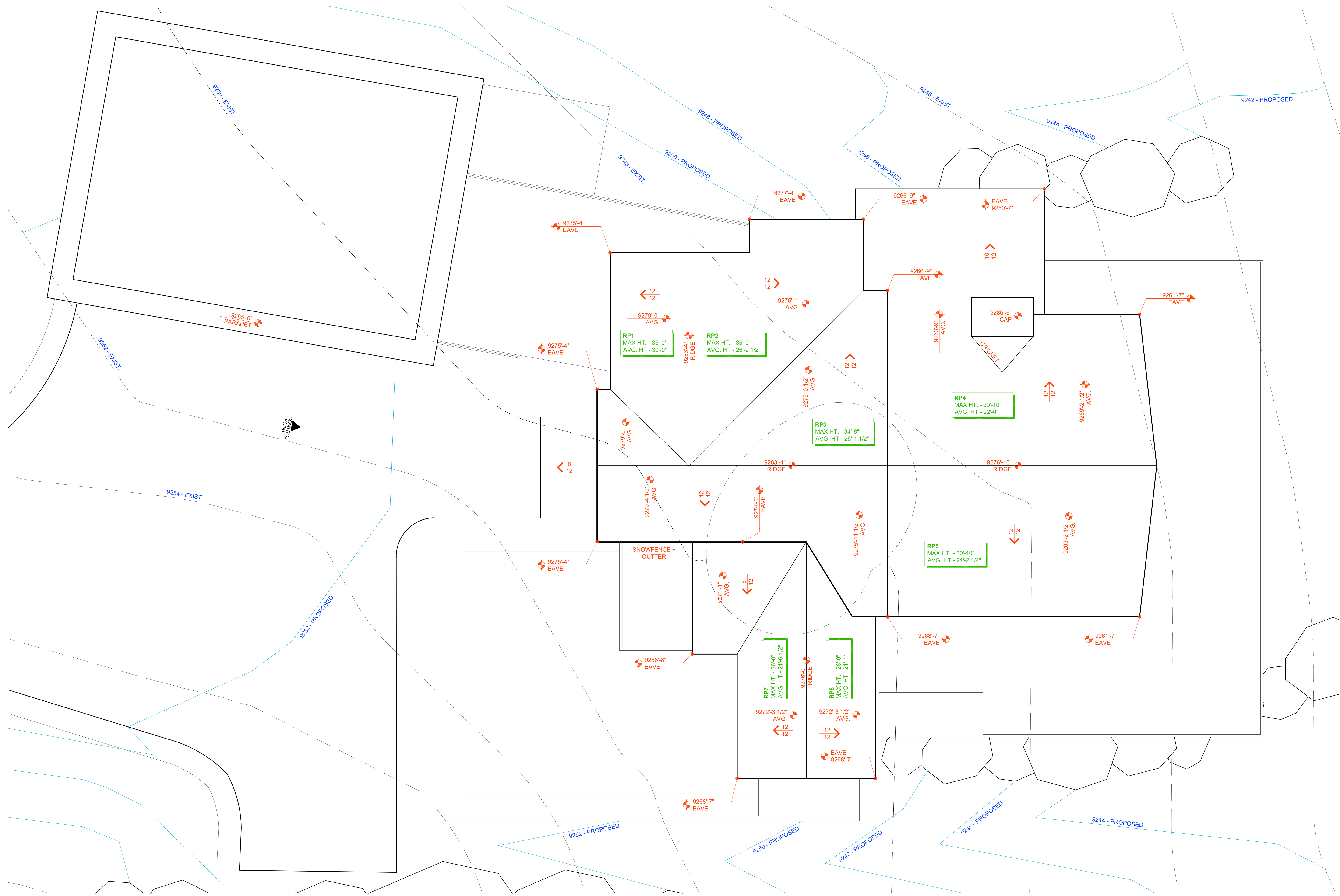
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FLOOR PLAN GENERAL NOTES

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



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

submissions 06.23.2016 DRB PRE-SUB MEETING
07.22.2016 DRB SUBMISSION

GRASS RESIDENCE

LOT 630
DOUBLE EAGLE DR
MOUNTAIN VILLAGE

DRB / DD
ROOF HEIGHT CALCS.

A2.5



STONE VENEER

A



STEEL MESH RAIL

B



HOR. WOOD SIDING

C



STEEL ACCENTS

D



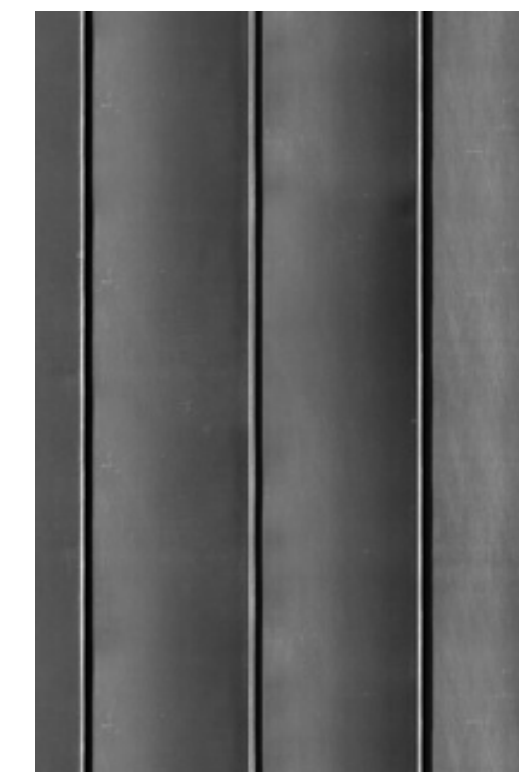
VERT. WOOD SIDING

E



CLAD OPENINGS

F



STANDING SEAM

G



TIMBER / STEEL ACC.

H

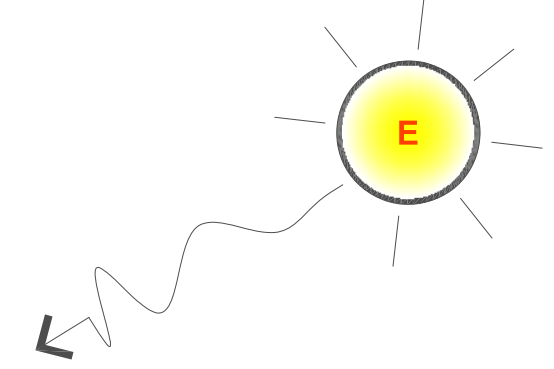
ALL EXTERIOR STEEL TO BE MILL FINISHED PATINAED



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

WILSON / SUNSHINE VIEWS

VIEW FROM MASTER SUITE



9283'-4"
T.O. RIDGE

9276'-0"
T.O. RIDGE

9261'-6"
T.O. UPPER LEVEL

9251'-0"
T.O. MAIN LEVEL

9252'-0"
T.O. GARAGE LEVEL

9240'-6"
T.O. LOWER LEVEL

LOWER LEVEL
BELOW GRADE

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GRASS RESIDENCE

LOT 630 DOUBLE EAGLE DR MOUNTAIN VILLAGE

DRB / DD EXTERIOR ELEVATIONS & MATERIALS

A3.1



STONE VENEER

A



STEEL MESH RAIL

B



HOR. WOOD SIDING

C



STEEL ACCENTS

D



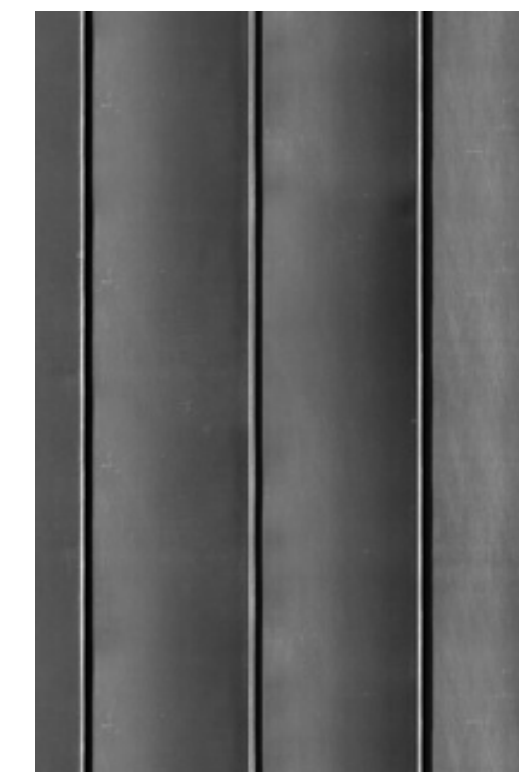
VERT. WOOD SIDING

E



CLAD OPENINGS

F



STANDING SEAM

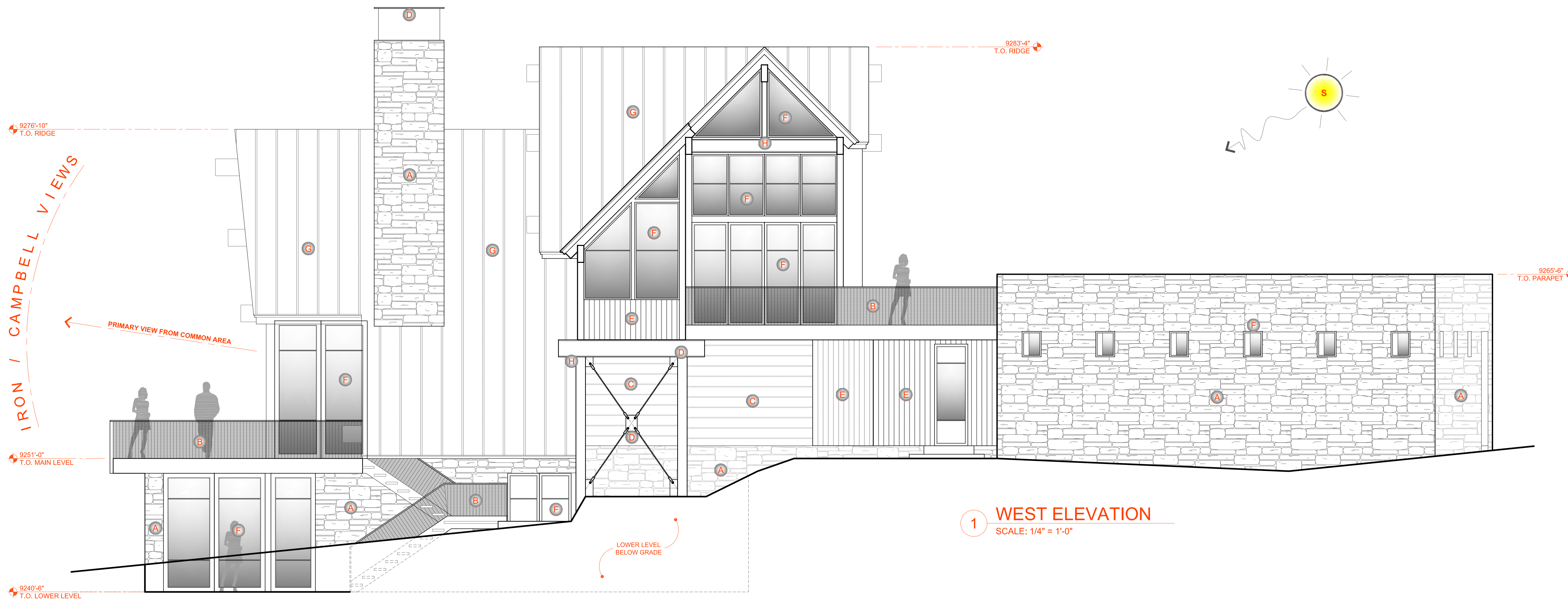
G



TIMBER / STEEL ACC.

H

ALL EXTERIOR STEEL TO BE MILL FINISHED PATINAED



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

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submissions
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07.22.2016 DRB SUBMISSION

GRASS RESIDENCE

LOT 630
DOUBLE EAGLE DR
MOUNTAIN VILLAGE

DRB / DD
EXTERIOR ELEVATIONS & MATERIALS

A3.2



STONE VENEER

A



STEEL MESH RAIL

B



HOR. WOOD SIDING

C



STEEL ACCENTS

D



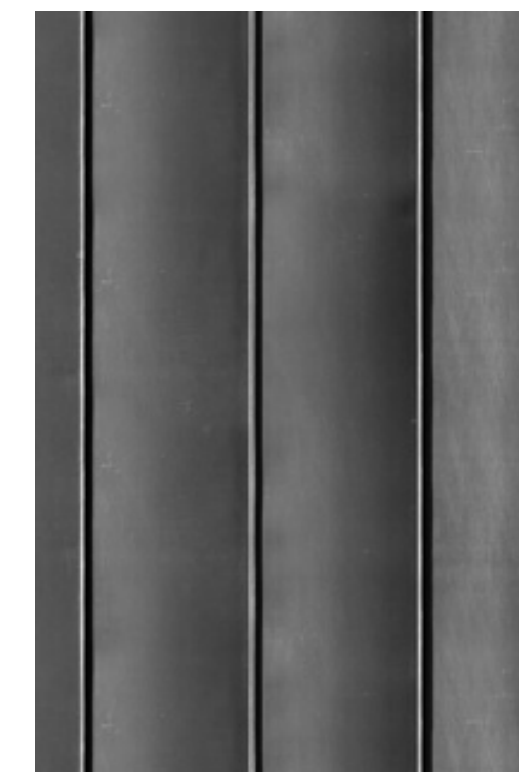
VERT. WOOD SIDING

E



CLAD OPENINGS

F



STANDING SEAM

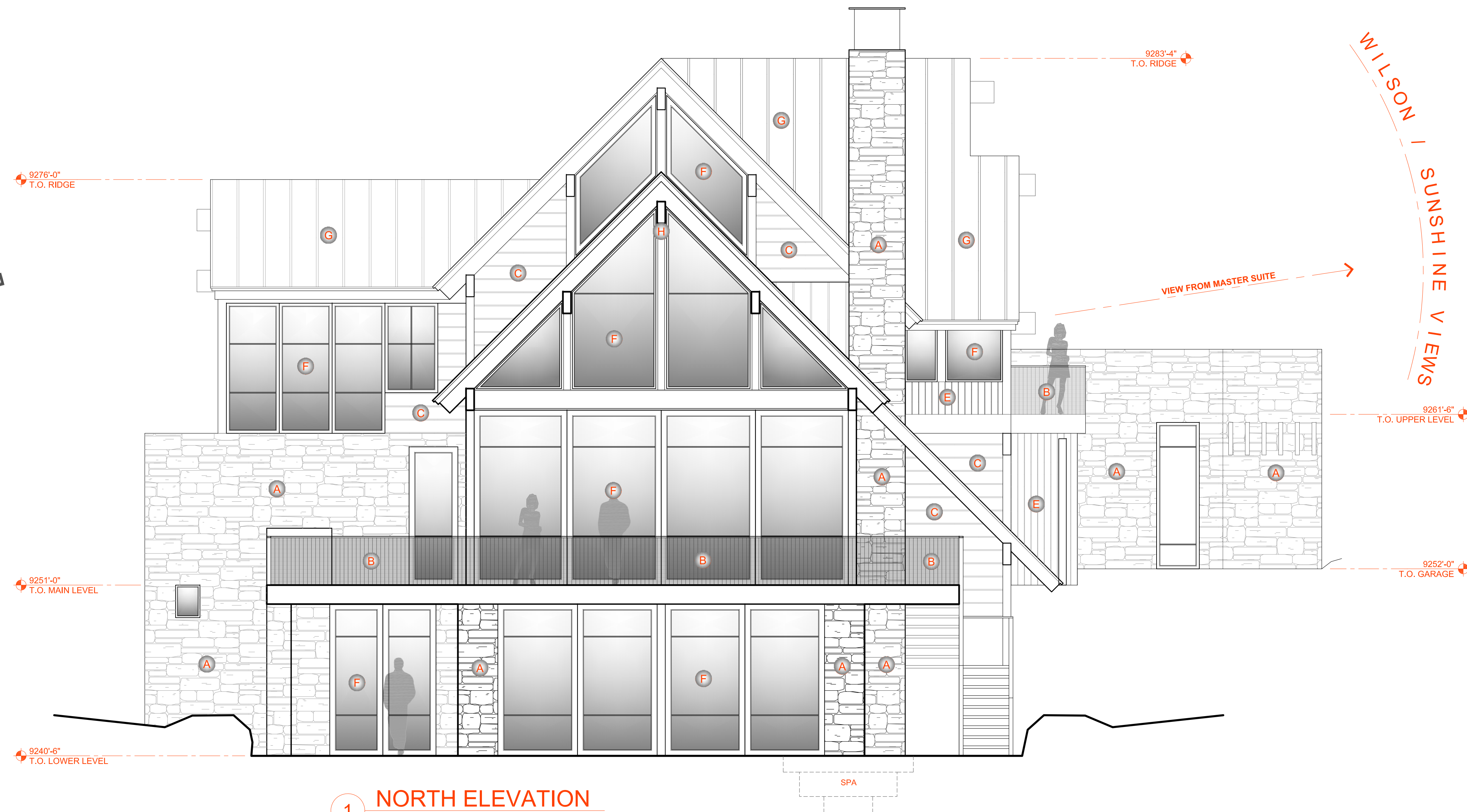
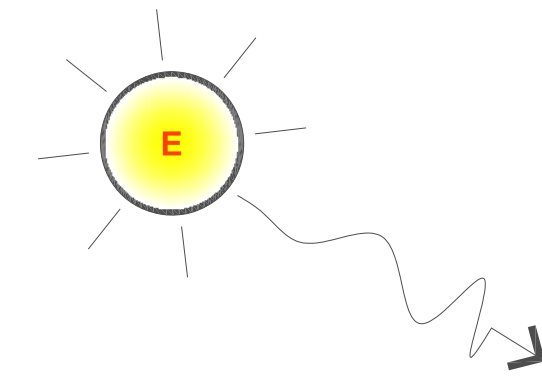
G



TIMBER / STEEL ACC.

H

ALL EXTERIOR STEEL TO BE MILL FINISHED PATINAED



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

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GRASS RESIDENCE

LOT 630
DOUBLE EAGLE DR
MOUNTAIN VILLAGE

DRB / DD
EXTERIOR ELEVATIONS & MATERIALS

A3.3



STONE VENEER

A



STEEL MESH RAIL

B



HOR. WOOD SIDING

C



STEEL ACCENTS

D



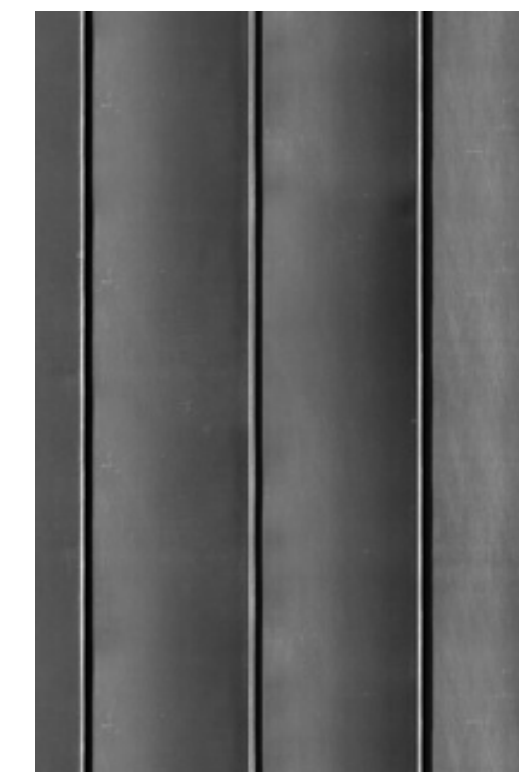
VERT. WOOD SIDING

E



CLAD OPENINGS

F



STANDING SEAM

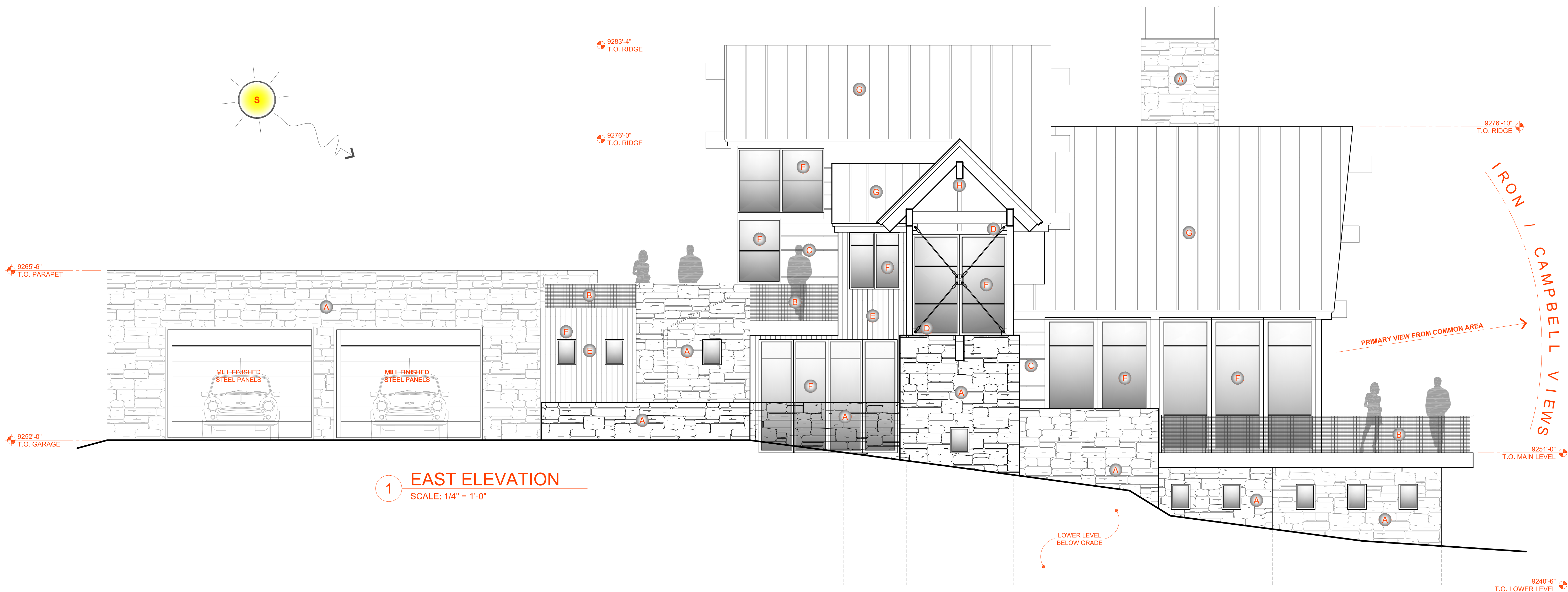
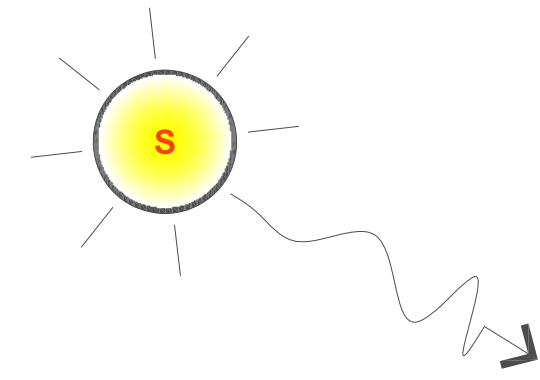
G



TIMBER / STEEL ACC.

H

ALL EXTERIOR STEEL TO BE MILL FINISHED PATINAED



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

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submissions 06.23.2016 DRB PRE-SUB MEETING
07.22.2016 DRB SUBMISSION

GRASS RESIDENCE

LOT 630
DOUBLE EAGLE DR
MOUNTAIN VILLAGE

DRB / DD
EXTERIOR ELEVATIONS & MATERIALS

A3.4



ARRIVAL COURT

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submissions
 06.23.2016 DRB PRE-SUB MEETING
 07.22.2016 DRB SUBMISSION
 08.05.2016 INTERIOR SCHEMATIC / EXTERIOR VIEWS
 08.11.2016 INT/EXT VIEWS

project
GRASS RESIDENCE

LOT 630

DOUBLE EAGLE DR. MOUNTAIN VILLAGE

phase
EXTERIOR VIEWS

sheet
A3.5



NORTH WEST VIEW

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submissions	
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07.22.2016	DRB SUBMISSION
08.05.2016	INTERIOR SCHEMATIC / EXTERIOR VIEWS
08.11.2016	INT/EXT VIEWS

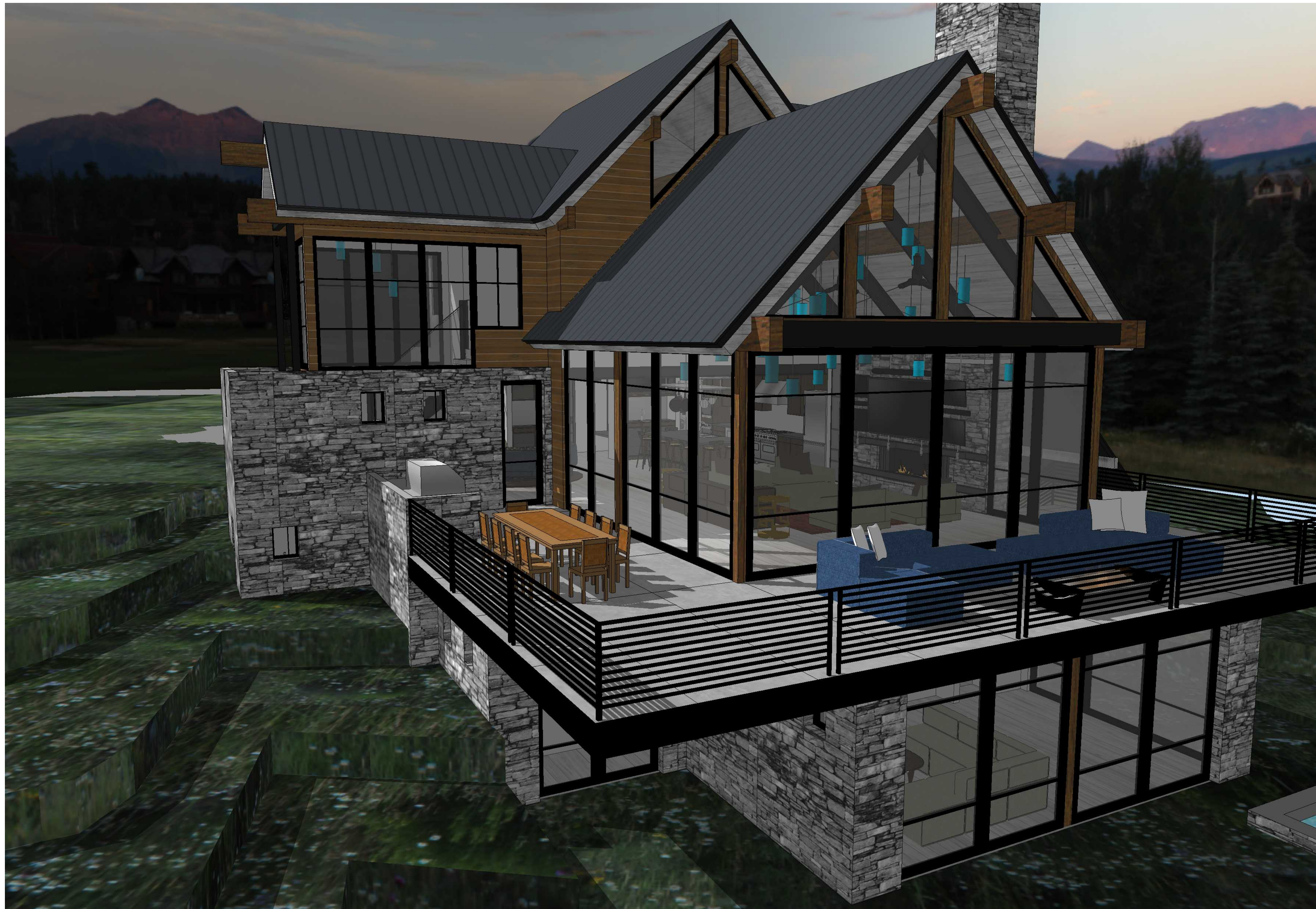
project
GRASS RESIDENCE

LOT 630

**DOUBLE EAGLE DR.
MOUNTAIN VILLAGE**

phase
EXTERIOR VIEWS

sheet
A3.6



NORTH WEST VIEW

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07.22.2016 DRB SUBMISSION
08.05.2016 INTERIOR SCHEMATIC
/EXTERIOR VIEWS
08.11.2016 INT/EXT VIEWS

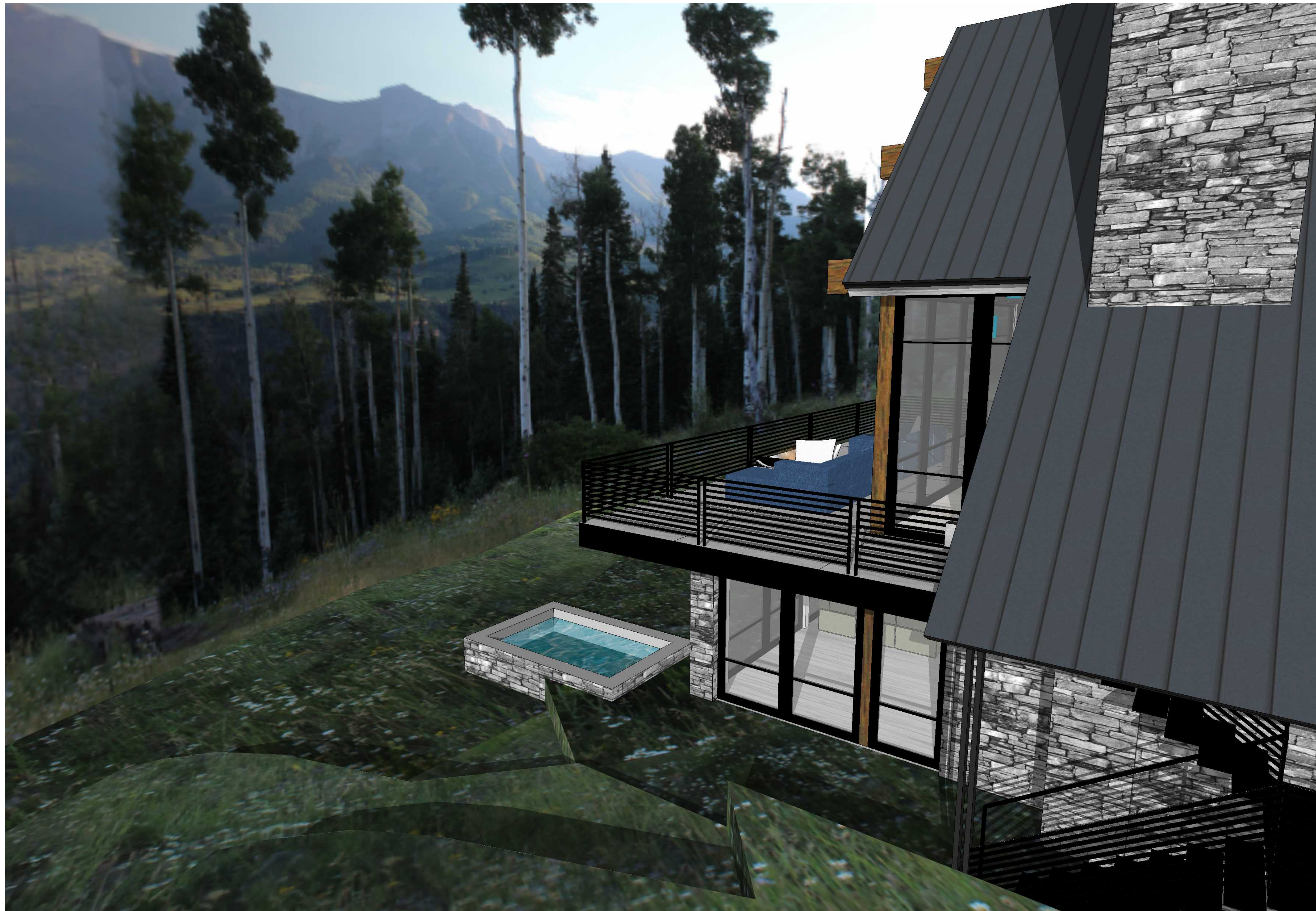
project
**GRASS
RESIDENCE**

LOT 630

**DOUBLE EAGLE DR.
MOUNTAIN VILLAGE**

phase
**EXTERIOR
VIEWS**

sheet
A3.7



NORTH EAST VIEW

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submissions	
06.23.2016	DRB PRE-SUB MEETING
07.22.2016	DRB SUBMISSION
08.05.2016	INTERIOR SCHEMATIC / EXTERIOR VIEWS
08.11.2016	INT/EXT VIEWS

project

GRASS RESIDENCE

LOT 630

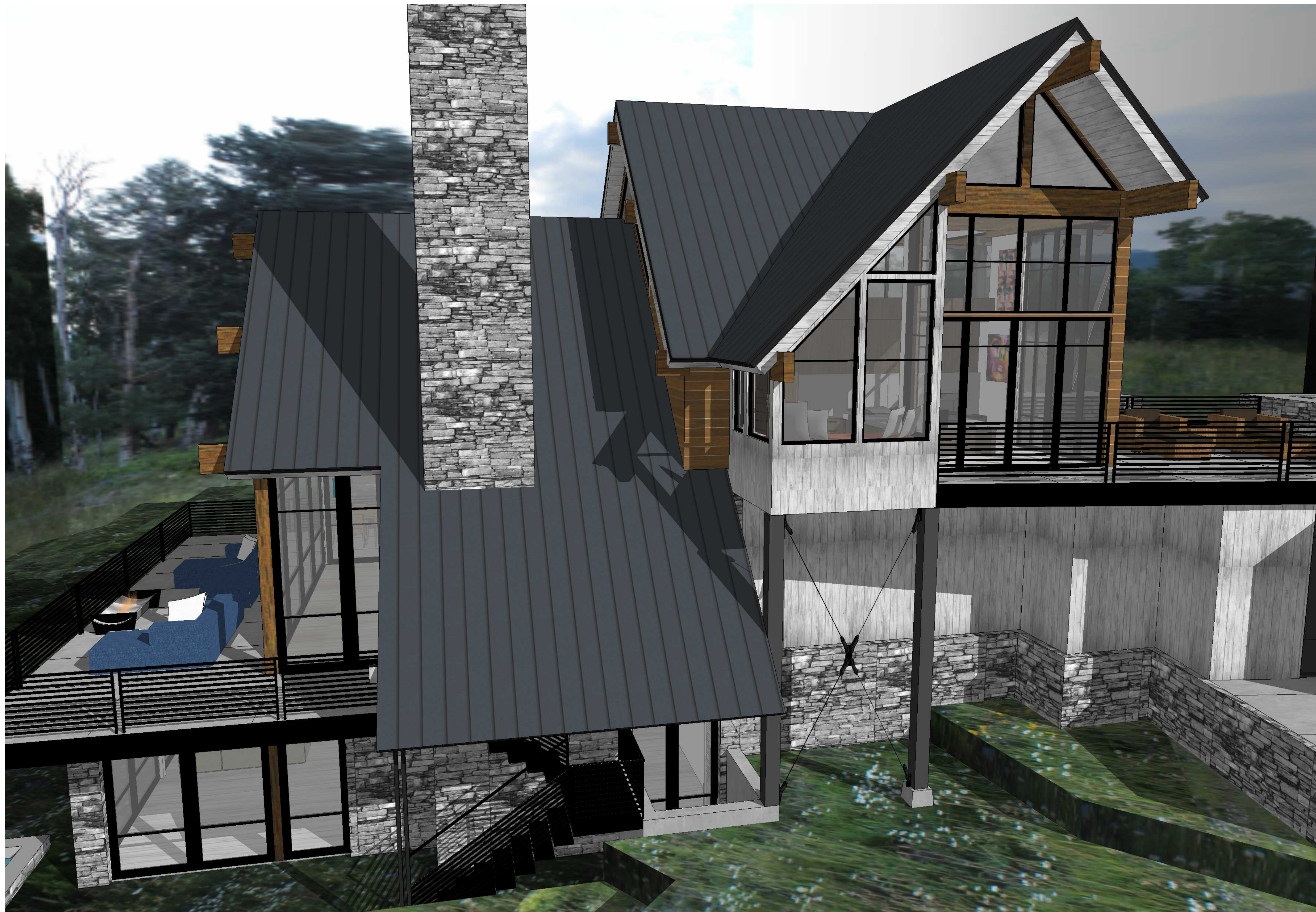
DOUBLE EAGLE DR. MOUNTAIN VILLAGE

phase

EXTERIOR VIEWS

sheet

A3.8



SOUTH EAST VIEW

submissions
 06.23.2016 DRB PRE-SUB MEETING
 07.22.2016 DRB SUBMISSION
 08.05.2016 INTERIOR SCHEMATIC / EXTERIOR VIEWS
 08.11.2016 INT/EXT VIEWS

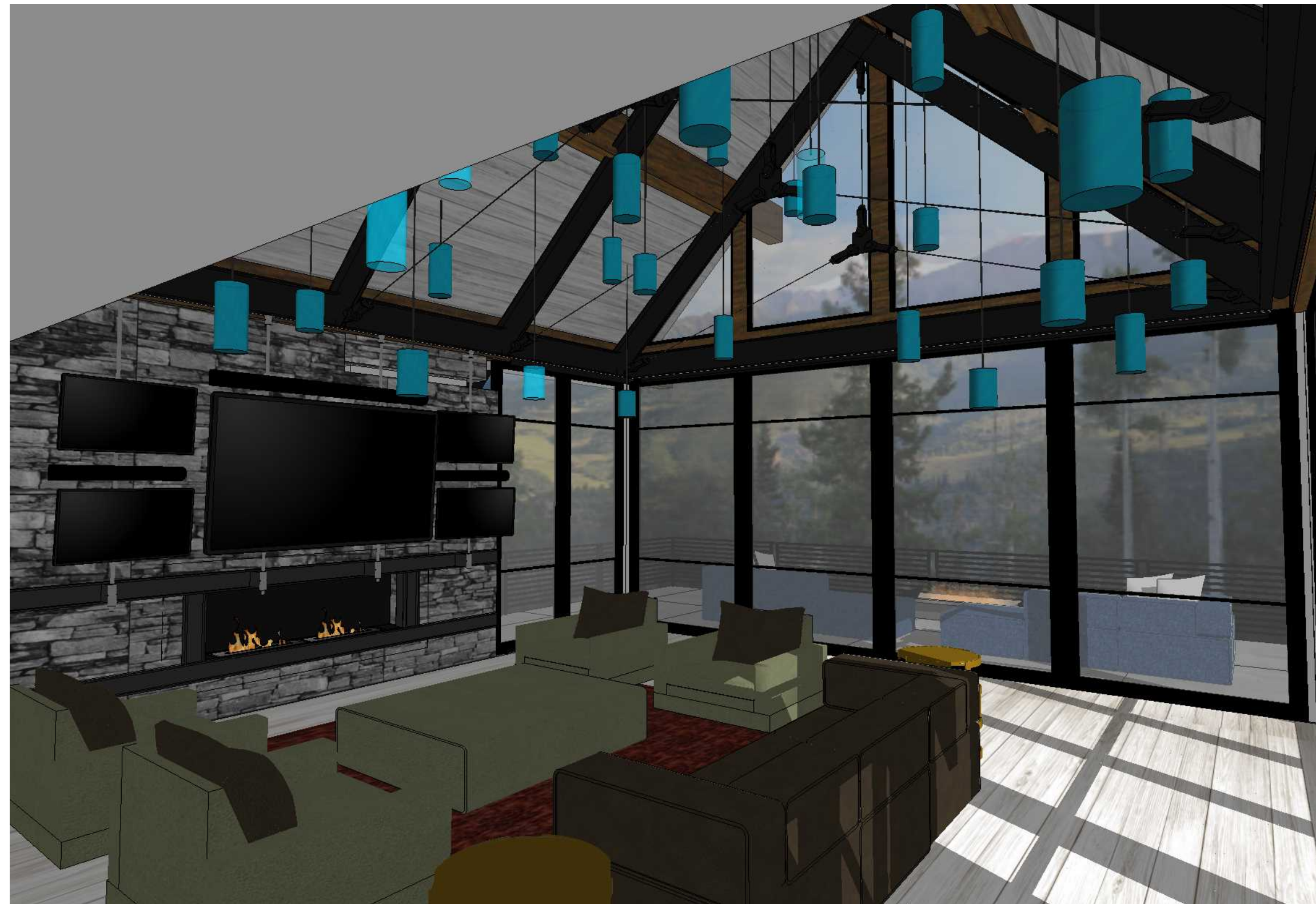
project
GRASS RESIDENCE

LOT 630

DOUBLE EAGLE DR. MOUNTAIN VILLAGE

phase
EXTERIOR VIEWS

sheet
A3.9



LIVING VIEW



ENTERTAINMENT CENTER VIEW



LIVING | KITCHEN VIEW



DINING TERRACE VIEW

submissions	
06.23.2016	DRB PRE-SUB MEETING
07.22.2016	DRB SUBMISSION
08.05.2016	INTERIOR SCHEMATIC / EXTERIOR VIEWS
08.11.2016	INT/EXT VIEWS

project
GRASS RESIDENCE

LOT 630

DOUBLE EAGLE DR. MOUNTAIN VILLAGE

phase
INTERIOR VIEWS

sheet
A10.1



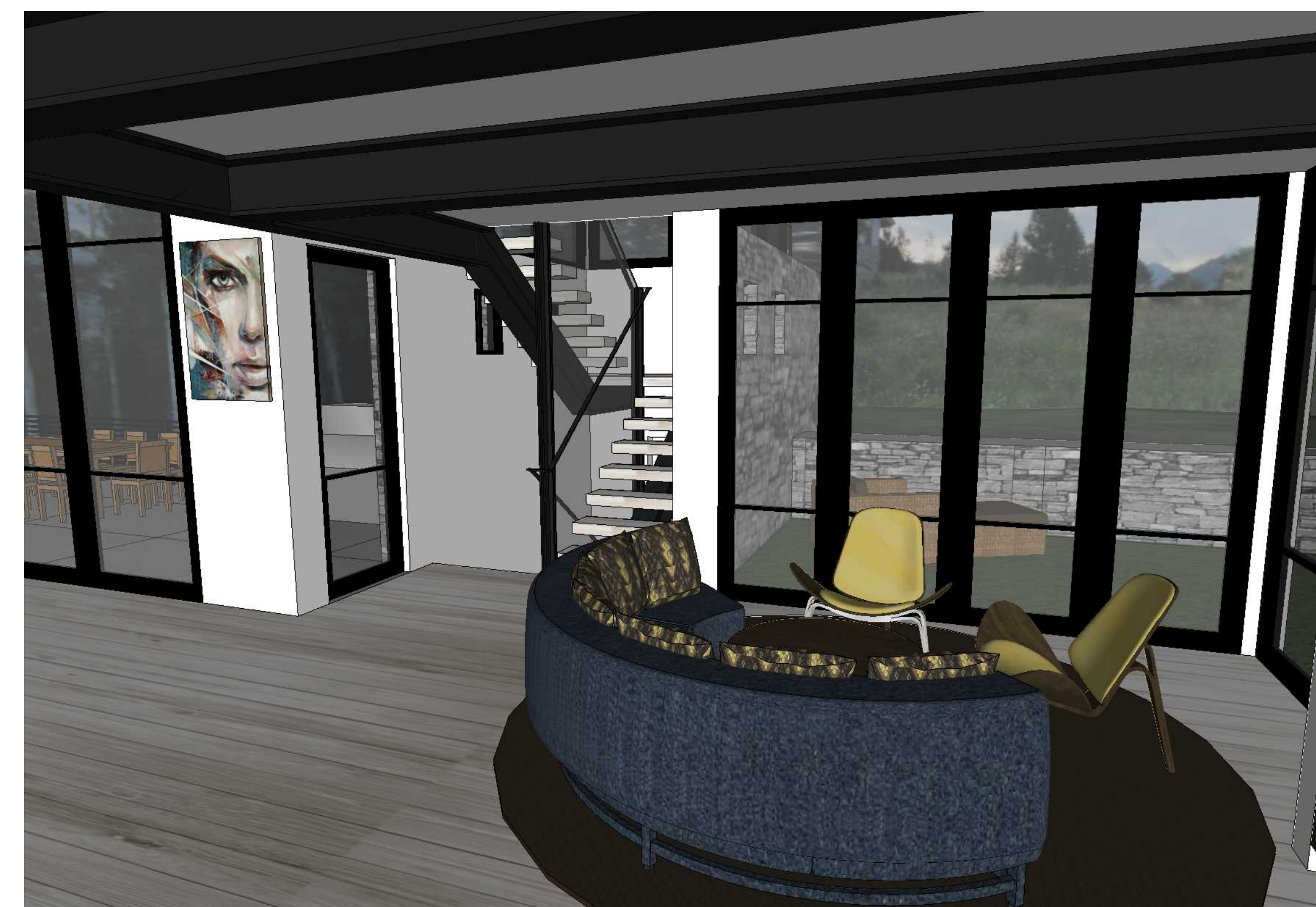
KITCHEN VIEW



INTERIOR STAIR VIEW



KITCHEN | LIVING VIEW



INFORMAL DINING VIEW

submissions	
06.23.2016	DRB PRE-SUB MEETING
07.22.2016	DRB SUBMISSION
08.05.2016	INTERIOR SCHEMATIC / EXTERIOR VIEWS
08.11.2016	INT/EXT VIEWS

project
GRASS RESIDENCE

LOT 630

DOUBLE EAGLE DR. MOUNTAIN VILLAGE

phase
INTERIOR VIEWS

sheet
A10.2



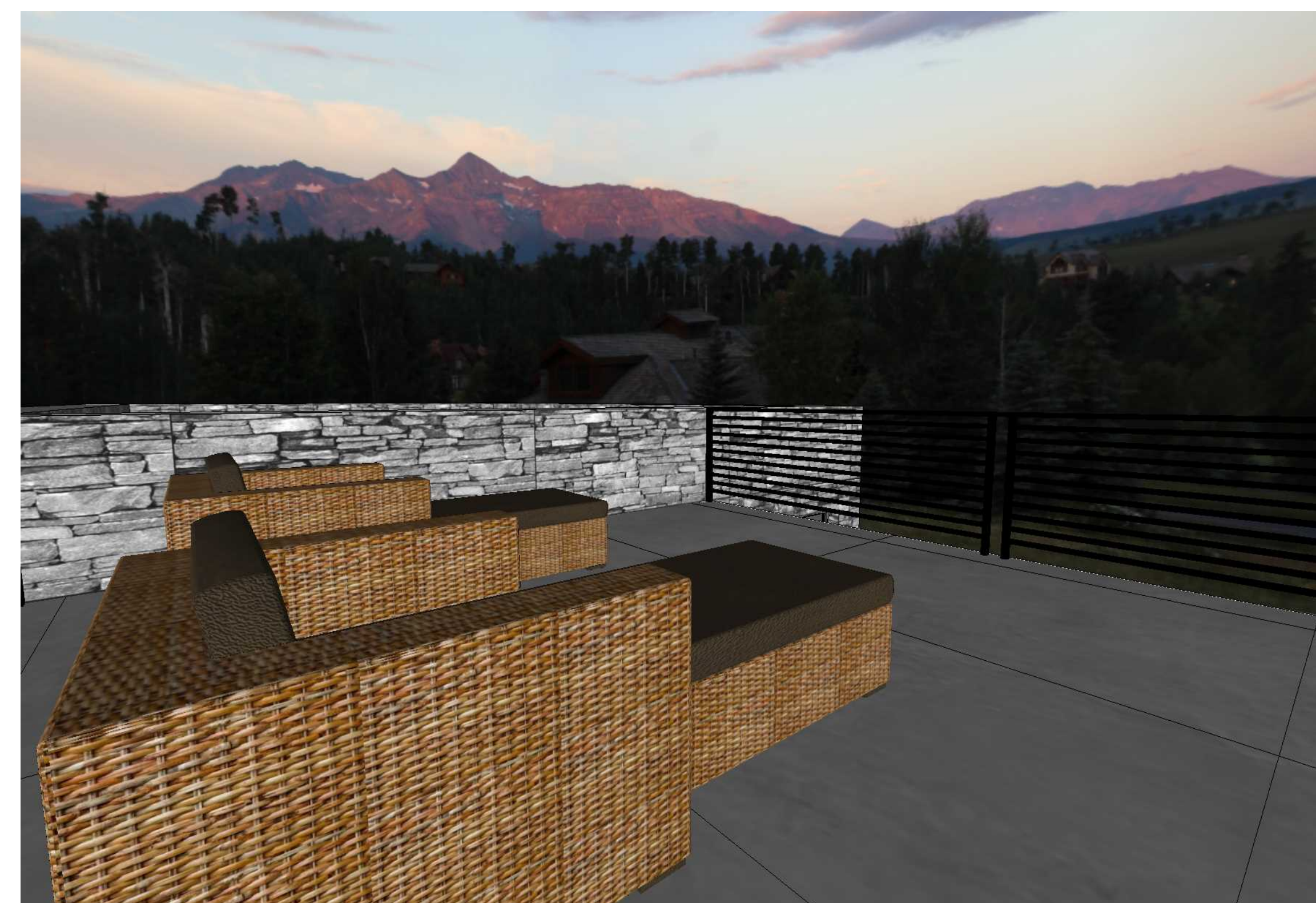
MASTER VIEW



MASTER FIREPLACE VIEW



MASTER BUILT-INS VIEW



MASTER TERRACE VIEW

submissions	
06.23.2016	DRB PRE-SUB MEETING
07.22.2016	DRB SUBMISSION
08.05.2016	INTERIOR SCHEMATIC / EXTERIOR VIEWS
08.11.2016	INT/EXT VIEWS

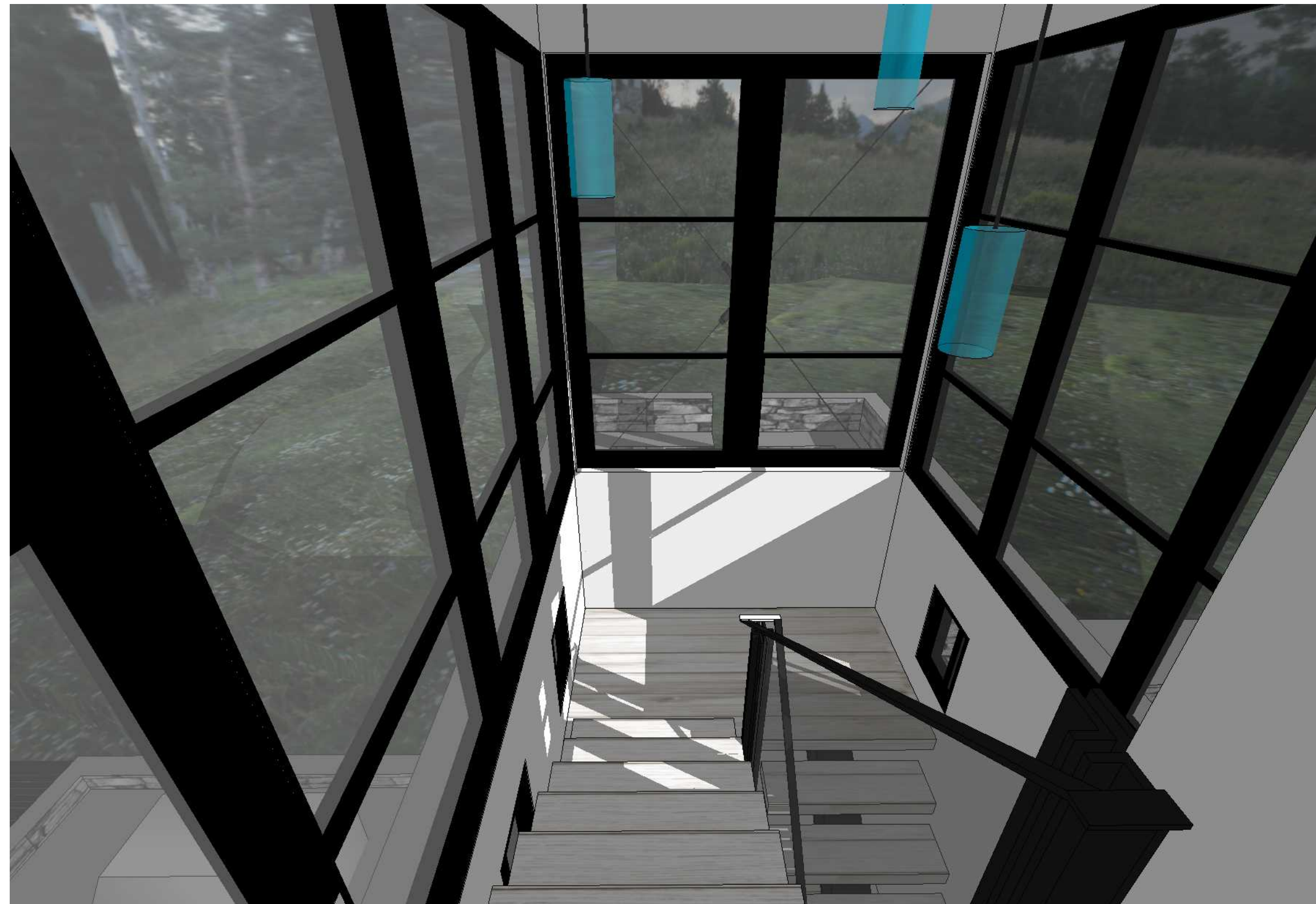
project
GRASS RESIDENCE

LOT 630

DOUBLE EAGLE DR. MOUNTAIN VILLAGE

phase
INTERIOR VIEWS

sheet
A10.3



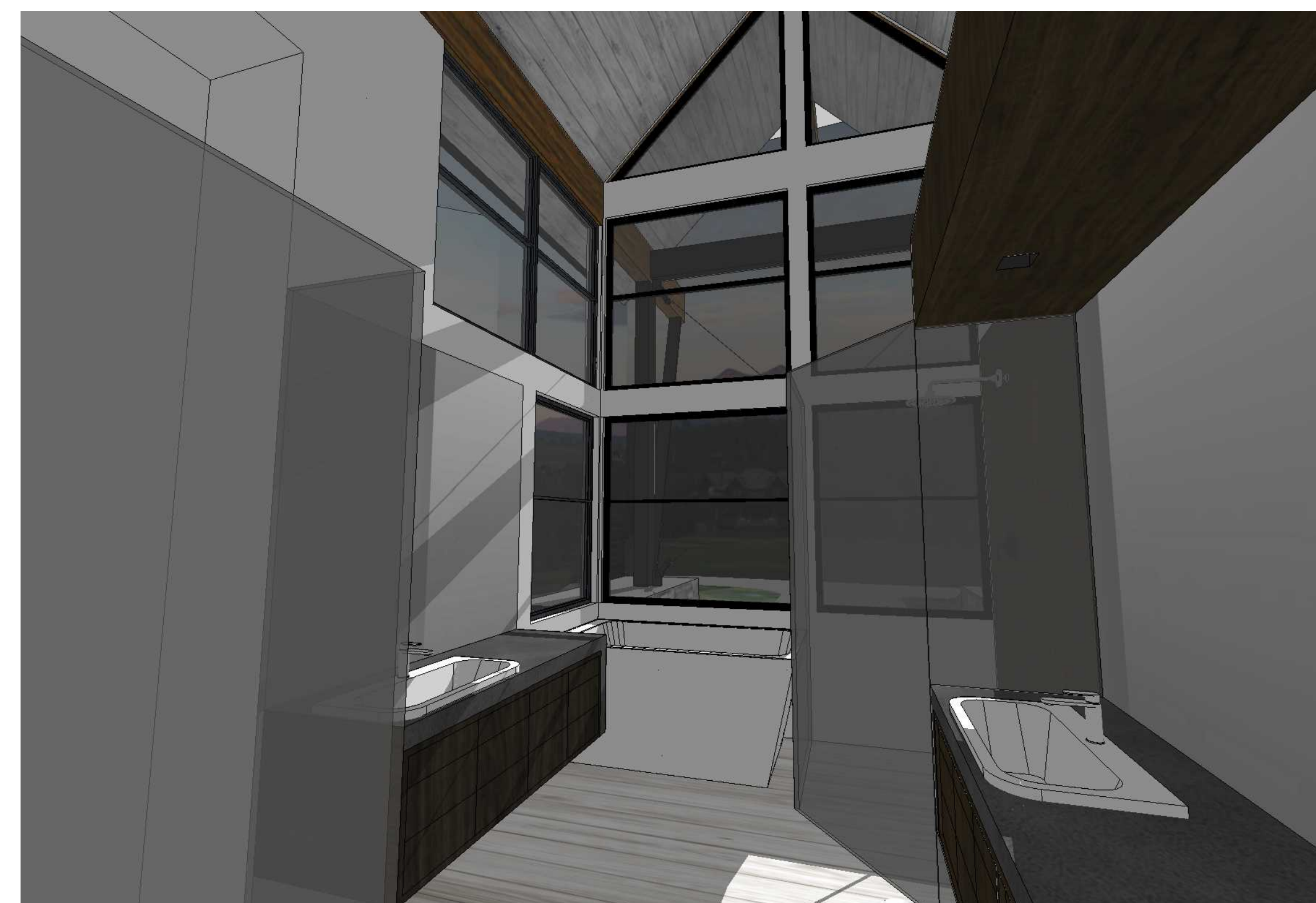
MASTER STAIR VIEW



OFFICE VIEW



MASTER HALLWAY VIEW



MASTER BATH VIEW

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submissions
 06.23.2016 DRB PRE-SUB MEETING
 07.22.2016 DRB SUBMISSION
 08.05.2016 INTERIOR SCHEMATIC / EXTERIOR VIEWS
 08.11.2016 INT/EXT VIEWS

project
GRASS RESIDENCE

LOT 630

DOUBLE EAGLE DR. MOUNTAIN VILLAGE

phase

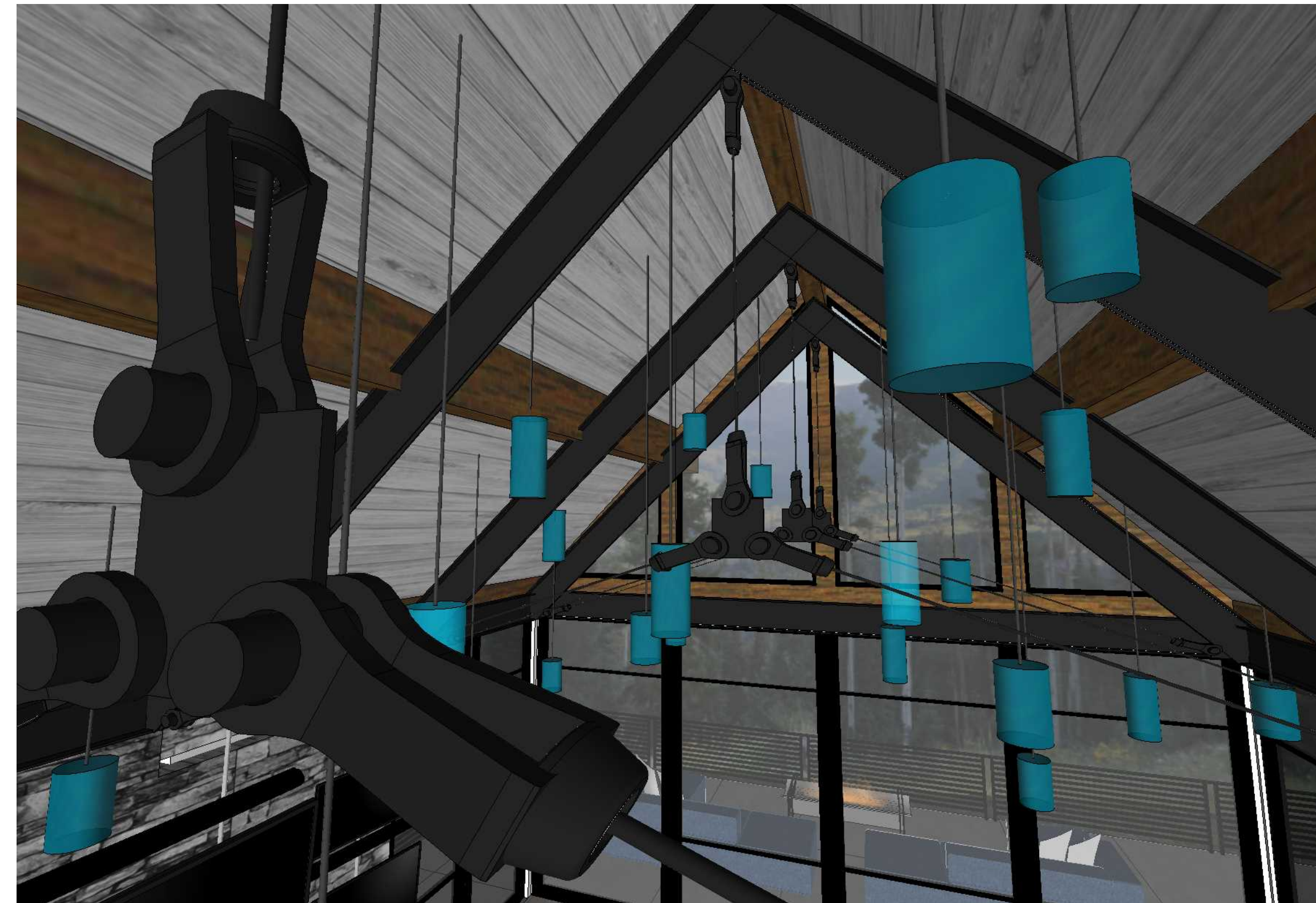
INTERIOR VIEWS

sheet

A10.4



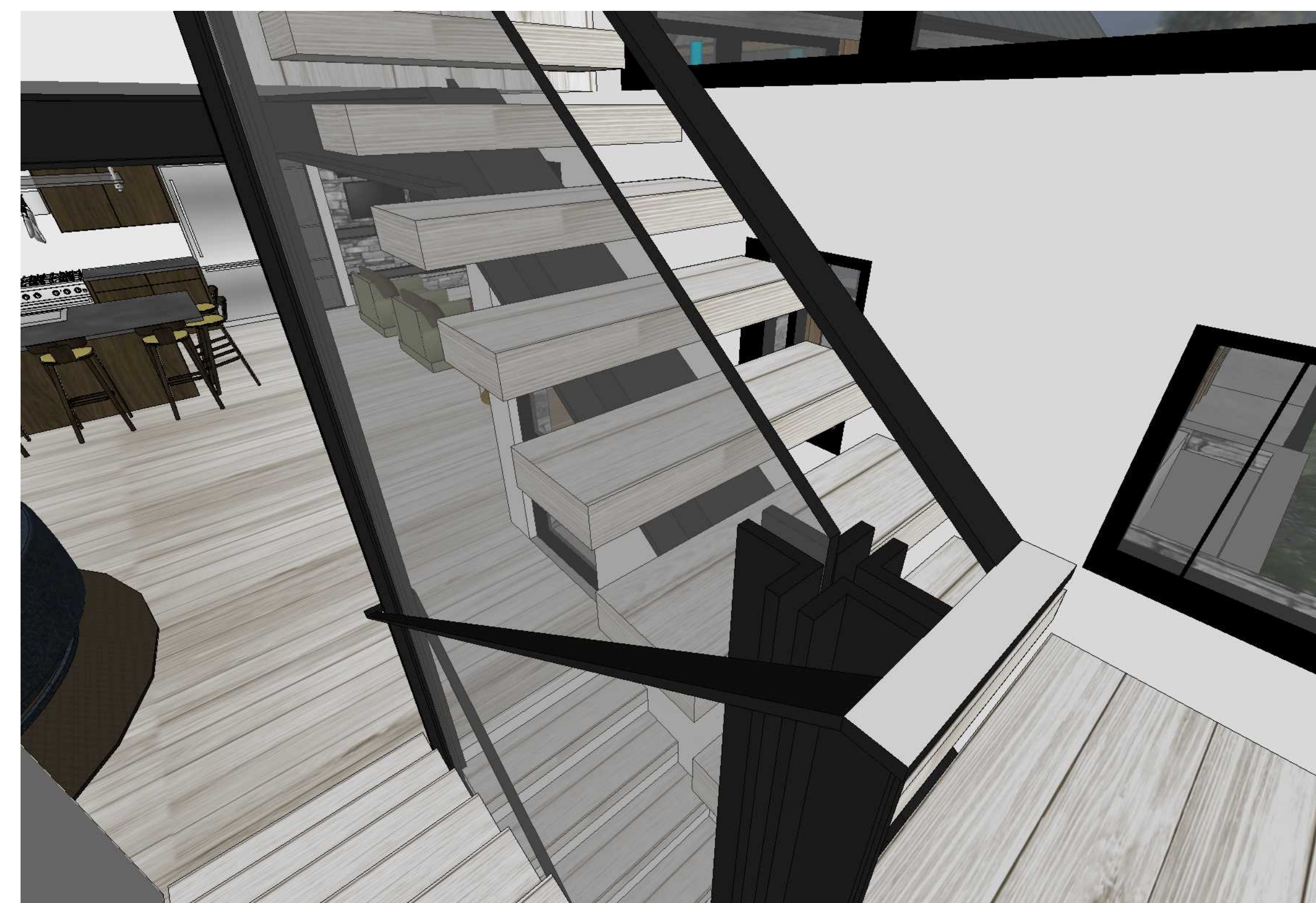
GABLE CROSS-BRACKET DETAIL



ROD & CLEVIS CEILING DETAIL



ENTERTAINMENT CENTER DETAIL



STAIR DETAIL

submissions	
06.23.2016	DRB PRE-SUB MEETING
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project
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LOT 630

DOUBLE EAGLE DR. MOUNTAIN VILLAGE

phase

DETAILS

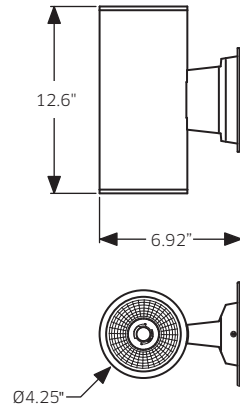
sheet

A10.5

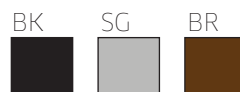


1014-2LEDRA1

Cylindre DEL bidirectionnel 4" LED up & down cylinder



FINISH



PARTICULARITÉS / FEATURES

Le cylindre est fabriqué avec une extrusion d'aluminium. / The cylindrical housing is fabricated of extruded aluminum.

Les modules DEL sont installés sur des dissipateurs de chaleur en aluminium pour maximiser leur refroidissement. / The LED modules are mounted on aluminum heat sinks to maximize heat dissipation.

Les réflecteurs en aluminium brillant offrent des faisceaux lumineux de 40°. / Bright aluminum reflectors provide 40° beam spreads.

Le luminaire est scellé par des lentilles de verre trempé. / The luminaire is sealed with clear tempered glass lenses.

Tous les composants sont revêtus d'une peinture en poudre cuite au four qui leur donne un fini durable. / All components are coated with baked powder coat paint, giving them a highly durable finish.

SPÉCIFICATIONS / SPECIFICATIONS

- Module / Module: 2LEDRA1
- Lumen / Lumen: 2 x 900lm
- Température de couleur / Color temperature: 4000°K
- CRI / LED CRI: 80+
- Puissance / Wattage: 2 x 10W
- Courant / Current: 700mA
- Tension d'entrée / Input voltage: 120V, 277V
- Tension / Voltage: 28V
- Transformateur intégré / Built-in driver
- Angle du faisceau / Beam angle: 40°
- Durée de vie DEL / LED life: 50 000 heures

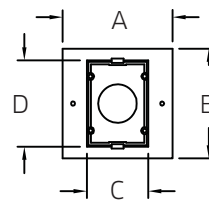
INFORMATION TECHNIQUE / TECHNICAL INFO.

- Dimensions / Dimensions: Ø4,25", 12,6"x 6,92"
- Isolation / Insulation: CLASS I
- Classement / Rating: IP65

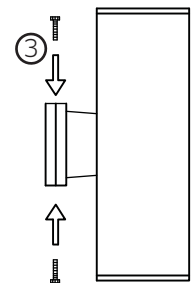
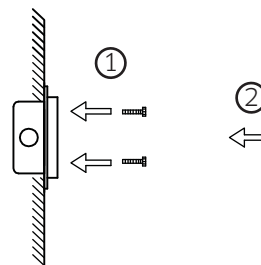
CERTIFICATION / CERTIFICATION



- Approval : ETL #3123001
- 5 years warranty



- A: 5" / 127mm
- B: 5" / 127mm
- C: 2,8" / 71mm
- D: 3,94" / 100mm



DALS LIGHTING INC.
30 Rolland Briere, suite 104, Blainville QC J7C 5R8
TEL: 450-430-1818 FAX: 450-430-1850
www.dalslighting.com



SHELTER 1328BK-LED	
BLACK	

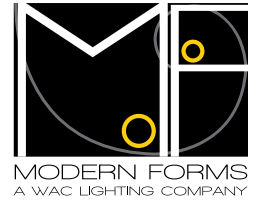
WIDTH:	8.3"
HEIGHT:	24.5"
WEIGHT:	11.0 LBS
MATERIAL:	SOLID ALUMINUM
GLASS:	CLEAR SEEDY
CANOPY:	6" DIA.
SOCKET:	1-15W UNI-100 *INCLUDED
DARK SKY:	YES
LED INFO:	
LUMENS:	800
COLOR TEMP:	2700k
CRI:	96
LED WATTAGE:	15w
INCANDESCENT EQUIVALENCY:	100w
DIMMABLE:	NO
NOTES:	PATENT: US PATENT D688 413 S; US AND FOREIGN PATS. PENDING
LEADWIRE:	120.0"
CERTIFICATION:	C-US DAMP RATED
VOLTAGE:	120V
UPC:	640665132823

AT HINKLEY, WE EMBRACE THE DESIGN PHILOSOPHY THAT YOU CAN MERGE TOGETHER THE LIGHTING, FURNITURE, ART, COLORS AND ACCESSORIES YOU LOVE INTO A BEAUTIFUL ENVIRONMENT THAT DEFINES YOUR OWN PERSONAL STYLE. WE HOPE YOU WILL BE INSPIRED BY OUR COMMITMENT TO KEEP YOUR 'LIFE AGLOW.'

*life*AGLOW®

TUBE – model: WS-W2605

LED Outdoor Sconce Luminaire

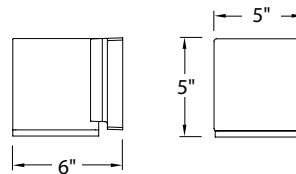


Fixture Type:

Catalog Number:

Project: _____

Location: _____



PRODUCT DESCRIPTION

Precise engineering using the latest energy efficient LED technology with a built-in reflector for superior optics; An appealing cylindrical profile with a powerful LED down light perfect for accent and wall wash lighting.

FEATURES

- Replaceable LED module
- 50,000 hour potential life
- **Color Temp: 3000K**
- **CRI: 85**

SPECIFICATIONS

Construction: Aluminum with etched glass.

Power: Integral driver in luminaire. 120V input.

Light Source: High output LED.

Dimming: Dims to 10% with an electronic low voltage (ELV) dimmer.

Mounting: Mounts directly to junction box.

Finish: Brushed Aluminum (AL), Black (BK), Bronze (BZ), Graphite (GH), White (WT).

Standards: Wet location listed. Dark Sky friendly.

FIXTURE PERFORMANCE

Model	Watt	# of LEDs	LED Lumens	Photometric Lumens
WS-W2605	18W	1	1002	787

ORDER NUMBER

Model	Length	Finish
WS-W2605	5"	AL <i>Brushed Aluminum</i>
		BK <i>Black</i>
		BZ <i>Bronze</i>
		GH <i>Graphite</i>
		WT <i>White</i>

FINISHES



WS-W2605 –

Example: **WS-W2605-AL**

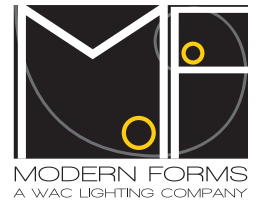
Modern Forms – A WAC Lighting Company
www.modernforms.com
Phone (800) 526.2588 • Fax (800) 526.2585

Headquarters/Eastern Distribution Center
44 Harbor Park Drive • Port Washington, NY 11050
Phone (516) 515.5000 • Fax (516) 515.5050

Western Distribution Center
1750 Archibald Avenue • Ontario, CA 91760
Phone (800) 526.2588 • Fax (800) 526.2585

URBAN – model: WS-W11

LED Outdoor Sconce Luminaire

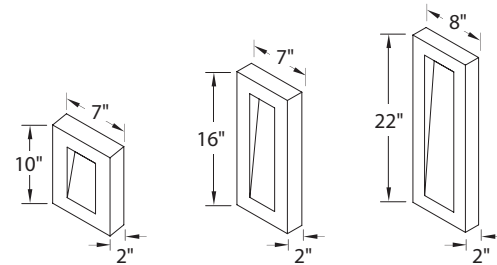


Fixture Type:

Catalog Number:

Project: _____

Location: _____



PRODUCT DESCRIPTION

Like urban renewal, the Urban sconce gives new life to the conventional step baffle. Form follows function in this simplified indirect wall sconce. Clean styling and robust LED performance are combined in this modern dark sky luminaire.

FEATURES

- ETL & cETL listed for wet locations
- Interior light and down light
- Low profile design
- Replaceable LED module
- 277V option available *special order*
- 50,000 hour potential life
- **Color Temp: 3000K**
- **CRI: 85**

SPECIFICATIONS

Construction: Aluminum.

Power: No driver or transformer required.

Light Source: High output LED.

Dimming: Dims to 10% with an electronic low voltage (ELV) dimmer.

Mounting: Mounts directly to junction box.

Finish: Black (BK), Bronze (BZ), Graphite (GH), White (WT).

Standards: ETL & cETL listed. ADA compliant. Dark Sky friendly.

ORDER NUMBER

Model	Height	Watt	# of LEDs	LED Lumens	Photometric Lumens	Finish
WS-W11	10	10W	3	720	370	BK Black
	16	16W	4	960	490	BZ Bronze
	22	22W	5	1200	610	GH Graphite
						WT White

WS-W11 -

Example: **WS-W1116-GH**

For 277V special order, add an "F" before the finish: **WS-W1116F-GH**

REPLACEMENT GLASS

Model	Fixture	Description
RPL-GLA-1110-01	WS-W1110	Top Lens
RPL-GLA-1110-02		Bottom Lens
RPL-GLA-1116-01	WS-W1116	Top Lens
RPL-GLA-1116-02		Bottom Lens
RPL-GLA-1122-01	WS-W1122	Top Lens
RPL-GLA-1122-02		Bottom Lens

Back Plate Dimensions:

Model	Dimension
WS-W1110	10"L x 7"W x 2"H
WS-W1116	18"L x 7"W x 2"H
WS-W1122	22"L x 8"W x 2"H

modernforms.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

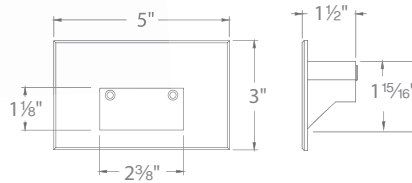
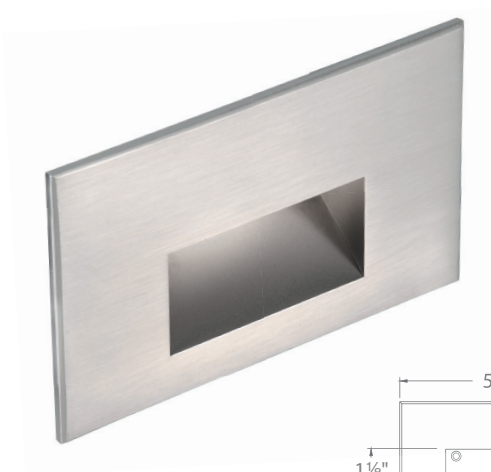
Western Distribution Center
1750 Archibald Avenue
Ontario, CA 91760

RECTANGLE STEP LIGHTS 12V

4011

WAC

LANDSCAPE LIGHTING



Fixture Type:

Catalog Number:

Project: _____

Location: _____

PRODUCT DESCRIPTION

Flexible tape light with UV stabilized silicone seals that protect against water and dusts.

FEATURES

- Solid diecast brass, corrosion resistant aluminum alloy, or cast stainless steel construction
- IP66 rated, Protected against high-pressure water jets
- Conveniently adapts into existing 12V system
- Invisible hardware
- Maintains constant lumen output against voltage drop
- UL 1838 Listed

SPECIFICATIONS

Input: 9-15VAC constant output
Power: 2W / 3.1VA
Brightness: Up to 58 lm
CRI: 90
Rated Life: 60,000 hours

FEATURES

- IP66 rated, Protected against powerful water jets
- Translucent lens provides for uniform diffused light output
- Solid diecast brass or corrosion resistant aluminum alloy
- ADA compliant
- Maintains constant lumen output against voltage drop
- UL 1838 Listed

ORDERING NUMBER

		Color Temp	Finish
4011	12V	27 2700K	BBR <i>Bronze on Brass</i>
			BZ <i>Bronze on Aluminum</i>
			WT <i>White on Aluminum</i>
	30 AM	3000K Amber	BBR <i>Bronze on Brass</i>
			BZ <i>Bronze on Aluminum</i>
			WT <i>White on Aluminum</i>
			SS <i>Cast Stainless Steel</i>

4011-_____

Example: 4011-30BK

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

GRASS RESIDENCE

MATERIAL CALCULATIONS

DRB SUBMISSION

MATERIAL CALCULATIONS - NORTH					
	STONE	WOOD	ACCENT	GLAZING	TOTAL
AREA	650	169	590	633	2042
PERCENTAGE	31.83%	8.28%	28.89%	31.00%	

MATERIAL CALCULATIONS - EAST					
	STONE	WOOD	ACCENT	GLAZING	TOTAL
AREA	1028	209	667	377	2281
PERCENTAGE	45.07%	9.16%	29.24%	16.53%	

MATERIAL CALCULATIONS - SOUTH					
	STONE	WOOD	ACCENT	GLAZING	TOTAL
AREA	810	181	134	377	1502
PERCENTAGE	53.93%	12.05%	8.92%	25.10%	

MATERIAL CALCULATIONS - WEST					
	STONE	WOOD	ACCENT	GLAZING	TOTAL
AREA	1085	194	450	349	2078
PERCENTAGE	52.21%	9.34%	21.66%	16.79%	

MATERIAL CALCULATIONS - TOTAL					
	STONE	WOOD	ACCENT	GLAZING	TOTAL
AREA	3573	753	1841	1736	7903
PERCENTAGE	45.21%	9.53%	23.29%	21.97%	

roof fascias
timbers
railings
architectural metal
trim
stairs
cladding

Town of Mountain Village

Joint Worksession on the Design Theme



JUNE 19, 2013



Purpose of the Worksession



Worksession will answer the following questions:

- 1. What is the impetus for this worksession?**
- 2. What are the basic parameters of the Mountain Village design theme?**
- 3. What are examples that meet and do not meet the design theme?**
- 4. Should there be any change to the CDC design theme?**

What is the impetus for this worksession?



- **Council directed Staff to Schedule this Worksession During the adoption of the Community Development Code (CDC).**
- **This Council direction was in response to constituent concerns that the CDC as approved by the Council would constrain new designs seen in town and the region.**
- **Council adopted CDC's more traditional design theme and roof form requirements based on constituent concerns on the impacts of some new single-family home designs.**

What are the basic parameters of the Mountain Village design theme?



The town design theme is directed at establishing a strong image and sense of place for the community within its mountain setting.

Compatibility of design within limits of individual expression shall foster a sense of visual harmony and lasting value.

What are the basic parameters of the Mountain Village design theme?



All architecture and landscaping within the town shall contribute to a mountain alpine identity.

It is important that the owners and designers of buildings understand the design goals of the community and recognize the fragile natural environment and the impact of construction.

What are the basic parameters of the Mountain Village design theme?



All architecture and landscaping within the town shall contribute to a mountain alpine identity.

It is important that the owners and designers of buildings understand the design goals of the community and recognize the fragile natural environment and the impact of construction.

What are the basic parameters of the Mountain Village design theme?



Architecture within the town shall be respectful and responsive to the tradition of alpine design and shall reflect the simple sturdy building forms common to alpine regions.

Architectural expression shall be a blend of influences that visually tie the town to mountain buildings typically found in high alpine environments.

What are the basic parameters of the Mountain Village design theme?



Design shall consist of the following key defining characteristics:

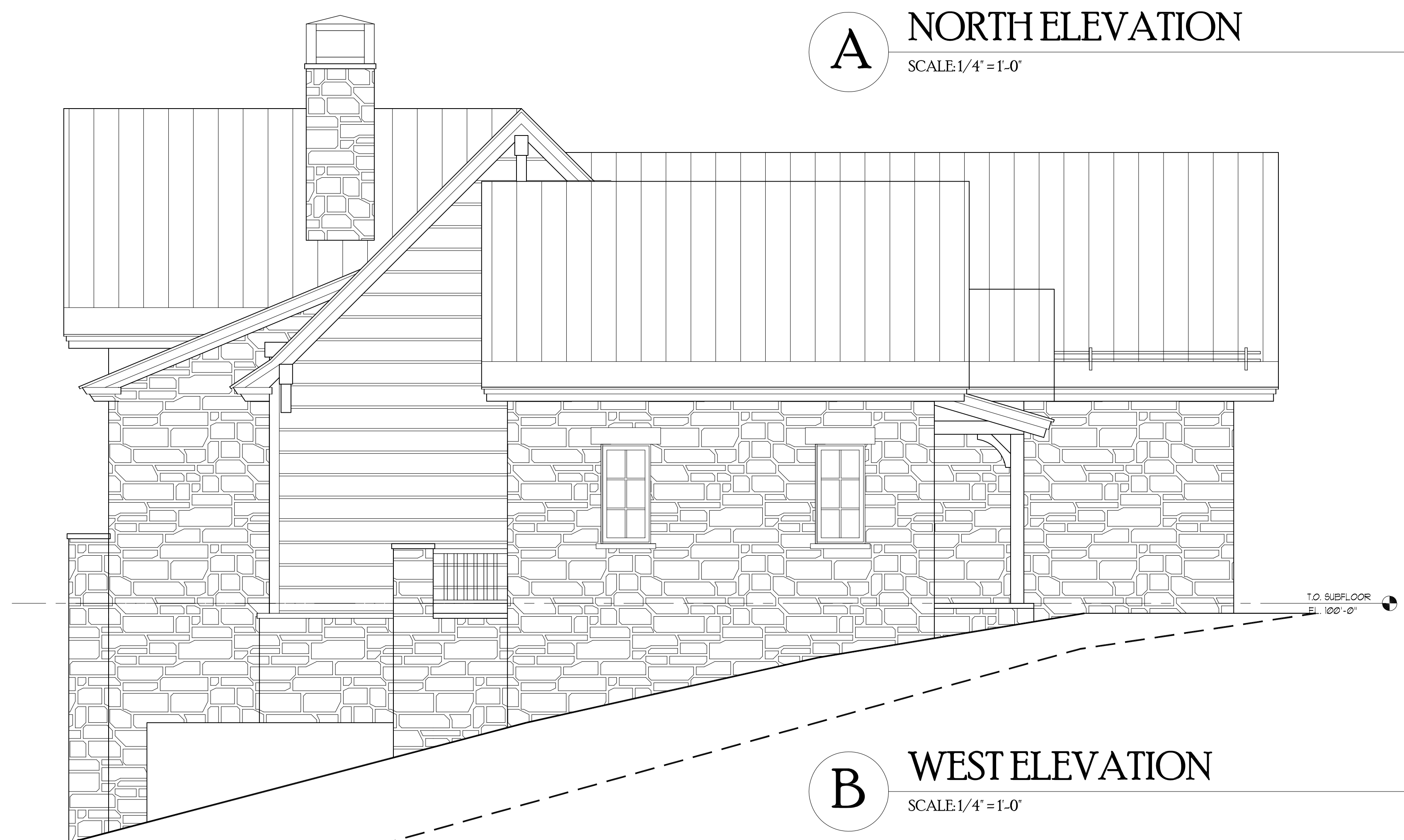
- **Building Siting Design.** Fit topography and landscape.
- **Solid Heavy Grounded Base.**
- **Simple, Massive Wall Form.**
- **Roof Form.** 4:12 to 6:12
- **Exterior Wall Materials.** Fit within the design context of the surrounding area.
- **Windows.** Limit glazing to 40% of façade area.

131 AJ Drive



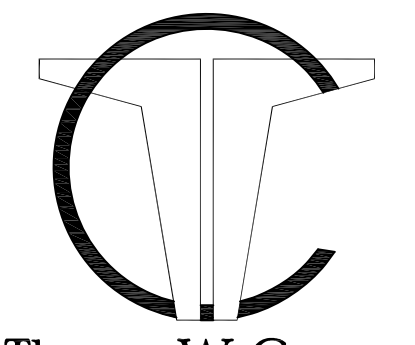


A NORTH ELEVATION
SCALE: 1/4" = 1'-0"



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

148 AJ Drive



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

**TAYLOR
RESIDENCE**
LOT 392
MOUNTAIN VILLAGE, CO
148 AJ Drive

DESCRIPTION	DATE
DR/SUBMITAL	3/21/15

Drawing Title
ELEVATIONS

Drawing No.
A3.2

9 Boulders Way







120 Adams Ranch Addition





105 Highlands







539 Benchmark



529 Benchmark



465 Benchmark



465 Benchmark

111 Autumn Lane



104 Autumn Lane







106 Snowdrift Garage



21 Trail's Edge



23 Trail's Edge

LOT 384 - 110 SUNDANCE LANE

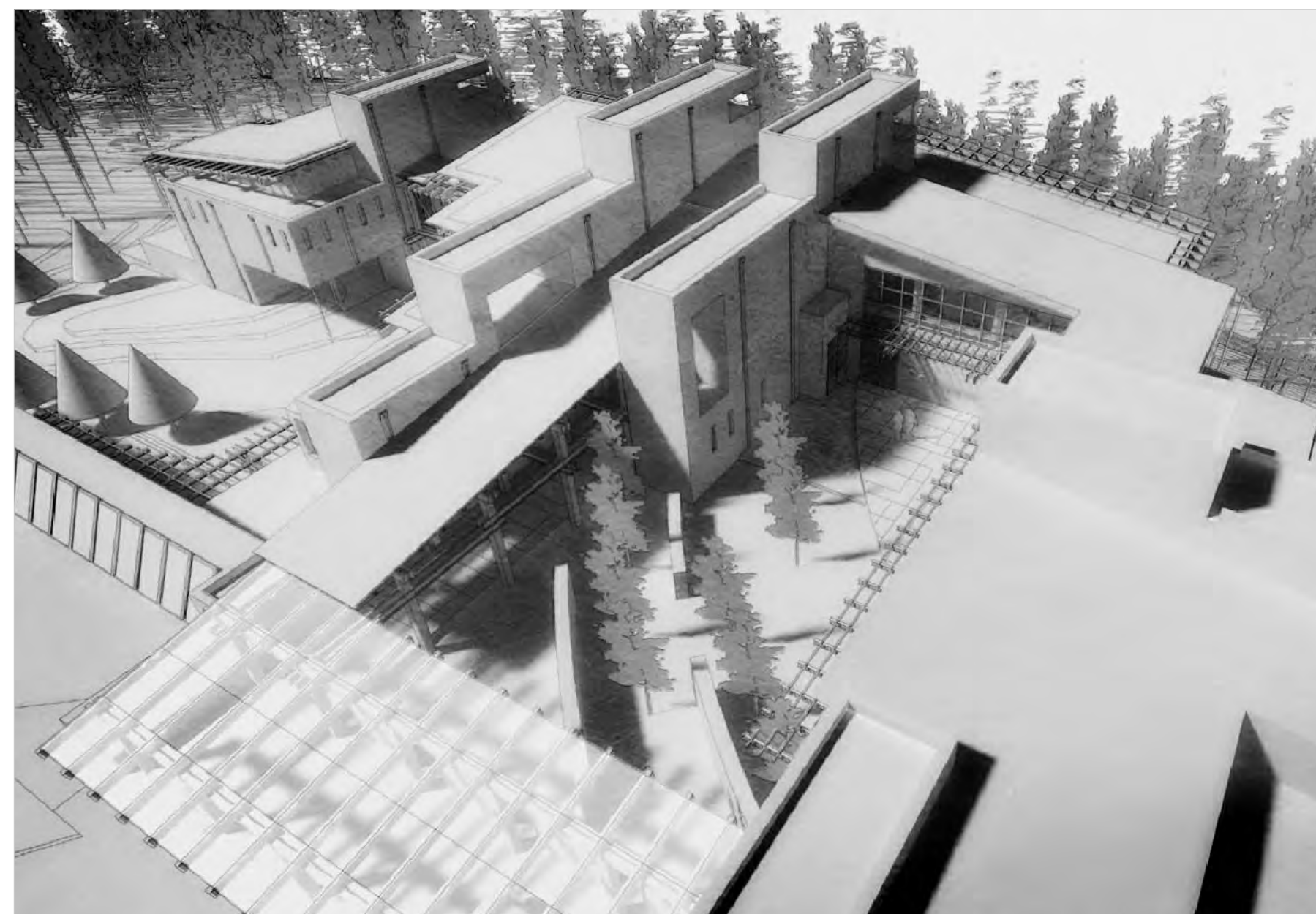
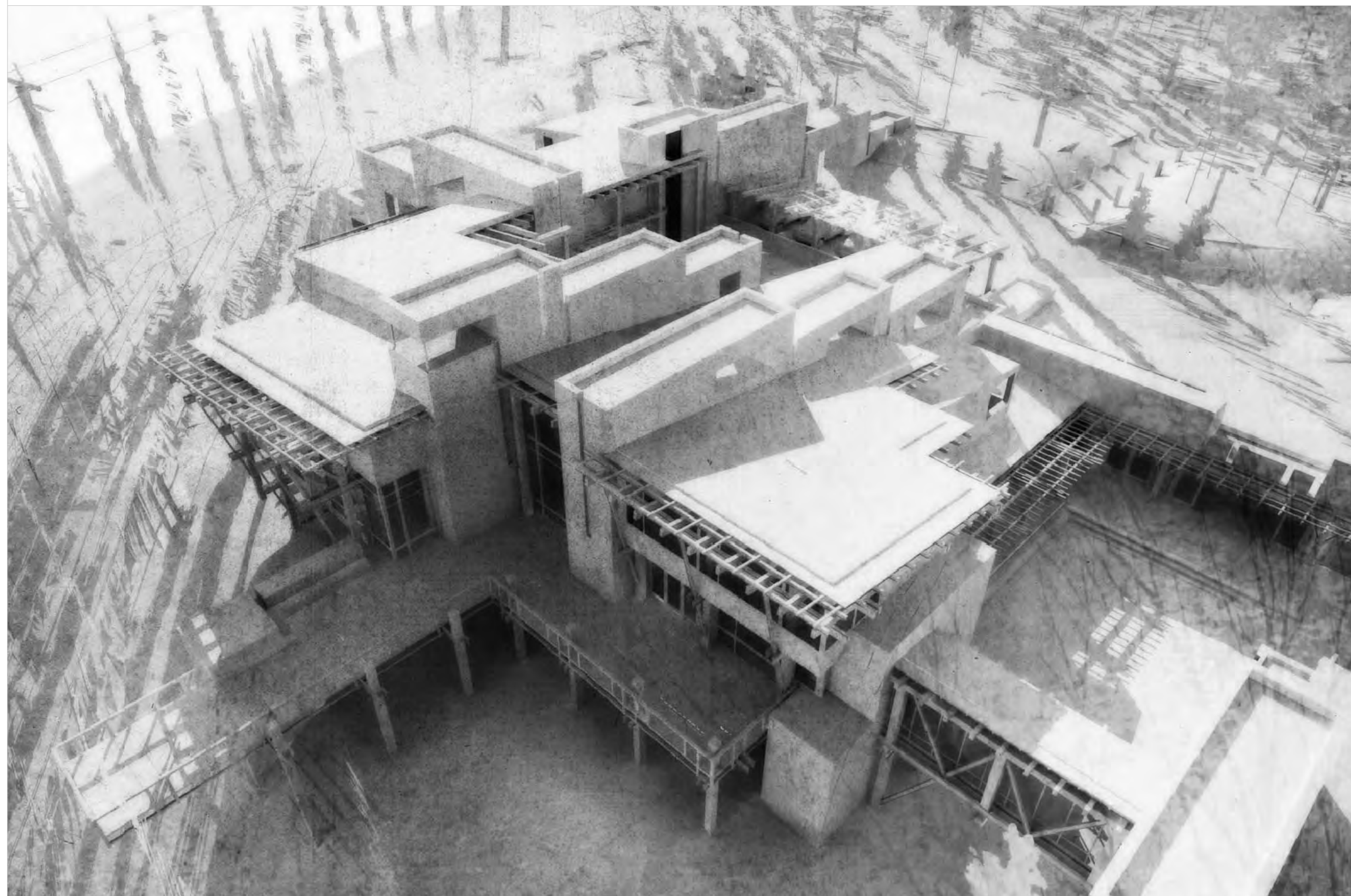


Tommy Hein
ARCHITECTS
 BOX 3327 108 S. OAK ST. PENTHOUSE
 TELLURIDE, COLORADO 81435 970.728.1220
 FAX 728.1294 WWW.TOMMYHEIN.COM



SUBMISSIONS:

DRB SKETCH	12.23.10
CLIENT MEETING	03.11.11
PROGRESS SET	06.15.11
PROGRESS SET	07.16.11
CLIENT MEETING	07.21.11
CLIENT MEETING	07.25.11
PROGRESS SET	07.28.11
CLIENT MEETING	08.03.11
PROGRESS SET	08.05.11
PROGRESS SET	08.15.11
CLIENT MEETING	08.24.11
CLIENT MEETING	08.31.11
PROGRESS SET	09.08.11
CLIENT PROGRESS SET	09.30.11
FDN. / EXCA. WORK SESSION	10.04.11
FDN. / EXCA. PERMIT SET	10.17.11
DRB FINAL	11.10.11
DRB FINAL REVISED	12.05.11
PRE BID / CONTRACTOR REVIEW	12.30.11
INTERIOR DESIGN WORK-SESSION	01.12.12
PHASE 1 CONTRACT	01.19.12
OWNER PREVIEW	03.02.12
OWNER / SNI MEETING	03.07.12
CD PROGRESS SET	03.08.12
PHASE 2 CONTRACT CHECK SET	03.30.12
△ PHASE 1 ADDENDA 1	04.27.12
PHASE 2 CONTRACT PROGRESS SET	05.01.12
OWNER / SNI - NY MEETING	05.07.12
△ PHASE 1 ADDENDA 2	06.12.12
PHASE 2 CONTRACT	06.14.12
△ PHASE 1 ADDENDA 3	06.22.12
DRB CONDITIONS	08.27.12
△ PHASE 2 PERMIT SET	09.27.12



LOT 384
110 SUNDANCE LN.
 Mountain Village, CO

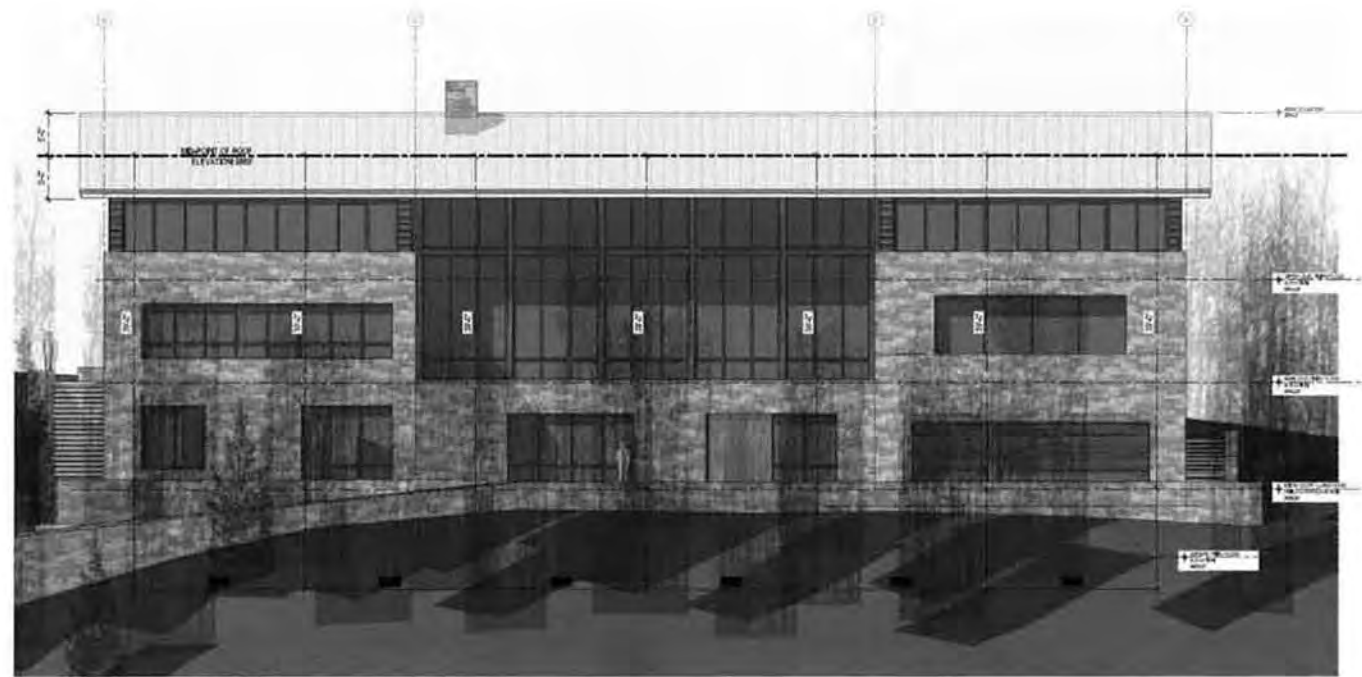
COVER SHEET

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

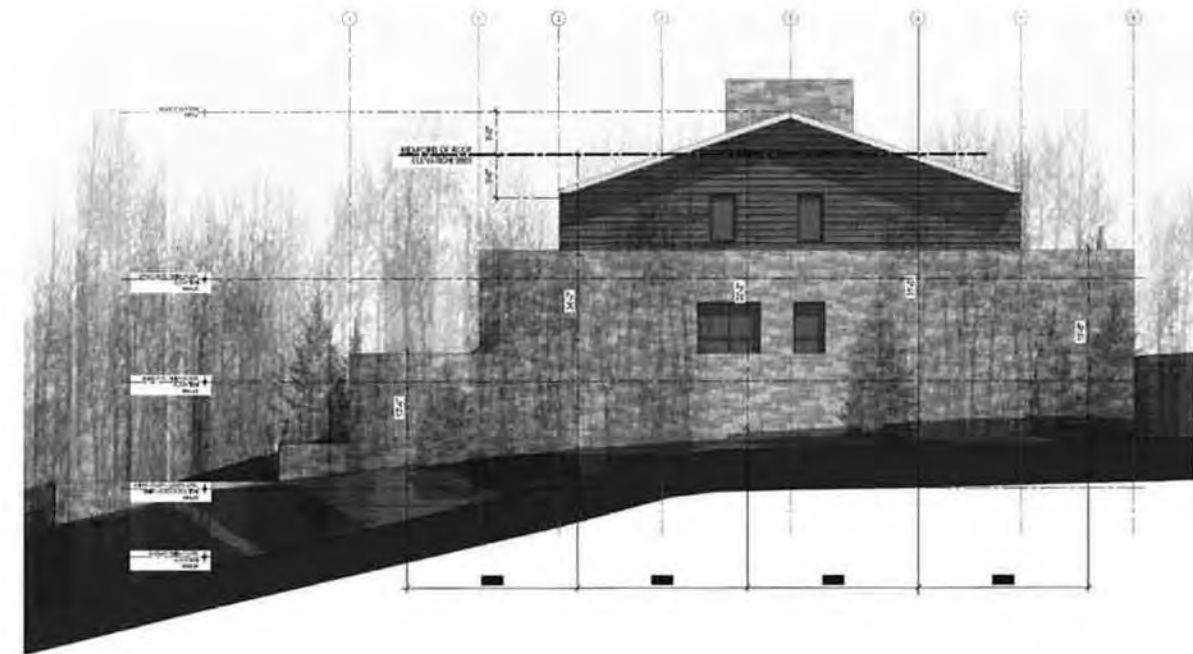
A0



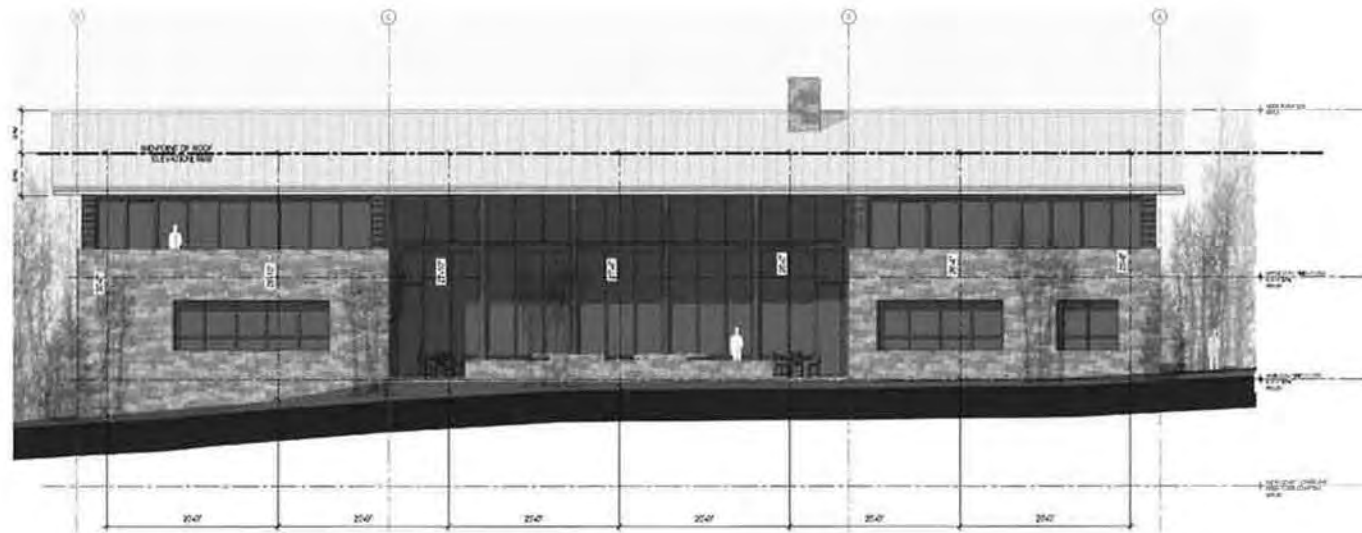
110 Sundance Mock Up



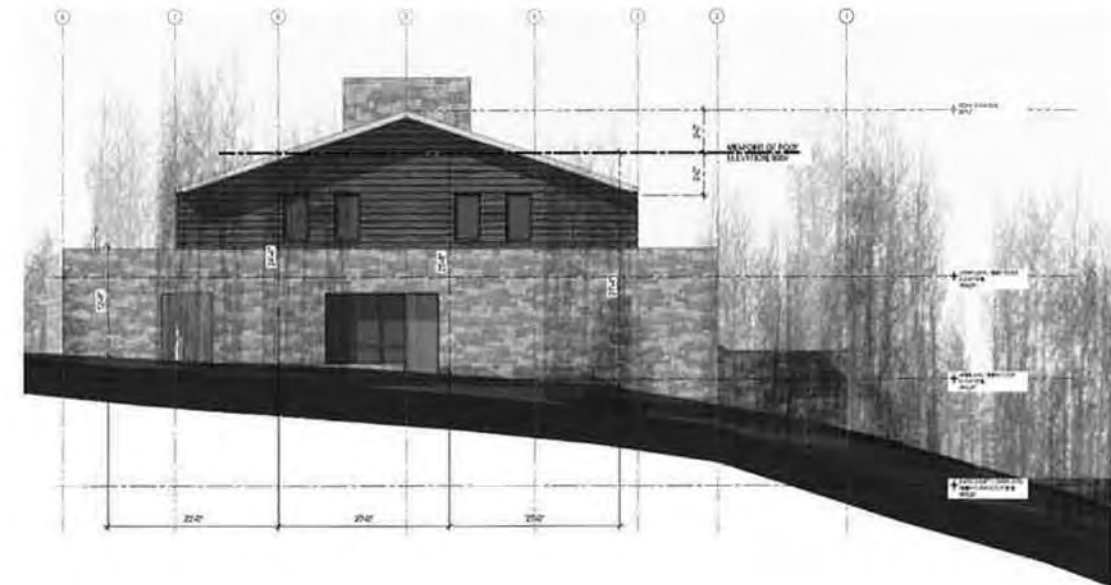
NORTH ELEVATION
SCALE: 1/8" = 1'-0"



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



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



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

AVERAGE ROOF HEIGHT CALCULATIONS:

EAST	90'-0"	1/4	
WEST	130'-4"	1/5	
NORTH	233'-0"	1/7	
SOUTH	150'-4"	1/7	
TOTAL	665'-8"	1/23	28.75 FT. AVG. ROOF HT.

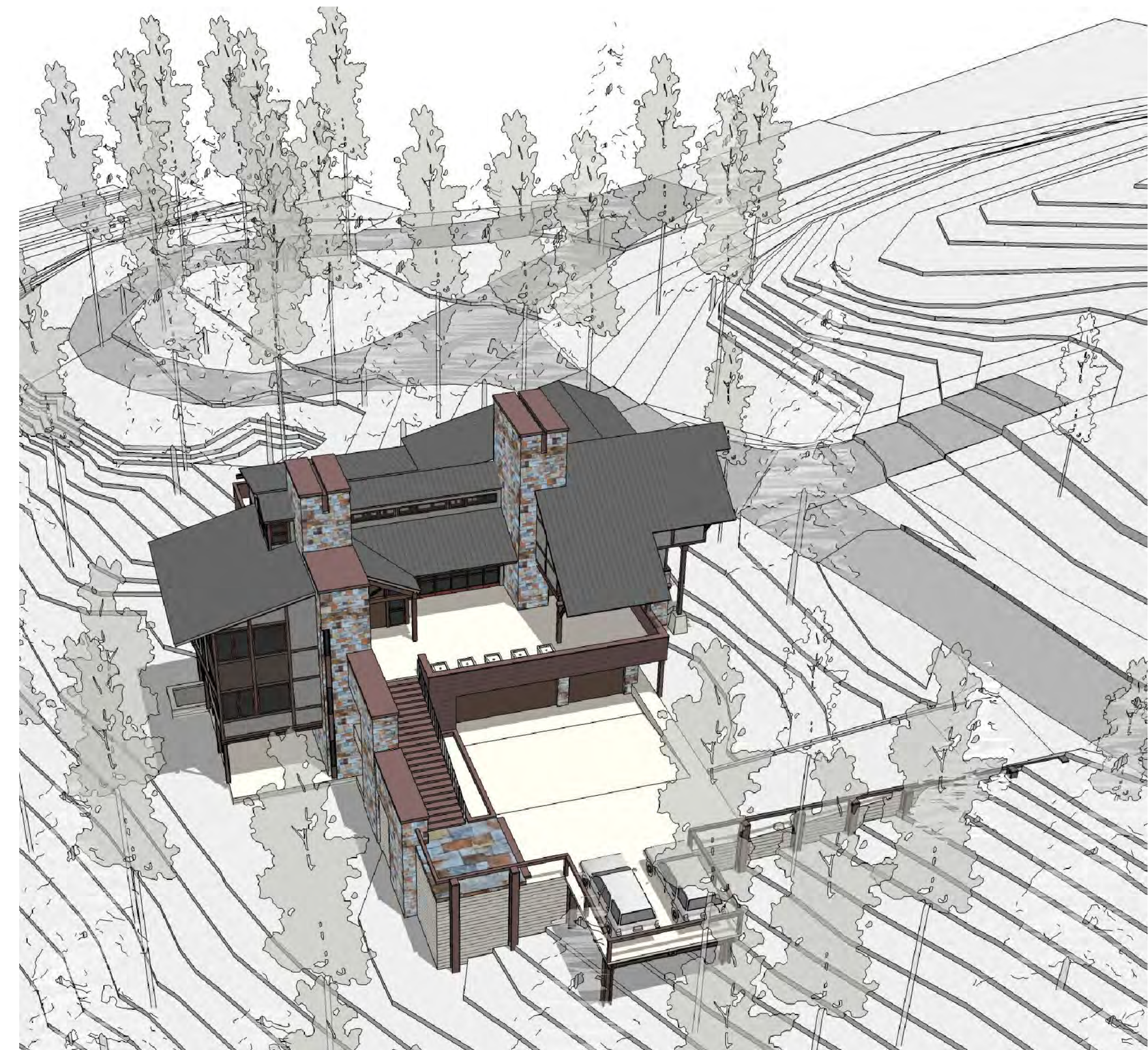
NOT FOR CONSTRUCTION

JACK WESSON ARCHITECTS INC.

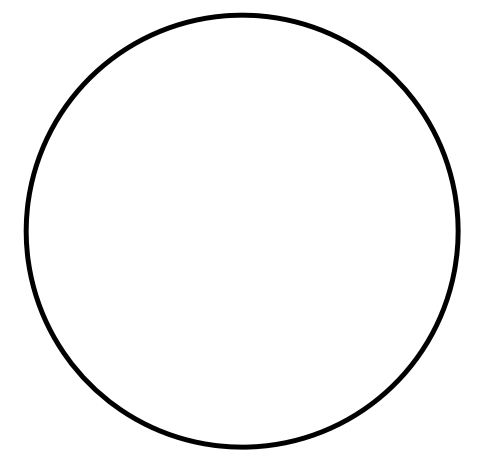
200 WEST 25th AVENUE
DENVER, COLORADO 80202
TEL: 303.733.1111
WWW.JACKWESSONARCHITECTS.COM




NO.	DATE	DESCRIPTION
1	10/15/13	ISSUED FOR PERMITS
2	10/15/13	ISSUED FOR PERMITS
3	10/15/13	ISSUED FOR PERMITS
4	10/15/13	ISSUED FOR PERMITS
5	10/15/13	ISSUED FOR PERMITS
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100	10/15/13	ISSUED FOR PERMITS



Tommy Hein
 ARCHITECTS
 BOX 3327 TELLURIDE, COLORADO 81435 970.728.1220
 FAX 728.1294 WWW.TOMMYHEIN.COM



SUBMISSIONS:

SD PROGRESS REVIEW / DRB SKETCH	07.27.12
CLIENT COMMENTS	08.01.12
PRE-APPLICATION MTG	08.14.12
EVOLUTION	08.16.12
DRB SKETCH	09.20.12
CLIENT MEETING	10.03.12
DRB SKETCH UPDATED	10.11.12
DRB FINAL	01.24.13
DRB FINAL UPDATED 	02.28.13
DRB COMMENTS	03.01.13

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

**PURDOM
 LOT
 355**

129 Rocky Road

Mountain Village
 Colorado

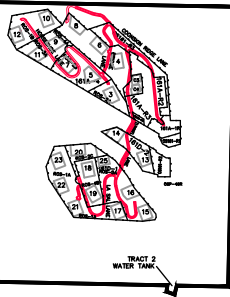
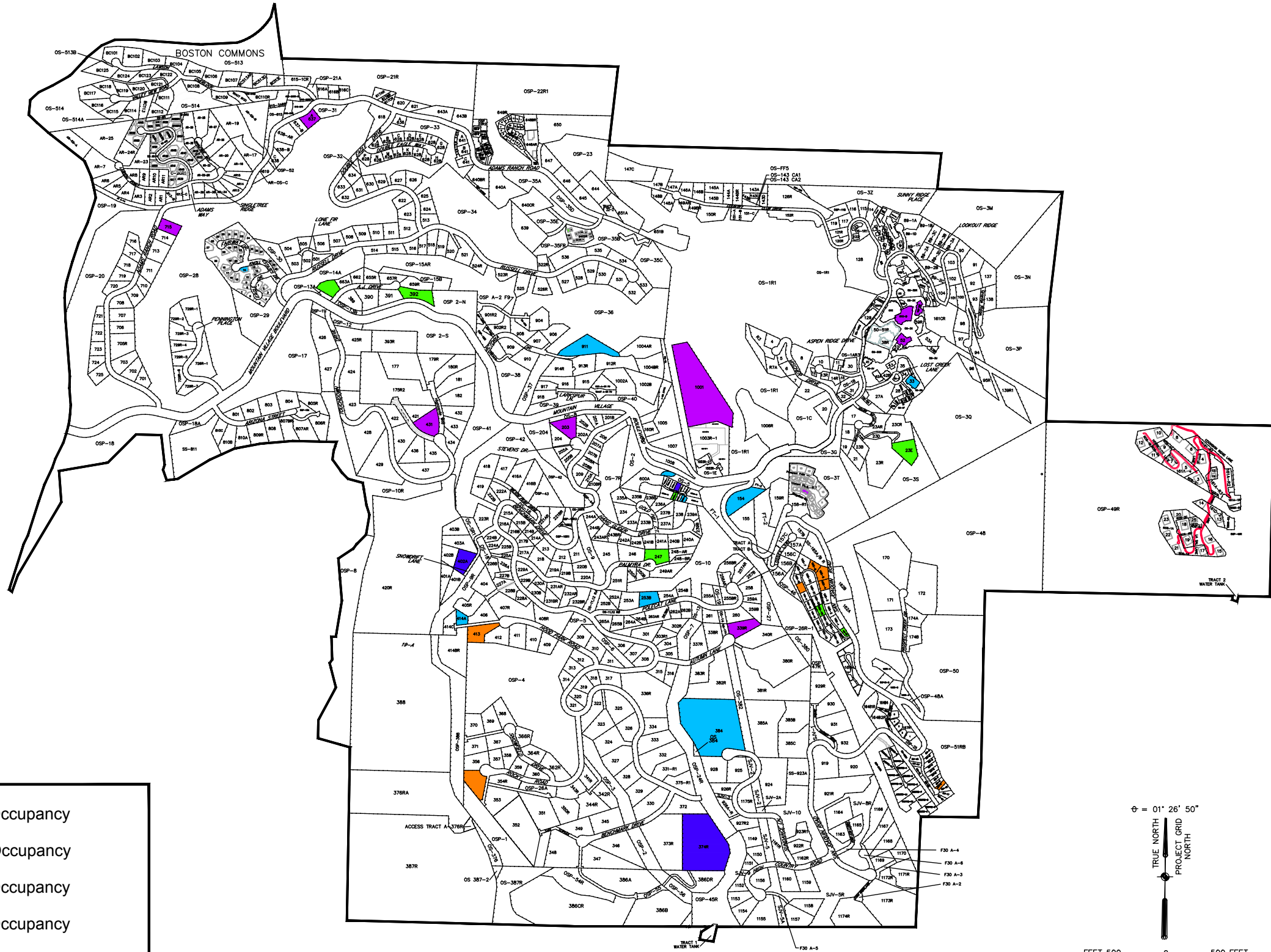
3D VIEWS

A0.3

Should there be any change to the CDC design theme?

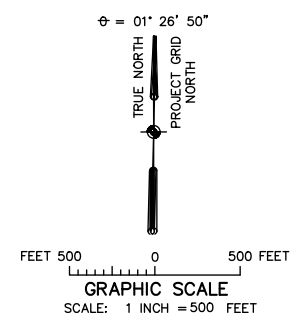


- Staff and DRB feel that the CDC design theme and roof form sections needs to be redrafted to allow most of the designs seen in the last five plus years.
- Need to allow for roof forms less than 4:12 for secondary roofs in certain situations: garages, limited deck areas, walkways, a building section, etc.
- We also need to allow for variations on additions to homes that might not meet the approved design theme. For example, a hipped roof home with a new hipped roof addition.



Legend

- 2012 Certificate of Occupancy
- 2013 Certificate of Occupancy
- 2014 Certificate of Occupancy
- 2015 Certificate of Occupancy
- 2016 Certificate of Occupancy



Lot Map

DRAWN BY: RBC	<small>Disclaimer:</small> This information is a product of the Mountain Village Geographic Information Systems (GIS) Department and is intended for the display of relative positions and locations only. Users of this information hereby recognize, acknowledge and agree that it is not a guaranteed accurate, legal or surveyed representation of land. Users assume all risk and responsibility for any and all direct and indirect damages, including consequential damages, that may flow from the use of this information. Users further recognize, acknowledge and agree that the Mountain Village GIS Department has not made any representations, warranties, or guarantees of any kind that this information is survey accurate or fit to be used or relied upon for any particular purpose.
DESIGNED BY:	
CHECKED BY:	

REVISION	DATE	DESCRIPTION	BY	CH'D

Town of Mountain Village
 Geographical Information System
 & CAD Design Office
 411 Mountain Village Blvd, Mountain Village, CO 81435
 Ph. 970-728-5946 Fax 970-728-6027

5 Year Certificate of Occupancy

Town of Mountain Village

SCALE: 1" = 600'	JOB NO:	DATE: 8-23-16
SHEET NO:	1 of 1	



**PLANNING & DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION**

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

TO: Design Review Board
FROM: Dave Bangert
FOR: Meeting of September 1, 2016
DATE: August 26, 2016
RE: Design Review application for a new single-family dwelling on Lot 166AR2-5

PROJECT GEOGRAPHY

Legal Description: Lot 166AR2-5
Address: 4 Stonegate Drive
Applicant/Agent: Shift Architects
Owner: Beyens Reality
Zoning: Single-Family Zone District
Existing Use: Vacant Lot
Proposed Use: Single-Family
Lot Size: 0.31 acres
Adjacent Land Uses:

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

ATTACHMENTS

- Exhibit A: Narrative
- Exhibit B: Plan Set

PROJECT SUMMARY

CDC Provision	Requirement	Proposed
Maximum Building Height	40' maximum (35'+5' for gable roof)	39' – 11"
Maximum Avg Building Height	35' maximum (30'+5' for gable roof)	30' – 3"
Maximum Lot Coverage	40% maximum	24.07%
General Easement Setbacks		
North	16' setback from lot line	1.25' to GE
South	16' setback from lot line	13.30' to GE
East	10' setback from lot line	14.30' to 10' setback
West	16' setback from lot line	37.30' to GE
Roof Pitch		
Primary	6:12 to 12:12	8:12
Secondary	4:12 unless specific approval	4:12, 3:12

Exterior Material		
Stone	35%	50%
Wood	25% (No requirement)	33%
Windows/Doors	40% maximum for windows	14%
Metal Accents	Specific Approval	3%
Parking	2 enclosed and 2 non-tandem	2 enclosed and 2 exterior

BACKGROUND

In accordance with 17.4.3 of the Community Development Code (CDC), the applicant has applied for a Class 3 Design Review for the development of a single-family residence. The proposed project consists of a 3,826 total square foot (with 3,261 square foot livable) single-family home located on lot 166AR2-5.

17.3.12.C BUILDING HEIGHT LIMITS

The applicant has stated that the maximum building height will be 39’ – 11” and average building height is 30’ – 7”. When a proposed development is approved that is five (5) feet or less from the maximum building height or maximum average building height, the review authority approval shall include a condition that a monumented land survey shall be prepared by a Colorado public land surveyor to establish the maximum building height and the maximum average building height. This shall be done prior to the Building Division conducting the required framing inspection.

17.5.5 BUILDING SITING DESIGN

Lot 166AR2-5 is a small (0.31 acres) rectangular shaped lot that slopes steeply (30 %+) down towards the east. The lot is moderately treed with a number of dead and declining sub alpine fir and some Engelmann spruce and aspen. There are no proposed General Easement/Setback encroachments but foundation walls are within 5’ of GE. There is a utility easement on the west side of the lot and the roof overhang does protrude in to this easement but the foundation wall will be held out of the easement area. This will require a footer survey prior to pouring concrete to ensure no encroachment in to the utility easement area.

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 proposed primary roof forms are 4 gables and the secondary roof forms are 2 shed roofs. All roof pitches are compliant with code except the back deck shed roof which is proposed at a 3:12 pitch which will require specific approval from the DRB. The roofing material proposed is 12” bonderized standing seam.

- The applicant is seeking specific approval for the following design variation pursuant to CDC Section 17.4.11(E) (5):
 1. Proposed secondary roof with 3:12 pitch 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.

Exterior Wall Materials

The exterior walls consist of 50% stone veneer, Telluride Gold (6% of this stone is on the retaining wall for the driveway); 33% wood siding with 8” vertical siding and 8” and 10” timber trim; 3% steel accents (steel C channel finish not called out); and 14% fenestration (metal clad, color not specified). With a 50% stone coverage, the stone percentage meets the 35% minimum. Steel accents require specific approval from the DRB. The DRB should review the steel 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 Uncompahgre Engineering, LLC for the proposed development. It is proposed that finished grades shall match existing grades to provide positive drainage away from the structure. There is an existing MSE wall along the access tract that will be tied in to and extended to the proposed foundation. This MSE wall will range from 4 to 9feet in height. On the uphill side of the access tract and engineered retaining wall is proposed with a 2 foot wide concrete v-pan. This retaining wall will range from 5 to 6 feet.

17.5.9 LANDSCAPING REGULATIONS

The proposed landscape plan shows four (4) aspens (3” at DBH), five (5) red twig dogwoods (5 gallon), a small grass area, and three (3) perennial beds with shrubs. 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 proposed to be run up the driveway from the north side of the lot with minimal site disturbance. The sewer line will be run to the east to tie in to the sewer line on the Sheridan Trail. Public Works requests that all utilities be field located by the contractor prior to construction.

17.5.12 LIGHTING REGULATIONS

The proposed lighting plan includes four (4) sconces. 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 will go on to the retaining wall in front of the yard area. The monument design meets the CDC as well as the TFPD standards.

17.6.6. B. DRIVEWAY STANDARDS

The driveway grades are all compliant, 2.82% for the first 20' and auto court area 3.87%. The driveway width is 12 feet with 2 foot shoulders and meets the code and has received approval from the Telluride Fire Protection District.

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

PROPOSED VARIATIONS AND SPECIFIC APPROVALS

- Secondary shed roof with 3:12 pitch
- Steel accents

RECOMMENDATION

Staff recommends the DRB approve the Design Review application with the stated variations and specific approvals for Lot 166AR2-5 with the following condition/GVNI's:

1. A monumented land survey shall be prepared by a Colorado public land surveyor to establish the maximum building height and the maximum average building height.

2. A monumented land survey of the footers will be provided prior to pouring concrete to determine there are no encroachments into the GE.

Date: July 24th, 2016
By: Kristine Perpar, Architect

Property address:

Lot 166 AR2-5
TBD Stonegate Drive
Mountain Village, Co.
81435

Sent to:
Mountain Village Design Review Board

Re: Project Narrative

The proposed home for Lot 166 was designed to capture the views of the San Sofia Ridge, sensitivity to the site and the existing topography and inspired by the simple forms of high alpine structures.

Lot 166 is a steep, heavily wooded lot with ski run access over 30 feet down from its access point. The house is situated based on the appropriate grading of the access track to allow for a 16' road cut and a 4% slope on the driveway for the required fire truck turnaround.

The proposed residence complies with the max height limits in the CDC Guidelines. See Sheet A2.1 for height calculations. The proposed roofs are to be bonderized standing steam with a primary roof pitch of 8:12 with a secondary roof over the entry at 4:12 and a 2:12 over the north facing covered deck. The structure along with the eaves are all within the general easements. The property has a utility easement on the south portion of the building area, north of the access track. We are proposing a 1'-8" encroachment into this utility easement.

Exterior elevations, plans and roof are simple in form. Gables and sheds shed were designed to resemble the historic mining structures of the area, bring in natural light and protect from snow fall. Exterior materials; stone, metal and wood accents were selected for their sensitivity to the environment and for their durability.

Please let me know if you have any questions.

Sincerely,



Kristine Perpar, Architect





West View



North View



North West View from Access Tract



Access tract looking down towards ski access



South Berm



Access Tract looking East



Northwest View

GENERAL NOTES:

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

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

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

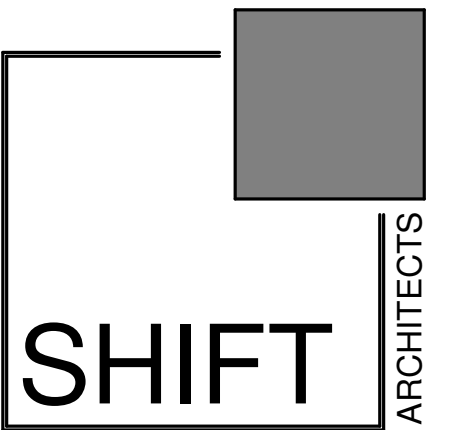
INTENT:
THESE DOCUMENTS ARE INTENDED TO INCLUDE ALL LABOR, MATERIALS, EQUIPMENT AND SERVICES REQUIRED TO COMPLETE THE WORK DESCRIBED HEREIN.

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

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

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

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



P.O. Box 3206
100 W. Colorado Suite 211
Telluride, Colorado 81435
p 970-728-8145
kristine@shift-architects.com
www.shift-architects.com

DATE:
2016.07.25 DRB SUBMITTAL

PROJECT CODE INFORMATION

ZONING	SINGLE-FAMILY RESIDENCE (MV LOT 166 AR2-5)
BUILDING CODE	IRC 2012 AND ALL APPLICABLE CODES AS REQUIRED BY THE TOWN OF MOUNTAIN VILLAGE
DESCRIPTION	MULTI-STORY; SINGLE FAMILY DWELLING
OCCUPANCY CLASSIFICATION	R-3
AUTOMATIC FIRE SPRINKLER	PER NFPA - SPRINKLED OVER 3500 SF
FIRE RESISTIVE RATING	GARAGE - 1 HR MECHANICAL - 1 HR

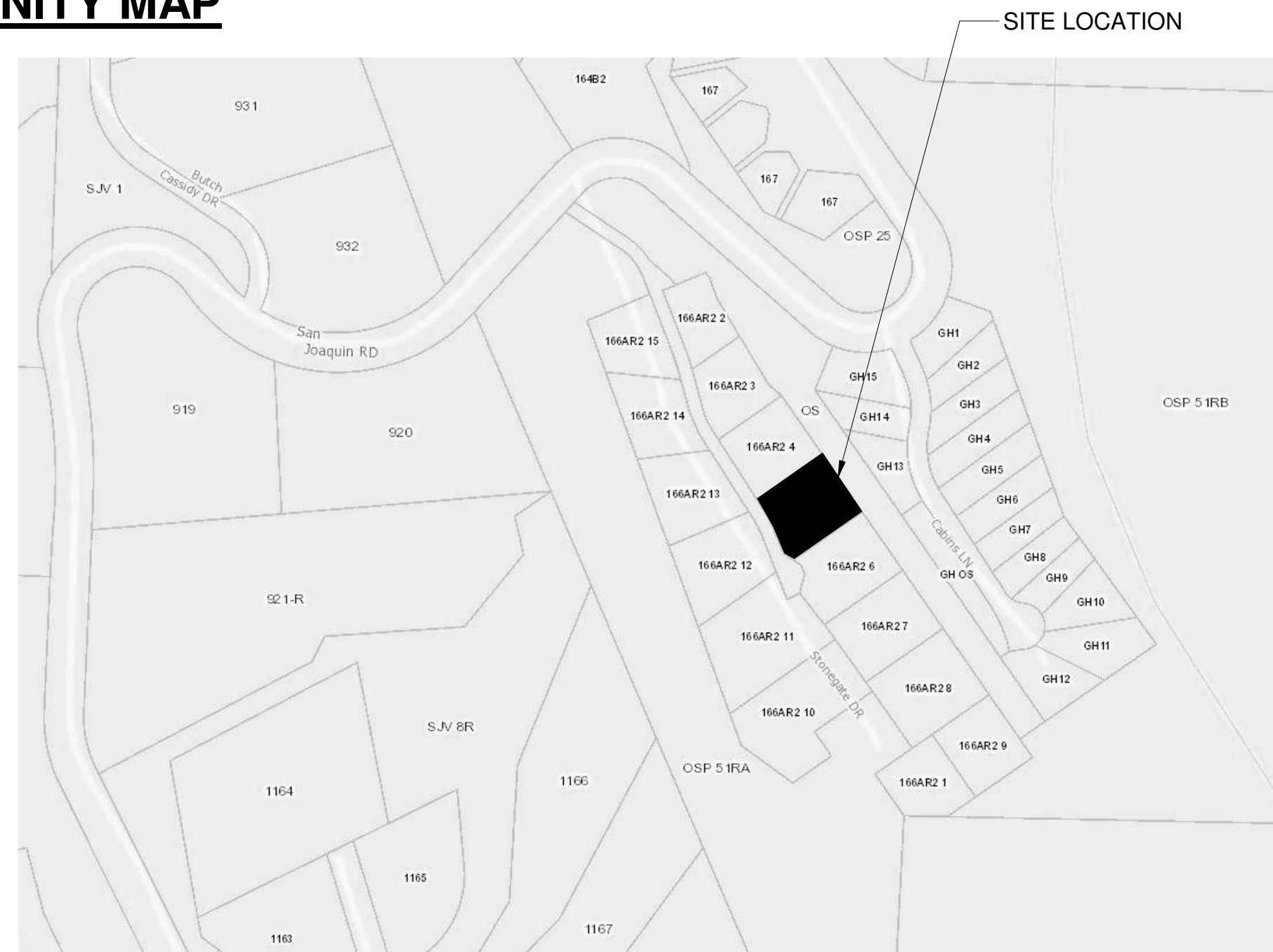
PROJECT CDC INFORMATION

TYPE OF UNIT:	SINGLE FAMILY RESIDENCE		MAX BUILDING HEIGHT: ALLOWABLE	40'-0" (35'-0" + 5'-0" GABLE RIDGE, CDC TABLE 3-3 FOOTNOTE 1)
			PROPOSED	39'-11"
GROSS FLOOR AREA: LIVING	931.25 SF		MAX AVERAGE HEIGHT: ALLOWABLE	35'-0" (30'-0" + 5'-0" GABLE RIDGE, CDC TABLE 3-3 FOOTNOTE 1)
GROUND LEVEL	1175.63 SF		PROPOSED	30'-3"
LOWER LEVEL	1154.75 SF		PARKING REQUIRED:	4 REQUIRED, 1 PER BEDROOM
SKI OUT LEVEL	3261.63 SF		PARKING PROVIDED:	4 TOTAL (2 ENCLOSED, 2 SURFACE)
TOTAL:				
GARAGE	564.67 SF			
TOTAL:	3826.30 SF			
LOT AREA:	0.309 ACRES (13,460.04 SF)			
LOT COVERAGE: ALLOWABLE	5,384.01 SF (40% MAX)			
PROPOSED	3,433.86 SF (25.51%)			

SHEET INDEX

GENERAL	
G1.0	COVER SHEET
G1.1	ABBREVIATIONS AND LEGENDS
CIVIL	
C1	GRADING AND DRAINAGE PLAN
C2	UTILITY PLAN
C3	DRIVEWAY PLAN AND PROFILE
ARCHITECTURAL	
A1.0	SURVEY
A1.1	ARCHITECTURAL SITE PLAN
A1.2	LANDSCAPE PLAN
A1.3	CONSTRUCTION MITIGATION PLAN
A2.1	MAX BUILDING HEIGHT CALCULATIONS
A2.2	MATERIAL CALCULATIONS
A3.1	FLOOR PLANS
A3.2	FLOOR PLANS
A3.3	FLOOR PLANS
A3.4	ROOF PLAN
A4.1	EXTERIOR ELEVATIONS
A4.2	EXTERIOR ELEVATIONS
A4.3	EXTERIOR ELEVATIONS
A4.4	AXONS
A5.1	BUILDING SECTIONS
A8.1	DOOR SCHEDULE
A8.2	WINDOW SCHEDULE
LTG1.0	EXTERIOR LIGHTING PLANS

VICINITY MAP



PROJECT TEAM

OWNER:

BEYENS REALTY LLC
AN AZ LLC
8207 E. MORGAN TRAIL
SCOTTSDALE, AZ 85258

ARCHITECT:

SHIFT ARCHITECTS
KRISTINE PERPAR, AIA - ARCHITECT
100 WEST COLORADO STE. 211
TELLURIDE, CO 81435
P. 970.275.0263
kristine@shift-architects.com

GENERAL CONTRACTOR:

TBD

STRUCTURAL:

TBD

SURVEYOR:

ALL POINTS LAND SURVEY LLC
THOMAS A. CLARK
PO BOX 754
OPHIR, CO 81426
P. 970.708.9694
allpointslandsurvey@gmail.com

CIVIL:

UNCOMPAGRE ENGINEERING LLC
DAVID BALLODE P.E.
PO BOX 3945
TELLURIDE, CO 81435
P. 970.729.0683
dbalode@msn.com

BEYENS RESIDENCE

LOT 166 AR2-5 / STONEGATE DRIVE
MOUNTAIN VILLAGE, CO 81435

COVER SHEET

SHEET NUMBER

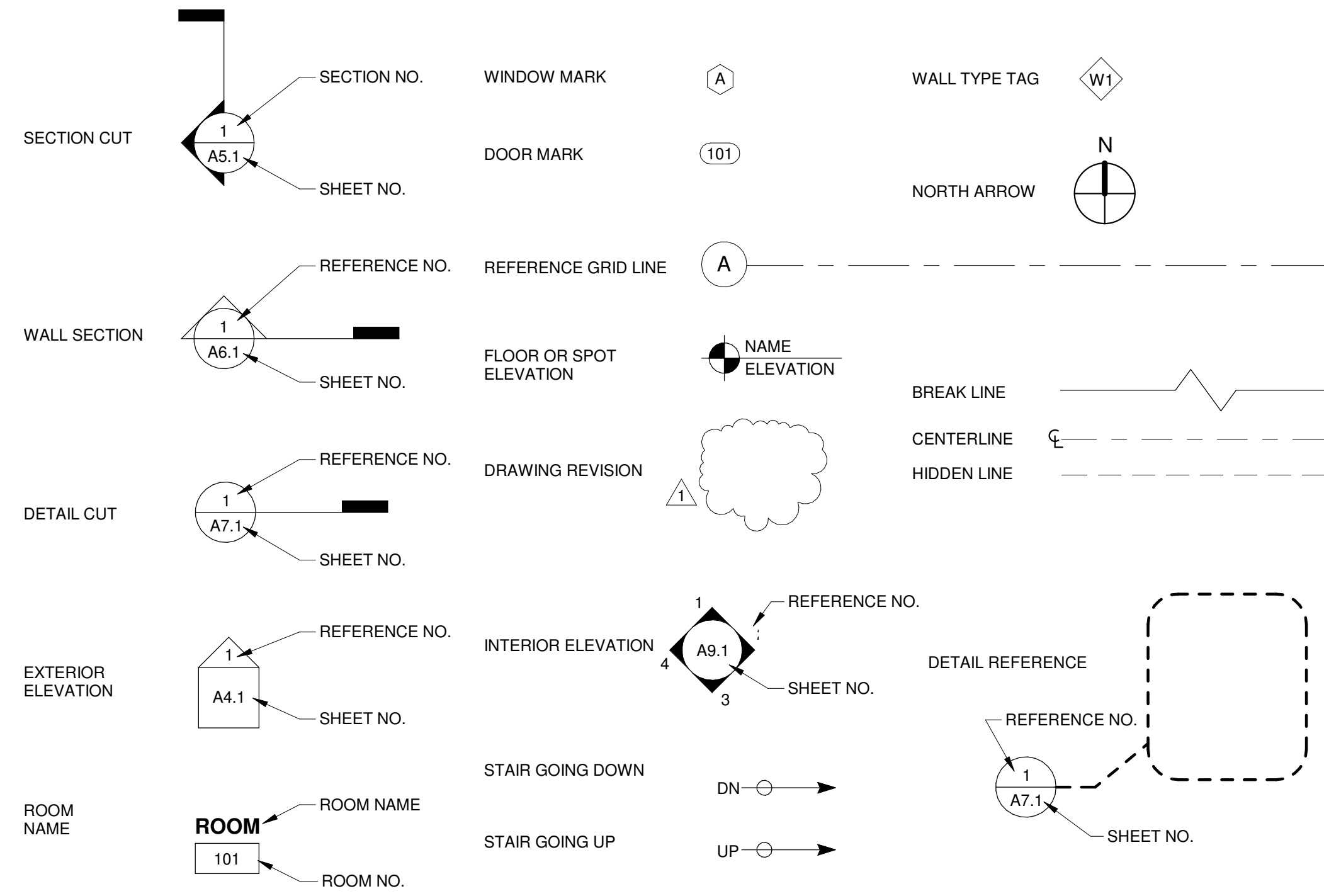
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NOT FOR CONSTRUCTION

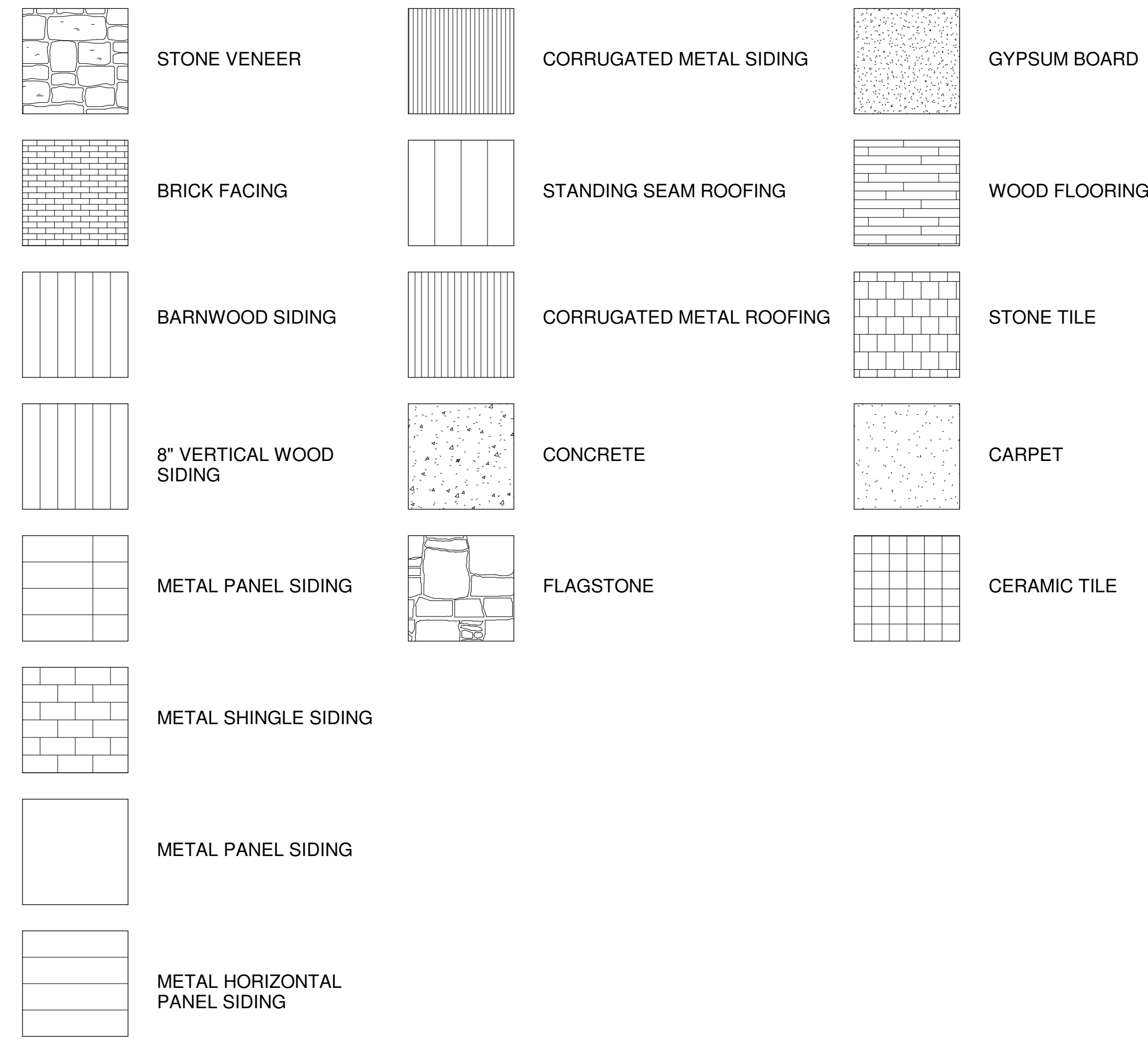
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©shift architects

SYMBOL LEGEND

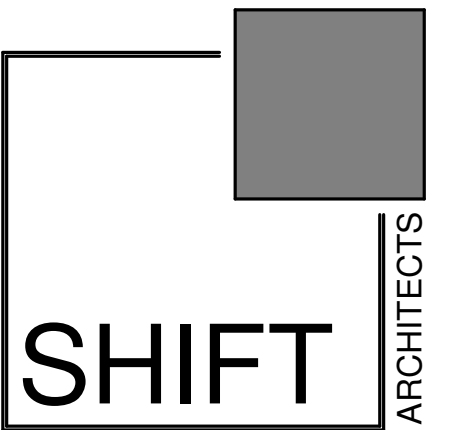


MATERIAL LEGEND



ABBREVIATIONS

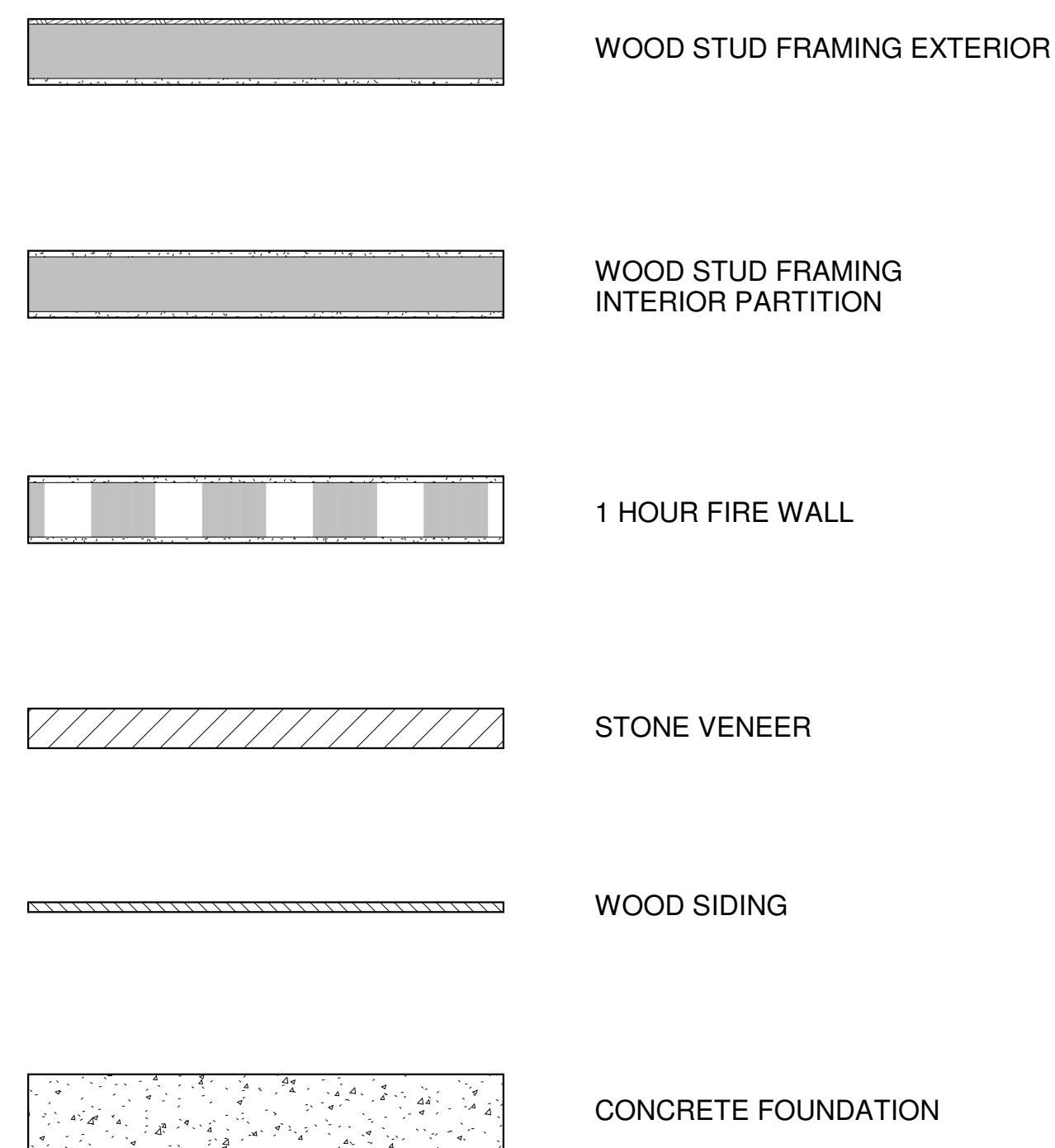
AC	Acres
AFF	Above Finished Floor
AGG	Aggregate
AL	Aluminum
BM	Bench Mark
BSN	Basin
BTH	Bath
CL	Centre Line
CJ	Control Joint
CLST	Closet
CP	Carpet
CT	Ceramic Tile
DIA	Diameter
DP	Downpipe
DW	Dishwasher
EX	Existing
FF	Finished Floor
FHR	Fire Hose Reel
FP	Flue Pipe
GAL	Galvanized
GL	Ground Line
GFI	Ground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



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100 W. Colorado Suite 211
Telluride, Colorado 81435
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kristine@shift-architects.com
www.shift-architects.com

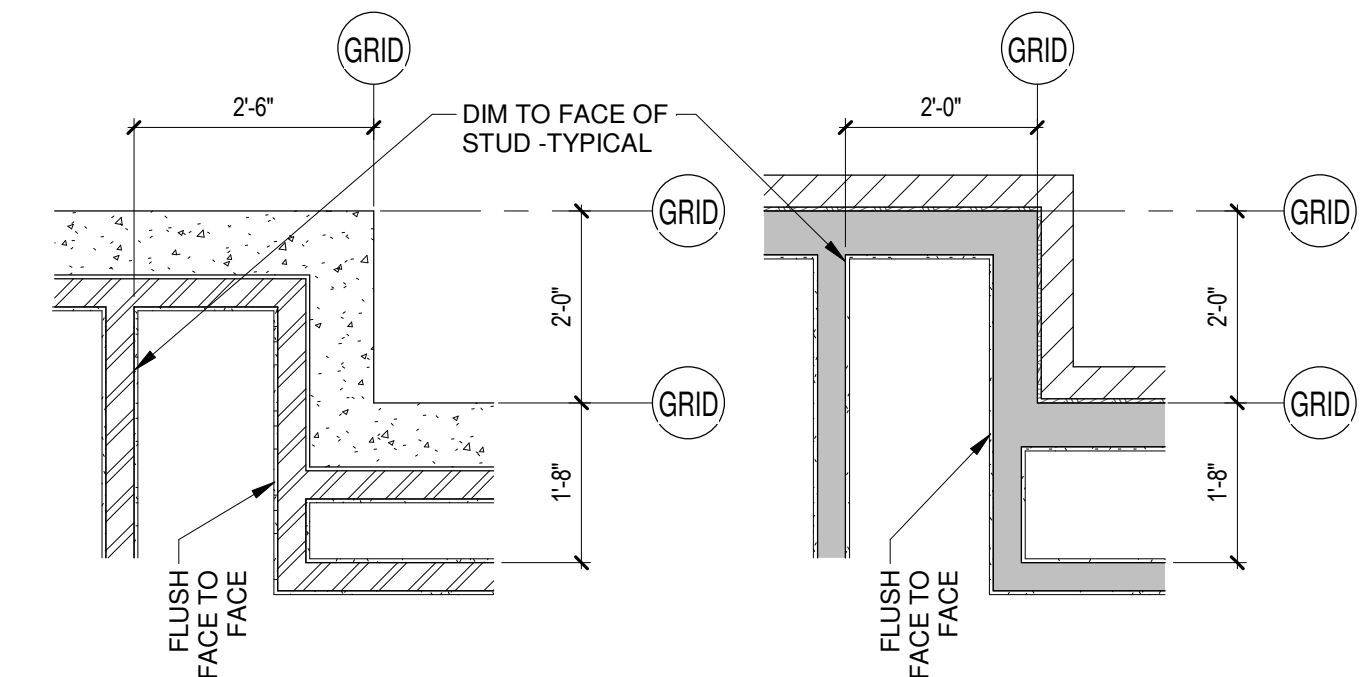
DATE:
2016.07.25 DRB SUBMITTAL

WALL LEGEND



DIMENSIONING LEGEND

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



PROJECT DATUM LEGEND

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



BEYENS RESIDENCE

LOT 166 AP2.5 / STONEGATE DRIVE
MOUNTAIN VILLAGE, CO 81435

ABBREVIATIONS
AND LEGENDS

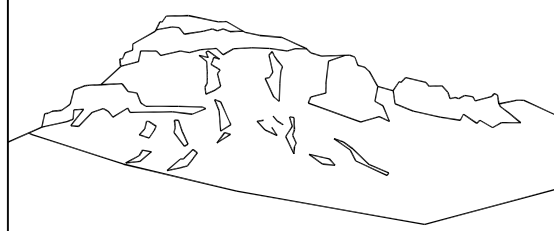
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Uncompahgre
Engineering, LLC

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

SUBMISSIONS:

DRB SUBMITTAL 2016-07-25
CHANGES DUE TO ADDITIONAL TOPO 2016-08-09

Stonegate 5
Mtn. Village, CO



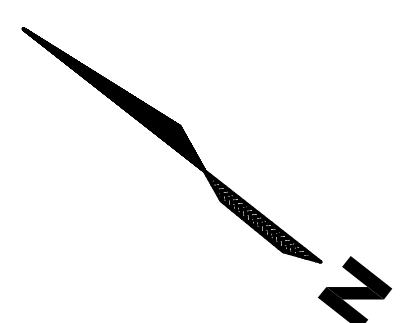
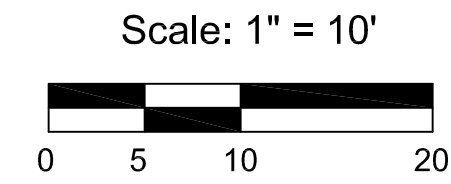
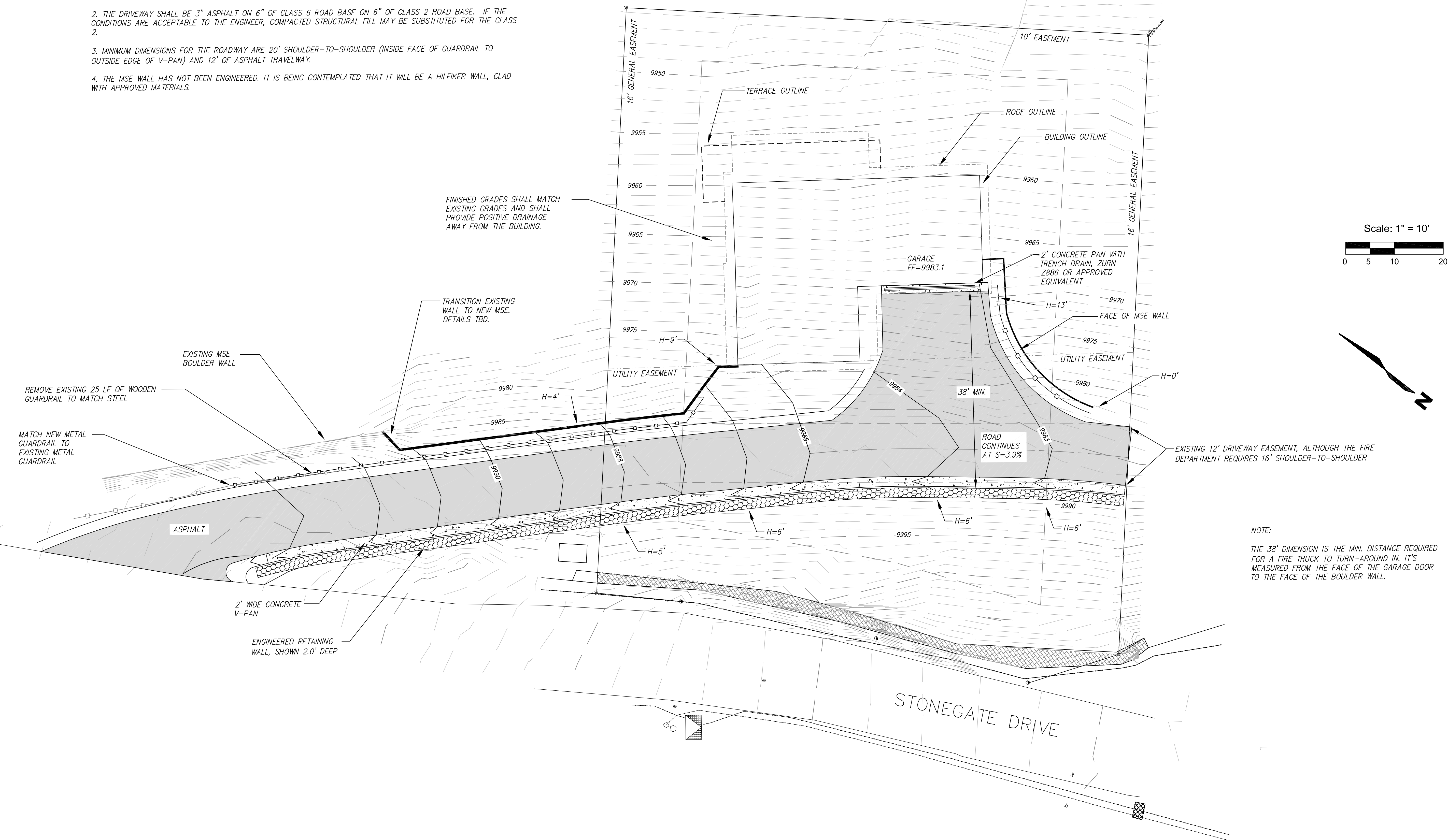
CONTRACTOR TO REVIEW AND COMPARE ALL CHAPTERS AND INTERDISCIPLINARY DRAWINGS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO ANY FIELD WORK BEING DONE IN ACCORDANCE WITH AIA DOCUMENT A201

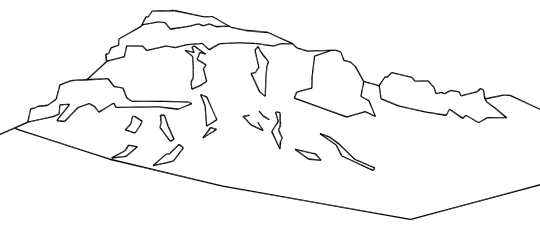
Grading
and
Drainage
Plan

C1

NOTES:

1. THE EXISTING CONDITIONS SURVEY IS BEING EXPANDED TO CONTINUE ALL THE WAY TO THE MAIN STONEGATE DRIVE. THAT SUPPLEMENTAL INFORMATION WASN'T AVAILABLE AT THE TIME OF THIS DRAWING. IT MAY BE NECESSARY TO MODIFY THE DESIGN IN ORDER TO CONFORM TO ANY EXISTING RETAINING WALLS AND GUARDRAIL.
2. THE DRIVEWAY SHALL BE 3" ASPHALT ON 6" OF CLASS 6 ROAD BASE ON 6" OF CLASS 2 ROAD BASE. IF THE CONDITIONS ARE ACCEPTABLE TO THE ENGINEER, COMPACTED STRUCTURAL FILL MAY BE SUBSTITUTED FOR THE CLASS 2.
3. MINIMUM DIMENSIONS FOR THE ROADWAY ARE 20' SHOULDER-TO-SHOULDER (INSIDE FACE OF GUARDRAIL TO OUTSIDE EDGE OF V-PAN) AND 12' OF ASPHALT TRAVELWAY.
4. THE MSE WALL HAS NOT BEEN ENGINEERED. IT IS BEING CONTEMPLATED THAT IT WILL BE A HILFIKER WALL, CLAD WITH APPROVED MATERIALS.





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CHANGES DUE TO ADDITIONAL TOPO	2016-08-09

Stonegate 5

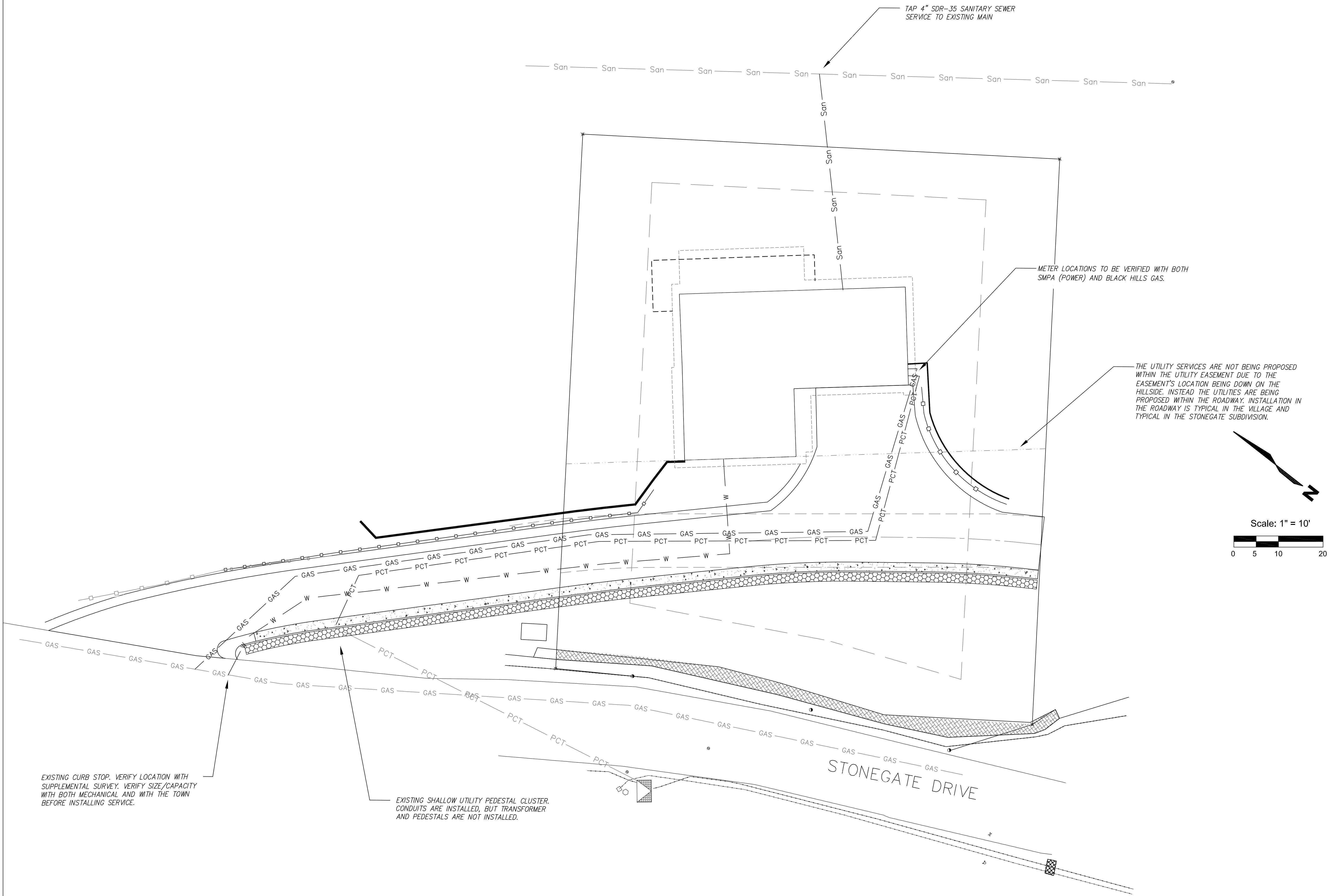
Mtn. Village, CO



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

Utility
Plan

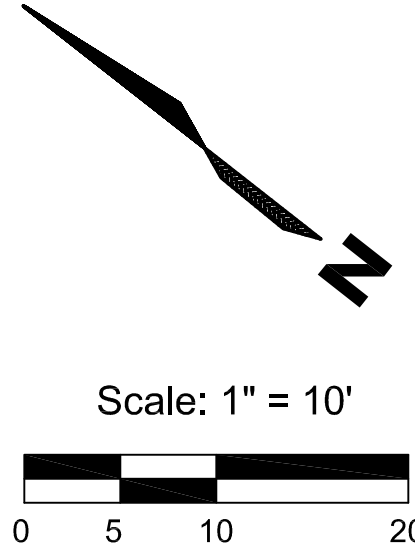
C2



TAP 4" SDR-35 SANITARY SEWER SERVICE TO EXISTING MAIN

METER LOCATIONS TO BE VERIFIED WITH BOTH SMPA (POWER) AND BLACK HILLS GAS.

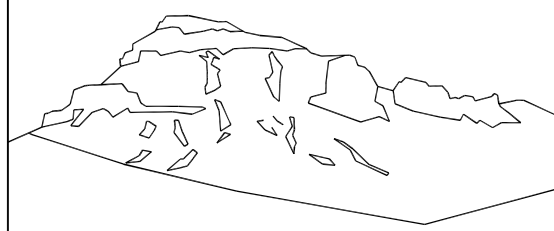
THE UTILITY SERVICES ARE NOT BEING PROPOSED WITHIN THE UTILITY EASEMENT DUE TO THE EASEMENT'S LOCATION BEING DOWN ON THE HILLSIDE. INSTEAD THE UTILITIES ARE BEING PROPOSED WITHIN THE ROADWAY. INSTALLATION IN THE ROADWAY IS TYPICAL IN THE VILLAGE AND TYPICAL IN THE STONEGATE SUBDIVISION.



EXISTING CURB STOP. VERIFY LOCATION WITH SUPPLEMENTAL SURVEY. VERIFY SIZE/CAPACITY WITH BOTH MECHANICAL AND WITH THE TOWN BEFORE INSTALLING SERVICE.

EXISTING SHALLOW UTILITY PEDESTAL CLUSTER. CONDUITS ARE INSTALLED, BUT TRANSFORMER AND PEDESTALS ARE NOT INSTALLED.

STONEGATE DRIVE

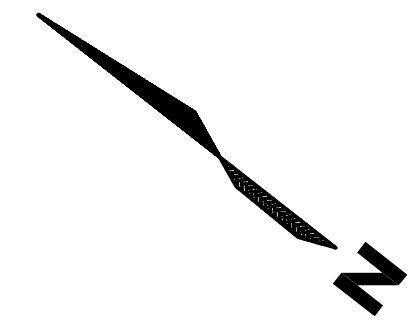
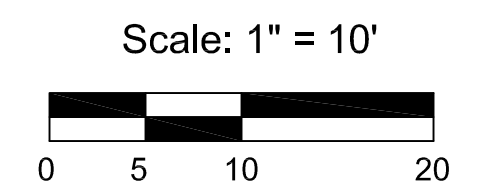


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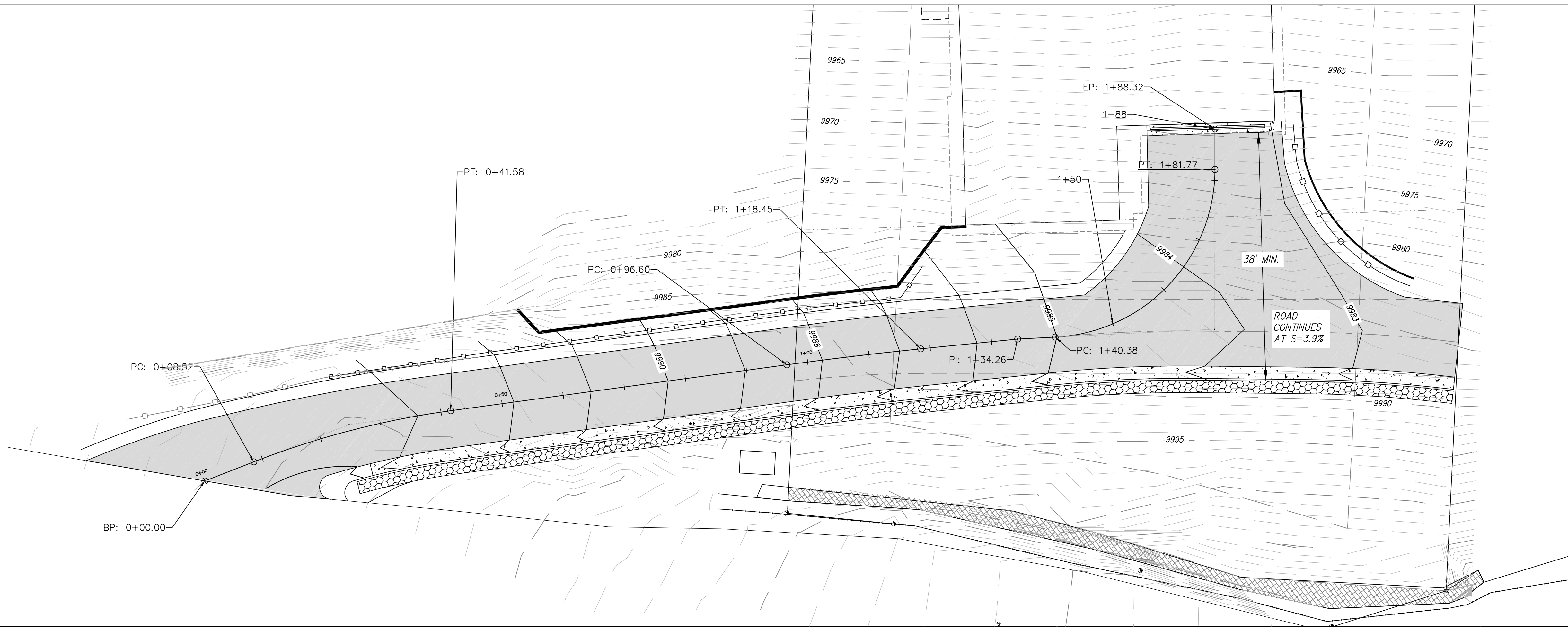
SUBMISSIONS:

DRB SUBMITTAL 2016-07-25
CHANGES DUE TO 2016-08-09
ADDITIONAL TOPO

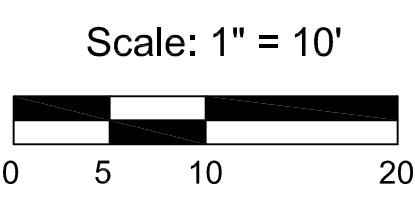
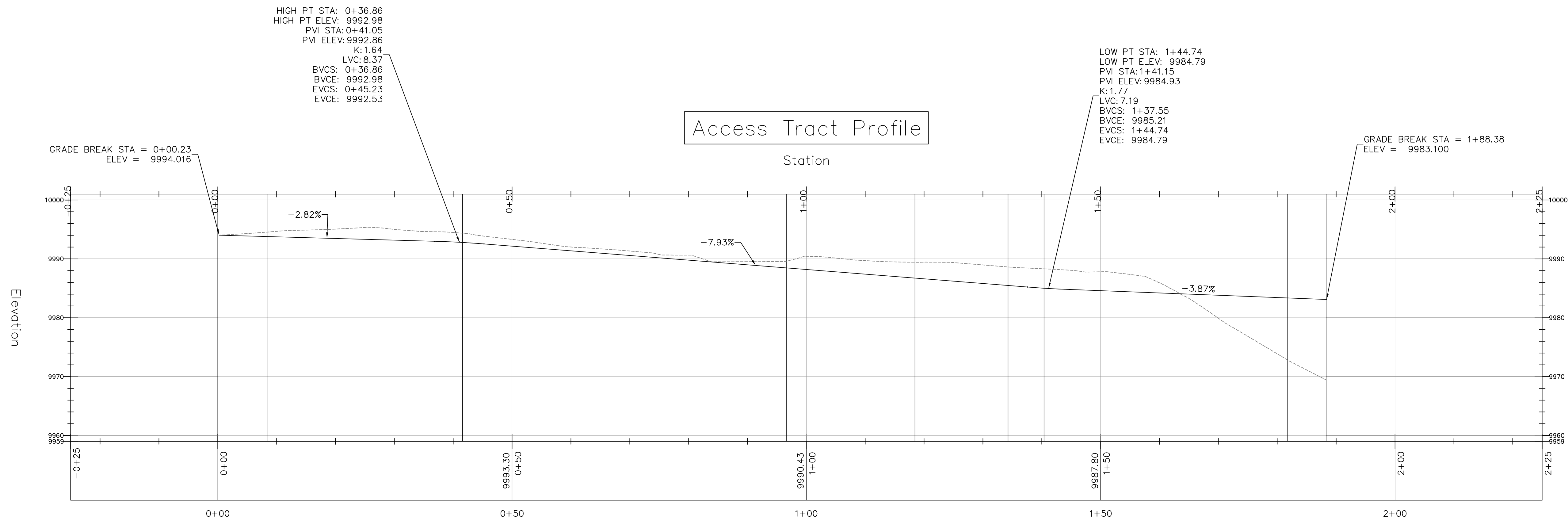


NOTE:

THE 38' DIMENSION IS THE MIN. DISTANCE REQUIRED FOR A FIRE TRUCK TO TURN-AROUND IN. IT'S MEASURED FROM THE FACE OF THE GARAGE DOOR TO THE FACE OF THE BOULDER WALL.



Access Tract Profile



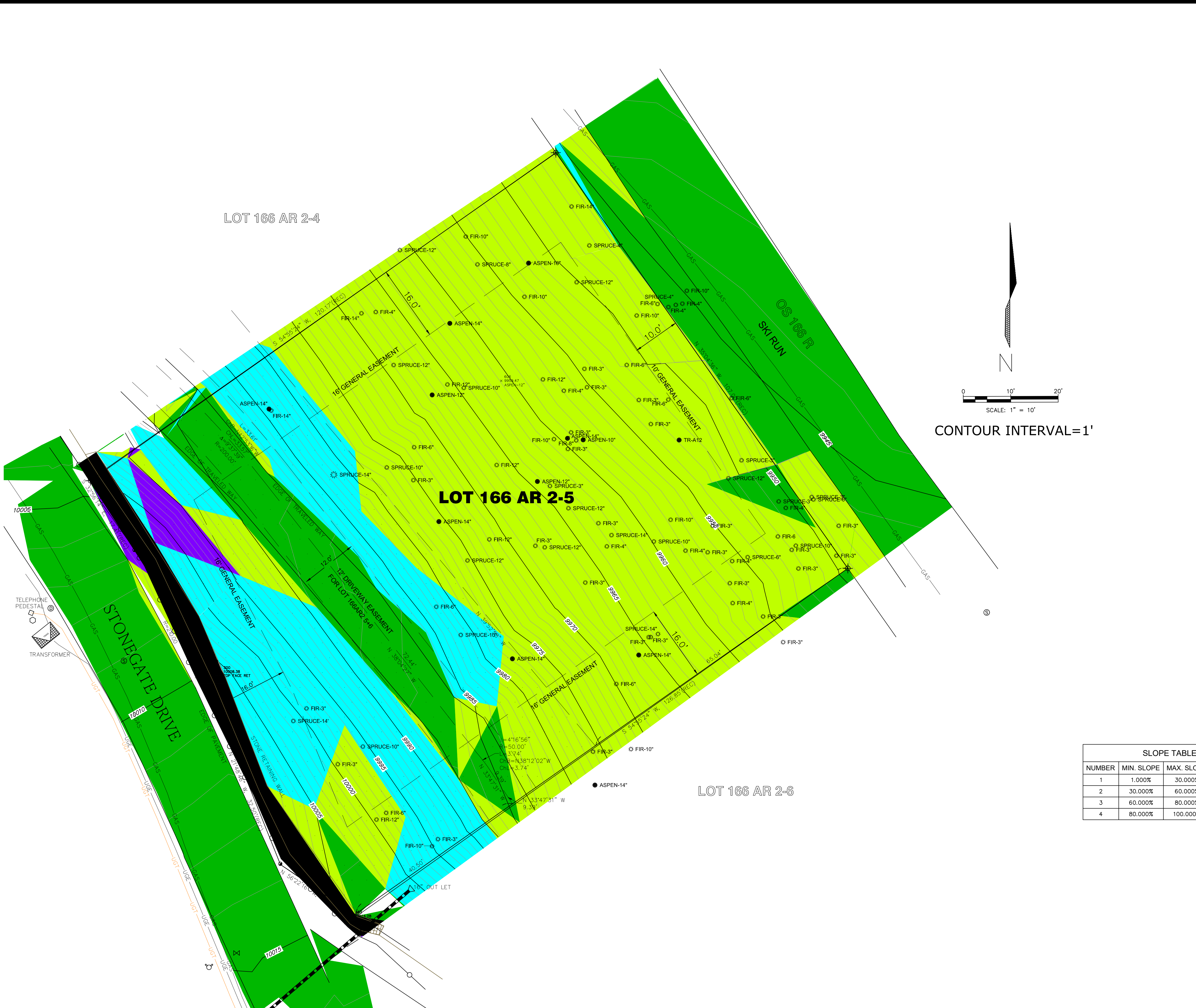
Stonegate 5
Mtn. Village, CO



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

Driveway
Plan
and
Profile

C3



PROPERTY DESCRIPTION

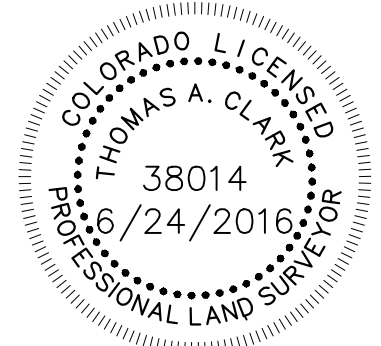
LOT 166AR2-5, TOWN OF MOUNTAIN VILLAGE, ACCORDING TO THE PLAT RECORDED APRIL 4, 2003 IN PLAT BOOK 1 AT PAGE 3116, COUNTY OF SAN MIGUEL, STATE OF COLORADO.

SURVEYORS NOTES:

I, Thomas A. Clark, being a Registered Land Surveyor in the State of Colorado, do hereby certify for and on behalf of All Points Land Survey, LLC, that a survey of the premises of the parcel described hereon was made under my direct supervision, responsibility and checking on 12/1/2015, and that the information contained herein is true and accurate to the best of my knowledge and belief.

Thomas A. Clark
Thomas A. Clark

PLS. 38014



NOTES:

- Easement research and property description provided by LAND TITLE GUARANTEE COMPANY - TELLURIDE, Order Number 86005365 effective on 11-19-2015 at 5:00 P.M.
- According to FEMA Flood Insurance Rate Map 08113C0287 D Panel Number 0287 of 400 dated September 30, 1992 this parcel is within Zone X; Areas determined to be outside 500 year flood plane.
- Bearings for this survey are based on found monuments, on the west side of Lot 166AR2-5 as shown hereon.
- Lineal units represented on this map are in U.S. Survey Feet or a decimal portion thereof. Elevation datum is from Mountain Village Control monument brass cap on south east corner of bridge on San Joaquin Drive.
- This survey is valid only if a printed or electronic copy has a seal and signature of the surveyor noted within the statement above.
- This survey is prepared for the exclusive use of the party or parties indicated within the surveyor's statement. Said statement does not extend to any unnamed person or parties without an expressed statement by the surveyor naming said entities.
- NOTICE: According to Colorado law you must commence any legal action based upon defect in this survey within three years after you first discover such defect. In no event may any action based upon any deficit in this survey be commenced more than ten years from the date of the certification shown hereon.
- Record bearings and distances are based on plat filed in San Miguel county recorded 4/4/2003 in book 1 at page 3116.

SLOPE TABLE			
NUMBER	MIN. SLOPE	MAX. SLOPE	COLOR
1	1.000%	30.000%	Light Green
2	30.000%	60.000%	Yellow
3	60.000%	80.000%	Light Blue
4	80.000%	100.000%	Purple

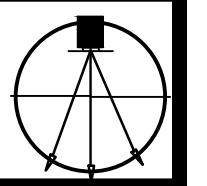
LEGEND:

- PAVED ROAD
- STONE RETAINING WALL
- DRIVEWAY AND UTILITY EASEMENT
- GUARD RAIL
- UNDERGROUND GAS LINE
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND COMMUNICATION LINE
- SEWER MAN HOLE
- DROP INLET
- FOUND #5 REBAR ALUMINUM CAP LS 35677
- SET #5 REBAR WITH ALUMINUM CAP LS 38014
- SURVEY CONTROL POINT

TOPOGRAPHIC MAP OF LOT 166 AR2-5 STONEGATE, TELLURIDE MOUNTAIN VILLAGE

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

DATE: 12/1/2015	JOB#: 15044
DRAWN BY: TC	SHEET: 1-OF-1
CHECKED BY:	



GENERAL NOTES:

1. ALL TREES AND SHRUBS TO BE LOCATED BY PROJECT ARCHITECT / OWNER.
2. ALL TREES AND SHRUBS SHALL BE BACKED FILLED WITH A TOPSOIL / ORGANIC FERTILIZER MIXTURE AT A 2:1 RATIO.
3. NECESSARY TREES SHALL BE STAKED WITH 4" METAL POSTS. TREES SHALL BE GUYED WITH 12 GAUGE GALVANIZED WIRE AND POLYPROPYLENE TREE RACE STRIPS.
4. PERENNIAL PLANTING BEDS SHALL BE TILLED 6" DEPTH AND AMENDED WITH TOPSOIL AND ORGANIC FERTILIZER AT A 2:1 RATIO.
5. SEE PLANTING DETAILS FOR ALL DECIDUOUS AND EVERGREEN TREES.
6. MULCH ALL PERENNIAL BEDS WITH A PINE BARK SOIL CONDITIONER BY SOUTHWEST IMPORTERS; SHREDDED CEDAR BARK.
7. ALL PLANT MATERIAL TO MEET THE AMERICAN STANDARD FOR NURSERY STOCK.
8. LANDSCAPING AND TREE REMOVAL SHALL BE IN ACCORDANCE WITH CDC 17.5.9 LANDSCAPING REGULATIONS AND CDC 17.6.1 ENVIRONMENTAL REGULATIONS.

NOXIOUS WEEDS:

1. ALL PLANTED MATERIALS INCLUDING SEEDS, SHALL BE NON NOXIOUS SPECIES AS SPECIFIED IN THE NOXIOUS WEED CDC TABLE 5-5 OR SUBSEQUENTLY DESIGNATED AS A NOXIOUS WEED BY THE STATE OF COLORADO, OR THE TOWN.

LANDSCAPE MAINTENANCE NOTES:

1. TURF SHALL BE AERATED 2 TO 3 TIMES PER YEAR TO INCREASE THE WATER ABSORPTION RATE. NECESSARY ORGANIC FERTILIZATION AND AMENDMENT SHALL BE INCORPORATED AT THE SAME TIME.
2. NECESSARY ORGANIC FERTILIZERS AND AMENDMENT SHALL BE ADDED TO PERENNIAL BEDS SEASONALLY ALONG WITH MULCH.
3. ALL SHRUBS IN SNOW SHED AREAS TO BE CUT BACK IN FALL TO 12"-18" IN HEIGHT.
4. IRRIGATION SYSTEM TO BE BLOWN OUT BY OCTOBER 31ST EACH FALL AND TURNED ON BY JUNE 1ST EACH SPRING.

REVEGETATION NOTES:

1. SUBSOIL SURFACE SHALL BE TILLED TO A 4" DEPTH ON NON FILL AREAS.
2. TOPSOIL SHALL BE SPREAD AT A MINIMUM DEPTH OF 4" OVER ALL AREAS TO BE REEMITTED (EXCEPT ON SLOPES GREATER THAN 3:1) AND AMENDMENTS ROTOTILLED AT A RATE OF THREE CUBIC YARDS PER THOUSAND SQUARE FEET.
3. BROADCASTING OF SEED SHALL BE DONE IMMEDIATELY AFTER TOPSOIL IS APPLIED (WITHIN 10 DAYS) TO MINIMIZE EROSION AND WEEDS.
4. AREAS WHICH HAVE BEEN COMPACTED OR ARE RELATIVELY UNDISTURBED NEEDING SEEDING, SHALL BE SCARIFIED BEFORE BROADCASTING OF SEED.
5. BROADCASTING 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 OR 2 TONS PER ACRE FOR STRAW, CRIMP IN.
6. ON SLOPES GREATER THAN 3:1 EROSION CONTROL BLANKET SHALL BE APPLIED IN PLACE OF STRAW MULCH AND PINNED.
7. ALL UTILITY CUTS SHALL BE REVEGETATED WITHIN TWO WEEKS AFTER INSTALLATION OF UTILITIES TO PREVENT WEED INFESTATION.
8. SEED ALL AREAS LABELED NATIVE GRASS SEED WITH THE FOLLOWING MIXTURE AT A RATE OF 12 LBS. PER ACRE.

SPECIES	PURE LIVE SEED PER ACRE
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%

LANDSCAPE LEGEND

	CONCRETE PAVERS		INDIGENOUS SHRUBS
	FENCE; WOOD FRAME AND HOGWIRE		EXISTING ASPEN TREE TO REMAIN
	FENCE; WOOD		EXISTING ASPEN TREE TO BE REMOVED
	METAL GATE TO MATCH FENCE		EXISTING EVERGREEN TREE TO REMAIN
	METAL PLANTING BED WALL		EXISTING EVERGREEN TREE TO BE REMOVED
	REVEGETATE W/ NATIVE GRASS		
	DISTURBED AREAS		
	MULCH LANDSCAPE BEDDING		
	PERENNIAL BEDDING		
	STONE PAVER		

NOTE:
ALL EXISTING TREES TO BE PROTECTED THROUGHOUT CONSTRUCTION.

PLANT SCHEDULE

BOTANICAL NAME	COMMON NAME	SIZE	QTY
POPULUS TREMULOIDES	QUAKING ASPEN	3" CAL. DBH	4
CORNUS SERICEA	RED TWIG DOGWOOD	5 GAL	6
PERENNIALS - BED A			22 SF
PERENNIALS - BED B			74 SF

- ### IRRIGATION NOTES
1. TAP WITH RAINBIRD PVB-075 BACKFLOW PREVENTER.
 2. RAINBIRD RCM-12 ELECTROMECHANICAL CONTROLLER.
 3. 1.5" WILKINS MODEL 500 PRESSURE REGULATOR.
 4. RAINBIRD 150-PEB 1.5" ELECTRIC REMOTE CONTROL VALVE.
 5. CLASS 200 PVC MAINLINE 1 1/2".
 6. 1" 80NSF POLYLATERAL LINE.
 7. WATER SENSOR BY RAINBIRD.

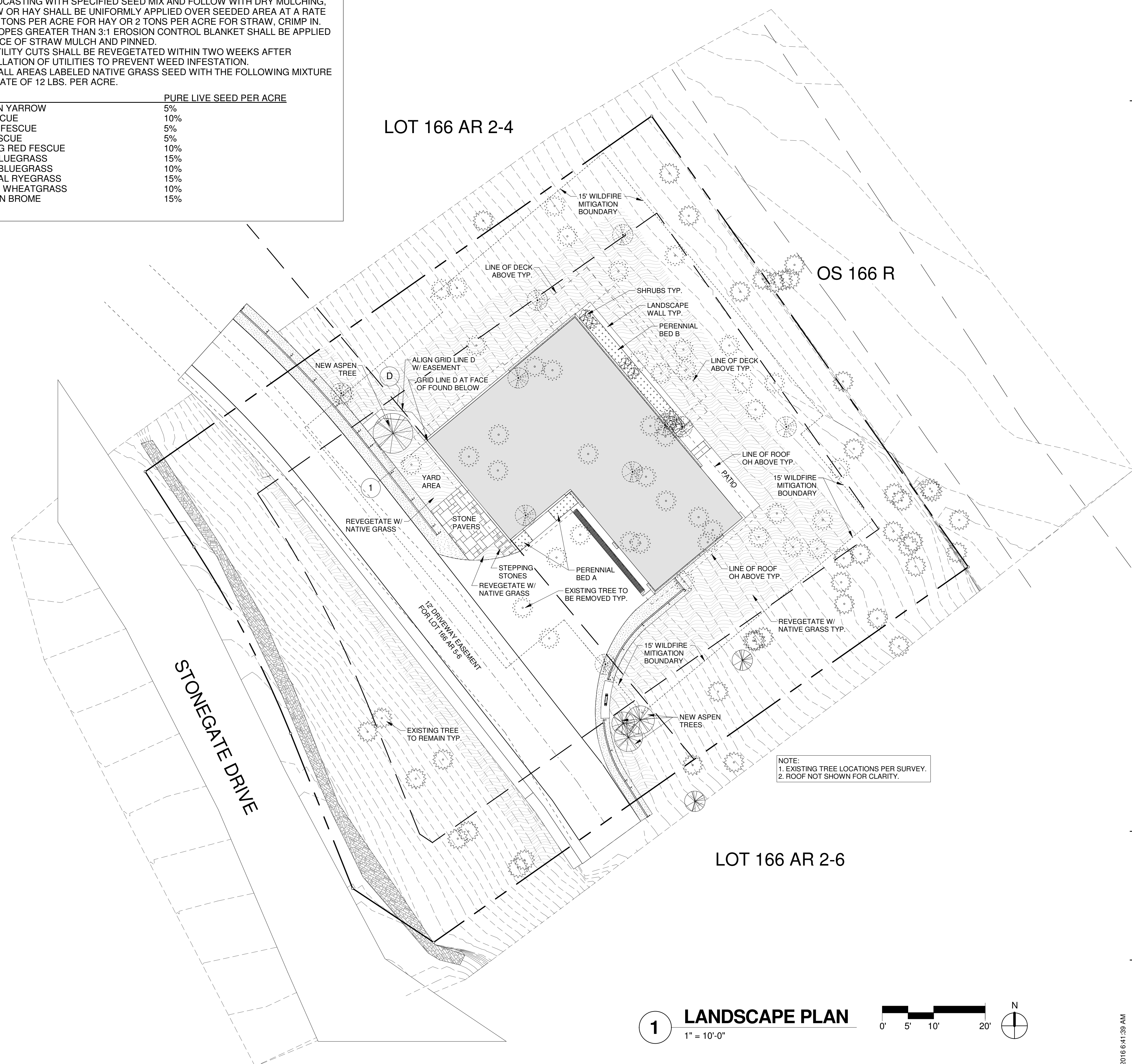
IRRIGATION SCHEDULE

ZONE	LOCATION	HEAD	GPM
1	ASPEN TREES	DRIP EMITTERS	-
2	SHRUBS NORTH	DRIP EMITTERS	-
3	PERENNIALS NORTH	1806 POP UPS	-
3	PERENNIALS SOUTH	1806 POP UPS	-
4	REVEGETATION AREAS	ROTORS	24

WATER USAGE CHART

TYPE	MONTHLY USE	TOTAL #	TOTAL MONTHLY USAGE
REVEGETATION	2/ GAL S.F.	2,714	5,428 (FIRST SEASON)
PERENNIALS	4/ S.F.	96	384
ASPENS	10 GAL	4	40
NATIVE SHRUBS	5 GAL	6 GAL	30

COMPLETE MONTHLY USAGE (FOR ESTABLISHMENT) 5,882 GAL
(POST ESTABLISHMENT) 454 GAL



1 LANDSCAPE PLAN
1" = 10'-0"

SHIFT ARCHITECTS

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100 W. Colorado Suite 211
Telluride, Colorado 81435
p 970-728-8145
kristine@shift-architects.com
www.shift-architects.com

DATE:
2016.07.25 DRB SUBMITTAL

BEYENS RESIDENCE

LOT 166 AR 2-5 / STONEGATE DRIVE
MOUNTAIN VILLAGE, CO 81435

LANDSCAPE PLAN


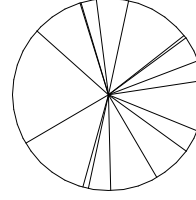
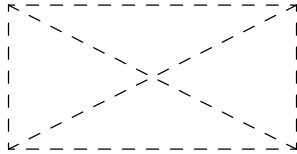
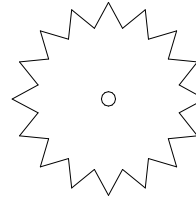
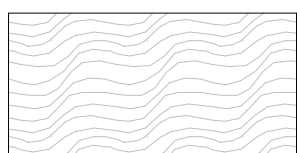

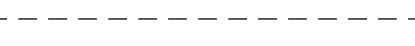
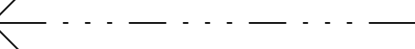
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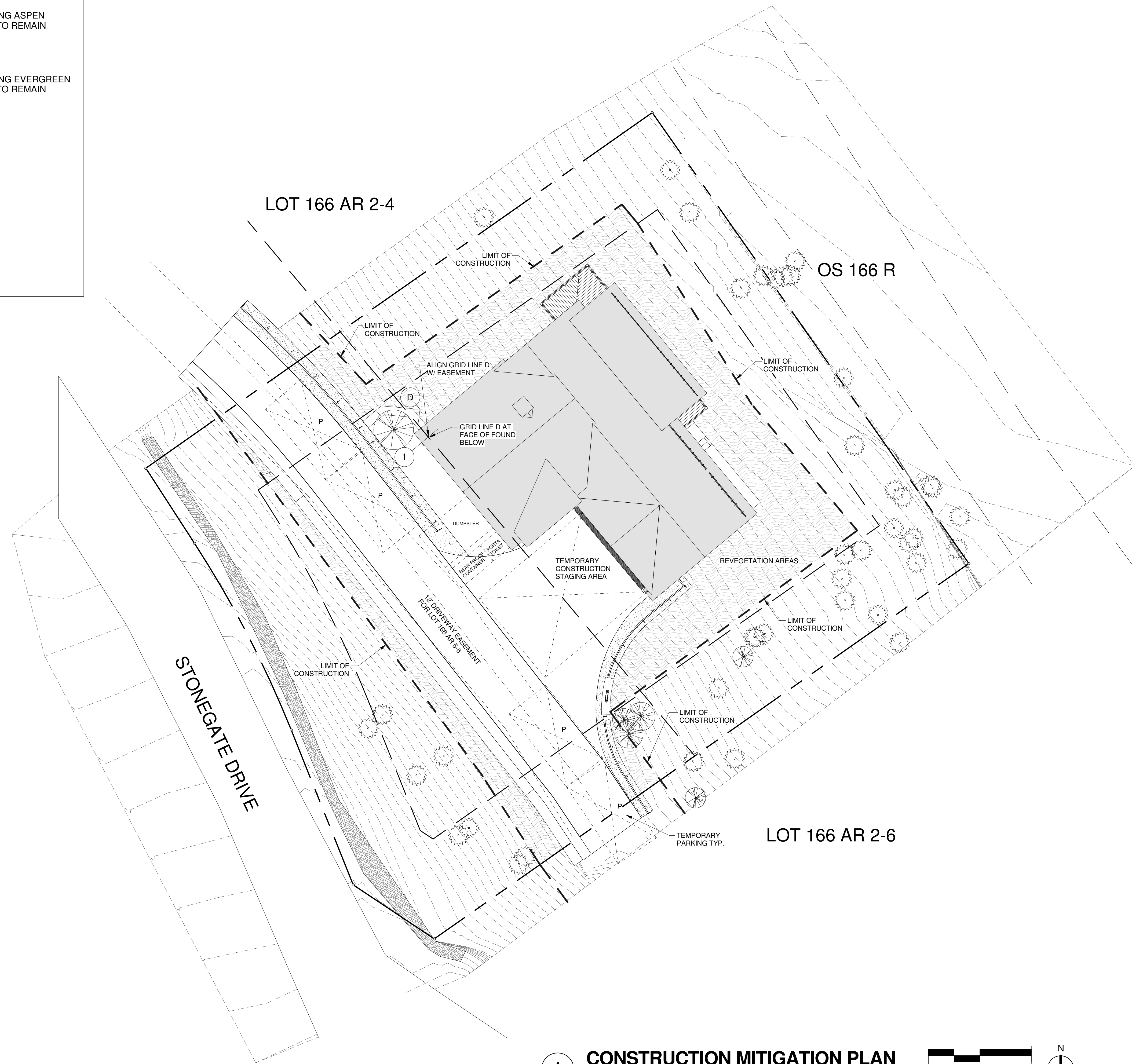
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CONSTRUCTION MITIGATION LEGEND

	LIMITS OF CONSTRUCTION		EXISTING ASPEN TREE TO REMAIN
	TEMPORARY PARKING		EXISTING EVERGREEN TREE TO REMAIN
	REVEGETATION AREAS		
	CONSTRUCTION FENCING		
	UTILITY / SEWAGE TRENCH		
	DRAINAGE PATH		

1. ALL DEVELOPMENT SHALL COMPLY WITH CDC CONSTRUCTION MITIGATION REGULATIONS.
2. COORDINATE LOCATION OF PORTA TOILET, TRASH, RECYCLE, MATERIAL STORAGE AND PARKING WITH THE TOWN OF MOUNTAIN VILLAGE.
3. ALL EXISTING TREES TO BE PROTECTED THROUGHOUT CONSTRUCTION.



BEYENS RESIDENCE

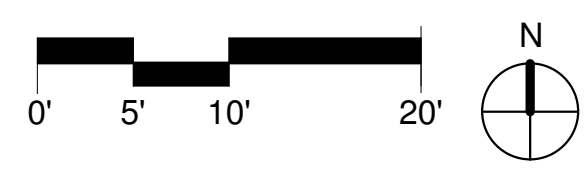
LOT 166 AR 2.5 / STONEGATE DRIVE
MOUNTAIN VILLAGE, CO 81435

CONSTRUCTION
MITIGATION PLAN

SHEET NUMBER

A1.3

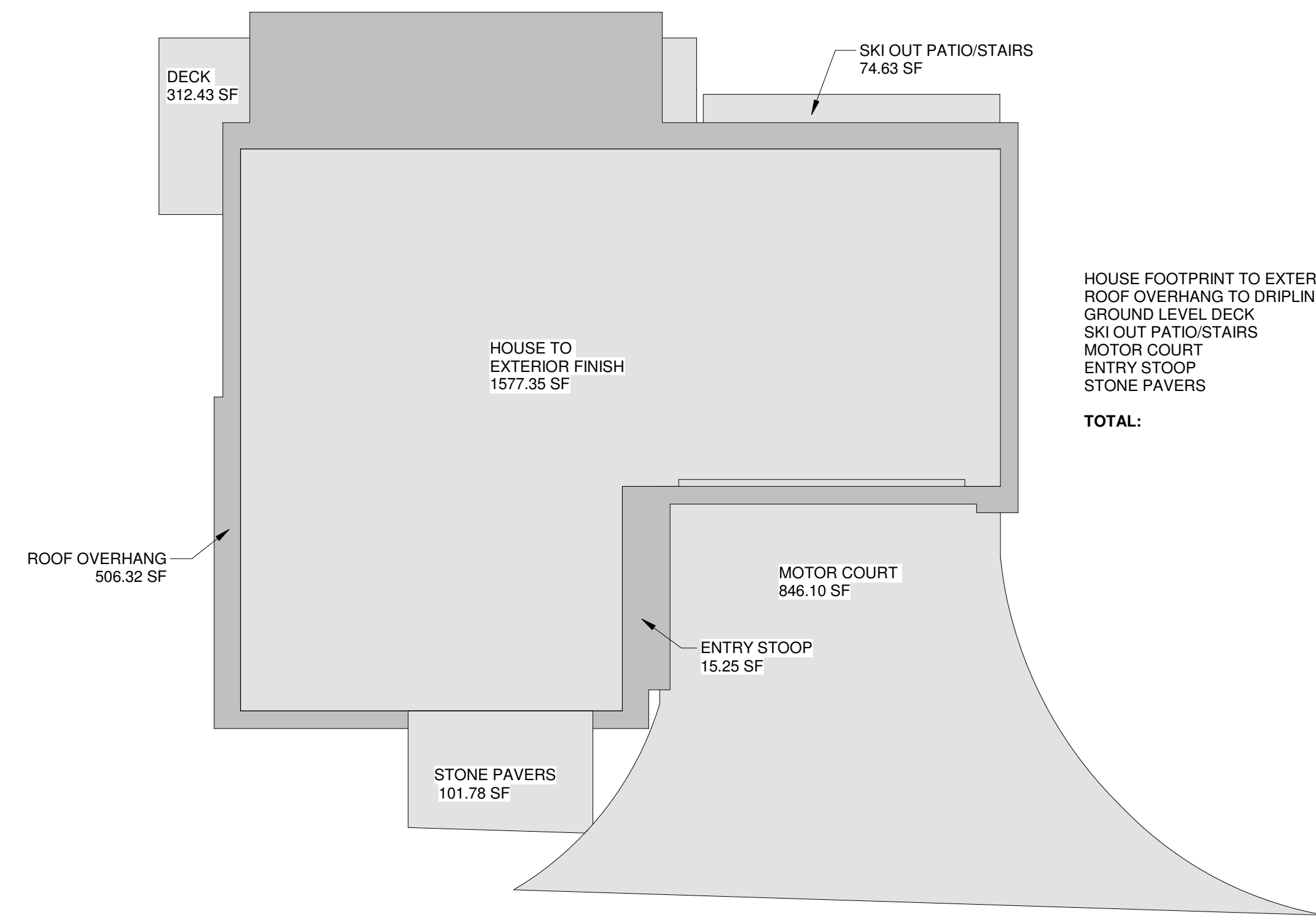
1 CONSTRUCTION MITIGATION PLAN
1" = 10'-0"



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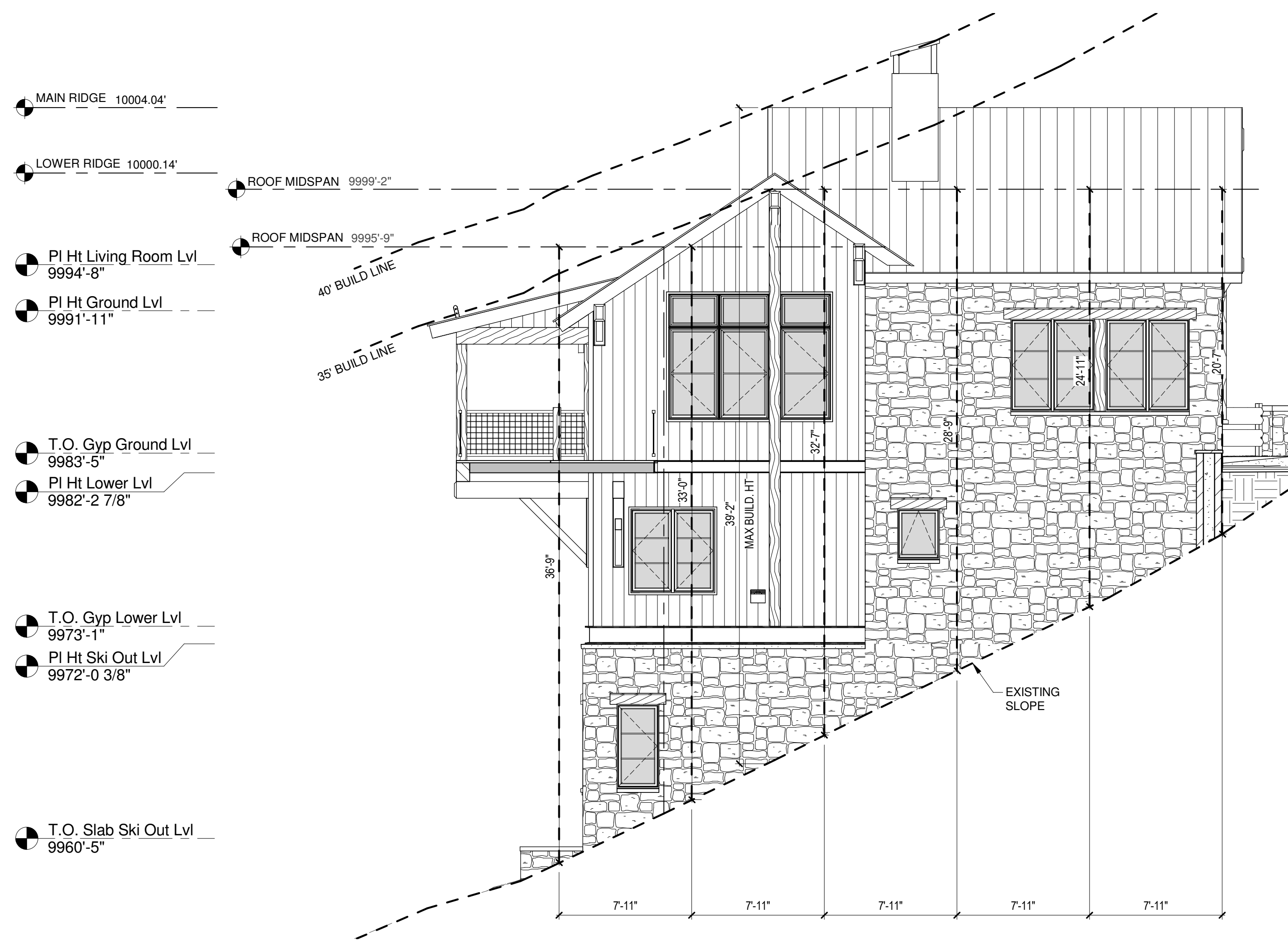
© shift architects



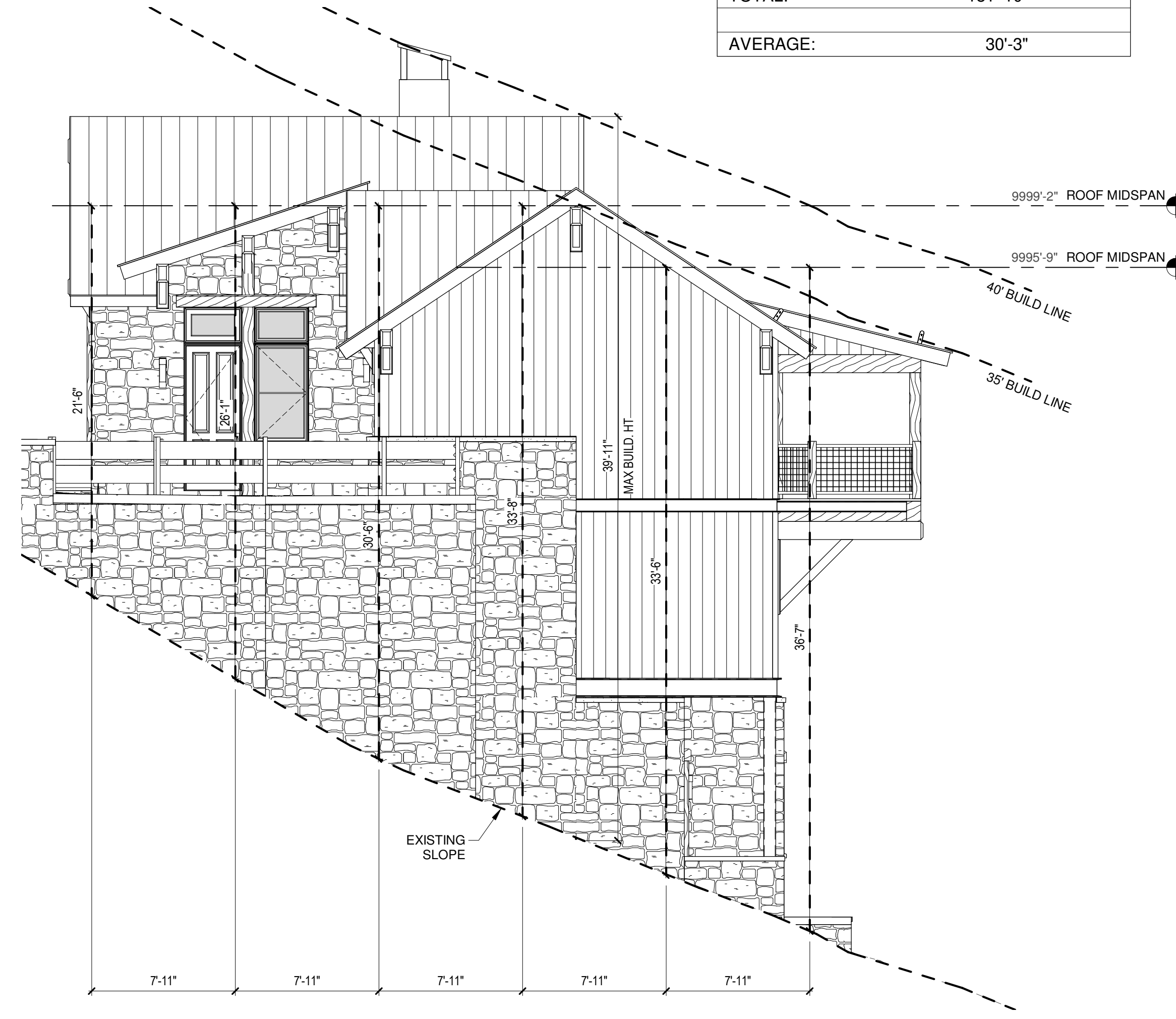
HOUSE FOOTPRINT TO EXTERIOR FINISH	1577.35 SF
ROOF OVERHANG TO DRIPLINE	506.32 SF
GROUND LEVEL DECK	312.43 SF
SKI OUT PATIO/STAIRS	74.63 SF
MOTOR COURT	846.10 SF
ENTRY STOOP	15.25 SF
STONE PAVERS	101.78 SF
TOTAL:	3433.86 SF

AVG HT CALCULATIONS	
MEASUREMENT 1	21'-6"
MEASUREMENT 2	26'-1"
MEASUREMENT 3	30'-6"
MEASUREMENT 4	33'-8"
MEASUREMENT 5	33'-6"
MEASUREMENT 6	36'-7"
TOTAL:	181'-10"
AVERAGE:	30'-3"

3 MAXIMUM LOT COVERAGE CALCULATION
1/8" = 1'-0"



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



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

BEYENS RESIDENCE

LOT 166 AP2.5 / STONEGATE DRIVE
MOUNTAIN VILLAGE, CO 81435

MAX BUILDING
HEIGHT
CALCULATIONS

SHEET NUMBER

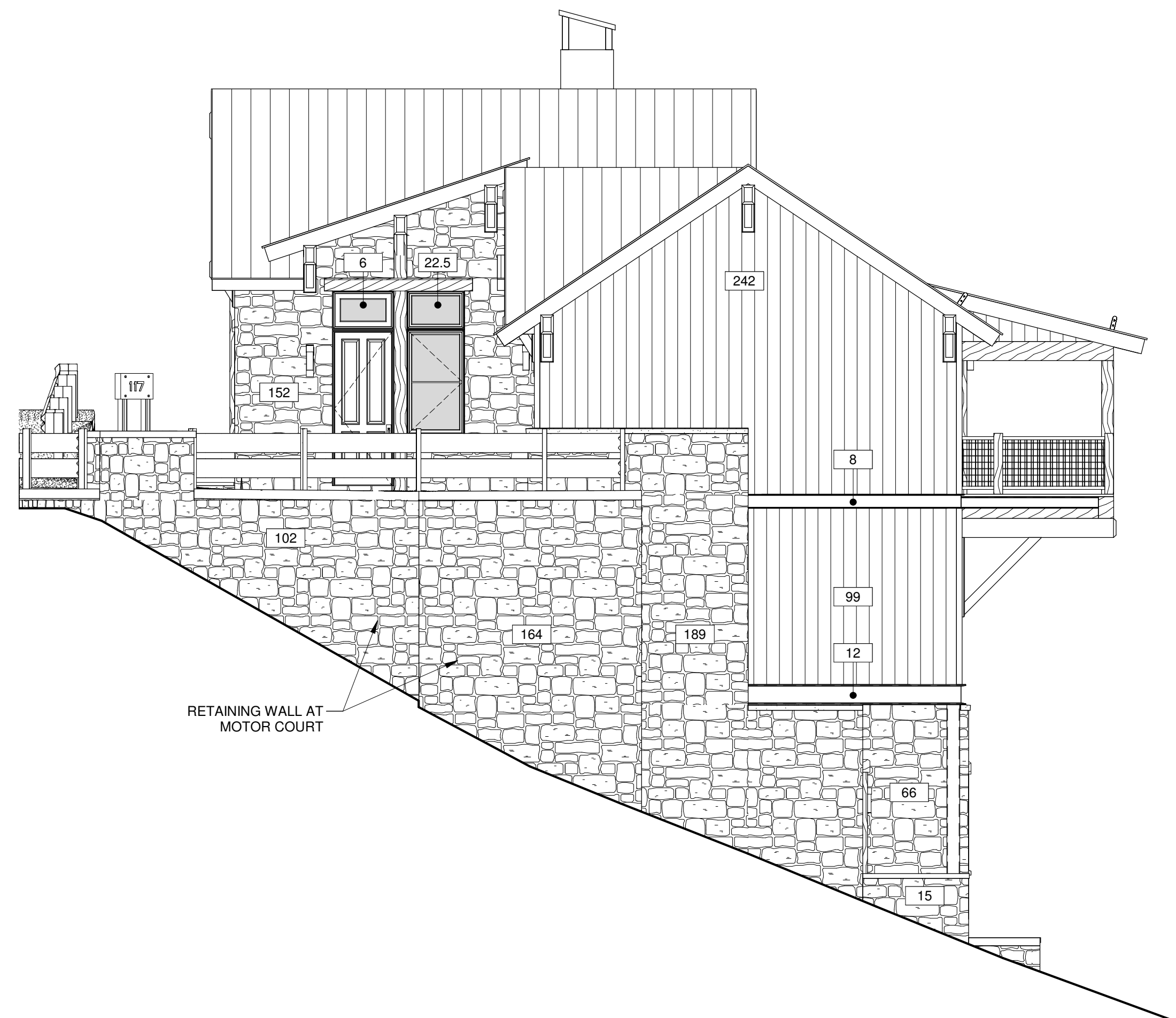
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NOT FOR CONSTRUCTION



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



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



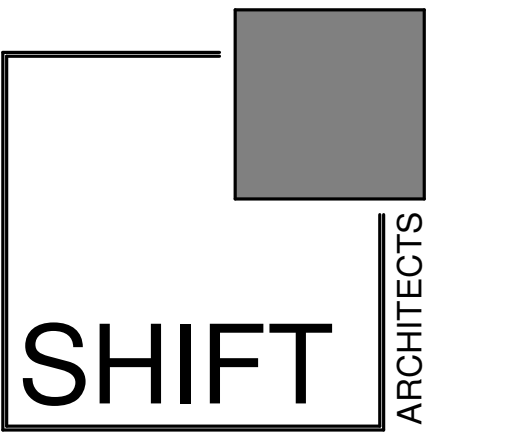
2 SOUTH ELEVATION
3/16" = 1'-0"



4 WEST ELEVATION
3/16" = 1'-0"

MATERIAL CALCULATIONS

NORTH	
STONE	533 SF
STONE @ RETAINING WALL	121 SF
WOOD SIDING	702 SF
WINDOWS/DOORS	313.75 SF
STEEL ACCENT	70 SF
SOUTH	
STONE	303 SF
STONE @ RETAINING WALL	-
WOOD SIDING	122 SF
WINDOWS/DOORS	114.5 SF
STEEL ACCENT	-
EAST	
STONE	422 SF
STONE @ RETAINING WALL (MOTOR COURT)	266 SF
WOOD SIDING	341 SF
WINDOWS/DOORS	28.5 SF
STEEL ACCENT	20 SF
WEST	
STONE	508 SF
STONE @ RETAINING WALL (YARD)	28 SF
WOOD SIDING	248 SF
WINDOWS/DOORS	167.5 SF
STEEL ACCENT	26 SF
TOTALS	
STONE	1766 SF
STONE @ RETAINING WALL	415 SF
WOOD SIDING	1413 SF
WINDOWS/DOORS	624.25 SF
STEEL ACCENT	116 SF
TOTAL:	4334.25 SF
PERCENTAGES	
STONE	41 %
STONE @ RETAINING WALL	9 %
WOOD SIDING	33 %
WINDOWS/DOORS	14 %
STEEL ACCENT	3 %



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BEYENS RESIDENCE

LOT 166 AP2.5 / STONEGATE DRIVE
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MATERIAL CALCULATIONS

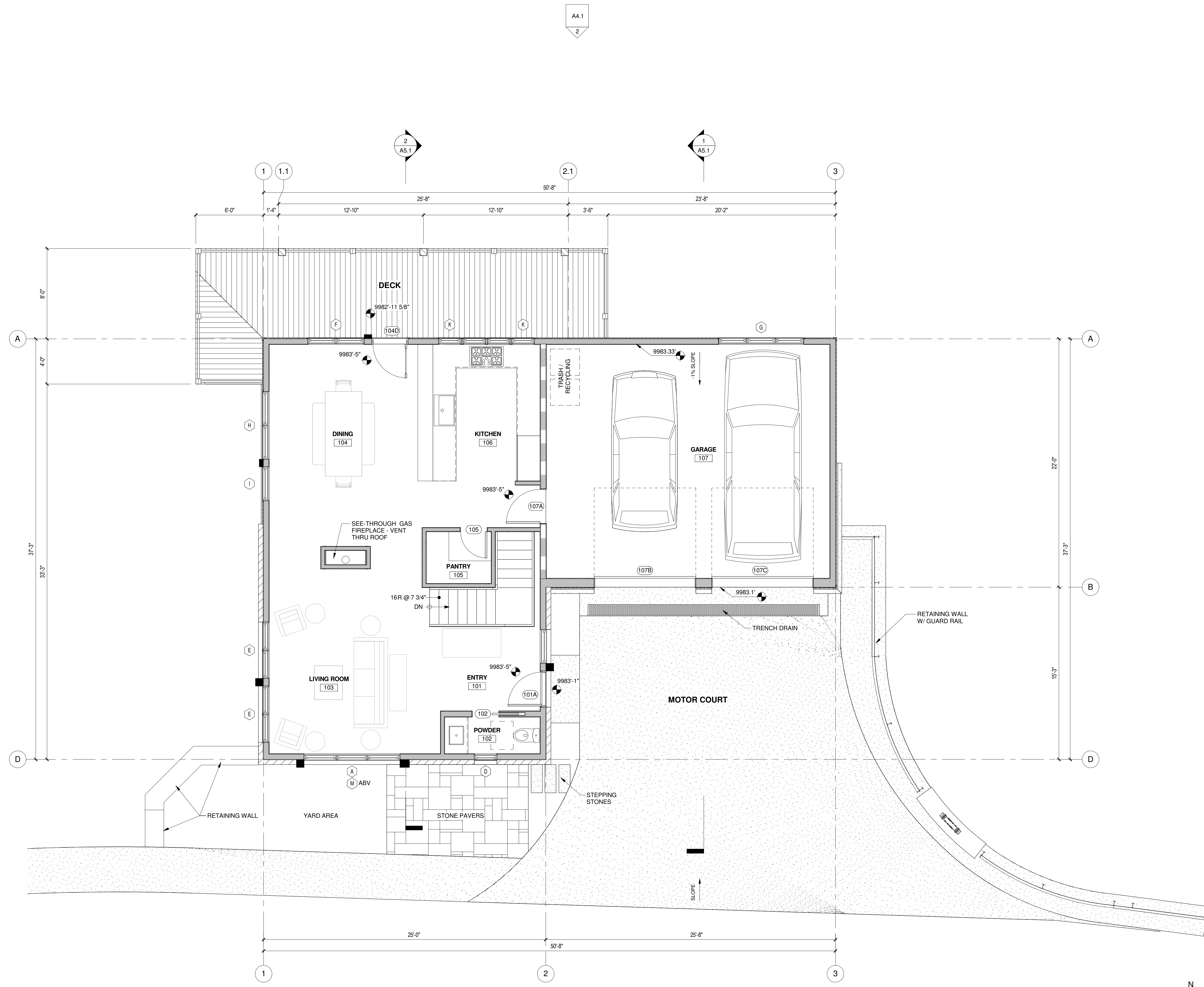
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A2.2

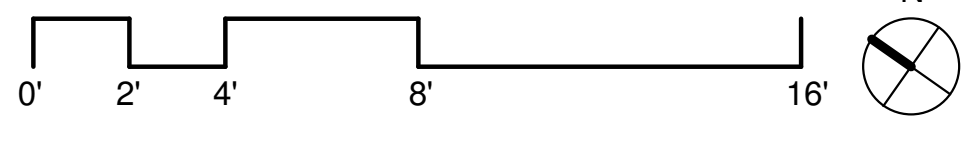
8/23/2016 6:41:51 AM

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



BEYENS RESIDENCE

LOT 166 AP2.5 / STONEGATE DRIVE
 MOUNTAIN VILLAGE, CO 81435

FLOOR PLANS

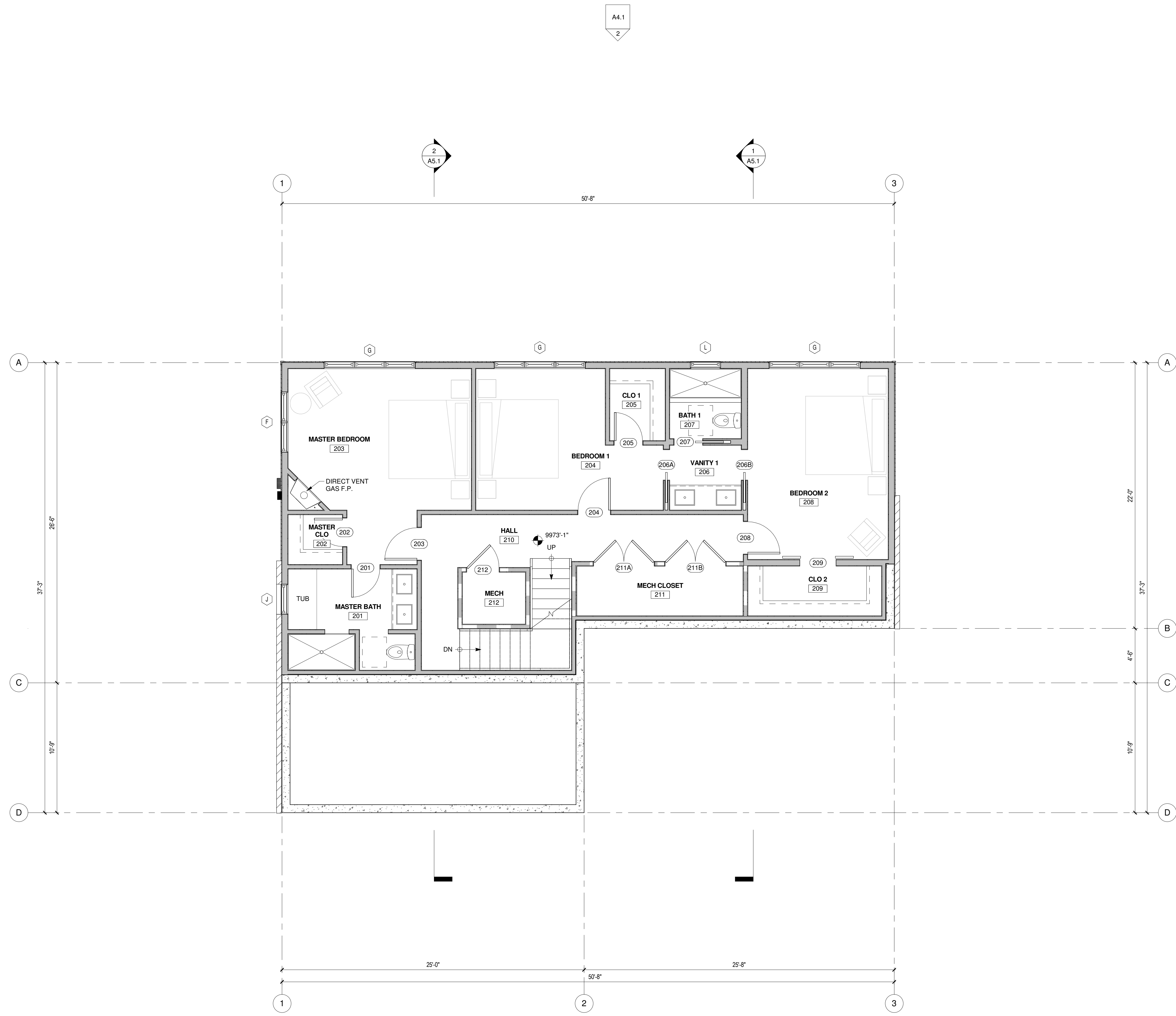
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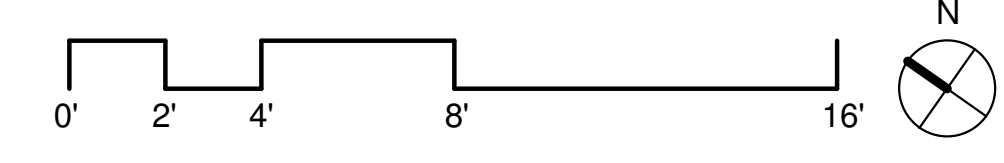
8/23/2016 6:41:53 AM

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



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FLOOR PLANS

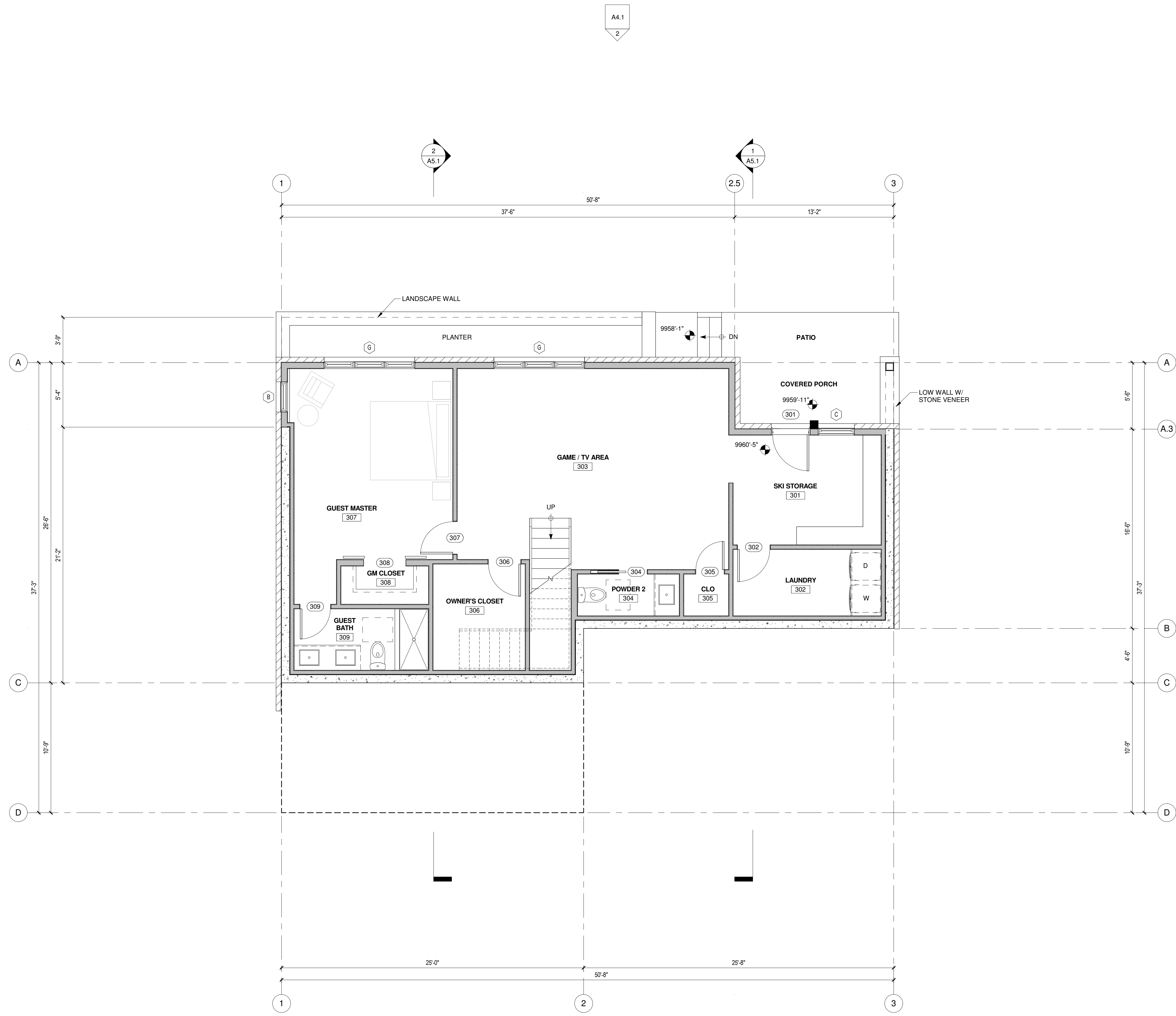
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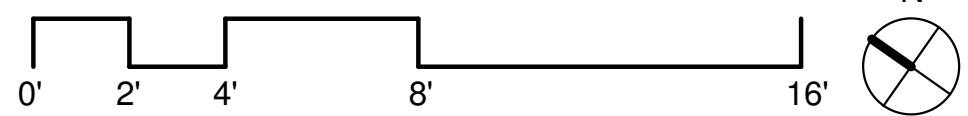
8/23/2016 6:41:53 AM

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1 SKI OUT LEVEL
 1/4" = 1'-0"



BEYENS RESIDENCE

LOT 166 AP2.5 / STONEGATE DRIVE
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FLOOR PLANS

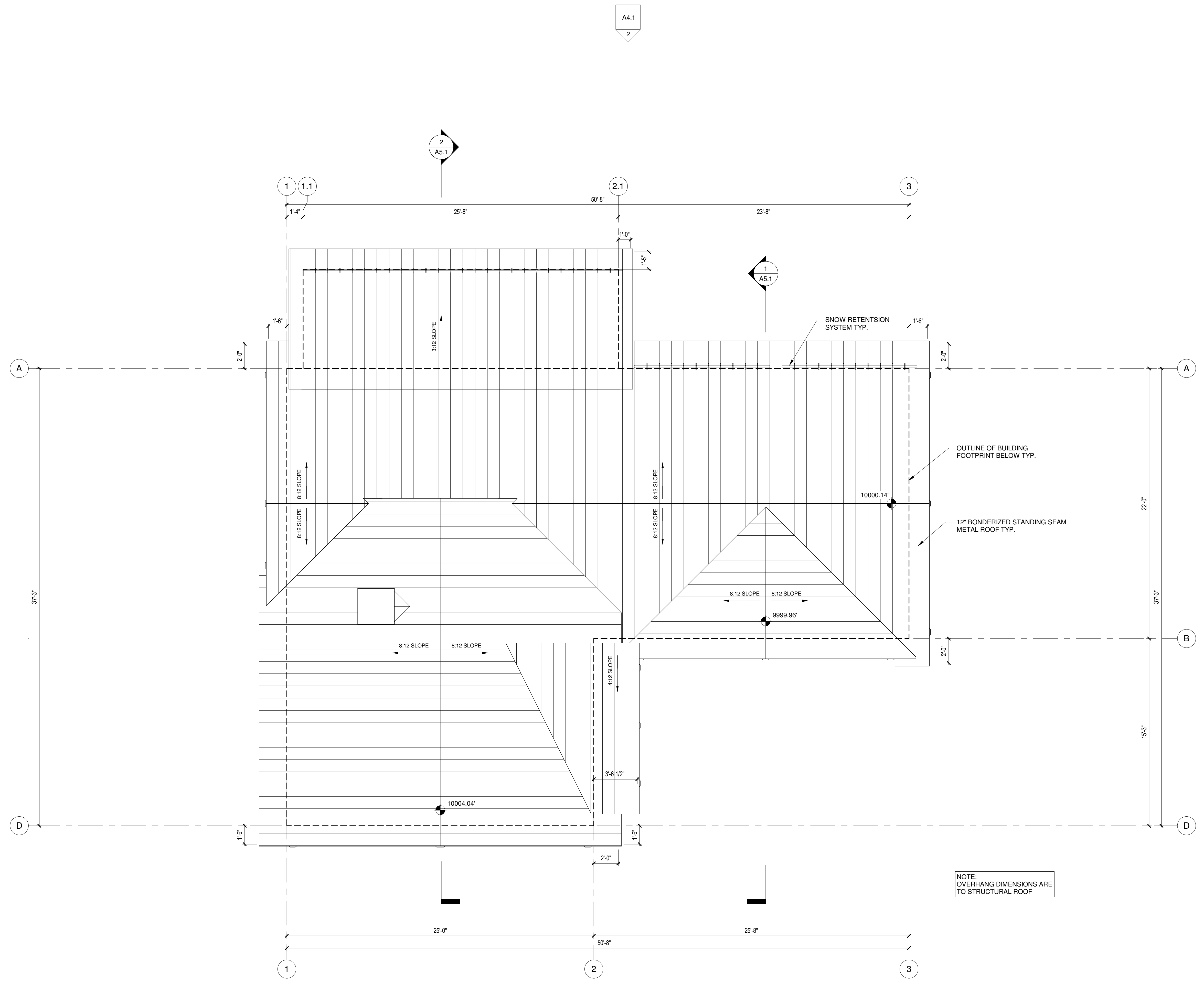
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A3.3

8/23/2016 6:41:54 AM

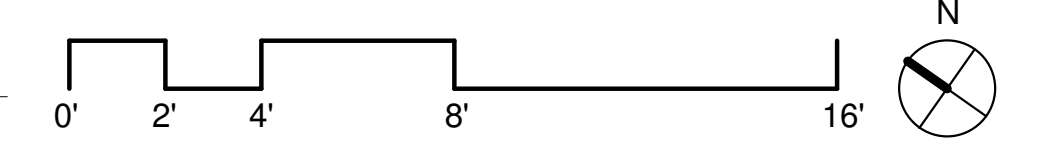
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NOTE:
 OVERHANG DIMENSIONS ARE
 TO STRUCTURAL ROOF

1 ROOF PLAN
 1/4" = 1'-0"



BEYENS RESIDENCE

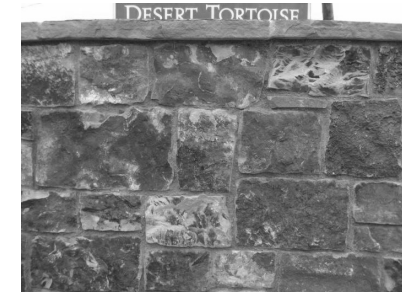
LOT 166 AP2.5 / STONEGATE DRIVE
 MOUNTAIN VILLAGE, CO 81435

ROOF PLAN

SHEET NUMBER

A3.4

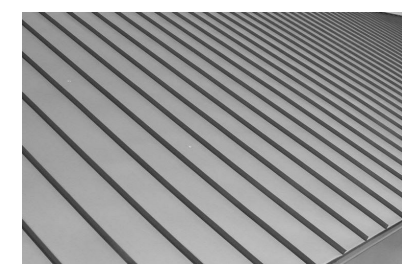
NOT FOR CONSTRUCTION



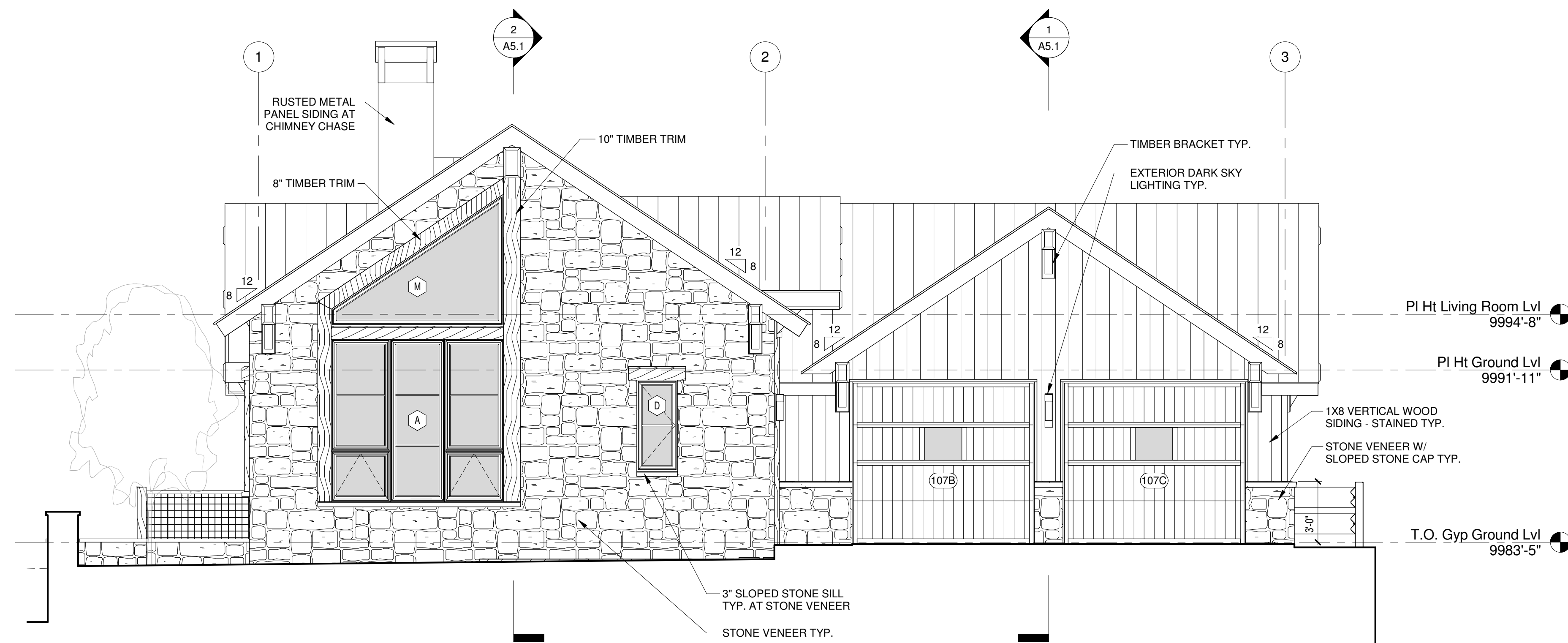
TELLURIDE GOLD COLLECTION
DESERT TORTOISE CHOPPED
FULL STONE VENEER



1" X 8" VERTICAL WOOD
SIDING - STAINED



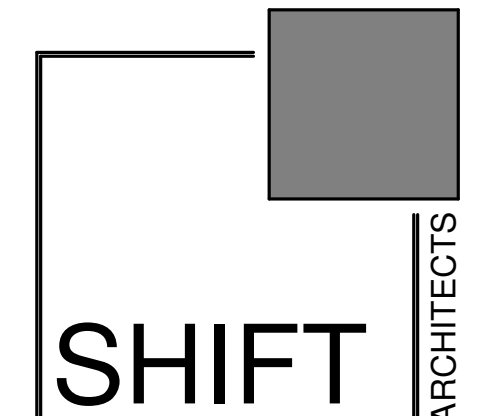
12" BONDERIZED
STANDING SEAM
METAL ROOF



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



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



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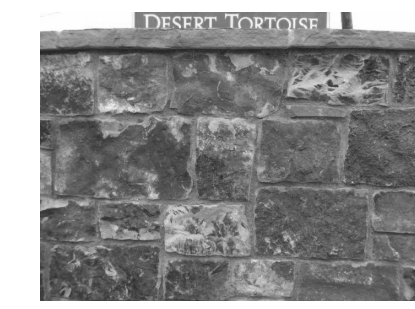
EXTERIOR
ELEVATIONS

SHEET NUMBER

A4.1

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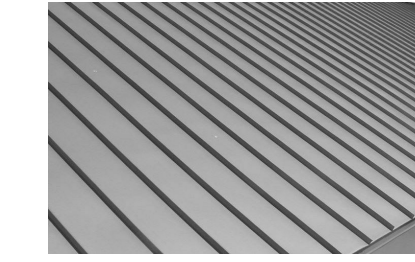
8/23/2016 6:41:56 AM



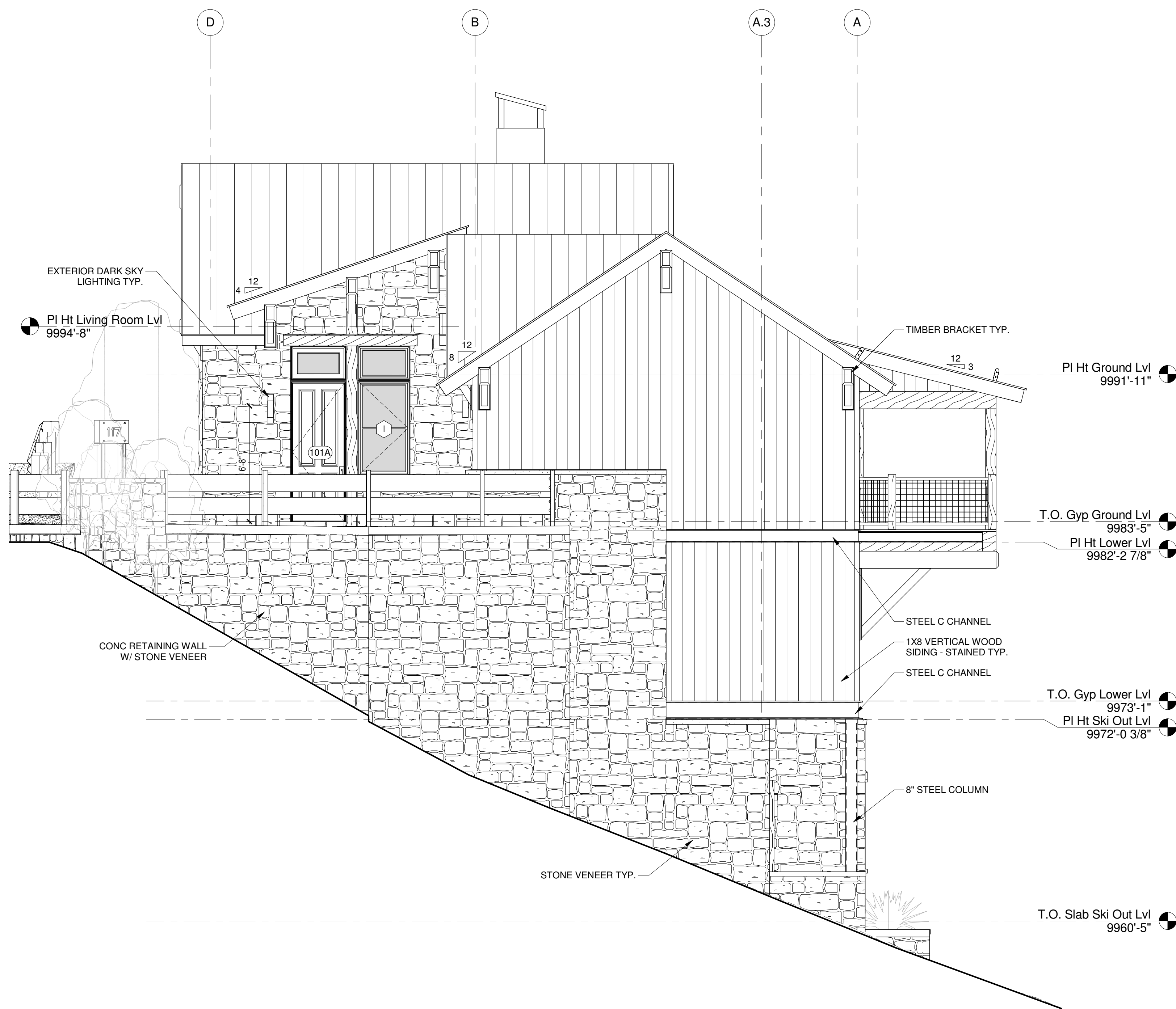
TELLURIDE GOLD COLLECTION
DESERT TORTOISE CHOPPED
FULL STONE VENEER



1" X 8" VERTICAL WOOD
SIDING - STAINED



12" BONDERIZED
STANDING SEAM
METAL ROOF



BEYENS RESIDENCE

LOT 166 AP2.5 / STONEGATE DRIVE
MOUNTAIN VILLAGE, CO 81435

EXTERIOR
ELEVATIONS

SHEET NUMBER

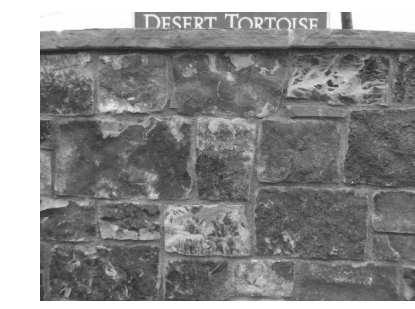
A4.2

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

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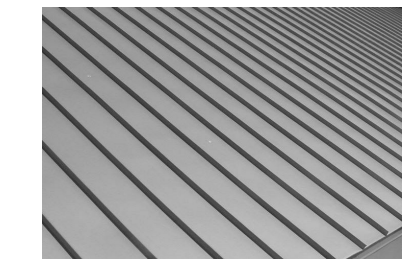
NOT FOR CONSTRUCTION



TELLURIDE GOLD COLLECTION
DESERT TORTOISE CHOPPED
FULL STONE VENEER



1" X 8" VERTICAL WOOD
SIDING - STAINED



12" BONDERIZED
STANDING SEAM
METAL ROOF



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

BEYENS RESIDENCE

LOT 166 AP2.5 / STONEGATE DRIVE
MOUNTAIN VILLAGE, CO 81435

EXTERIOR
ELEVATIONS

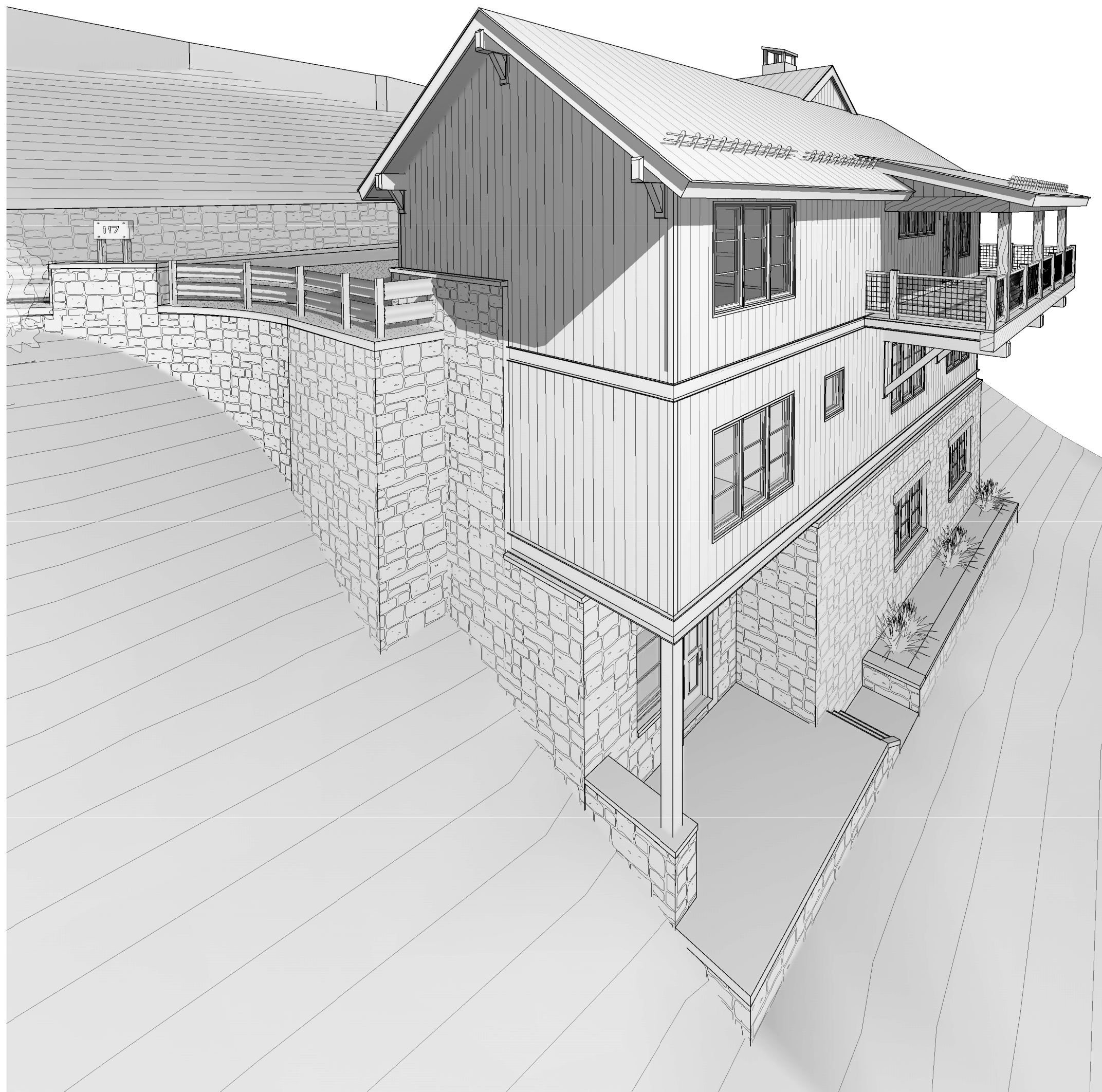
SHEET NUMBER

A4.3

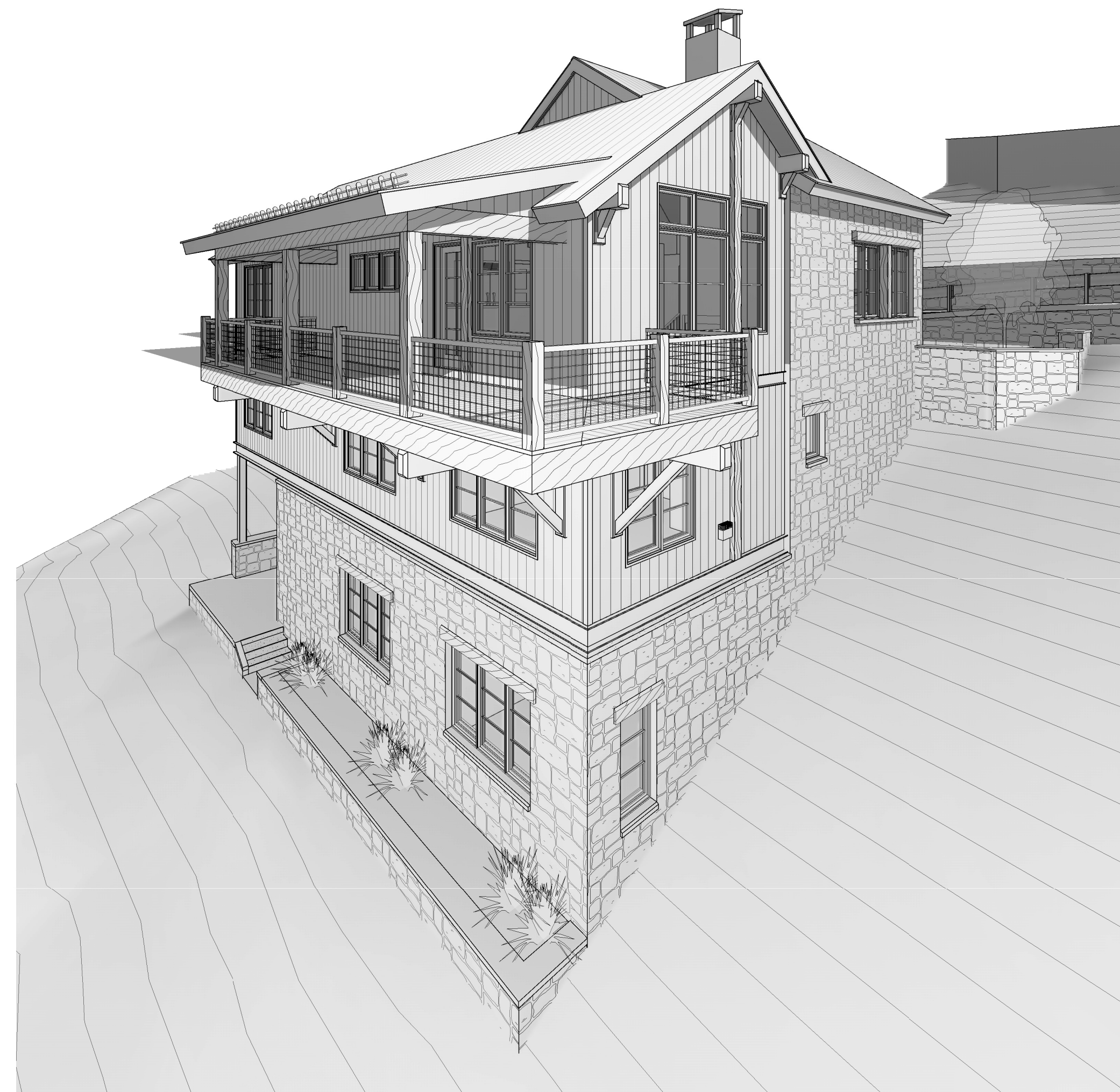
8/23/2016 6:41:56 AM

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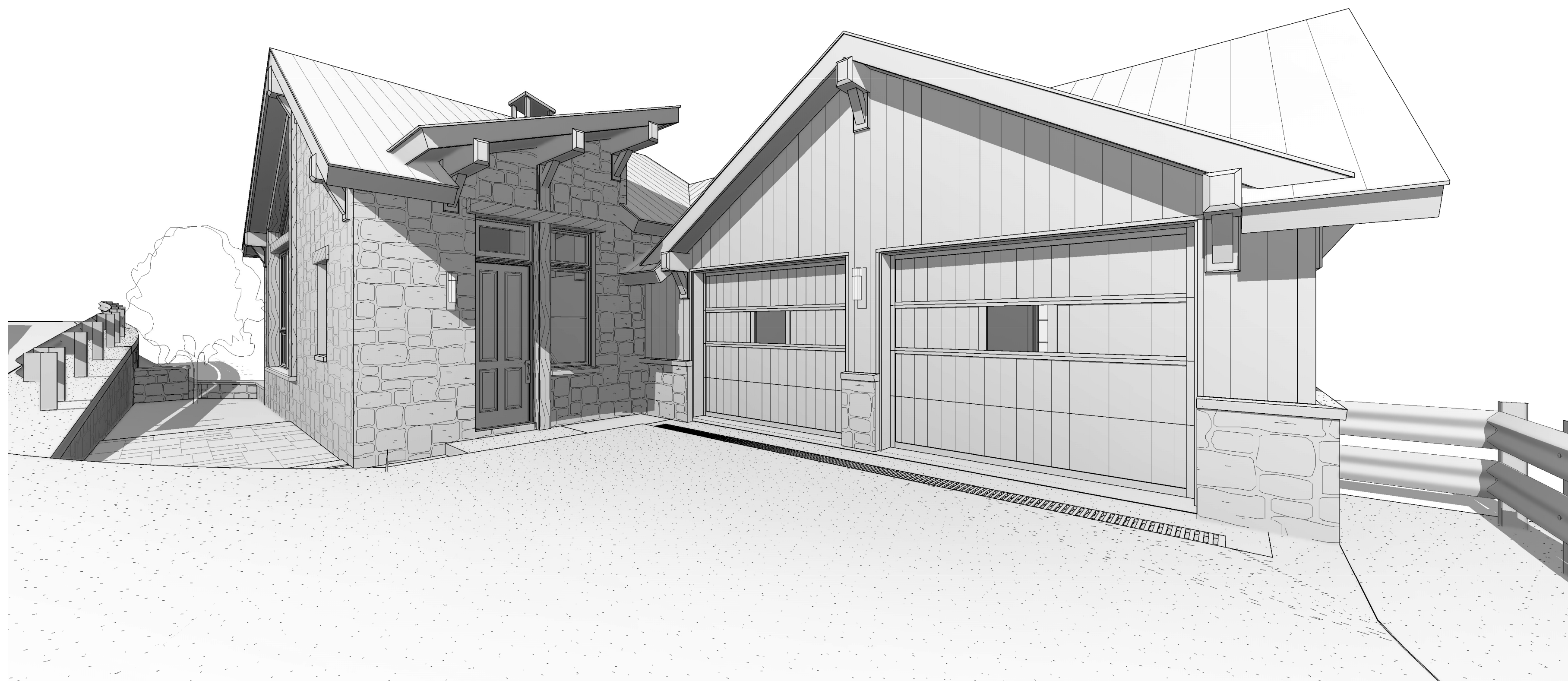
NOT FOR CONSTRUCTION



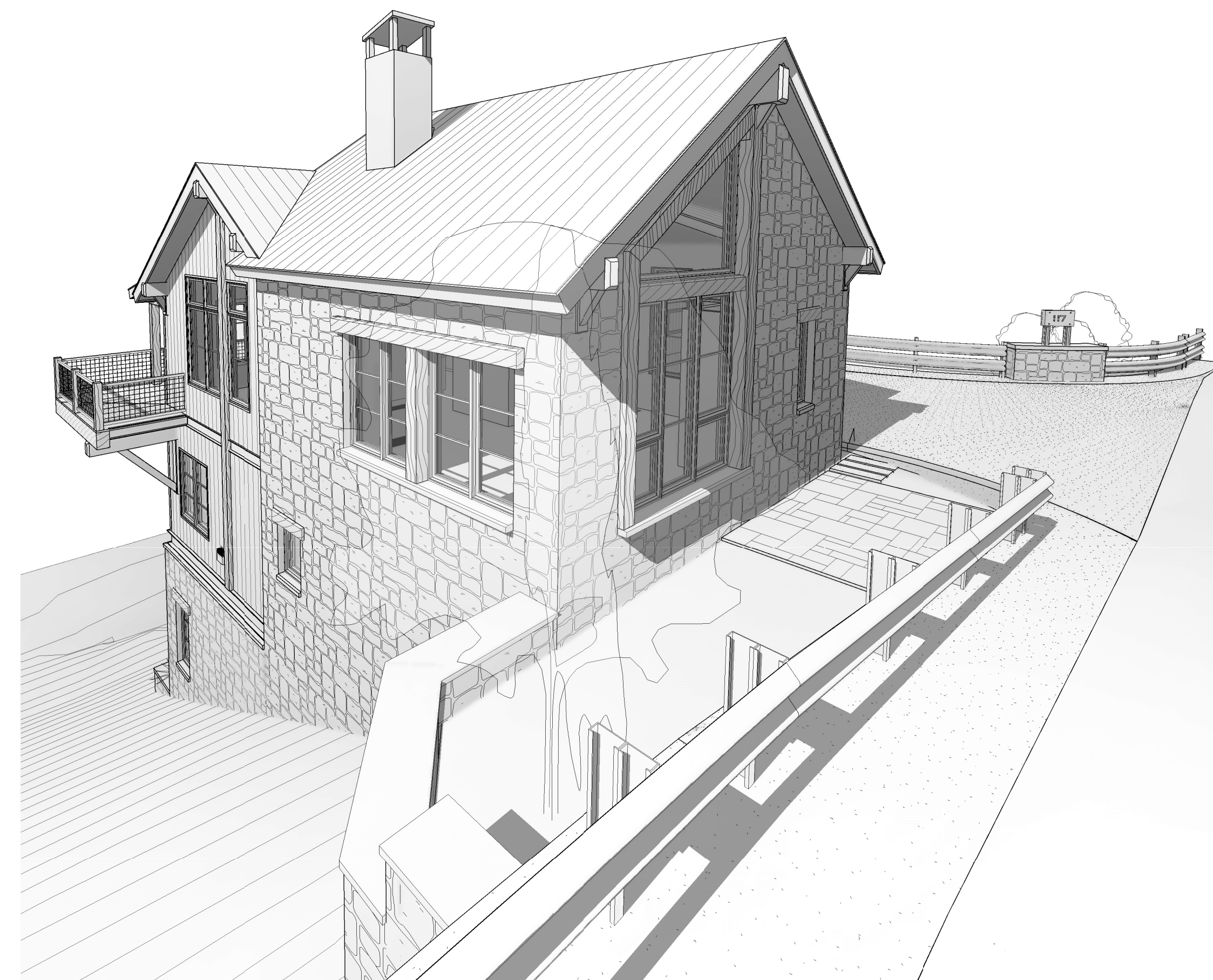
1 **NORTHEAST AXON VIEW**



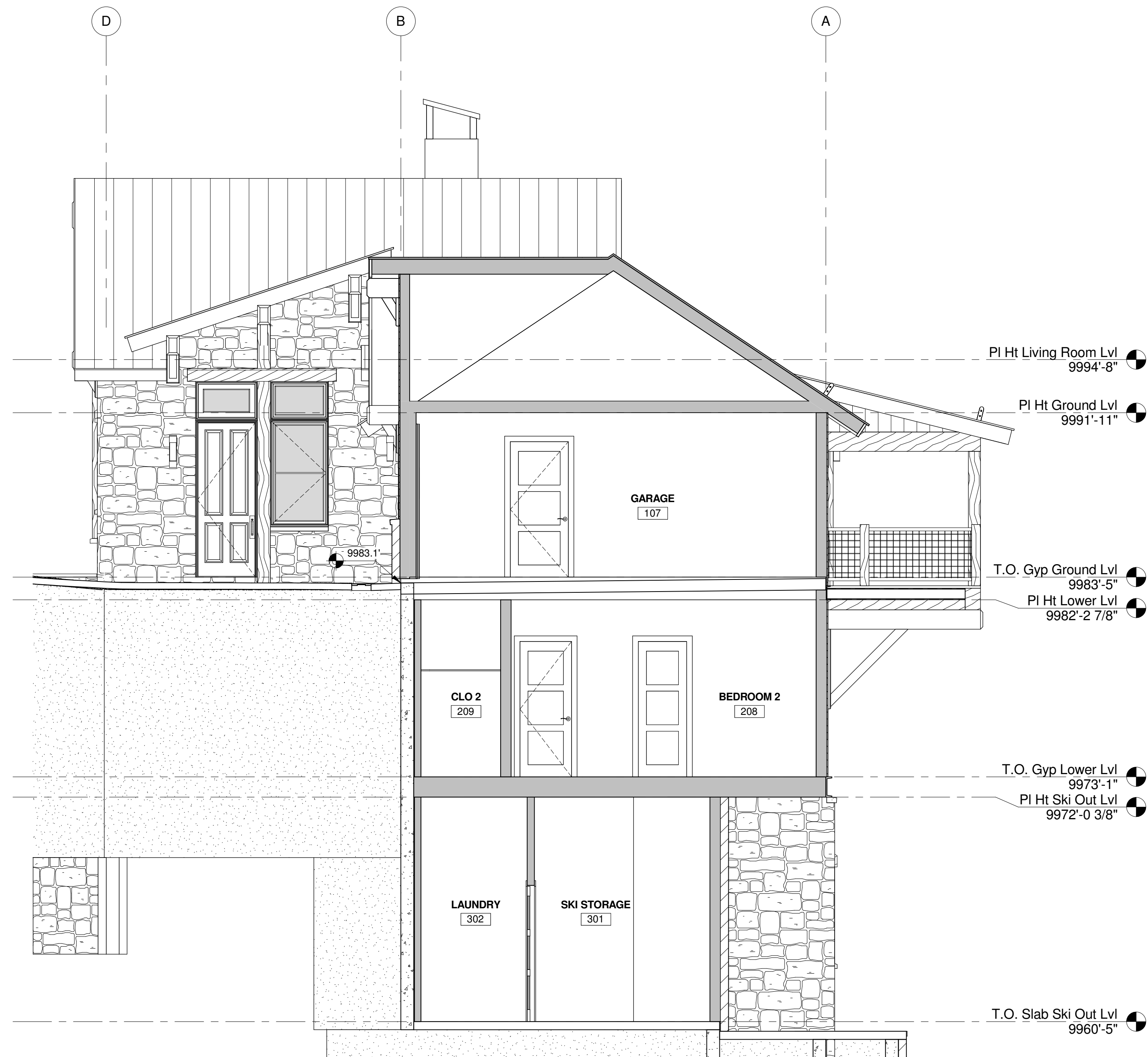
3 **NORTHWEST AXON VIEW**



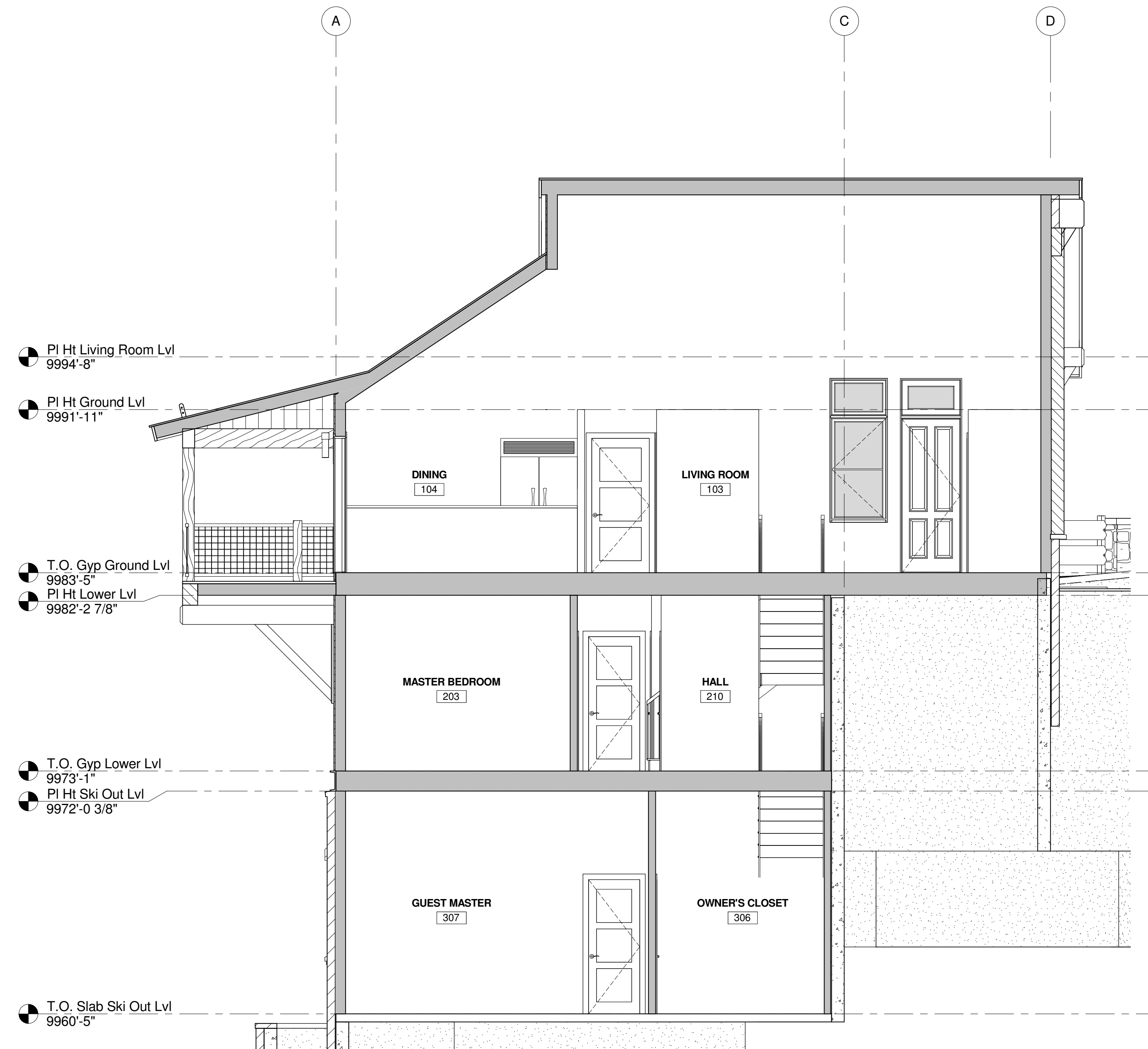
2 **SOUTHEAST AXON VIEW**



4 **SOUTHWEST AXON VIEW**



1 BUILDING SECTION
 1/4" = 1'-0"



2 BUILDING SECTION
 1/4" = 1'-0"

BEYENS RESIDENCE

LOT 166 AP2.5 / STONEGATE DRIVE
 MOUNTAIN VILLAGE, CO 81435

BUILDING SECTIONS

SHEET NUMBER

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A5.1

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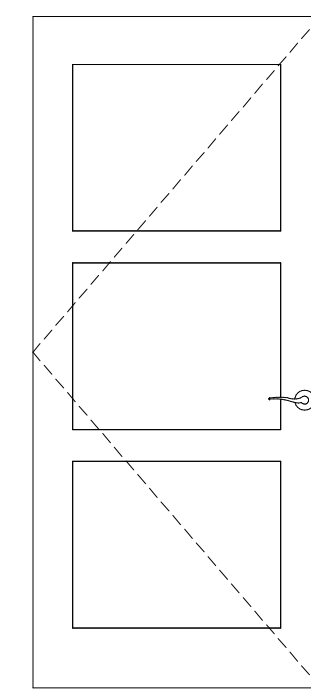
NOT FOR CONSTRUCTION

DOOR SCHEDULE

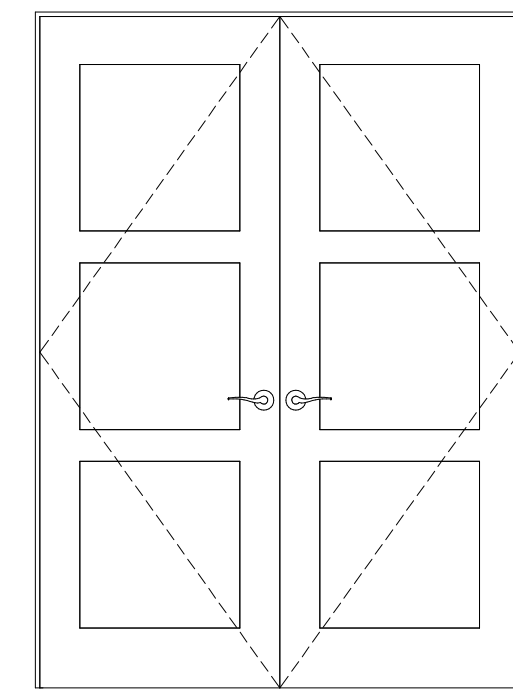
MARK	ROOM NAME	TYPE MARK	WIDTH	HEIGHT	TYPE	MANUFACTURER	COMMENTS
101A	ENTRY	E	3'-0"	8'-0"	SWING W/ TRANSOM		SOLID WOOD / TRANSOM HEIGHT 2'-0"
102	POWDER	C	2'-4"	7'-0"	POCKET		
104D	DINING	G	3'-0"	7'-0"	SWING	WINDSOR OR SIMILAR	8 LITE
105	PANTRY	A	2'-4"	7'-0"	SWING		
107A	GARAGE	A	3'-0"	7'-0"	SWING		1 HR FIRE RATED
107B	GARAGE	H	9'-0"	8'-0"	OVERHEAD DOOR		WOOD W/ 1 LITE
107C	GARAGE	H	9'-0"	8'-0"	OVERHEAD DOOR		WOOD W/ 1 LITE
201	MASTER BATH	A	2'-4"	7'-0"	SWING		
202	MASTER CLO	A	2'-4"	7'-0"	SWING		
203	MASTER BEDROOM	A	2'-8"	7'-0"	SWING		
204	BEDROOM 1	A	2'-8"	7'-0"	SWING		
205	CLO 1	A	2'-4"	7'-0"	SWING		
206A	VANITY 1	C	2'-6"	7'-0"	POCKET		
206B	VANITY 1	C	2'-6"	7'-0"	POCKET		
207	BATH 1	C	2'-4"	7'-0"	POCKET		
208	BEDROOM 2	A	2'-8"	7'-0"	SWING		
209	CLO 2	D	3'-0"	7'-0"	BARN DOOR		
211A	HALL	B	5'-0"	7'-0"	DOUBLE SWING		1 HR FIRE RATED
211B	HALL	B	5'-0"	7'-0"	DOUBLE SWING		1 HR FIRE RATED
212	MECH	A	2'-8"	7'-0"	SWING		1 HR FIRE RATED
301	SKI STORAGE	F	3'-0"	8'-0"	SWING		SOLID WOOD
302	LAUNDRY	A	2'-8"	7'-0"	SWING		
304	POWDER 2	C	2'-4"	7'-0"	POCKET		
305	CLO	A	2'-4"	7'-0"	SWING		
306	OWNER'S CLOSET	A	2'-8"	7'-0"	SWING		
307	GUEST MASTER	A	2'-8"	7'-0"	SWING		
308	GM CLOSET	D	3'-6"	7'-0"	BARN DOOR		
309	GUEST BATH	A	2'-6"	7'-0"	SWING		

NOTES:

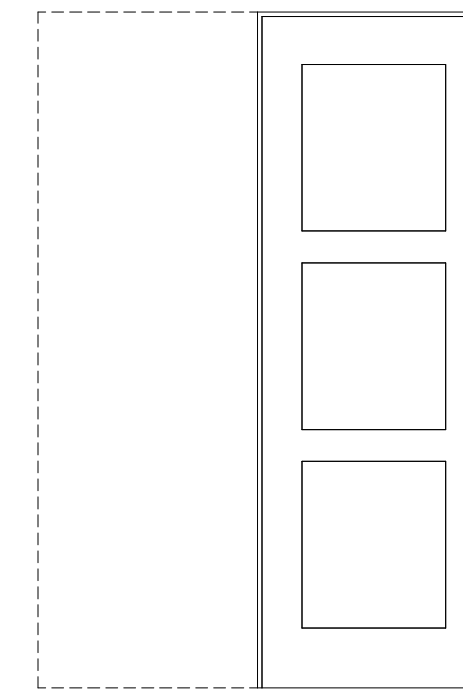
1. SEE ELEVATIONS FOR DOOR MULLION PATTERN.
2. DOOR HARDWARE TO BE BRUSHED NICKEL OR BRUSHED STEEL.
3. DOOR & WINDOW MANUFACTURER: WINDSOR OR SIMILAR
4. VERIFY ROUGH OPENINGS WITH MANUFACTURER PRIOR TO FRAMING.



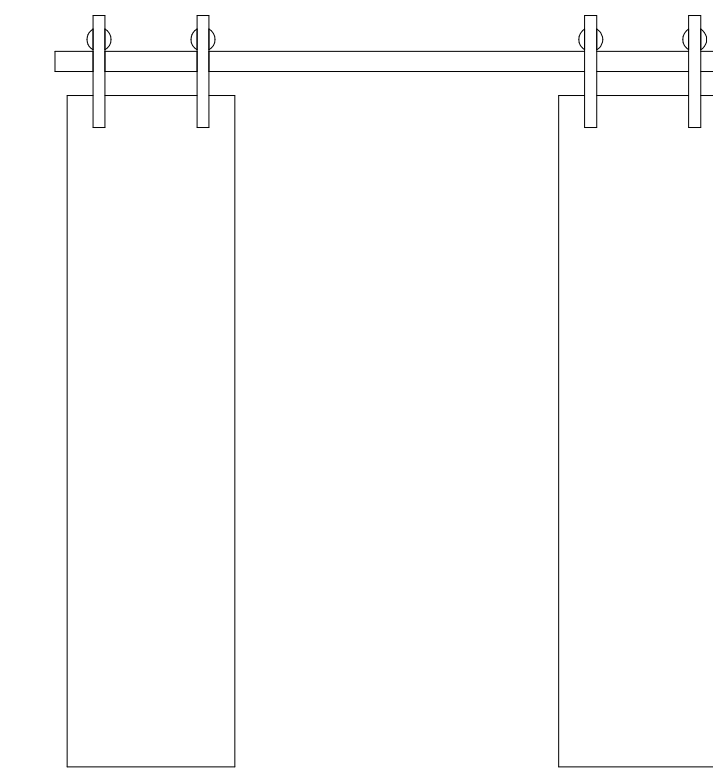
TYPE A



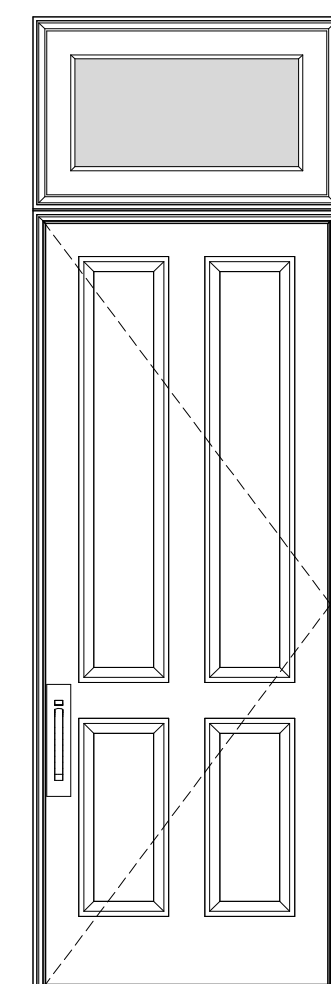
TYPE B



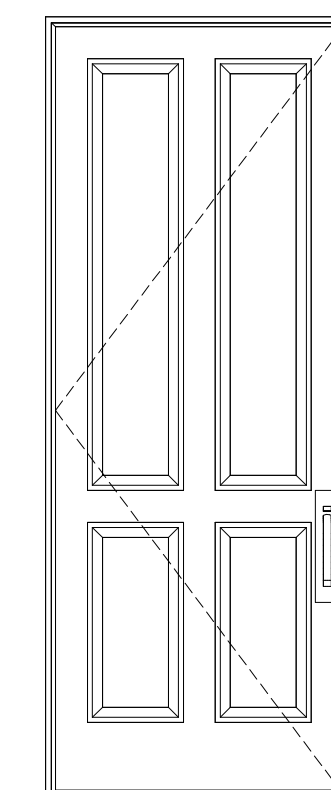
TYPE C



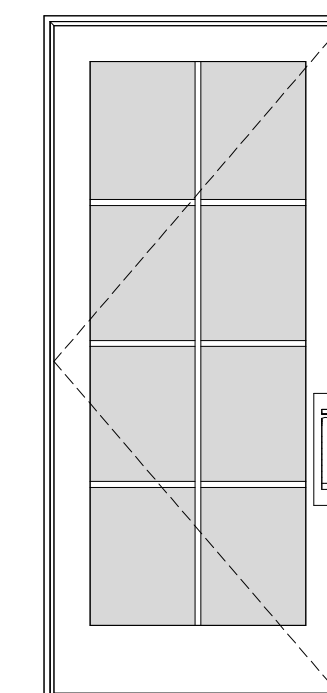
TYPE D



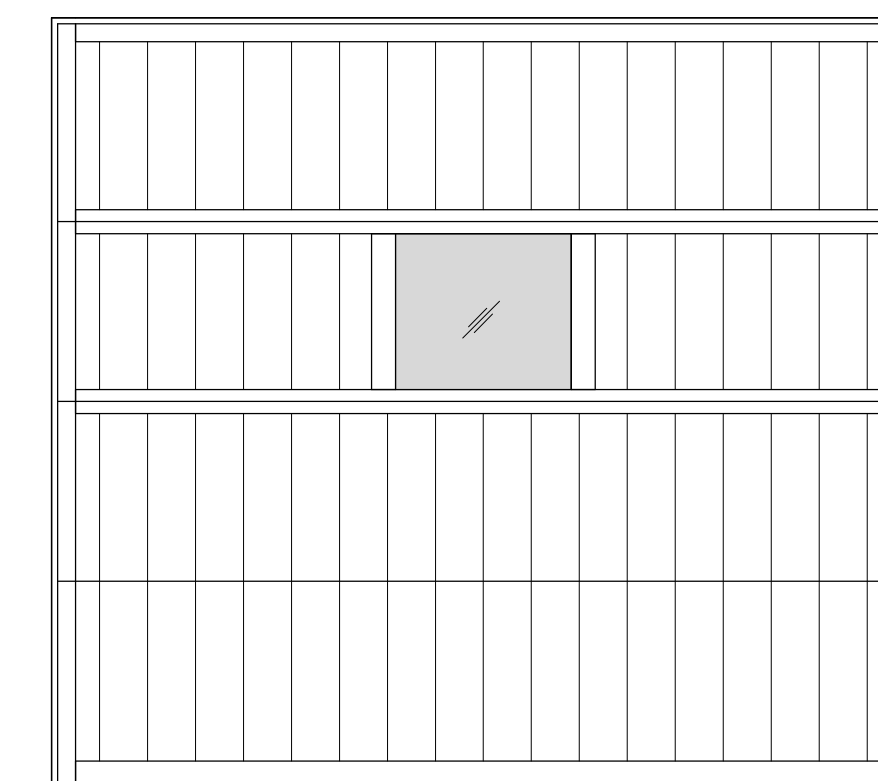
TYPE E



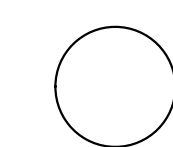
TYPE F



TYPE G

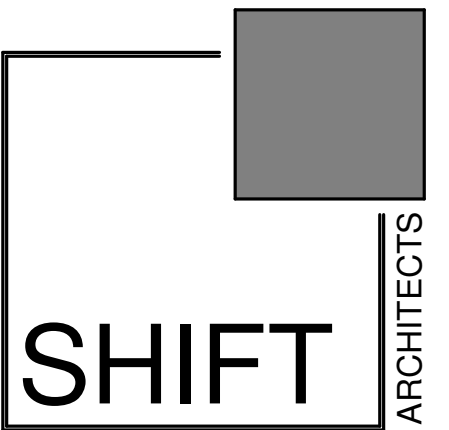


TYPE H



DOOR TYPES

1/2" = 1'-0"



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DATE:
2016.07.25 DRB SUBMITTAL

BEYENS RESIDENCE

LOT 166 AP2.5 / STONEGATE DRIVE
MOUNTAIN VILLAGE, CO 81435

DOOR SCHEDULE

SHEET NUMBER

A8.1

8/23/2016 6:42:15 AM

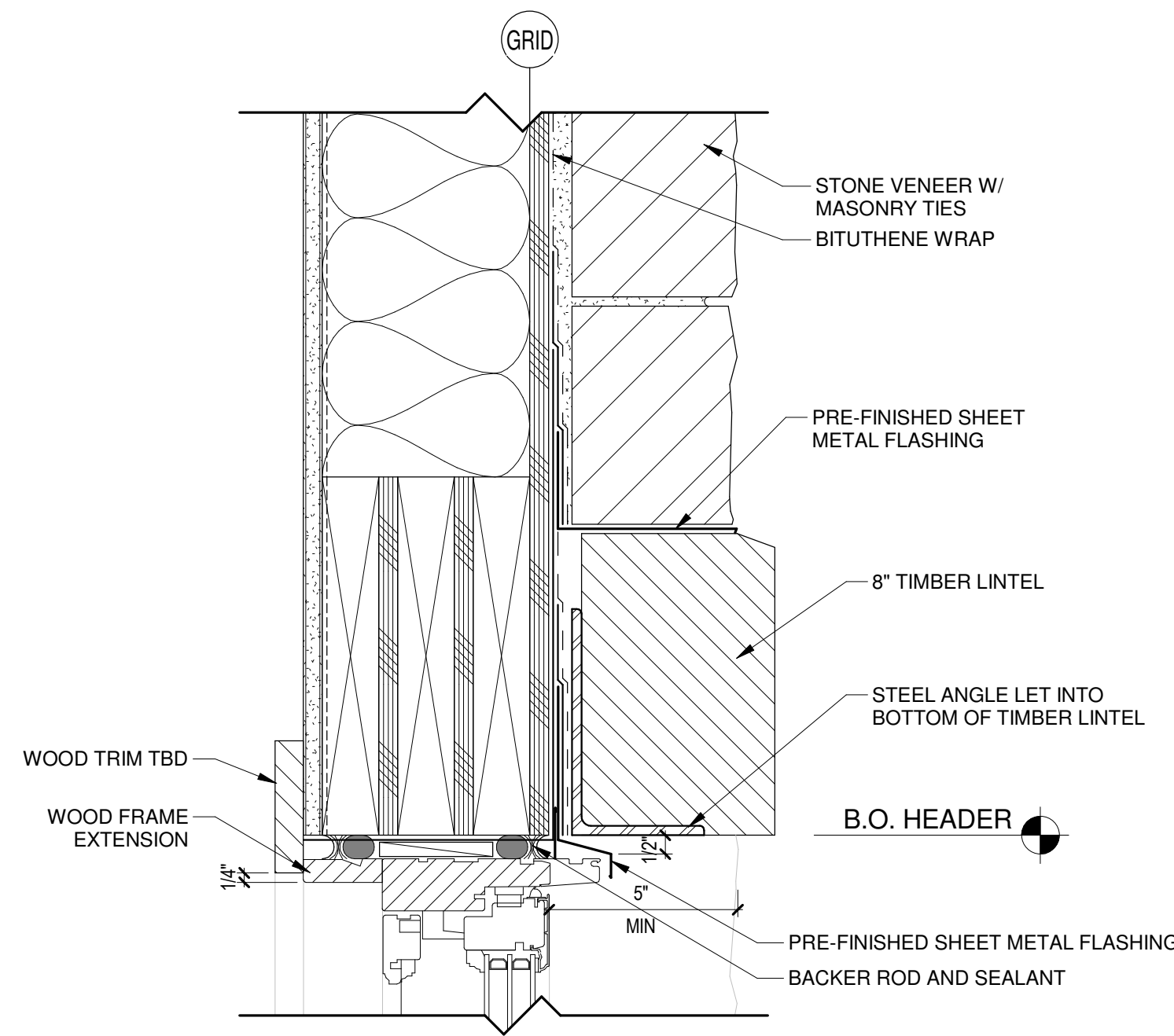
NOT FOR CONSTRUCTION

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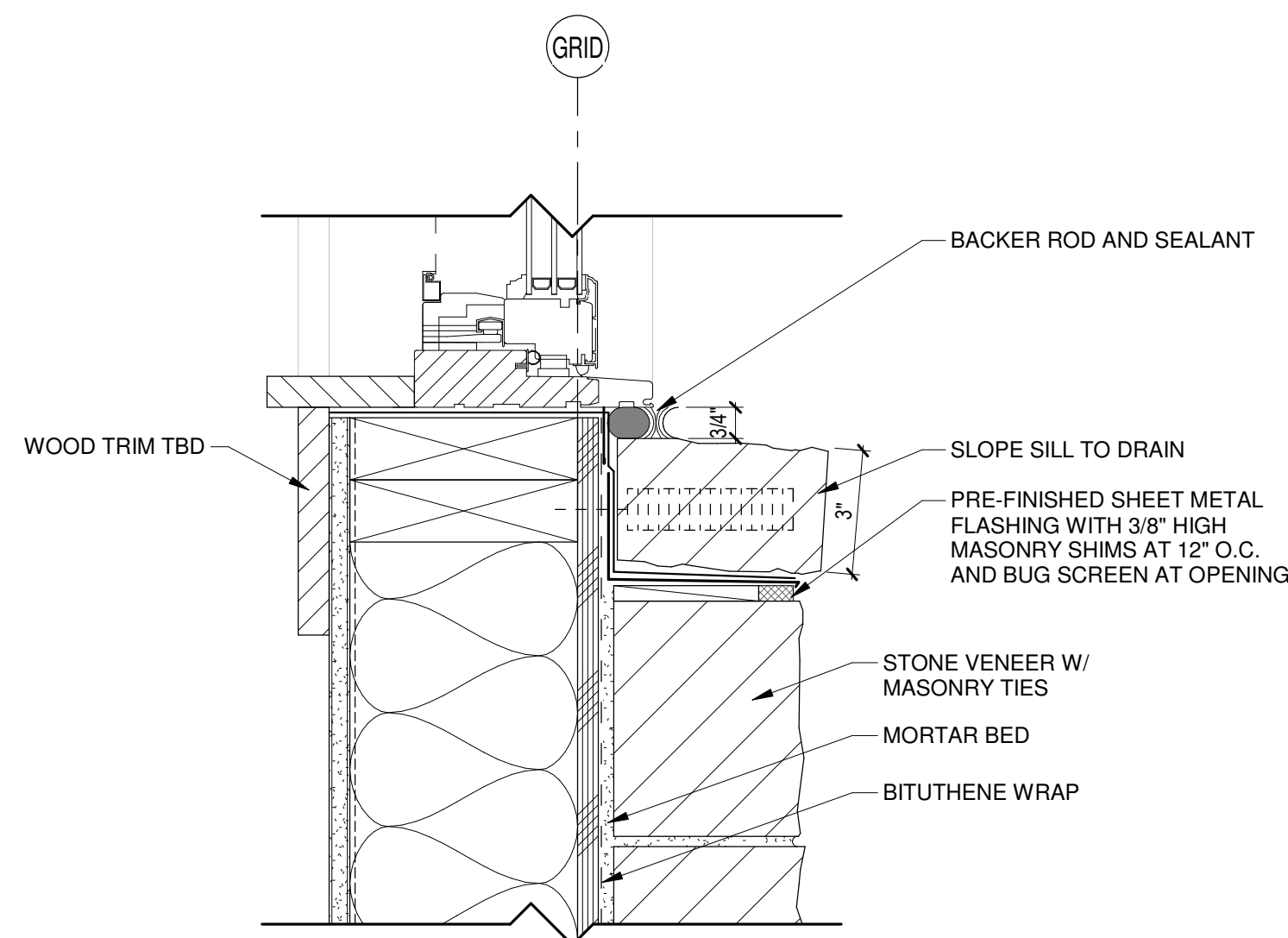
NOTES:

1. SEE ELEVATIONS FOR WINDOW MULLION PATTERN.
2. WINDOW HARDWARE TO BE BRUSHED NICKEL OR BRUSHED STEEL.
3. VERIFY ROUGH OPENINGS WITH MANUFACTURER PRIOR TO FRAMING.
4. WINDOW MANUFACTURER TO VERIFY WINDOW SWINGS.
5. WINDOW MANUFACTURER TO PROVIDE SHOP DRAWINGS.
6. PROVIDE SCREENS FOR ALL OPERABLE WINDOWS.

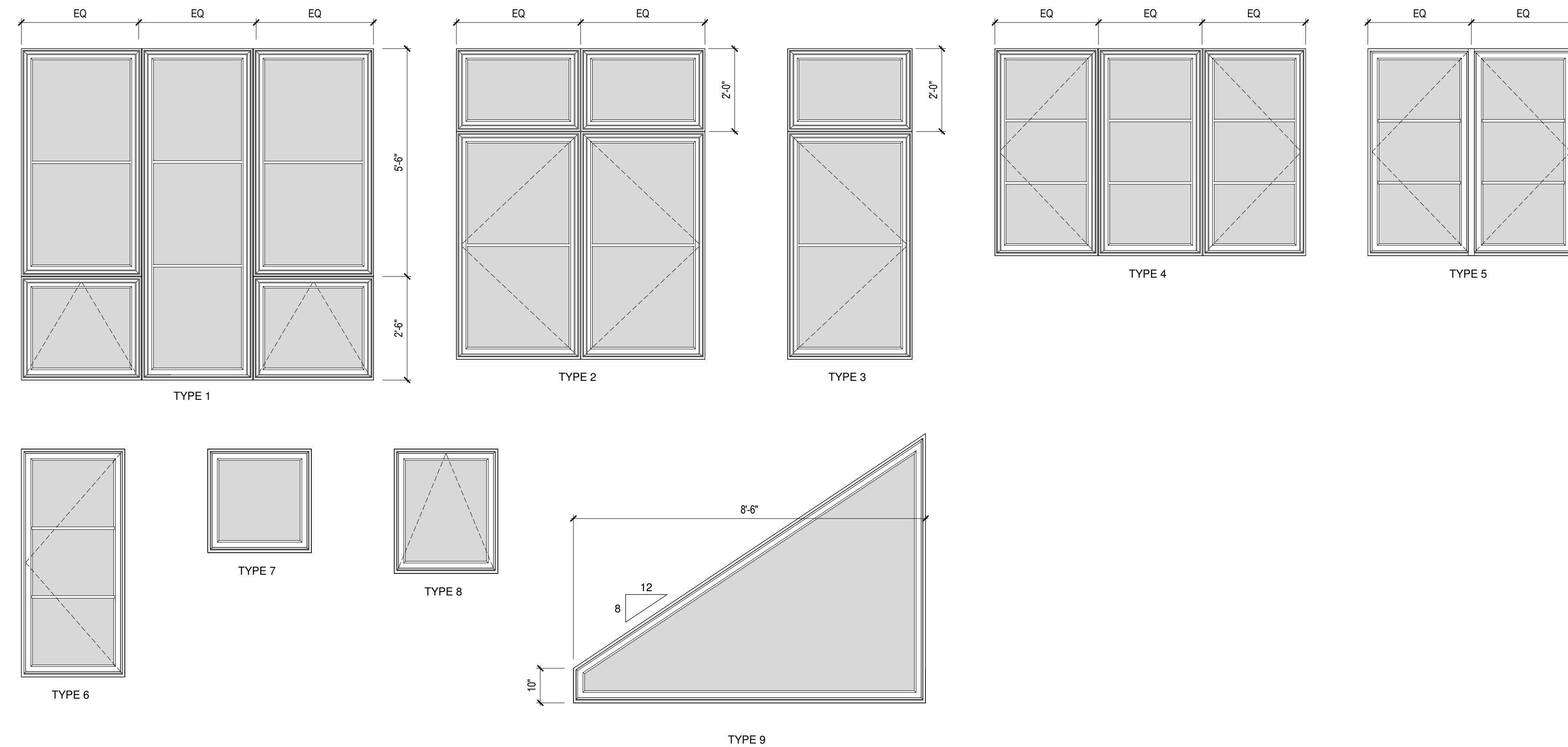
WINDOW SCHEDULE									
ROOM NUMBER	ROOM NAME	MARK	UNIT WIDTH	UNIT HEIGHT	TYPE MARK	TYPE	MANUFACTURER	MODEL	COMMENTS
101	ENTRY	I	3'-0"	7'-6"	3	CASEMENT W/ TRANSOM	WINDSOR OR SIMILAR	ALUMN CLAD WOOD	
102	POWDER	D	2'-0"	4'-6"	6	CASEMENT	WINDSOR OR SIMILAR	ALUMN CLAD WOOD	
103	LIVING ROOM	A	8'-6"	8'-0"	1	DOUBLE FIXED OVER AWNING W/ CENTER FIXED	WINDSOR OR SIMILAR	ALUMN CLAD WOOD	
103	LIVING ROOM	E	5'-0"	5'-6"	5	DOUBLE CASEMENT	WINDSOR OR SIMILAR	ALUMN CLAD WOOD	
103	LIVING ROOM	E	5'-0"	5'-6"	5	DOUBLE CASEMENT	WINDSOR OR SIMILAR	ALUMN CLAD WOOD	
103	LIVING ROOM	M	8'-6"	10"	9	TRAPEZOID	WINDSOR OR SIMILAR	ALUMN CLAD WOOD	
104	DINING	F	5'-0"	5'-0"	5	DOUBLE CASEMENT	WINDSOR OR SIMILAR	ALUMN CLAD WOOD	
104	DINING	H	6'-0"	7'-6"	2	DOUBLE CASEMENT W/ TRANSOM	WINDSOR OR SIMILAR	ALUMN CLAD WOOD	
104	DINING	I	3'-0"	7'-6"	3	CASEMENT W/ TRANSOM	WINDSOR OR SIMILAR	ALUMN CLAD WOOD	
106	KITCHEN	K	2'-0"	2'-6"	8	AWNING	WINDSOR OR SIMILAR	ALUMN CLAD WOOD	
106	KITCHEN	K	2'-0"	2'-6"	8	AWNING	WINDSOR OR SIMILAR	ALUMN CLAD WOOD	
106	KITCHEN	K	2'-0"	2'-6"	8	AWNING	WINDSOR OR SIMILAR	ALUMN CLAD WOOD	
106	KITCHEN	K	2'-0"	2'-6"	8	AWNING	WINDSOR OR SIMILAR	ALUMN CLAD WOOD	
107	GARAGE	G	7'-6"	5'-0"	4	DOUBLE CASEMENT W/ CENTER FIXED	WINDSOR OR SIMILAR	ALUMN CLAD WOOD	
201	MASTER BATH	J	2'-6"	3'-0"	8	AWNING	WINDSOR OR SIMILAR	ALUMN CLAD WOOD	
203	MASTER BEDROOM	F	5'-0"	5'-0"	5	DOUBLE CASEMENT	WINDSOR OR SIMILAR	ALUMN CLAD WOOD	
203	MASTER BEDROOM	G	7'-6"	5'-0"	4	DOUBLE CASEMENT W/ CENTER FIXED	WINDSOR OR SIMILAR	ALUMN CLAD WOOD	
204	BEDROOM 1	G	7'-6"	5'-0"	4	DOUBLE CASEMENT W/ CENTER FIXED	WINDSOR OR SIMILAR	ALUMN CLAD WOOD	
207	BATH 1	L	2'-6"	2'-6"	7	FIXED	WINDSOR OR SIMILAR	ALUMN CLAD WOOD	
208	BEDROOM 2	G	7'-6"	5'-0"	4	DOUBLE CASEMENT W/ CENTER FIXED	WINDSOR OR SIMILAR	ALUMN CLAD WOOD	
301	SKI STORAGE	C	3'-0"	5'-6"	6	CASEMENT	WINDSOR OR SIMILAR	ALUMN CLAD WOOD	
303	GAME / TV AREA	G	7'-6"	5'-0"	4	DOUBLE CASEMENT W/ CENTER FIXED	WINDSOR OR SIMILAR	ALUMN CLAD WOOD	
307	GUEST MASTER	B	2'-6"	5'-0"	6	CASEMENT	WINDSOR OR SIMILAR	ALUMN CLAD WOOD	
307	GUEST MASTER	G	7'-6"	5'-0"	4	DOUBLE CASEMENT W/ CENTER FIXED	WINDSOR OR SIMILAR	ALUMN CLAD WOOD	



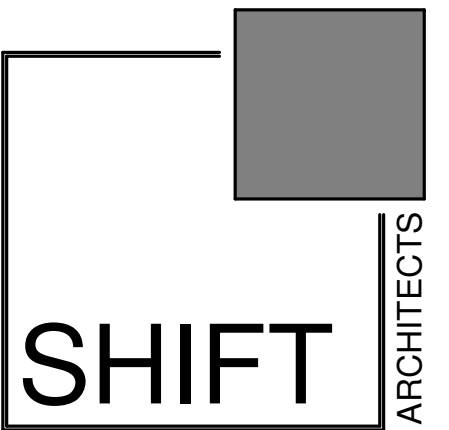
1 WINDOW HEAD @ TIMBER LINTEL
3" = 1'-0"



2 WINDOW SILL @ STONE CAP
3" = 1'-0"



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



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BEYENS RESIDENCE

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MOUNTAIN VILLAGE, CO 81435

WINDOW SCHEDULE

SHEET NUMBER

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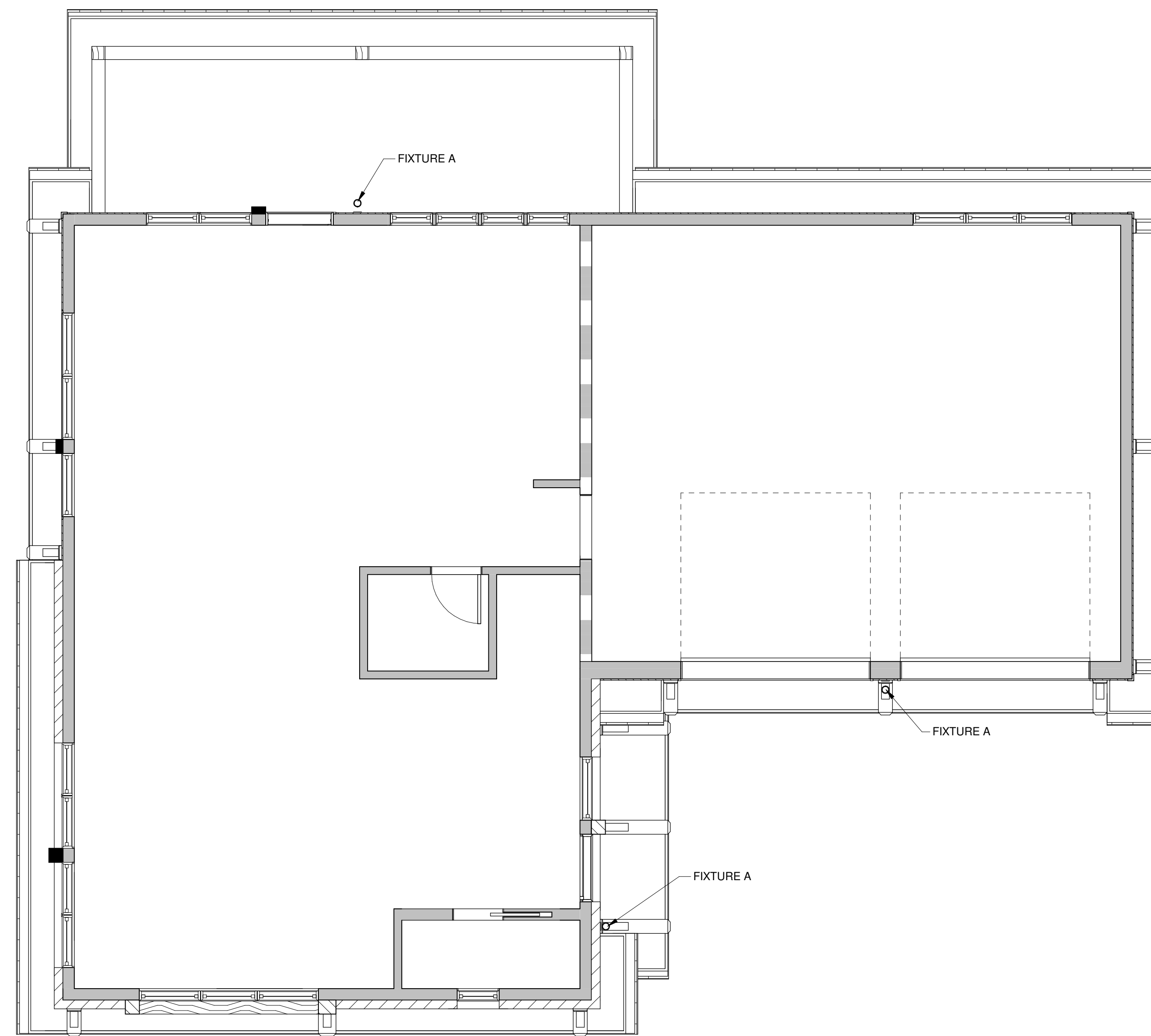


FIXTURE A:
EXTERIOR DARK SKY WALL LIGHT

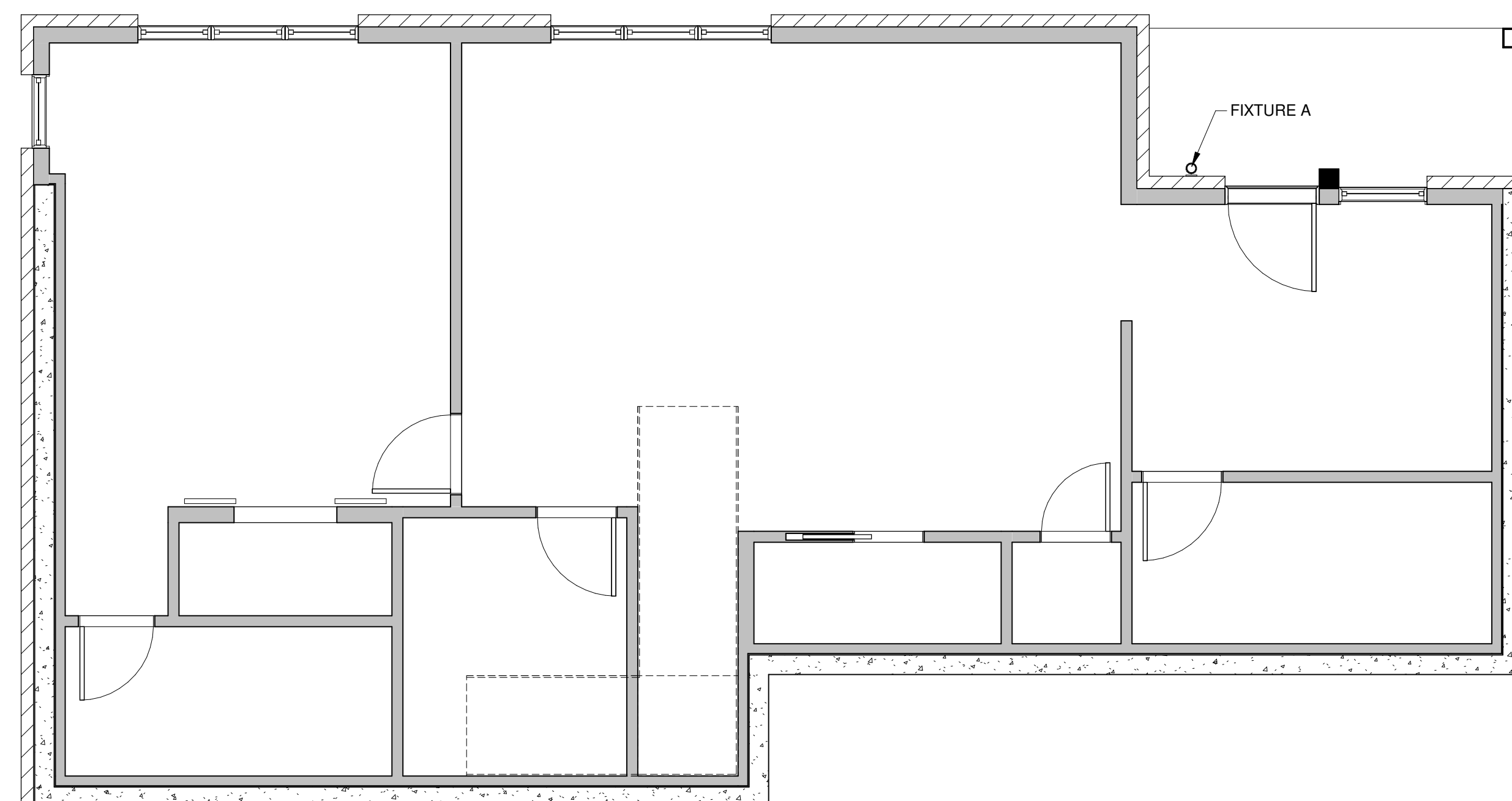
HINKLEY SHELTER 1324BK	
BLACK	
MATERIAL	SOLID ALUMINUM
GLASS	CLEAR SEEDY
WIDTH	6.3"
HEIGHT	20.5"
WEIGHT	7.0 LBS
EXTENSION	6.5"
TTO	5.8"
BACKPLATE HEIGHT	12.0"
BACKPLATE WIDTH	4.5"
SOCKET	1-100W MED
DARK SKY	YES
CERTIFICATION	C-US WET RATED
VOLTAGE	120V
UPC	640665732405

PROVIDE FULL CUT OFF FIXTURES WITH LED 10W 2500K-2700K BULBS PER CDC REQUIREMENTS.

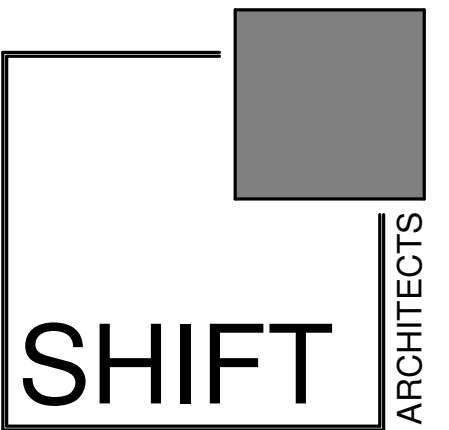
MOUNT FIXTURES AT 6'-8" AFF.



1 GROUND LEVEL EXTERIOR LIGHTING PLAN
1/4" = 1'-0"



2 SKI OUT LEVEL EXTERIOR LIGHTING PLAN
1/4" = 1'-0"



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EXTERIOR
LIGHTING PLANS

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LTG1.0

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PLANNING & DEVELOPMENT SERVICES

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

TO: Design Review Board
FROM: Dave Bangert, Town Forester
FOR: DRB Meeting on September 1, 2016
DATE: August 15, 2016
RE: Consideration of a Minor Revisions Application for the installation of a perimeter drain dry well in the northern General Easement on Lot 305, 101 Autumn Lane.

APPLICATION OVERVIEW:

The purpose and intent of this memo is to have the Design Review Board review and evaluate the dry well in the General Easement (GE) on Lot 305, 101 Autumn Lane.

PROJECT GEOGRAPHY

Legal Description: Lot 305, Telluride Mountain Village
Address: 101 Autumn Lane
Applicant/Agent: Ranta Construction Inc.
Owner: Don Smith
Zoning: Single Family
Existing Use: Single Family
Proposed Use: Single Family
Lot Area: 0.519 acres

Adjacent Land Uses:

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

ATTACHMENTS

- Exhibit A: Proposed drainage plan

BACKGROUND

The owner's representative, Ranta Construction/Fuse Architects, has submitted a Minor Revisions development application in accordance with the Community Development Code (CDC). The applicant is proposing the installation of a dry well in the northern General Easement on lot 305. This is Class 1 staff level application that has been raised to a Class 3 application due to the proposed GE encroachment.

ANALYSIS OF RELEVANT CODE SECTIONS

17.3.14 General Easement Setbacks

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

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

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

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

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

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

STAFF RECOMMENDATION

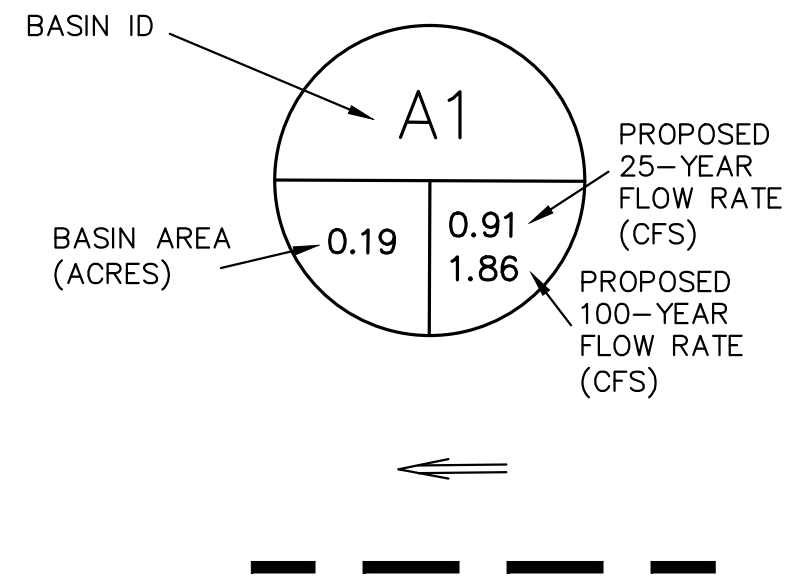
Staff feels that the minor encroachment of dry well in the northern General Easement will have no impact on the neighbors or surrounding properties and is an appropriate request. Mountain Village Public Works has no issue with this proposed use in the GE.

Staff recommends approval the General Easement encroachment proposed by the applicant, Ranta Construction/Fuse Architects, on Lot 305 with the following motion:

“I move to approve the application by Ranta Construction/Fuse Architects allow for a dry well in the northern General Easement as proposed in the drainage plans with the condition that the owner of Lot 305 enter in to a General Easement encroachment agreement with the Town of Mountain Village”.

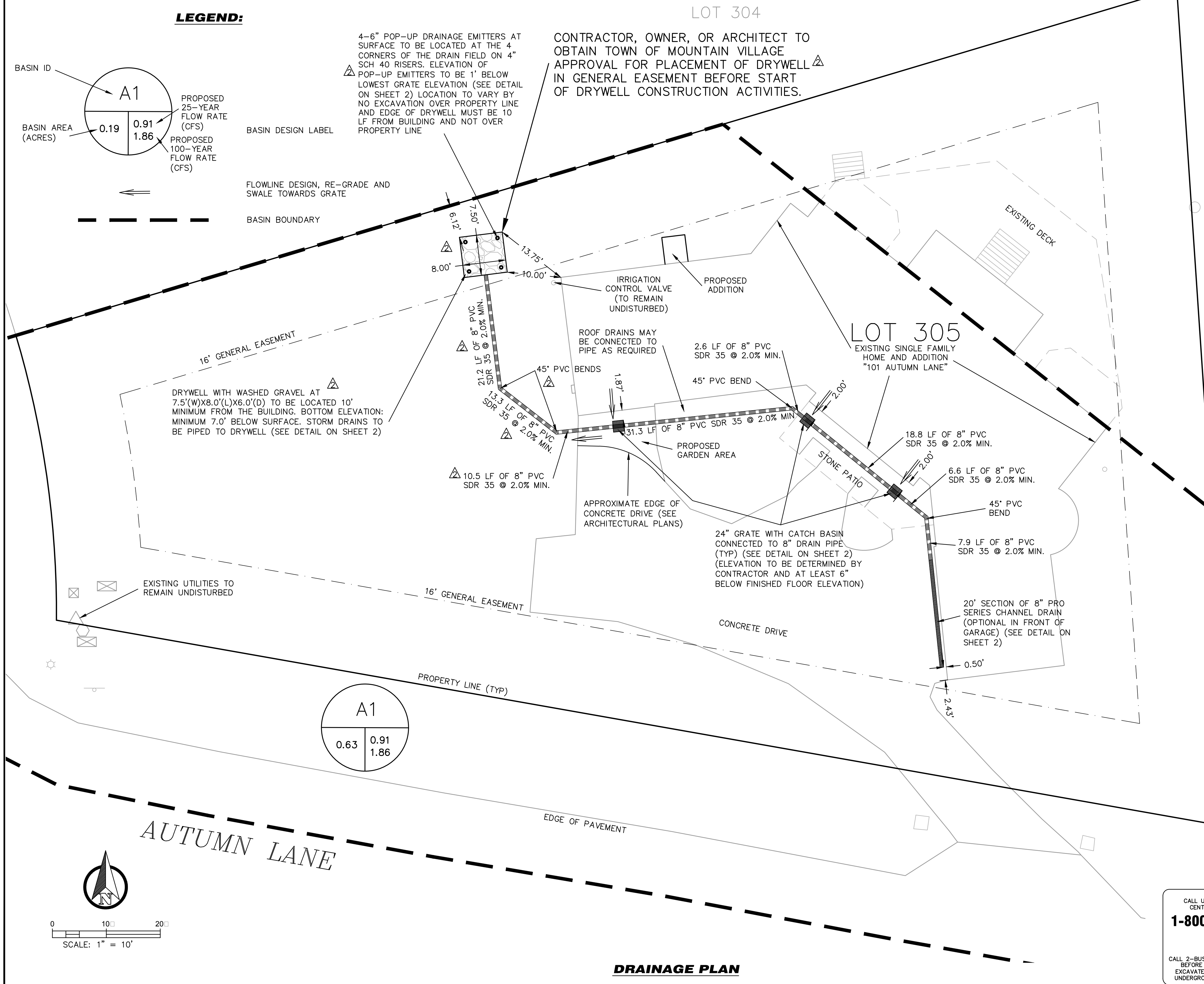
LOT 305, TOWN OF MOUNTAIN VILLAGE, (101 AUTUMN LANE) STATE OF COLORADO DRAINAGE CONSTRUCTION PLANS

LEGEND:



4-6" POP-UP DRAINAGE EMITTERS AT SURFACE TO BE LOCATED AT THE 4 CORNERS OF THE DRAIN FIELD ON 4" SCH 40 RISERS. ELEVATION OF POP-UP EMITTERS TO BE 1" BELOW LOWEST GRATE ELEVATION (SEE DETAIL ON SHEET 2) LOCATION TO VARY BY NO EXCAVATION OVER PROPERTY LINE AND EDGE OF DRYWELL MUST BE 10 LF FROM BUILDING AND NOT OVER PROPERTY LINE

CONTRACTOR, OWNER, OR ARCHITECT TO OBTAIN TOWN OF MOUNTAIN VILLAGE APPROVAL FOR PLACEMENT OF DRYWELL IN GENERAL EASEMENT BEFORE START OF DRYWELL CONSTRUCTION ACTIVITIES.



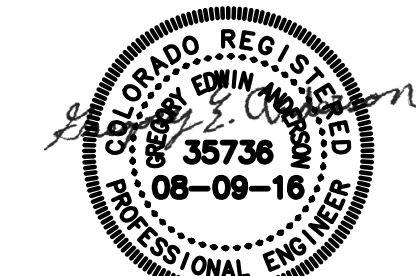
NOTES:

1. GRADING IS FIELD FITTED BY CONTRACTOR. FINAL GRADING IS NOT PROVIDED ON THE DRAINAGE PLANS, THEREFORE NO DESIGN ELEVATIONS CAN BE PROVIDED. CONTRACTOR MUST CONTACT THE ENGINEER AND WORK WITH THEM TOWARDS A SOLUTION IF THERE ARE ANY EXISTING GRADING REVISIONS THAT EFFECT THE DESIGN.
2. ALL EXISTING BOUNDARY INFORMATION PROVIDED BY FOLEY ASSOCIATES INC. DATED 2/16/15. CONTACT JEFF HASKELL AT (970) 728-6153 FOR MORE INFORMATION.
3. 8" PVC SDR 35 OR EQUIVALENT AS APPROVED FOR PROPOSED STORM DRAIN OUTLETS.
4. ALL CALCULATIONS COMPLETED PER THE RATIONAL METHOD, CONTACT ALPINE LAND CONSULTING, LLC FOR COPIES OF IDF CURVE AND ALL DRAINAGE AND SIZING CALCULATIONS.
5. CAUTION: LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY CONTRACTOR PRIOR TO DATE OF CONSTRUCTION. FOR INFORMATION CONTACT: UTILITY NOTIFICATION CENTER OF COLORADO (UNCC) 1-800-922-1987 OR 811. THE CONTRACTOR SHALL FIELD VERIFY SIZE, AND HORIZONTAL AND VERTICAL LOCATIONS OF EXISTING FACILITIES PRIOR TO CONSTRUCTION AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
6. AT LEAST TWO (2) FULL WORKING DAYS PRIOR TO COMMENCING CONSTRUCTION THE CONTRACTOR SHALL CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO @ 1-800-922-1987 OR 811 TO OBTAIN AN INQUIRY IDENTIFICATION NUMBER AND TO REQUEST THE UTILITY OWNERS TO MARK OR OTHERWISE INDICATED THE LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES, INCLUDING SERVICE CONNECTIONS. IF ANY OF THESE UNDERGROUND UTILITIES ARE IN CONFLICT WITH THE CONSTRUCTION PLANS THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND WORK WITH THE ENGINEER TO FIND A SOLUTION BEFORE THE START OF CONSTRUCTION.
7. PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES ALL NECESSARY PERMITS SHALL BE OBTAINED BY THE OWNER OR CONTRACTOR.
8. ALL MATERIALS AND CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE LATEST "TITLE 17 COMMUNITY DEVELOPMENT CODE OF THE TOWN OF MOUNTAIN VILLAGE MUNICIPAL CODE, ADOPTED FEBRUARY 21, 2013."
9. IF CUMULATIVE AREA OF DISTURBANCE EQUALS OR EXCEEDS ONE (1) ACRE, ON-SITE EROSION CONTROL SHALL BE PLANNED AND EXECUTED IN CONFORMANCE WITH THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT, WATER QUALITY CONTROL DIVISION, STORM WATER DISCHARGE REGULATIONS.
10. ALL TRENCHES SHALL BE ADEQUATELY SUPPORTED AND THE SAFETY OF WORKERS PROVIDED FOR AS REQUIRED BY THE MOST RECENT OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) "SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION." THESE REGULATIONS ARE DESCRIBED IN SUBPART P, PART 1926 OF THE CODE OF FEDERAL REGULATIONS. SHEETING AND SHORING SHALL BE UTILIZED WHERE NECESSARY TO PREVENT ANY EXCESSIVE WIDENING OR SLOUGHING OF THE TRENCH STRUCTURE WHERE EXCAVATIONS ARE MADE UNDER SEVERE WATER CONDITIONS. THE CONTRACTOR MAY BE REQUIRED TO USE AN APPROVED PILING INSTEAD OF SHEETING AND SHORING.
11. THE CONTRACTOR SHALL HAVE ONE SIGNED COPY OF THE PLANS APPROVED BY THE TOWN OF MOUNTAIN VILLAGE AND ONE COPY OF THE APPROPRIATE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS ON THE JOB SITE AT ALL TIMES.
12. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND TOWN ENGINEERING INSPECTOR 48 HOURS PRIOR TO THE START OF CONSTRUCTION.
13. THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING AND MAINTAINING EROSION AND SEDIMENT CONTROL MEASURES AT ALL TIMES DURING CONSTRUCTION. THE ADJOINING ROADWAYS SHALL BE FREE OF DEBRIS AT THE END OF CONSTRUCTION ACTIVITIES EACH DAY.
14. THERE SHALL BE NO TRACKING, DROPPING OR DEPOSITING OF SOILS OR ANY OTHER MATERIAL ONTO ADJOINING TOWN STREETS OR ALLEYS BY OR FROM ANY VEHICLE. ANY INADVERTENTLY DEPOSITED MATERIAL SHALL BE REMOVED FROM THE ALLEY OR ROADWAY IMMEDIATELY BY THE CONTRACTOR.
15. THE CONTRACTOR SHALL PROVIDE, ERECT AND MAINTAIN PROPER TRAFFIC CONTROL DEVICES UNTIL THE SITE IS OPEN TO TRAFFIC.
16. ALL DAMAGE TO PUBLIC STREETS AND ROADS, INCLUDING HAUL ROUTES, ALLEYS, TRAILS, SIDEWALKS, CURBS OR STREET IMPROVEMENTS, OR TO PRIVATE PROPERTY, SHALL BE REPAIRED AT THE SOLE EXPENSE OF THE CONTRACTOR TO THE ORIGINAL CONDITIONS.
17. IF DEWATERING IS REQUIRED, A STATE CONSTRUCTION DEWATERING DISCHARGE PERMIT IS REQUIRED FOR DISCHARGES TO A STORM SEWER, CHANNEL IRRIGATION DITCH, ANY STREET THAT IS TRIBUTARY TO THE AFOREMENTIONED FACILITIES, OR ANY WATERS OF THE UNITED STATES.
18. CONTRACTOR SHALL NOTIFY ALL RESIDENTS IN WRITING 24 HOURS PRIOR TO ANY SHUT-OFF IN SERVICE. THE NOTICES MUST HAVE CONTRACTOR'S PHONE NUMBER AND NAME OF CONTACT PERSON, AND EMERGENCY PHONE NUMBER FOR AFTER HOURS CALLS. ALL SHUT-OFFS MUST BE APPROVED BY THE TOWN'S PUBLIC WORKS, AND TOWN VALVES AND APPURTENANCES SHALL BE OPERATED BY TOWN PERSONNEL, UNLESS WRITTEN PERMISSION IS GIVEN OTHERWISE.
19. CONTRACTOR SHALL REGULARLY PATROL THE PUBLIC LANDS ADJACENT TO THE DEVELOPMENT TO REMOVE CONSTRUCTION DEBRIS AND KEEP CLEAN AND SAFE.
20. ALL DRAINAGE CONNECTIONS (PIPES) SHALL HAVE CLASS "B" BEDDING UNLESS OTHERWISE SHOWN. BEDDING MATERIAL SHALL CONFORM TO ASTM C-33 OR D-448, GRADATION NO. 67. ALL SURFACE DRAINAGE PIPES WITH LESS THAN 6' OF COVER MUST HAVE HEAT CABLE OR HEAT TAPE.

DRY WELL CAPACITY CALCULATION

PER TOWN OF TOWN OF MOUNTAIN VILLAGE RATIONAL AND TRIANGULAR HYDROGRAPH METHOD:
 25-YEAR REQUIRED STORAGE = 85 CF
 STORAGE REQUIRED IN GRAVEL WITH 40% POROSITY = 270 CF
 TOTAL STORAGE PROVIDED IN GRAVEL DRAIN OUTLET = 7.5'x8'x5' CF = 300 CF

THIS DRYWELL AND DRAINAGE CONSTRUCTION PLANS WAS PREPARED BY ME AND UNDER MY DIRECT SUPERVISION ON BEHALF OF ALPINE LAND CONSULTING, LLC FOR AMY AND DONALD SMITH AND FUSE ARCHITECTS AND INCLUDES DRYWELL AND DRAINAGE DESIGNS ONLY, AND DOES NOT INCLUDE ANY OTHER PLANNING OR ENGINEERING.



GREGORY E. ANDERSON
 COLORADO PROFESSIONAL ENGINEER
 REGISTRATION NO. 35736

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.



LOT 305
 MOUNTAIN VILLAGE

DRAINAGE PLAN

CLIENT:

AMY AND DONALD SMITH
 4062 YORK RD
 NEW OXFORD, PA 17350-9118

DATE: JULY 11, 2016

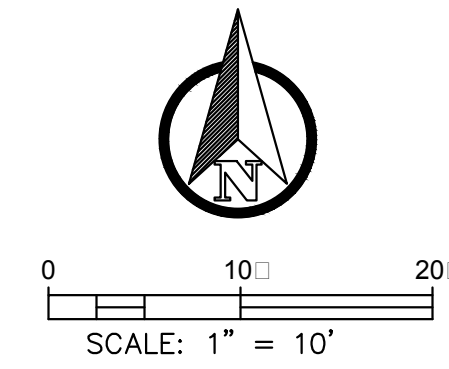
PROJECT #: 2016019

PROJECT MANAGER: GEA
 DRAWN BY: ADM

SHEET #:

1 OF 2

NO.	REVISIONS	DATE
1	REMOVED FOUNDATION DRAIN OUTLET AS REQUESTED	07-13-16
2	RELOCATED DRYWELL AS REQUESTED AND PROJECT NUMBER	08-08-16



DRAINAGE PLAN



Jane Marinoff

From: Kirby Brothers Electric <kirbybrotherselectric@gmail.com>
Sent: Thursday, September 01, 2016 9:43 AM
To: Jane Marinoff
Subject: Re: permit cancelation

great thanks

On Thu, Sep 1, 2016 at 9:20 AM, Jane Marinoff <JMarinoff@mtnvillage.org> wrote:

Jamie – I will be on vacation next week so I will attend to everything when I return. I did email randy (he is out of the office till next week) about getting you a refund. I am putting the permit on HOLD status till I get back.

From: Kirby Brothers Electric [mailto:kirbybrotherselectric@gmail.com]
Sent: Thursday, September 01, 2016 9:06 AM
To: Jane Marinoff
Subject: permit cancelation

Hi Jane would like to cancel this permit as we will not be doing the job, and I have not billed owner for permit. # 2016-TELU-00189 thanks jamey

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Kirby Brothers Electric
PO BOX 1354
Telluride, CO 81435
[970-708-7825](tel:970-708-7825)

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Kirby Brothers Electric
PO BOX 1354

Telluride, CO 81435
970-708-7825

SIGN-IN SHEET

DRB Meeting

Thursday SEPTEMBER 1, 2016

Please write clearly

ATTENDEE NAME (PLEASE PRINT CLEARLY)	EMAIL ADDRESS
Jack Wesson	WESSON@ME.COM
Adam Birek	Adam.Birek@gmail.com
DEREK McCLAIN	derekmcclain@sbcglobal.net
Russ Montgomery	
Sean Hayes	SeanHayes@MonteeCardinal.com
Marcus Lupu	INFO@MARCIStuax.com
DAVID BALLODE	
BRANDY JOHNSON	brandy@narastudor.com
Kristine Penza	kristine@shift-architects.com
DOUG FAISLER	COBFA81435@EMAIL.COM
Trevor Jones	Trevor@fused.tech.co