

**TOWN OF MOUNTAIN VILLAGE
DESIGN REVIEW BOARD REGULAR MEETING
THURSDAY OCTOBER 1, 2015, 10:00 AM
2nd FLOOR CONFERENCE ROOM, MOUNTAIN VILLAGE TOWN HALL
455 MOUNTAIN VILLAGE BLVD, MOUNTAIN VILLAGE, COLORADO
AGENDA
REVISED**

	Time	Min.	Presenter	Type	
1.	10:00				Call to Order
2.	10:00	5	Jameson	Action	Reading and Approval of Summary of Motions of the September 3, 2015 Meeting and September 17, 2015 Special Meeting of the Design Review Board
3.	10:05	30	Jameson	Action	Consideration of a Design Review Process Development Application for new construction of a single-family residence on Lot BC513AR
4.	10:35	5	Jameson	Action	Continuation from the September 17, 2015 meeting of a Minor Revision Application for the ski valet windows on Lot 38-50-58R, Hotel Madeline. <i>Staff recommendation that the meeting be continued to the November 5, 2015 Design Review Board Meeting per applicant request</i>
5.	10:40	20	Bangert	Action	Consideration of a Design Review application to allow for address numbering and illumination on a previously approved monument in the RROW on Lot 204
6.	11:00	30	Van Nimwegen	Worksession	Conceptual work session on a new single-family home on Lots 243AR and 243BR (100 and 102 Hang Glider)
7.	11:30	30	Van Nimwegen	Action Legislative	Consideration of a recommendation to the Town Council for amendments to the Community Development Code (CDC) at 17.6.5 <u>Telecommunications Antenna Regulations</u> to Section (C) to provide for temporary, mobile cellular facilities, commonly known as Cells on Wheels (COW) and require their approval through a Class 1 application and add a new Section (D.3) to set the term of a temporary COW to 180 days with the provision the time may be extended by the Director of Planning and Development Services but not beyond one year; require COW's to be located outside of any setbacks or General Easements and be setback from property lines an equal distance as the height of the structure, unless there is approval from an adjoining property owner for

**DESIGN REVIEW BOARD MEETING
AGENDA OCTOBER 1, 2015**

					less setback; and limiting the COW facility height including antenna to 60 feet. Also minor changes to the titles of (D.1) to read "Freestanding Antenna Standards" and (D.2) to read "Attached Antenna Standards".
8.	12:00	30			Lunch
9.	12:30	30		Discussion	Other business
10.	1:00				Adjourn

**SUMMARY OF MOTIONS
TOWN OF MOUNTAIN VILLAGE
DESIGN REVIEW BOARD MEETING
THURSDAY, SEPTEMBER 3, 2015**

AGENDA ITEM 2

Call to Order

Chairman, Bill Hoins, called the meeting of the Design Review Board of the Town of Mountain Village to order at 10:03 a.m. on Thursday, September 3, 2015, in the Conference Room at 455 Mountain Village Boulevard, Mountain Village, Colorado, 81435.

Attendance

The following Board/Alternate members were present and acting:

Bill Hoins-Chairman	Banks Brown
Dave Eckman	Luke Trujillo
Greer Garner	David Craige

The following Board members were absent:

Phil Evans	Jean Vatter
Keith Brown	

Town Staff in attendance:

Glen Van Nimwegen, Planning and Development Director
Savannah Jameson, Planner II
Dave Bangert, Town Forester

Public in Attendance:

Dylan Henderson
Dan Garner

Reading and Approval of Summary of Motions of the August 6, 2015 Design Review Board Meeting

On a **Motion** made by Greer Garner and seconded by Luke Trujillo, the DRB voted 6-0 to approve the Summary of Motions from the August 6, 2015 meeting.

Consideration of a Minor Revision Application on Lot 38-50-51, Hotel Madeline

David Craige recused himself.
Dylan Henderson and David Craige presented for the application.

On a **Motion** made by Banks Brown and seconded by David Eckman, the DRB voted 5-0 to continue the minor revision application for the western façade and porte cochere and minor modifications on Lot 38-50-51R.

On a **Motion** made by David Eckman and seconded by Banks Brown, the DRB voted 5-0 to reopen the prior application for the consideration of a minor revision on Lot 38-50-51R, Hotel Madeline.

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.

Consideration of a recommendation to Town Council for a Rezoning Application on Lot 617.

Greer Garner recused herself.

On a Motion made by Banks Brown and seconded by Luke Trujillo, the DRB voted 5-0 to recommend Town Council approve the rezoning of Lot 617 from Multi-family Zone District to Single-Family Common Interest Community Zone District with the following motion and conditions contained in the Staff memo of record dated August 24, 2015. This motion is based on evidence and testimony heard at a public hearing held on September 3, 2015 with notice of such meeting as provided for in the Land Use Ordinance and Design Regulations.

Other Business

On a **Motion** made by Phil Evans and seconded Keith Brown, the DRB voted 6-0 to adjourn the September 3, 2015 meeting of the Mountain Village Design Review Board at 11:21 p.m.

Respectfully Submitted,

Savannah Jameson, Planner II
Town Planner

**SUMMARY OF MOTIONS
TOWN OF MOUNTAIN VILLAGE
DESIGN REVIEW BOARD SPECIAL MEETING
THURSDAY, September 17, 2015**

Call to Order

Vice-Chair, David Eckman, called the meeting of the Design Review Board of the Town of Mountain Village to order at 10:04 a.m. on Thursday, September 17, 2015, in the Conference Room at 455 Mountain Village Boulevard, Mountain Village, Colorado, 81435.

Attendance

The following Board/Alternate members were present and acting:

Dave Eckman	Greer Garner
Phil Evans	Keith Brown
David Craige	Jean Vatter

The following Board members were absent:

Banks Brown	Bill Hoins
Luke Trujillo	

Town Staff in attendance:

Glen Van Nimwegen, Planning and Development Director
Savannah Jameson, Planner II
Dave Bangert, Town Forester

Public in Attendance:

Matt Franklin	Dylan Henderson
Dana Brackett	

Consideration of a Design Review application for a new single home on Lot 1175R.

Matt Franklin presented for the application.

On a Motion made by Phil Evans and seconded by David Craige, the DRB voted 6-0 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 with the additional condition that the architect submit the color renderings to staff and staff circulate them to the DRB and that staff consult with the chair of the meeting just to make sure there aren't any surprises.

Continuation from the September 3, 2015 meeting of a Minor Revision Application on Lot 38-50-51, Hotel Madeline

David Craige recused himself.
Dylan Henderson presented for the application.

Conditions made by David Eckman:

1. ADA ramps at the two entrances and egress.
2. Take the downspout and make that an internal downspout but allow the applicant to go to the drywell.
3. Allow the applicant to work with staff and chair on a revised landscape plan at a date later.

4. Craft a design variation for the travel path to be less than 8' and be maximized to the field conditions. And the exterior sidewalk around the porte cochere.
5. We would continue to the October 1, 2015 meeting the details of the ski valet windows.

On a Motion made by Phil Evans and seconded by Keith Brown, the DRB voted 5-0 to approve the application with the conditions of staff and conditions iterated by you (David Eckman).

Other Business

On a Motion made by Jean Vatter and seconded by Greer Garner, the DRB voted 6-0 to adjourn the September 17, 2015 meeting of the Mountain Village Design Review Board at 11:55 p.m.

Respectfully Submitted,

Savannah Jameson, Planner II
Town Planner

DRAFT



**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 October 1, 2015

DATE: September 18, 2015

RE: Consideration of a Design Review Process application for a new single-family residence on Lot BC513AR.

PROJECT GEOGRAPHY

Legal Description: Lot BC513AR, Mountain Village
Address: 2108 Lawson Overlook
Applicant/Agent: Jack Wesson Architects, Adam Birck
Owner: Ricky Denesik
Zoning: Single-family Residential Zone District
Existing Use: Vacant Single Family
Proposed Use: Single-family Residential
Adjacent Land Uses:

- **North:** Passive Open Space
- **South:** Passive Open Space and Single Family Residential
- **East:** Single Family Residential
- **West:** Single Family Residential

Lot Size: 0.579 acres

PROJECT SUMMARY

CDC Provision	Requirement	Proposed
Maximum Building Height	40' (35' + 5' for gable roof)	37' 5"
Maximum Avg Building Height	35' maximum (30'+5' for gable roof)	24' 9"
Maximum Lot Coverage	40% maximum	17.7%
Roof Pitch		
Primary	6:12 to 12:12	12:12, 6:12
Secondary	4:12 unless specific approval	3:12
Exterior Material		
Stone	35%	36.38%
Wood Siding	No requirement	31.25%
Steel Accents	DRB specific approval	11.92%
Windows/Doors	40% maximum for windows	20.45%
Parking	2 enclosed and 2 exterior	2 enclosed and 2 exterior

ATTACHMENTS

- Exhibit A: Applicant Narrative
- Exhibit B: 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 proposal is for a single family dwelling unit consisting of four bedrooms and an attached two car garage for a total of 4,481 square feet including garage and mechanical. The dwelling is proposed on Lot BC513AR, an existing vacant lot.

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 addition 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 corrected or addressed:

Specific Approvals

The applicant is seeking specific approval for the following items:

1. Proposed oil rubbed metal siding.
Per the CDC Section 17.5.6(E)(3): The review authority may review and approve metal as an accent siding material, soffit material and fascia material as specific approvals in a development application.
 - a. Permitted metal siding types include rusted corrugated, rusted sheet metal panels, zinc panels, copper panels and other metal types reviewed as approved by the DRB.
2. Proposed secondary shed roof with 3:12 pitch over the main entrance.
Per the CDC Section 17.5.6(C)(2)(b): The Review Authority may allow for roof forms less than 4:12 for secondary roof forms as a specific approval.

Staff recommendation is approval for both these items as they are compatible with the building and will have minimal visual impact.

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 BC513AR, 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 A SINGLE FAMILY RESIDENCE ON LOT BC513AR**

Resolution No. 2015-1001-

RECITALS:

- A. Ricky Denesik (“Owner”) is the owner of certain real property described as Lot BC513AR, Mountain Village.
- B. The Owner’s Representative, Jack Wesson Architects, has submitted a Class 3 Design Review Process application requesting approval for a single-family residence on Lot BC513AR (“Application”).
- C. The Design Review Board (DRB) considered this application, along with evidence and testimony, at a public hearing held on October 1, 2015. Upon concluding their review, the DRB voted **to** to approve the Application.
- D. The public hearing on the Application referred to above was preceded by public notice as required by the public hearing noticing requirements set forth in the Community Development Code (“CDC”).
- E. The DRB considered the Application submittal materials, all other relevant materials, public letters and public testimony, and approved the Application with conditions as set forth in this Resolution.
- F. The Owners have addressed, or agreed to address, all conditions of approval of the Application imposed by the DRB.
- 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, the development is compliant with the Town design theme; building siting design requirements; building design requirements; grading and drainage design; trash and recycling area design; and utilities design. The DRB’s approval includes specific approvals for a 3:12 pitch on secondary roof forms and metal siding as an accent material as presented.
 - 2. The proposed development is in compliance with the Zoning and Land Use Regulations because, without limitation, the development is permitted in the Single-family Zone District.
 - 3. The proposed development is in compliance with the other regulations of this CDC, including but not limited to the Development Review Procedures, the Fire Mitigation Regulations and the Road and Driveway Standards.
 - 4. As of the Effective Date, the development application complies with conditions imposed on development of the site through previous approvals.
 - 5. The proposed development meets all applicable Town regulations and standards.

Now, Therefore, Be It Resolved that the DRB hereby approves the Application and authorizes the DRB Chairman to sign the Resolution subject to the conditions in Section 1.

Section 1. Development Application Conditions

1. The development shall comply with the following required surveys and inspections as set forth in CDC Section 17.5.5(J):
 - B.** Prior to the Building Division conducting the required framing inspection, a four foot (4') by eight foot (8') materials board shall be erected on site consistent with the review authority approval to show:
 - i. The stone, setting pattern and any grouting with the minimum size of four feet (4') by four feet (4');
 - ii. Wood that is stained in the approved color(s);
 - iii. Any approved metal exterior material;
 - iv. Roofing material(s); and
 - v. Any other approved exterior materials
 - C.** This materials board shall remain on the site in a readily visible location until the project receives a certificate of occupancy or a temporary certificate of occupancy. Prior to or concurrent with the Building Division conducting the foundation and framing inspections, the Planning Division shall conduct site inspections to ensure the development is proceeding in accordance with the approved plans.
 - D.** Prior to the issuance of either a certificate of occupancy or a temporary certificate of occupancy, the Planning Division shall inspect the site to ensure the development is constructed in accordance with the approved plans, including but not limited to all exterior materials, windows, exterior lighting, landscaping, drainage and massing.
2. 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 October 8, 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 April 8, 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 the Application may be developed as submitted in accordance with Resolution No. 2015-1001.

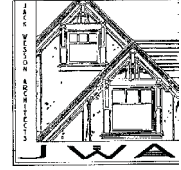
Approved by the Design Review Board at a public meeting October 1, 2015.

Town of Mountain Village, Design Review Board

By: _____
Bill Hoins, Chairman

Attest:

By: _____
Savannah Jameson, Planner II



NARRATIVE

8.26.15

To: Town of Mountain Village
Department of Planning and Design Review

From: Adam Birck
Jack Wesson Architects, Inc.
P.O. Box 2051, 333 W. Colorado Ave. #4
Telluride, CO 81435
(970) 728-9755 xt.27
jack@wessonarch.com
adam.birck@gmail.com

Re: Lot BC513AR
DRB Application

APPLICATION OVERVIEW:

The purpose and intent of this memo is to have the Design Review Board review and act upon an application for the development of a single-family residence located on Lot BC513AR.

PROJECT GEOGRAPHY

Legal Description: Lot BC513AR, Telluride Mountain Village
Address: 108 Lawson Overlook, Mountain Village, Colorado
Applicant/Agent: Jack Wesson Architects
Owner: Ricky Denesik
Zoning: Single Family Residential
Existing Use: Vacant Single Family
Proposed Use: Single Family
Lot Area: 0.579 acres

BACKGROUND

In accordance with 17.4.3 of the Community Development Code (CDC), the applicant has applied for a Class 3 Design Review for the development of a single-family residence. The proposed dwelling unit is located off of Trails Edge Lane. The proposed dwelling unit consists of four (4) bedrooms and an attached two (2) car garage for a total of 4,481 square feet including garage and mechanical space. The site area consists of 0. 579 acres and is characterized by a predominantly medium aspen and a few firs. Terrain across the site slopes from the north to the south with a berm at the road.

BASIC DEVELOPMENT REQUIREMENTS

	Allowed Maximum	Proposed
Number of Dwelling Units	1	1
Building Height (Max.)	35'+5'	37' 5"
Building Height (Max. Average)	30'	24' 9"
Gross Floor Area		4,481 sq ft
Livable		3, 929 sq ft
Non-livable		552 sq ft
Lot Coverage	40%	9.9%
Parking Spaces	4 (2 enclosed)	4 (2 enclosed)

17.5.5 BUILDING SITING DESIGN

Site Plan

The layout and roof line of the unit is located completely within the allowable buildable area of the lot with no encroachments proposed. However, some disturbances, tree removal and construction staging is proposed within General Easements surrounding the buildable area.

The DRB should review the site plan and determine whether the construction staging encroachments into the General Easements would cause unreasonable negative impacts to the surrounding properties.

17.5.6 BUILDING DESIGN

Building Form and Exterior Wall Form

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

Roof Forms

The CDC allows for primary roof pitches to be between 6:12 and 12:12 and be gable in form, and secondary roofs will not have pitches less than 4:12 and be either gable or shed in form. With this in mind, the roof plan illustrates that a shed roof adjacent to the entry will have a 3:12 slope, requiring a variance. All other roof slopes are compliant.

Eaves and Fascia

The proposed fascia depth is (10) inches. This is compliance with the CDC.

- a. Eaves shall generally be responsive and proportional to the design of the building.
- b. Fascia shall be a minimum of ten inches (10") for single-family dwellings and eighteen inches (18") for multi-family, mixed-use or commercial development.

Roof Material

The primary roofing material proposed is a rusted standing seam metal and is a permitted roof material outside of the Village Center.

Exterior Wall Materials

The exterior wall material percentages include 36.38% stone; 31.25% wood siding; 11.92% steel accents; and 20.45% fenestration. With a 36.38% stone coverage, the stone percentage meets the 35% minimum. Wood siding shall be a minimum size of one inch by eight inches (1" x 8") in dimension and stained. Steel accents require a DRB specific approval:

***Metal.** The review authority may review and approve metal as an accent siding material, soffit material and fascia material as specific approvals in a development application.*

a. Permitted metal siding types include rusted corrugated, rusted sheet metal panels, zinc panels, copper panels and other metal types reviewed and approved by the DRB.

b. Copper metal shall be treated to produce a patina prior to the issuance of a certificate of occupancy.

c. Corrugated metal shall be treated to produce rusting prior to the issuance of a certificate of occupancy.

The DRB should review the steel accents to determine if these elements are appropriate and compatible with the surrounding area development.

17.5.7 GRADING AND DRAINAGE PLAN

The applicant has provided a grading and drainage plan prepared by Uncompahgre Engineering for the proposed development. Positive drainage away from the structure has been created. The plan includes piping within the General Easement and Setbacks. Such permanent

encroachments into the General Easement require a revocable encroachment agreement with the Town. An 18” culvert is being shown under the driveway at the road.

Grading on the site blends with the natural topography.

17.5.8 PARKING REGULATIONS

The unit is proposing two (2) indoor and two (2) outdoor surface parking spaces. Section 17.5.8 of the CDC requires one parking space for each bedroom constructed on the site. All parking spaces are completely located within the property boundaries. With four (4) bedrooms, the unit has enough spaces to comply with the regulation.

17.5.9 LANDSCAPING REGULATIONS

The proposed landscape plan shows (8) aspens and (7) fir to be planted, in additions to a mixture of shrubs and perennials. All plantings shall be in compliance with Table 5-4 of the CDC:

Table 5-4, Minimum Plant Size Requirements

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

An irrigation plan has been submitted and is in compliance with Table 5-3, Irrigation System Design.

17.5.11 UTILITIES

Public Works will review the layout of the utility plan and commented that the developer is responsible to determine the actual location of the existing utilities.

17.5.12 LIGHTING REGULATIONS

The proposed lighting plan includes one (1) recesses can light and four (12) sconces. Locations include egress, and deck and patio areas. Lighting is permitted in all proposed locations. All lighting has been designed as full cut-off fixtures with LED bulbs. Kelvin temperature has not been specific and staff recommends a condition of approval to limit the temperature to be 3,500K or less.

Limited Exterior Lighting

17.6.8 SOLID FUEL BURNING DEVICE REGULATIONS

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

Thank you for your consideration for our application to the Design Review Board of Mountain Village for a single family residence on Lot BC513ar, 108, Lawson Overlook, Mountain Village, Co.

Sincerely,

Adam Birck
JWA, Inc.



DESIGN REVIEW PROCESS APPLICATION

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

The Community Development Department is here to assist you with your development application pursuant to the Community Development Code (CDC).

This publication outlines the Design Review Process Development Application process of the CDC and also provides the submittal requirements for such development application.

Contents of the Publication

This publication is intended to address the submittal requirements for a Design Review Development Application. However, it is each applicant's responsibility to review the CDC and any associated regulations to ensure a full understanding of the development application process.

Development Review Process

After any required conceptual worksession with the DRB and/or the Town Council, design review process development applications shall be processed as a class 1, class 2 or class 3 development applications as follows:

Class 1 application: Staff development application review process;

Class 2 application: Staff-DRB chair development application review process;

Class 3 application: DRB development application review process;

Class 1 Applications. *The following types of Design Review Process development applications shall be processed as class 1 applications:*

1. Design revisions or remodeling that are minor in nature, does not alter the massing of the structure and does not compromise the intent of the Design Regulations or approved plans provided the developer provides a courtesy notice to all property owners within 400 feet of the lot affected by the redevelopment;
2. Painting or staining of an existing home or structure;
3. Roofing replacement;
4. Insubstantial landscaping and grading development applications;
5. Sign permits;
6. Bridges for recreational or pedestrian paths;
7. Fire mitigation and forestry management projects;
8. New or modified lighting on all buildings and structures;
9. The replacement of a lift with a new lift provided the capacity of the lift is not changing;
10. Minor golf course improvements or landscaping, such green or tee replacements; and
11. Minor ski resort improvements such as replacing or installing a snowmaking line.

If any of design variation is sought pursuant to Design Variation Process for one of the development applications set forth above, such development application shall be processed as a class 3 application. The review authority may elect to elevate a Design Review Process Development Application to either a class 2 or 3 application based on complicating factors, complex design or other similar considerations. If the review authority elects to elevate



DESIGN REVIEW PROCESS APPLICATION

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

a Design Review Process Development Application to a class 3 application, no public notice of such application is required.

Class 2 Development Applications. The following types of Design Review Process development applications shall be processed as class 2 applications:

1. Building additions that do not increase the floor area by more than twenty-five percent (25%) of the primary structure;
2. Design revisions or remodeling that are more significant in nature, minimally alters the massing of the structure and does not compromise the intent of the Design Regulations or approved plans provided the developer provides a courtesy notice to all property owners within 400 feet of the lot affected by the redevelopment;
3. New or remodeled, non-residential buildings or structures with less than 2,500 sq. ft. of floor area; and
4. Substantial landscaping and grading development applications;

If any of design variation is sought pursuant to Design Variation Process for one of the development applications set forth above, such development application shall be processed as a class 3 application. The review authority may elect to elevate a Design Review Process development application to a class 3 application based on complicating factors, complex design or other similar considerations. If the review authority elects to elevate a Design Review Process development application to a class 3 application, no public notice of such application is required.

Class 3 Development Applications. All other Design Review Process development applications not listed above shall be processed as class 3 applications.

The development application process generally consists of the following steps:

- Step 1: Pre-submittal Meeting with Applicant and Planning Division (Class 2 and 3 Applications, or if Required for Class 1 Applications)**
- Step 2: Applicant Development Application Submittal**
- Step 3: Planning Division Development Application Completeness Check**
- Step 4: Planning Division Development Application Referral and Review**
- Step 5: Planning Division Follow-up Communication**
- Step 6: Applicant Plan Revisions**
- Step 7: Planning Division Schedule Review Authority Public Hearing (Class 3 Applications)**
- Step 8: Applicant Public Noticing for Class 3 Applications (Minimum of 30 days prior to hearing)**
- Step 9: Planning Division Preparation of Staff Reports (Typically only for Class 2 and 3 applications)**
- Step 10: Design Review Board Public Hearing(s) Typically Only for Class 3 Applications (Class 1 and 2 Applications May be Elevated)**
- Step 11: Review Authority Action**
- Step 12: Planning Division Provides Notice of Action**
- Step 13: Effective Date of Application Decision and Appeal**
- Step 14: Length of Validity (Generally 18 months unless longer vesting)**



DESIGN REVIEW PROCESS APPLICATION

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

Development Application Submittal Requirements:

The following forms, information and plans will need to be submitted in order to have a complete development application. Situations will occur when all of the listed submittal requirements will not be required and where items not listed as submittal requirements will be required in order for the Town to have sufficient information to fully evaluate the impacts of a development application. The Planning Division is therefore authorized to determine, based on the nature of a development application, whether to waive submittal requirements or require additional submittal requirements.

Submitted (Office Use)	Item No	Submittal Requirements
	1.	Application Form. Completed application form (Attached).
	2.	Fees. <ul style="list-style-type: none"> A. Class 1: \$250 for 2 hours; hourly rate thereafter B. Class 2: \$500 for 4 hours; hourly rate thereafter C. Class 3: \$3,500 plus per unit fee <p>The applicant and property owner are responsible for paying all Town fees as set forth in the fee resolution, and are also required by the CDC to pay for Town Legal fees, the cost of special studies, and other fees as set forth in the CDC. Such fees are considered a condition precedent to having a complete development application, and shall be paid prior to the Town issuing the final approval</p>
	3.	Proof of Ownership. Copy of current deed or title report on the effected property.
	4.	Agency Letter. If application is not submitted by the owner of the property, a letter of agency, signed by the property owner giving permission to a firm or person to submit the requested land use application (Attached).
	5.	HOA Letter. For development on property that is owned in common by a homeowners association, the development application shall include: <ul style="list-style-type: none"> A. A letter from the Homeowner's Association (HOA) board giving permission for the application (Attached), and where a vote is required by the HOA governing documents, a copy of the proof of the vote and outcome of such vote. B. A copy of the HOA governing documents, including bylaws and declaration.
	6.	Title Report. Copy of current title report for the property listing all encumbrances.
	7.	Development Narrative. A written narrative of the development application that outlines the request. The narrative should include a summary of how the application meets the key requirements of the CDC, such as the applicable criteria for decision
	8.	Existing Condition Plan. A stamped, monumented land survey prepared by a Colorado registered land surveyor showing existing site and surrounding access (driveway or roadway route, utility route, etc.) conditions drawn at a scale of 1" = 10' to a maximum of 1" = 30' showing the following information: <ul style="list-style-type: none"> A. Lot Size. Lot size needs to be shown. B. Existing Lot Lines. Existing platted lot lines need to be shown with distances, bearings and a basis of bearing. Existing property pins or monuments found and the relationship to the established corner also need to be shown. C. Existing Topography. Existing topography needs to be shown with two foot contour



DESIGN REVIEW PROCESS APPLICATION

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

Submitted (Office Use)	Item No	Submittal Requirements
		intervals, including spot elevations at the edge of asphalt along any roadway or driveway frontage for the intended access-way at 25 foot intervals.
		D. Steep Slopes. Any slopes that are 30% or greater shall be mapped with a shaded or hatch pattern.
		E. Wetlands, Ponds, Streams or Drainages (if any). Wetland, ponds, streams and drainages need to be shown. Recent wetland delineation by qualified consultant must be surveyed and shown on proposed site plan for United States Army Corps of Engineers approval. If wetland are located adjacent to the development site, such wetland area also needs to be shown (17.6.1 B)
		F. Easements. Indicate all easements shown on the governing plats and recorded against the property.
		G. Utilities. All underground and above ground utilities and pedestals or transformers need to be shown.
		H. Existing Improvements. Any existing site improvements need to be shown, such as buildings (including drip lines), drainage systems, trails (if part of official Town trails system as shown in the Comprehensive Plan), sidewalks, roadways, driveways, lite poles and fences.
		I. Fire Mitigation/Forestry Management. A Tree survey of all trees with a diameter at breast height of four inches (4") or greater shall be shown to ensure compliance with the fire mitigation and forestry management requirements (17.6.1 A)
	9.	Proposed Development Plan. The following information needs to be submitted:
		<p>A. Site Plan. A site plan showing all proposed development improvements with an engineered scale of 1"=10' to a maximum of 1" =30' showing:</p> <ul style="list-style-type: none"> i. Existing topography, existing utility pedestals and transformers, proposed grading, wetlands, trees with a bdh of 4" or greater, ponds, streams, drainages, setbacks and easements. ii. Proposed buildings, with roof drip lines clearly shown. iii. Composite utility plan including but not limited to proposed gas and electric meter locations and any new transformer locations. iv. Proposed parking areas and spaces, required signage (adaptable parking spaces, loading/unloading area, no parking etc.), address monuments, sidewalks, lighting, trash/recycling enclosures, amenity area, patios, decks and other proposed improvements clearly shown. v. Proposed landscaping. vi. Project summary that lists project data, including but not limited to lot size, zoning designations on the lot or site, building height, average building height, required parking and maximum lot coverage.
		B. Grading Plan. An access and grading plan prepared by a Colorado registered professional engineer showing how the project can meet the CDC roadway and driveway standards (17.6.6), grading and drainage design requirements (17.5.5 and 17.5.7) and pedestrian connections, as applicable, with existing grading in a dashed line, propose degrading shown with a solid line and spot elevations as needed.
		C. Building Elevations and floor Plans. . Architectural plans prepared by a Colorado



DESIGN REVIEW PROCESS APPLICATION

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

Submitted (Office Use)	Item No	Submittal Requirements
		<p>licensed architect designed in accordance with the applicable regulations of the CDEC (Design Regulations, Zoning Regulation, etc.) including but not limited to building elevations and floor plans with a scale of 1/4" = 1' to 1/16"= 1' for larger scale projects.</p> <ul style="list-style-type: none"> i. Floor plans labeled, dimensions and drawn in sufficient detail ii. All elevations of proposed buildings with all exterior wall materials clearly labeled and calculated in a table format to comply with section 17.5.6E and iii. Maximum building height and maximum average height with plan submittal requirements pursuant to CDC section 17.3.11, including but not limited to a table calculating the maximum average building height. iv. Roof plan that meets the roof form Design Regulations in section 17.5.6.C, including but not limited to roof design, snow and ice shed prevention devices, pitch, eaves and fascia, drainage and material.. v. Roof plan overlaid on a topographic survey with all ridgeline heights labeled in USGS elevation vi. Window and door schedule to comply with CDC section 17.5.6.G-H Details of recess of windows and doors within stucco or stone walls. vii. Address monument design and lighting to comply with CDC section 17.5.13.E(4) and 17.5.13.F.
		<p>D. Computer Massing Model. A computer massing model with interactive viewing capability (360 degree rotation, fly by, etc.) showing the proposed buildings, including roof forms, illustrating building mass and proportion, site contours of 2' intervals, and surrounding development to scale so the building design can be evaluated pursuant to the Design Regulations.</p>
		<p>E. Landscape Plan. A Landscape plan in accordance with the Landscaping Regulations (17.5.9) shall be designed and prepared by an American Society of Landscape Architecture certified designer or a landscape professional with experience in creating and planting landscape plans in montane and subalpine life zones.</p>
		<p>F. Outdoor Lighting Plan. A conceptual outdoor lighting plan in accordance with the Lighting Regulations (17.5.12) including but not limited to the need to provide full cut-off light fixtures.</p>
		<p>G. Construction Mitigation Plan. Maps or plans and written narrative describing layout of the construction site to show:</p> <ul style="list-style-type: none"> i. Limits of construction disturbance, including limits of excavation; ii. Location of cranes and crane radius (if applicable); iii. Limits of tree removal; iv. Identification of trees to remain within the limits of disturbance; v. Location of construction fencing and details of methods to protect the trees to be preserved on a site and any other vegetation; vi. Location of building materials storage areas, cut and slash storage and route of removal;
		<p>vii. Construction parking(location and amount);</p>



DESIGN REVIEW PROCESS APPLICATION

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

Submitted (Office Use)	Item No	Submittal Requirements
		<ul style="list-style-type: none"> viii. Location of port-a-toilet; ix. Location and size of construction trailer; x. Location and methods of erosion control and methods to protect ponds, streams and wetland is applicable; xi. Location and size of trash container of enclosure and route of removal; and xii. Location of bear proof container for all food waste.
		<p>H. Material Board. The applicant shall submit photos of proposed materials and a 2'x3' materials board with sampled of stone, siding material, colors, accent material and roofing at the time of the DRB Review for Class 3 applications. A 4'x4' stone mockup shall be constructed on site prior to commencement of stone work.</p>
	10.	<p>A. Engineered Infrastructure Plan. The development shall include sufficient infrastructure designed by a Colorado registered professional engineer, including but not limited to vehicular and pedestrian access, mass transit connections, parking, traffic circulation, fire access, water , sewer and other utilities.</p> <ul style="list-style-type: none"> i. Utility Plan. A composite utility plan showing the intended routes for providing water, sewer, electric, cable and telecommunications. ii. Availability of Water, Sewage Disposal and Utilities. The applicant shall consult with the director of the Public Works Department, San Miguel Power association and Source Gas prior to the submission of a development application to include statements from such agencies in the application on the availability of utilities to serve the intended development. iii. Access Plan. An access plan providing access to and from the site of the development shall be provided, including any needed infrastructure improvements as may be required by the Subdivision Regulations and the Road and Driveway Standards.
	11.	<p>Practicable Alternatives Analysis: For development proposing disturbance to wetlands, the general easement or slopes greater than 30%, the Town may require an applicant prepare a practicable alternative to demonstrate why it is not practicable to avoid such areas.</p>
	12.	<p>Design Variation. If a design variation is requested pursuant to the Design Variation Process in the CDC section 17.4.11.E(5), the application shall include a detailed narrative on how such variation meets the criteria in section 17.4.11.E(5)(e).</p>
	13.	<p>Public Improvements Cost Spreadsheet. For multi-family, mixed use or commercial development, or as otherwise required by the CDC or a development agreement, the developer shall submit a spreadsheet breaking down the cost of the construction of any public facilities or improvements that are necessary for the development, with such spreadsheet providing the line item total cost, unit type (EG. Lineal feet, cubic yards, sq. Ft.)</p>
	14.	<p>Plan Set Sheet Requirements. All plan sets as set forth in these submittal requirements shall be formatted to have a sheet size of 24" x 36", with cover sheet providing the contact information of all plan consultants, vicinity map, and sheet index; and all sheets showing date of original plan preparation and all revision dates, sheet labels and numbers, borders, title blocks, project name, lot number, address legends.</p>



DESIGN REVIEW PROCESS APPLICATION

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

Submitted (Office Use)	Item No	Submittal Requirements
		A. All plans submitted by a Colorado licensed architect. Surveyor, geologist or interior designer shall be electronically stamped and signed without a locked signature to allow for commenting on the plan sets.
	15.	Licensed Architect Required. All development applications for a structure or building to be constructed, altered or modified within the town are required to be stamped by a Colorado licensed architect. If allowed by the CRS 12-25-301 et seq, the Director of Community Development may exempt a remodeling development application for this requirement, if he/she determines that such remodeling is minor in nature and without any modification to a building's mass, or for a remodeling that is simply proposing the replacement of exterior materials and associated minor alterations.
	16.	ePlan Submittal. All development applications shall be submitted pursuant to the ePlans submittal process as outlined in the following publication: http://www.townofmountainvillage.com/eplans

Questions and/or comments on ePlans Process can be directed to cd@mtnvillage.org or call 970-728-1392.



DESIGN REVIEW PROCESS APPLICATION

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

DESIGN REVIEW PROCESS APPLICATION

APPLICANT INFORMATION

Name: Ricky Denesik		E-mail Address:	
Mailing Address: PO Box 1835		Phone: 970-729-1221	
City: Telluride	State: CO	Zip Code: 81435	

Mountain Village Business License Number:

PROPERTY INFORMATION

Physical Address: BC513AR: 108 Lawson Overlook		Acreage: 0.579 ACRES
Zone District:	Zoning Designations:	Density Assigned to the Lot or Site:

Legal Description:
Lot BR513AR

Existing Land Uses:

Proposed Land Uses:
Single Family Residence

OWNER INFORMATION

Property Owner: Ricky Denesik		E-mail Address: rickydenesik@hotmail.com	
Mailing Address: PO Box 1835		Phone: 970-729-1221	
City: Telluride	State: CO	Zip Code: 81435	

DESCRIPTION OF REQUEST



DESIGN REVIEW PROCESS APPLICATION

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

OWNER/APPLICANT ACKNOWLEDGEMENT OF RESPONSIBILITIES

I, Ricky Denesik, the owner of Lot BC513AR (the "Property") hereby certify that the statements made by myself and my agents on this application are true and correct. I acknowledge that any misrepresentation of any information on the application submittal may be grounds for denial of the development application or the imposition of penalties and/or fines pursuant to the Community Development Code. We have familiarized ourselves with the rules, regulations and procedures with respect to preparing and filing the development application. We agree to allow access to the proposed development site at all times by member of Town staff, DRB members and the Town Council. We agree that if this request is approved, it is issued on the representations made in the development application submittal, and any approval or subsequently issued building permit(s) or other type of permit(s) may be revoked without notice if there is a breach of representations or conditions of approval. By signing this acknowledgement, I understand and agree that I am responsible for the completion of all required on-site and off-site improvements as shown and approved on the final plan(s) (including but not limited to: landscaping, paving, lighting, etc.). We further understand that I (we) are responsible for paying Town legal fees and other fees as set forth in the Community Development Code.

Ricky Denesik Digitally signed by Ricky Denesik
DN: cn=Ricky Denesik, o.ou, email=rickydenesik@hotmail.com, c=US
Date: 2015.08.06 13:48:23 -0600 8-6-15
Signature of Owner Date

Adam Birck Digitally signed by Adam Birck
DN: cn=Adam Birck, o.ou, email=adam.birck@gmail.com, c=US
Date: 2015.08.06 13:44:12 -0600 8-6-15
Signature of Applicant/Agent Date

OFFICE USE ONLY	
Fee Paid:	By:
	Planner:



DESIGN REVIEW PROCESS APPLICATION

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

OWNER AGENT AUTHORIZATION FORM

I have reviewed the application and hereby authorize Adam Birck and Jack Wesson of JWA, Inc. 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.

Ricky Denesik

(Signature)

8-6-15

(Date)

Ricky Denesik

(Printed name)



DESIGN REVIEW PROCESS APPLICATION

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

HOA APPROVAL LETTER

I, (*print name*) NOT APPLICABLE, 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)

(Printed name)



Customer Distribution

Our Order Number: TLPR86005010

Date: 07-31-2015

Property Address: (VACANT) LAWSON OVERLOOK, MOUNTAIN VILLAGE, CO 81435

For Title Assistance
CHRISTY BROWN
191 S PINE ST #1C
PO BOX 277
TELLURIDE, CO 81435
970-728-8673 (phone)
970-728-5079 (fax)
cbrown@ltgc.com

Buyer/Borrower

RICKY DENESIK
Delivered via: Electronic Mail

JACK WESSON ARCHITECTS
Attention: JACK WESSON
333 W COLORADO AVE #4
PO BOX 457
TELLURIDE, CO 81435
970-728-9755 (work)
970-728-4483 (work fax)
jwesson@me.com
Delivered via: Electronic Mail

LAND TITLE GUARANTEE COMPANY
Attention: ROBIN WATKINSON
191 S PINE ST #1C
PO BOX 277
TELLURIDE, CO 81435
970-728-1023 (work)
970-728-5079 (work fax)
rwatkinson@ltgc.com
Delivered via: Electronic Mail

Lender - New Loan
RICKY DENESIK
Attention: RICKY DENESIK
PO BOX 1835
TELLURIDE, CO 81435
970-729-1221 (work)
rickydenesik@hotmail.com
Delivered via: Electronic Mail



Land Title Guarantee Company

Property Report

Order Number: 86005010

This Report is based on a limited search of the county real property records and provides the name(s) of the vested owner(s), the legal description, tax information (taken from information provided by the county treasurer on its website) and encumbrances, which, for the purposes of this report, means deed of trust and mortgages, and liens recorded against the property and the owner(s) in the records of the clerk and recorder for the county in which the subject is located. This Report does not constitute any form of warranty or guarantee of title or title insurance. The liability of Land Title Guarantee Company is strictly limited to (1) the recipient of the Report, and no other person, and (2) the amount paid for the report.

Prepared For:

RICKY DENESIK

This Report is dated:

07-28-2015 at 5:00 P.M.

Address:

(VACANT) LAWSON OVERLOOK, MOUNTAIN VILLAGE, CO 81435

Legal Description:

LOT BC513AR, TOWN OF MOUNTAIN VILLAGE, ACCORDING TO THE REPLAT OF LOTS BC110, BC513A, 615-1C, 615-2CR, 615-3AR, TRACTS 21-AR, OSP-21, OS-615A, OS-615B, OS-615C AND OLD HIGHWAY ROAD, TOWN OF MOUNTAIN VILLAGE, COLORADO, ACCORDING TO THE PLAT RECORDED JUNE 07, 2000 IN PLAT BOOK 1, AT PAGE [2729](#), COUNTY OF SAN MIGUEL, STATE OF COLORADO.

Record Owner:

RICKY DENESIK

We find the following documents of record affecting subject property:

1. QUIT CLAIM DEED RECORDED JUNE 13, 2014 UNDER RECEPTION NO. [433225](#).
2. DEED OF TRUST DATED JUNE 09, 2014 FROM RICKY DENESIK TO THE PUBLIC TRUSTEE OF SAN MIGUEL COUNTY FOR THE USE OF ANB BANK TO SECURE THE SUM OF \$100,000.00, AND ANY OTHER AMOUNTS PAYABLE UNDER THE TERMS THEREOF, RECORDED JUNE 09, 2014, UNDER RECEPTION NO. [433333](#).

***** PROPERTY TAX INFORMATION *****

PARCEL NO.: 456533318031

2014 LAND ASSESSED VALUE \$16,350.00
IMPROVEMENTS ASSESSED VALUE
2015 REAL PROPERTY TAXES PAID IN THE AMOUNT OF \$947.02.



DENESIK RESIDENCE

① 3D View 1
6-4-15



IMAGES



1 3D View 2

DENESIK RESIDENCE



IMAGES



① 3D View 3



② 3D View 4

DENESIK RESIDENCE



IMAGES

BUILDING SUMMARY	
SITE PERMIT NUMBER:	—
BUILDING PERMIT NUMBER:	—
PROJECT ADDRESS:	LAWSON OVERLOOK
BLOCK:	—
LOT:	BC513AR
LOT AREA:	26,016.65 SQ. FT.
ZONING DISTRICT:	SINGLE FAMILY
PROPOSED USE:	RESIDENTIAL
NUMBER OF STORIES:	2
NUMBER OF SUB-LEVELS:	1

CODE SUMMARY	
BUILDING CODE:	INTERNATIONAL RESIDENTIAL CODE (2009) INTERNATIONAL ELECTRICAL CODE (2008) INTERNATIONAL FIRE CODE (2009) INTERNATIONAL MECHANICAL CODE (2009) INTERNATIONAL PLUMBING CODE (2009)
ENERGY CODE:	MOUNTAIN VILLAGE
TYPE OF CONSTRUCTION:	TYPE 5-B
OCCUPANCY:	R-3

ABBREVIATIONS & SYMBOLS	
WALL, BUILDING OR MISCELLANEOUS SECTION NO. DRAWING NO.	1 A-A-0
INTERIOR ELEVATION NO. SHEET NO.	1 A-7-0
ROOM NAME ROOM NO.	KITCHEN 206
DOOR NO.	(117)
ELEVATION WINDOW NO.	(S 1)
FRAME WALL	
BRICK/STONE VENEER	
SPOT ELEVATION	
ROOF SLOPE	12 10

A.B.	AS BUILT / ANCHOR BOLT	MAX.	MAXIMUM
A.C.T.	ACOUSTICAL CEILING TILE	MECH.	MECHANICAL
ADJ.	ADJUSTABLE	MFG.	MANUFACTURER
A.F.F.	ABOVE FINISH FLOOR	M.H.	MANHOLE
ALT.	ALTERNATE	MIN.	MINIMUM
ALUM.	ALUMINIUM	MISC.	MISCELLANEOUS
BD.	BOARD	M.L. / ML	MICRO-LAM
BLDG.	BUILDING	M.L.R./MB	MICRO-LAM BEAM.
BOT.	BOTTOM	N.I.C.	NOT IN CONTRACT
BYND.	BEYOND	NO.	NUMBER
C.A.T.V.	CABLE TELEVISION LINE	N.T.S.	NOT TO SCALE
C.J.	CONTROL JOINT	O.C.	ON CENTER
C.M.U.	CONCRETE MASONRY UNIT	O.P.	OUTSIDE DIAMETER
COL.	COLUMN	OPNG.	OPENING
CONC.	CONCRETE	OPP.	OPPOSITE
CONT.	CONTINUOUS	PERF.	PERFORATED
CTR.	CENTER	P.L.	PROPERTY LINE
DET.	DETAIL	P.LAM.	PLASTIC LAMINATE
DIAG.	DIAGONAL ELECTRIC LINE	POL.	POLISHED
EA.	EACH	PR.	PAIR
E.J.	EXPANSION JOINT	PTD.	PAINTED
EQ.	EQUAL	REQ'D.	REQUIRED
EXP. JT.	EXPANSION JOINT	RM.	ROOM
EXT.	EXTERIOR	R.O.	ROUGH OPENING
FIN.FL./F.F.	FINISHED FLOOR	SCHED.	SCHEDULE
FIN. GR.	FINISH GRADE FLOOR	SHT.	SHEET
F.S.P.	FIRE STAND PIPE	SIM.	SIMILAR
F.V.	FIELD VERIFY	SPEC.	SPECIFICATION
GA.	GAUGE	SQ. FT.	SQUARE FEET
GALV.	GALVANIZED	SQ. IN.	SQUARE INCHES
GBX.	GYPSUM BOARD TYPEX	STD.	STANDARD
GL.	GLASS	STL.	STEEL
GB.	GYPSUM WALL BOARD	TC.	TOP OF CURB.
H.C.	HOLLOW CORE	T & G.	TONGUE & GROOVE
H.M.	HOLLOW METAL	T.O.C.	TOP OF CONCRETE
HORIZ.	HORIZONTAL	T.O.S.	TOP OF SLAB
HVAC.	HEATING VENTILATION & AIR CONDITIONING	TYP.	TYPICAL
I.D.	INSIDE DIAMETER	T.	TELEPHONE LINE
IN.	INCH / INCHES	U.B.C.	UNIFORM BUILDING CODE
INSUL.	INSULATION	U.N.O.	UNLESS NOTED OTHERWISE
JT.	JOINT	VERT.	VERTICAL
LAM.	LAMINATED	V.I.F.	VERIFY IN FIELD
LAV.	LAVATORY	WD.	WOOD

GENERAL NOTES	
GN01-	CONTRACT DOCUMENTS CONSIST OF THE AGREEMENT, GENERAL CONDITIONS, SPECIFICATIONS, AND DRAWINGS WHICH ARE COOPERATIVE AND CONTINUOUS. WORK INDICATED OR REASONABLY IMPLIED IN ANY ONE OF THE CONSTRUCTION DOCUMENTS SHALL BE SUPPLIED AS THOUGH FULLY COVERED IN ALL. ANY DISCREPANCIES BETWEEN THE PARTS SHALL BE REPORTED TO ARCHITECT PRIOR TO COMMENCEMENT OF WORK.
GN02-	MATERIALS AND ASSEMBLIES: ALL WORK SHALL COMPLY WITH APPLICABLE STATE AND LOCAL CODES, O.S.H.A. REQUIREMENTS, ORDINANCES, AND REGULATIONS. THE CONTRACTOR, SUB-CONTRACTORS AND JOURNEYMEN OF THE APPROPRIATE TRADES SHALL PERFORM WORK TO THE HIGHEST STANDARDS OF CRAFTSMANSHIP.
GN03-	CONTRACTOR TO REVIEW GEO-TECHNICAL REPORT FOR BUILDING SYSTEM RECOMMENDATIONS. SHOULD UNEXPECTED SITE CONDITIONS ARISE DURING EXCAVATION, THE ARCHITECT AND GEO-TECHNICAL ENGINEER SHALL BE NOTIFIED FOR A SITE EVALUATION OF EXISTING CONDITIONS.
GN04-	THE CONTRACTOR SHALL CAREFULLY STUDY AND COMPARE THE DOCUMENTS, VERIFY THE ACTUAL CONDITIONS AND REPORT ANY DISCREPANCIES, ERRORS OR OMISSIONS TO THE ARCHITECT IN A TIMELY MANNER. THE ARCHITECT SHALL CLARIFY OR PROVIDE REASONABLE ADDITIONAL INFORMATION REQUIRED FOR SUCCESSFUL EXECUTION. THE CONTRACTOR SHALL VERIFY AND COORDINATE ALL OPENINGS THROUGH THE FLOORS, CEILING AND WALLS WITH ALL ARCHITECTURAL, INTERIOR, STRUCTURAL, MECHANICAL AND PLUMBING, ELECTRICAL AND LIGHTING DRAWINGS.
GN05-	ALL REQUIRED WORK SHALL BE PERFORMED BY THE CONTRACTOR UNLESS OTHERWISE NOTED. ALL REFERENCES TO THE "CONTRACTOR" INCLUDE GENERAL CONTRACTOR AND HIS/HER SUBCONTRACTORS. THEY SHALL BE ONE AND THE SAME.
GN06-	THE CONTRACTOR SHALL OBTAIN ALL APPLICABLE BUILDING PERMITS, ALL NECESSARY INSPECTIONS AND THE CERTIFICATE OF OCCUPANCY.
GN07-	THE CONTRACTOR SHALL COMPARE AND SUBMIT AS REQUIRED TO MANUFACTURERS AND OWNER ALL MATERIAL, FIXTURE AND APPLIANCE WARRANTIES.
GN08-	THE JOBSITE SHALL BE MAINTAINED IN A CLEAN AND ORDERLY MANNER, FREE OF TRASH AND CONSTRUCTION DEBRIS. THE CONTRACTOR SHALL PROVIDE FOR RECYCLING AT THE JOB SITE.
GN09-	THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL MATERIALS BEING DELIVERED TO THE PROJECT AND THE PROTECTION OF NEIGHBORING PROPERTIES.
GN10-	THE CONTRACTOR SHALL COORDINATE WITH ALL EQUIPMENT MANUFACTURERS FOR EQUIPMENT ROUGH-IN REQUIREMENTS.
GN11-	THE CONTRACTOR SHALL VERIFY REQUIRED LOCATIONS OF ALL NECESSARY ACCESS PANELS IN ALL PARTITIONS, FLOORS, CEILING, AND WALLS AND COORDINATE EXACT LOCATIONS WITH THE ARCHITECT PRIOR TO INSTALLATION. ALL ACCESS PANELS SHALL BE INSTALLED FLUSH TO SURFACE WITH NO TRIM.
GN12-	FOR THIS PROJECT, DATUM 100.00' IS SET AT FINISH FLOOR, MAIN LEVEL OF THE UNIT.
GN13-	DATUM ELEVATIONS ARE GIVEN TO TOP OF FINISH FLOOR. ALL OTHER FINISH MATERIALS ARE ADDED TO THESE GIVEN ELEVATIONS UNLESS OTHERWISE NOTED.
GN14-	DO NOT OBTAIN DIMENSIONS BY SCALING DRAWINGS - USE WRITTEN DIMENSIONS. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ANY DISCREPANCY SHALL BE REPORTED TO THE PROJECT ARCHITECT BEFORE THE COMMENCEMENT OF WORK.
GN15-	UNLESS OTHERWISE NOTED, DIMENSIONS ARE TAKEN TO THE FOLLOWING IN ORDER OF PRIORITY:

GENERAL NOTES (continued)	
A.	GRID LINES
B.	FLOOR LINES
C.	WORK POINTS
D.	STRUCTURAL STEEL
E.	FACE OF STUD
F.	FACE OF CONCRETE
G.	FACE OF FINISH

GN16-	UNLESS OTHERWISE NOTED, DIMENSIONS ARE ASSUMED TO BE:
A.	PLUMB
B.	LEVEL
C.	SQUARE
E.	PARALLEL
F.	TO ESTABLISHED AXES OR BASELINES AS ESTABLISHED BY DIMENSIONAL OR ANGULAR NOTATIONS
GN17-	ALL GLASS MUST CONFORM TO CODE REQUIREMENTS FOR SAFETY GLAZING.
GN18-	MATERIALS, WHERE REQUIRED, ARE TO HAVE AN UL LABEL IN AN INCONSPICUOUS BUT VISIBLE LOCATION.
GN19-	SIZES, DIMENSIONS, LOCATIONS, AND DETAILS OF PLANTERS, TREE GATES, CONCRETE FINISH, TILE PATTERNS, GRADING, SITE LIGHTING, ETC., ASSOCIATED WITH LANDSCAPE ARE SHOWN ON LANDSCAPE DRAWINGS.
GN20-	SIZES, DIMENSIONS, LOCATIONS AND DETAILS OF UTILITY LINES, AGGREGATE BASES, SPOT ELEVATIONS ETC., ASSOCIATED WITH CIVIL ARE SHOWN ON THE CIVIL DRAWINGS.
GN21-	SIZES, DIMENSIONS, LOCATIONS AND DETAILS OF STRUCTURAL MEMBERS, BEAMS, SLABS, WALLS, OPENINGS, ETC., ARE SHOWN ON STRUCTURAL DRAWINGS.
GN22-	SIZES, DIMENSIONS, LOCATIONS AND DETAIL OF REGISTERS, DUCTS, EQUIPMENT, WALL OPENINGS, LOUVERS, ACCESS HATCHES, EQUIPMENT CURBS, VENTS, ETC., ASSOCIATED WITH HEATING VENTILATING AND AIR CONDITIONING ARE CONTAINED ON THE MECHANICAL DRAWINGS. COORDINATE LOCATION OF REGISTERS WITH ARCHITECTURAL REFLECTED CEILING PLAN.

SITE PLAN GENERAL NOTES	
SPGN01-	CONTRACTOR TO CONFIRM ALL UTILITY LOCATIONS WITH EACH UTILITY AGENCY PRIOR TO EXCAVATION.
SPGN02-	CONTRACTOR TO VERIFY ALL FLOOR ELEVATIONS PRIOR TO EXCAVATION.
SPGN03-	CONTRACTOR TO PROTECT ALL TREES ON PROPERTY & ADJACENT PROPERTIES THAT EXTEND OVER PROPERTY LINE.
SPGN04-	THE PROJECT SHALL COMPLY WITH THE TOWNS FIRE MITIGATION STANDARDS
SPGN05-	THE PROJECT SHALL COMPLY WITH THE ADOPTED TOWN OF MOUNTAIN VILLAGE PRESCRIPTIVE ENERGY CODE AND GREEN BUILDING STANDARDS.

PRESCRIPTIVE ENERGY CODE TABLE		
ITEM	Insulation Value	Total Value
FRAME WALLS AND RIM JOIST (LOG HOMES REQUIRE ENERGY ANALYSIS)	R-21	R-24
WINDOW IN FRAME WALLS AND BASEMENT	Low-E double glazed	
WALL WINDOWS TO FLOOR AREA	15% max	
DOORS IN FRAME WALLS AND BASEMENT	R-2.65	
CEILING OR RAFTERS	R-49	
AIR INFILTRATION	Prescriptive Air Sealing	
WALLS TO GARAGE OR UNHEATED BUFFER SPACES	R-19	R-21
HEATED GARAGES	Same as home	
HEATED BASEMENT AREAS (WALLS)	R-19	
BASEMENT WINDOW TO FLOOR AREA	10% max	
FLOORS OVER UNHEATED SPACES	R-30	
FLOORS OVER UNVENTED SPACES WITH INSULATED WALLS	None	
CRANE SPACE WALLS (UNVENTED)	R-21	
CANTILEVER FLOORS	R-38	R-40
SLABS IN HEATED AREAS (EXCEPT GARAGES)	R-7.5	
HEAT IN THE SLAB	R-10	
EXPOSED SLAB EDGES	R-7.5- R-10	
SLABS IN UNHEATED AREAS	0	
SPACE HEATING SYSTEM PERFORMANCE		
Gas Furnaces	90% AFUE	
Gas boiler (including snow-melt boilers)	90% AFUE	
Dedicated snow-melt systems	>90% AFUE	
DUCTS:	R-5	
Inside envelope, outside conditioned space	R-8	
Outside building envelope		
WOOD-BURNING FIREPLACES/STOVES	Tight fitting enclosures	
GAS LOG SETS IN MASONRY FIREPLACES	Tight fitting doors w/ outside Combustion air or automatic fuel damper as approved by Building Dept.	
WATER HEATER PERFORMANCE		
Gas	.60 energy factor	
Electric	.93 energy factor	
HOT WATER HEATER PIPING	Heat traps	
HOT WATER PIPING IN UNCONDITIONED SPACES	1/2" wall closed cell foam insulation or equivalent	
SETRBACK THERMOSTAT	Required (except for hydronic heat)	
AIR CONDITIONING	15.0 SEER	
AIR SOURCE HEAT PUMPS	14.0 SEER	
GROUND HEAT PUMPS	11.5 SEER	

FOOT NOTES: THE R-VALUES GIVEN ABOVE ARE THE TOTAL R-VALUES. THE R-VALUES OF DIFFERENT MATERIALS ARE ADDED TOGETHER INCLUDING AIR FILLS, AIR SPACES AND BUILDING MATERIALS. THE R-VALUE IS REDUCED BY THE EFFECTS OF THERMAL BRIDGING THROUGH FRAMING. FOR INSTANCE, UNLESS SPECIAL METHODS OR ROAD INSULATION SEALING ARE USED, THE R-VALUE FOR WALLS MUST BE DECREASED DUE TO THERMAL BRIDGING. MULTIPLY THE R-VALUE OF CEILING AT THE DEPTH OF THE FRAMING MEMBERS BY .94 AND THE WALL BY .87. 1. ALL WINDOWS MUST DEMONSTRATE A U-FACTOR OF 0.30 (2008 IBC) OR 0.46 (2009 IBC) (RESIST RATED AT 30 DEGREES). ALL WINDOWS MUST HAVE A HIGH QUALITY THERMAL ISOLATION BREAK BETWEEN THE INSIDE AND OUTSIDE FRAMES. 2. ALLOWABLE PERCENTAGE OF WINDOW AREA MEASURED BY ROUGH OPENING SIZES. R-VALUE FOR WINDOWS IS A COMBINATION OF GLASS, FRAME AND SPACER CERTIFIED BY THE NATIONAL RENOVATION RESEARCH COUNCIL (NRC). IF WINDOW AREA IS > 15% THEN THE WINDOW MUST PROVIDE A U VALUE OF 0.35 OR LOWER. SHEDDING WINDOWS WITH SLOPE GLAZING AREA TO EXTERIOR WALL AREA MUST PROVIDE A U VALUE OF 0.35 OR LOWER. ALL WINDOWS MUST PROVIDE AN AIR LEAKAGE MAXIMUM RATE OF 0.3 CFM PER SQUARE FOOT OF WINDOW AREA. REPLACEMENT WINDOWS SHALL MEET THE SAME CRITERIA AS THE AFOREMENTIONED.

3. ALL EXTERIOR JOINTS IN THE BUILDING ENVELOPE SHALL BE CALLED, GASKETED, WEATHER-STRIPPED, OR OTHERWISE SEALED IN AN APPROVED MANNER FOR THE PERFORMANCE APPROACH A HOME MUST ACHIEVE A HERS RATING OF 80 OR LOWER AS REQUIRED IN THE GREEN BUILDING STANDARDS FOR HOME SIZE.
4. ENTIRE UNDER SLAB AREA MUST BE INSULATED. THE SLAB EDGE PERIMETER MUST BE PROTECTED WITH INSULATION. EXTERIOR SLABS REQUIRE A MINIMUM OF R-5 BELOW SLAB AND AT ALL EDGES.
5. FOUNDATION INSULATION AND SLAB INSULATION WHERE REQUIRED SHALL COVER ALL SLAB EDGES.
8. ALL WOOD-BURNING FIREPLACES AND WOOD STOVES MUST HAVE OUTSIDE COMBUSTION AIR WITH TIGHT FITTING DOORS AND SHALL BE DESIGNED NOT TO REQUIRE INDOOR COMBUSTION AIR. WOOD STOVES MUST BE EPA CERTIFIED OR LISTED AS AN EXHAUST DEVICE.
9. VERTICAL RISERS SHALL HAVE A HEAT TRAP ON BOTH THE INLET AND OUTLET OF THE WATER HEATER. HEAT TRAPS NOT REQUIRED WITH RECIRCULATION SYSTEMS. RECIRCULATION PUMPS SHALL BE PROVIDED WITH THERMS AND A MANUAL ON/OFF SWITCH.
10. ALL HEATED DRIVES SHALL BE CONSTRUCTED TO THE SAME REQUIREMENTS AS THE HOME.
11. WATER LINES MUST BE PROTECTED FROM FREEZING. EXCEPT FLOORS OVER INSULATED BASEMENTS.
12. MUST BE UN-VENTED AREAS WITH A TIGHT FITTING GROUND VAPOR BARRIER AND CONSTRUCTED AS CONDITIONED SPACE.
13. AN ENERGY RATING IS REQUIRED OF ALL LOG STRUCTURES. HERS RATING MUST BE 80 OR LOWER AS REQUIRED IN THE GREEN BUILDING STANDARDS FOR HOME SIZE.
14. CRACLE DOORS ONLY.
15. R-VALUE OF .38 IS ALLOWED IF ENERGY HEEL TRUSSES ARE USED AND INSULATION EXTENDS OVER TOP PLATES. ENERGY HEELS ON ALL ROOF TRUSSES: 12" MIN. WHEN USING FIBERGLASS OR CELLULOSE, 7" MIN. WHEN SPRAY FOAM IS APPLIED. RECESSED LIGHT FIXTURES MUST BE "AIR-TIGHT" I.C. RATED.
16. ALL FURNACE DUCTS TO BE AIR TIGHT AND CONSTRUCTED WITH COMMERCIAL GRADE MASTIC AND FIBERGLASS MESH. DUCTS ARE TO BE SEALED SUBSTANTIALLY AIRTIGHT WITH TAPE (NOT DUCT TAPE) MASTICS OR GASKETING. FIBERGLASS DUCTS THAT EXPOSE RISERS TO THE AIR STREAM ARE NOT PERMITTED.

GREEN BUILDING STANDARD
IN ADDITION TO THE PREVIOUSLY LISTED ENERGY REQUIREMENTS ALL NEW CONSTRUCTION MUST IMPLEMENT THE FOLLOWING STANDARDS:
• EXTERIOR AIR-INFILTRATION BARRIER
• FOAM SILL SEALER BENEATH SILL PLATES
• ENERGY HEELS ON ALL ROOF TRUSSES (2" MIN. WHEN USING FIBERGLASS OR CELLULOSE, 7" MIN. WHEN SPRAY FOAM IS APPLIED)
• THERMS OR MOTION SENSORS ARE REQUIRED FOR BATH AND LAUNDRY EXHAUST FANS
• FORMALDEHYDE-FREE INSULATION
• CARBON MONOXIDE (HARD-WIRED) DETECTORS REQUIRED NEAR THE DOOR BETWEEN THE RESIDENCE AND THE GARAGE (IF THERE IS AN ATTACHED GARAGE) AND NEAR THE MECHANICAL ROOM. MUST BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS
• INSULATING BLANKETS REQUIRED FOR HOT WATER HEATERS
• NO HOT AIR DUCTS ALLOWED IN EXTERIOR WALLS (UNLESS R-10 INSULATION IS INSTALLED ON THE EXTERIOR SIDE OF THE DUCT)
• ATTACHED GARAGES MUST BE ISOLATED FROM THE DWELLING WITH EXTENSIVE AIR-SEALING PRACTICES
• INSULATED HEADERS, MIN R-10, WHEREVER POSSIBLE. STEEL HEADERS MUST BE PROVIDED WITH INSULATION ON BOTH THE EXTERIOR & INTERIOR SIDES OF THE STEEL.
• ALL HOT WATER RE-CIRCULATION SYSTEMS MUST BE PROVIDED WITH A THERM OR AN AQUA STAT AND MANUAL ON/OFF SWITCH. PIPING MUST BE INSULATED (1/2" THICK WALL FOAM INSULATION MINIMUM OR EQUIVALENT).
• HOT WATER PIPING IN UNCONDITIONED SPACES REQUIRES R-6 INSULATION (BOILERS AND DOMESTIC WATER)
• MINIMUM 30 YEAR ROOF MATERIAL
• RETURN AIR DUCTS ARE REQUIRED (PANNED FRAMING CAVITIES ARE PROHIBITED)
• RANGE HOODS ARE REQUIRED AND MUST BE DUCTED TO EXTERIOR, UNLESS ALLOWED AN EXEMPTION BY THE BUILDING DEPARTMENT UNDER CERTAIN DESIGN CONDITIONS
• WESTERN QUALITY ASH CONCRETE MUST BE USED IN ALL CONCRETE MIXES, EXCEPTION FROM THIS REQUIREMENT IS ALLOWED FOR EXTERIOR SLABS
• PAPER COVERED GYPSUM BOARD MUST BE RAISED 1/2" HIGH ABOVE CONCRETE SLABS
• 3 SLD EXTERIOR CORNERS MUST BE CAPABLE OF BEING INSULATED.
• LADDER-BACKED FRAMING OR ALTERNATE MUST BE AT ALL PARTITION WALL CONNECTIONS
• EXTERIOR WALLS OF FIREPLACES SHALL COMPLY WITH MINIMUM WALL R-VALUE, R-21
• ALL BATH OR SHOWER ROOMS SHALL HAVE AN EXHAUST FAN DUCTED TO OUTSIDE
• SLOUGHT SHAFTS AND KNEE WALLS MUST BE AIR SEALED AND INSULATED TO THE SAME LEVEL AS THE EXTERIOR WALLS. INSULATION ON ATIC KNEE WALLS AND SLOUGHT SHAFTS SHALL BE ENCAPSULATED ON ALL 6 SIDES OF THE ENCLOSURE.
• INSULATE UNDER AND AROUND BATHROOMS MUST BE TO PRESCRIPTIVE CODE REQUIREMENTS
• OPENINGS TO UNCONDITIONED SPACE MUST BE FULLY SEALED.
• CRAWLSPACE WALL INSULATION MUST BE PERMANENTLY ATTACHED TO THE WALLS. EXPOSED EARTH IN CRAWLSPACES MUST BE COVERED WITH CONTINUOUS VAPOR BARRIER WITH OVERLAPPING JOINTS TAPED OR SEALED WITH MASTIC.
• WINDOWS & DOORS: CALKING, GASKETING, ADHESIVE FLASHING TAPE, FOM SEALANT, OR WEATHER-STRIPPING MUST BE INSTALLED FORMING A COMPLETE AIR BARRIER.
• BAND/FRM JOISTS MUST BE INSULATED AND AIR SEALED.
• RECESSED LIGHT FIXTURES MUST BE "AIR-TIGHT" I.C. RATED IN ALL BUILDING ENVELOPE CEILING. 4" MINIMUM DEPTH OF INSULATION MUST BE MAINTAINED BETWEEN THE LIGHT FIXTURE AND EXTERIOR SHEATHING. RECESSED LIGHT FIXTURES ARE SIMPLY RECOMMENDED TO BE "AIR-TIGHT" I.C. RATED FOR INTERIOR CEILING TO IMPROVE AIR QUALITY AND TO REDUCE AIRFLOW THROUGH THE BUILDING ENVELOPE.
• RECESSED STRIP LIGHTS ARE NOT PERMITTED IN EXTERIOR BUILDING WALLS, EXCEPT WHERE FULLY ENCASED IN STONE OR CONCRETE, OR WITH SUFFICIENT REMAINING WALL INSULATION TO MAINTAIN THE REQUIRED WALL R VALUE.

RAIDON MITIGATION - ONE OF THE FOLLOWING 3 OPTIONS MUST BE COMPLIED WITH:
1. INSTALL A PASSIVE RADON MITIGATION SYSTEM.
2. PROVIDE THE BUILDING DEPARTMENT WITH RESULTS OF A SOIL TEST INDICATING RADON LEVELS PRIOR TO CONSTRUCTION.
3. THE PROPERTY OWNER (NOT CONTRACTOR, ARCHITECT, PROJECT MANAGER), IF HE WILL BE THE RESIDENT, MUST PROVIDE THE BUILDING DEPARTMENT WITH A RADON MITIGATION SYSTEM WHICH DECLARES THE OWNER UNDERSTANDS THE PROPOSED BUILDING SYSTEM MAY HAVE RADON PROBLEMS, BUT THE OWNER HAS DECIDED NOT TO DESIGN AND/OR CONSTRUCT A RADON MITIGATION SYSTEM INTO THE PROJECT. VOC HOMEOWNER AWARENESS SHEET MUST BE SIGNED BY THE GENERAL CONTRACTOR AND INCLUDED IN SALE OF HOME DOCUMENTS.
SNOWMELT SYSTEM REQUIREMENTS
1. SNOWMELT AREAS MUST NOT EXCEED 1000 SQ. FT. INCREASE IS ALLOWED FOR CONCENTRATED GEARLINE SAFETY ISLES OR IF THE STRUCTURE ACHIEVES A 50 OR LESS HERS RATING. 30% MORE FREE SNOWMELT AREA IS ALLOWED. REQUESTS FOR GREATER THAN 1000 SQ. FT. OF SNOW MELT MAY BE CONSIDERED AT THE DISCRETION OF THE BUILDING OFFICIAL IF ENERGY USED FOR THE SYSTEM COMES FROM ON-SITE RENEWABLE ENERGY SOURCES.
2. ELECTRIC SNOWMELT IS NOT PERMITTED.
3. SNOWMELT SYSTEMS MUST INCLUDE BOTH MEASURE AND TEMPERATURE SENSORS TO CONTROL SNOWMELT OPERATION.
4. DUCTS SNOWMELT SYSTEMS ARE NOT PERMITTED.
5. UNDER THE SLAB INSULATION OF AT LEAST R-10 IS REQUIRED.
OUTDOOR SPA AND POOL REQUIREMENTS:
1. NO ELECTRIC RESISTANCE HEATING
2. OUTDOOR SPAS MUST BE FULLY INSULATED ENCLOSURES WITH TIGHT FITTING COVERS INSULATED TO AT LEAST R-12
3. A READILY ACCESSIBLE ON-OFF SWITCH MOUNTED ON THE OUTSIDE OF THE HEATER, THAT ALLOWS SHUTTING OFF THE HEATER WITHOUT ADJUSTING THE THERMOSTAT SETTING IS REQUIRED FOR ALL HEATED OUTDOOR SPAS AND POOLS.
4. POOLS SHALL HAVE DIRECTIONAL INLETS THAT ACCURATELY MIX THE POOL WATER.
5. AT LEAST 4" OF PIPE BETWEEN THE FILTER AND HEATER MUST BE INSTALLED TO ALLOW FOR THE FUTURE ADDITION OF SOLAR HEATING EQUIPMENT.
6. AN INSULATED COVER (MINIMUM R-6) MUST BE INSTALLED ON ALL POOLS AND SPAS.
RESIDENCES THAT ARE 3000 - 5000 SQ. FT. MUST COMPLY WITH ALL AFOREMENTIONED STANDARDS PLUS THE FOLLOWING:
• SPACE HEATING AND COOLING EQUIPMENT SHALL BE SIZED ACCORDING TO HEATING AND COOLING LOADS (CALCULATED USING THE LATEST VERSIONS OF ACCA MANUALS J AND S, ASHRAE 2001 HANDBOOK OF FUNDAMENTALS, OR AN EQUIVALENT CALCULATION PROCEDURE, APPLICABLE ALSO TO ADDITIONS AND RENOVATIONS WHERE NEW HVAC EQUIPMENT IS INSTALLED.
• DUCT SYSTEM IS SIZED, DESIGNED, AND INSTALLED ACCORDING TO ACCA MANUAL D OR EQUIVALENT.
• DUCTS ARE SEALED WITH UL 181 TAPE, LOW-TONG MASTIC (FDA USDA, & EPA-APPROVED), GASKETS, OR AN APPROVED SYSTEM AS REQUIRED BY THE IRC (SECTION M603.3.1) OR IMC (SECTION 603.9) TO REDUCE LEAKAGE.
• DUCTS EXTERNAL TO CONDITIONED AREAS (I.E. THROUGH CRAWLSPACE OR ATTICS) MUST HAVE INSULATION R-8 OR GREATER.
• ALL FURNACE DUCTS MUST BE AIR TIGHT AND CONSTRUCTED WITH COMMERCIAL GRADE MASTIC AND FIBERGLASS MESH. DUCTS ARE TO BE SEALED SUBSTANTIALLY AIRTIGHT WITH TAPE (NOT DUCT TAPE) MASTICS OR GASKETING.
• FIBERGLASS DUCTS THAT EXPOSE RISERS TO THE AIR STREAM ARE NOT PERMITTED.
• HEATING APPLIANCES MUST BE 92% EFFICIENT OR GREATER
• MULTI-BOLLER SYSTEMS MUST BE PROVIDED WITH A STAGING DEVICE AND OUTDOOR RESET DIGITAL THERMOSTATS REQUIRED
• HEATING DUCT LEAKAGE TEST REQUIRED; LEAKAGE OUTSIDE OF CONDITIONED SPACE MUST NOT EXCEED 5% OF DESIGN FLOW, WITHIN CONDITIONED SPACE 10% IS ALLOWED.
• NO "WAP & HEAT" CONSTRUCTION PROJECTS ARE ALLOWED UNLESS: 1) RENEWABLE ENERGY IS USED AS THE HEAT SOURCE OR 2) THE BUILDING MEETS A HERS RATING OF 70 OR LESS, CERTIFIED BY A HOME ENERGY RATER.
• EXPOSED FRAMING PRODUCTS INSTEAD OF DIMENSIONED SOLID LUMBER FOR FLOOR FRAMING, RAFTERS AND HEADERS THAT ARE LARGER THAN 2X8 MATERIAL.
• CRESTED STRAND BOARD FOR WALL SHEATHING
• 25% OF THE EXTERIOR WALLS MUST BE PROVIDED WITH NON-WOOD SIDING MATERIAL.

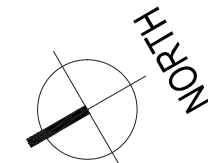
DRAWING INDEX	
ARCHITECTURAL	
A000	PROJECT DATA, DRAWING INDEX, PROJECT DIRECTORY
	SURVEY
	SURVEY
	REPLAT
A100	OVERALL SITE PLAN
A101	CONSTRUCTION STAGING PLAN
A102	LANDSCAPE AND EXTERIOR LIGHTING PLAN
A103	GRADING PLAN
A201	LOWER LEVEL FLOOR PLAN, WINDOW AND DOOR SCHEDULES
A202	ENTRY LEVEL FLOOR PLAN
A203	UPPER LEVEL PLAN
A204	ROOF PLAN
A300	ELEVATIONS- SOUTH
A301	ELEVATIONS- NORTH
A302	ELEVATIONS- EAST AND WEST
A400	BUILDING SECTION
A401	BUILDING SECTION
A402	BUILDING SECTION
A403	BUILDING SECTION
A600	WINDOW DETAILS
A601	DOOR DETAILS

CIVIL	
C 1	GRADING PLAN
C 2	DRIVEWAY PLAN

PROJECT ELEVATION	
PROJECT DIRECTORY	
OWNER: RICKY DENESIK PO BOX 1835 TELLURIDE, CO 81435 T 970.729.1221	JACK WESSON ARCHITECTS INC. 333 WEST COLORADO AVENUE TELLURIDE, COLORADO 81435 TEL: 970.728.8795 FAX: 970.728.8774 jack@wessonarch.com www.jackwessonarchitects.com
ARCHITECT: JACK WESSON ARCHITECTS, INC. 333 W. COLORADO AVE PO BOX 457 TELLURIDE, CO 81435 T 970.728.9755 jack@wessonarch.com adam@wessonarch.com	STRUCTURAL ENGINEER COLORADO STRUCTURAL INC. MIKE ARBANEY, PE. 315 BELLEVUE AVE, # F CRESTED BUTTE, CO 81224 (970) 349-5922
SURVEY INFORMATION SAN JUAN SURVEYING 102 SOCIETY DRIVE, TELLURIDE, CO 81435 T 970.728.1128 F 970.728.9201 office@sanjuansurveying.net	PROJECT NAME: DENESIK RESIDENCE MOUNTAIN VILLAGE, COLORADO 81435 SHEET DESCRIPTION: COVER SHEET SHEET NUMBER: A-000

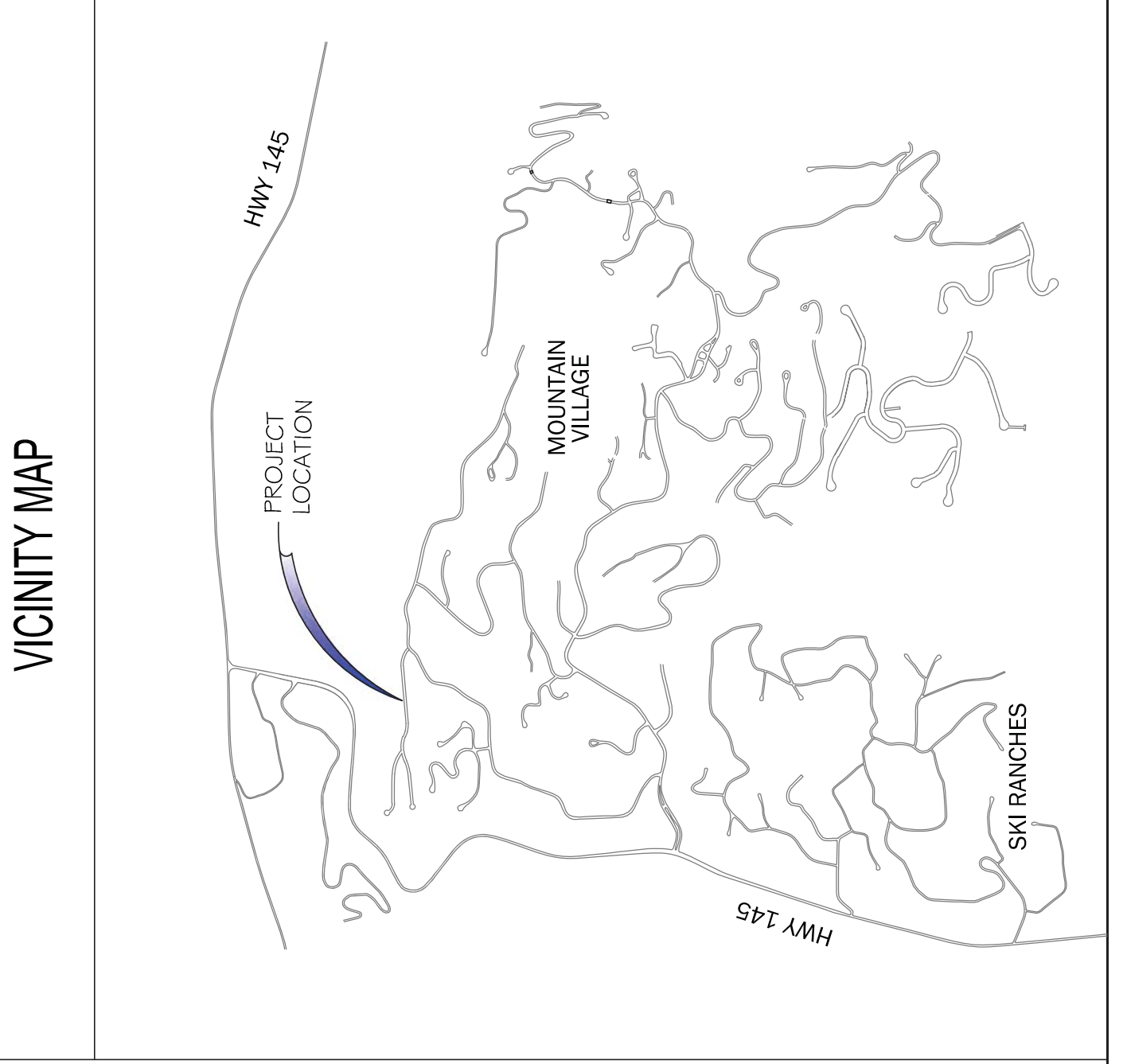
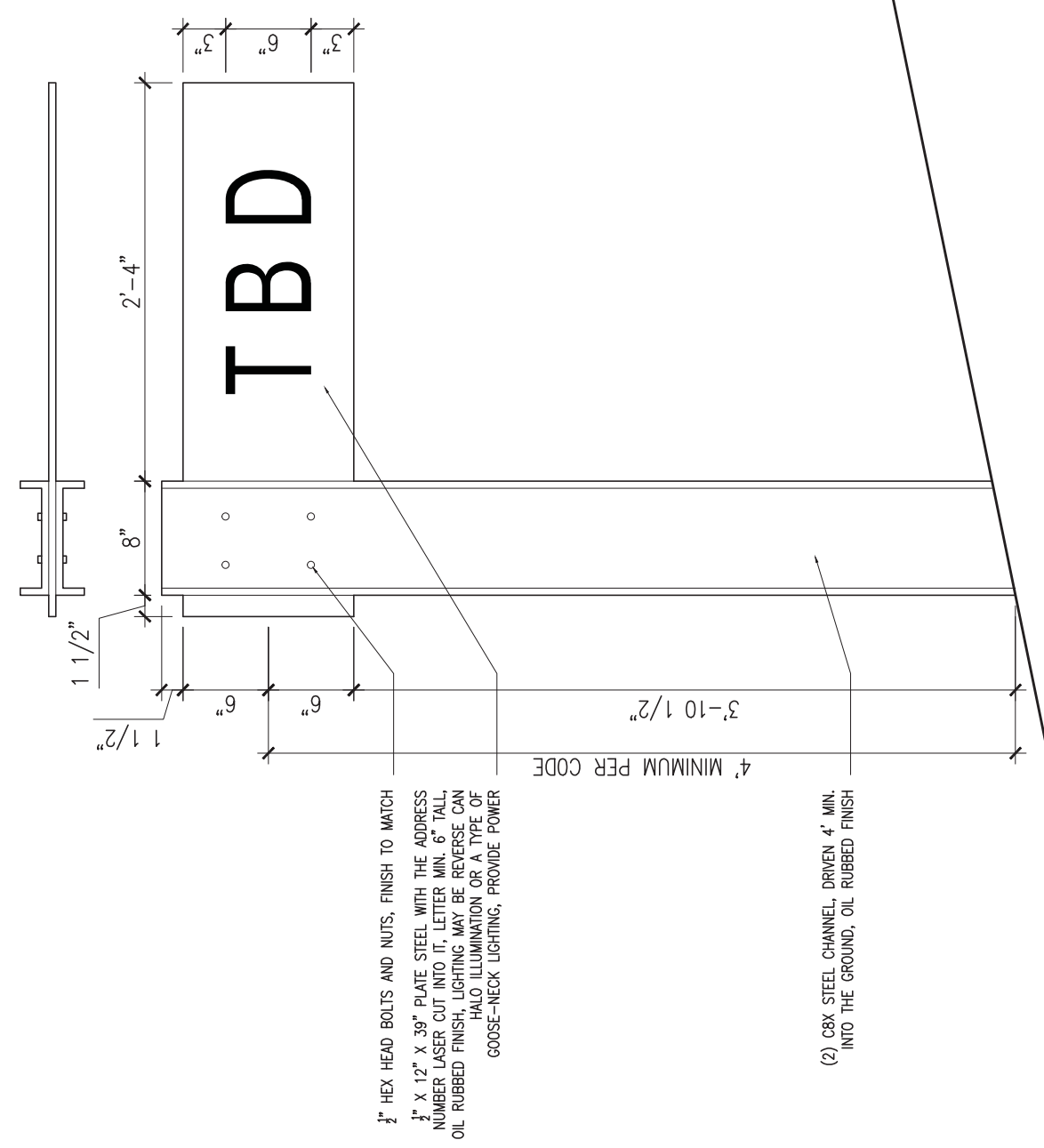


75' DEFENSIBLE FIRE ZONE, SEE THE FIRE MITIGATION AND FORESTRY MANAGEMENT REQUIREMENTS (17.6.1 A) SELECTIVE CLEARING AS APPROVED



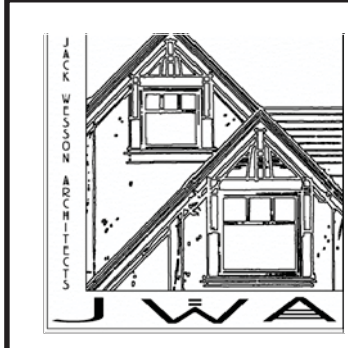
SCALE: 3/32" = 1'-0"

SITE PLAN



SITE PLAN

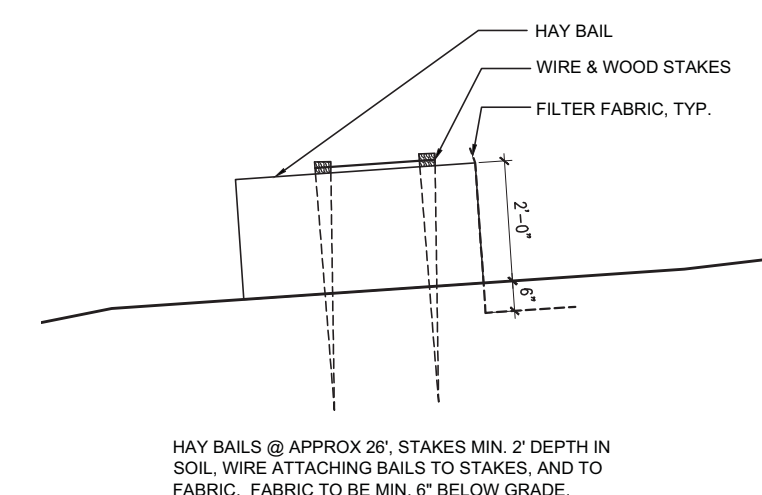
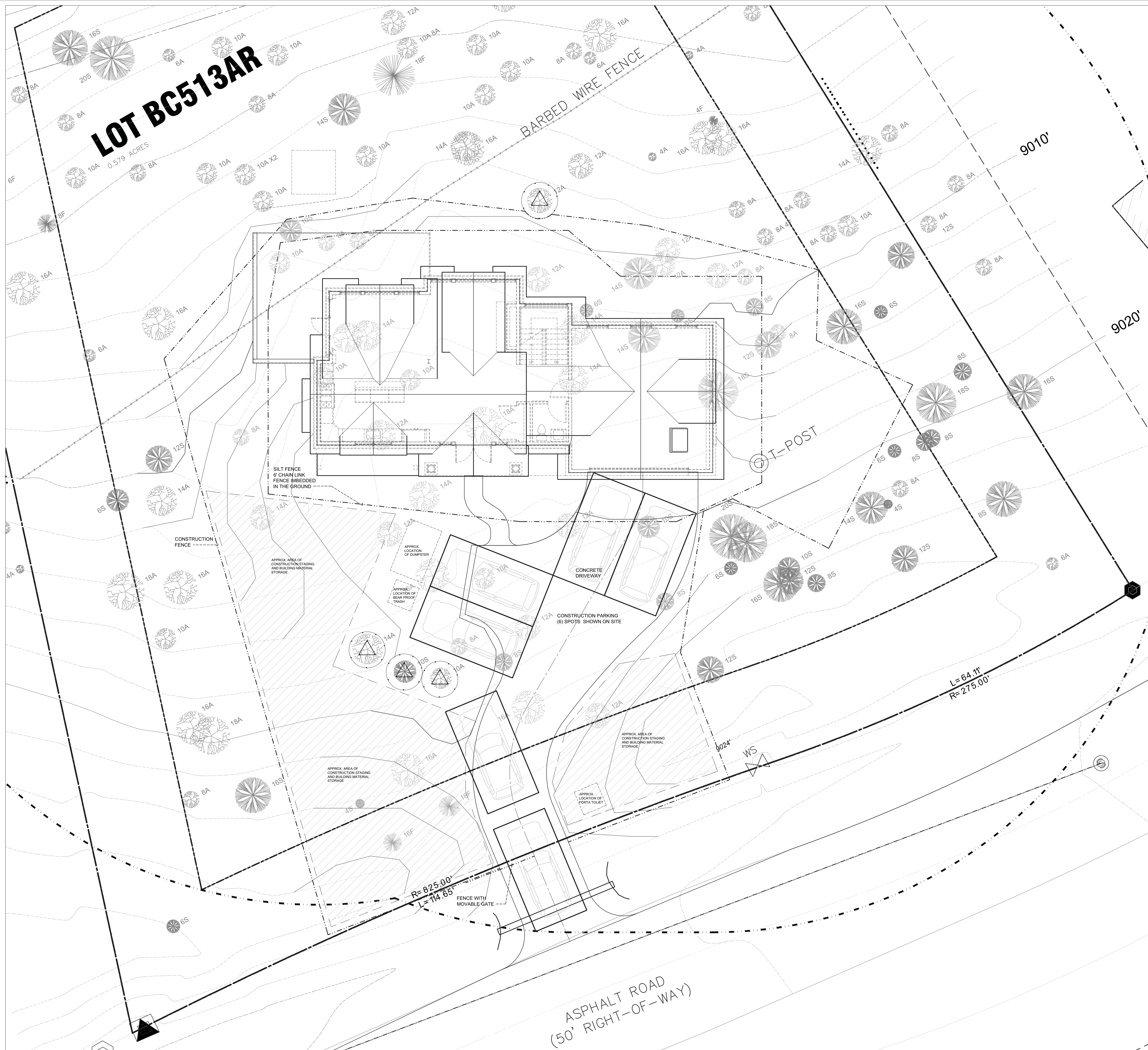
SCALE: 1" = 1'-0"



JACK WESSON
ARCHITECTS INC.
333 WEST COLORADO AVENUE
TELLURIDE, COLORADO 81435
TEL: 970.728.9755
FAX: 970.728.9724
jack@wessonarch.com
www.jackwessonarchitects.com

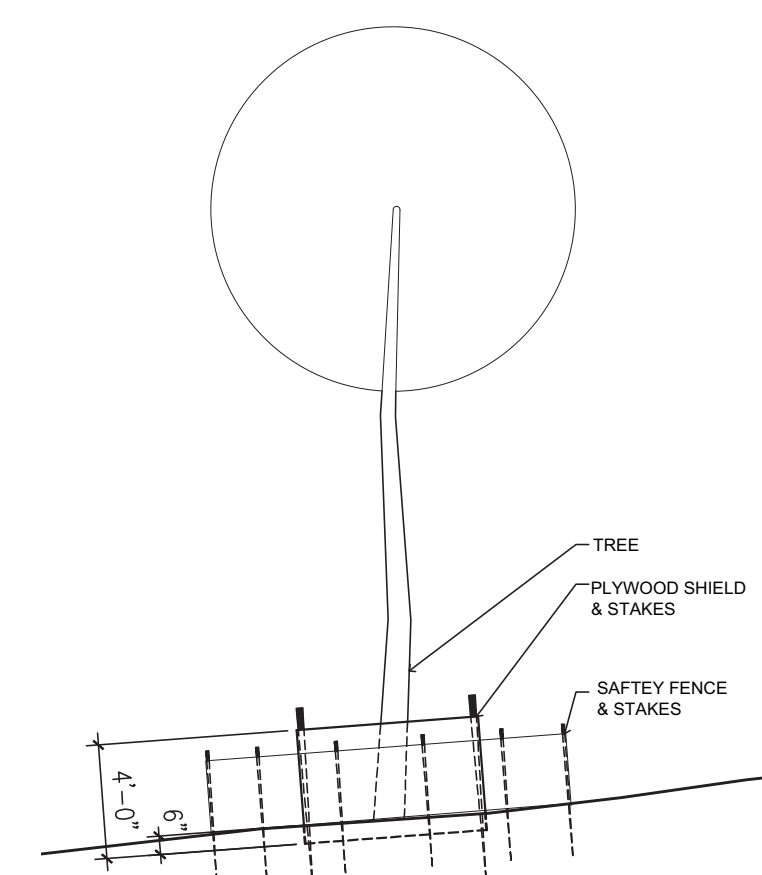
MARK	REV.	DATE	DESCRIPTION
8-26-15	DRB PRELIMINARY SET		
7-21-15	MATERIAL CALCS		
6-30-15	MATERIAL CALCS		
6-25-15	MATERIAL CALCS		

PROJECT NAME: DENESIK RESIDENCE MOUNTAIN VILLAGE, COLORADO 81435	PROJECT NAME: MOUNTAIN VILLAGE
SHEET DESCRIPTION: OVERALL SITE PLAN	SHEET NUMBER: A-100



HAY BAILS @ APPROX 26'. STAKES MIN. 2" DEPTH IN SOIL. WIRE ATTACHING BAILS TO STAKES AND TO FABRIC. FABRIC TO BE MIN. 6" BELOW GRADE.

TREE PROTECTION DETAIL NOT TO SCALE



ALL ADJACENT TREES TO THE PROPERTY LINE +3" DIA. BEYOND PROPERTY LINES SHALL BE PROTECTED BY PLYWOOD SHIELD AND WRAPPED @ DRIP LINE W/ MESH FABRIC AND POSTS. ALL +2" DIA. CONFERS SHALL BE PROTECTED, AND ASPEN SAPPINGS AVOIDED.

TREE PROTECTION DETAIL NOT TO SCALE

CONSTRUCTION STAGING PLAN

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



	JACK WESSON ARCHITECTS INC. 333 WEST COLORADO AVENUE TELLURIDE, COLORADO 81435 TEL: 970.728.9755 FAX: 970.728.9729 jwk@wessonarch.com www.jackwessonarchitects.com																									
	PROJECT NAME: DENESIK RESIDENCE MOUNTAIN VILLAGE, COLORADO 81435																									
SHEET DESCRIPTION: SITE PLAN CONSTRUCTION STAGING	SHEET NUMBER: A-101																									
<table border="1"> <thead> <tr> <th>MARK</th> <th>REV. DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>7-28-15</td> <td>DRB PRELIMINARY SET</td> <td></td> </tr> <tr> <td>7-21-15</td> <td>MATERIAL CALCS</td> <td></td> </tr> <tr> <td>6-30-15</td> <td>MATERIAL CALCS</td> <td></td> </tr> <tr> <td>6-25-15</td> <td>MATERIAL CALCS</td> <td></td> </tr> </tbody> </table>	MARK	REV. DATE	DESCRIPTION	7-28-15	DRB PRELIMINARY SET		7-21-15	MATERIAL CALCS		6-30-15	MATERIAL CALCS		6-25-15	MATERIAL CALCS		<table border="1"> <thead> <tr> <th>PROJECT NAME</th> <th>PROJECT MANAGER</th> <th>DRAWN BY</th> <th>REVIEWED BY</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	PROJECT NAME	PROJECT MANAGER	DRAWN BY	REVIEWED BY	DATE					
MARK	REV. DATE	DESCRIPTION																								
7-28-15	DRB PRELIMINARY SET																									
7-21-15	MATERIAL CALCS																									
6-30-15	MATERIAL CALCS																									
6-25-15	MATERIAL CALCS																									
PROJECT NAME	PROJECT MANAGER	DRAWN BY	REVIEWED BY	DATE																						

LOT BC513AR

0.579 ACRES

BARBED WIRE FENCE

- LIGHTING LEGEND**
- A (6) - MAIN LEVEL EXTERIOR SCENCE World Imports Dark Sky Essen Collection 9 in. 1-Light Outdoor Wall Sconce
 - B (1) - MAIN LEVEL EXTERIOR RECESSED CAN 4-inch Line Voltage New Construction IC Air Tight Recessed Lighting Housing
 - C (2) - GARAGE EXTERIOR SCENCE World Imports Dark Sky Essen Collection 9 in. 1-Light Outdoor Wall Sconce
 - D (4) LOWER LEVEL EXTERIOR SCENCE World Imports Dark Sky Essen Collection 9 in. 1-Light Outdoor Wall Sconce

All Bulbs to be PHILIPS LED Lamp, A19, E26, 6.5W, 2700K or similar

- LEGEND:**
- EXISTING CONTOUR (2 FOOT)
 - EXISTING CONTOUR (10 FOOT)
 - NEW CONTOUR (2 FOOT)
 - NEW CONTOUR (10 FOOT)
 - SEWER LINE
 - WATER LINE
 - ELECTRIC LINE
 - CABLE LINE
 - PHONE LINE
 - GAS LINE

- LEGEND:**
- EXISTING ASPEN TREE (SIZE)
 - EXISTING SPRUCE TREE (SIZE)
 - EXISTING FIR TREE (SIZE)
 - EXISTING ASPEN TREE (SIZE) TO BE REMOVED
 - EXISTING SPRUCE TREE (SIZE) TO BE REMOVED
 - EXISTING FIR TREE (SIZE) TO BE REMOVED
 - NEW 3" CAL. ASPEN
 - NEW 2" CAL. / MULTI STEM ASPEN
 - NEW FIR TREE (8" HEIGHT MINIMUM HT.)
 - NEW 1 GAL. POTENTILLA
 - NEW 5 GAL. POTENTILLA
 - NEW DOGWOOD SHRUB
 - NATIVE REVEGETATION SEED MIX. SEE LIST FOR COMPOSITION APPROX. 5150 SF.
 - PERENNIALS AND GROUND COVER
 - 1 COLUBINE, SHOOTING STAR, INDIAN PANTRUSH, YARROW, BLUEBELL APPROX. 775 SF.
 - 2 RUSSIAN SAGE, YELLOW ROSE, DAVIDLY, DELPHINIUM, BLEEDING HEART, CINQUEFOIL APPROX. 290 SF.

WATER USAGE CHART:

TYPE	TOTAL #	AVERAGE MONTHLY USAGE	TOTAL MONTHLY USAGE
ASPEN	8	10 GAL. EACH	80 GAL/MO.
FIR	7	10 GAL. EACH	70 GAL/MO.
1 GAL. POTENTILLA	32	1 GAL. EACH	32 GAL/MO.
5 GAL. POTENTILLA	35	2 GAL. EACH	70 GAL/MO.
DOGWOOD SHRUB	6	2 GAL. EACH	12 GAL/MO.
TOTAL MONTHLY USAGE			264 GAL/MO.

- IRRIGATION LEGEND:**
- HOSE BIB
 - SUPPLY LINE
 - 1" DRIP SYSTEM LINE
- LIGHTING LEGEND:**
- EXTERIOR PENDANT - 25 WATT BULB MAX.
 - EXTERIOR WALL SCONCE - 25 WATT BULB MAX.

GENERAL NOTES:

1. ALL PLANT MATERIALS TO BE INSTALLED WITH A TOPDRESSING PERCENTAGE MINIMUM AT 1:1 RATIO.
2. PERENNIAL PLANTING BEDS SHALL BE FILLED TO A 4" DEPTH AND MULCHED WITH TOPSOIL AND DRIVING FERTILIZER AT A 1:1 RATIO.
3. ALL PLANT MATERIALS TO MEET THE AMERICAN STANDARD FOR NURSERY STOCK - PLANTING DETAILS FOR ROOT SYSTEMS, SOIL MEDIA, AND PLANTING METHODS SHALL BE IN ACCORDANCE WITH GUIDELINES SET FORTH BY THE ASSOCIATED LANDSCAPE CONTRACTOR OF COLORADO.
4. NEW PLANTING AREAS SHALL BE PROTECTED FROM MUD AND WATER EROSION THROUGH THE USE OF MULCHES, ACCEPTABLE MULCHES MAY INCLUDE: STRAW, HAY, WOOD CHIPS AND BROOK-CONTROL NETTING.
5. BROADCASTING WITH ENRICHED SEED MIX AND FOLLOWING WITH DRY MULCHING. STRAW OR HAY SHALL BE UNIFORMLY APPLIED OVER SEED MIX AT A RATE OF 1.5 TONS PER ACRE FOR 100% OF 1 TONS PER ACRE FOR STRAW, CHOP N.
6. EROSION-CONTROL NETTING WILL BE REQUIRED ON SLOPES 3:1 OR STEEPER, IF ALLOWED BY VARIANCE TO SECTION 9-103-2 AND 9-103-3.
7. SEED MIX AREAS Labeled NATIVE GRASS SEED WITH THE FOLLOWING MIXTURE AT A RATE OF 10 LBS. PER ACRE.
8. ROAD AND DRIVEWAY SHALL BE RE-VEGETATED WITHIN THIRTY (30) DAYS OF THE COMPLETION OF ANY CONSTRUCTION. EQUIPMENT TRAFFIC SHALL BE LIMITED TO THE FACE OF THE DRIVEWAY. DRIVING EQUIPMENT SHALL BE PROHIBITED BY PLANNING TRAFFIC EQUIPMENT UP AND DOWN THE FACE OF THE DRIVEWAY. DRIVING EQUIPMENT SHALL BE PROHIBITED BY A SLOPE ENFORCEMENT AND IS NOT RECOMMENDED.
9. DRAINAGE WILL MAINTAIN POSITIVE FLOW AWAY FROM THE HOUSE AS REQUIRED BY TOWNS ADOPTIVE BUILDING CODES.
10. THE PROJECT SHALL COMPLY WITH THE TOWNS FIRE MITIGATION STANDARDS.
11. THE PROJECT SHALL COMPLY WITH THE ADOPTED TOWN OF MOUNTAIN VILLAGE PRESCRIPTIVE ENERGY CODE AND GREEN BUILDING STANDARDS.

JACK WESSON ARCHITECTS INC.
 333 WEST COLORADO AVENUE
 TELLURIDE, COLORADO 81435
 TEL: 970.728.9755
 FAX: 970.728.9729
 jack@wessonarch.com
 www.jackwessonarchitects.com

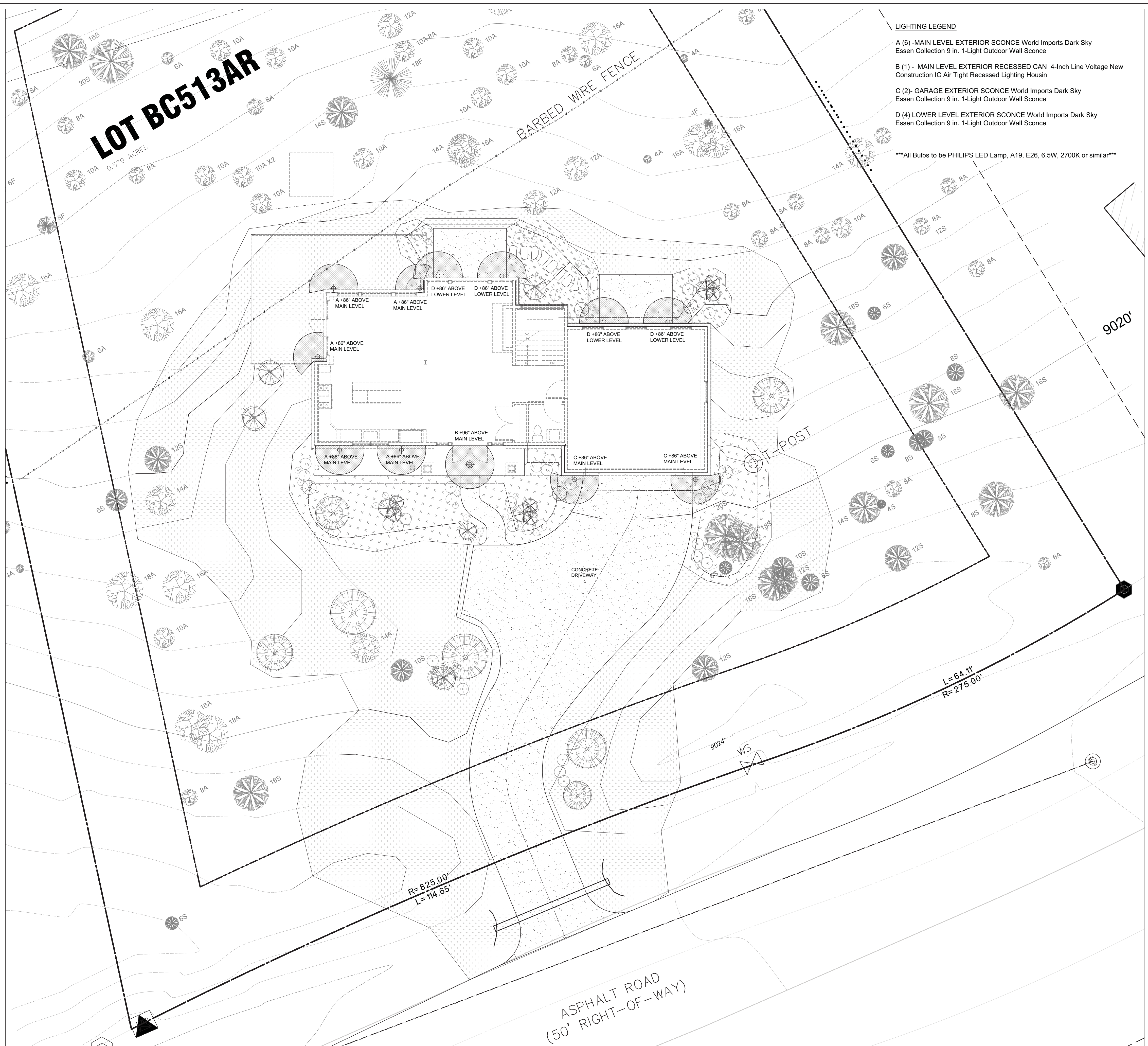
PROJECT NAME: DENESIK RESIDENCE
 MOUNTAIN VILLAGE, COLORADO 81435

SHEET DESCRIPTION: SITE PLAN, LANDSCAPE

SHEET NUMBER: A-102

MARK	REV. DATE	DESCRIPTION
T-28-15		DRB PRELIMINARY SET
T-21-15		MATERIAL CALCS
6-25-15		MATERIAL CALCS
6-25-15		MATERIAL CALCS

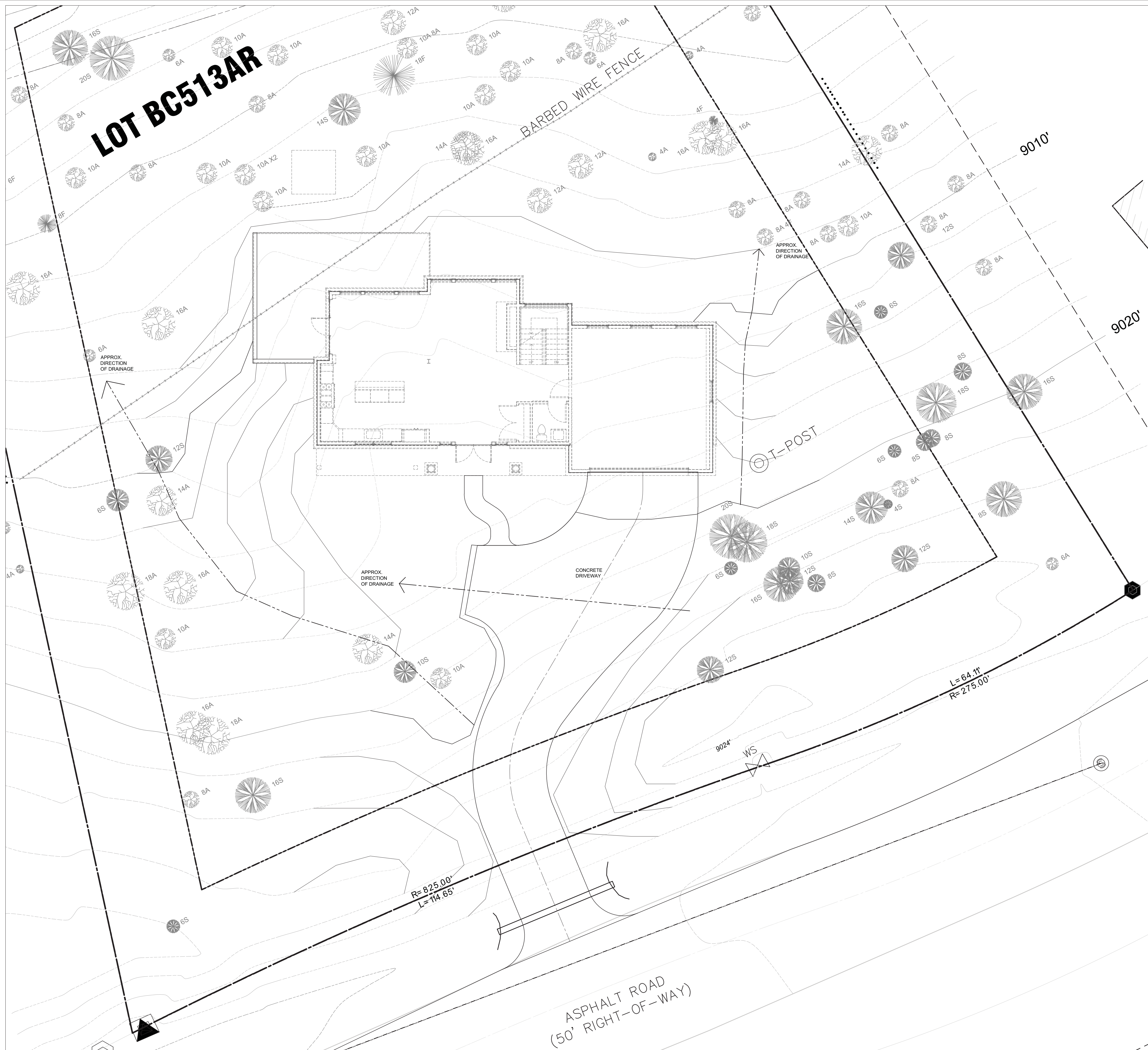
PROJECT MANAGER: [Blank]
 DRAWN BY: [Blank]
 REVIEWED BY: [Blank]
 © 2008 JWA



LANDSCAPE AND EXTERIOR LIGHTING

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





DRAINAGE PLAN

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



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

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

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



JACK WESSON ARCHITECTS INC.
 333 WEST COLORADO AVENUE
 TELLURIDE, COLORADO 81435
 TEL: 970.728.9755
 FAX: 970.728.9724
 jack@wessonarch.com
 www.jackwessonarchitects.com

MARK	REV. DATE	DESCRIPTION
7-28-15		DRB PRELIMINARY SET
7-21-15		MATERIAL CALCS
6-30-15		MATERIAL CALCS
6-25-15		MATERIAL CALCS

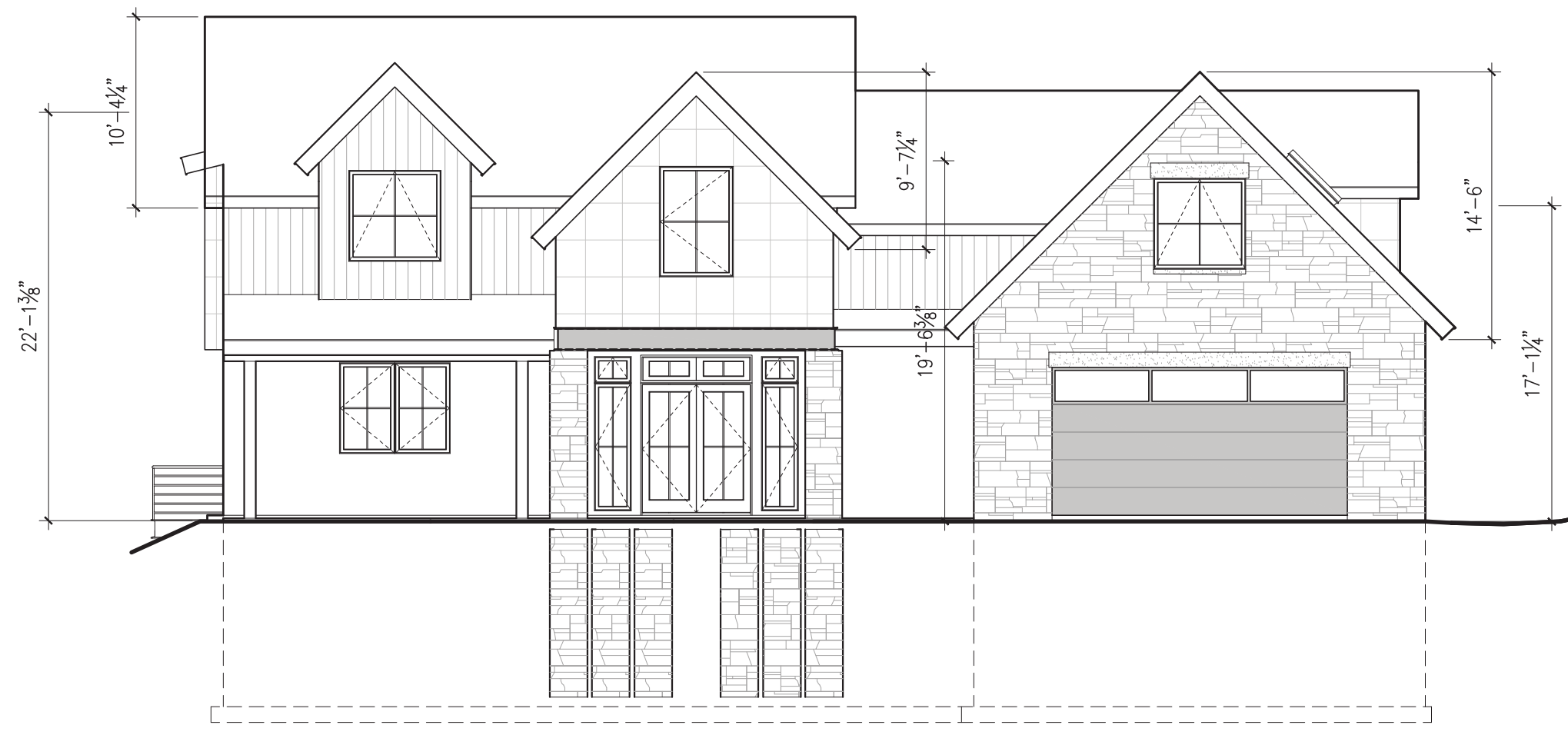
PROJECT NAME:
 PROJECT MANAGER:
 DRAWN BY:
 REVIEWED BY:
 © 2008 JWA

PROJECT NAME:
DENESIK RESIDENCE
 MOUNTAIN VILLAGE, COLORADO 81435

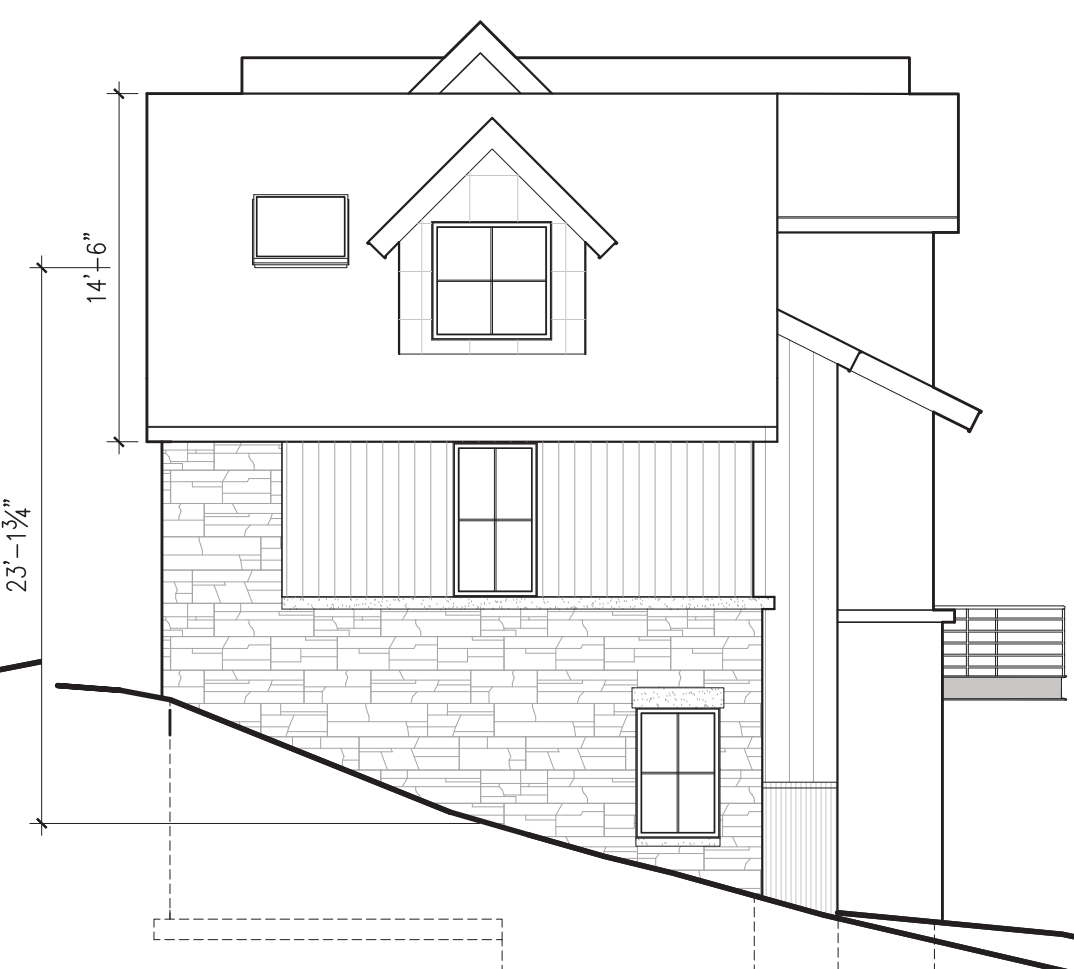
SHEET DESCRIPTION:
**SITE PLAN
 DRAINAGE**

SHEET NUMBER:
A-103

AVERAGE ROOF HEIGHT CALC: 24'-9"



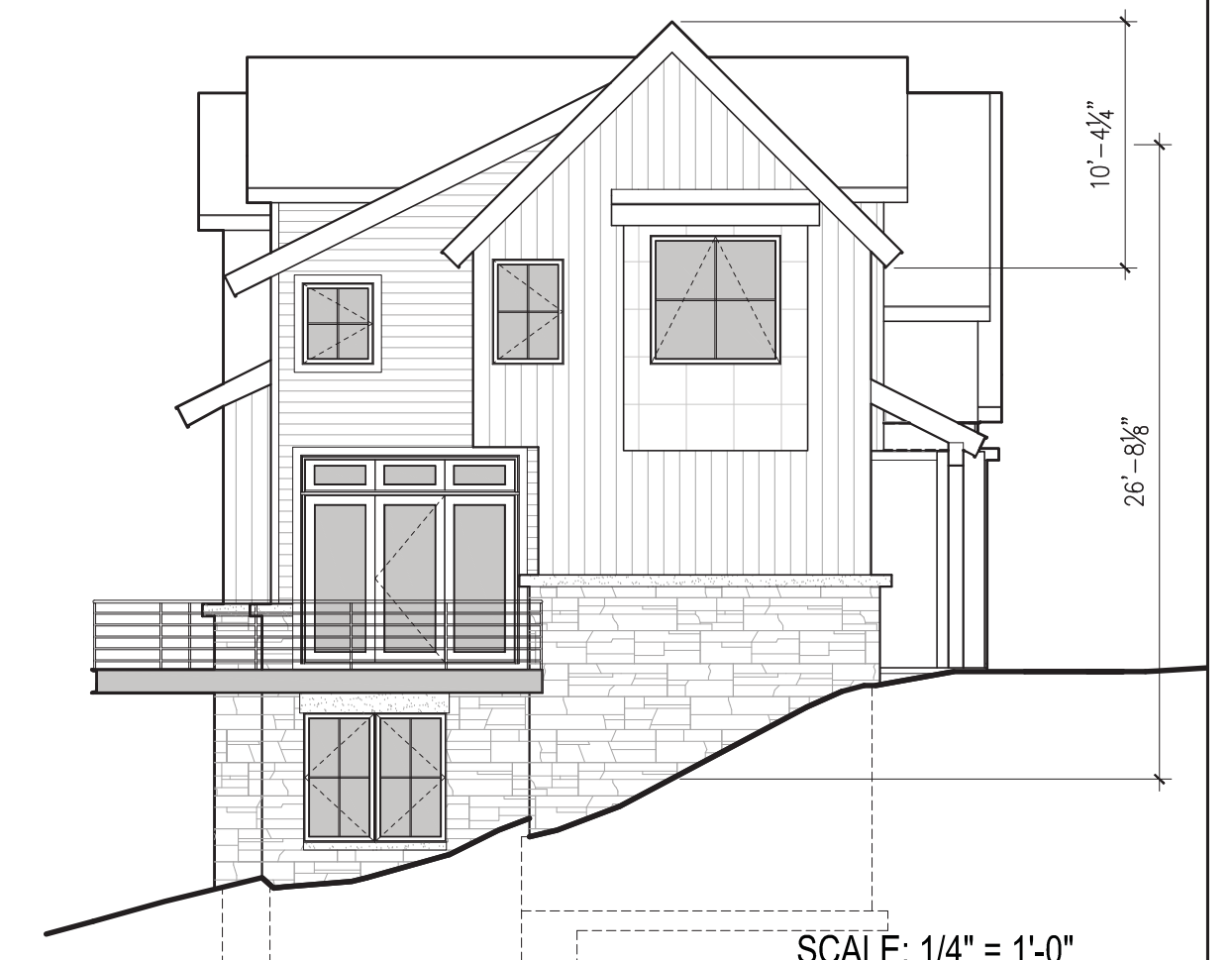
SOUTH ELEVATION SCALE: 1/8" = 1'-0"



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



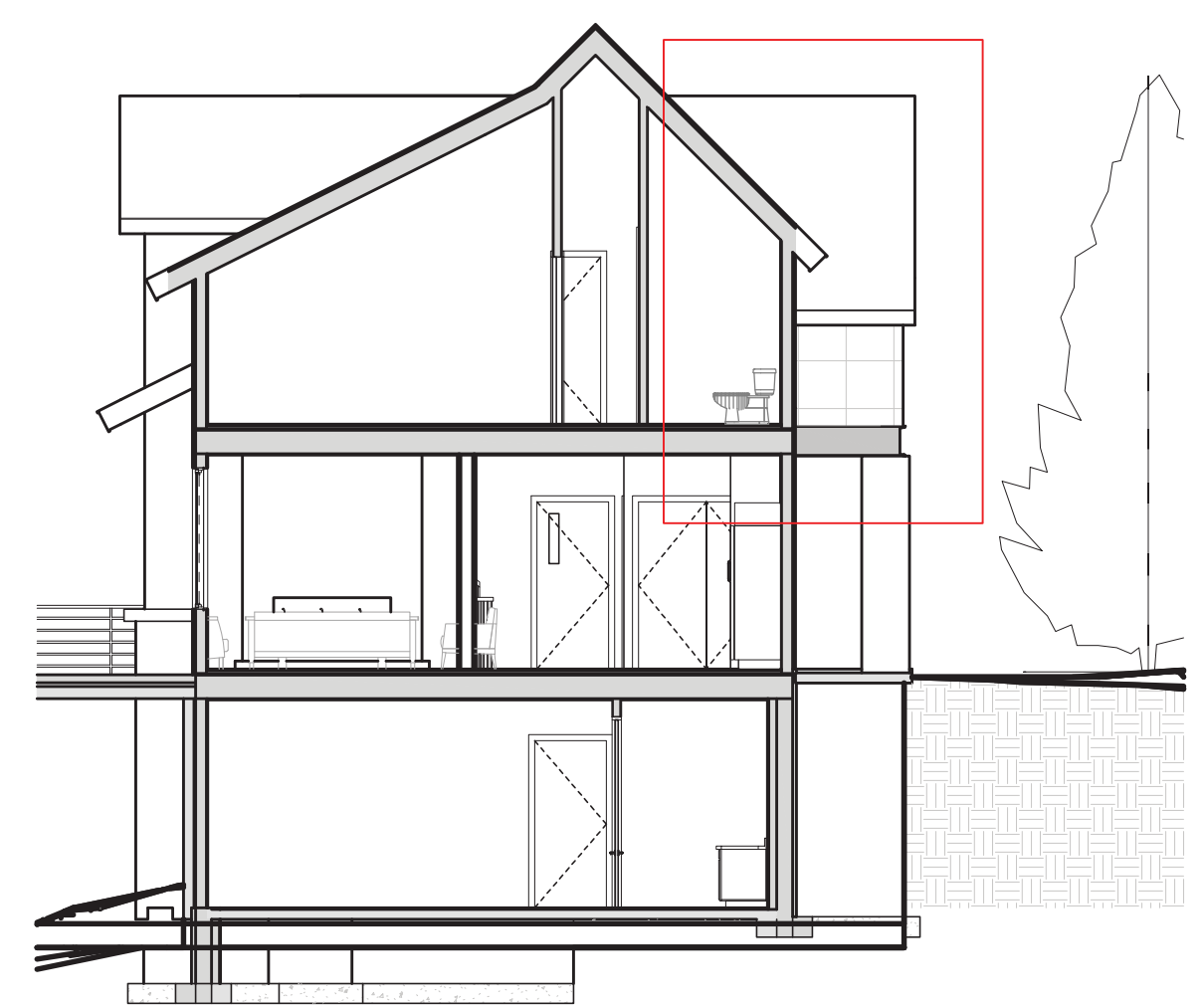
NORTH ELEVATION SCALE: 1/8" = 1'-0"



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



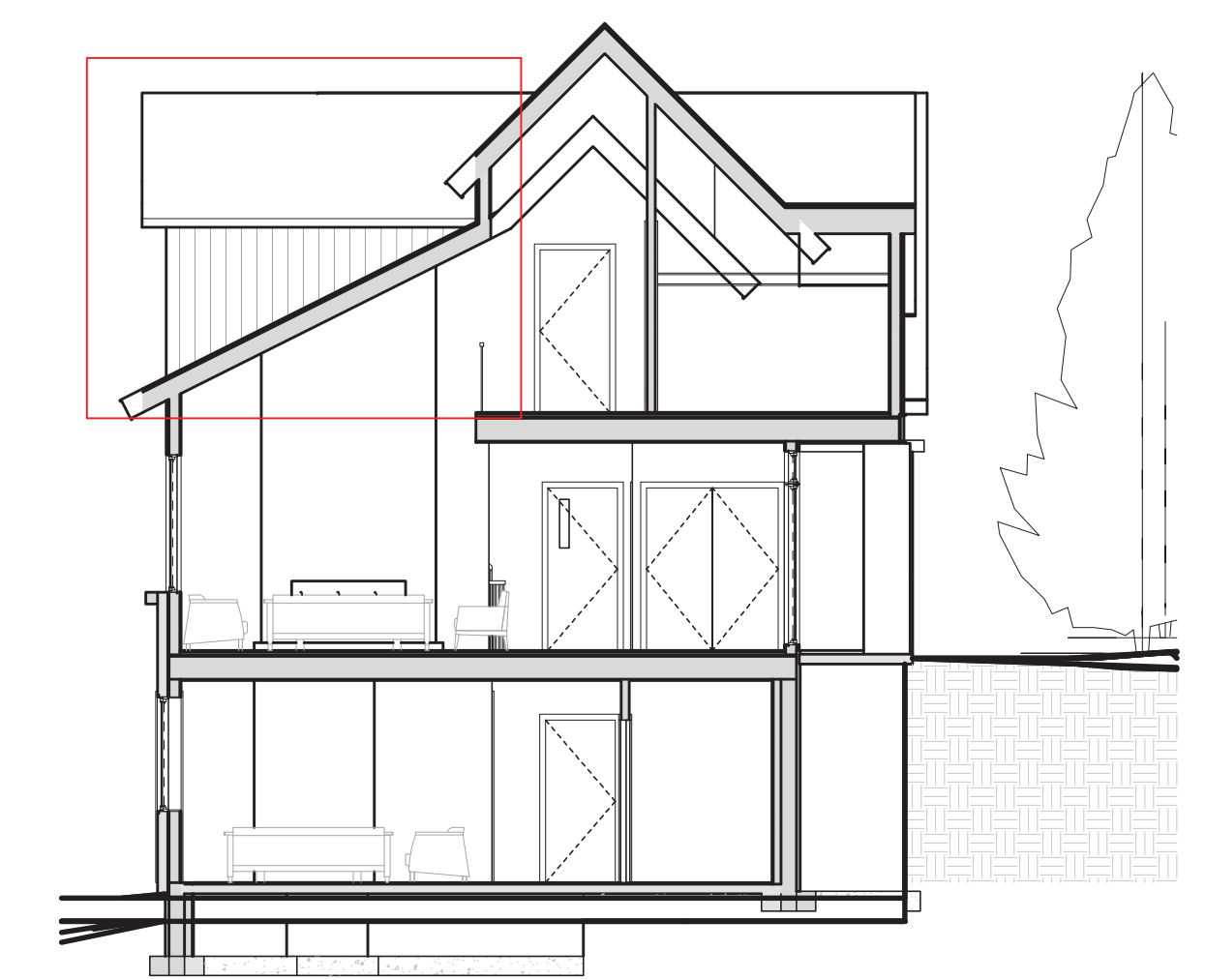
HIDDEN 1 SCALE: 1/8" = 1'-0"



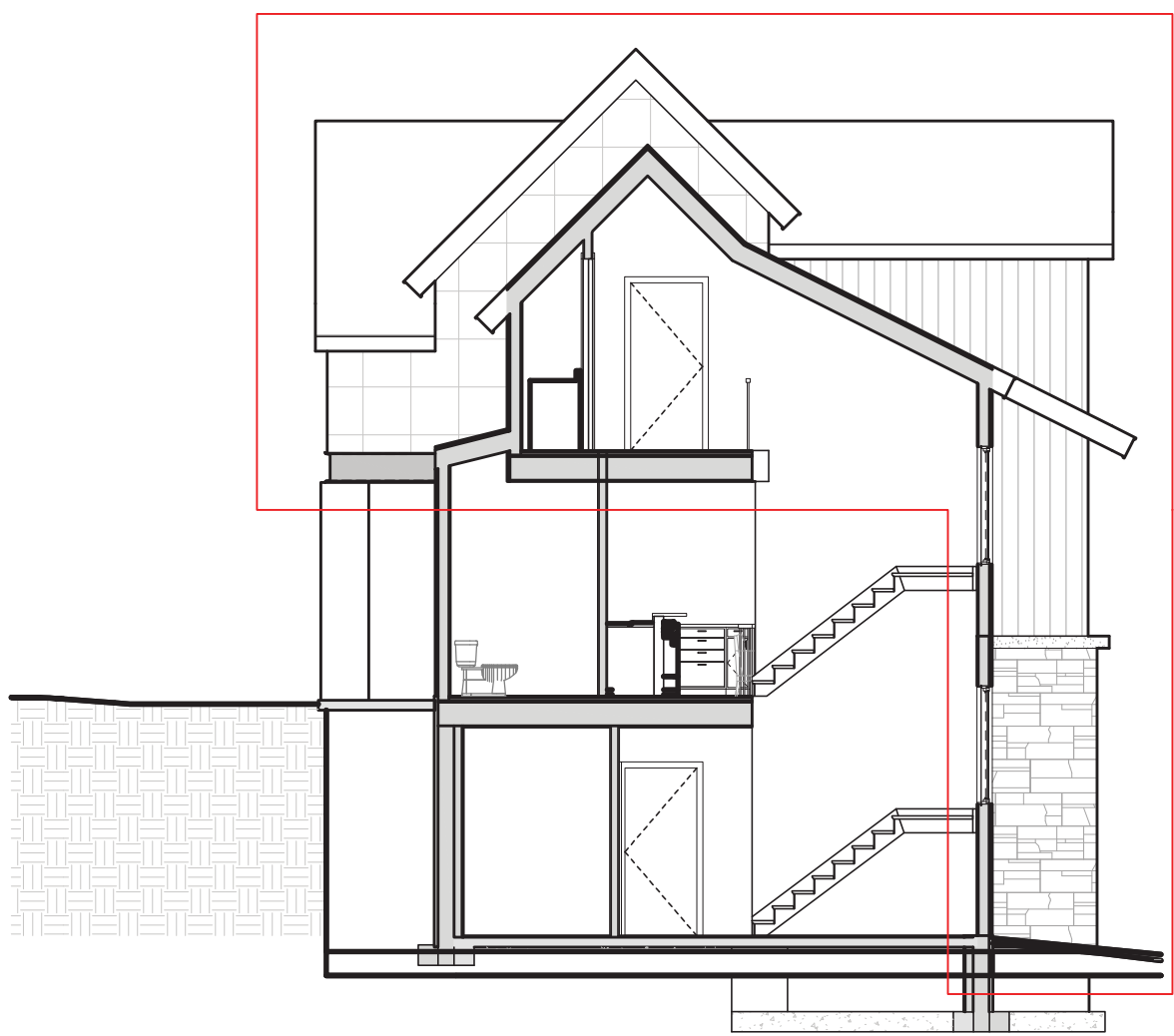
HIDDEN 2 SCALE: 1/8" = 1'-0"



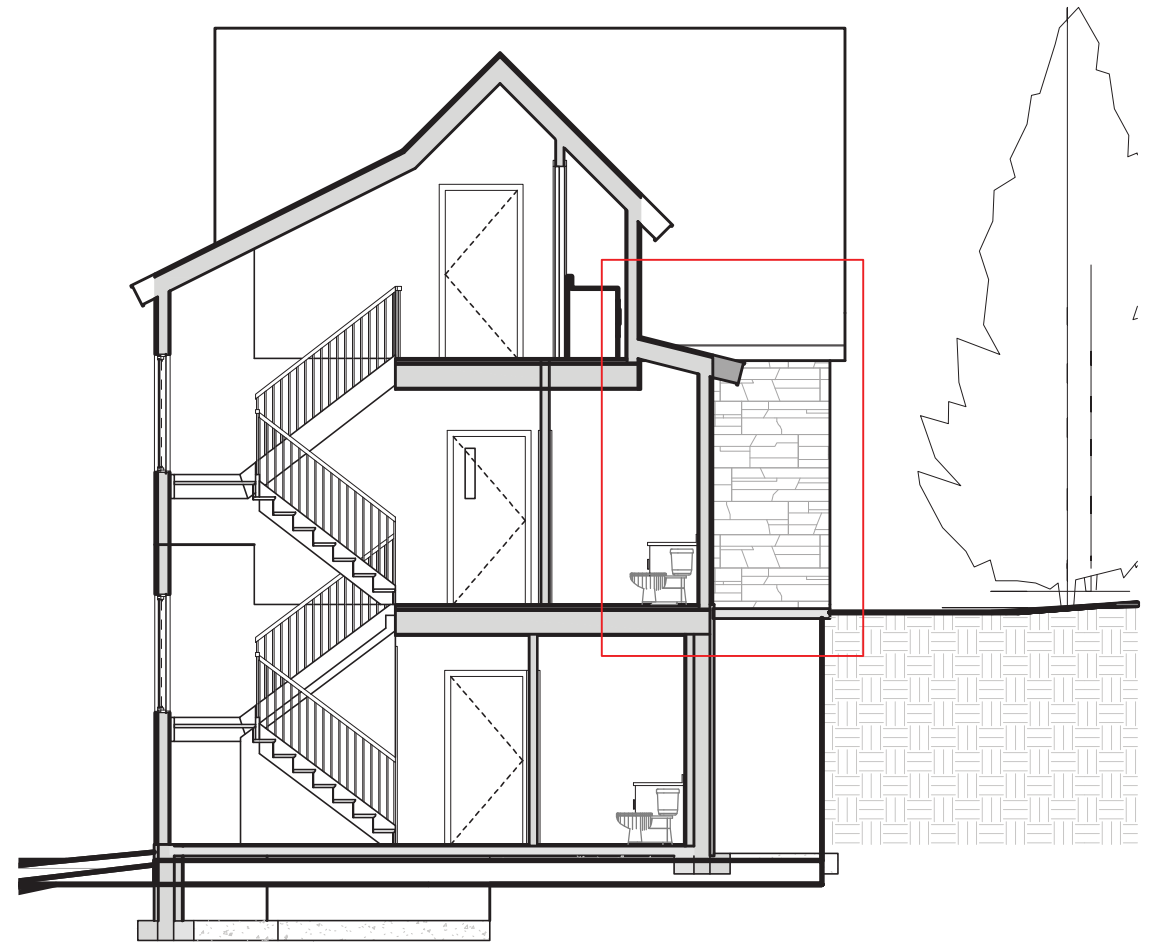
HIDDEN 3 SCALE: 1/8" = 1'-0"



HIDDEN 4 SCALE: 1/8" = 1'-0"



HIDDEN 5 SCALE: 1/8" = 1'-0"



HIDDEN 6 SCALE: 1/8" = 1'-0"

Elevation	Stone	Wood	Glass	Accent	Total
South (all outside of entry column)	404.25	133.33	86.12	246.78	870.48
East	235.39	174.10	53.80	43.00	506.49
North	480.06	457.77	534.85	67.88	1540.56
West	188.78	279.35	112.78	43.53	624.44
Hidden 1 (South Entry)	119.34	143.71	75.00	0.00	338.05
Hidden 2 (West Entry/Garage)	0.00	0.00	0.00	24.52	24.52
Hidden 3 (East Sides of West Dormers)	0.00	9.70	0.00	0.00	9.70
Hidden 4 (West of Living Room/Garage)	0.00	41.63	0.00	0.00	41.63
Hidden 5 (East of Living Room/Gable)	56.30	78.37	0.00	77.05	211.92
Hidden 6 (West of Garage)	50.33	0.00	0.00	0.00	50.33
Total	1534.67	1318.16	862.55	502.76	4218.14
Percent	36.38%	31.25%	20.45%	11.92%	100.00%

JACK WESSON ARCHITECTS INC.
 333 WEST COLORADO AVENUE
 TELLURIDE, COLORADO 81455
 TEL: 970.728.9755
 FAX: 970.728.9724
 jack@wessonarch.com
 www.jackwessonarchitects.com

PROJECT NAME:
DENESIK RESIDENCE

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

PROJECT NAME:
DENESIK RESIDENCE

MOUNTAIN VILLAGE, COLORADO 81455

SHEET DESCRIPTION:
ELEVATIONS:
MATERIAL CALCS.

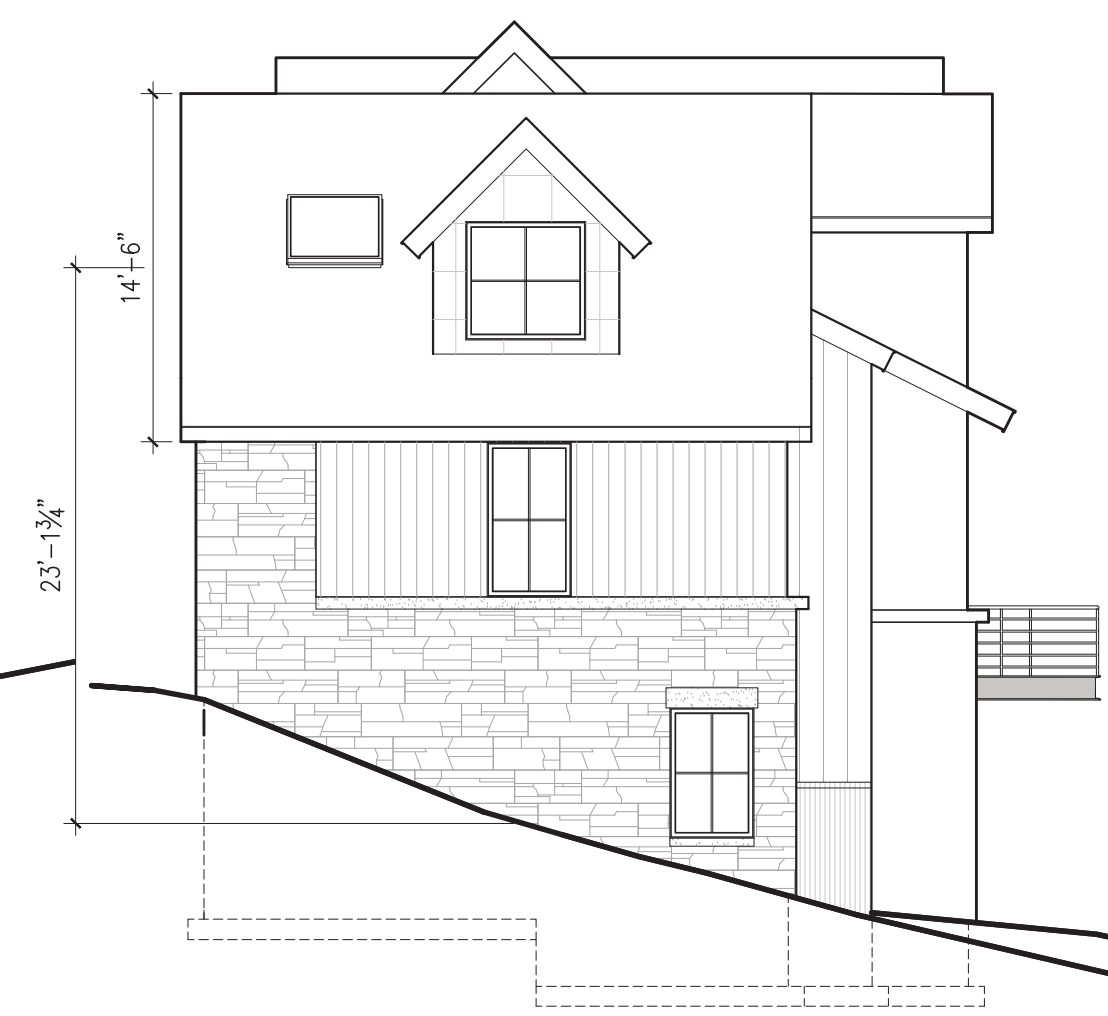
SHEET NUMBER:
A-300M

MARK	REV. DATE	DESCRIPTION
7-28-15	DRB PRELIMINARY SET	
7-21-15	MATERIAL CALCS	
6-30-15	MATERIAL CALCS	
6-25-15	MATERIAL CALCS	

AVERAGE ROOF HEIGHT CALC: 24'-9"



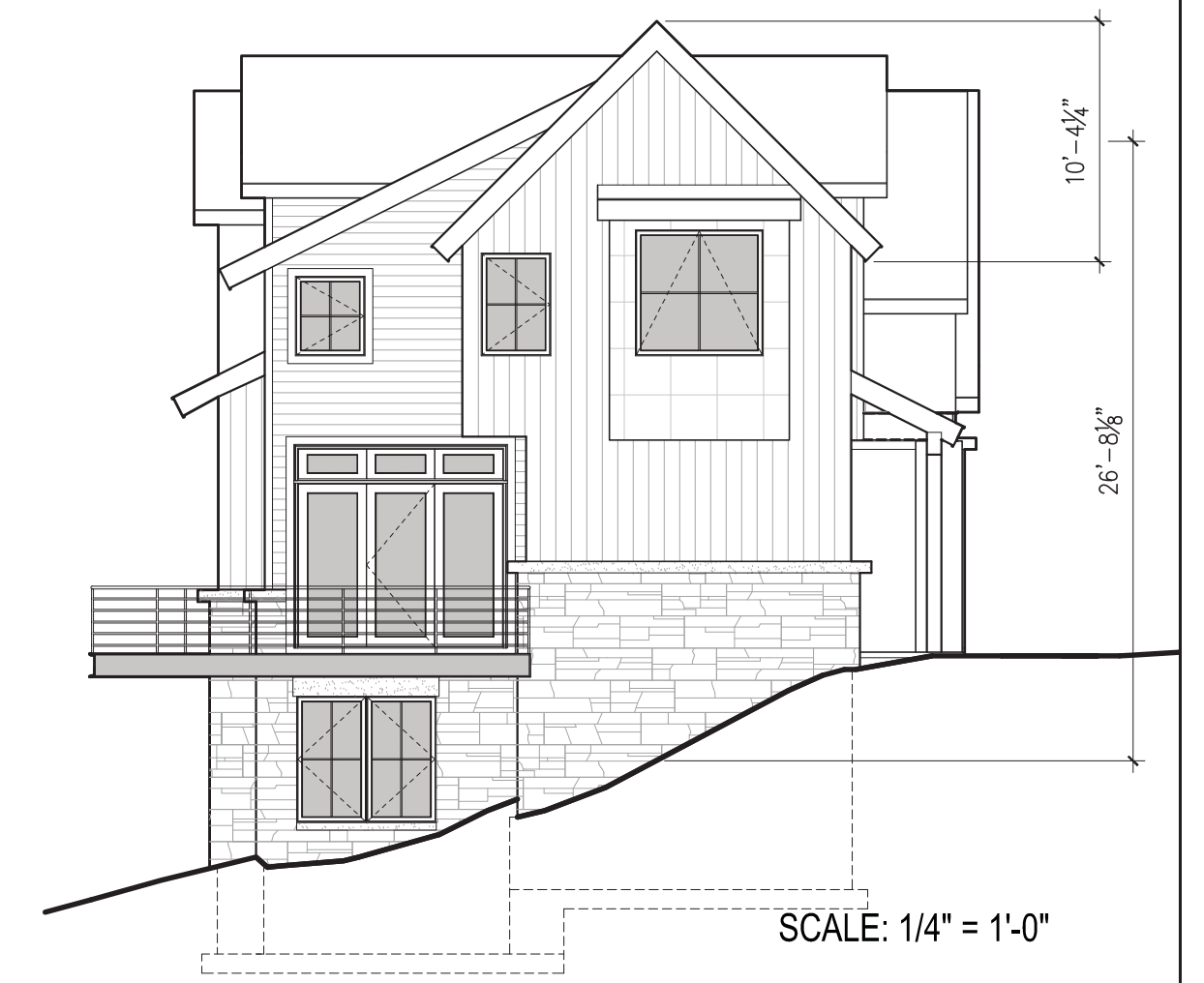
SOUTH ELEVATION SCALE: 1/8" = 1'-0"



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



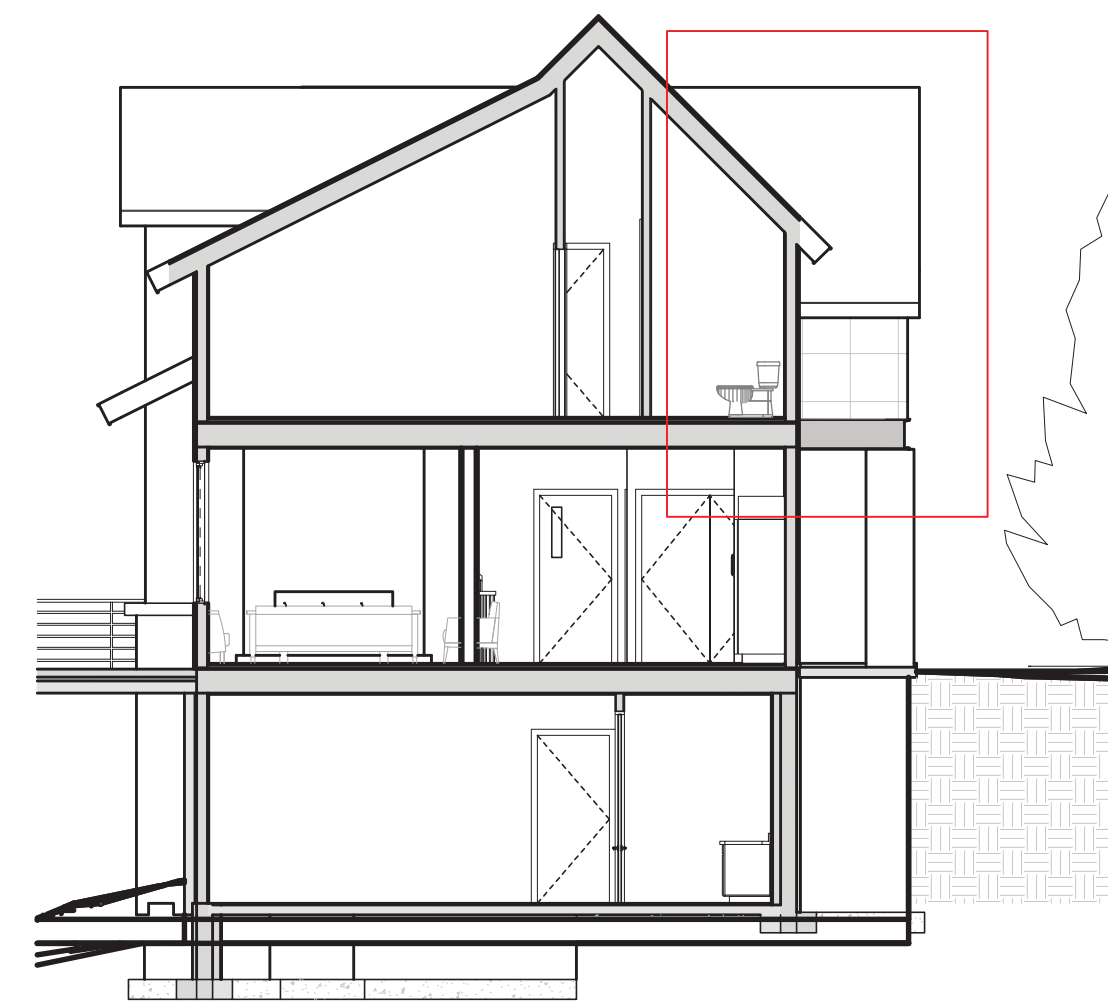
NORTH ELEVATION SCALE: 1/8" = 1'-0"



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



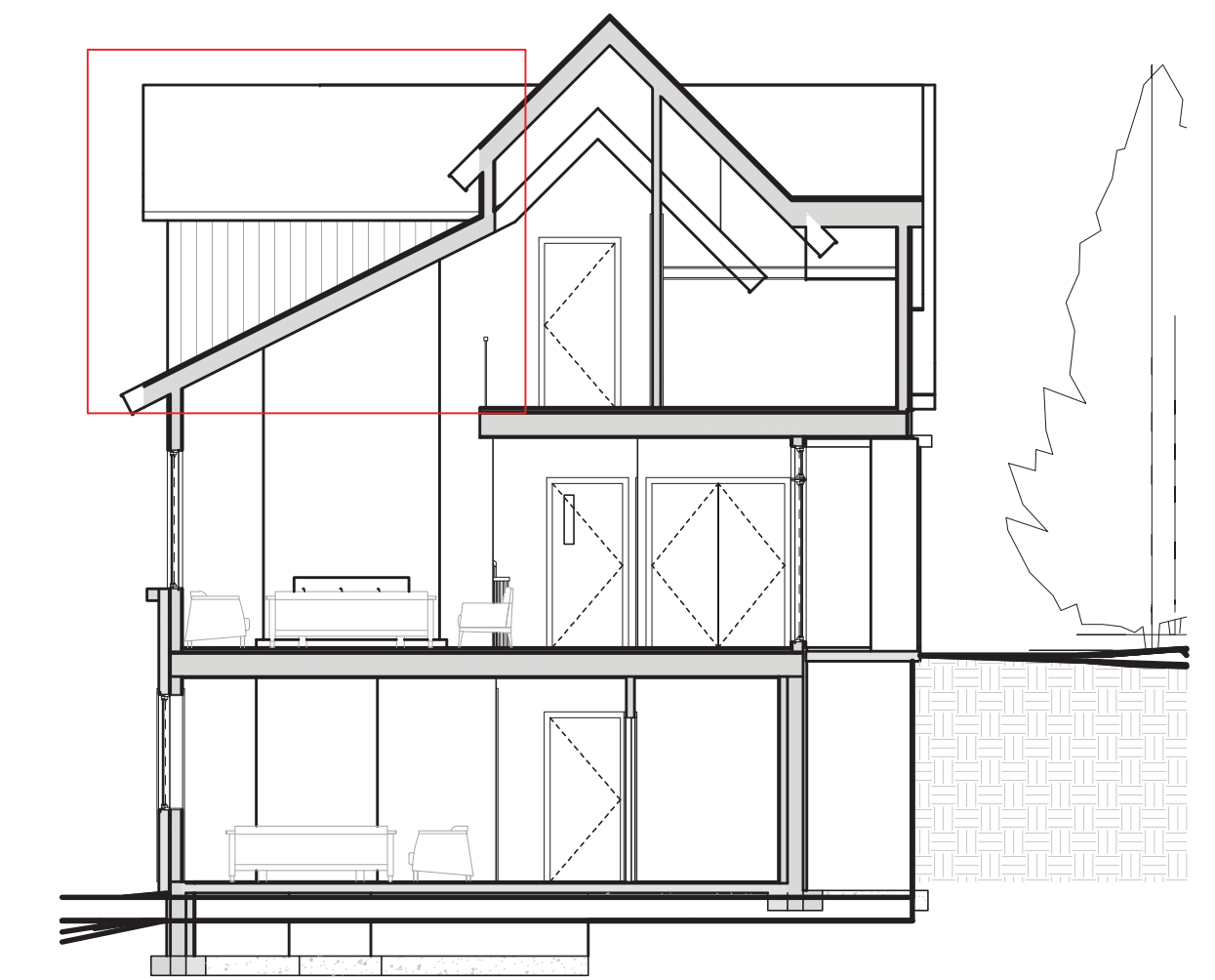
HIDDEN 1 SCALE: 1/8" = 1'-0"



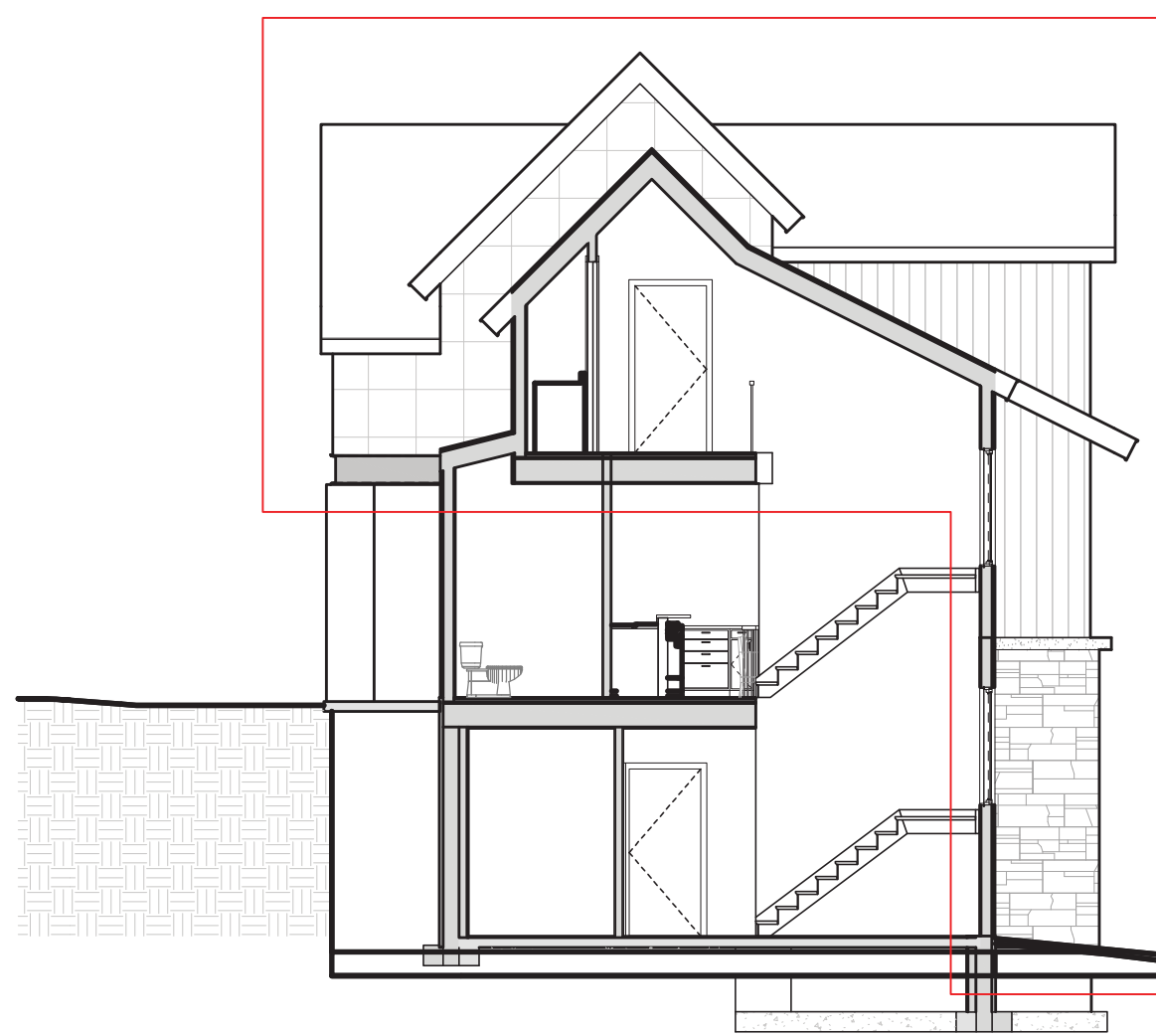
HIDDEN 2 SCALE: 1/8" = 1'-0"



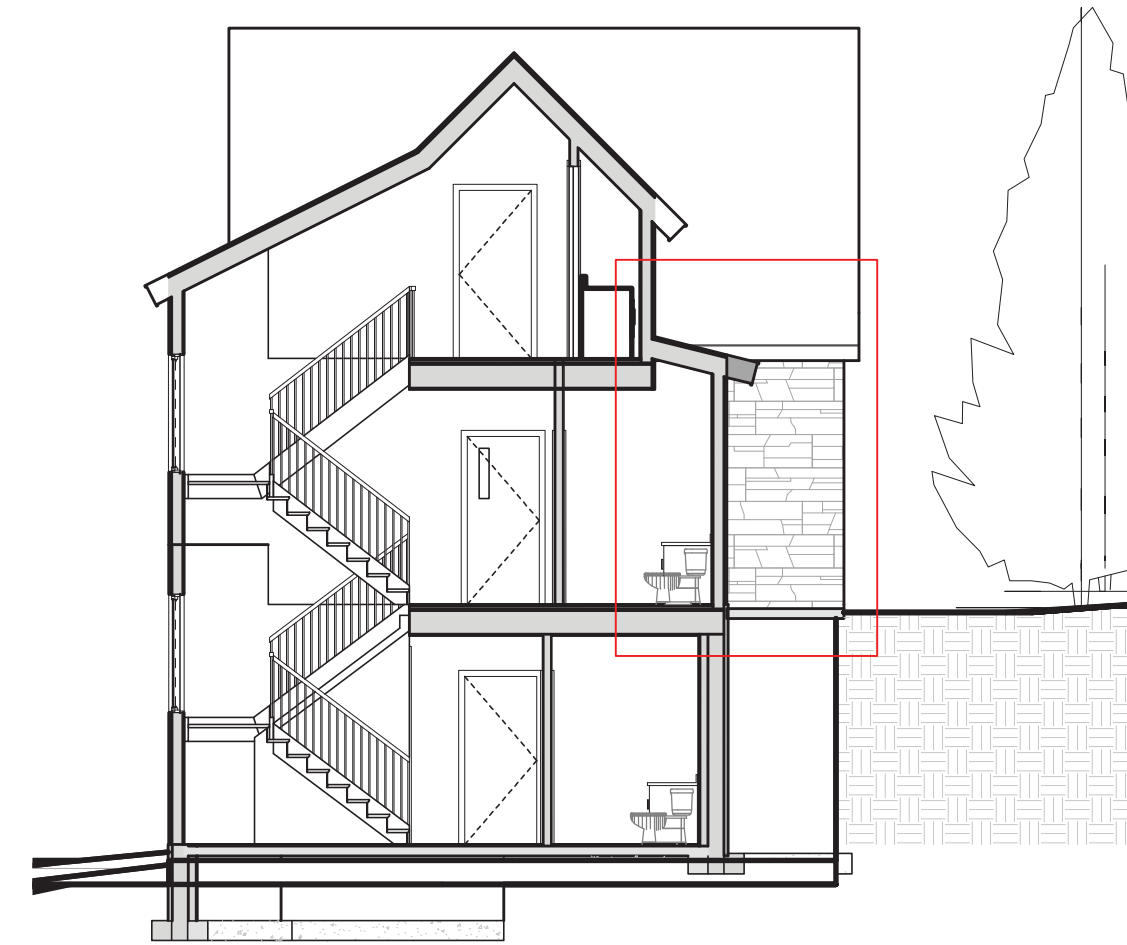
HIDDEN 3 SCALE: 1/8" = 1'-0"



HIDDEN 4 SCALE: 1/8" = 1'-0"




HIDDEN 5 SCALE: 1/8" = 1'-0"



HIDDEN 6 SCALE: 1/8" = 1'-0"

Elevation	Stone	Wood	Glass	Accent	Total
South (all outside of entry callout)	404.25	133.33	86.12	246.78	870.48
East	235.39	174.10	53.80	43.00	506.49
North	480.06	457.77	534.85	67.88	1540.56
West	188.78	279.35	112.78	43.53	624.44
Hidden 1 (South Entry)	119.34	143.71	75.00	0.00	338.05
Hidden 2 (West Entry/Garage)	0.00	0.00	0.00	24.52	24.52
Hidden 3 (East Sides of West Dormers)	0.00	9.70	0.00	0.00	9.70
Hidden 4 (West of Living Room/Garage)	0.00	41.63	0.00	0.00	41.63
Hidden 5 (East of Living Room/Gable)	56.30	78.37	0.00	77.05	211.92
Hidden 6 (West of Garage)	50.33	0.00	0.00	0.00	50.33
Total	1534.67	1318.16	862.55	502.76	4218.14
Percent	36.38%	31.25%	20.45%	11.92%	100.00%



JACK WESSON ARCHITECTS INC.
 333 WEST COLORADO AVENUE
 TELLURIDE, COLORADO 81455
 TEL: 970.728.9755
 FAX: 970.728.9724
 jack@wessonarch.com
 www.jackwessonarchitects.com

PROJECT NAME:
DENESIK RESIDENCE

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

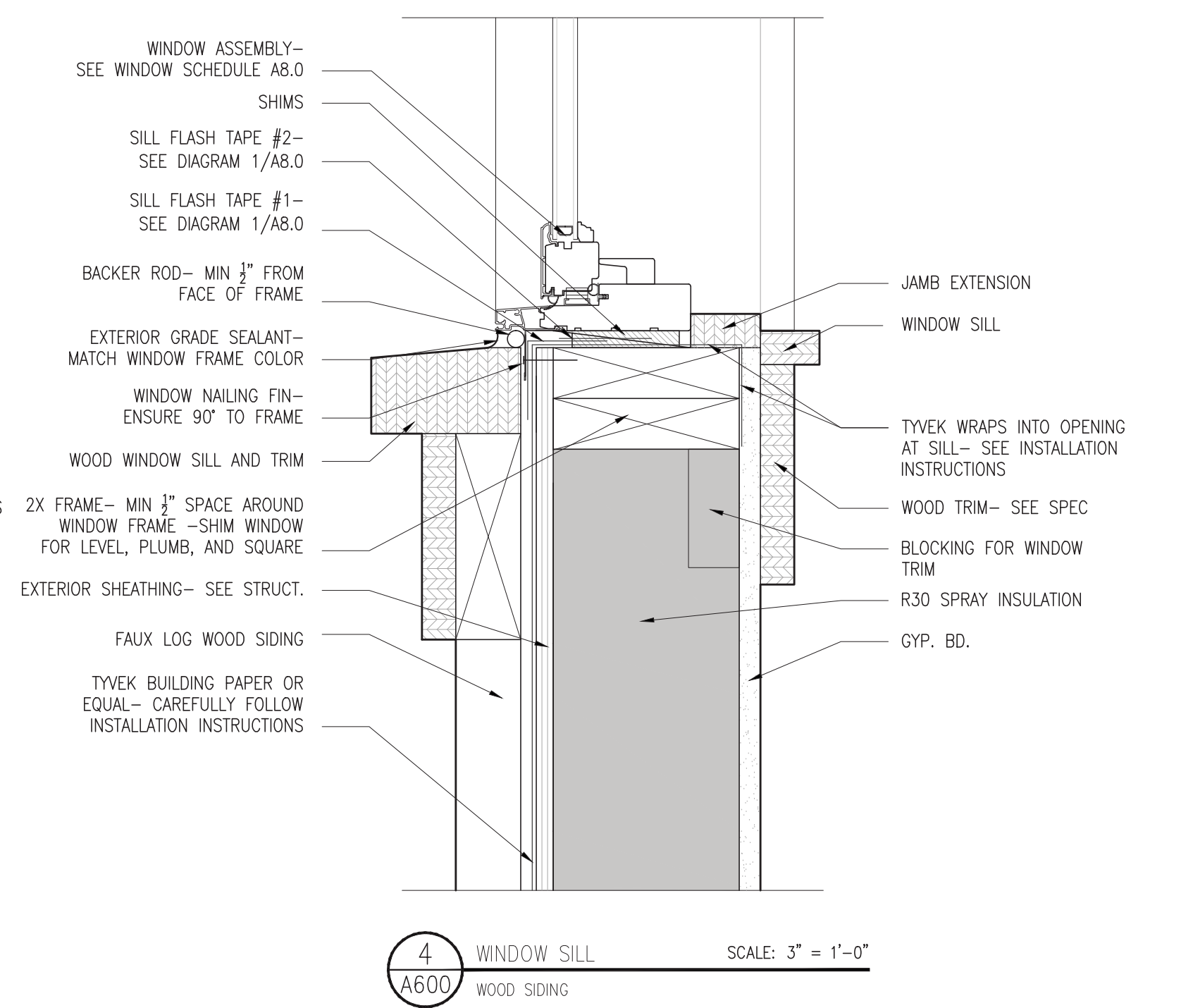
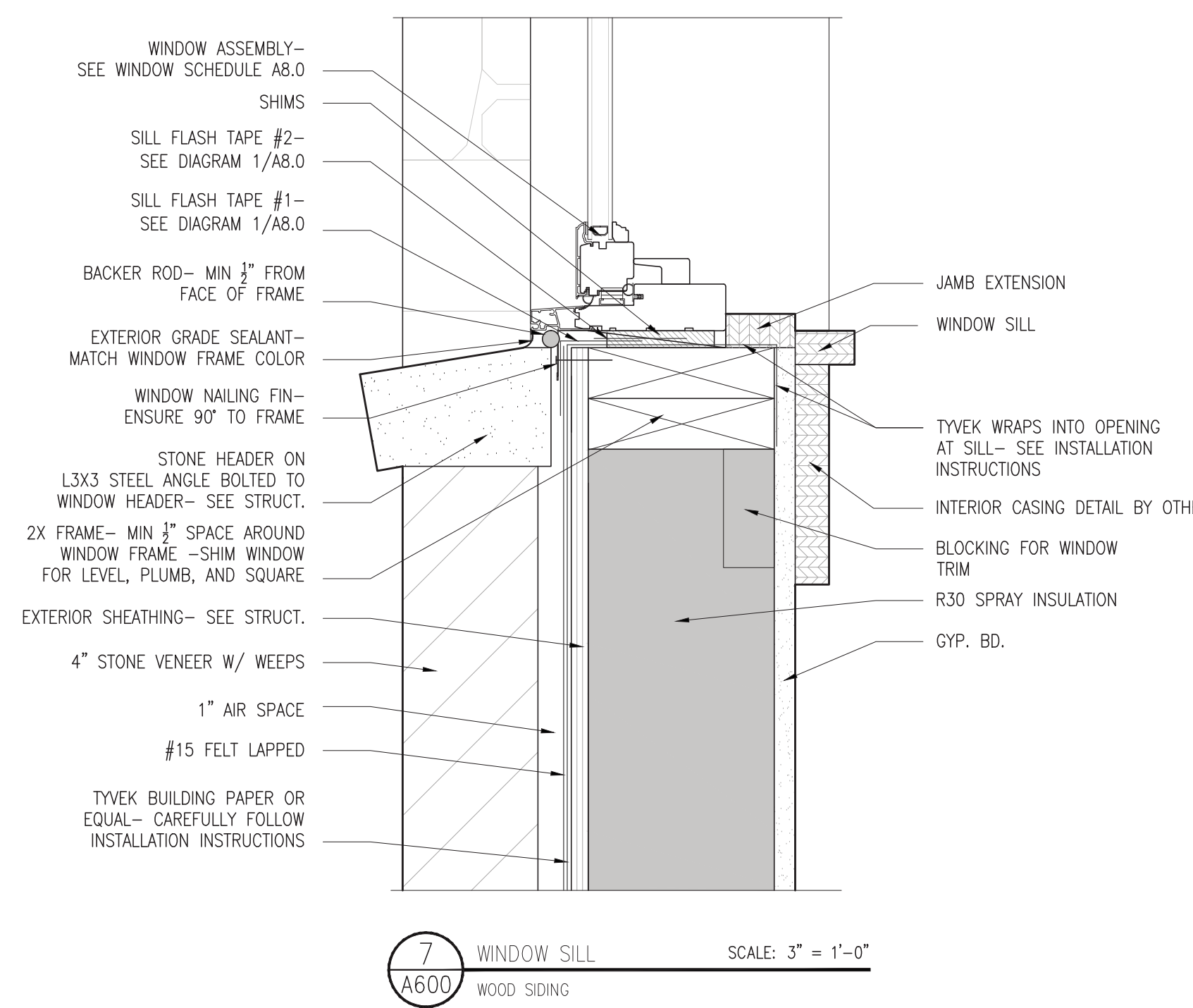
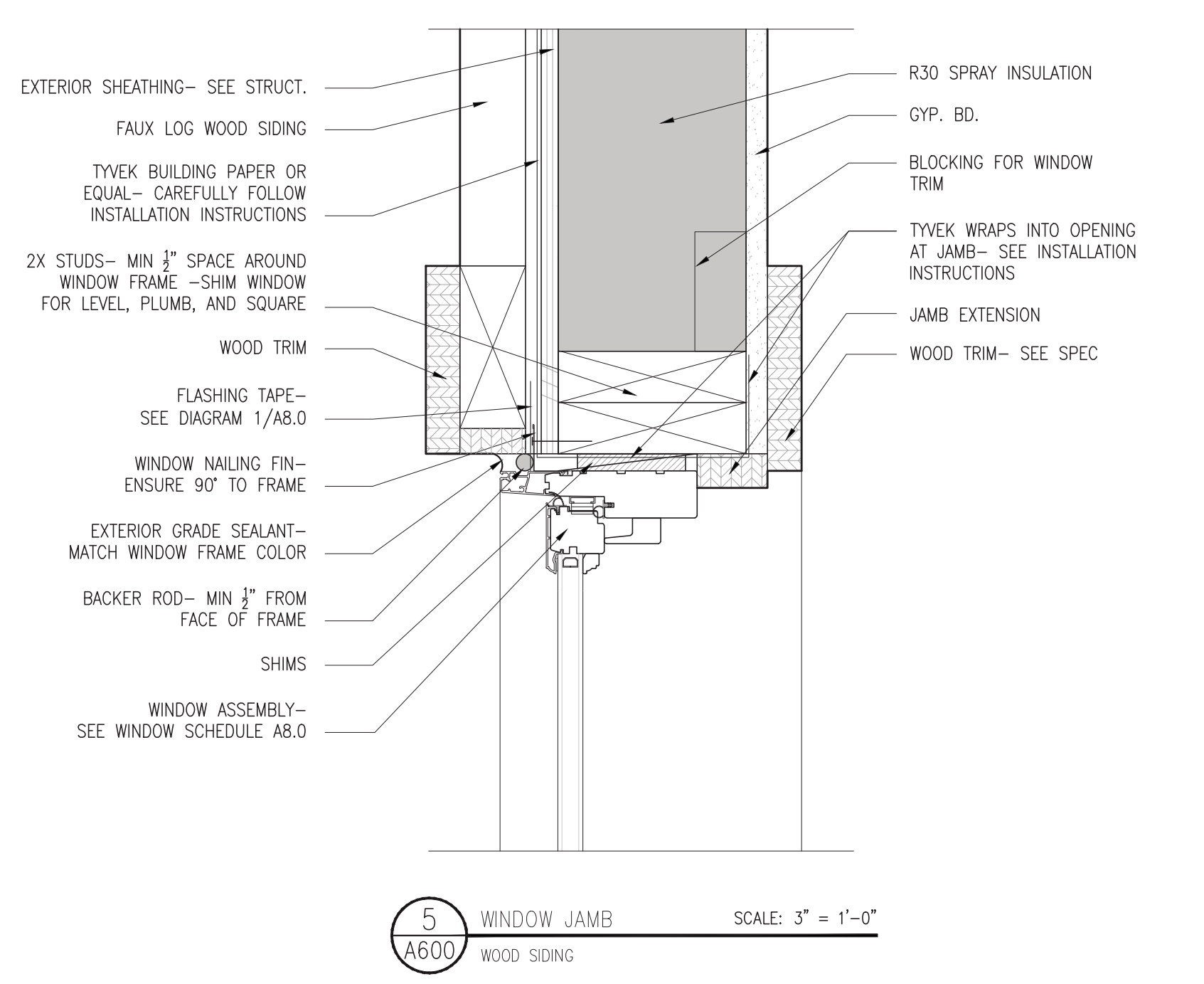
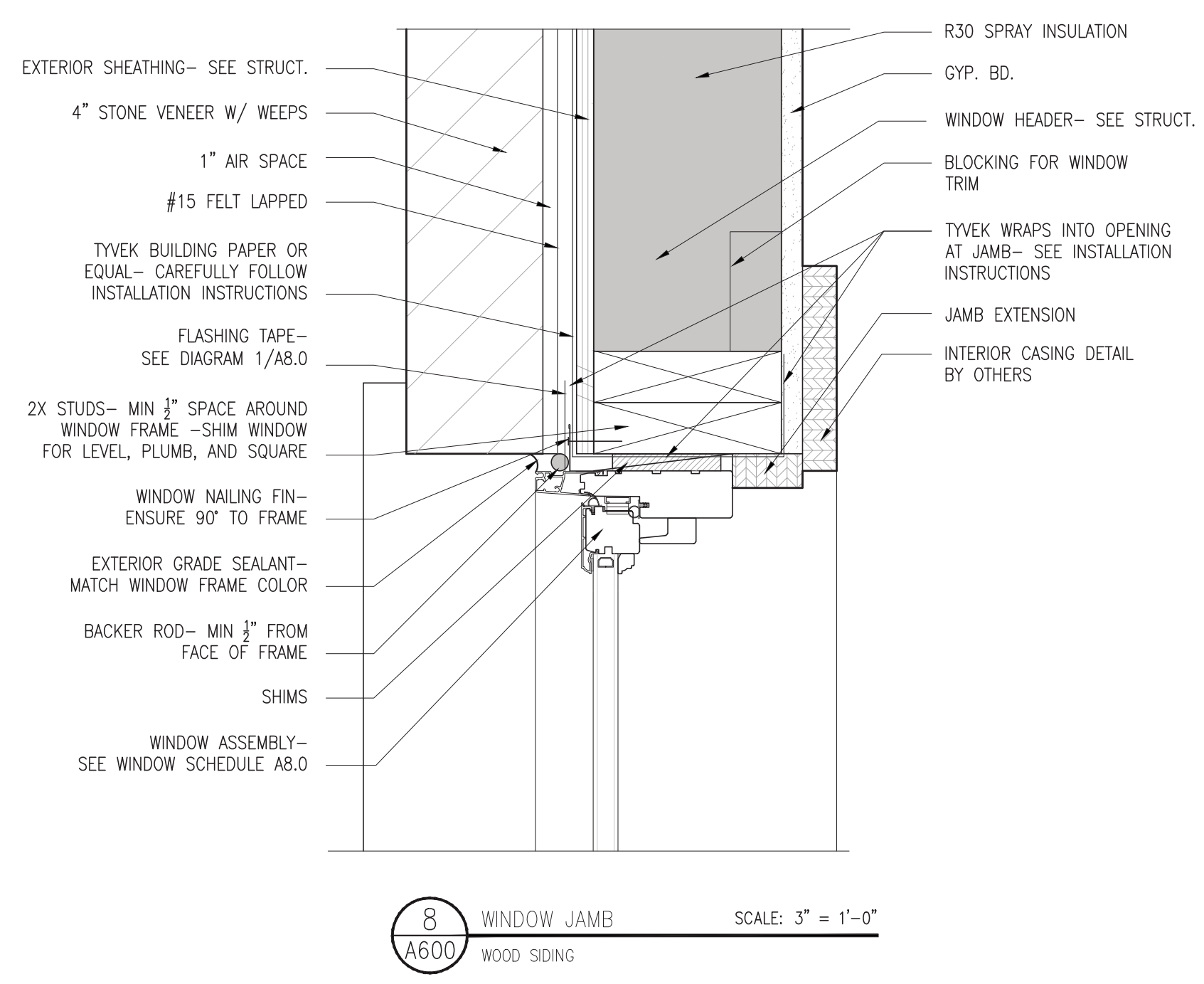
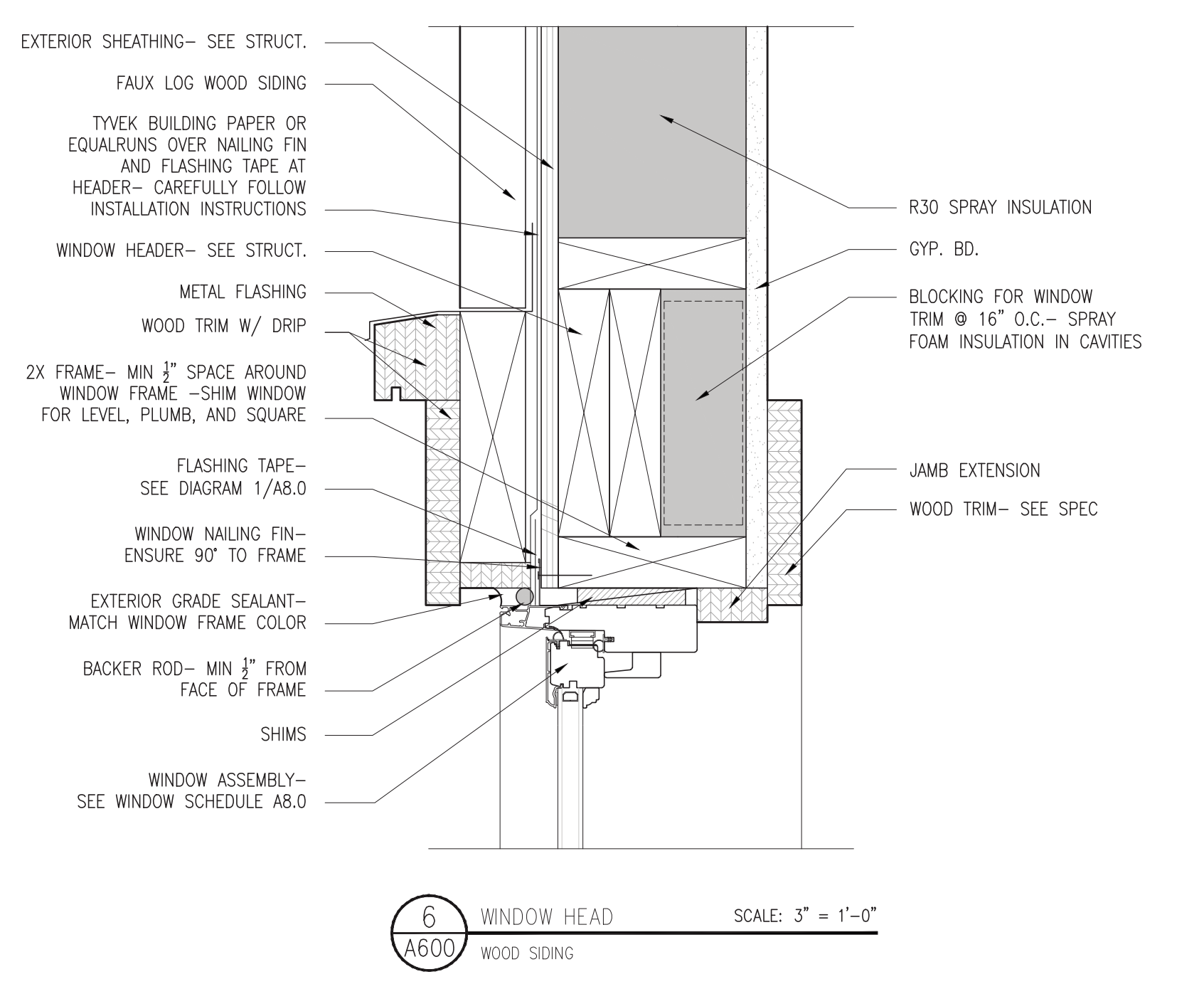
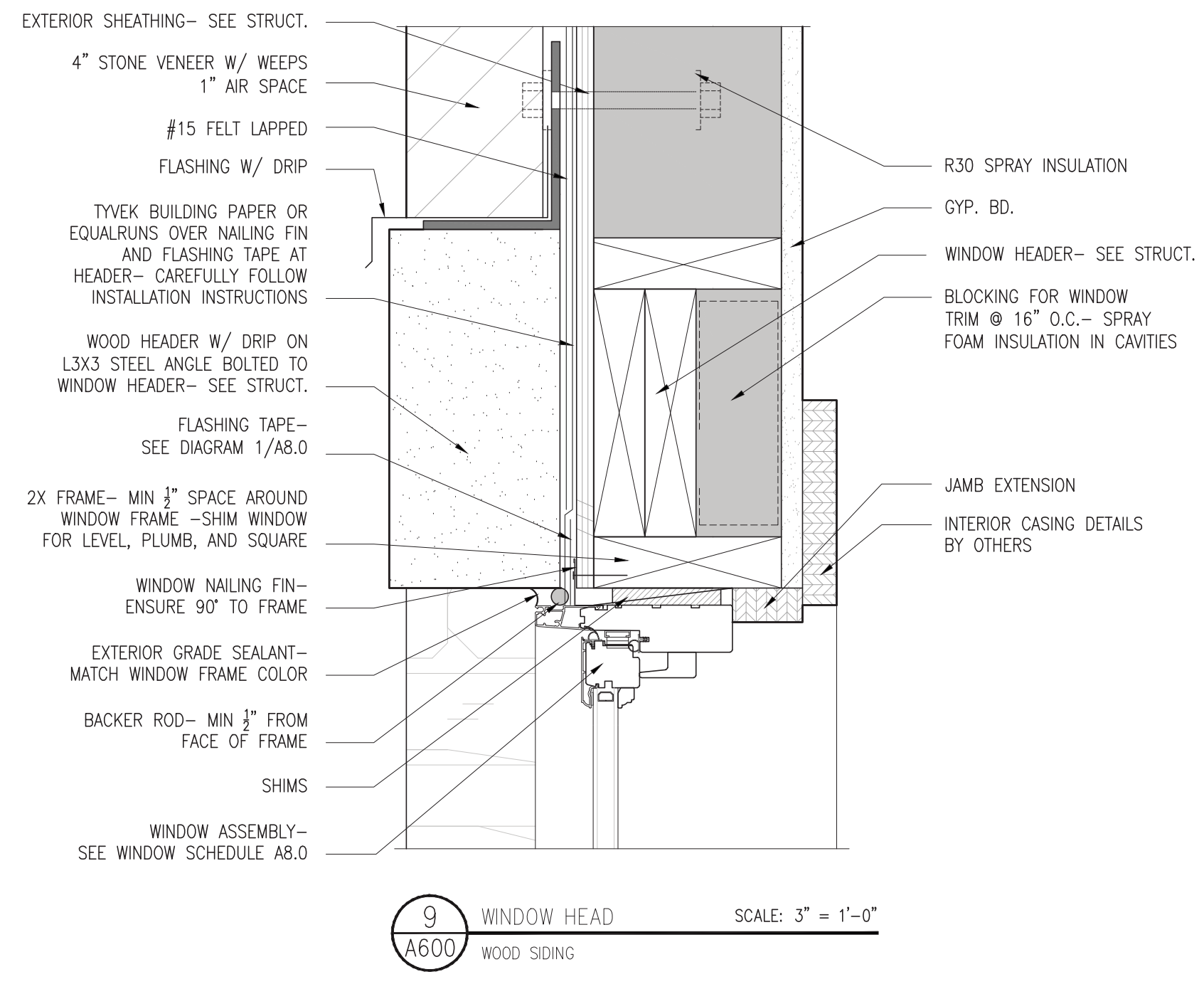
PROJECT NAME:
DENESIK RESIDENCE

MOUNTAIN VILLAGE, COLORADO 81455

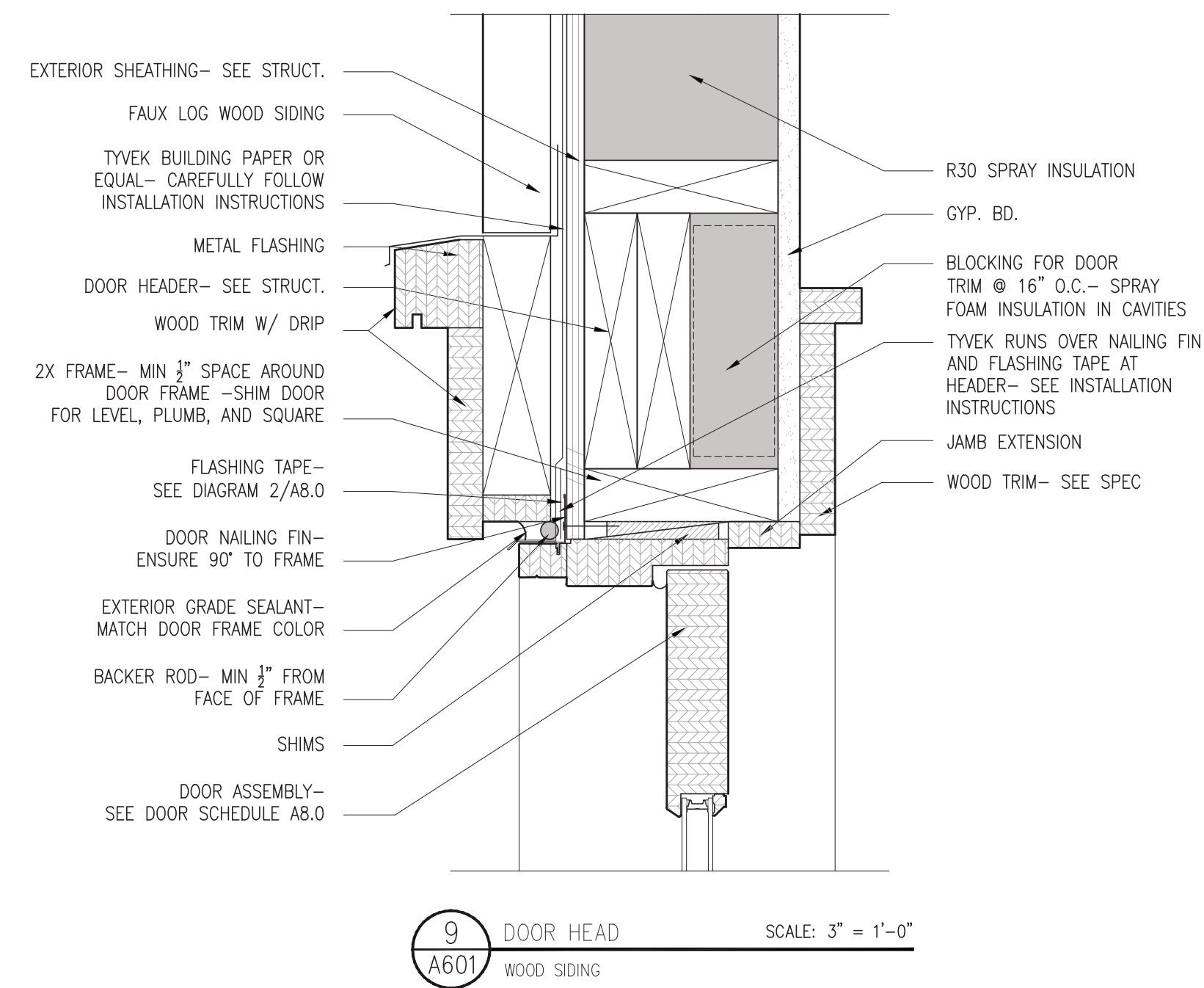
SHEET DESCRIPTION:
ELEVATIONS:
MATERIAL CALCS.

SHEET NUMBER:
A-300M

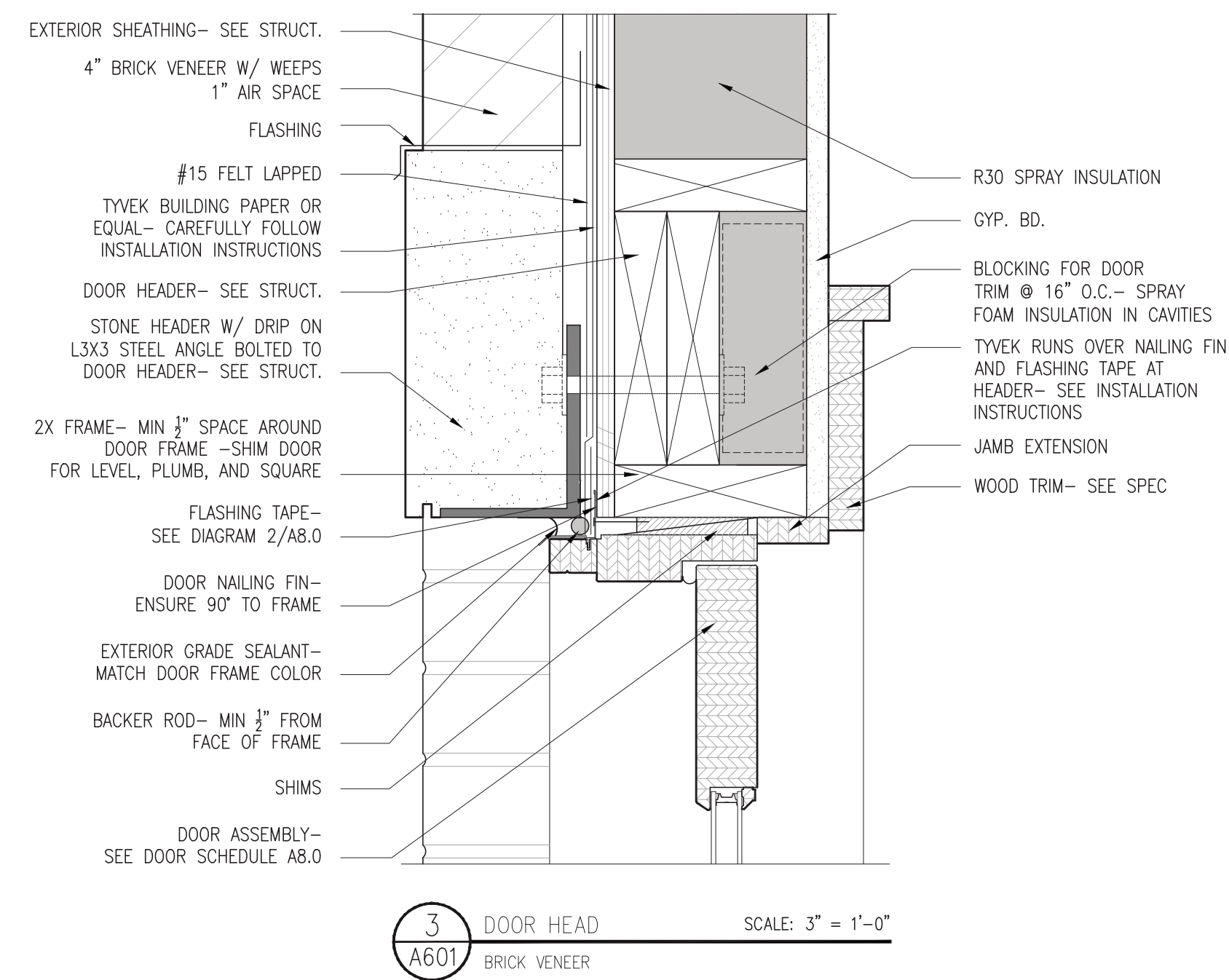
MARK	REV. DATE	DESCRIPTION
7-28-15	DRB PRELIMINARY SET	
7-21-15	MATERIAL CALCS	
6-30-15	MATERIAL CALCS	
6-25-15	MATERIAL CALCS	



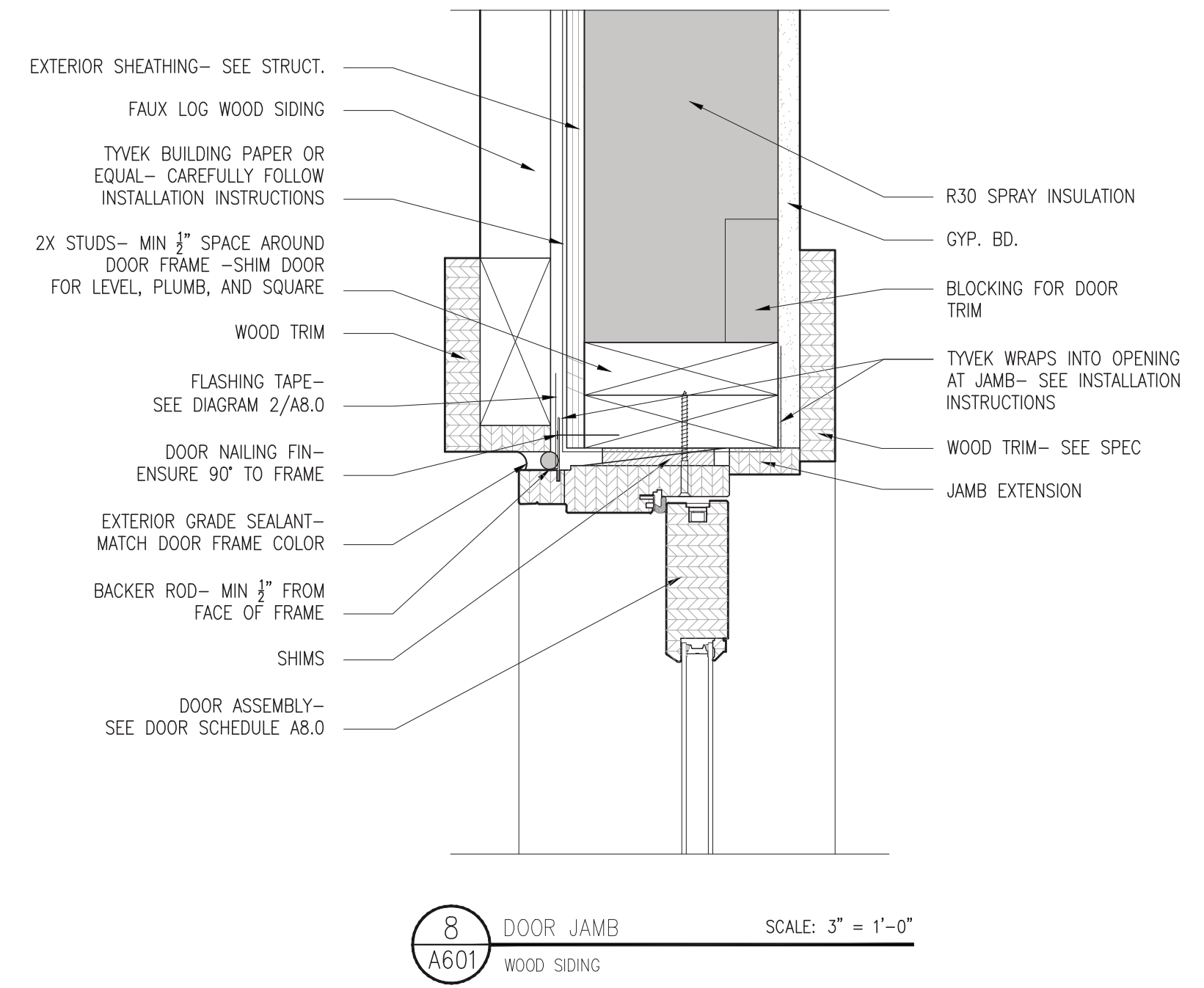
		JACK WESSON ARCHITECTS INC. 333 WEST COLORADO AVENUE TELLURIDE, COLORADO 81455 TEL: 970.728.9755 FAX: 970.728.9724 jwa@jwessonarch.com www.jackwessonarchitects.com	
		PROJECT NAME: DENESIK RESIDENCE MOUNTAIN VILLAGE, COLORADO 81455	
PROJECT MANAGER: DRAWN BY: REVIEWED BY: © 2008 JWA		SHEET DESCRIPTION: DETAILS SHEET NUMBER: A-600	



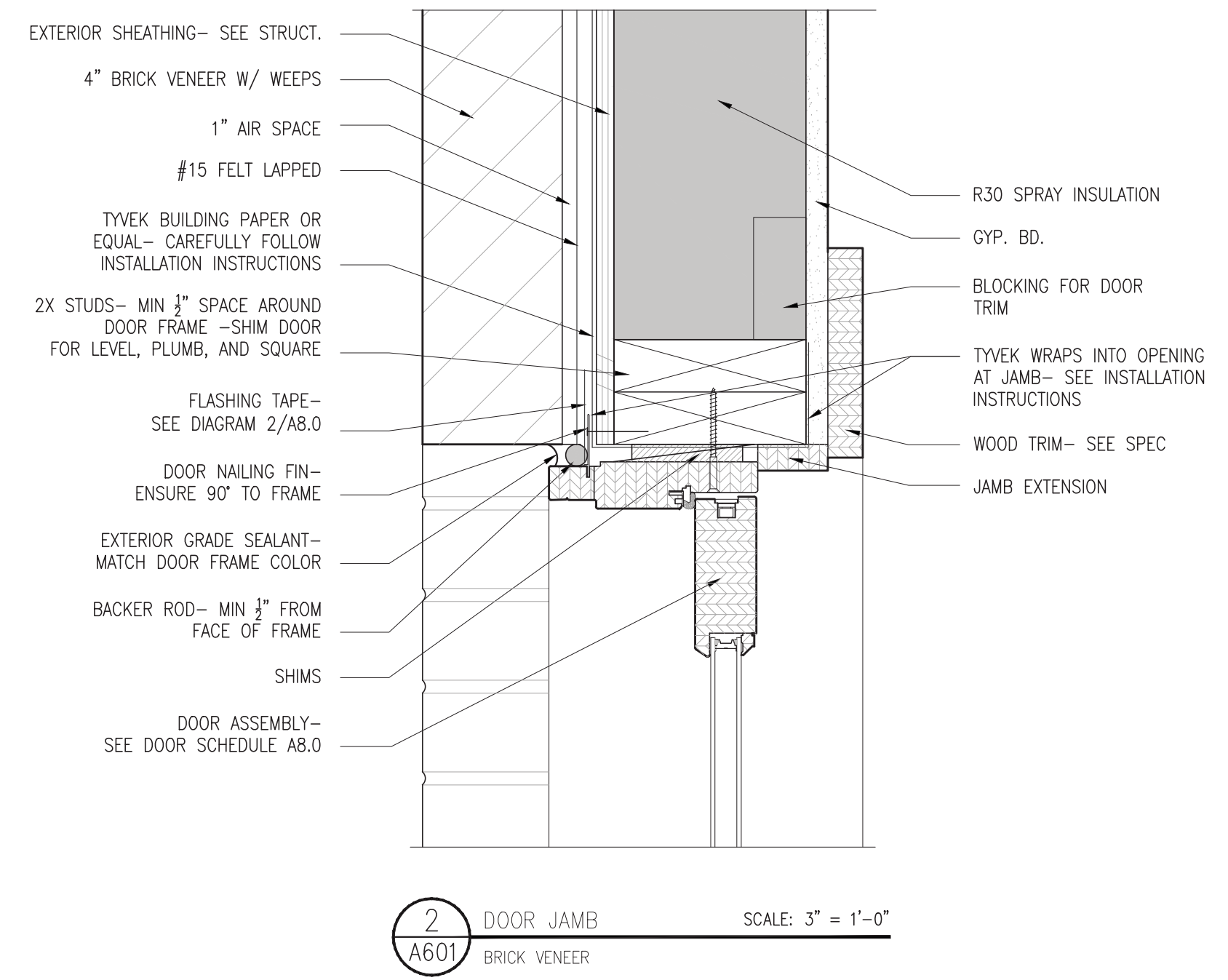
9 DOOR HEAD SCALE: 3" = 1'-0"
A601 WOOD SIDING



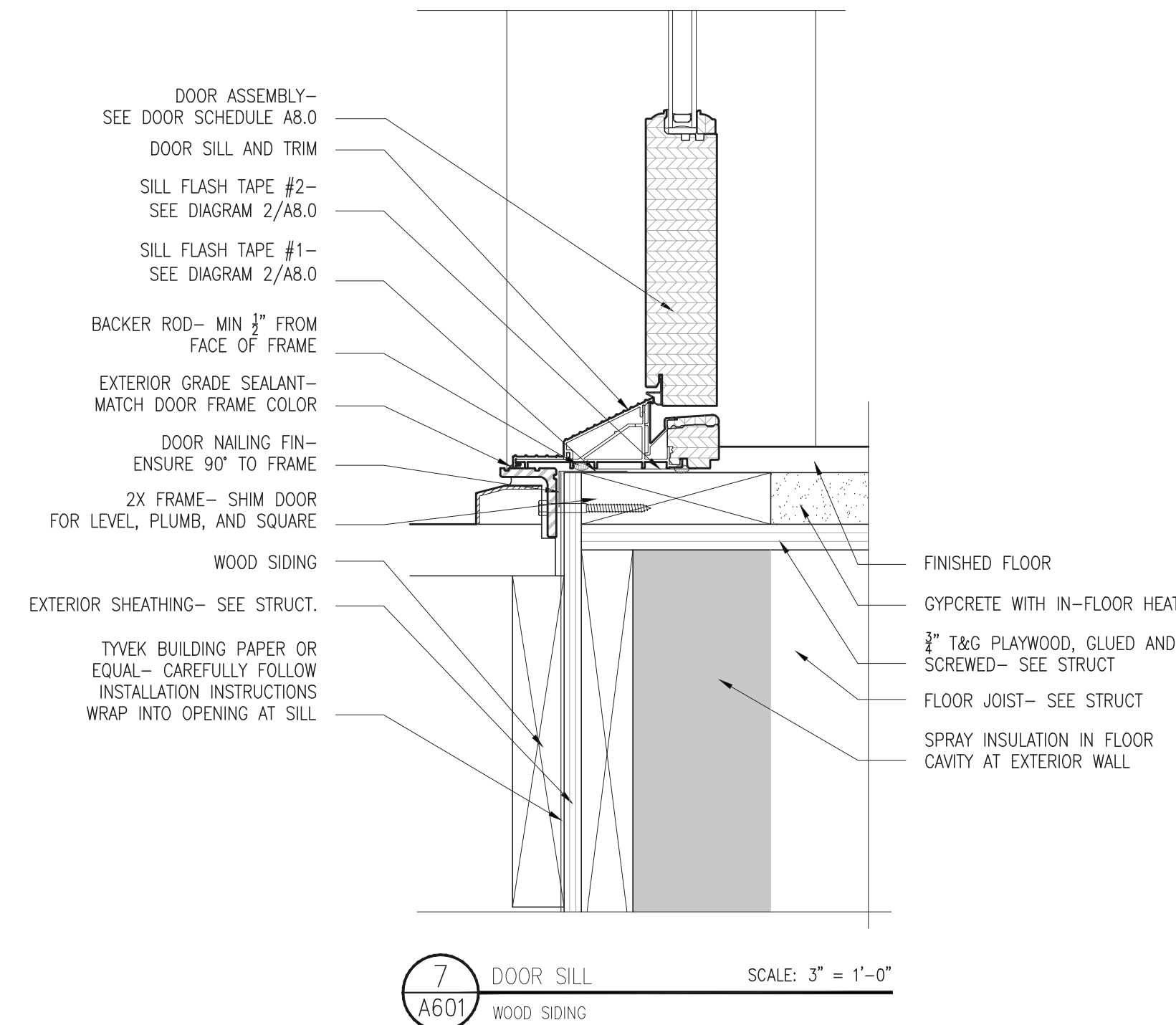
3 DOOR HEAD SCALE: 3" = 1'-0"
A601 BRICK VENEER



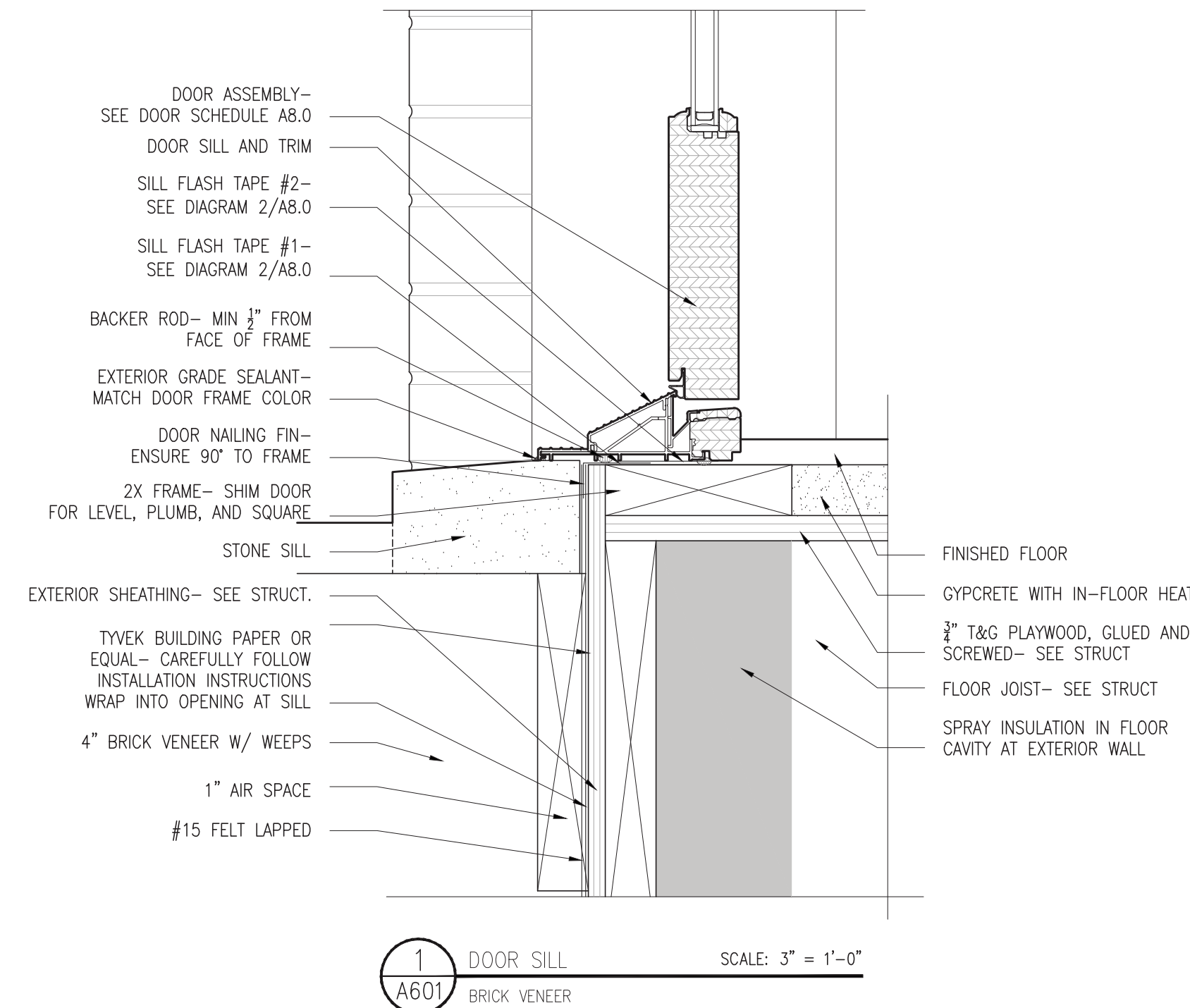
8 DOOR JAMB SCALE: 3" = 1'-0"
A601 WOOD SIDING




2 DOOR JAMB SCALE: 3" = 1'-0"
A601 BRICK VENEER

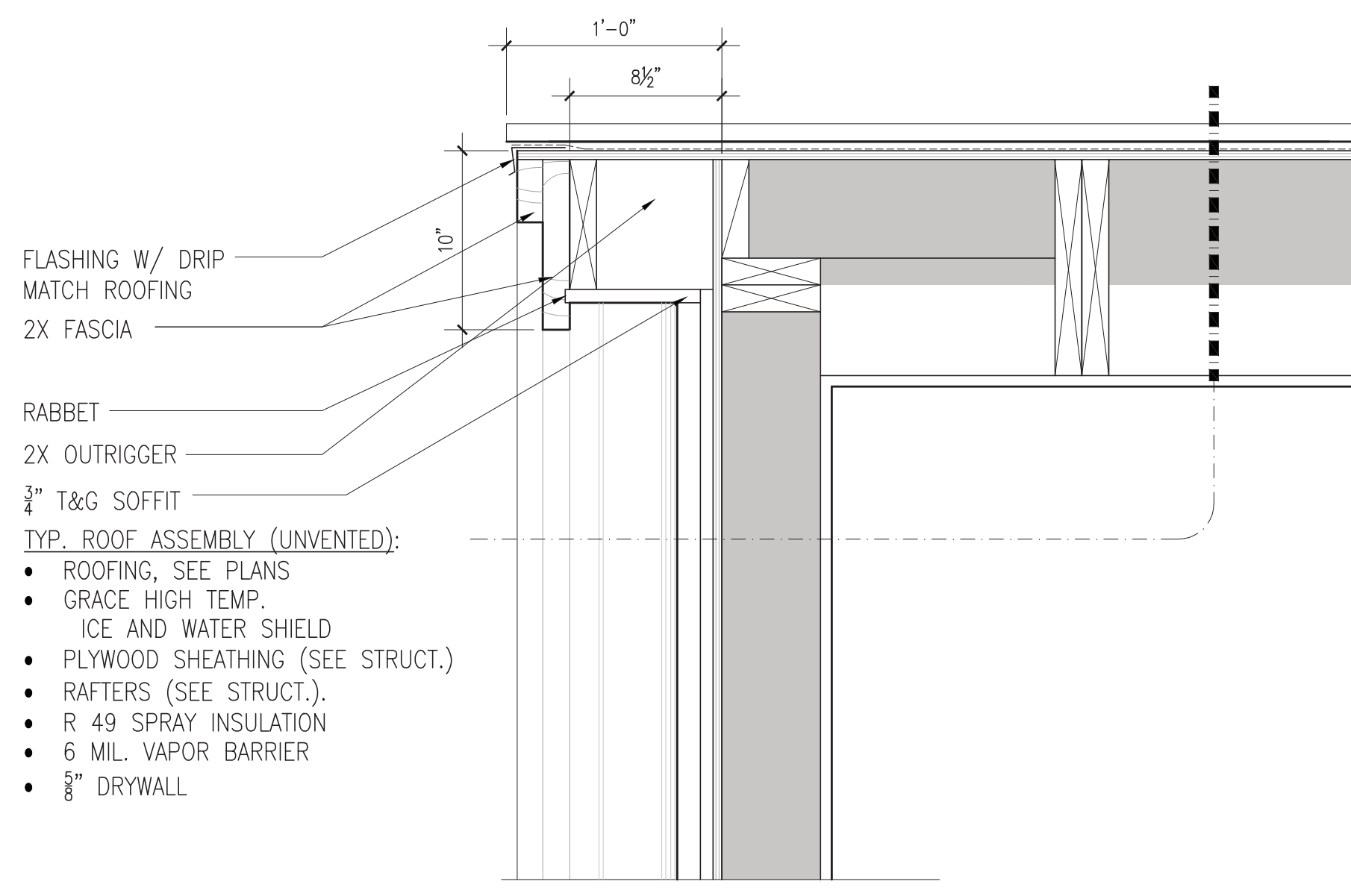


7 DOOR SILL SCALE: 3" = 1'-0"
A601 WOOD SIDING

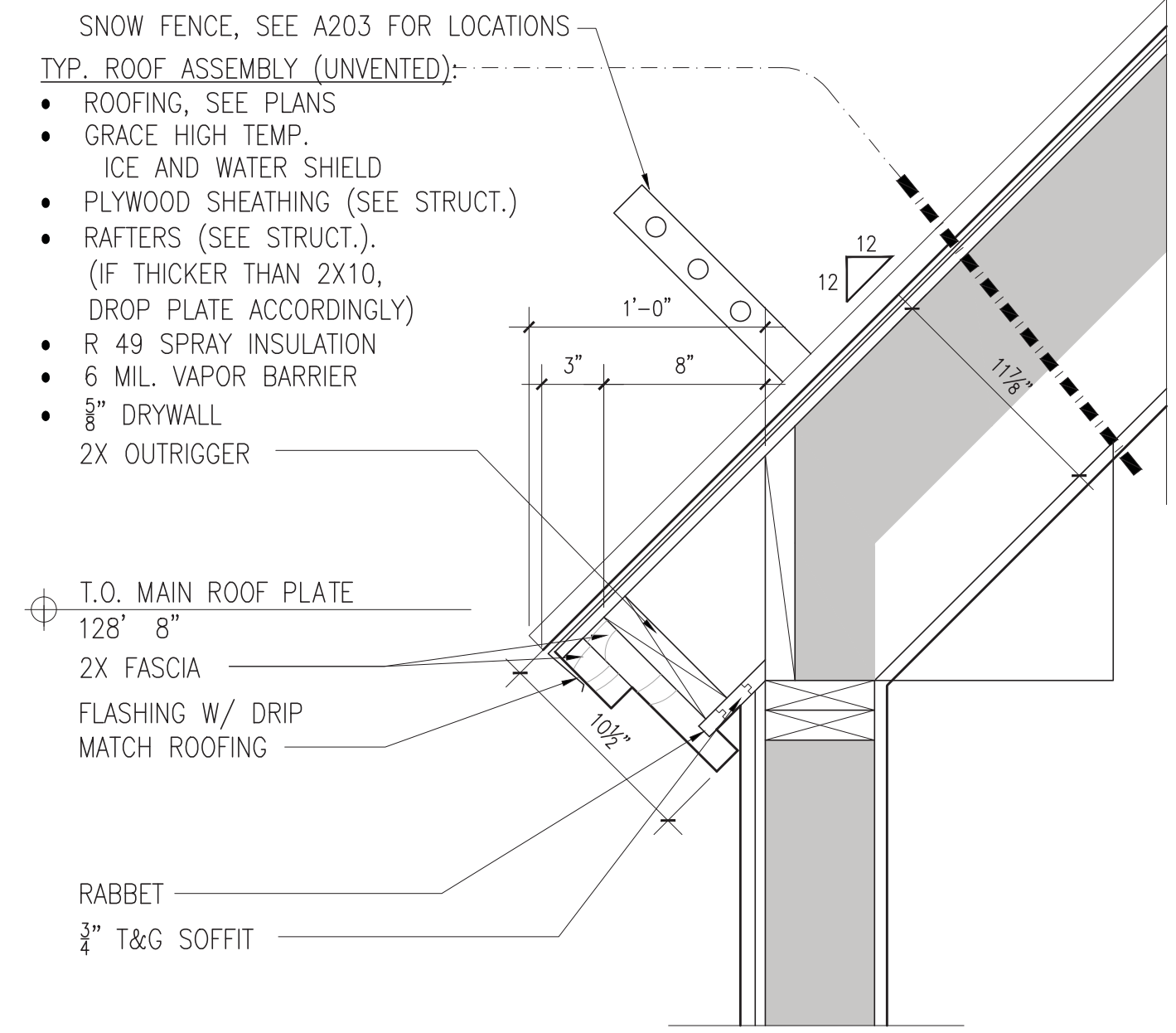


1 DOOR SILL SCALE: 3" = 1'-0"
A601 BRICK VENEER

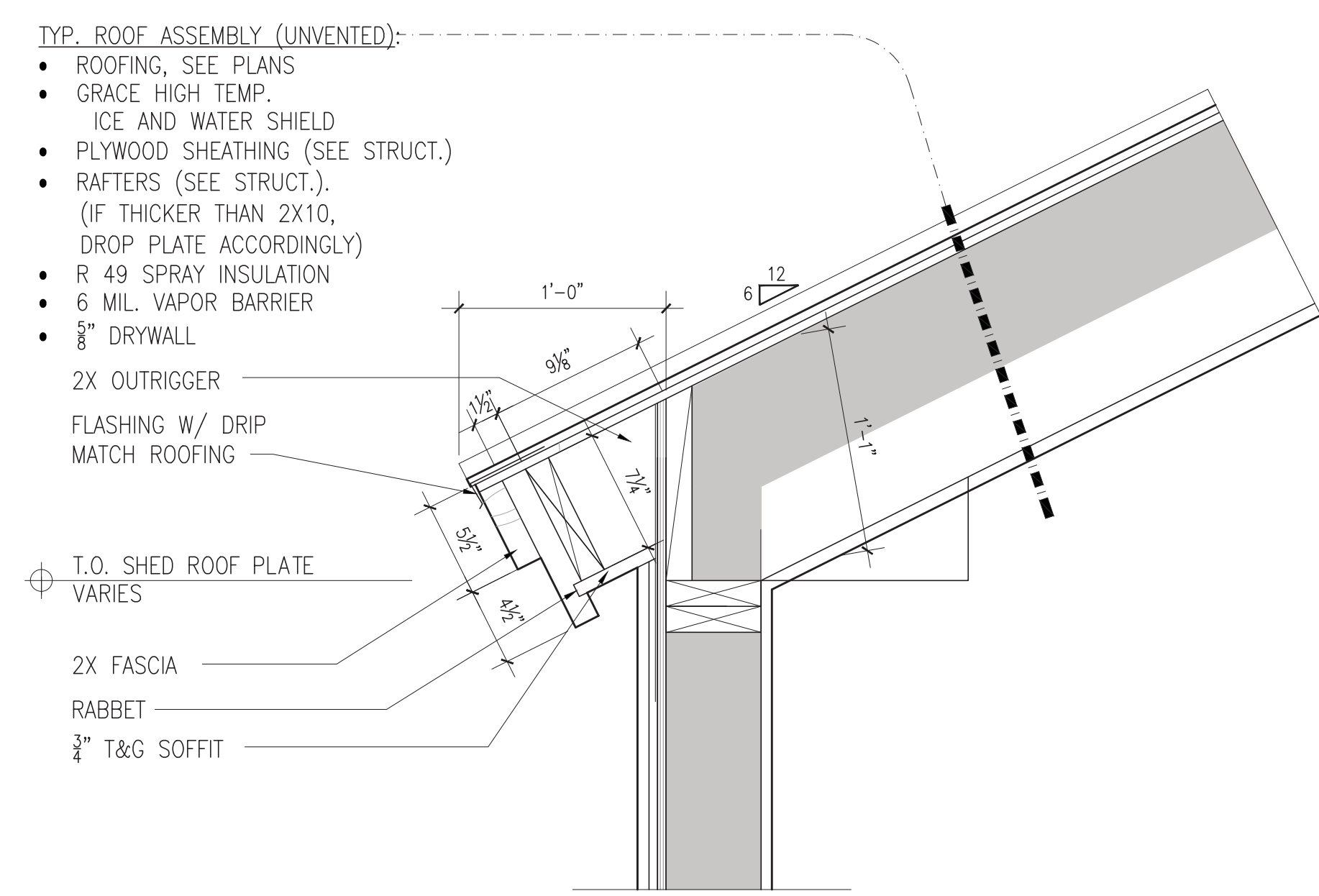
		JACK WESSON ARCHITECTS INC. 333 WEST COLORADO AVENUE TELLURIDE, COLORADO 81455 TEL: 970.728.9755 FAX: 970.728.9724 jack@wessonarch.com www.jackwessonarchitects.com	
		PROJECT NAME: DENESIK RESIDENCE MOUNTAIN VILLAGE, COLORADO 81455	
SHEET DESCRIPTION: DETAILS		SHEET NUMBER: A-601	
8-6-15 DRB PRELIMINARY SET 7-21-15 MATERIAL CALCS 6-30-15 MATERIAL CALCS 6-25-15 MATERIAL CALCS	PROJECT MANAGER: DRAWN BY: REVIEWED BY: © 2008 JWA		



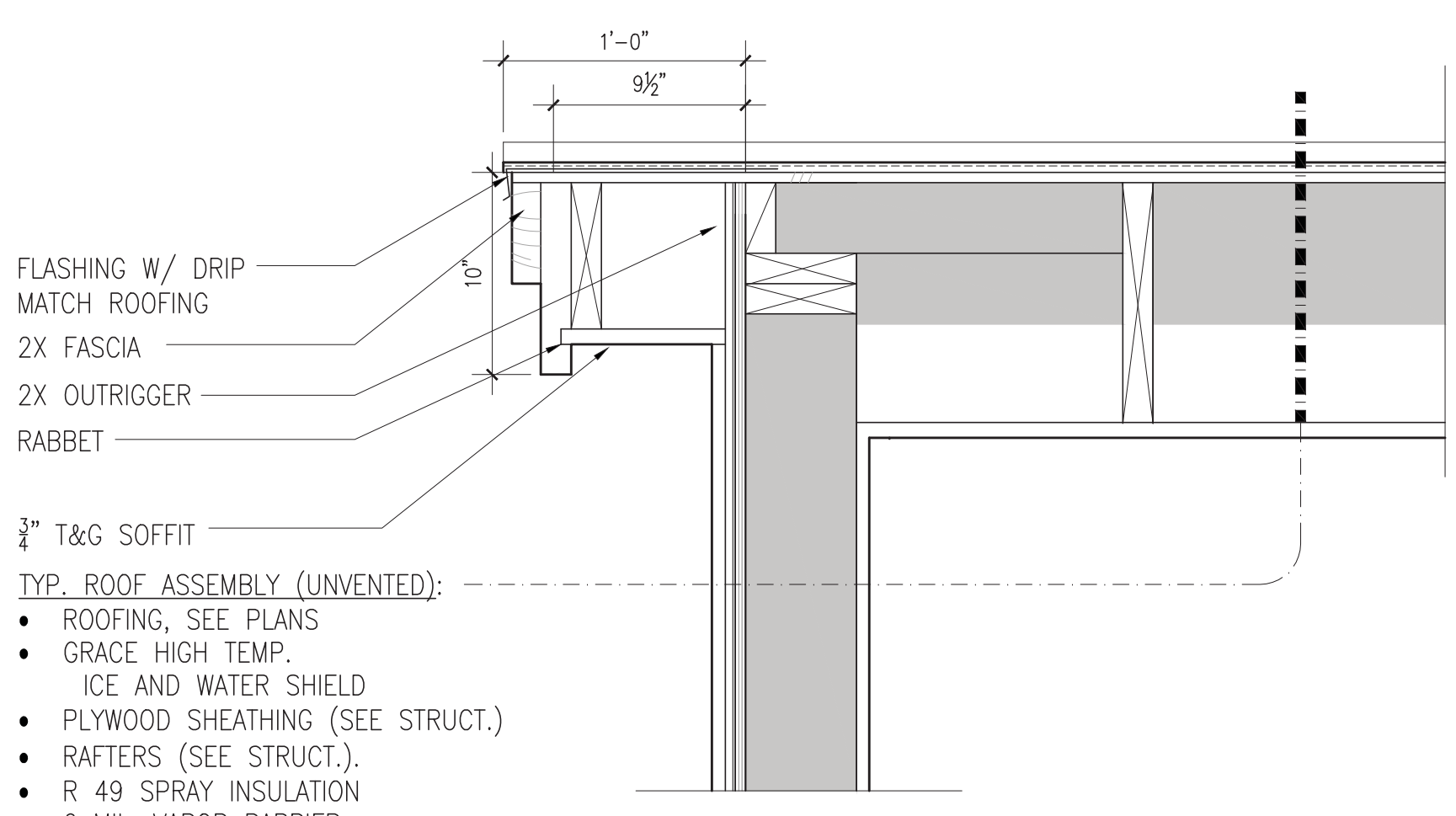
1 RAKE DETAIL SCALE: 1 1/2" = 1'-0"
A605 MAIN ROOF



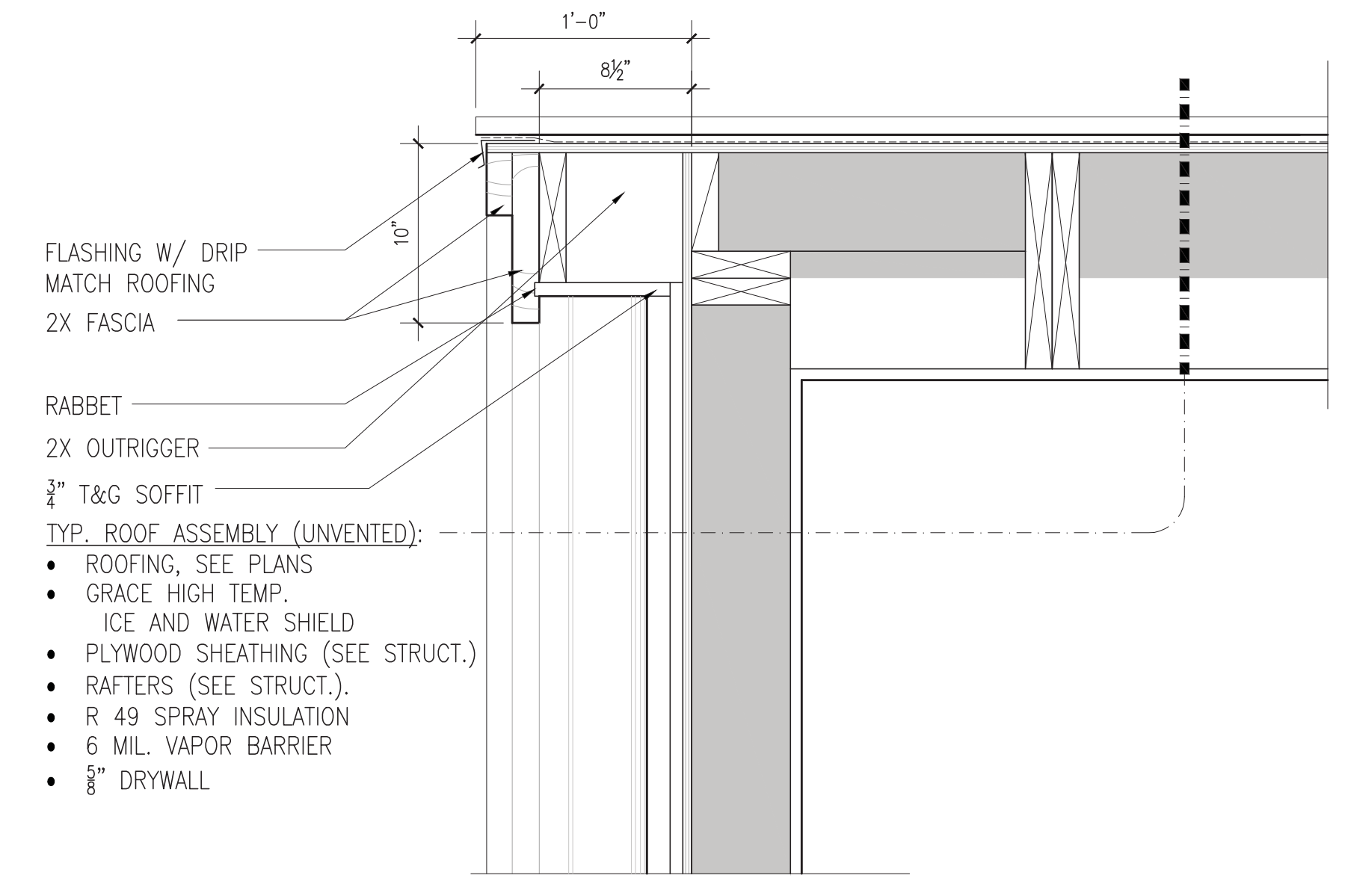
2 EAVE DETAIL SCALE: 1 1/2" = 1'-0"
A605 MAIN ROOF



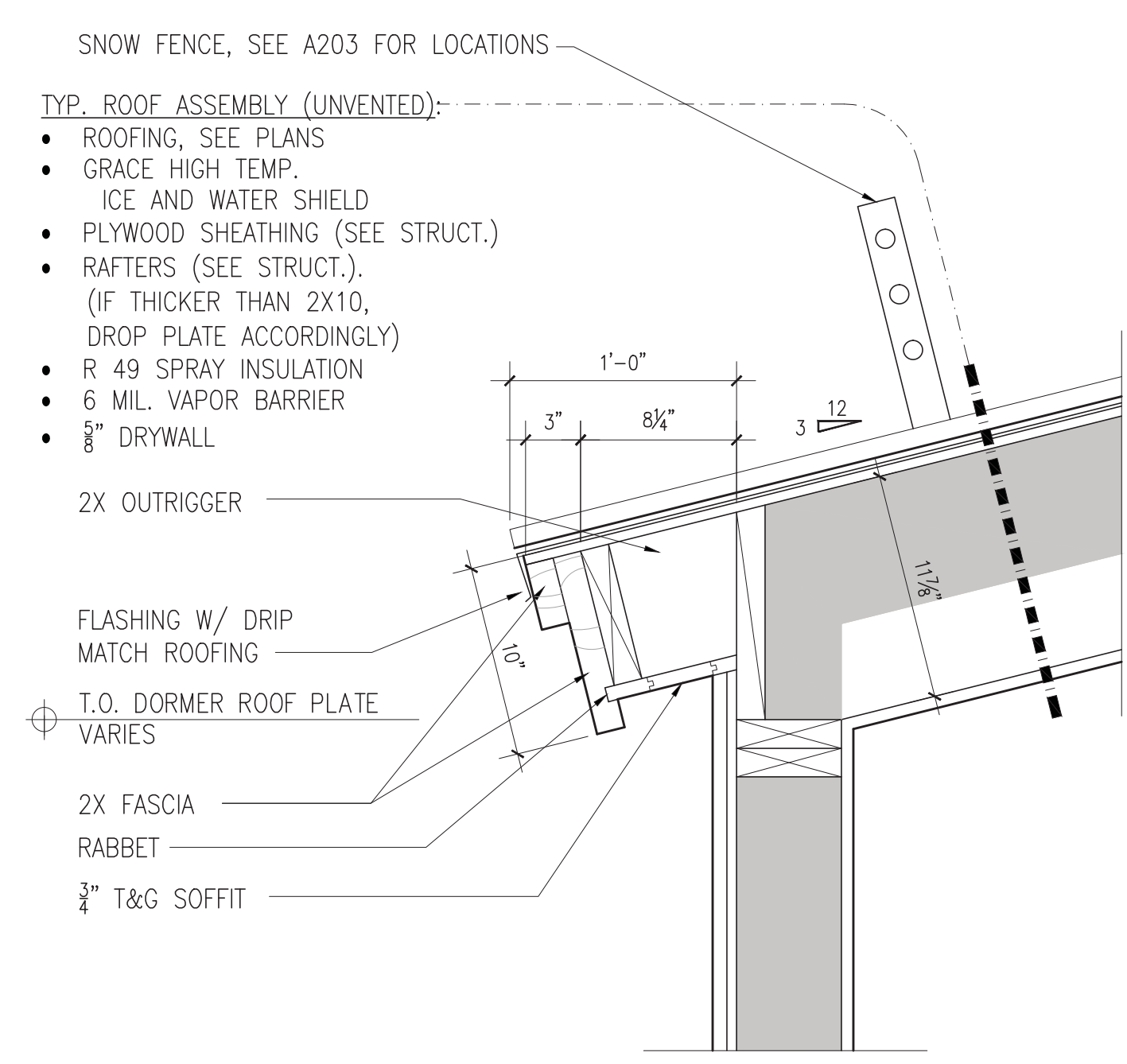
3 EAVE DETAIL SCALE: 1 1/2" = 1'-0"
A605 SHED ROOF



4 RAKE DETAIL SCALE: 1 1/2" = 1'-0"
A605 SHED ROOF

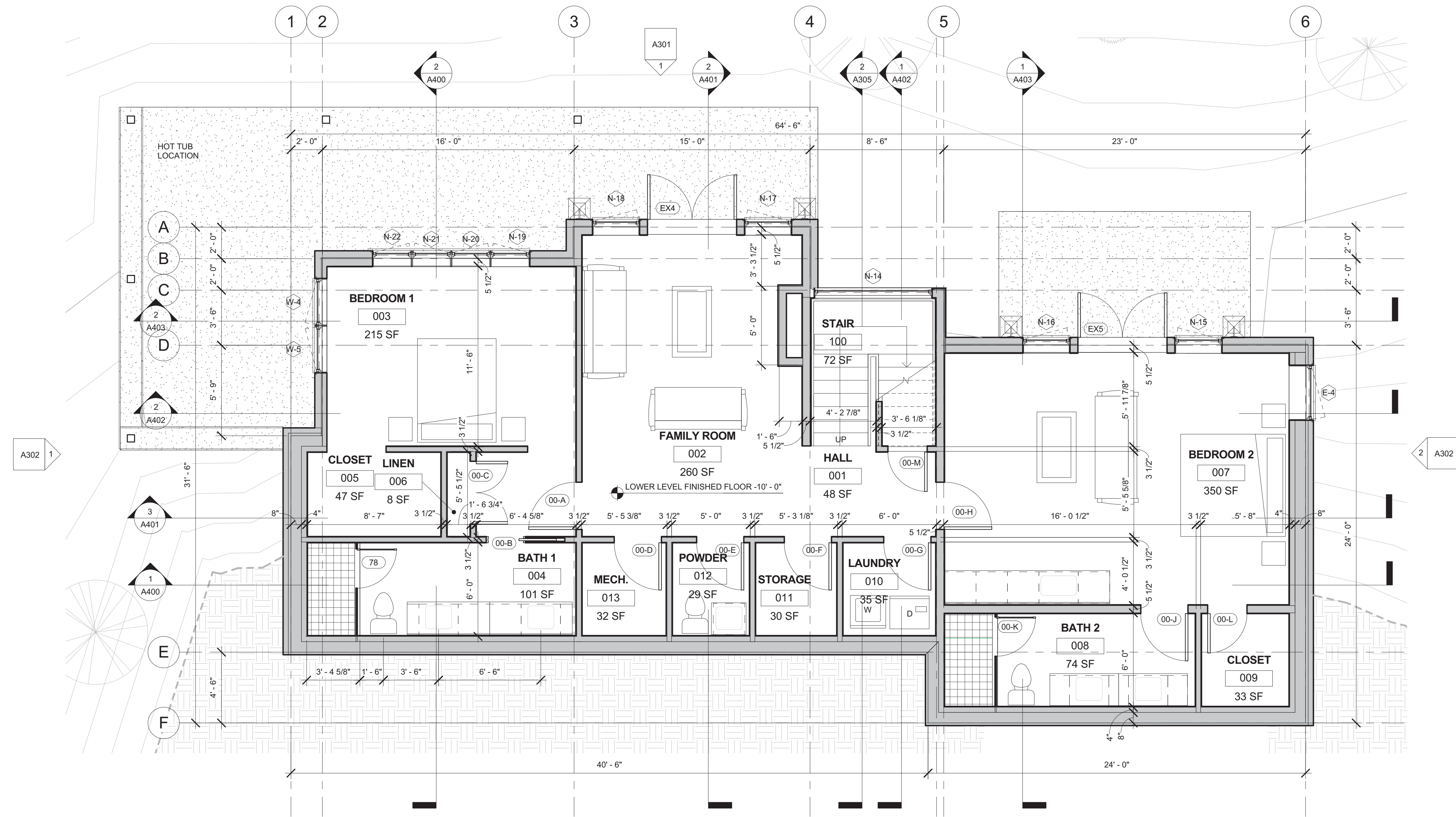


5 RAKE DETAIL SCALE: 1 1/2" = 1'-0"
A605 GABLE DORMER ROOF



6 EAVE DETAIL SCALE: 1 1/2" = 1'-0"
A605 SHED ROOF OVER POWDER

		JACK WESSON ARCHITECTS INC. 333 WEST COLORADO AVENUE TELLURIDE, COLORADO 81435 TEL: 970.728.9755 FAX: 970.728.9724 jack@wessonarch.com www.jackwessonarchitects.com
PROJECT NAME: DENESIK RESIDENCE MOUNTAIN VILLAGE, COLORADO 81435		SHEET DESCRIPTION: DETAILS
PROJECT MANAGER: DRAWN BY: REVIEWED BY: © 2008 JWA		SHEET NUMBER: A-600



2 A201 BASEMENT
1/4" = 1'-0"

Window Schedule			
Type Mark	Nominal Height	Nominal Width	Window Type
E-1			
E-2	5' - 0"	4' - 0"	Clad Ultimate Awning
E-3	5' - 6"	3' - 6"	Clad Ultimate Casement
E-4	5' - 6"	3' - 6"	Clad Ultimate Casement
N-1	6' - 0"	5' - 0"	Clad Ultimate Awning
N-2	8' - 0"	6' - 0"	Clad Ultimate Awning
N-3	6' - 6"	6' - 0"	Clad Ultimate Awning
N-4	5' - 6"	3' - 6"	Clad Ultimate Casement
N-5	5' - 6"	3' - 6"	Clad Ultimate Casement
N-6	5' - 6"	3' - 6"	Clad Ultimate Casement
N-7	6' - 6"	7' - 6"	Clad Ultimate Awning
N-8	6' - 0"	3' - 6"	Clad Ultimate Casement
N-9	6' - 0"	3' - 6"	Clad Ultimate Casement
N-10	8' - 0"	6' - 0"	Clad Ultimate Awning
N-11	6' - 0"	3' - 6"	Clad Ultimate Casement
N-12	6' - 0"	5' - 0"	Clad Ultimate Awning
N-13	6' - 0"	3' - 6"	Clad Ultimate Casement
N-14	9' - 0"	7' - 6"	Clad Ultimate Awning
N-15	5' - 0"	3' - 0"	Clad Ultimate Casement
N-16	5' - 0"	3' - 0"	Clad Ultimate Casement
N-17	5' - 0"	3' - 0"	Clad Ultimate Casement
N-18	5' - 0"	3' - 0"	Clad Ultimate Casement
N-19	5' - 0"	2' - 6"	Clad Ultimate Casement
N-20	5' - 0"	2' - 6"	Clad Ultimate Casement
N-21	5' - 0"	2' - 6"	Clad Ultimate Casement
N-22	5' - 0"	2' - 6"	Clad Ultimate Casement
S-1	6' - 6"	5' - 6"	Clad Ultimate Awning
S-2	6' - 0"	4' - 0"	Clad Ultimate Casement
S-3	5' - 0"	4' - 0"	Clad Ultimate Awning
S-4	5' - 0"	3' - 0"	Clad Ultimate Casement
S-5	5' - 0"	3' - 0"	Clad Ultimate Casement
S-6	1' - 6"	2' - 0"	Clad Ultimate Awning
S-7	7' - 0"	2' - 0"	Clad Ultimate Casement
S-8	1' - 6"	2' - 0"	Clad Ultimate Awning
S-9	7' - 0"	2' - 0"	Clad Ultimate Casement
W-1	3' - 6"	3' - 0"	Clad Ultimate Casement
W-2	4' - 6"	3' - 0"	Clad Ultimate Casement
W-3	5' - 6"	5' - 6"	Clad Ultimate Awning
W-4	5' - 0"	3' - 0"	Clad Ultimate Casement
W-5	5' - 0"	3' - 0"	Clad Ultimate Casement

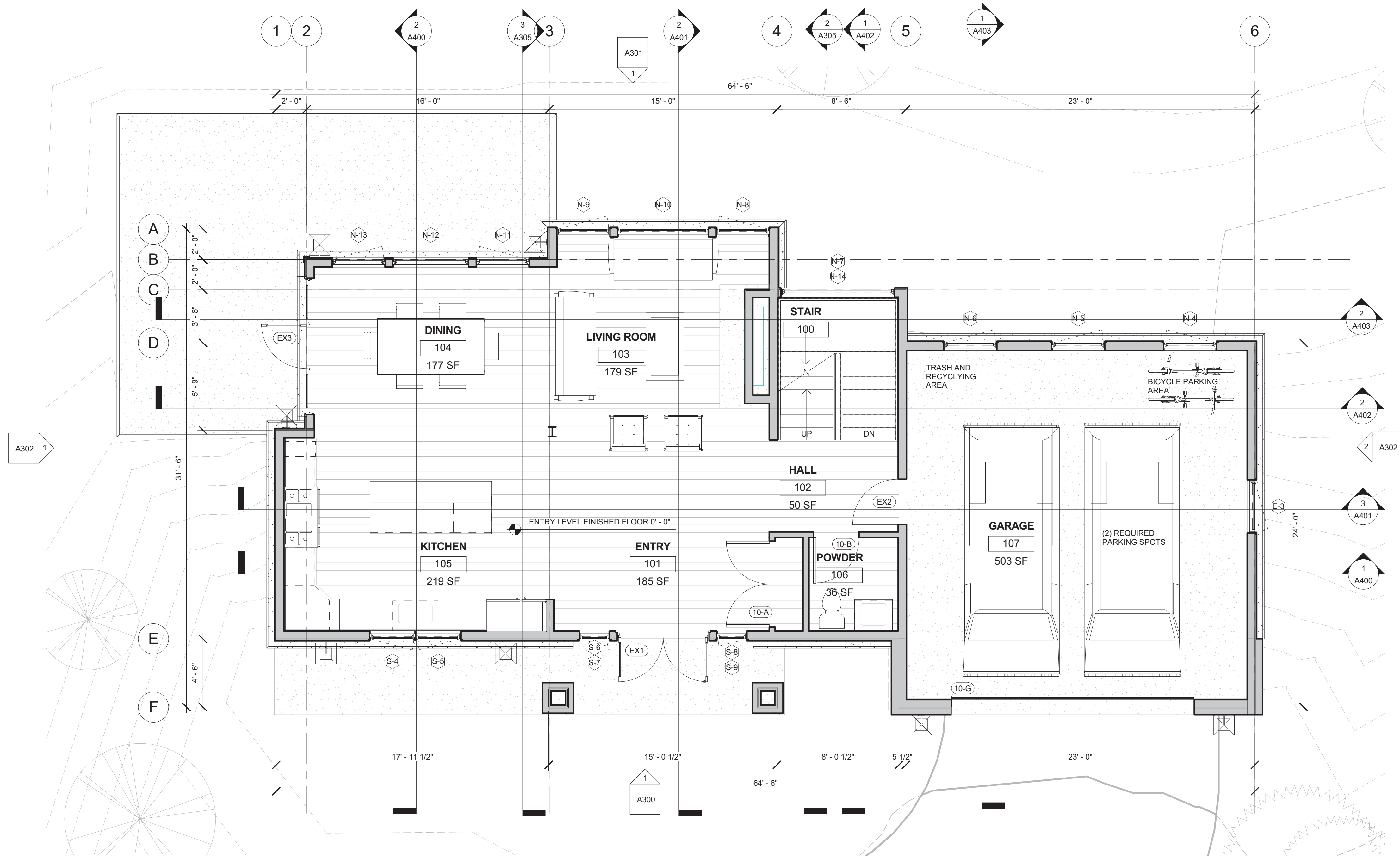
Door Schedule			
Mark	Width	Height	Head Height
00-A	3' - 0"	7' - 0"	7' - 0"
00-B	2' - 6"	8' - 0"	8' - 0"
00-C	4' - 0"	8' - 0"	8' - 0"
00-D	3' - 0"	7' - 0"	7' - 0"
00-E	3' - 0"	7' - 0"	7' - 0"
00-F	3' - 0"	7' - 0"	7' - 0"
00-G	3' - 0"	7' - 0"	7' - 0"
00-H	3' - 0"	7' - 0"	7' - 0"
00-J	3' - 0"	7' - 0"	7' - 0"
00-K	2' - 6"	7' - 8"	8' - 0"
00-L	2' - 6"	8' - 0"	8' - 0"
00-M	2' - 6"	8' - 0"	8' - 0"
10-A	5' - 8"	7' - 0"	7' - 0"
10-B	3' - 0"	7' - 0"	7' - 0"
10-G	16' - 0"	8' - 0"	8' - 0"
20-A	3' - 0"	7' - 0"	7' - 0"
20-C	2' - 6"	8' - 0"	8' - 0"
20-D	2' - 6"	7' - 8"	8' - 0"
20-E	6' - 0"	8' - 0"	8' - 0"
20-F	3' - 0"	7' - 0"	7' - 0"
20-G	6' - 0"	8' - 0"	8' - 0"
20-H	3' - 0"	7' - 0"	7' - 0"
20-J	2' - 8"	7' - 0"	7' - 0"
20-K	2' - 8"	6' - 8"	6' - 8"
20-L	2' - 6"	6' - 8"	7' - 0"
20-M	4' - 0"	5' - 6"	5' - 6"
20-N	4' - 0"	5' - 6"	5' - 6"
78	2' - 6"	7' - 8"	8' - 0"
EX1	6' - 0 5/8"	8' - 8"	8' - 8"
EX2	3' - 0"	7' - 0"	7' - 0"
EX3	8' - 11 13/16"	8' - 8"	8' - 8"
EX4	5' - 8"	8' - 0"	8' - 0"
EX5	5' - 8"	8' - 0"	8' - 0"



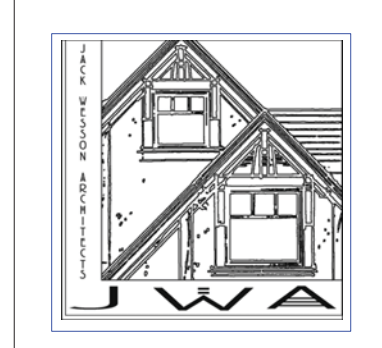
JACK WESSON
ARCHITECTS INC.
333 WEST COLORADO AVENUE
TELLURIDE, COLORADO 81455
TEL: 970.728.9755
FAX: 970.728.9754
jack@wessonarch.com
www.jackwessonarchitects.com

PROJECT NAME DENESIK RESIDENCE		PROJECT NUMBER A201	
PROJECT MANAGER DANIEL DENESIK		DRAWN BY DANIEL DENESIK	
REVIEWED BY DANIEL DENESIK		DATE 02.02.2016	
8-6-15 PRELIM DRG SET		7-8-15 GROSS AREAS	
6-4-15 REVISED DESIGN		5-20-15 DESIGN DRAWINGS	
MARK	REV DATE	DESCRIPTION	

PROJECT NAME
DENESIK RESIDENCE
MOUNTAIN VILLAGE, COLORADO 81455
SHEET DESCRIPTION
BASEMENT PLAN
SHEET NUMBER
A201



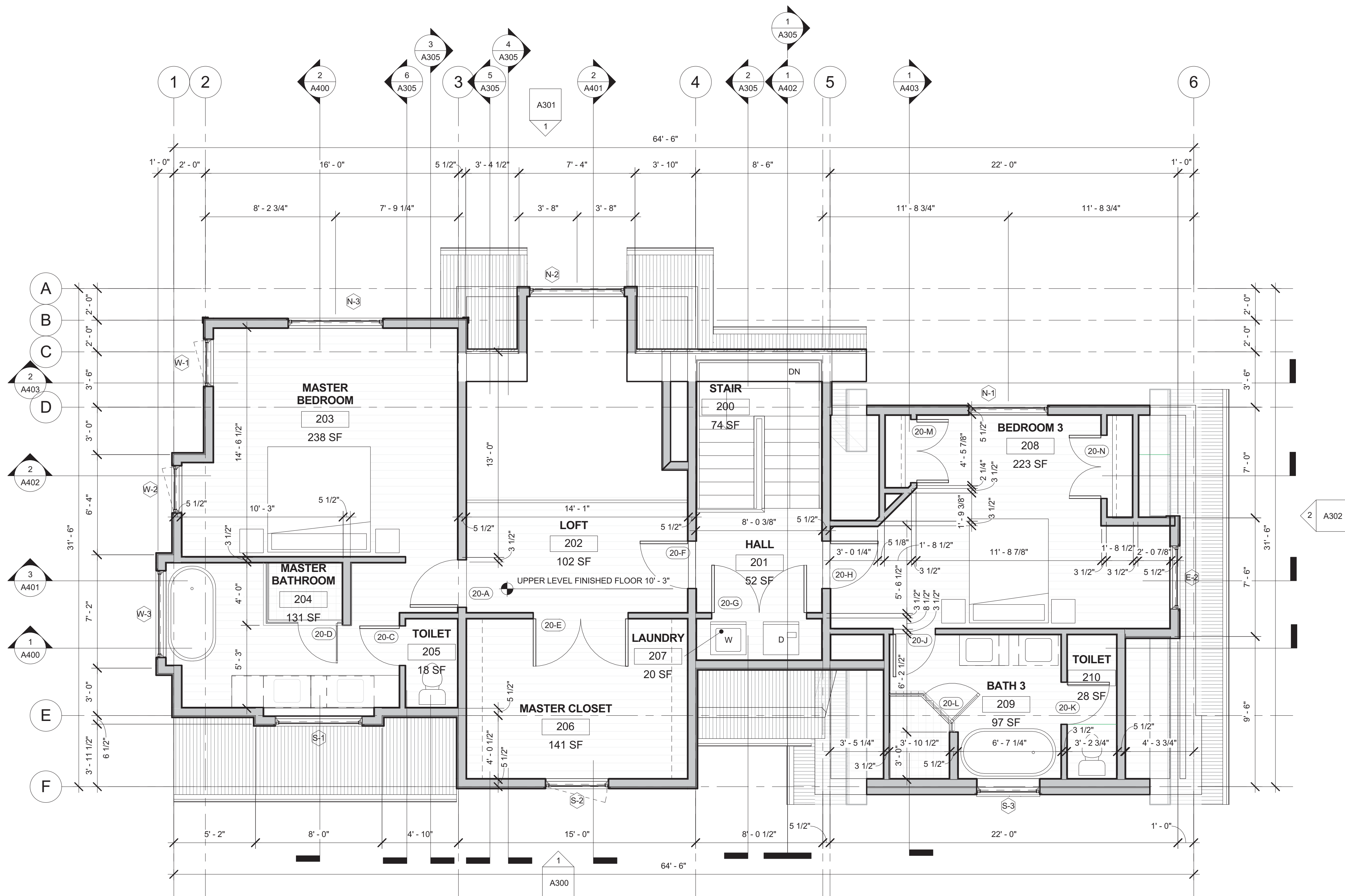
1 A202 ENTRY LEVEL
1/4" = 1'-0"



JACK WESSON
ARCHITECTS INC.
333 WEST COLORADO AVENUE
TELLURIDE, COLORADO 81455
TEL: 970.728.8755
FAX: 970.728.8754
jack@wessonarch.com
www.jackwessonarchitects.com

MARK	REV DATE	DESCRIPTION
8-6-15		PRELIM DRB SET
7-8-15		GROSS AREAS
6-4-15		REVISED DESIGN
5-20-15		DESIGN DRAWINGS
PROJECT NAME	DENEKIK RESIDENCE	
PROJECT MANAGER	MOUNTAIN VILLAGE, COLORADO 81455	
DRAWN BY	JACK WESSON	
REVIEWED BY	JACK WESSON	

PROJECT NAME
DENEKIK RESIDENCE
MOUNTAIN VILLAGE, COLORADO 81455
SHEET DESCRIPTION
ENTRY LEVEL PLAN
SHEET NUMBER
A202



1 A203 UPPER LEVEL
1/4" = 1'-0"



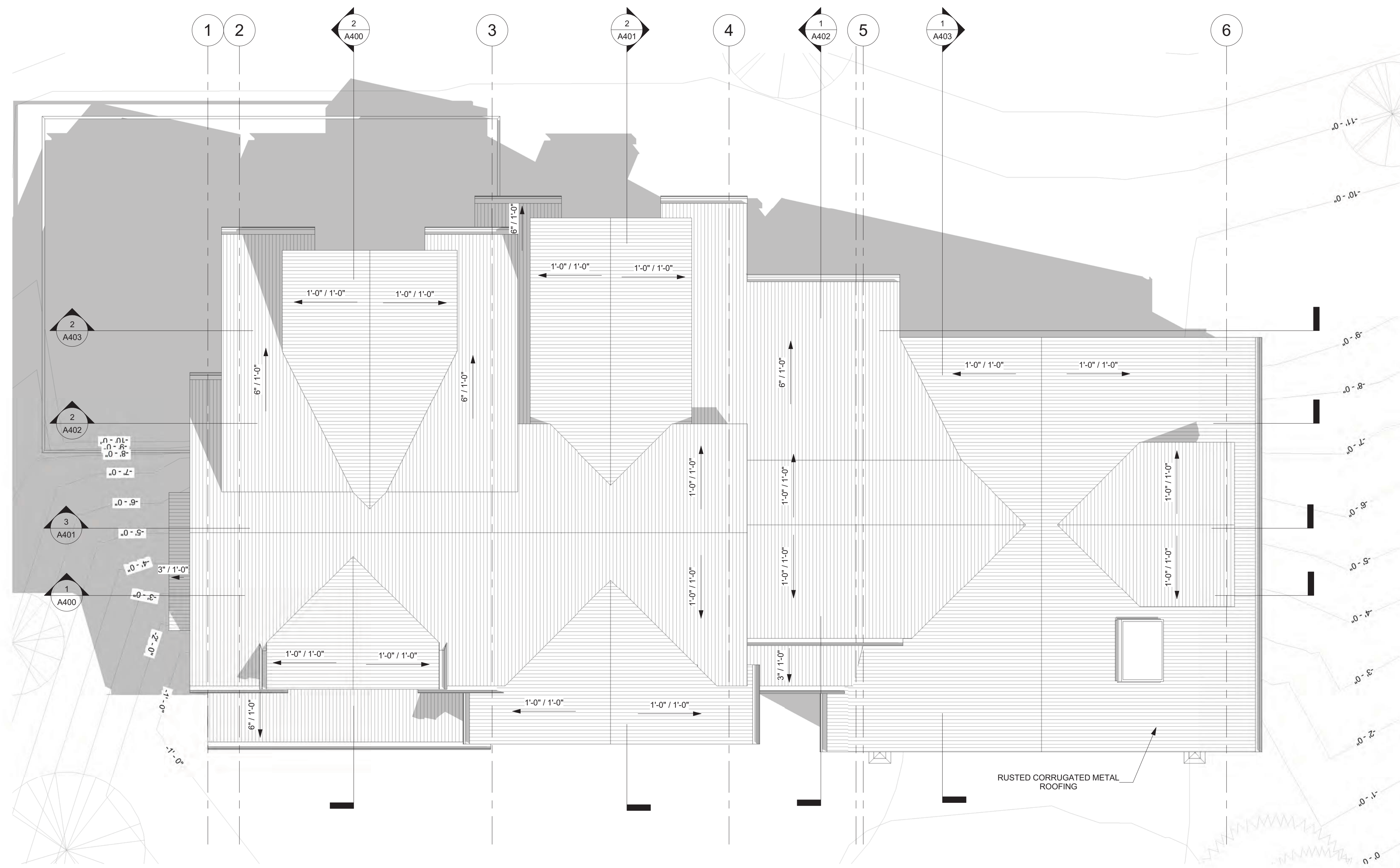
JACK WESSON
ARCHITECTS INC.
333 WEST COLORADO AVENUE
TELLURIDE, COLORADO 81455
TEL: 970.728.9755
FAX: 970.728.9754
jack@wessonarch.com
www.jackwessonarchitects.com

MARK	REV DATE	DESCRIPTION
8-6-15		PRELIM DRB SET
7-8-15		GROSS AREAS
6-4-15		REVISED DESIGN
5-20-15		DESIGN DRAWINGS
PROJECT NAME	DENEKIK RESIDENCE	
PROJECT MANAGER	MOUNTAIN VILLAGE, COLORADO 81455	
DRAWN BY	JACK WESSON	
REVIEWED BY	JACK WESSON	
DATE	2015.A04	

PROJECT NAME
DENEKIK RESIDENCE
MOUNTAIN VILLAGE, COLORADO 81455

SHEET DESCRIPTION
UPPER LEVEL PLAN

SHEET NUMBER
A203



1 A204 ROOF PLAN
1/4" = 1'-0"



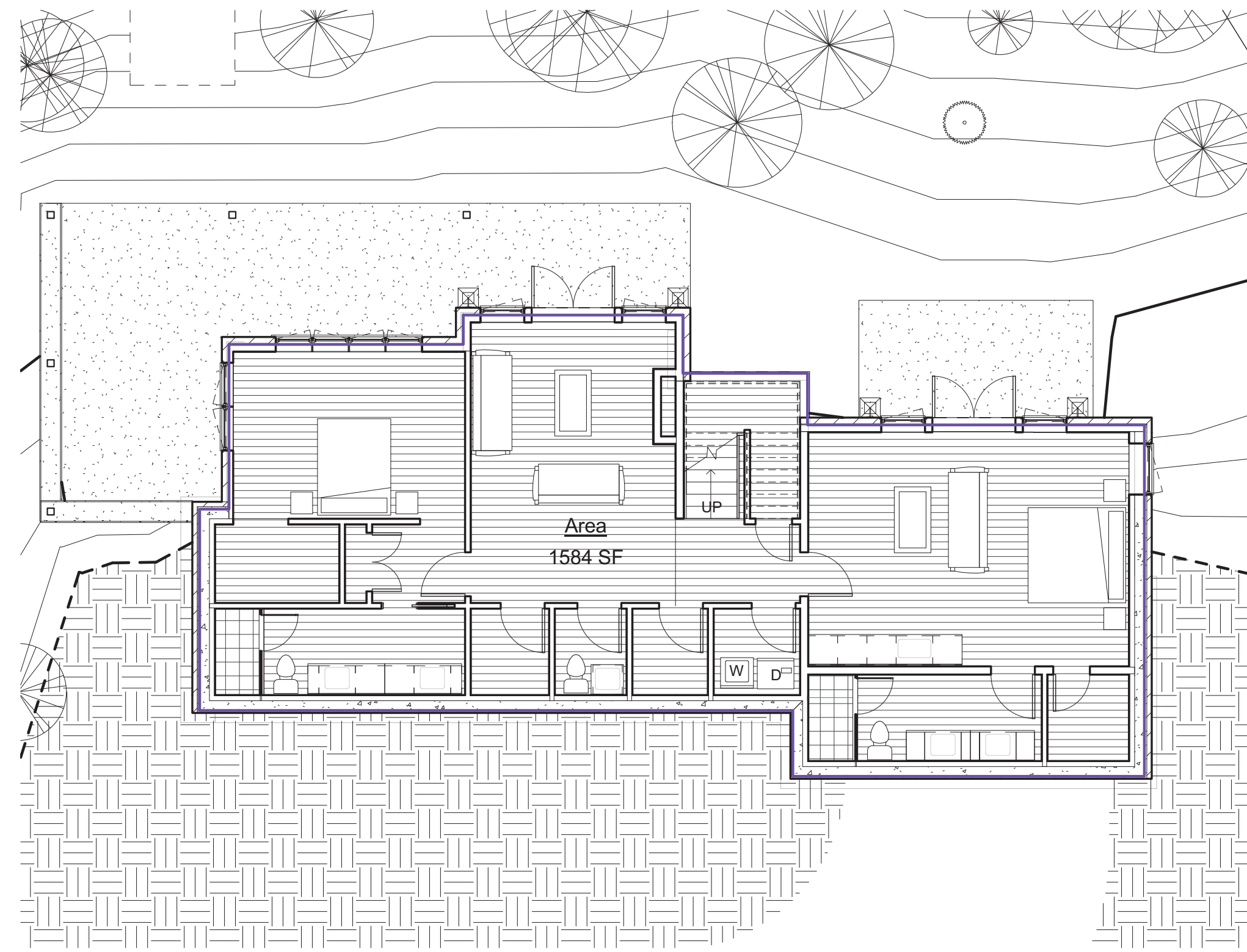
JACK WESSON
ARCHITECTS INC.
333 WEST COLORADO AVENUE
TELLURIDE, COLORADO 81455
TEL: 970.728.9755
FAX: 970.728.9754
jack@wessonarch.com
www.jackwessonarchitects.com

8-6-15	PRELIM DRG SET	
7-8-15	GROSS AREAS	
6-4-15	REVISED DESIGN	
5-20-15	DESIGN DRAWINGS	
MARK	REV DATE	DESCRIPTION
PROJECT NAME	DENEKIK RESIDENCE	
PROJECT MANAGER	JACK WESSON	
DRAWN BY	DANIEL REGULAR	
REVIEWED BY	DANIEL REGULAR	
DATE	02.04.16	

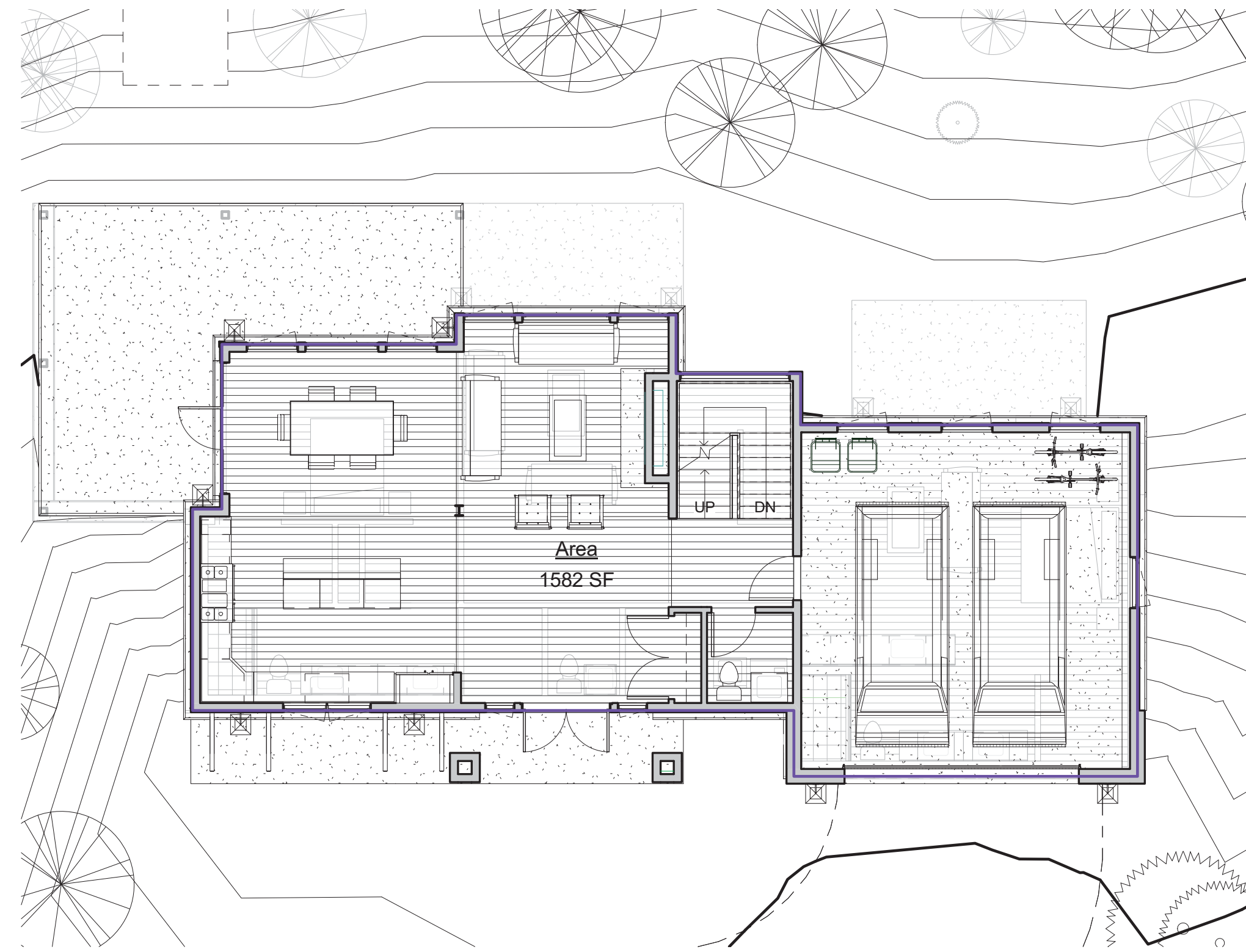
PROJECT NAME:
DENEKIK RESIDENCE
MOUNTAIN VILLAGE, COLORADO 81455

SHEET DESCRIPTION:
ROOF PLAN

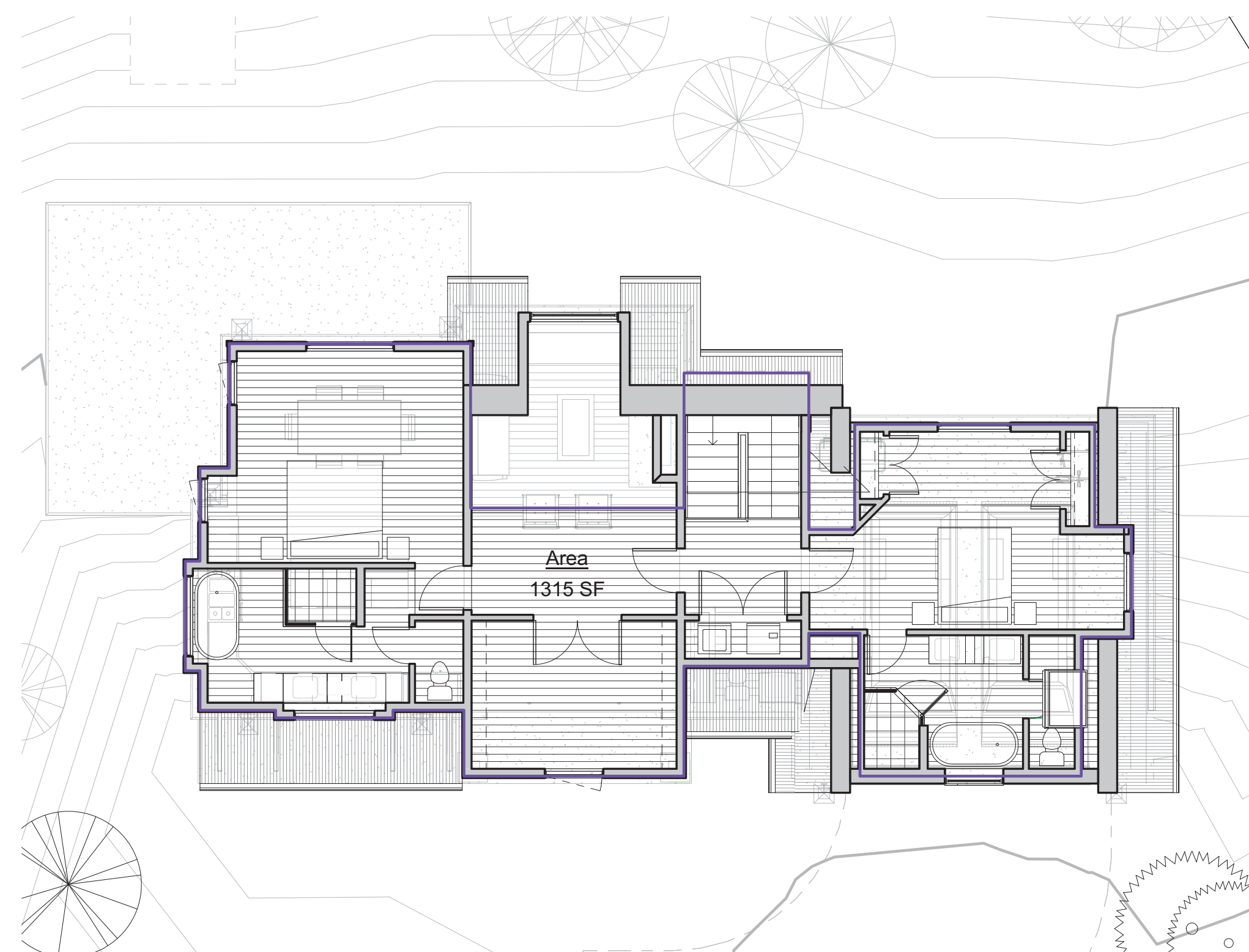
SHEET NUMBER:
A204



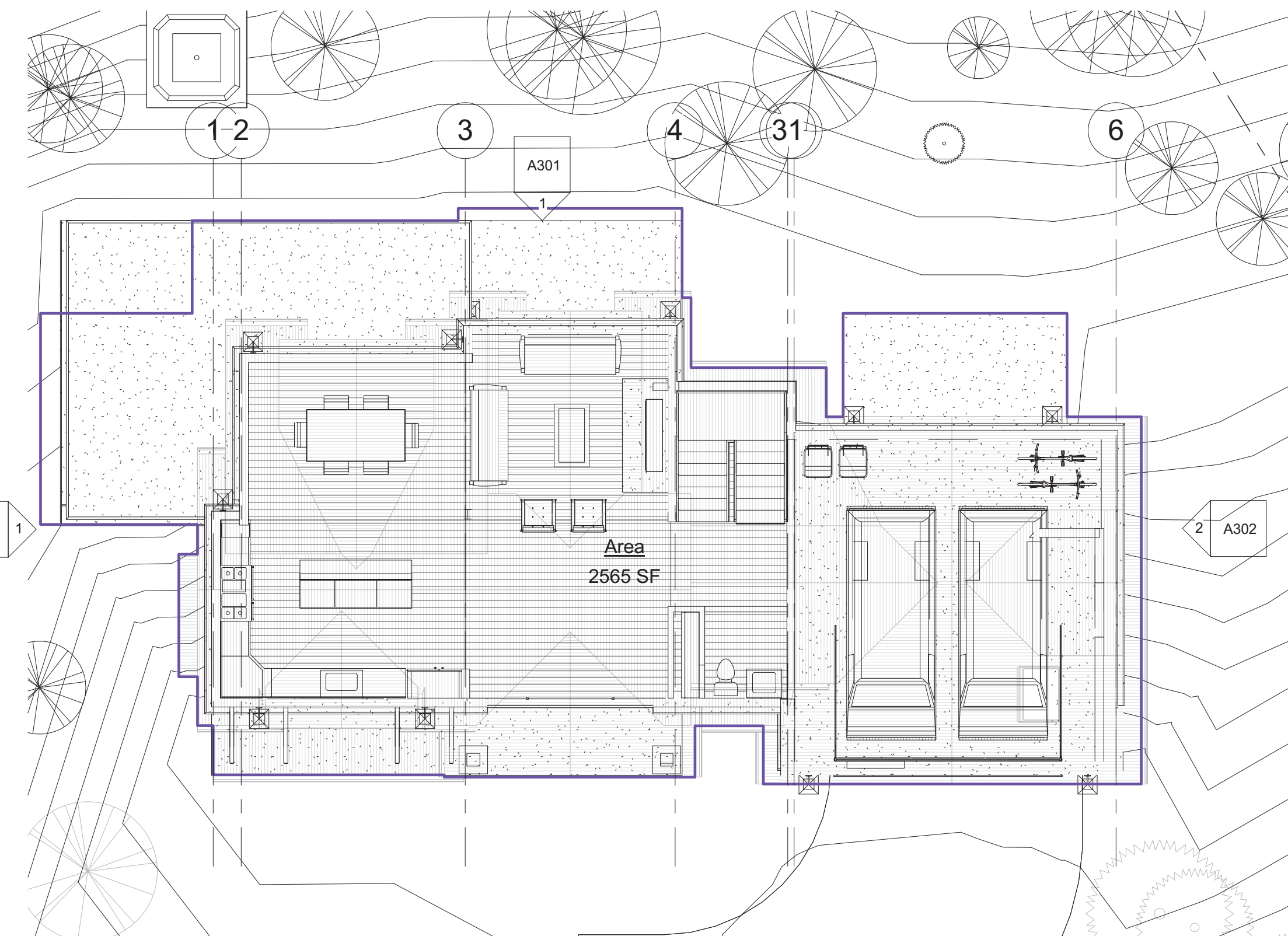
1 A201 BASEMENT
1/8" = 1'-0"



2 A202 ENTRY LEVEL
1/8" = 1'-0"



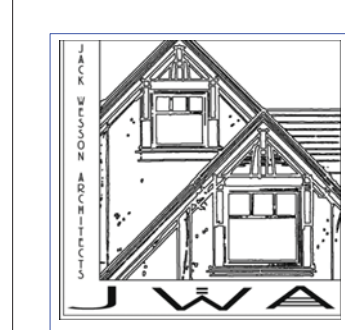
3 A203 UPPER LEVEL
1/8" = 1'-0"



4 A204 ROOF PLAN
1/8" = 1'-0"

BASEMENT LEVEL: 1584 SF
ENTRY LEVEL: 1582 SF
UPPER LEVEL: 1315 SF
TOTAL: 4481 SF

BUILDING FOOTPRINT: 2565 SF
TOTAL LOT AREA: 26,016.65 SF
SITE COVERAGE: 9.9 %



JACK WESSON
ARCHITECTS INC.

333 WEST COLORADO AVENUE
TELLURIDE, COLORADO 81455
TEL: 970.728.9755
FAX: 970.728.9754
jack@wessonarch.com
www.jackwessonarchitects.com

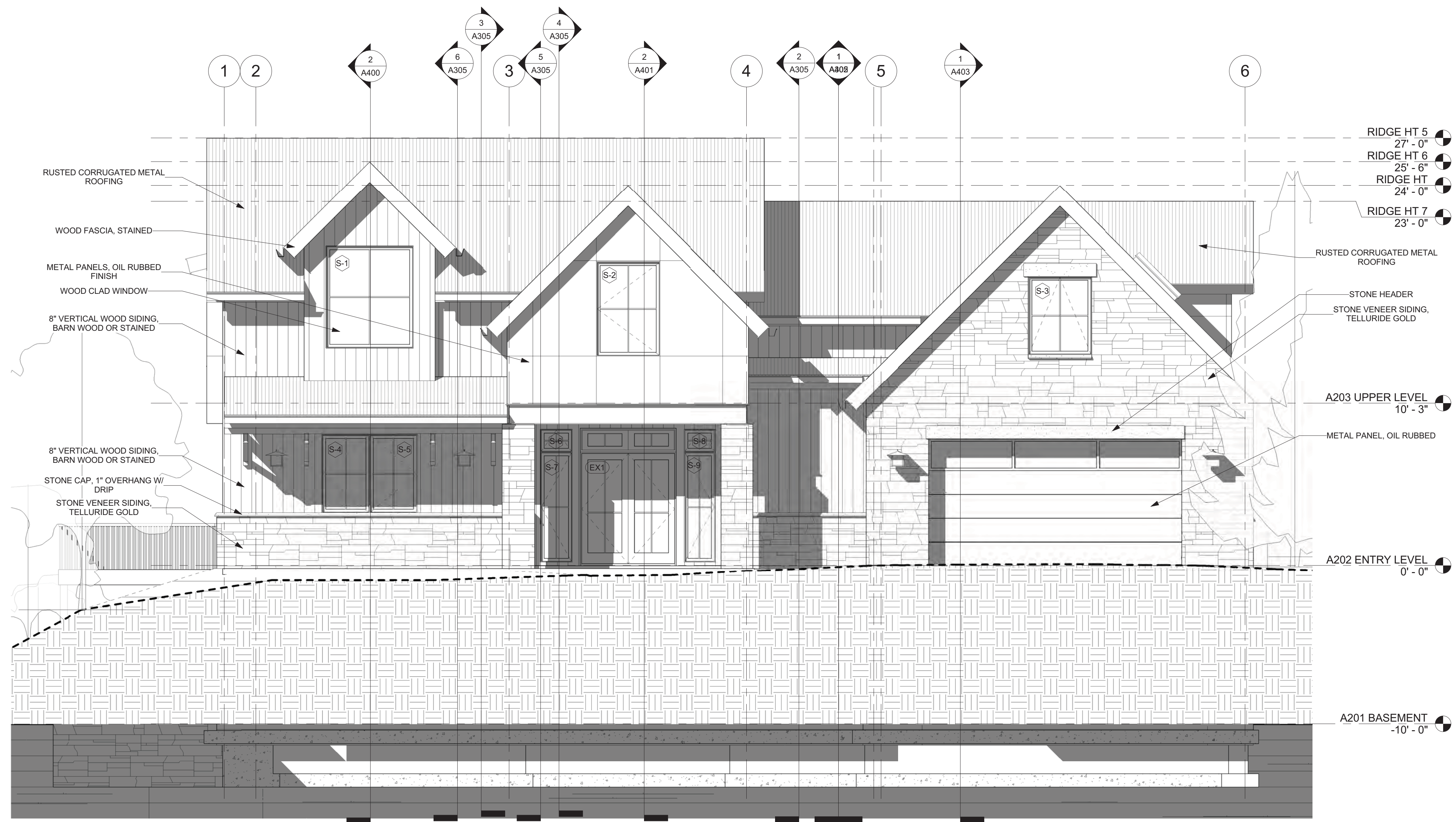
MARK	REV. DATE	DESCRIPTION

PROJECT NAME:
PROJECT MANAGER:
DRAWN BY:
REVIEWED BY:
DATE:

PROJECT NAME:
DENESIK RESIDENCE
MOUNTAIN VILLAGE, COLORADO 81435

SHEET DESCRIPTION:
GROSS BUILDING AREA

SHEET NUMBER:
A210



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



JACK WESSON
ARCHITECTS INC.
333 WEST COLORADO AVENUE
TELLURIDE, COLORADO 81455
TEL: 970.728.9755
FAX: 970.728.9754
jack@wessonarch.com
www.jackwessonarchitects.com

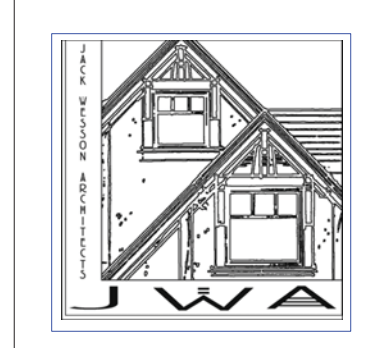
8-6-15	PRELIM DRB SET	
7-8-15	GROSS AREAS	
6-4-15	REVISED DESIGN	
5-20-15	DESIGN DRAWINGS	
MARK	REV DATE	DESCRIPTION
PROJECT NAME	DENEKIK RESIDENCE	
PROJECT MANAGER	MOUNTAIN VILLAGE, COLORADO 81455	
DRAWN BY	SHEET DESCRIPTION	
REVISED BY	ELEVATIONS	
DATE	SHEET NUMBER	
	A300	

PROJECT NAME:
DENEKIK RESIDENCE
MOUNTAIN VILLAGE, COLORADO 81455
SHEET DESCRIPTION:
ELEVATIONS
SHEET NUMBER:
A300



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

- RIDGE HT 5 27'-0"
- RIDGE HT 6 25'-6"
- RIDGE HT 24'-0"
- RIDGE HT 7 23'-0"
- MAX. BUILDING HEIGHT 37'-0"
- A203 UPPER LEVEL 10'-3"
- A202 ENTRY LEVEL 0'-0"
- A201 BASEMENT -10'-0"



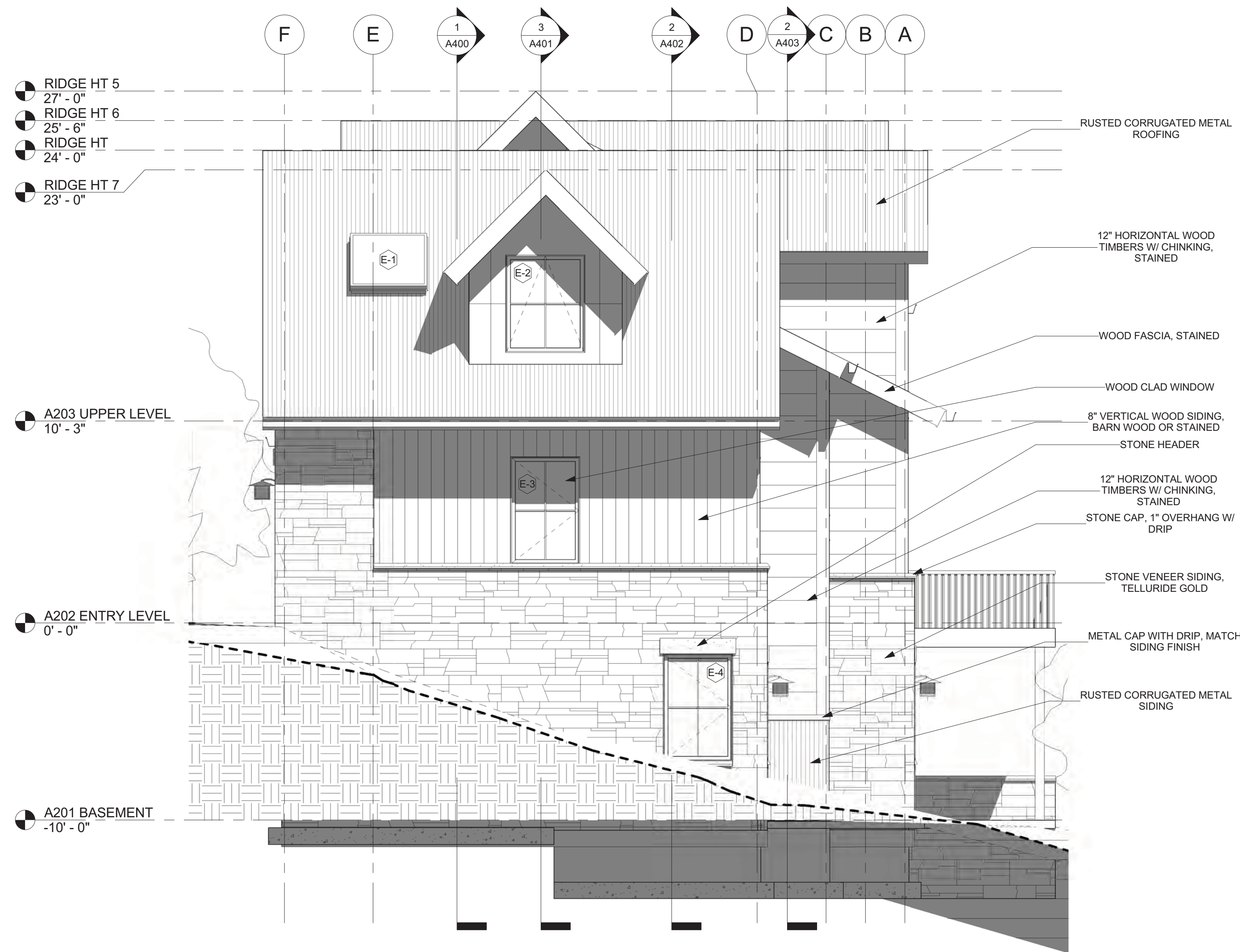
JACK WESSON
ARCHITECTS INC.
333 WEST COLORADO AVENUE
TELLURIDE, COLORADO 81435
TEL: 970.728.9755
FAX: 970.728.9734
jack@wessonarch.com
www.jackwessonarchitects.com

MARK	REV. DATE	DESCRIPTION
8-6-15		PRELIM DRB SET
7-8-15		GROSS AREAS
6-4-15		REVISED DESIGN
5-20-15		DESIGN DRAWINGS
PROJECT NAME	DENEKIK RESIDENCE	
PROJECT MANAGER	DENEKIK RESIDENCE	
DRAWN BY	DENEKIK RESIDENCE	
REVIEWED BY	DENEKIK RESIDENCE	

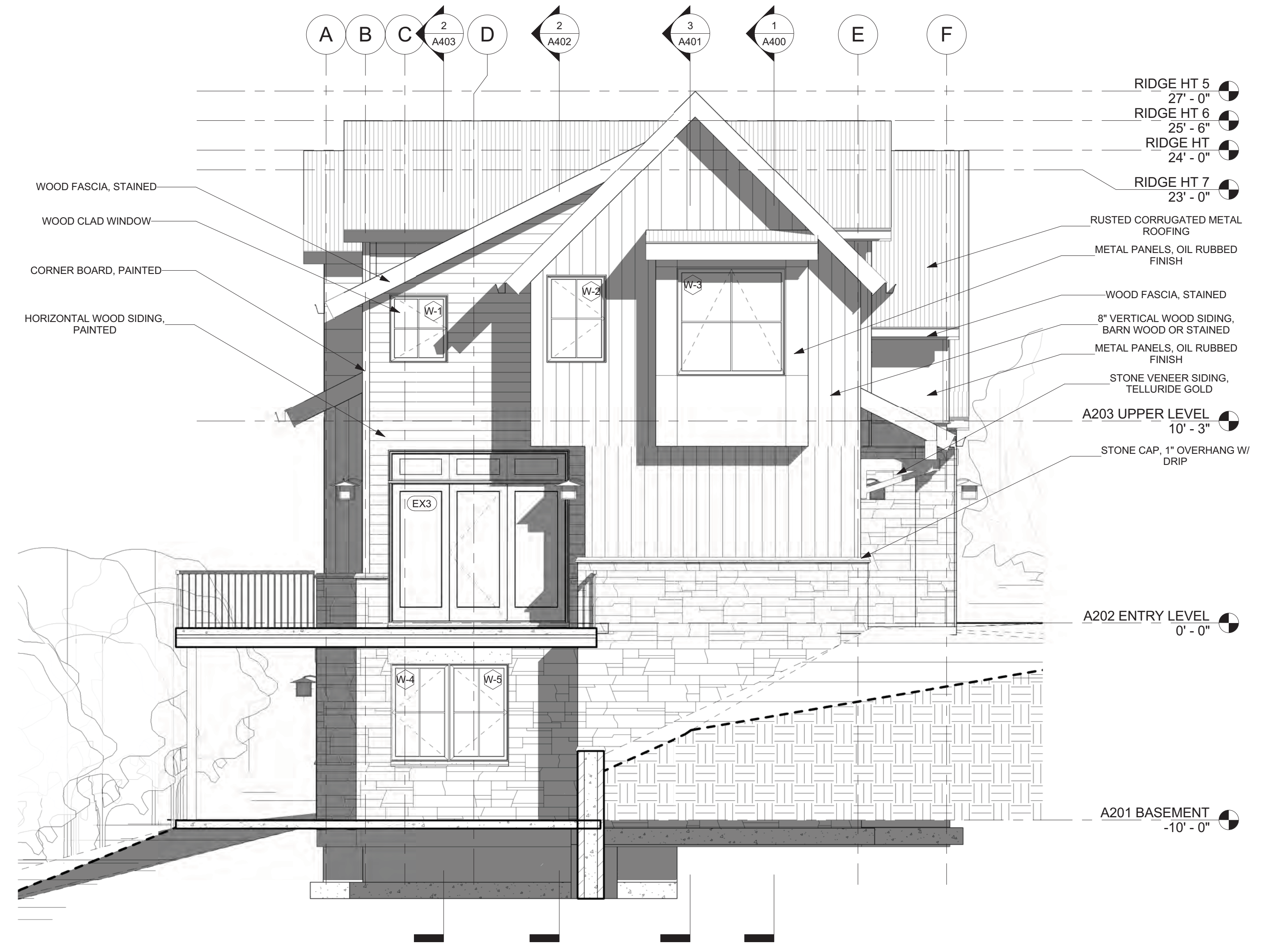
PROJECT NAME:
DENEKIK RESIDENCE
MOUNTAIN VILLAGE, COLORADO 81435

SHEET DESCRIPTION:
ELEVATIONS

SHEET NUMBER:
A301



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



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



JACK WESSON
ARCHITECTS INC.

333 WEST COLORADO AVENUE
TELLURIDE, COLORADO 81435
TEL: 970.728.9755
FAX: 970.728.9734
jack@wessonarch.com
www.jackwessonarchitects.com

PROJECT NAME:
DENESIK RESIDENCE

MOUNTAIN VILLAGE, COLORADO 81435

SHEET DESCRIPTION:
ELEVATIONS

SHEET NUMBER:
A302

8-6-15	PRELIM DRB SET
7-8-15	GROSS AREAS
6-4-15	REVISED DESIGN
5-20-15	DESIGN DRAWINGS

MARK	REV DATE	DESCRIPTION

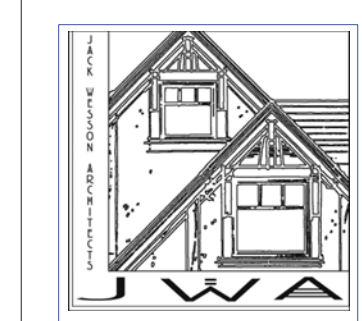
PROJECT NAME:
PROJECT MANAGER:
DRAWN BY:
REVIEWED BY:
DATE:



1 Section B
1/4" = 1'-0"



2 Section 1
1/4" = 1'-0"



JACK WESSON
ARCHITECTS INC.

333 WEST COLORADO AVENUE
TELLURIDE, COLORADO 81415
TEL: 970.728.9755
FAX: 970.728.9754
jack@wessonarch.com
www.jackwessonarchitects.com

PROJECT NAME:
DENESIK RESIDENCE
MOUNTAIN VILLAGE, COLORADO 81415

SHEET DESCRIPTION:
SECTIONS

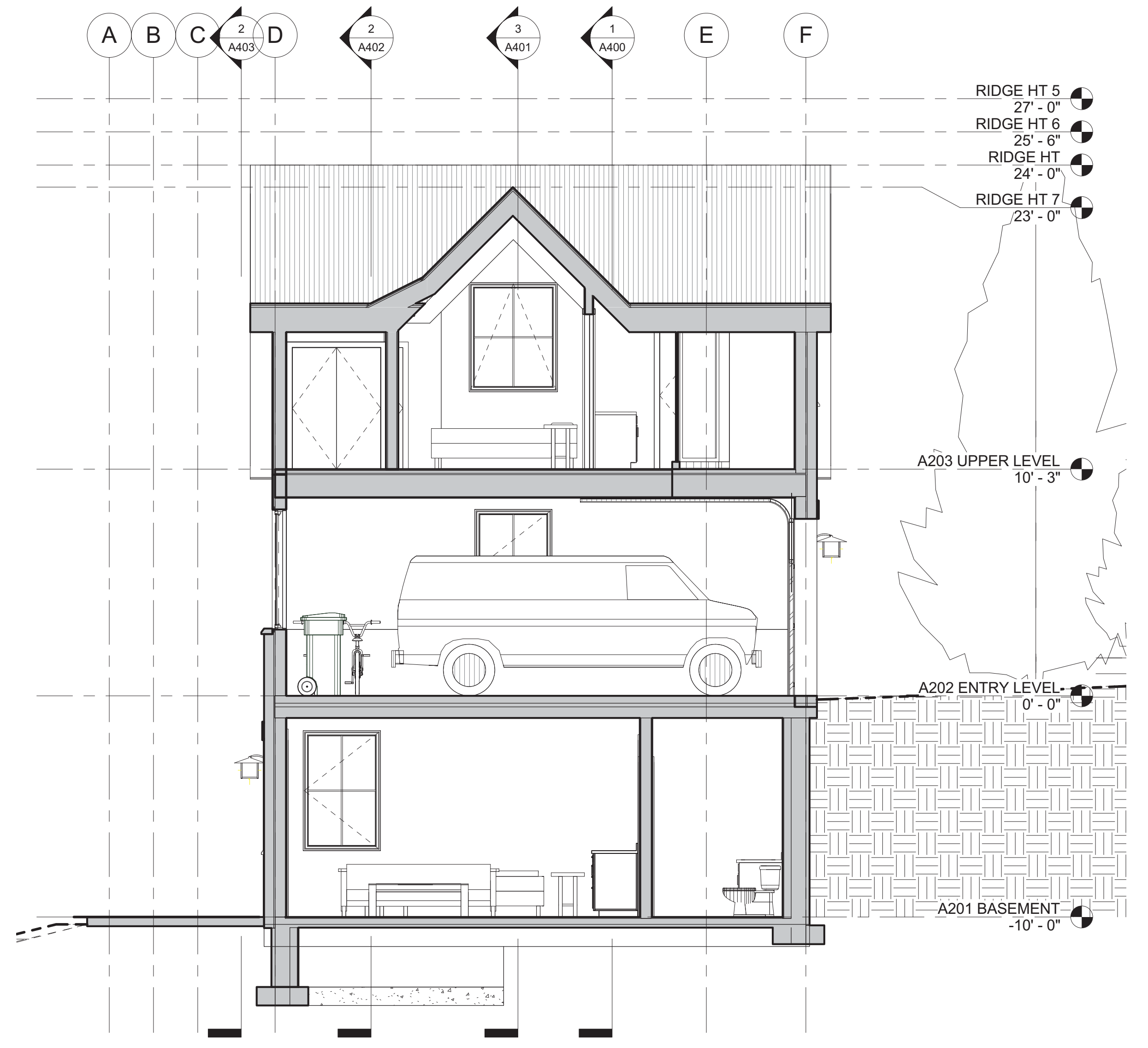
SHEET NUMBER:
A400

MARK	REV. DATE	DESCRIPTION
8-6-15		PRELIM DRB SET
7-8-15		GROSS AREAS
6-4-15		REVISED DESIGN
5-20-15		DESIGN DRAWINGS

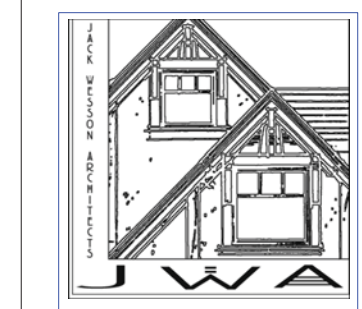
PROJECT NAME:
PROJECT MANAGER:
DRAWN BY:
REVIEWED BY:
DATE:



② Section D
1/4" = 1'-0"



① Section 4
1/4" = 1'-0"



JACK WESSON
ARCHITECTS INC.

333 WEST COLORADO AVENUE
TELLURIDE, COLORADO 81455
TEL: 970.728.9755
FAX: 970.728.9754
jack@wessonarch.com
www.jackwessonarchitects.com

PROJECT NAME:
DENESIK RESIDENCE
MOUNTAIN VILLAGE, COLORADO 81455

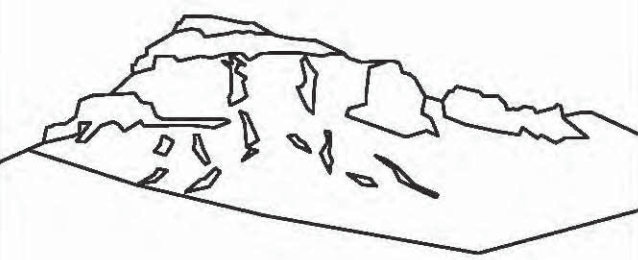
SHEET DESCRIPTION:
SECTIONS

SHEET NUMBER:
A403

8-6-15	PRELIM DRB SET
7-8-15	GROSS AREAS
6-4-15	REVISED DESIGN
5-20-15	DESIGN DRAWINGS

MARK	REV. DATE	DESCRIPTION

PROJECT NAME:
PROJECT MANAGER:
DRAWN BY:
REVIEWED BY:
DATE:



Uncompahgre
Engineering, LLC

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

SUBMISSIONS:

SUBMITTAL 2015-08-23

Denesik Residence
Lot BC513AR
Mtn. Village, CO

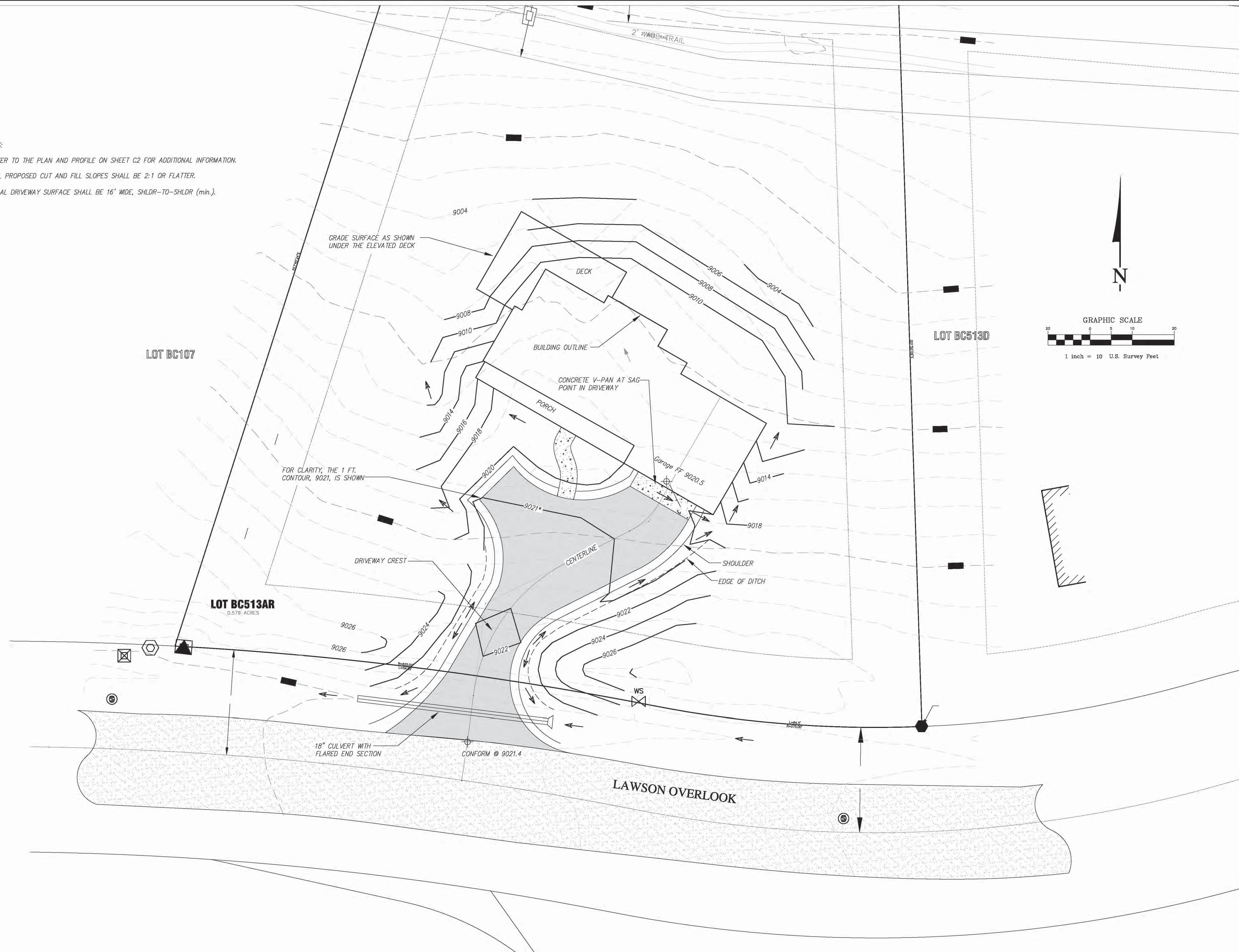


CONTRACTOR TO REVIEW AND COMPARE ALL
CHAPTERS AND INTERDISCIPLINARY DRAWINGS
AND REPORT ANY DISCREPANCIES TO THE
ARCHITECT PRIOR TO ANY FIELD WORK BEING
DONE IN ACCORDANCE WITH AIA DOCUMENT A201

Grading
and
Drainage
Plan

C1

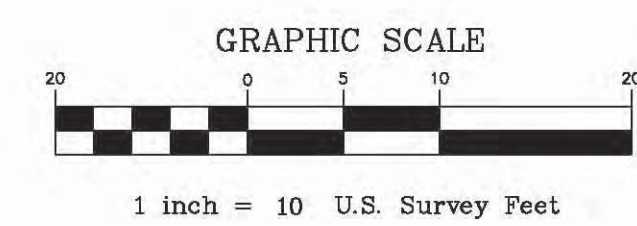
- NOTES:
1. REFER TO THE PLAN AND PROFILE ON SHEET C2 FOR ADDITIONAL INFORMATION.
 2. ALL PROPOSED CUT AND FILL SLOPES SHALL BE 2:1 OR FLATTER.
 3. FINAL DRIVEWAY SURFACE SHALL BE 16' WIDE, SHLDR-TO-SHLDR (min.).



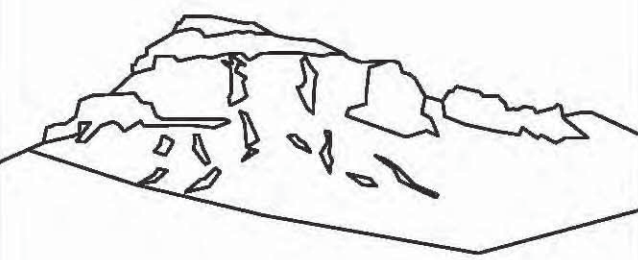
LOT BC107

LOT BC513AR
0.5791 ACRES

LOT BC513D



LAWSON OVERLOOK



Uncompahgre
Engineering, LLC

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

SUBMISSIONS:

SUBMITTAL 2015-08-23

Denesik Residence
Lot BC513AR
Mtn. Village, CO



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

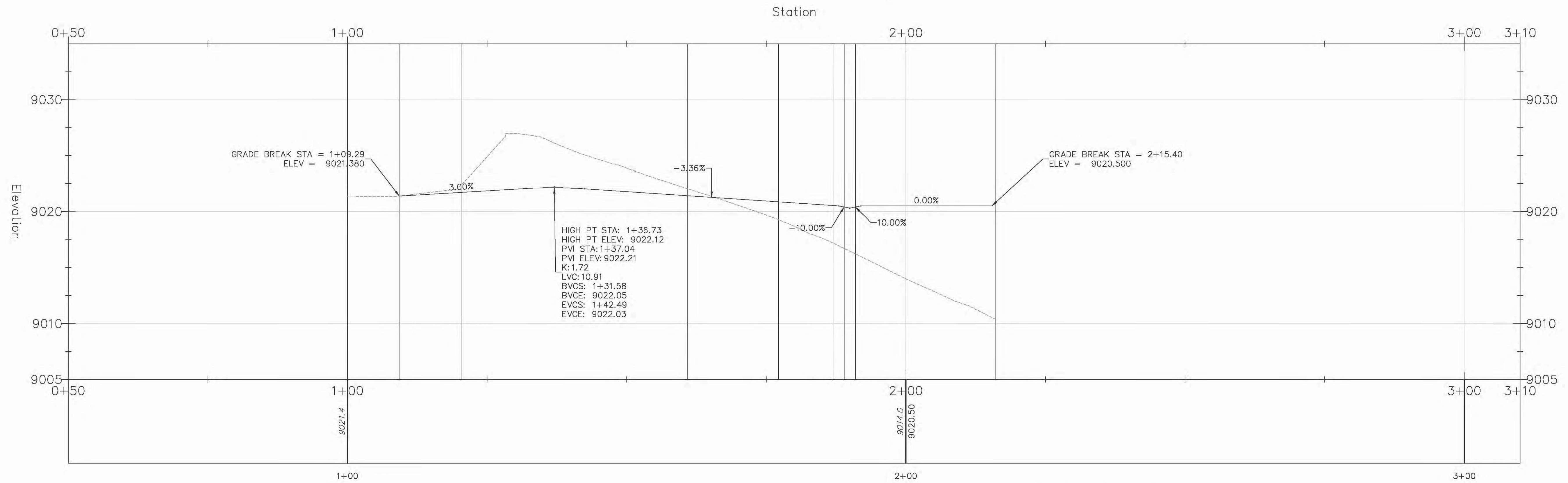
Driveway
Plan
and
Profile

C2



Scale: 1"=5'

Driveway Profile



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



Warm Glow
Dimmable Light



Philips 6.5 Watt A19 LED 2700K 120V 450 Lumen 80 CRI Medium (E26) Base White Dimmable Bulb (6.5A19/2200-2700 DIM 120V)

Item No: 6.5A19/2200-2700 DIM 120V

Replaces: 40 Watt Incandescent

\$10.00 PER ITEM

QTY

+ ADD TO CART

[+ Add to my list](#)

[+ Add to compare](#)

IN STOCK - Same Day Shipping (Order by 5pm EST M-F)

Customers also purchased ...



Philips 9.5 Watt A19 LED 2700K 120V 600 ...

\$10.71 PER ITEM



Philips 12 Watt PAR30S LED 3000K 120V 80...

\$22.86 PER ITEM



10 Watt 2700K Medium (E26) Base Dimmable...

\$19.47 PER ITEM



18 Watt 3000K Medium (E26) Base Omni-Dir...

\$24.67 PER ITEM

PHILIPS

SPECIFICATIONS

Brand	Philips	Manufacturer Part Number	6.5A19/2200-2700 DIM 120V
Manufacturer Code	453316	Product Category	LED
Product Type	Bulb	Replaces	40 Watt Incandescent
Warranty	3 Year	Lamp Type	LED Dimmable A19
Finish	White	Wattage	6.5
Voltage	120	Shape	A19
Base	Medium (E26)	Color Tone	Warm White
Initial Lumens	450	CRI	80
Control	Dimmable	Average Life (Hours)	25,000
Kelvin Temperature	2700		

 [Full Specifications \(pdf\)](#)

DIMENSIONS

Length (in)	4.92	Diameter (in)	2.4
-------------	------	---------------	-----

DESCRIPTION

Philips 6.5 Watt A19 LED 2700K 120V 450 Lumen 80 CRI Medium (E26) Base White Dimmable Bulb (6.5A19/2200-2700 DIM 120V) "Real Bulb" features "Warm Glow" dimming technology.

JWA: 425 N. PACIFIC
LIGHTING CUT SHEET: SCONCE



OUTDOOR LIGHTING
and more

Call us anytime
at
(800) 319-5987



[✉ Email this product to a friend](#)

[Great Outdoors by Minka - Kirkham Small One Light Outdoor Wall Lantern in Aspen Bronze - Dark Sky](#)

Product Rating

(12 Ratings)

[Write a Review](#)

[Read 12 Reviews](#)

FREE SHIPPING!

Kirkham is an International Dark Sky approved outdoor fixture. This means that its full cut-off design reduces unwanted night sky light pollution while remaining compliant with IDA specifications. A Hammered Aspen Bronze hood and back plate gives it character and uniqueness that is not found in this category... ([See Full Description](#))

OUR PRICE: \$47.90

Original Price: \$71.85

You Save: \$23.95 (33%)

SKU #MGO1110

[SHIPS TO CANADA](#)

Select Your Shipping:

FREE SHIPPING! Usually ships in 3 to 5 days

Ground - Free!

Questions? Call us anytime at (800) 319-5987

[ADD ITEM TO CART](#)

Manufacturer Details:

thegreatoutdoors®

The Minka Group has grown to become a leader in the decorative lighting industry. As a company, Minka prides itself in the quality and workmanship of each and every fixture produced.

With the people and distribution operating on two continents... [More on Great Outdoors by Minka...](#)

Product Details:

Great Outdoors by Minka 8101-138 - Kirkham Small One Light Outdoor Wall Lantern in Aspen Bronze - Dark Sky

Part of the Kirkham collection ([View full Kirkham collection](#))

Kirkham is an International Dark Sky approved outdoor fixture. This means that its full cut-off design reduces unwanted night sky light pollution while remaining compliant with IDA specifications. A Hammered Aspen Bronze hood and back plate gives it character and uniqueness that is not found in this category.

Features:

- Kirkham Collection
- One Light Outdoor Wall Lantern
- Aspen Bronze
- Dark Sky Compliant
- Requires one A-15 bulb, 60 Watt max (not included)
- Overall dimensions: 6" H x 8.5" W x 10.5" D

Weights & Dimensions:

Item:

Kirkham Small One Light Outdoor Wall Lantern in Aspen Bronze - Dark Sky

Weight:

Unavailable

Dimensions:

6" H x 8.5" W x 10.5" D

Product Reviews:

Avg. Customer Rating:

(based on 12 reviews)

Customers most agreed on the following attributes:

Attractive design (12), Area of illumination (10), Weather resistant (10), Easy to change bulb (9)

Porch (6), Back yard (4), Front yard (4), Walkway (3)

Novice (6), Do-it-yourself (5)

Pros:

Best Uses:

Describe Yourself:

JWA: 425 N. PACIFIC

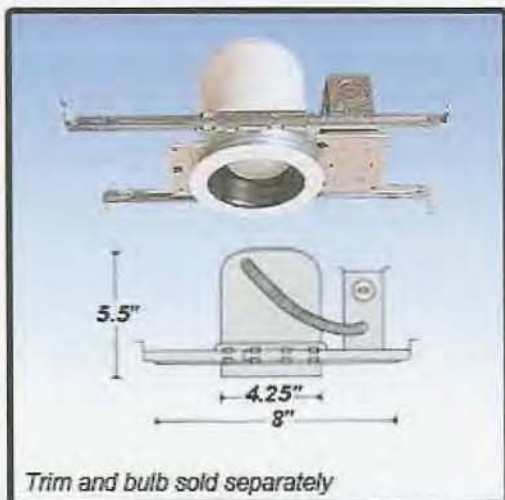
LIGHTING CUT SHEET: CAN

Related Categories

- 4" Trims
- 4" Housings

- 4" Parts

RX-104AT



RX-104AT

4" Universal Housing NON-IC Line Voltage 120volt
Air Tight

Housing Incandescent or Halogen Line Voltage - 120 volts

Suggested 50W Par 20 Bulb. Trim and bulb sold separately.

Replacement Items:

- Suggested 50W Par 20 Bulb.

• **In Stock**

[[Details](#)]

Material: Aluminum

Best Price: \$5.63

Quantity 1

Quantity / Price

1-5 **\$6.84**

6+ **\$5.99**

48+ **\$5.63**

[[Add to cart](#)]

[[Information](#)]

Size: H 5.5" x L 8" x W 5.5"
Aperture: 4.25"

Ceiling Installation:
Cut a 4-1/4" round hole into the dry wall.

Features:

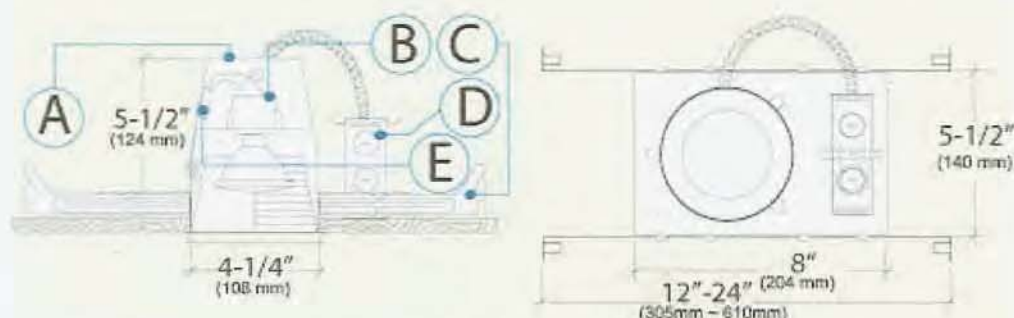
- 50W Max.
- UL, C-UL listed for damp location and feed through wiring.
- Thermally protected against misuse of insulation and improper lamping.
- J-box is listed for through-branch circuit wiring, 2 in 2 out, and (4) 1/2" knockouts.
 - Adjustable socket bracket plate for proper positioning of different lamp types.
- Pre-installed bar hangers allow the housing to be positioned at any point within 24" Joists span.
- Bar hangers are designed to fit T-bar spine without additional clamps for use in drop ceilings.
- Housing adjusts to accommodate up to 1" ceiling thickness.
 - 5 1/2" height allows use in 2" x 6" Joist construction.

Trims, Lamps & Accessory Links

- 4" Line Voltage Trims

● Par 20 Halogen Lamps

[Specifications]



- A - OUTER HOUSING**- High temperature painted 22 gauge deep-drawn single piece housing. Adjusts vertically in plaster frame to accommodate 1/2" to 1" ceiling. Accommodates lamps up to 50watt depending on the trim used.
- B - SOCKET** - Medium base screw shell porcelain socket preinstalled on adjustable mounting bracket is designed to allow usage of different lamp types, as well as proper and consistent lamp positioning.
- C - BAR HANGERS** - Pre-installed bar hangers allow housing to be positioned and locked at any point within a 24" joist span and can be shortened for 12" joists. They are designed to be hammered directly without using nails or screws and could be fit onto T-bar spline for easy installation and quick alignment.
- D - JUNCTION BOX** - Is UL and C-UL listed for through-branch circuit wiring, 2 in 2 out, and has 4 - 1/2" KO's.
- E - THERMAL PROTECTION** - Standard thermal protection device guards against improper installation, overlamping and misuse of insulation material.

Trim Size	Lamp Styles (50w max.)	
4-1/4"		
50W PAR20 NEA		
1.8'	87	4'
2.7'	37	6'
3.6'	30	8'
4.5'	13	10'
5.3'	5	12'
6.3'	3	14'
Beam Diameter	Initial Nadir Footcandles	Distance to Plane

UL and C-UL listed for damp location

UL and C-UL listed for Feed-through wiring

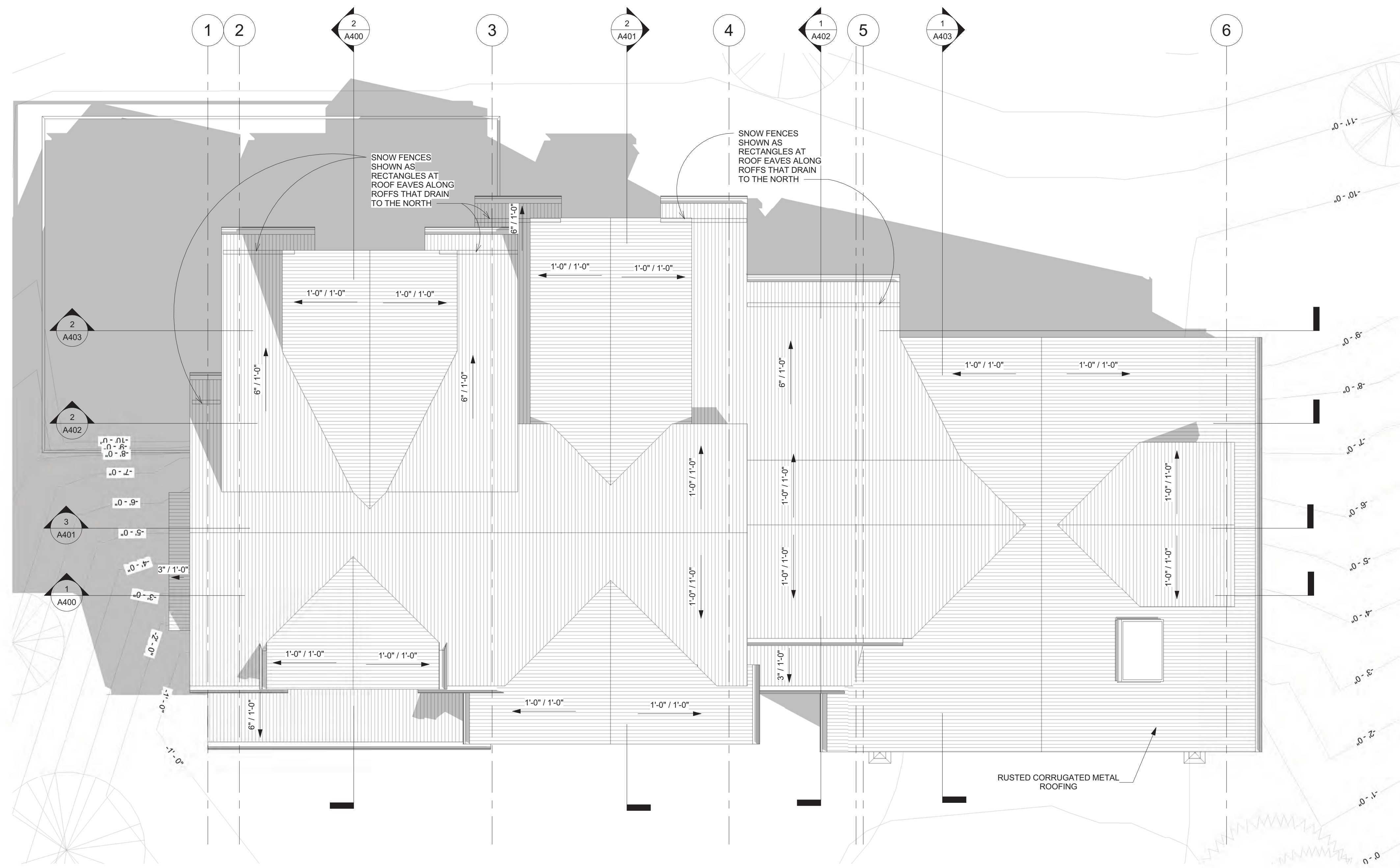
Tell a friend

Your name: *

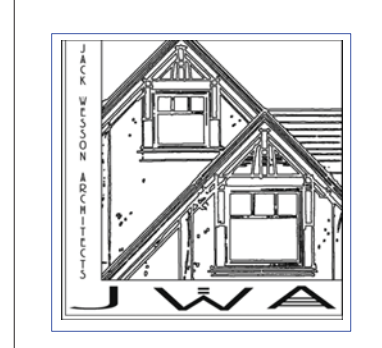
Your e-mail: *

Recipient's e-mail: *

[Tell a friend]



1 A204 ROOF PLAN
1/4" = 1'-0"



JACK WESSON
ARCHITECTS INC.
333 WEST COLORADO AVENUE
TELLURIDE, COLORADO 81435
TEL: 970.728.9755
FAX: 970.728.9754
jack@wessonarch.com
www.jackwessonarchitects.com

8-6-15	PRELIM DRB SET	
7-8-15	GROSS AREAS	
6-4-15	REVISED DESIGN	
5-20-15	DESIGN DRAWINGS	
MARK	REV DATE	DESCRIPTION
PROJECT NAME	DENEKIK RESIDENCE	
PROJECT MANAGER	JACK WESSON	
DRAWN BY	JACK WESSON	
REVIEWED BY	JACK WESSON	
© 2015 JWA		

PROJECT NAME:
DENEKIK RESIDENCE
MOUNTAIN VILLAGE, COLORADO 81435

SHEET DESCRIPTION:
ROOF PLAN

SHEET NUMBER:
A204



**COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION**

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

TO: Design Review Board
FROM: Dave Bangert, Town Forester
FOR: DRB Public Hearing on October 1, 2015
DATE: September 23, 2015
RE: Consideration of a Design Review Process application to allow for an address number and light on a previously approved matching monument on Lot 204.

APPLICATION OVERVIEW:

The purpose and intent of this memo is to have the Design Review Board review and act upon a Design Review Process application to allow for an address number and light on a previously approved matching monument Lot 204.

PROJECT GEOGRAPHY

Legal Description: Lot 204, Telluride Mountain Village, Filing 6
Address: 108 Stevens Drive, Mountain Village, Colorado
Applicant/Agent: Bruce Derrick
Owner: Bruce Derrick
Zoning: Single Family Residential
Existing Use: Single Family Residential
Proposed Use: Single Family Residential
Lot Area: 0.841 acres

Adjacent Land Uses:

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

ATTACHMENTS

- Exhibit A: Applicant's Site plan and photos

RECORD DOCUMENTS

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

BACKGROUND

The applicant applied for and received approval from the DRB at their May 2015 meeting for a new matching monument at the entrance of their driveway. The DRB set a condition that the new monument not have numbering or illumination. The applicant would like to add the address number to the new monument as well as lighting.

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

17.5.13. E.4 Address Identification Signs.

The development or redevelopment of all lots within the town shall provide an address identification sign prior to the issuance of a certificate of occupancy, certificate of completion or other final approval step as provided for in this CDC, which shall meet the following standards:

- a. **Freestanding Address Monument Required.** Each lot shall provide a freestanding address identification sign monument.
 - i. Notwithstanding the foregoing, homes that are located close to and are visible from a town road may attach address identification numbers to the building if such is located within twenty feet (20') of the roadway, subject to review authority and Fire District approval. The numbers shall match the size, contract, illumination and maintenance requirements set forth below.
 - ii. Address identification signs may be incorporated into a stone retaining wall that is located in the general easement and is readily visible from a right-of-way or access tract.
- b. **Lettering Size and Required Height.** Lettering and numbers shall be a minimum height of six inches (6") with the bottom of the letters and numbers no less than fifty-four inches (54") from the finished grade.
- c. **Maximum Height.** The maximum height is six feet (6').
- d. **Contrast.** Contrasting letters and numbers are allowed (i.e., black) to improve daytime visibility. Lettering shall have reflective material outline for nighttime visibility when lighting fails.
- e. **Illumination.** The address lettering and numbers shall be illuminated with a concealed LED or other energy efficient light source that does not cause glare to motorists or surrounding properties.
- f. **Location of Address Identification Sign Monument**
 - i. Address monuments shall be designed and located so as to be visible from the right-of-way or access tract that provides access to the driveway serving the development.
 - ii. Address monuments may be permitted by the review authority in the

general easement provided the property owner enters into a revocable license agreement with the Town prior to the issuance of the required development permit or building permit.

iii. Address monuments may be located in a right-of-way or access tract if it is not possible to design such monument so as to be located on the lot it is to serve, or if the monument would not be readily visible from the right-of-way or access tract providing access to the driveway provided that:

(a) For right-of-ways or Town-owned access tracts, the property owner enters into a revocable license agreement as set forth in the Sign Regulations; and

(b) For private access tracts, the developer or lot owner secures a letter of permission from each owner having an interest in such access tract.

iv. Address identification signs shall be set back a sufficient distance from roadways, drives and access tracts in order to facilitate snow plowing and storage. The address identification sign shall remain visible for emergency vehicles.

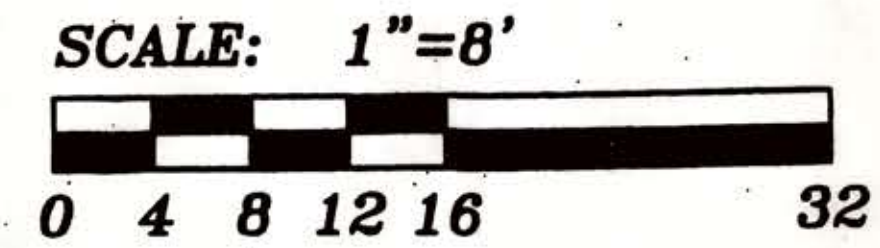
g. **Addresses Only.** Only address numbers and letters are permitted. Names, project names or slogans of any nature are prohibited on the address monument.

RECOMMENDATION

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

"I move to approve a Design Review Process application for an address number and light on a previously approved matching monument on Lot 204."

PROPOSED DEVELOPMENT PLAN



- LEGEND:**
- (Existing Evergreens to Remain)
 - (Existing Aspens to Remain)
 - Colorado Blue Spruce 9-12 Ft.
 - Quaking Aspens Min. 2-1/2" Caliper
 - Deciduous Shrubs Min. 5 Gal
 - Evergreen Shrubs Min. 5 Gal
 - Reseeded with Native Grasses
 - Canadian Blue Grass Sod
 - Perennials' Bed

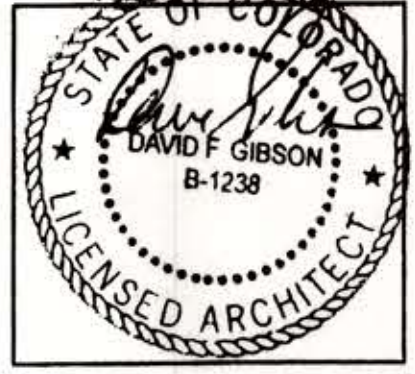
- GENERAL NOTES:**
- o All Disturbed Areas To Be Revegetated.
 - o All Grass & Perennials To Be Spray-Irrigated.
 - o All Trees & Shrubs To Be Drip-Irrigated.

- Entry/Address Monument 3' x 3' x 5'
- Landscape Lights (8)

REVISIONS

08/11/00	PRG. SET
8/30/00	FNLDRB
9/06/00	FNLDRB
1/09/04	

JOB #
DRAWN: L.S.S.
DATE: 07/20/00
CHECKED: DAVID F. GIBSON
SCALE: 1/8" = 1'-0"
COPYRIGHT © 2000



**MYERSON RESIDENCE
LOT 204 MOUNTAIN VILLAGE
TELLURIDE COLORADO**

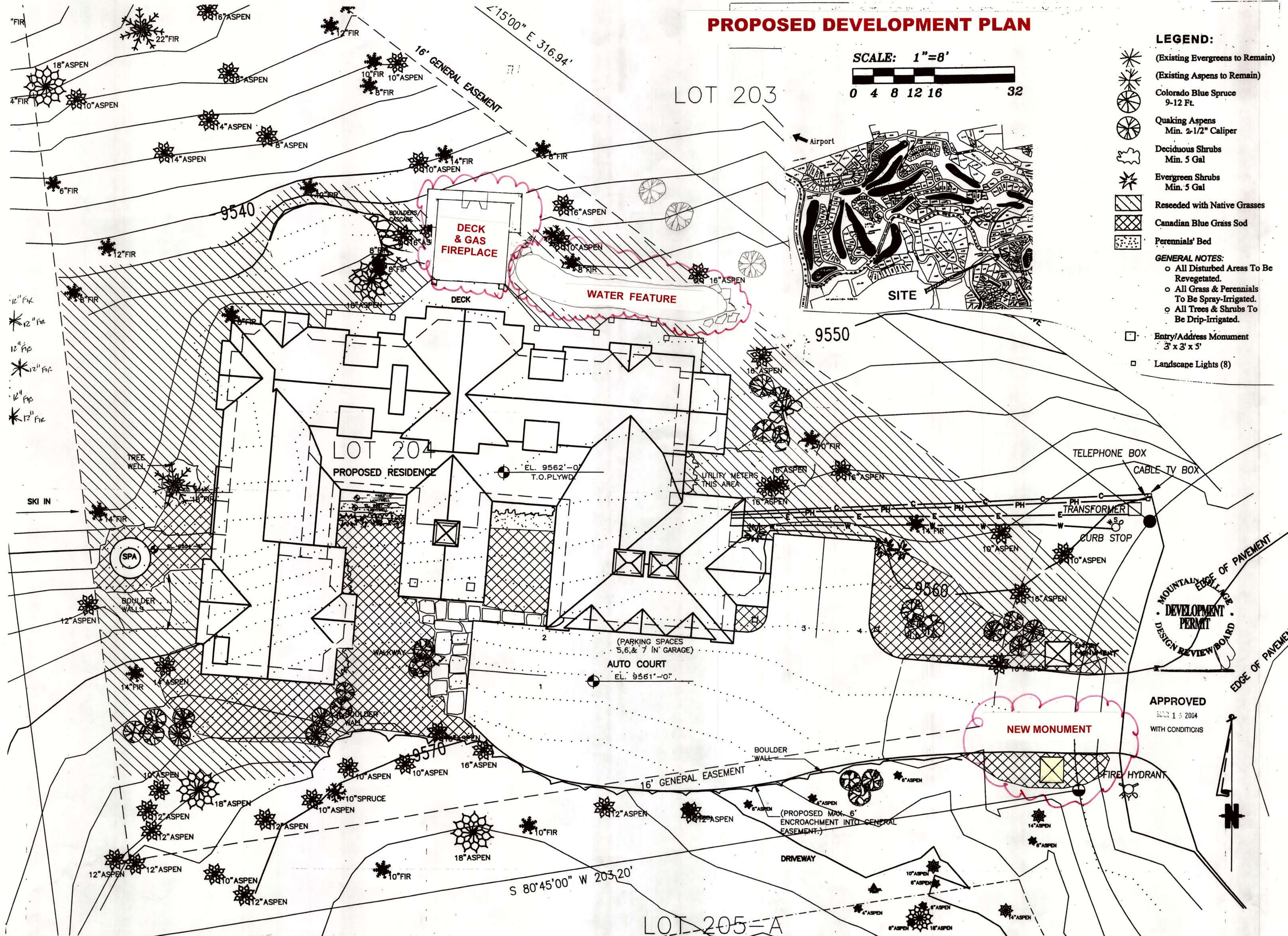
GIBSON

ARCHITECTS, LLC

ASPEN OFFICE
201 N. HILL ST.
960, 103
ASPEN, COLORADO
81611
970-920-9007
FACSIMILE
907-920-9005
E-MAIL
david@gibsonarch.com

TELLURIDE OFFICE
140 BOX 275
101 E. COLORADO AVE.
NO. 501A
TELLURIDE, CO. 81733
970-725-6601
FACSIMILE
970-725-6690
E-MAIL
david@gibsonarch.com

SHEET NO.
L1



APPROVED
MAY 15 2004
WITH CONDITIONS





**NEW ADDRESS
MONUMENT**



**COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION**

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

May 22, 2015

Bruce Derrick
108 Stevens Drive
Mountain Village, CO 81435

RE: Notice of Action for Lot 204 Design Review

Dear Mr. Derrick,

The purpose of this letter is to serve as a notification that the Design Review Process application for Lot 204 has received DRB and Town Council approval for the encroachments into the General Easement and Road Right of Way for an additional monument, stacked rock walls and landscaping. This approval shall demonstrate compliance with the following conditions:

1. Applicable Town fees and taxes shall be paid prior to commencing the activity or prior to the Town issuing a permit, as applicable, including but not limited to the Town's use tax.
2. The Applicant shall work with the Town of Mountain Village Public Works Department regarding drainage entering into the RROW.
3. The new monument will not have address numbers or illumination per the DRB.
4. The owner of Lot 204 will enter into a revocable encroachment agreement with the Town of Mountain Village for the improvements in the General Easement and the RROW.

Length of validity shall be for 18 months from the date of approval, expiring on November 22, 2016. If the development has not commenced, legal instruments not recorded, or a building or development permit has not been issued, as applicable, the approval shall expire unless a Renewal Process development application was approved. Once all of the conditions set forth above are met, unless such condition is deferred until after a building or development permit has been issued, the Town will issue a development permit for the project in accordance with the requirements set forth in the Community Development Code.

If you have any further questions or concerns please do not hesitate to contact me.

Sincerely,

Dave Bangert
Associate Planner/Forester
Town of Mountain Village
455 Mountain Village Blvd, Suite A
Mountain Village, CO 81435
O :: 970.369.8203
C :: 970.417.1789
F :: 970.728.4342



PLANNING AND DEVELOPMENT SERVICES

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

TO: Design Review Board

FROM: Glen Van Nimwegen, AICP
Director of Planning and Development Services

FOR: Meeting of October 1, 2015

DATE: September 24, 2015

RE: Conceptual work session for a new single-family dwelling on Lots 243 AR and 243 BR

PROJECT GEOGRAPHY

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

Legal Description: Lots 243 AR and 243BR
Address: 100 and 102 Hang Glider Drive
Applicant/Agent: CENTRE SKY ARCHITECTURE
Owner: Glider Investment Partners, LLC
Zoning: Single-Family Zone District
Existing Use: Vacant Lot
Proposed Use: Single-Family
Lot Size: 1.0 acre (combined lots)

Adjacent Land Uses:

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

ATTACHMENTS

- Exhibit A: Work Session Application
- Exhibit B: Development Narrative
- Exhibit C: Plan Set
- Exhibit D: Geotechnical Report
- Exhibit E: View A
- Exhibit F: View B

BACKGROUND

The applicant has submitted an application in accordance with the provisions of Section 17.4.6 of the Community Development Code (CDC) for a conceptual work session with the Design Review Board. The proposed project consists of a 9,314 square foot single-family home on two lots, which will be combined for a total site of 1.00 acres. The applicant is representing the potential buyers of the property.

The purpose of the work session is to allow the applicant and DRB to have an informal, non-binding review and discussion about the project, potential issues and possible solutions. Staff has conducted a cursory review of the project in relation to the intent and standards of the Design Regulations of the CDC (**Chapter 17.5**).

CURSORY ANALYSIS

Site

Building coverage is 23.8% of the site and the code allows 30% (**Sec. 17.3.13**). Approximately 30% of the site is a delineated wetland. The applicant is not proposing any wetland disturbance; however the Bridge area of the home is approximately 10 feet from the delineation. This will require special care during construction to avoid disturbance of the area (**Sec. 17.6.1.B.2.h**).

The Wetland and Slope exhibit indicates the majority of the street frontage of the parcel is either wetland or a 30% slope making access to the site difficult, particularly in meeting the intent of the CDC Sec. 17.5.7.C: "The extent of cuts and fills shall be limited to protect the surrounding vegetation. All cut and fill areas shall feather into the natural topography within the confines of the property boundary."(**Sec. 17.5.7.C**). The applicant has kept the cut into the slope to a minimum to maintain only a four foot high retaining wall, but the slope of the driveway exceeds our standards. The first 20 feet of the driveway adjacent to the roadway cannot exceed 5% and 8% is provided (**Sec. 17.6.6.B.4.b**). The majority of the driveway is at a 12% grade where 8% is required; however this can be increased to 12% with the provision of a fire sprinkler system (**Sec. 17.6.6.B.4.d**).

All structures are out of the General Easement Area, but minor grading will occur in the easement. The CDC allows the Board to allow grading in the easement if seven criteria can be met (**Sec. 17.3.14.F.1-7**). One reason for the grading is due to the proximity of the structure to the easement which is necessitated by avoiding any encroachment into the wetland area.

Building

The Board should consider the following areas where the design supports the theme and where details of the design deviate from the strict guidelines:

- Primary roof forms shall be gable. Secondary roof forms may be gabled or shed forms (**Sec. 17.5.6.C.1.a**). A large shed roof occurs over the Master Bedroom/Garage area.
- The separate structures linked by bridges lessen the dominance of the structure and avoids long spans of unbroken ridgelines (**Sec. 17.5.6.C.1.e**).
- The vegetated roof over the main entrance provides shelter from snow and ice shedding (**Sec. 17.5.6.C.1.g**).
- The roof pitch of the shed roof over the Master Bedroom/Garage is 1.5:12, flatter than the called for 4:12 (**Sec. 17.5.6.C.2.b**). Two secondary shed roofs located on the front elevation by the main entrance and on the west end of the elevation have similar pitches (2:12). The roof material is rusted standing seam.
- The vegetated "roof" is flat.
- 35% of walls shall be stone (**Sec. 17.5.6.E.1**). Staff has not received a material calculation sheet yet, but the main entrance elevation on the north appears to meet this standard, but the amount of stone reduces as the topography rises and the building elevations narrow to the west. The south elevations also appear to have less than the required stone. Other wall materials include rusted metal (specific DRB approval) and wood siding.
- Though the home is one structure, decks and patios are used to link what appears as several structures, reducing the scale of the building (**Sec. 17.5.6.J.1**).

- Building height is limited to 35 feet (**Sec. 17.3.12, Table 3-3**).

Additionally, the accessory dwelling unit at the far west end of the structure shall not exceed 1,500 square feet and provide additional off-street parking (**Sec. 17.3.4.F.5**).

APPROVAL PROCESS

Besides formal DRB approval for the project, a minor subdivision, rezone and density transfer must be approved prior to issuance of a building permit. The minor subdivision will be to vacate the center property line, thereby combining the lots, and the density transfer will be to transfer 4.0 person equivalents to the density bank.

RECOMMENDATION

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



CONCEPTUAL WORKSESSION SUBMITTAL FORM

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

The Community Development Department is here to assist you with your conceptual worksession request pursuant to the Community Development Code (CDC).

This publication outlines the Conceptual Worksession process of the CDC and also provides the submittal requirements for such development applications.

Contents of the Publication

This publication is intended to address the submittal requirements for a worksession consistent with the Conceptual Worksession Process, which is a required process for certain development applications, such as a rezoning or PUD applications. However, it is each developer’s responsibility to review the CDC and any associated regulations to ensure a full understanding of the conceptual worksession process.

Development Review Process

Conceptual worksession submittals shall follow the process and procedures set forth in Chapter 17.4 of the CDC. The worksession process generally consists of the following steps:

- Step 1:** Pre-submittal Meeting
- Step 2:** Conceptual Worksession Submittal
- Step 3:** Planning Division Completeness Check
- Step 4:** Referral and Review
- Step 5:** Planning Division Follow-up Communication
- Step 6:** Plan Revisions
- Step 7:** Schedule DRB and, if applicable, Town Council Public Meeting(s)
- Step 8:** Publish Review Authority Agenda; and
- Step 9:** Conduct Public Conceptual Worksession

Conceptual Worksession Submittal Requirements:

The following forms, information and plans will need to be submitted in order to have a complete conceptual worksession submittal. Situations will occur when all of the listed submittal requirements will not be required and where items not listed as submittal requirements will be required in order for the Town to have sufficient information to fully evaluate the impacts of a proposed development. The Planning Division is therefore authorized to determine, based on the nature of a proposed development, whether to waive submittal requirements or require additional submittal requirements.

Submitted (Office Use)	Item No	Submittal Requirements
	1.	Worksession Submission Form. Completed; form (Attached).
	2.	Fees. \$1,000 (Credit for any future development submittals). The agent and property owner are responsible for paying all Town fees as set forth in the



CONCEPTUAL WORKSESSION SUBMITTAL FORM

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

Submitted (Office Use)	Item No	Submittal Requirements
		fee resolution, and are also required by the CDC to pay for Town legal fees, the cost of special studies, and other fees as set forth in the CDC. Such fees are considered a condition precedent to having a complete development process submission, and shall be paid prior to the Town issuing the final approval.
	3.	Proof of Ownership. Copy of current deed or title report on the effected property.
	4.	Agency Letter. If conceptual worksession request is not submitted by the owner of the property, a letter of agency, signed by the property owner giving permission to a firm or person to submit the requested land use application (Attached). A conceptual worksession for a PUD may be filed only by the owner(s) of fee title to all land to be included within such PUD or other person holding written consent thereto from the owner(s) of all land to be included in such PUD, or any combination thereof. No PUD may be approved without the written consent of the landowner(s) whose property is included in the PUD.
	5.	HOA Letter. For proposed development on property that is owned in common by a homeowners association, the conceptual worksession submittal shall include: <ul style="list-style-type: none"> A. A letter from the Homeowner’s Association (HOA) board giving permission for the request (Attached), and, where a vote is required by the HOA governing documents, a copy of the proof of the vote and outcome of such vote. B. A copy of the HOA governing documents, including bylaws and declaration.
	6.	Title Report. Copy of current title report for the property listing all encumbrances.
	7.	Development Narrative. A written narrative of the proposed development that outlines the request. The narrative should include a summary of how the proposed development meets the key requirements of the CDC, such as the applicable criteria for decision.
	8.	Existing Condition Plan. A stamped, monumented land survey prepared by a Colorado registered land surveyor showing existing site and surrounding access (driveway or roadway route, utility route, etc.) conditions drawn at a scale of 1” = 10’ to a maximum of 1” = 30’ showing the following information: <ul style="list-style-type: none"> A. Lot Size. Lot size needs to be shown. B. Existing Lot Lines. Existing platted lot lines need to be shown with distances, bearings and a basis of bearing. Existing property pins or monuments found and the relationship to the established corner also need to be shown. C. Existing Topography. Existing topography needs to be shown with two foot contour intervals, including spot elevations at the edge of asphalt along any roadway or driveway frontage for the intended accessway at 25 foot intervals. D. Steep Slopes. Any slopes that are 30% or greater shall be mapped with a shaded or hatched pattern. E. Wetlands, Ponds, Streams or Drainages (if any). Wetlands, ponds, streams and drainages need to be shown. Recent wetland delineation by qualified consultant must be surveyed and shown on proposed site plan for United States Army Corps of



CONCEPTUAL WORKSESSION SUBMITTAL FORM

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

Submitted (Office Use)	Item No	Submittal Requirements
		Engineers approval. If wetlands are located adjacent to the development site, such wetland area also needs to be shown.
		F. Easements. Indicated all easements shown on the governing plats and recorded against the property.
		G. Utilities. All underground and above ground utilities and pedestals or transformers need to be shown.
		H. Existing Improvements. Any existing site improvements need to be shown, such as buildings (including driplines), drainage systems, trails (if part of official Town trail system as shown in the Comprehensive Plan), sidewalks, roadways, driveways, light poles and fences.
		I. Fire Mitigation/Forestry Management. A tree survey of all trees with a diameter at breast height of four inches (4") or greater shall be shown to ensure compliance with the fire mitigation and forestry management requirements.
	9.	Proposed Development Plan. The following information shall be submitted for the conceptual worksession:
		A. Conceptual Site Plan. A conceptual site plan prepared by a qualified consultant (architect, engineer, planner, etc.) in accordance with the applicable regulations of the CDC (unless a variation is requested pursuant to the PUD Regulations) shall be submitted to show the proposed location of any roads, driveways, buildings, sidewalks, trails, parking areas, amenity areas, plaza areas, or other intended or required development.
		B. Conceptual Grading Plan. A conceptual grading plan prepared by a qualified consultant showing how the project can meet the CDC roadway and driveway standards, grading and drainage design requirements and pedestrian connections, as applicable, with proposed grading shown with a solid line and spot elevations as needed.
		C. Conceptual Building Elevations and Floorplans: Conceptual architectural plans prepared by a qualified consultant designed in accordance with the applicable regulations of the CDC (unless a variation is requested pursuant to the PUD Regulations) including but not limited to building elevations and floorplans with a scale of 1/4" = 1' to 1/16" = 1' for larger scale projects.
		D. Conceptual Landscaping Plan. A conceptual landscaping plan in accordance with the Landscaping Regulations shall be designed and prepared by a qualified consultant with experience in creating and planting landscape plans in montane and subalpine life zones.
	10.	Practicable Alternatives Analysis: For development proposing disturbance to wetlands, the general easement or slopes greater than 30%, the Town may require an applicant prepare a practicable alternatives analysis to demonstrate why it is not practicable to avoid such areas.
	11.	Plan Set Sheet Requirements. All plans sets as set forth in these submittal requirements



CONCEPTUAL WORKSESSION SUBMITTAL FORM

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

Submitted (Office Use)	Item No	Submittal Requirements
		shall be formatted to have a sheet size of 24" X 36", with cover sheet providing the contact information of all plan consultants, vicinity map, and sheet index; and all sheets showing date of original plan preparation and all revision dates, sheet labels and numbers, borders, title blocks, project name, lot number, address and legends. A. All plans submitted by a Colorado licensed architect, surveyor, geologist or interior designer shall be electronically stamped and signed without a locked signature to allow for commenting on the plan sets.
	12.	ePlan Submittal. All conceptual worksession requests shall be submitted pursuant to the ePlans submittal as outlined in the following publication: http://www.townofmountainvillage.com/eplans

Questions and/or comments on ePlans Process can be directed to cd@mtnvillage.org or call 970-728-1392.



CONCEPTUAL WORKSESSION SUBMITTAL FORM

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

**OWNER/APPLICANT
ACKNOWLEDGEMENT
OF RESPONSIBILITIES**

I, GLIDER Investment PARTNERS the owner of Lot 243AR & 243BR (the "Property") hereby certify that the statements made by myself and my agents on this submittal are true and correct. I acknowledge that any misrepresentation of any information on the submittal may be grounds for denial of the development worksession 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 submission request. We agree to allow access to the proposed development site at all times by member of Town staff, DRB members and the Town Council. We agree that if this request is approved, it is issued on the representations made in the development 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.

X

[Handwritten Signature]

9/15/2015

Signature of Owner

Date

9/15/2015

Signature of /Agent

Date

OFFICE USE ONLY

Fee Paid:

By:

Planner:



CONCEPTUAL WORKSESSION SUBMITTAL FORM

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

WORKSESSION SUBMISSION PROCESS			
APPLICANT INFORMATION			
Name: CENTRE SKY ARCHITECTURE	E-mail Address: jamie@centresky.com		
Mailing Address: P.O. Box 161488	Phone: 406-995-7572		
City: Big Sky	State: MT	Zip Code: 59718	
Mountain Village Business License Number: 001743			
PROPERTY INFORMATION			
Physical Address: 100 & 102 HANGGLIDER		Acreage: 1 1.0 acres (combined)	
Zone District:	Zoning Designations: SINGLE FAMILY	Density Assigned to the Lot or Site: 2 units / 4 persons	
Legal Description: LOTS 243AR & 243BR, MTN. VILLAGE			
Existing Land Uses: VACANT RESIDENTIAL			
Proposed Land Uses: SF RESIDENTIAL			
OWNER INFORMATION			
Property Owner: GLIDER INVESTMENT PARTNERS, LLC		E-mail Address:	
Mailing Address: 1 Olympiz Place Ste 1220		Phone: 410.484.9060	
City: Towson	State: MD	Zip Code: 21204	
DESCRIPTION OF REQUEST			



CONCEPTUAL WORKSESSION SUBMITTAL FORM

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

OWNER AGENT AUTHORIZATION FORM

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

(Signature)

(Date)

(Printed name)



CONCEPTUAL WORKSESSION SUBMITTAL FORM

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)

10125 RANCHO MONTECITO DRIVE
PARKER COLORADO 80138
303.840.0020
303.840.2299 F



11 LONE PEAK DR #206; BOX 161488
BIG SKY MONTANA 59716
406.995.7572
406.995.7477 F

Mountain Village Lot 243A & 243B Project Narrative

Located in Mountain Village, Lots 243A & 243B are adjoining, up sloping lots off of Hang Glider Drive. The lots are currently divided as such, however, the emphasis for design is under the assumption that the center dividing lot line will be vacated through a Re-Plat combining lots 243A and 243B into one single family residential lot, 1.0 acres in size. The lot/s are perceived to be challenging lot/s for development due to the steep topography directly off of Hang Glider drive, in excess of 30% slope spanning nearly the front half of the lot. Further, there are delineated wetlands at the middle of the lot/s that bridge the two lots composing of nearly 30% of the combined lot area. In addition to the wetland ecosystem, the lot has an abundance of Blue Spruce and Aspens aspen and pine trees ranging from saplings to upwards of 60 feet.

The building structure has been sited toward the upper section of the lot/s to avoid the majority of the 30% slope and to capitalize on the area that is not delineated as wetlands. The structure has been laid out in a linear fashion, parallel to the topography and wrapping around the wetland areas to maximize the wetland foreground views and the San Juan Mountain Range views in the distance.

Due to the steepness of the lot adjoining Hang Glider Lane, we are proposing a driveway that reaches a max slope of 12% through the mid-section to allow access to a buildable elevation for a custom residence fitting for the restrictions set forth with in the lot/s. There are proposed slope cut areas located within the areas exceeding 30% slope for driveway access, the wetland areas negate all other potential access points. However, consideration has been given to minimizing any fill placed on slopes in excess of 30%.

The architectural theme is a contemporary mountain design with heavy stone and concrete base. Materials working in tandem with our masonry base will be historic wood vertical planking, black steel, steel windows and a standing seam rusted metal (class A) roof. The expression of structure with historic timbers and exposed steel w shape columns and beams will contribute to the overall composition. The design theme for landscaping is a natural setting with release points where the architecture will create "openings" or bridge elements accentuating and allowing the natural surface drainage to drain through the structure. A Multi-level structure with stagger stepped roof lines in conjunction with several simple form structures adjoined by links consisting of a bridge and landscaped patios help visually dissect the project into smaller masses. The roof forms range from 6:12 pitch for the Primary Roofs and we are proposing secondary roof lines that range from 1:12 to 3:12 pitch. The majority of roof overhangs are 30 inches or greater except at certain areas where a 30 inch overhang would be overpowering in scale at some of the smaller secondary building forms. There will be a single detached accessory dwelling unit, apx. 725 sf in size.

Sincerely,

Jamie Dugaard, aia, ncarb, leed ap

Principal Architect-Centre Sky Architecture

TELLURIDE LOT 243

MOUNTAIN VILLAGE, COLORADO

■ CENTRE SKY ARCHITECTURE, LTD.

GENERAL CONTRACTOR T.B.D. ■

CENTRE SKY
ARCHITECTURE, LTD.
ARCHITECTURE
&
PLANNING

CENTRE SKY ARCHITECTURE, LTD.

11 Lone Peak Dr. #206
P.O. Box 161488
Big Sky, MT. 59716
Phone: (406) 995-7572 Fax: (406) 995-7477
E-mail: jamie@centresky.com
Website: www.centresky.com

10125 Rancho Montecito Drive
Parker, CO. 80138
Phone: (303) 840-0020 Fax: (303) 840-2299

ARCHITECTURE

Christina and Greg Steil

Phone: (630) 202-5202
E-mail: gsteil@steilgroup.com

CLIENT

GENERAL CONTRACTOR

STRUCTURAL ENGINEER

INTERIOR DESIGN

FOLEY ASSOCIATES, INC.

125 W. Pacific Suite B-1
P.O. Box 1385
Telluride, CO 81435
Phone: (970) 728-6153 Fax: (970) 728-6050
E-mail:

SURVEY

BUCKHORN GEOTECH

222 South Park Ave.
Montrose, CO 81401
Phone: (970) 249-6828
Fax: (970) 249-0945
E-mail: laurie@buckhorngeo.com

GEOTECHNICAL ENGINEER

WESTERN LANDS

11679 South Breeze Grass Way
Parker, CO 80134
Phone: (720) 936-9973
E-mail: tom@western-lands.com
Website: www.western-lands.com

LANDSCAPE DESIGN

CIVIL ENGINEER

■ 100% SCHEMATIC DESIGN - DRB Conceptual Work Session

SEPTEMBER 16, 2015 ■

CODE ANALYSIS

ZONING:	R-1	BUILDING DEPT.:	STATE OF COLORADO - SAN MIGUEL COUNTY
OCCUPANCY:	TYPE V NON RATED	BUILDING DEPT PHONE:	(970) 728-3923
CONSTRUCTION TYPE:	REQUIRED - NFPA 13D	CODE JURISDICTION:	2012 INTERNATIONAL BUILDING CODE
ALLOWABLE FLOOR AREA:	REQUIRED - MOUNTAIN VILLAGE CDC.		2012 INTERNATIONAL EXISTING BUILDING CODE
FIRE SUPPRESSION:	NON RATED		2012 INTERNATIONAL PLUMBING CODE
IRRIGATION:	NON RATED		2012 MECHANICAL CODE
BEARING & NON-BEARING EXTERIOR WALLS:	NON RATED		2012 FUEL GAS CODE
INTERIOR BEARING WALLS:	NON RATED		2012 INTERNATIONAL ENERGY CONSERVATION CODE
STRUCTURAL FRAME:	NON RATED		2014 NATIONAL ELECTRICAL CODE
			2012 INTERNATIONAL FIRE CODE
			TOWN OF MOUNTAIN VILLAGE & SAN MIGUEL COUNTY
			PRESCRIPTIVE ENERGY CODE & GREEN BUILDING STANDARDS
			NONE
			CLASS-A ROOF CONSTRUCTION REQUIRED

ZONING DISTRICT	MINIMUM AREA	MAXIMUM AREA	MAXIMUM LOT COVERAGE	MAXIMUM HEIGHT	PROPERTY SETBACKS		
					FRONT (ROAD)	SIDE	REAR
REQUIRED	NA	SEE LOT COVERAGE	< 30%	30' AVG. MAX - 35' (+5') MAX	16 FEET	16 FEET	16 FEET
ACTUAL	NA	SEE LOT COVERAGE	-	COMPLIED	COMPLIED	COMPLIED	COMPLIED

AREA ANALYSIS

DEFINITIONS:
SQUARE FOOT: As defined by ANSI Z765-2003: Livable floor area as measured from exterior dimensions including thickness of all walls, interior and exterior, excluding fireplace bumpouts, mechanical spaces, garage spaces, and unfinished basement and/or attic space.
GROSS SQUARE FOOT: Total building area as measured from exterior dimensions including thickness of all walls, interior and exterior, mechanical spaces, garage spaces, and accessible unfinished space; does NOT include crawl spaces, patios and decks.

LIVABLE	2620 SF	4170 SF	756 SF	725 SF	8271 SF
MECH./STOR.	- SF	N.A.	N.A.	N.A.	- SF
GARAGE	1044 SF	0 SF	0 SF	N.A.	1044 SF
TOTAL	3664 GSF	4170 GSF	756 GSF	725 GSF	9315 GSF

COVERED PATIOS	0 GSF
PATIOS	0 GSF

SITE INFORMATION

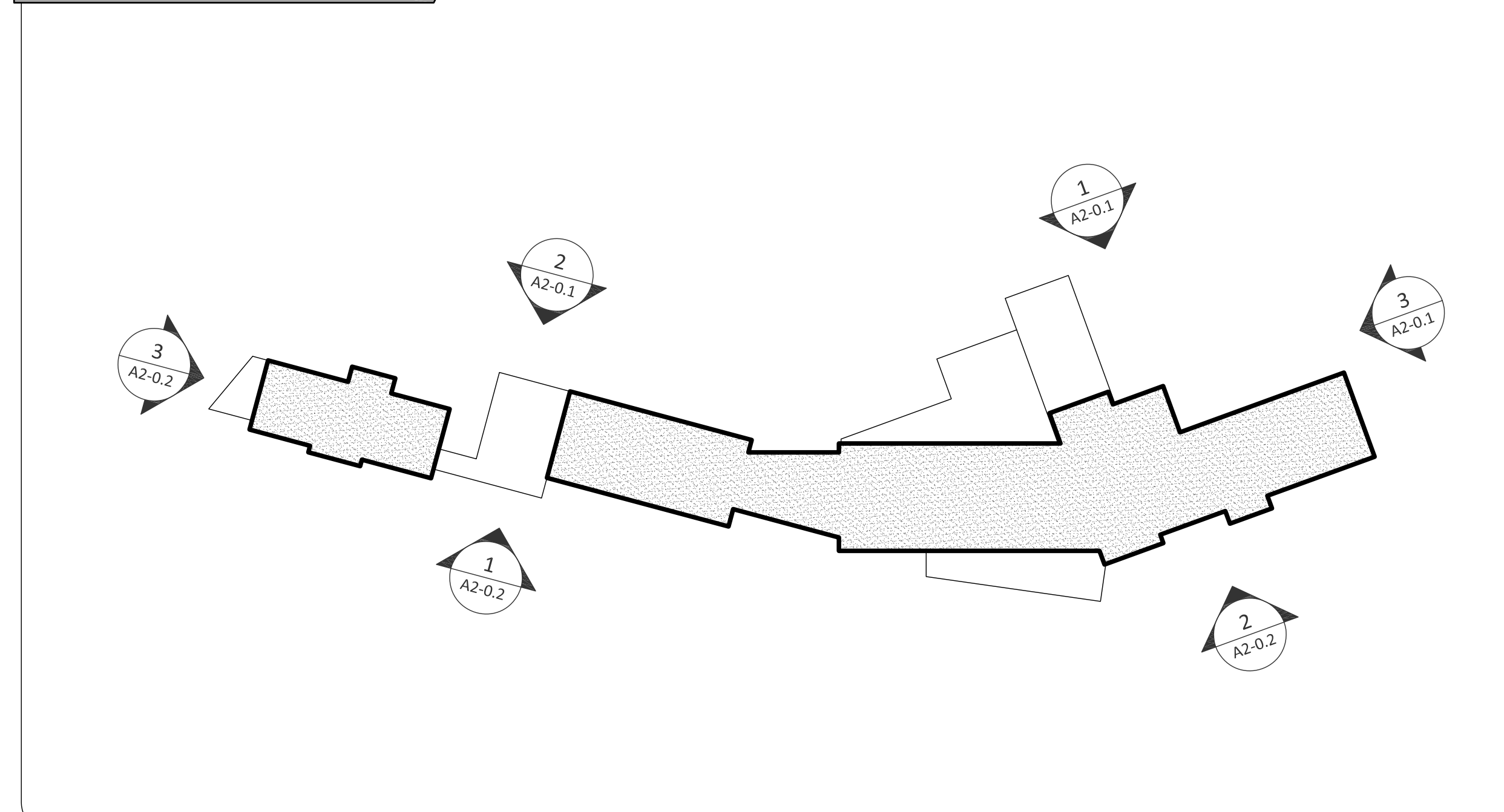
POWER:	SAN MIGUEL POWER ASSOCIATION 1-877-864-7311	BASIC WIND SPEED:	90 MPH/3 SEC. GUST (VERIFY W/ STRUCTURAL ENG.)
WATER:	CITY	SEISMIC DESIGN CATEGORY:	"C" (VERIFY WITH STRUCTURAL ENG.)
SEWER:	CITY	FROST DEPTH:	MINIMUM 48" BELOW FINISH GRADE
GAS:	SOURCE GAS - (970) 728-6141	SNOW LOADS:	REFER TO STRUCTURAL DRAWINGS, GENERAL NOTES & FOUNDATION DETAILS.
CABLE:	MOUNTAIN VILLAGE CABLE - (970) 369-0555	FOUNDATION STANDARD:	
TELEPHONE SERVICE:	-		
UNDERGROUND UTILITY LOCATE:	811		
FIRE DEPT.:	TELLURIDE FIRE PROTECTION DISTRICT		
FIRE DEPT. PHONE:	(970) 729-2411 CHIEF/INSPECTOR - J. CHEROSKE		
DEFENSIBLE SPACE:	30 FEET IS RECOMMENDED		
SOILS REPORT:	COPIES AVAILABLE UPON REQUEST		

DESIGN CRITERIA

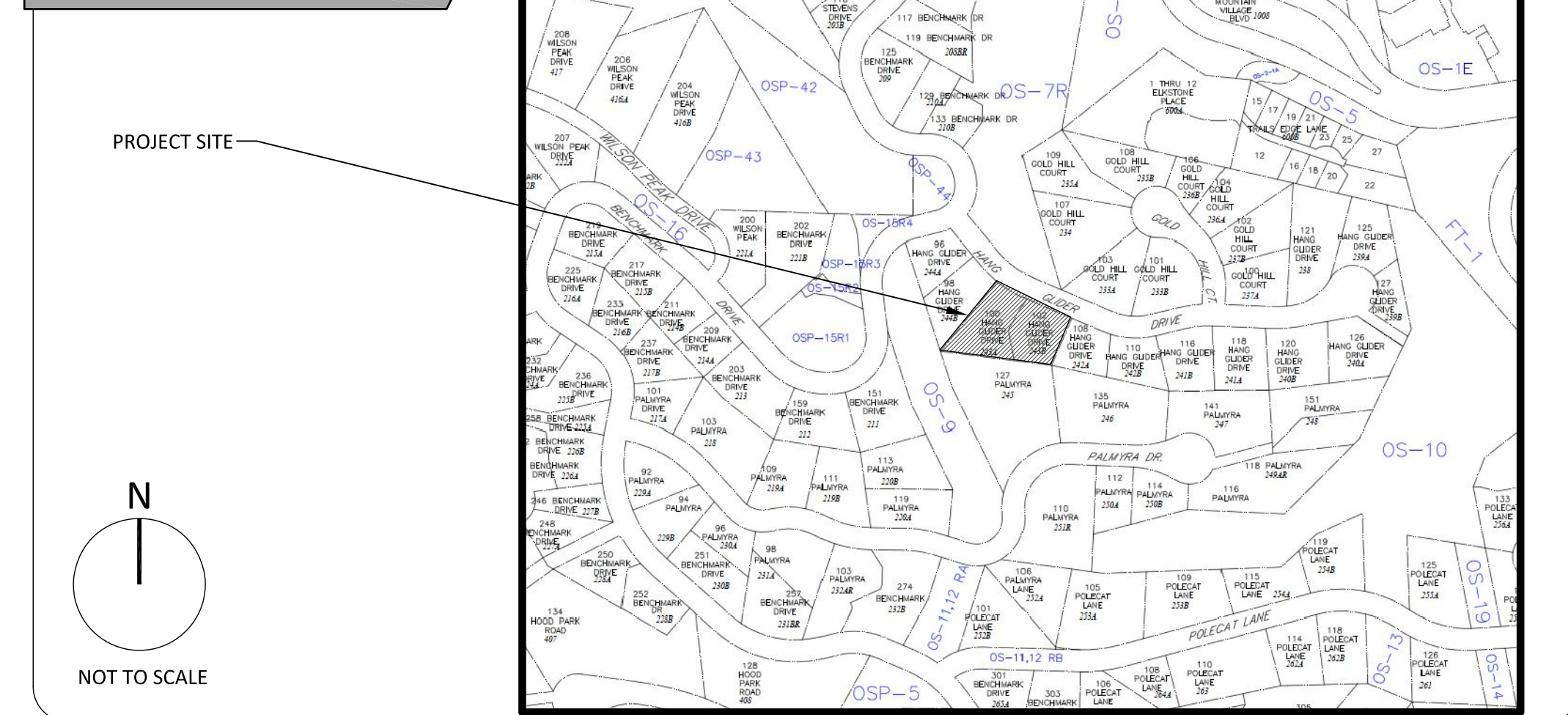
GRAPHIC SYMBOLS

100'-0" T.O. CONC.	POINT ELEVATION POINT	---	LINE OF ELEMENT ABOVE OR HIDDEN LINE	NEW CONCRETE
0/A0-0.0	EXTERIOR ELEVATION MARKER	1	TITLE MARK	PUMICE-CRETE RASTRA PANELS
0/A0-0.0	BUILDING SECTION & SECTION DETAIL MARKER	0/A0-0.0	DETAIL INDICATOR	TIMBER OR LOG ELEMENT
1/A0-0.0	INTERIOR WALL ELEVATION MARKER	0/A0-0.0	SECTION DETAIL INDICATOR	INSULATION
ROOM 100	ROOM NAME			STRUCTURAL BACKFILL
100	ROOM NUMBER			UNDISTURBED SOIL
100	DOOR INDICATOR			ASPHALT
X	WINDOW TYPE			WALL TO BE REMOVED
A	WALL TYPE			EXISTING WALL TO REMAIN
+	DATUM POINT			NEW WALL
---	BREAK LINE			

KEY PLAN



VICINITY MAP

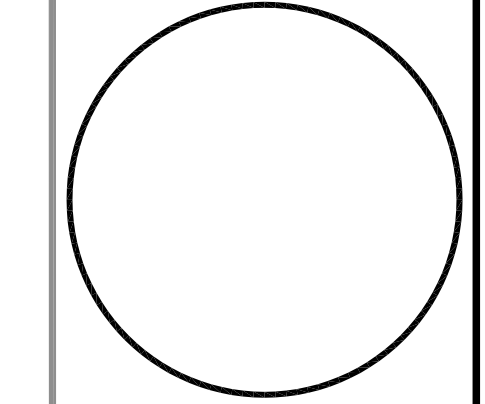


SHEET INDEX

COVER SHEET	T1-0.1 TITLE SHEET
	A0-0.0 GENERAL NOTES
CIVIL	C1-0.1 EXISTING SITE SURVEY
	C1-0.2 EXISTING SITE - SLOPE PERCENTAGE MAP
LANDSCAPE	L1-1.0 CONCEPTUAL LANDSCAPE PLAN
STRUCTURAL	
ARCHITECTURAL	A1-0.1 CONCEPTUAL SITE PLAN
	A1-0.2 CONSTRUCTION STAGING PLAN
	A1-1.0 LOWER LEVEL FLOOR PLAN
	A1-1.1 MAIN & UPPER LEVEL FLOOR PLAN
	A1-3.0 ROOF PLAN
	A1-3.1 BUILDING HEIGHT CALCULATIONS
	A2-0.1 EXTERIOR ELEVATIONS
	A2-0.2 EXTERIOR ELEVATIONS
	A2-0.3 EXTERIOR RENDERINGS
	A2-0.4 EXTERIOR RENDERINGS

* NOT INCLUDED IN DRAWING SET

T243
LOT 243A & 243B
100 & 102 Hang Glider Drive
Mountain Village, CO 81435



Issued For	Date
DRB Work Session	09-16-2015
100% S.D.	09-16-2015
SD Pricing #1	
100% D.D.	
95% C.D.	
100% C.D.	
Drawn By	g. Emanuel
Date	SEP 16, 2015
Project #	1516.01
Phase	SCHEMATIC DESIGN
Sheet	

T1-0.1
TITLE SHEET

www.centresky.com

GENERAL NOTES

GENERAL NOTES ARE INTENDED TO HIGHLIGHT OR IN SOME CASES SUPPLEMENT PROJECT SPECIFICATIONS. REFER TO THE PROJECT SPECIFICATIONS FOR COMPLETE WORK COVERAGE.

- ALL CONSTRUCTION INCLUDED UNDER THIS CONTRACT SHALL BE IN COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE & LOCAL CODES, STANDARDS, REGULATIONS, ORDINANCES, SPECIFICATIONS AND ANY APPLICABLE DESIGN OR ARCHITECTURAL REVIEW COMMITTEES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS APPLICABLE TO THIS PROJECT.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR SCHEDULING ONSITE REVIEWS BY BOTH THE GEOTECHNICAL ENGINEER AND STRUCTURAL ENGINEER AT THE APPROPRIATE CONSTRUCTION PHASE/AS SET FORTH BY EACH SPECIALTY.
- GENERAL CONTRACTOR/CONSTRUCTION MANAGER AS WELL AS SUB-CONTRACTORS SHALL BE FAMILIAR WITH & COMPLY TO ALL PROCEDURES SET FORTH BY FEDERAL, STATE, AND LOCAL GOVERNING AGENCIES IN THE CONSTRUCTION OF THIS PROJECT. IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO FURNISH ALL AFFIDAVITS, CERTIFICATES, & REPORTS THAT MAY BE REQUIRED BY ANY & ALL AGENCIES INCLUDING ANY APPLICABLE DESIGN OR ARCHITECTURAL REVIEW COMMITTEES UPON REQUEST.
- ALL CONSTRUCTION DOCUMENTS ARE BASED ON THE ACCURACY OF THE EXISTING RECORD DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR/CONSTRUCTION MANAGER AND TRADE CONTRACTORS TO VERIFY EXISTING CONDITIONS AND DIMENSIONS PRIOR TO THE INSTALLATION OF ANY NEW WORK OR DEMOLITION OF EXISTING CONSTRUCTION. IF ANY DISCREPANCIES ARE FOUND BETWEEN THE EXISTING CONDITION AND THE CONSTRUCTION DOCUMENTS THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY.
- INTERRUPTION OF EXISTING UTILITIES AND SERVICES AS NECESSARY MUST BE COORDINATED WITH THE OWNER'S REPRESENTATIVE WITH A MINIMUM OF 72 HOURS PRIOR NOTICE. THESE SERVICE INTERRUPTIONS INCLUDE BUT ARE NOT LIMITED TO: WATER, POWER, SANITARY SEWER, GAS, TELEPHONE, CABLE, ETC.
- CONTRACTORS SHALL COMPLY WITH ALL CONSTRUCTION DOCUMENTS, INCLUDING OUTLINE SPECIFICATIONS. DO NOT SCALE DRAWINGS! FOLLOW DIMENSIONS AS PER PLANS. NOTIFY ARCHITECT OF ANY CONFLICTS.
- SPECIFICATIONS AND DRAWINGS INDICATE FINISHED STRUCTURE. BUILDING SHALL BE RESPONSIBLE FOR CONSTRUCTION METHODS, PROCEDURES, AND CONDITIONS (INCLUDING SAFETY), EXCEPT AS SPECIFICALLY INDICATED OTHERWISE IN THE CONSTRUCTION DOCUMENTS.
- CONTRACTORS AND SUB CONTRACTORS SHALL RIGIDLY ADHERE TO ALL LAWS, CODES, AND ORDINANCES WHICH APPLY TO THIS WORK. THEY SHALL NOTIFY AND RECEIVE CLARIFICATION FROM ARCHITECT IN WRITING OF ANY VARIATIONS BETWEEN CONSTRUCTION DOCUMENTS AND GOVERNING REGULATIONS.
- PRIOR TO MATERIAL FABRICATION, SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT/ENGINEER FOR CONFORMANCE TO DESIGN. REFER TO NOTES BELOW ON "SHOP DRAWINGS" AS WELL AS STRUCTURAL ENGINEERS GENERAL NOTES FOR FURTHER INFORMATION.
-THE CHECKING OF SHOP DRAWINGS BY THE ARCHITECT OR ENGINEER IN NO WAY RELIEVES THE CONTRACTOR OF FULL RESPONSIBILITY FOR ACCURATE COMPLETION OF THE WORK AS DRAWN AND SPECIFIED.
- IT IS THE CONTRACTORS RESPONSIBILITY TO ENSURE THAT ALL WALL TYPES CONFORM TO STRUCTURAL SHEAR WALL REQUIREMENTS, REFER TO STRUCTURAL DRAWINGS FOR FURTHER INFORMATION.
- PROVIDE SCREEN WALL AT ALL EXTERIOR MECHANICAL EQUIPMENT. SCREEN WALL TO BE AT A MIN. HEIGHT OF 1'-0" ABOVE THE MECHANICAL EQUIPMENT, UNLESS NOTED OTHERWISE.
- A RADON MITIGATION SYSTEM SHALL BE INSTALLED UNDER ALL CONCRETE SLABS
- GUARDRAILS ARE REQUIRED AT ANY LOCATION HAVING A VERTICAL DROP GREATER THAN 30 INCHES AND ARE TO BE 36" MINIMUM IN HEIGHT.
- OPEN GUARDRAILS AND STAIR RAILINGS SHALL HAVE INTERMEDIATE RAILS OR AN ORNAMENTAL PATTERN SUCH THAT A SPHERE 4 INCHES IN DIAMETER CANNOT PASS THROUGH.
- INSTALL HANDRAILS AT ALL STAIRS HAVING MORE THAN TWO RISERS, UNLESS SHOWN OTHERWISE. HANDRAILS TO BE NOT LESS THAN 34 INCHES, NOR MORE THAN 38 INCHES ABOVE NOSING OF TREADS.
- CONCRETE SIDEWALKS TO HAVE 3/4" TOOLED JOINTS AT 5'-0" O.C. UNLESS NOTED OTHERWISE.
- EVERY EFFORT IS MADE TO PROVIDE COMPLETE AND ACCURATE INFORMATION. IF THERE IS ANY CONFLICTING INFORMATION OR OMISSIONS IN THE WORKING DRAWINGS OR SUPPLEMENTAL DOCUMENTS, IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE ARCHITECT FOR A RESOLUTION.
- PROVIDE INSULATION AS FOLLOWS IN COMPLIANCE WITH 2009 IECC, SEE TABLE 402.1.1 FOR FULL DETAILS.

CEILING	R-49 MIN.
WOOD FRAME WALL	R-20 MIN. OR R-13 CAVITY INSULATION PLUS R-5 INSULATED SHEATHING.
MASS WALL	R-15 MIN. CONTINUOUS INSULATION ON THE INTERIOR OR EXTERIOR OF THE HOME; OR IF MORE THAN HALF OF THE INSULATION IS ON THE INTERIOR OF THE MASS WALL, R-19 MIN. CAVITY INSULATION AT THE INTERIOR OF THE BASEMENT WALL.
FLOOR	R-30 MIN.
BASEMENT WALL	R-15 MIN. CONTINUOUS INSULATED SHEATHING ON THE INTERIOR OR EXTERIOR OF THE HOME; OR IF MORE THAN HALF OF THE INSULATION IS ON THE INTERIOR OF THE MASS WALL, R-19 CAVITY INSULATION AT THE INTERIOR OF THE BASEMENT WALL.
SLAB	R-10 MIN. @ 4" DEPTH, R-5 SHALL BE ADDED TO THE REQUIRED SLAB EDGE R-VALUES FOR HEATED SLABS.
CRAWL SPACE WALL	R-10 MIN. CONTINUOUS INSULATED SHEATHING ON THE INTERIOR OR EXTERIOR OF THE HOME OR R-13 CAVITY INSULATION AT THE INTERIOR OF THE BASEMENT WALL.
- THERMAL IMAGING TEST IS REQUIRED ONCE ALL INSULATION IS INSTALLED AND BEFORE DRYWALL OR OTHER WALL SURFACES ARE PLACED. TEST RESULTS SHALL BE SUBMITTED TO ARCHITECT FOR REVIEW.
- BLOWER DOOR TEST IS REQUIRED ONCE ALL DOORS AND WINDOWS ARE INSTALLED. TEST RESULTS SHALL BE SUBMITTED TO ARCHITECT FOR REVIEW.
- MECHANICAL CONTRACTOR TO SUBMIT MECHANICAL EQUIPMENT LAYOUTS TO ARCHITECT FOR APPROVAL PRIOR TO IMPLEMENTATION.
- MECHANICAL CONTRACTOR TO INSTALL DUCT PROTECTION BY PRO VENT ON ALL DUCT REGISTERS.
- FIRE SUPPRESSION SYSTEM IS REQUIRED. SPRINKLER SYSTEM DESIGN AND LAYOUT SHALL BE SUBMITTED TO ARCHITECT FOR REVIEW PRIOR TO COMMENCING INSTALLATION.
- THE REVIEW OF PLANS BY THE ARCHITECTURAL REVIEW COMMITTEE DOES NOT IMPLY THAT COMPLIANCE WITH FEDERAL, STATE AND OR LOCAL CODES HAVE BEEN MET. IT IS THE RESPONSIBILITY OF THE APPLICANT TO ENSURE COMPLIANCE WITH ANY AND ALL LAWS GOVERNING THE DEVELOPMENT OF PROPERTY.
- G.C. SHALL SUBMIT WEEKLY DIGITAL PHOTOS OF THE PROJECT AT THE END OF EACH WEEK TO ARCHITECT & OWNER.
- G.C. SHALL SUBMIT TO ARCHITECT AND OWNER AND OPERATIONS AND MAINTENANCE MANUALS INCLUDING BUT NOT LIMITED TO: TABLE OF CONTENTS, LIST OF CONTRACTORS AND SUB CONTRACTORS, SYSTEMS AND EQUIPMENT, AND EQUIPMENT AND OVERALL MAINTENANCE PROCEDURES.
- ALL PROPOSED ROOF PENETRATIONS SHALL BE COORDINATED BY GENERAL CONTRACTOR AND SUBMITTED TO ARCHITECT BEFORE INSTALLATION.
- CO DETECTORS SHOULD BE LOCATED OUTSIDE OF EACH SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, AND ON EVERY LEVEL OF THE RESIDENCE, INCLUDING BASEMENTS AS APPLICABLE.
- A BENCH MARK OF 100'-0" SHALL BE ESTABLISHED AT CONSTRUCTION SITE.

SHOP DRAWING NOTES

- SHOP DRAWINGS SHALL BE SUBMITTED FOR ALL ELEMENTS REQUIRING CUSTOM FABRICATION IN ADDITION TO ANY STRUCTURAL ITEMS REQUIRED BY THE STRUCTURAL ENGINEER. CONSTRUCTION DOCUMENTS SHALL NOT BE REPRODUCED FOR USE AS SHOP DRAWINGS.
- THE GENERAL CONTRACTOR SHALL REVIEW AND STAMP ALL SHOP DRAWINGS AND PRODUCT DATA FOR CONFORMANCE WITH THE CONSTRUCTION DOCUMENTS PRIOR TO SUBMITTAL. ANY SHOP DRAWINGS OR PRODUCT DATA NOT REVIEWED AND STAMPED BY THE GENERAL CONTRACTOR WILL BE RETURNED WITHOUT REVIEW. ALL DIMENSIONS SHALL BE VERIFIED BY GENERAL CONTRACTOR ON SITE.
- ANY CHANGES, SUBSTITUTIONS, OR DEVIATIONS FROM THE ORIGINAL CONTRACT DRAWINGS SHALL BE CLOUDED BY THE MANUFACTURER OR FABRICATOR. ANY CHANGES, SUBSTITUTIONS, OR DEVIATIONS WHICH ARE NOT CLOUDED OR FLAGGED BY SUBMITTING PARTIES SHALL NOT BE CONSIDERED ALLOWED AFTER THE ARCHITECT'S REVIEW, UNLESS NOTED ACCORDINGLY BY THE ARCHITECT.
- THE ARCHITECT RESERVES THE RIGHT TO ALLOW OR NOT ALLOW ANY CHANGES TO THE ORIGINAL CONTRACT DRAWINGS AT ANY TIME BEFORE OR AFTER SHOP DRAWING REVIEW.
- THE SHOP DRAWINGS DO NOT REPLACE THE ORIGINAL CONTRACT DRAWINGS. ITEMS OMITTED OR SHOWN INCORRECTLY AND WHICH ARE NOT NOTED AS ALLOWED BY THE ARCHITECT OR STRUCTURAL ENGINEER ARE NOT TO BE CONSIDERED CHANGES TO THE ORIGINAL CONTRACT DRAWINGS. IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ITEMS OMITTED OR SHOWN INCORRECTLY ARE CONSTRUCTED IN ACCORDANCE WITH THE ORIGINAL CONTRACT DRAWINGS.
- REVIEWING OF SHOP DRAWINGS IS INTENDED ONLY AS AN AID TO THE CONTRACTOR IN OBTAINING CORRECT SHOP DRAWINGS. RESPONSIBILITY FOR CORRECTNESS AND COMPLETENESS SHALL REST WITH THE CONTRACTOR.
- SHOP DRAWINGS WILL BE RETURNED FOR RE-SUBMITTAL IF MAJOR ERRORS ARE FOUND DURING REVIEW.
- ALLOW A MINIMUM OF FIVE WORKING DAYS FOR REVIEW OF SHOP DRAWINGS BY THE ARCHITECT.

SITE MANAGEMENT NOTES

GENERAL NOTES

- BUILDING FOOTPRINT SHALL BE LOCATED BY A CERTIFIED SURVEYOR & TO BE REVIEWED AND APPROVED BY ARCHITECT BEFORE COMMENCING WORK.
- CONTRACTOR SHALL REMOVE ALL VEGETATION, TREES, STUMPS, DEBRIS AND EXISTING STRUCTURES, INCLUDING PAVEMENT, SIDEWALK, BUILDING FOUNDATION, ABANDONED UTILITIES AND EXISTING TOPSOIL IN ALL AREAS OF DEVELOPMENT.
- DO NOT DISTURB SITE BEYOND CONSTRUCTION LIMITS AS SET FORTH WITHIN THIS DRAWING SET.
- ALL SURFACES DISTURBED DURING CONSTRUCTION SHALL BE REPAIRED AND OR RE-LANDSCAPED AS SET FORTH IN THE LANDSCAPING PLAN OR TO MATCH EXISTING WHERE NOT NOTED, SUCH THAT THEY BECOME INDISTINGUISHABLE FROM ADJACENT UNDISTURBED NATURAL AREAS.
- NOTICE TO ALL CONTRACTORS AND SUBCONTRACTORS: PROTECT NATURAL VEGETATION, TERRAIN, ROCKS, ETC. FROM STUCCO, PAINT, ROOFING FOAM, CONCRETE OR OTHER DAMAGE BY COVERING WITH PLASTIC OR AS REQUIRED. PROVIDE A 4'-0" HIGH BARRIER WITHIN BUILDING ENVELOPE (WHEN APPLICABLE). KEEP MATERIALS AND WORKMEN WITHIN THE FENCE TO PREVENT DAMAGE TO NATURAL TERRAIN AND VEGETATION. THE COST OF RECLAIMING OR REPAIRING ANY DAMAGE DUE TO NEGLIGENCE WILL BE AT THE CONTRACTOR'S/SUBCONTRACTOR'S EXPENSE.
- ANY AREAS EXTENDING BEYOND THE IMMEDIATE BUILDING SITE THAT ARE DISTURBED DURING CONSTRUCTION INCLUDING BUT NOT LIMITED TO, DRAINAGE FACILITIES AND UTILITY (SEWER, WATER, ELECTRIC, ETC.) TRENCHES SHALL BE RESTORED TO THEIR NATURAL STATE.
- ALL TRADES SHALL BE RESPONSIBLE TO COMPLETE SITE INVESTIGATION TO IDENTIFY SOURCE OF MATERIALS TO BE REMOVED AND NEW MATERIALS REQUIRED TO MATCH EXISTING CONSTRUCTION.
- ALL PROPERTY AND BUILDING LINES AS WELL AS ALL SPOT ELEVATIONS SUCH AS TOP OF FPWD IN RELATION TO EXISTING GRADE, SHALL BE FIELD VERIFIED AND APPROVED BY ARCHITECT PRIOR TO CONSTRUCTION.
- HOUSE ADDRESS MARKING: A HOUSE NUMBER SHALL BE DISPLAYED IN A PROMINENT MANNER, SO THAT IT IS REASONABLY VISIBLE TO ENABLE EMERGENCY VEHICLES TO LOCATE THE RESIDENCE.
- ALL RETAINING WALLS TO HAVE DRAIN TILE REFERRED BY 3" CRUSHED GRAVEL WRAPPED IN GEOTEXTILE BEHIND WALL AND WEEPS @ 4'-0" OC. (TYP). REFER TO SOILS REPORT FOR FURTHER INFORMATION.
- 3'-0" NON COMBUSTIBLE SPACE AROUND HOUSE PERIMETER IS REQUIRED 30'-0" DEFENSIBLE SPACE AROUND HOUSE PERIMETER IS STRONGLY RECOMMENDED

UTILITIES

- CONTRACTOR SHALL CONFIRM WITH EACH APPLICABLE AGENCY THAT ALL UTILITIES (SEWER, POWER, WATER, ETC.) ARE LOCATED AS SHOWN AND THAT SEWER TAP IS LOW ENOUGH TO SERVE ALL PLUMBING DRAINS.
- CONTRACTORS SHALL NOTIFY UTILITY LOCATOR A MINIMUM OF (3) WORKING DAYS PRIOR TO COMMENCING WORK TO DETERMINE HOW RESPECTIVE UTILITIES WILL BE EFFECTED BY CONSTRUCTION.
- ALL UTILITIES ARE TO BE BURIED, AND SHALL COMPLY WITH ALL FEDERAL, STATE, AND LOCAL ORDINANCES.
- UTILITY ROUTING AND CONDUIT TRENCH LOCATIONS SHALL CONFORM TO ALL APPLICABLE BUILDING CODES WITH REFERENCE TO HORIZONTAL AND VERTICAL SEPARATION.
- ELECTRICAL METER SHALL HAVE THE ABILITY TO BE READ REMOTELY BY POWER COMPANY.
- WATER SUPPLY LINE SHALL BE 1 1/2" OD POLYETHYLENE AND 8'-0" BELOW GRADE, UNLESS NOTED OTHERWISE.

EXCAVATION

- ANY EXCAVATION SHALL BE CONDUCTED IN ACCORDANCE WITH RECOMMENDATIONS SET FORTH IN GEOTECHNICAL REPORT.
- FINISH GRADE SHALL BE A MINIMUM OF 8 INCHES BELOW WOOD FRAMING AT BUILDING EXTERIOR.
- FINISH GRADE TO SLOPE AWAY FROM STRUCTURE FOR A MINIMUM DISTANCE OF 10'-0" AND AT A MINIMUM SLOPE OF 1:10 AND A MAXIMUM SLOPE OF 1:2 UNLESS NOTED OTHERWISE. - GEOTECHNICAL REPORT TO SUPERCEDE ANY FURTHER CONFLICTS.
- THERE SHALL BE AN EVEN SLOPE BETWEEN NEAR GRADES. UNLESS NOTED OTHERWISE, MEET EXISTING GRADES AT A MAXIMUM SLOPE OF 1'-0" VERTICAL TO 2'-0" HORIZONTAL AND A RECOMMENDED SLOPE OF 1'-0" VERTICAL TO 10'-0" HORIZONTAL. ALL FINISHED EARTH GRADES TO BE 1" BELOW ADJACENT WALKS AND DRIVES UNLESS OTHERWISE NOTED. DITCHES TO HAVE SMOOTH CONTOURS TO FACILITATE USE OF LAWN MOWERS WHERE APPLICABLE.
- THE UNDER FLOOR GRADE SHALL BE CLEANED OF ALL VEGETATION AND ORGANIC MATERIAL. ALL WOOD FORMS USED FOR PLACING CONCRETE SHALL BE REMOVED, AND ALL CRAWL SPACES SHALL BE CLEANED OF ALL CONSTRUCTION DEBRIS BEFORE STRUCTURE IS OCCUPIED.

FIRE SUPPRESSION

- FIRE SUPPRESSION SYSTEM IS REQUIRED. SPRINKLER SYSTEM DESIGN AND LAYOUT SHALL BE SUBMITTED TO ARCHITECT FOR REVIEW PRIOR TO COMMENCING INSTALLATION.
- FIRE SUPPRESSION ENGINEER OF RECORD SHALL BE CONTACTED BY GENERAL CONTRACTOR TO PERFORM ON-SITE OBSERVATION VERIFYING THE INSTALLATION IS IN ACCORDANCE WITH PLANS PROVIDED

STAGING NOTES

- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING FINAL APPROVAL FROM ANY APPLICABLE ARCHITECTURAL REVIEW COMMITTEE FOR ALL CONSTRUCTION STAGING IN THE FIELD PRIOR TO CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR KEEPING ALL CLEARING AND EXCAVATION WITHIN EXISTING PROPERTY LINE BOUNDARIES AND GENERAL EASEMENTS.
- THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING ANY REVISIONS OR ALTERATIONS TO THE CONSTRUCTION STAGING PLAN PRIOR TO CONSTRUCTION.
- THE CONTRACTOR IS TO INSTALL STRAW BALES IN ADDITION TO SILT FENCE AT LOCATIONS OF POTENTIAL RUN-OFF INTO WETLAND AREAS AS INDICATED ON SITE PLAN.
- ANY DAMAGE TO THE EXISTING ROADWAY, INCLUDING THE ASPHALT SURFACE, SHOULDER GRAVEL, ROADSIDE DITCH, EXISTING CULVERTS, AND EXISTING VEGETATION AND EROSION CONTROL MEASURES SHALL BE REPAIRED BY THE GENERAL CONTRACTOR TO THE SATISFACTION OF THE DEVELOPMENT.
- GRAVEL CONSTRUCTION ENTRANCE IS TO BE CONSTRUCTED WITH A MIN. OF 2' OF 3/8" SCREENED ROCK TO COVER ALL DRIVEWAYS, PARKING, AND LAY DOWN AREAS TO BE PLACED AT START OF CONSTRUCTION, AND A RECOMMENDATION OF A MIN. OF (8)" MINUS 3" PITRUM OVER A GEOTECHNICAL SEPARATION FABRIC.
- ANY USE OF ANY FIRE HYDRANT IS PROHIBITED FOR USE BY ANY OTHER THAN THE GOVERNING FIRE DEPARTMENT.
- ALL WASTE SHALL BE CONTAINED ON SITE AND PROPERLY DISPOSED OF AT PROJECT COMPLETION. FURTHER, CONCRETE WASHOUT WITHIN THE ROADSIDE DITCHES IS STRICTLY PROHIBITED.
- GENERAL CONTRACTOR IS TO PROVIDE ONE LOCATION FOR CONCRETE TRUCK WASHOUT. CONCRETE WASHOUT WITHIN THE ROADSIDE DITCHES IS STRICTLY PROHIBITED.
- ALL MATERIALS AND EQUIPMENT STAGED ON OR OFF SITE SHALL BE PROTECTED FROM WEATHER DAMAGE.

GEOTECHNICAL REPORT NOTES

NOTES REGARDING THE GEOTECHNICAL REPORT PROVIDED HERE ARE IN NO WAY INTENDED TO SERVE AS A SUPPLEMENT TO THE GEOTECHNICAL REPORT. IT IS REQUIRED THAT THE GENERAL CONTRACTOR AS WELL AS ANY APPLICABLE SUB CONTRACTORS RECEIVE AND REVIEW THE GEOTECHNICAL REPORT.

A FULL GEOTECHNICAL ANALYSIS AND REPORT HAS BEEN PREPARED FOR THIS PROPERTY BY: BUCKHORN GEOTECH DATED: -, PROJECT ADDRESS: 100 / 102 HANG GLIDER DRIVE, TELLURIDE MOUNTAIN VILLAGE.

- SURFACE & SUBSURFACE DRAINAGE SHALL CONFORM TO THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS AS SET FORTH IN THE REFERENCED GEOTECHNICAL REPORT.
- PROPER DRAINAGE SHOULD BE PROVIDED IN THE FINAL DESIGN AND DURING CONSTRUCTION. THE ARCHITECT SHALL BE NOTIFIED OF ANY ISSUES OR CONFLICTS NOT ACCOUNTED FOR WITHIN THESE DRAWINGS OR THE REFERENCED GEOTECHNICAL REPORT.
- SITE PREPARATION PROCEDURES AND FOUNDATION EXCAVATIONS TO BE OBSERVED BY THE GEOTECHNICAL ENGINEER TO ASSURE THAT THE ADEQUATE BEARING CONDITIONS EXIST AND THAT PLACEMENT OF ENGINEERED FILL HAS BEEN PERFORMED SATISFACTORILY. IF THE SOIL CONDITIONS ENCOUNTERED DIFFER SIGNIFICANTLY FROM THOSE PRESENTED IN THE GEOTECHNICAL REPORT, SUPPLEMENTAL RECOMMENDATIONS MAY BE REQUIRED.
- POSITIVE DRAINAGE SHALL BE PROVIDED DURING CONSTRUCTION AND MAINTAINED THROUGHOUT THE LIFE OF THE PROPOSED DEVELOPMENT. INFILTRATION OF WATER INTO UTILITY OR FOUNDATION EXCAVATIONS MUST BE PREVENTED DURING CONSTRUCTION.
- STRIP AND REMOVE ANY EXISTING VEGETATION, ORGANIC TOPSOILS, DEBRIS AND ANY OTHER DELETERIOUS MATERIALS FROM THE BUILDING AREAS. THE BUILDING AREAS ARE DEFINED AS THAT AREA WITHIN THE BUILDING FOOTPRINT PLUS 5 FEET BEYOND THE PERIMETER OF THE FOOTPRINT. ALL EXPOSED SURFACES SHOULD BE FREE OF MOUNDS AND DEPRESSIONS THAT COULD PREVENT UNIFORM COMPACTION.
- FROZEN SOILS SHOULD NOT BE USED TO FILL OR BACKFILL.
- EXISTING SOILS REMOVED AT BUILDING FOOTPRINT EXCAVATION MAY BE REUSED IN LANDSCAPE AREAS, AS LONG AS IN ACCORDANCE OF THE REFERENCED GEOTECHNICAL REPORT.
- ALL IMPORT FILL AND ONSITE BACKFILL SHOULD BE APPROVED BY THE GEOTECHNICAL ENGINEER. WHERE FILL IS TO BE PLACED, LOOSE OR OTHERWISE UNSUITABLE MATERIAL SHOULD BE REMOVED PRIOR TO PLACEMENT OF NEW FILL.
- GEOTECHNICAL ENGINEER OF RECORD SHALL BE CONTACTED BY THE GENERAL CONTRACTOR AT COMPLETION OF EXCAVATION AND PRIOR TO ANY FILL BEING PLACED TO PERFORM A REVIEW OF EXCAVATION AND SUBSURFACE SOIL CONDITIONS IN COMPARISON WITH THE FINDINGS IN THE GEOTECHNICAL REPORT.

EROSION CONTROL AND BMP'S

- STORM WATER DETENTION POND/S ARE RECOMMENDED TO MINIMIZE SEDIMENT RUNOFF. SEE SITE PLAN AND SITE DETAILS FOR FURTHER INFORMATION.
- STORM WATER DETENTION POND/S SHOULD BE LOCATED ON SITE TO MAXIMIZE THE COLLECTION OF SURFACE RUNOFF WATER, IN ADDITION TO COLLECTING ROOF DRAINS AND FOUNDATION DRAIN IF APPLICABLE.
- GENERAL CONTRACTOR SHALL INSTALL APPROPRIATE EROSION CONTROL FENCE AND/OR SEDIMENT STOP AS INDICATED ON SITE PLAN BEFORE START OF CONSTRUCTION.
- CONTRACTORS SHALL CONDUCT THEIR WORK IN SUCH A MANNER THAT ALL SOIL, FUELS, OILS, BITUMINOUS MATERIALS, CHEMICALS, SANITARY SEWAGE, AND OTHER HARMFUL MATERIALS ARE CONFINED WITHIN THE PROJECT LIMITS AND PREVENTED FROM ENTERING STORM SEWERS, WATER COURSES, RIVERS, LAKES OR RESERVOIRS.
- THE CONTRACTOR SHALL PLACE A FILTER OR BARRIER COMPOSED OF STRAW, STONE, FILTER FABRIC OR DRAINAGE STRUCTURE GRATES OR OTHER APPROVED MATERIAL AROUND ALL DRAINAGE COURSES TO PREVENT SEDIMENTATION IN THESE AREAS. AFTER THE CONSTRUCTION OPERATIONS ARE COMPLETED, THE CONTRACTOR SHALL REMOVE THESE FILTERS AND CLEAN ALL THE SEDIMENT AND DEBRIS FROM THE CATCH BASINS OR OTHER DRAINAGE STRUCTURES.
- THE COST OF THIS WORK AND OTHER CONTROL MEASURES, WHICH MAY BE REQUIRED, WILL NOT BE PAID FOR SEPARATELY, BUT SHALL BE CONSIDERED INCLUDED UNDER THE SCOPE OF THIS PROJECT.
- SEE DETAIL - FOR RECOMMENDED SEDIMENT STOP INSTALLATION
- WATER DIVERTED FROM ITS ORIGINAL DRAINAGE PATTERN SHALL BE RETURNED TO ITS ORIGINAL COURSE BEFORE LEAVING THE PROPERTY.
- INTRODUCED DRAINAGE FEATURES SHALL BE NATURAL APPEARING, DESIGNED TO EMULATE INDIGENOUS SWALES AND WASHES AND SHALL CONFORM TO ALL DRAINAGE EASEMENTS.

MOISTURE CONTROL

- SLOPE PATIO SLABS, WALKS AND DRIVEWAYS A MINIMUM OF 3/8" PER FT. AWAY FROM HOUSE U.O.C. TAMP BACK FILL IN 6" LAYERS TO PREVENT SETTLING, AND SLOPE THE FINAL GRADE AWAY FROM THE FOUNDATION AT A RATE AS PRESCRIBED BY THE GEOTECHNICAL ENGINEER.
- INSTALL PROTECTED DRAIN TILE AT FOOTINGS. PER SITE SPECIFIC GEOTECHNICAL REPORT. DISCHARGE TO OUTSIDE GRADE (DAYLIGHT) OR TO A SUMP PUMP. **NO SURFACE OR ROOF DRAINAGE SHALL BE ROUTED TO ANY PART OF THE FOOTING DRAIN TILE SYSTEM.**
- DRAINS OR SUMP PUMPS IN BASEMENT AND CRAWL SPACE FLOORS TO DISCHARGE A MIN. OF 10 FT. OUTSIDE THE FOUNDATION OR INTO AN APPROVED SEWER SYSTEM. PROVIDE SEALED (GASKET) SUMP PUMP COVER IN AREAS WHERE RADON IS OF CONCERN.
- PROVIDE CAPILLARY BREAKS BENEATH CONCRETE SLABS, INCLUDING BASEMENT FLOORS.
- DAMP-PROOF OR WATERPROOF ALL EXTERIOR SURFACES OF BELOW-GRADE FOUNDATION WALLS.
- DIRECT ROOF WATER AWAY FROM THE HOUSE USING GUTTERS AND DOWNSPOUTS THAT EMPTY INTO LATERAL PIPING THAT DEPOSITS WATER ON A SLOPING FINISHED GRADE A MINIMUM OF 10 FT. FROM THE FOUNDATION. ROOFS DESIGNED WITHOUT GUTTERS ARE ACCEPTABLE IF THEY ARE DESIGNED TO DEPOSIT RAINWATER TO A GRADE-LEVEL ROCK BED WITH WATERPROOF LINER AND DRAIN PIPE THAT DEPOSITS WATER ON A SLOPING FINISHED GRADE, AS SPECIFIED ABOVE. WHEN LOT SPACE LIMITS OR PREVENTS REQUIRED GRADING, DIRECT ROOF WATER TO AN UNDERGROUND CATCHMENT SYSTEM (NOT CONNECTED TO THE FOUNDATION DRAIN TILE SYSTEM) THAT DEPOSITS WATER A MINIMUM OF 10 FT. FROM THE FOUNDATION. RAINWATER-HARVESTING SYSTEMS MAY BE USED TO MEET THIS REQUIREMENT WHEN THEY ARE DESIGNED TO PROPERLY DRAIN OVERFLOW, MEETING DISCHARGE DISTANCE REQUIREMENTS ABOVE.
- INSTALL MOISTURE-RESISTANT MATERIALS AND MOISTURE-PROTECTIVE SYSTEMS IN VULNERABLE AREAS TO PREVENT THE GROWTH OF MOLD. INSTALL WATER-RESISTANT HAND-SURFACE FLOORING IN KITCHENS, BATHROOMS, ENTRYWAYS, LAUNDRY AREA & UTILITY ROOMS. DO NOT INSTALL WALL-TO-WALL CARPET ADJACENT TO TOILETS AND BATHING FIXTURES.
- INSTALL MOISTURE-RESISTANT BACKING MATERIAL (I.E., CEMENT BOARD OR THE EQUIVALENT, BUT NOT PAPER-FACED WALL BOARD) BEHIND TUB AND SHOWER ENCLOSURES.
- INSTALL ALL CONDENSATE DISCHARGE ACCORDING TO IRC SECTION M3411.3.
- INSULATE PIPING INSTALLED IN EXTERIOR WALLS.
- DO NOT INSTALL CONTINUOUS VAPOR BARRIERS ON THE INTERIOR SIDE OF EXTERIOR WALLS THAT HAVE HIGH CONDENSATION POTENTIAL (E.G., BELOW-GRADE EXTERIOR WALLS IN MOST CLIMATES AND ABOVE GRADE EXTERIOR WALL IN WARM-HUMID CLIMATES). EXAMPLE: AN INTERIOR STUD WALL ERRECTED NEXT TO A BELOW-GRADE BASEMENT WALL AND INSULATED WITH MINERAL WOOL, FIBERGLASS OR CELLULOSE INSULATION SHOULD NOT HAVE FOIL-FACED PAPER, POLYETHYLENE FILM OR VINYL WALLPAPER ON ITS INTERIOR SURFACE. WATER VAPOR PASSING FORM THE DAMP EARTH THROUGH THE BELOW-GRADE CONCRETE OR CMU WALL WILL PASS EASILY THROUGH THE INSULATION MATERIALS, BUT ACCUMULATE ON THE BACKSIDE OF A VAPOR BARRIER. THE ENTIRE WALL CAVITY THEN BECOMES A COOL, DAMP MICROCLIMATE. USING MATERIALS OF 2 PERMS OF MORE ON THE INTERIOR OF THE WALL ALLOWS IT TO DRY INTO THE BASEMENT.
- DO NOT INSTALL BUILDING MATERIALS THAT HAVE VISIBLE SIGNS OF WATER DAMAGE OR MOLD. IN ADDITION, INTERIOR WALLS SHALL NOT BE ENCLOSED (E.G., WITH DRYWALL) IF EITHER THE FRAMING MEMBERS OR INSULATION HAS A HIGH MOISTURE CONTENT. FOR WET-APPLIED INSULATION, FOLLOW THE MANUFACTURER'S DRYING RECOMMENDATIONS. LUMBER SHOULD NOT EXCEED 18% MOISTURE CONTENT.
- GARAGE FLOOR DRAINS ARE TO MEET DISCHARGE DISTANCE REQUIREMENTS ABOVE AND TO DRAIN INTO LANDSCAPED/LINED HOLDING Ponds TO ALLOW WASTE WATER TO NATURALLY EVAPORATE. SEE SSP98 & EPA REQUIREMENTS.
- *STORM WATER POLLUTION PROTECTION PLAN (SWPPP) AND PERMIT IS REQUIRED FOR ANY PROJECT WHICH THE AREA OF DISTURBANCE IS GREATER THAN 1 ACRE. FURTHERMORE, THE GOVERNING DEVELOPMENT MAY REQUIRE A SWPPP REGARDLESS OF SIZE OF AREA OF DISTURBANCE.

- ANY DRIVEWAY THAT SHALL SERVE AS A "FIRE LANE" AS INDICATED ON THE ARCHITECTURAL SITE PLAN, SHEET A1-0.1, SHALL CONFORM TO THE FOLLOWING:
 - A YEAR ROUND DRIVABLE SURFACE CAPABLE TO SUSTAIN ANY IMPOSED LOADS OF FIRE APPARATUS (30 TONS).
 - AN UNOBSTRUCTED DRIVABLE WIDTH OF NOT LESS THAN 16'-0"
 - AN UNOBSTRUCTED HEIGHT CLEARANCE OF NOT LESS THAN 13'-6"
 - A MAXIMUM SLOPE OF 8% AT ANY STRAIGHT RUN AND RECOMMENDED MAXIMUM SLOPE OF 3% AT ANY TURN LOCATION.
 - MINIMUM INSIDE TURNING RADI OF 30'-0", AND MINIMUM OUTSIDE TURNING RADI OF 50'-0"
- AN EMERGENCY VEHICLE TURNAROUND SHALL BE INSTALLED WITHIN 150' OF ANY DEAD END TO A "FIRE LANE." TURNAROUNDS SHALL BE NOT LESS THAN 20' WIDE AND NOT LESS THAN 35' IN LENGTH BEYOND THE CLEAR "FIRE LANE" WIDTH AS REQUIRED BY THE WHITTEFISH FIRE DEPARTMENT FOR ANY DRIVEWAY LENGTH EXCEEDING 150.
- INSIDE TURNING RADI FOR ANY DRIVEWAY THAT IS NOT PART OF A "FIRE LANE" SHALL NOT BE LESS 10'.
- DRIVEWAY SHALL HAVE A NORMAL GRADE NOT TO EXCEED 5% EXCEPT FOR THE FIRST AND LAST 20' OF DRIVEWAY WHICH IS NOT TO EXCEED 5%. A MAXIMUM OF 3% GRADE IS STRONGLY RECOMMENDED AT ANY AND ALL TURNING LOCATIONS.
- SEE DETAILS FOR DRIVEWAY SECTION DETAILS

LANDSCAPING

- LANDSCAPE CONTRACTOR SHALL REVIEW GEOTECHNICAL REPORT PRIOR TO INSTALLATION, COPIES OF REPORT AVAILABLE UPON REQUEST. RE: ARCHITECT/GENERAL CONTRACTOR/OWNER.
- REFERENCE LANDSCAPE PLAN FOR ADDITIONAL LANDSCAPE NOTES.

RECYCLING

INSULATION SPECIFICATIONS

CAVITY	R-VALUE		INSULATION	
	MINIMUM	ACTUAL		
ROOFS OVER HEATED SPACES	R-49	R-51	8.5" MIN. OF SPRAY APPLIED POLYURETHANE INSULATION	
EXTERIOR WALLS	R-21	R-24	4" MIN. OF SPRAY APPLIED POLYURETHANE INSULATION	
INTERIOR WALLS	-	R-15	RECOMMENDED 4" BLOWN IN CELLULOSE - DAMP SPRAYED OR EQUIVALENT ROCKWOOL BATT INSULATION	
FLOORS OVER UNHEATED SPACES	R-30	R-36	6" MIN. OF SPRAY APPLIED POLYURETHANE INSULATION	
FLOORS OVER HEATED SPACES	-	-	3.5" MINERAL FIBER BATT INSULATION IN FLOORS OVER HEATED SPACES FOR SOUND INSULATION	
CANTILEVER FLOORS	R-38	R-42	6" SPRAY POLYURETHANE INSULATION	
BASEMENT WALL	R-19	R-19	R-19 BATT INSULATION - WHERE STUD BAY EXISTS 3.5"-2" POLYURETHANE TAPER ELSEWHERE	
CRAWL SPACE	LID	R-20	R-24	4" SPRAY POLYURETHANE INSULATION OR EQ.
	WALL	R-21	R-21	3.5" SPRAY POLYURETHANE
UNDER HEATED CONC. SLAB	R-10	R-14	2" OF NCFI SPRAY APPLIED POLYURETHANE INSULATION WITH LANDSCAPE FABRIC BELOW.	
FENESTRATIONS	U-0.35	U-0.35	T.B.D. - MIN. U VALUE OF 0.35 TO BE MET.	

NOTES:

- ARCHITECT'S RECOMMENDATION FOR ALL EXTERIOR EAVES AND RAKES TO RECEIVE MIN. OF 3" BLOWN IN POLYURETHANE INSULATION UNLESS NOTED OTHERWISE
- DEDUCT ALTERNATE AS APPROVED BY ARCHITECT TO REPLACE 4" SPRAY APPLIED POLYURETHANE INSULATION AT EXTERIOR WALLS WITH AN R-11 MINERAL FIBER BATT OVER TOP OF 2" SPRAY APPLIED POLYURETHANE INSULATION.
- ARCHITECT'S RECOMMENDATION FOR BASEMENT FURRING WALLS TO RECEIVE 3.5" BLOWN IN POLYURETHANE INSULATION IN PLACE OF R-19 BATT.
- DEDUCT ALTERNATE AS APPROVED BY ARCHITECT TO REPLACE 2" NCFI SPRAY APPLIED POLYURETHANE INSULATION UNDER CONCRETE SLAB WITH 2" POLY-ISOCYANURATE RIGID FOAM INSULATION.
- GENERAL CONTRACTOR TO PROVIDE COST COMPARISON FOR BLOWN-IN WET CELLULOSE PRODUCT TO REPLACE BATT INSULATION IN EXTERIOR WALLS AND FLOORS.
- THERMAL IMAGING TEST SHALL BE PERFORMED AND REPORT SUBMITTED TO OWNER AND ARCHITECT AT A MINIMUM, ALL INTERIOR WALLS SEPARATING BEDROOMS AND/OR BATHROOMS SHALL BE INSULATED AS SPECIFIED ABOVE. IT IS STRONGLY RECOMMENDED THAT ALL INTERIOR WALLS BE INSULATED.

G.C. SUBMITTALS TO ARCHITECT

- PROJECT SCHEDULE
- RADON MITIGATION PLAN AND DETAILS
- FIRE SUPPRESSION DESIGN AND LAYOUT, IF REQUIRED.
 - DOCUMENTATION OF FIRE SUPPRESSION ENGINEERS SITE REVIEW
 - MECHANICAL ROOM EQUIPMENT LAYOUT.
- ROOF PENETRATION PLAN.
- MATERIAL SAMPLES AND MOCKUPS AS REQUIRED - SEE MATERIAL LEGEND.
- STEEL SHOP DRAWINGS.
- TIMBER SHOP DRAWINGS.
- DOOR AND WINDOW MFR. SUBMITTALS AND SHOP DRAWINGS
- PRE-MANUFACTURED TRUSS SHOP DRAWINGS, AS APPLICABLE.
- VAPOR BARRIER SPECS AND SUBMITTAL SHEETS.
- INSULATION SPECS AND SUBMITTAL SHEETS.
- MECHANICAL DESIGN AND SHOP DRAWINGS WHERE MECHANICAL DESIGN IS NOT PROVIDED AS PART OF ARCHITECTS SCOPE.
- SNOW GUARD AND GUTTER SUBMITTALS AND SHOP DRAWINGS.
- DOCUMENTATION OF SITE INSPECTIONS FROM STRUCTURAL ENGINEER AND GEOTECHNICAL ENGINEER AS OUTLINED BY EACH ENTITY.
- THERMAL IMAGING TEST RESULTS

MATERIAL SPECIFICATIONS

EXTERIOR MATERIALS LEGEND	
	METAL ROOFING COR-TEN, STANDING SEAM METAL ROOFING WITH 1" MECHANICAL RIB, 12" RIB SPACING
	VERTICAL WOOD SIDING 1X10 RECLAIMED WD VERTICAL SHIP LAP. COLOR - NATURAL WEATHERED GRAY
	HORIZONTAL WOOD SIDING 2X10 HORIZONTAL SHIP SIDING COLOR - TRANSPARENT BROWN
	STONE MASONRY VENEER TYPE T.B.D. COLOR - NATURAL GRAY/BROWN, 10% TO BE SET 2" PROUD, GROUT TO MATCH STONE COLOR COORDINATE WITH ARCHITECT
	METAL SIDING RUSTED METAL - COLD ROLLED STEEL 12" VERTICAL PANELS BY BRIGDER STEEL - FLUSH SOFT FLAT PANEL COLOR - NATURAL RUST COORD. PATINA, PROFILE AND JOINT DETAIL W/ ARCHITECT. SEE DETAIL

MATERIAL TYPES:

HVAC SYSTEMS

SUPPLEMENTAL FORCED AIR HEATING SYSTEM -	YES
RADIANT HEAT -	YES
HEAT RECOVERY VENTILATION SYSTEM -	YES
HUMIDIFIER UNIT -	YES
AIR CONDITIONING -	-
SOLAR PANELS -	-
SOLAR HOT WATER -	-
GEOTHERMAL SYSTEM -	-
WATER FILTRATION -	-
BACK UP GENERATOR -	-
WATER COP -	YES
FIRE SUPPRESSION -	YES
WATER SOFTENER -	YES
REVERSE OSMOSIS -	YES

RADON SYSTEMS

NOTE: RADON PLAN TO BE SUBMITTED, BY CONTRACTOR, TO ARCHITECT FOR REVIEW.

RADON MITIGATION - CRAWLSPACE PASSIVE SUB-MEMBRANE DEPRESSURIZATION SYSTEM

FOUNDATION WALL - ALL CONTROL JOINTS, ISOLATION JOINTS & OTHER JOINTS SHOULD BE CALKED WITH AN ELECTROMETRIC SEALANT SUCH AS POLYURETHANE CAULK, DAMP PROOF FOUNDATION WALL AND SEAL ANY PENETRATIONS THROUGH THE WALL.

CRAWLSPACE SHEETING TO BE HIGH-DENSITY CROSS-LAMINATED POLYETHYLENE. COLOR TO BE WHITE. OVERLAY W. EPDM RUBBERIZED ROOFING MEMBRANE AT HIGH TRAFFIC AREAS AND ALONG EXPECTED TRAFFIC ROUTES. OVERLAP SHEETS BY 12" AND SEAL SHEETING USING A 1/2" WIDE BEAD OF CAULK. WIRE BRUSH 12" ABOVE CRAWLSPACE FLOOR TO REMOVE ANY DIRT AND SECURE PLASTIC TO WALL @ 12" ABOVE CRAWLSPACE FLOOR WITH 1/2" WIDE BEAD OF CAULK.

SEAL AROUND ALL VERTICAL PENETRATIONS. SEAL FLOOR-TO-WALL JOINTS, SEAL CONTROL JOINTS.

AIR HANDLING SYSTEMS IN CRAWLSPACE TO MAINTAIN CONTINUOUS POSITIVE PRESSURE WITHIN THE DUCTWORK. THIS IS TO PREVENT RADON FROM BEING DRAWN INTO THE DUCTWORK AND THEN DISTRIBUTED THROUGHOUT THE HOUSE.

RISER PIPE TO BE SCHEDULE 40 PVC OR ABS, CONNECT TO 3 OR 4 INCH DIAMETER CORRUGATED AND PERFORATED PIPE (MINIMUM LENGTH OF 10 FEET IN THE GRAVEL) AND MATTING ON THE SOIL AT THE RISER LOCATION BENEATH THE PLASTIC SHEETING.

ACCESS DOORS AND OTHER OPENINGS OR PENETRATIONS BETWEEN FLOORS AND ADJOINING CRAWLSPACES SHOULD BE CLOSED, GASKETED OR OTHERWISE SEALED TO PREVENT AIR LEAKAGE.

LABEL RISER AT ALL VISIBLE LOCATIONS SO IT IS NOT CONFUSED WITH ANY OTHER PLUMBING. LABEL PLASTIC SHEETING TO STATE THAT THE PLASTIC SHOULD NOT BE REMOVED AND, IF CUT, IT SHOULD BE PATCHED OR REPLACED. AFTER CONSTRUCTION IS COMPLETED, INSPECT THE SHEETING FOR DAMAGE AND REPAIR AS NECESSARY.

PROVIDE FOR FUTURE FAN IF NEEDED. FAN CANNOT BE INSIDE THE LIVING SPACE OR CRAWLSPACE. FANS ARE MOST OFTEN LOCATED IN ATTICS OR GARAGES (UNLESS THERE IS A LIVING SPACE ABOVE THE GARAGE.) FANS REQUIRE A 30-INCH VERTICAL RUN OF PIPE FOR INSTALLATION. FANS REQUIRE AN UNSWITCHED ELECTRICAL JUNCTION BOX.

RADON MITIGATION - PASSIVE SUB-SLAB SYSTEM

PLACE A UNIFORM LAYER OF CLEAN AGGREGATE UNDER ALL CONCRETE SLABS OF FLOOR SYSTEMS THAT DIRECTLY CONTACT THE GROUND AND ARE WITHIN THE WALLS OF THE LIVING SPACES. USE A MINIMUM 4" THICK LAYER 1/2" TO 3/4" IN SIZE. UNLESS GEOTECHNICAL RECOMMENDATIONS ARE MORE STRINGENT.

PLACE 4" TEE FITTING AT THE LOCATION THE RISER WILL EXTEND THROUGH THE SLAB. CONNECT SHORT STUB, AT LEAST 8" OF 4" PVC PIPE VERTICALLY INTO THE TEE. LAY 4" PERFORATED AND CORRUGATED PIPE (MINIMUM LENGTH OF 10 FEET IN THE GRAVEL) AND CONNECT IT TO THE RADON VENT RISER TEE FITTING. AN ELBOW FITTING MAY BE USED IN PLACE OF A TEE FITTING WHEN USING ADDITIONAL PIPING IN THE GRAVEL. MAKE SURE THE CONCRETE DOES NOT PLUS UP THE PIPE DURING POUR.

PRIOR TO POURING THE SLAB OR PLACING FLOOR ASSEMBLY, LAY A MIN. 6-MIL OR 3-MIL CROSS-LAMINATED POLYETHYLENE OR EQUIVALENT SHEETING MATERIAL ON TOP OF THE GAS PERMEABLE LAYER. THE SHEETING SHOULD COVER THE ENTIRE FLOOR AREA. SHEETING SHOULD FIT CLOSELY AROUND ANY PIPE, WIRE OR PENETRATIONS.

FOUNDATION WALL AND SLABS SHOULD BE CONSTRUCTED TO REDUCE POTENTIAL RADON ENTRY ROUTES. IN GENERAL OPENINGS IN WALL AND SLABS SHOULD BE MINIMIZED AND NECESSARY OPENINGS AND JOINTS SHOULD BE SEALED.

ALL CONTROL JOINTS OR OTHER JOINTS SHOULD BE SEALED WITH POLYURETHANE CAULK TO REDUCE RADON ENTRY.

LABEL RISER AT ALL VISIBLE LOCATIONS SO IT IS NOT CONFUSED WITH ANY OTHER PLUMBING. LABEL PLASTIC SHEETING TO STATE THAT THE PLASTIC SHOULD NOT BE REMOVED AND, IF CUT, IT SHOULD BE PATCHED OR REPLACED. AFTER CONSTRUCTION IS COMPLETED, INSPECT THE SHEETING FOR DAMAGE AND REPAIR AS NECESSARY.

PROVIDE FOR FUTURE FAN IF NEEDED. FAN CANNOT BE INSIDE THE LIVING SPACE OR CRAWLSPACE. FANS ARE MOST OFTEN LOCATED IN ATTICS OR GARAGES (UNLESS THERE IS A LIVING SPACE ABOVE THE GARAGE.) FANS REQUIRE A 30-INCH VERTICAL RUN OF PIPE FOR INSTALLATION. FANS REQUIRE AN UNSWITCHED ELECTRICAL JUNCTION BOX.

CENTRESKY

ARCHITECTURE & PLANNING

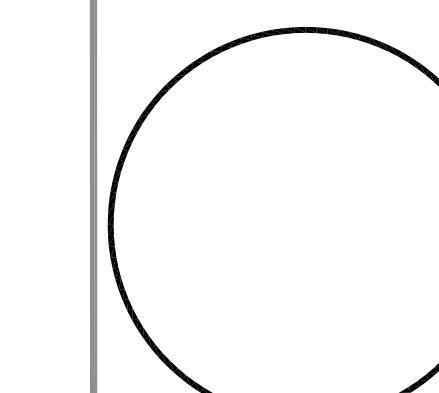


COLORADO:
10125 RANCHO MONTECITO DR.
PARKER, COLORADO 80138
P 303.840.0020
F 303.840.2299

MONTANA:
P.O. BOX 161488
11 LONE PEAK DR., UNIT 206
BIG SKY, MONTANA 59716
P 406.995.7572
F 406.995.7477

www.centresky.com

T243
LOT 243A & 243B
100 & 102 Hang Glider Drive
Mountain Village, CO 81435



Issued For	Date
DRB Work Session	09-16-2015
100% S.D.	09-16-2015
SD Pricing #1	
100% D.D.	
95% C.D.	
100% C.D.	

Drawn By: E. Emanuel
Date: SEP 16, 2015
Project #: 1516.01
Phase: SCHEMATIC DESIGN
Sheet:

C1-0.1

EXISTING
SITE SURVEY

This Topographic Survey and Tree Inventory of Lots 243-A and 243-B, Town of Mountain Village, was field surveyed in March of 2008 under the direct responsibility, supervision and checking of Jeffrey C. Haskell, of Foley Associates, Inc., being a Colorado Licensed Surveyor. In January of 2013 the property was walked again to confirm that there had been no significant changes. This Topographic Survey does not constitute a Land Survey Plat or Improvement Survey Plat as defined by section 38-51-102 C.R.S.

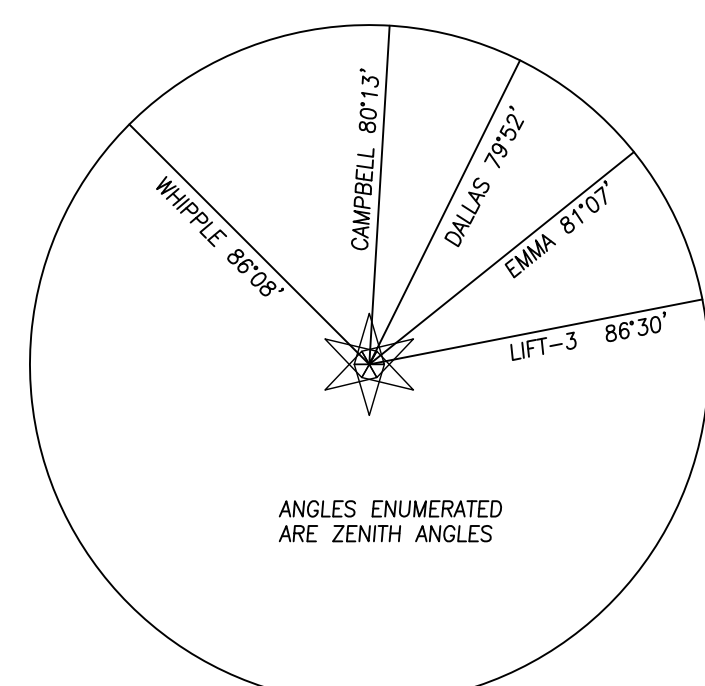
P.L.S. NO. 37970 Date

NOTES

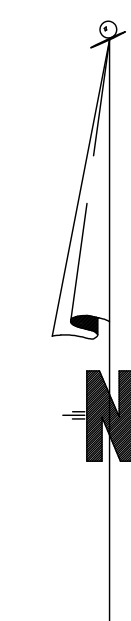
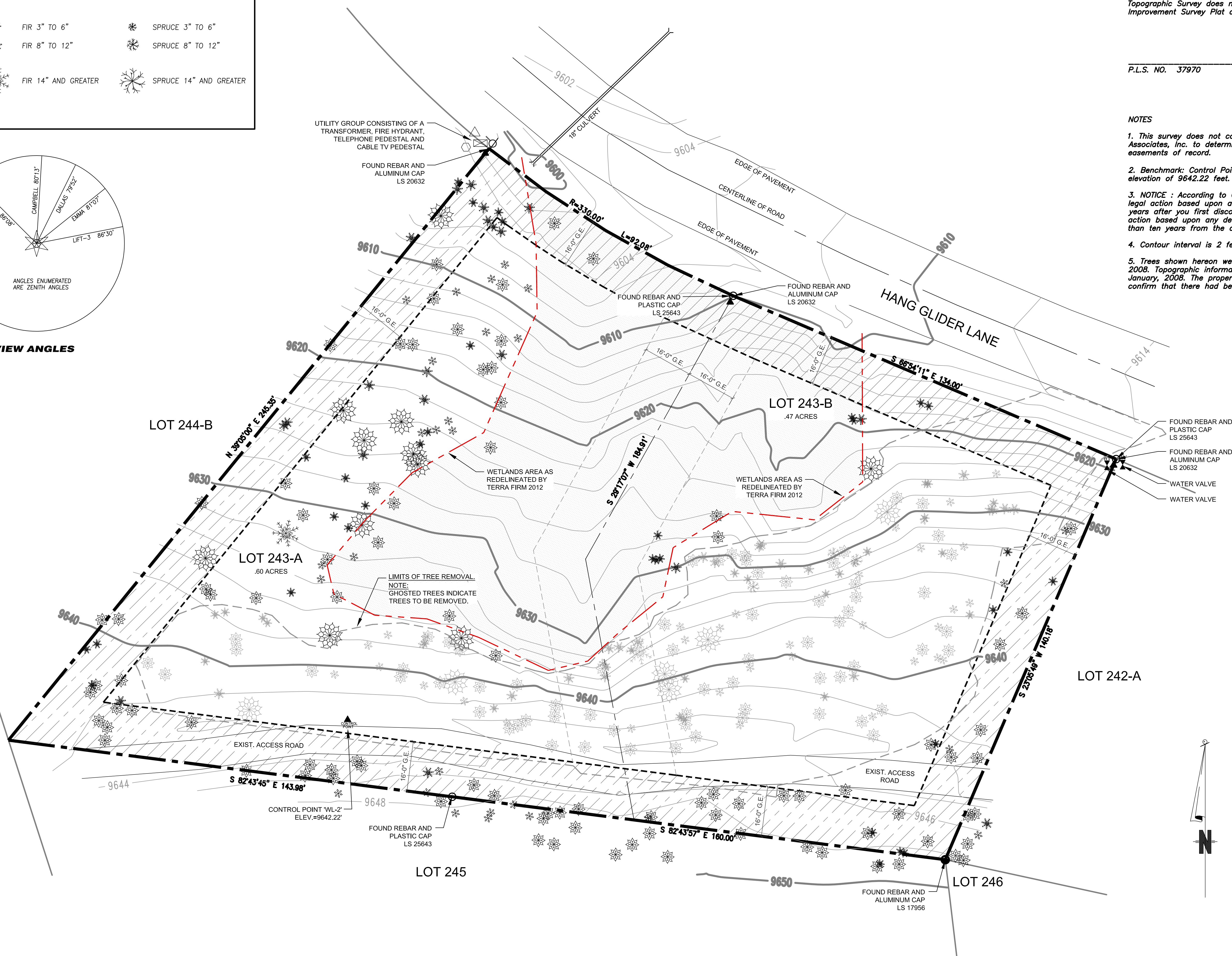
1. This survey does not constitute a title search by Foley Associates, Inc. to determine the ownership of this property or easements of record.
2. Benchmark: Control Point, "WL-2", as shown hereon, with an elevation of 9642.22 feet.
3. NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.
4. Contour interval is 2 feet.
5. Trees shown hereon were located by Foley Assoc. in March, 2008. Topographic information was gathered by Foley Assoc. in January, 2008. The property was walked in January, 2013 to confirm that there had been no significant changes to the property.

TREE LEGEND

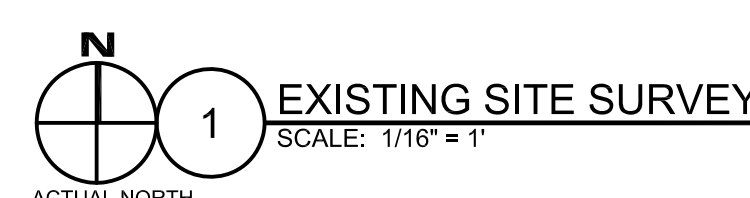
* ASPEN 3" TO 6"	* FIR 3" TO 6"	* SPRUCE 3" TO 6"
* ASPEN 8" TO 12"	* FIR 8" TO 12"	* SPRUCE 8" TO 12"
* ASPEN 14" AND GREATER	* FIR 14" AND GREATER	* SPRUCE 14" AND GREATER



VIEW ANGLES



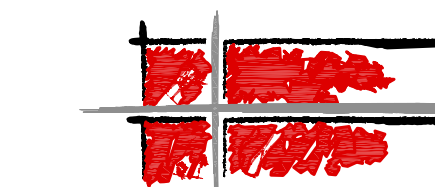
SCALE: 1"=16'
0 4 8 12 16 32



TOPOGRAPHIC SURVEY: LOT 243-A and 243B TOWN OF MOUNTAIN VILLAGE

SURVEY PROVIDED BY:

FOLEY ASSOCIATES, INC.
P.O. BOX 1385
125 W. PACIFIC, SUITE B-1
TELLURIDE, CO 81435
(970) 728-6153 (970) 728-6050 fax
ISSUE DATE: 1-26-10
REVISED 12-03-12
PROJECT # 10003



COLORADO:
10125 RANCHO MONTECITO DR.
PARKER, COLORADO 80138
P 303.840.0020
F 303.840.2299

MONTANA:
P.O. BOX 161488
11 LONE PEAK DR., UNIT 206
BIG SKY, MONTANA 59716
P 406.995.7572
F 406.995.7477

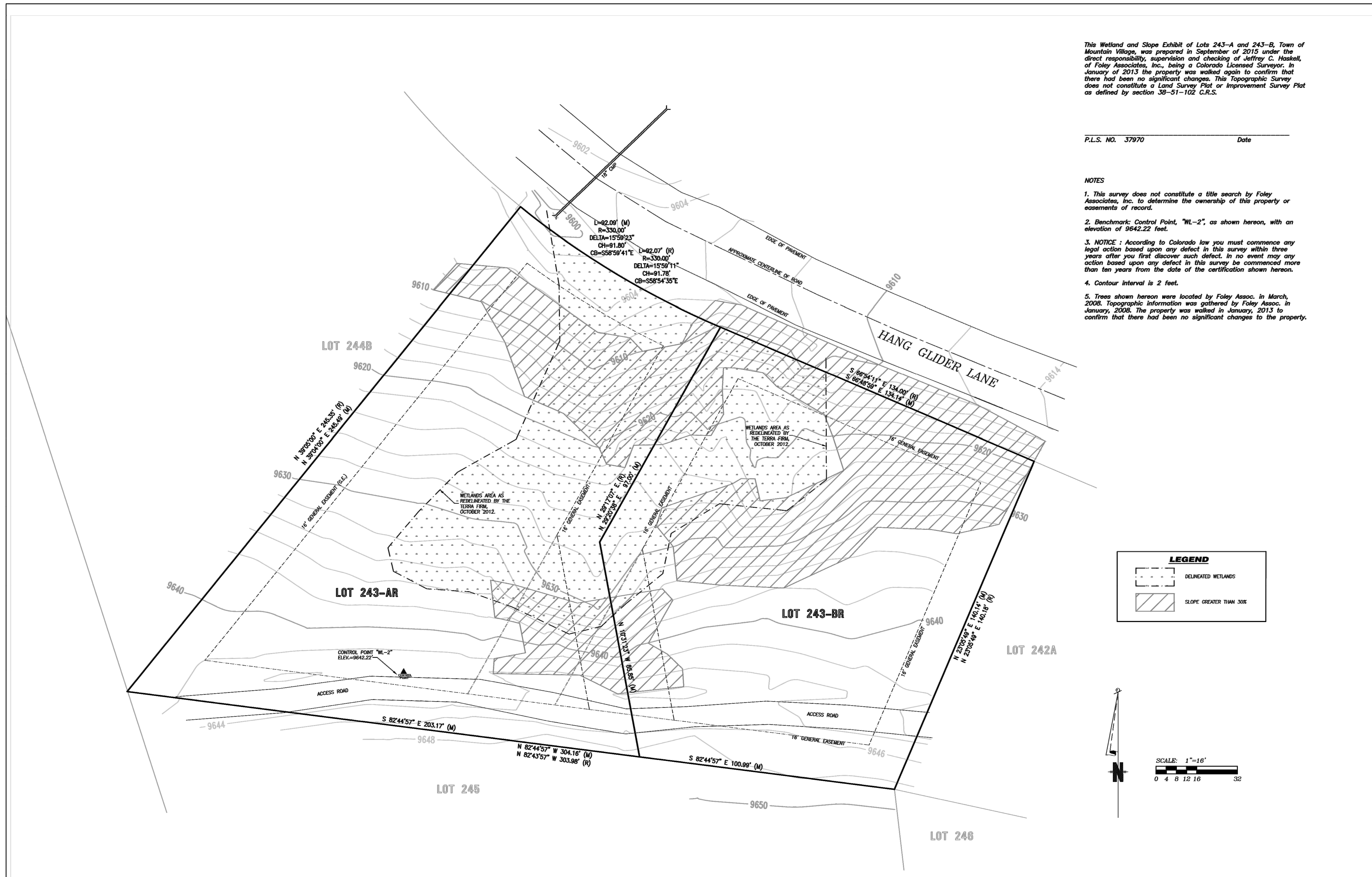
www.centresky.com

This Wetland and Slope Exhibit of Lots 243-A and 243-B, Town of Mountain Village, was prepared in September of 2015 under the direct responsibility, supervision and checking of Jeffrey C. Haskell, of Foley Associates, Inc., being a Colorado Licensed Surveyor. In January of 2013 the property was walked again to confirm that there had been no significant changes. This Topographic Survey does not constitute a Land Survey Plat or Improvement Survey Plat as defined by section 38-51-102 C.R.S.

P.L.S. NO. 37970 Date

NOTES

1. This survey does not constitute a title search by Foley Associates, Inc. to determine the ownership of this property or easements of record.
2. Benchmark: Control Point, "WL-2", as shown hereon, with an elevation of 9642.22 feet.
3. NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.
4. Contour Interval is 2 feet.
5. Trees shown hereon were located by Foley Assoc. in March, 2008. Topographic information was gathered by Foley Assoc. in January, 2008. The property was walked in January, 2013 to confirm that there had been no significant changes to the property.



LEGEND

- DELINEATED WETLANDS
- SLOPE GREATER THAN 30%

North Arrow

SCALE: 1"=16'

0 4 8 12 16 32

WETLAND AND SLOPE EXHIBIT
LOTS 243-A AND 243-B, TOWN OF MOUNTAIN VILLAGE

Project Mgr:	JH	Drawn:	description	date	by
Technician:	JH / FO				
Checked by:					
Start date:	09-15				

FOLEY ASSOCIATES, INC.
ENGINEERING PLANNING SURVEYING

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

Drawing path: \dwg\Slope Exhibit 9-15

Sheet 1 of 1 Project #: 92285

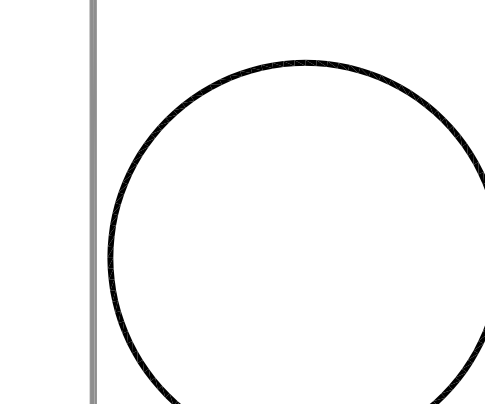
1 EXISTING SITE SURVEY - SLOPE PERCENTAGE MAP
SCALE: 1/16" = 1'

TOPOGRAPHIC SURVEY: LOT 243-A and 243-B TOWN OF MOUNTAIN VILLAGE

SURVEY PROVIDED BY:

FOLEY ASSOCIATES, INC.
P.O. BOX 1385
125 W. PACIFIC, SUITE B-1
TELLURIDE, CO 81435
(970) 728-6153 (970) 728-6050 fax
ISSUE DATE: 1-26-10
REVISED 12-03-12
PROJECT # 10003

T243
LOT 243A & 243B
100 & 102 Hang Glider Drive
Mountain Village, CO 81435

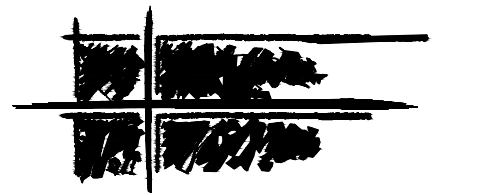


Issued For	Date
DRB Work Session	09-16-2015
100% S.D.	09-16-2015
SD Pricing #1	
100% D.D.	
95% C.D.	
100% C.D.	

Drawn By: E. Emanuel
Date: SEP 16, 2015
Project #: 1516.01
Phase: SCHEMATIC DESIGN
Sheet

C1-0.2

EXISTING SITE
SLOPE PERCENTAGE



COLORADO:
10125 RANCHO MONTEGITO DR.
PARKER, COLORADO 80138
P 303.840.0020
F 303.840.2299

MONTANA:
P.O. BOX 161488
11 LONE PEAK DR., UNIT 206
BIG SKY, MONTANA 59716
P 406.995.7572
F 406.995.7477

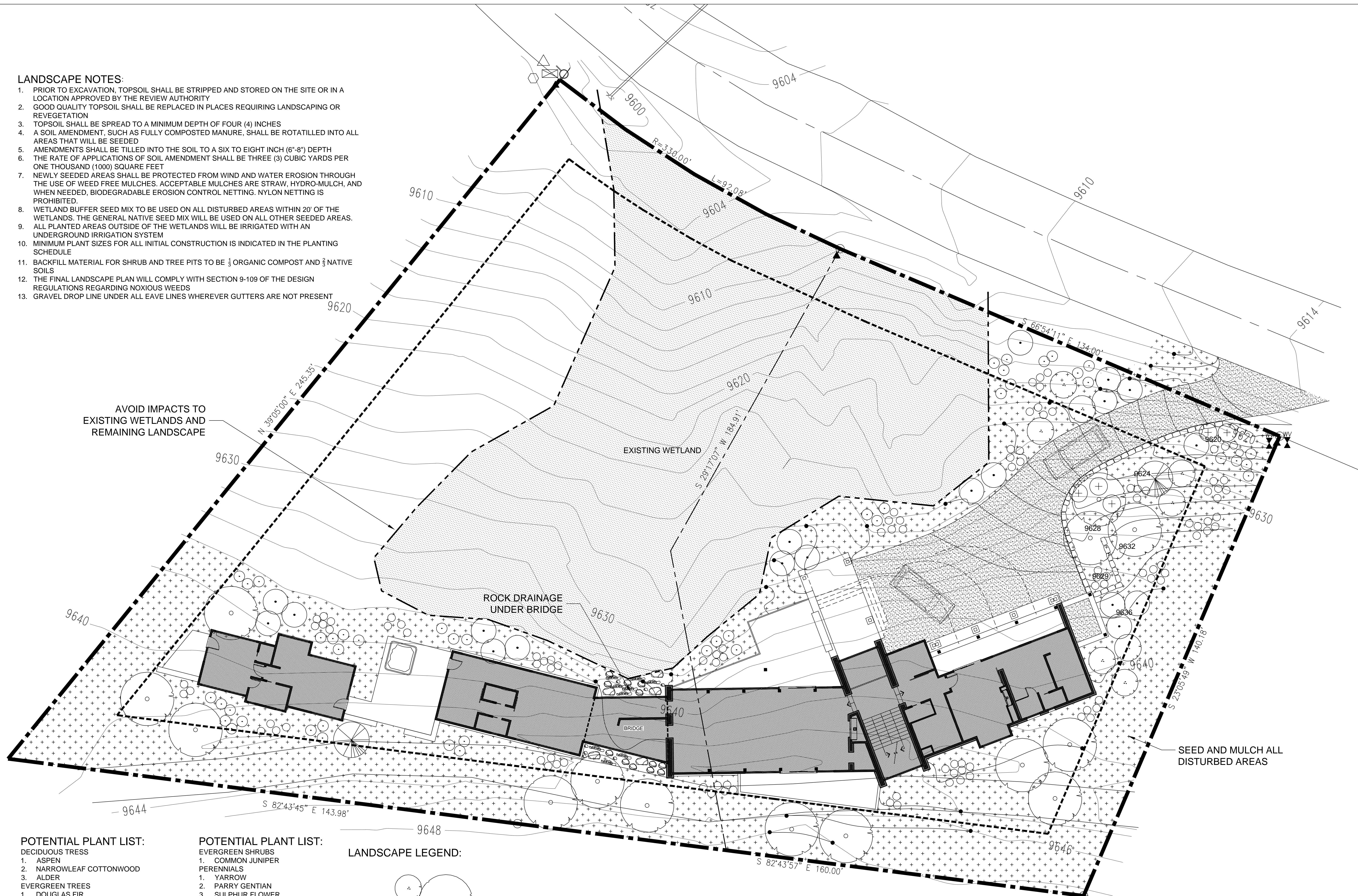
www.centresky.com

WESTERN LANDS
LANDSCAPE ARCHITECTURE
16066 E. Tall Timber Lane
P.O. Box 84
P. 720-936-9976

T243
Mountain Village, CO 81435

LANDSCAPE NOTES:

1. PRIOR TO EXCAVATION, TOPSOIL SHALL BE STRIPPED AND STORED ON THE SITE OR IN A LOCATION APPROVED BY THE REVIEW AUTHORITY
2. GOOD QUALITY TOPSOIL SHALL BE REPLACED IN PLACES REQUIRING LANDSCAPING OR REVEGETATION
3. TOPSOIL SHALL BE SPREAD TO A MINIMUM DEPTH OF FOUR (4) INCHES
4. A SOIL AMENDMENT, SUCH AS FULLY COMPOSTED MANURE, SHALL BE ROTATILLED INTO ALL AREAS THAT WILL BE SEEDED
5. AMENDMENTS SHALL BE TILLED INTO THE SOIL TO A SIX TO EIGHT INCH (6"-8") DEPTH
6. THE RATE OF APPLICATIONS OF SOIL AMENDMENT SHALL BE THREE (3) CUBIC YARDS PER ONE THOUSAND (1000) SQUARE FEET
7. NEWLY SEEDED AREAS SHALL BE PROTECTED FROM WIND AND WATER EROSION THROUGH THE USE OF WEED FREE MULCHES. ACCEPTABLE MULCHES ARE STRAW, HYDRO-MULCH, AND WHEN NEEDED, BIODEGRADABLE EROSION CONTROL NETTING. NYLON NETTING IS PROHIBITED.
8. WETLAND BUFFER SEED MIX TO BE USED ON ALL DISTURBED AREAS WITHIN 20' OF THE WETLANDS. THE GENERAL NATIVE SEED MIX WILL BE USED ON ALL OTHER SEEDED AREAS.
9. ALL PLANTED AREAS OUTSIDE OF THE WETLANDS WILL BE IRRIGATED WITH AN UNDERGROUND IRRIGATION SYSTEM
10. MINIMUM PLANT SIZES FOR ALL INITIAL CONSTRUCTION IS INDICATED IN THE PLANTING SCHEDULE
11. BACKFILL MATERIAL FOR SHRUB AND TREE PITS TO BE 1/3 ORGANIC COMPOST AND 2/3 NATIVE SOILS
12. THE FINAL LANDSCAPE PLAN WILL COMPLY WITH SECTION 9-109 OF THE DESIGN REGULATIONS REGARDING NOXIOUS WEEDS
13. GRAVEL DROP LINE UNDER ALL EAVE LINES WHEREVER GUTTERS ARE NOT PRESENT



AVOID IMPACTS TO
EXISTING WETLANDS AND
REMAINING LANDSCAPE

EXISTING WETLAND

ROCK DRAINAGE
UNDER BRIDGE

BRIDGE

SEED AND MULCH ALL
DISTURBED AREAS

POTENTIAL PLANT LIST:

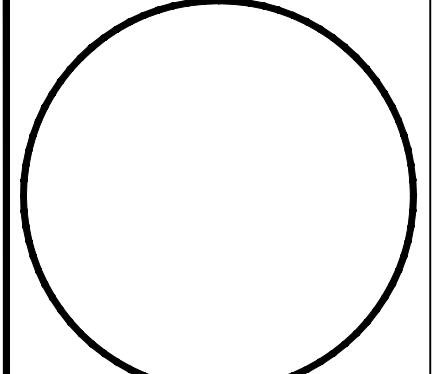
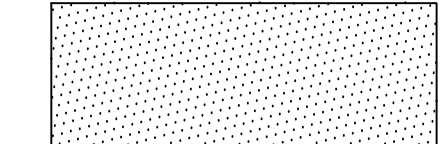
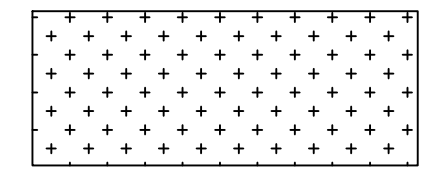
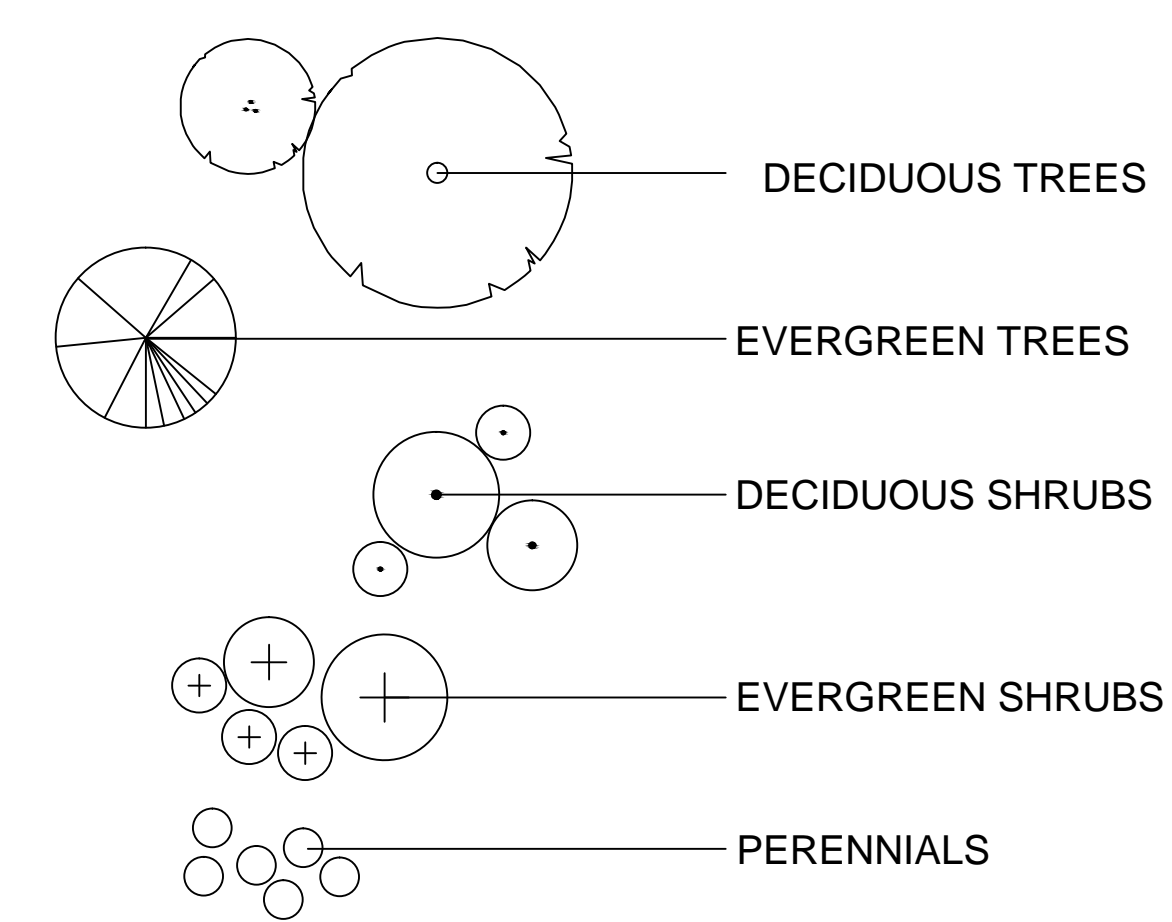
- DECIDUOUS TRESS
1. ASPEN
 2. NARROWLEAF COTTONWOOD
 3. ALDER
- EVERGREEN TREES
1. DOUGLAS FIR
 2. ENGLEMANN SPRUCE
 3. ROCKY MOUNTAIN JUNIPER
 4. SUBALPINE FIR
- DECIDUOUS SHRUBS
1. CHOKECHERRY
 2. CANADA RED CHOKECHERRY
 3. TWINBERRY HONEYSUCKLE
 4. COLORADO DOGWOOD
 5. ROCKY MOUNTAIN MAPLE
 6. WOOD'S ROSE
 7. SERVICEBERRY
 8. WAX CURRANT
 9. SNOWBERRY
 10. CREEPING HOLLY
 11. POTENTILLA

POTENTIAL PLANT LIST:

- EVERGREEN SHRUBS
1. COMMON JUNIPER
- PERENNIALS
1. YARROW
 2. PARRY GENTIAN
 3. SULPHUR FLOWER
 4. PAINTBRUSH SP.
 5. HAREBELLS
 6. COLUMBINE SP.
 7. PENSTEMON SP.
 8. RUSH SP.
 9. SEDGE SP.

NOTE: FINAL SPECIES LIST, QUANTITIES, LOCATIONS, AND SIZES WILL BE DETERMINED DURING DESIGN DEVELOPMENT.

LANDSCAPE LEGEND:



Issued For	Date
100% S.D.	
SD Pricing #1	
100% D.D.	
95% C.D.	
100% C.D.	
Drawn By	T. ROBERTS
Date	16-SEPT-2015
Project #	1516.01
Phase	SCHEMATIC DESIGN
Sheet	

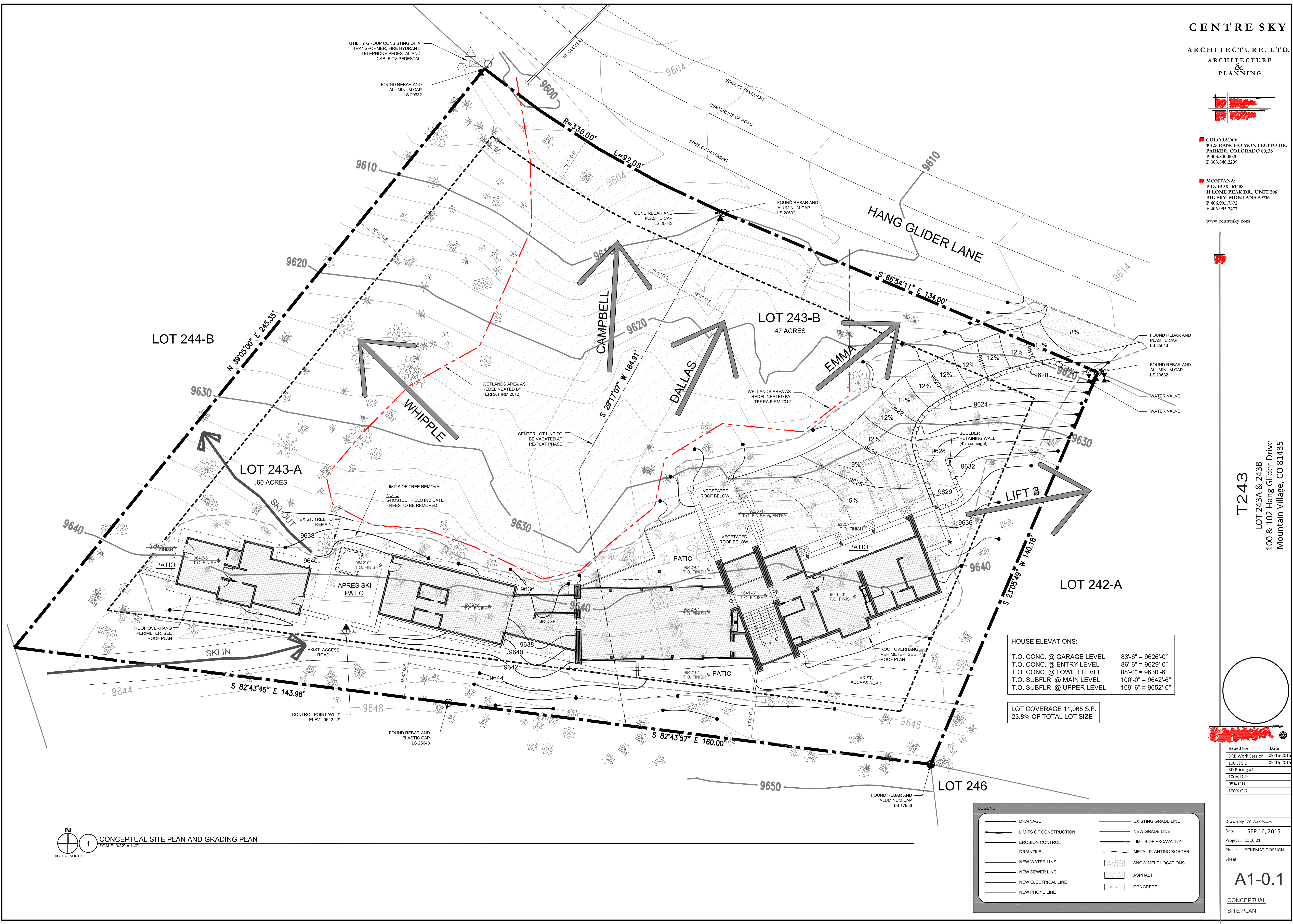


COLORADO:
10125 RANCHO MONTECITO DR.
PARKER, COLORADO 80138
P 303.840.0020
F 303.840.2299

MONTANA:
P.O. BOX 161488
11 LONE PEAK DR., UNIT 206
BIG SKY, MONTANA 59716
P 406.995.7572
F 406.995.7477

www.centresky.com

T243
LOT 243A & 243B
100 & 102 Hang Glider Drive
Mountain Village, CO 81435



HOUSE ELEVATIONS:

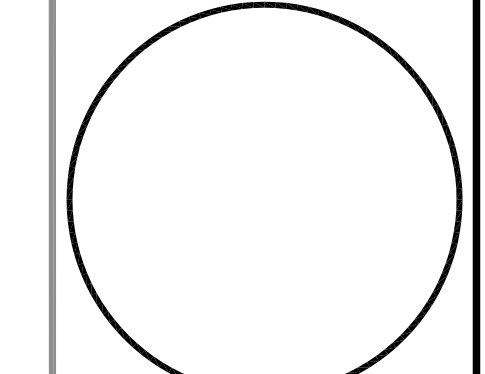
T.O. CONC. @ GARAGE LEVEL	83'-6" = 9626'-0"
T.O. CONC. @ ENTRY LEVEL	86'-6" = 9629'-0"
T.O. CONC. @ LOWER LEVEL	88'-0" = 9630'-6"
T.O. SUBFLR. @ MAIN LEVEL	100'-0" = 9642'-6"
T.O. SUBFLR. @ UPPER LEVEL	109'-6" = 9652'-0"

LOT COVERAGE 11,065 S.F.
23.8% OF TOTAL LOT SIZE

LEGEND

	DRAINAGE		EXISTING GRADE LINE
	LIMITS OF CONSTRUCTION		NEW GRADE LINE
	EROSION CONTROL		LIMITS OF EXCAVATION
	DRAINTILE		METAL PLANTING BORDER
	NEW WATER LINE		SNOW MELT LOCATIONS
	NEW SEWER LINE		ASPHALT
	NEW ELECTRICAL LINE		CONCRETE
	NEW PHONE LINE		

CONCEPTUAL SITE PLAN AND GRADING PLAN
SCALE: 3/32" = 1'-0"
ACTUAL NORTH



Issued For	Date
DRB Work Session	09-16-2015
100% S.D.	09-16-2015
SD Pricing #1	
100% D.D.	
95% C.D.	
100% C.D.	

Drawn By *S. Tomlinson*
Date **SEP 16, 2015**
Project # 1516.01
Phase SCHEMATIC DESIGN
Sheet

A1-0.1

CONCEPTUAL
SITE PLAN



COLORADO:
10125 RANCHO MONTECITO DR.
PARKER, COLORADO 80138
P 303.840.0020
F 303.840.2299

MONTANA:
P.O. BOX 161488
11 LONE PEAK DR., UNIT 206
BIG SKY, MONTANA 59716
P 406.995.7572
F 406.995.7477

www.centresky.com

T243
LOT 243A & 243B
100 & 102 Hang Glider Drive
Mountain Village, CO 81435



1 LOWER LEVEL FLOOR PLAN
SCALE: 1/8" = 1'
PLAN NORTH

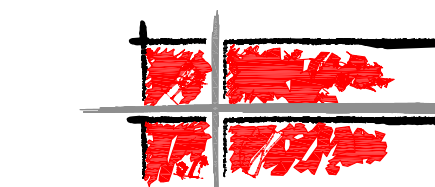
PROJECT SQUARE FOOTAGE - (SEE TITLE SHEET FOR DEFINITION)

	LOWER LEVEL	MAIN LEVEL	UPPER LEVEL	GUEST HOUSE	TOTAL
LIVABLE	2620 SF	4170 SF	756 SF	725 SF	8271 SF
MECH./STOR.	- SF	N.A	N.A	N.A	- SF
GARAGE	1044 SF	0 SF	0 SF	N.A	1044 SF
TOTAL	3664 GSF	4170 GSF	756 GSF	725 GSF	9315 GSF
COVERED PATIOS					0 GSF
PATIOS					0 GSF

Issued For _____ Date _____
 - DRB Work Session 09-16-2015
 - 100% S.D. 09-16-2015
 - SD Pricing #1
 - 100% D.D.
 - 95% C.D.
 - 100% C.D.

Drawn By *S. TOMLINSON*
 Date SEP 16, 2015
 Project # 1516.01
 Phase SCHEMATIC DESIGN
 Sheet

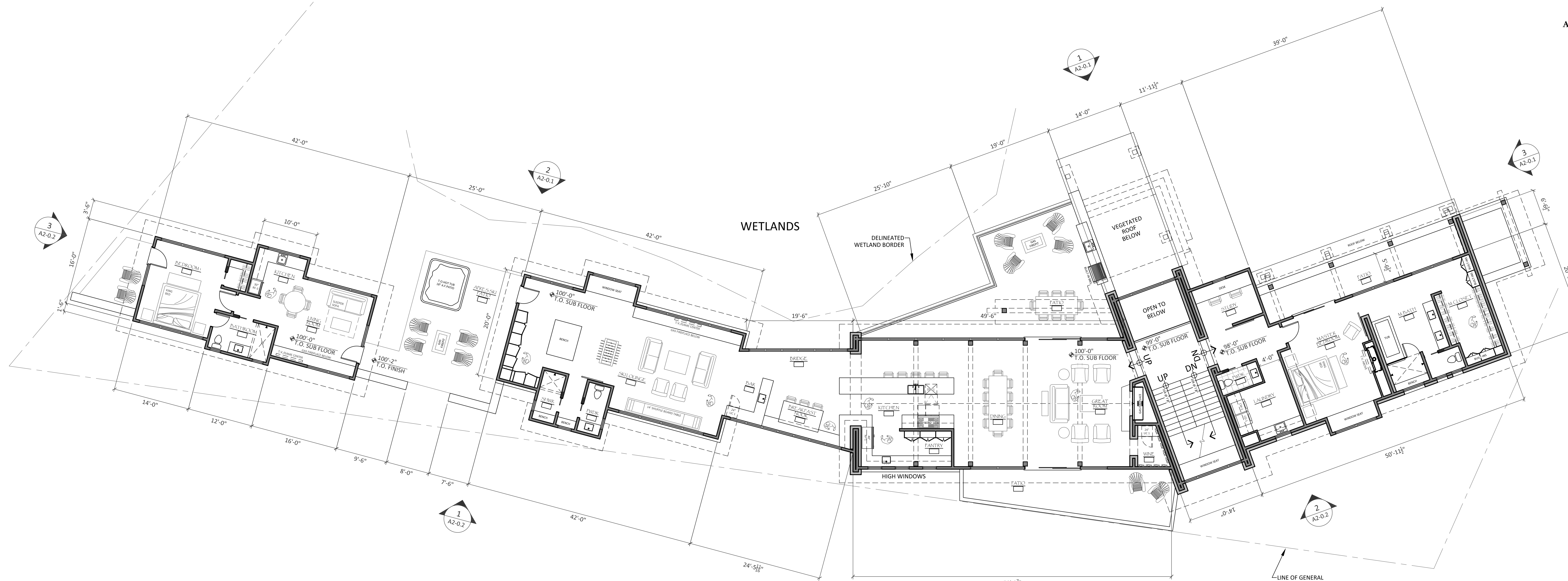
A1-1.0
 LOWER LEVEL
 FLOOR PLAN



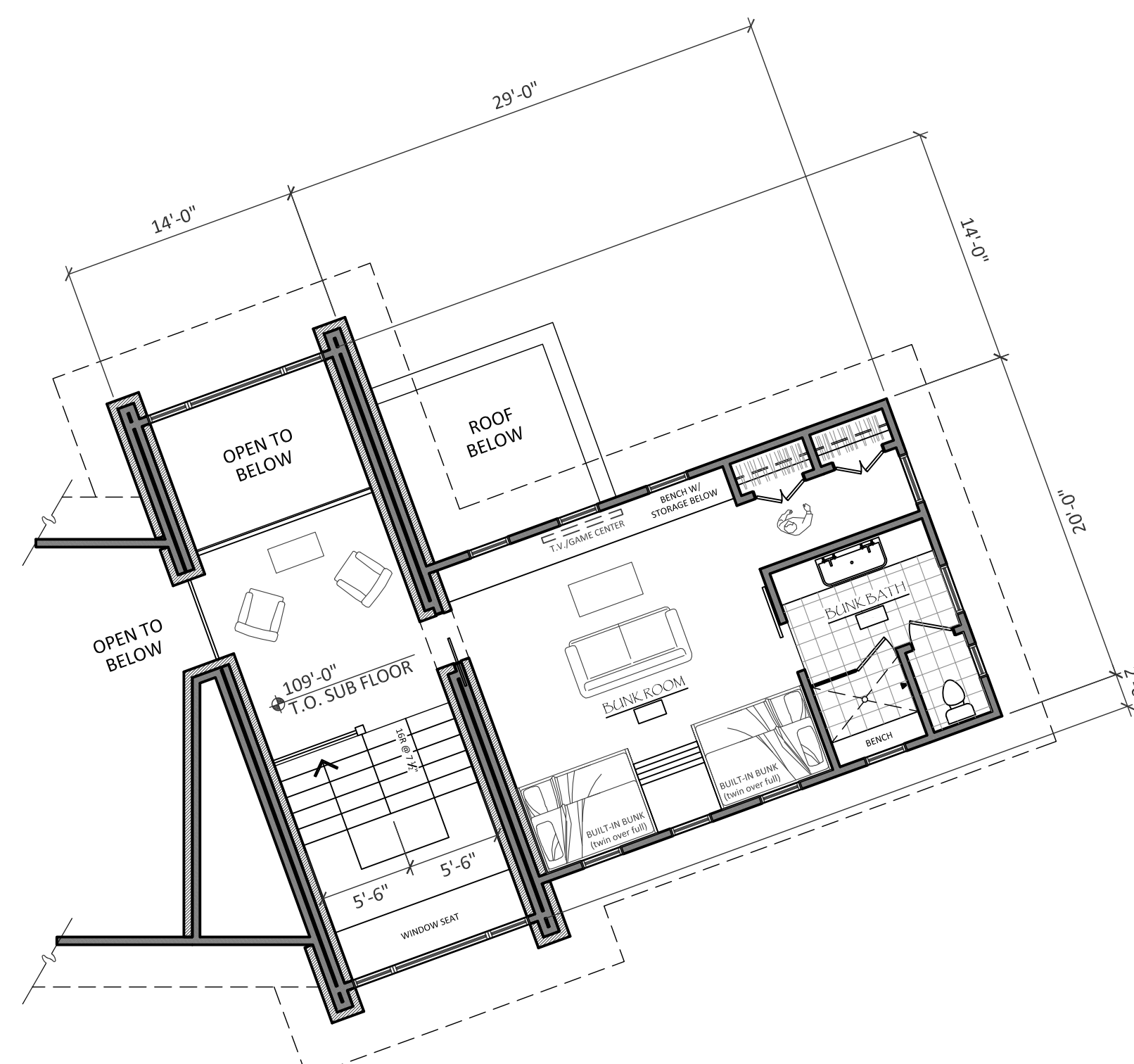
COLORADO:
10125 RANCHO MONTECITO DR.
PARKER, COLORADO 80138
P 303.840.0020
F 303.840.2299

MONTANA:
P.O. BOX 161488
11 LONE PEAK DR., UNIT 206
BIG SKY, MONTANA 59716
P 406.995.7572
F 406.995.7477

www.centresky.com

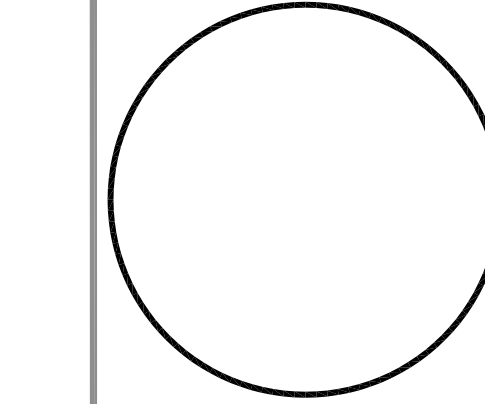


1 MAIN LEVEL FLOOR PLAN
SCALE: 1/8" = 1'
PLAN NORTH



2 UPPER LEVEL FLOOR PLAN
SCALE: 1/8" = 1'
PLAN NORTH

T243
LOT 243A & 243B
100 & 102 Hang Glider Drive
Mountain Village, CO 81435



Issued For	Date
DRB Work Session	09-16-2015
100% S.D.	09-16-2015
SD Pricing #1	
100% D.D.	
95% C.D.	
100% C.D.	

Drawn By *S. TOMANSON*
Date **SEP 16, 2015**
Project # 1516.01
Phase SCHEMATIC DESIGN
Sheet

PROJECT SQUARE FOOTAGE - (SEE TITLE SHEET FOR DEFINITION)

	LOWER LEVEL	MAIN LEVEL	UPPER LEVEL	GUEST HOUSE	TOTAL
LIVABLE	2620 SF	4170 SF	756 SF	725 SF	8271 SF
MECH./STOR.	- SF	N.A	N.A	N.A	- SF
GARAGE	1044 SF	0 SF	0 SF	N.A	1044 SF
TOTAL	3664 GSF	4170 GSF	756 GSF	725 GSF	9315 GSF
COVERED PATIOS					0 GSF
PATIOS					0 GSF

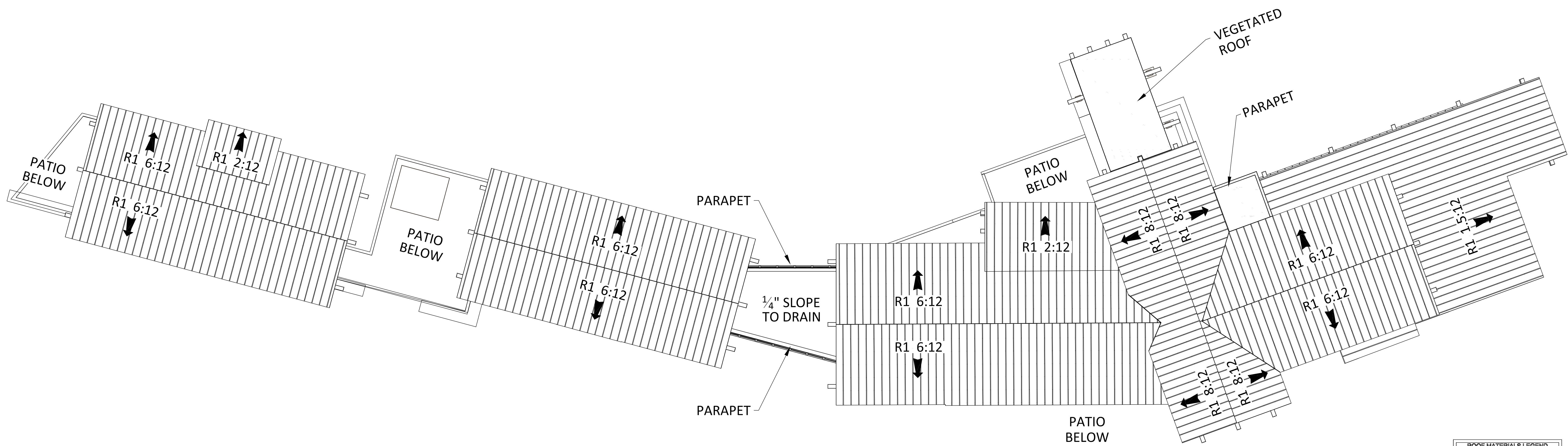
A1-1.1
MAIN & UPPER LEVEL
FLOOR PLAN



COLORADO:
10125 RANCHO MONTECITO DR.
PARKER, COLORADO 80138
P 303.840.0020
F 303.840.2299

MONTANA:
P.O. BOX 161488
11 LONE PEAK DR., UNIT 206
BIG SKY, MONTANA 59716
P 406.995.7572
F 406.995.7477

www.centresky.com



1 ROOF PLAN
SCALE: 1/8" = 1'

ROOF MATERIALS LEGEND

NOTE: REFER TO PROJECT SPECIFICATIONS FOR FURTHER INFORMATION ON MATERIAL TYPES AND INSTALLATION REQUIREMENTS

ROOFING TYPE: \triangle METAL ROOFING TYPE 'K' COLD ROLLED FINISHED METAL STANDING SEAM, 4" MED. RIB, 12" RB SPACING. VERIFY PROFILE WITH ARCHITECT.

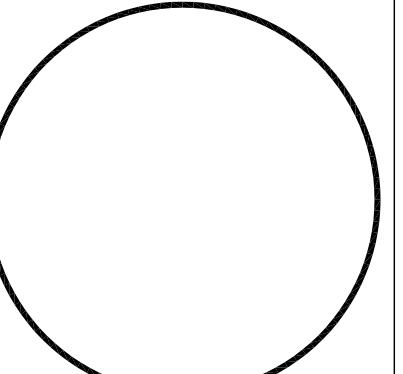
\circ METAL TYPE 'K' GUTTER w/ DOWNSPOUT AS INDICATED. GUTTER AND DOWN SPOUT STYLE AND PROFILE T.B.D.

CRICKET DIMENSION TABLE

ROOF SLOPE	H	L
1:12	1/8" CW	1/8" CW
2:12	1/8" CW	1/8" CW
3:12	1/8" CW	1/8" CW

- ROOF PLAN GENERAL NOTES**
- ALL ROOFS TO ACHIEVE A CLASS 'K' FIRE RATING BY INSTALLING REQUIRED ROOFING UNDERLAMENT AT ALL LOCATIONS WHERE PRIMARY ROOF MATERIAL DOES NOT ACHIEVE CLASS 'K' RATING. GC TO VERIFY COMPLIANCE, TYP.
 - ALL RAFTS AND EAVE DIMENSIONS TO BE HORIZONTAL DIMENSIONS, NOT ALONG THE PITCH, U.A.O.
 - COORDINATE LAYOUT OF ROOF FRAMING WITH EXPOSED RAFTERS, SEE R.D.P. & EXTERIOR ELEVATIONS FOR LOCATIONS, (TYP.)
 - PROVIDE ELEC. ROUGH IN FOR HEAT TAPE IN ALL VALLEYS, SEE ELEC. FOR FURTHER DETAIL.
 - VERIFY ALL GUTTER & DOWNSPOUT LOCATIONS AND TYPES WITH ARCHITECT PRIOR TO INSTALLATION.
 - PROVIDE ELECTRICAL HEAT TAPE AT ALL HARD PIPED GUTTERS & DOWNSPOUTS (TYP.)
 - GUTTER DOWN SPOUTS TO BE CONNECTED TO UNDERGROUND HARD PIPING TO DIVERT RUNOFF FROM STRUCTURE.
- METAL ROOFS: INSTALL SLIP SHEET AS SPECIFIED ON TOP OF SINGLE LAYER WRAP/RY HIGH TEMP. ICE & WATER UNDERLAMENT. TO COVER ALL PND BREATHING WHERE METAL ROOF IS LOCATED. LAP OVER HIP, RIDGES, AND THROUGH VALLEYS, TYP. UNDERLAMENT SHALL BE LAPPED 8" VERTICALLY (END OR SIDE LAP) AND 2" HORIZONTALLY (HEAD LAP).
- ALL HIP AND RIDGES TO RECEIVE 'PROTECTO WRAP' HIP AND RIDGE SEAL AS SPECIFIED, TYP.
- NOTE: ALL VALLEYS TO RECEIVE METAL TYPE 'K' WALLLET METAL OVER TOP SLIP SHEET AS SPECIFIED. IF EXPOSED VALLEY METAL EACH SIDE, TYP.

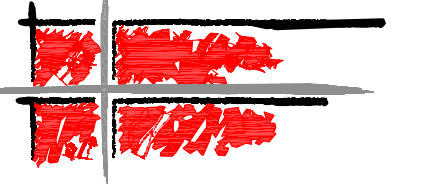
T243
LOT 243A & 243B
100 & 102 Hang Glider Drive
Mountain Village, CO 81435



Issued For _____ Date _____
DRB Work Session 09-16-2015
100% S.D. 09-16-2015
SD Pricing #1 _____
100% D.D. _____
95% C.D. _____
100% C.D. _____

Drawn By: *S. ZOMASOW*
Date: SEP 16, 2015
Project #: 1516.01
Phase: SCHEMATIC DESIGN
Sheet:

A1-3.0
ROOF PLAN



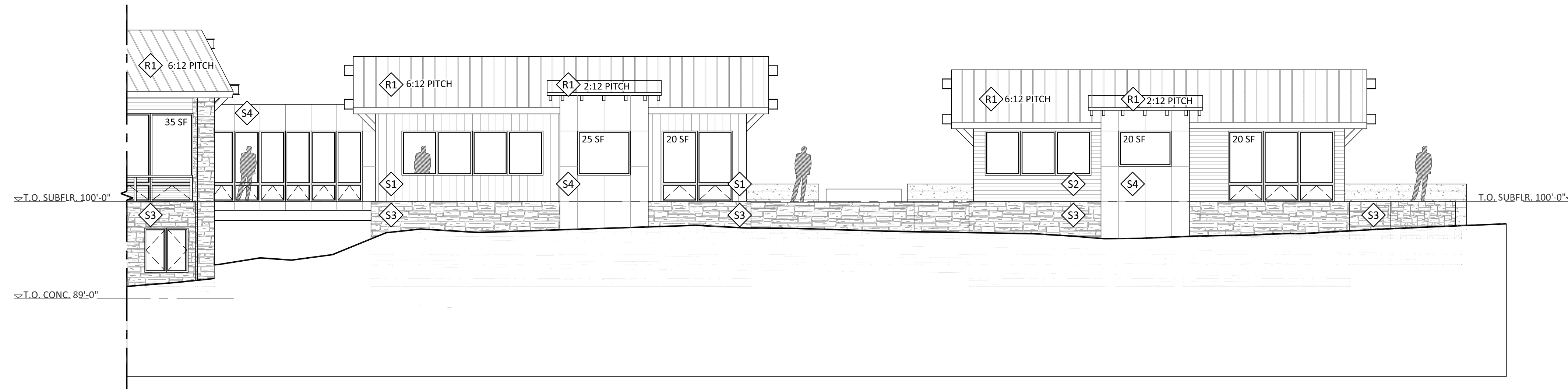
COLORADO:
10125 RANCHO MONTECITO DR.
PARKER, COLORADO 80138
P 303.840.0020
F 303.840.2299

MONTANA:
P.O. BOX 161488
11 LONE PEAK DR., UNIT 206
BIG SKY, MONTANA 59716
P 406.995.7572
F 406.995.7477

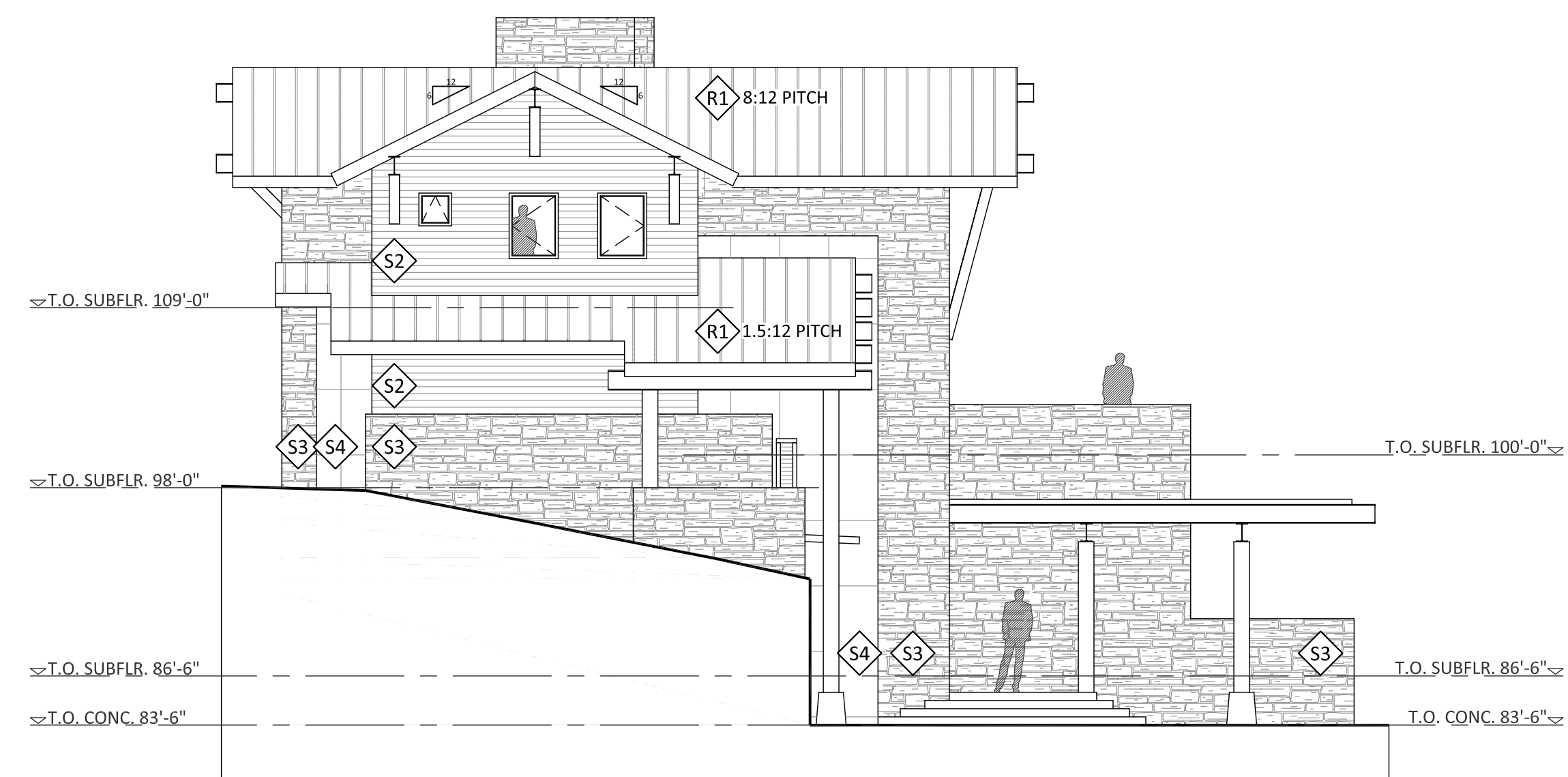
www.centresky.com



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

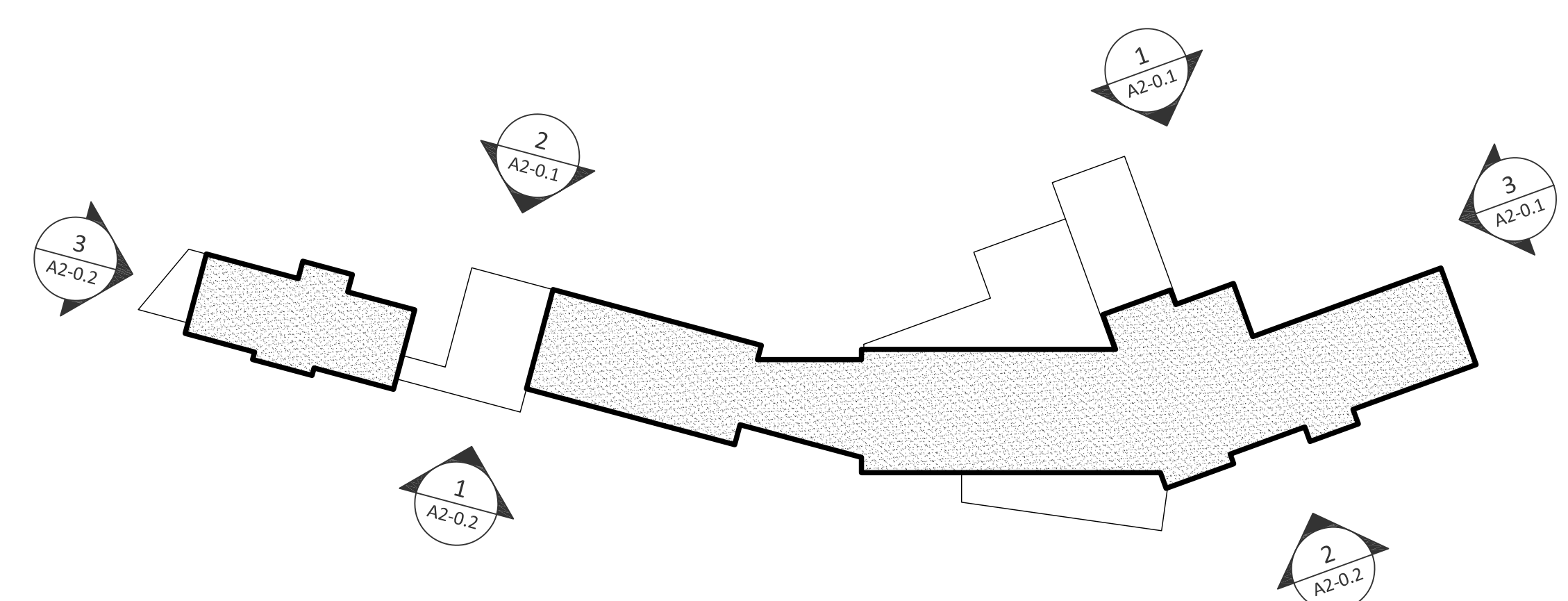


2 SCALE: 1/8" = 1'-0"



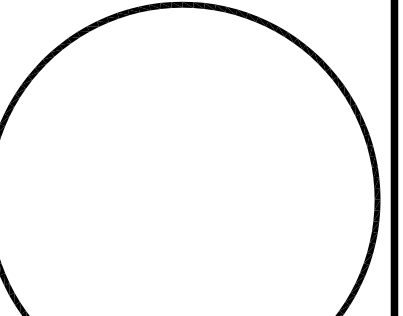
3 SCALE: 1/8" = 1'-0"

EXTERIOR MATERIALS LEGEND	
NOTE: REFER TO PROJECT SPECIFICATIONS FOR FURTHER INFORMATION ON MATERIAL TYPES AND INSTALLATION REQUIREMENTS.	
NOTE: MATERIAL SAMPLES AND MOCKUPS ARE TO BE PROVIDED AS REQUESTED BY ARCHITECT. ALL SAMPLES ARE TO BE APPROVED BY ARCHITECT PRIOR TO COMMENCING.	
	METAL ROOFING COR-TEN®, STANDING SEAM METAL ROOFING WITH 1" MECHANICAL RIB, 12" RIB SPACING
	VERTICAL WOOD SIDING 3X10 RECLAIMED W/O VERTICAL SHIP LAP. COLOR - NATURAL WEATHERED GRAY
	HORIZONTAL WOOD SIDING 2x10 HORIZONTAL SHIP SIDING. COLOR - TRANSPARENT BROWN
	STONE MASONRY VENEER TYPE T.B.D. COLOR - NATURAL GRAY/BROWN, 10% TO BE SET 2" PROUD. GROUT TO MATCH STONE COLOR COORDINATE WITH ARCHITECT
	METAL SIDING RUSTED METAL - COLD ROLLED STEEL 12" VERTICAL PANELS BY BRIDGER STEEL - FLUSH SOFFIT FLAT PANEL COLOR - NATURAL RUST COORD. PATINA, PROFILE AND JOINT DETAIL W/ ARCHITECT. SEE DETAIL _____



KEY PLAN
N.T.S.

T243
LOT 243A & 243B
100 & 102 Hang Glider Drive
Mountain Village, CO 81435



Issued For	Date
DRB Work Session	09-16-2015
100% S.D.	09-16-2015
SD Pricing #1	
100% D.D.	
95% C.D.	
100% C.D.	

Drawn By: S. TOMLINSON
Date: SEP 16, 2015
Project #: 1516.01
Phase: SCHEMATIC DESIGN
Sheet:

A2-0.1

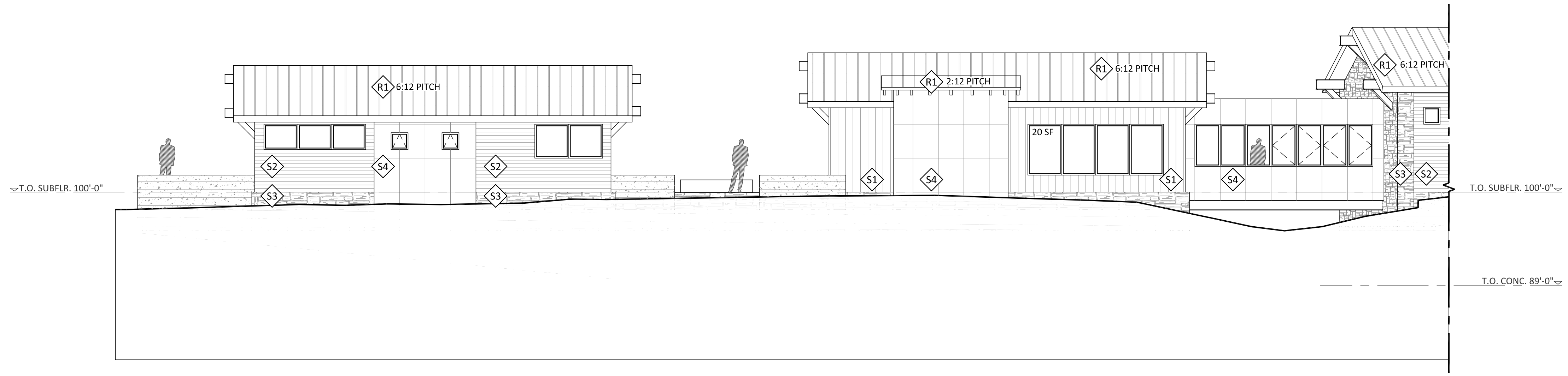
EXTERIOR
ELEVATIONS



COLORADO:
10125 RANCHO MONTECITO DR.
PARKER, COLORADO 80138
P 303.840.0020
F 303.840.2299

MONTANA:
P.O. BOX 161488
11 LONE PEAK DR., UNIT 206
BIG SKY, MONTANA 59716
P 406.995.7572
F 406.995.7477

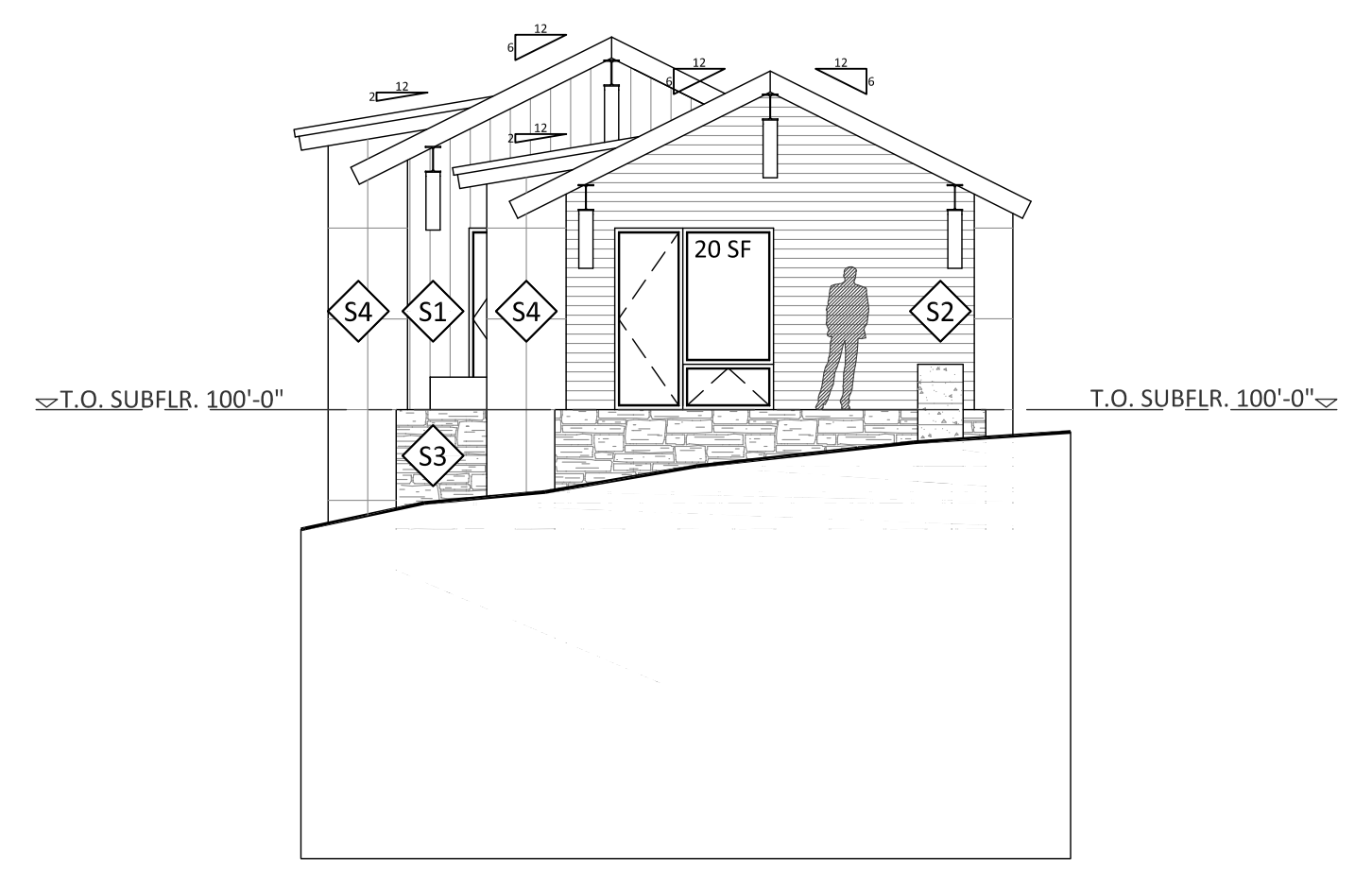
www.centresky.com



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

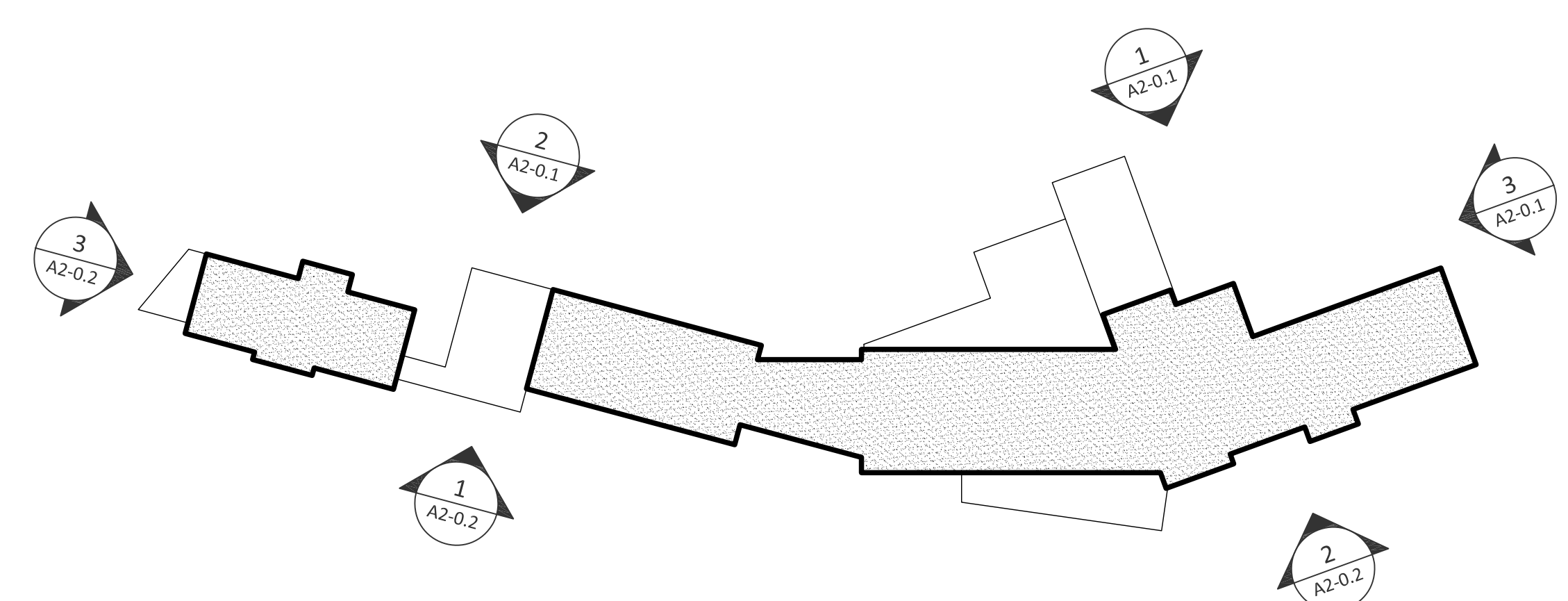


2 SCALE: 1/8" = 1'-0"



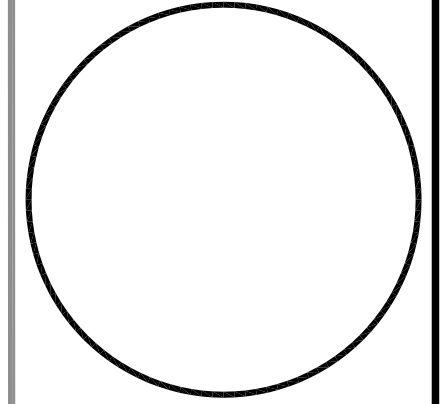
3 SCALE: 1/8" = 1'-0"

EXTERIOR MATERIALS LEGEND	
NOTE: REFER TO PROJECT SPECIFICATIONS FOR FURTHER INFORMATION ON MATERIAL TYPES AND INSTALLATION REQUIREMENTS.	
NOTE: MATERIAL SAMPLES AND MOCKUPS ARE TO BE PROVIDED AS REQUESTED BY ARCHITECT. ALL SAMPLES ARE TO BE APPROVED BY ARCHITECT PRIOR TO COMMENCING.	
	METAL ROOFING COR-TEN®, STANDING SEAM METAL ROOFING WITH 1" MECHANICAL RIB, 12" RIB SPACING
	VERTICAL WOOD SIDING 1X10 RECLAIMED W/O VERTICAL SHIP LAP. COLOR - NATURAL WEATHERED GRAY
	HORIZONTAL WOOD SIDING 2x10 HORIZONTAL SHIP SIDING COLOR - TRANSPARENT BROWN
	STONE MASONRY VENEER TYPE T.B.D. COLOR - NATURAL GRAY/BROWN, 10% TO BE SET 2" PROUD. GROUT TO MATCH STONE COLOR COORDINATE WITH ARCHITECT
	METAL SIDING RUSTED METAL - COLD ROLLED STEEL 12" VERTICAL PANELS BY BRIDGER STEEL - FLUSH SOFFIT FLAT PANEL COLOR - NATURAL RUST COORD. PATINA, PROFILE AND JOINT DETAIL W/ ARCHITECT. SEE DETAIL _____



KEY PLAN
N.T.S.

T243
LOT 243A & 243B
100 & 102 Hang Glider Drive
Mountain Village, CO 81435



Issued For	Date
- DRB Work Session	09-16-2015
- 100% S.D.	09-16-2015
- SD Pricing #1	
- 100% D.D.	
- 95% C.D.	
- 100% C.D.	

Drawn By: S. TOMLINSON
Date: SEP 16, 2015
Project #: 1516.01
Phase: SCHEMATIC DESIGN
Sheet:

A2-0.2

EXTERIOR
ELEVATIONS



COLORADO:
10125 RANCHO MONTECITO DR.
PARKER, COLORADO 80138
P 303.840.0020
F 303.840.2299

MONTANA:
P.O. BOX 161488
11 LONE PEAK DR., UNIT 206
BIG SKY, MONTANA 59716
P 406.995.7572
F 406.995.7477

www.centresky.com



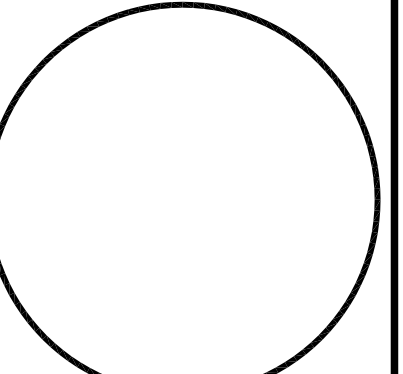
1 SOUTH PERSPECTIVE
N.T.S.



2 SOUTH WEST PERSPECTIVE
N.T.S.

T243
LOT 243A & 243B
100 & 102 Hang Glider Drive
Mountain Village, CO 81435

EXTERIOR MATERIALS LEGEND	
NOTE: REFER TO PROJECT SPECIFICATIONS FOR FURTHER INFORMATION ON MATERIAL TYPES AND INSTALLATION REQUIREMENTS.	
NOTE: MATERIAL SAMPLES AND MOCKUPS ARE TO BE PROVIDED AS REQUESTED BY ARCHITECT. ALL SAMPLES ARE TO BE APPROVED BY ARCHITECT PRIOR TO COMMENCING.	
	METAL ROOFING COR-TEN, STANDING SEAM METAL ROOFING WITH 1" MECHANICAL RIB. 12" RIB SPACING
	VERTICAL WOOD SIDING 1X10 RECLAIMED WD VERTICAL SHIP LAP. COLOR - NATURAL WEATHERED GRAY
	HORIZONTAL WOOD SIDING 2X10 HORIZONTAL SHIP SIDING COLOR - TRANSPARENT BROWN
	STONE MASONRY VENEER TYPE T.B.D. COLOR - NATURAL GRAY/BROWN, 10% TO BE SET 2" PROUD. GROUT TO MATCH STONE COLOR COORDINATE WITH ARCHITECT
	METAL SIDING RUSTED METAL - COLD ROLLED STEEL 12" VERTICAL PANELS BY BRIDGER STEEL - FLUSH SOFFIT FLAT PANEL COLOR - NATURAL RUST COORD. PATINA, PROFILE AND JOINT DETAIL W/ ARCHITECT. SEE DETAIL _____



Issued For	Date
DRB Work Session	09-16-2015
100 % S.D.	09-16-2015
SD Pricing #1	
100% D.D.	
95% C.D.	
100% C.D.	

Drawn By *S. TOMLINSON*
Date **SEP 16, 2015**
Project # 1516.01
Phase SCHEMATIC DESIGN
Sheet

A2-0.3

EXTERIOR
RENDERINGS



COLORADO:
10125 RANCHO MONTECITO DR.
PARKER, COLORADO 80138
P 303.840.0020
F 303.840.2299

MONTANA:
P.O. BOX 161488
11 LONE PEAK DR., UNIT 206
BIG SKY, MONTANA 59716
P 406.995.7572
F 406.995.7477

www.centresky.com



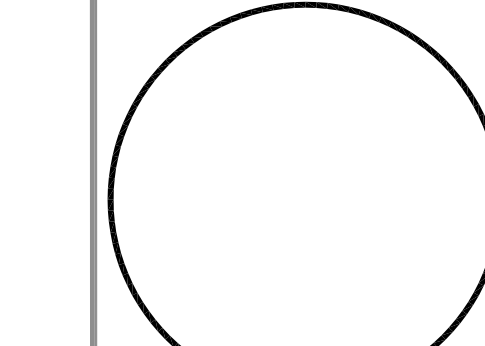
1 NORTH EAST PERSPECTIVE
N.T.S.



2 NORTH WEST PERSPECTIVE
N.T.S.

T243
LOT 243A & 243B
100 & 102 Hang Glider Drive
Mountain Village, CO 81435

EXTERIOR MATERIALS LEGEND	
NOTE: REFER TO PROJECT SPECIFICATIONS FOR FURTHER INFORMATION ON MATERIAL TYPES AND INSTALLATION REQUIREMENTS.	
NOTE: MATERIAL SAMPLES AND MOCKUPS ARE TO BE PROVIDED AS REQUESTED BY ARCHITECT. ALL SAMPLES ARE TO BE APPROVED BY ARCHITECT PRIOR TO COMMENCING.	
	METAL ROOFING COR-TEN® STANDING SEAM METAL ROOFING WITH 1" MECHANICAL RIB. 12" RIB SPACING
	VERTICAL WOOD SIDING 1x10 RECLAIMED WD VERTICAL SHIP LAP. COLOR - NATURAL WEATHERED GRAY
	HORIZONTAL WOOD SIDING 2x10 HORIZONTAL SHIP SIDING COLOR - TRANSPARENT BROWN
	STONE MASONRY VENEER TYPE T.B.D. COLOR - NATURAL GRAY/BROWN, 10% TO BE SET 2" PROUD. GROUT TO MATCH STONE COLOR COORDINATE WITH ARCHITECT
	METAL SIDING RUSTED METAL - COLD ROLLED STEEL 12" VERTICAL PANELS BY BRIDGER STEEL - FLUSH SOFFIT FLAT PANEL COLOR - NATURAL RUST COORD. PATINA, PROFILE AND JOINT DETAIL W/ ARCHITECT. SEE DETAIL _____



Issued For	Date
DRB Work Session	09-16-2015
100% S.D.	09-16-2015
SD Pricing #1	
100% D.D.	
95% C.D.	
100% C.D.	

Drawn By *S. TOMLINSON*
Date **SEP 16, 2015**
Project # 1516.01
Phase SCHEMATIC DESIGN
Sheet

A2-0.4

EXTERIOR
RENDERINGS

**GEOTECHNICAL REPORT
LOTS 243 A AND B
HANG GLIDER DRIVE
TELLURIDE MOUNTAIN VILLAGE
SAN MIGUEL COUNTY, COLORADO**

Executive Summary

The proposed building site on Lots 243 A and B is suitable for the intended construction with special attention to foundation design, site preparation and control of drainage. We excavated two test pits on March 20, 2008 at the proposed house site on the client property. The following is a summary of our findings:

- The house site is located on moderately steep slopes that are mapped as Quaternary Slope Failure Complex.
- The soil was found to be generally rocky below 3 to 4 feet. Soil conditions were relatively uniform across the building sites and consist of angular, weathered rock in a clayey matrix. The angular and poorly-sorted nature of the soil materials is indicative of landslide debris.
- The northern portions of Lots 243 A and B are characterized by wetlands. Running water, willows, and "jack-strawed" trees were present in this area.
- Groundwater was not encountered in our test pits but the presence of the wetland area on the northern portion of the lots indicates that groundwater is present at the site.
- Approximately 3 to 4 feet of snow was present during our site investigations.

Below is a summary of our conclusions and recommendations. See the *Conclusions and Recommendations* Section of this report for more detailed explanations.

- Although we did not observe signs of impending slope failure, this potentially unstable slope should be developed with extreme care. Consequently, some risk is involved for the homeowner and site drainage, site preparation, and cuts/fills should be carefully considered during design and construction at this site.
- If the distribution and/or the intensity of loading on the lot will be altered through grading or construction, a slope stability analysis should be utilized to verify the preservation of slope stability.
- The presence of groundwater seepage in the wetlands area in the lower portions of Lots 243 A&B indicated that groundwater could be problematic from a slope stability

standpoint as well as constructability and foundation dewatering. Water can cause significant hydrostatic pressures against walls and lubricate and weaken the soils, which can lead to slope failure.

- An aggressive site drainage plan that is integrated with the site grading and landscape plans will be important for properly managing surface and subsurface water, thus preserving slope stability.
- The soil is sufficiently rocky at foundation depth to provide a stable bearing surface for conventional spread footings.
- Due to the steep scarp that outlines the upper limit of the wetlands, it is recommended that a slope stability analysis be performed once the exact position of the residence is identified and the framing plan has progressed to the point that the full intensity and distribution of structural loading can be defined. This analysis can provide valuable input for consideration of floor elevations, site grading, and foundation design to assure preservation of slope stability.
- Slabs on-grade may be used for parking areas. Slabs on-grade are not recommended for interior floors due to the potential for differential movement of the slab due to consolidation of soils.
- If clayey or soft lenses of soil are encountered at footing depth, they should be removed and replaced with compacted structural fill.
- Constructing at a dry time of the year and providing a permanent passive and, possibly active, dewatering plan are recommended.
- All of the recommendations presented in the *Conclusions and Recommendations* Section of this report should be incorporated into design and construction at this site.

Introduction

Buckhorn Geotech, Inc. conducted investigations of subsurface and site conditions on March 15, 2007 and March 30, 2008 at the proposed building sites on Lots 243 A and B of Telluride Mountain Village near Telluride, Colorado. This work was performed at the request of client, J.J. Ossola. The purpose of the initial 2007 investigation was to determine suitability of the property for construction of one single-family dwelling spanning the south end of both lots. Three test pits were excavated in the vicinity of the proposed home site and a letter addressing the results of our 2007 investigation was provided to Mr. Ossola on March 29, 2007. The proposed scope of development for Lots 243 A and B was modified in 2008 to construction of two single family residences (one structure on each lot). Two additional test pits were excavated to bracket the distal extent of each new home site. Both investigations consisted of site inspections, excavation of a total of five test pits, logging and testing of materials encountered, and analysis of available data. This report presents the findings of our two investigations and our geotechnical engineering recommendations for site preparation and foundation design.

It is beyond the scope of this report to provide an assessment of the geologic hazards for the entire property or to perform a slope stability evaluation. We did, however, assess the known geologic hazards pertinent to the proposed building site to identify hazards of which the owner should be aware and the constraints to construction that those hazards impose. A detailed assessment of geologic hazards and/or a slope stability analysis can be performed by Buckhorn Geotech for an additional charge and may require drilling and additional laboratory testing. A

slope stability analysis requires deep characterization of the subsurface, including overburden and bedrock stratigraphy, soil and/or rock strength, and groundwater conditions.

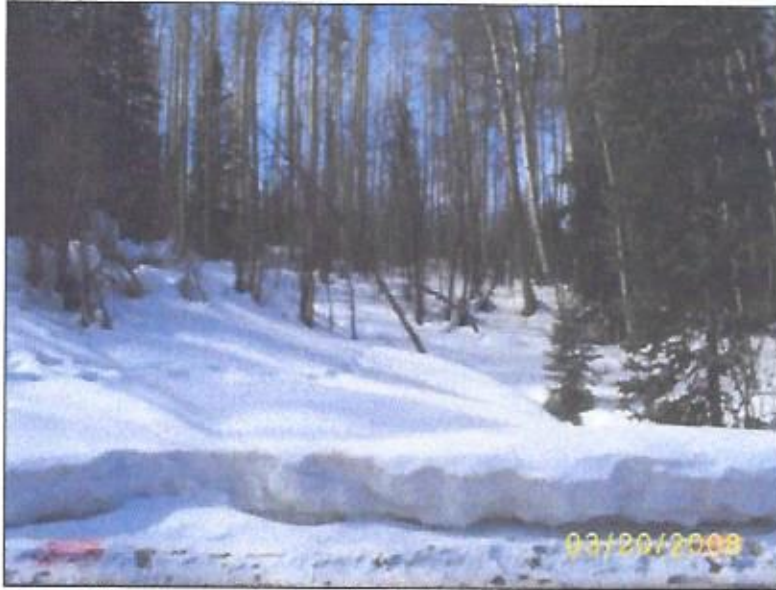
Construction Plans

Based on plans provided to us by the client, we understand that the structure proposed for Lot 243 B will be the main residence with a guest house constructed on Lot 243 A. Each residence will be a single level with no basement. Access to the residences will be by a driveway on Lot 243 B that sweeps around to the east above the wetlands area and terminates in parking space for each residence at the south end of Lot 243 B. The main residence will be constructed in the southeast portion of Lot 243 B and the guest house will be constructed along the southern extent of Lot 243 A, on the narrow scarp above the wetlands area.

Site Conditions

Lots 243 A and B are located on a north facing slope on the south side of Hang Glider Drive, east of Benchmark Drive (see Vicinity Map). The combined lots share a wetlands area that extends approximately 45 feet from the south boundary of Lot 243 B down to Hang Glider Drive and is approximately 85 to 120 feet in width, spanning both Lots 243 A and 243 B. Non-wetland areas in both lots extend in a horseshoe shape around the wetland on the west, south, and east sides. In Lot 243 B the wetland consumes approximately 20 to 25% of the lot; in Lot 243A the wetland consumes approximately 40 to 50% of the lot. Approximately 3 to 4 feet of snow was present on the ground surface at the time of both of our investigations in March of 2007 and 2008.

The wetland area begins at a steep escarpment (50% slopes) on the southwest side and extends northerly to a hummocky area with "jack-strawed" trees. The wetland area is characterized by the presence of willows and running water in the northwest corner of Lot 243 B. On Lot 243 A, the wetland area is characterized by more uniform gentle slopes (25%). The steeper slopes above the wetland area have a growth of large conifer trees up to one foot in diameter. These trees did not show evidence of pistol-butting or splaying. A growth of large (18 inch diameter) aspen trees encircled the wetland area in the better drained areas of the lot on the west, south, and east. These trees were straight and upright with no evidence of pistol-butting. At the time of our investigations, 3 to 4 feet of snow covered the lots so we were not able to directly observe the soil surface for tension cracks, soil scars, disturbed ground cover, crescent-shaped depressions, seeps, or other indicators of recent or past slope movement. Slopes on the drained portion of the site ranged from approximately 45% near Hang Glider Drive at Lot 243 B to 13% near the upper, southeast extent of Lot 243 B. The following photograph was taken of the wetland area at the time of our field investigation in March 2008.



Looking south across the wetland area of Lots 243 A and B, and showing the vegetative cover, the local topography, and the conditions at the time of our site investigation. The proposed building site on Lot 243 A is at the upper right; the proposed building site on Lot 243 B is to the left of the photo.

The Site Plan shows the topography of the property and the approximate locations of our test pits with respect to the proposed house footprints. According to the Site Plan, each house site is located at the upper, southern end of the lot at an average elevation of 9,640 feet. The following photograph was taken of the building site at the time of our field investigation.



Looking west from the site of the main residence to the location of the proposed guest house.

In 2007, we excavated three test pits (TP#1, TP#2, and TP#3) at the house site spanning the southern end of both lots. In 2008, we excavated two additional test pits (TP#4 and TP#5) at

the southwest corner of Lot 243 A and southeast corner of Lot 243 B, to bracket the reconfigured development plans. These test pit locations are indicated on the Site Plan. The results of our field and laboratory testing are discussed in the *Subsurface Conditions* Section of this report.

Geology

The San Juan Mountains of southwestern Colorado are a region of uplifted Paleozoic and Mesozoic sedimentary formations intruded by Tertiary volcanics. In the Telluride region, uplifting that accompanied the volcanic eruptions caused warping and folding of older sedimentary bedrock. As magma rose towards the ground surface, some was injected into deeper fractures in sedimentary strata forming a network of dikes and sills. The magma was rich in mineralized fluids, forming the gold and silver veins that made the area a productive mining district. In the millions of years since the intrusives were formed, much of the overlying sedimentary rock has been weathered and stripped away by erosion, landslides, and glaciation to create the dramatic present landscape.

Lots 243 A and B are mapped as Quaternary Slope Failure Complex (*Qsf/c*) according to the general geologic study conducted by Lincoln DeVore of the Telluride Mountain Village (1980). The Slope Failure Complex is an undifferentiated, extensive, ancient landslide believed to be associated with Silver Mountain Landslide, a large-scale event covering about 15 square miles, including the Telluride Mountain Village, Telluride Ski Ranches and Elk Run developments. This massive slide complex is composed of silty to clayey sand with volcanic gravels, cobbles, and boulders, but can sometimes contain entrained blocks and fragments of shale and sandstone. The depth and composition of slope failure deposits are highly variable.

Geologic Hazards

This section of the report is included so that the potential building owner is aware that the beauty of the Telluride Mountain Village area comes with certain risks. Modern development in the Telluride region can be considered to be only about 40 years old, with most occurring in the past 25 years. Because of this relatively short period of time, useful empirical data are limited. Some buildings and roadways throughout the local mountains and valleys have experienced negative impacts due to slope movement and groundwater problems. Logical structural engineering techniques for design and construction of buildings and roadways can be used to reduce the potential for problems related to troublesome climate and soil conditions. However, because of the overall dynamic characteristics of the area, almost every structure is subject to at least some degree of potential risk. These risks are explained below.

Slope Instability

As indicated in the *Geology* Section, the building site is located on ancient landslide material. This unconsolidated material is highly variable in composition, thickness, and density but can be regarded as a stable landform. Although some steep slopes in the region composed of this material are susceptible to potential slope movement, we did not observe any large scale features that may indicate movement. However, because the ground surface was obscured

with snow, we were not able to observe small-scale indications of scarps, tension cracks or slump features at the house site. The trees were generally growing vertically at and around the two house sites, which is indicative of stable conditions. Also, the steep scarp above the wetland area and below the proposed house site did not exhibit obvious indications of failure. Although the slope appears currently stable, it can be destabilized through design and construction practices that ignore the potential for earth movement.

This hillside should be considered to be potentially unstable and can be destabilized through design and construction practices that ignore the potential for earth movement. Slope stability can be impaired by cutting into steep slopes (especially near the toe), applying new loads (especially near the crest of steep slopes), careless removal of vegetation, and introducing soil moisture or disrupting the existing pattern of surface or subsurface water flow. Providing logical landscape topography, developing an integrated grading and drainage plan, and retaining cut slopes over 3 feet high will be important in preserving site stability. Other recommendations for enhancing slope stability are presented in the *Conclusions and Recommendations* Section of this report.

Avalanche

According to the *Map of Snow Avalanche Areas, Telluride Region, San Miguel County, Colorado* (USGS Map I-1316 by Armstrong and Carrara, 1981) the hillside above Hang Glider Drive is identified as having minimal avalanche hazard, defined as "areas where avalanches are unlikely, may include areas of moderate avalanche hazard which are too small to identify at this scale". The greatest avalanche hazard is on shaded northern and northeastern slopes, especially where deep snow accumulations are built in the lee of prevailing winds. Although Lots 243 A and B are located on a north sloping hillside, both lots sustain a dense growth of ponderosa pine and aspen trees. No evidence of broken or bent vegetation indicative of snowslide events was observed on the hill slopes at Lots 243 A and B.

Shallow Groundwater

Although no groundwater was encountered in our test pits during the site investigations in March 2007 and 2008, the presence of the wetlands in the lower areas of the lots as well as the presence of active springs noted during our site investigations, indicate that groundwater is present within the limits of the two lots. Since we performed our investigation during a time of the year when groundwater levels are cyclically low (late winter), it is expected that there will be shallower groundwater at the house site during the spring snowmelt. During that time, mountain soils are usually saturated as melting snow percolates through the soil, and recharges groundwater flowing downhill under the force of gravity.

Shallow groundwater can be problematic as it weakens foundation soils, creates hydraulic pressure, and can seep into the interior of the house if foundation components are not properly waterproofed. On moderate to steep slopes, saturated soil conditions can also contribute to unstable slope conditions. Consequently, aggressive management of surface and subsurface water at this site is very important for the long-term performance of the foundation components and slope stability. A comprehensive site drainage plan, in tandem with grading and landscape plans, should be designed to intercept surface and subsurface water and remove it from the foundation area. This may include an intercept or curtain drain, a foundation drain, and/or

other active surface or subsurface drainage features. Construction should also occur during a dry time of the year to minimize the amount of water and saturated soils in the foundation area. Care should be taken that outfall from the drains is not concentrating the runoff, causing erosion or slope stability problems down-gradient from the building site. Specific recommendations for grading and foundation preparation are given below in the *Conclusions and Recommendations* Section of this report.

Wetlands

The northeast portion of Lot 243 A and the northwest portion of Lot 243 B are defined as jurisdictional wetlands. Although several feet of snow mantled the wetlands during our site investigations, the area was characterized by groundwater seeps, running water, willows, and "jack-strawed" tree growth.

Jurisdictional wetlands are defined by the U.S. Army Corps of Engineers as areas inundated by surface and/or groundwater in durations sufficient to support a prevalence of vegetation suited to saturated ground conditions. Section 404 of the 1977 Clean Water Act requires a permit to be obtained before a wetland or water of the U.S. can be impacted. Wetlands adjacent to waters of the U.S. such as lakes, rivers, and streams are considered waters of the U.S. In addition, specific County regulations, permits, and setbacks may apply. It is recommended that wetland impacts be assessed.

Flooding

According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map Panel 287D, Lots 243 A and B are located in Zone X, defined as "areas determined to be outside 500-year flood plain".

Compressive Soil

Compressive soils are those that have generally been deposited rapidly, have a loose particle structure, have a weak matrix containing voids, and/or are not naturally in a dense or compacted state. Compressive soils typically have a large proportion of fines (i.e., silt and clay). For example, debris fan and landslide deposits are often laid down rapidly and therefore the materials are not sorted or reworked, which leaves behind voids and a loose matrix of rocks, soil, and possibly organic debris. Clayey soils can also be compressive if saturated when loads are applied.

The potential hazard from compressive soil is excessive settlement or differential settlement of foundation soils under loads applied through the foundation. Mitigation of the hazard depends on the nature and extent of the compressible soil. However, settlement can be minimized by treatment of foundation soils, control of on-site drainage, foundation systems that extend to more competent soil or bedrock, design of foundation systems that have sufficient strength to resist differential movements, or removal and recompaction of native soil or replacement with compacted structural fill. These methods are discussed in further detail below in the *Conclusions and Recommendations* Section.

Seismicity

According to the *Geologic Map of the Telluride Quadrangle* (USGS Map GQ-504), the Vanadium Fault is located 4 miles to the west of the Town of Telluride or roughly 1.5 miles northwest of Lots 243 A and B. This northwest trending fault, which extends from the intersection of the Skunk Creek drainage and Highway 145 (western edge of the Telluride Mountain Village) to the south side of Gray Head Mountain is not identified in either of the Colorado Geological Survey (CGS) reports identifying geologically recent (Quaternary-aged) and potentially active faults [*Earthquake Potential in Colorado—A Preliminary Evaluation* (Bulletin #43: Kirkham and Rogers, 1981) and *Preliminary Quaternary Fault and Fold Map and Database of Colorado* (Open-file Report 98-8: Widmann et al., 1998)]. The closest mapped potentially active faults to the subject property are the San Miguel Canyon Faults (located roughly 14 miles northwest of Telluride). These faults, interpreted as active during the Quaternary, are thought to be related to salt tectonism (movement of deep-seated salt deposits). A maximum credible earthquake for this fault zone is a magnitude (M) 5.0 event. The next closest potentially active faults are the Ridgway, Busted Boiler, and Log Hill Mesa Graben Faults north of Ridgway (roughly 16 miles north of Telluride). These faults are located at the southern end of the Uncompahgre Plateau and are also interpreted to be Quaternary-aged. The maximum credible earthquake inferred for these faults is M6.0 to 6.75.

Telluride is located in the Western Mountain Seismotectonic Province in Colorado, where maximum credible earthquakes are estimated to be on the order of magnitude 6 to 6.5, equivalent to Modified Mercalli (MM) VI to VIII (CGS Bulletin #43). The largest recorded earthquake in the region was the 1994 M4.4 (MM VI) Norwood event [according to the CGS Bulletin #52 entitled *Colorado Earthquake Information, 1867-1996* (Kirkham and Rogers, 2000) and the CGS website database of earthquake events: <http://geosurvey.state.co.us>]. There were several other similar magnitude earthquakes in the Telluride region: Telluride in 1894 (MM IV), Ridgway in 1897 (MM V), Lake City in 1913 (MM VI) and 1955 (MM VI), and Cimarron Ridge/Montrose in 1960 (MM VI) and 1962 (MM V). Many other earthquake events less than MM V have been identified for the region.

The Colorado Geological Survey indicates that, based on limited historical records, Colorado is considered to be a region of minor earthquake activity, where moderate to large events are relatively infrequent. There is a growing body of evidence, however, suggesting that Colorado is at greater risk than previously thought. According to the Uniform Building Code, western Colorado is in Seismic Risk Zone 1 where distant earthquakes would be expected to cause only minor damage to structures with fundamental periods of vibration greater than one second. Except for transmission towers, we are unaware of such tall, slender structures in western Colorado. However, the CGS recommends in their Bulletin #43 that a Seismic Risk Zone 2 designation may be more appropriate for all of Colorado except the extreme northeast corner. It also suggests that a minimum 0.1g horizontal acceleration be used in design and safety analyses even for areas that are distant from known active faults.

Radon Gas

Radon gas is produced by decay of radioactive minerals contained in subsurface rock and soil. The U.S. Environmental Protection Agency (EPA) has determined that radon is the second leading cause of lung cancer and that radon can accumulate in homes if the gas is not properly

removed through passive or active methods. The EPA map of Radon Zones indicates that virtually all of western Colorado, including San Miguel County, is in Zone 1 (www.epa.gov/iaq/radon/zonemap/colorado.htm). Although there is no known safe level of radon, Zone 1 is the zone of highest risk for exposure to radon gas [i.e., greater than 4 picoCuries per Liter (pCi/L)]. The Colorado Geological Survey (CGS) participated in an EPA study in 1987 and 1988 to record indoor radon levels throughout Colorado homes and compiled its results in a report that relates geologic setting and house construction with radon levels (CGS 1991 Open-File Report 91-4). Generally, homes with basements had higher levels of radon than homes built on grade on the same geologic material. In our region of Colorado, Precambrian igneous rocks had the highest readings, followed by older Mesozoic sedimentary rocks, and Tertiary volcanic and volcanoclastic rocks. Radon values in alluvial and glacial valley fill was highly variable. The CGS is careful to state that radon potential can vary considerably within the same geologic unit due to the non-uniform distribution of uranium, secondary leaching, and the accumulation of uranium and other radioactive elements into other strata.

The EPA recommends testing radon levels in existing homes, but has not developed a sampling test that will determine levels of radon gas in the native soils prior to construction. This is due to the many factors that affect the movement of radon through soils, such as soil moisture, soil types, weather patterns, and wind. These factors cannot be completely accounted for or controlled during testing. Based on levels of radon recorded in existing homes in the region and the presence of rock types that are known to produce radon, it is reasonable to assume that radon is present in the Telluride area. The EPA, the Colorado Department of Public Health and Environment (CDPHE) Radiation Management Division, and the National Association of Home Builders (NAHB) recommend that all new homes constructed in Zone 1 should include radon-resistant features. These organizations also recommend that after the house is constructed, radon should be measured in the home and if the results are greater than 4 pCi/L, the system should be upgraded from passive to active (usually by installing a fan). In the EPA publication entitled, *Building Radon Out: A Step-by-Step Guide on How to Build Radon-Resistant Homes* (USEPA Office of Air and Radiation EPA/402-K-01-002, April 2001), three practical and inexpensive alternatives for passive, sub-slab depressurization systems are presented: gravel with vents, perforated pipes, or soil gas collection mats. As stated in that EPA publication, radon-reduction techniques not only reduce radon in the home but also are "consistent with state-of-the-art energy-efficient construction...which will result in energy savings and lower utility bills for the homeowner" and they have the added benefits of "decreasing moisture and other soil gases in the home, reducing molds, mildews, methane, pesticide gases, volatile organic compounds, and other indoor air quality problems." It is estimated that retrofitting a house after construction with radon resistant features is 2 to 10 times more expensive than if it had been included in the original construction.

The *Building Radon Out* EPA publication can be obtained from the CDPHE in Denver by calling (303) 692-3420. Other recommendations for passive and active design and construction techniques for reducing radon gas can be found on the EPA radon website www.epa.gov/radon/ or the CDPHE radon website www.cdphe.state.co.us/hm/rad/radon.

No other geologic hazards are known to be present in the vicinity of Lots 243 A and B.

Subsurface Conditions

Five test pits were excavated in two separate site investigations using a mini-excavator. In March of 2007, Test Pits #1, 2, and 3 were excavated near the center of the two lots at locations shown on the Site Plan; in March of 2008, Test Pits #4 and 5 were excavated at the southeast and southwest corners of the property as shown on the Site Plan. The additional test pits were excavated to address a revised construction plan on Lots 243 A and B.

Test Pit #1 (TP#1) was located at the south end of the common boundary of Lots 243 A and B. Test Pit #2 (TP#2) was located at the southwest corner of Lot 243 B. Test Pit #3 (TP#3) was located in the west central portion of Lot 243 B. All three test pits (TP #1, 2, and 3) were located on the scarp above the designated wetlands area. Test Pit #4 was located on the southeast corner of Lot 243 B while Test Pit #5 was located on the southwest corner of Lot 243 A. The soil and groundwater conditions were examined and logged, and representative samples of soils encountered were brought back to our laboratory for detailed examination and testing. The subsurface conditions encountered in the test pits and laboratory results are shown on the attached Test Pit Logs. The contents of the five house site test pits are described below.

Our test pits ranged from a minimum depth of 8.5 feet to a maximum depth of 10.75 feet. Our findings and recommendations are based on materials encountered within these profile depths. Soil conditions may change below these depths. If deeper excavations are contemplated, Buckhorn should be called to verify soil continuity and validity of our recommendations. This may require drilling, excavation of additional test pits into the subgrade material below foundation grade, or a simple excavation verification inspection.

In TP#1 approximately 16 inches of sandy clay, disturbed, native material (fill) directly overlies from 16 to 26 inches of silty loam topsoil. A sandy silt containing 10 to 20% angular rock fragments underlies the topsoil from 26 inches to a depth 4.5 feet. At 4.5 feet, the soil transitioned to a dry, silty to sandy clay with approximately 20 to 40% deeply weathered, angular cobbles. This clay soil was brown in color but was characterized by a grayish coloration along fracture planes along with brick red to gray inclusions. At 10 feet the soil increased in moisture from dry to damp. The test pit was terminated at 10.75 feet without encountering bedrock or groundwater to total depth.

In TP#2 approximately 8 inches of organic silty loam topsoil was present on the ground surface and directly overlies from 8 inches to 3 feet a slightly moist, sandy silt containing approximately 10% angular rock. From 3 to 5 feet a dry, silty to sandy clay containing approximately 20 to 40% angular rock was present. This soil was gray in color with reddish inclusions, similar to the soil found at the base of TP#1. At 5 feet this soil increased in overall clay content and the moisture content increased from dry to moist. Rock content also increased to approximately 30 to 50%. The test pit was terminated at 8.5 feet without encountering bedrock or groundwater to total depth.

In TP#3 approximately 10 inches of topsoil directly overlies a firm to stiff, sandy silt to a depth of 4 feet. At 4 feet the clay content increased to sandy clay. Also at 4 feet, rock content increased to approximately 40 to 60% with weathered cobble size rock and again at 6 feet to

approximately 50 to 80% rock to total depth of the test pit at 9 feet. The test pit was terminated at 9 feet without encountering bedrock or groundwater.

In TP#4 approximately 6 inches of silty loam organic topsoil directly overlay to a depth of 3 feet, an orange brown, sandy clay with variable density and an estimated 10% angular rock fragments. At 3 feet to total depth of our test pit (9 feet) was a clayey silt with some sand and an estimated 20 to 40% angular gravels and cobbles with pockets of clayey material. With depth the soil graded to a sandy silt and rock content increased to 50 to 70% angular gravel.

In TP#5 approximately 6 inches of silty loam directly overlay to a depth of 2.5 feet a silty sandy clay with scattered rock fragments. From 2.5 to 4.5 feet was a gray brown sandy clay to clayey sand with an estimated 40 to 60% angular gravels and cobbles which graded with depth to silty clay to clayey silt with 50 to 70% angular rock fragments. Below this from 4.5 feet to total depth of our test pit (8.5 feet) was a silty clay containing 40 to 50% dense angular shaped clay pockets and an estimated 30 to 50% rock. Rock content decreased with depth to an estimated 10 to 20% while moisture content increased with depth.



Soils excavated from TP#5 and showing the granular nature of the soil at this site.

Laboratory tests were performed on the major soil types to determine the range of plasticity and particle size characteristics (see attached Sieve Analysis and Atterberg Limits laboratory results). Atterberg limits tests were performed on bulk samples collected at various depths in Test Pits #1-5 (samples GS1 through GS7). The results of the Atterberg limits tests are summarized in Table 1, below. A soil with a Plasticity Index (PI) of less than 15 is considered to have a low potential for swelling when wetted and shrinking when dried, while a soil with a PI of between 15 and 30 is considered to have moderate potential for swelling or shrinking.

Table 1. Summary of Laboratory Results

Sample #	Sample location	Soil Classification	Atterberg Limits			Gradation Analysis			Moisture content
			Liquid Limit (LL)	Plastic Limit (PL)	Plasticity Index (PI)	% Gravel	% Sand	% Silt and clay	
GS1	TP#1@4'	SM	31	25	6	26%	47%	27%	13%
GS2	TP#1@10.75'	GM	29	24	5	46%	40%	14%	11%
GS3	TP#2@6'-7'	SC	37	22	15	36%	44%	20%	11%
GS4	TP#3@9'	GP-GC	36	13	23	78%	15%	7%	11%
GS5	TP#4@3'-3.5'	SC	41	25	16	34%	41%	24%	14%
GS6	TP#4@8.75'-9'	GM	40	28	12	44%	41%	15%	14%
GS7	TP#5@8.25'-8.5'	SC	36	21	15	5%	45%	50%	17%

Results of gradation analyses performed on these samples are given in Table 1, above. Based on these laboratory test results, these soils classify as silty sand with gravel (SM), silty gravel with sand (GM), clayey sand with gravel (SC), poorly graded gravel with clay and sand (GP-GC), clayey sand with gravel (SC), silty gravel with sand (GM), and clayey sand (SC) (samples GS1 to GS7, respectively) according to the Unified Soil Classification System (USCS). Natural moisture contents of the seven bulk samples ranged from 11 to 17%. Due to the high rock content in the soil, we were not able to obtain a drive sample for swell/consolidation testing.

A swell/consolidation test was performed on a sample collected at a depth of 3 feet in TP#2 and represents the brown sandy clay (see Swell/Consolidation graph for sample DS1). Under a seating pressure of 100 pounds per square foot (psf) and left at its in-situ moisture content of 13.6%, the sample compressed 0.6%. When inundated with water at constant stress, the sample swelled 0.4%. Upon the addition of progressively increasing pressures to 2,000 psf, the sample consolidated a total of 6.95%. The initial dry density of this sample was 98 pounds per cubic foot (pcf). The estimated swelling pressure generated within the sample is 190 psf.

In summary, the soils across the building site are variable in composition, color, and physical properties. The field and laboratory testing indicates that the soils have low to moderate plasticity, moderate density, and have low to moderate swell potential and swelling pressure and moderate consolidation potential under loads. Management of surface and subsurface water will be important to the long-term performance of the foundation soils.

CONCLUSIONS AND RECOMMENDATIONS

Based upon our site inspection and results of the shallow soil exploration, it appears that the building site on Lots 243 A and B is suitable for the construction of the proposed single-family dwelling with special attention to foundation design, site preparation and control of drainage. The following recommendations are offered as measures to enhance the stability of the site and the long-term performance of the foundation soils. It should be noted that the mitigation measures offered address only the construction at the building site. They cannot and will not arrest or prevent large-scale geologic processes that may be on-going elsewhere on the property and within the Telluride area. Also, as mentioned earlier in this report, some degree of risk is inherent in all construction in mountainous areas of Colorado. The recommended measures are intended to be reasonable and prudent but cannot be considered as absolute protection against the vagaries of nature.

This report does not contain project specifications. The recommendations given are provided to guide the design process. We anticipate these recommendations, together with site-specific geotechnical information, will be used by the design team to formulate specifications for construction of buildings, infrastructure, and grading.

General Design Criteria

1. Based on the elevation of 9,640 feet, the Structural Engineers Association of Colorado recommends that the Basic Roof Snow Design Load be a minimum of 96 psf. It is recommended that the local building official be contacted to verify the required snow design load for this property.
2. Shallow components of the foundation system should be extended into the soil a minimum depth below finished grade as prescribed by the local building official to reduce the negative effects of frost heave.
3. Due to the steep scarp that outlines the upper limit of the wetlands, it is recommended that a slope stability analysis be performed once the exact position of the residence is identified and the framing plan has progressed to the point that the full intensity and distribution of structural loading can be defined. This analysis can provide valuable input for consideration of floor elevations, site grading, and foundation design to assure preservation of slope stability.

Seismic Design Criteria

In accordance with Section 1615 of the *2003 International Building Code (IBC)* and our knowledge of the site, this site may be designated as Site Class D. This classification is based on limited shallow exploratory data and assumes that subsurface conditions similar to those encountered during our site investigation extend to a depth of 100 feet. The mapped spectral response acceleration at short periods (0.2 second, S_s) is 0.400g and at one second (S_1) is 0.090g. These values are taken from the USGS website, and are referenced to the National Earthquake Hazard Reduction Program (NEHRP) 1997 and 2000 maps, reproduced in the IBC.

As provided in the 2003 IBC, these values are for Site Class B, and should be adjusted accordingly for the proper site class given above.

Foundation

The field and laboratory results indicate that the subsurface conditions at the house site are suitable for a spread footing foundation system. The soils and topography present at the site are typical of the slope failure complex described by Lincoln DeVore in their 1980 report. The presence of the steep scarps down to the wetland area to the north of the building site, the presence of seeps associated with the wetland area, and the overall steepness of the site in material identified as slope failure complex will require special design practices for this site, listed below.

The shallow spread footing or basement foundation components should rest upon uniform soil conditions (like material), usually indicated by similar color, gradation, and consistency. Footings should extend into the denser, rocky soil, anticipated at a depth of 4.5 to 6 feet. The following recommendations are provided to guide foundation design and construction.

1. Uniform bearing conditions are essential at this site. The footings, bearing pads, and retaining walls to be placed on the prepared native soils should be designed using an allowable bearing capacity (q_a) of 1,500 psf.
2. After excavation to foundation depth, the exposed soil surface should be proof-compacted using vibratory or roller compaction equipment to provide a uniformly dense surface prior to placement of footing forms. If the presence of large rocks makes disturbing the native soils below footing elevation unavoidable, then the rocks should be removed and replaced with compacted structural fill. If soft or yielding soils are encountered in the trench bottoms, they should be removed until firm material is encountered and replaced with compacted structural fill. If the soft or yielding areas appear to be more extensive, we should be contacted to assess the soil conditions and prescribe remedial action.
3. Once the excavation is exposed, but prior to placement of any fill or footing forms, a representative of Buckhorn Geotech must be called out to verify the nature and density of the foundation excavations, to ensure that uniform soil conditions are present and to confirm that our recommendations are consistent with actual conditions. If we do not verify the soil conditions, Buckhorn Geotech cannot be held responsible for recommendations that may be inconsistent with actual conditions.
4. Observation and testing during construction is essential to ensure that the geotechnical recommendations are consistent with conditions and that the project is constructed in compliance with project design and specifications. Any geotechnical observations or testing will be provided at additional charge and we should be contacted at least 2 days in advance for scheduling site visits. In addition to excavation observations, we can provide observation and testing of soil density, concrete and grout, foundation forms and rebar, pile installation, steel, welds, grading features, and drain systems.

5. To the extent possible, an amount of soil equal to the full dead load plus one-half the anticipated live load for the house should be removed from the building footprint so that the new construction will not disrupt the distribution of weight on the slope. To fulfill this requirement, the soil excavated from beneath the house footprint should be completely removed from the lot.
6. Foundation walls should be designed with sufficient strength to resist lateral earth pressures and to bridge an unsupported span of at least 10 feet. The components of the foundations should be sufficiently interconnected to ensure that they act as a unit. This will provide resistance to the forces associated with soil movement and will provide unity to the foundation systems.
7. If the ground surface on the hillside below the foundation slopes at 2H:1V or greater, the foundation must be set back a distance of at least 10 feet measured horizontally from the bottom outside corner of the footing to the face of the slope.

Floor Systems

Slabs on-grade may be used at the site for garage floors and parking if the slab will not be susceptible to groundwater seepage and/or hydraulic forces. Slabs on-grade are not recommended for interior floors due to the potential of consolidation of soils. Standard framed floors are recommended for interior floors.

1. To provide an adequate bearing surface, topsoil, loose fill, and organic material should be removed. The subgrade material should be proof-compacted and soft spots removed and replaced with washed rock or structural fill. If any fill is needed to elevate the slab area to the desired foundation grade, this can be accomplished using structural fill.
2. To provide a capillary break, slabs on-grade should be placed on 4 inches of ¾-inch to 1½-inch washed rock on the prepared subgrade. Where moisture-sensitive interior floor finishes are applied to the slab, an unpunctured vapor barrier between the gravel and the floor slab is also recommended.
3. Under-slab plumbing should be avoided to minimize the potential for leakage under the slab. When necessary, under-slab plumbing should be provided with flexible couplings and should be leak-tested prior to being placed in service.
4. Although no groundwater was encountered during our field investigation, the presence of the wetlands below the building envelope indicates that groundwater exists at this site. Consequently, the foundation engineer should consider the use of an under-slab drain system to minimize the possibility of water ingress during a high groundwater event. This would comprise a system of perforated collection pipes surrounded by free-draining granular fill with a hydraulic connection to either daylight or to a sump pump.
5. Suspended floors may be considered for use at this site. Suspended floors can consist of conventionally-framed wood flooring systems, thin concrete slabs supported on steel or wood decking, or prestressed slabs. These systems have historically performed well, but may be susceptible to moisture accumulation in the crawlspaces that can not only

cause environmental concerns but also compromise the structural integrity of the flooring system. To ensure the long-term performance of these systems, site grading and drainage plans must be appropriate and a properly-vented crawlspace is required.

Exterior Concrete Flatwork

1. Flatwork may be placed on undisturbed native soil with the topsoil and organic material removed. If fill is needed, it should consist of washed rock or structural fill, placed and compacted in accordance with project specifications.
2. Flatwork adjacent to buildings should not be placed over loosely compacted fill. To minimize future settlement and damage to the flatwork and/or adjacent foundations, the fill should consist of approved material placed and compacted per project specifications.
3. Flatwork adjacent to exterior doorways should be dowelled into the foundation to prevent long-term differential movement between the flatwork and structure.
4. Exterior concrete flatwork should be designed and constructed so that it drains freely away from the structure. Concrete flatwork adjacent to the foundation should slope away at a grade of at least ¼-inch per foot.
5. All concrete used at this site in contact with native soil should comply with the recommendations in the *Concrete* Section of these recommendations.

Retaining Structures

1. Walls acting to restrain soil should be designed using the lateral earth pressures given in Table 2 below. These values assume a level backslope with no hydraulic pressures behind the wall, the use of structural fill, and no surcharge loads applied within the backslope zone (as defined on the attached Foundation Excavation Detail). We should be contacted to recommend lateral earth pressure values for increased backslope angles or loading within the backslope zone.

Table 2. Lateral Earth Pressures

	Structural Fill
Active Earth Pressure	34 pcf*
Passive Earth Pressure	400 pcf
At-Rest Earth Pressure	64 pcf
Unit weight of soil	120 pcf**
Coefficient of Friction	0.32 ***
* pounds per cubic foot (fluid equivalent)	
** pounds per cubic foot	
*** concrete on dry soil conditions	

2. The retaining walls should have provisions for drainage so that hydrostatic pressures are not allowed to build up. This is usually accomplished by providing free-draining granular backfill between the wall and retained soil, with a collection drain provided at the bottom of this granular zone (shown in the attached Foundation Excavation Detail), and/or the use of weep holes through the face of the wall. The drain system should be continuous and have a positive outfall which releases the collected water well away from the wall in a manner that minimizes the erosive energy of concentrated flow. The design engineer should ensure that drainage design is compatible with design assumptions.
3. Excavations for retaining and foundation walls should be laid back a minimum of 35° from the vertical prior to backfilling against retaining structures (see attached Foundation Excavation Detail). For safety, excavations should also be in accordance with OSHA Regulations 29 CFR 1926. Consequently, gentler excavation faces may be required.
4. Fill material placed behind the walls should consist of free-draining granular material (specified below) compacted as per the design engineer's specifications. Native soil should not be used as backfill due to the predominance of fines. Compaction of 85 to 90% of Standard Proctor maximum dry density is typically used to minimize post-construction settlement of the backfill. Over-compaction of the backfill should be avoided so that excessive pressures are not placed against the retaining wall. Unless expressly approved by the design engineer, only hand-operated light-duty compaction equipment should be used within three feet of the wall. The upper one foot of backfill should consist of clayey soil to create a barrier against infiltration of surface runoff.

Concrete

Because of the potential sulfates in the soil and their corrosive qualities, Type I/II sulfate-resistant cement should be used in all concrete at this site.

Subsurface Drainage and Ventilation

It is extremely important to prevent moisture from penetrating into the soil beneath or adjacent to the structure. Moisture can accumulate as a result of poor surface drainage, over-irrigation of landscaped areas, waterline leaks, seepage, or condensation from vapor transport.

In order to provide the maximum protection against groundwater penetration into the subgrade crawlspace, aggressive drainage will be required around the proposed residence, as well as foundation and garage slab drains, where appropriate.

1. Provisions should be made to evacuate subsurface moisture accumulation from around the foundation. This may be accomplished using conventional footing drains in tandem with a positively-vented moisture and radon control system. The footing drains should comprise a perforated pipe embedded half-way into the structural fill adjacent to the footings, surrounded in free-draining granular material. Alternatively, consideration may

be given to using concrete forms that facilitate both dewatering and the removal of radon gases and vapors.

2. A slab under-drain system should be considered to protect against any water accumulation under the garage slab. This drain system should be provided with a direct hydraulic connection to the footing drainage system.
3. All foundation drains should be integrated into the site drainage plan as discussed below for final disposal from the building site. In no case should surface or roof drainage be introduced into the foundation drain system.
4. Floor systems and confined areas above concrete floor slabs should be properly ventilated to allow for the release of radon gas. See the *Radon Gas* Section of this report for more radon information.

Site Preparation and Grading

1. The site drainage plan, in tandem with the landscape and grading plans, should ensure that the construction does not impede natural drainage patterns. Surface water should be removed and not allowed to accumulate or stand anywhere near the building foundation either during or after completion of construction. This includes water from landscaped areas, patios, decks, and roofs. Drainage plans should ensure that precipitation, snowmelt, and runoff are conveyed around and away from the building as well as the driveway. This runoff should be dispersed (not concentrated) in a manner consistent with the natural, pre-construction drainage pattern.
2. Final grading around the perimeter of the foundation should slope downward with at least one foot of drop within the first 10 feet of horizontal distance. Concrete flatwork adjacent to the foundation should slope away at a grade of at least ¼-inch per foot.
3. Development should utilize "best practices" for design and construction so that on-site erosion is minimized. This may include selective thinning of vegetation, construction of temporary diversion ditches, silt fencing, and/or dust suppression. If the cumulative area of disturbance equals or exceeds one acre, on-site erosion control should be planned and executed in conformance with Colorado Department of Public Health and Environment (Water Quality Control Division) stormwater discharge regulations. The local building official will be able to provide specific details regarding these requirements.
4. Grading of all permanent cut and fill slopes should not exceed 2H:1V. All slopes greater than 2H:1V and over 3 feet in vertical height should be restrained by an engineered retaining structure/system.
5. Xeriscape landscaping practices are recommended for this site.
6. Grading plans that alter the distribution and/or the intensity of loading on the lot (including the use of retaining walls) should utilize a slope stability analysis to verify the preservation of slope stability.

7. Backfill placed in utility trenches leading to the house should be densely compacted in accordance with project specifications to inhibit surface water infiltration and migration towards the foundation, as well as minimize post-construction settlement of the trench backfill. We recommend low-permeability check-dams be installed in the trench(es) at the lot line and the house to inhibit water flow along the trench(es).
8. Disturbed areas should be revegetated as soon as practical to reduce soil erosion.
9. Fill used at this site should meet the gradational and compaction requirements listed in Tables 3 and 4 below. Fill should be placed and compacted in **maximum 6-inch lifts**, unless otherwise directed by the design engineer. Structural fill should not be placed on frozen or wet native soil. It is recommended that the foundation excavation be open a minimum period of time to avoid degradation of the foundation soils.

Table 3. Gradation Requirements for Fill Material

Type	Sieve	%Passing, by weight
Structural Fill (CDOT Class 6 roadbase)	3/4" (19.0 mm)	100
	#4 (4.75 mm)	30-65
	#8 (2.36 mm)	25-55
	#200 (0.075 mm)	3-12
Structural Fill (CDOT Class 1)	2.5" (63.5 mm)	100
	2" (50 mm)	95-100
	#4 (4.75 mm)	30-65
	#200 (0.075 mm)	3-15
Fill under exterior concrete flatwork	3" (75 mm)	100
	#200 (0.075 mm)	0-5
Free-draining fill	3" (75 mm)	100
	3/4" (19 mm)	20-90
	#4 (4.75 mm)	0-20
	#200 (0.075 mm)	0-3

Note: The Plasticity Index for all fill soils should be less than 6.

Table 4. Compaction Requirements for Fill Material

Application	Compaction Requirement	Proctor	Moisture
Under footings and slabs	95% max. dry density	Modified	±2% of optimum
Under exterior flatwork	90% max. dry density	Modified	±2% of optimum
Road Subgrade	95% max. dry density	Standard	0-4% above optimum
Road Subbase	95% max. dry density	Modified	±2% of optimum
Road base course	95% max. dry density	Modified	±2% of optimum

Behind retaining walls	Per project specifications*
Utility Trenches	Per project specifications*
General landscaping	Per project specifications*

*As specified by the design engineer on project documents or in accordance with local municipal requirements.

10. Any soils containing organics, debris, topsoil, frozen soil, snow, ice, and other deleterious materials shall not be used for anything other than landscaping unless authorized by the foundation engineer.
11. A representative of Buckhorn Geotech should be called out to the site to observe placement of structural fill and verify the compacted density. The owner should contact Buckhorn Geotech in advance of the excavations to discuss the specific testing requirements, budget, and scheduling needed for these services.

Excavation and Shoring

1. Temporary excavations should be in accordance with Occupational Safety and Health Administration (OSHA) regulations and with worker safety in mind.
2. Construction equipment, materials, and soil stockpiles should be located a minimum horizontal distance equal to the height of the excavation from the crest of the excavation unless otherwise approved by the design engineer.
3. Based upon our investigation, the sandy clay to sandy silt found in the upper 3 to 4 feet of the soil column would be most nearly represented by an OSHA Type A soil. The angular, weathered rock in a clay matrix found below 3 to 4 feet would be most nearly represented by an OSHA Type B soil. Our assessment is based upon the soil and groundwater conditions encountered in limited investigation and sampling. The contractor's "competent person" (defined by OSHA as "an individual capable of identifying existing and predictable hazards...and who has the authorization to take prompt corrective measures to eliminate or control these hazards and conditions) should evaluate the soil materials exposed during excavation based on composition, structure, and environmental conditions per 29 CFR 1926 and recommend appropriate slope layoffs or shoring, as required. Refer to OSHA's Technical Manual Section V: Chapter 2 on *Excavations: Hazard Recognition in Trenching and Shoring* (available on-line at: www.osha.gov) for further excavation guidelines. We are happy to provide these services, as requested.
4. If the excavations will be made or remain open during wet weather, it is recommended that polyethylene sheeting be secured over the excavation face to minimize sediment runoff and deterioration of the foundation soils. Surface runoff above the cuts should be directed away from the excavation using berms or diversion ditches. Large rocks exposed in the excavation face should be scaled for worker safety.

5. Excavations should be performed during the low groundwater season (late summer through early spring) to minimize the amount of water that needs to be removed during shoring and construction operations. This will also minimize pumping of the soil so that maximum densities can be achieved.
6. We anticipate that the excavation of the site soils can be accomplished by conventional excavating equipment.
7. An effort should be made to reduce the potential impacts of "runaway" rocks that are dislodged during excavation and construction activities. This includes rocks that may roll downhill onto other property due to the activities on the subject lot. Careful excavation and temporary retaining walls, berms, or fencing may be necessary.

Closing Considerations

Standard of Care and Interpretation of Subsurface Data

This report has been prepared in a manner consistent with local standards of professional geotechnical engineering practice. Investigation for environmental contaminants was not part of our scope of services performed at this site. The classification of soils and interpretation of subsurface conditions is based on our training and years of experience, but is necessarily based on limited subsurface observation and testing. As such, inferred ground conditions cannot be guaranteed to be exact. No other warranty, express or implied, is made.

Inspection of the excavation(s) subgrade by Buckhorn Geotech prior to erection of the foundation system is an integral part of these recommendations. If subsurface conditions differing from those described herein are discovered during excavation, construction should be stopped until the situation has been assessed by a representative of Buckhorn Geotech. Construction should be resumed only when remedies or design adjustments, as necessary, have been prescribed.

Use of This Report

This report is intended for use by the Client specifically to address the site and subsurface conditions as they relate to the proposed structure(s) described in the *Construction Plans* Section. Changes to the site or proposed development plans may alter or invalidate the conclusions and recommendations contained herein.

Buckhorn Geotech retains an ownership and property interest in this report. Consistent with the industry, copies of this document that may be relied upon by the Client are limited to printed copies (also known as *hard copies*) that are signed and sealed by the Geotechnical Engineer (*Standard Form of Agreement Between Owner and Geotechnical Engineer for Professional Services*, Engineer's Joint Contract Documents Committee, 1996). Any conclusions or information obtained or derived from electronic files, data, or graphics will be at the user's sole risk. This report together with ancillary data, analyses, test results, and other components and/or supporting parts are not intended or represented to be suitable for reuse by the Client or others on extensions to this project or on any other project. Any such reuse or modification

invalidates all aspects of the report and excuses the Geotechnical Engineer for all responsibility and liability or legal exposure.

This report is considered valid for a period of two years from the date of issue provided the site conditions and development plans have not changed from what is referenced in this report. Changes to the site may occur due to development or natural processes. Additionally, technological advances made in construction and changes in legislation may alter the recommendations made herein. Depending upon the site and proposed development changes, Buckhorn Geotech may require additional investigation (at additional cost) to update the recommendations contained herein.

Retention of Samples

Samples of soil and rock collected during the course of our geotechnical investigation(s) are routinely held in our laboratory for a period of three months from the date of the investigation, then discarded. A written request by the Client is required for samples to be stored for a longer period.

Additional Services

To provide continuity and consistency from project start to finish, we should be retained to make observations and carry out material testing as a service to the owner. As noted above, we recommend the owner contact us to discuss required services and scheduling in advance of the construction phase.

Buckhorn Geotech is a full-service engineering firm providing foundation, on-site wastewater system, site drainage, structural, and retaining structure design services, as well as surveying, construction materials testing, and inspections. Please visit www.buckhorngeo.com for a full description of our services.

Thank you for the opportunity to perform this soil investigation for you. If you require any of these services or have any questions regarding this report, please do not hesitate to contact us.

Respectfully Submitted,
May 19, 2008

Reviewed by:

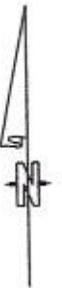
ELECTRONICALLY TRANSMITTED

Nancy B. Lamm, P.G.
Professional Geologist

Thomas E. Griepentrog, P.E., P.G.
Principal

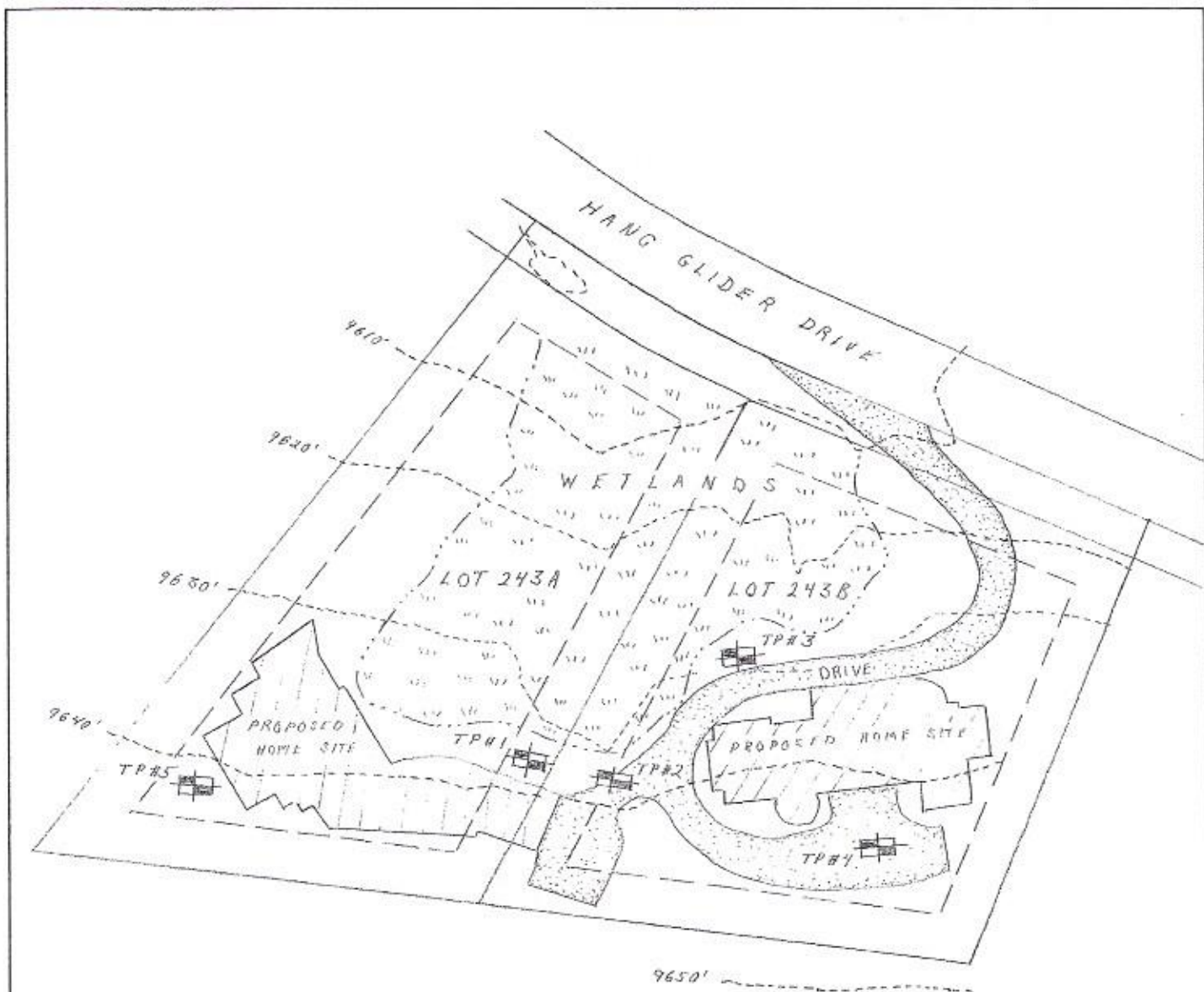
Enclosures: Vicinity Map, Site Plan, Test Pit Logs, Sieve Analysis and Atterberg Limits results, Swell/Consolidation graph, Foundation Excavation Detail

VICINITY MAP



MAP NUMBER 1 OF 2	INVESTIGATION	NL/TG	J.J. OSSOLA LOTS 243 A & B TMV SAN MIGUEL COUNTY, COLORADO	BUCKHORN GEOTECH Civil, Structural, and Geotechnical Engineers, Inc. 222 South Park Avenue Montrose, Colorado 81401 Phone (970) 249-6828 Fax (970) 249-0945
	DRAFTING	TB		
	DATE	3/15/07		
	JOB NO.	07-085-GEO		

SITE PLAN



CONTOUR INTERVAL = 10 FEET

NOT TO SCALE

MAP NUMBER 2 OF 2	INVESTIGATION	NL/TG	J.J. OSSOLA LOTS 243 A & B TMV SAN MIGUEL COUNTY, COLORADO	BUCKHORN GEOTECH Civil, Structural, and Geotechnical Engineers, Inc. 222 South Park Avenue Montrose, Colorado 81401 Phone (970) 249-6828 Fax (970) 249-0945
	DRAFTING	TB		
	DATE	3/15/07		
	JOB NO.	07-085-GEO		

TEST PIT LOG – TEST PIT #1 (TP#1)

TEST PIT LOCATION: Southeast corner of Lot 243A
 NOTES: Quaternary landslide deposits, mixed lithology

EXCAVATION COMPANY: Telluride Gravel
 OPERATOR: Curt
 EQUIPMENT: mini-excavator

DEPTH (ft.)	GRAPHIC	WATER LEVEL	SAMPLE TYPE	SAMPLE NUMBER	STRENGTH INDEX	WEATHERING INDEX	SUBSURFACE DESCRIPTION	FIELD & LABORATORY TEST RESULTS
0							sandy CLAY FILL; composed of native material (0-1.25')	
1							dark brown, silty loam, Topsoil (1.25-2.2')	
2							light to medium brown, firm, sandy SILT to silty SAND; estimated 10-20% angular gravel to cobble rock fragments (2.2-4.5')	
3								
4							bulk sample GS1 @4'	GS1 (SM) LL=31 PL=25 PI=6 GF=25.5% SF=47.0% F200=27.5% MC=13.3%
5								
6								
7							light brown, dry, dense, stiff to very stiff, silty to sandy CLAY with deeply weathered rock fragments; grayish coating along fractures and brick red to gray inclusions, estimated 20-40% angular cobbles (4.5-10.75')	
8								
9								
10							@ 10' increase in moisture to damp, soil appears darker	
11							bulk sample GS2 @10.75' end of excavation @10.75' no groundwater or bedrock encountered	GS2 (GM) LL=29 PL=24 PI=5 GF=46.1% SF=39.7% F200=14.2% MC=11.3%
12								

TEST PIT LOG 1 OF 5	INVESTIGATION	NL/TG
	DRAFTING	TB
	FIELD DATE	3/15/07
	JOB NO.	07-085-GEO

J.J. OSSOLA
 LOTS 243 A & B TMV
 SAN MIGUEL COUNTY, COLORADO

BUCKHORN GEOTECH

Civil, Structural, and Geotechnical Engineers, Inc.
 222 South Park Avenue
 Montrose, Colorado 81401
 Phone (970) 249-6828 Fax (970) 249-0945

TEST PIT LOG - TEST PIT #2 (TP#2)

TEST PIT LOCATION: Southwest corner of Lot 243B
 NOTES: Quaternary landslide deposits, mixed lithology

EXCAVATION COMPANY: Telluride Gravel
 OPERATOR: Curt
 EQUIPMENT: mini-excavator

DEPTH (ft.)	GRAPHIC	WATER LEVEL	SAMPLE TYPE	SAMPLE NUMBER	STRENGTH INDEX	WEATHERING INDEX	SUBSURFACE DESCRIPTION	FIELD & LABORATORY TEST RESULTS
0							dark brown, silty loam, organic Topsoil (0-0.75')	
1							brown, moist, loose, sandy SILT; estimated 10% angular gravel, dry below 2', micropores (0.75-3')	
2								
3				DS1			Drive sample DS1 @3' gray with reddish inclusions, firm, silty to sandy CLAY; estimated 20-40% angular rock (3-5')	<u>DS1</u> 0.4% swell @100psf +H ₂ O SP=190 @100psf +H ₂ O TM=7.0% @2000psf +H ₂ O DD=97.6pcf MC=13.6%
4								
5							increase in clay, very stiff, increase in moisture content, weathered rock fragments, estimated 30-50% rock content, interbedded zones of moisture (5-8.5')	
6				GS3			bulk sample GS3 @6-7'	<u>GS3 (SC)</u> LL=37 PL=22 PI=15 GF=36.2% SF=44.1% F200=19.7% MC=11.2%
7								
8							end of excavation @8.5' no groundwater or bedrock encountered	
9								
10								
11								
12								

TEST PIT LOG 2 OF 5	INVESTIGATION	NL/TG
	DRAFTING	TB
	FIELD DATE	3/15/07
	JOB NO.	07-085-GEO

J.J. OSSOLA
 LOTS 243 A & B TMV
 SAN MIGUEL COUNTY, COLORADO

BUCKHORN GEOTECH

Civil, Structural, and Geotechnical Engineers, Inc.
 222 South Park Avenue
 Montrose, Colorado 81401
 Phone (970) 249-6828 Fax (970) 249-0945

TEST PIT LOG - TEST PIT #3 (TP#3)

TEST PIT LOCATION: Northwest corner of home site on Lot 243B
 NOTES: Quaternary landslide deposits, mixed lithology

EXCAVATION COMPANY: Telluride Gravel
 OPERATOR: Curt
 EQUIPMENT: mini-excavator

DEPTH (ft.)	GRAPHIC	WATER LEVEL	SAMPLE TYPE	SAMPLE NUMBER	STRENGTH INDEX	WEATHERING INDEX	SUBSURFACE DESCRIPTION	FIELD & LABORATORY TEST RESULTS
0							dark brown, silty loam, organic Topsoil (0-0.8')	
1							firm to stiff, sandy SILT (0.8-4')	
2								
3								
4								
5							CLAY to sandy CLAY; increase in rock content to estimated 40-60% weathered angular gravel (4-6')	
6							increase in rock content to an estimated 50-80% angular volcanic rock (6-9')	
7								
8								
9				GS4			bulk sample GS4 @9' end of excavation @9' no groundwater or bedrock encountered	GS4 (GP-GC) LL=36 PL=13 PI=23 GF=78.1% SF=14.5% F200=7.4% MC=11.1%
10								
11								
12								

TEST PIT LOG 3 OF 5	INVESTIGATION	NL/TG
	DRAFTING	TB
	FIELD DATE	3/15/07
	JOB NO.	07-085-GEO

J.J. OSSOLA
 LOTS 243 A & B TMV
 SAN MIGUEL COUNTY, COLORADO

BUCKHORNGEOTECH

Civil, Structural, and Geotechnical Engineers, Inc.
 222 South Park Avenue
 Montrose, Colorado 81401
 Phone (970) 249-6828 Fax (970) 249-0945

TEST PIT LOG - TEST PIT #4 (TP#4)

TEST PIT LOCATION: Southeast corner of Lot 243B
 NOTES: Quaternary landslide deposits, mixed lithology

EXCAVATION COMPANY: Telluride Gravel
 OPERATOR: Danny
 EQUIPMENT: mini-excavator

DEPTH (ft.)	GRAPHIC	WATER LEVEL	SAMPLE TYPE	SAMPLE NUMBER	STRENGTH INDEX	WEATHERING INDEX	SUBSURFACE DESCRIPTION	FIELD & LABORATORY TEST RESULTS
0							dark brown, moist, soft, silty loam, organic Topsoil (0-0.5')	
1							orange brown, soft, sandy CLAY; variable density, estimated 10% angular rock fragments (0.5-3')	
3				GS5			bulk sample GS5 @3-3.5'	GS5 (SC) LL=41 PL=25 PI=16 GF=34.2% SF=41.4% F200=24.4% MC=14.3%
5							gray brown, moist, dense, clayey SILT with some sand; estimated 20-40% angular gravels and cobbles with pockets of clayier material, excavates with difficulty, grades with depth to sandy SILT with little to some clay, becomes dry with depth and rock content increased 50-70% angular gravel to cobble sized rock fragments (3-9')	
9				GS6			bulk sample GS6 @8.75-9' end of excavation @9' no groundwater or bedrock encountered	GS6 (GM) LL=40 PL=28 PI=12 GF=44.5% SF=40.6% F200=14.9% MC=14.4%
10								
11								
12								

TEST PIT LOG 4 of 5	INVESTIGATION	NL/TG
	DRAFTING	TB
	FIELD DATE	3/20/08
	JOB NO.	07-085-GEO

J.J. OSSOLA
 LOTS 243 A & B TMV
 SAN MIGUEL COUNTY, COLORADO

BUCKHORN GEOTECH

Civil, Structural, and Geotechnical Engineers, Inc.
 222 South Park Avenue
 Montrose, Colorado 81401
 Phone (970) 249-6828 Fax (970) 249-0945

TEST PIT LOG - TEST PIT #5 (TP#5)

TEST PIT LOCATION: Southwest side of Lot 243A
 NOTES: Quaternary landslide deposits, mixed lithology

EXCAVATION COMPANY: Telluride Gravel
 OPERATOR: Danny
 EQUIPMENT: mini-excavator

DEPTH (ft.)	GRAPHIC	WATER LEVEL	SAMPLE TYPE	SAMPLE NUMBER	STRENGTH INDEX	WEATHERING INDEX	SUBSURFACE DESCRIPTION	FIELD & LABORATORY TEST RESULTS
0							dark brown, moist, soft, silty loam, organic Topsoil (0-0.5')	
1							brown, moist, silty, sandy CLAY; scattered rock fragments (0.5-2.5')	
2								
3							gray brown, dry, mottled dense, sandy CLAY to clayey SAND; estimated 40-60% angular weathered volcanic gravel and cobbles, grades with depth to an estimated 50-70% angular rock with silty CLAY to clayey silt, pockets of stiff clay (2.5-4.5')	
4								
5								
6							gray brown, moist, dense, clayey pockets in silty CLAY matrix; estimated 30-50% rock, clay pockets are in angular clumps and comprise 40-50% of soil, rock content decreases with depth to an estimated 10-20%, contains scattered small pebbles and gravels, moisture content in clay increases with depth (4.5-8.5')	
7								
8				GS7			bulk sample GS7 @8.25-8.5' end of excavation @8.5' no groundwater or bedrock encountered	GSZ (SC) LL=36 PL=21 PI=15 GF=5.0% SF=45.4% F200=49.6% MC=17.1%
9								
10								
11								
12								

TEST PIT LOG 5 of 5	INVESTIGATION	NL/TG
	DRAFTING	TB
	FIELD DATE	3/20/08
	JOB NO.	07-085-GEO

J.J. OSSOLA
 LOTS 243 A & B TMV
 SAN MIGUEL COUNTY, COLORADO

BUCKHORN GEOTECH

Civil, Structural, and Geotechnical Engineers, Inc.
 222 South Park Avenue
 Montrose, Colorado 81401
 Phone (970) 249-6828 Fax (970) 249-0945

TEST PIT LOG KEY

TEST PIT LOCATION:
NOTES:

EXCAVATION COMPANY:
OPERATOR:
EQUIPMENT:

DEPTH (ft.)	GRAPHIC	WATER LEVEL	SAMPLE TYPE	SAMPLE NUMBER	STRENGTH INDEX	WEATHERING INDEX	SUBSURFACE DESCRIPTION	FIELD & LABORATORY TEST RESULTS
0							dark gray, moist, firm to stiff, sandy CLAY with gravel (CL) (2-4')	<p>Notes in this column indicate tests performed and test results</p> <p>DD: dry density</p> <p>MC: moisture content</p> <p>LL: liquid limit</p> <p>PL: plastic limit</p> <p>Pi: plasticity index</p> <p>GF: gravel fraction (%)</p> <p>SF: sand fraction (%)</p> <p>F200: silt/clay (%)</p> <p>Sh: shear resistance</p> <p>P: penetration resistance</p> <p>SP: swelling pressure</p> <p>TM: total movement under consolidation pressure</p> <p>pcf: pounds per cubic ft.</p> <p>psf: pounds per square ft.</p>
1							Unified Soil Classification (see definitions below) range in depth of soil unit	
2			DS1				indicates drive sample	
3				GS1	W2/W3	R3	indicates bulk sample	
4							indicates degree of weathering and rock strength	
4							indicates the location of free subsurface water when measured	
5							fill	
5							topsoil	
6							clay	
6							silt	
7							sand	
7							gravel	
8							shale/siltstone	
8							hard bedrock	
9							sandstone	
10								
11								
12								

Unified Classification System (ASTM D-2487)

- CL = lean clay to sandy/gravelly lean clay
- ML = silt to sandy/gravelly silt
- CH = high plasticity clay to sandy/gravelly high plasticity clay
- MH = high elasticity silt to sandy/gravelly high elasticity silt
- SW = well-graded sand or well-graded sand with gravel
- SP = poorly-graded sand or poorly-graded sand with gravel
- SM = silty sand to silty sand with gravel
- SC = clayey sand to clayey sand with gravel
- GW = well-graded gravel or well-graded gravel with sand
- GP = poorly-graded gravel or poorly graded gravel with sand
- GM = silty gravel or silty gravel with sand
- GC = clayey gravel or clayey gravel with sand

TEST PIT LOG KEY
1
OF 1

INVESTIGATION	
DRAFTING	
FIELD DATE	
JOB NO.	

TEST PIT LOG KEY



Civil, Structural, and Geotechnical Engineers, Inc.
222 South Park Avenue
Montrose, Colorado 81401
Phone (970) 249-6828 Fax (970) 249-0945

FIELD SOIL IDENTIFICATION TERMS

RELATIVE DENSITY OF COHESIONLESS SOILS

DESCRIPTION	FIELD IDENTIFICATION	N VALUE
Very Loose	Easily penetrated with hand shovel	0 - 4
Loose	Easily penetrated with 1/2" rebar pushed by hand; easily excavated with hand shovel	4 - 10
Moderately Dense	Easily penetrated with 1/2" rebar driven with 5 lb. hammer; difficult to excavate with hand shovel	10 - 30
Dense	Penetrated 1 ft. with driven rebar; must be loosened with pick to excavate	30 - 50
Very Dense	Penetrated only a few inches with driven rebar; very difficult to excavate even with pick	>50

CONSISTENCY OF COHESIVE SOILS

DESCRIPTION	FIELD IDENTIFICATION	UNDRAINED SHEAR STRENGTH (psf)	N VALUE (Approx.)
Very Soft	Extrudes between fingers when squeezed	<250	0 - 2
Soft	Moulded by light finger pressure	250 - 500	2 - 4
Firm	Moulded by strong finger pressure	500 - 1000	4 - 8
Stiff	Indented by thumb	1000 - 2000	8 - 15
Very Stiff	Indented by thumbnail	2000 - 4000	15 - 30
Hard	Difficult to indent with thumbnail	>4000	>30

SOIL CONSTITUENTS

MODIFIER	trace	little	some	-ey or -y	and
% (by weight)	0 - 5	5 - 12	12 - 20	20 - 30	> 30

SHEET 1 OF 1	INVESTIGATION	SOIL IDENTIFICATION TERMS	BUCKHORN GEOTECH Civil, Structural, and Geotechnical Engineers, Inc. 222 South Park Avenue Montrose, Colorado 81401 Phone (970) 249-6828 Fax (970) 249-0945
	DRAFTING		
	FIELD DATE		
	JOB NO.		

Sieve Analysis and Atterberg Limits

Project Name J.J. Ossola
 Project Location Lot 243 A&B TMV
 Client J.J. Ossola
 Test Location TP#1 @4'
 Sample # GS1

Date 3/20/2007
 Project # 07-085-GEO
 Sample by TG/NL
 Tested by ME

Sieve Analysis
ASTM C136 / C117

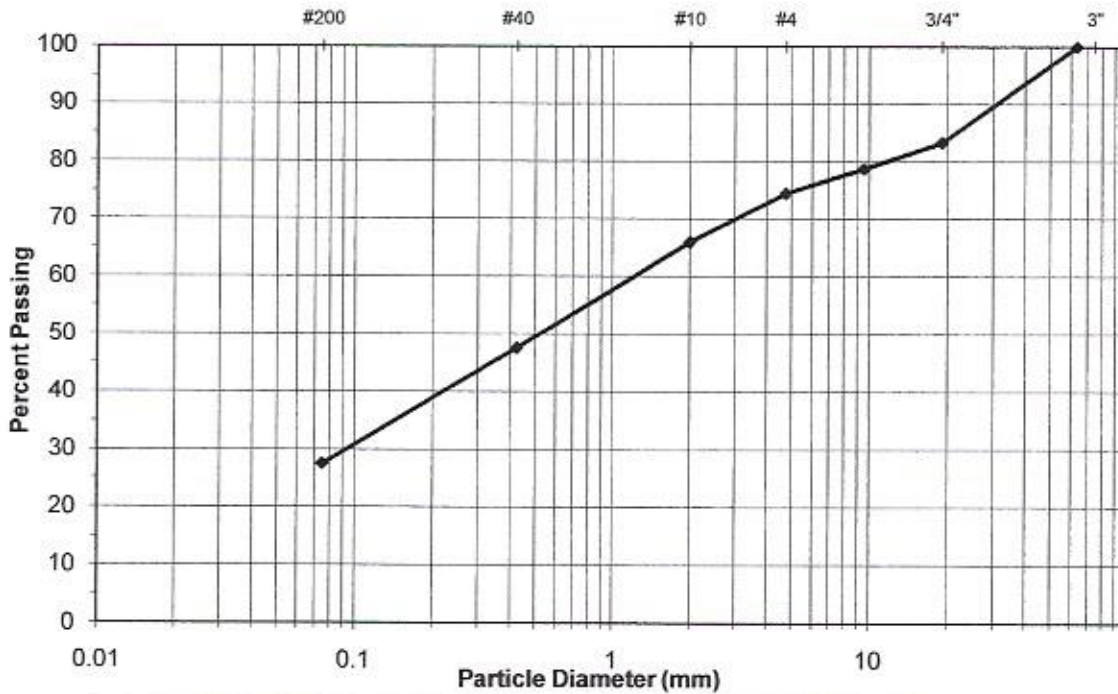
Sieve	Opening (mm)	% Passing
3"	76.2	100.0
3/4"	19.0	83.3
3/8"	9.5	78.7
#4	4.750	74.5
#10	2.000	66.0
#40	0.425	47.6
#200	0.075	27.5

Atterberg Limits
ASTM D4318

Liquid Limit (LL)	<u>31</u>
Plastic Limit (PL)	<u>25</u>
Plasticity Index (PI)	<u>6</u>

Natural Moisture Content (%) = 13.3%

Soil Description dark reddish gray silty SAND with gravel
 USCS Classification SM



Clay/Silt	Fine	Medium	Coarse	Fine	Coarse	
FINES		SAND			GRAVEL	

% Fines = 27.5

% Sand = 47.0

% Gravel = 25.5

Sieve Analysis and Atterberg Limits

Project Name J.J. Ossola
 Project Location Lot 243 A&B TMV
 Client J.J. Ossola
 Test Location TP#1 @10.5-10.9'
 Sample # GS2

Date 3/20/2007
 Project # 07-085-GEO
 Sample by TG/NL
 Tested by ME

Sieve Analysis
ASTM C136 / C117

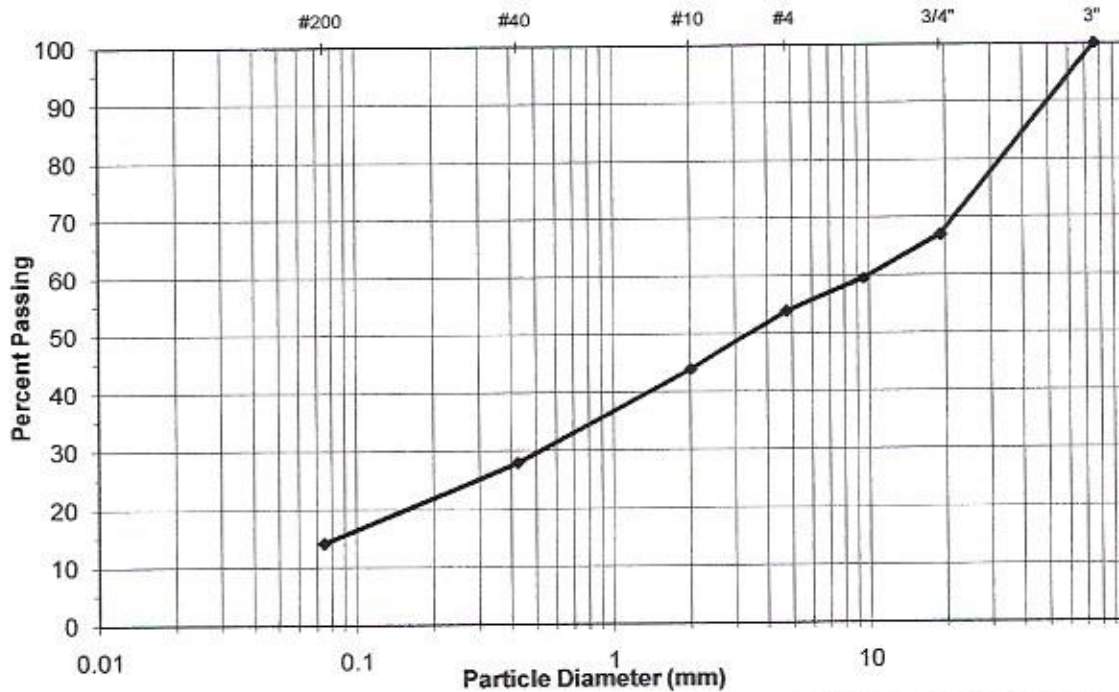
Sieve	Opening (mm)	% Passing
3"	76.2	100.0
3/4"	19.0	67.0
3/8"	9.5	59.5
#4	4.750	53.9
#10	2.000	43.8
#40	0.425	28.0
#200	0.075	14.2

Atterberg Limits
ASTM D4318

Liquid Limit (LL)	<u>29</u>
Plastic Limit (PL)	<u>24</u>
Plasticity Index (PI)	<u>5</u>

Natural Moisture Content (%) = 11.3%

Soil Description dark reddish gray silty GRAVEL with sand
 USCS Classification GM



Clay/Silt	Fine	Medium	Coarse	Fine	Coarse
FINES	SAND			GRAVEL	

% Fines = 14.2 % Sand = 39.7 % Gravel = 46.1

Sieve Analysis and Atterberg Limits

Project Name J.J. Ossola
 Project Location Lot 243 A&B TMV
 Client J.J. Ossola
 Test Location TP#2 @6-7'
 Sample # GS3

Date 3/20/2007
 Project # 07-085-GEO
 Sample by TG/NL
 Tested by CH

Sieve Analysis

ASTM C136 / C117

Sieve	Opening (mm)	% Passing
3"	76.2	100.0
3/4"	19.0	92.8
3/8"	9.5	76.4
#4	4.750	63.8
#10	2.000	54.7
#40	0.425	37.5
#200	0.075	19.7

Atterberg Limits

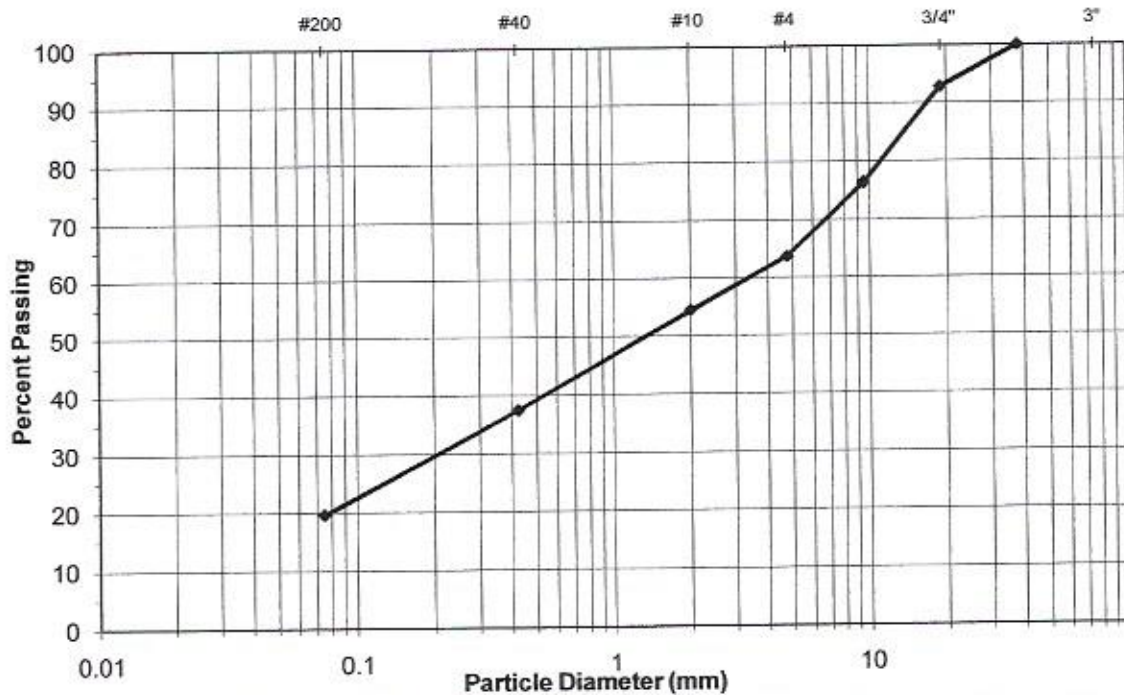
ASTM D4318

Liquid Limit (LL)	<u>37</u>
Plastic Limit (PL)	<u>22</u>
Plasticity Index (PI)	<u>15</u>

Natural Moisture Content (%) = 11.2%

Soil Description dark reddish gray clayey SAND with gravel

USCS Classification SC



Clay/Silt	Fine	Medium	Coarse	Fine	Coarse	
FINES		SAND			GRAVEL	

% Fines = 19.7

% Sand = 44.1

% Gravel = 36.2

Sieve Analysis and Atterberg Limits

Project Name J.J. Ossola
 Project Location Lot 243 A&B TMV
 Client J.J. Ossola
 Test Location TP#3 @9'
 Sample # GS4

Date 3/21/2007
 Project # 07-085-GEO
 Sample by TG/NL
 Tested by ME

Sieve Analysis ASTM C136 / C117

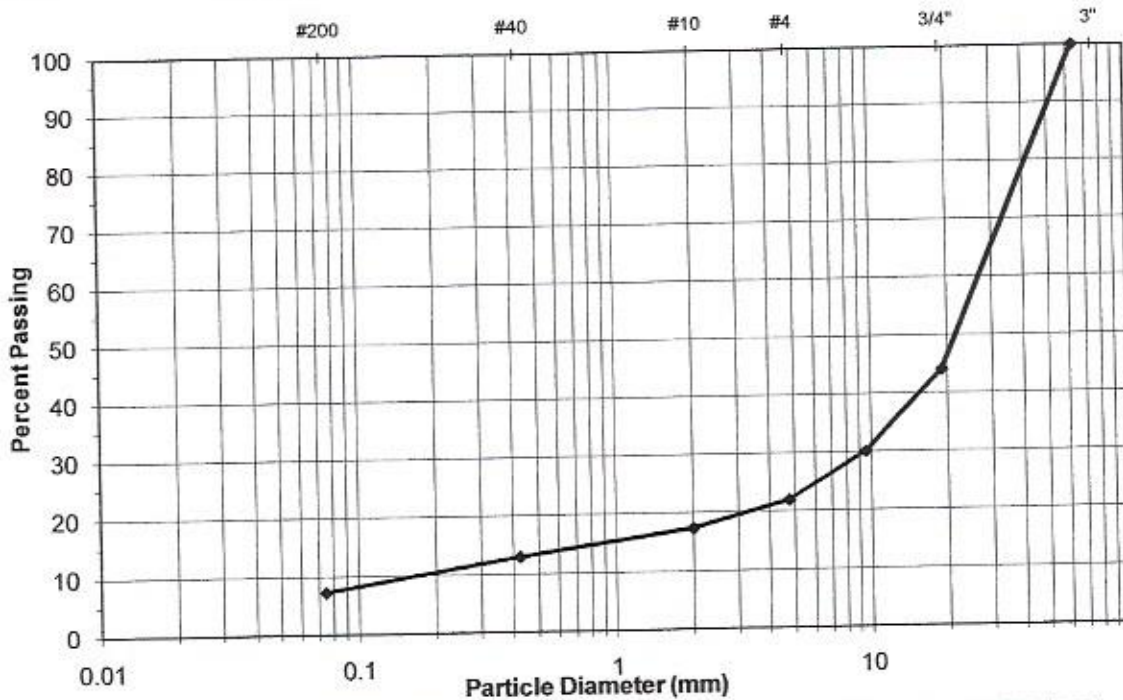
Sieve	Opening (mm)	% Passing
3"	76.2	100.0
3/4"	19.0	44.1
3/8"	9.5	30.1
#4	4.750	21.9
#10	2.000	17.3
#40	0.425	13.0
#200	0.075	7.4

Atterberg Limits ASTM D4318

Liquid Limit (LL)	<u>36</u>
Plastic Limit (PL)	<u>13</u>
Plasticity Index (PI)	<u>23</u>

Natural Moisture Content (%) = 11.1%

Soil Description dusky red poorly graded GRAVEL with clay and sand
 USCS Classification GP-GC



Clay/Silt	Fine	Medium	Coarse	Fine	Coarse
FINES			SAND		GRAVEL

% Fines = 7.4

% Sand = 14.5

% Gravel = 78.1

Sieve Analysis and Atterberg Limits

Project Name Lots 243 A&B
 Project Location Hang Glider Lane TMV
 Client J.J. Ossola
 Test Location TP#4 @3.0-3.5'
 Sample # GS5 (GS1 on 2008 field logs)

Date 3/20/2008
 Project # 07-085-GEO
 Sample by NL
 Tested by DM

Sieve Analysis
ASTM C136 / C117

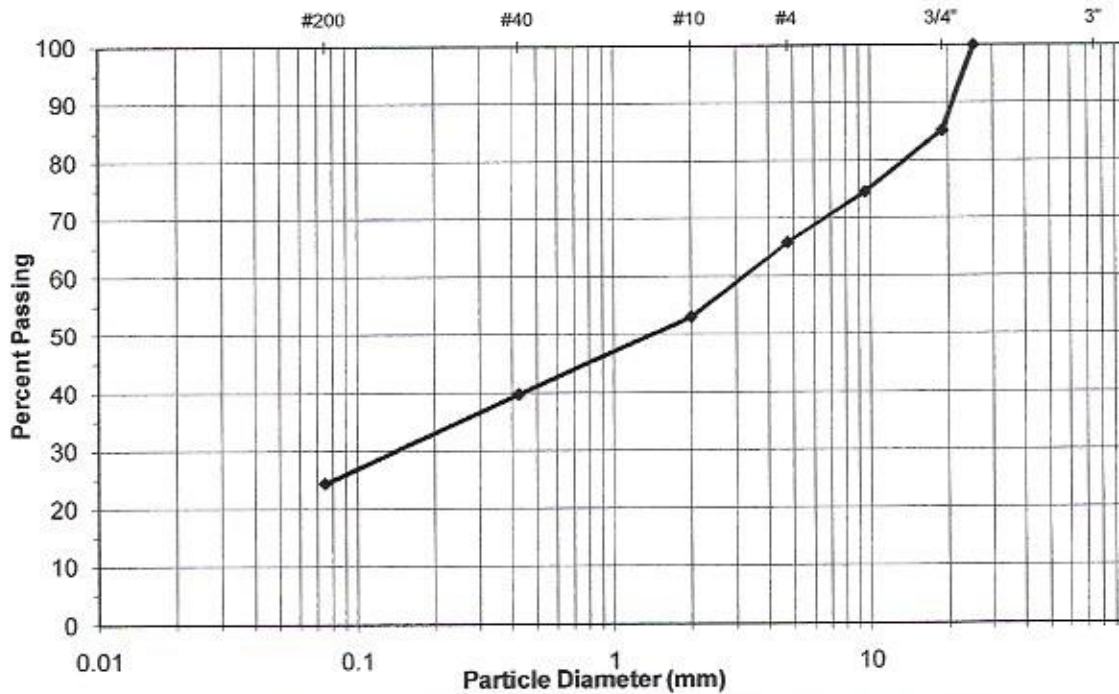
Sieve	Opening (mm)	% Passing
3"	76.2	100.0
3/4"	19.0	85.2
3/8"	9.5	74.5
#4	4.750	65.8
#10	2.000	53.1
#40	0.425	39.8
#200	0.075	24.4

Atterberg Limits
ASTM D4318

Liquid Limit (LL)	<u>41</u>
Plastic Limit (PL)	<u>25</u>
Plasticity Index (PI)	<u>16</u>

Natural Moisture Content (%) = 14.3%

Soil Description brown clayey SAND with gravel
 USCS Classification SC



Clay/Silt	Fine	Medium	Coarse	Fine	Coarse
FINES	SAND			GRAVEL	

% Fines = 24.4 % Sand = 41.4 % Gravel = 34.2

Sieve Analysis and Atterberg Limits

Project Name Lots 243 A&B
 Project Location Hang Glider Lane TMV
 Client J.J. Ossola
 Test Location TP#4 @8.75-9.0'
 Sample # GS6 (GS2 on 2008 field logs)

Date 3/20/2008
 Project # 07-085-GEO
 Sample by NL
 Tested by DM

Sieve Analysis
ASTM C136 / C117

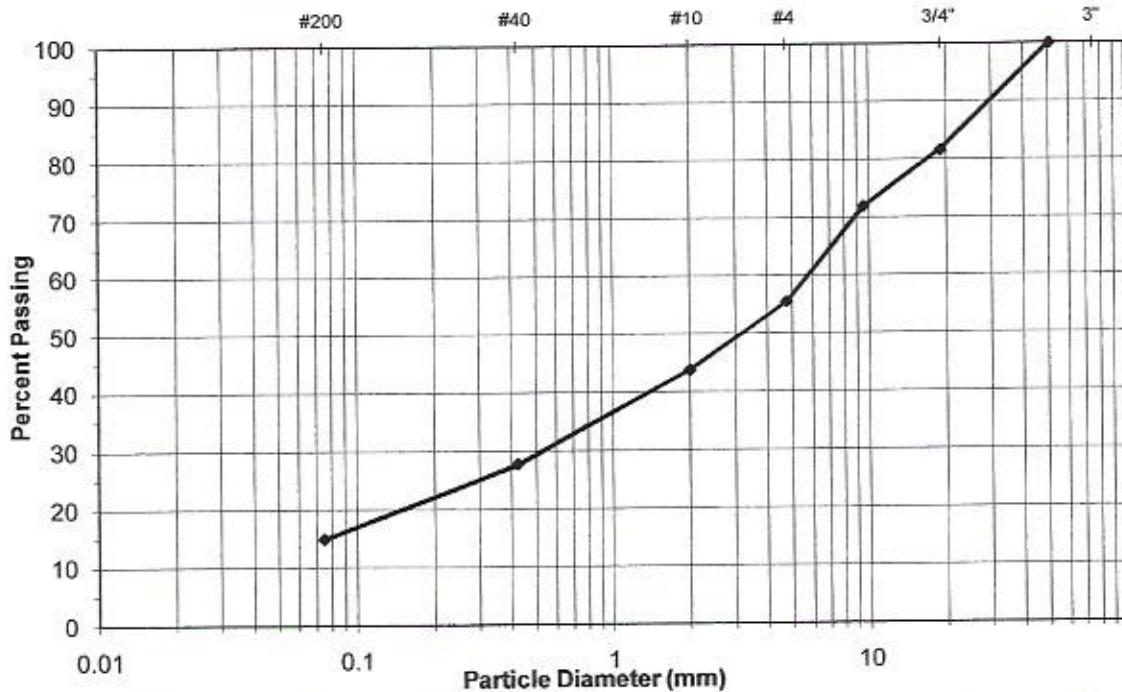
Sieve	Opening (mm)	% Passing
3"	76.2	100.0
3/4"	19.0	81.6
3/8"	9.5	72.0
#4	4.750	55.5
#10	2.000	43.7
#40	0.425	27.8
#200	0.075	14.9

Atterberg Limits
ASTM D4318

Liquid Limit (LL) 40
 Plastic Limit (PL) 28
 Plasticity Index (PI) 12

Natural Moisture Content (%) = 14.4%

Soil Description gray brown silty GRAVEL with sand
 USCS Classification GM



Clay/Silt	Fine	Medium	Coarse	Fine	Coarse
FINES	SAND			GRAVEL	

% Fines = 14.9 % Sand = 40.6 % Gravel = 44.5

Sieve Analysis and Atterberg Limits

Project Name Lots 243 A&B
 Project Location Hang Glider Lane TMV
 Client J.J. Ossola
 Test Location TP#5 @8.25-8.5'
 Sample # GS7 (GS3 on 2008 field logs)

Date 3/20/2008
 Project # 07-085-GEO
 Sample by NL
 Tested by DM

Sieve Analysis
ASTM C136 / C117

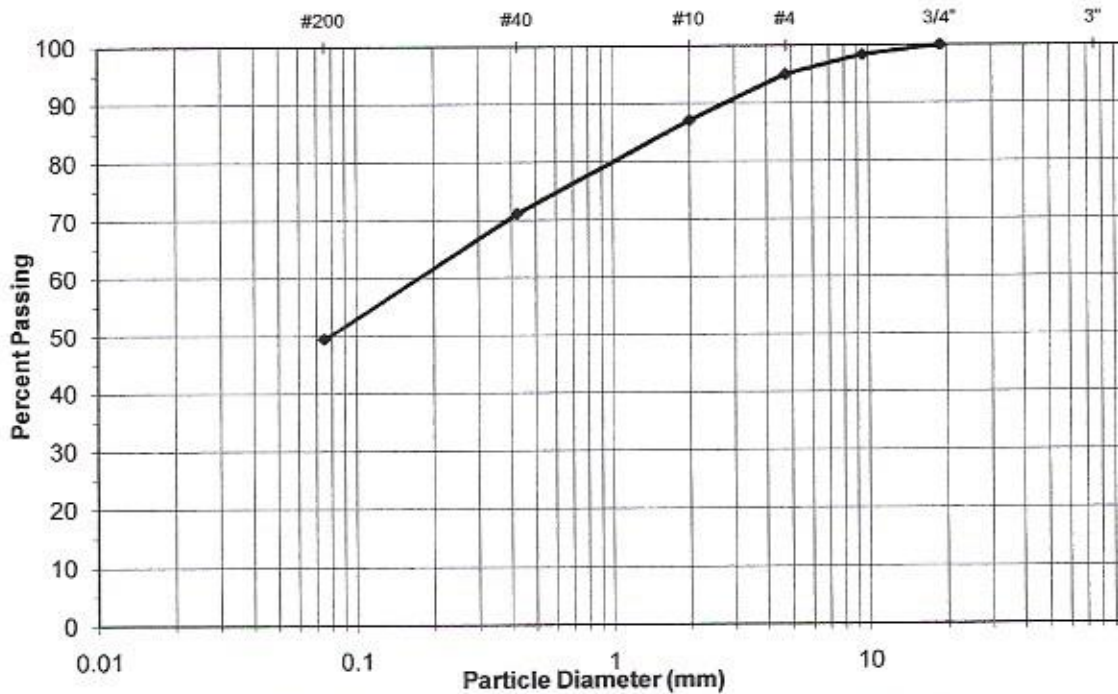
Sieve	Opening (mm)	% Passing
3"	76.2	100.0
3/4"	19.0	100.0
3/8"	9.5	98.4
#4	4.750	95.0
#10	2.000	87.1
#40	0.425	71.2
#200	0.075	49.6

Atterberg Limits
ASTM D4318

Liquid Limit (LL)	<u>36</u>
Plastic Limit (PL)	<u>21</u>
Plasticity Index (PI)	<u>15</u>

Natural Moisture Content (%) = 17.1%

Soil Description brown clayey SAND
 USCS Classification SC



Clay/Silt	Fine	Medium	Coarse	Fine	Coarse
FINES	SAND			GRAVEL	

% Fines = 49.6 % Sand = 45.4 % Gravel = 5.0

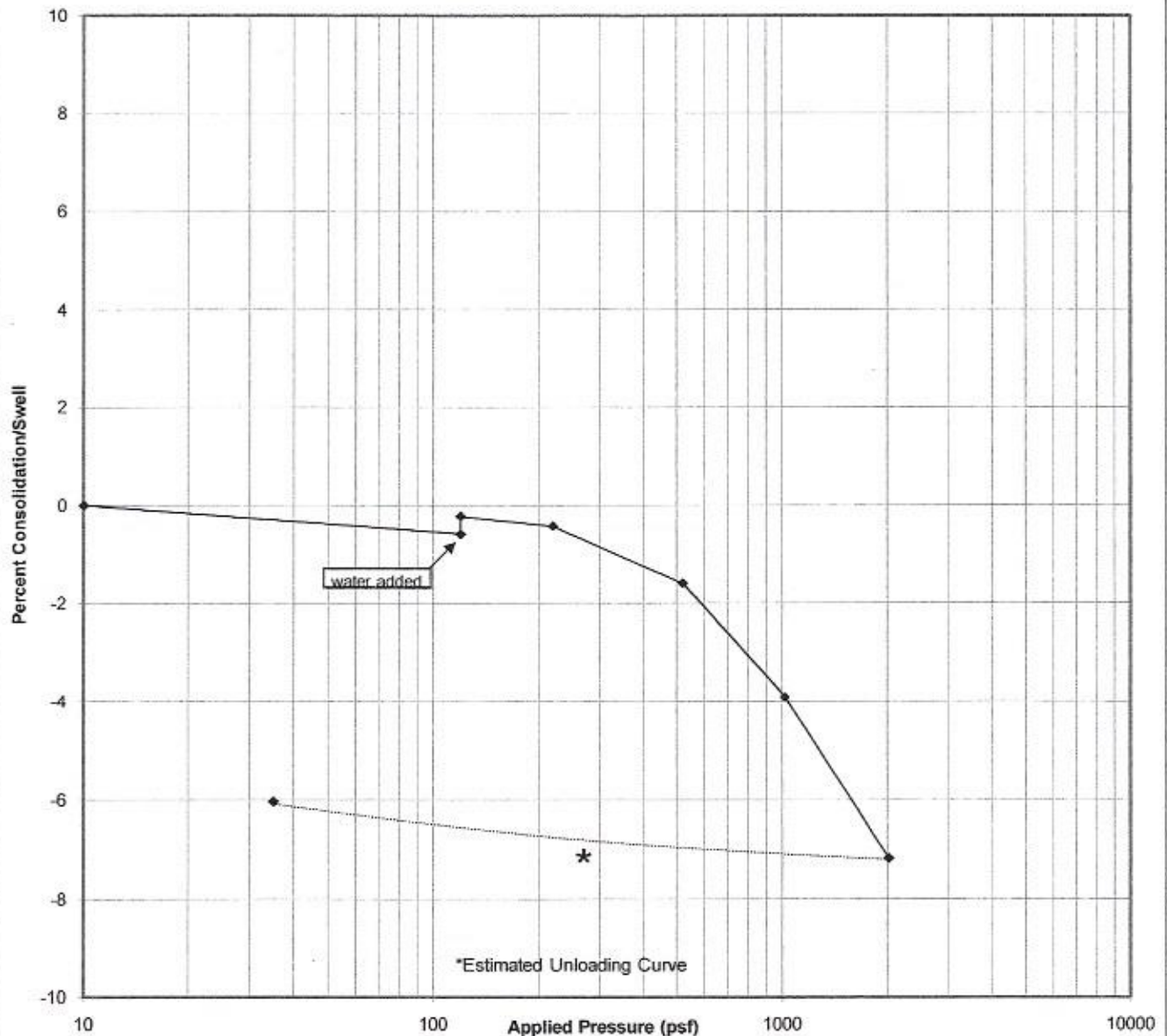
Swell/Consolidation Test
 ASTM D4546

Project Name Ossola
 Project Location Lots 243 A&B, Mountain Village
 Client Ossola
 Sample Location TP#2 @3'
 Sample # DS1
 Soil Description brown sandy CLAY

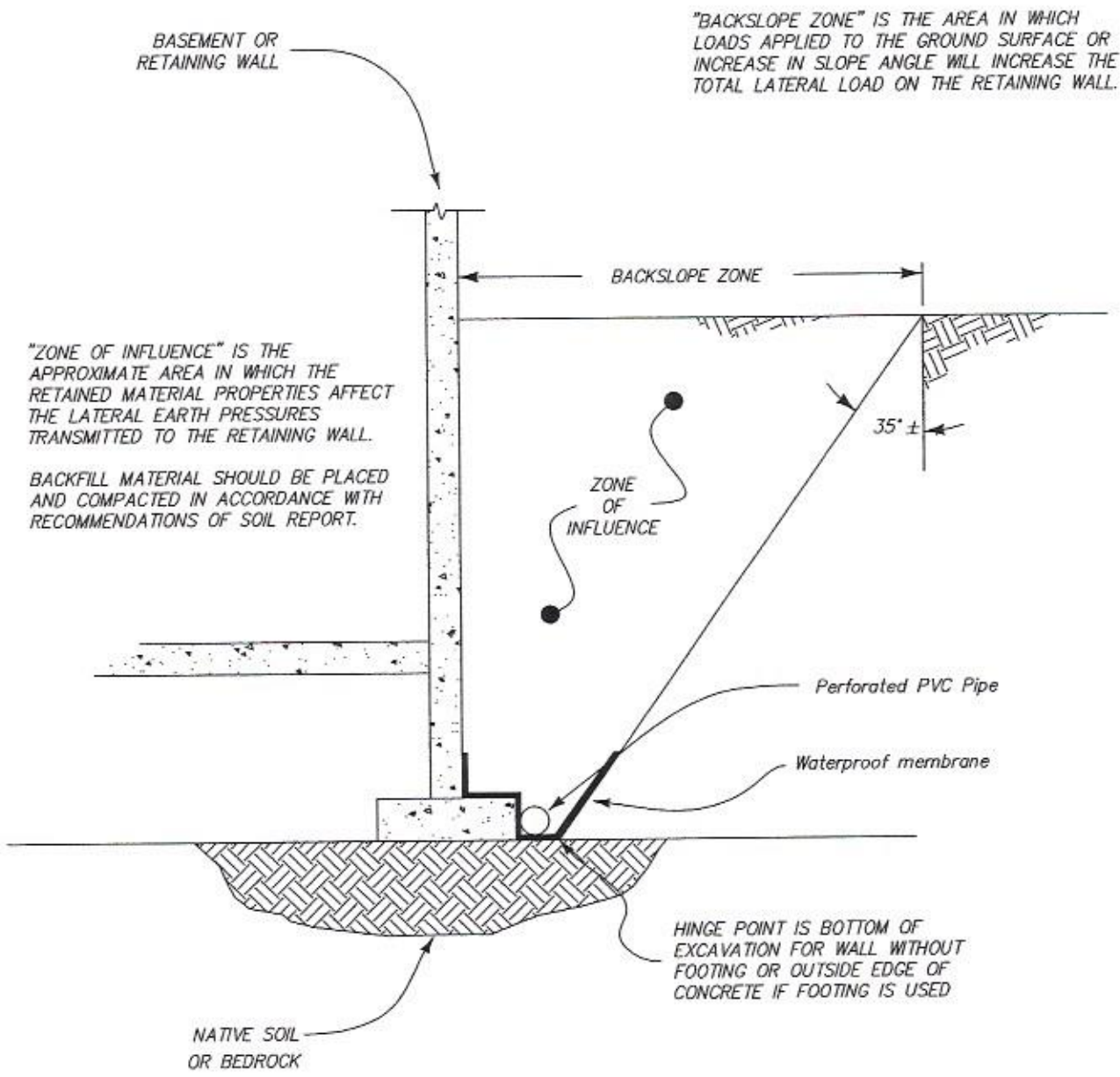
Date 03/15/07
 Project # 07-085-GEO
 Sampled by NL/TG
 Tested by BAU

Initial compression due to 100 psf pressure = 0.58%
 Swell potential due to water and 100 psf pressure = 0.36%
 Total consolidation due to water and 2000 psf pressure = 6.95%
 Estimated swell pressure = 190 psf

Initial Moisture Content	13.6 %	Final Moisture Content	21.9 %
Initial Dry Density	97.6 pcf	Final Dry Density	103.1 pcf
Initial Wet Density	110.9 pcf	Final Saturated Density	125.7 pcf



FOUNDATION EXCAVATION DETAIL



SCHEMATIC - NOT TO SCALE

DETAIL NUMBER 1 OF 1	DESIGNER DRAFTER DATE JOB NO.	FOOTING ON NATIVE SOIL	<div style="border: 1px solid black; padding: 5px; font-weight: bold; font-size: 1.2em;">BUCKHORN GEOTECH</div> Civil, Structural, and Geotechnical Engineers, Inc. 222 South Park Avenue Montrose, Colorado 81401 Phone (970) 249-6828 Fax (970) 249-0945
------------------------------------	--	------------------------	---

Glossary of Engineering & Soils Terms

active earth pressure	The pressure that a soil exerts against a vertical surface which is allowed a certain degree of flexure or rotational freedom.
allowable soil bearing capacity	The recommended maximum contact stress developed at the interface of the foundation and the supporting soil. Given in psf (pounds per square foot).
alluvial fan	A cone-shaped deposit of water-transported material (alluvium). They typically form at the base of topographic features where there is a distinct decrease in gradient. Consequently, alluvial fans tend to be coarse-grained near their mouths and relatively fine-grained at their edges.
alluvium	Rock and soil material deposited by moving water. Rocks are generally rounded and sorted by size as they are worked by water. Found in river channels or alluvial fans.
ASTM	American Society for Testing and Materials (a national non-profit organization which writes testing standards for materials, products, systems and services).
at-rest earth pressure	The pressure that soil exerts upon a vertical surface which is restrained from any movement.
Atterberg limits	Named for a Swedish scientist, Atterberg limits are defined by the water content that produces a specified soil consistency. See <i>liquid limit</i> and <i>plastic limit</i> .
auger-cast pile (ACP)	A deep foundation system that consists of an auger-advanced hole, followed by grouting of the hole through the auger during withdrawal. A reinforcement cage is lowered into the wet grout.
backfill	A specified material placed and compacted in a confined area.
backslope zone	The area in which loads applied to the ground surface or increase in slope angle will increase the total lateral force against a retaining wall.
base course	A layer of specified material placed on a subgrade or subbase.
bedrock	Sedimentary, igneous, or metamorphic rock that has not been weathered or broken down by the elements of water, ice, wind, or gravity. Also referred to as "formational" material, as bedrock is known as a particular formation for the region.
bench	A horizontal or near-horizontal surface in a sloped deposit.
calcareous	Containing calcium carbonate (lime). A distinct layer of calcium carbonate hardpan is called caliche.
clay	A fine-grained soil (<0.002 mm) composed of very small platy (flat) particles that are smaller than silt particles. Forms lumps or clods when dry and is plastic (Plasticity Index > 4) and sticky when wet.
cohesionless soil	Non-plastic granular soils (silt, sand, gravel) composed of bulky grains that are not attracted to each other with the addition of water.
cohesive soil	Soils (i.e., clays and some silts) in which adsorbed water and particle attraction work together to produce a mass which holds together and deforms plastically.

collapse	Soil Settlement due to wetting at constant vertical stress.
colluvium	Rock and soil material deposited by gravity. Rocks are generally angular to subangular, loose and not sorted. Found below steep slopes and at the mouth of canyons; talus and cliff debris are included.
compaction	The decrease in volume of an unsaturated soil mass due to a decrease in the void spaces, usually by mechanical means.
consolidation	The decrease in soil volume due to a release of water when a saturated soil is subjected to stress increase. As a soil consolidates, its void ratio decreases. Loosely, the term is used to describe time-dependent compression of a fine-grained soil.
crawlspace	The space beneath the house that has a raised stemwall foundation and is typically 18 to 36 inches in height.
creep	A slow, nearly continuous movement of soil caused by changes in soil moisture and the downhill force of gravity.
dead load	Static loads transferred to the foundation, usually the weight of building materials, but can also be the loads imposed by retained soil or a constructed slope.
debris flow	Debris flows are rapid flood-like events consisting of mud, water, rock and organic debris and that have 20 to 80% particles coarser than sand sizes. Steep slopes, weak or weathered rock, a lack of vegetative cover, and abnormal precipitation contribute to debris flows. (See mud flow)
differential settlement	Unequal settlement between or within foundation elements of a structure.
dispersive soils	Fine-grained soils whose clays have been neutralized by an abundance of cations which are then susceptible to removal (dispersion) from the soil matrix. This weakens soil strength; piping and gullyng are common features in this soil.
drilled pier	A deep foundation system that consists of reinforced concrete piers cast into a drilled hole that extends into bedrock or other suitable material.
driven pile	A deep foundation system that consists of steel, concrete, or timber that is driven into bedrock or other suitable material.
existing fill	Materials placed by man prior to geotechnical exploration of the site.
existing grade	The ground surface at the time of field exploration.
expansive soil	A soil containing clay which expands (increases in volume) when exposed to an increase in moisture.
fine grained soil	Soils composed of silt and/or clay-sized particles.
flowing avalanche	The turbulent cascade of slabs and blocks of relatively high-density (>25 pcf) snow and air downslope.
fluvial	Deposited or transported by a stream or river.
fluvioglacial	Alluvial deposits derived from the rivers originating from the melting of glaciers. Glacial outwash is the term used to describe fluvioglacial deposits.
formational material	See bedrock. Also known as the "R" horizon.

grade beam	Typically, concrete beams that are constructed at or just below ground elevation that are used to transfer building loads to deep foundation elements. Walls and floor systems are then built upon the grade beams.
groundwater	Water that is resident beneath the ground surface in porous soil and rock. This level can fluctuate due to seasonal changes and irrigation.
heave	Upward movement of soil or foundation components.
helical piers	Helical piers typically consist of 5- to 10-foot long sections of solid square high-strength steel bar with the lead (deepest) section having one or more 6- or 8-inch diameter helixes welded to the bar. These piers are "screwed" into the ground using a torque head which stops driving the pier when the head reaches a design torque pre-selected by the engineer based on correlations with bearing capacity.
hinge point	Toe of excavated wall without footing or outside edge of concrete if footing is used.
hummocky	The uneven, bumpy or chaotic terrain typically resulting from a landslide or glacial deposit. The rock and soil materials are unsorted and often jumbled.
hydrocompactive soils	Soils that have considerable voids, thus making it susceptible to consolidation in the presence of water.
jumping jack	A construction machine, used to compact both cohesive and cohesionless soils, that consists of a curved shoe that tamps the soil in an up and down motion.
landslide	The general term for the downward and outward movement (flow, slide or fall) of slope-forming bedrock, rock debris and soil (fine-grained fragmental debris). See "slump," a type of landslide.
lifts	Horizontal layers of fill, generally 6 to 8-inches thick.
liquid limit (LL)	The water content above which a soil behaves as a liquid.
live load	Transient loads introduced onto a structure and its foundation due to occupancy, wind, snow and rain, earthquakes, changes in groundwater, and other environmental factors.
loam	A mixture of sand, silt and clay. It is easily crumbled when dry and has a slightly gritty, yet fairly smooth feel, and is often slightly plastic.
micropile	A deep foundation system consisting of small diameter piles, typically 1- to 4-inch diameter steel bars (solid or hollow), that are drilled and grouted into place. Micropiles are designed as friction elements and must be drilled deep enough to provide resistance to anticipated uplift pressures.
monolithic slab	A shallow foundation system that consists of a single unit of reinforced concrete with downturned edges and may include thickened ribs on the underside of the slab.
moraine	Deposits formed by direct glacial action. There are many forms of moraines, but they generally consist of unsorted, unstratified, and subrounded to subangular materials deposited by glacial ice. Also generally known as "drift" or "till."
mottling	The discoloration of a soil due to the reaction of water with clay minerals during prolonged periods of saturation. Red colors indicate the presence of iron oxides in an oxidized state and gray indicate the removal of free iron in reducing conditions.
mud flow	Mud flows are flood-like events that have 80% or more mud and sand. Over-saturation of fine-grained soils triggers mud flows, which are a rapid failure or slippage of mud and other debris entrained in the movement. (See debris flow)

native grade	The naturally occurring ground surface (before disturbance).
native soil	Naturally occurring on-site soil.
parent material	The formational material from which a soil is derived.
passive earth pressure	The resistance of a soil against movement when a lateral force is exerted upon it.
pipng	A feature in fine-grained soils whereby water preferentially follows root zones, animal burrows and surface soil cracks, and carries soil particles downwards through voids, leaving behind weak vertical planes, voids, and/or tunnels in the soil structure.
pistol butting	When the base of tree trunk is widened and bent upwards due to soil creep, snow loading, or slope movement. The tree continues to grow vertically despite the ground moving downslope, thus creating a shape like a "pistol butt" in the expanded trunk.
plastic index (PI)	The difference between Liquid and Plastic Limits (LL - PL). This represents the moisture content range that the soil is in the plastic state. The larger the PI, the more plastic a soil is.
plastic limit (PL)	The water content at which a soil becomes brittle after being in the plastic state. The soil breaks apart or crumbles when its moisture content is equal to or less than its PL.
plastic soil	A predominately silt or clay soil that exhibits plastic (deformable) behavior.
post-tensioned slab	A post-tensioned slab is a stiffened raft foundation system that has a grid of tensioned cables running through the concrete slabs and in thickened "ribs." The cables or tendons are tightened after the concrete has partially cured. This system minimizes differential movement because it allows the foundation to act as a rigid unit.
powder avalanche	The relatively low-density (12.5 pcf), high velocity, turbulent force of snow, air and entrained debris that precedes and extends beyond a dry-snow avalanche. The powder and air blast can travel at speeds in excess of 100 mph.
Proctor compaction test (standard & modified)	A laboratory compaction procedure to determine the maximum dry density and optimum moisture content of soil. The standard Proctor procedure uses a 5.5-lb hammer and 3 lifts, while the modified Proctor procedure uses a 10-lb hammer and 5 lifts.
raft foundation	Also called "mat" foundations, these comprise a single slab that supports an entire structure. The slab is generally stiffened to resist excessive differential movement.
refusal	When very dense native material is encountered that cannot be excavated or penetrated further by whatever equipment is being used.
scarify	To mechanically loosen, roughen or break down existing soil surface, usually to improve bonding to subsequent fill.
settlement	Downward movement of foundation components due to compression of a soil mass.
shale	A thinly-bedded rock formation composed of clay or silt muds that have been solidified into rock. The Mancos Shale Formation in Colorado is of marine origin.
silt	Fine-grained soil particles measuring 0.002 to 0.075mm, which are larger than clay but smaller than sand. Silt can exhibit plastic characteristics.

slab-on-grade	A concrete layer cast directly upon a base, subbase or subgrade.
slope	The angle of a hillside, usually expressed in degrees or percent (elevation drop per given distance).
slump	A type of landslide that has a rotational slip along a concave-up surface of rupture. The resulting "main scarp" is the crescent shaped failure plane formed at the source of the slump.
soil	Any unconsolidated, excavatable earth material composed of discrete solid particles, with air or liquids between, that is the result of the chemical and mechanical weathering of rock.
soil (excavation or borehole) log	A graphic representation of a column of soil indicating textural changes and general properties of soil or rock types encountered in a test pit or boring.
spread footing	A shallow foundation system that consists of a wide (typically from 12 to 48 inches) "foot" of reinforced concrete upon which vertical wall components are built.
stemwall	A vertical concrete foundation component, normally 6 to 12 inches wide, that rests on the spread footing and extends up to the floor level.
subbase	A layer of specified material between the subgrade and base course.
subbase grade	Top of subbase elevation.
subgrade	Prepared native soil surface.
subsoil	The layer of soil below the topsoil and above the substratum that has undergone pedogenesis (soil formation). The "B" horizons.
substratum	The layer of soil below the subsoil that has not undergone soil genesis. It contains weathered parent material. The "C" horizons.
swell potential	The potential of a soil to expand (increase in volume) due to absorption of moisture.
tension cracks	Transverse cracks (linear openings) in the soil due to soil movement.
topsoil	The surface layer of soil containing organic material and roots. The "A" horizons.
transverse	A feature (like a crack or ridge) that is at right angles to the slope of a hillside or the general trend of a valley.
vesicular pores	In a fine-grained soil, the sponge-like openings that are the result of the solution and dispersal of clay particles. The pores are discontinuous and vary in size.
vibratory roller	A construction machine with a heavy vibrating drum, used to compact soil and aggregate material.
void ratio	A ratio of the volume of voids (pore spaces) to the volume of solids.
waffle slab	A waffle slab is a stiffened raft foundation system that is a monolithic slab with a tight network or grid of reinforced stemwalls that resemble a waffle from underneath. This system minimizes differential movement because it allows the foundation to act as a rigid unit.
water table	The relatively continuous and consistent level of groundwater below the ground surface.
weathering	The breakdown of intact masses of rock into smaller pieces by mechanical or chemical processes.





ORDINANCE NO. 2015-__

AN ORDINANCE TO AMEND THE COMMUNITY DEVELOPMENT CODE (CDC) AT (A) SECTION 17.6.5 TELECOMMUNICATION ANTENNA REGULATIONS TO PROVIDE STANDARDS FOR CELL ON WHEELS (COW); (B) SECTION 17.4.2 OVERVIEW OF DEVELOPMENT REVIEW PROCESSES TO ADD CELL ON WHEELS AS A CLASS 1 PROCESS AND DECLARING AN EMERGENCY.

RECITALS

- A. The Town of Mountain Village (the “Town”) is a legally created, established, organized and existing Colorado municipal corporation under the provisions of Article XX of the Constitution of the State of Colorado (the “Constitution”) and the Home Rule Charter of the Town (the “Charter”).
- B. Pursuant to the Constitution, the Charter, the Colorado Revised Statutes and the common law, the Town has the authority to regulate the use and development of land and to adopt ordinances and regulations in furtherance thereof.
- C. The Town Council may amend the CDC from time-to-time to address CDC interpretations, planning matters, clarify and refine the Town’s land use regulations; or to address issues or policy matters.

NOW THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF MOUNTAIN VILLAGE, COLORADO AS FOLLOWS:

Section 1. Amendment of Community Development Code

- A. The Town of Mountain Village Community Development Code is hereby amended as set forth in Exhibit A which is attached hereto and incorporated herein.
- B. The Planning Division is directed to codify the amendments in Exhibit A into the CDC.
- C. The Planning Division may correct typographical and formatting errors in the amendments or the adopted CDC.

Section 2. Ordinance Effect

- D. This Ordinance shall have no effect on pending litigation, if any, and shall not operate as an abatement of any action or proceeding now pending under or by virtue of the ordinances repealed or amended as herein provided and the same shall be construed and concluded under such prior ordinances.
- E. All ordinances, of the Town, or parts thereof, inconsistent or in conflict with this Ordinance, are hereby repealed, replaced and superseded to the extent only of such inconsistency or conflict.

Section 3. Severability

The provisions of this Ordinance are severable and the invalidity of any section, phrase, clause or portion of this Ordinance as determined by a court of competent jurisdiction shall not affect the validity or effectiveness of the remainder of this Ordinance.

Section 4. Effective Date

This Ordinance shall become effective .

Section 5. Public Hearing

A public hearing on this Ordinance was held on the ____th day of _____, 2015 in the Town Council Chambers, Town Hall, 455 Mountain Village Blvd, Mountain Village, Colorado 81435.

INTRODUCED, READ AND REFERRED to public hearing before the Town Council of the Town of Mountain Village, Colorado on the 15^h day of October, 2015.

TOWN OF MOUNTAIN VILLAGE

**TOWN OF MOUNTAIN VILLAGE,
COLORADO, A HOME-RULE
MUNICIPALITY**

By: _____
Dan Jansen, Mayor

ATTEST:

Jackie Kennefick, Town Clerk

HEARD AND FINALLY ADOPTED by the Town Council of the Town of Mountain Village, Colorado this ____th day of _____, 2015.

TOWN OF MOUNTAIN VILLAGE

**TOWN OF MOUNTAIN VILLAGE,
COLORADO, A HOME-RULE
MUNICIPALITY**

By: _____
Dan Jansen, Mayor

ATTEST:

Jackie Kennefick, Town Clerk

Approved As To Form:

Jim Mahoney, Assistant Town Attorney

I, Jackie Kennefick, the duly qualified and acting Town Clerk of the Town of Mountain Village, Colorado ("Town") do hereby certify that:

1. The attached copy of Ordinance No. _____ ("Ordinance") is a true, correct and complete copy thereof.

2. The Ordinance was introduced, read by title, approved on first reading with minor amendments and referred to public hearing by the Town Council the Town ("Council") at a regular meeting held at Town Hall, 455 Mountain Village Blvd., Mountain Village, Colorado, on _____, 2015, by the affirmative vote of a quorum of the Town Council as follows:

Council Member Name	"Yes"	"No"	Absent	Abstain
Dan Jansen, Mayor				
Martin McKinley, Mayor Pro-Tem				
Laila Benitez				
Dan Caton				
Cath Jett				
Bruce MacIntire				
Michelle Sherry				

3. After the Council's approval of the first reading of the Ordinance, notice of the public hearing, containing the date, time and location of the public hearing and a description of the subject matter of the proposed Ordinance was posted and published in the Telluride Daily Planet, a newspaper of general circulation in the Town, on _____, 2015 in accordance with Section 5.2b of the Town of Mountain Village Home Rule.

4. A public hearing on the Ordinance was held by the Town Council at a regular meeting of the Town Council held at Town Hall, 455 Mountain Village Blvd., Mountain Village, Colorado, on _____, 2015. At the public hearing, the Ordinance was considered, read by title, and approved without amendment by the Town Council, by the affirmative vote of a quorum of the Town Council as follows:

Council Member Name	"Yes"	"No"	Absent	Abstain
Dan Jansen, Mayor				
Martin McKinley, Mayor Pro-Tem				
Laila Benitez				
Dan Caton				
Cath Jett				
Bruce MacIntire				
Michelle Sherry				

5. The Ordinance has been signed by the Mayor, sealed with the Town seal, attested by me as Town Clerk, and duly numbered and recorded in the official records of the Town.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Town this ____ day of _____, 2015.

Jackie Kennefick, Town Clerk

(SEAL)

Exhibit A: CDC Amendments

~~17.1.1~~ 17.6.5 TELECOMMUNICATIONS ANTENNA REGULATIONS

Formatted: Font: 11 pt

Formatted: No bullets or numbering

A. Purpose and Intent

The purpose of this section is to establish polices for permitting and regulating telecommunications antennas. The provisions of this section are intended to be in compliance with the provisions of the Federal Telecommunications Act of 1996, are not intended to prohibit or have the effect of prohibiting the provision of personal wireless services and shall be implemented accordingly.

B. Applicability

The Telecommunications Antennas Regulations are applicable for any person or lot owner that desires to install or modify telecommunications antennas.

C. Review Process

New or substantially modified freestanding telecommunication antennas not attached to a building or a structure is a conditional use and shall be processed pursuant to the Conditional Use Permit Process as a class 4 application. TEMPORARY, MOBILE FACILITIES SUCH AS A CELL ON WHEELS (COW) THAT WILL BE UTILIZED FOR UP TO 180 DAYS SHALL BE PROCESSED PURSUANT TO A CLASS 1 APPLICATION. Minor modifications to a freestanding telecommunication antenna or new or modified telecommunications antennas mounted to existing buildings or structures shall be processed as Design Review Process class 1 applications.

Formatted: Font: 11 pt, Underline, Highlight

Formatted: Font: 11 pt

D. General Standards for Review

1. **Freestanding Antenna ~~Design~~ Standards.** Freestanding antennas not mounted to a building or structure shall meet the following requirements.
 - a. Visual impacts shall be mitigated to the extent practical;
 - i. Visual mitigation techniques such as coloring, screening, stealth antennas and landscaping shall be used to the extent practicable.
 - ii. The level of mitigation required will depend on the location of the proposed facility in relation to topographic features, important visual features, major public thoroughfares, public recreational areas, residential neighborhoods and other sensitive visual areas.
 - iii. Implementation of a visual mitigation plan shall be included as a condition of any conditional use permit approval.
 - b. Antenna height shall be minimized to the extent practical with the acceptable height permitted determined by the review authority as a part of the required conditional use permit process.
 - c. The antenna shall be made available for the collocation of other telecommunication providers as a condition of approval with the goal to reduce the number of antennas in the town to the extent practical; and
 - d. There are no other alternative antenna sites currently in existence in the Telluride/town region that provide for collocation and the desired telecommunication service, service area and telecommunication service provider's technical needs.

Formatted: Font: 11 pt, Strikethrough, Highlight

Formatted: Font: 11 pt, Strikethrough

Formatted: Font: 11 pt

2. **ATTACHED Antenna Design Criteria Criteria STANDARDS.** Antennas mounted to a building or a structure shall meet the following requirements:

- a. The design of antennas and associated telecommunication support facilities shall use materials, colors textures and screening that create compatibility with the surrounding built and natural environment;
- b. Visual mitigation techniques such as coloring, screening, stealth antennas and landscaping shall be used to the extent practicable;
- c. Signs shall be limited to those signs required for cautionary or advisory purposes only and not for advertising;
- d. The antenna shall not exceed a surface area of ten (10) square feet;
- e. Antennas mounted to a structure or building shall not be more than ten percent (10%) higher than the actual, as-built building or structure height to which such antenna is mounted. For example, a building that is of forty feet (40') high can have an antenna that extends no more than four feet (4') above the roof;
- f. Antennas may not be located within any setbacks or the general easements without approval of a conditional use permit;
- g. An applicant that desires to install an antenna that does not meet the requirements of this section may submit for a conditional use permit; and
- h. Satellite dishes larger than thirty-six inches (36") are prohibited.

Formatted: Font: 11 pt, Underline, Highlight

Formatted: Font: 11 pt

Formatted: Font: Times New Roman Bold, 11 pt, Strikethrough, Highlight

Formatted: Font: 11 pt, Underline, Highlight

Formatted: Font: 11 pt

3. **CELL ON WHEELS STANDARDS. TEMPORARY CELL ON WHEELS MAY BE ALLOWED IN ANY DISTRICT SUBJECT TO THE FOLLOWING REQUIREMENTS.**

Formatted: Font: 11 pt, Underline, Highlight

- a. **THE TERM OF THE TEMPORARY PERMIT SHALL NOT EXCEED 180 DAYS UNLESS OTHERWISE AUTHORIZED BY THE PLANNING AND DEVELOPMENT SERVICES DIRECTOR, OR RESTRICTED BY ANOTHER PROVISION OF THE COMMUNITY DEVELOPMENT CODE. THE PERMIT MAY BE RENEWED ON AN AS-NEED BASIS WITH APPROVAL FROM THE PLANNING AND DEVELOPMENT SERVICES DIRECTOR. THE INITIAL APPROVAL AND RENEWAL PERIODS MAY NOT EXCEED ONE YEAR.**
- b. **COW'S MAY NOT BE LOCATED WITHIN ANY SETBACKS OR GENERAL EASEMENTS AND BE SETBACK FROM ANY PROPERTY LINE EQUAL TO THE MAXIMUM TOWER HEIGHT OF THE COW INCLUDING ANTENNAS, UNLESS THERE IS APPROVAL FROM THE ADJOINING PROPERTY OWNER. FOR THE PURPOSES OF THIS SECTION, CONDOMINIUM BOUNDARIES SHALL NOT BE CONSIDERED A PROPERTY LINE.**
- c. **COW FACILITY HEIGHT INCLUDING ANTENNAS SHALL NOT EXCEED 60 FEET.**

Formatted: Font: 11 pt, Bold, Underline, Highlight

Formatted: Font: 11 pt, Underline, Highlight

Formatted: Heading 6

Formatted: Underline, Highlight

Formatted: Font: 11 pt, Underline, Highlight

Formatted: Underline, Highlight

Formatted: Font: 11 pt, Underline, Highlight

Formatted: Font: 11 pt, Underline, Highlight

Formatted: Underline, Highlight

Formatted: Indent: Left: 0", Hanging: 0.5", No bullets or numbering

17.4.2 OVERVIEW OF DEVELOPMENT REVIEW PROCESSES

E. There are five (5) development review processes that are used for evaluating land use development applications governed by the CDC:

- 1. **Class 1 application:** Staff development application review process;
- 2. **Class 2 application:** Staff-DRB chair development application review process;
- 3. **Class 3 application:** DRB development application review process;

- 4. Class 4 application: DRB-Town Council development application review process; and
- 5. Class 5 application: Town Council development application review process.

F. Table 4-1 summarizes the types of development applications that fall under each class of application and associated review authority:

Table 4-1, Development Application Classes

<u>Development Application Type</u>	<u>Application Class</u>	<u>Review Authority</u>
<u>Minor revision Process</u>	<u>Class 1</u>	<u>Planning Division Staff</u>
<u>Renewals</u>	<u>Class 1</u>	<u>Planning Division Staff</u>
<u>Rezoning Process</u>	<u>Class 4</u>	<u>DRB Recommendation & Town Council Action</u>
<u>Density Transfer Process</u>		
<u>From lot, or density bank, to a lot</u>	<u>Class 4</u>	<u>DRB Recommendation & Town Council Action</u>
<u>Within the density bank</u>	<u>Class 1</u>	<u>Planning Division Staff</u>
<u>Design Review Process</u>		
	<u>Class 1</u>	<u>Planning Division Staff</u>
	<u>Class 2</u>	<u>DRB Chair</u>
	<u>Class 3</u>	<u>DRB</u>
<u>Site Specific PUD (SPUD)</u>	<u>Class 4</u>	<u>DRB Recommendation & Town Council Action</u>
<u>Conceptual PUD</u>	<u>Class 4</u>	<u>DRB Recommendation & Town Council Action</u>
<u>Sketch PUD</u>	<u>Class 3</u>	<u>DRB</u>
<u>Final PUD</u>	<u>Class 4</u>	<u>DRB Recommendation & Town Council Action</u>
<u>Master PUD (MPUD)</u>		
<u>Outline PUD</u>	<u>Class 5</u>	<u>Town Council</u>
<u>Final PUD</u>	<u>Class 4</u>	<u>DRB Recommendation & Town Council Action</u>
<u>Subdivision</u>		
<u>Major Subdivisions</u>	<u>Class 4</u>	<u>DRB Recommendation & Town Council Action</u>
<u>Minor Subdivisions</u>	<u>Class 5</u>	<u>Town Council</u>
<u>Staff Subdivisions</u>	<u>Class 1</u>	<u>Planning Division Staff</u>
<u>Conditional Use Permits</u>	<u>Class 4</u>	<u>DRB Recommendation & Town Council Action</u>
<u>Variance Process</u>	<u>Class 4</u>	<u>DRB Recommendation & Town Council Action</u>
<u>Vested Property Right</u>	<u>Class 4</u>	<u>DRB Recommendation & Town Council Action</u>
<u>Special Events</u>	<u>Class 1</u>	<u>Planning Division Staff</u>
<u>Vending Permits</u>	<u>Class 1</u>	<u>Planning Division Staff</u>
<u>Home Occupations</u>	<u>Class 1</u>	<u>Planning Division Staff</u>
<u>Telecommunication Regulation</u>		
<u>New Freestanding Antenna</u>	<u>Class 4</u>	<u>DRB Recommendation & Town Council Action</u>
<u>Attached to structure</u>	<u>Class 1</u>	<u>Planning Division Staff</u>
<u>CELL ON WHEELS (COW)</u>	<u>CLASS 1</u>	<u>PLANNING DIVISION STAFF</u>
<u>Busking Permits</u>	<u>Class 1</u>	<u>Planning Division Staff</u>

Formatted: Underline, Highlight

Formatted: Font: 11 pt, Underline, Highlight

- 3. ~~Consideration of Radio Frequency Emissions.~~ The environmental effects of radio frequency emissions shall not be considered an appropriate concern of an adjacent lot owner provided the antenna complies with the regulations of the Federal Communications Commission regarding such concern.
- 4. ~~No Signal Interference.~~ Evidence shall be submitted to demonstrate that a proposed communication antenna complies with all specifications of the Federal Communications Commission with respect to preventing signal interference with other systems, facilities, towers or antennas in the area. After operation of the antenna commences, the antenna operator shall be required to investigate any electrical disturbances affecting operation of equipment beyond the boundaries of

~~the antenna site and to resolve such disturbances if the disturbances are attributable to the use of the antenna.~~

- ~~5. **Federal and State Regulations.** Communication antennas shall comply with all applicable federal and state regulations. At the time application is made for a conditional use permit, site plan or final plat approval, the applicant shall submit evidence showing he has obtained any required approvals or permits for commercial communication antennas from these agencies.~~
- ~~6. **Reclamation and Abandonment.** Notwithstanding the foregoing, any communication antenna that is not operated for a continuous period of twelve (12) months shall be considered abandoned, and the owner of the lot where such antenna is located shall remove the same within ninety (90) calendar days of the issue date of the notice to remove the antenna.~~

Formatted: Indent: Left: 0.5"