

**TOWN OF MOUNTAIN VILLAGE
 DESIGN REVIEW BOARD SPECIAL MEETING
 THURSDAY SEPTEMBER 17, 2015, 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				Call to Order
2.	10:00	45	Bangert	Action	Consideration of a Design Review application for a new single family home on Lot 1175R
3.	10:45	30	Jameson	Action	Continuation from the September 3, 2015 meeting of a Minor Revision Application on Lot 38-50-58R, Hotel Madeline
4.	11:15				Adjourn



TO: Design Review Board

FROM: Dave Bangert, Town Forester

FOR: Meeting of September 17, 2015

DATE: September 10, 2015

RE: Consideration of a Design Review application for a new single-family dwelling on Lot 1175R

PROJECT GEOGRAPHY

Application Overview: The purpose and intent of this memo is to have a Design Review Board (DRB) review and approve a new single family home on Lot 1175R.

Legal Description: Lot 1175R
Address: 130 Sundance Drive
Applicant/Agent: Matt Franklin Architect
Owner: Dana Bracket
Zoning: Single-Family Zone District
Existing Use: Vacant Lot
Proposed Use: Single-Family
Lot Size: 1.16 acres
Adjacent Land Uses:

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

PROJECT SUMMARY

CDC Provision	Requirement	Proposed
Maximum Building Height	40' maximum (35'+5' for gable roof)	35'-3 1/4"
Maximum Avg Building Height	35' maximum (30'+5' for gable roof)	25'-6 5/8"
Maximum Lot Coverage	40% maximum	11.46%
General Easement Setbacks		
North	16'	221.40'
South	16'	32.14'
East	16'	70.86'
West	16'	45.97'
Roof Pitch		
Primary	6:12 to 12:12	8:12
Secondary	4:12 unless specific approval	4:12 one shed roof 3:12
Exterior Material		
Stone	35%	36.3%
Wood	25% (No requirement)	45.7%
Windows/Doors	40% maximum for windows	18.0%
Parking	2 enclosed and 2 non-tandem	2 enclosed and 3 exterior

ATTACHMENTS

- Exhibit A: Lot 1175R Owner Consent letter
- Exhibit B: Applicant 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.

BACKGROUND

The Design Review Board (DRB) conducted a conceptual work session on the proposed development on August 6, 2015. At this meeting the Design Review Board was in general favor of the project and the Board suggested a special meeting to help facilitate the approval process so that the applicant could start this project this fall. This lot contains wetlands that had a new delineation done on June 29, 2015 and the Town is still waiting on a letter from the US Army Corps of Engineers accepting this new delineation. This letter will be a condition prior to issuing a building permit. The applicant does not propose any wetlands fill or disturbance. The applicant is submitting this application with approval from the current owner of Lot 1175R, TITL, LLC. The applicant will have to close on Lot 1175R prior to issuance of building permit.

CRITERIA FOR DECISION

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

ANALYSIS

The proposed new single family home complies with the Design Regulations and the Design Review Process as outlined in the findings set forth in the attached resolution. The following are the outstanding matters that have to be addressed:

Wetlands

There are delineated wetlands on Lot 1175R. The applicant is not proposing any wetland disturbance or fills during the construction of this new single family home. A new wetland delineation has been submitted to the U.S. Army Corps of Engineers according to the standards identified by the USACE. This USACE approved delineation will be a condition prior to issuance of a building permit.

CDC Section 17.6.1.B Wetland Regulations

f. All development applications for lots that contain wetlands or that are in close to proximity of wetlands on adjoining lots shall, as a part of the applicable development application, submit a wetlands delineation performed by a USACE qualified consultant.

i. Written verification of the delineation from the USACE is required prior to the review authority issuing the final CDC required development approval.

(a) The review authority may also, as a condition of the final approval, require the submission of the USACE wetland delineation verification prior to the issuance of a development permit.

(b) USACE written approval of wetland delineations typically expire after five (5) years. A new wetland delineation approval letter from the USACE shall be submitted if the original wetland delineation approval has expired.

g. When a development is in close proximity to a wetland area that is protected by a conservation easement, the boundaries of such easement shall be shown on the existing conditions plan and all site plans.

h. When wetlands are identified on a lot, it shall be the responsibility of the lot owner to ensure that these areas are not impacted by any development.

i. Any development application that proposes wetland fill shall be referred to the USACE in accordance with the Referral and Review Process to ensure compliance with the federal wetland permitting process.

Design Variations

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

1. Proposed secondary shed roof with 3:12 pitch as outlined in CDC Section 17.5.6.(C)(2)(b).

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

1. The design variation is compatible with the design context of the surrounding area, and provides for a strong mountain vernacular design.
2. The design variation is consistent with the town design theme;
3. The strict development application of the Design Regulations(s) would prevent the applicant or owner from achieving its intended design objectives for a project;
4. The design variation is the minimum necessary to allow for the achievement of the intended design objectives;
5. The design variation is consistent with purpose and intent of the Design Regulations;

6. The design variation does not have an unreasonable negative impact on the surrounding neighborhood; and
7. The proposed design variation meets all applicable Town regulations and standards.

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

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

The only variation we feel will be needed is that for small shed dormer with a 3:12 pitch. All other roof pitches comply with the CDC. Using the SIPS roof panel structure requires an intermediate support at Bedroom #3 since it won't clear span that distance. We have a timber ridge supporting the bump-out massing roofs and would like to continue that support extending through Bedroom #3 to the adjacent Bath #2. That timber is the end support for the shed dormer panel. Using a 4:12 pitch there would not create enough visual and physical separation between the roof structures at the fascia to make sense.

RECOMMENDATION

Staff recommends the DRB approve the Design Review Process development application with the following motion:

"I move to approve a resolution for a Design Review Process development application for a new single-family residence on Lot 1175R, with the findings and conditions as set forth in the resolution"

**RESOLUTION OF THE DESIGN REVIEW BOARD
OF MOUNTAIN VILLAGE, COLORADO, AUTHORIZING AND APPROVING THE DESIGN
REVIEW PROCESS FOR LOT 1175R**

Resolution No. 2015-0917-15

RECITALS:

- A. TITL, LLC is the owner (“Owner”) of record of real property described as Lot 1175R, Town of Mountain Village; Owner is under contract with the prospective buyer, Dana Bracket. Owner has given their consent to Dana Bracket and his architect, Matt Franklin to submit an application for the Design Review Process for a single family home to the Town of Mountain Village.
- B. Dana Bracket’s Representative, Matt Franklin Architect, has submitted a Class 3 Design Review Process application requesting approval for the development of a single family home on Lot 1175R, Town of Mountain Village; and
- C. The Design Review Board (DRB) considered this application, along with evidence and testimony, at a public meeting held on September 17, 2015. Upon concluding their review, the DRB voted 0-0 to approve the Design Review; and
- D. The public hearings referred to above were preceded by publication of public notice of such hearings on such dates and/or dates from which such hearings were continued on the *Town of Mountain Village website*, and by mailing of public notice to property owners within four hundred feet (400') of the Property, as required by the Community Development Code; and
- E. The DRB considered the Application submittal materials, and all other relevant materials, public letters and public testimony, and approved the Application with conditions as set forth in this Resolution; and
- F. The Owners have addressed, or agreed to address, all conditions of approval of the Application imposed by the DRB; and
- G. DRB based their approval of this Application on the following findings, as stated required by section CDC Section 17.4.11.D:
 - 1. With compliance of the conditions set forth below, the proposed development meets the Design Regulations because, without limitation, the development is compliant with the Town design theme, the building siting design requirements, building design requirements, and the Parking Regulations.
 - 2. With compliance of the conditions set forth below, the proposed development is in compliance with the Zoning and Land Use Regulations because, without limitation, the development is located in the Single Family Zone District, the maximum and average building heights are met, and the structure complies with the lot coverage requirements;
 - 3. The proposed development is in compliance with the other applicable regulations of this CDC, including but not limited to the Development Review Procedures, the Fire Mitigation Regulations and the Steep Slope Regulations;
 - 4. The development application complies with any previous plans approved for the site still in effect because, without limitation, the development is in compliance with previously approved development plans;

5. The development application complies with any conditions imposed on development of the site through previous approvals; and
6. The proposed development meets all applicable Town regulations and standards because, without limitation a design variation have been granted for:
 - a. Roof pitch of 3:12 on a secondary roof form;

Now, Therefore, Be It Resolved that the DRB hereby approves the Design Review Process development application and authorizes the DRB Chairman to sign the Resolution subject to the following conditions:

Section 1. Development Application Conditions

1. Prior to issuing a building permit, the applicant shall provide a letter from the United States Army Corps of Engineers accepting the new wetland delineation.
2. Prior to issuing a building permit, the contract for sale of Lot 1175R between TITL, LLC and Dana Bracket shall close and Dana Bracket shall provide a title commitment to the Town evidencing Dana Bracket as the owner of the Property.
3. Prior to the mason setting any stonework, a four foot (4') by four foot (4') mock up board be prepared by the development mason for the review authority to approve the final stone material and setting pattern consistent with the review authority approval.
4. Applicable Town fees and taxes shall be paid prior to commencing the activity or prior to the Town issuing a permit, as applicable, including but not limited to the Town's use tax.
5. All representations of the applicant, whether within the submittal or at the DRB hearing, are conditions of this approval.

Section 2. Effective Date and Length of Validity

1. This approval shall be effective seven (7) calendar days from the date of the DRB approval, on September 17, 2015 unless an appeal is filed in accordance with the CDC appeal procedures. If an appeal is filed pursuant to the appeal procedures, building permits or other development permits shall not be issued until the appeal is heard by the Town Council and it takes action to uphold or modify the approval.
2. This approval shall be valid for eighteen (18) months from the effective date of approval and shall lapse on March 24, 2017 unless a Renewal Process development application is approved by the Town pursuant to the CDC.

Section 3. Void Approval

A resolution or subsequent approval issued by the Town in error or which does not comply with the provisions of this CDC or Town-adopted codes, ordinances and regulations is null and void. A permit, certificate or license issued in reliance upon any materially false statement in the development application, supporting documents or oral statements made on the record shall be null and void.

Be It Further Resolved that Lot 1175R may be developed as submitted in accordance with Resolution NO. 2015-0917-15

Approved by the Design Review Board at a public meeting September 17, 2015.

Town of Mountain Village, Design Review Board

By: _____
Bill Hoins, Chairman

Attest:

By: _____
Dave Bangert, Town Forester



711 E. Broadway Meridian, ID 83642

August 8, 2015

Ms. Savannah Jameson & Mr. Dave Bangert
Community Development Director & Town Forrester
Town of Mountain Village

Subject: Development Narrative for Lot 1175R
Owner: Dana Brackett

The proposed development is to build a single family residence on lot 1175R on Sundance Lane. The proposed configuration of the home consists of a main floor and second floor of living space above a daylight garage. The garage access is on the downhill side of the slope with main floor access on the uphill side of slope.

Specifications and design criteria are listed on the following page.

A monitored fire sprinkler system will be provided.

The only variance we feel will be needed is that for small shed dormer with a 3:12 pitch. All other roof pitches comply with the CDC. Using the SIPS roof panel structure requires an intermediate support at Bedroom #3 since it won't clear span that distance. We have a timber ridge supporting the bump-out massing roofs and would like to continue that support extending through Bedroom #3 to the adjacent Bath #2. That timber is the end support for the shed dormer panel. Using a 4:12 pitch there would not create enough visual and physical separation between the roof structures at the fascia to make sense.

The proposed driveway will come off of Sundance Lane on the south side of wetlands drainage feeder and run down to the southeast to the proposed home's location avoiding the wetlands and it's drainage feeder altogether. The grade of the driveway does not exceed 6.96%. The owner has met with Chris Hazen the wetlands specialist and they have submitted the proposed plan to the Army Corps of Engineers for approval.

Thank you for your time and consideration,

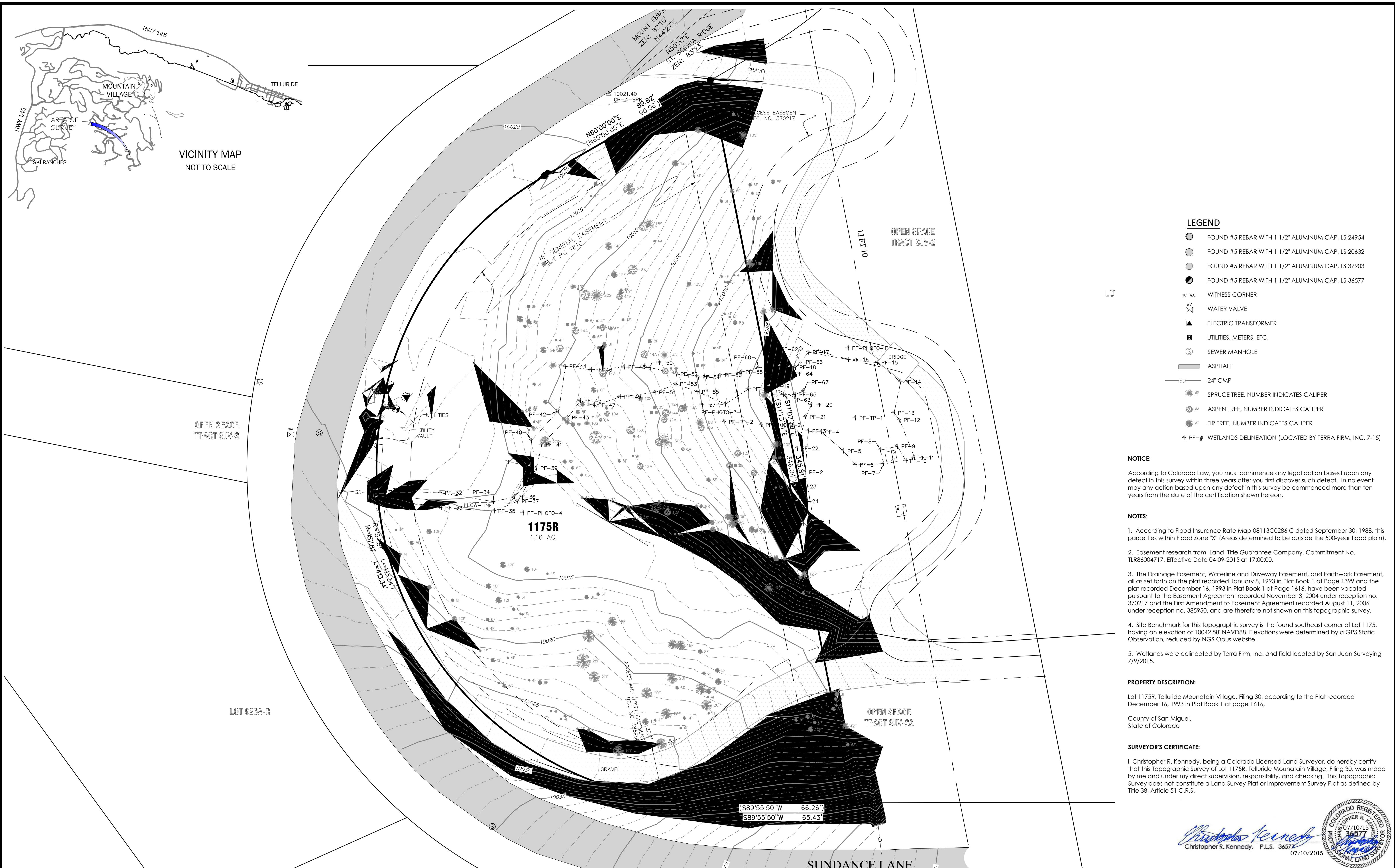
Matthew Franklin, Architect
MTN Design
mfranklin@mtndesign.com
(208) 493-2692

PROJECT GEOGRAPHY

Legal Description: Lot 1175R, Telluride Mountain Village Filing No. 30
 Address: Lot 1175R Sundance Lane, Mountain Village, CO
 Applicant/Agent: Matthew C. Franklin, MTN Design
 Owner: Dana Brackett
 Zoning: Single-Family Zone District
 Existing use: Vacant
 Proposed use: Single-Family Residence
 Lot size: 1.16 acres

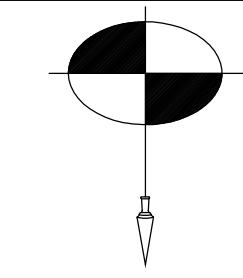
PROJECT SUMMARY

CDC Provision	Requirement	Proposed
Maximum Building Height	40' max. (35'+5' for gable roof)	35'-3 1/4"
Maximum Avg. Building Height	35' max. (30'+5' for gable roof)	25'-6 5/8"
Maximum Lot Coverage	30 % maximum	11.46%
General Easement Setbacks		
North	16'	
South	16'	
East	16'	
West	16'	
Roof Pitch		
Primary	6:12 to 12:12	8:12
Secondary	4:12 unless specific approval	4:12, 3:12
Exterior Material		
Stone	35%	36.3%
Wood	25% (no requirement)	45.7%
Windows/Doors	40% maximum for windows	18.0%
Parking	2 enclosed and 2 non-tandem	2 enclosed and 3 exterior



TOPOGRAPHIC SURVEY
LOT 1175R, TELLURIDE MOUNTAIN VILLAGE, FILING 30

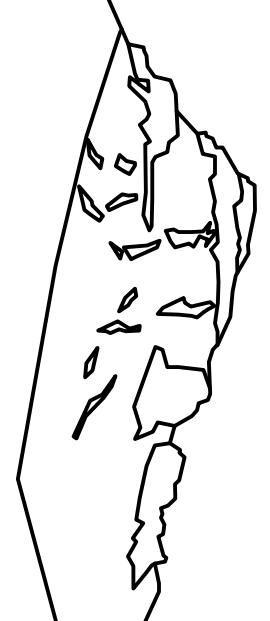
LOCATED WITHIN SECTION 10,
 TOWNSHIP 42 NORTH, RANGE 9 WEST, N.M.P.M.
 SAN MIGUEL COUNTY, COLORADO



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

DATE:	06/07/2015
JOB:	00074
DRAWN BY:	CRK
CHECKED BY:	SDH
REVISION DATES:	
SHEET:	1 OF 1

Christopher R. Kennedy
 Christopher R. Kennedy, P.L.S. 36577
 07/10/2015
 COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR



Uncompahgre
Engineering, LLC

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

SUBMISSIONS:
SUBMITTAL 2015-07-30
DESIGN REVIEW APPLICATION 2015-08-17

Brackett Residence
Lot 1175R
Mtn. Village, CO

NOT FOR CONSTRUCTION
CONTRACTOR TO REVIEW AND COMPARE ALL
CHANGES AND INTERDISCIPLINARY DRAWINGS
FOR CONFLICTS AND CLARIFICATIONS WITH THE
ARCHITECT PRIOR TO ANY FIELD WORK BEING
DONE IN ACCORDANCE WITH AIA DOCUMENT A201

Construction
Mitigation
Plan

C4



PARKING NOTE:
CONSTRUCTION PARKING SHALL ALSO TAKE PLACE ALONG DRIVEWAY AND IN THE ADJACENT DRIVEWAY DEPENDING ON MATERIAL STORAGE REQUIREMENTS FOR THAT PARTICULAR DAY.



Uncompahgre
Engineering, LLC

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

SUBMISSIONS:
SUBMITTAL 2015-07-30
DESIGN REVIEW APPLICATION 2015-08-17

Brackett Residence
Lot 1175R
Mtn. Village, CO

NOT FOR CONSTRUCTION

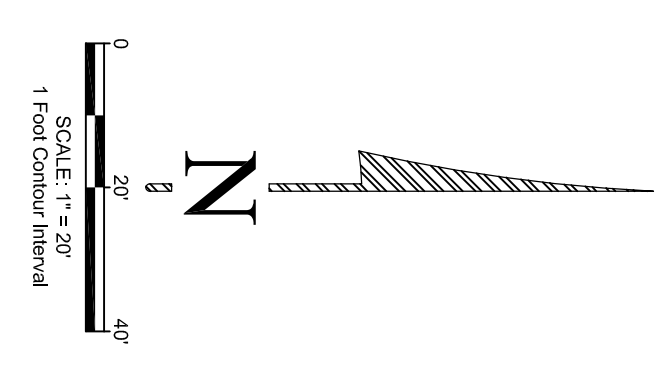
CONTRACTOR TO REVIEW AND COMPARE ALL
CHANGES AND INTERDISCIPLINARY DRAWINGS
WITH THE ARCHITECT PRIOR TO ANY FIELD WORK BEING
DONE IN ACCORDANCE WITH AIA DOCUMENT A201

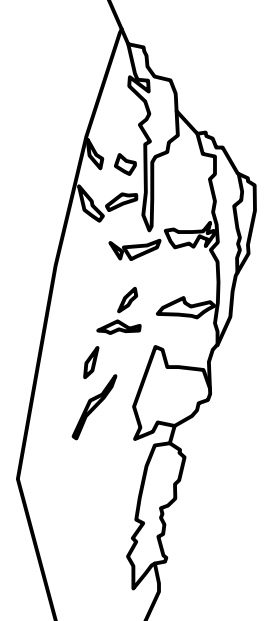
Grading
and
Drainage
Plan

C1



NOTE:
FINAL GRADES FOR ANY DISTURBED AREAS (CUT AND FILL)
SHALL BE 2:1 OR FLATTER.





Uncompahgre
Engineering, LLC

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

SUBMISSIONS:
SUBMITTAL 2015-07-30
DESIGN REVIEW APPLICATION 2015-08-17

Brackett Residence
Lot 1175R
Mtn Village, CO

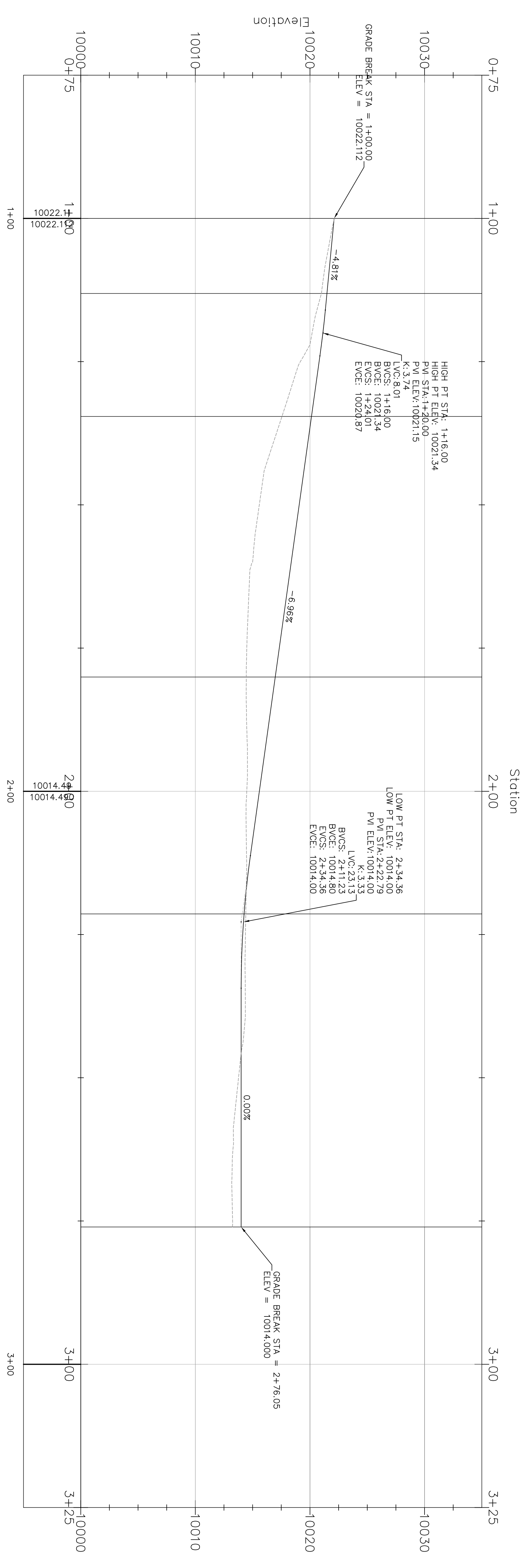
NOT FOR CONSTRUCTION
CONTRACTOR TO REVIEW AND COMPARE ALL
DIMENSIONS AND INTERFERING DRAWINGS
WITH FIELD CONDITIONS AND VERIFY
ASPECTS PRIOR TO ANY FIELD WORK BEING
DONE IN ACCORDANCE WITH AIA DOCUMENT A301

Driveway
Plan and Profile

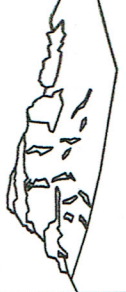
C2



Driveway Profile



Scale: 1"=10', 2x Vertical Exaggeration



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

SUBMISSIONS:
SUBMITTAL 2016-07-30

Brackett Residence
Lot 1175R
Mtn. Village, CO

NOT FOR CONSTRUCTION



CONTRACTOR TO REVIEW AND COMPARE ALL
CONSTRUCTION DETAILS AND DIMENSIONS
AND REPORT ANY DISCREPANCIES TO THE
ARCHITECT PRIOR TO ANY FIELD WORK BEING
DONE IN ACCORDANCE WITH ALL DOCUMENT A01

LANDSCAPE,
Grading
and
Drainage
Plan

C1

Landscape Plan

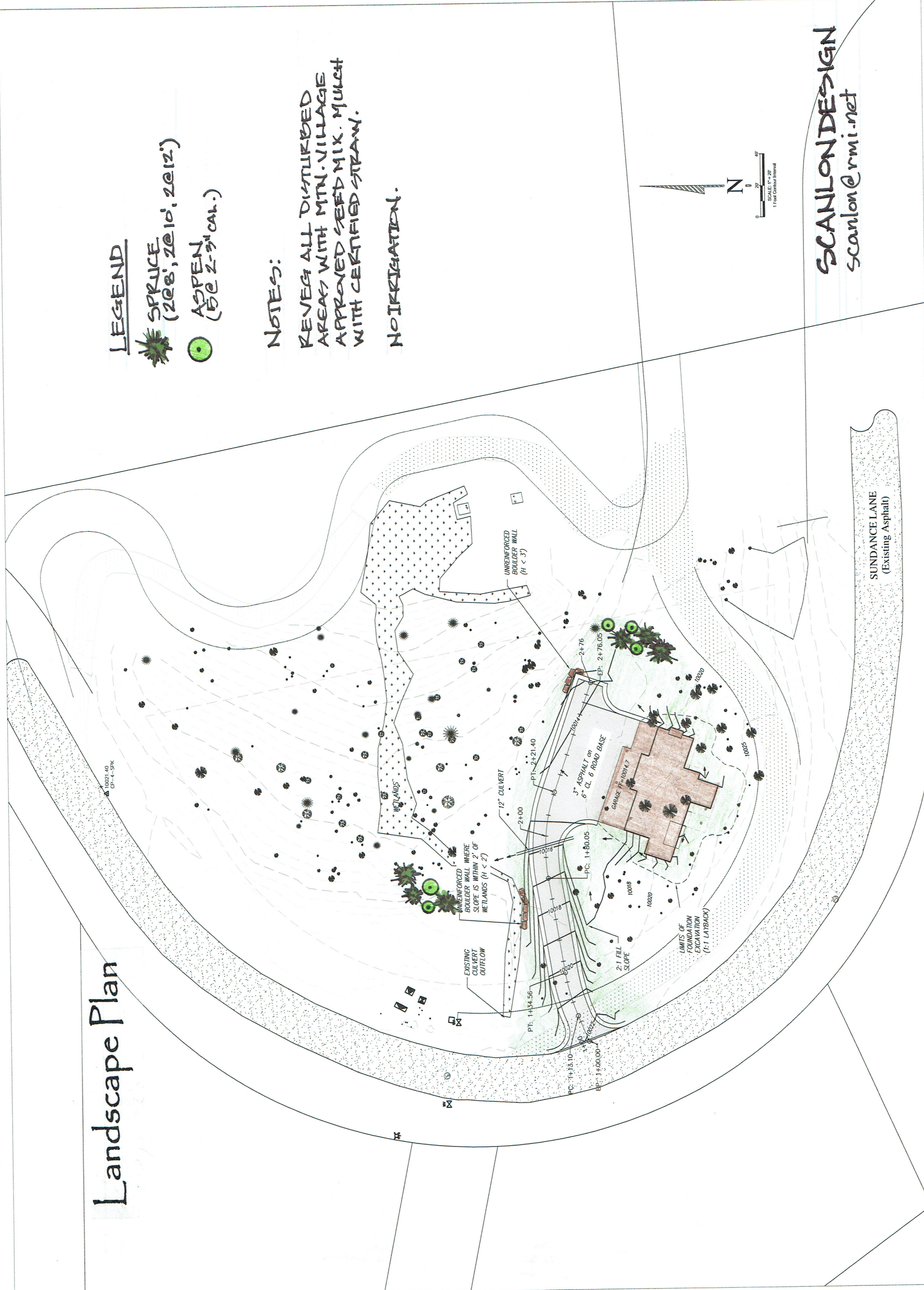
LEGEND

-  SPRUCE
(208', 2@10', 2@12')
-  ASPEN
(5@ 2'-3" CAL.)

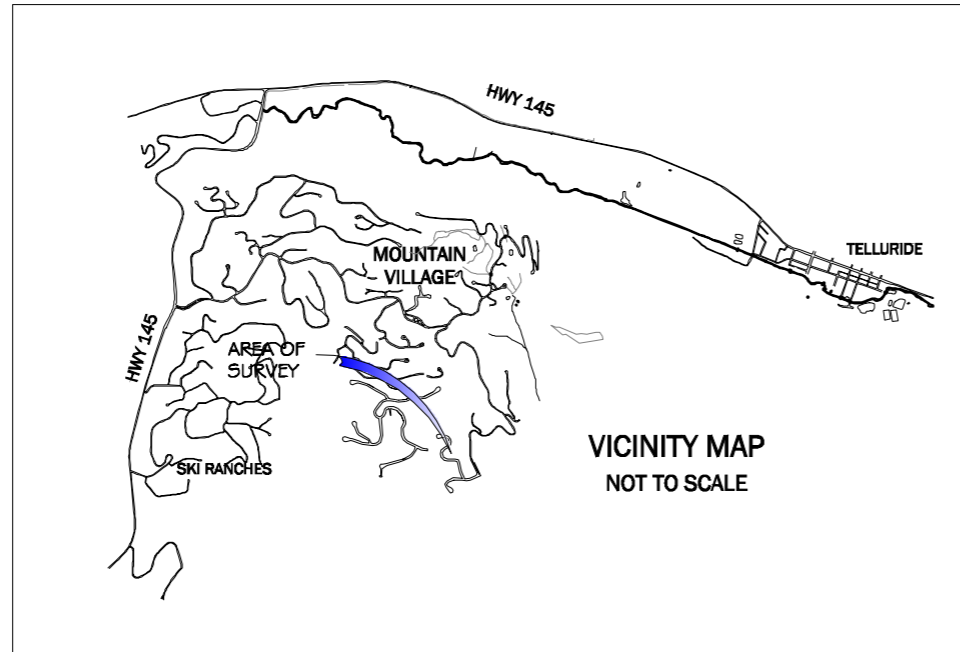
NOTES:

REVEAL ALL DISTURBED
AREAS WITH MTN. VILLAGE
APPROVED SEED MIX. MULCH
WITH CERTIFIED STRAW.

NO IRRIGATION.



SCANLON DESIGN
scanlon@rmi.net



VICINITY MAP
NOT TO SCALE

CONTACT INFORMATION

ARCHITECT: MATTHEW C. FRANKLIN
MTN DESIGN
711 E. BROADWAY
MERIDIAN, ID 83642
(208) 493-2692

SURVEYOR: CHRIS KENNEDY
SAN JUAN SURVEYING
102 SOCIETY DR.
TELLURIDE, CO 81435
(970) 728-1128

CIVIL ENGINEER: DAVID BALLODE
UNCOMPAGRE ENGINEERING
PO BOX 3945
TELLURIDE, CO 81435
(970) 729-0683

LANDSCAPE DESIGNER: LARRY SCANLON
SCANLON DESIGNS
TELLURIDE, CO 81435
(970) 708-2088



BRACKETT LOT 1175R

DRAWING INDEX:

- CV COVER SHEET
- SPEC SPECIFICATIONS
- SITE SITE PLAN/ FIRE MITIGATION PLAN
- 01 WINDOW SCHEDULE
- 02 WINDOW/ DOOR DETAILS & ADDRESS MONUMENT DESIGN
- 10 BASEMENT PLAN
- 10e BASEMENT EXTERIOR LIGHTING PLAN
- 11 MAIN FLOOR PLAN
- 11e MAIN FLOOR EXTERIOR LIGHTING PLAN
- 12 SECOND FLOOR PLAN
- 12e SECOND FLOOR EXTERIOR LIGHTING PLAN
- 13 ROOF PLAN
- 21 BUILDING ELEVATIONS
- 22 BUILDING ELEVATIONS

DESIGN PHASE

DRAWN:	DATE:	CHKCD
MCF	6.17.15	
MCF	7.1.15	
DRB		
MCF	8.11.15	

FINAL PHASE

-	-	
---	---	--

SHOP DRAWINGS

-	-	
---	---	--

PROJECT: 15-017

COPYRIGHT PFB CUSTOM HOMES GROUP, LLC. THESE DRAWINGS ARE NOT TO BE USED FOR MAKING ANY REPRODUCTION THEREOF, FOR USE WITH ANY OTHER PROVIDER'S MATERIALS OR FOR CONTRACTING ANY BUILDING WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION FROM PFB CUSTOM HOMES GROUP, LLC. DO NOT SCALE DRAWINGS. PFB CUSTOM HOMES GROUP, LLC IS NOT RESPONSIBLE FOR ERRORS DUE TO SCALED DRAWINGS. REFER ANY QUESTIONS OR DISCREPANCIES TO PFB CUSTOM HOMES GROUP, LLC BEFORE START OF CONSTRUCTION.

PRELIMINARY
NOT FOR
CONSTRUCTION

SCALE: NA

CV

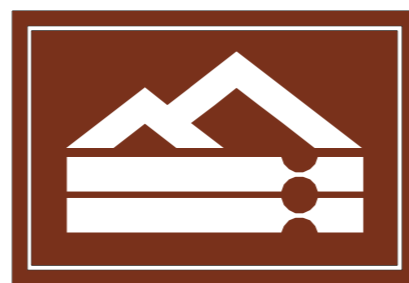
SHEET

PROJECT INFORMATION

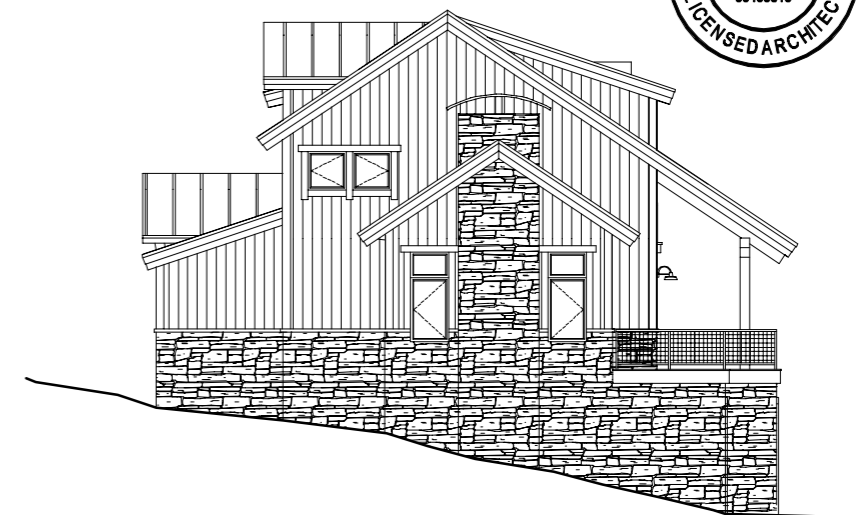
ADDRESS: LOT 1175R
LOCATION: TOWN OF MOUNTAIN VILLAGE, CO
JURISDICTION: SAN MIGUEL COUNTY
CONTACT INFO: RANDY KEE 970-369-8246

DESIGN CRITERIA

CODE REQUIRED: 2012 IRC
GROUND SNOW LOAD: 130 LBS
WIND LOAD: 90 MPH, EXP. B
SEISMIC ZONE: 1
FROST DEPTH: 48"
ENG STAMP REQUIRED: YES
ARCH STAMP REQUIRED: YES
SITE PLAN REQUIRED: YES
WINDOW MANUFACTURER: WINDSOR U.N.O
ELEVATION: 10001'



PRECISIONCRAFT®
LOG & TIMBER HOMES



MATERIALS PACKAGE SPECIFICATIONS

MATERIALS PACKAGE

●TIMBERFRAME:

- 9"x11" Rectangular DOUG FIR FOHC
- 9"x9" Rectangular DOUG FIR FOHC
- 7"x11" Rectangular DOUG FIR FOHC
- 7"x7" Rectangular DOUG FIR FOHC

TEXTURING: NONE

LOCATION: PER PLAN

●INSULSPAN SIP PANELS

- WALL PANEL: 6-1/2" - NON-BORATE - 5/8" SHIM
- ROOF PANEL: 12-1/4" - NON-BORATE - 5/8" SHIM
- LOCATION: Per plan (RTA=Ready To Assemble)

●TECHNICAL ASSISTANCE

SIPS PANELS: 2 DAYS

DFOHC - HEADER GRADE OR BETTER (UNO.)

GRADING STANDARDS:

ALL LOG MATERIALS ARE GRADED IN ACCORDANCE WITH THE GRADING RULES OF THE LOG HOME COUNCIL AND ASTM STANDARD D-3957, UNLESS OTHERWISE SPECIFIED THE LOG/TIMBER MATERIALS PROVIDED (LISTED ABOVE, REFER TO PLANS AND SHT. MPI FOR LOCATIONS) WILL BE WALL GRADE OR BETTER
 -TRUSS MEMBERS ARE TO BE HEADER GRADE OR BETTER
 -MEMBERS WITH ARCH CUTS TO BE WALL GRADE OR BETTER (UNO.)



INTERIOR FINISHES		
MUDROOM	FLOOR TREATMENT: WALL TREATMENT: CEILING TREATMENT:	TILE DRYWALL (SKIP TROWEL) DRYWALL (SKIP TROWEL)
GARAGE	FLOOR TREATMENT: WALL TREATMENT: CEILING TREATMENT:	CONCRETE (FLOAT FINISH) DRYWALL (SKIP TROWEL) TYPE-X DRYWALL (SKIP TROWEL) TYPE-X
LIVING ROOM	FLOOR TREATMENT: WALL TREATMENT: CEILING TREATMENT:	HARDWOOD FLOOR DRYWALL (SKIP TROWEL) DRYWALL (SKIP TROWEL)
KITCHEN	FLOOR TREATMENT: WALL TREATMENT: CEILING TREATMENT: COUNTERTOP TREATMENT:	HARDWOOD FLOOR DRYWALL (SKIP TROWEL) T&G WOOD SOLID SURFACE (GRANITE)
DINING ROOM	FLOOR TREATMENT: WALL TREATMENT: CEILING TREATMENT:	HARDWOOD FLOOR DRYWALL (SKIP TROWEL) DRYWALL (SKIP TROWEL)
LAUNDRY	FLOOR TREATMENT: WALL TREATMENT: CEILING TREATMENT: COUNTERTOP TREATMENT:	HARDWOOD FLOOR DRYWALL (SKIP TROWEL) DRYWALL (SKIP TROWEL) SOLID SURFACE (GRANITE)
PANTRY	FLOOR TREATMENT: WALL TREATMENT: CEILING TREATMENT:	HARDWOOD FLOOR DRYWALL (SKIP TROWEL) DRYWALL (SKIP TROWEL)
PC	FLOOR TREATMENT: WALL TREATMENT: CEILING TREATMENT: COUNTERTOP TREATMENT:	HARDWOOD FLOOR DRYWALL (SKIP TROWEL) DRYWALL (SKIP TROWEL) SOLID SURFACE (GRANITE)
MASTER BEDROOM	FLOOR TREATMENT: WALL TREATMENT: CEILING TREATMENT:	HARDWOOD FLOOR DRYWALL (SKIP TROWEL) T&G WOOD
MASTER CLOSET	FLOOR TREATMENT: WALL TREATMENT: CEILING TREATMENT:	HARDWOOD FLOOR DRYWALL (SKIP TROWEL) T&G WOOD
MASTER BATHROOM	FLOOR TREATMENT: WALL TREATMENT: CEILING TREATMENT: COUNTERTOP TREATMENT:	HARDWOOD FLOOR DRYWALL (SKIP TROWEL) DRYWALL (SKIP TROWEL) SOLID SURFACE (GRANITE)
BEDROOM #2	FLOOR TREATMENT: WALL TREATMENT: CEILING TREATMENT:	HARDWOOD FLOOR DRYWALL (SKIP TROWEL) DRYWALL (SKIP TROWEL)
BEDROOM #3	FLOOR TREATMENT: WALL TREATMENT: CEILING TREATMENT:	HARDWOOD FLOOR DRYWALL (SKIP TROWEL) DRYWALL (SKIP TROWEL)
BATHROOM #2	FLOOR TREATMENT: WALL TREATMENT: CEILING TREATMENT: COUNTERTOP TREATMENT:	TILE DRYWALL (SKIP TROWEL) DRYWALL (SKIP TROWEL) SOLID SURFACE (GRANITE)
LOFT	FLOOR TREATMENT: WALL TREATMENT: CEILING TREATMENT:	HARDWOOD FLOOR DRYWALL (SKIP TROWEL) DRYWALL (SKIP TROWEL)
STAIRS	FLOOR TREATMENT: WALL TREATMENT: CEILING TREATMENT:	HARDWOOD FLOOR DRYWALL (SKIP TROWEL) DRYWALL (SKIP TROWEL)
CLOSETS	FLOOR TREATMENT: WALL TREATMENT: CEILING TREATMENT:	HARDWOOD FLOOR DRYWALL (SKIP TROWEL) DRYWALL (SKIP TROWEL)

NOTE: ALL MATERIALS & SYSTEMS TO BE VERIFIED WITH OWNERS

EXTERIOR FINISHES		
STONE	STONE TYPE:	NATURAL STONE
SIDING	MAIN: LAUNDRY/LIVING RM./DORMERS:	HORIZONTAL PLANK SIDING VERTICAL BARN WOOD
ROOFING	MAIN:	RUSTIC METAL
RAILING	INTERIOR: EXTERIOR:	TUBE STEEL W/ WIRE MESH TUBE STEEL W/ WIRE MESH
DECKS	BEDROOM #2 DECK: MAIN FLOOR DECK:	1PE DECKING BRUSHED & STAINED CONCRETE
EAVES	SOFFIT: FASCIA:	PINE T&G 1X CEDAR BUILD UP

NOTE: VERIFY MATERIAL LOCATIONS WITH ELEVATIONS

MECHANICAL SYSTEMS		
HEATING/ APPLIANCES	HEATING: AIR CONDITIONING: AIR EXCHANGER: RANGE: APPLIANCES:	RADIANT W/ GYPCRETE NO YES GAS TO BE DETERMINED
FIREPLACES	LIVING ROOM:	GAS
WATER/WASTE	WATER SUPPLY: WASTE REMOVAL:	CITY SEWER
FIRE SUPPRESS	FIRE SPRINKLERS:	YES

INSULATION R-VALUES		
INSULATION	FLOORS: FRAMED WALLS: CEILING: SLABS:	R-30 MIN. R-20 + R-5 MIN. R-49 MIN. R-10 MIN.

CONSTRUCTION SYSTEMS		
ROOF	MAIN: COVERED ENTRY:	12 1/4" SIPs TJI JOISTS
FLOORS		TJI JOISTS
EXT WALLS	MAIN: GARAGE:	6 1/2" SIPs 2X6 FRAMED WALLS
STEM WALLS		8" CONCRETE WALL

NOTE: VERIFY CONSTRUCTION SYSTEMS WITH PLANS



BRACKETT
LOT 1175R

DESIGN PHASE

DRAWN:	DATE:	CHKCD
MCF	6.17.15	
MCF	7.1.15	
DRB		
MCF	8.11.15	

FINAL PHASE

-	-	
-	-	
-	-	
-	-	

SHOP DRAWINGS

-	-	
-	-	

PROJECT: 15-017

COPYRIGHT PFB CUSTOM HOMES GROUP, LLC. THESE DRAWINGS ARE NOT TO BE USED FOR MAKING ANY REPRODUCTION THEREOF. FOR USE WITH ANY OTHER PROVIDER'S MATERIALS OR FOR CONTRACTING ANY BUILDING WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION FROM PFB CUSTOM HOMES GROUP, LLC. DO NOT SCALE DRAWINGS. PFB CUSTOM HOMES GROUP, LLC IS NOT RESPONSIBLE FOR ERRORS DUE TO SCALED DRAWINGS. REFER ANY QUESTIONS OR DISCREPANCIES TO PFB CUSTOM HOMES GROUP, LLC BEFORE START OF CONSTRUCTION.



PRELIMINARY
NOT FOR
CONSTRUCTION

SCALE: NA

SPEC

SHEET

INSTALLATION

- ♦ INSTALLATION OF MATERIALS DEPICTED ON SHEET MP2 PERFORMED BY MATERIALS PROVIDER (REFER TO CONTRACT)
- ♦ INSTALLATION OF MATERIALS DEPICTED ON SHEET MP3 & SP3 PERFORMED BY OWNERS BUILDER OR PARTIES OTHER THAN MATERIALS PROVIDER (REFER TO CONTRACT)

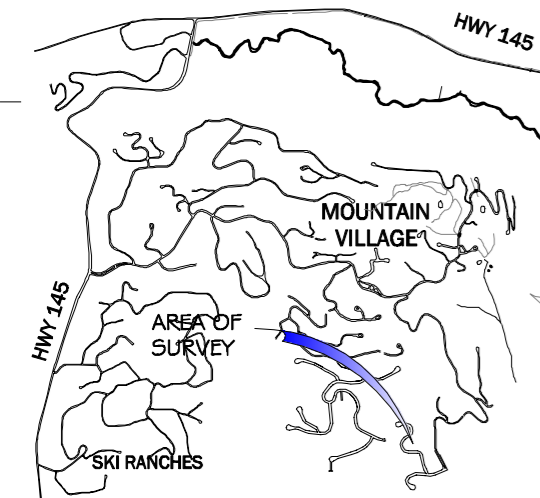
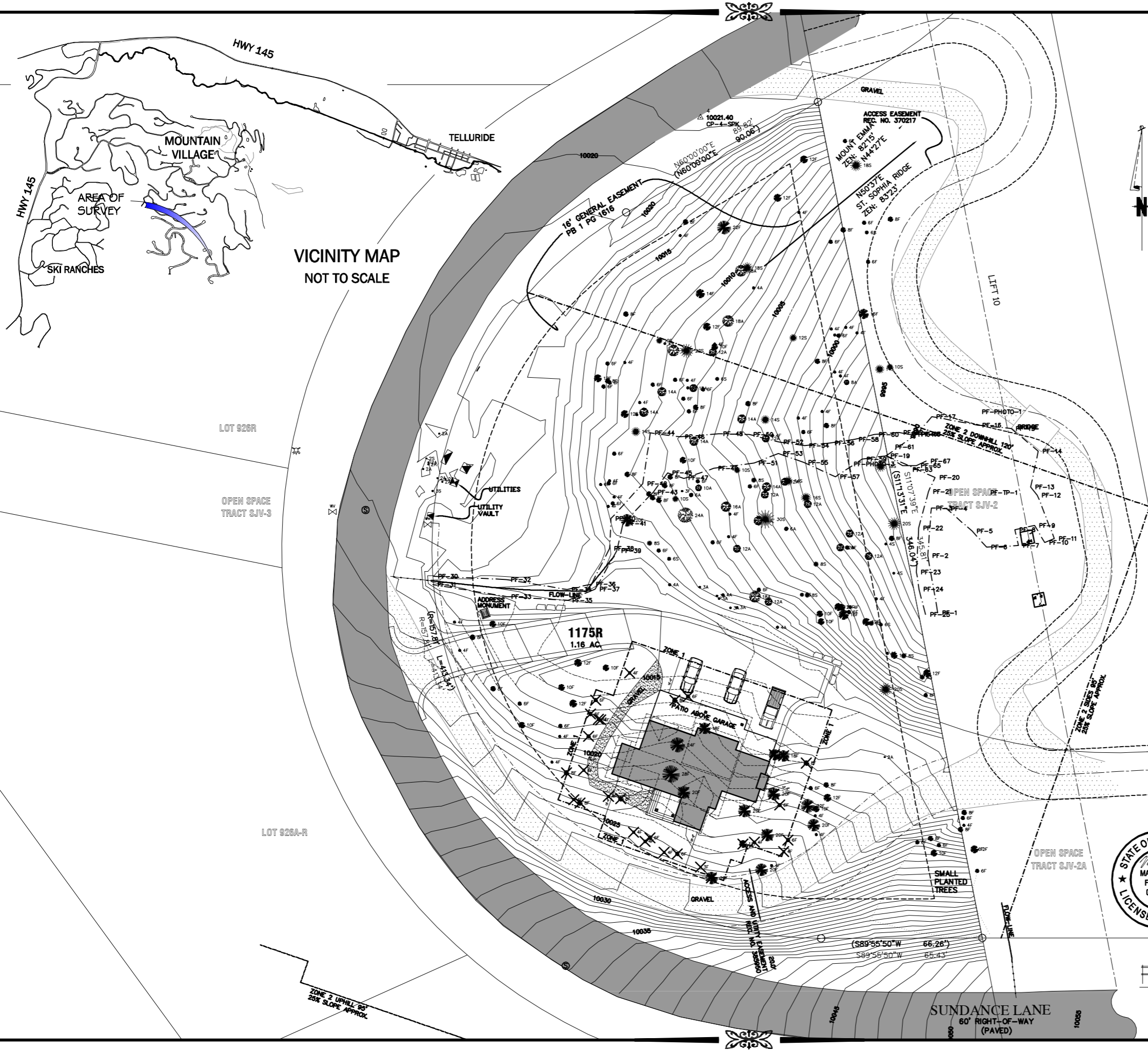
TECHNICAL ASSISTANCE

- ♦ TECHNICAL ASSISTANCE FOR THE INSTALLATION OF THE MATERIALS DEPICTED ON SHEET SPI PROVIDED BY MATERIALS PROVIDER (REFER TO CONTRACT)

RESIDENCE VENTILATION NOTE

A MECHANICAL VENTILATION SYSTEM IS REQUIRED TO PROVIDE AIR MOVEMENT AND REMOVE HUMIDITY. EXCESS HUMIDITY IN THE HOME COULD RESULT IN A BUILD UP OF WATER VAPOR IN UNWANTED AREAS CAUSING SEVERE DAMAGE TO THE STRUCTURAL INSULATED PANEL OR OTHER BUILDING MATERIALS





ZONING: SINGLE FAMILY RESIDENCE
TOTAL LOT SQUARE FOOTAGE - 50734 SQFT. (1.16 ACRES) BUILDING SQUARE FOOTAGE - 2033 SQFT. DECK & STAIRS SQUARE FOOTAGE - 126 SQFT. WALKWAY SQUARE FOOTAGE - 416 SQFT. DRIVEWAY SQUARE FOOTAGE - 3261 SQFT.
TOTAL LOT COVERAGE - 5816 SQFT. 5766 SQFT. / 50734 SQFT. - 11.46% LOT COVERAGE ALLOWABLE COVERAGE IS 30%
MAXIMUM BUILDING HEIGHT ABOVE MOST RESTRICTIVE GRADE (PROPOSED) IS 34'-1 1/2" AVERAGE BUILDING HEIGHT IS 25'-10 1/8" SEE SHEET 13 (ROOF PLAN)
(2) COVERED PARKING SPACES REQUIRED (3) OFF ROAD PARKING SPACES REQUIRED

- FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP, LS 24954
- FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP, LS 20632
- FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP, LS 37903
- FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP, LS 36577
- WITNESS CORNER
- ⊗ WATER VALVE
- ⊠ ELECTRIC TRANSFORMER
- ⊞ UTILITIES, METERS, ETC.
- ⊙ SEWER MANHOLE
- ▬ ASPHALT
- 24" CMP
- SPRUCE TREE, NUMBER INDICATES CALIPER
- ASPEN TREE, NUMBER INDICATES CALIPER
- FIR TREE, NUMBER INDICATES CALIPER
- SPRUCE TREE TO BE REMOVED FOR FIRE MITIGATION PLAN
- ASPEN TREE TO BE REMOVED FOR FIRE MITIGATION PLAN
- FIR TREE TO BE REMOVED FOR FIRE MITIGATION PLAN
- PF - WETLANDS BOUNDARY

FIRE MITIGATION PLAN PROVISIONS

- ZONE 1 FIRE MITIGATION PROVISIONS:**
- ALL SLASH AND FLAMMABLE VEGETATION AS IDENTIFIED BY STAFF SHALL BE REMOVED.
 - ALL TREES AND SHRUBS WITHIN ZONE 1 SHALL BE REMOVED. (SEE MARKED TREES ON PLAN)
- THE FOLLOWING EXCEPTIONS APPLY TO ZONE 1:
- A TREE OR SHRUB MAY REMAIN WITHIN ZONE 1 PROVIDED THE DEFENSIBLE SPACE DISTANCE IS MEASURED CORNERING FROM THE VEGETATION'S DRIP EDGE RATHER THAN FROM THE BUILDING PLANE, AND PROVIDED THE DISTANCE IS NOT LIMITED BY A LOT LINE.
 - FLAMMABLE VEGETATION SHALL BE ALLOWED IN PLANTERS ATTACHED TO THE BUILDING SO LONG AS THE PLANTERS IS WITHIN TEN FEET OF A BUILDING AND VEGETATION IS NOT PLANTED DIRECTLY BENEATH WINDOWS OR NEXT TO FOUNDATION VENTS.
- ZONE 2 FIRE MITIGATION PROVISIONS:**
- DOMINANT AND CO-DOMINANT LIVE TREES WITH A DBH OF FOUR INCHES OR GREATER SHALL BE SPACED WITH A TEN FOOT CROWN-TO-CROWN SEPARATION. ALL LADDER RULES AND SLASH SHALL BE REMOVED FROM THE 10 FOOT CROWN-TO-CROWN SEPARATION AREA.
 - ALL STRESSED, DISEASED, DEAD OR DYING TREES AND SHRUBS AS IDENTIFIED BY STAFF, SHALL BE REMOVED EXCEPT FOR STANDING DEAD TREES THAT STAFF INDICATES NEED TO BE MAINTAINED SINCE STANDING DEAD TREES PROVIDE IMPORTANT WILDLIFE HABITAT.
 - SHRUBS OVER FIVE FEET TALL SHALL HAVE AN AVERAGE SPACING OF TEN FEET FROM SHRUB-TO-SHRUB.
- THE FOLLOWING EXCEPTIONS APPLY TO ZONE 2:
- GROUPINGS OF TREES OR SHRUBS MAY BE ALLOWED PROVIDED THAT ALL OF THE CROWNS IN SUCH GROUP OF TREES OR THE EDGE OF THE SHRUBS ARE SPACED TEN FEET FROM CROWN-TO-CROWN OR FROM EDGE OF SHRUBS TO ANY TREES OR SHRUBS OUTSIDE OF SUCH GROUPING.
 - ASPENS, NARROWLEAF COTTONWOODS, WILLOWS AND OTHER TREES AND SHRUBS LISTED IN CSU COOPERATIVE EXTENSION PUBLICATION 6-209, PERMITTED PLANT MATERIALS AS SHOWN FROM TIME TO TIME, MAY BE SPACED CLOSER THAN THE TEN FOOT CROWN-TO-CROWN SEPARATION AS APPROVED BY STAFF.
 - CLOSER SPACING OF ANY TREES MAY BE ALLOWED BY STAFF UPON A DETERMINATION THAT THE REQUIRED TEN FOOT CROWN-TO-CROWN SPACING WOULD PUT THE REMAINING TREES AT UNDUE RISK OF WIND-THROW OR SNOW BREAKAGE.
 - TREE REMOVAL FOR THE CREATION OF DEFENSIBLE SPACE, IF SUCH TREE REMOVAL IS DETERMINED TO BE IMPRACTICAL BY THE TOWN DUE TO STEEP SLOPES, WETLAND OR OTHER ENVIRONMENTAL CONSTRAINTS, AND OTHER MITIGATION IS PROVIDED.
- TREES REMAINING WITHIN ZONE 2 SHALL HAVE BRANCHES PRUNED TO A HEIGHT OF TEN FEET, BUT NOTWITHSTANDING SAID HEIGHT REQUIREMENT, BRANCHES NEED NOT BE PRUNED TO MORE THAN ONE-THIRD OF THE TREE HEIGHT WITH THE FOLLOWING EXCEPTIONS OF ASPEN TREES AND ISOLATED SPRUCE AND FIR TREES.
- CHIPPED WOOD AND SMALL TIMBER MAY BE SPREAD THROUGHOUT EITHER ZONE 2 OR ZONE 3 PROVIDED THE WOOD CHIPS HAVE A MAXIMUM DEPTH OF TWO TO THREE INCHES AND SMALL TIMBER HAS A DIAMETER OF THREE INCHES OR LESS AND IS CUT UP INTO LENGTHS THAT ARE THREE FEET OR LESS.
- ZONE 3 FIRE MITIGATION PROVISIONS:**
- ALL DISEASED, BEETLE INFESTED, DEAD OR DYING TREES, AS IDENTIFIED BY STAFF, SHALL BE REMOVED EXCEPT FOR STANDING DEAD TREES THAT THE STAFF INDICATES NEED TO BE MAINTAINED SINCE STANDING DEAD TREES PROVIDE IMPORTANT WILDLIFE HABITAT.



**BRACKETT
LOT 1175R**

DESIGN PHASE

DRAWN:	DATE:	CHKD:
MCF	6.17.15	
MCF	7.1.15	
DRB		
MCF	8.11.15	

FINAL PHASE

DRAWN:	DATE:	CHKD:

PROJECT: 15-017

COPYRIGHT PFB CUSTOM HOMES GROUP, LLC.
THESE DRAWINGS ARE NOT TO BE USED FOR MAKING ANY REPRODUCTION THEREOF. FOR USE WITH ANY OTHER PROVIDER'S MATERIALS OR FOR CONTRACTING ANY BUILDING WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION FROM PFB CUSTOM HOMES GROUP, LLC. DO NOT SCALE DRAWINGS. PFB CUSTOM HOMES GROUP, LLC IS NOT RESPONSIBLE FOR ERRORS DUE TO SCALED DRAWINGS. REFER ANY QUESTIONS OR DISCREPANCIES TO PFB CUSTOM HOMES GROUP, LLC BEFORE START OF CONSTRUCTION.

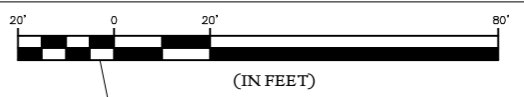
**PRELIMINARY
NOT FOR
CONSTRUCTION**

SCALE: AS NOTED

**SITE
SHEET**

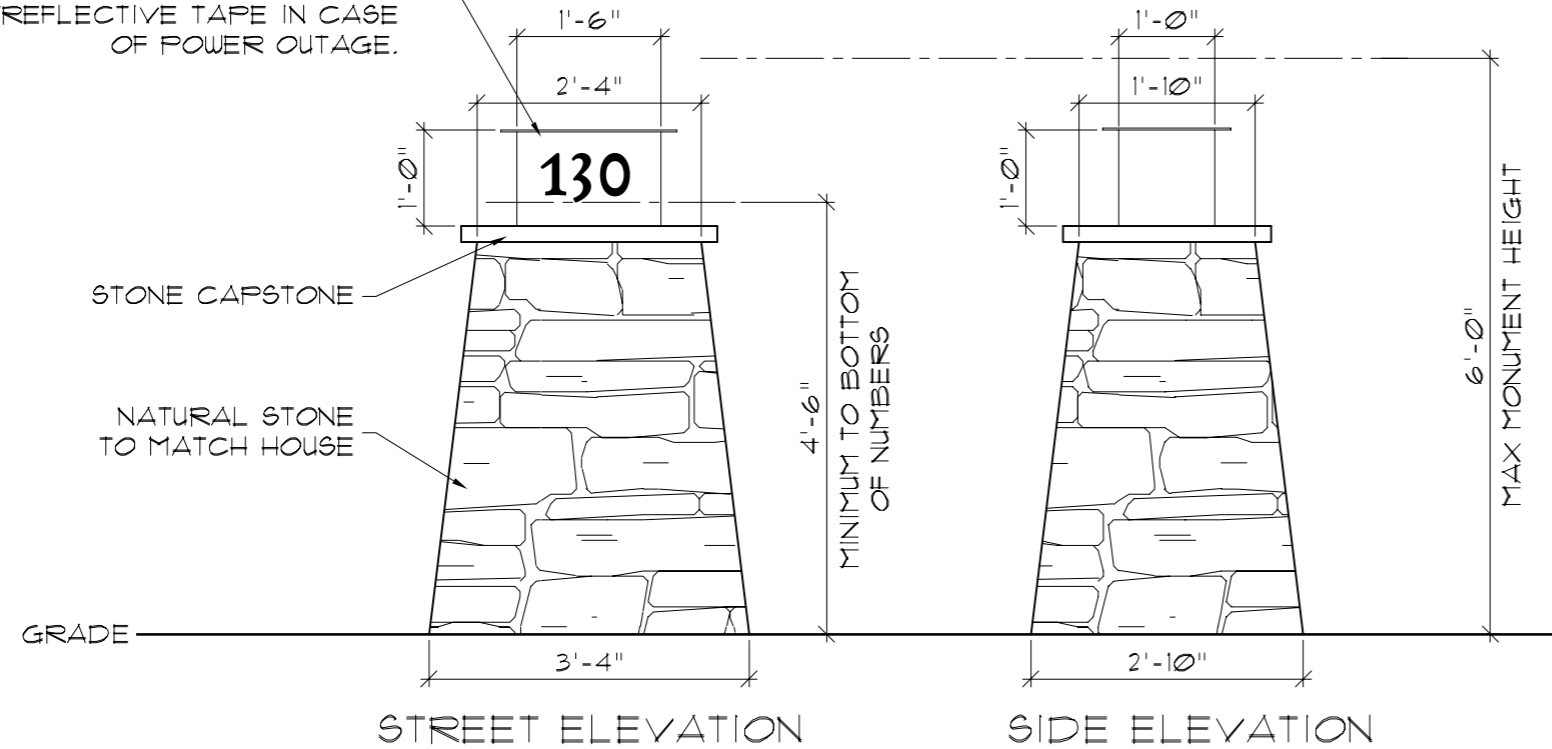


**SITE PLAN &
FIRE MITIGATION PLAN**



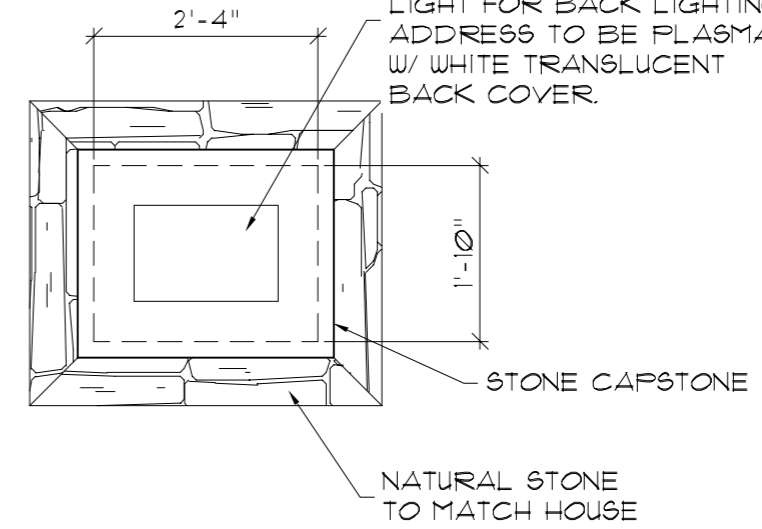


FABRICATED 1/4" PLATE STEEL BOX W/ INTERIOR LED LIGHT FOR BACK LIGHTING. ADDRESS TO BE PLASMA CUT W/ WHITE TRANSLUCENT BACK COVER.



ADDRESS MONUMENT

FABRICATED 1/4" PLATE STEEL BOX W/ INTERIOR LED LIGHT FOR BACK LIGHTING. ADDRESS TO BE PLASMA CUT W/ WHITE TRANSLUCENT BACK COVER.



PLAN



BRACKETT
LOT 1175R

DESIGN PHASE		
DRAWN:	DATE:	CHKD:
MCF	6.17.15	
MCF	7.1.15	
DRB		
MCF	8.11.15	
FINAL PHASE		
-	-	
-	-	
SHOP DRAWINGS		
-	-	
-	-	

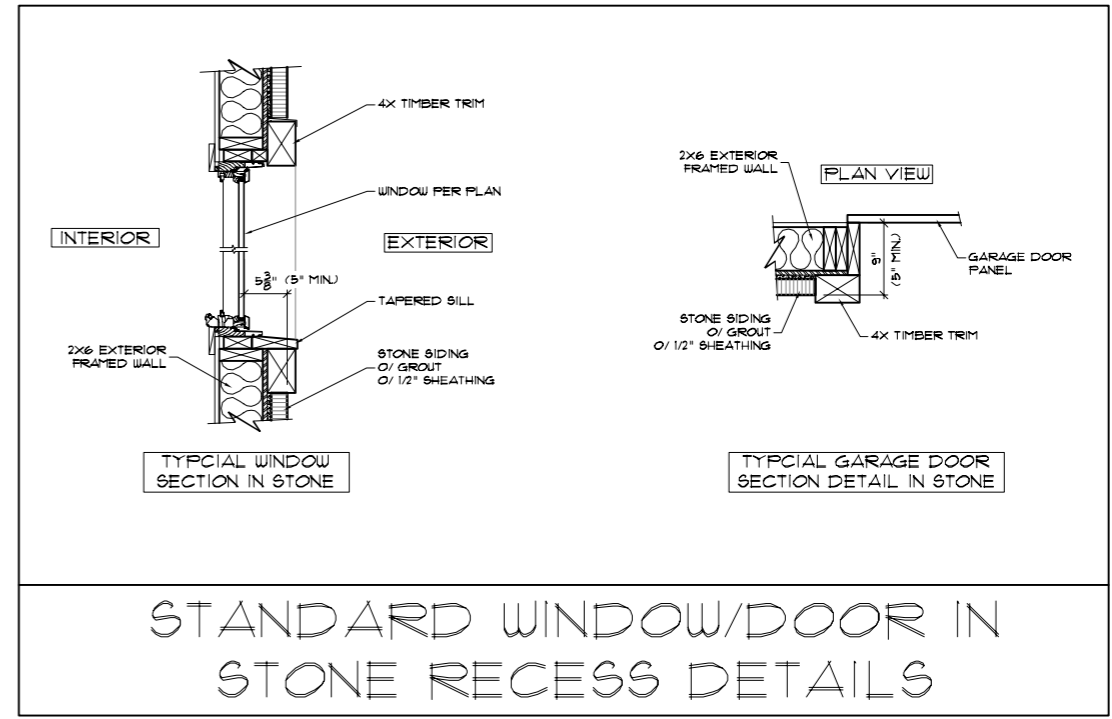
PROJECT: 15-017

COPYRIGHT PFB CUSTOM HOMES GROUP, LLC. THESE DRAWINGS ARE NOT TO BE USED FOR MAKING ANY REPRODUCTION THEREOF. FOR USE WITH ANY OTHER PROVIDER'S MATERIALS OR FOR CONTRACTING ANY BUILDING WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION FROM PFB CUSTOM HOMES GROUP, LLC. DO NOT SCALE DRAWINGS. PFB CUSTOM HOMES GROUP, LLC IS NOT RESPONSIBLE FOR ERRORS DUE TO SCALED DRAWINGS. REFER ANY QUESTIONS OR DISCREPANCIES TO PFB CUSTOM HOMES GROUP, LLC BEFORE START OF CONSTRUCTION.

**PRELIMINARY
NOT FOR
CONSTRUCTION**

SCALE: **NTS**

0.2
SHEET

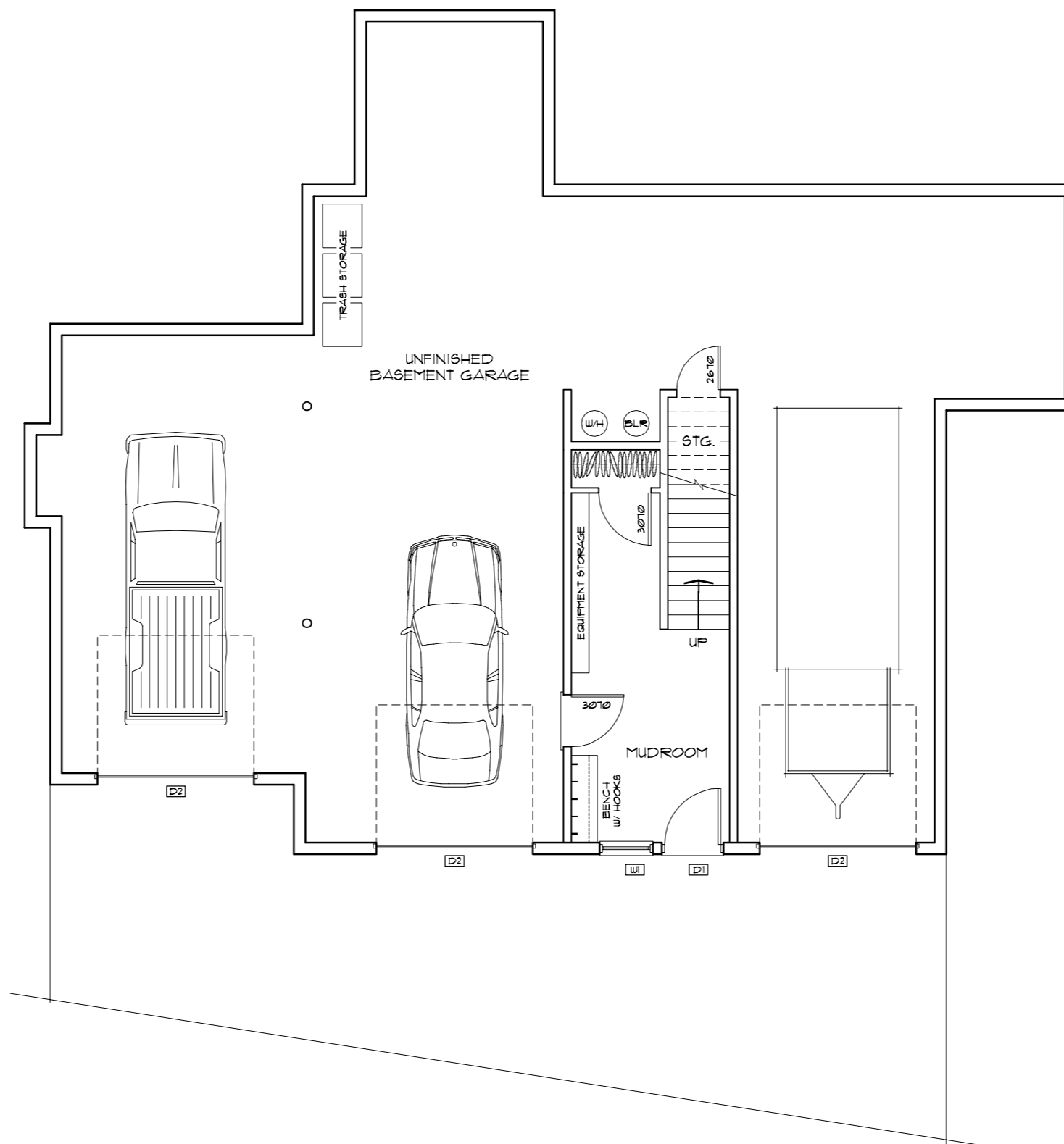


STANDARD WINDOW/DOOR IN
STONE RECESS DETAILS





**BRACKETT
 LOT 1175R**



DESIGN PHASE		
DRAWN:	DATE:	CHKD:
MCF	6.17.15	
MCF	7.1.15	
DRB		
MCF	8.11.15	

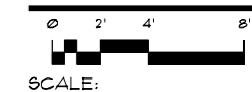
FINAL PHASE		
-	-	
SHOP DRAWINGS		
-	-	

PROJECT: 15-017

COPYRIGHT PFB CUSTOM HOMES GROUP, LLC. THESE DRAWINGS ARE NOT TO BE USED FOR MAKING ANY REPRODUCTION THEREOF, FOR USE WITH ANY OTHER PROVIDER'S MATERIALS OR FOR CONTRACTING ANY BUILDING WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION FROM PFB CUSTOM HOMES GROUP, LLC. DO NOT SCALE DRAWINGS. PFB CUSTOM HOMES GROUP, LLC IS NOT RESPONSIBLE FOR ERRORS DUE TO SCALED DRAWINGS. REFER ANY QUESTIONS OR DISCREPANCIES TO PFB CUSTOM HOMES GROUP, LLC BEFORE START OF CONSTRUCTION.



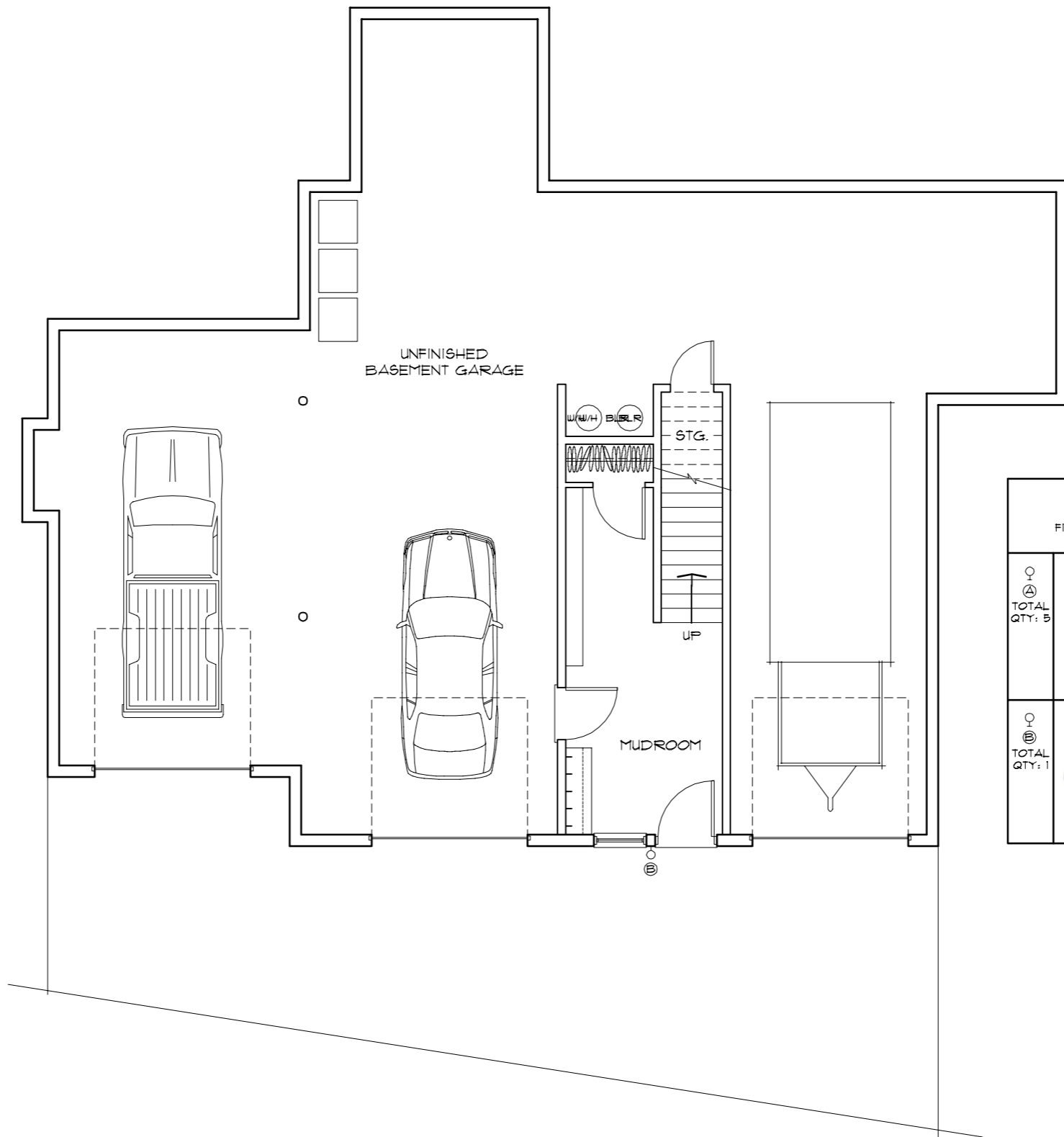
**PRELIMINARY
 NOT FOR
 CONSTRUCTION**





BASEMENT FLOOR PLAN

1.0
 SHEET





TOTAL LUMEN OUTPUT	
GOOSE NECK (ORIGINAL)	850 lm X 1 = 850 lm
GOOSE NECK (ASHLAND)	850 lm X 5 = 4250 lm
TOTAL LUMEN OUTPUT = 5100 lm	

EXTERIOR LIGHTING SCHEDULE		
NOTE: FIXTURES ARE FOUND ON SHEETS 1.0E, 1.1E, AND ON 1.2E. NOT ALL FIXTURES ARE REPRESENTED ON THIS SHEET.		
♀ Ⓐ TOTAL QTY: 5		MANUFACTURER: BARN LIGHT ELECTRIC WEBSITE: BARNLIGHTELECTRIC.COM DESCRIPTION: WALL MOUNTED GOOSE NECK LIGHT (ASHLAND) WHA12-FC PRODUCT #: WHA12-FC DIMENSIONS: 12" X 6 3/4" MOUNTING: WALL MOUNT ELECTRICAL: TRIAC DIMMING 12W/120V FINISH: 615-OIL RUBBED BRONZE ACCESSORIES: DOMED LENS LAMP: LED (CREE) 850 lm (2700K)
♀ Ⓑ TOTAL QTY: 1		MANUFACTURER: BARN LIGHT ELECTRIC WEBSITE: BARNLIGHTELECTRIC.COM DESCRIPTION: WALL MOUNTED GOOSE NECK LIGHT (ORIGINAL) WHS14-FC (G) PRODUCT #: WHS14-FC (G) DIMENSIONS: 14" X 7 1/2" MOUNTING: WALL MOUNT ELECTRICAL: TRIAC DIMMING 12W/120V FINISH: 615-OIL RUBBED BRONZE ACCESSORIES: DOMED LENS LAMP: LED (CREE) 850 lm (2700K)

**BRACKETT
 LOT 1175R**

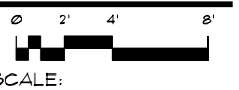
DESIGN PHASE		
DRAWN:	DATE:	CHECK:
MCF	6.17.15	
MCF	7.1.15	
DRB		
MCF	8.11.15	

FINAL PHASE		
-	-	
SHOP DRAWINGS		
-	-	

PROJECT: 15-01T

COPYRIGHT PFB CUSTOM HOMES GROUP, LLC. THESE DRAWINGS ARE NOT TO BE USED FOR MAKING ANY REPRODUCTION THEREOF. FOR USE WITH ANY OTHER PROVIDER'S MATERIALS OR FOR CONTRACTING ANY BUILDING WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION FROM PFB CUSTOM HOMES GROUP, LLC. DO NOT SCALE DRAWINGS. PFB CUSTOM HOMES GROUP, LLC IS NOT RESPONSIBLE FOR ERRORS DUE TO SCALED DRAWINGS. REFER ANY QUESTIONS OR DISCREPANCIES TO PFB CUSTOM HOMES GROUP, LLC BEFORE START OF CONSTRUCTION.

**PRELIMINARY
 NOT FOR
 CONSTRUCTION**

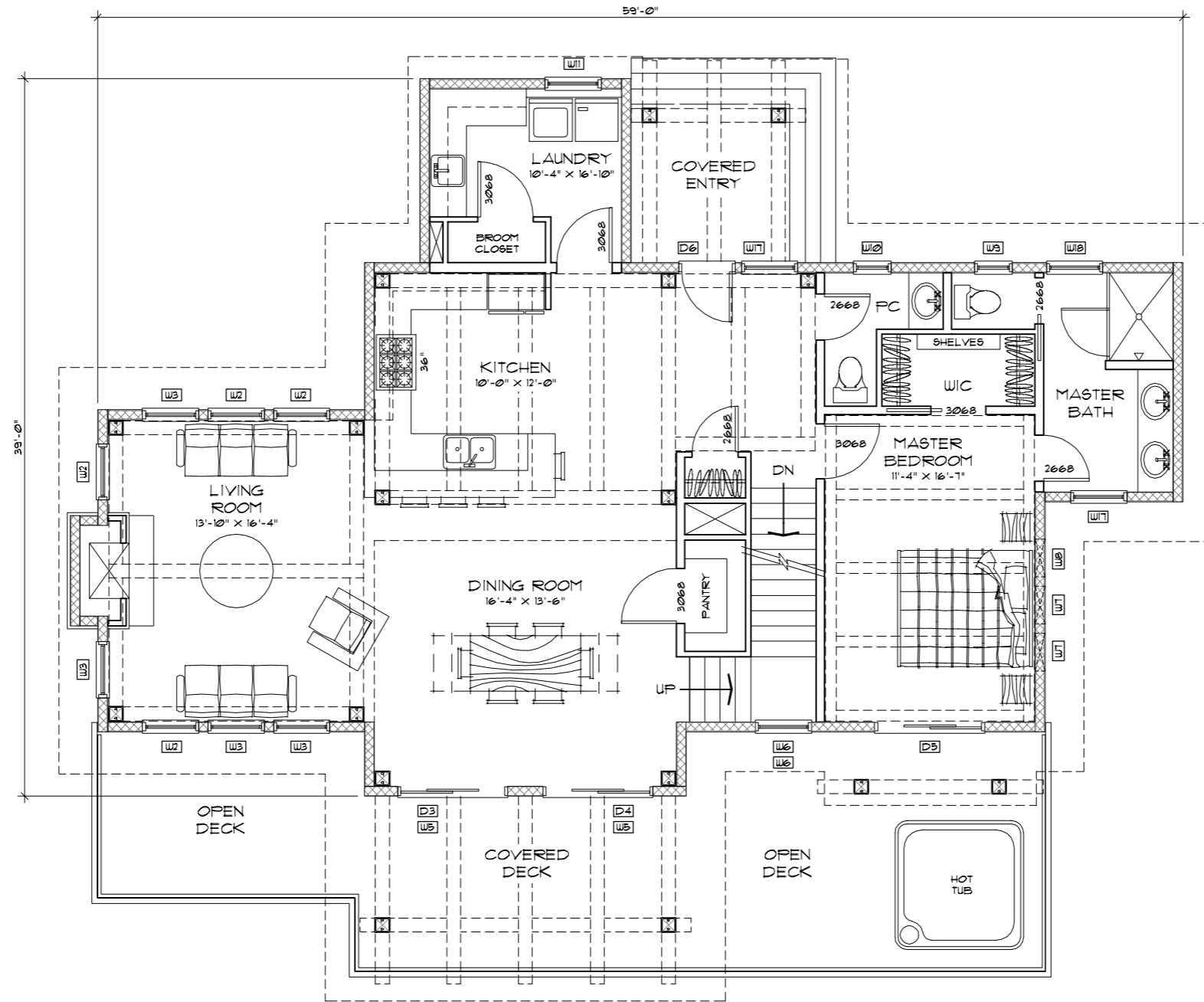


BASEMENT FLOOR EXTERIOR LIGHTING PLAN





**BRACKETT
 LOT 1175R**



DESIGN PHASE		
DRAWN:	DATE:	CHKD:
MCF	6.17.15	
MCF	7.1.15	
DRB		
MCF	8.11.15	
FINAL PHASE		
-	-	
SHOP DRAWINGS		
-	-	

PROJECT: 15-017

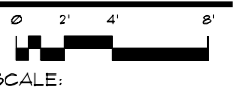
COPYRIGHT PFB CUSTOM HOMES GROUP, LLC. THESE DRAWINGS ARE NOT TO BE USED FOR MAKING ANY REPRODUCTION THEREOF, FOR USE WITH ANY OTHER PROVIDER'S MATERIALS OR FOR CONTRACTING ANY BUILDING WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION FROM PFB CUSTOM HOMES GROUP, LLC. DO NOT SCALE DRAWINGS. PFB CUSTOM HOMES GROUP, LLC IS NOT RESPONSIBLE FOR ERRORS DUE TO SCALED DRAWINGS. REFER ANY QUESTIONS OR DISCREPANCIES TO PFB CUSTOM HOMES GROUP, LLC BEFORE START OF CONSTRUCTION.



**PRELIMINARY
 NOT FOR
 CONSTRUCTION**

MAIN FLOOR PLAN

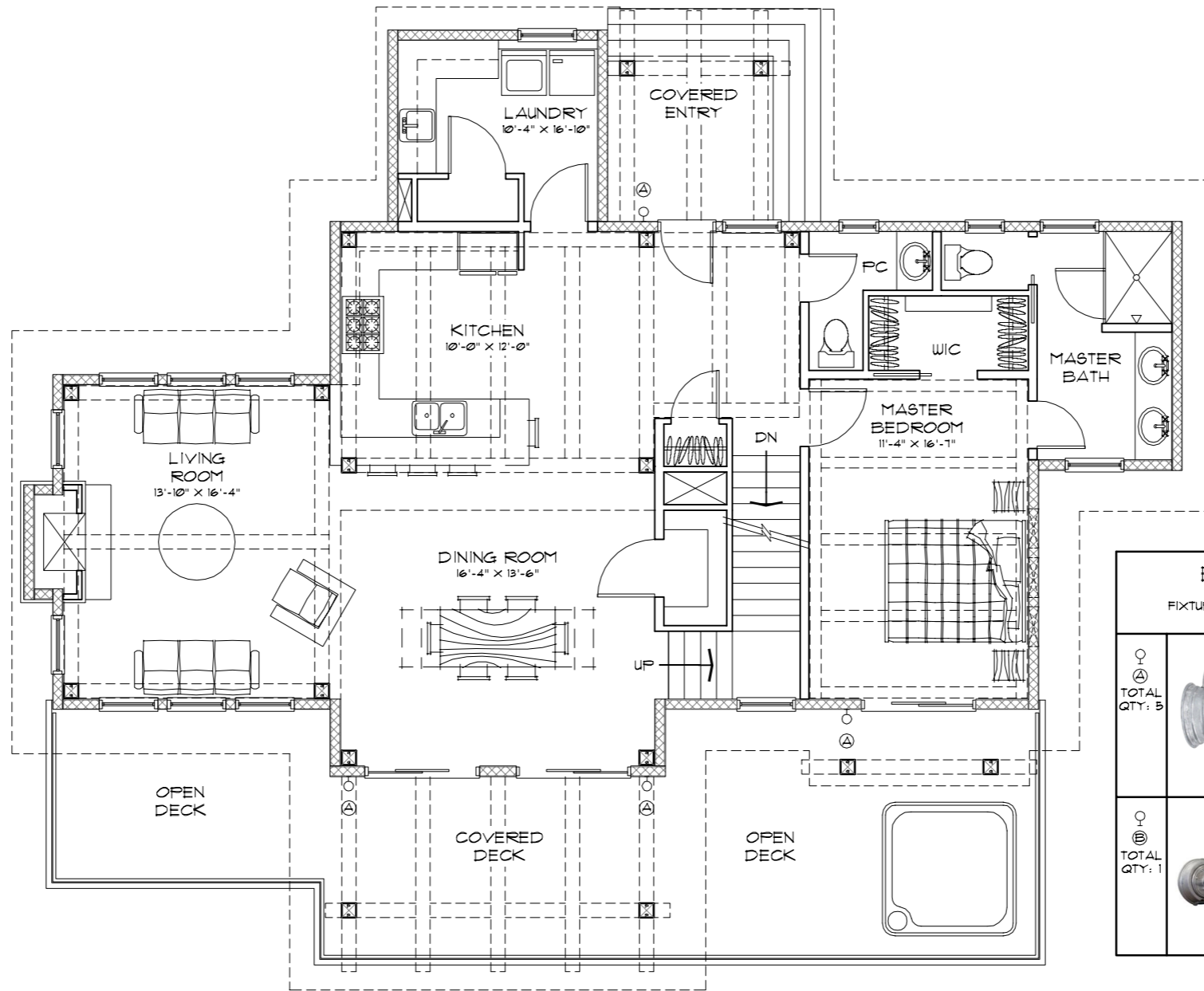
MAIN FLOOR AREA : 1471 SF.
 2ND FLOOR AREA : 106 SF.
 BASEMENT FLOOR AREA : 241 SF.
TOTAL LIVEABLE FLOOR AREA : 2424 SF.
 GARAGE FLOOR AREA : 1784 SF.
 TOTAL FLOOR AREA : 4208 SF.
 DECK AREA : 624 SF.
 PATIO AREA : 70 SF.



1.1

SHEET





TOTAL LUMEN OUTPUT	
GOOSE NECK (ORIGINAL)	850 lm x 1 = 850 lm
GOOSE NECK (ASHLAND)	850 lm x 5 = 4250 lm
TOTAL LUMEN OUTPUT	= 5100 lm

EXTERIOR LIGHTING SCHEDULE		
NOTE: FIXTURES ARE FOUND ON SHEETS 1.0E, 1.1E, AND ON 1.2E. NOT ALL FIXTURES ARE REPRESENTED ON THIS SHEET.		
♀ Ⓐ TOTAL QTY: 5		MANUFACTURER: BARN LIGHT ELECTRIC WEBSITE: BARNLIGHTELECTRIC.COM DESCRIPTION: WALL MOUNTED GOOSE NECK LIGHT (ASHLAND) PRODUCT #: WHA12-PC DIMENSIONS: 12" X 6 3/4" MOUNTING: WALL MOUNT ELECTRICAL: TRIAC DIMMING 12W/120V FINISH: 615-OIL RUBBED BRONZE ACCESSORIES: DOMED LENS LAMP: LED (CREE) 850 lm (2700K)
♀ Ⓑ TOTAL QTY: 1		MANUFACTURER: BARN LIGHT ELECTRIC WEBSITE: BARNLIGHTELECTRIC.COM DESCRIPTION: WALL MOUNTED GOOSE NECK LIGHT (ORIGINAL) PRODUCT #: WHS14-PC (G) DIMENSIONS: 14" X 7 1/2" MOUNTING: WALL MOUNT ELECTRICAL: TRIAC DIMMING 12W/120V FINISH: 615-OIL RUBBED BRONZE ACCESSORIES: DOMED LENS LAMP: LED (CREE) 850 lm (2700K)

**BRACKETT
 LOT 1175R**

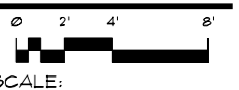
DESIGN PHASE		
DRAWN:	DATE:	CHKD:
MCF	6.17.15	
MCF	7.1.15	
DRB		
MCF	8.11.15	

FINAL PHASE		
-	-	-
SHOP DRAWINGS		
-	-	-

PROJECT: 15-01T

COPYRIGHT PFB CUSTOM HOMES GROUP, LLC. THESE DRAWINGS ARE NOT TO BE USED FOR MAKING ANY REPRODUCTION THEREOF. FOR USE WITH ANY OTHER PROVIDER'S MATERIALS OR FOR CONTRACTING ANY BUILDING WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION FROM PFB CUSTOM HOMES GROUP, LLC. DO NOT SCALE DRAWINGS. PFB CUSTOM HOMES GROUP, LLC IS NOT RESPONSIBLE FOR ERRORS DUE TO SCALED DRAWINGS. REFER ANY QUESTIONS OR DISCREPANCIES TO PFB CUSTOM HOMES GROUP, LLC BEFORE START OF CONSTRUCTION.

**PRELIMINARY
 NOT FOR
 CONSTRUCTION**



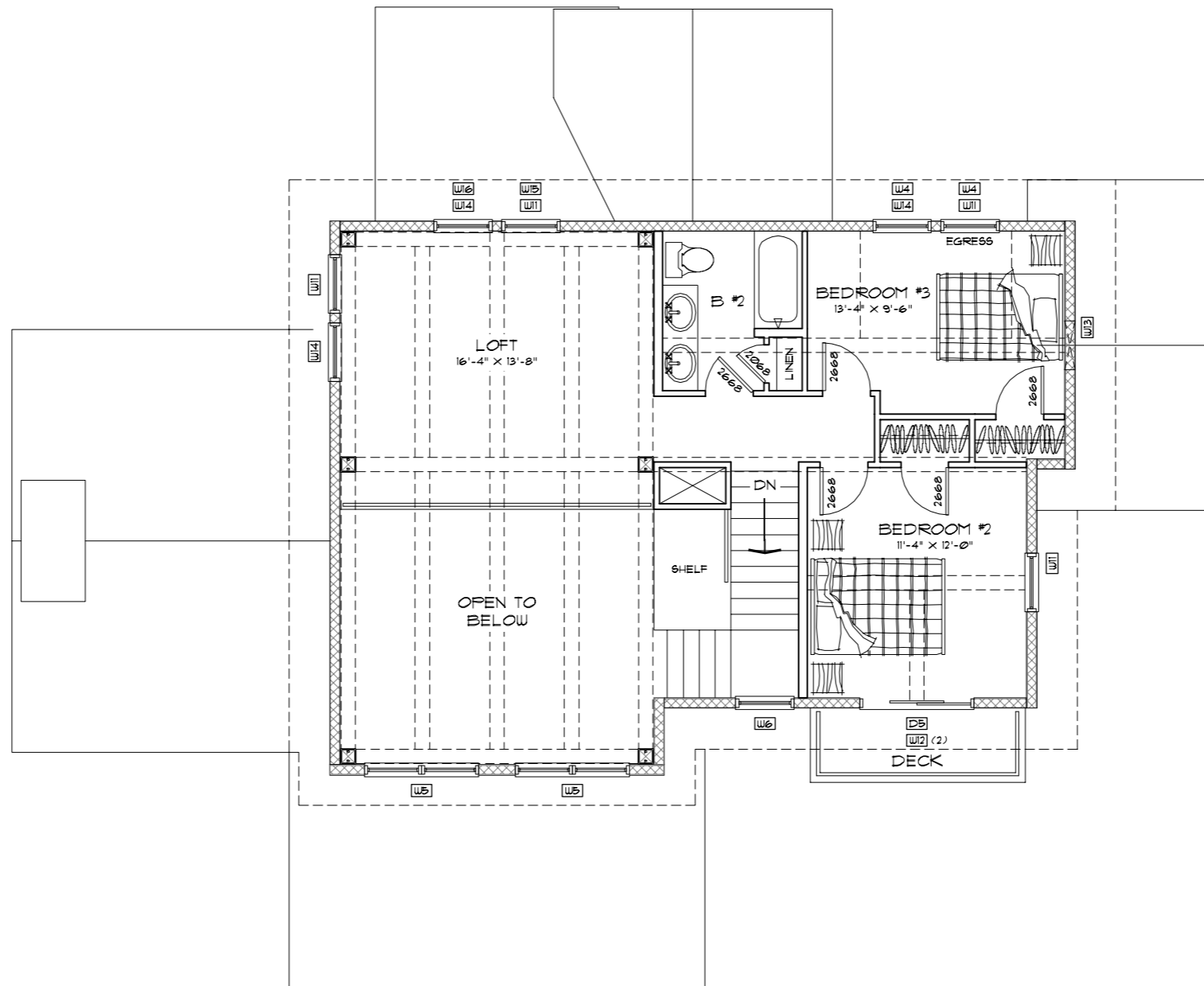
SCALE:

MAIN FLOOR EXTERIOR LIGHTING PLAN

1.1E

SHEET





**BRACKETT
 LOT 1175R**

DESIGN PHASE		
DRAWN:	DATE:	CHKD:
MCF	6.17.15	
MCF	7.1.15	
DRB		
MCF	8.11.15	
FINAL PHASE		
-	-	
SHOP DRAWINGS		
-	-	

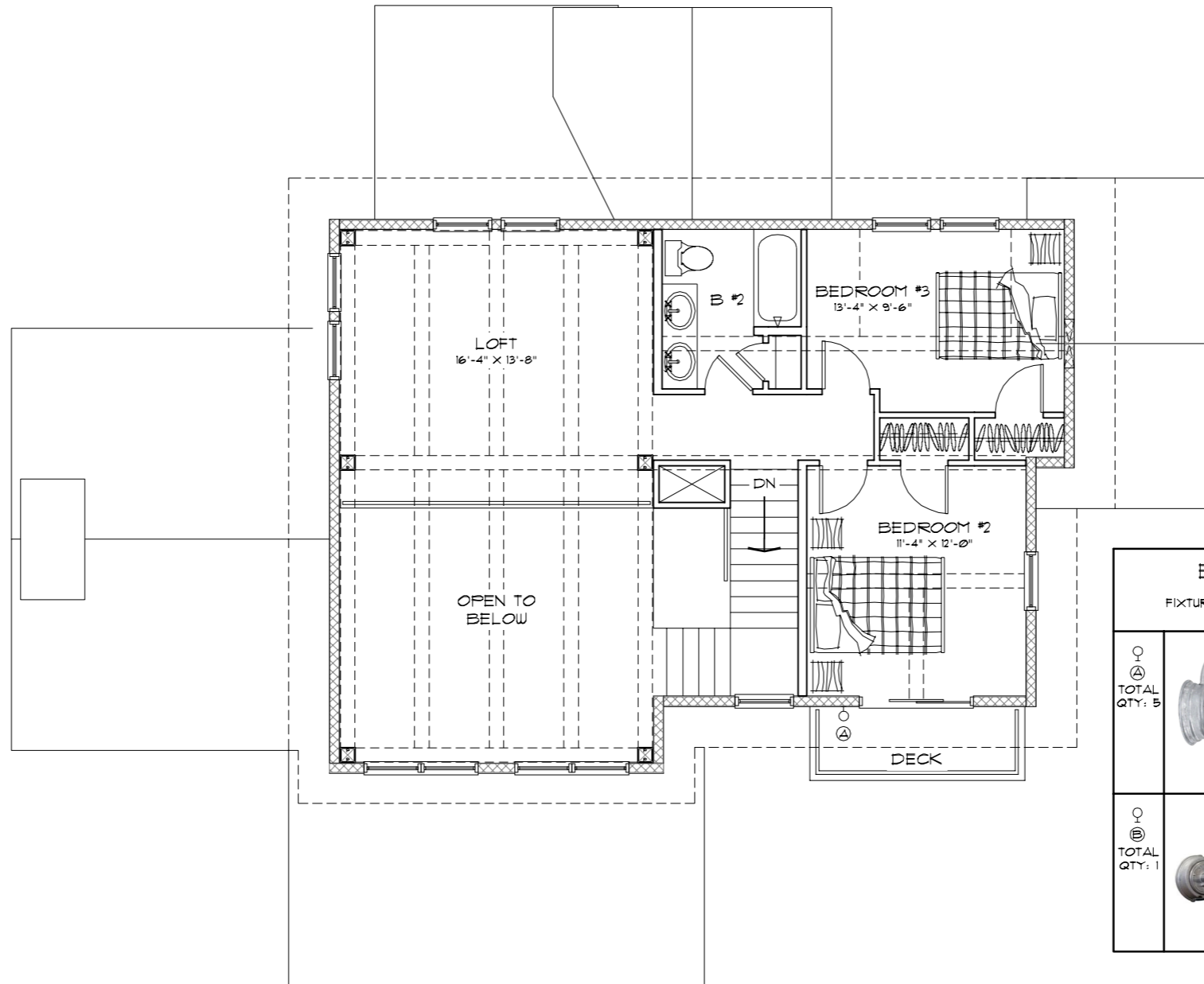
PROJECT: 15-017

COPYRIGHT PFB CUSTOM HOMES GROUP, LLC. THESE DRAWINGS ARE NOT TO BE USED FOR MAKING ANY REPRODUCTION THEREOF, FOR USE WITH ANY OTHER PROVIDER'S MATERIALS OR FOR CONTRACTING ANY BUILDING WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION FROM PFB CUSTOM HOMES GROUP, LLC. DO NOT SCALE DRAWINGS. PFB CUSTOM HOMES GROUP, LLC IS NOT RESPONSIBLE FOR ERRORS DUE TO SCALED DRAWINGS. REFER ANY QUESTIONS OR DISCREPANCIES TO PFB CUSTOM HOMES GROUP, LLC BEFORE START OF CONSTRUCTION.





**PRELIMINARY
 NOT FOR
 CONSTRUCTION**





TOTAL LUMEN OUTPUT	
GOOSE NECK (ORIGINAL)	850 lm x 1 = 850 lm
GOOSE NECK (ASHLAND)	850 lm x 5 = 4250 lm
TOTAL LUMEN OUTPUT	= 5100 lm

EXTERIOR LIGHTING SCHEDULE		
NOTE: FIXTURES ARE FOUND ON SHEETS 1.0E, 1.1E, AND ON 1.2E. NOT ALL FIXTURES ARE REPRESENTED ON THIS SHEET.		
 Q TOTAL QTY: 5	MANUFACTURER: BARN LIGHT ELECTRIC WEBSITE: BARNLIGHTELECTRIC.COM DESCRIPTION: WALL MOUNTED GOOSE NECK LIGHT (ASHLAND) WHS12-FC PRODUCT #: WHS12-FC DIMENSIONS: 12" X 6 3/4" MOUNTING: WALL MOUNT ELECTRICAL: TRIAC DIMMING 12W/120V FINISH: 615-OIL RUBBED BRONZE ACCESSORIES: DOMED LENS LAMP: LED (CREE) 850 lm (2700K)	
 Q TOTAL QTY: 1	MANUFACTURER: BARN LIGHT ELECTRIC WEBSITE: BARNLIGHTELECTRIC.COM DESCRIPTION: WALL MOUNTED GOOSE NECK LIGHT (ORIGINAL) WHS14-FC (G) PRODUCT #: WHS14-FC (G) DIMENSIONS: 14" X 7 1/2" MOUNTING: WALL MOUNT ELECTRICAL: TRIAC DIMMING 12W/120V FINISH: 615-OIL RUBBED BRONZE ACCESSORIES: DOMED LENS LAMP: LED (CREE) 850 lm (2700K)	

**BRACKETT
 LOT 1175R**

DESIGN PHASE		
DRAWN:	DATE:	CHKD:
MCF	6.17.15	
MCF	7.1.15	
DRB		
MCF	8.11.15	

FINAL PHASE		
-	-	
SHOP DRAWINGS		
-	-	

PROJECT: 15-01T

COPYRIGHT PFB CUSTOM HOMES GROUP, LLC. THESE DRAWINGS ARE NOT TO BE USED FOR MAKING ANY REPRODUCTION THEREOF. FOR USE WITH ANY OTHER PROVIDER'S MATERIALS OR FOR CONTRACTING ANY BUILDING WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION FROM PFB CUSTOM HOMES GROUP, LLC. DO NOT SCALE DRAWINGS. PFB CUSTOM HOMES GROUP, LLC IS NOT RESPONSIBLE FOR ERRORS DUE TO SCALED DRAWINGS. REFER ANY QUESTIONS OR DISCREPANCIES TO PFB CUSTOM HOMES GROUP, LLC BEFORE START OF CONSTRUCTION.

**PRELIMINARY
 NOT FOR
 CONSTRUCTION**



SCALE:

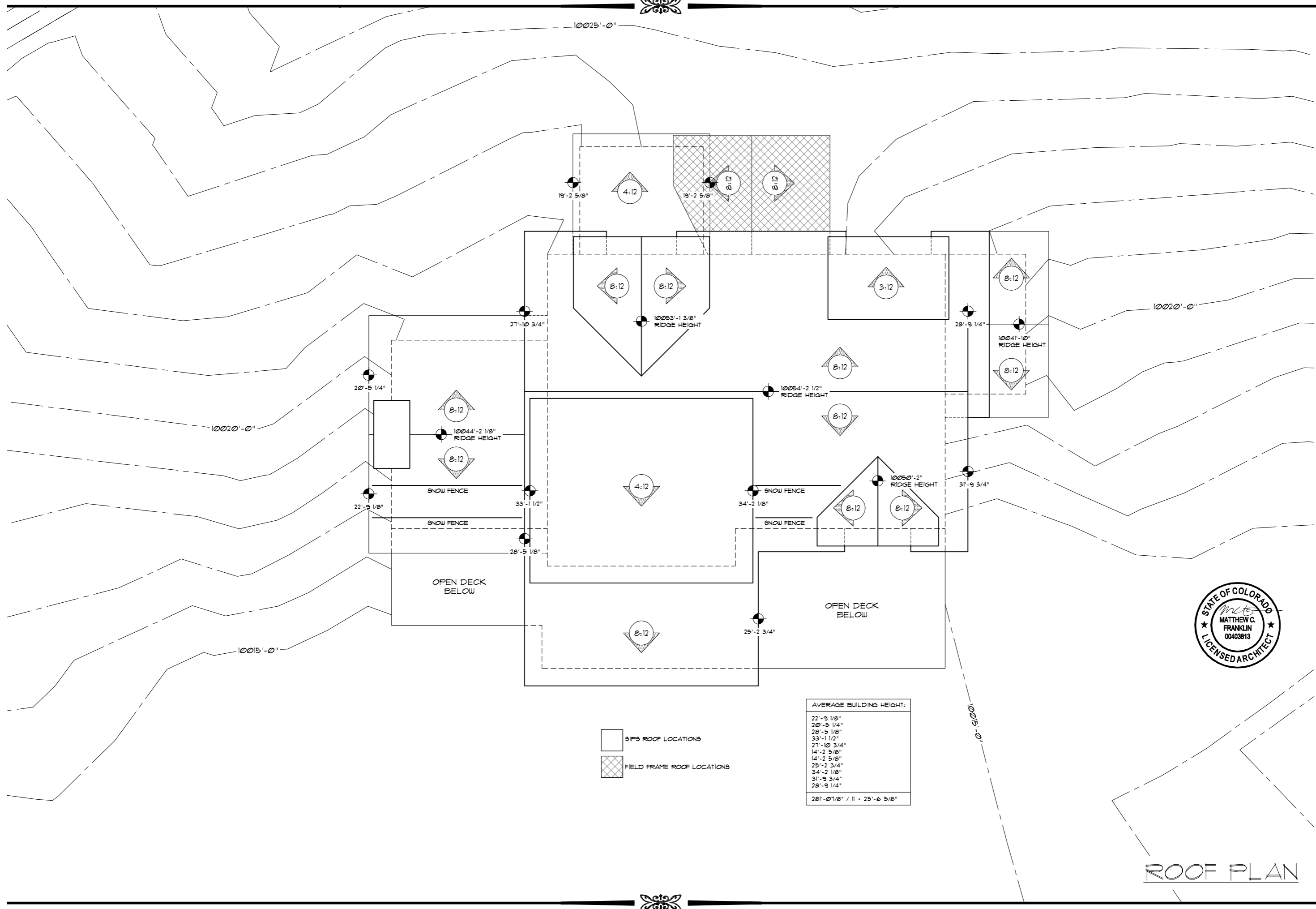
SECOND FLOOR EXTERIOR LIGHTING PLAN

1.2E

SHEET



BRACKETT
LOT 1175R



DESIGN PHASE		
DRAWN:	DATE:	CHKD:
MCF	6.17.15	
MCF	7.1.15	
DRB		
MCF	8.11.15	
FINAL PHASE		
SHOP DRAWINGS		



PROJECT: 15-017

COPYRIGHT PFB CUSTOM HOMES GROUP, LLC. THESE DRAWINGS ARE NOT TO BE USED FOR MAKING ANY REPRODUCTION THEREOF. FOR USE WITH ANY OTHER PROVIDER'S MATERIALS OR FOR CONTRACTING ANY BUILDING WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION FROM PFB CUSTOM HOMES GROUP, LLC. DO NOT SCALE DRAWINGS. PFB CUSTOM HOMES GROUP, LLC IS NOT RESPONSIBLE FOR ERRORS DUE TO SCALED DRAWINGS. REFER ANY QUESTIONS OR DISCREPANCIES TO PFB CUSTOM HOMES GROUP, LLC BEFORE START OF CONSTRUCTION.

**PRELIMINARY
NOT FOR
CONSTRUCTION**



- SIP6 ROOF LOCATIONS
- FIELD FRAME ROOF LOCATIONS

AVERAGE BUILDING HEIGHT:
22'-9 1/8"
20'-5 1/4"
28'-5 1/8"
33'-1 1/2"
27'-10 3/4"
14'-2 5/8"
14'-2 5/8"
25'-2 3/4"
34'-2 1/8"
31'-9 3/4"
28'-9 1/4"
28'-10 7/8" / 11 + 25'-6 5/8"

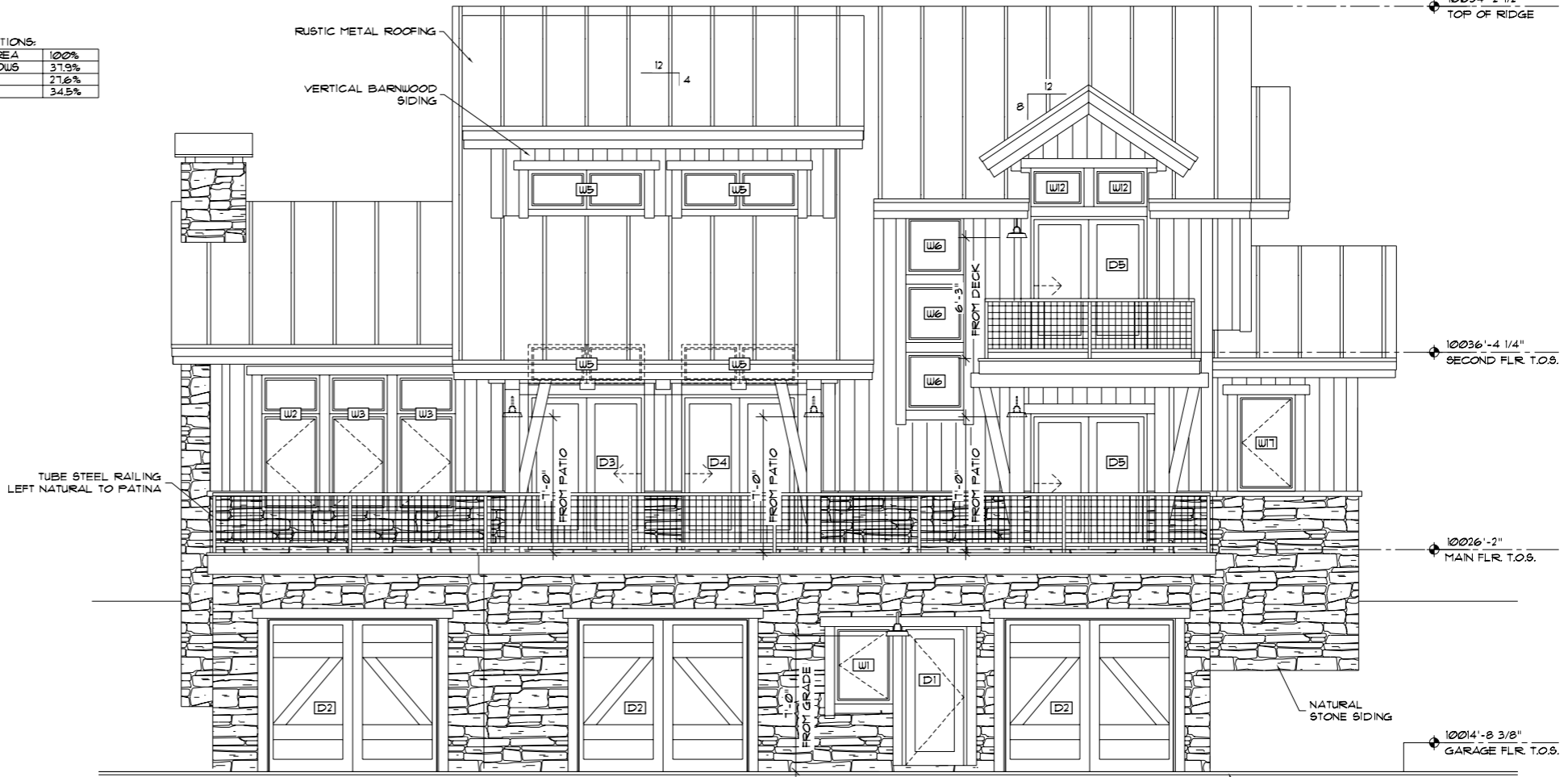
ROOF PLAN



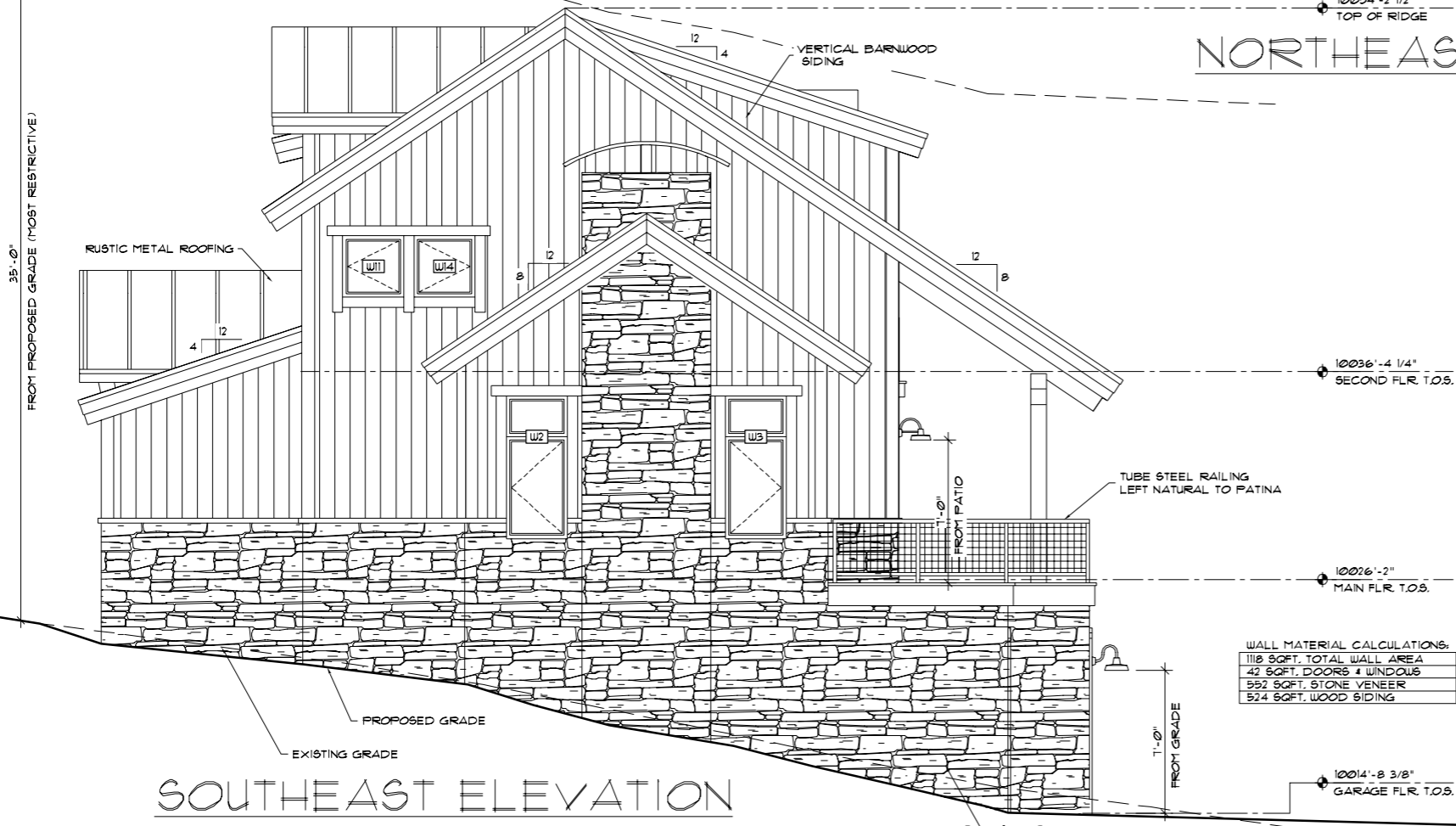
**BRACKETT
 LOT 1175R**

WALL MATERIAL CALCULATIONS:

1513 SQFT. TOTAL WALL AREA	100%
596 SQFT. DOORS & WINDOWS	37.9%
434 SQFT. STONE VENEER	27.6%
543 SQFT. WOOD SIDING	34.5%



NORTHEAST ELEVATION



SOUTHEAST ELEVATION

TOTAL MATERIAL CALCULATIONS:

4845 SQFT. TOTAL WALL AREA	100%
871 SQFT. DOORS & WINDOWS	18.0%
1758 SQFT. STONE VENEER	36.3%
2216 SQFT. WOOD SIDING	45.7%

WALL MATERIAL CALCULATIONS:

1118 SQFT. TOTAL WALL AREA	100%
42 SQFT. DOORS & WINDOWS	3.7%
592 SQFT. STONE VENEER	49.4%
524 SQFT. WOOD SIDING	46.9%

DESIGN PHASE

DRAWN:	DATE:	CHKD:
MCF	6.17.15	
MCF	7.1.15	
DRB		
MCF	8.11.15	

FINAL PHASE

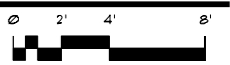
DRAWN:	DATE:	CHKD:

PROJECT: 15-017

COPYRIGHT PFB CUSTOM HOMES GROUP, LLC. THESE DRAWINGS ARE NOT TO BE USED FOR MAKING ANY REPRODUCTION THEREOF. FOR USE WITH ANY OTHER PROVIDER'S MATERIALS OR FOR CONTRACTING ANY BUILDING WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION FROM PFB CUSTOM HOMES GROUP, LLC. DO NOT SCALE DRAWINGS. PFB CUSTOM HOMES GROUP, LLC IS NOT RESPONSIBLE FOR ERRORS DUE TO SCALED DRAWINGS. REFER ANY QUESTIONS OR DISCREPANCIES TO PFB CUSTOM HOMES GROUP, LLC BEFORE START OF CONSTRUCTION.



**PRELIMINARY
 NOT FOR
 CONSTRUCTION**



SCALE:

2.1

SHEET

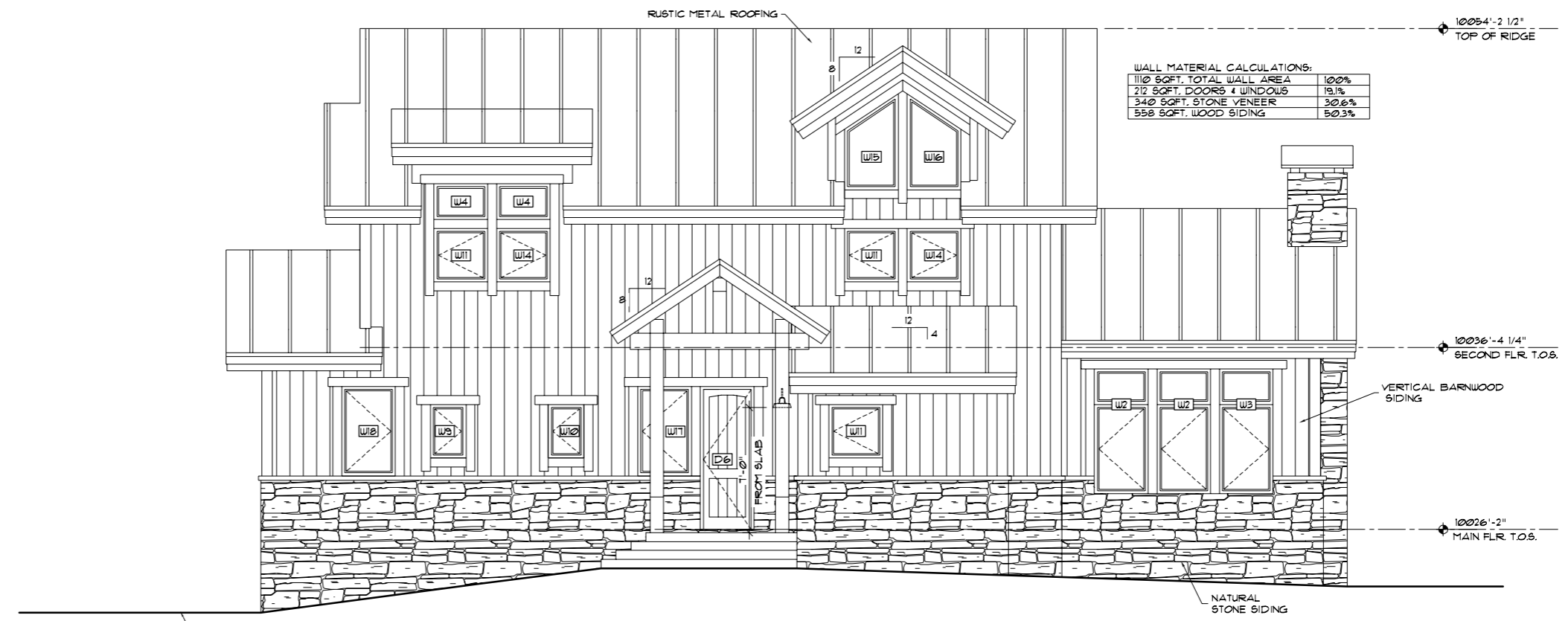
NOTE:
 OWNER (OR BUILDER) TO VERIFY EXISTING SLOPE. EXTERIOR POST LENGTHS ARE BASED PER GRADE IN ELEVATIONS. LOG/TIMBER & PIER HEIGHTS ARE MEASURED FROM TOP OF MAIN FLOOR PER BUILDING SECTIONS.

RESIDENCE VENTILATION NOTE:
 A MECHANICAL VENTILATION SYSTEM IS REQUIRED TO PROVIDE AIR MOVEMENT AND REMOVE HUMIDITY. EXCESS HUMIDITY IN THE HOME COULD RESULT IN A BUILD UP OF WATER VAPOR IN UNWANTED AREAS CAUSING SEVERE DAMAGE TO THE STRUCTURAL INSULATED PANEL OR OTHER BUILDING MATERIALS.





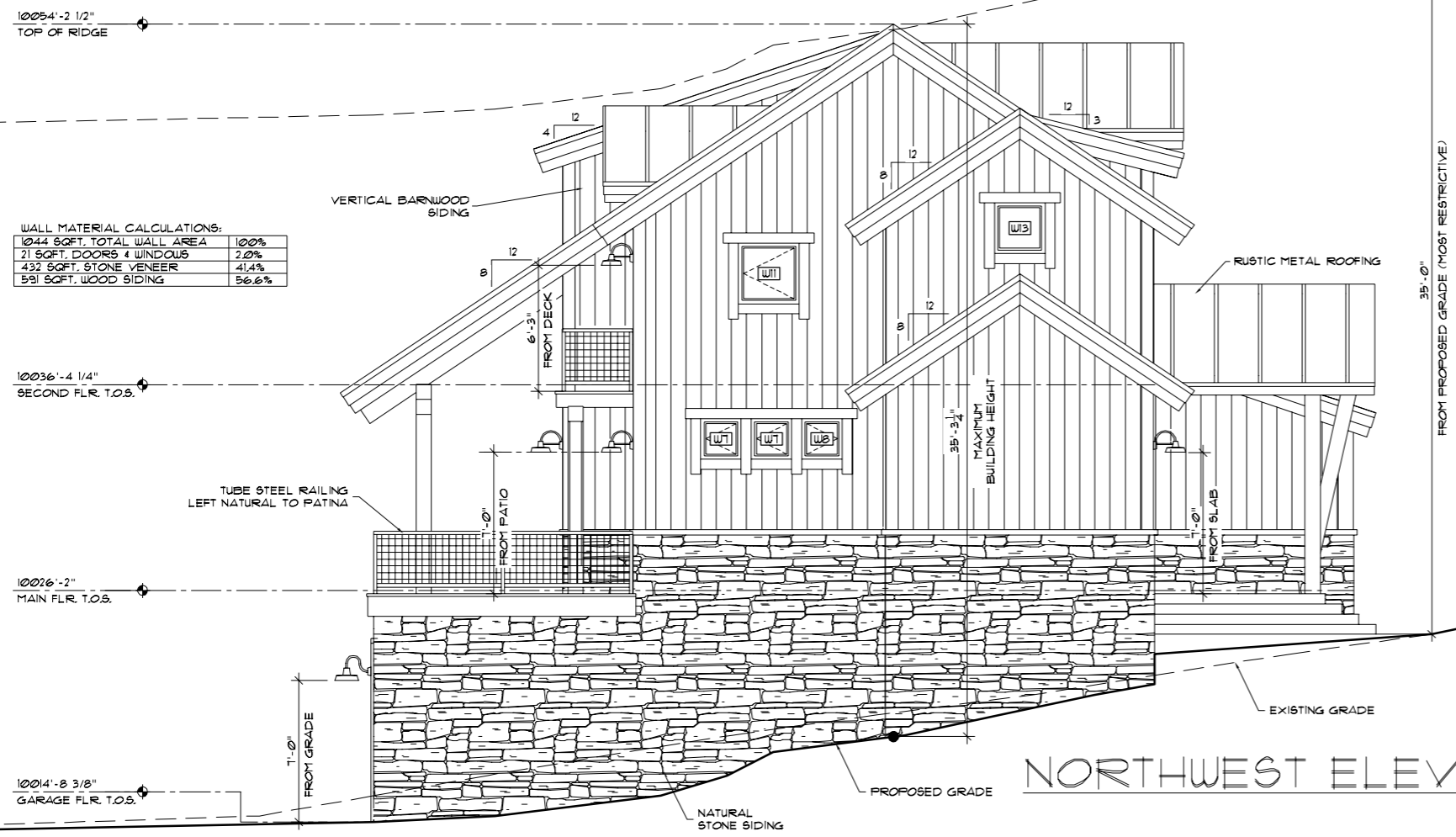
**BRACKETT
 LOT 1175R**



WALL MATERIAL CALCULATIONS:

1102 SQFT. TOTAL WALL AREA	100%
212 SQFT. DOORS & WINDOWS	19.1%
340 SQFT. STONE VENEER	30.6%
558 SQFT. WOOD SIDING	50.3%

SOUTHWEST ELEVATION



WALL MATERIAL CALCULATIONS:

1044 SQFT. TOTAL WALL AREA	100%
21 SQFT. DOORS & WINDOWS	2.0%
432 SQFT. STONE VENEER	41.4%
591 SQFT. WOOD SIDING	56.6%

NORTHWEST ELEVATION

DESIGN PHASE

DRAWN:	DATE:	CHKD:
MCF	6.17.15	
MCF	7.1.15	
DRB		
MCF	8.11.15	

FINAL PHASE

DRAWN:	DATE:	CHKD:

SHOP DRAWINGS

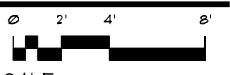
DRAWN:	DATE:	CHKD:

PROJECT: 15-017

COPYRIGHT PFB CUSTOM HOMES GROUP, LLC. THESE DRAWINGS ARE NOT TO BE USED FOR MAKING ANY REPRODUCTION THEREOF. FOR USE WITH ANY OTHER PROVIDER'S MATERIALS OR FOR CONTRACTING ANY BUILDING WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION FROM PFB CUSTOM HOMES GROUP, LLC. DO NOT SCALE DRAWINGS. PFB CUSTOM HOMES GROUP, LLC IS NOT RESPONSIBLE FOR ERRORS DUE TO SCALED DRAWINGS. REFER ANY QUESTIONS OR DISCREPANCIES TO PFB CUSTOM HOMES GROUP, LLC BEFORE START OF CONSTRUCTION.



**PRELIMINARY
 NOT FOR
 CONSTRUCTION**



SCALE:

2.2

SHEET

NOTE:
 OWNERS (OR BUILDER) TO VERIFY EXISTING SLOPE. EXTERIOR POST LENGTHS ARE BASED PER GRADE IN ELEVATIONS. LOG/TIMBER & PIER HEIGHTS ARE MEASURED FROM TOP OF MAIN FLOOR PER BUILDING SECTIONS.

RESIDENCE VENTILATION NOTE:
 A MECHANICAL VENTILATION SYSTEM IS REQUIRED TO PROVIDE AIR MOVEMENT AND REMOVE HUMIDITY. EXCESS HUMIDITY IN THE HOME COULD RESULT IN A BUILD UP OF WATER VAPOR IN UNWANTED AREAS CAUSING SEVERE DAMAGE TO THE STRUCTURAL INSULATED PANEL OR OTHER BUILDING MATERIALS.





**PLANNING AND DEVELOPMENT
DEPARTMENT**

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

TO: Design Review Board
FROM: Savannah Jameson, Planner II
FOR: DRB Public Hearing on September 17, 2015
DATE: September 10, 2015
RE: Continuation of a Minor Revision Application on Lot 38-50-51R

PROJECT GEOGRAPHY

Legal Description: Lot 38-50-51R, Mountain Village Filing No. 1
Address: 568 Mountain Village Boulevard
Applicant/Agent: Dylan Henderson
Owner: Madeline Property Owner, LLC, dba Northview Hotel Group
Zoning: Village Center Zone District
Existing Use: Mixed Use Development
Proposed Use: No change in use
Adjacent Land Uses:

- **North:** Franz Klammer Lodge
- **South:** Meadows Ski Run & Granita
- **East:** Plaza Condos and Columbia Condos
- **West:** Courcheval & Heritage Parking Garage Entry

Lot Size: 1.895 acres

ATTACHMENTS

- Exhibit A: Design Review Plans

RECORD DOCUMENTS

- Town of Mountain Village Community Development Code as amended (CDC)
- Town of Mountain Village Home Rule Charter as amended
- Design Review Application as maintained by the Community Development Department

BACKGROUND

The Design Review Board (DRB) approved the design for the porte cochere and pool on Lot 38-50-51R at their meeting on January 8, 2015. A minor revision application was submitted proposing changes to the porte cochere materials and reflected ceiling plan, lighting plan and expansion of the southwest façade. The DRB reviewed the proposed changes at their meeting on September 3, 2015 and made the following motion:

On a Motion made by David Eckman and seconded by Greer Garner, the DRB voted 5-0 to approve the resolution for the minor revision for the porte cochere and lighting modifications on Lot 38-50-51R for specific components of this application with other elements to be continued. The specific elements for which I would propose we approve here today would include the

planter, the revisions to the lighting plan, approval of the reflected ceiling plan and specific items to be continued but not limited to are the elevation improvements of the exterior façade as well as the realignment of the wall on the ski valet area with the staff's further investigation of the condo map and legal instruments to make approval for those.

The Board had the following comments regarding the project:

1. Recommend porte cochere wood siding be horizontal.
2. Recommend porte cochere columns to be stone.

Staff have found the revisions to meet the Board's comments.

Staff has reviewed the condo map and found a Staff Subdivision Application needs to be reviewed and approved for the ski valet expansion. A condition of this approval will be the approval of the Staff Subdivision Application.

The sign depicted above the porte cochere exit/entrance is part of this submittal. Sign details will be emailed to Board members prior to the meeting.

CRITERIA FOR DECISION

1. The proposed development meets the Design and Lighting Regulations;
2. The proposed development does not impact or change 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.

CONDITIONS:

Staff Subdivision Application for the condo map amendment reflecting the expansion of Unit Retail-105 into adjacent Hotel Unit be reviewed and approved by DRB staff prior to permit.

RECOMMENDATION

Staff recommends the DRB approve the Minor Revision Application with the following motion:

"I move to approve a resolution for a Minor Revision application for the western façade, porte cochere and lighting modifications on Lots 38-50-51R. With the condition that a staff subdivision for the condo map revision be reviewed and approved by DRB staff prior to permit."

**RESOLUTION OF THE DESIGN REVIEW BOARD
OF MOUNTAIN VILLAGE, COLORADO, AUTHORIZING AND APPROVING THE DESIGN REVIEW
PROCESS FOR LOT 38-50-51R**

Resolution No. 2015-0903-

RECITALS:

- A. Madeline Property Owner, LLC is the owner (“Owner”) of record of real property described as Lot 38-50-51R, Town of Mountain Village; and
- B. The Owner’s Representative, Dylan Henderson, architect, has submitted a Minor Revision application requesting approval for minor revisions on Lot 38-50-51R, Town of Mountain Village; and
- C. The Design Review Board (DRB) considered this application, along with evidence and testimony, at a public meeting held on September 3, 2015. Upon concluding their review, the DRB voted **to** to approve the Design Review; and
- D. The DRB considered the Application submittal materials, and all other relevant materials, public letters and public testimony, and approved the Application with conditions as set forth in this Resolution; and
- E. The Owners have addressed, or agreed to address, all conditions of approval of the Application imposed by the DRB; and
- F. DRB based their approval of this Application on the following findings, as stated required by section CDC Section 17.4.11.D:
 - 1. With compliance of the conditions set forth below, the proposed development meets the Design Regulations because, without limitation, the development is compliant with the Town design theme, the building siting design requirements, building design requirements, and the Parking Regulations.
 - 2. With compliance of the conditions set forth below, the proposed development is in compliance with the Zoning and Land Use Regulations because, without limitation, the development is located in the Single Family Zone District, the maximum and average building heights are met, and the structure complies with the lot coverage requirements;
 - 3. The proposed development is in compliance with the other applicable regulations of this CDC, including but not limited to the Development Review Procedures, the Fire Mitigation Regulations and the Steep Slope Regulations;
 - 4. The development application complies with any previous plans approved for the site still in effect because, without limitation, there are no previous development plans.
 - 5. The development application complies with any conditions imposed on development of the site through previous approvals; and
 - 6. The proposed development meets all applicable Town regulations and standards because, without limitation design variations have been granted for:

Now, Therefore, Be It Resolved that the DRB hereby approves the Design Review Process development application and authorizes the DRB Chairman to sign the Resolution subject to the following conditions:

Section 1. Development Application Conditions

- 1. Prior to pouring any concrete the applicant shall submit a monumented land survey of the footers to ensure no GE encroachments will occur;
- 2. A four foot (4’) by four foot (4’) mock up board shall be prepared by the development mason for the review authority to approve the final stone material and setting pattern consistent with the review authority approval;
- 3. Applicable Town fees and taxes shall be paid prior to commencing the activity or prior to the Town issuing a permit, as applicable, including but not limited to the Town’s use tax; and
- 4. All representations of the applicant, whether within the submittal or at the DRB hearing, are conditions of

this approval.

5. Staff Subdivision Application for the condo map amendment reflecting the expansion of Unit Retail-105 into adjacent Hotel Unit be reviewed and approved by DRB staff prior to permit.

Section 2. Effective Date and Length of Validity

1. This approval shall be effective seven (7) calendar days from the date of the DRB approval, on September 10, 2015, unless an appeal is filed in accordance with the CDC appeal procedures. If an appeal is filed pursuant to the appeal procedures, building permits or other development permits shall not be issued until the appeal is heard by the Town Council and it takes action to uphold or modify the approval.
2. This approval shall be valid for eighteen (18) months from the effective date of approval and shall lapse on March 10, 2017 unless a Renewal Process development application is approved by the Town pursuant to the CDC.

Section 3. Void Approval

A resolution or subsequent approval issued by the Town in error or which does not comply with the provisions of this CDC or Town-adopted codes, ordinances and regulations is null and void. A permit, certificate or license issued in reliance upon any materially false statement in the development application, supporting documents or oral statements made on the record shall be null and void.

Be It Further Resolved that Lot 38-50-51R may be developed as submitted in accordance with Resolution NO. 2015-0903-

Approved by the Design Review Board at a public meeting September 3, 2015.

Town of Mountain Village, Design Review Board

By: _____
Bill Hoins, Chairman

Attest:

By: _____
Savannah Jameson, Planner II



MINOR REVISIONS APPLICATION

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

MINOR REVISIONS APPLICATION			
APPLICANT INFORMATION			
Name:		E-mail Address:	
Mailing Address:		Phone:	
City:	State:	Zip Code:	
Mountain Village Business License Number			
PROPERTY INFORMATION			
Physical Address:		Acreage:	
Zone District:	Zoning Designations:	Density Assigned to the Lot or Site:	
Legal Description:			
Existing Land Uses:			
Proposed Land Uses:			
OWNER INFORMATION			
Property Owner:		E-mail Address:	
Mailing Address:		Phone:	
City:	State:	Zip Code:	
DESCRIPTION OF REQUEST			



MINOR REVISIONS APPLICATION

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

**OWNER/APPLICANT
ACKNOWLEDGEMENT
OF RESPONSIBILITIES**

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

Signature of Owner

Date

Signature of Applicant/Agent

Date

OFFICE USE ONLY

Fee Paid:

By:

Planner:



MINOR REVISIONS APPLICATION

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

OWNER AGENT AUTHORIZATION FORM

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

(Signature)

(Date)

(Printed name)



MINOR REVISIONS APPLICATION

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

HOA APPROVAL LETTER

I, (*print name*) _____, the HOA president of property located at _____, provide this letter as written approval of the plans dated _____ which have been submitted to the Town of Mountain Village Community Development Department for the proposed improvements to be completed at the address noted above. I understand that the proposed improvements include (*indicate below*):

(Signature)

(Date)

(Title)



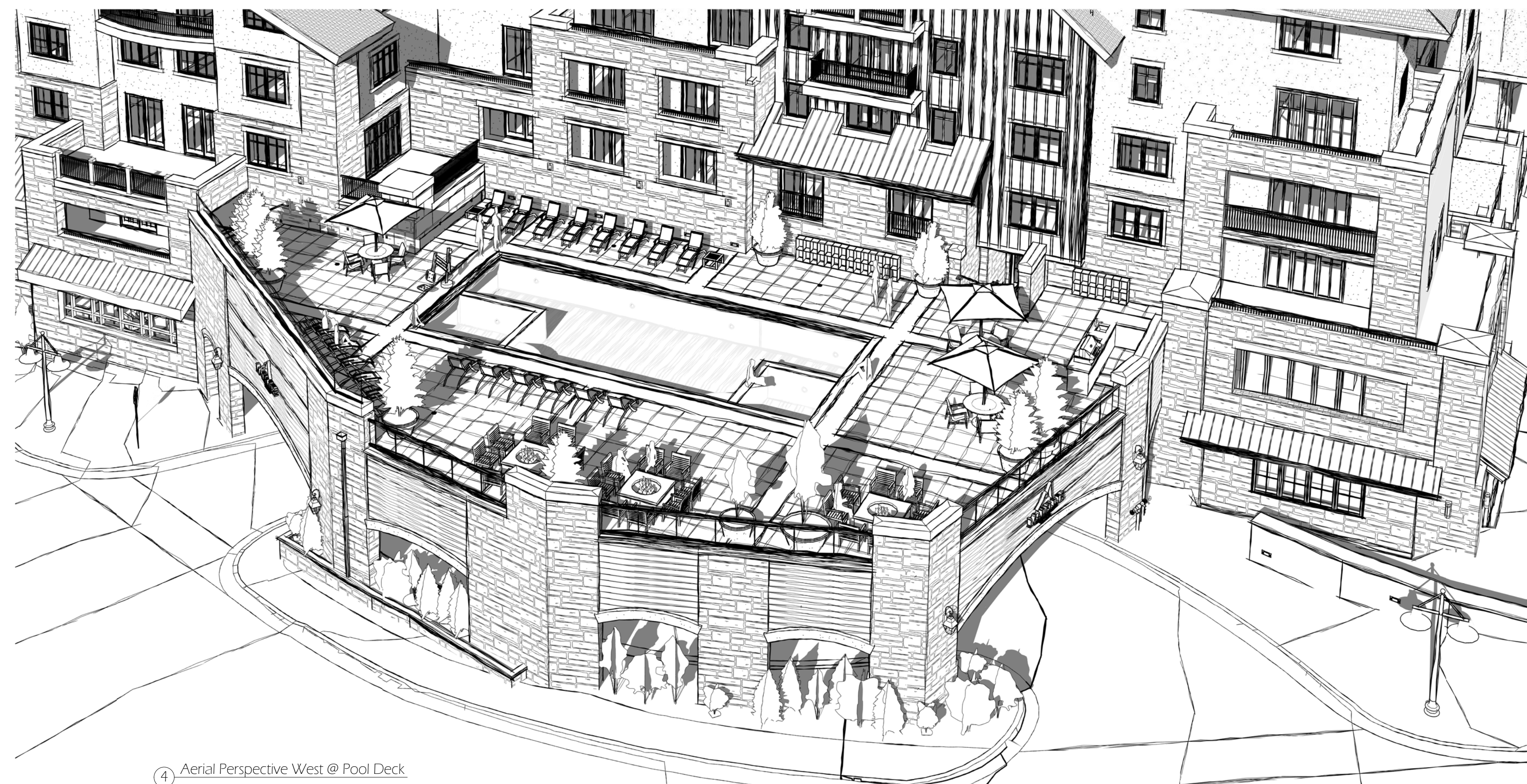
1 North West Perspective



2 South West Perspective



3 South Approach Perspective



4 Aerial Perspective West @ Pool Deck

PROJECT TEAM

Consultant: Colorado Structural Inc.
Mike Arboney
Address: 315 Bellview Ave. Unit F
Address: P.O. Box 2544
Address: Crested Butte, CO 81224
Phone: 970-249-5922
Fax: 970-349-5926
e-mail: mike@coloradostructural.com

Consultant: Hughes Consulting Engineering, PA
Address: 220 W. Colorado Ave.
Address: P.O. Box 688 - Telluride, CO 81435
Phone: 970-239-1949
Fax: 785-842-2492
e-mail: dimitri@hce-pa.com

Consultant: Foley Associates, Inc
Address: 427 Meadow Circle
Address: P.O. Box 1385 - Telluride, CO 81435
Phone: 970-728-6153
Fax: 970-728-6050

Consultant: Dynamic Fire Protection Systems, Inc.
Address: 427 Meadow Circle
Address: Ridgway, CO 81432
Phone: 970-626-3357
Fax: 970-626-3374

Consultant: Trautner Geotech, LLC
Address: 649 Tech Center Drive, Suite A
Address: Durango, CO 81301
Phone: 970-259-5095
Fax: 970-382-2515

Consultant: OLC Aquatics
Address: 616 East Speer Boulevard
Address: Denver, CO 80203-4213
Phone: 303-294-9244
Fax: 303-294-9440

Consultant: David Craig Lighting Design
Address: 209 Hillside
Address: Telluride, CO 81435
Phone: 970-729-1403

Consultant: Uncompahgre Engineering, LLC
Address: P.O. Box 3945
Address: Telluride, CO 81435
Phone: 970-729-0683

No.	Description	Date
1	Conceptual Worksession Application	09-14-2014
2	Phase 1 - Building Permit Submittal	10-06-2014
3	Sales Office - Client Review	10-10-2014
4	Smak Bar - Field Plan Issued	11-10-2014
5	Sales Office - Building Permit Submittal	11-21-2014
6	Town Meeting	12-03-2014
7	DRB - Submittal	12-29-2014
8	Prelim Pricing Set Issued	2-17-2015
9	Building Permit Set Submittal	3-9-2015
10	Building Permit - Revised Submittal	5-22-2015
11	Floor Plan Options - Client Review	5-28-2015
12	DRB Resubmittal - Revisions	8-18-2015
13	DRB Resubmittal - Revisions	9-2-2015
14	DRB Resubmittal - Revisions	9-9-2015

No.	Description	Date

Hotel Madeline
Phase 2 Remodel
Perspectives - Pool Deck Addition

Date: 9/9/2015
Drawn by: DH / BF
Checked by: DH / BF

A0.2

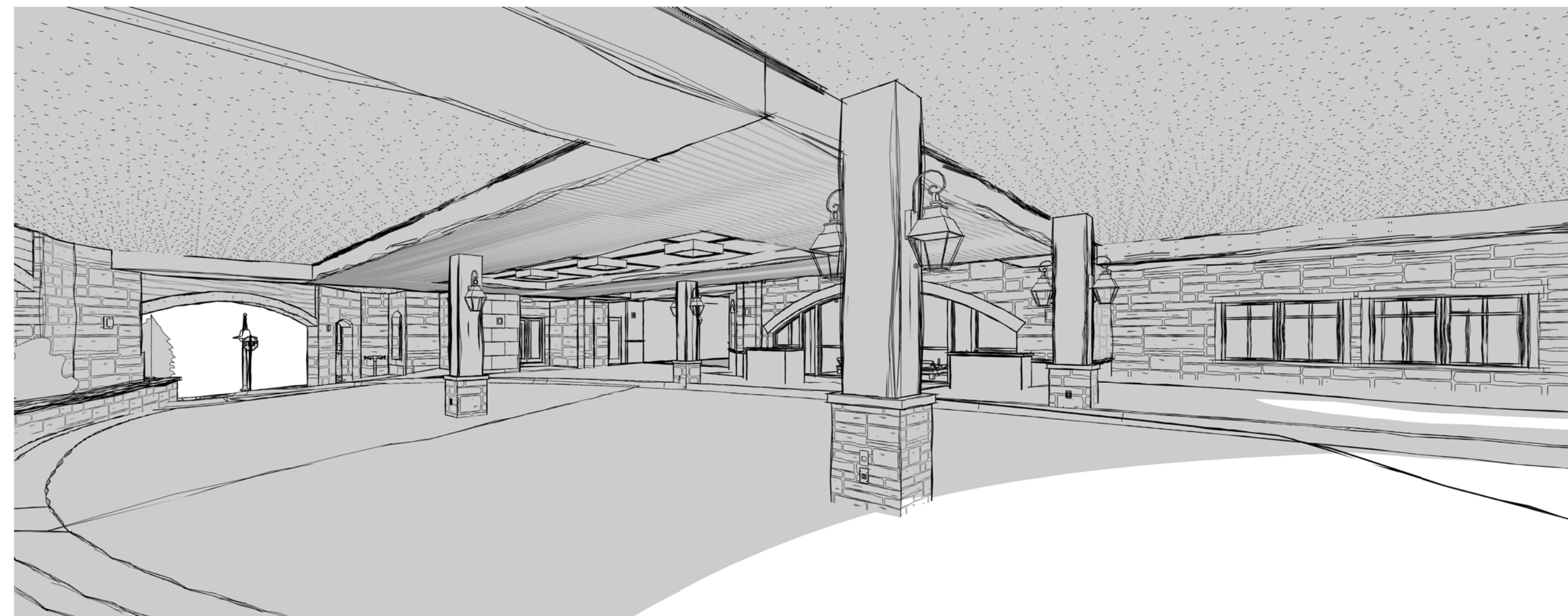
Scale



1 Corridor View @ Yoga & Pilates



2 Portecachere View - SE



3 Portecachere View - NE



4 Corridor View to Portecachere - W



5 Portecachere View - S



P.O. Box 2486 - Telluride, CO 81435
 Phone: 970-708-4795
 e-mail: dylanh12@hotmail.com

PROJECT TEAM

Consultant: Colorado Structural Inc.
 Mike Arbaney
 Address: 315 Bellview Ave. Unit F
 Address: P.O. Box 2544
 Address: Crested Butte, CO 81224
 Phone: 970-349-5922
 Fax: 970-349-5926
 e-mail: mike@coloradostructural.com

Consultant: Hughes Consulting Engineering, PA
 Address: 220 W. Colorado Ave.
 Address: P.O. Box 688 - Telluride, CO 81435
 Phone: 970-239-1949
 Fax: 785-842-2492
 e-mail: dimitri@hcepa.com

Consultant: Foley Associates, Inc
 Address: 125 W. Pacific Ave., Suite B-1
 Address: P.O. Box 1385 - Telluride, CO 81435
 Phone: 970-728-6153
 Fax: 970-728-6050

Consultant: Dynamic Fire Protection Systems, Inc.
 Address: 427 Meadow Circle
 Address: Ridgway, CO 81432
 Phone: 970-626-3357
 Fax: 970-626-3374

Consultant: Trautner Geotech, LLC
 Address: 649 Tech Center Drive, Suite A
 Address: Durango, CO 81301
 Phone: 970-259-5095
 Fax: 970-382-2515

Consultant: OLC Aquatics
 Address: 616 East Speer Boulevard
 Address: Denver, CO 80203-4213
 Phone: 303-294-9244
 Fax: 303-294-9440

Consultant: David Craige Lighting Design
 Address: 209 Hillside
 Address: Telluride, CO 81435
 Phone: 970-729-1403

Consultant: Uncompahgre Engineering, LLC
 Address: P.O. Box 3945
 Address: Telluride, CO 81435
 Phone: 970-729-0683

No.	Description	Date
1	Conceptual Worksession Application	09-14-2014
2	Phase 1 - Building Permit Submittal	10-06-2014
3	Sales Office - Client Review	10-10-2014
4	Smak Bar - Field Plan Issued	11-10-2014
5	Sales Office - Building Permit Submittal	11-21-2014
6	Town Meeting	12-03-2014
7	DRB - Submittal	12-29-2014
8	Prelim Pricing Set Issued	2-17-2015
9	Building Permit Set Submittal	3-9-2015
10	Building Permit - Revised Submittal	5-22-2015
11	Floor Plan Options - Client Review	5-28-2015
12	DRB Resubmittal- Revisions	8-18-2015
13	DRB Resubmittal- Revisions	9-2-2015
14	DRB Resubmittal- Revisions	9-9-2015

No.	Description	Date

Hotel Madeline
 Phase 2 Remodel
 Perspectives -
 Portecachere

Date: 9/9/2015
 Drawn by: DH / BF
 Checked by: DH / BF

A0.3

Scale



PROJECT TEAM

- Consultant: Colorado Structural Inc.
Mike Arboney
Address: 315 Bellview Ave. Unit F
Address: P.O. Box 2544
Address: Crested Butte, CO 81224
Phone: 970-249-5922
Fax: 970-249-5926
e-mail: mike@coloradostructural.com
- Consultant: Hughes Consulting Engineering, PA
Address: 220 W. Colorado Ave.
Address: P.O. Box 688 - Telluride, CO 81435
Phone: 970-239-1949
Fax: 970-249-2492
e-mail: dimitri@hce-pa.com
- Consultant: Foley Associates, Inc.
Address: 427 Meadow Circle
Address: P.O. Box 1385 - Telluride, CO 81435
Phone: 970-728-6153
Fax: 970-728-6050
- Consultant: Dynamic Fire Protection Systems, Inc.
Address: 427 Meadow Circle
Address: Ridgway, CO 81432
Phone: 970-626-3357
Fax: 970-626-3374
- Consultant: Trautner Geotech, LLC
Address: 649 Tech Center Drive, Suite A
Address: Durango, CO 81301
Phone: 970-259-5095
Fax: 970-382-2515
- Consultant: OLC Aquatics
Address: 616 East Speer Boulevard
Address: Denver, CO 80203-4213
Phone: 303-294-9244
Fax: 303-294-9440
- Consultant: David Craig Lighting Design
Address: 209 Hillside
Address: Telluride, CO 81435
Phone: 970-729-1403
- Consultant: Uncompahgre Engineering, LLC
Address: P.O. Box 3945
Address: Telluride, CO 81435
Phone: 970-729-0683

No.	Description	Date
1	Conceptual Worksession Application	09-14-2014
2	Phase 1 - Building Permit Submittal	10-06-2014
3	Sales Office - Client Review	10-10-2014
4	Smak Bar - Field Plan Issued	11-10-2014
5	Sales Office - Building Permit Submittal	11-21-2014
6	Town Meeting	12-03-2014
7	DRB - Submittal	12-29-2014
8	Prelim Pricing Set Issued	2-17-2015
9	Building Permit Set Submittal	3-9-2015
10	Building Permit - Revised Submittal	5-22-2015
11	Floor Plan Options - Client Review	5-28-2015
12	DRB Resubmittal- Revisions	8-18-2015
13	DRB Resubmittal- Revisions	9-2-2015
14	DRB Resubmittal- Revisions	9-9-2015

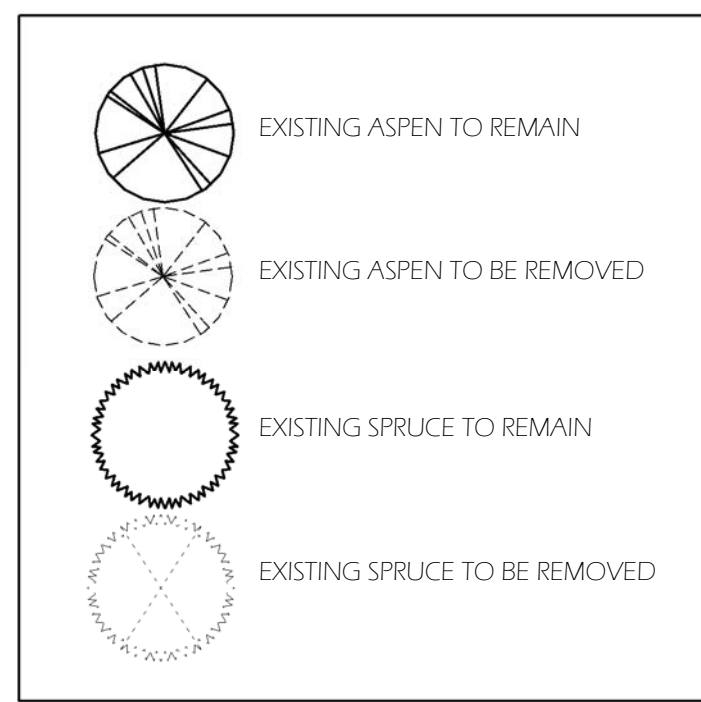
No.	Description	Date

Hotel Madeline
Phase 2 Remodel
Renderings - Pool Deck

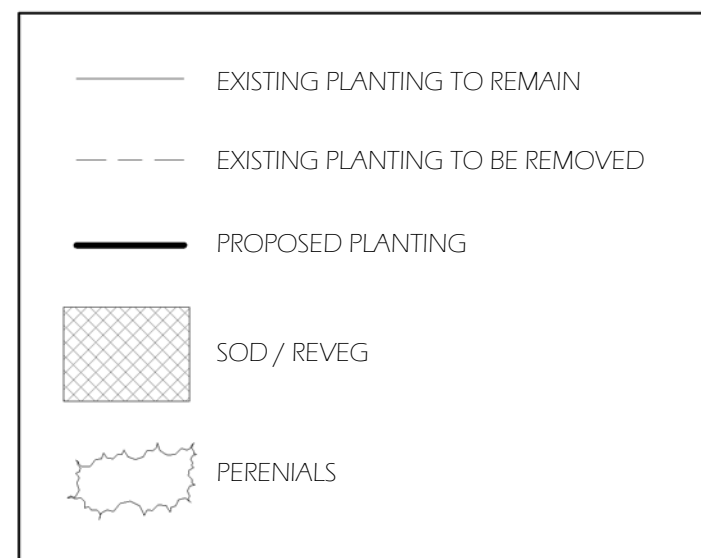
Date: 9/9/2015
Drawn by: DH / BF
Checked by: DH / BF

A0.4

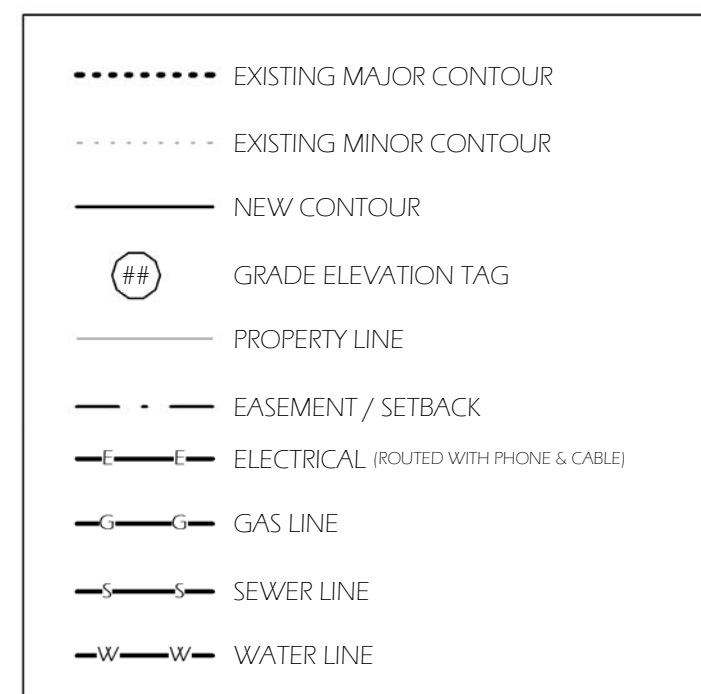
Scale



Planting Symbols-Site Plan
3/8" = 1'-0"



Planting Symbols-Landscape Plan
3/8" = 1'-0"



Linetypes Legend
1/4" = 1'-0"

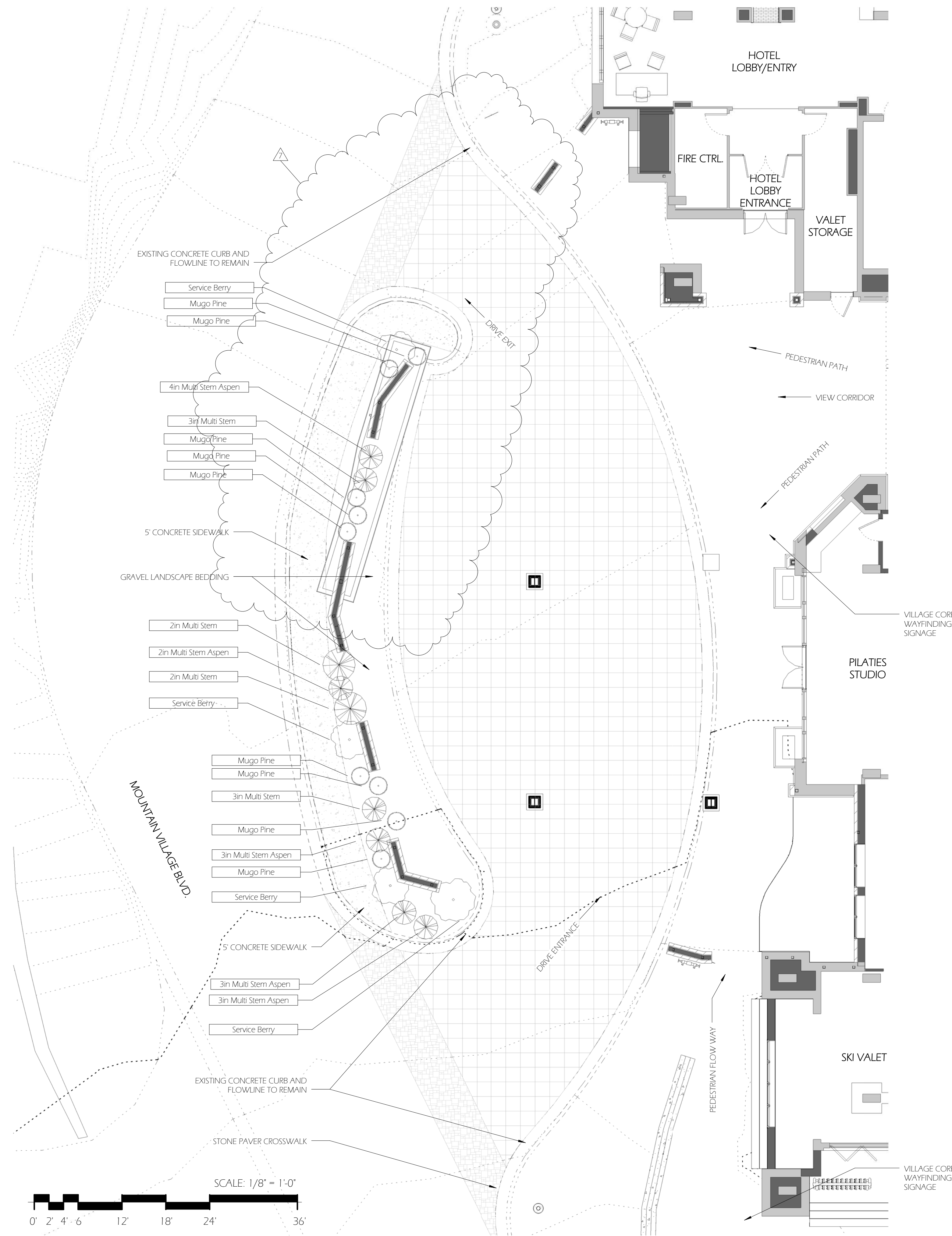
- REVEGETATION NOTES**
- SUBSOIL SURFACE SHALL BE TILLED TO A 4" DEPTH ON NON FILL AREAS.
 - TOPSOIL SHALL BE SPREAD AT A MINIMUM DEPTH OF 4" OVER ALL AREAS TO BE REVEGETATED (EXCEPT ON SLOPES GREATER THAN 3:1) AND AMENDMENTS ROTOTILLED AT A RATE OF THREE CUBIC YARDS PER THOUSAND SQUARE FEET.
 - BROADCASTING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

- 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 1/2 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. LANDSCAPING SHOWN ON THE LANDSCAPE PLAN SHALL COMPLY WITH SECTION 9-109 OF THE DESIGN REGULATIONS REGARDING NOXIOUS WEEDS.
 - PROPERTY OWNERS ARE REQUIRED TO PROVIDE THE DRB W/ A 2 YR. PLANT GUARANTEE ON ALL PLANT MATERIALS PLANTED AS PART OF THE LANDSCAPE PLAN.
 - NO TREES TO BE REMOVED OUTSIDE OF THE BUILDING ENVELOPE.
 - ALL NEW PLANTED ASPEN TREES TO BE MULTI-STEM TREES.

- IRRIGATION**
- 1" TAP WITH RAINBIRD PVB-075 BACKFLOW PREVENTER
 - RAINBIRD RCM-12 ELECTROMECHANICAL CONTROLLER
 - 1 1/2" WILKINS MODEL 500 PRESSURE REGULATOR
 - RAINBIRD 150 ELECTRIC REMOTE CONTROL VALVE
 - 1" CLASS 200 PVC MAINLINE
 - 1" NSF POLYLATERAL LINE
 - WATER SENSOR
 - RAINBIRD POPUP DRIP LINE
 - TREES AND SHRUBS TO BE DRIP ONLY DRIP ZONES TO BE SHUT OFF (2) FULL GROWING SEASONS AFTER PLANT ESTABLISHMENT
 - TEMPORARY IRRIGATION OF REVEGETATED AREAS - LONG TERM WATERING TO BE ASSESSED TMV AUTHORITY
 - SEPERATE WATER METER INSTALLED FOR IRRIGATION SYSTEM

Notes - Landscape
3/8" = 1'-0"

Planting Schedule- Portecachere			
Planting-Text	Caliper Size	Type Comments	Count
Existing Planting to Remain		Aspen	2
new planting	2in Multi Stem	Aspen	3
new planting	3in Multi Stem	Aspen	5
new planting	4in Multi Stem	Aspen	1
Existing Planting to Remain		Colorado Blue Spruce	1
new planting		Mugo Pine	9
new planting		Service Berry	4



1 Landscape Plan - Porte Cochere
1/8" = 1'-0"



P.O. Box 2486 - Telluride, CO 81435
Phone: 970-708-4795
e-mail: dylanh12@hotmail.com

- PROJECT TEAM**
- Consultant: Colorado Structural Inc.
Mike Arbaney
Address: 315 Bellview Ave. Unit F
Address: P.O. Box 2544
Address: Crested butte, CO 81224
Phone: 970-249-5922
fax: 970-349-5926
e-mail: mike@coloradoststructural.com
- Consultant: Hughes Consulting Engineering, PA
Address: 220 W. Colorado Ave.
Address: P.O. Box 688 - Telluride, CO 81435
Phone: 970-239-1949
Fax: 785-842-2492
e-mail: dimitri@hce-pa.com
- Consultant: Foley Associates, Inc
Address: 427 Meadow Circle
Address: Ridgway, CO 81432
Phone: 970-728-6153
Fax: 970-728-6050
- Consultant: Dynamic Fire Protection Systems, Inc.
Address: 427 Meadow Circle
Address: Durango, CO 81301
Phone: 970-259-5095
Fax: 970-382-2515
- Consultant: Trautner Geotech, LLC
Address: 649 Tech Center Drive, Suite A
Address: Durango, CO 81301
Phone: 970-259-5095
Fax: 970-382-2515
- Consultant: OLC Aquatics
Address: 616 East Speer Boulevard
Address: Denver, CO 80203-4213
Phone: 303-294-9244
Fax: 303-294-9440
- Consultant: David Craige Lighting Design
Address: Telluride, CO 81435
Phone: 970-729-1403
- Consultant: Uncompahgre Engineering, LLC
Address: P.O. Box 3945
Address: Telluride, CO 81435
Phone: 970-729-0683

No.	Description	Date
1	Conceptual Worksession Application	09-14-2014
2	Phase 1 - Building Permit Submittal	10-06-2014
3	Sales Office - Client Review	10-10-2014
4	Smak Bar - Field Plan Issued	11-10-2014
5	Sales Office - Building Permit Submittal	11-21-2014
6	Town Meeting	12-03-2014
7	DRB - Submittal	12-29-2014
8	Prelim Pricing Set Issued	2-17-2015
9	Building Permit Set Submittal	3-9-2015
10	Building Permit - Revised Submittal	5-22-2015
11	Floor Plan Options - Client Review	5-28-2015
12	DRB Resubmittal- Revisions	8-18-2015
13	DRB Resubmittal- Revisions	9-2-2015
14	DRB Resubmittal- Revisions	9-9-2015

No.	Description	Date
7	DRB Revisions	8/21/2015

Hotel Madeline
Phase 2 Remodel

Landscape Plan - First
Level Portecachere

Date: 9/9/2015
Drawn by: DH / BF
Checked by: DH / BF

A1.1.5

Scale: As indicated

PROJECT TEAM

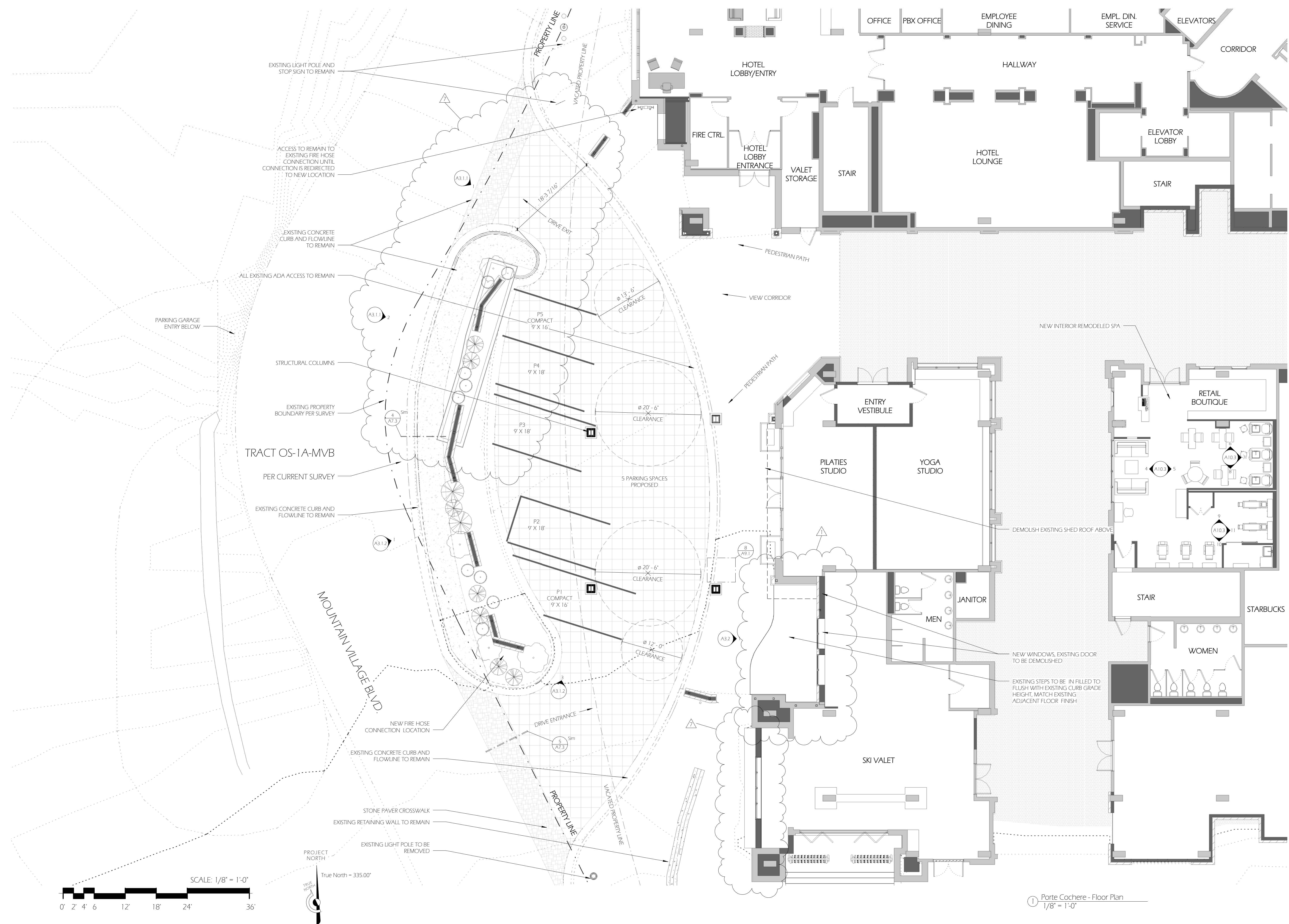
- Consultant: Colorado Structural Inc.
Mike Arbaney
Address: 315 Bellview Ave. Unit F
Address: P.O. Box 2544
Address: Crested Butte, CO 81224
Phone: 970-349-5922
fax: 970-349-5926
e-mail: mike@coloradostructural.com
- Consultant: Hughes Consulting Engineering, PA
Address: 220 W. Colorado Ave.
Address: P.O. Box 688 - Telluride, CO 81435
Phone: 970-239-1949
Fax: 785-842-2492
e-mail: dimitri@hcepa.com
- Consultant: Foley Associates, Inc
Address: 125 W. Pacific Ave. Suite B-1
Address: P.O. Box 1385 - Telluride, CO 81435
Phone: 970-728-6153
Fax: 970-728-6050
- Consultant: Dynamic Fire Protection Systems, Inc.
Address: 427 Meadow Circle
Address: Ridgway, CO 81432
Phone: 970-626-3357
Fax: 970-626-3374
- Consultant: Trautner Geotech, LLC
Address: 649 Tech Center Drive, Suite A
Address: Durango, CO 81301
Phone: 970-259-5095
Fax: 970-382-2515
- Consultant: OLC Aquatics
Address: 616 East Speer Boulevard
Address: Denver, CO 80203-4213
Phone: 303-294-9244
Fax: 303-294-9440
- Consultant: David Craigie Lighting Design
Address: 209 Hillside
Address: Telluride, CO 81435
Phone: 970-729-1403
- Consultant: Uncompahgre Engineering, LLC
Address: P.O. Box 3945
Address: Telluride, CO 81435
Phone: 970-729-0683

No.	Description	Date
1	Conceptual Worksession Application	09-14-2014
2	Phase 1 - Building Permit Submittal	10-06-2014
3	Sales Office - Client Review	10-10-2014
4	Smak Bar - Field Plan Issued	11-10-2014
5	Sales Office - Building Permit Submittal	11-21-2014
6	Town Meeting	12-03-2014
7	DRB - Submittal	12-29-2014
8	Prelim Pricing Set Issued	2-17-2015
9	Building Permit Set Submittal	3-9-2015
10	Building Permit - Revised Submittal	5-22-2015
11	Floor Plan Options - Client Review	5-28-2015
12	DRB Resubmittal- Revisions	8-18-2015
13	DRB Resubmittal- Revisions	9-2-2015
14	DRB Resubmittal- Revisions	9-9-2015

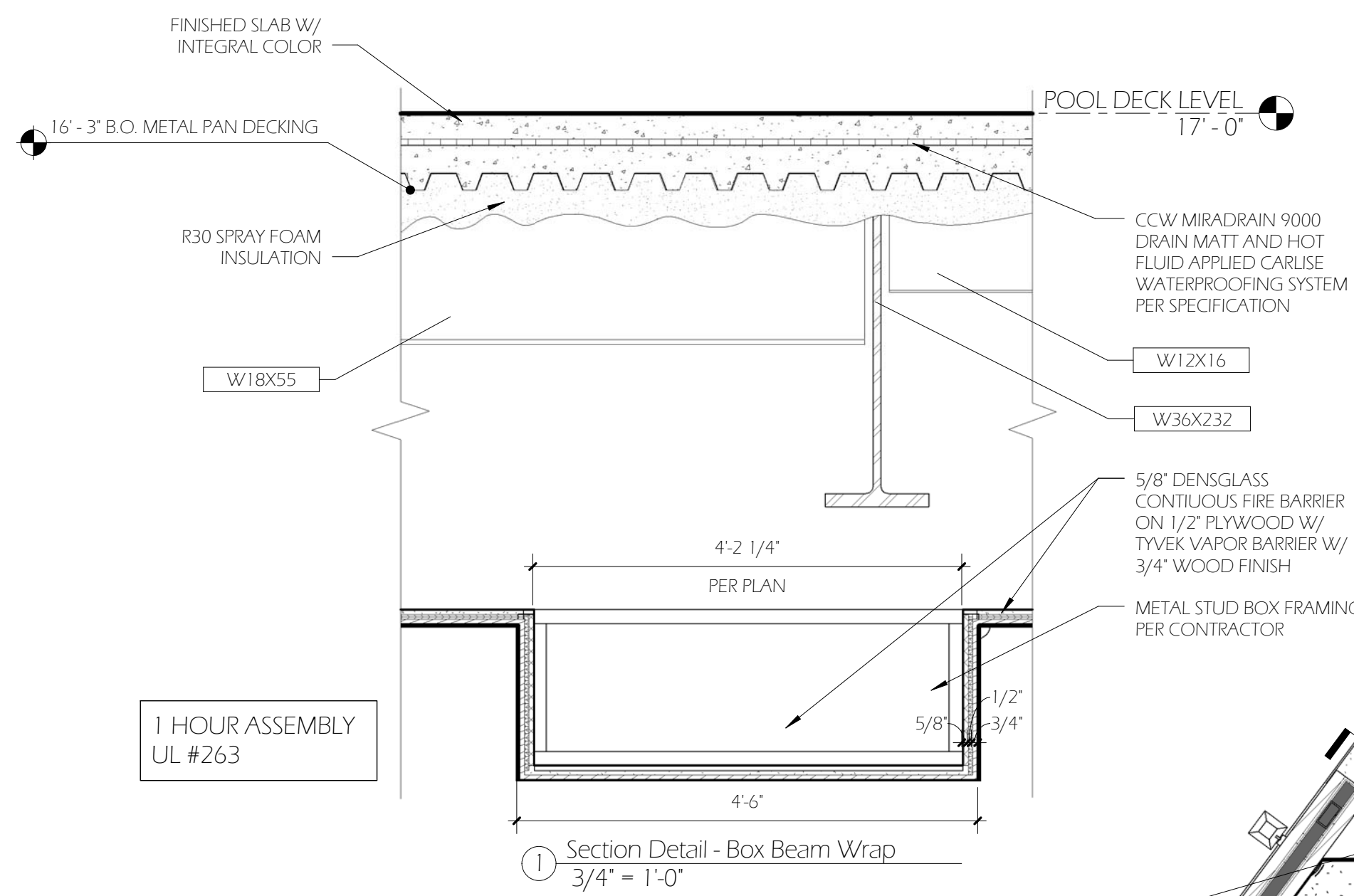
No.	Description	Date
1	Building Permit Revisions	4/1/2015
7	DRB Revisions	8/21/2015

Hotel Madeline
Phase 2 Remodel
Floor Plan - First Level
Portechachere

Date	9/9/2015
Drawn by	DH / BF
Checked by	DH / BF
A2.1.1	
Scale	1/8" = 1'-0"



Porte Cochere - Floor Plan
1/8" = 1'-0"



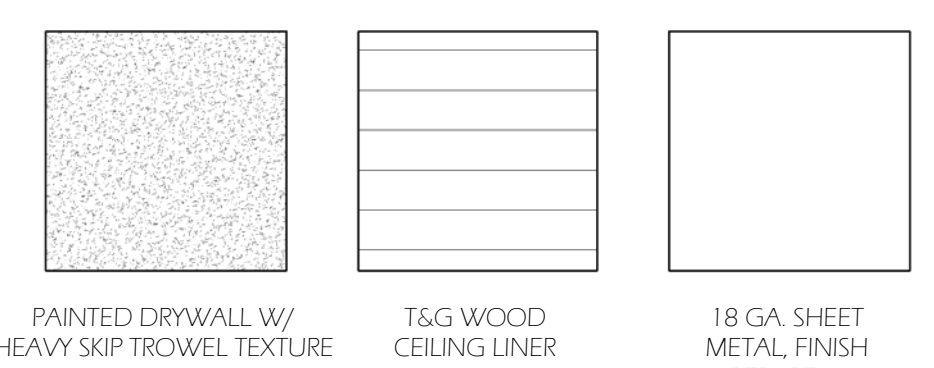
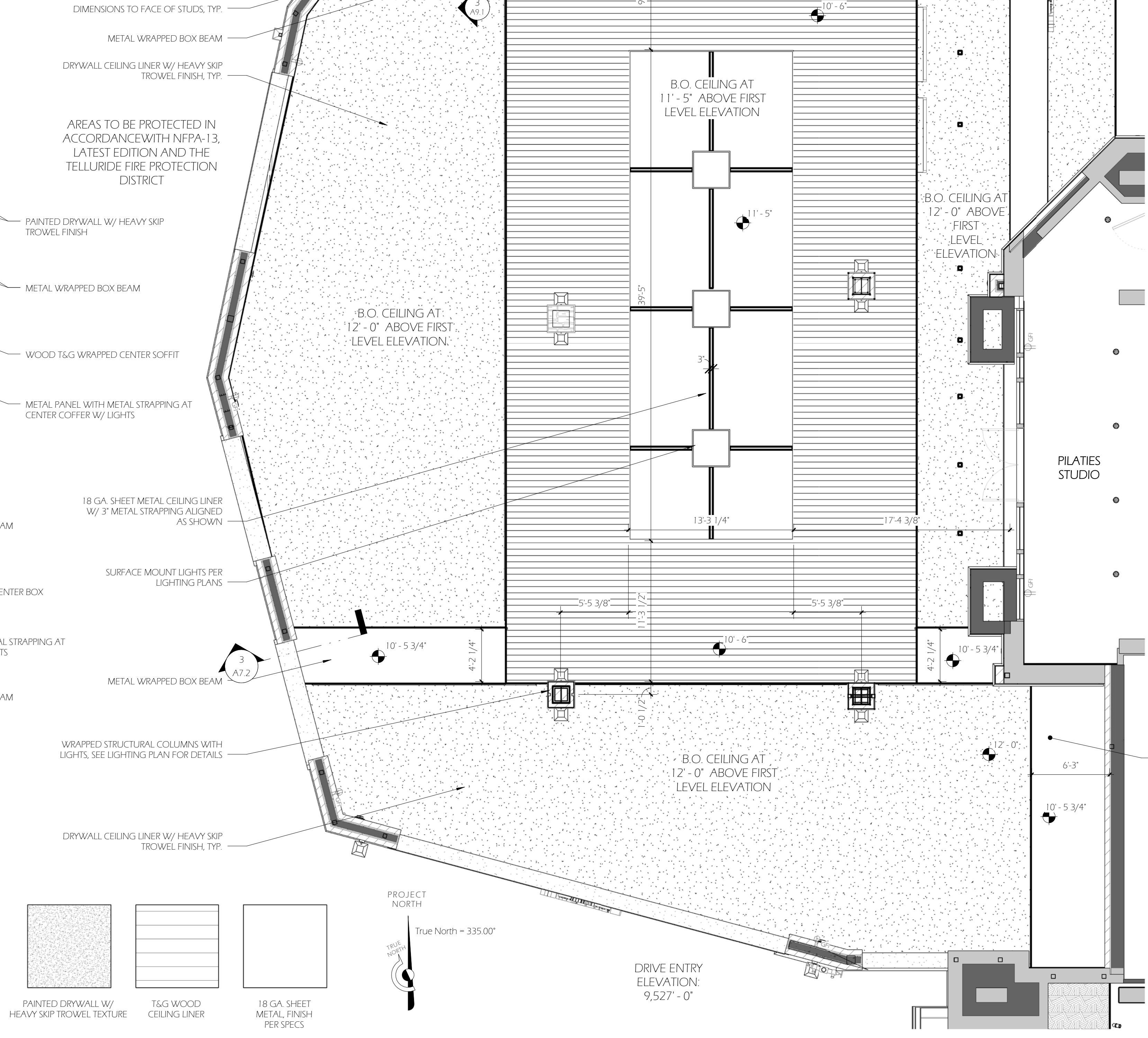
1 Section Detail - Box Beam Wrap
3/4" = 1'-0"



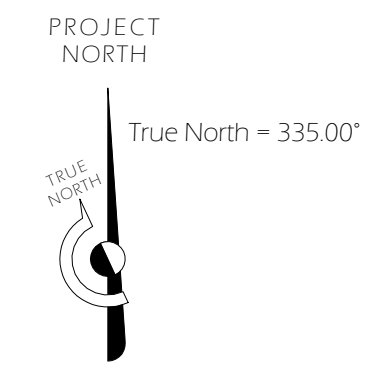
3 Portechachere View - SE



4 Portechachere View - SW



Ceiling Finishes
1/4" = 1'-0"



5 Portechachere - Reflected Ceiling Plan
3/16" = 1'-0"



P.O. Box 2486 - Telluride, CO 81435
Phone: 970-708-4795
e-mail: dylanh12@hotmail.com

PROJECT TEAM

- Consultant: Colorado Structural Inc.
Mike Arboney
Address: 315 Bellview Ave. Unit F
Address: P.O. Box 2544
Address: Crested Butte, CO 81224
Phone: 970-349-5922
Fax: 970-349-5926
e-mail: mike@coloradostructural.com
- Consultant: Hughes Consulting Engineering, PA
Address: 220 W. Colorado Ave.
Address: P.O. Box 688 - Telluride, CO 81435
Phone: 970-239-1949
Fax: 785-842-2492
e-mail: dimitri@hcepa.com
- Consultant: Foley Associates, Inc.
Address: 427 Meadow Circle
Address: Durango, CO 81301
Phone: 970-259-5095
Fax: 970-382-2515
- Consultant: Dynamic Fire Protection Systems, Inc.
Address: Ridgway, CO 81432
Phone: 970-626-3357
Fax: 970-626-3374
- Consultant: Trautner Geotech, LLC
Address: 649 Tech Center Drive, Suite A
Address: Durango, CO 81301
Phone: 970-259-5095
Fax: 970-382-2515
- Consultant: OLC Aquatics
Address: 616 East Speer Boulevard
Address: Denver, CO 80203-4213
Phone: 303-294-9244
Fax: 303-294-9440
- Consultant: David Craig Lighting Design
Address: 209 Hillside
Address: Telluride, CO 81435
Phone: 970-729-1403
- Consultant: Uncompahgre Engineering, LLC
Address: P.O. Box 3945
Address: Telluride, CO 81435
Phone: 970-729-0683

No.	Description	Date
1	Conceptual Worksession Application	09-14-2014
2	Phase 1 - Building Permit Submittal	10-06-2014
3	Sales Office - Client Review	10-10-2014
4	Smak Bar - Field Plan Issued	11-10-2014
5	Sales Office - Building Permit Submittal	11-21-2014
6	Town Meeting	12-03-2014
7	DRB - Submittal	12-29-2014
8	Prelim Pricing Set Issued	2-17-2015
9	Building Permit Set Submittal	3-9-2015
10	Building Permit - Revised Submittal	5-22-2015
11	Floor Plan Options - Client Review	5-28-2015
12	DRB Resubmittal- Revisions	8-18-2015
13	DRB Resubmittal- Revisions	9-2-2015
14	DRB Resubmittal- Revisions	9-9-2015

No.	Description	Date

Hotel Madeline
Phase 2 Remodel
R.C.P. - First Level
Portechachere

Date: 9/9/2015
Drawn by: DH / BF
Checked by: DH / BF

A2.1.2

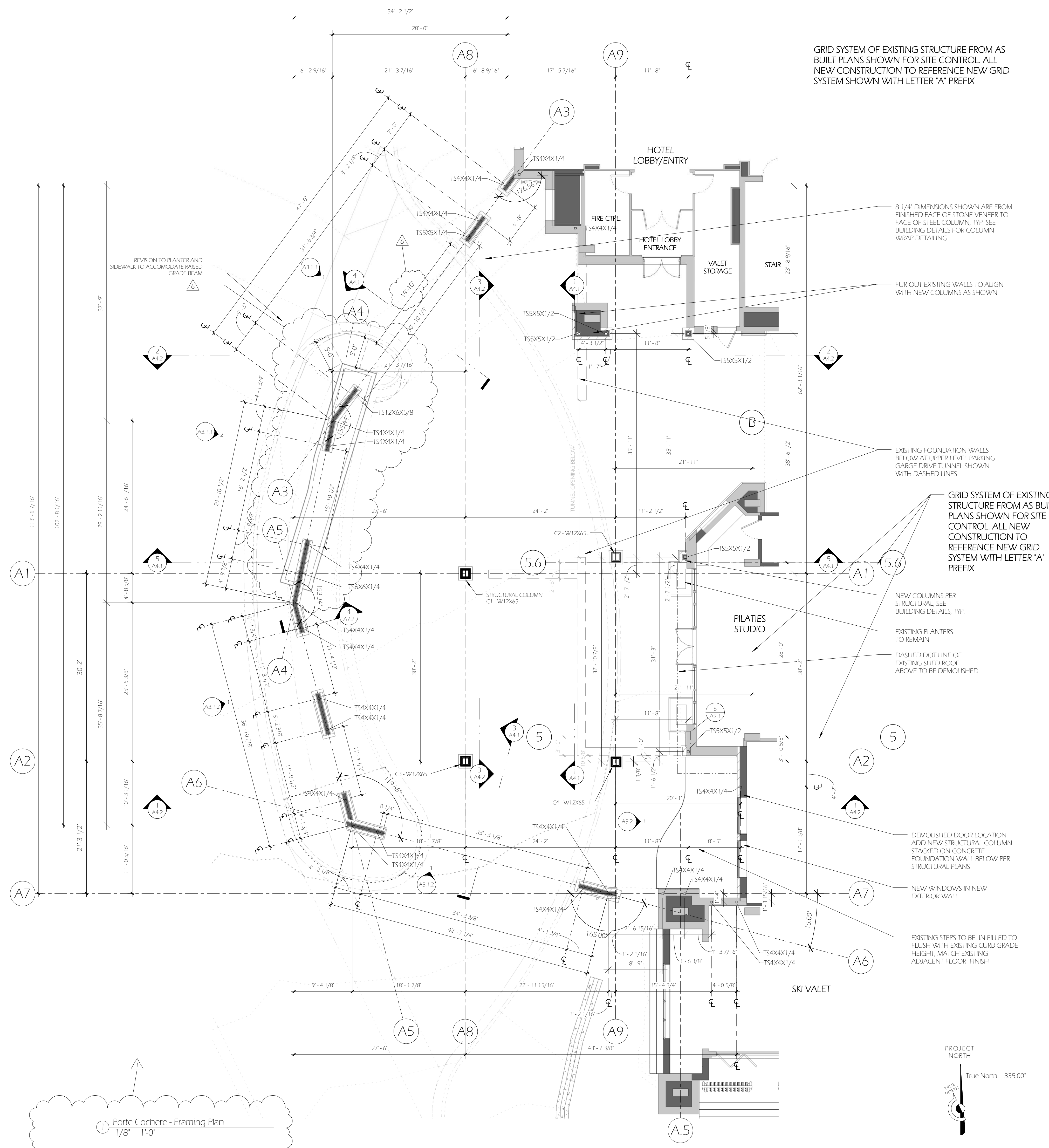
Scale: As indicated

FRAMING NOTES

- DIMENSIONS SHOWN ON EXISTING STRUCTURE ARE BASED ON AS-BUILT PLANS PROVIDED. ALL DIMENSIONS SHALL BE FIELD VERIFIED FOR ACCURACY BEFORE BEGINNING CONSTRUCTION
- DO NOT SCALE DIMENSIONS FROM PLANS. ANY MISSING OR UNCLEAR DIMENSIONS ARE TO BE CONFIRMED WITH THE ARCHITECTS.
- FRAMING PLANS DIMENSIONS SHOWN TO FACE OF STUD OR OBJECTS CENTER, TYPICALLY U.N.O.
- ALL EXTERIOR & INTERIOR CONCRETE SLABS TO HAVE INTEGRAL COLOR U.N.O. - COLOR PER INTERIOR SPECS
- SOUND BATT INSULATION AT ALL INTERIOR WALLS & FLOOR, TYP.
- SEE A5 SERIES FOR STAIR DETAILS
- SEE A7 FOR ALL ASSEMBLY DETAILS
- ALL FLIRTING ON CONCRETE WALLS SHOWN @ 2" U.N.O.
- ALL EXTERIOR FLOORS TO BE 1" BELOW ADJACENT INTERIOR FINISH FLOOR ELEVATION
- ALL SOFFITS TO BE VENTED PER BUILDING DETAILS
- MECHANICAL VENTILATION TO BE PROVIDED IN CONDITION ATTIC SPACES. IN ZONES 3 THROUGH 8 AS DEFINED IN N1101.2 SUFFICIENT INSULATION IS INSTALLED TO MAINTAIN THE MONTHLY AVERAGE TEMPERATURE OF THE CONDENSING SURFACE ABOVE 45°F. THE CONDENSING SURFACE IS DEFINED AS EITHER THE STRUCTURAL ROOF DECK OR THE INTERIOR SURFACE OF AN AIR-IMPERMEABLE INSULATION APPLIED IN DIRECT CONTACT TO THE UNDERSIDE/INTERIOR OF THE STRUCTURAL ROOF DECK. "AIR-IMPERMEABLE" IS QUANTITATIVELY DEFINED BY ASTM E 283. FOR CALCULATION PURPOSES, AN INTERIOR TEMPERATURE OF 68°F IS ASSUMED. THE EXTERIOR TEMPERATURE IS ASSUMED TO BE THE MONTHLY AVERAGE OUTSIDE TEMPERATURE.
- SAFETY GLAZING TO BE PROVIDED AS REQUIRED BY LOCAL CODES. (R308.4) REFER TO A8.1 FOR SPECIFIC WINDOWS & DOORS LOCATIONS THAT REQUIRE SAFETY GLAZING
- ALL EXTERIOR SLABS AND SURFACES TO BE SLOPED TO DRAIN APPROPRIATELY
- ALL EGRESS WINDOW WELLS TO DRAIN INTO DRYWELLS BELOW SLAB. DRYWELLS TO BE LOOSE GRAVEL 24" MINIMUM BELOW SLAB
- EGRESS LADDER TO BE PROVIDED AT ALL WINDOW WELL LOCATIONS

Notes - Framing

GRID SYSTEM OF EXISTING STRUCTURE FROM AS BUILT PLANS SHOWN FOR SITE CONTROL. ALL NEW CONSTRUCTION TO REFERENCE NEW GRID SYSTEM SHOWN WITH LETTER 'A' PREFIX



P.O. Box 2486 - Telluride, CO 81435
 Phone: 970-708-4795
 e-mail: dylanh12@hotmail.com

- PROJECT TEAM**
- Consultant: Colorado Structural Inc.
 Mike Arbaney
 Address: 315 Bellview Ave. Unit F
 Address: P.O. Box 2544
 Address: Crested Butte, CO 81224
 Phone: 970-249-5922
 Fax: 970-349-5926
 e-mail: mike@coloradoststructural.com
 - Consultant: Hughes Consulting Engineering, PA
 Address: 220 W. Colorado Ave.
 Address: P.O. Box 688 - Telluride, CO 81435
 Phone: 970-239-1949
 Fax: 785-842-2492
 e-mail: dimitri@hce-pa.com
 - Consultant: Foley Associates, Inc.
 Address: 427 Meadow Circle
 Address: P.O. Box 1385 - Telluride, CO 81435
 Phone: 970-728-1553
 Fax: 970-728-6050
 - Consultant: Dynamic Fire Protection Systems, Inc.
 Address: 427 Meadow Circle
 Address: Ridgway, CO 81432
 Phone: 970-626-3357
 Fax: 970-626-3374
 - Consultant: Trautner Geotech, LLC
 Address: 649 Tech Center Drive, Suite A
 Address: Durango, CO 81301
 Phone: 970-259-5095
 Fax: 970-382-2515
 - Consultant: OLC Aquatics
 Address: 616 East Speer Boulevard
 Address: Denver, CO 80203-4213
 Phone: 303-294-9244
 Fax: 303-294-9440
 - Consultant: David Craig Lighting Design
 Address: 209 Hillside
 Address: Telluride, CO 81435
 Phone: 970-729-1403
 - Consultant: Uncompahgre Engineering, LLC
 Address: P.O. Box 3945
 Address: Telluride, CO 81435
 Phone: 970-729-0683

No.	Description	Date
1	Conceptual Worksession Application	09-14-2014
2	Phase 1 - Building Permit Submittal	10-06-2014
3	Sales Office - Client Review	10-10-2014
4	Smak Bar - Field Plan Issued	11-10-2014
5	Sales Office - Building Permit Submittal	11-21-2014
6	Town Meeting	12-03-2014
7	DRB - Submittal	12-29-2014
8	Prelim Pricing Set Issued	2-17-2015
9	Building Permit Set Submittal	3-9-2015
10	Building Permit - Revised Submittal	5-22-2015
11	Floor Plan Options - Client Review	5-28-2015
12	DRB Resubmittal- Revisions	8-18-2015
13	DRB Resubmittal- Revisions	9-2-2015
14	DRB Resubmittal- Revisions	9-9-2015

No.	Description	Date
1	Building Permit Revisions	4/1/2015
6	Structural Revisions per Existing Conditions	6/8/2015

Hotel Madeline
 Phase 2 Remodel
Framing Plan - First Level Portechachere

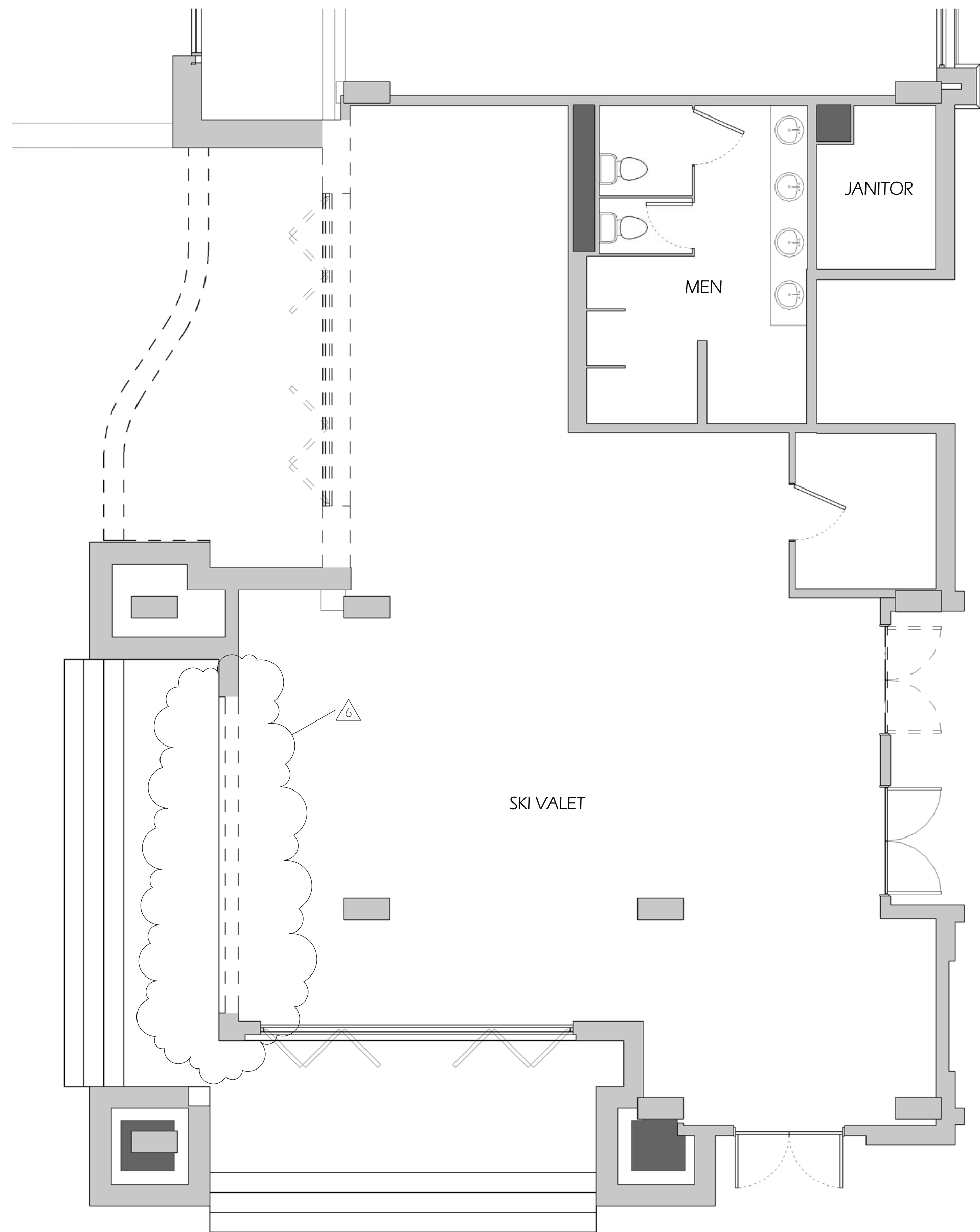
Date: 9/9/2015
 Drawn by: DH / BF
 Checked by: DH / BF
A2.1.3
 Scale: As indicated

Porte Cochere - Framing Plan
 1/8" = 1'-0"

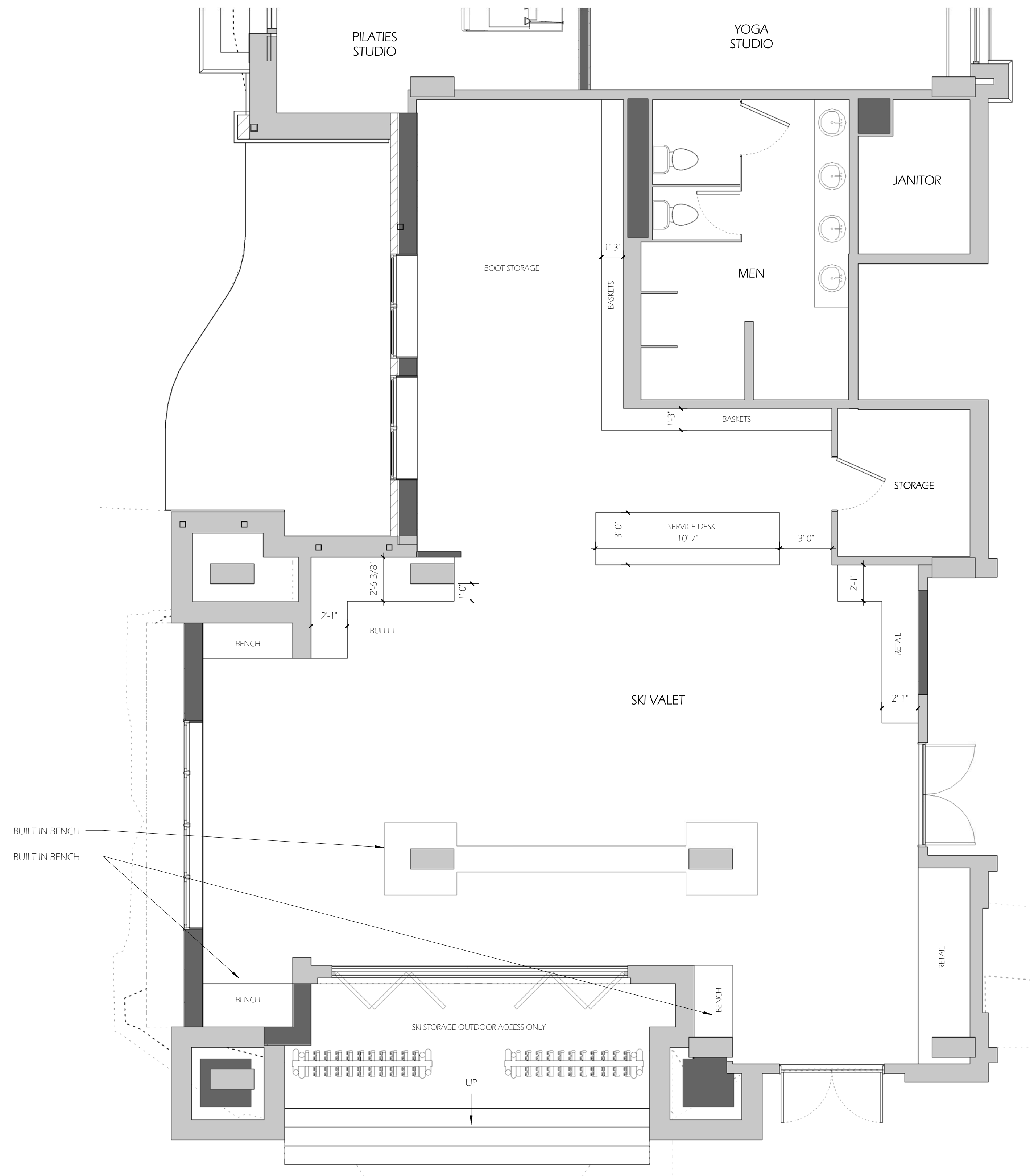


3D View 5

REVISION TO EXISTING WALL



1 Ski Valet - Demolition Plan
3/16" = 1'-0"



2 Ski Valet - Floor Plan
1/4" = 1'-0"



P.O. Box 2486 - Telluride, CO 81435
Phone: 970-708-4795
e-mail: dylanh12@hotmail.com

PROJECT TEAM

- Consultant: Colorado Structural Inc.
Mike Arbaney
Address: 315 Bellview Ave. Unit F
Address: P.O. Box 2544
Address: Crested butte, CO 81224
Phone: 970-349-5922
Fax: 970-349-5926
e-mail: mike@coloradostructural.com
- Consultant: Hughes Consulting Engineering, PA
Address: 220 W. Colorado Ave.
Address: P.O. Box 688 - Telluride, CO 81435
Phone: 970-239-1949
Fax: 785-842-2492
e-mail: dimitri@hcepa.com
- Consultant: Foley Associates, Inc
Address: 427 Meadow Circle
Address: P.O. Box 1385 - Telluride, CO 81435
Phone: 970-728-6153
Fax: 970-728-6050
- Consultant: Dynamic Fire Protection Systems, Inc.
Address: 427 Meadow Circle
Address: Ridgway, CO 81432
Phone: 970-626-3357
Fax: 970-626-3374
- Consultant: Trautner Geotech, LLC
Address: 649 Tech Center Drive, Suite A
Address: Durango, CO 81301
Phone: 970-259-5095
Fax: 970-382-2515
- Consultant: OLC Aquatics
Address: 616 East Speer Boulevard
Address: Denver, CO 80203-4213
Phone: 303-294-9244
Fax: 303-294-9440
- Consultant: David Craig Lighting Design
Address: 209 Hillside
Address: Telluride, CO 81435
Phone: 970-729-1403
- Consultant: Uncompahgre Engineering, LLC
Address: P.O. Box 3945
Address: Telluride, CO 81435
Phone: 970-729-0683

No.	Description	Date
1	Conceptual Worksession Application	09-14-2014
2	Phase 1 - Building Permit Submittal	10-06-2014
3	Sales Office - Client Review	10-10-2014
4	Smak Bar - Field Plan Issued	11-10-2014
5	Sales Office - Building Permit Submittal	11-21-2014
6	Town Meeting	12-03-2014
7	DRB - Submittal	12-29-2014
8	Prelim Pricing Set Issued	2-17-2015
9	Building Permit Set Submittal	3-9-2015
10	Building Permit - Revised Submittal	5-22-2015
11	Floor Plan Options - Client Review	5-28-2015
12	DRB Resubmittal- Revisions	8-18-2015
13	DRB Resubmittal- Revisions	9-2-2015
14	DRB Resubmittal- Revisions	9-9-2015

No.	Description	Date
6	Structural Revisions per Existing Conditions	6/8/2015

Hotel Madeline
Phase 2 Remodel

Floor & Demolition
Plan - Ski Valet

Date: 9/9/2015
Drawn by: BH / BF
Checked by: DH / BF

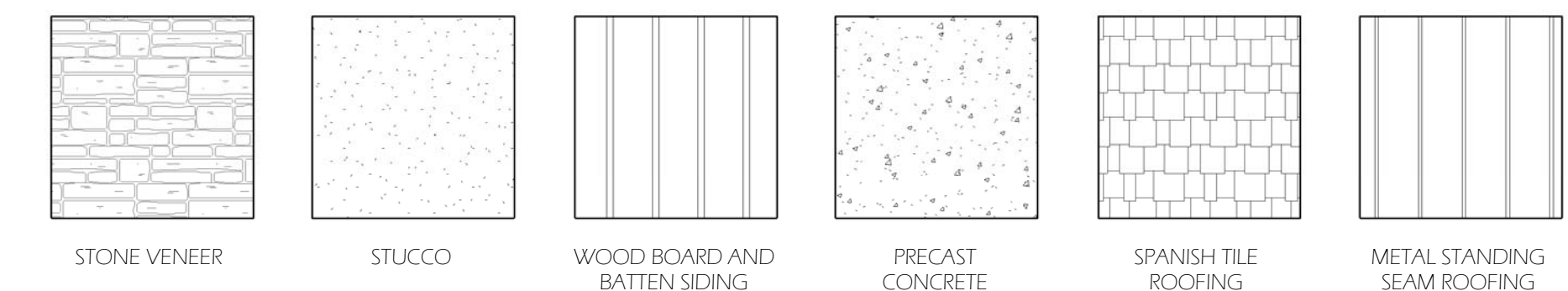
A2.1.8

Scale: As indicated

COPYRIGHT 2015 9/9/2015 10:28:15 AM

PROJECT TEAM

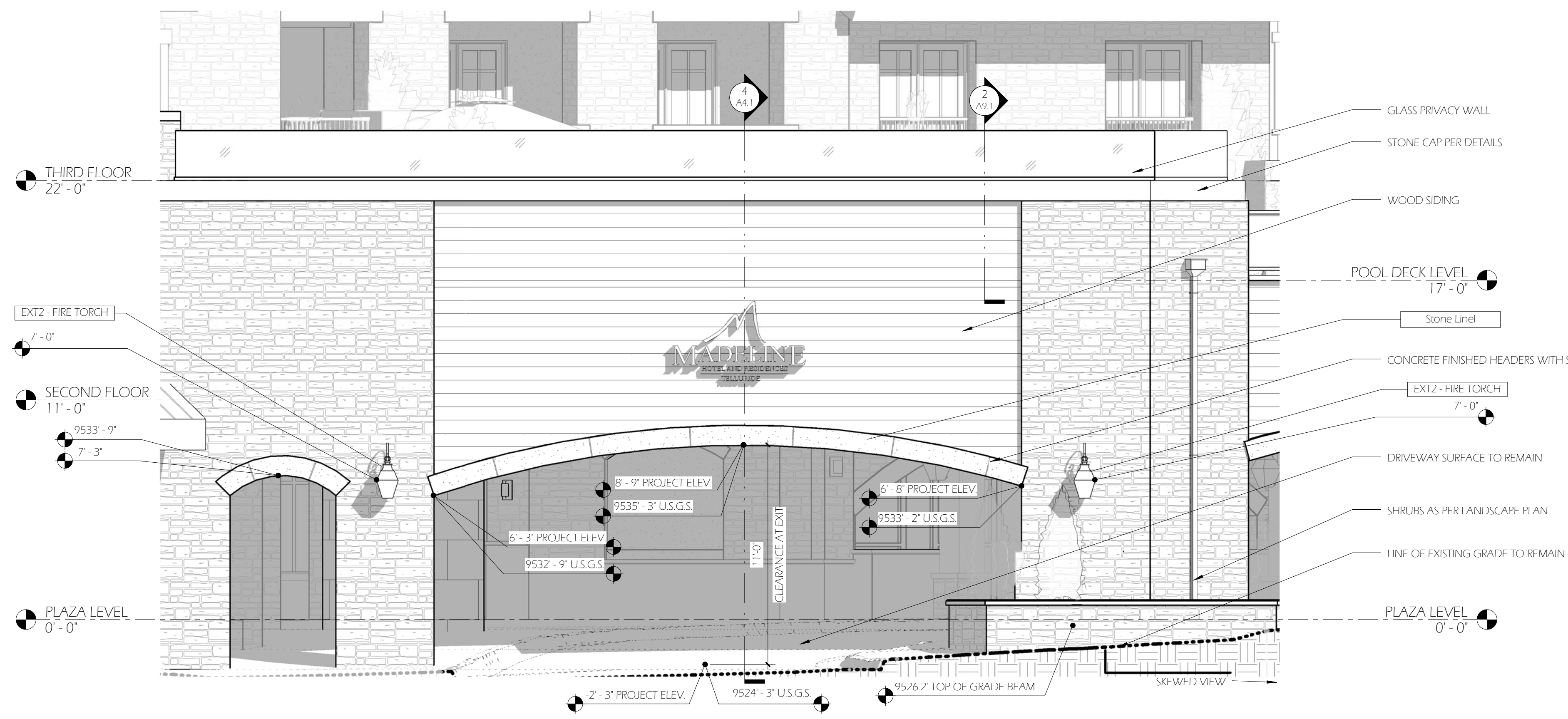
- Consultant: Colorado Structural Inc.
 Mike Arbaney
 Address: 315 Bellview Ave. Unit F
 Address: P.O. Box 2544
 Address: Crested Butte, CO 81224
 Phone: 970-249-5922
 Fax: 970-349-5926
 e-mail: mike@coloradostructural.com
- Consultant: Hughes Consulting Engineering, PA
 Address: 220 W. Colorado Ave.
 Address: P.O. Box 688 - Telluride, CO 81435
 Phone: 970-239-1949
 Fax: 785-842-2492
 e-mail: dimitri@hcepa.com
- Consultant: Foley Associates, Inc.
 Address: 125 W. Pacific Ave. Suite B-1
 Address: P.O. Box 1385 - Telluride, CO 81435
 Phone: 970-728-6153
 Fax: 970-728-6050
- Consultant: Dynamic Fire Protection Systems, Inc.
 Address: 427 Meadow Circle
 Address: Ridgway, CO 81432
 Phone: 970-626-3357
 Fax: 970-626-3374
- Consultant: Trautner Geotech, LLC
 Address: 649 Tech Center Drive, Suite A
 Address: Durango, CO 81301
 Phone: 970-259-5095
 Fax: 970-382-2515
- Consultant: OLC Aquatics
 Address: 616 East Speer Boulevard
 Address: Denver, CO 80203-4213
 Phone: 303-294-9244
 Fax: 303-294-9440
- Consultant: David Craig Lighting Design
 Address: 209 Hillside
 Address: Telluride, CO 81435
 Phone: 970-729-1403
- Consultant: Uncompahgre Engineering, LLC
 Address: P.O. Box 3945
 Address: Telluride, CO 81435
 Phone: 970-729-0683



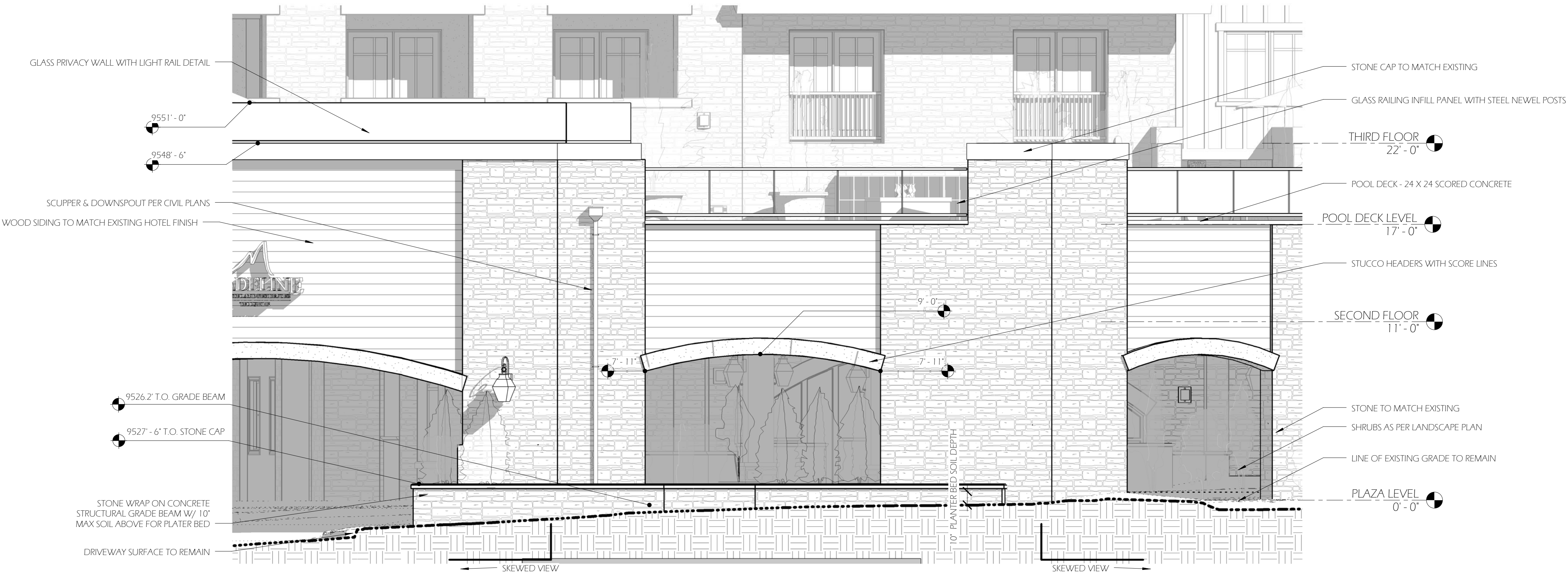
Exterior Materials
 1/4" = 1'-0"

NOTE:
 -ALL MECHANICAL VENTING TO BE PAINTED TO MATCH ADJACENT MATERIALS TO CONCEAL VENTS AS APPROPRIATE
 -ALL WINDOWS & DOORS TO HAVE ALUMINUM CLAD EXTERIORS U.N.O.
 -ALL WINDOW & DOOR SOL BARS SHOWN ARE TO BE INTEGRAL & NOT REMOVABLE
 -NO ROOF TOP EQUIPMENT SHOWN AS NONE WILL BE INSTALLED
 -SEE A8 I WINDOW & DOOR SCHEDULE FOR HEADER HEIGHTS
 -SEE A4 SERIES - BUILDING SECTIONS FOR DETAIL LOCATIONS
 -DASHED LINES REPRESENT WINDOW & DOOR OPERATIONS
 -FIXED WINDOWS LABELED WITH "F"
 -USE GRADES SHOWN AS GUIDES ONLY. FINAL SITE GRADES TO HAVE POSITIVE DRAINAGE AWAY FOR BUILDING AT ALL SIDES, WITH REQUIRED MINIMUM 6" CONCRETE FOUNDATION EXPOSED. PROVIDE GRAVEL/ TRENCH DRAINAGE AS NEEDED.

Notes - Exterior Elevation



① Elevation - Portecachere NW
 1/4" = 1'-0"



② Elevation - Portecachere W
 1/4" = 1'-0"

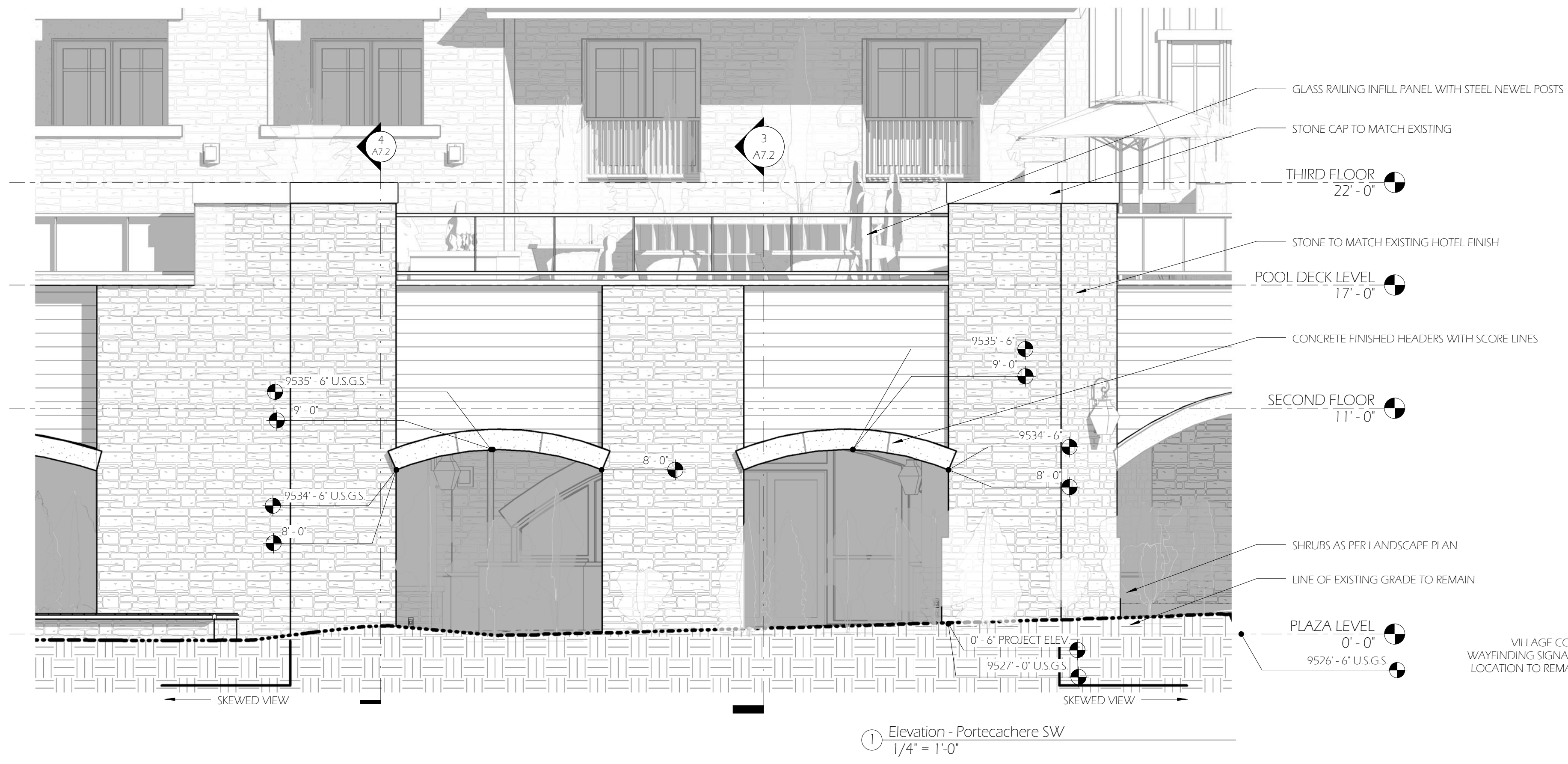
No.	Description	Date
1	Conceptual Worksession Application	09-14-2014
2	Phase 1 - Building Permit Submittal	10-06-2014
3	Sales Office - Client Review	10-10-2014
4	Smak Bar - Field Plan Issued	11-10-2014
5	Sales Office - Building Permit Submittal	11-21-2014
6	Town Meeting	12-03-2014
7	DRB - Submittal	12-29-2014
8	Prelim Pricing Set Issued	2-17-2015
9	Building Permit Set Submittal	3-9-2015
10	Building Permit - Revised Submittal	5-22-2015
11	Floor Plan Options - Client Review	5-28-2015
12	DRB Resubmittal- Revisions	8-18-2015
13	DRB Resubmittal- Revisions	9-2-2015
14	DRB Resubmittal- Revisions	9-9-2015

No.	Description	Date
6	Structural Revisions per Existing Conditions	6/8/2015

Hotel Madeline
 Phase 2 Remodel
 Elevations - Pool Deck

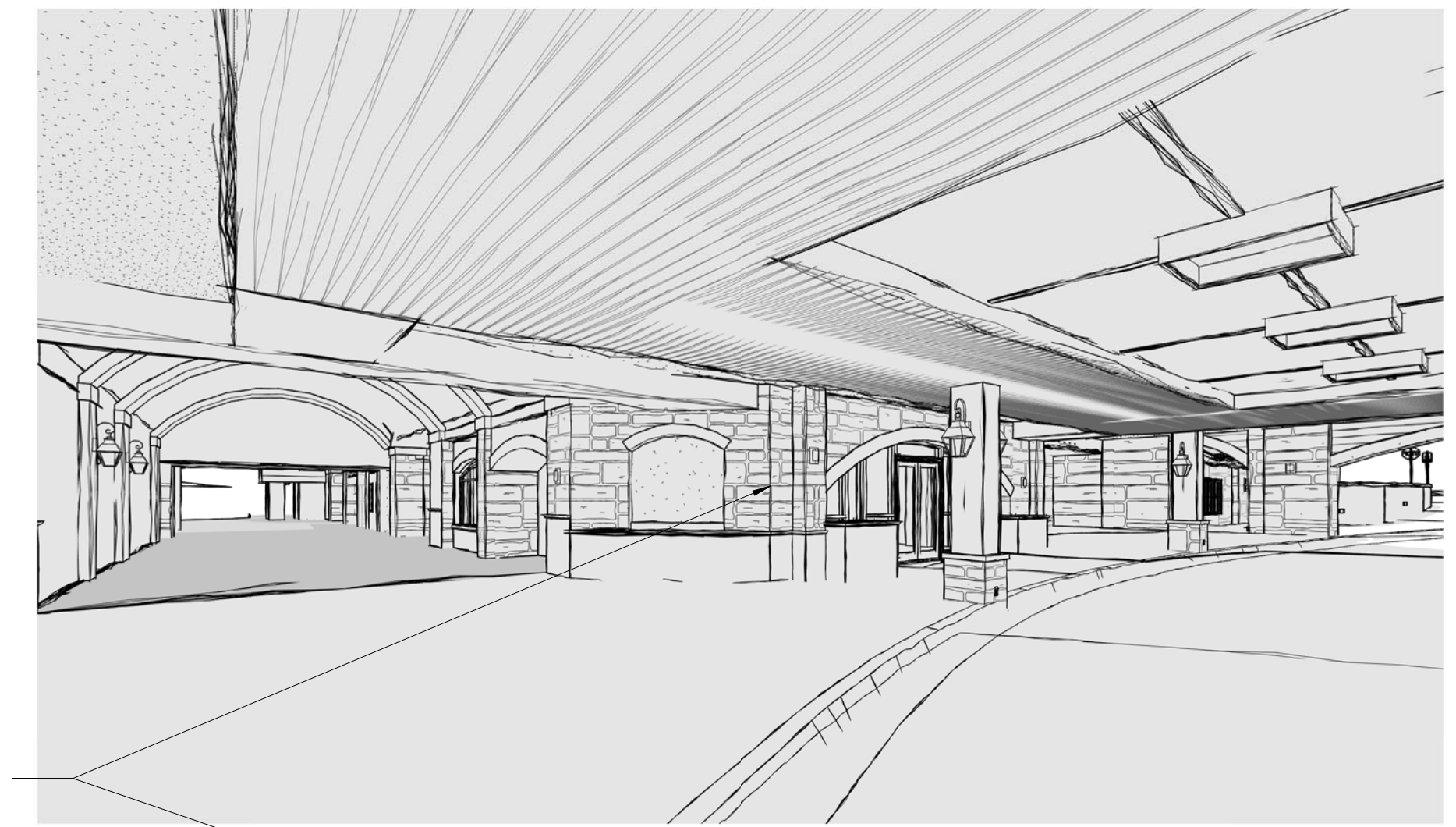
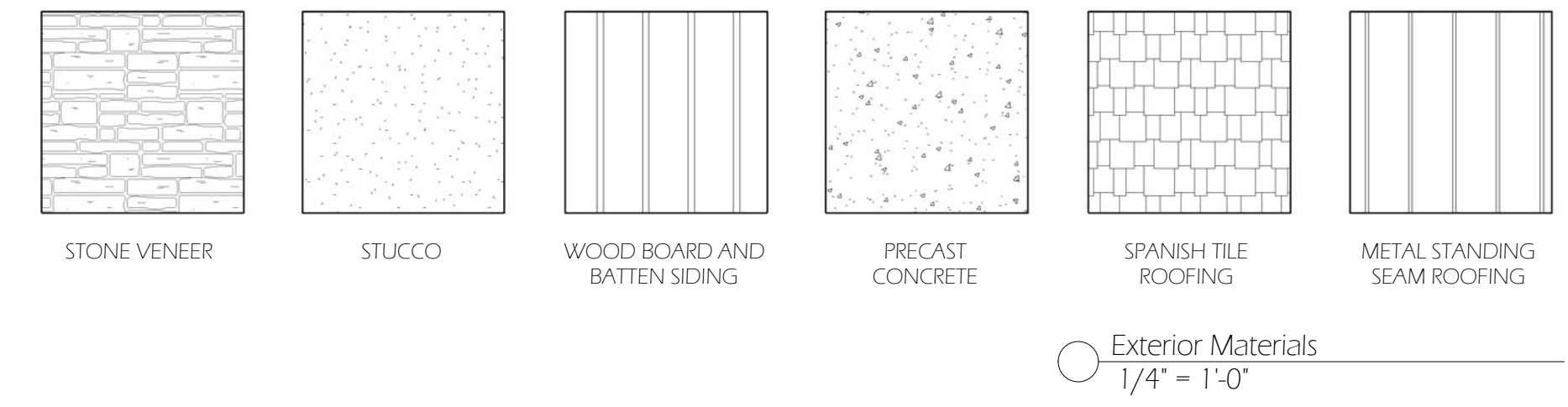
Date	9/9/2015
Drawn by	DH / BF
Checked by	DH / BF
Scale	As indicated

A3.1.1

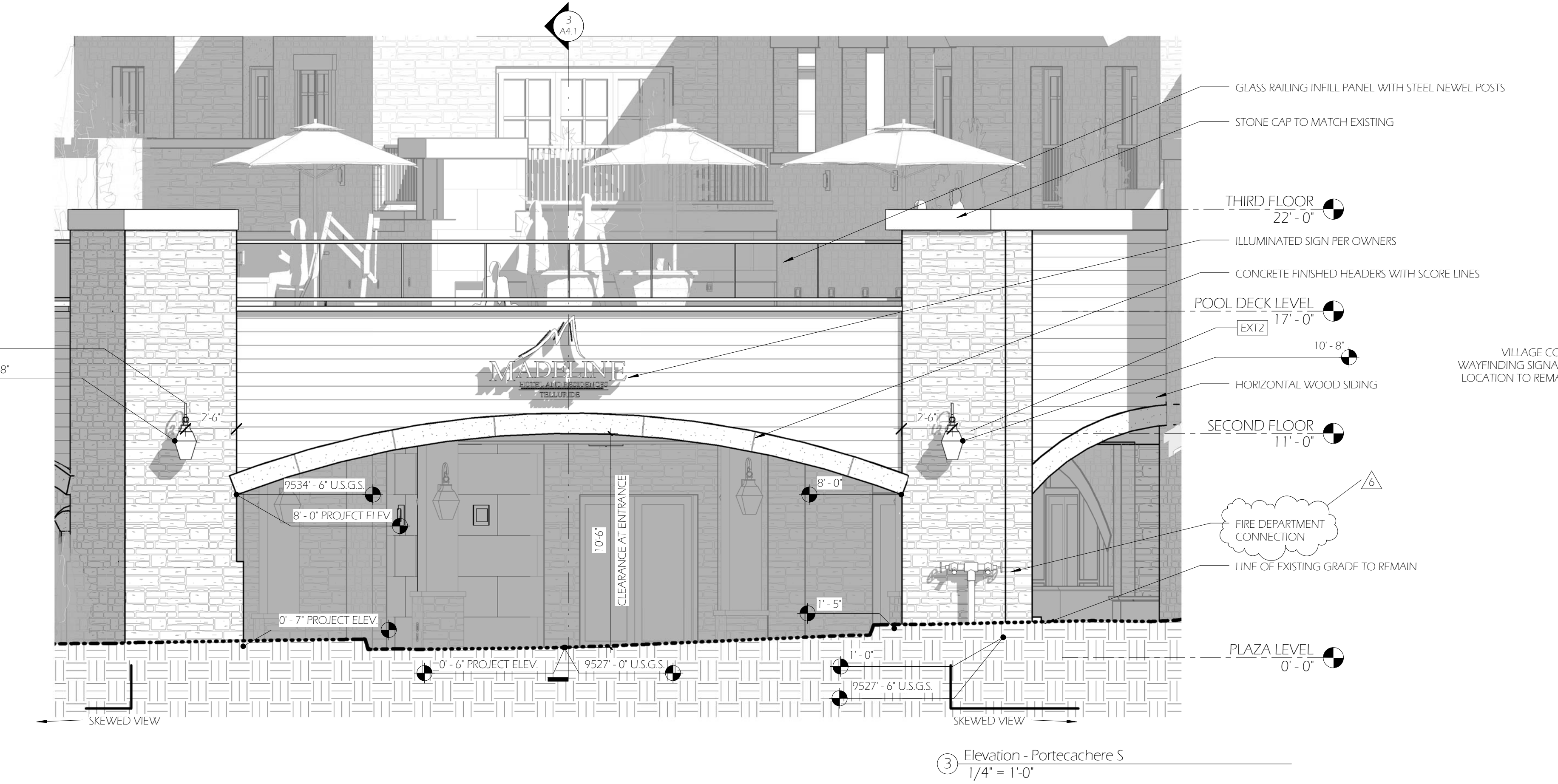
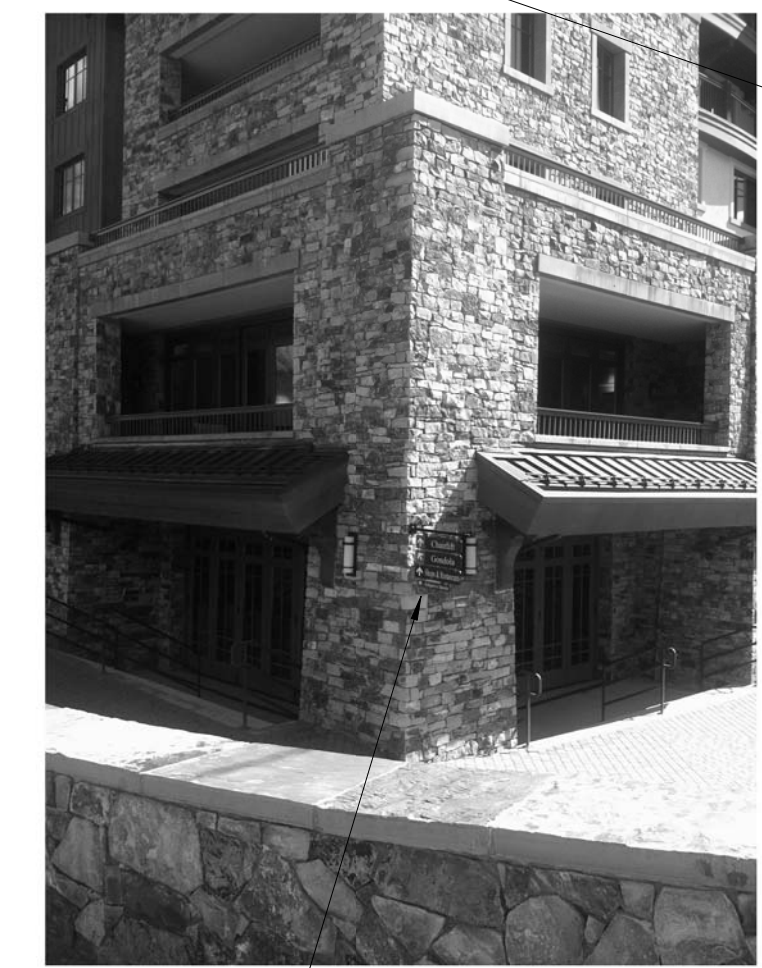


NOTE:
 -ALL MECHANICAL VENTING TO BE PAINTED TO MATCH ADJACENT MATERIALS TO CONCEAL VENTS AS APPROPRIATE
 -ALL WINDOWS & DOORS TO HAVE ALUMINUM CLAD EXTERIORS UNO
 -ALL WINDOW & DOOR SCL BARS SHOWN ARE TO BE INTEGRAL & NOT REMOVABLE
 -NO ROOF TOP EQUIPMENT SHOWN AS NONE WILL BE INSTALLED
 -SEE AB 1 WINDOW & DOOR SCHEDULE FOR HEADER HEIGHTS
 -SEE A4 SERIES - BUILDING SECTIONS FOR DETAIL LOCATIONS
 -DASHED LINES REPRESENT WINDOW & DOOR OPERATIONS
 -FIXED WINDOWS LABELED WITH 'F'
 -USE GRADES SHOWN AS GUIDES ONLY. FINAL SITE GRADES TO HAVE POSITIVE DRAINAGE AWAY FOR BUILDING AT ALL SIDES, WITH REQUIRED MINIMUM 6" CONCRETE FOUNDATION EXPOSED. PROVIDE GRAVEL/ TRENCH DRAINAGE AS NEEDED.

Notes - Exterior Elevaton



Wayfinding Signage



Wayfinding Signage



P.O. Box 2486 - Telluride, CO 81435
 Phone: 970-708-4795
 e-mail: dylanh12@hotmail.com

PROJECT TEAM

- Consultant: Colorado Structural Inc.
 Mike Arbaney
 Address: 315 Bellview Ave. Unit F
 Address: P.O. Box 2544
 Address: Crested Butte, CO 81224
 Phone: 970-349-5922
 Fax: 970-349-5926
 e-mail: mike@coloradostructural.com
- Consultant: Hughes Consulting Engineering, PA
 Address: 220 W. Colorado Ave.
 Address: P.O. Box 688 - Telluride, CO 81435
 Phone: 970-239-1949
 Fax: 970-239-1949
 e-mail: dimitri@hcepa.com
- Consultant: Foley Associates, Inc
 Address: 125 W. Pacific Ave., Suite B-1
 Address: P.O. Box 1385 - Telluride, CO 81435
 Phone: 970-728-6153
 Fax: 970-728-6050
- Consultant: Dynamic Fire Protection Systems, Inc.
 Address: 427 Meadow Circle
 Address: Ridgway, CO 81432
 Phone: 970-626-3357
 Fax: 970-626-3374
- Consultant: Trautner Geotech, LLC
 Address: 649 Tech Center Drive, Suite A
 Address: Durango, CO 81301
 Phone: 970-259-5095
 Fax: 970-382-2515
- Consultant: OLC Aquatics
 Address: 616 East Speer Boulevard
 Address: Denver, CO 80203-4213
 Phone: 303-294-9244
 Fax: 303-294-9440
- Consultant: David Craig Lighting Design
 Address: 209 Hillside
 Address: Telluride, CO 81435
 Phone: 970-729-1403
- Consultant: Uncompahgre Engineering, LLC
 Address: P.O. Box 3945
 Address: Telluride, CO 81435
 Phone: 970-729-0683

No.	Description	Date
1	Conceptual Worksession Application	09-14-2014
2	Phase 1 - Building Permit Submittal	10-06-2014
3	Sales Office - Client Review	10-10-2014
4	Smak Bar - Field Plan Issued	11-10-2014
5	Sales Office - Building Permit Submittal	11-21-2014
6	Town Meeting	12-03-2014
7	DRB - Submittal	12-29-2014
8	Prelin Pricing Set Issued	2-17-2015
9	Building Permit Set Submittal	3-9-2015
10	Building Permit - Revised Submittal	5-22-2015
11	Floor Plan Options - Client Review	5-28-2015
12	DRB Resubmittal- Revisions	8-18-2015
13	DRB Resubmittal- Revisions	9-2-2015
14	DRB Resubmittal- Revisions	9-9-2015

No.	Description	Date
6	Structural Revisions per Existing Conditions	6/8/2015

Hotel Madeline
 Phase 2 Remodel
 Elevations - Pool Deck

Date: 9/9/2015
 Drawn by: DH / BF
 Checked by: DH / BF
 Scale: As indicated

COPYRIGHT 2015 9/9/2015 10:29:01 AM



NOTE:
 -ALL MECHANICAL VENTING TO BE PAINTED TO MATCH ADJACENT MATERIALS TO CONCEAL VENTS AS APPROPRIATE
 -ALL WINDOWS & DOORS TO HAVE ALUMINUM CLAD EXTERIORS U.N.O.
 -ALL WINDOW & DOOR SILL BARS SHOWN ARE TO BE INTEGRAL & NOT REMOVEABLE
 -NO ROOF TOP EQUIPMENT SHOWN AS NONE WILL BE INSTALLED
 -SEE A8.1 WINDOW & DOOR SCHEDULE FOR HEADER HEIGHTS
 -SEE A4 SERIES - BUILDING SECTIONS FOR DETAIL LOCATIONS
 -DASHED LINES REPRESENT WINDOW & DOOR OPERATIONS
 -FIXED WINDOWS LABELED WITH "F"
 -USE GRADES SHOWN AS GUIDES ONLY. FINAL SITE GRADES TO HAVE POSITIVE DRAINAGE AWAY FOR BUILDING AT ALL SIDES, WITH REQUIRED MINIMUM 6" CONCRETE FOUNDATION EXPOSED. PROVIDE GRAVEL/ TRENCH DRAINAGE AS NEEDED.

Notes - Exterior Elevation
 3/8" = 1'-0"



P.O. Box 2486 - Telluride, CO 81435
 Phone: 970-708-4795
 e-mail: dylanh12@hotmail.com

- PROJECT TEAM**
- Consultant: Colorado Structural Inc.
 Mike Arbaney
 Address: 315 Bellview Ave. Unit F
 Address: P.O. Box 2544
 Address: Crested Butte, CO 81224
 Phone: 970-249-5922
 Fax: 970-249-5926
 e-mail: mike@coloradostructural.com
 - Consultant: Hughes Consulting Engineering, PA
 Address: 220 W. Colorado Ave.
 Address: P.O. Box 688 - Telluride, CO 81435
 Phone: 970-249-1949
 Fax: 785-842-2492
 e-mail: dimitri@hce-pa.com
 - Consultant: Foley Associates, Inc.
 Address: 125 W. Pacific Ave. Suite B-1
 Address: P.O. Box 1385 - Telluride, CO 81435
 Phone: 970-728-6153
 Fax: 970-728-6050
 - Consultant: Dynamic Fire Protection Systems, Inc.
 Address: 427 Meadow Circle
 Address: Ridgway, CO 81432
 Phone: 970-626-3357
 Fax: 970-626-3374
 - Consultant: Trautner Geotech, LLC
 Address: 649 Tech Center Drive, Suite A
 Address: Durango, CO 81301
 Phone: 970-259-5095
 Fax: 970-382-2515
 - Consultant: OLC Aquatics
 Address: 616 East Speer Boulevard
 Address: Denver, CO 80203-4213
 Phone: 303-294-9244
 Fax: 303-294-9440
 - Consultant: David Craige Lighting Design
 Address: 209 Hillside
 Address: Telluride, CO 81435
 Phone: 970-729-1403
 - Consultant: Uncompahgre Engineering, LLC
 Address: P.O. Box 3945
 Address: Telluride, CO 81435
 Phone: 970-729-0683

No.	Description	Date
1	Conceptual Worksession Application	09-14-2014
2	Phase 1 - Building Permit Submittal	10-06-2014
3	Sales Office - Client Review	10-10-2014
4	Smak Bar - Field Plan Issued	11-10-2014
5	Sales Office - Building Permit Submittal	11-21-2014
6	Town Meeting	12-03-2014
7	DRB - Submittal	12-29-2014
8	Prelim Pricing Set Issued	2-17-2015
9	Building Permit Set Submittal	3-9-2015
10	Building Permit - Revised Submittal	5-22-2015
11	Floor Plan Options - Client Review	5-28-2015
12	DRB Resubmittal- Revisions	8-18-2015
13	DRB Resubmittal- Revisions	9-2-2015
14	DRB Resubmittal- Revisions	9-9-2015

No.	Description	Date
1	Building Permit Revisions	4/1/2015

Hotel Madeline
 Phase 2 Remodel
Portechachere
 Elevations

Date	9/9/2015
Drawn by	DH / BF
Checked by	DH / BF
Scale	As indicated

SHEET ADDED TO PLAN SET

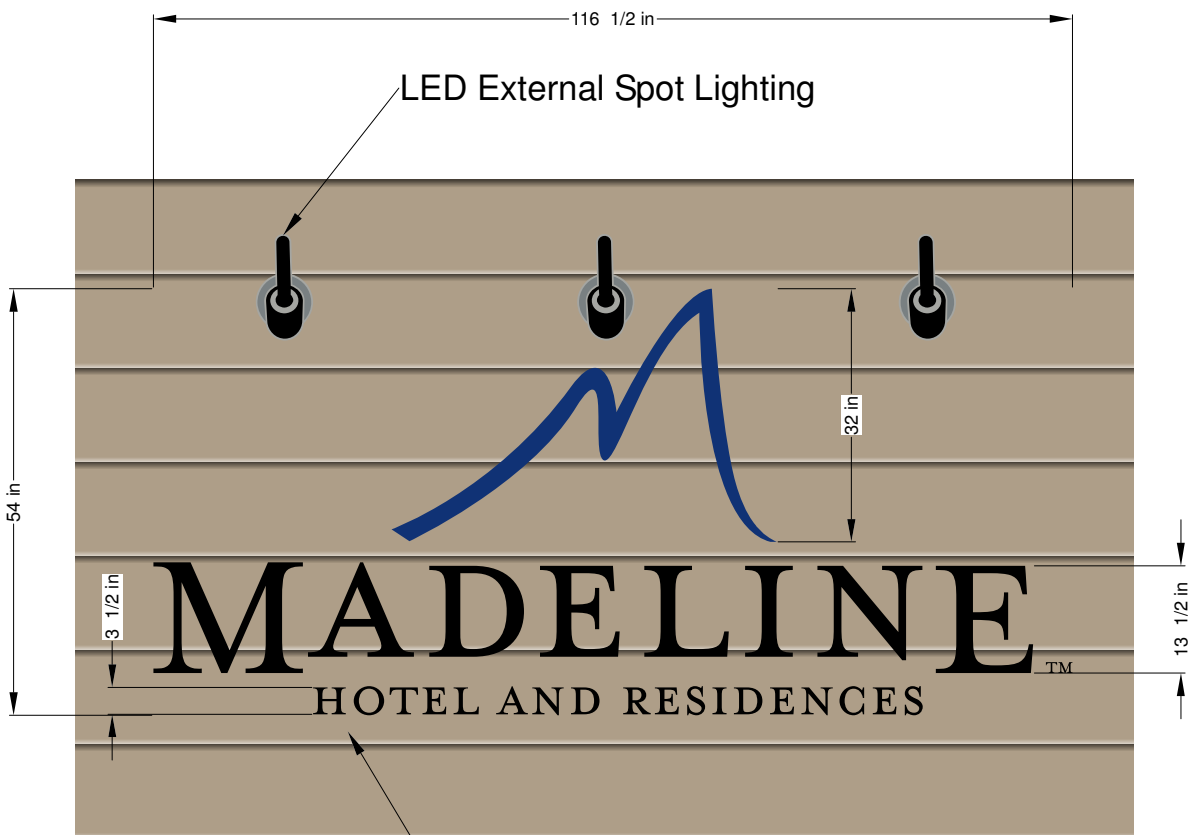
 A3.2



DESIGNS AND LAYOUTS ON THIS PAGE ARE THE CREATIVE PROPERTY OF IN DESIGN SIGNS L.L.C. AND MAY NOT BE USED BY ANY OTHER PERSON OR COMPANY. VIOLATION WILL RESULT IN PROSECUTION.

TO APPROVE THIS DESIGN:
REPLY WITH AN AFFIRMATIVE EMAIL
OR SIGN AND RETURN

Signature: _____ Date: _____



Dimensional letters from
flat cut or fabricated aluminum