

**TOWN OF MOUNTAIN VILLAGE  
REGULAR DESIGN REVIEW BOARD MEETING  
THURSDAY DECEMBER 6, 2018 10:00 AM  
2nd FLOOR CONFERENCE ROOM, MOUNTAIN VILLAGE TOWN HALL  
455 MOUNTAIN VILLAGE BLVD, MOUNTAIN VILLAGE, COLORADO  
AGENDA**

	Time	Min.	Presenter	Type	
1.	10:00		Chair		Call to Order
2.	10:00	5	Starr	Action	Reading and Approval of Summary of Motions of the of the November 1, 2018 Design Review Board Meeting.
3.	10:05	15	Starr	Work Session	Discussion regarding an amendment to Chapter 17.3.4.F.(2)(b) Single Family Zone District, Accessory Buildings or Structures size limitation of 500 sq. ft., to consider increasing incrementally not to exceed an additional 250 sq. ft. _
4.	10:20	60	Miller	Public Hearing Quasi-Judicial	Consideration of a Design Review Final Review application for a new single-family home on Lot 346, 527 Benchmark Drive
5.	11:20	30	Miller	Public Hearing Quasi-Judicial	Consideration of a Resolution Recommending Approval of a Conditional Use Permit to Allow a seasonal equestrian uses on Lots OS-1-R-1, Lot 128, OS-1C, OS-R7 and OS-36
6.	11:50	30		LUNCH	LUNCH
7.	12:20	45	Miller	Work Session	Outdoor Lighting Regulations
8.	1:05	10	Haynes	Discussion Action	Other Business: Review and approval of the 2019 Design Review Board Meeting Schedule. List of Design Review Board Members whose terms are up in April 2019 and request for letters of interest/resumes.
9.	1:15				Adjourn

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

Individuals with disabilities needing auxiliary aid(s) may request assistance by contacting Town Hall at the above numbers or email: [cd@mtnvillage.org](mailto:cd@mtnvillage.org). We would appreciate it if you would contact us at least 48 hours in advance of the scheduled event so arrangements can be made to locate requested auxiliary aid(s).

**SUMMARY OF MOTIONS  
TOWN OF MOUNTAIN VILLAGE  
DESIGN REVIEW BOARD MEETING  
THURSDAY, November 1 2018**

AGENDA ITEM 2

**Call to Order**

Chairman Banks Brown called the meeting of the Design Review Board of the Town of Mountain Village to order at 10:04 a.m. on Thursday, November 1, 2018 in the Palmyra Conference Room at 415 Mountain Village Boulevard Mountain Village, CO 81435.

**Attendance**

**The following Board members were present and acting:**

Banks Brown  
Keith Brown  
David Craige  
Liz Caton (Alternate)  
Phil Evans  
Greer Garner

**The following Board members were absent:**

Luke Trujillo  
Dave Eckman  
Jean Vatter (Alternate)

**Town Staff in attendance:**

Michelle Haynes, Planning & Development Services Director  
John Miller, Senior Planner  
Sam Starr, Planner

**Public in attendance:**

Robert Stenhammer  
Bill De Alva  
Kris Perpar  
Joe Solomon  
David Ballode

[rstenhammer@telski.com](mailto:rstenhammer@telski.com)  
[bill@dealva.net](mailto:bill@dealva.net)  
[Kristine@Shift-Architects.com](mailto:Kristine@Shift-Architects.com)  
[jsolomon@montrose.net](mailto:jsolomon@montrose.net)  
[dballode@msn.com](mailto:dballode@msn.com)

**Reading and Approval of Summaries of Motions for the October 4, 2018 Design Review Board Meeting.**

On a **Motion** made by Phil Evans and seconded by Greer Garner, the DRB voted 6-0 to approve the October 4, 2018 Summary of Motions, with the following corrections:

- 1) The minutes were changed to reflect that Board Alternate Jean Vatter was allowed to vote on all items on the October 4<sup>th</sup> Agenda.

**Consideration of a Final Design Review application for a new single-family home on Lot 649R-8, 8 Boulders Way.**

Planner Sam Starr presented the consideration of an Final Design Review application for a new single-family home on lot 649R-8, 8 Boulders Way. Kris Perpar of Shift Architects presented on behalf of the owner.

No public comment was provided.

On a **Motion** made by Phil Evans and seconded by David Craige, the DRB voted 6-0 to approve the consideration of a Final Design Review application for a new single-family home on Lot 689R-8, 8 Boulders Way with the following conditions:

- 1) *A monumented land survey shall be prepared by a Colorado public land surveyor to establish the maximum building height and the maximum average building height. This condition shall be carried over to any Final Review Approval as it is a construction condition.*
- 2) *A monumented land survey of the footers will be provided prior to pouring concrete to determine there are no additional encroachments into the GE. This condition shall be carried over to any Final Review Approval as it is a construction condition.*
- 3) *Applicant provide staff with an updated address plan indicating the placement of the address on the garage, with a reflective number measuring at least 6" in height. This must be completed prior to Issuance of a building permit.*
- 4) *Applicant place all exterior lighting on a controlled dimming mechanism.*

**Review and Recommendation to the Town Council regarding amendments to Chapters 17.3 Zoning and Land Use Regulations, 17.4 Development Review Procedures and 17.6 Supplementary Regulations of the Community Development Code.**

Planner John Miller presented multiple amendments to the Community Development Code on behalf of the Town of Mountain Village.

No public comment was provided.

On a **Motion** made by Keith Brown and seconded by Greer Garner, the DRB voted 6-0 to recommend approval to Town Council regarding an amendment to CDC Chapters 17.3 Zoning and Land Use Regulations, 17.4 Development Review Procedures, and 17.6 Supplementary Regulations of the Community Development Code. There were no conditions of approval.

**Consideration of a minor revisions application to a landscape plan for Lot 1151, 132 High Country Drive (Continued from October 4, 2018).**

Director of Planning and Development Services Michelle Haynes presented the consideration of minor revisions application to a landscape plan for Lot 1151, 132 High Country Drive. Bill De Alva and David Ballode presented on behalf of the applicant.

No public comment was provided.

On a **Motion** made by Keith Brown and seconded by Phil Evans, the DRB voted 6-0 to approve the minor revisions application with the following variation:

Bristlecone pine, already planted, less than 8' minimum height and conditions:

**1. Consolidate, revoke and/or amend general easement encroachment agreements to include specific approvals for landscape, drainage and/or driveway improvements to the satisfaction of the town attorney. The specific GE encroachment approvals include:**

- a. Eastern GE, drainage pipe and 40" of cobble
- b. South GE, flagstone walkway path lighting
- c. 1 course boulder wall – capture in GE agreement
- d. West GE, flagstone patio additional retaining wall
- e. West and South GE, four 8' minimum height bristlecone pines
- f. South GE, irrigation for landscaping

And the following must be **REMOVED** from the GE's:

- a. West GE, three bollard exterior light fixtures on flagstone patio.
- b. East GE, remove driveway asphalt (adjacent to the drain pipe and cobble).

**2. Direct staff to amend the existing Compliance Plan to allow for successful execution of the revised landscape plan with achievable and specific timeframes for full completion if the site work cannot occur yet this season.**

**3. Irrigation requirements shall be met consistent with Table 5-3, Irrigation System Design in the CDC. The PW director approved that road base and seed and straw requirements on town property adjacent to 132 High County noted in the Compliance Plan will be completed after the DRB approved landscape plan site work is completed. Amend the Compliance Plan accordingly.**

**4. The drainage professional must verify with the public works director that surface drainage patterns are consistent with the existing road and drainage swale, grades and culvert crossings per 17.5.7.H.**

**5. The owner or owner's successors in interest shall be responsible for maintaining the Town-approved landscaping plan and for the replacement of any dead or damaged landscaping unless a subsequent, modified landscaping plan is submitted by the owner for review and action by the review authority in accordance with the requirements of the CDC.**

**6. Reseed mix shall be as follows and straw used to mulch new plantings**

**Native Grass Seed Mix (General Revegetation)**

- Western Yarrow 5%
- Tall Fescue 10%
- Arizona Fescue 5%
- Hard Fescue 5%
- Creeping Red Fescue 10%
- Alpine Bluegrass 15%
- Canada Bluegrass 10%
- Perennial Ryegrass 15%
- Slender Wheatgrass 10%
- Mountain Brome 15%

*7. 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.*

***Findings:***

*The applicant submitted a drainage evaluation integrated with a proposed landscape plan to address the existing drainage on the property.*

**Other Business**

Senior Planner John Miller and Planning and Development Services Director Michelle Haynes discussed comparative lighting standards within San Miguel County and plans to bring forward code changes to revise the existing lighting language within the Community Development Code.

**Adjourn**

On a **Motion** made by Greer Garner and seconded by Phil Evans, the Design Review Board voted 6-0 to adjourn the November 1, 2018 meeting of the Mountain Village Design Review Board at 12:10 p.m.

Prepared and Submitted by,

Sam Starr  
Planner  
Town of Mountain Village



**PLANNING & DEVELOPMENT SERVICES DEPARTMENT  
PLANNING DIVISION**

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

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**TO:** Design Review Board

**FROM:** Sam Starr, Planner

**FOR:** Design Review Board Meeting of December 6, 2018

**DATE:** November 28, 2018

**RE:** Work session regarding an amendment to Chapter 17.3.4.F.(2)(b) Single Family Zone District, Accessory Structures size limitation of 500 sq. ft., to consider increasing incrementally not to exceed an additional 250 sq. ft.

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**EXHIBITS**

- Exhibit A: Lot 657R Application Materials from 5.3.18 DRB Meeting.
- Exhibit B: Photos of an Accessory Structure from 137 Touchdown Drive

**APPLICATION OVERVIEW AND BACKGROUND**

The purpose of this agenda item is to allow the Design Review Board (DRB) to provide initial direction to the Town of Mountain Village Planning and Development Services Staff regarding an amendment to the Community Development Code (CDC) Chapter 17.3.4.F.(2)(b) Single Family Zone District, Accessory Buildings or Structures size limitation of 500 sq. ft., to consider increasing incrementally not to exceed an additional 250 sq. ft.

In 2018, the Town of Mountain Village planning staff received an increasingly large number of applications and inquiries concerning the use and allowable sizes of accessory structures. This growing number of applications and development inquiries can largely be attributed to the market demand for homes with outdoor spaces which include (but are not limited to): pool houses, outdoor kitchens, covered patios, detached garages or studio (not dwelling) space and apres-ski lounges. The Design Review Board reviewed one such application on May 3, 2018, where the applicant provided an updated landscape plan which proposed the building of an outdoor entertainment and dining lounge. The board voted unanimously in favor of this project after robust discussion concerning the accessory structure requirements and limitations. Planning staff took into account the DRB deliberation and has drafted language for review in work session format. This recommendation is specific to accessory buildings and structures that have different requirements from attached or detached accessory dwelling units which is not being addressed by this memo.

**STAFF ANALYSIS**

Staff wishes for the DRB to consider that the existing code restriction of 500 sq ft. for accessory structures in the single-family zone district is somewhat arbitrary and in some cases impractical

or limiting to simple accessory allowed uses. Staff has observed a few applications where a detached accessory building has been desired, around 650 square feet which the CDC currently prohibits. Planning staff is recommending an incremental increase in the allowable maximum size of an accessory building or structure by no more than 250 sq. ft. subject to review of the DRB. Any increase in size will still be subject to the maximum lot coverages established in section CDC Section 17.3.13. These maximum coverage standards will ensure that any new accessory structures still conform to the massing and site design intended for the single-family zone district.

Staff otherwise believes that what is important regarding the accessory structure and building regulations is already supported by the CDC language as the following material points:

- An accessory structure is subordinate contextually and cannot be constructed until a primary structure is constructed on any lot
- An accessory building or structure remain subordinate by being located, when practical, in the rear yard of a property
- Visual and noise impacts are mitigated
- Otherwise the building/structure must meet the design regulations

**TEXT ADMENDMENT DISCUSSION**

The following discussion considers in detail and identifies the relevant section of the CDC.

The following formatting styles are used for the proposed code language:  
 Regular Text = Existing code language to remain  
Underline = Proposed new language  
~~Strikethrough~~ = Language proposed for removal  
 (\*\*\*) = Portion of existing code removed (skipping to another code section to reduce

**17.3.4. Specific Zone District Requirements**

(\*\*\*)

**2. Accessory Buildings or Structures.** Permitted accessory buildings or structures include hot tubs, saunas, swimming pools, gazebos, art, ski tramways approved pursuant to the Conditional Use Permit Process, outdoor kitchens, play equipment, fire pits, tennis courts and typical court fencing, ice skating rinks approved pursuant to the Conditional Use Permit Process, fenced dog areas, and similar uses. Storage buildings are expressly prohibited, except the DRB may approve a trash and recycling bin storage building at the end of a driveway longer than 100 feet provided such is designed in accordance with the Design Regulations.

- a. All accessory buildings or structures shall be located in the rear yard to the extent practical.
- b. Accessory buildings or structures shall not exceed ~~500~~ an area of up to 750 sq. ft. in size or floor area, as applicable.
- c. Design requirements applicable to accessory dwelling units are in the Single-Family zone district.
- d. Buffering is provided for high activity level buildings or structures, such as hot tubs, swimming pools and tennis courts to mitigate the adverse visual and noise impacts.

**RECOMMENDATION**

Staff recommends the DRB discuss and consider amending the 500 sq ft limitation on accessory buildings and structures to something slightly more to allow for practical and incidental use of an accessory building or structure.



# Roche Landscape Design

Lot 657R, 139 AJ Drive  
Town of Mountain Village,  
Colorado 81435

**TRUL** ARCHITECTURE  
TruLinea.com  
113 Lost Creek Lane, Suite B  
Telluride Mountain Village, CO USA 81435

## GENERAL NOTES

- A. THE AIA DOCUMENT 201 "GENERAL CONDITIONS OF THE CONTRACT FROM CONSTRUCTION" LATEST EDITION, ARE HEREBY MADE A PART IF THESE CONTRACT DOCUMENTS. COPIES ARE ON FILE AND ARE AVAILABLE FOR INSPECTION AT THE OFFICES OF THE ARCHITECT
- B. THE CONTRACT DOCUMENTS CONSIST OF THE AGREEMENT, THE GENERAL NOTES, THE SPECIFICATION, AND THE DRAWINGS, WHICH ARE COOPERATIVE AND CONTINUOUS. WORK INDICATED OR REASONABLY IMPLIED IN ANY ONE OF THE DOCUMENTS SHALL BE SUPPLIED AS THROUGH FULLY COVERED IN ALL. ANY DISCREPANCY BETWEEN THE DIFFERENT PARTS SHOULD BE REPORTED TO THE ARCHITECT IMMEDIATELY
- C. ALL WORK SHALL COMPLY WITH ALL STATE AND LOCAL CODES AND ORDINANCES, AND SHALL BE PERFORMED TO THE HIGHEST STANDARDS OF CRAFTSMANSHIP BY JOURNEYMEN OF THE APPROPRIATE TRADES
- D. THESE DOCUMENTS ARE INTENDED TO INCLUDE ALL LABOR, MATERIALS, EQUIPMENT AND SERVICES REQUIRED TO COMPLETE ALL WORK DESCRIBED HEREIN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BRING THE ATTENTION OF THE ARCHITECT ANY CONDITIONS WHICH WILL NOT PERMIT CONSTRUCTION ACCORDING TO THE INTENTIONS OF THESE DOCUMENTS. IT IS THE RESPONSIBILITY OF THE ARCHITECT TO PROVIDE DETAILS AND/OR DIRECTIONS REGARDING DESIGN INTENT WHERE IT IS ALTERED BY EXISTING CONDITIONS OR WHERE NEGLECTED IN THE DOCUMENT.
- E. ANY MATERIALS PROPOSED FOR SUBSTITUTION OF THOSE SPECIFIED OR CALLED OUT BY TRADE NAME IN THESE DOCUMENTS SHALL BE PRESENTED TO THE ARCHITECT FOR REVIEW. THE CONTRACTOR SHALL SUBMIT SAMPLES WHEN REQUIRED BY THE ARCHITECT, AND ALL SUCH SAMPLES SHALL BE REVIEWED BY THE ARCHITECT BEFORE THE WORK IS PERFORMED. WORK MUST CONFORM TO THE REVIEWED SAMPLES. ANY WORK WHICH DOES NOT CONFORM SHALL BE REMOVED AND REPLACED WITH WORK WHICH CONFORMS AT THE CONTRACTOR'S EXPENSE. SUBCONTRACTOR SHALL SUBMIT REQUESTS AND SAMPLES FOR REVIEW THROUGH THE GENERAL CONTRACTOR WHEN WORK IS LET THROUGH HIM OR HER. REQUIRED VERIFICATIONS AND SUBMITTALS TO BE MADE IN ADEQUATE TIME AS NOT TO DENY WORK IN PROGRESS
- F. SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT FOR HIS OR HER REVIEW WHERE CALLED FOR ANYWHERE IN THESE DOCUMENTS. REVIEW SHALL BE MADE BY THE ARCHITECT BEFORE WORK IS BEGUN, AND WORK SHALL CONFORM TO THE REVIEWED SHOP DRAWINGS, SUBJECT TO REPLACEMENT AS REQUIRED IN PARAGRAPH E, ABOVE.
- G. WHEN THERE IS NEED OF INSPECTION AS REQUIRED BY THE UNIFORM BUILDING CODE OR ANY LOCAL CODE OR ORDINANCE.
- H. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY AND CARE OF ADJACENT PROPERTIES DURING CONSTRUCTION, FOR COMPLIANCE WITH FEDERAL AND STATE O.S.H.A. REGULATIONS, AND FOR THE PROTECTION OF ALL WORK UNTIL IT IS DELIVERED COMPLETED TO THE OWNER.
- I. ALL DIMENSIONS NOTED TAKE PRECEDENCE OVER SCALED. DIMENSIONS NOTED WITH "N.T.S." DENOTES NOT TO SCALE. DIMENSIONAL ERRORS SHOULD BE REPORTED TO THE ARCHITECT IMMEDIATELY.
- J. CONTRACTOR SHALL VERIFY AND COORDINATE ALL OPENINGS THROUGH FLOORS, CEILINGS, AND WALLS WITH ALL ARCHITECTURAL, STRUCTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS.
- K. CONTRACTOR WILL ASSUME RESPONSIBILITY OF THE ITEMS REQUIRING COORDINATION AND RESOLUTION DURING THE BIDDING PROCESS.
- L. CONTRACTOR WILL ASSUME RESPONSIBILITY FOR STONE MASONRY SUBCONTRACTOR'S TAKE-OFFS.
- M. SEE SPECIFICATIONS FOR DOOR, WINDOW, AND FINISH SCHEDULES.
- N. SEE SPECIFICATIONS FOR EXTERIOR FINISH MATERIALS AND COLORS.
- O. ALL DIMENSIONS ON STRUCTURAL DRAWINGS TO BE CHECKED AGAINST ARCH DRAWINGS. NOTIFY ENGINEER AND ARCHITECT OF ANY DISCREPANCIES BEFORE PROCEEDING WITH CONSTRUCTION
- P. THE JOB SITE SHALL BE MAINTAINED IN A CLEAN AND ORDERLY CONDITION, FREE OF DEBRIS AND LITTER, AND SHALL NOT BE UNREASONABLY ENCLUMBERED WITH ANY MATERIALS OR EQUIPMENT. EACH SUBCONTRACTOR IMMEDIATELY UPON COMPLETION OF EACH PHASE OF WORK SHALL REMOVE HIS/HER TRASH DEBRIS.
- Q. FIRE SPRINKLER SYSTEM (WHEN APPLICABLE) SHOULD BE PROVIDED THROUGHOUT THE BUILDING BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREPARING THE DRAWINGS AND OBTAINING THE PERMITS FOR THE REQUIRED SYSTEM. THE FIRE SPRINKLER SYSTEM SHALL MEET THE REQUIREMENTS OF ALL APPLICABLE CODES.
- R. ALL WELDING AND METAL WORK TO BE REVIEWED BY THE ARCHITECT. ANY INTERIOR WELDS OR METAL WORK THAT IS NOT ACCEPTED WILL BE RE-WORKED ACCORDING TO THE ARCHITECT DIRECTION. CALL THE ARCHITECT TO INSPECT DESIGN LOCATED ANYWHERE WITHIN THE SCOPE OF THE WORK.



## CODE SUMMARY

### OVERVIEW

CODE REVIEW: 2012 I.R.C.  
OCCUPANCY GROUP: R3  
CONSTRUCTION TYPE: V-N  
DESCRIPTION: 2 STORY RESIDENCE WITH BASMENT

### LAND USE SUMMARY

LEGAL DESCRIPTION: LOT 657R MOUNTAIN VILLAGE, CO  
ZONING: RESIDENTIAL  
USE: SINGLE FAMILY RESIDENCE

### NEW LIVEABLE AREA SUMMARY

BASEMENT: 0 SF  
MAIN: 300 SF  
UPPER: 0 SF  
TOTAL: 300 SF

GARAGE: 0 SF  
TOTAL ENCLOSED: 0 SF

### SETBACKS

16' GENERAL EASEMENT AT ALL PROPERTY LINES

MAXIMUM HEIGHT  
ALLOWED: 35'  
PROPOSED: LOWER THAN EXISTING STRUCTURE

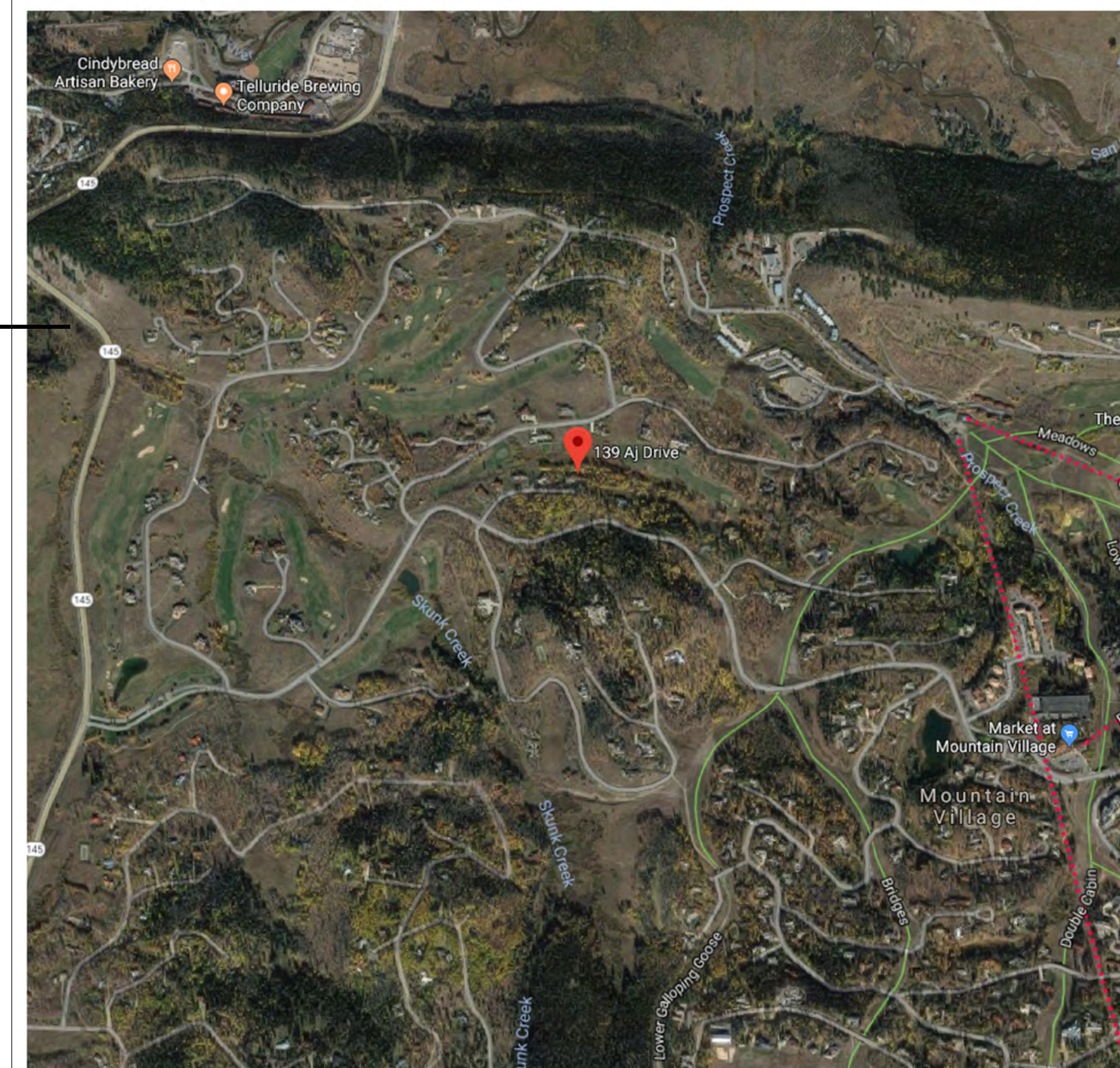
AVERAGE HEIGHT  
ALLOWED: 30'  
PROPOSED: LOWER THAN EXISTING STRUCTURE

### SITE COVERAGE

LOT 657R SIZE: 29,893 SF or .686 ACRES  
SITE COVERAGE  
ALLOWED: 40%  
PROPOSED: 11,520 SF or 38.5%  
HEATED: 1,250 SF

PARKING REQUIRED:  
2 ENCLOSED  
2 SURFACE

## PROJECT LOCATION



## PROJECT DIRECTORY:

<b>OWNER:</b>	David & Becky Roche
<b>ARCHITECT:</b>	TRULINEA ARCHITECT INC. LUKE TRUJILLO AIA 113 LOST CREEK LANE, SUITE B MOUNTAIN VILLAGE, CO 81435 www.Trulinea.com EMAIL: trulinea@gmail.com
<b>INTERIOR DESIGNER:</b>	Susan Kindard Austin, Texas EMAIL: susanbkindard@gmail.com
<b>CONTRACTOR:</b>	Ken Watt P.O. BOX 874 NORWOOD, CO 81423 970.729.0090 EMAIL: ken@trifectalinc.net
<b>STRUCTURAL &amp; MECHANICAL ENGINEER:</b>	RESOURCE ENGINEERING GROUP DODSON HARPER 502 WHITEROCK AVE, SUITE 102 PO BOX 3725 CRESTED BUTTE, CO 81224 970.349.1216 EMAIL: dodson@reginc.com
<b>CIVIL ENGINEER:</b>	UNCOMPAGHRE ENGINEERING, LLC DAVID BALLODE 113 LOST CREEK LANE, SUITE D MOUNTAIN VILLAGE, CO 81435 PO BOX 3945 TELLURIDE, CO 81435 970.729.0683 EMAIL: dbalode@msn.com
<b>LIGHTING DESIGNER:</b>	ARCHITECTURAL ENGINEERING DESIGN GROUP STEPHANIE KALTZ, MELINA MOSER & BRYAN JASS 1900 WAZEE STREET #350 DENVER, CO 80202 303.296.3034 EMAIL: skaltz@aedesign-inc.com
<b>LANDSCAPE ARCHITECT:</b>	TBD TBD ADDRESS TOWN, STATE ZIP WEBSITE EMAIL:

## SHEET INDEX

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A002	General Notes & Legends
A003	Survey
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A204	Elevations
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L000	General Notes & Legends
L001	Lighting Plan
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## PROJECT NOTES

#	SUBMISSION	DATE
1	AS-BUILT	17.08.24
2	FIRST REVISION	17.11.14
3	SECOND REVISION	17.12.04
4	THIRD REVISION	18.01.07
5	FOURTH REVISION	18.03.07
6	EXT LIGHT REVISION	18.03.15
7	EXT LIGHT REVISION	18.03.20
8	DRB REVISION	18.04.01

Project number	Roche
Print Date	4/13/2018 9:36:13 AM
Modeled by	Author
Checked by	Checker
Scale	1/4" = 1'-0"

2018.04.13

A001

Cover Sheet

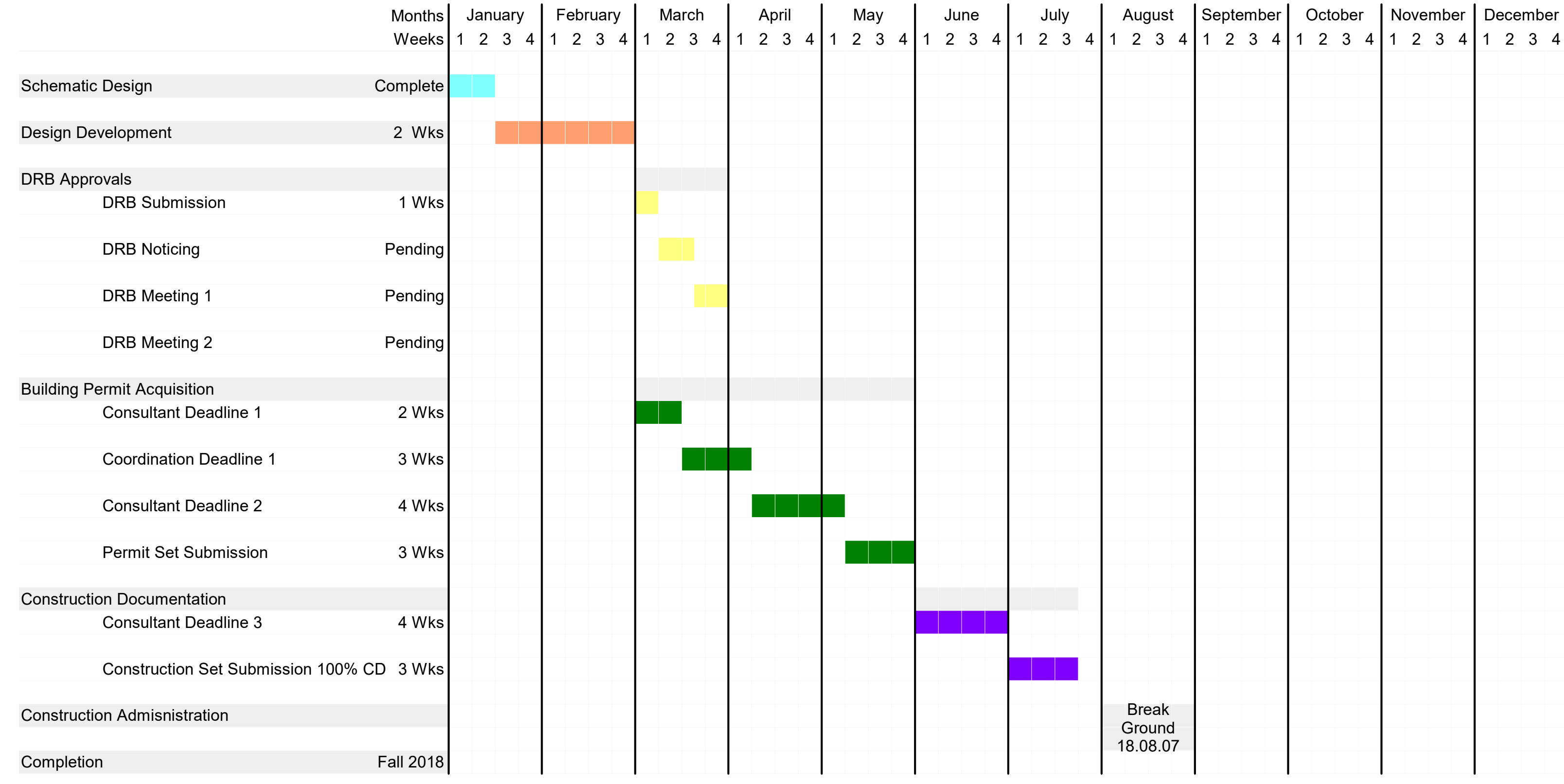
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Abbreviations					
AB	ANCHOR BOLT	HBD	HARDBOARD	SYST	SYSTEM
AC	AIR CONDITIONING	HDR	HEADER	T	TREAD (IN PLAN)
ACCT	ACCENT	HDWR	HARDWARE	T	TEMPERED (ON WINDOW)
ACQUST	ACOUSTICAL	HM	HOLLOW METAL	TB	TACK BOARD
ADA	AMERICANS WITH DISABILITIES ACT	HORZ/H	HORIZONTAL	TBB	TILE BACKER BOARD
ADJ	ADJUSTABLE	HPC	HIGH PERFORMANCE COATING	TBD	TO BE DETERMINED
ADJT	ADJACENT	HRU	HEATING ROOFTOP UNIT	T&B	TOP & BOTTOM
AFF	ABOVE FINISH FLOOR	HT/H	HEIGHT	TC	TOP OF CURB
ALUM	ALUMINUM	HTR	HEATER	T&G	TONGUE & GROOVE
ALT	ALTERNATE	HVAC	HEATING, VENTING & AIR CONDITIONING	TEL	TELEPHONE
APC	ACRYLIC PLASTER CEILING SYSTEM	IBC	INTERNATIONAL BUILDING CODE	TEMP	TEMPERED
APPROX	APPROXIMATE	ID	ISIDE DIAMETER	THK	THICKNESS
ARCH	ARCHITECT/ARCHITECTURAL	INDIC	INDICATOR	THLD	THRESHOLD
ASPH	ASPHALT	INSUL	INSULATION	T.O.	TOP OF
AUTO	AUTOMATIC	INT	INTERIOR	T.O. B	TOP OF BEAM
AWI	AMERICAN WOODWORKING INST.	JAN	JANITOR	T.O. C	TOP OF CONCRETE
BBF	STANDARD (2X) SMALL DRAWERS OVER FILE DRAWER	JT	JOINT	T.O. F	TOP OF FLR/FOOTING
BD	BOARD	JST	JOIST	T.O. M	TOP OF MASONRY
BITUM	BITUMINOUS	KD	KNOCK DOWN	T.O. S	TOP OF SLAB
BLDG	BUILDING	KIT	KITCHEN	T.O. STL	TOP OF STEEL
BLK	BLOCK	LAM	LAMINATE	TS	TUBE STEEL
BLKG	BLOCKING	LAV	LAVATORY	TV	TELEVISION
BM	BENCH MARK	LF	LINEAR FOOT	TYP	TYPICAL
BM	BEAM	LIN	LINOLEUM	TYPE 'X'	FIRE RATED GYPSUM BOARD
BO	BY OWNER	LT	LIGHT	UBC	UNIFORM BUILDING CODE
B.O.	BOTTOM OF	MAT.	MATERIAL	UL	UNDERWRRIERS LABRATORY
BRG	BEARING	MANUF	MANUFACTURE	UNFIN	UNFINISHED
BSMT	BASEMENT	MAX	MAXIMUM	UON	UNLESS OTHERWISE NOTED
CAB	CABINET	MB	MARKER BOARD	VAR	VARIABLES
CBB	CEMENTITIOUS BACKER BOARD	MD	METAL DECK	VER/V	VERTICAL
CFA	COMPUTER FLOOR AREA	MDF	MEDIUM DENSITY FIBERBOARD	VEST	VESTIBULE
CHNLS	CHANNELS	MECH	MECHANICAL	VIF	VERIFY IN FIELD
CJ	CONTROL JOINT	MH	MANHOLE	W	WASHER (IN PLAN)
CL	CENTER LINE	MISC	MISCELLANEOUS	W	WIRE GLASS (ON WILDOW)
CLG	CEILING	MIN	MINIMUM	W/	WITH
CLR	CLEAR	MIR	MIRROR	WC	WATER CLOSET
CMT	CERAMIC MOSAIC TILE	MO	MASONRY OPENING	WD	WOOD
CMT-B	CERAMIC MOSAIC TILE BASE	MTD	MOUNTED	WDW	WINDOW
CMU	CONCRETE MASONRY UNIT	MTG	MEETING	WF	WIDE FLANGE
COL	COLUMN	MTL	METAL	WH	WATER HEATER
CONC	CONCRETE	(N)	NEW	WI	WROUGHT IRON
CONT	CONTINUOUS	N	NORTH	W/O	WITHOUT
CONSTR	CONSTRUCTION	NA	NOT APPLICABLE	WP	WATERPROOF
COORD	COORDINATE	NAT	NATATORIUM	WR	WATER RESISTANT
CPT	CARPET	NIC	NOT IN CONTRACT	WT	WEIGHT
CSI	CONSTRUCTION SPECIFICATIONS INSTITUTE	NTS	NOT TO SCALE	WWF	WELDED WIRE FABRIC
CTP	CERAMIC TILE PAVERS	NO.	NUMBER	∅	CENTER LINE
CUH	CABINET UNIT HEATER	NOM	NOMINAL	<	ANGLE
CWT	CERAMIC WALL TILE	NON-COM	NON-COMBUSTIBLE	∩	CHANNEL
D	DRYER (IN PLAN)	OC	ON CENTER	∅ or *	DIAMETER
DBL	DOUBLE	OD	OUTSIDE DIAMETER	⊥	PLATE
DEMO	DEMOLISH, DEMOLITION	OFC/OFF	OFFICE	@	AT
DEPT	DEPARTMENT	OH	OVER HEAD	x	BY
DF	DRINKING FOUNTAIN	OPG	OPENING	&	AND
DIA	DIAMETER	OPP	OPPOSITE	#	POUND OR NUMBER
DIM.	DIMENSION	OV	OVER	+/-	PLUS OR MINUS
DISP	DISPENSER	PC	PRECAST CONCRETE	.	FEET
DN	DOWN	PCV	POLYVINYL CHLORIDE	-	INCHES
DR	DOOR	PL	PROPERTY LINE	()	QUANTITY
DS	DOWN SPOUT	PL	PLATE		
DTL	DETAIL	PLG	PLUMBING		
DW	DISHWASHER	PLAM	PLASTIC LAMINATE		
DWG	DRAWING	PLYWD	PLYWOOD		
(E)	EXISTING	PNL	PANEL		
EA	EACH	PR	PAIR		
EIFS	EXTERIOR INSULATION & FINISH SYSTEM	PREFAB	PREFABRICATED		
EJ	EXPANSION JOINT	POR	PORCELAIN TILE		
ELEV/EL	ELEVATION	PT	PAINT		
ELEC	ELECTRICAL	PTN	PARTITION		
ENCL	ENCLOSURE	QT	QUARRY TILE		
ENGR	ENGINEERED	R	RISER		
EPF	EPOXY POURED FLOOR	RAD	RADIUS		
EQ	EQUAL	RB	RACQUETBALL		
EQUIP	EQUIPMENT	RB	RUBBER BASE		
EQUIV	EQUIVALENT	RCP	REFLECTED CEILING PLAN		
EX	EXPOSED	RD	ROOF DRAIN		
EXH	EXHAUST	RE:	REFER/REFERENCE		
EXP	EXPANSION	RE:	REFER/REFERENCE		
EXP-JT	EXPANSION JOINT	REF	REFRIGERATOR		
EXT	EXTERIOR	REINF	REINFORCED		
EW	EACH WAY	REQ	REQUIRED		
EWC	ELECTRIC WATER COOLER	RESIL	RESILIENT		
FBGL	FIBERGLASS	REV	REVISION		
FD	FLOOR DRAIN	RFG	ROOFING		
FDN	FOUNDATION	RM	ROOM		
FE	FIRE EXTINGUISHER	R-NOSING	RUBBER STAIR NOSING		
FEC	FIRE EXTINGUISHER CABINET	RO	ROUGH OPENING		
FF	FINIFH FLOOR	ROW	RIGHT OF WAY		
FF&E	FURNITURE, FIXTURES & EQUIPMENT	RTFS	RUN TRACK FLR SYSTEM		
FG	FINISH GRADE	RTU	ROOF TOP UNIT		
FHC	FIRE HOSE CABINET	SAT	SUSPENDED ACOUSTICAL TILE		
FIN	FINISH(ED)	SC	SOLID CORE		
FIN-FLR	FINISH FLOOR	SCHED	SCHEDULE		
FIXT	FIXTURE	S-CONC	SEALED CONCRETE		
FLD	FIELD	SEAL	SEALER CONCRETE		
FLR	FLOOR	SECT	SECTION		
FLRG	FLOORING	SF	SQUARE FOOT/FEET		
FO	FACE OF	SHT	SHEET		
FOS	FACE OF STUD	SHWR	SHOWER		
FR	FIRE RESISTIVE	SIM	SIMILAR		
FR	FRAME	SMACNA	SHEET METAL AND AIR CONDITIONING CONTRACTOR NATIONAL ASSOCIATION		
FRMG	FRAMING	SPEC	SPECIFICATIONS		
FRP	FIBER REINFORCED PANEL	SPRL	SPANDREL		
FT	FOOT/FEET	SQ	SQUARE		
FTG	FOOTING	SS	SOLID SURFACE		
FURN	FURNITURE	S-STL	STAINLESS STEEL		
FUT	FUTURE	ST	STAIN		
GA	GAUGE	STA	STATION		
GAL	GALVANIZED	STC	SOUND TRANSMISSION CLASS		
GC	GENERAL CONTRACTOR	STD	STANDARD		
GHM	GALVANIZED HOLLOW METAL	STHG	SHEATHING		
GL	GLASS	STL	STEEL		
GLU LAM	GLUE LAMINATED WOOD	SUPPL	SUPPLIED		
GMGU	GLASS MESH GYPSUM UNIT	SUSP	SUSPENDED		
GR	GRADE	STOR	STORAGE		
GYP D/GWB	GYPSUM BOARD	STR	STRINGER		
HB	HOSE BIB	STRL	STRUCTURAL		
HC	HOLLOW CORE	STRUCT	STRUCTURE, STRUCTURAL		
HC	HANDICAP, HANDICAPPED	SYM	SYMMETRICAL		

Schedule

Design, Documentation & Bid Schedule

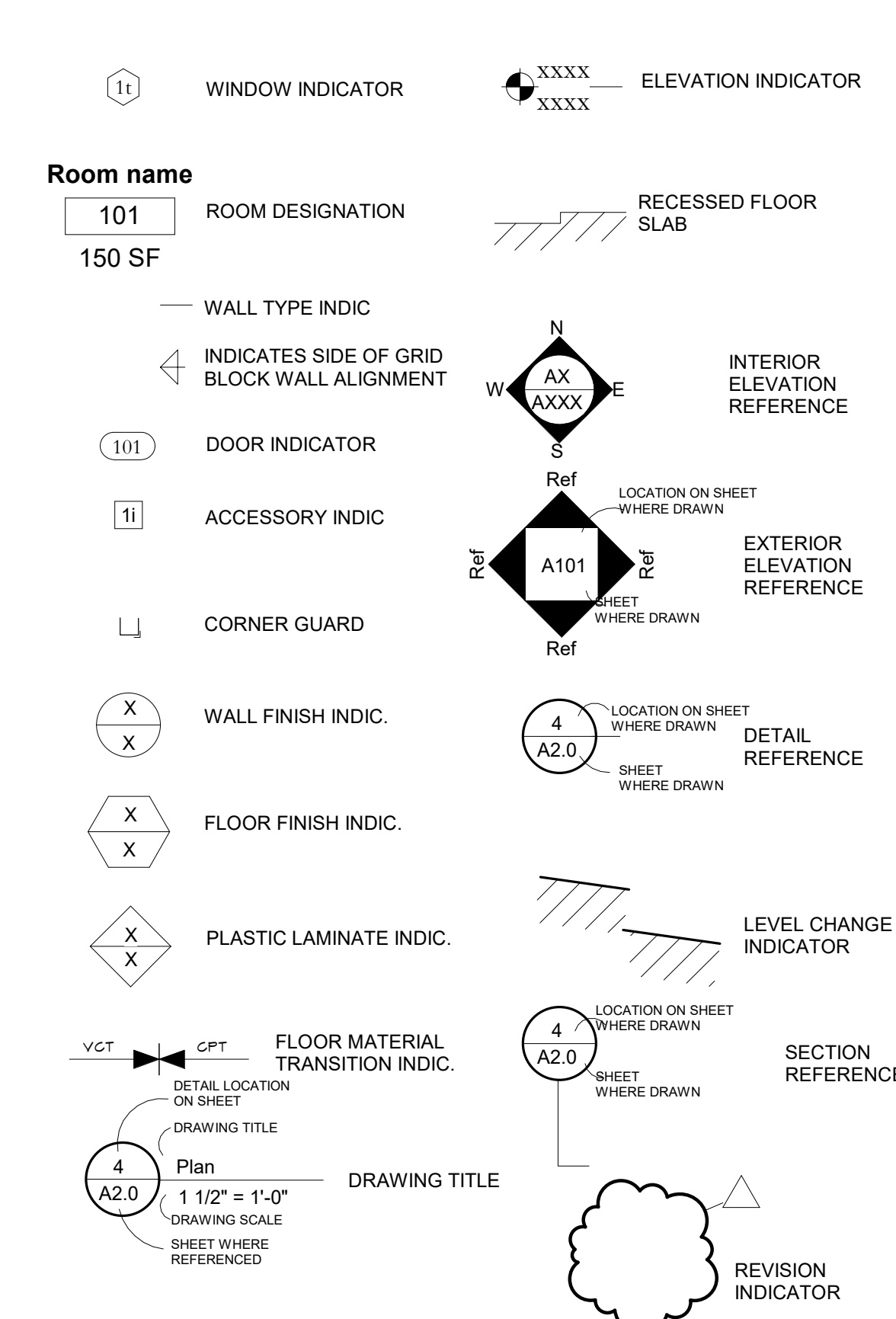
\* All dates listed below are intended for estimation perpose only.



Material Legend

	EARTH/COMPACT FILL		PLYWOOD
	GRAVEL/POROUS FILL		PARTICLEBOARD
	CONCRETE (PRECAST OR CAST IN PLACE)		GYPSUM BOARD
	SAND/MORTAR/PLASTER/GROUT		GLASS
	CONCRETE BLOCK		NSULATION
	STEEL		RIGID INSULATION
	ALUMINUM		WOOD GLULAM
	CONTINUOUS WOOD BLOCKING		BRICK VENEER
	NON-CONTINUOUS WOOD BLOCKING		
	WOOD FINISH		

Symbol Legend



PROJECT NARRATIVE:

ALL NEW LANDSCAPE DESIGN FACING NW AND NE. INCLUDES NEW FIREPLACE OUTDOOR COVERED PAVILION. THE LOWER ROOM BELOW THE GARAGE IS TO BE COMPLETELY REMODELED AND ADDED ONTO FOR ENTERTAINMENT. A HOT TUB AND ASSOCIATED PATIO SPACE WILL ACCOMPANY THIS PROJECT. GRADING IN THE GE IS REQUIRED TO ALLOW AN OUTDOOR SPACE THAT WILL HAVE NO GUARDRAILS. A NEW OUTDOOR STAIRCASE WILL CONNECT THE ENTRY BRIDGE TO THE NEW LOWER PATIO OUTDOOR LIVING SPACE. VARIOUS SMALL UPGRADES AND DESIGN ADDITIONS ARE TO BE INCLUDED IN THE EXISTING HOME.

**TRULINE ARCHITECTURE**  
 Truline a.com  
 113 Lost Creek Lane, Suite B  
 Mountain Village, CO 81435  
 Email: Truline@gmail.com

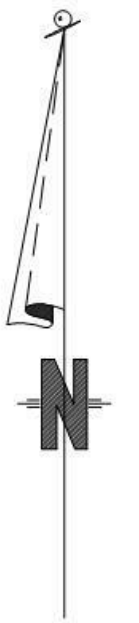
Roche Landscape Design  
 Lot 657R, 139 AJ Drive  
 Town of Mountain Village,  
 Colorado 81435

#	SUBMISSION	DATE
1	AS-BUILT	17.08.24
2	FIRST REVISION	17.11.14
3	SECOND REVISION	17.12.04
4	THIRD REVISION	18.01.07
5	FOURTH REVISION	18.02.25
6	EXT LIGHT REVISION	18.03.15
7	EXT LIGHT REVISION	18.03.20
8	DRB REVISION	18.04.01

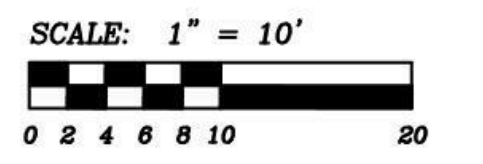
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Print Date	4/13/2018 9:36:14 AM
Modeled by	Author
Checked by	Checker
Scale	As indicated

2018.04.13  
**A002**  
 General Notes & Legends  
 4/13/2018 9:36:14 AM

This topographic survey of a portion of Lot 657R, Town of Mountain Village, was field surveyed on August 31, 2017 under the direct responsibility, supervision and checking of Jeffrey C. Haskell of Foley Associates, Inc., being a Colorado Licensed Surveyor. It 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 "CP RESECT-1", as shown hereon, with an elevation of 9286.59 feet.
3. Contour interval is two feet.
4. 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.

**LEGEND**

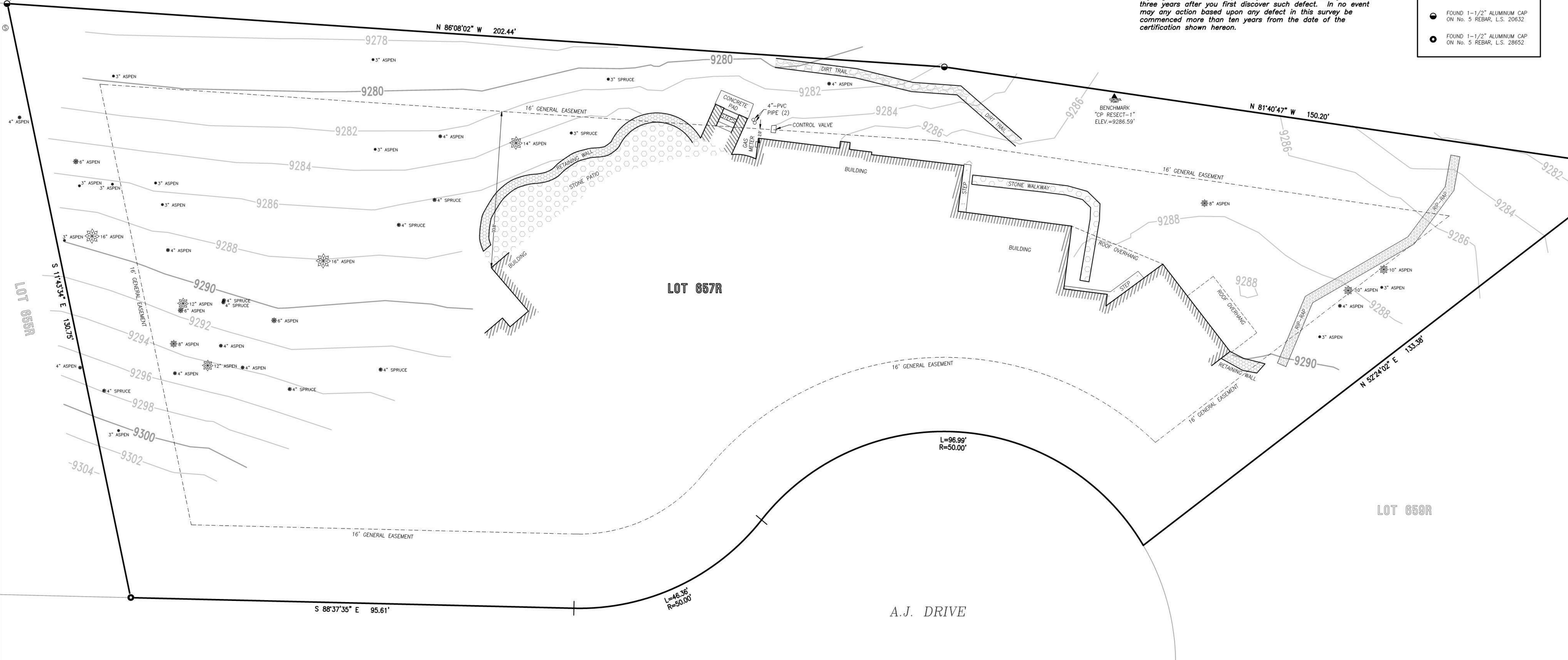
- CURB STOP
- SEWER MANHOLE
- FOUND 1-1/2" ALUMINUM CAP ON No. 5 REBAR, L.S. 20632
- FOUND 1-1/2" ALUMINUM CAP ON No. 5 REBAR, L.S. 28652

TRACT  
OSP-15A

TRACT OSP-15B

LOT 657R

LOT 659R



**Topographic Survey**  
Lot 657R, Town of Mountain Village,  
San Miguel County, Colorado.

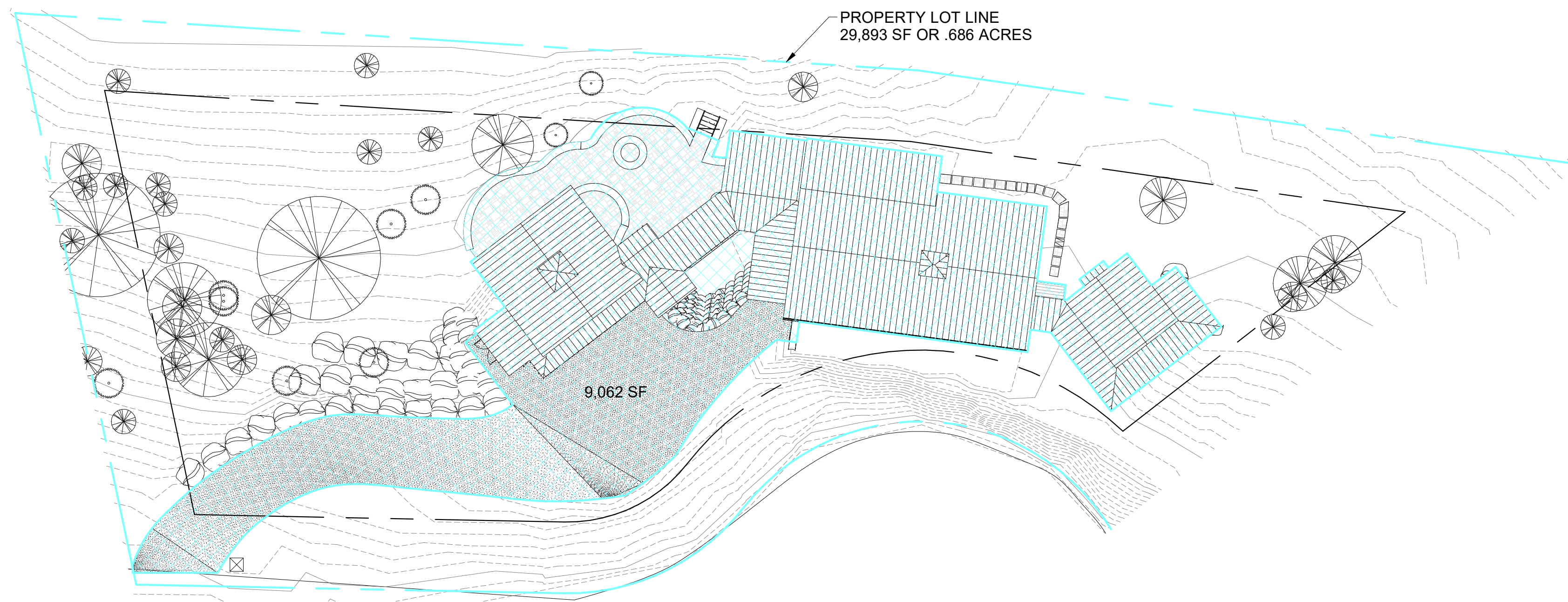
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Technician:	MC				
Checked by:					
Start date:	08/31/2017				



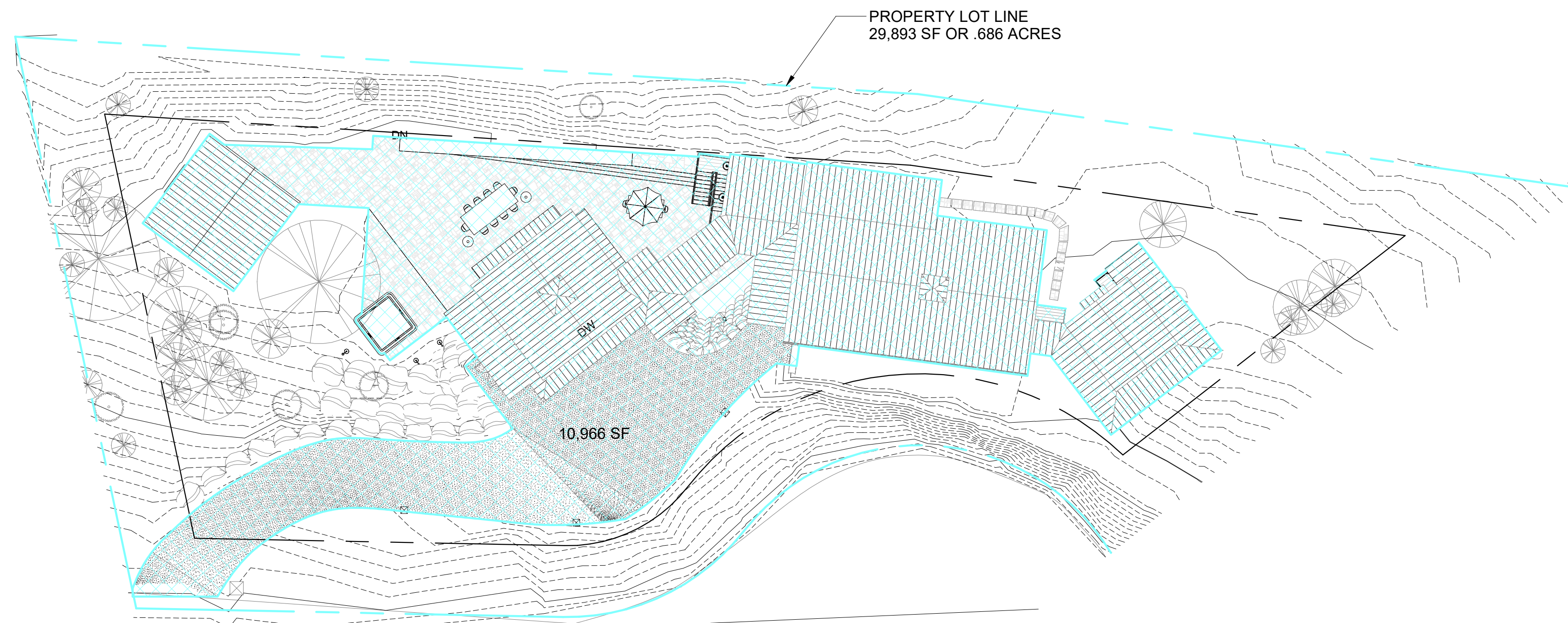
970-728-6153 970-728-6050 fax  
P.O. BOX 1385  
125 W. PACIFIC, SUITE B-1  
TELLURIDE, COLORADO 81435

Drawing path: dwg\00089 TOPO 08-17.dwg Sheet1 of 1 Project #: 00089

F:\0089\Jobs\0089\00089.dwg 00089 TOPO 08-17.dwg 9/27/2017 2:18:07 PM, PC3



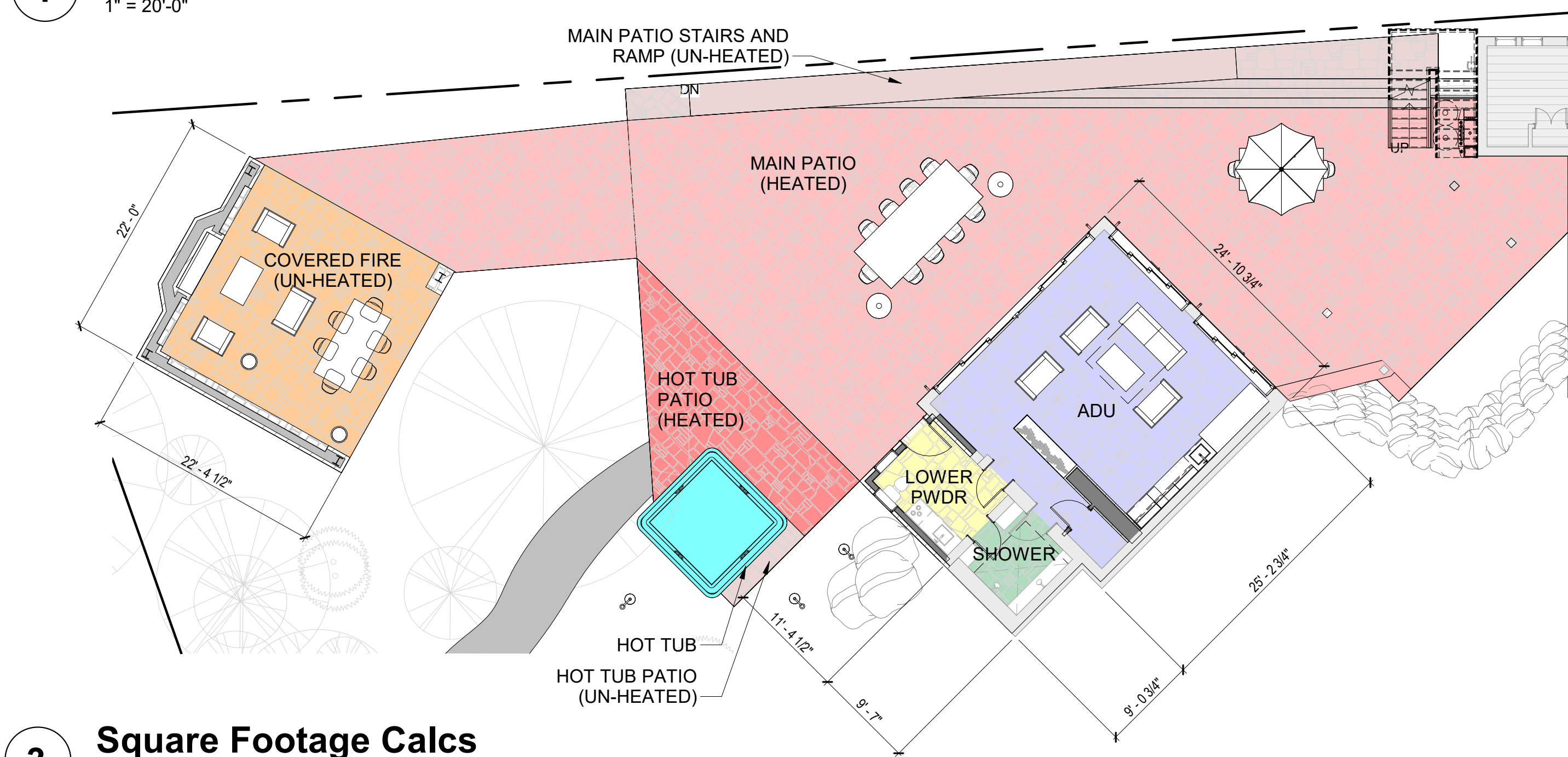
**2 Existing - Site Coverage**  
1" = 20'-0"



**1 Proposed - Site Coverage**  
1" = 20'-0"

**SITE COVERAGE (MUST BE LESS THEN 40%)**

LOT SIZE	29,893 SF or .686 ACRES
EXISTING TOTAL COVERAGE	9,046 or 30%
PROPOSED TOTAL COVERAGE	11,157 SF or 37%
• EXISTING STRUCTURE	7,700 SF
• MAIN PATIO	2,495 SF
• COVER FIREPLACE	493 SF
• HOT TUB PATIO & HOT TUB	349 SF
• DECK OFF OF MASTER	120 SF



**3 Square Footage Calcs**  
1" = 10'-0"

**SQUARE FOOTAGE CALCS**

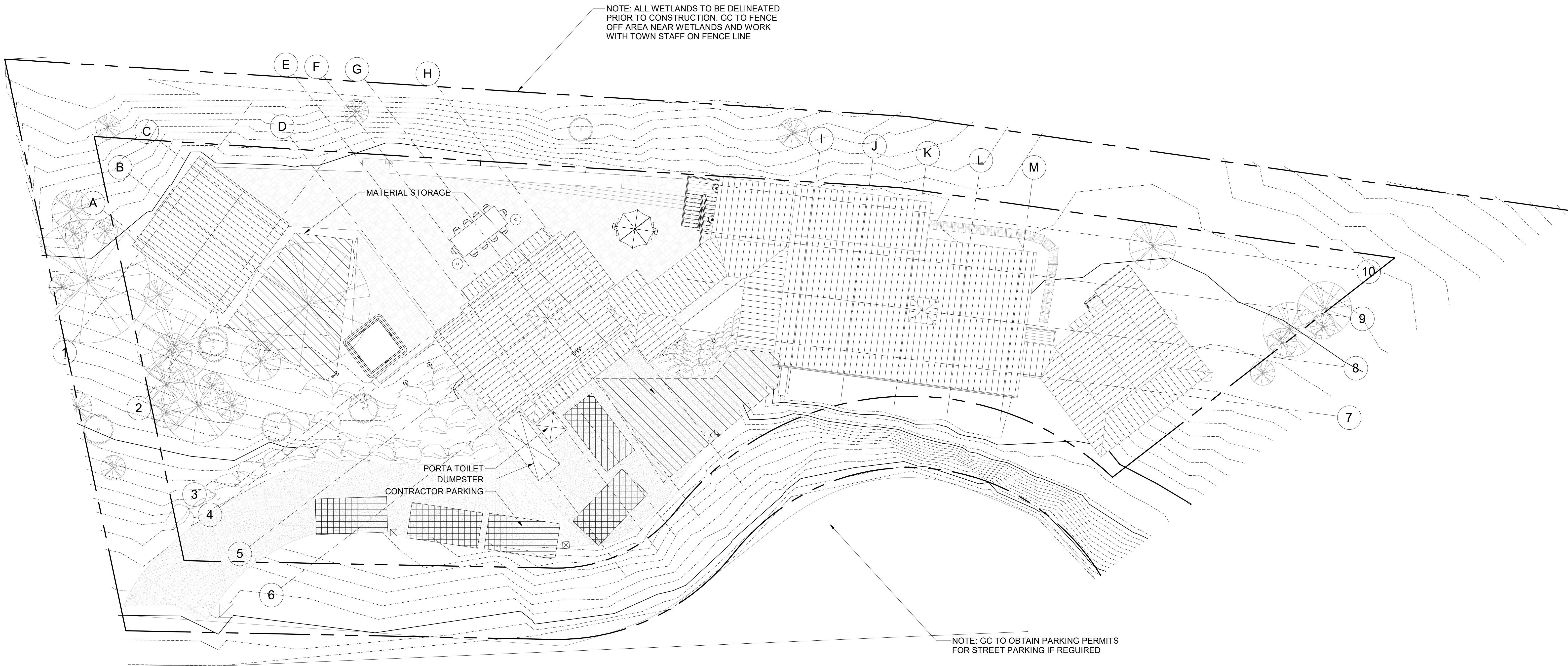
ADU	629 SF
SHOWER	103 SF
LOWER POWDER	87 SF
MAIN PATIO (HEATED)	2,143 SF
MAIN PATIO STAIRS & RAMP	352 SF
HOT TUB PATIO (HEATED)	227 SF
HOT TUB PATIO (UN-HEATED)	17 SF
COVER FIREPLACE	493 SF

#	SUBMISSION	DATE
1	AS-BUILT	17.08.24
2	FIRST REVISION	17.11.14
3	SECOND REVISION	17.12.04
4	THIRD REVISION	18.01.07
5	FOURTH REVISION	18.02.26
6	EXT LGHT REVISION	18.03.15
7	EXT LGHT REVISION	18.03.20
8	DRB REVISION	18.04.01

Project number	Roche
Print Date	4/13/2018 9:37:07 AM
Modeled by	Author
Checked by	Checker
Scale	As indicated

2018.04.13

A004



**1 Construction Staging Plan**  
3/32" = 1'-0"

Roche Landscape Design  
 Lot 657R, 139 AJ Drive  
 Town of Mountain Village,  
 Colorado 81435

#	SUBMISSION	DATE
1	AS-BUILT	17.08.24
2	FIRST REVISION	17.11.14
3	SECOND REVISION	17.12.24
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6	EXT LGHT REVISION	18.03.15
7	EXT LGHT REVISION	18.03.20
8	DRB REVISION	18.04.01

Project number	Roche
Print Date	4/13/2018 9:37:12 AM
Modeled by	Author
Checked by	Checker
Scale	3/32" = 1'-0"

2018.04.13

**A006**  
 Construction Staging Plan

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4/13/2018 9:37:12 AM

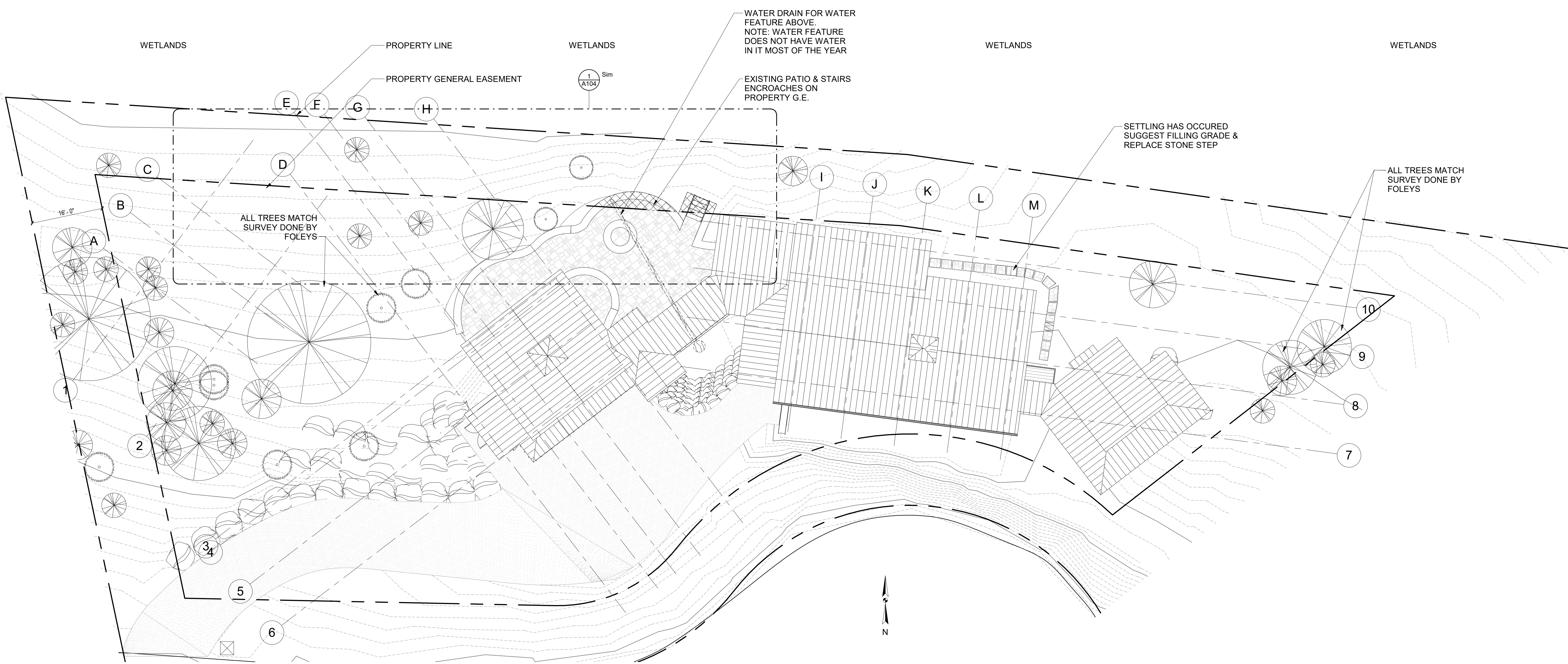
#	SUBMISSION	DATE
1	AS-BUILT	17.08.24
2	FIRST REVISION	17.11.14
3	SECOND REVISION	17.12.04
4	THIRD REVISION	18.01.07
5	FOURTH REVISION	18.02.26
6	EXT LGHT REVISION	18.03.15
7	EXT LGHT REVISION	18.03.20
8	DRB REVISION	18.04.01

Project number Roche  
 Print Date 4/13/2018 9:37:15 AM  
 Modeled by LB  
 Checked by Luke  
 Scale 3/32" = 1'-0"

2018.04.13

A100  
 Existing Site Plan

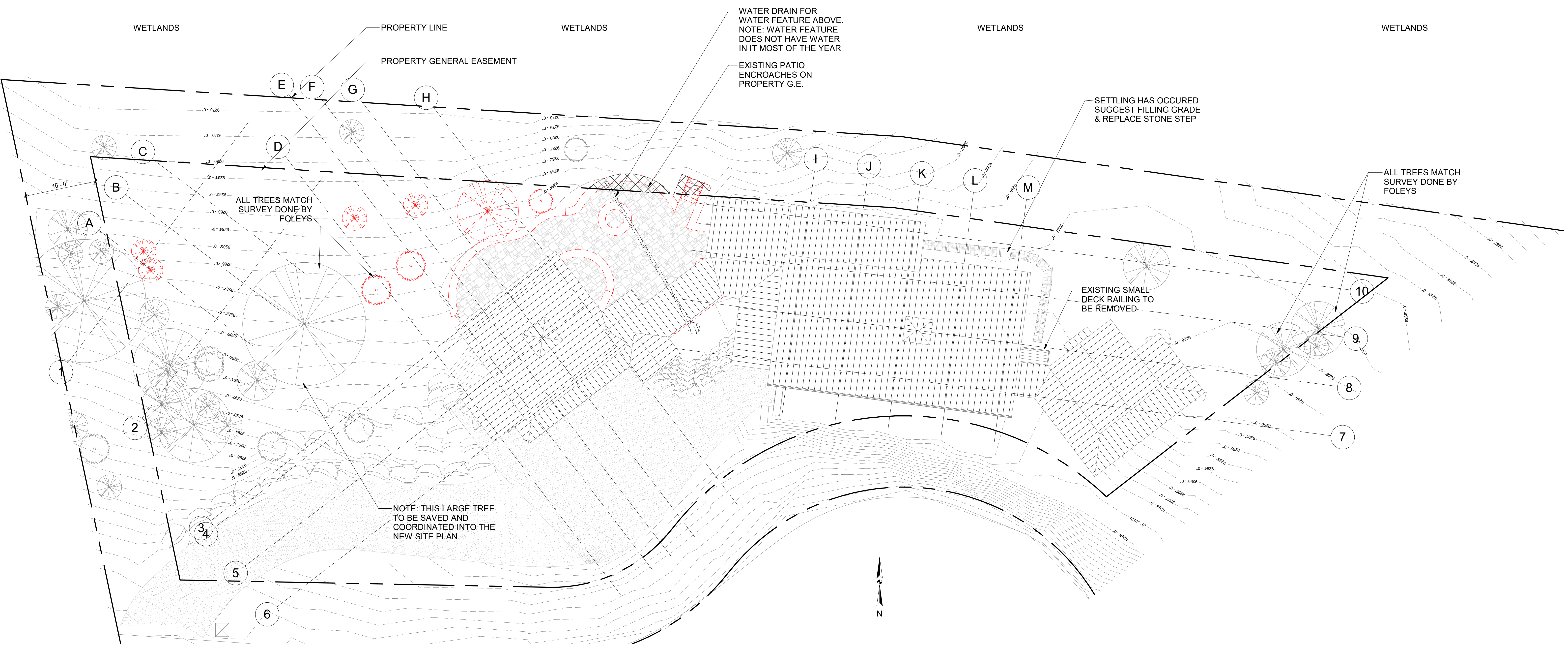
4/13/2018 9:37:15 AM



**1 Existing - Site Plan**  
 3/32" = 1'-0"

#	SUBMISSION	DATE
1	AS-BUILT	17.08.24
2	FIRST REVISION	17.11.14
3	SECOND REVISION	17.12.24
4	THIRD REVISION	18.01.07
5	FOURTH REVISION	18.02.26
6	EXT LGHT REVISION	18.03.15
7	EXT LGHT REVISION	18.03.20
8	DRB REVISION	18.04.01

Project number Roche  
 Print Date 4/13/2018 9:37:19 AM  
 Modeled by Author  
 Checked by Checker  
 Scale 3/32" = 1'-0"



**1 Demo - Site Plan**  
 3/32" = 1'-0"

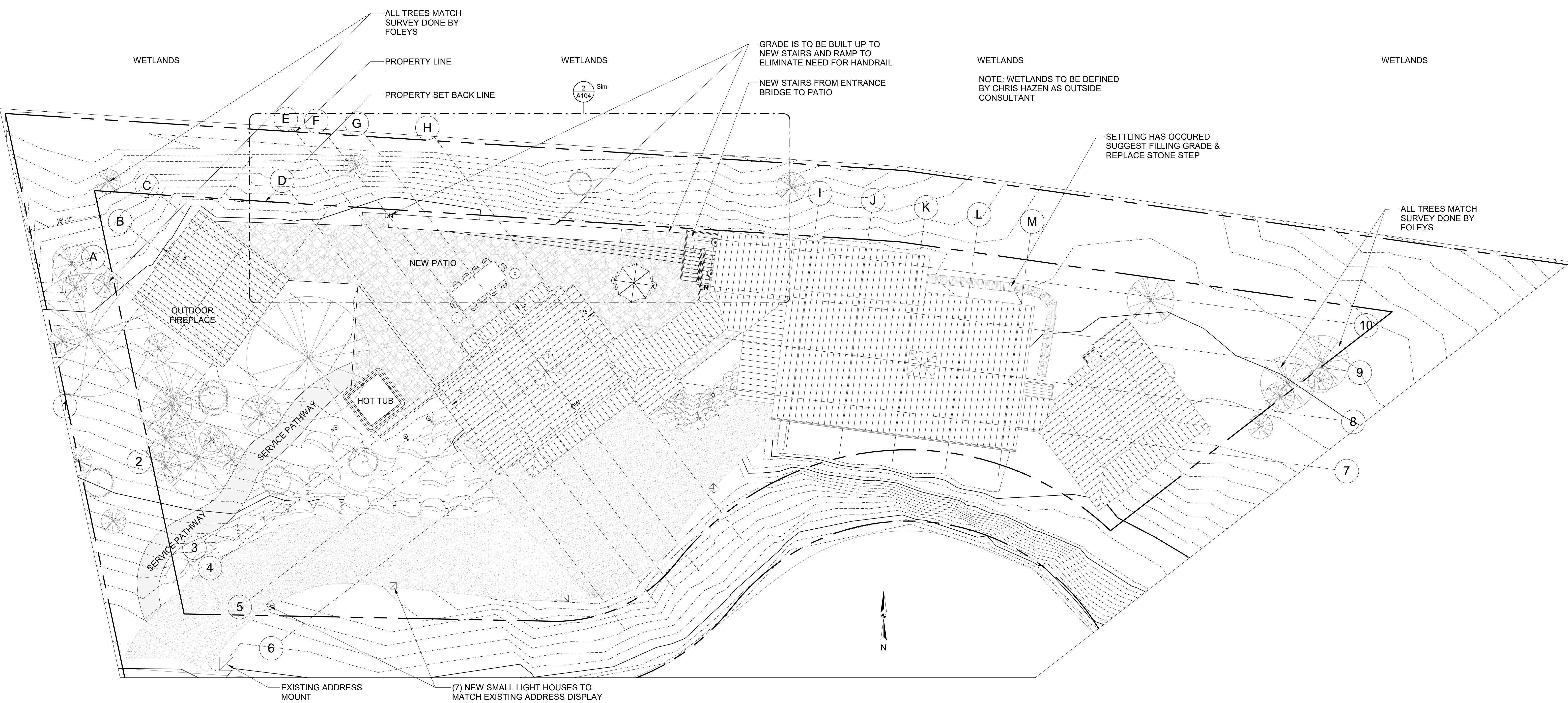
#	SUBMISSION	DATE
1	AS-BUILT	17.08.24
2	FIRST REVISION	17.11.14
3	SECOND REVISION	17.12.24
4	THIRD REVISION	18.01.07
5	FOURTH REVISION	18.02.26
6	EXT LGHT REVISION	18.03.15
7	EXT LGHT REVISION	18.03.20
8	DRB REVISION	18.04.01

Project number	Roche
Print Date	4/13/2018 9:37:24 AM
Modeled by	Author
Checked by	Checker
Scale	3/32" = 1'-0"

2018.04.13

A102

Proposed Site Plan  
 4/13/2018 9:37:24 AM



**1 Proposed - Site Plan**  
 3/32" = 1'-0"



#	SUBMISSION	DATE
1	AS-BUILT	17.08.24
2	FIRST REVISION	17.11.14
3	SECOND REVISION	17.12.04
4	THIRD REVISION	18.01.07
5	FOURTH REVISION	18.02.26
6	EXT LGHT REVISION	18.03.15
7	EXT LGHT REVISION	18.03.20
8	DRB REVISION	18.04.01

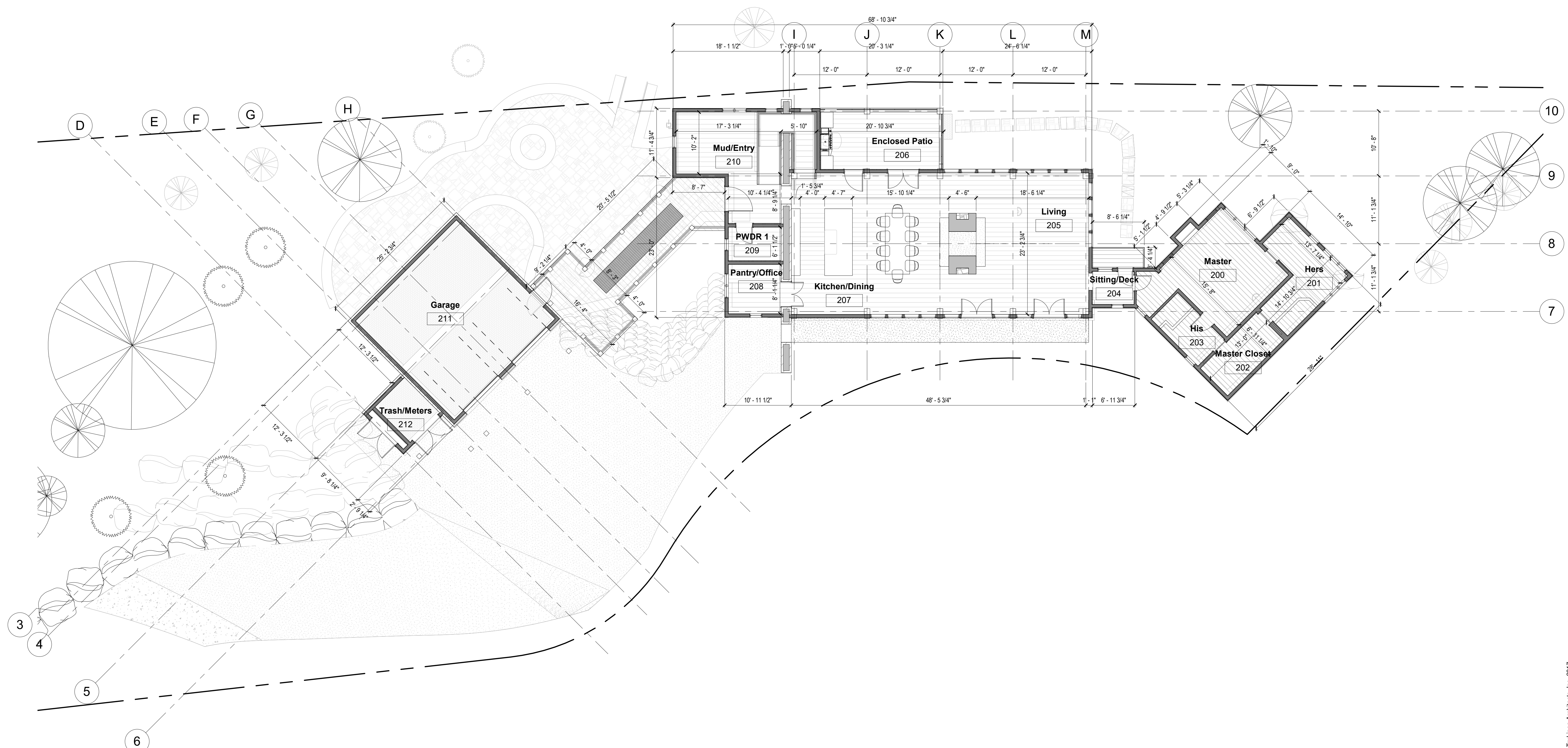
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Print Date 4/13/2018 9:37:30 AM  
Modeled by LB  
Checked by Luke Trujillo  
Scale 1/8" = 1'-0"

2018.04.13

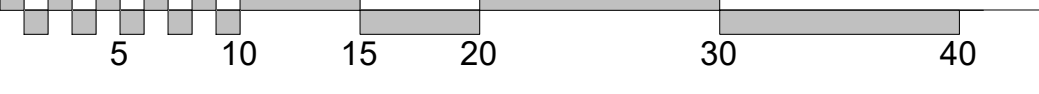
A110

Existing Floor Plan

NOTE: GRID LINES ARE CENTERED ON MAIN POSTS



**1 Existing - Main Level**  
1/8" = 1'-0"



#	SUBMISSION	DATE
1	AS-BUILT	17.08.24
2	FIRST REVISION	17.11.14
3	SECOND REVISION	17.12.04
4	THIRD REVISION	18.01.07
5	FOURTH REVISION	18.02.26
6	EXT LIGHT REVISION	18.03.15
7	EXT LIGHT REVISION	18.03.20
8	DRB REVISION	18.04.01

Project number Roche  
 Print Date 4/13/2018 9:37:33 AM  
 Modeled by LB  
 Checked by Luke  
 Scale 1/8" = 1'-0"

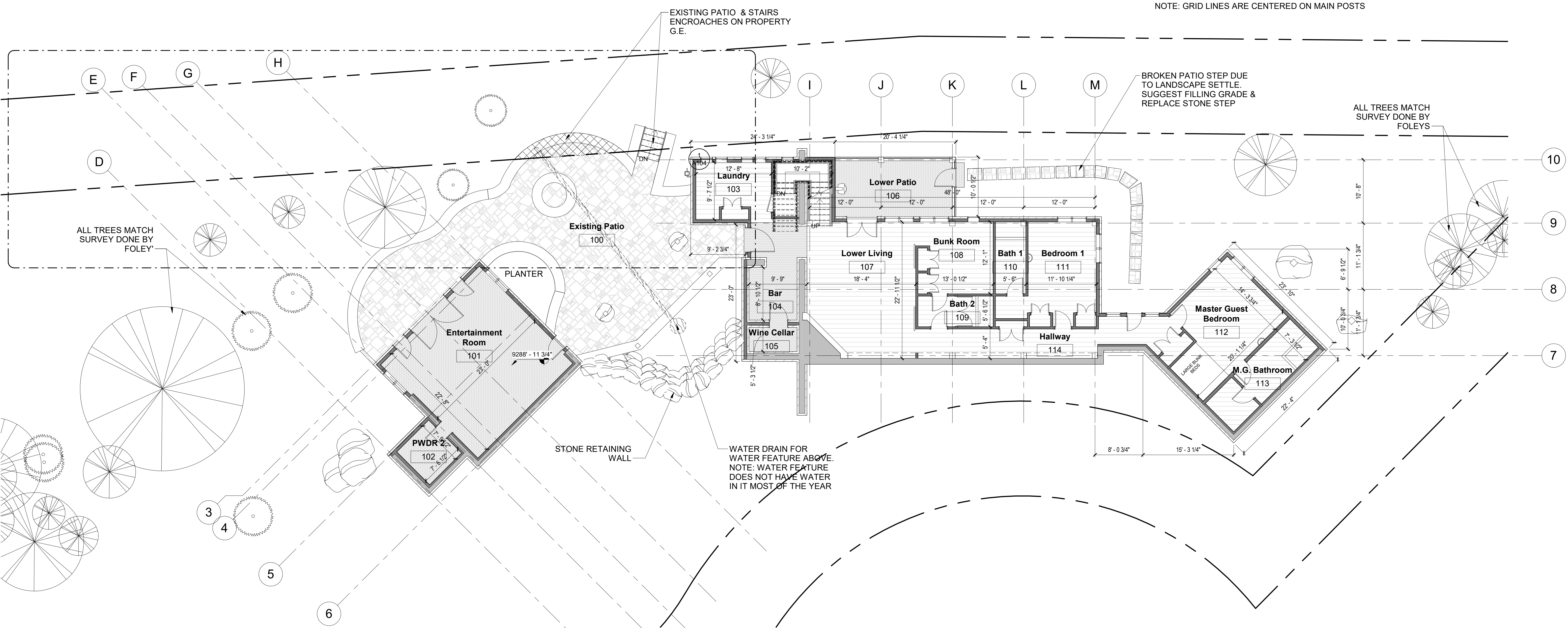
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A111

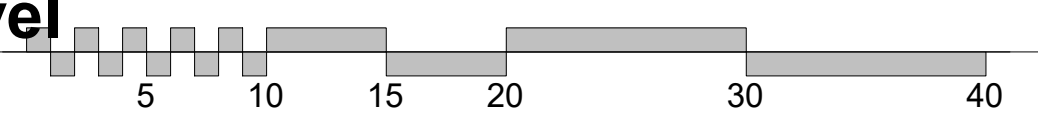
Existing Floor Plan

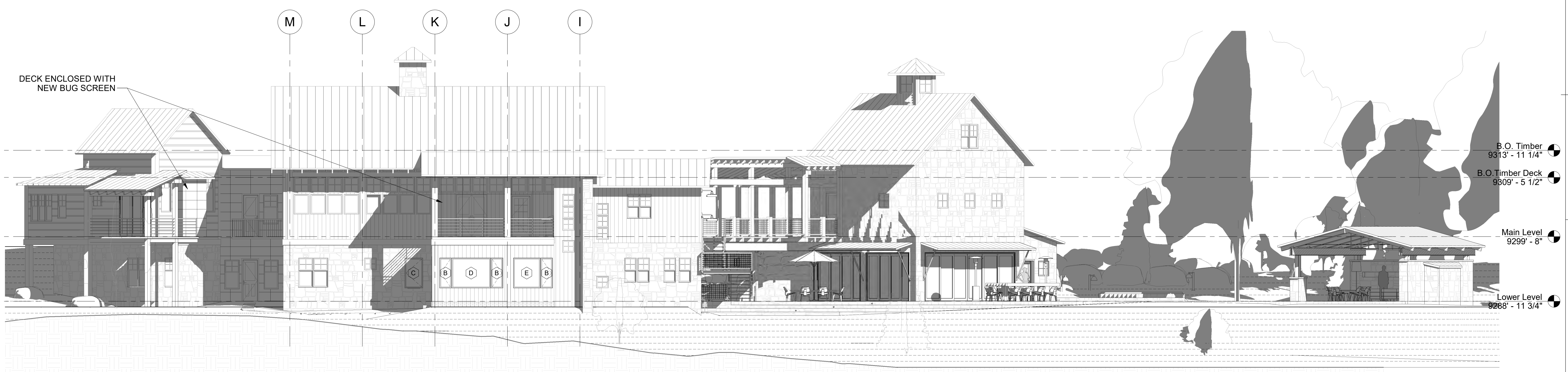
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NOTE: GRID LINES ARE CENTERED ON MAIN POSTS

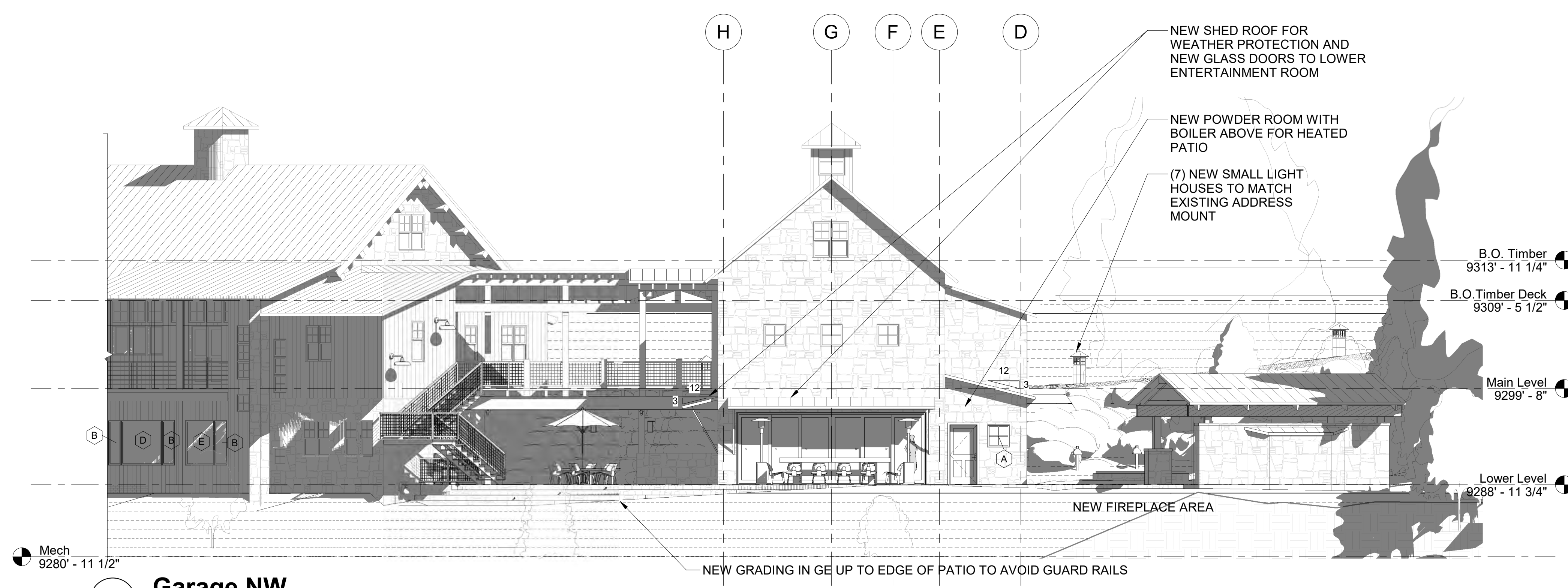


**1 Existing - Lower Level**  
 1/8" = 1'-0"





**1 North**  
1/8" = 1'-0"  
5 10 15 20 30 40



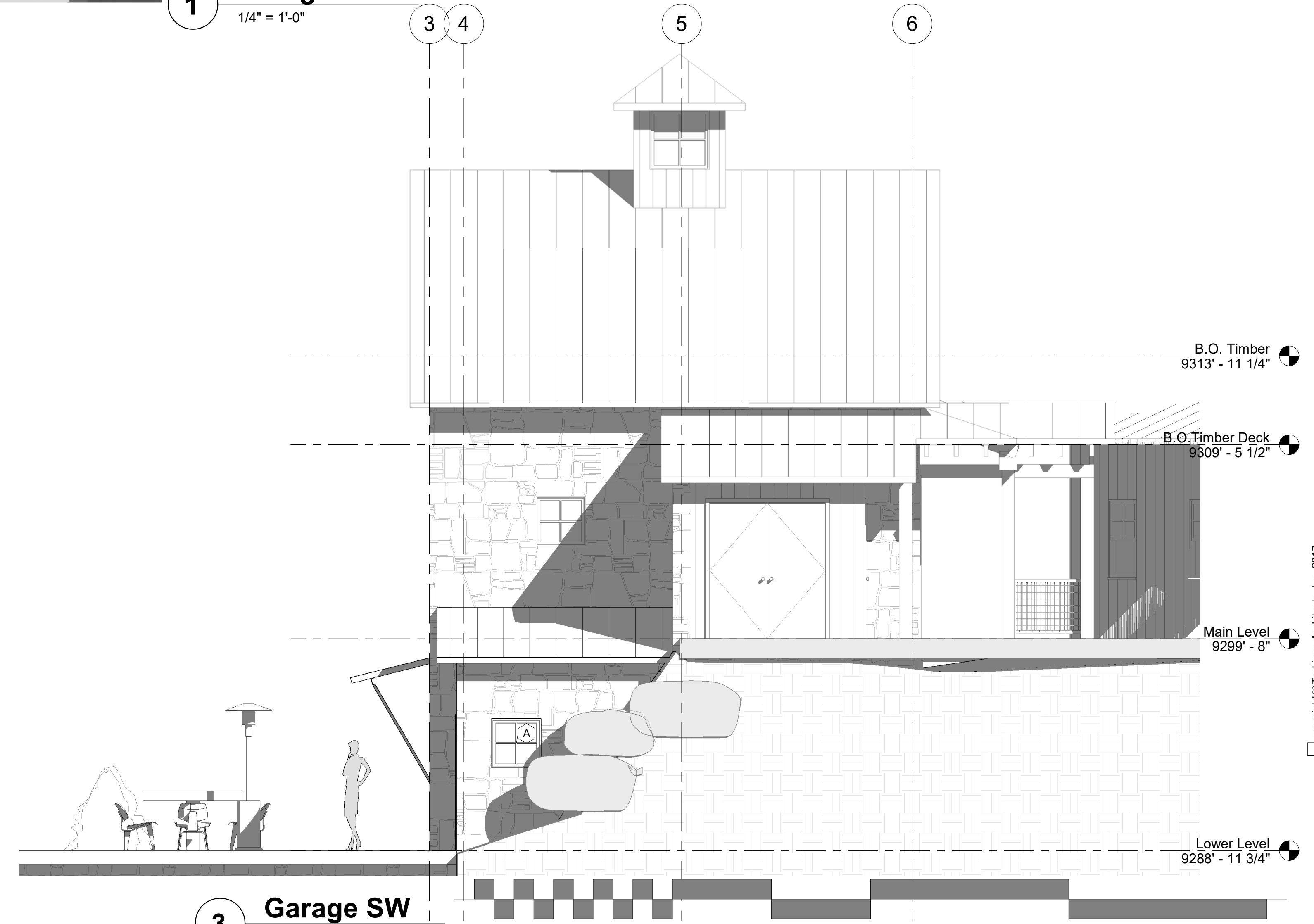
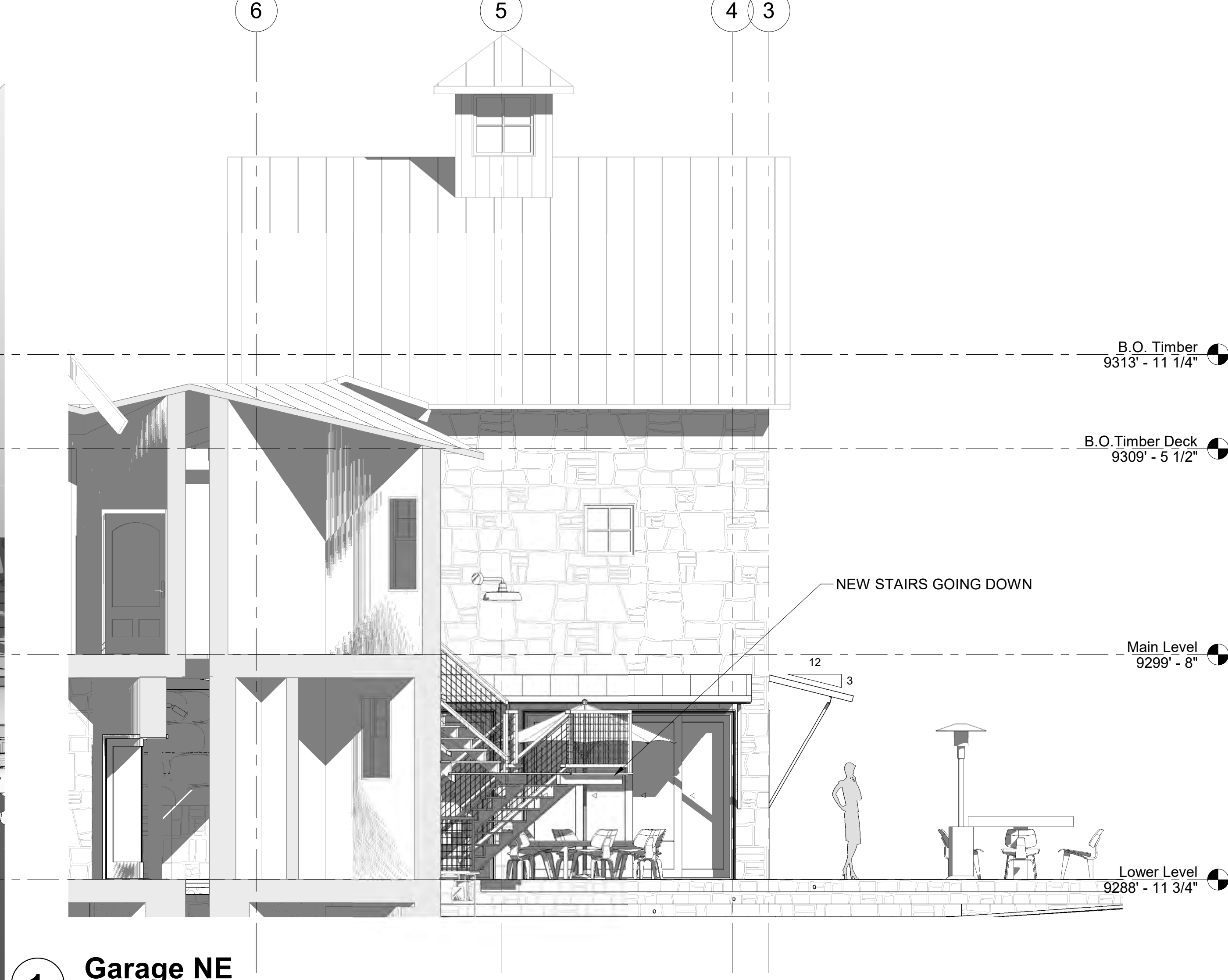
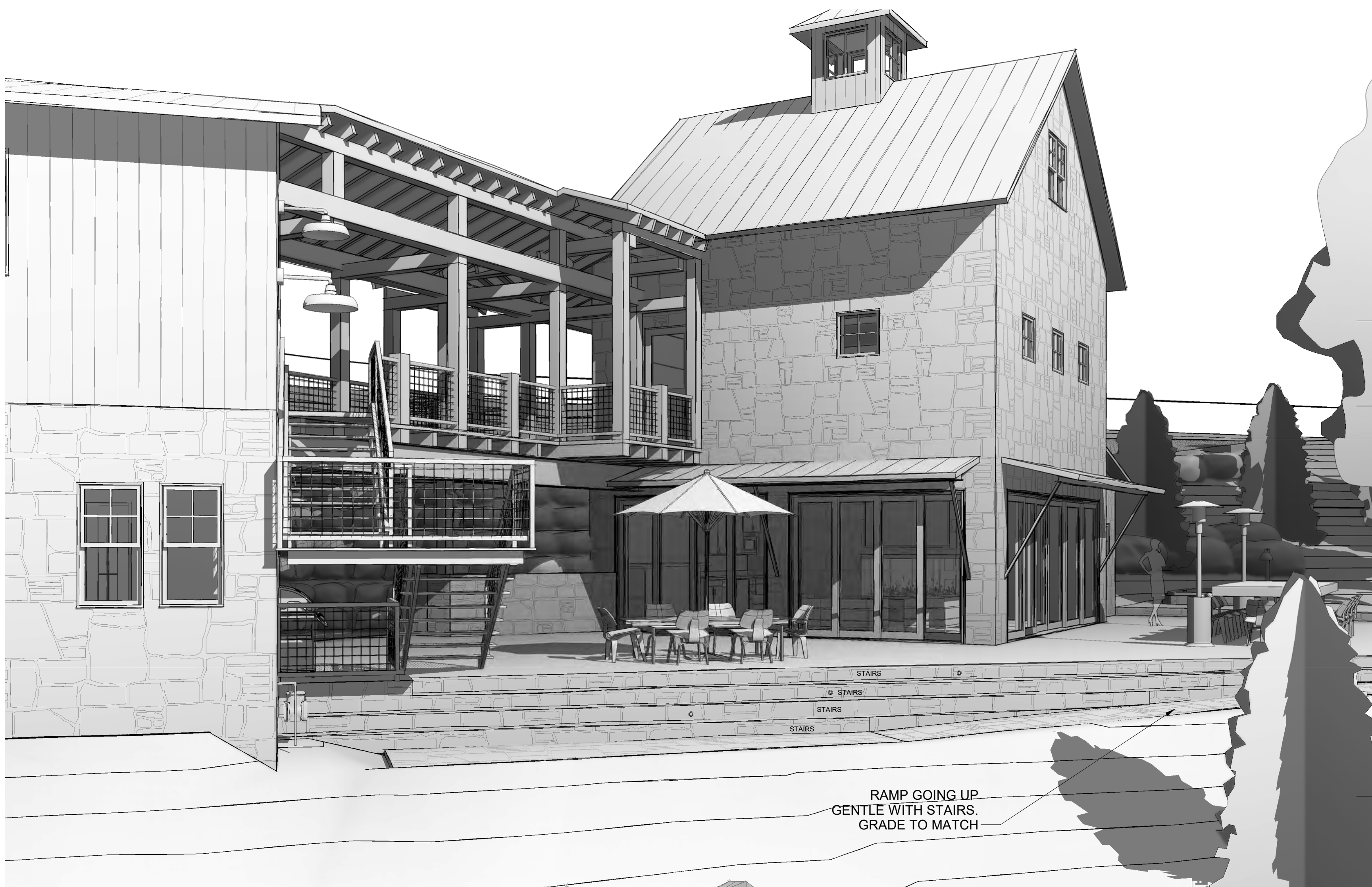
**2 Garage NW**  
1/8" = 1'-0"  
5 10 15 20 30 40

**MATERIAL CALCULATIONS**

NEW ROOFING		1,157 SF
• FIREPLACE		780 SF
• AWNINGS		53 SF
• NEW BATHROOM		124 SF
• MASTER DECK		200 SF
FLAT STONE		3,593 SF
• MAIN PATIO		2,249 SF
• COVERED FIREPLACE		747 SF
• HOT TUB PATIO & HOT TUB		253 SF
• STAIRS		188 SF
• RAMP		156 SF
VERTICAL STONE		940 SF
• COVERED FIREPLACE		900 SF
• STAIRS		140 SF

#	SUBMISSION	DATE
1	AS-BUILT	17.08.24
2	FIRST REVISION	17.11.14
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5	FOURTH REVISION	18.02.26
6	EXT LIGHT REVISION	18.03.15
7	EXT LIGHT REVISION	18.03.20
8	DRB REVISION	18.04.01

Project number	Roche
Print Date	4/13/2018 9:38:45 AM
Modeled by	LB
Checked by	Luke
Scale	As indicated



TRULINE ARCHITECTURE  
Truline a.com  
113 Lost Creek Lane, Suite B  
Mountain Village, CO 81435  
Email: Truline@gmail.com

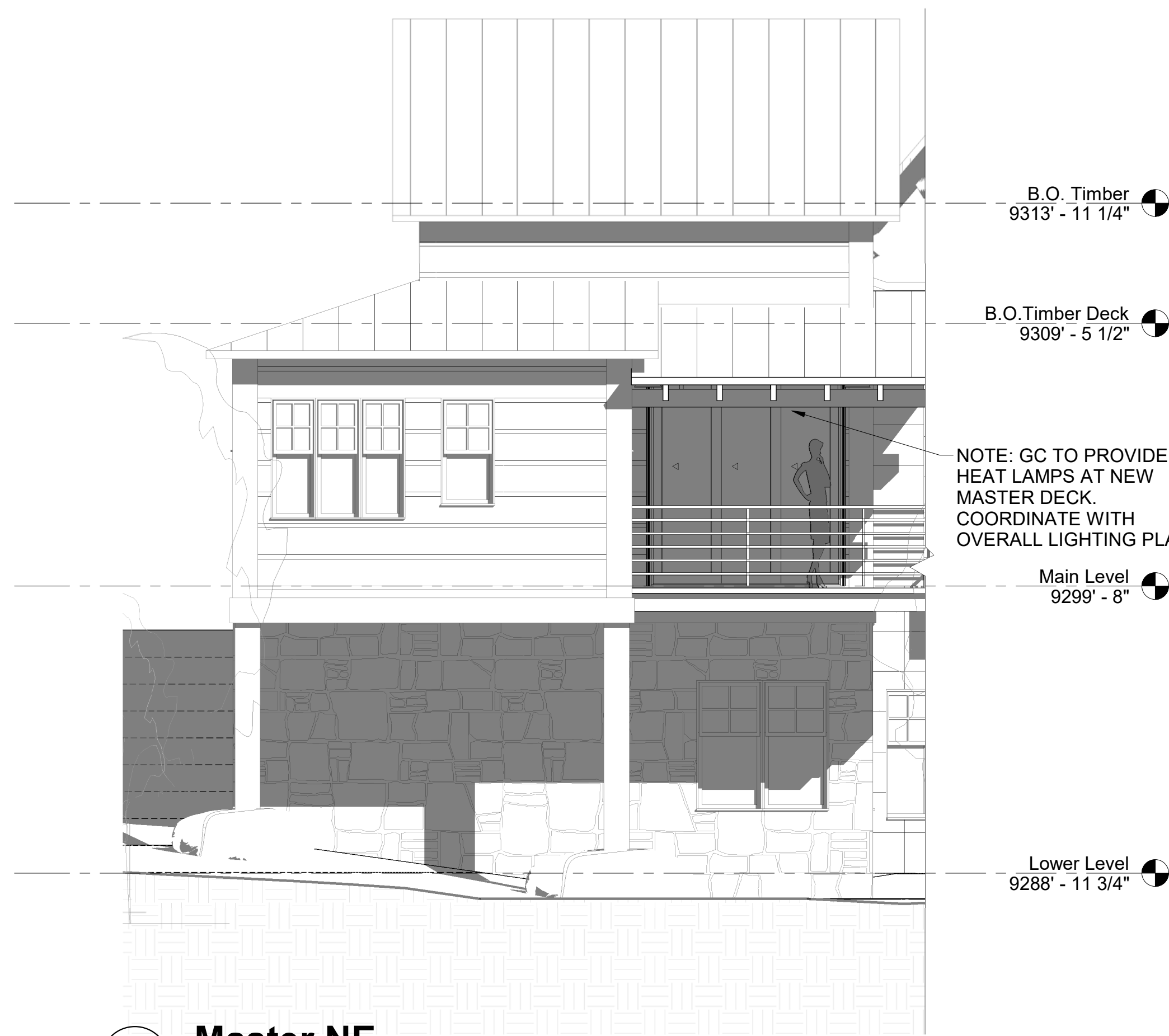
Roche Landscape Design  
Lot 657R, 139 AJ Drive  
Town of Mountain Village,  
Colorado 81435

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6	EXT LIGHT REVISION	18.03.15
7	EXT LIGHT REVISION	18.03.20
8	DRB REVISION	18.04.01

Project number Roche  
Print Date 4/13/2018 9:39:22 AM  
Modeled by LB  
Checked by Checker  
Scale 1/4" = 1'-0"

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2018.04.13

A201 Elevations  
4/13/2018 9:39:22 AM



**1 Master NE**  
1/4" = 1'-0"



PATIO WALLS AND SCREENS  
TO BE REMOVED AND  
REPLACED WITH NEW WALLS  
AND WINDOWS



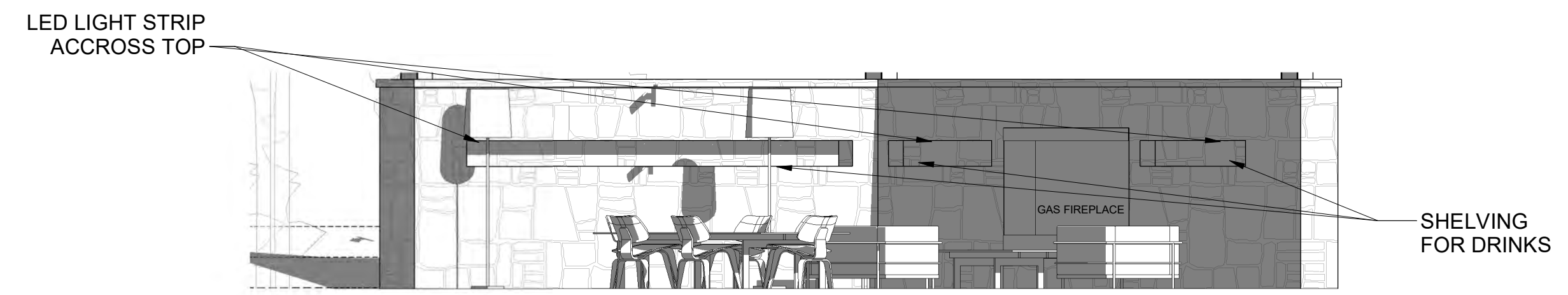
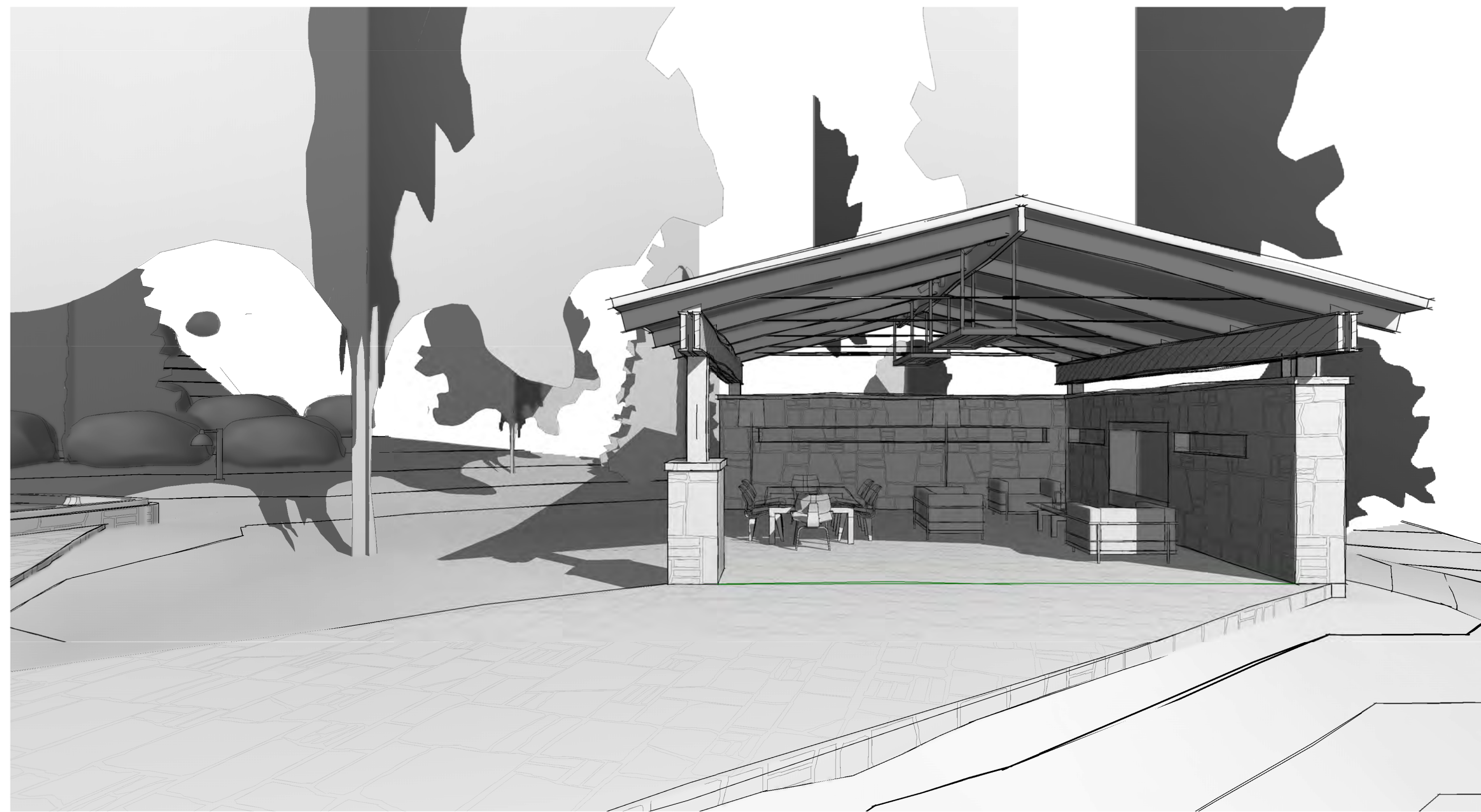
**2 Master Bridge**  
1/4" = 1'-0"

5 10 15 20 30 40

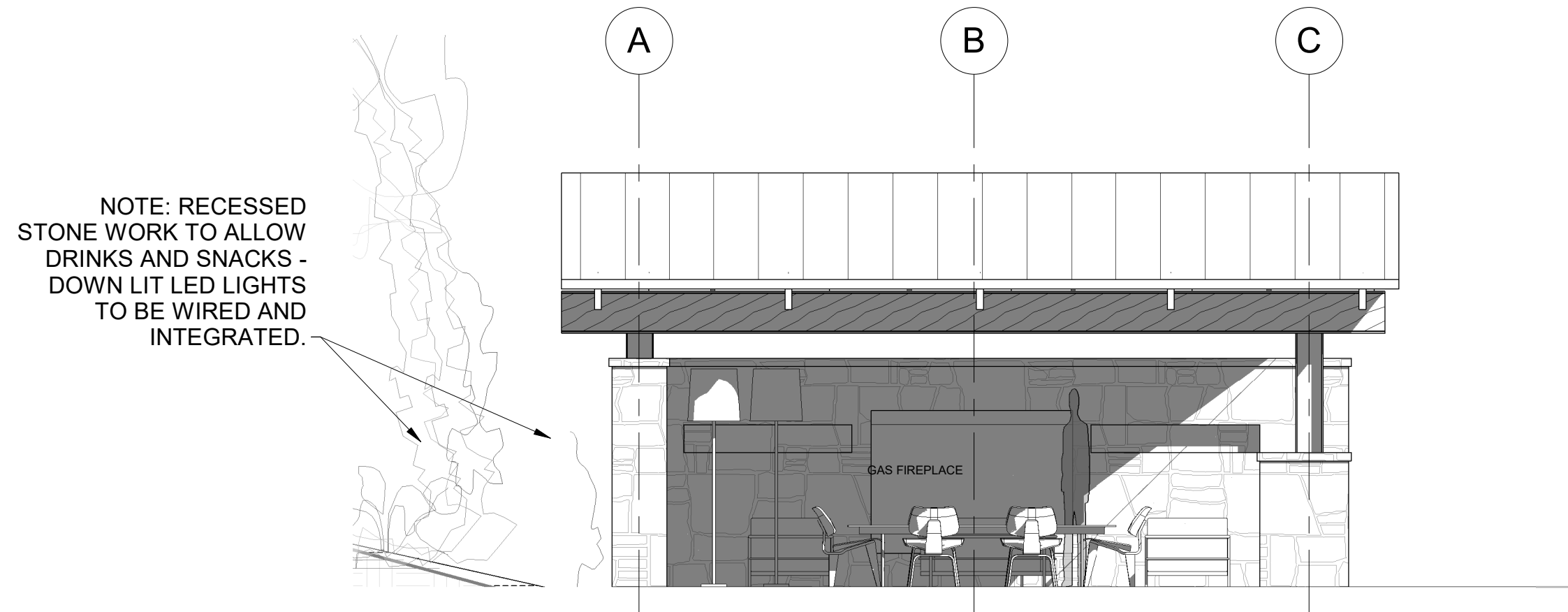
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1	AS-BUILT	17.08.24
2	FIRST REVISION	17.11.14
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6	EXT LIGHT REVISION	18.03.15
7	EXT LIGHT REVISION	18.03.20
8	DRB REVISION	18.04.01

Project number Roche  
Print Date 4/13/2018 9:39:40 AM  
Modeled by LB  
Checked by Luke  
Scale 1/4" = 1'-0"

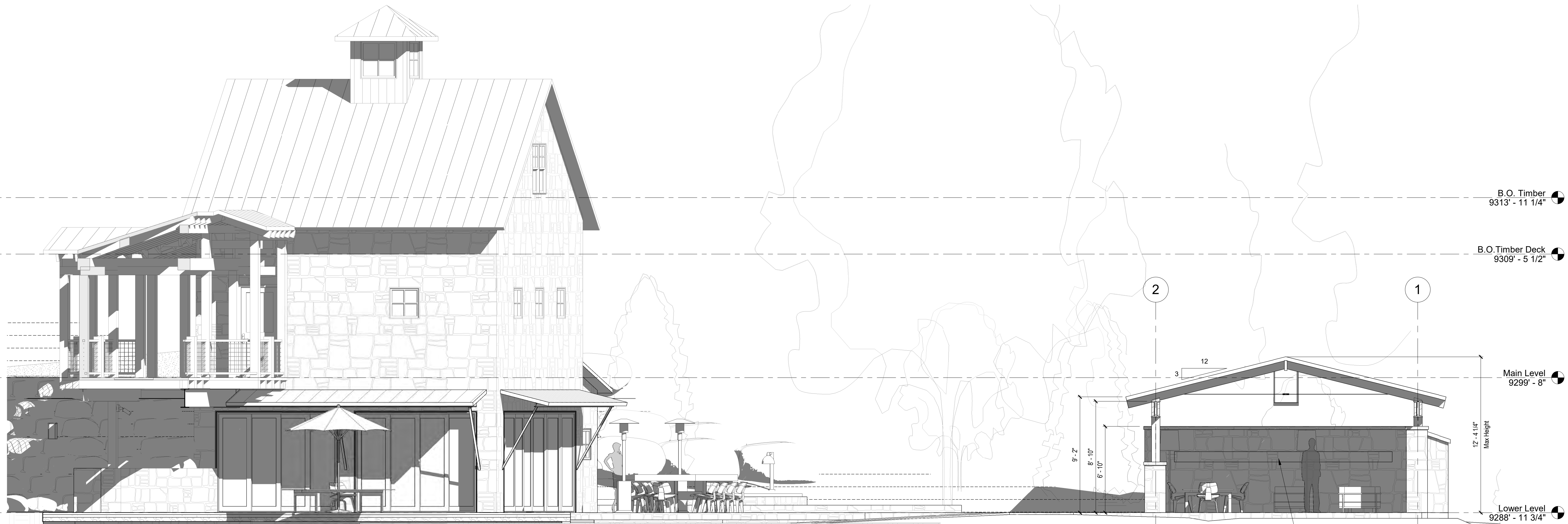
2018.04.13



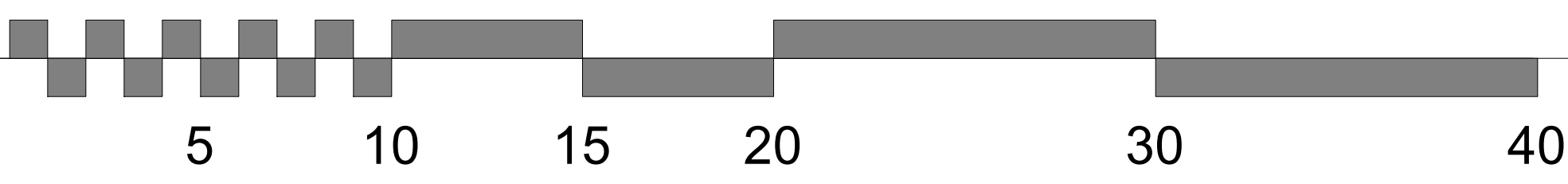
**1 Fireplace**  
1/4" = 1'-0"



**2 Fireplace West**  
1/4" = 1'-0"



**3 Fireplace North**  
1/4" = 1'-0"



#	SUBMISSION	DATE
1	AS-BUILT	17.08.24
2	FIRST REVISION	17.11.14
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4	THIRD REVISION	18.01.17
5	FOURTH REVISION	18.02.25
6	EXT LIGHT REVISION	18.03.15
7	EXT LIGHT REVISION	18.03.20
8	DRB REVISION	18.04.01

Project number Roche  
Print Date 4/13/2018 9:39:54 AM  
Modeled by Author  
Checked by Checker  
Scale 1/4" = 1'-0"

2018.04.13

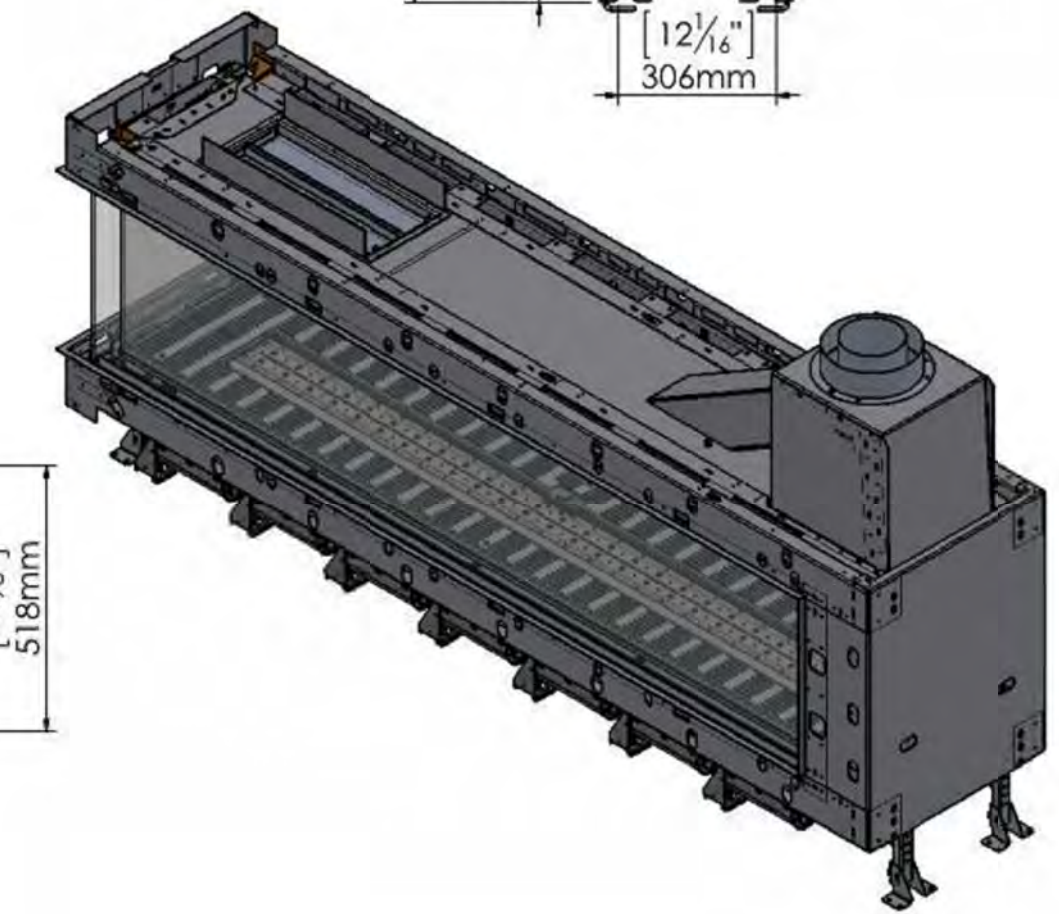
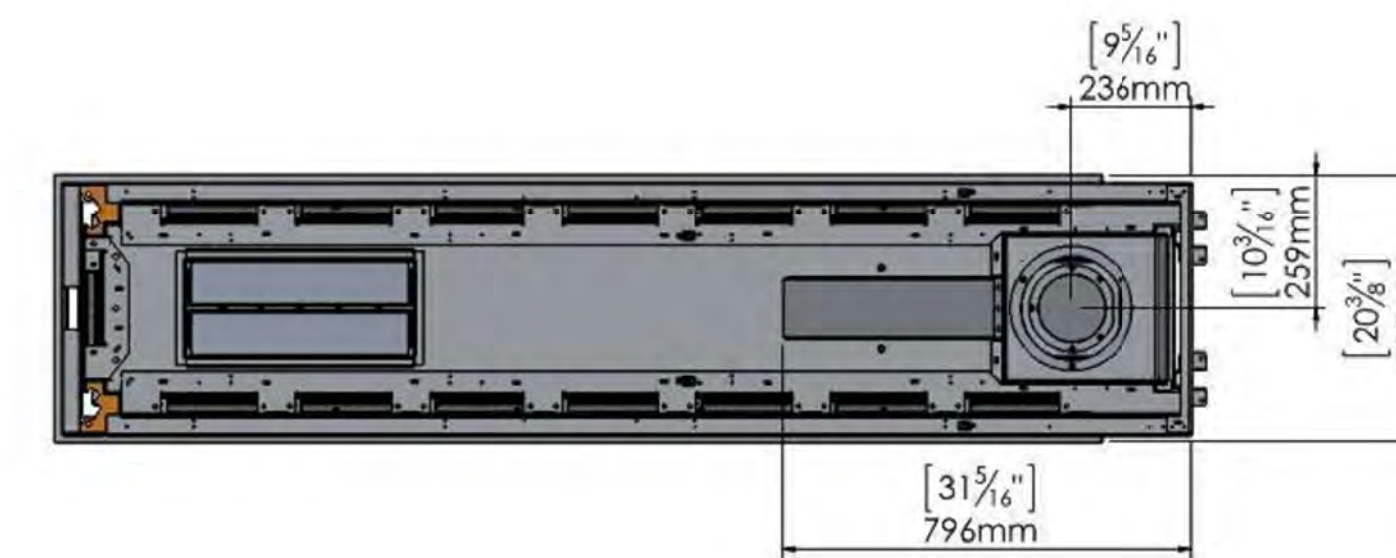
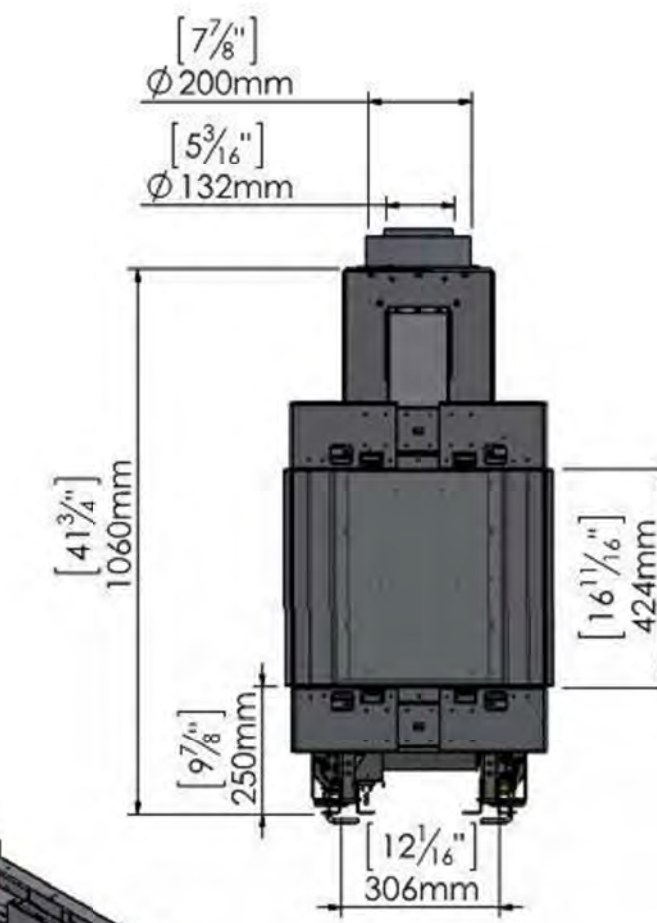
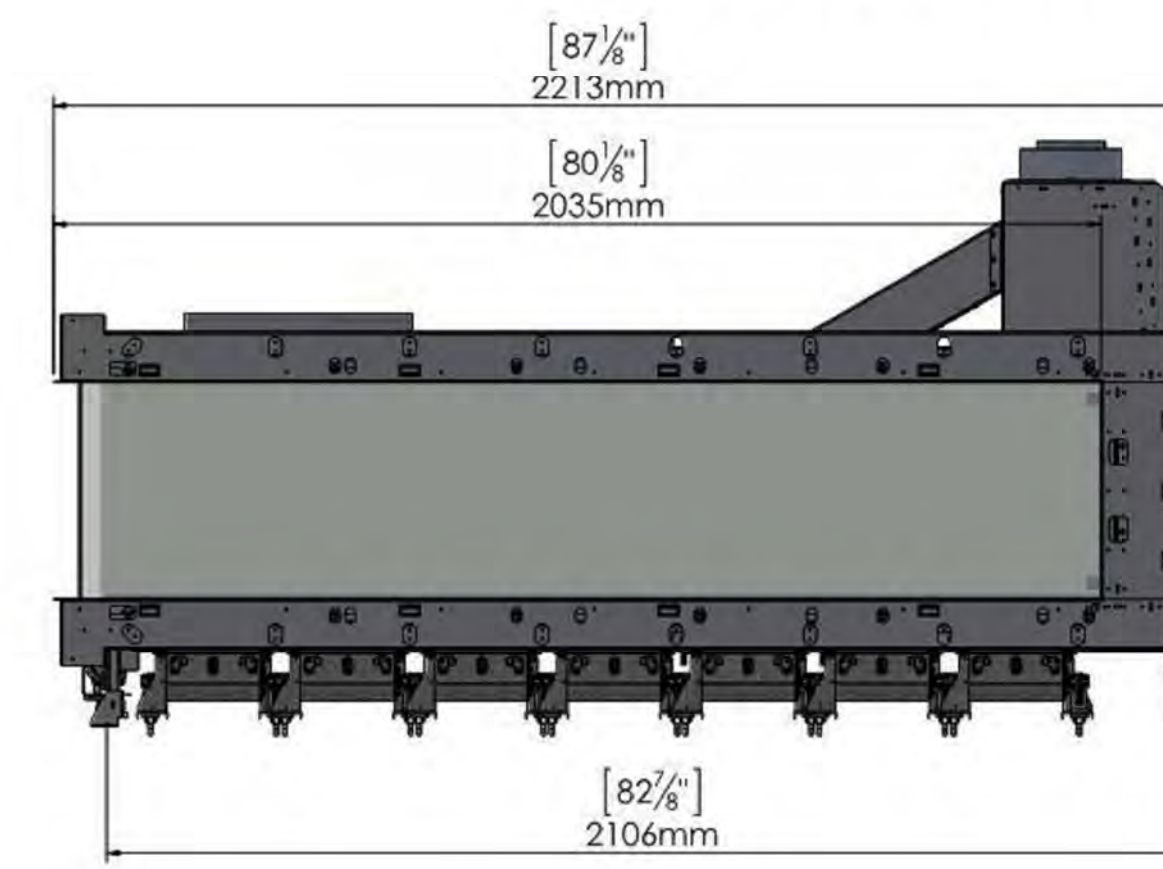
A204  
Elevations



NOTE: THIS IS A STORAGE CLOSET IN THE BACK



**ORTAL** 200 Space Creator  
YOUR LIFE. YOUR FIRE Double Glass



NOTE: 3-WAY FIREPLACE MAKES THIS ROOM APPEAR LARGER

- MICROWAVE
- MINI FRIDGE WITH ICE MAKER
- DISHWASHER
- BAR
- SLEEPER SOFA



#	SUBMISSION	DATE
1	AS-BUILT	17.08.24
2	FIRST REVISION	17.11.14
3	SECOND REVISION	17.12.04
4	THIRD REVISION	18.01.07
5	FOURTH REVISION	18.02.26
6	EXT LIGHT REVISION	18.03.15
7	EXT LIGHT REVISION	18.03.20
8	DRB REVISION	18.04.01

Project number Roche  
 Print Date 4/13/2018 9:40:33 AM  
 Modeled by Author  
 Checked by Checker  
 Scale

2018.04.13

A205

Fireplace Details







137

137



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**TO:** Mountain Village Design Review Board  
**FROM:** John Miller, Senior Planner  
**FOR:** Design Review Board Public Hearing; December 6, 2018  
**DATE:** November 19, 2018  
**RE:** Staff Memo - Final Architectural Review

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**APPLICATION OVERVIEW: New Single-Family Home on Lot 346**

**PROJECT GEOGRAPHY**

**Legal Description:** *Lot 346, Telluride Mountain Village, Filing 24, according to the plat recorded February 15, 1990 in Plat Book 1 at Page 1005, County of San Miguel, State of Colorado*

**Address:** 527 Benchmark Drive  
**Applicant/Agent:** Alpine Planning/Tommy Hein Architects  
**Owner:** Bass Telluride, LLC  
**Zoning:** Single-Family Zone District  
**Existing Use:** Vacant Lot  
**Proposed Use:** Single-Family  
**Lot Size:** 2.78 acres

**Adjacent Land Uses:**

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

**ATTACHMENTS**

- Exhibit A: Narrative
- Exhibit B: Plan Set
- Exhibit C: Staff and Public Comments



*Figure 1: Vicinity Map*

**Case Summary:** Chris Hawkins of Alpine Planning, acting on behalf of Bass Telluride, LLC is requesting Design Review Board (DRB) Final Architectural Review approval of a new single-family home located at 527 Benchmark Drive, Lot 347. The applicant has submitted all required materials in accordance with the provisions of Section 17.4.11 of the Community Development Code (CDC) for a Class 3 Final Architectural Review. It should be noted that the proposed 18,815 sq. ft. design of the structure is somewhat atypical to the architectural style and structural massing that is generally found throughout Mountain Village. With that, Staff believes that the design works well at incorporating CDC design requirements and the town’s design theme given the unique site conditions and restraints for development due to access and slope of the property.

**Applicable CDC Requirement Analysis:** The applicable requirements cited may not be exhaustive or all inclusive. The applicant is required to follow all requirements even if an applicable section of the CDC is not cited. **Please note that Staff comments will be indicated by Blue Italicized Text.**

<u>CDC Provision</u>	<u>Requirement</u>	<u>Proposed</u>
<b>Maximum Building Height</b>	35' maximum (35'+5' for gable roof)	34' – 9 ¾"
<b>Maximum Avg. Building Height</b>	30' maximum (30'+5' for gable roof)	20.42'
<b>Maximum Lot Coverage</b>	40% maximum	13.5%
<b>General Easement Setbacks</b>		
North	16' setback from lot line	84'
South	16' setback from lot line	18' - 2"
East	16' setback from lot line	54'
West	16' setback from lot line	0'
<b>Roof Pitch</b>		
Primary		1:12
Secondary		2:12
<b>Exterior Material</b>		
Stone	35% minimum	42.8%
Wood	25% (No requirement)	15.8%
Windows/Doors	40% maximum for windows	23%
Metal Accents		
Steel/Metal		6.9%
Copper Panels		12.7%
<b>Parking</b>	2 enclosed and 2 non-tandem	3 garage – 4 surface

<b>Proposed Variations and Specific Approvals</b>	1. Retaining Walls over 5 feet in height
	2. Use of exterior wood siding less than 8 inches in width (5" Vertical Charred Cyprus barn wood)
	3. Metal panel finish for retaining wall visible from public right of way
	4. Use of board-form concrete (4.1% gross area)
	5. Copper Panels / Accent (12.7% gross area)

## **Chapter 17.3: ZONING AND LAND USE REGULATIONS**

### **17.3.12: Building Height Limits**

*The average height for the proposed designed is compliant at 20.42 feet. The north elevation indicates the Maximum Building Height at 34' – 9 ¾" from the highest eave to the existing grade. The maximum height for the chimney is compliant at 39.93 feet from the highest point to the most restrictive grade.*

*The applicant has provided an average height analysis demonstrating points above the most restrictive grade, along with elevations demonstrating the height analysis and a parallel slope analysis demonstrating compliance and all areas other than those in which the chimney penetrates the 35-foot parallel slope of existing grade.*

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

### **17.3.13: Maximum Lot Coverage**

*The application complies with lot coverage requirements for single-family residential. As proposed, the project occupies 13.5% of the 2.78-acre site, well below the 30% standard.*

### **17.3.14: General Easement Setbacks**

*Lot 346 is burdened by a 16-foot General Easement (GE) around the perimeter of the property. The CDC provides that the GE shall be maintained in a natural, undisturbed state to provide buffering to surrounding land uses. The CDC does provide for some development activity within the GE such as Ski Access, Utilities, Address Monuments, and Fire Mitigation. All encroachments into the GE will require encroachment agreements between the property owner and the Town.*

*The proposal includes several GE encroachments that fall into the above category of permitted GE development activity including the following:*

*Utilities: Sanitary Sewer is proposed to be ran from the residence, across the GE and into the Galloping Goose Ski Run. Any activity on TSG property needs proper approvals and documentation prior to commencing work. In addition, the other utilities like water and natural gas are proposed to run down the driveway and across the GE to connect within Benchmark Drive.*

*Address Monument: A portion of the address monument is in the GE that runs along Benchmark Drive.*

*Fire Mitigation: The applicant has proposed to mitigate existing trees within the Zone 1 Defensible Space area which includes portions of the GE along the southwest property line.*

*Ski Access: The applicant is proposing to take access from the Ski Lounge area of the project and enter the ski area via the Galloping Goose ski run. The applicant has proposed a snow groomer to be located within the Ski Lounge portion of the structure. Due to the groomer's sub-grade location, the applicant has proposed a retaining wall as well as a*

*boulder wall to be located within the GE. This encroachment may be more problematic due to the structural / permanent nature of the improvements. The DRB will need to determine if these encroachments are appropriate or if the applicant needs to revise the design to minimize the encroachments. The Public Works Director has weighed in on the structural GE encroachments and does not take issue with the proposal.*

*Any foundation walls that are within 5' of GE will require a footer survey prior to pouring concrete to ensure there is no encroachments into the General Easement area.*

## **Chapter 17.5: DESIGN REGULATIONS**

### **17.5.4: Town Design Theme**

*The Town of Mountain Village has established design themes aimed at creating a strong image and sense of place for the community. Due to the fragile high alpine environment, architecture and landscaping shall be respectful and responsive to the tradition of alpine design – reflecting elements of alpine regions while blending influences that visually tie the town to mountain buildings. The town recognizes that architecture will continue to evolve and create a regionally unique mountain vernacular, but these evolutions must continue to embrace nature and traditional style in a way that respects the design context of the neighborhoods surrounding the site.*

*The CDC provides design themes characteristics which have been addressed by the applicant within the provided narrative. Specifically, the applicant has aimed to denote compliance with things such as the unique site sensitive building location, access, views, solar gain, tree preservation, structural massing, building materials, and colors. The proposed design of the residence is radial in nature – a design feature that allows preservation of the existing knoll topography on the site while maximizing solar gain and views from the residence. The applicant references the natural geometry of radial shapes in nature and the unique opportunities on the site to utilize this design to preserve and frame the highpoint of the site. The proposed massing of the structure and exterior materials largely reflect the contemporary rustic designs recently seen within the Town, incorporating a mix of contemporary shed roof forms with vertical stone elements grounding the structure. The materials as proposed are rustic in style, intentionally designed to balance the modern shapes of the structure with the traditional mountain architectural designs of exterior wood, metal, and stone.*

### **17.5.5: Building Siting Design**

*The CDC requires that any proposed development blend into the existing land forms and vegetation. Lot 346 is a 2.78-acre triangular shaped lot that slopes from a high point knoll on the south side of the lot towards Benchmark Drive and the Galloping Goose Ski Run (see Figure 1). Although approximately half of the site consists of slopes greater than 30%, the disturbance of those slopes has been minimized with the siting of the residence as well as the unique design of the driveway. The knoll provides a relatively flat area for the location of the structure, while the driveway design of metal faced MSE gabions minimizes the need for invasive cuts and fills to access the building site. The lot is heavily forested with a spruce/fir mix in which the applicant intends to largely maintain to provide vegetative shielding to and from the site.*

### **17.5.6: Building Design**

*The building form and exterior wall form portray a mass that is thick and strong with a heavy grounded foundation largely being demonstrated using Oklahoma Blue Heart*

Stone. It should be noted that the proposed exterior stone work utilizes vertical arrangement which could potentially limit the grounded nature of the mass through the upward projection of the stone. The DRB will need to determine if this stone arrangement and palette meets the objectives of the CDC.

The roof form for the residence consists of multiple low pitch (1:12 & 2:12) shed roofs with additional flat roofing areas used minimally throughout. The proposed roofing material will be pre-patina copper flat seams arranged in a radial pattern. Unless the DRB grants a specific approval for non-rusted metal roofs, roofing shall be pre-treated to produce a rusting prior to placement on the roof. It should be noted that the proposal includes 3,713 sq. ft. of roof mounted PV panels on the Ski Lounge / Guest Suite.

The exterior wall composition has been modified slightly from the initial DRB Architectural Review, and is now proposed to consist of 37.4% stone veneer (Oklahoma Blue Heart Stone in random vertical arrangement), 13.9% reclaimed cypress 5" vertical barn wood, 23% glazing (Sapele Mixed Grain – Ebony Stained), 6.9% steel panels and columns, steel grate and steel railings; 12.7% copper panel siding and 4.1% board form concrete. The DRB will need to grant specific approvals for the use of copper panel siding, exterior wood under 8" minimum, and the use of board form concrete. The applicant has not indicated the exterior materials proposed for the 3 garage doors and 1 groomer garage door and will need to address compliance prior to approval.

The applicant has reduced the snow melt area of the project by 41% from the initial architectural review to 3,753.3 sq. ft. and has increased the PV area by 47.9% to 2,511 sq. ft. to help offset energy requirements for the system.

#### **17.5.7: Grading and Drainage Design**

The applicant has provided a grading and drainage plan prepared by Uncompahgre Engineering, LLC. The proposal provides positive drainage for the residence as well as disturbed areas including the driveway. As required by the CDC, all disturbed areas are to have final grades of 2:1 or less and the application indicates that has been accomplished. It should be noted that projects exceeding one acre of disturbance area will be required to work with the Colorado Department of Public Health and Environment, Water Quality Control Division to limit any storm water discharge.

#### **17.5.8: Parking Regulations**

The CDC requires all single-family development provide 2 enclosed spaces and two exterior spaces. The applicant has proposed 3 enclosed parking spaces and 4 exterior spaces proposed. All parking spaces are completely located within the property boundaries.

#### **17.5.9: Landscaping Regulations**

The applicant has submitted a full landscaping plan detailing the locations and types of plantings that will occur on the property. Included are 18 Lodgepole or Austrian Pines (8-10' in height), 20 Aspens (2.5 – 3.0" DBH, 1001 shrubs (dogwood, red-osier, native ninebark, rocky mountain sumac, rose woods' and potentillas - 5 gallon minimum), and are proposing revegetation using a native grass seed mix. The proposed exterior walkways are flagstone as allowed per the CDC. In addition, the applicant has provided a full irrigation schedule for the entire property demonstrating the locations of drip irrigation as well as the mechanical needs for the system to function properly.

#### **17.5.11: Utilities**

All shallow utilities are proposed to be within the driveway accessed by Benchmark Drive. Sanitary sewer will tie in to the existing sewer line to the east within the Galloping Goose Ski Run. Public Works has indicated that the existing 1" water line will need to be shut off and the proposed 2" water ran from that location. Any connections within or crossing Telluride Ski and Golf property must obtain proper approvals separately from DRB approval.

#### **17.5.12: Lighting Regulations**

The applicant has provided a lighting plan and isometric plan detailing light intensity on the site in accordance with the requirements of the CDC. The provided lighting schedule demonstrates the fixture types, wattage, and temperature of each fixture. It should be noted that there are several fixtures located on upper floors and decks that may not be considered in-rail or in-wall, louvered, or concealed – specifically the fixture labeled BX No. 8 Lighting LED Wet Location Downlight No8-J Module. In addition, within the courtyard or knoll and along the driveway there are fixtures that could be considered landscape lighting. Staff recommends that the DRB weigh in on the appropriateness of upper floor lighting and landscaping lighting within the courtyard to determine it complies and is not excessive.

#### **17.5.13: Sign Regulations**

The applicant is proposing a freestanding address monument made of steel with backlit cutout letters. The address monument is designed to be largely part of a planter / vertically stacked boulder wall, with the steel address plate rising above the wall to a height of 6 feet. While the sign complies with materials, all lighting provided must be downlit rather than backlit and any lettering needs to provide for additional reflectivity in the case of power outages. The applicant will need to modify this lighting feature to comply with the CDC. A portion of the proposed address monument is within the General Easement, but the CDC provides the following: "address monuments may be incorporated into a stone retaining wall that is in the general easement and is readily visible from a right-of-way".

### **Chapter 17.6: SUPPLEMENTARY REGULATIONS**

#### **17.6.1: Environmental Regulations**

*Fire Mitigation and Forestry Management:* The applicant has provided an area delineated as Zone 1 Defensible space on the site plan. Any larger scale wildfire mitigation / thinning projects are required to work with the planning department to determine appropriateness of the project.

*Steep Slopes:* Due to the unique location and topography of the site, staff believes that the applicant has worked to provide logical siting for the residence and the driveway. Due to the extent of slopes of 30%, the design of the driveway was driven by the need to minimize extensive cuts and fills. The site of the house on the flatter knoll portion of the property utilizes a stepped design to minimize cuts on the varied topography of the site. The applicant's alternative analysis is as follows; "It is not practicable to avoid all steep slope areas because the lot contains large areas of slopes that are 30% or greater. The disturbance to the steep slopes has been minimized and is necessary to allow for the reasonable use of the property, access the best views, and allow for ski-in/ski-out access". The home is sited in an area that generally has slopes less than 30% located around the knoll. The driveway must cross areas with steep slopes to provide access to the buildable area of the Site as discussed in the Design section above. The grading plan minimizes disturbance to steep slope areas by retaining walls. A Colorado PE has designed the civil plans for the development of the Site".

#### **17.6.6: Roads and Driveway Standards**

*The driveway design meets the standards of the CDC. The drive width is 12' of asphalt with 2' shoulders, one of which will be a v-pan adjacent the retaining wall. The driveway varies in slope from an initial grade of 4.40% with a maximum grade of 7.90%. There will be 6' high cut boulder wall on the uphill side of the drive and 8' to 9' MSE walls on the downhill side. Due to the location of the building site, the driveway will need to be constructed prior to commencing the building of the house. To ensure completion of the residence, staff recommends requiring the applicant submit foundation plans for development permit review prior to commencing construction on any access to the site.*

#### **17.6.8: Solid Fuel Burning Device Regulations**

*The applicant has indicated that all fireplaces within the residence will be natural gas burning fixtures.*

### **Chapter 17.7: BUILDING REGULATIONS**

#### **17.7.19: Construction Mitigation**

*The applicant has provided a construction mitigation plan to provide mitigation from offsite impacts of the project. It should be noted that due to the unique location of the site, the applicant will need to develop access to the site prior to constructing the residence on the knoll. As part of this, parking on site will be limited during the initial phase of the project. The applicant has indicated that there are 20 parking spaces along Benchmark Drive and an additional 10 spaces on site once construction begins. As part of the project, a 100 ft crane will be utilized to move materials. The contractor will be instructed to fence the site and any soil and or trees not to be removed will need to be protected throughout the project. Staff does have some concerns related to staging and offsite parking impacts, and it may be helpful to discuss additional mitigation steps such as neighborhood updates on the project as it begins to break ground.*

**Staff Recommendation:** Staff recommends the DRB approve the Final Architectural Review for Lot 346, 527 Benchmark Drive. If the DRB deems this application to be appropriate for approval, Staff requests said approval condition the items listed below in the suggested motion.

#### **PROPOSED MOTION - MINOR SUBDIVISION**

*Staff Note: It should be noted that reasons for approval or rejection should be stated in the findings of fact and motion.*

I move to approve the Final Architectural Review for a new single-family home located at Lot 346, based on the evidence provided within the Staff Report of record dated November 19, 2018 and with the following conditions:

- 1) The address monument lighting shall be fully shielded and downlit, and the lettering on the address monument shall have additional illumination in the event of power outage.
- 2) All garage doors shall be rich and interesting wood or metal sectional overhead doors. Prior to submittal of any development permits, the property owner shall demonstrate compliance with design criteria for garage doors.



- 3) Prior to commencing any construction on the site, the property owner shall provide documentation to planning staff of conformance with the Colorado Department of Public Health and Environment, Water Quality Division, storm water discharge regulations.
- 4) Prior to any Fire Mitigation tree removal, the property owner shall provide documentation to planning staff demonstrating a certified forester has determined the extent of any thinning work required for forest health.
- 5) Prior to construction of site access, the property owner will submit at a minimum, structural foundation permits for the single-family structure.
- 6) Prior to issuance of a CO the property owner will enter in to a General Easement Encroachment Agreement with the Town of Mountain Village for the address monument, utilities, and ski access retaining walls/boulder walls located with the General Easement on the property.
- 7) Prior to issuance of a CO the property owner will enter into an access agreement with Telluride Ski and Golf for ski access from Lot 346 to the Galloping Goose ski run.
- 8) A monumented land survey shall be prepared by a Colorado public land surveyor to establish the maximum building height and the maximum average building height.
- 9) A monumented land survey of the footers will be provided prior to pouring concrete to determine there are no additional encroachments into the GE.



# DESIGN REVIEW PROCESS APPLICATION

**PLANNING & DEVELOPMENT SERVICES**  
 455 Mountain Village Blvd. Suite A  
 Mountain Village, CO 81435  
 970-728-1392  
 970-728-4342 Fax  
 cd@mtnvillage.org

DESIGN REVIEW PROCESS APPLICATION		
APPLICANT INFORMATION		
<b>Name:</b> Alpine Planning, LLC	<b>E-mail Address:</b> chris@alpineplanningllc.com	
<b>Mailing Address:</b> P.O. Box 654	<b>Phone:</b> (970) 964-7927	
<b>City:</b> Ridgway	<b>State:</b> CO	<b>Zip Code:</b> 81432
<b>Mountain Village Business License Number:</b> 005758		
PROPERTY INFORMATION		
<b>Physical Address:</b> 527 Benchmark Drive		<b>Acreage:</b> 2.78 acres
<b>Zone District:</b> Single-family	<b>Zoning Designations:</b> Single-family	<b>Density Assigned to the Lot or Site:</b> 4 person equivalents
<b>Legal Description:</b> Lot 246, Mountain Village Filing No. 24		
<b>Existing Land Uses:</b> Vacant		
<b>Proposed Land Uses:</b> Single-family dwelling		
OWNER INFORMATION		
<b>Property Owner:</b> Bass Telluride, LLC, a Texas limited liability company	<b>E-mail Address:</b> Please call Alpine Planning if you need client email**	
<b>Mailing Address:</b> 6330 Brompton RD	<b>Phone:</b> Please call Alpine Planning if you need the client phone #**	
<b>City:</b> Houston	<b>State:</b> TX	<b>Zip Code:</b> 77005
DESCRIPTION OF REQUEST		
Design Review Process for a single-family home.		

\*\*Client desires to keep email and phone number confidential and not public record.



# DESIGN REVIEW PROCESS APPLICATION

PLANNING & DEVELOPMENT SERVICES  
455 Mountain Village Blvd. Suite A  
Mountain Village, CO 81435  
970-728-1392  
970-728-4342 Fax  
cd@mtnvillage.org

## TOWN OF MOUNTAIN VILLAGE FEE REQUIREMENTS ACKNOWLEDGEMENT

The Town of Mountain Village requires specific fees to be paid with a development application including legal and attorney fees associated with processing land development applications, inquiries and review. Please read and acknowledge the below fee requirement which are found at Community Development Code Section 17.4.4. General Provisions Applicable to All Development Application Classes, Section L. Fees.

### L. Fees

**1. Fee Schedule.** The Town Council shall, from time to time, adopt a fee resolution setting forth all development application fees and associated permit fees. Fees for submittals not listed in the fee schedule resolution shall be determined by the Director of Community Development on a case-by-case basis determined by the similarity between the submittal and the development applications listed on the fee schedule together with the estimated number of hours of staff time the review of the submittal will require. No development application shall be processed, nor any development or building permits shall be issued until all outstanding fees or moneys owed by the applicant, lot owner, developer or related entity, as defined by the Municipal Code, to the Town, in any amount for any purpose, including but not limited to any fees, delinquent taxes, required Town licenses, permit fees, court fines, costs, judgments, surcharges, assessments, parking fines or attorney's fees are paid to the Town.

**2. Town Attorney Fees.** The applicant shall be responsible for all legal fees incurred by the Town in the processing and review of any development application or other submittal, including but not limited to any Town Attorney fees and expenses incurred by the Town in the legal review of a development application together with the legal review of any associated legal documents or issues. Legal expenses so incurred shall be paid for by the applicant prior to the issuance of any permits.

**3. Property or Development Inquiries.** The Town requires that Town Attorney legal fees and expenses be paid for all development or property inquiries where a legal review is deemed necessary by the Town. The developer or person making the inquiry, whichever the case may be, shall be informed of this obligation and execute a written agreement to pay such legal expenses prior to the Town Attorney conducting any legal review. A deposit may be required by the Director of Community Development prior to the commencement of the legal review.

**4. Other Fees.** The applicant shall be responsible for all other fees associated with the review of a development application or other submittal conducted by any outside professional consultant, engineer, agency or organization and which are deemed necessary by the Town for a proper review.

**5. Recordation Fees.** The Community Development Department will record all final plats, development agreements and other legal instruments. The applicant shall be responsible for the fees associated with the recording of all legal instruments.

I have read and acknowledge the fee requirements associated with my application.

Eric Bass, Manager Bass Telluride, LLC  
(signature required)

6.5.18

(date)



# DESIGN REVIEW PROCESS APPLICATION

PLANNING & DEVELOPMENT SERVICES  
455 Mountain Village Blvd. Suite A  
Mountain Village, CO 81435  
970-728-1392  
970-728-4342 Fax  
cd@mntvillage.org

I, Eric Bass, the Manager of Bass Telluride, LLC, the owner of Lot 347 (the "Property") hereby certify that the statements made by myself and my agents on this application are true and correct. I acknowledge that any misrepresentation of any information on the application submittal may be grounds for denial of the development application or the imposition of penalties and/or fines pursuant to the Community Development Code. We have familiarized ourselves with the rules, regulations and procedures with respect to preparing and filing the development application. We agree to allow access to the proposed development site at all times by members of Town staff, DRB and Town Council. We agree that if this request is approved, it is issued on the representations made in the development application submittal, and any approval or subsequently issued building permit(s) or other type of permit(s) may be revoked without notice if there is a breach of representations or conditions of approval. By signing this acknowledgement, I understand and agree that I am responsible for the completion of all required on-site and off-site improvements as shown and approved on the final plan(s) (including but not limited to: landscaping, paving, lighting, etc.). We further understand that I (we) are responsible for paying Town legal fees and other fees as set forth in the Community Development Code.

**OWNER/APPLICANT  
ACKNOWLEDGEMENT  
OF RESPONSIBILITIES**

6.5.18

Signature of Owner

Date

Eric Bass, Manager Bass Telluride, LLC

Christopher Hawkins

Digitally signed by Christopher Hawkins  
Date: 2018.06.13 14:21:17 -06'00'

6/13/2018

Signature of Applicant/Agent

Date

**OFFICE USE ONLY**

**Fee Paid:**

**By:**

**Planner:**




## DESIGN REVIEW PROCESS APPLICATION

PLANNING & DEVELOPMENT SERVICES  
455 Mountain Village Blvd. Suite A  
Mountain Village, CO 81435  
970-728-1392  
970-728-4342 Fax  
cd@mtnvillage.org

### OWNER AGENT AUTHORIZATION FORM

I have reviewed the application and hereby authorize (agent name) Chris Hawkins & Tommy Hein  
of (agent's business name) Alpine Planning, LLC + Tommy Hein Architects to be and to act as my designated  
representative and represent the development application through all aspects of the development review  
process with the Town of Mountain Village.

  
\_\_\_\_\_  
(Signature)

6.5.18  
\_\_\_\_\_  
(Date)

Eric Bass, Manager Bass Telluride, LLC  
(Printed name)

# BASS Camp



Lot 346 Final Review

Tommy Hein  
ARCHITECTS

ALPINE  
PLANNING

## Site Context

Telluride Bass, LLC (“**Owner**”) desires to construct a new home on Lot 346 located at 527 Benchmark Drive (“**Site**”). This project is about Eric and Shanna Bass building a legacy in Mountain Village for their family and future generations to enjoy. The Bass’ have lived in their current house in Mountain Village for a decade and have found the Site to build their “forever” spot.

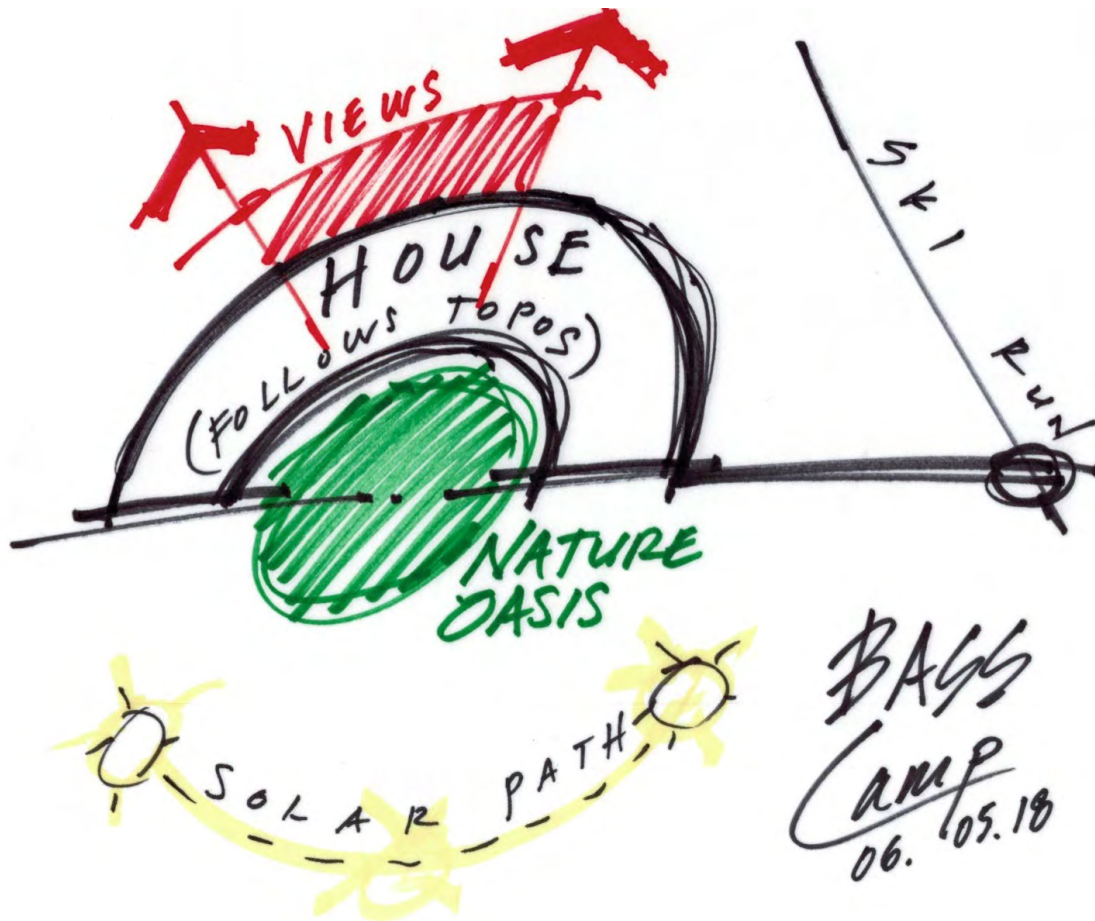
The Site is a unique 2.8-acre triangular parcel at the top of Benchmark Drive bordering the Galloping Goose Ski Run to the east. Two other houses exist on neighboring Lots 347 and 386A to the south. These houses on the adjoining lots appear to have been carefully planned to anticipate development on this lot and are positioned at their perimeters to not have any adverse view impacts. The Site is characterized by a knoll located on the south side, its unique triangular shape, and a dense forest. The site has an elevation gain of 86 feet from a low USGS elevation of 10,082 to a high of 10,168 located at the top of the knoll. Figure 1 provides a Site context map.

## Site Design

The Site characteristics discussed above are the main driving influences in the design of the Bass’ new home, with the home designed to wrap around the knoll and following the topography while providing primary northern views to the north and ski access to the adjacent Galloping Goose Ski Run. Steep slopes located on the lower elevations of the Property property reinforce the knoll area as the building site.

The proposed design is based on site sensitivity with an emphasis on the driveway and home following the topography and wrapping around the knoll with the low profile building that is built into the side of the knoll. The design was also based on ensuring that neighbor views were not impacted and on privacy to keep the house concealed. The heavily treed site ensures that the house will be buffered from surrounding homes and

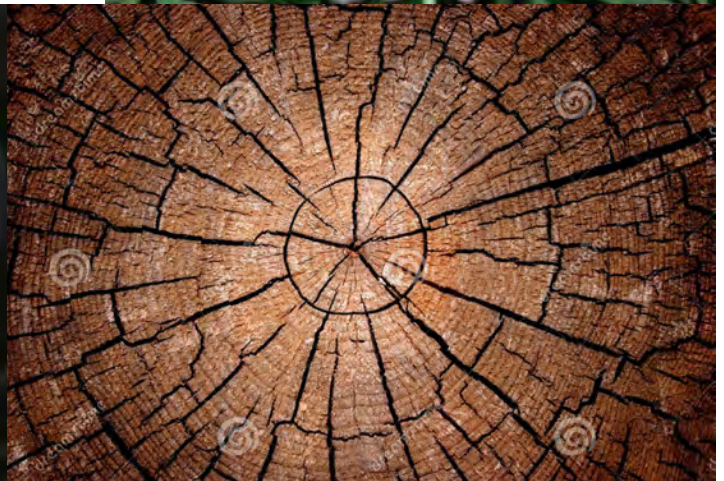




the adjoining ski run.

### Special Knoll

The ideal building location is the highpoint of the site on the natural knoll. Instead of building directly on this special place, we are building around it to preserve and frame this natural oasis. All living spaces radiate from the knoll forming the unique semi-circular shape that reaches into the landscape. This geometry conforms to the natural topography of the hillside and is inspired by radial shapes in our environment. The radial shape, although unique for mountain village, is a manifestation of nature itself. The design of the structure was discovered, not





imagined and has grown sensitively out of this particular place.

### Design Influences

The design is influenced by Ancestral Pueblo design found within region, with the semicircular design wrapping around the knoll towards views to the north and solar access. Throughout history, humans have harnessed the sun for solar gain, natural light, and warmth. We are embracing the panoramic views to the north and welcoming the sun through our east-west oriented, south-facing courtyard space.

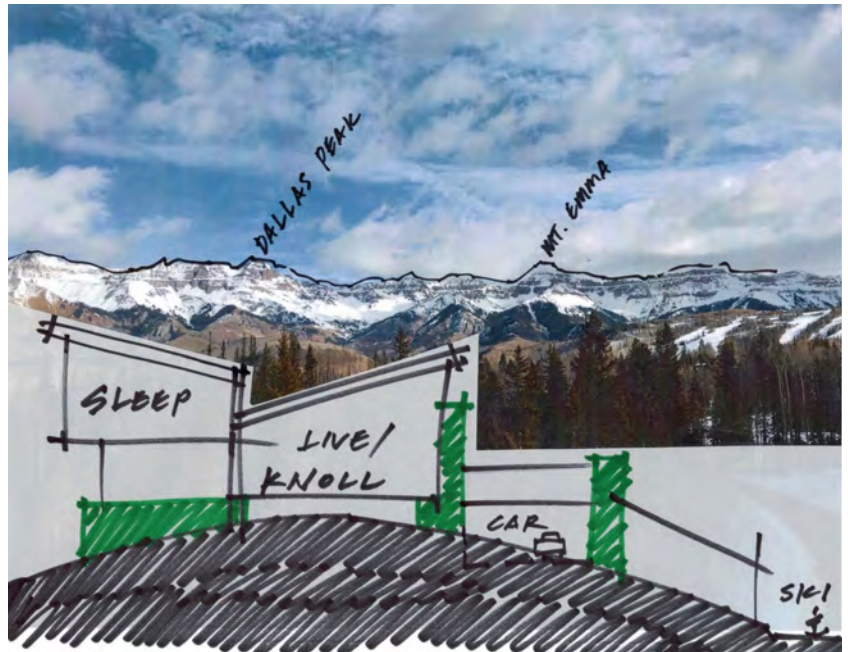


### Massing

The main forms are simple sheds sloping up to the views at the living and master suite. Connecting roof areas are flat and conform to the radial plan to keep as simple as possible. Vertical stone elements rise up from the earth to greet the sky at various points denoting the enclosed functions of fire, support, or circulation.

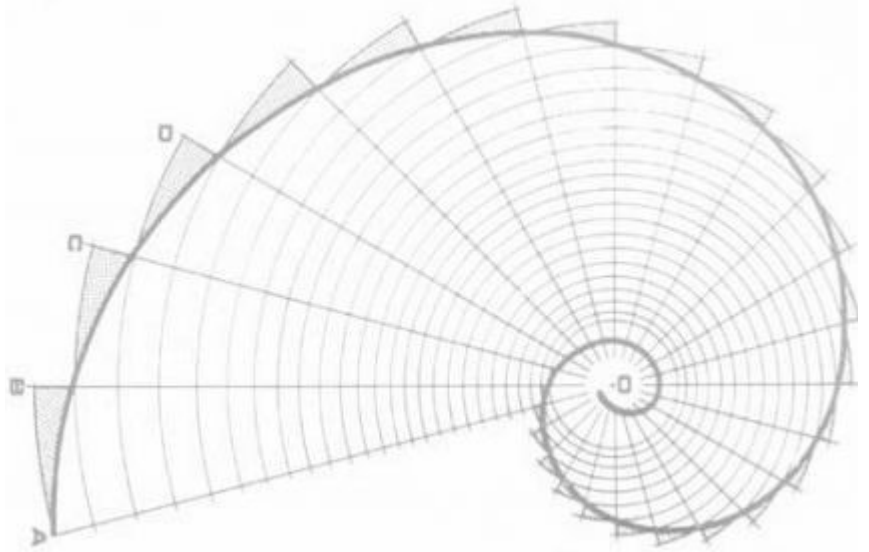
### Materials

The materials are intentionally vintage, rustic, and raw to counteract the modernity of the forms and overall radial geometry. A warm, balanced color palette blends seamlessly with nature. Vertical curving stone recalls the Ancestral Puebloan precedents of our broader region.



## Driveway

Accessing the knoll posed its own unique challenges. We needed to gain 50 feet in elevation from the highest access point along Benchmark Drive and required over 500 feet of run to achieve a continuous, gentle grade. We worked closely with the civil engineer to discover the most sensitive path through the site, which required the least amount of grading and saved the most trees. This path was then geometrically refined from the center of the knoll down to the road.



## Skiing

The ski run is almost 350 feet from the knoll and 35 feet below. This distance and height inspired the linear, stepping massing and stairs with radiating spaces to the ski run and views. The Guest Wing/Ski House is connected to the main area of the residence via an enclosed, yet light-filled bridge floating through the forest, with stairs leading down to the ski-in/ski-out area.



## Project Geography

Geography and Zoning Requirements		
	Existing/Requirement	Proposed (Approx.)
<b>Lot Size</b>	2.78 acres	No Change
<b>Floor Area (Gross)</b>	No Floor Area Requirement	18,815 sq. ft.
<b>Zone District</b>	Single-family Zone District	No Change
<b>Maximum Building Height</b>	35 feet	34 - 9 3/4"
<b>Average Building Height</b>	30 feet	20.42 Feet
<b>Lot Coverage</b>	30%	13.5%
<b>Setbacks</b>		
	Front - North	16 Feet
	Rear - South	16 Feet
	Side - East	16 Feet
	Side - West	16 Feet
<b>Parking</b>	2 enclosed spaces + 2 unenclosed	3 garage + 4 surface

## Design Refinements Since the DRB Initial Review

### MASSING

We reoriented the entry sequence around the south from the guest parking area and shortened the projecting bridge deck above. We refined the dining area and master suite wing for more privacy and reduced its apparent height to two stories by raising the grade below. We also raised the grade back to its natural state below the living room to further reduce the mass in this area. The ski/guest house evolved significantly with the addition of the indoor hot tub and reorientation of the bedroom suites while maintaining the stepped massing that follows the hillside and reduces visual impact to the ski run below.

### BRIDGE RE-DESIGN

We have eliminated the arch structure and simplified to an exposed steel truss design. Glazing is reduced on the north to screen the motor court below and changes from open to closed on the south to uniquely experience the forest and light as you move from the main house to the guest area.

### SKI ACCESS

We are retaining more trees adjacent to the ski run to provide additional screening for the structure, and the ski court area has been significantly reduced and redesigned to minimize visual and site impacts. We devised a sloping yard that connects the ski in/out to the main lounge level allowing ski access from any location along the slope. This redesign will ensure that there will be no confusion with the home being a private residence and not a public facility.

The ski resort access stairs have been simplified and reduced in width. The stairs now run along the south setback line as a series of shallow steps and landings. The groomer garage/storage area has been recessed and is now on the same radial grid as the spaces above, and is hidden from the ski run.

### SKI RETAINING WALLS

We have removed all the retaining walls in the south setback and are only requesting walls in the east setback adjacent to the ski area for ski access and to privately groom this area.

## Steep Slopes

The Property contains steep slopes that are 30% or greater. Section 17.6.1(C)(2)(a) of the Community Development Code CDC states that:

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

i. In evaluating practicable alternatives, the Town recognizes that it may be necessary to permit disturbance of slopes that are 30% or greater on a lot to allow access to key viewsheds, avoid other environmental issues, buffer development and similar site-specific design considerations.”

It is not practicable to avoid all steep slope areas because the Site contains large areas of slopes that are 30% or greater. The disturbance to the steep slopes has been minimized and is necessary to allow for the reasonable use of the property, access the best views, and allow for ski-in/ski-out access. The home is sited in an area that generally has slopes less than 30% located around the knoll. The driveway has to cross areas with steep slopes to provide access to the buildable area of the Site as discussed in the Design section above. The grading plan minimizes disturbance to steep slope areas through the use of retaining walls. A Colorado PE has designed the civil plans for the development of the Site.

## General Easement

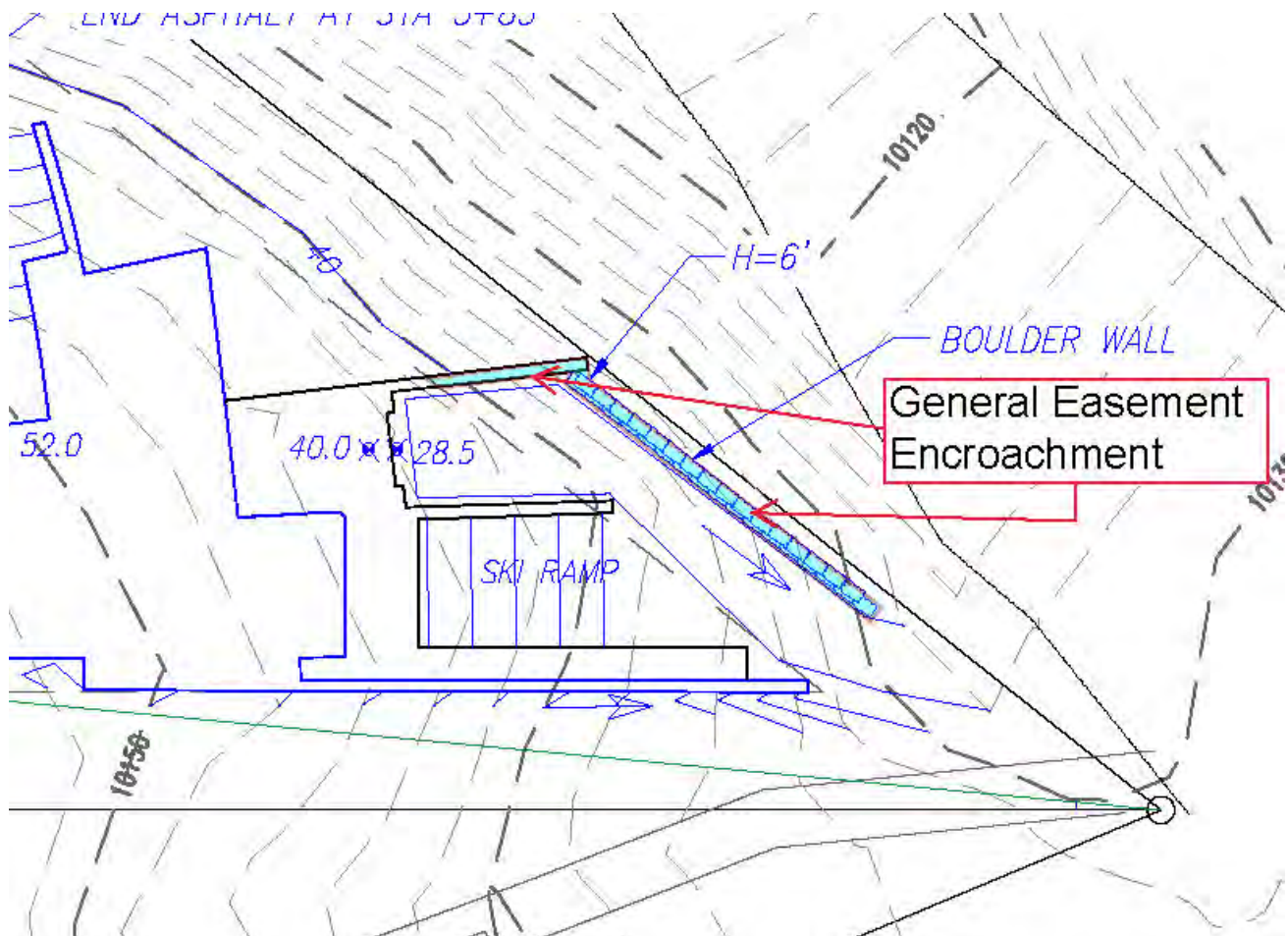
The site plan shows grading in the general easement for the address monument, driveway, utilities, ski-in/ski-out access, and for limited layback during construction. The layback areas will be revegetated and landscaped after construction.

CDC Section 17.3.14 states:

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

1. Review authority approved accessways for direct access, including driveways, walkways, and ski trails and ski lifts for ski area access.
  - a. Accessway impacts to the general easement shall be minimized to the extent practical, such as a perpendicular crossing of the easement setback area.
  - b. Accessways shall not exceed the minimum Town standards for construction, such as the minimum width.

The retaining walls are needed for ski access and should therefore be a permitted use in the general easement, just like retaining walls are oftentimes required for vehicular access to a property, with such walls treated as a permitted use in the general easement. Figure 1 shows the proposed retaining walls in the general easement that are needed to provide ski-in/ski-out access. The retaining walls are needed due to the topographic change between the ski run and the finished floor of the Ski Lounge with approximately 12 feet of grade change. The retaining walls are also needed to provide for ski grooming access from the Groomer Garage.



The address monument, utilities and driveway are expressly permitted uses in the general easement.

## Driveway Retaining Wall Height

The driveway has been designed to minimize site disturbance and disturbance to steep slopes utilizing a downhill retaining wall that has heights ranging from six to nine feet tall as shown on Sheet C2 of the plan set. CDC Section 17.6.6(B)(7)(a) establishes a maximum retaining wall height of five feet. CDC Section 17.6.6(B)(23) states that the DRB "...may grant a variation to the driveway standards provided the review authority finds such exemption will not adversely affect public health, safety and welfare". We believe that the use of the retaining wall prevents significant downhill fill and tree removal within the Site, and provides the best solution for providing access to the buildable area of the site that also has the best views. The retaining walls will not adversely affect the public health, safety or welfare and have been designed by a Colorado Professional Engineer. The design of the retaining wall surface is discussed in the exterior material section below.

## Exterior Material, Roof Design and Retaining Wall Design

The proposed home is designed with the following exterior materials:

- Oklahoma Blue Heart Stone (37.4%)
- 5" Charred Cypress Siding (13.9%) - Design Variation Request
- Glazing (23%)
- Steel Panels/Steel Columns/Metal Accent Steel (6.9%)
- Copper Panels, Fascia/Accent (12.7%)
- Heavy Timbers (1.9%)
- Board Form Concrete (4.1%) - Specific Approval Request
- Patinated Flat Seem Copper, Non-Reflective Roof
- Flagstone Patios

The proposed roof design provides "...a composition of multiple forms that emphasize sloped planes, varied ridgelines and vertical offsets..." as required by the Design Regulations. Vertical stone walls, stone columns and a main chimney above the roofline further break up the massing. Solar panels are proposed over the Guest Wing/Ski House in order to offset some of the home's energy use.

The driveway retaining wall is proposed to be designed with perforated 3/8" thick steel mill finish panels with stone filled hifiker walls behind. The panels are proposed to be varying heights as shown on Sheet A2.5 and will naturally rust to blend into the site and landscaping. The guardrail is proposed to be constructed of steel posts and heavy timbers.

The ski-in/ski-out access retaining walls are proposed to be a stone faced veneer to match the home and a boulder retaining wall as shown on Sheet C-1 and the associated building elevations.

## Landscaping

The proposed landscaping plan is shown on Sheets L-1.0 through L2.2. The landscaping plan is proposing the use of 18 Lodgepole pines or Australian pines that are eight to ten feet in height; 20 Aspen trees that have a 2.5 to 3 inch caliper dbh; 1001 shrubs (Dogwood, Red-osier; native Ninebark; Rocky Mountain Sumac, Rose Woods' and Potentillas); and revegetation with a native grass seed mix. The primary goal of the landscaping

plan is to preserve as many of the existing trees as possible except for the trees that have to be removed for fire mitigation.

## Lighting

The lighting plans are shown on Sheets LTO.10 through LTO.10I, with the last sheet showing the isometric lighting plan as required by the Lighting Regulations. The isometric plans shows that lighting is confined to the sight, with full cut-off fixtures, recessed can lights, strip lights and similar as documented in the Lighting Specifications. The lighting plan focuses exterior lighting onto entries, steps, patios and outdoor spaces, with low level lighting of the driveway proposed to help enhance driver safety.

## Design Variation Request

CDC Section 17.5.6(E)(2)(c) requires that wood siding have a minimum dimension of 1" x 8" and does not allow for specific approvals for siding of less than 8" width. Tommy Hein is proposing to use 5" to 5 1/2" charred cypress siding on approximately 13.9% of the exterior home facade as shown on the elevations. Cypress is an ideal wood for siding because it is just like redwood and cedar siding, and resists rot. The variance is needed because the Owner and Tommy Hein desire to use this charred, shou sugi ban, cypress product that is very complimentary to the overall design.

CDC Section 17.5.7(F)(1) states:

"In areas visible from public view, retaining structures shall be constructed of boulders or concrete walls faced with preapproved stone veneer or with preapproved stone walls."

Tommy Hein is also proposing the use of a painted, perforated 3/8" thick steel panel as the exterior finish for the driveway retaining walls as illustrated on Sheet A2.5. Both of these design elements will therefore require a design variation pursuant to CDC Section 17.4.11(E)(5).



CDC Section 17.4.11(E)(5)(e) establishes the following design variation criteria, with our comments on how the variation meets the criterion shown in *italics*:

- i. The design variation is compatible with the design context of the surrounding area. *The design variations are compatible with surrounding area development. The 5" siding is used a small percentage of the overall home; 5" charred cypress siding is desired to better fit the intended design; and cypress siding is a very durable exterior material. The siding is proposed to be used in limited areas and bands which minimizes the impact of a smaller dimensioned siding. The cypress siding is an accent material that fits into the overall mountain modern design. The steel panel for the retaining walls are intended to artistically screen the hillside walls while also providing a rustic, modern wall finish that better fits and blends with the site due to the forested area between Benchmark Drive and the lower retaining wall. The panels will also blend into the site due to the rusted color and lineal panel design that should match the surrounding tree pattern. Rusted metal material is compatible with design in Mountain Village due to its utilitarian appearance, historic context and how it is being used in context with a modern mountain home design. The rusted metal panels will also be softened through grasses and vegetation planted behind and in front of the panels.*
- ii. The design variation is consistent with the Town Design Theme. *The variations are consistent with the Town Design Theme because the overall design is strongly influenced by the site and nature; the architecture and landscaping are responsive to alpine design; the architecture is a blend of high alpine, Native American and local mountain modern design; and the use of smaller dimensioned siding and rusted metal retaining wall finish allows for the desired design that is compatible with surrounding area development.*
- iii. The strict development application of the Design Regulations(s) would prevent the applicant or owner from achieving its intended design objectives for a project. *The CDC requires the use of 8" wide wood siding and unfortunately does not provide an allowance for DRB specific approval. The strict application of the 8" siding standard would preclude the use of 5" charred cypress siding because the desired product is not available with width greater than 5". The use of 5" charred cypress siding is an important design objective of the Owner and Tommy Hein. The strict application of CDC on requiring either stone or boulder walls also prevents the consideration of alternative retaining wall finish materials. The Owner and Tommy Hein desire to create a more rustic, modern retaining wall finish that is complimentary to the overall home design.*
- iv. The design variation is the minimum necessary to allow for the achievement of the intended design objectives. *The design variations are the minimum necessary to allow for the use of 5" charred cypress siding and metal panel retaining wall finish.*
- v. The design variation is consistent with purpose and intent of the Design Regulations. *The variations to allow 5" siding versus 8" siding, and a rusted metal retaining wall finish that blends into the site are consistent with the Design Regulations purpose because the overall design of the Bass Residence fits the site; minimizes site disturbance; promotes great civic design; and is compatible with the natural beauty of the area.*
- vi. The design variation does not have an unreasonable negative impact on the surrounding neighborhood. *The design variations to allow a perforated, rusted metal panel retaining wall finish that blends into the site due to lineal design, color and landscaping; and to allow 5" siding rather than 8" siding for only 14% of the entire facade area will not have an unreasonable or negative impacts on the surrounding neighborhood. The cypress siding is an accent material that does not predominate the design or any single facade. Landscaping will grow into the rusted panels overtime to further soften the walls and allow the walls to blend into the site.*

- vii. The proposed design variation meets all applicable Town regulations and standards. *The design variations comply with all other requirements of the CDC.*
  
- viii. The variation supports a design interpretation that embraces nature, recalls the past, interprets our current times, and moves us into the future while respecting the design context of the neighborhood surrounding a site. *The variations to allow for a slightly narrower dimension for siding and for rusted metal panels embrace nature; interpret our time; and allow for a more modern yet rustic design that respects the design context of the surrounding neighborhood. The rusted metal panels will be further softened by plantings in front of and behind the panels that grow into the wall over time.*







Tommy Hein  
ARCHITECTS

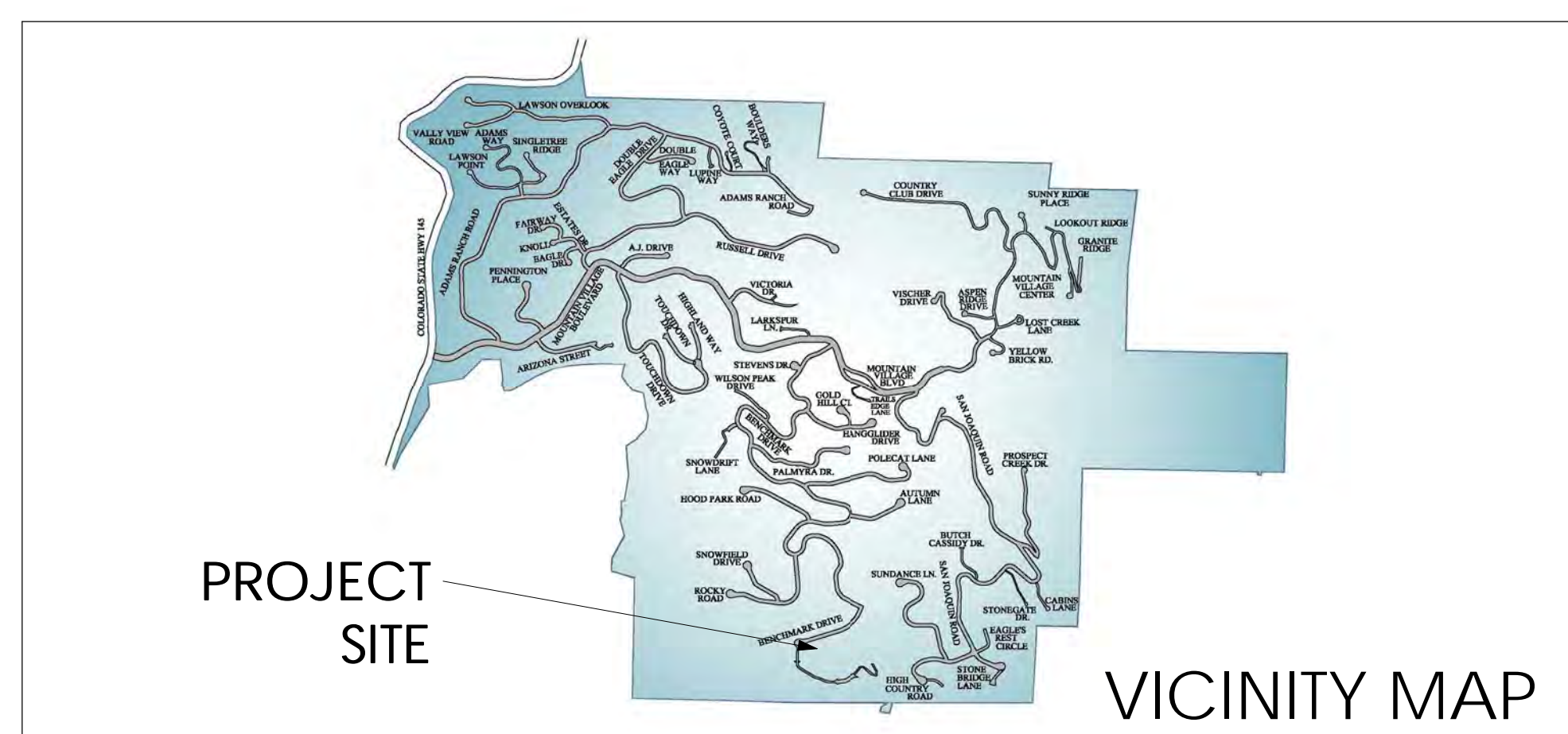


# LOT COVERAGE & FLOOR AREA CALCULATIONS

STANDARDS	ALLOWED	PROPOSED
<b>LOT COVERAGE</b>		
GROSS LOT AREA (S.F. AND ACREAGE)	< 30% LOT COVERAGE	2.78 ACRES= 121,097 s.f. MAX COVERAGE= 36,329.1 s.f. COVERAGE SF= 16,373.2 s.f. COVERAGE %= 13.5 % (13.5% IS 16.5% BELOW THE ALLOWABLE 30%)
LOT COVERAGE	< 30%	
FLOOR AREA		SEE SHEET A1.1/1.2 FOR ALL AREA CALCULATIONS
<b>MISC REQUIREMENTS</b>		
BUILDING SETBACKS	16'	N=84'-3" S=18'-2" E=54'-1" W=0'-0"
BUILDING HEIGHT		
- MAXIMUM	- 35'	- 34'-9 3/4" +/-
- AVERAGE	- 30'	- 13.51' +/-
NUMBER OF UNITS BY TYPE	- 1 RESIDENTIAL	- 1 RESIDENTIAL
PARKING SPACES		
- ENCLOSED	- 2 ENCLOSED	- 3 ENCLOSED
- SURFACE	- 2 SURFACE	- 3 SURFACE
SNOWMELT AREA	- 1000 S.F.	- 3,753.3 SF
EXTERIOR MATERIALS	- SEE A3 SERIES	- SEE A3 SERIES

## CODE SUMMARY

ZONING -SINGLE FAMILY RESIDENTIAL  
 BUILDING CODE -IRC-2012  
 DESCRIPTION -2.0 STORY WITH BASEMENT  
 OCCUPANCY CLASSIFICATION -IRC 1&2  
 AUTOMATIC FIRE SPRINKLERS -NFPA 13D- SPRINKLERED GREATER THAN 3,600 S.F.  
 FIRE RESISTIVE RATING SHAFT ENCLOSURES - 1 HR.  
 EXIT ENCLOSURE RATING 1 HR.  
 ELEVATOR SHAFT 2 HR.



## Sheet List

Sheet Order	Sht #	Sheet Name
1	A0.0	PROJECT INFORMATION
1	A0.1	PROJECT DESIGN NARRATIVE
1	A0.2	SITE PHOTOS
1	A0.3	CONTEXT MAP
2	---	TOPOGRAPHY/ SLOPE SURVEY
4	C1	NOTES
4	C2	DRIVEWAY PLAN AND PROFILE
4	C3	UTILITIES
4	C4.1	ROAD SECTIONS
4	C4.2	ROAD SECTIONS
4.1	L1.0	LANDSCAPE SITE PLAN
4.1	L1.1	LANDSCAPE SITE PLAN
4.1	L1.2	LANDSCAPE SITE PLAN
4.1	L2.0	LANDSCAPE PLANTING PLAN
4.1	L2.1	LANDSCAPE PLANTING PLAN
4.1	L2.2	LANDSCAPE PLANTING PLAN
4.11	IR-0.0	IRRIGATION LEGEND & NOTES
4.12	IR-2.0	IRRIGATION PLAN
4.13	IR-2.1	IRRIGATION PLAN
4.14	IR-2.2	IRRIGATION PLAN
4.15	IR-3.0	IRRIGATION DETAILS
4.16	IR-3.1	IRRIGATION DETAILS
4.2	LT0.10	LANDSCAPE POWER PLAN
4.2	LTO.101	ISOMETRIC OVERALL LIGHTING PLAN
4.2	LT1.00	LOWER LEVEL LIGHTING KEYPLAN
4.2	LT1.10	LOWER LEVEL LIGHTING KEYPLAN
4.2	LT1.11	LOWER LEVEL LIGHTING KEYPLAN
4.2	LT1.12	LOWER LEVEL LIGHTING KEYPLAN
4.2	LT1.20	MAIN LEVEL LIGHTING KEYPLAN
4.2	LT1.30	UPPER LEVEL LIGHTING KEYPLAN
4.3	A1.0	CONTEXT SITE PLAN
4.3	A1.1	SITE PLAN
4.3	A1.1a	TREE REMOVAL PLAN
4.3	A1.2	CONSTRUCTION MITIGATION PLAN
5	A2.0	AREA DIAGRAMS & SCHEDULES
5	A2.1	SITE COVERAGE
5	A2.2	SNOWMELT CALCULATIONS
5	A2.3	MASSING DIAGRAMS
5	A2.4	MASSING DIAGRAMS
5	A2.4a	ADDRESS MONUMENT
5	A2.5	DRIVE WALLS STUDY
5	A2.6	EXTERIOR PERSPECTIVES
5	A2.6a	EXTERIOR PERSPECTIVES
5	A2.7	EXTERIOR PERSPECTIVES
5	A2.8	EXTERIOR PERSPECTIVES
5	A2.9	EXTERIOR PERSPECTIVES
5	A2.9a	EXTERIOR PERSPECTIVES
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5	A2.9c	EXTERIOR PERSPECTIVES
5	A2.9d	EXTERIOR PERSPECTIVES
5	A2.9e	EXTERIOR PERSPECTIVES
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5	A2.9i	EXTERIOR PERSPECTIVES
5	A2.9j	EXTERIOR PERSPECTIVES
5	A2.9l	EXTERIOR PERSPECTIVES
5.2	A2.24	ENTRY LEVEL PLAN OVERALL
5.2	A2.24a	ENTRY LEVEL PLAN (WEST)
5.2	A2.24b	ENTRY LEVEL PLAN (EAST)
5.2	A2.25	MAIN LEVEL PLAN OVERALL
5.2	A2.25a	MAIN LEVEL PLAN (WEST)
5.2	A2.25b	MAIN LEVEL PLAN (EAST)
5.2	A2.26	MASTER LEVEL PLAN
5.2	A2.27	SKI HOUSE LEVEL 03 PLAN
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5.2	A2.29	SKI LOUNGE PLAN
5.2	A2.30	SKI COURT PLAN
5.2	A2.31	ROOF PLAN
6	A3.0	EXTERIOR MATERIALS
6	A3.1a	BUILDING HEIGHT COMPLIANCE ANALYSIS
6	A3.1b	AVERAGE BUILDING HEIGHT ANALYSIS
6	A3.1c	35' HEIGHT COMPLIANCE DIAGRAM
6	A3.2a	ELEVATIONS
6	A3.2b	ELEVATIONS sans TREES
6	A3.3a	NORTH ELEVATION sans TREES
6	A3.3b	NORTH ELEVATION sans TREES
6	A3.3c	NORTH ELEVATION sans TREES
6	A3.4a	SOUTH ELEVATION sans TREES
6	A3.4b	SOUTH ELEVATION sans TREES
6	A3.4c	SOUTH ELEVATION sans TREES
6	A3.5a	ELEVATIONS
6	A3.5b	ELEVATIONS sans TREES
6	A3.6a	EAST ELEVATION sans TREES
6	A3.6b	EAST ELEVATION sans TREES
6	A3.7a	WEST ELEVATION sans TREES
6	A3.7b	WEST ELEVATION sans TREES

## PROJECT TEAM

**OWNER:**  
 ERIC & SHANNA BASS  
 c/o TOMMY HEIN ARCHITECTS

**ARCHITECT:**  
 TOMMY HEIN ARCHITECTS  
 TOMMY HEIN  
 108 S. OAK ST. P.O. BOX 3327  
 TELLURIDE, CO 81435  
 p. 970.728.1220 f. 970.728.1294  
 TOMMY@TOMMYHEIN.COM

**PROJECT PLANNER:**  
 ALPINE PLANNING, LLC  
 CHRIS HAWKINS  
 P.O. BOX 654  
 RIDGWAY, CO 81432  
 p. 970.964.7927  
 CHRIS@ALPINEPLANNINGLLC.COM

**CONTRACTOR:**  
 FORTENBERRY RICKS, LLC  
 PAUL RICKS  
 52 PILOT KNOB LN.  
 TELLURIDE, CO 81435  
 970.728.4321  
 PAUL@FORTENBERRY.COM

**INTERIORS:**  
 STUDIO FRANK  
 CATHERINE FRANK  
 495 S. TOWNSEND ST.  
 TELLURIDE, CO 81435  
 970.728.0662  
 CATHERINE@STUDIOFRANK.COM

**LANDSCAPE:**  
 DESIGN WORKSHOP  
 MIKE TUNTE  
 120 EAST MAIN ST.  
 ASPEN, CO 81611  
 970.399.1438  
 MTUNTE@DESIGNWORKSHOP.COM

**CIVIL:**  
 UNCOMPAGRE ENGINEERING, LLC  
 DAVID BALLODE, P.E.  
 P.O. BOX 3945  
 TELLURIDE, CO 81435  
 970.729.0683  
 DBALLODE@MSN.COM

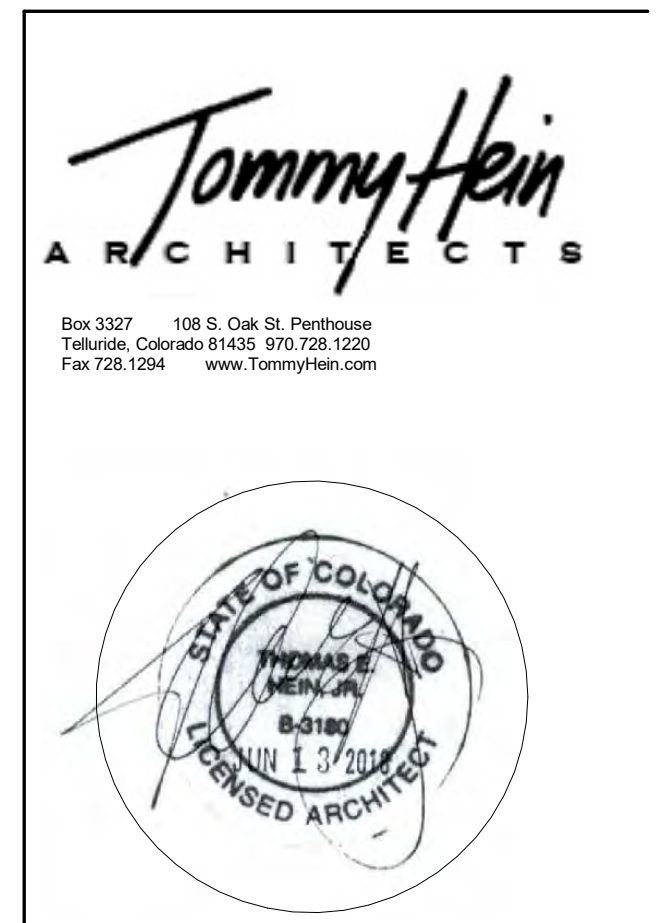
**STRUCTURAL:**  
 COLORADO STRUCTURAL  
 MIKE ARBANEY  
 315 BELLEVUE, SUITE 2B  
 P.O. BOX 2544  
 CRESTED BUTTE, CO 81224  
 970.349.5922  
 MIKE@COLORADOSTRUCTURAL.COM

**MECHANICAL, ELECTRICAL, PLUMBING:**  
 HUGHES CONSULTING ENGINEERING  
 DIMITRI MERRILL  
 220 W. COLORADO AVE.  
 TELLURIDE, CO 81435  
 p. 970.239.1949  
 DIMITRI@HCE-PA.COM

**LIGHTING:**  
 ROBERT SINGER & ASSOCIATES INC.  
 ROBERT SINGER  
 P.O. BOX 8929  
 ASPEN, CO 81621  
 p. 970.963.5692 f. 970.963.5684  
 RSINGER@ROBERTSINGERLIGHTING.COM  
 KQUINT@ROBERTSINGERLIGHTING.COM

**SURVEYOR:**  
 FOLEY SURVEYING  
 JEFF HASKELL  
 125 W. PACIFIC SUITE B-1  
 TELLURIDE, CO 81435  
 p. 970.728.6153  
 JHASKELL@FOLEYASSOC.COM

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



**Submissions**

OWNER REVIEW	03.14.18
OWNER REVIEW	05.16.18
OWNER REVIEW	05.23.18
DRB PRE SUBMITTAL MEETING	06.06.18
OWNER REVIEW	06.08.18
DRB INITIAL REVIEW	06.14.18
OWNER REVIEW	06.21.18
REVIEW	06.22.18
REVIEW SET	07.05.18
POST DRB REVIEW 01	07.16.18
OWNER REVIEW	07.18.18
STRUCTURAL COORDINATION	
CORE & SHELL 01	09.06.18
DRB FINAL 01	11.20.18



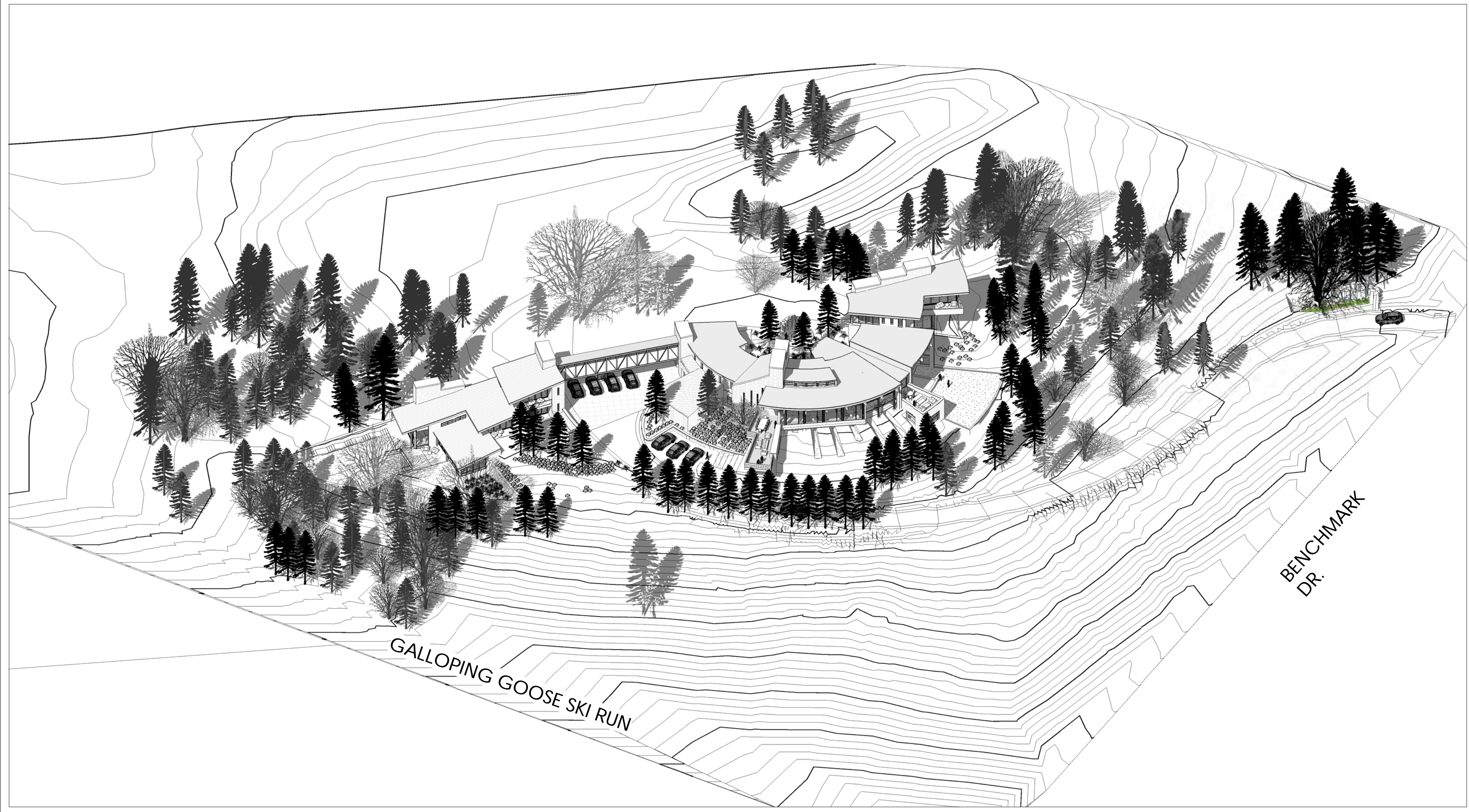
527 BENCHMARK DRIVE

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## PROJECT INFORMATION

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

# A0.0



**BASS  
Camp**

**Lot 346\_Mountain Village  
DRB DESIGN NARRATIVE**

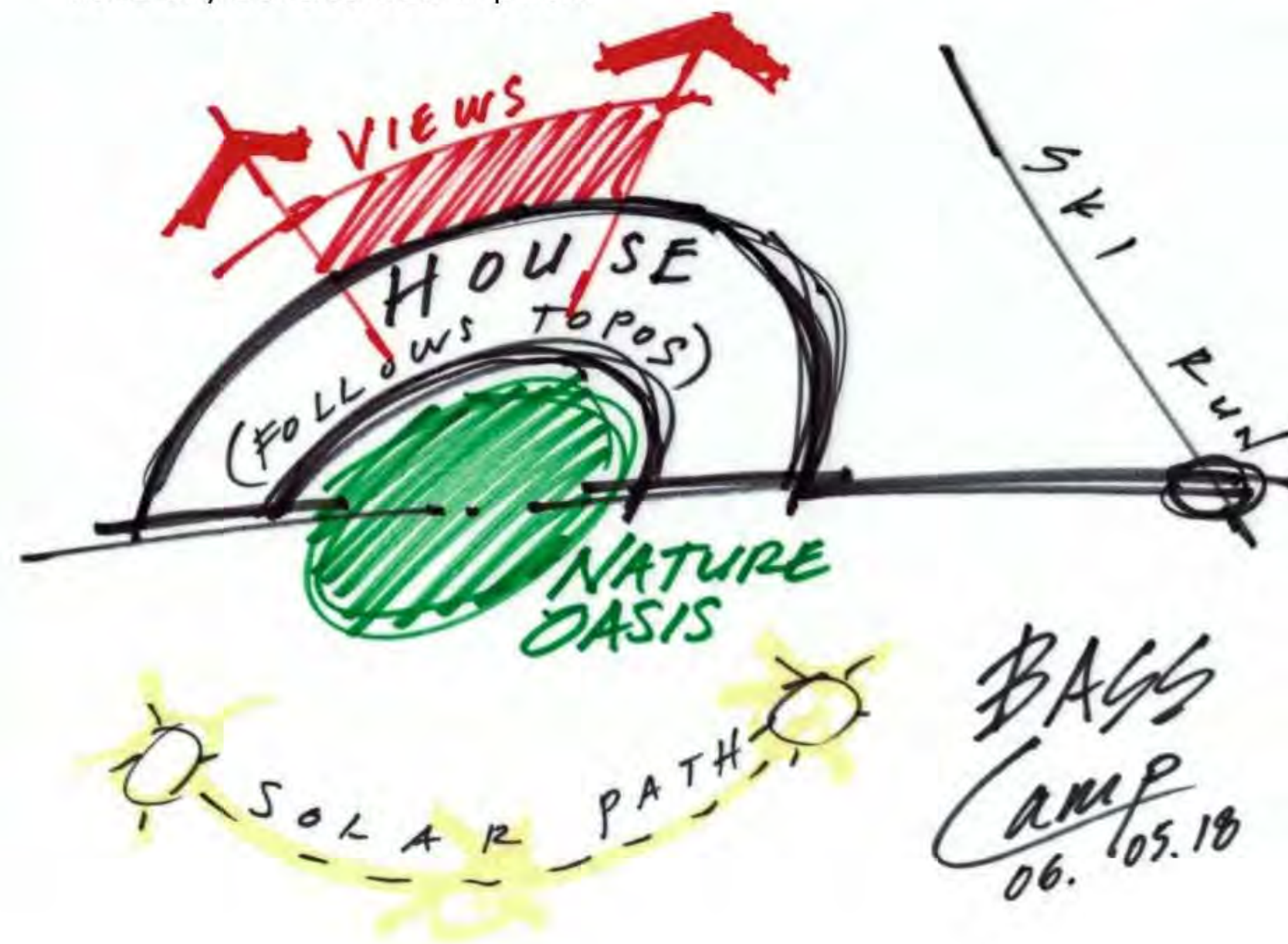
V1\_June 5, 2018

**FAMILY**

This project is about Eric and Shanna building a legacy in Telluride for their family and future generations to enjoy. They have lived in their current house in Mountain Village for a decade and have found this lot to build their "forever" spot.

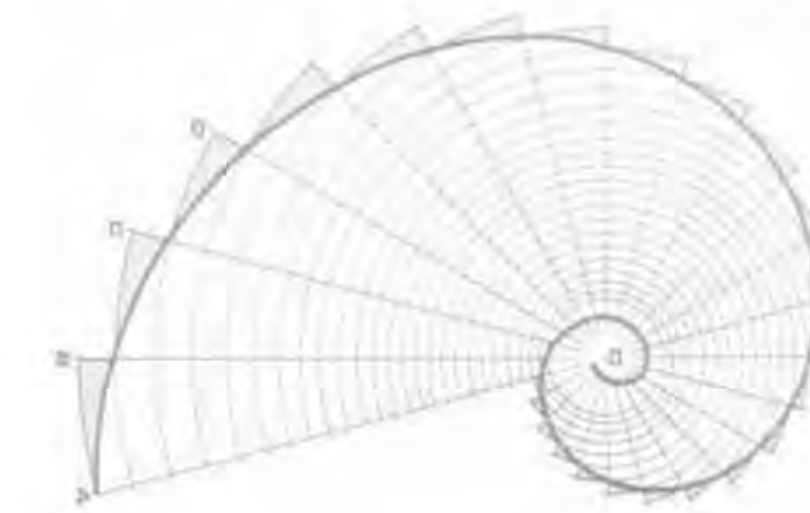
**SITE**

This site is a unique 2.8-acre triangular parcel at the top of Benchmark Drive bordering Galloping Goose to the east. Two other houses exist on neighboring lots 347 and 386A to the south. These houses appear to have been carefully planned to anticipate development on this lot and are positioned at their perimeters to not have any adverse view impacts.



**SPECIAL KNOLL**

The ideal building location is the highpoint of the site on the natural knoll. Instead of building directly on this special place, we are building around it to preserve and frame this natural oasis. All living spaces radiate from the knoll forming the unique semi-circular shape that reaches into the landscape. This geometry conforms to the natural topography of the hillside and is inspired by radial shapes in our environment.



**DRIVEWAY**

Accessing the knoll posed its own unique challenges. We needed to gain 50 feet in elevation from the highest access point along Benchmark Drive and required over 500 feet of run to achieve a continuous, gentle grade. We worked closely with the civil engineer to discover the most sensitive path through the site, which required the least amount of grading and saved the most trees. This path was then geometrically refined from the center of the knoll down to the road.

**SKIING**

The ski run is almost 350 feet from the knoll and 35 feet below. This distance and height inspired the linear, stepping massing with radiating spaces to the ski run and views. This area is connected to the main area of the residence via an enclosed, yet light-filled bridge floating through the forest.

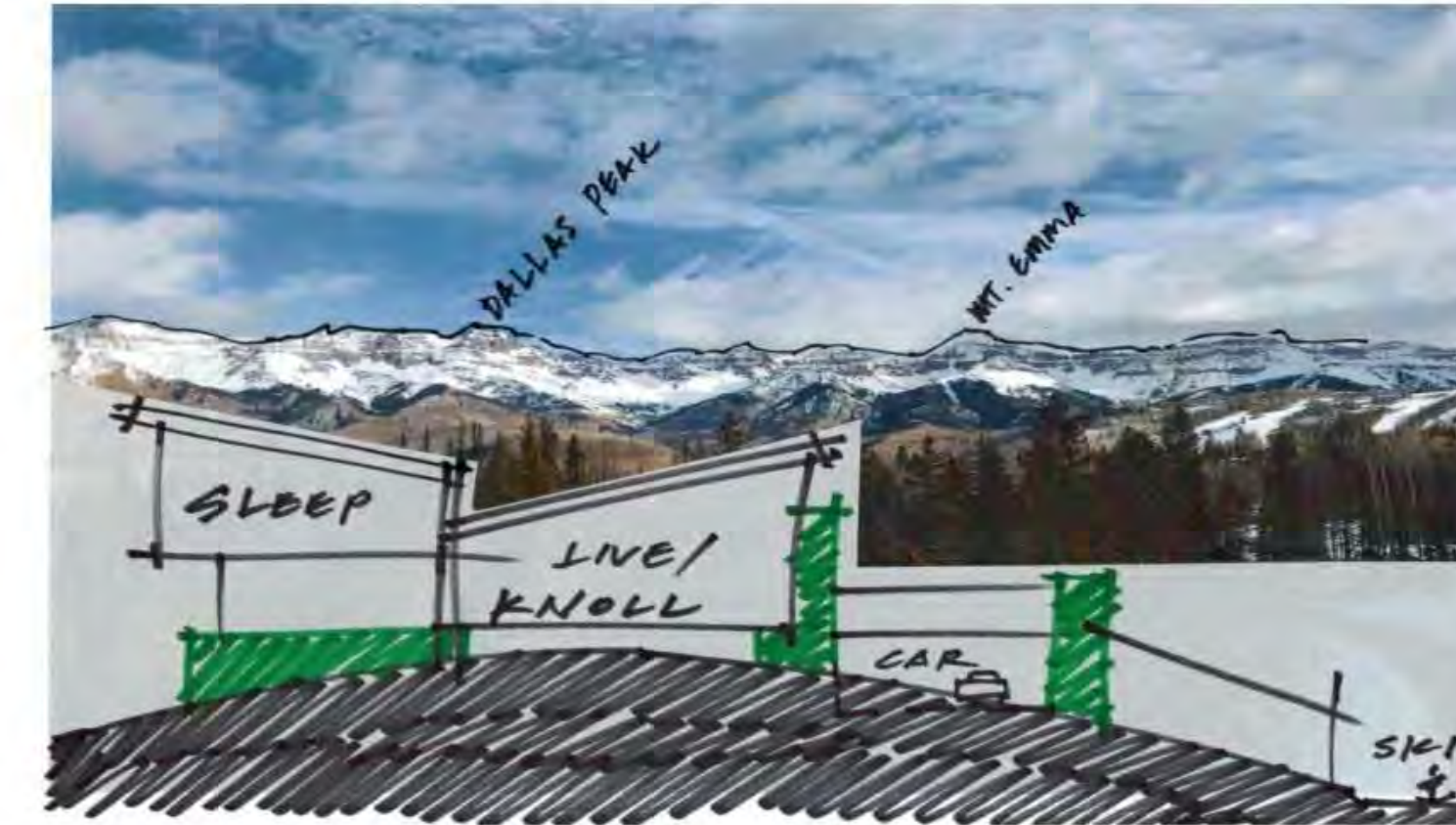
**SOLAR DESIGN**

Throughout history, humans have harnessed the sun for solar gain, natural light, and warmth. We are embracing the panoramic views to the north and welcoming the sun through our east-west oriented, south-facing courtyard space.



**MASSING**

The main forms are simple sheds sloping up to the views at the living and master suite. Connecting roof areas are flat and conform to the radial plan to keep as simple as possible. Vertical stone elements rise up from the earth to greet the sky at various points denoting the enclosed functions of fire, support, or circulation.



**MATERIALS**

The materials are intentionally vintage, rustic, and raw to counteract the modernity of the forms and overall radial geometry. A warm, balanced color palette blends seamlessly with nature. Vertical curving stone recalls the ancestral Puebloan precedents of our broader region.



This house is on a large lot and mostly hidden from roads, neighbors, and skiers within a dense forest. The radial shape, although unique for mountain village, is a manifestation of nature itself. This structure was discovered, not imagined and has grown sensitively out of this particular place.

I appreciate your time and consideration,

*Tommy Hein*

**Tommy Hein  
ARCHITECTS**

Box 3327 108 S. Oak St. Penthouse  
Telluride, Colorado 81435 970.728.1220  
Fax 728.1294 www.TommyHein.com



**Submissions**

OWNER REVIEW	03.14.18
OWNER REVIEW	05.16.18
OWNER REVIEW	05.23.18
DRB PRE SUBMITTAL MEETING	06.06.18
OWNER REVIEW	06.08.18
DRB INITIAL REVIEW	06.14.18
OWNER REVIEW	06.21.18
REVIEW	06.22.18
REVIEW SET	07.05.18
POST DRB REVIEW 01	07.16.18
OWNER REVIEW	07.18.18
STRUCTURAL COORDINATION	
CORE & SHELL 01	09.06.18
DRB FINAL 01	11.20.18

**BASS  
Camp**

527 BENCHMARK  
DRIVE

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**PROJECT DESIGN  
NARRATIVE**

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

**A0.1**



4 VIEW UP SKI RUN  
SCALE: NO SCALE



DALLAS PEAK  
T-0

MT. EMMA

VIEW ALIGNMENT

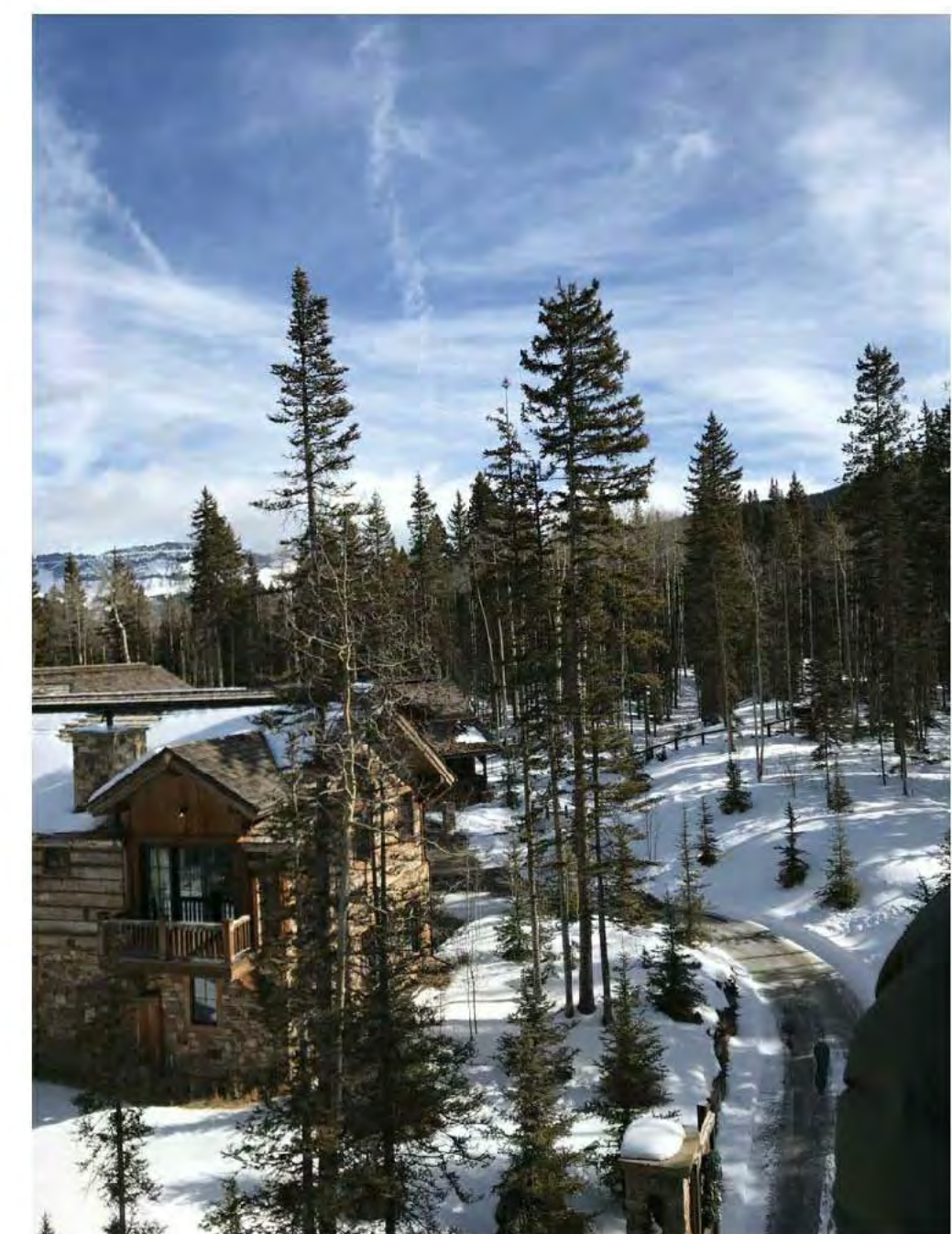
1 VIEW FROM NORTHEAST LOT CORNER  
SCALE: NO SCALE



5 VIEW TO NORTHWEST  
SCALE: NO SCALE



3 SKI ACCESS FROM BRIDGE  
SCALE: NO SCALE



2 VIEW TO SOUTHWEST NEIGHBOR  
SCALE: NO SCALE

Tommy Hein  
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BASS  
Camp

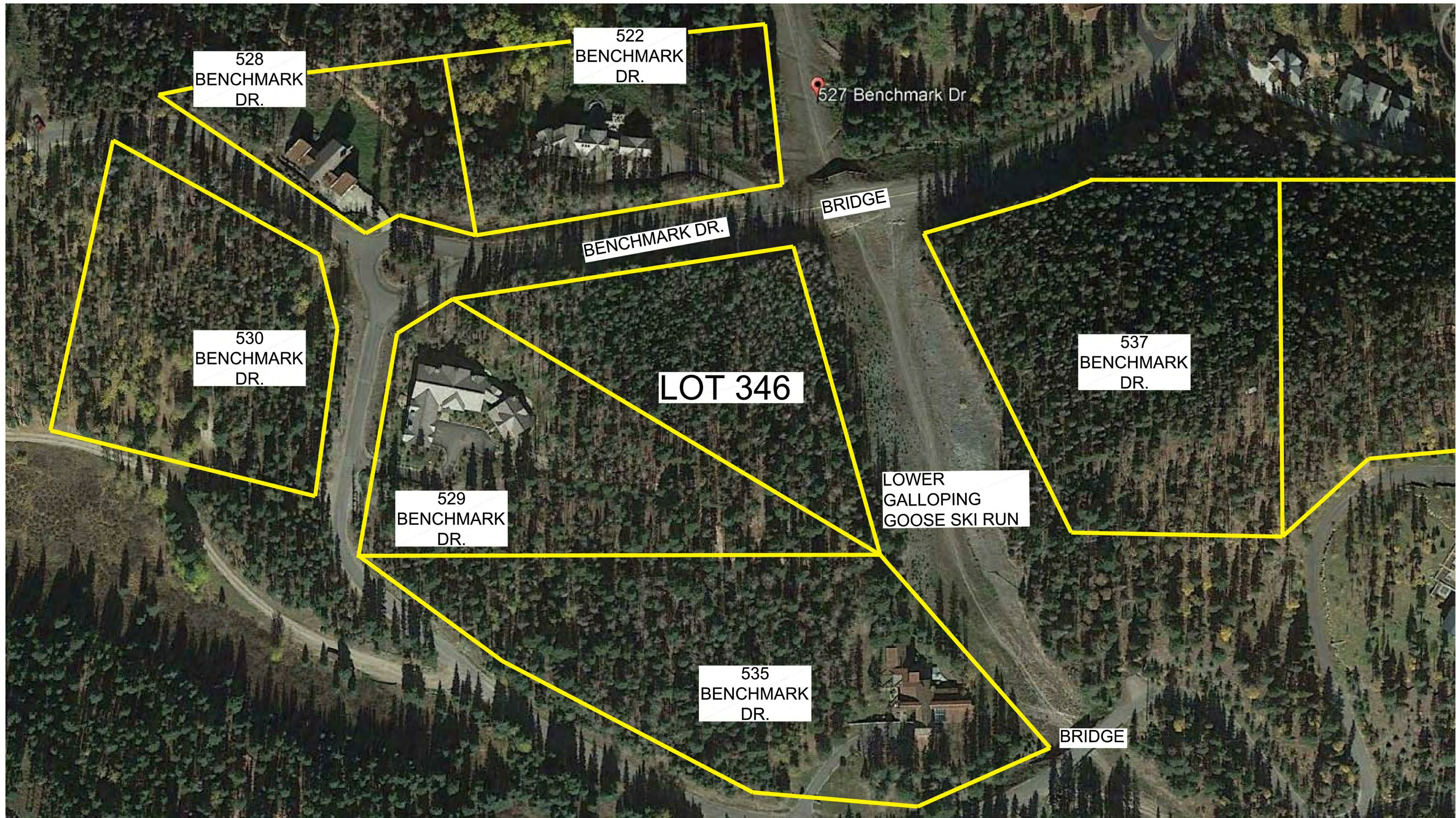
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DRIVE

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SITE PHOTOS

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A0.2



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STRUCTURAL COORDINATION	
CORE & SHELL 01	09.06.18
DRB FINAL 01	11.20.18

*BASS  
Camp*

527 BENCHMARK  
DRIVE

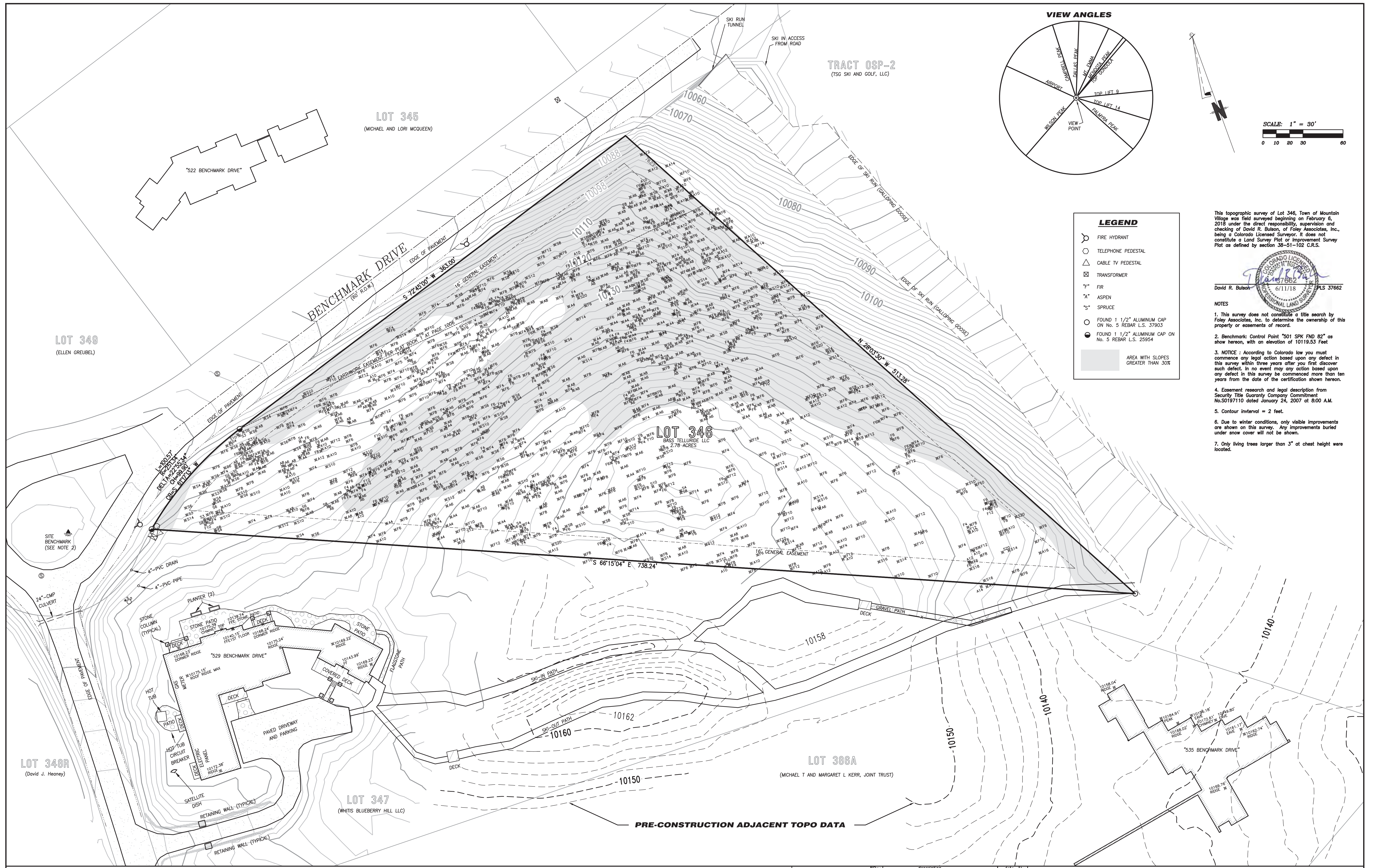
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**CONTEXT MAP**

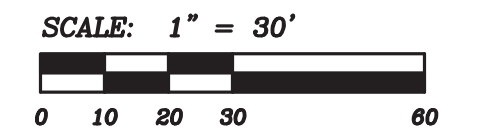
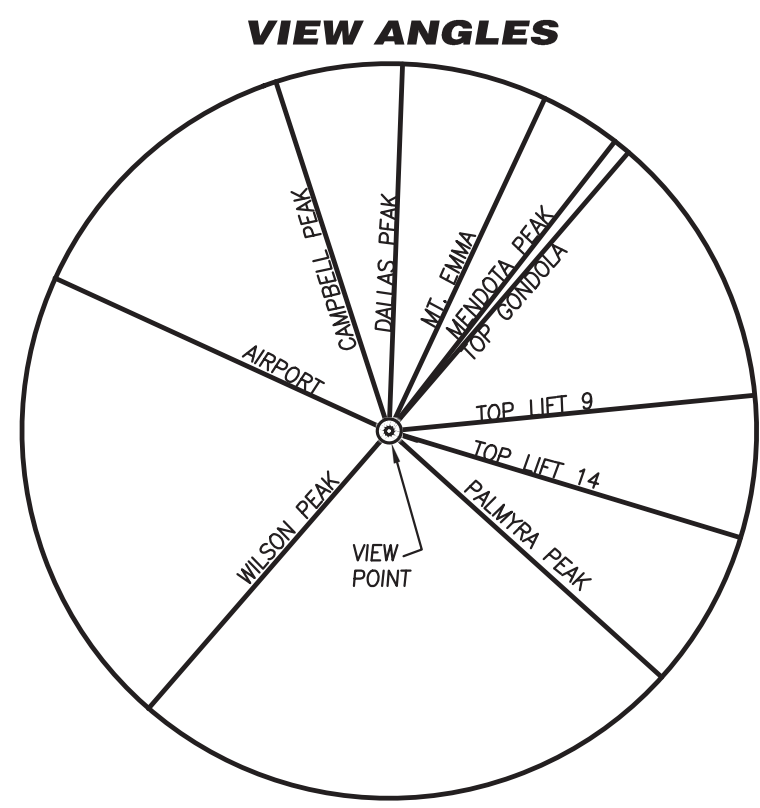
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**A0.3**

1 GOOGLE CONTEXT MAP WITH LOT LINES  
SCALE: NO SCALE



TRACT OSP-2  
(TSG SKI AND GOLF, LLC)



**LEGEND**

- FIRE HYDRANT
- TELEPHONE PEDESTAL
- CABLE TV PEDESTAL
- TRANSFORMER
- FIR
- ASPEN
- SPRUCE
- FOUND 1 1/2" ALUMINUM CAP ON No. 5 REBAR L.S. 37903
- FOUND 1 1/2" ALUMINUM CAP ON No. 5 REBAR L.S. 25954
- AREA WITH SLOPES GREATER THAN 30%

This topographic survey of Lot 346, Town of Mountain Village was field surveyed beginning on February 5, 2018 under the direct responsibility, supervision and checking of David R. Bulson, of Foley Associates, Inc., being a Colorado Licensed Surveyor. It does not constitute a Land Survey Plat or Improvement Survey Plat as defined by section 38-51-102 C.R.S.



- NOTES**
- This survey does not constitute a title search by Foley Associates, Inc. to determine the ownership of this property or easements of record.
  - Benchmark Control Point "501 SPK FND 82" as show hereon, with an elevation of 10119.53 Feet
  - 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.
  - Easement research and legal description from Security Title Guaranty Company Commitment No.50197110 dated January 24, 2007 at 8:00 A.M.
  - Contour interval = 2 feet.
  - Due to winter conditions, only visible improvements are shown on this survey. Any improvements buried under snow cover will not be shown.
  - Only living trees larger than 3" at chest height were located.

**TOPOGRAPHIC SURVEY / SLOPE STUDY**  
**LOT 346, TOWN OF MOUNTAIN VILLAGE**

Project Mgr:	DB	Rev.	description	date	by
Technician:	NW	1	Original drawings to color profile contours	03/02/18	DB
Checked by:	NW	2	Added aerial photo to be turned on/off	03/06/18	DB
Start date:	02-06-18				



970-728-6153 970-728-6050 fax  
P.O. BOX 1385  
125 W. PACIFIC, SUITE B-1  
TELLURIDE, COLORADO 81435  
Drawing path: dwg/07006 Tree Topo  
Sheet 1 of 1 Project #: 07006

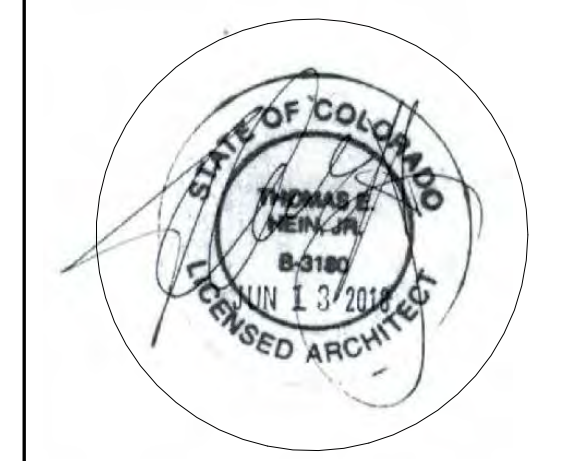
F:\City - W\urban\07006\dwg\07006.dwg Update: 05-18.dwg, 6/11/2018 11:52:12 AM, PC4



CONTEXT SITE PLAN  
 1" = 40'-0"

**Tommy Hein**  
 ARCHITECTS

Box 3327 108 S. Oak St. Perthouse  
 Telluride, Colorado 81435 970.728.1220  
 Fax 728.1294 www.TommyHein.com



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DRB FINAL 01	11.20.18

**BASS**  
**Camp**

527 BENCHMARK  
 DRIVE

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CONTEXT SITE  
 PLAN

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**A1.0**



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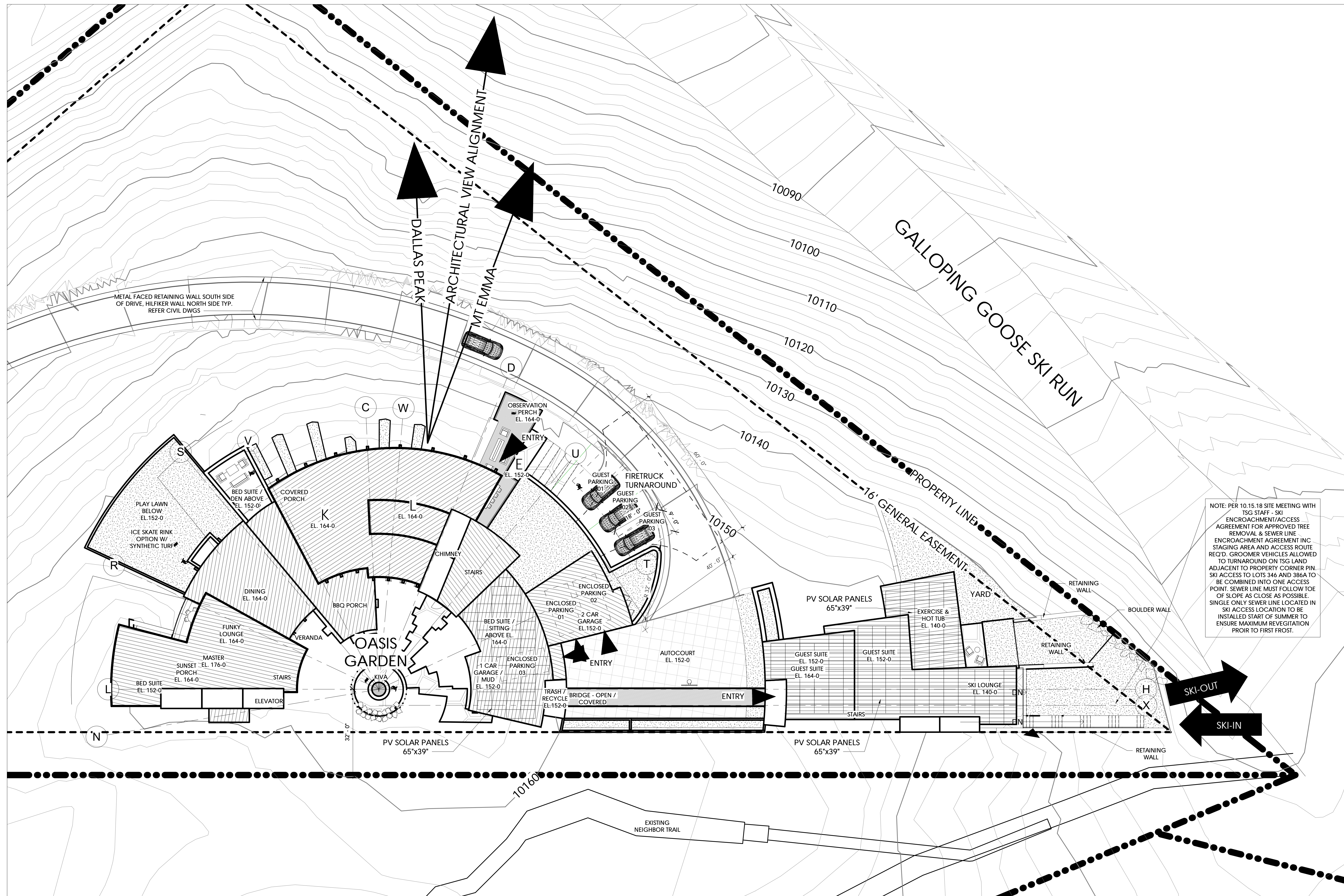
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**SITE PLAN**

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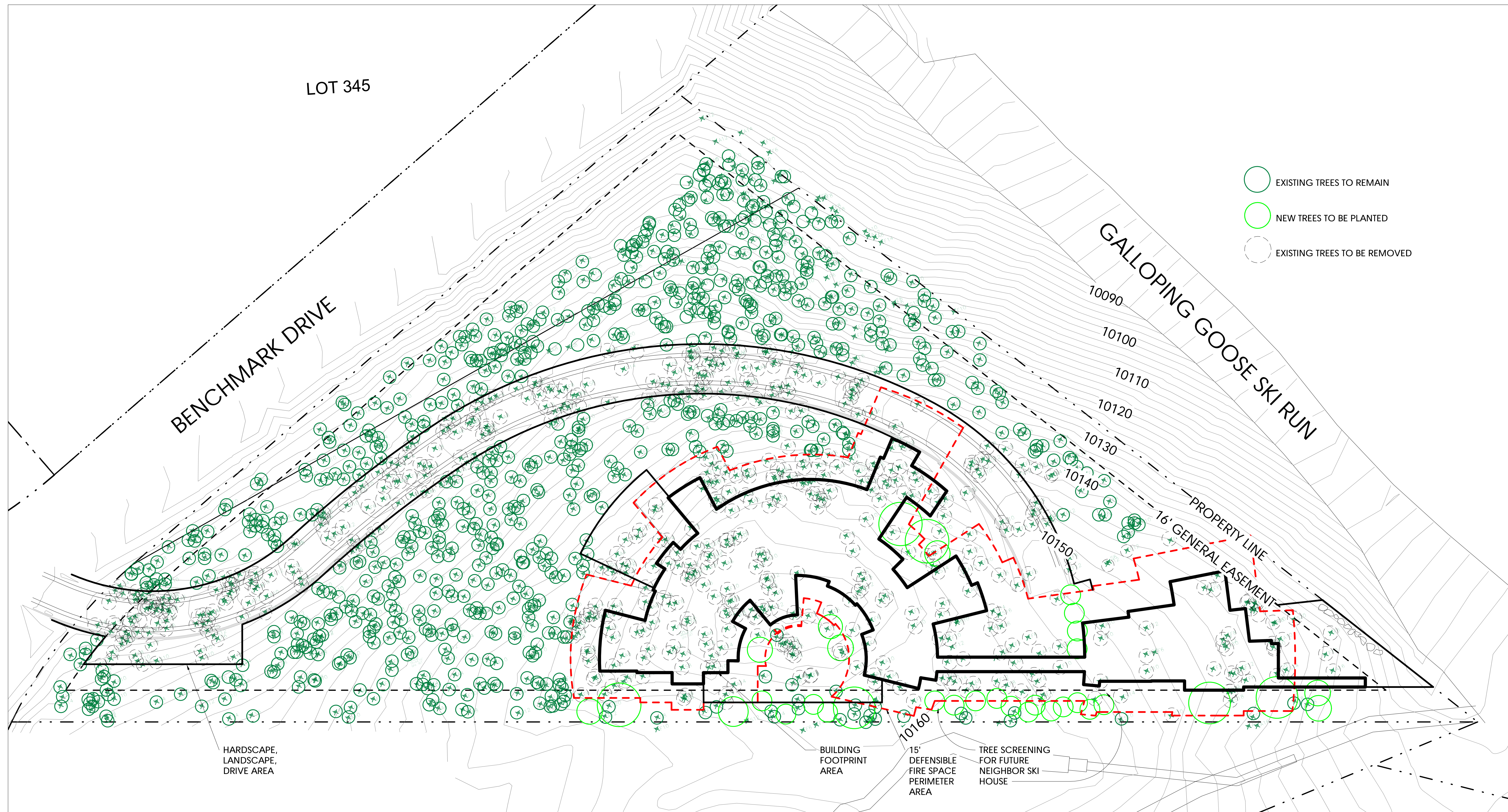
**A1.1**



**NOTE:** PER 10.15.18 SITE MEETING WITH TSG STAFF - SKI ENCROACHMENT/ACCESS AGREEMENT FOR APPROVED TREE REMOVAL & SEWER LINE ENCROACHMENT AGREEMENT INC STAGING AREA AND ACCESS ROUTE REQD. GROOMER VEHICLES ALLOWED TO TURNAROUND ON TSG LAND ADJACENT TO PROPERTY CORNER PIN SKI ACCESS TO LOTS 346 AND 386A TO BE COMBINED INTO ONE ACCESS POINT. SEWER LINE MUST FOLLOW TOE OF SLOPE AS CLOSE AS POSSIBLE. SINGLE ONLY SEWER LINE LOCATED IN SKI ACCESS LOCATION TO BE INSTALLED START OF SUMMER TO ENSURE MAXIMUM REVEGETATION PRIOR TO FIRST FROST.

**SITE PLAN**  
1/16" = 1'-0"





- EXISTING TREES TO REMAIN
- NEW TREES TO BE PLANTED
- EXISTING TREES TO BE REMOVED

Submissions

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*BASS  
Camp*

527 BENCHMARK  
DRIVE

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TREE REMOVAL  
PLAN

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T.P. TREE REMOVAL PLAN  
1" = 25'-0"

A1.1a

GENERAL CIVIL ENGINEERING NOTES:

1. THE EXISTING UTILITY LINES SHOWN ON THE PLANS ARE APPROXIMATE. AT LEAST TWO (2) FULL WORKING DAYS PRIOR TO COMMENCING CONSTRUCTION, THE CONTRACTOR SHALL CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO @ 1-800-922-1987 OR 811 TO GET ALL UTILITIES LOCATED. IF ANY OF THESE UNDERGROUND UTILITIES ARE IN CONFLICT WITH THE CONSTRUCTION PLANS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND WORK WITH THE ENGINEER TO FIND A SOLUTION BEFORE THE START OF CONSTRUCTION.

INSTALLATION AND SEPARATION REQUIREMENTS SHALL BE COORDINATED WITH THE INDIVIDUAL UTILITY PROVIDERS.

THE UTILITY PROVIDERS ARE:  
SEWER, WATER, AND CABLE TV: TOWN OF MOUNTAIN VILLAGE  
NATURAL GAS: BLACK HILLS ENERGY  
POWER: SAN MIGUEL POWER  
TELEPHONE: CENTURY LINK

2. PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES ALL NECESSARY PERMITS SHALL BE OBTAINED BY THE OWNER OR CONTRACTOR.

3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSURE THAT EXCAVATED SLOPES ARE SAFE AND COMPLY WITH OSHA REQUIREMENTS. REFER TO THE SITE-SPECIFIC REPORT FOR THIS PROJECT FOR ADDITIONAL INFORMATION.

4. ALL TRENCHES SHALL BE ADEQUATELY SUPPORTED OR LAID BACK PER OSHA REGULATIONS.

5. ALL MATERIALS AND CONSTRUCTION SHALL BE IN ALL MATERIALS AND CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE TOWN OF MOUNTAIN VILLAGE DESIGN STANDARDS LATEST EDITION. ALL CONSTRUCTION WITHIN EXISTING STREET OR ALLEY RIGHT-OF-WAY SHALL BE SUBJECT TO TOWN OF MOUNTAIN VILLAGE INSPECTION.

6. THE CONTRACTOR SHALL HAVE ONE COPY OF THE STAMPED PLANS ON THE JOB SITE AT ALL TIMES.

7. THE CONTRACTOR SHALL NOTIFY THE TOWN 48 HOURS PRIOR TO THE START OF CONSTRUCTION.

8. THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING AND MAINTAINING EROSION AND SEDIMENT CONTROL MEASURES AT ALL TIMES DURING CONSTRUCTION. THE ADJOINING ROADWAYS SHALL BE FREE OF DEBRIS AT THE END OF CONSTRUCTION ACTIVITIES EACH DAY.

9. THE CONTRACTOR SHALL PROVIDE, ERECT AND MAINTAIN PROPER TRAFFIC CONTROL DEVICES UNTIL THE SITE IS OPEN TO TRAFFIC. ANY TRAFFIC CLOSURES MUST BE COORDINATED WITH THE TOWN OF MOUNTAIN VILLAGE.

10. ALL DAMAGE TO PUBLIC STREETS AND ROADS, INCLUDING HAUL ROUTES, TRAILS, OR STREET IMPROVEMENTS, OR TO PRIVATE PROPERTY, SHALL BE REPAIRED AT THE SOLE EXPENSE OF THE CONTRACTOR TO THE ORIGINAL CONDITIONS.

11. WHEN AN EXISTING ASPHALT STREET IS CUT, THE STREET MUST BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN ITS ORIGINAL CONDITION. THE FINISHED PATCH SHALL BLEND SMOOTHLY INTO THE EXISTING SURFACE. ALL LARGE PATCHES SHALL BE PAVED WITH AN ASPHALT LAY-DOWN MACHINE.

12. IF DEWATERING IS REQUIRED, THE CONTRACTOR SHALL COORDINATE THE DISCHARGE REQUIREMENTS WITH THE TOWN OF MOUNTAIN VILLAGE.

13. CONTRACTOR SHALL NOTIFY ALL RESIDENTS IN WRITING 24 HOURS PRIOR TO ANY SHUT-OFF IN SERVICE. THE NOTICES MUST HAVE CONTRACTOR'S PHONE NUMBER AND NAME OF CONTACT PERSON, AND EMERGENCY PHONE NUMBER FOR AFTER HOURS CALLS. ALL SHUT-OFF'S MUST BE APPROVED BY THE TOWN AND TOWN VALVES AND APPURTENANCES SHALL BE OPERATED BY TOWN PERSONNEL.

14. CONTRACTOR SHALL KEEP SITE CLEAN AND LITTER FREE (INCLUDING CIGARETTE BUTTS) BY PROVIDING A CONSTRUCTION DEBRIS TRASH CONTAINER AND A BEAR-PROFF POLY-CART TRASH CONTAINER, WHICH IS TO BE LOCKED AT ALL TIMES.

15. CONTRACTOR MUST BE AWARE OF ALL TREES TO REMAIN PER THE DESIGN AND APPROVAL PROCESS AND PROTECT THEM ACCORDINGLY.

16. THE CONTRACTOR SHALL PROVIDE UNDERGROUND UTILITY AS-BUILTS TO THE TOWN.

17. ALL STRUCTURAL FILL UNDER HARDSCAPE OR ROADS MUST BE COMPACTED TO 95% MODIFIED PROCTOR (MIN.) AT PLUS OR MINUS 2% OF THE OPTIMUM MOISTURE CONTENT. NON-STRUCTURAL FILL SHALL BE PLACED AT 90% (MIN.) MODIFIED PROCTOR.

18. UNSUITABLE MATERIAL SHALL BE REMOVED AS REQUIRED BY THE SOILS ENGINEER. ALL MATERIALS SUCH AS LUMBER, LOGS, BRUSH, TOPSOIL OR ORGANIC MATERIALS OR RUBBISH SHALL BE REMOVED FROM ALL AREAS TO RECEIVE COMPACTED FILL.

19. NO MATERIAL SHALL BE COMPACTED WHEN FROZEN.

20. NATIVE TOPSOIL SHALL BE STOCKPILED TO THE EXTENT PRACTICABLE ON THE SITE FOR USE ON AREAS TO BE REVEGETATED.

21. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DUST ABATEMENT AND EROSION CONTROL MEASURES DEEMED NECESSARY BY THE TOWN, IF CONDITIONS WARRANT THEM.

22. ALL DISTURBED GROUND SHALL BE RE-SEEDED WITH A TOWN-APPROVED SEED MIX. REFER TO THE LANDSCAPE PLAN.

23. THE CONTRACTOR IS REQUIRED TO PROTECT ALL EXISTING SURVEY MONUMENTATION AND PROPERTY CORNERS DURING GRADING AND CONSTRUCTION.

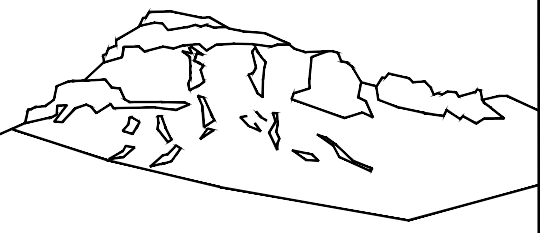
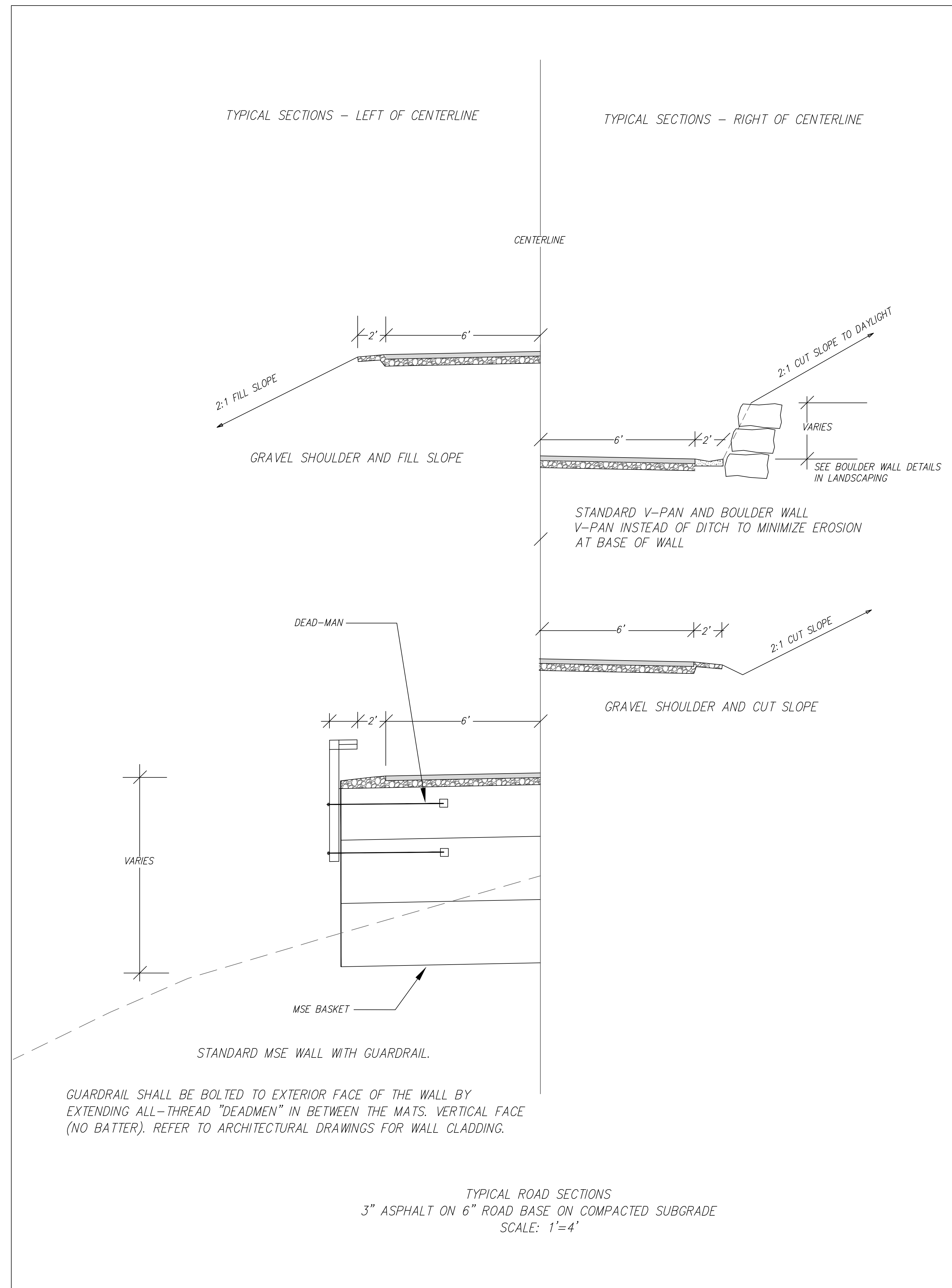
24. PROPOSED WATER AND SANITARY SEWER ARE TO MAINTAIN A MINIMUM TEN FEET (10') HORIZONTAL SEPARATION (OUTSIDE OF PIPE TO OUTSIDE OF PIPE) AND A MINIMUM VERTICAL SEPARATION OF EIGHTEEN INCHES (18").

25. ALL UNDERGROUND PIPE SHALL BE PROTECTED WITH BEDDING TO PROTECT THE PIPE FROM BEING DAMAGED.

26. HOT TUB DRAINS CANNOT BE CONNECTED TO THE SANITARY SEWER SYSTEM.

27. JOINTS IN SEWER MAINS THAT ARE WITHIN 18 INCHES VERTICALLY AND 10 FEET HORIZONTALLY SHALL BE ENCASED IN CONCRETE.

28. THE UTILITY PLAN DEPICTS FINAL UTILITY LOCATIONS BUT HAS BEEN COMPLETED AT A PRELIMINARY STAGE. CONTRACTOR SHALL VERIFY ALIGNMENTS WITH THE ARCHITECT PRIOR TO CONSTRUCTION.



Uncompahgre  
Engineering, LLC

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

SUBMISSIONS:

DRB	2018-06-14
DRB FINAL	2018-10-04
DRB FINAL 2	2018-11-09

Lot 346  
Mtn. Village, CO

**BASS**  
**Camp**

NOT FOR CONSTRUCTION

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

Notes

**C1**

**NOTE:**

THE DRIVEWAY SHALL MEET ALL FIRE DEPARTMENT STANDARDS.  
 THE DRIVEWAY SHALL BE 12' OF ASPHALT WITH 2 - 2' SHOULDERS.  
 THERE WILL BE A MINIMUM OF 16' CLEAR BETWEEN THE FACE OF THE GUARDRAIL TO THE OPPOSITE, OUTSIDE SHOULDER.  
 THE FIRE TRUCK TURN-AROUND WILL BE AT THE MOTORCOURT.

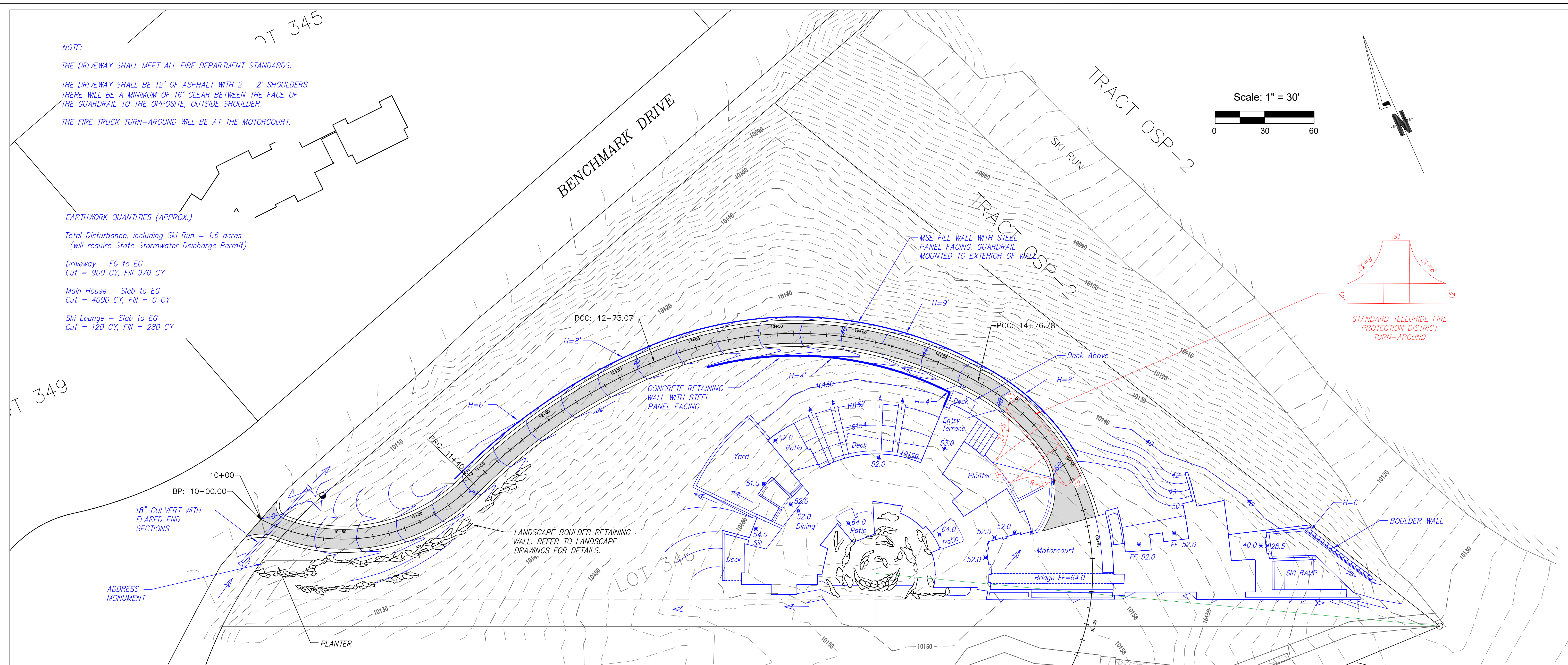
**EARTHWORK QUANTITIES (APPROX.)**

Total Disturbance, including Ski Run = 1.6 acres  
 (will require State Stormwater Discharge Permit)

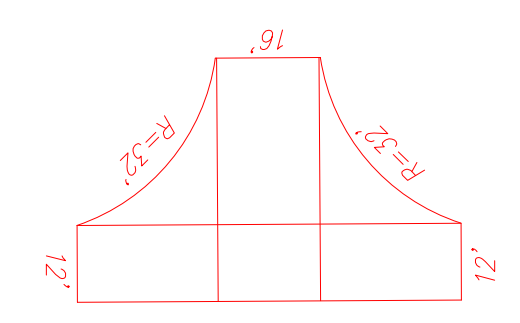
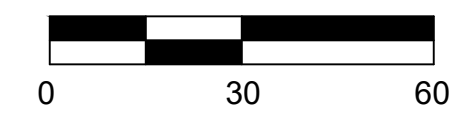
Driveway - FG to EG  
 Cut = 900 CY, Fill 970 CY

Main House - Slab to EG  
 Cut = 4000 CY, Fill = 0 CY

Ski Lounge - Slab to EG  
 Cut = 120 CY, Fill = 280 CY

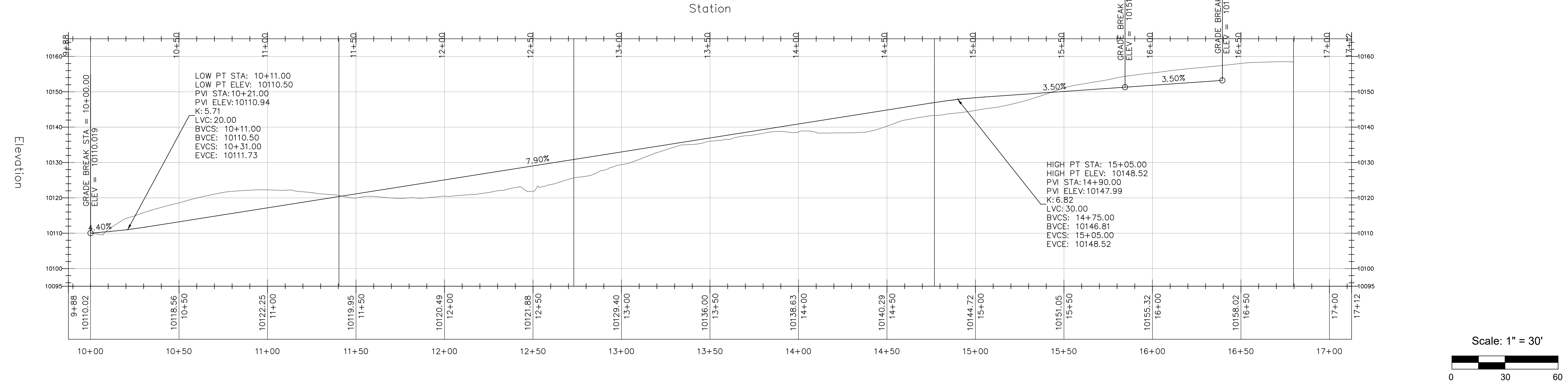


Scale: 1" = 30'

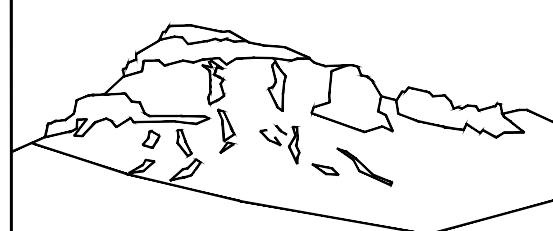
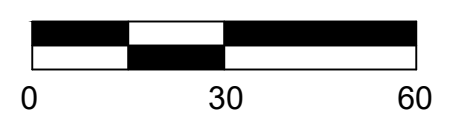


STANDARD TELLURIDE FIRE PROTECTION DISTRICT TURN-AROUND

Main Driveway 2018-09-05 Profile



Scale: 1" = 30'



Uncompahgre Engineering, LLC

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

**SUBMISSIONS:**  
 DRB 2018-06-14  
 DRB FINAL 2018-10-04  
 DRB FINAL 2 2018-11-09

Lot 346  
 Mtn. Village, CO

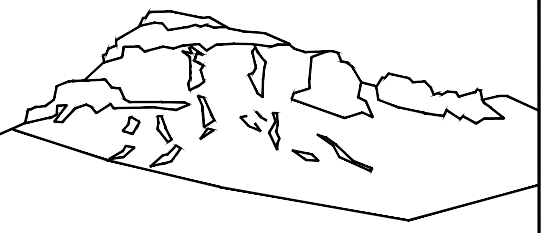
**BASS Camp**

NOT FOR CONSTRUCTION

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Driveway  
 Plan  
 and  
 Profile

**C2**



Uncompahgre  
Engineering, LLC

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

SUBMISSIONS:  
DRB 2018-06-14  
DRB FINAL 2018-10-04  
DRB FINAL 2 2018-11-09

Lot 346  
Mtn. Village, CO

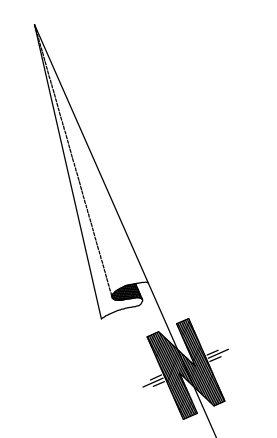
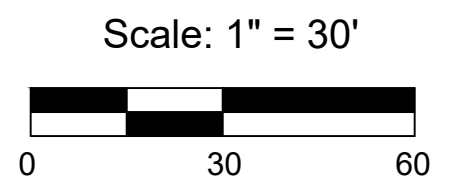
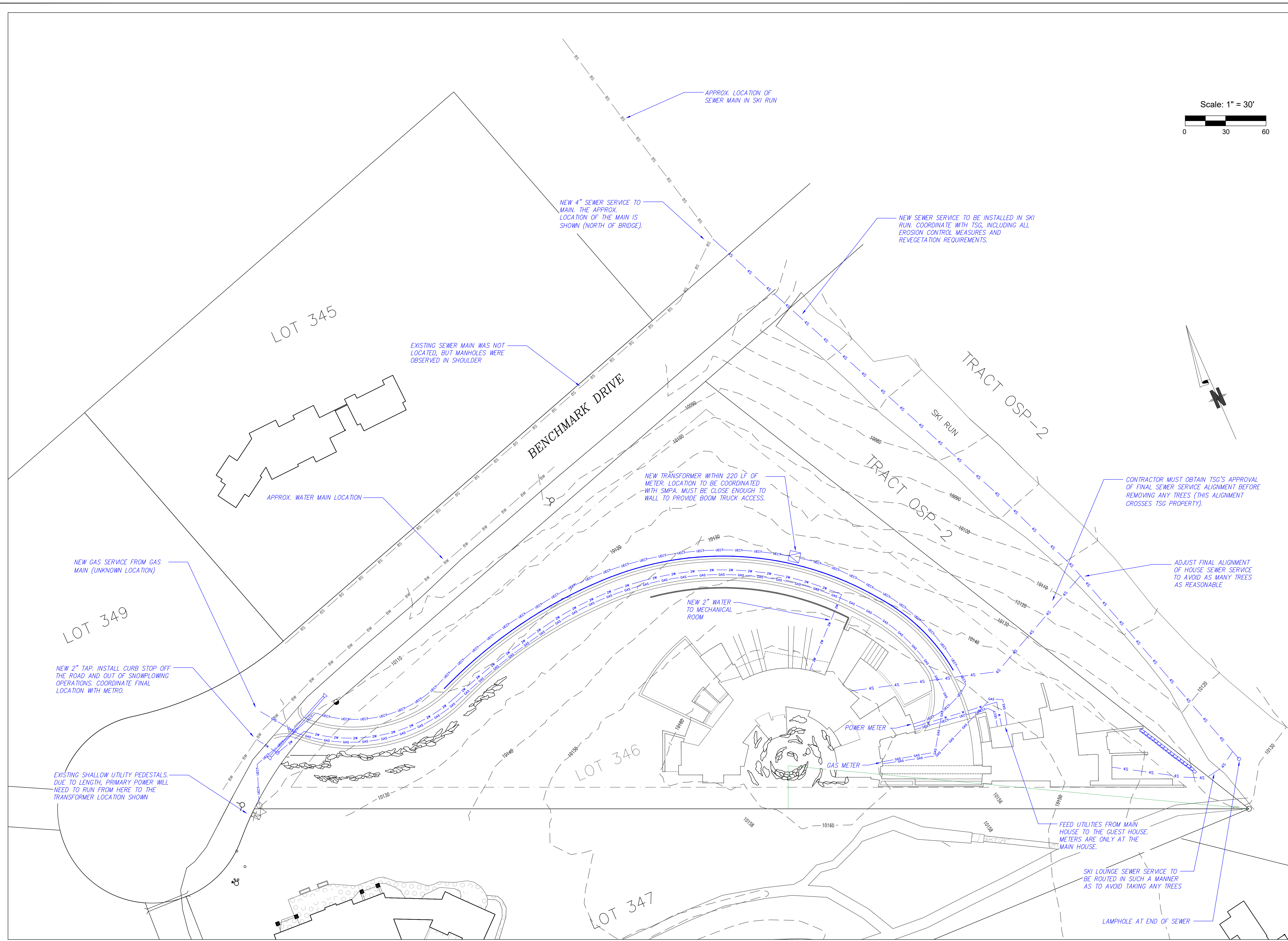


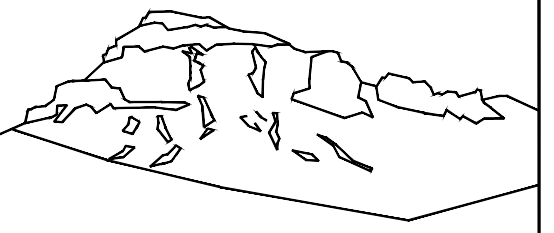
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Utilities

C3





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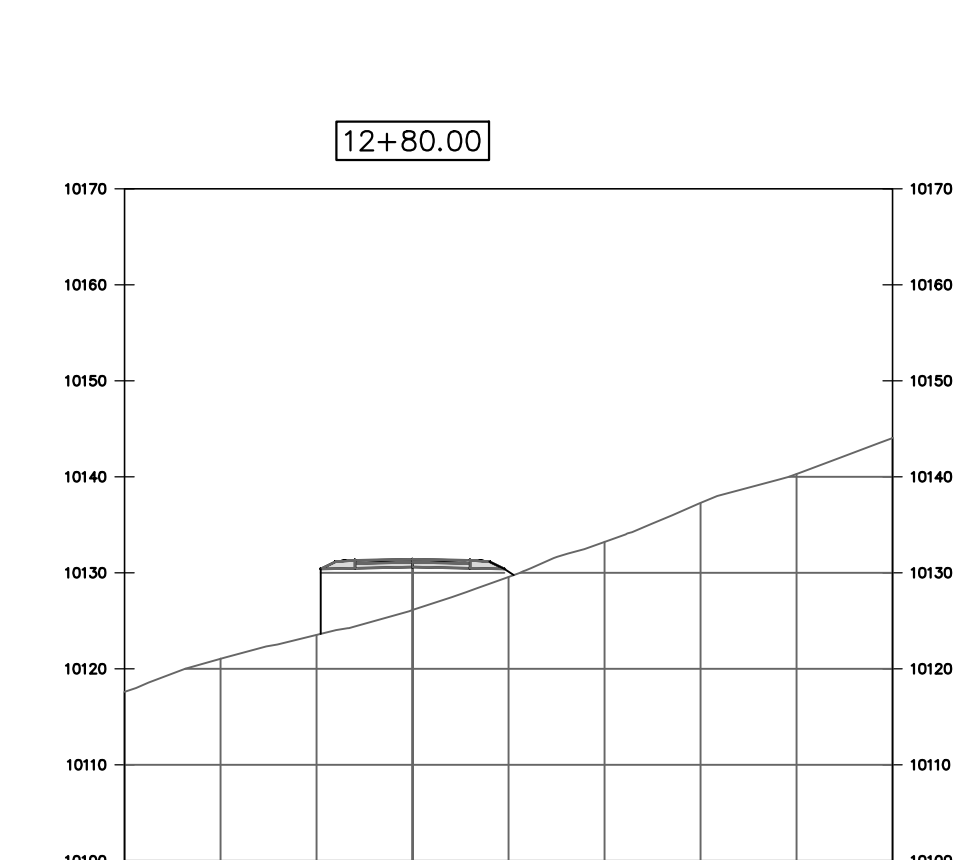
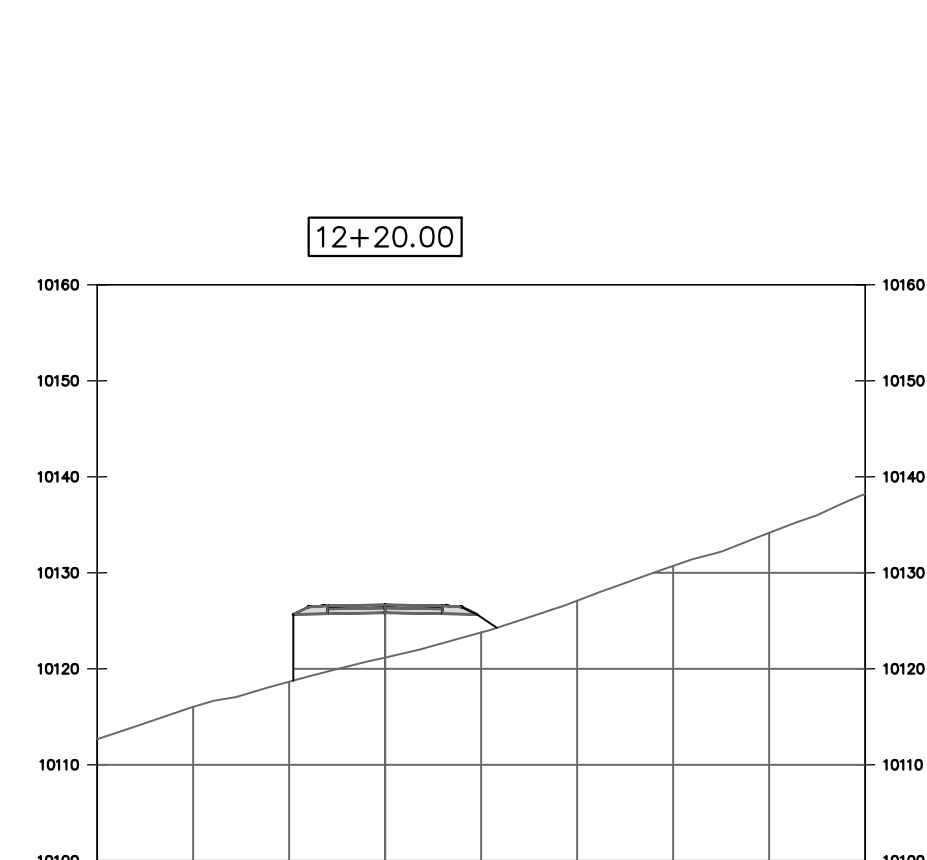
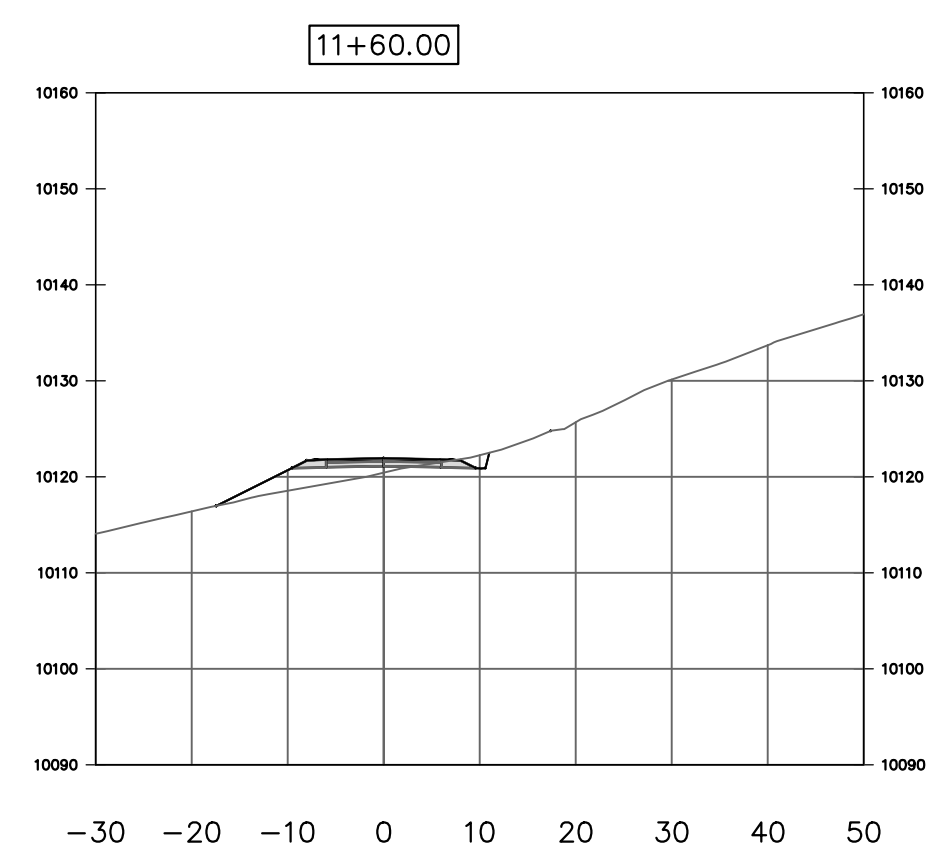
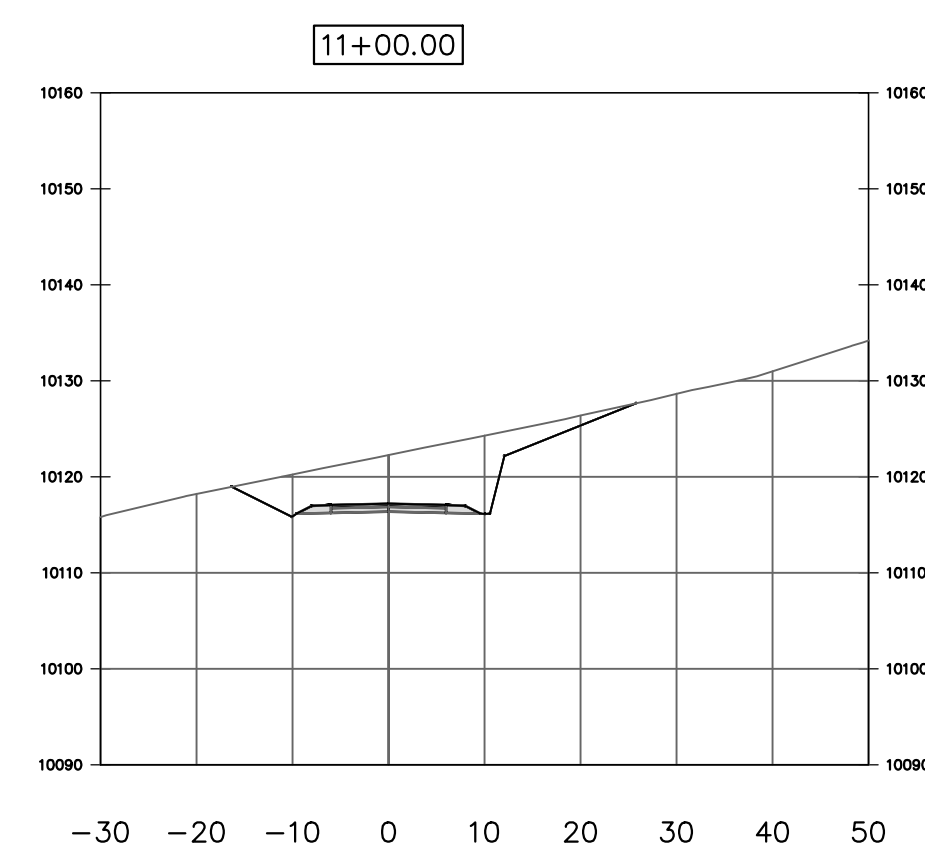
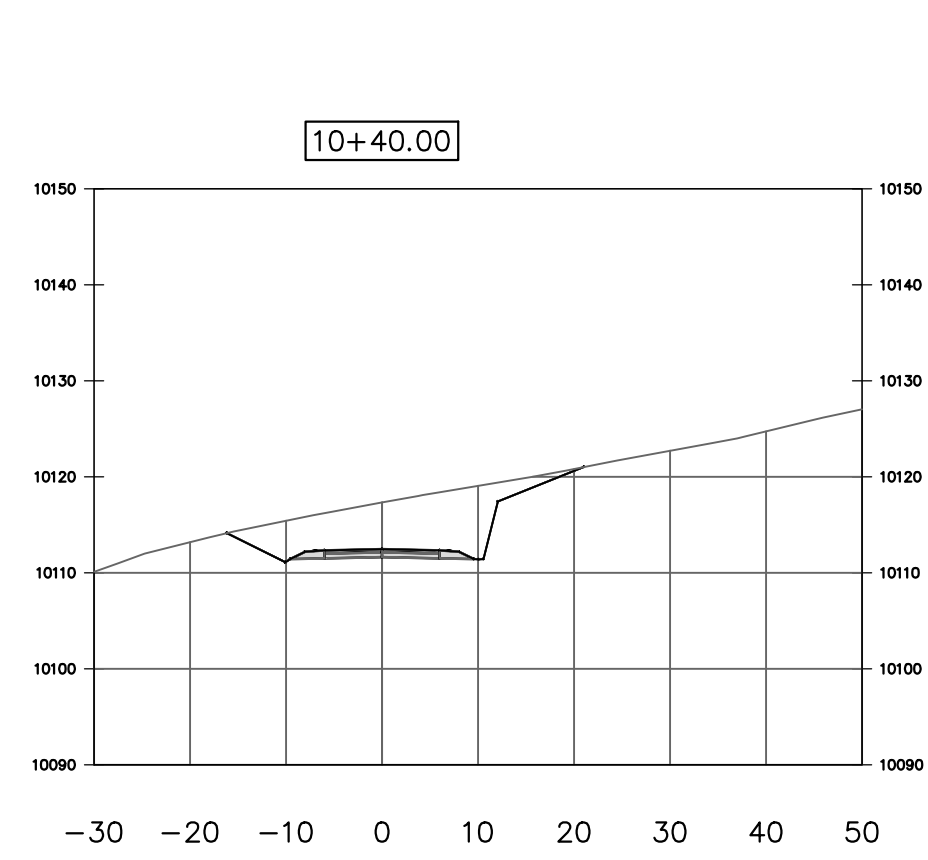
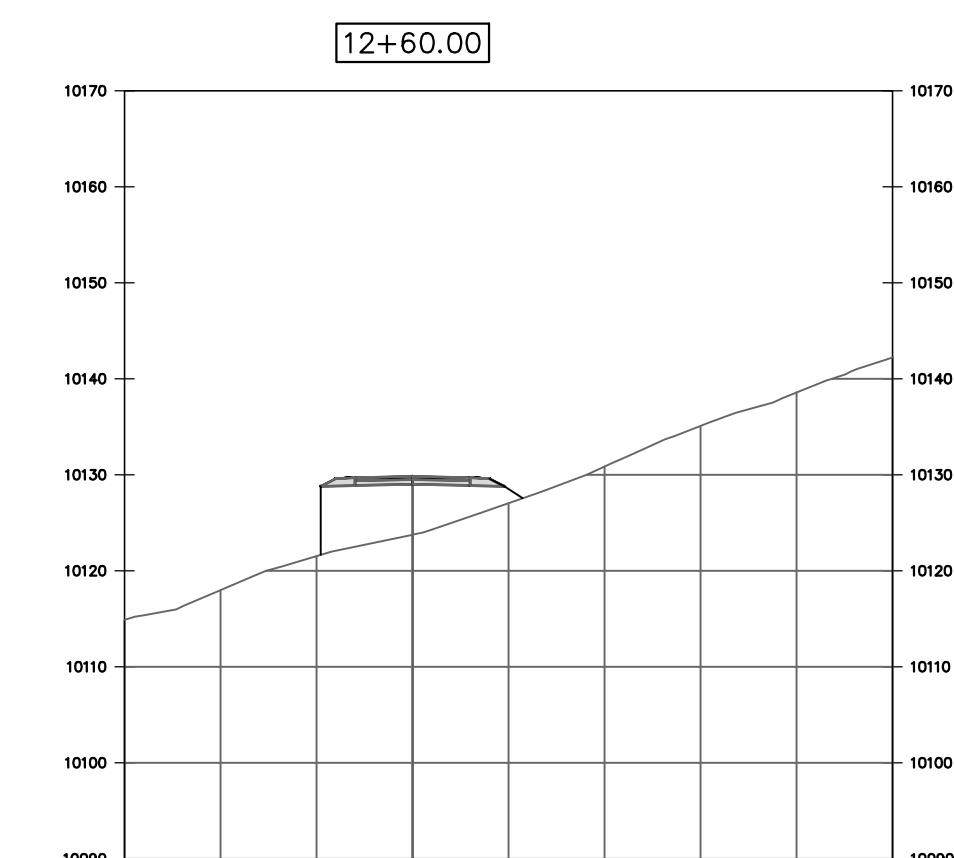
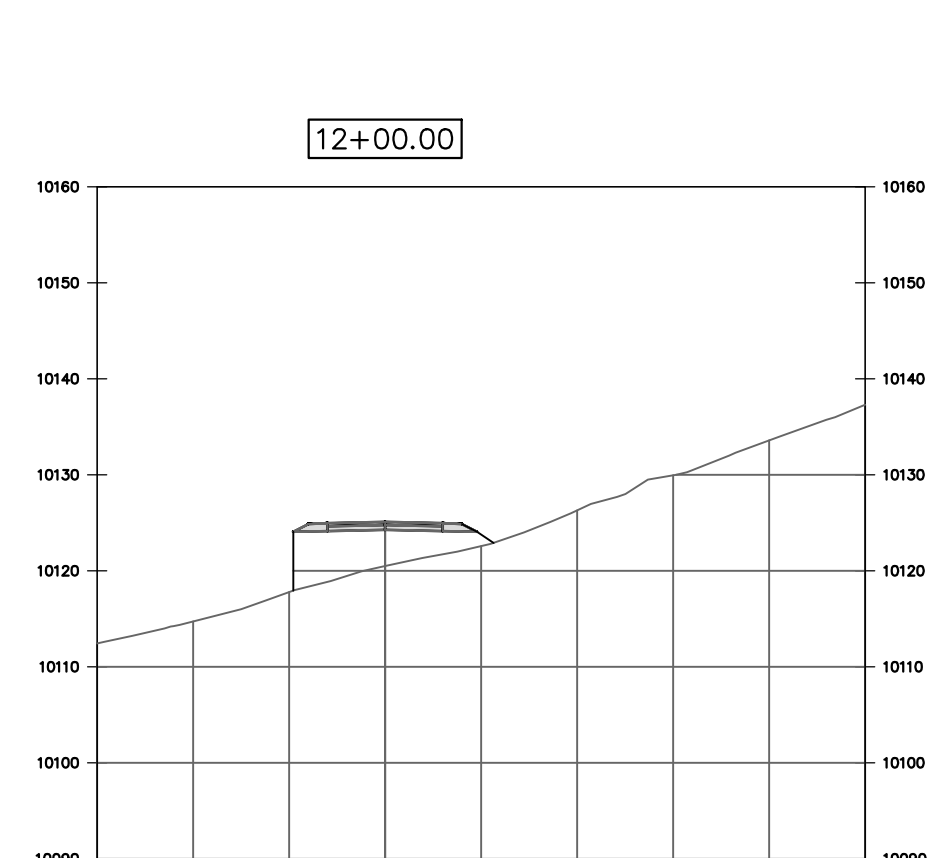
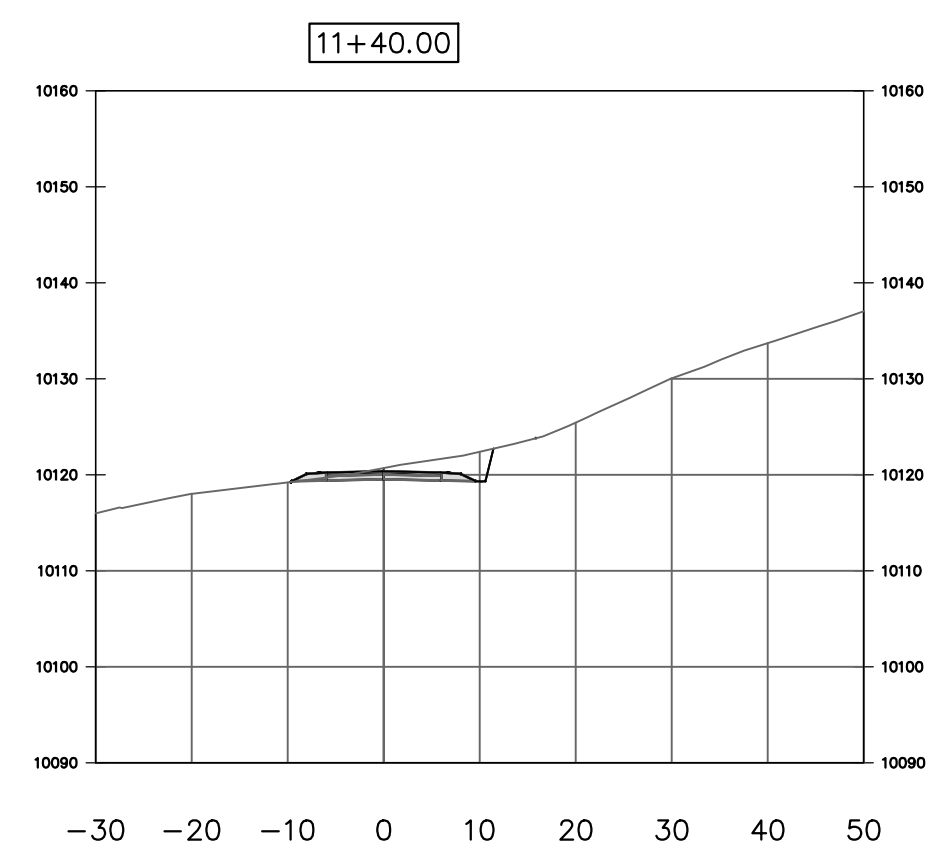
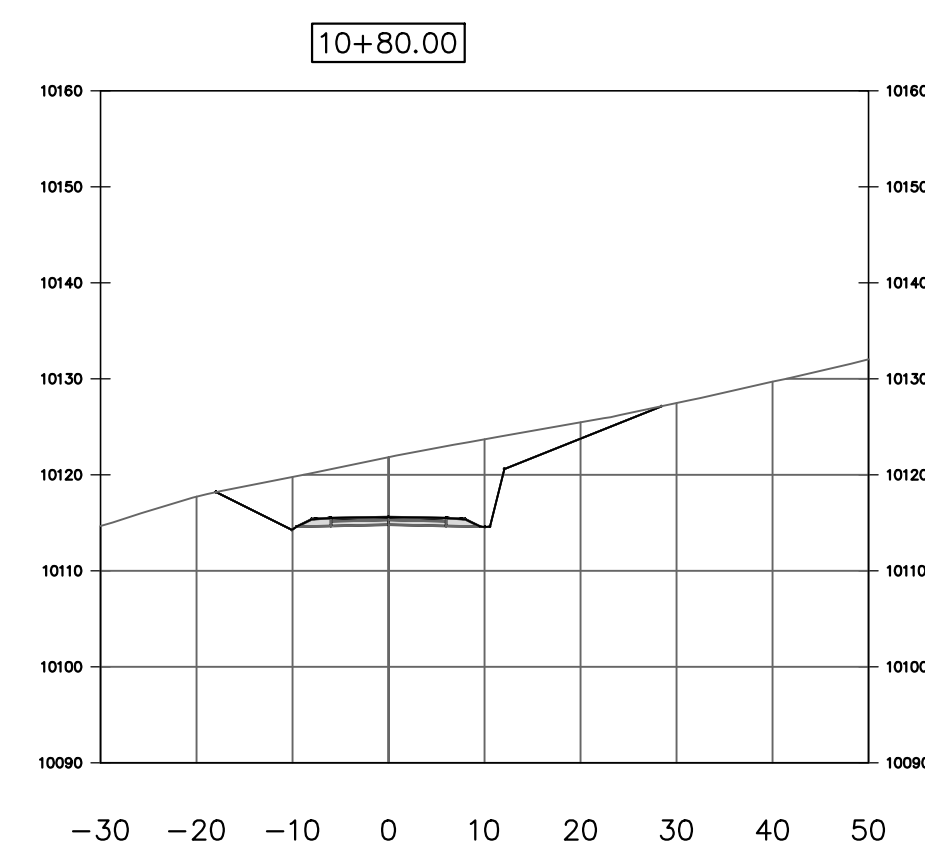
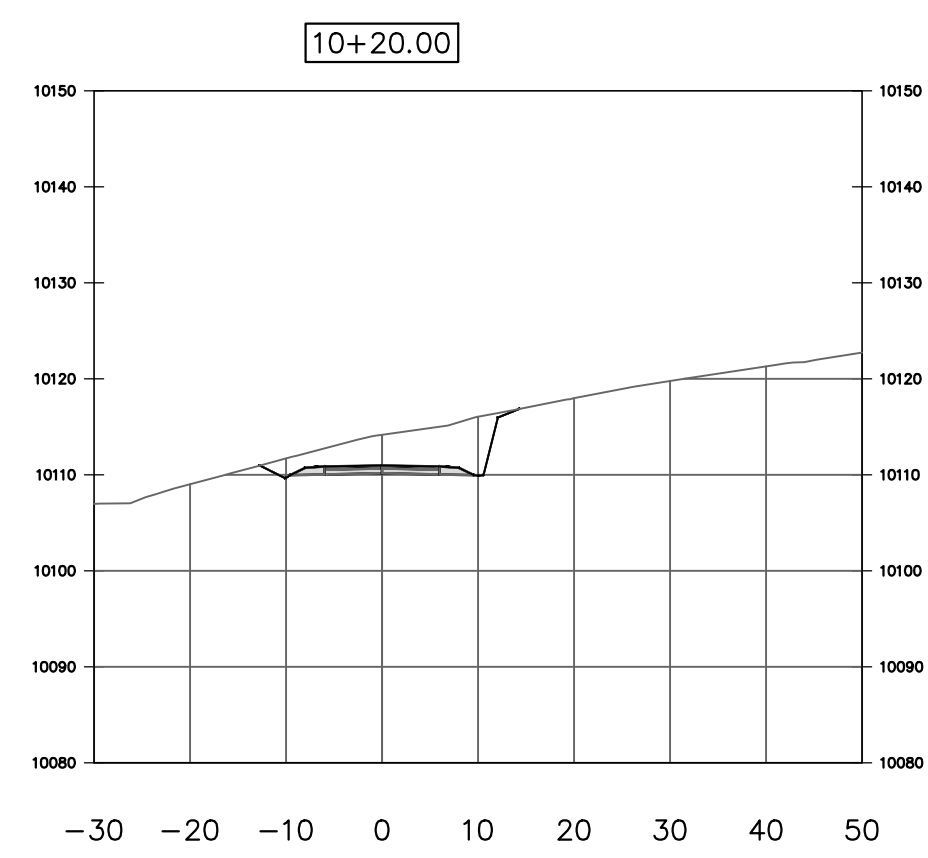
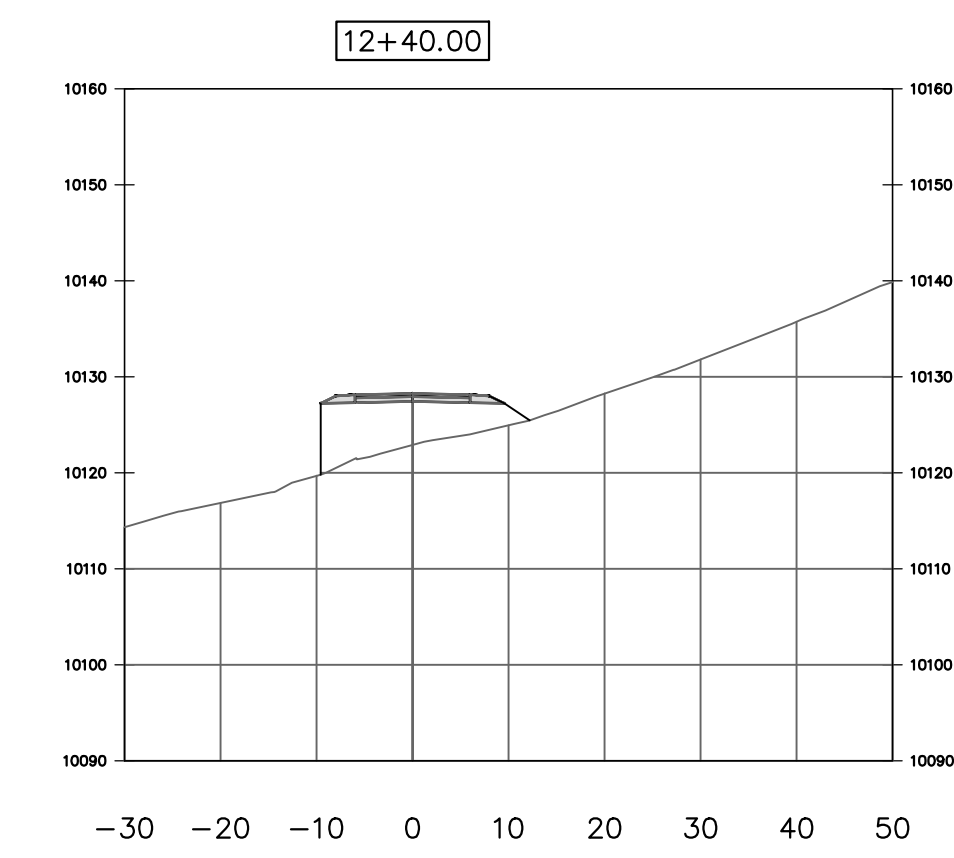
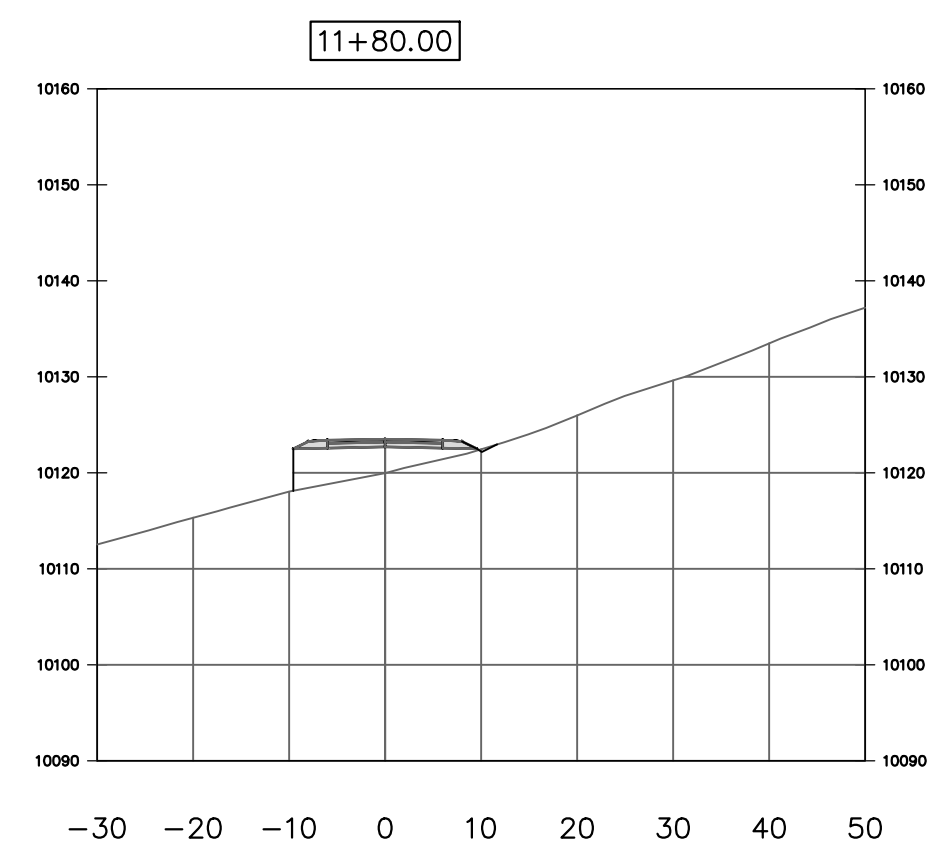
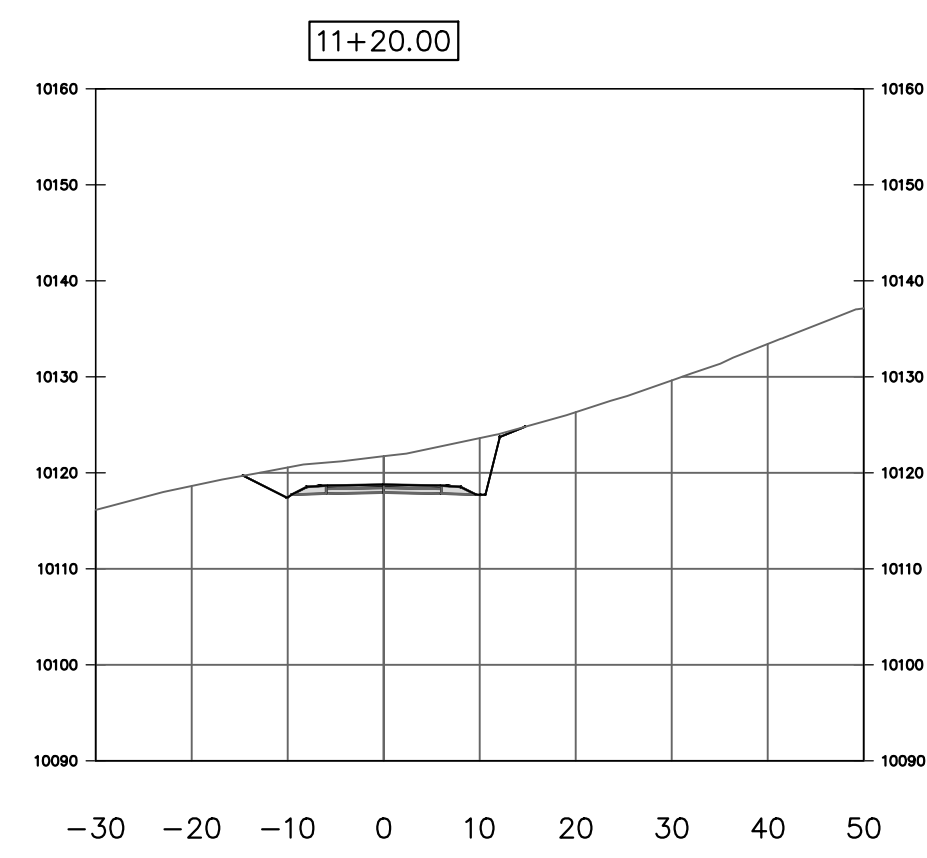
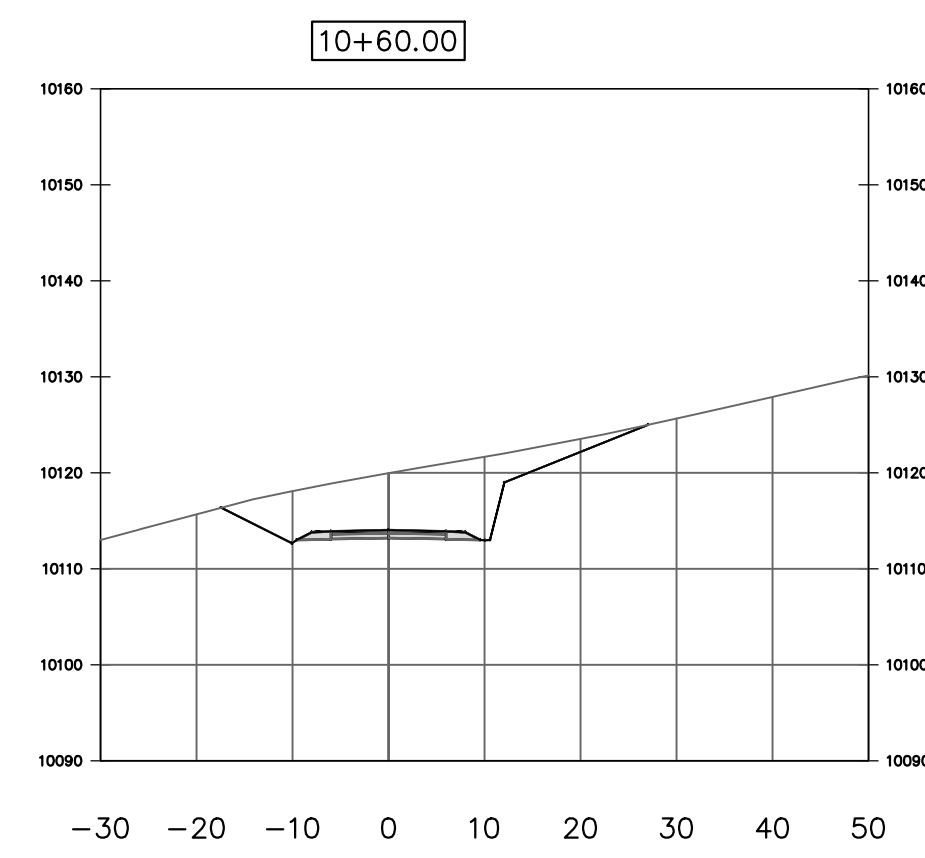
*BASS  
Camp*

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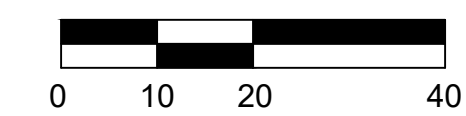
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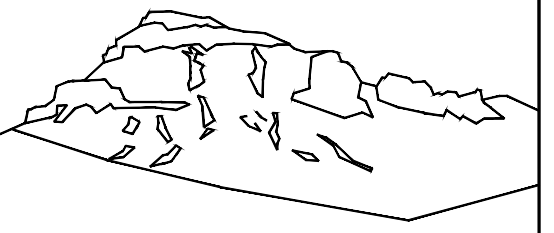
Road Sections

C4.1



Scale: 1" = 20'





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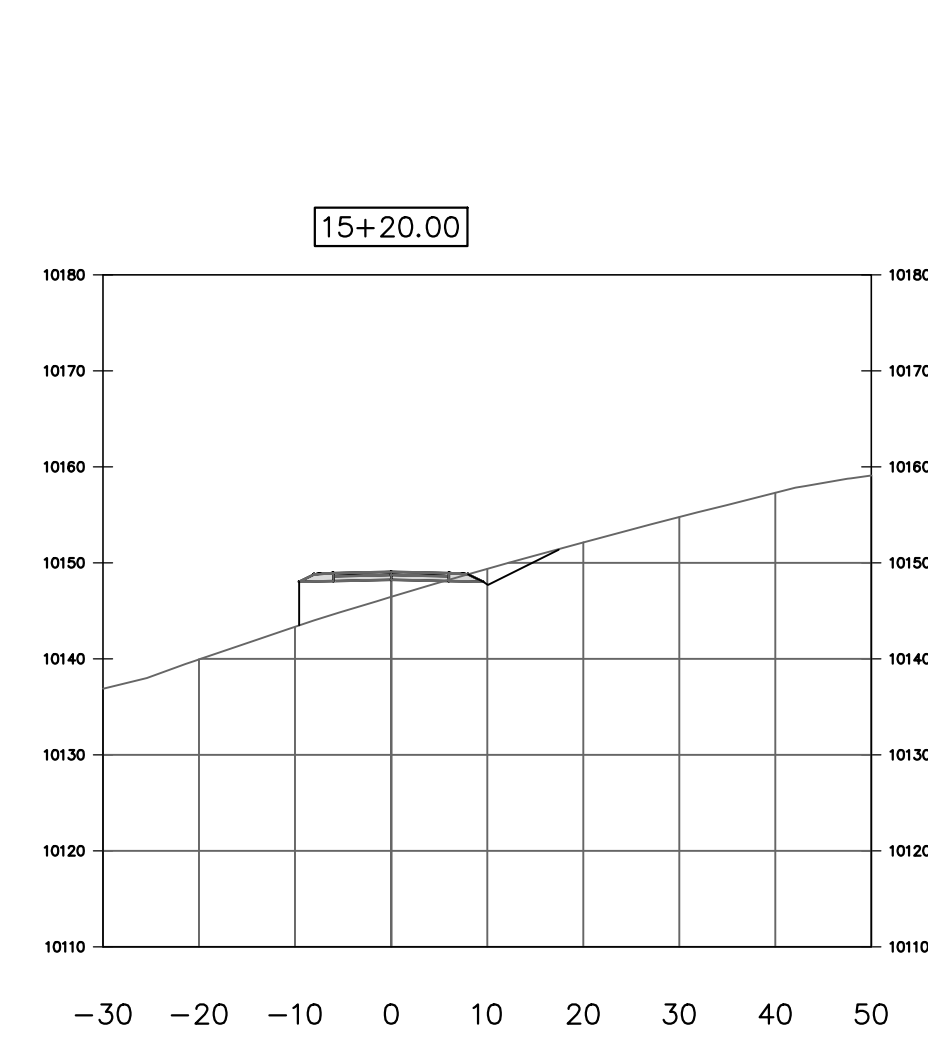
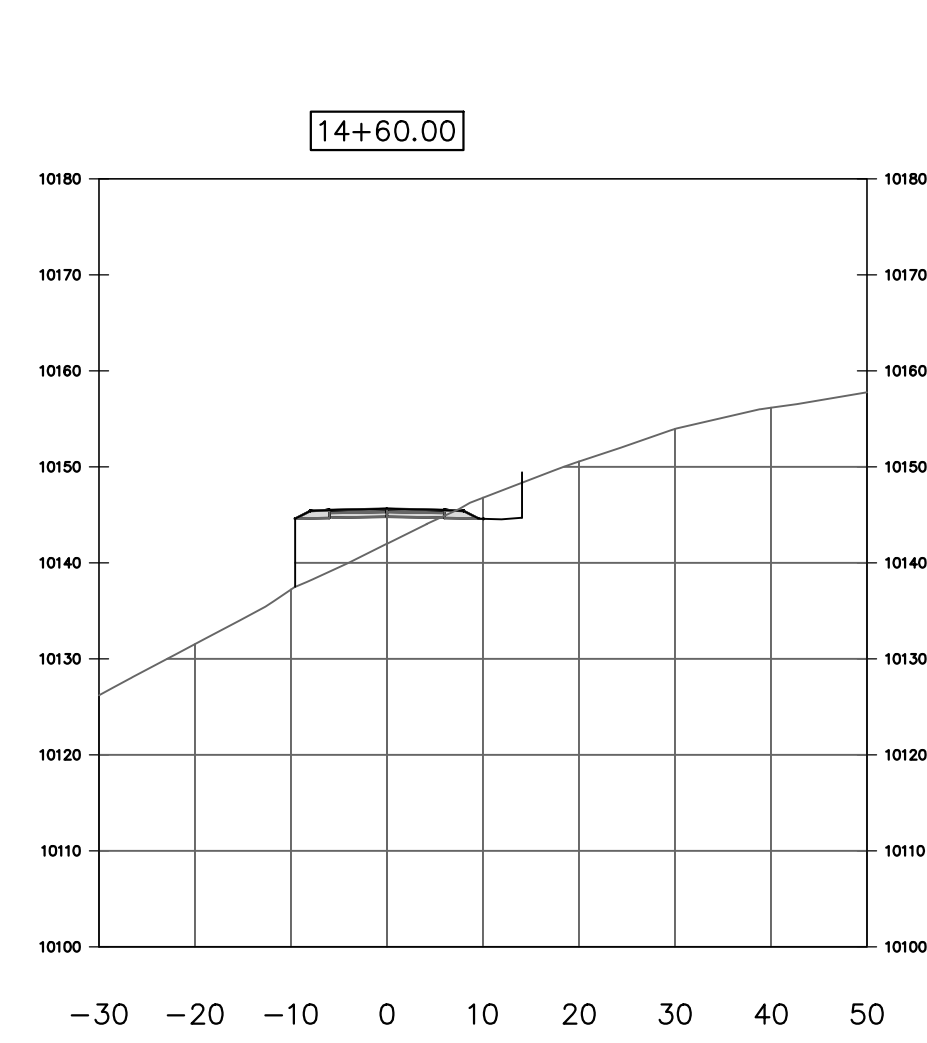
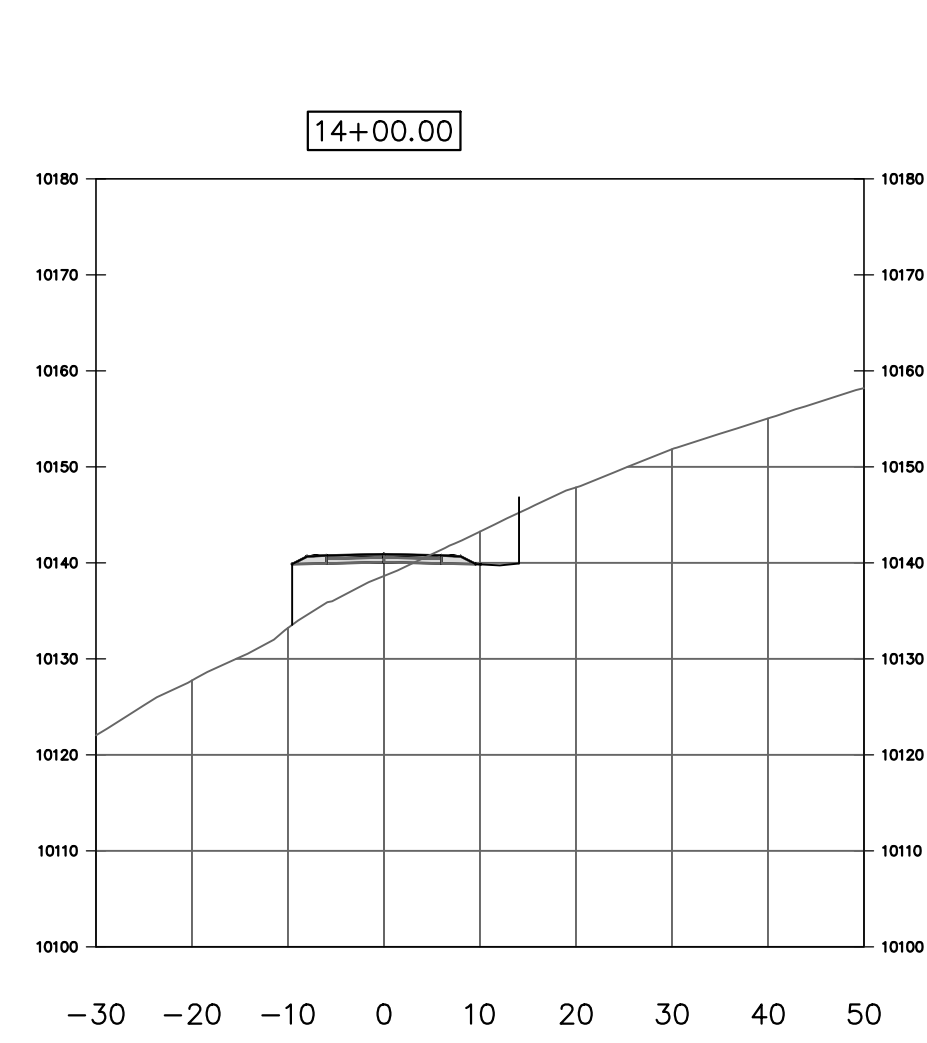
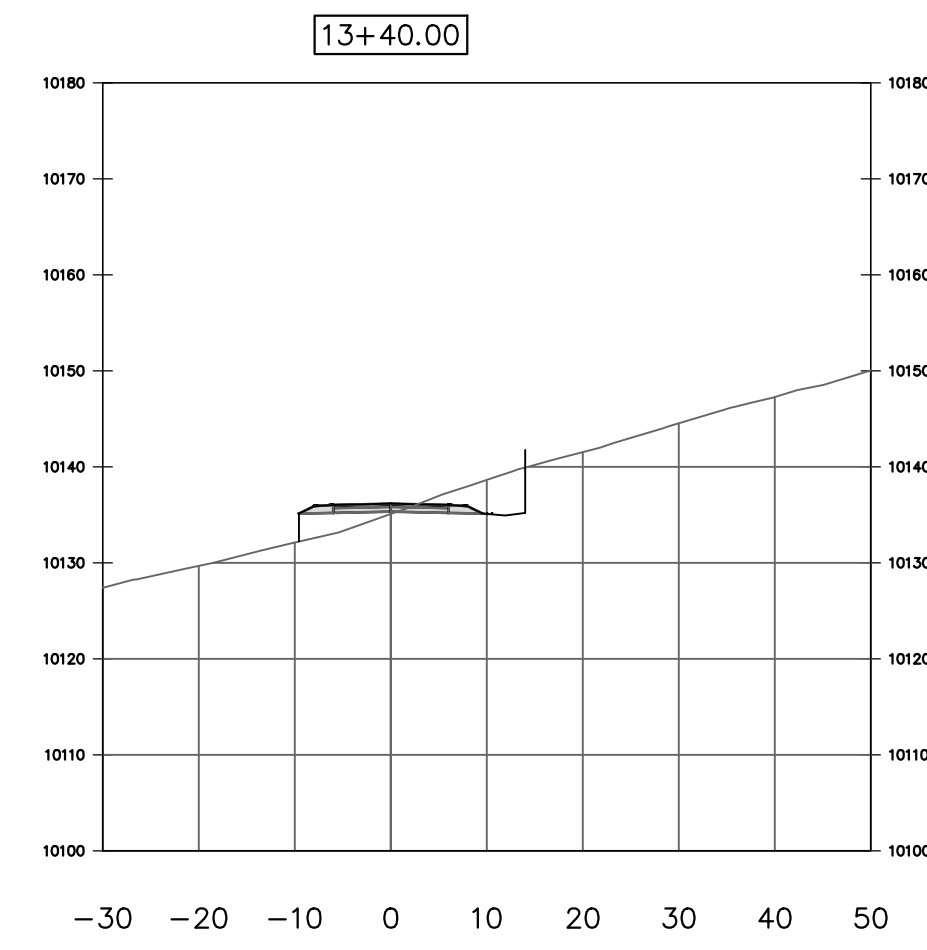
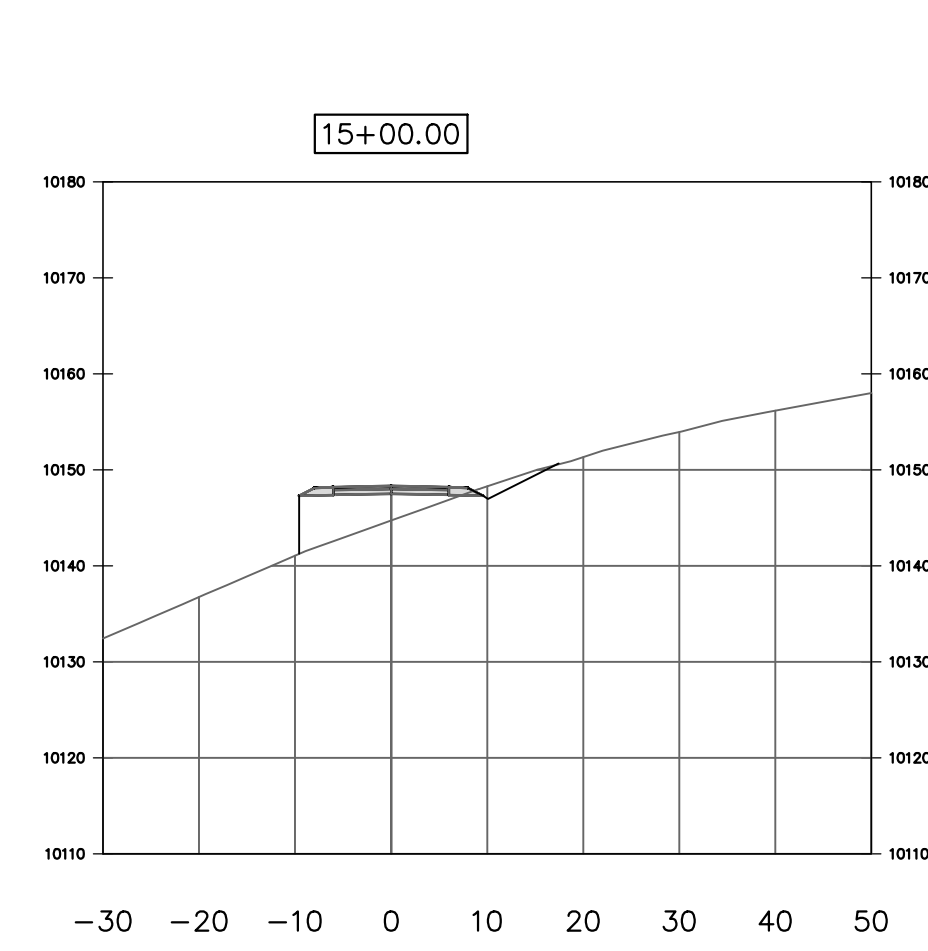
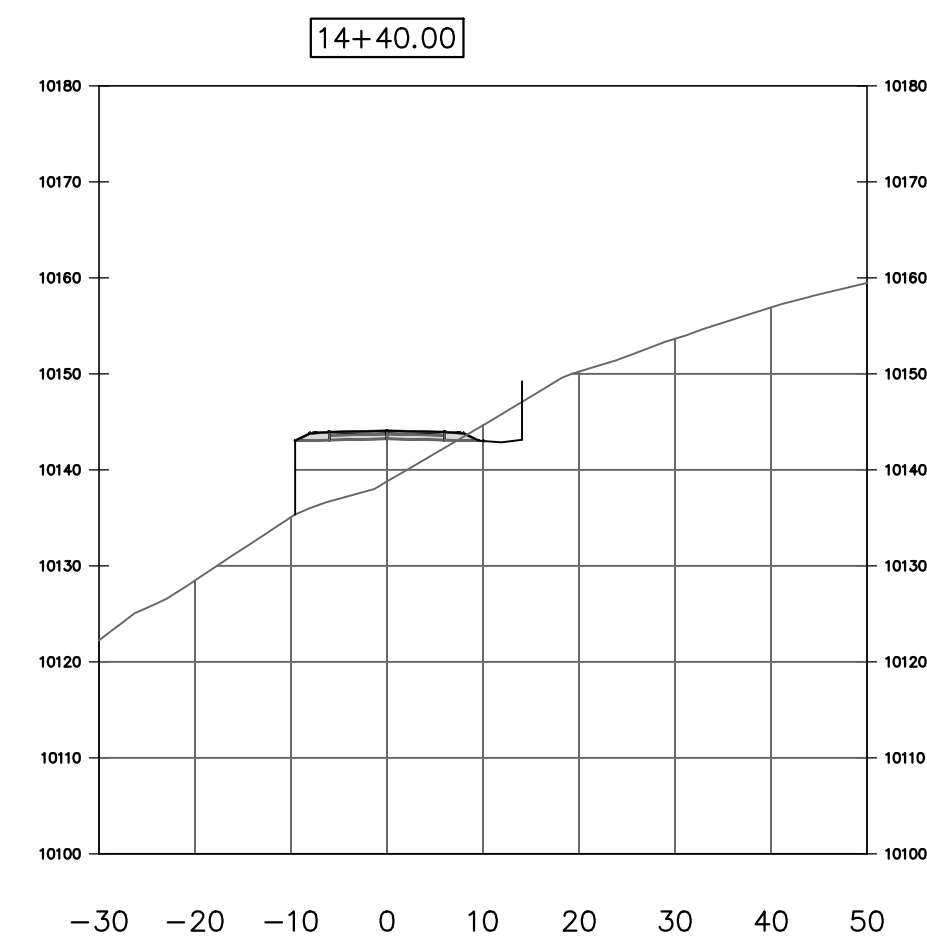
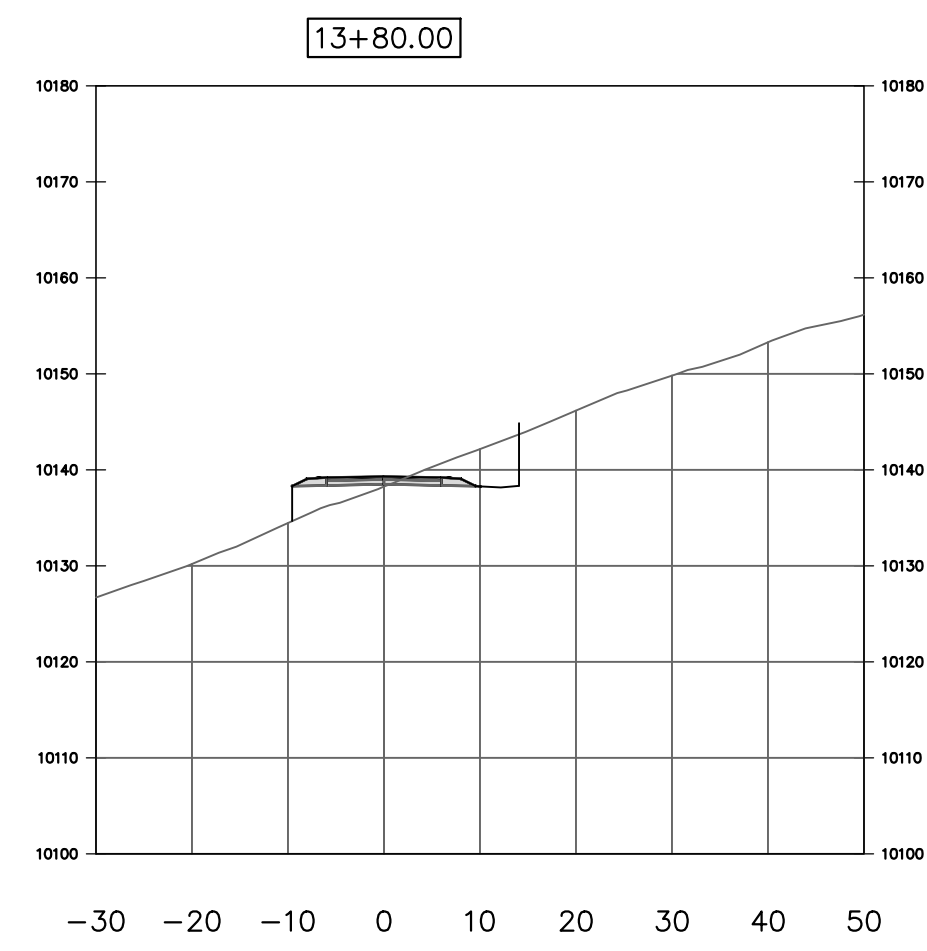
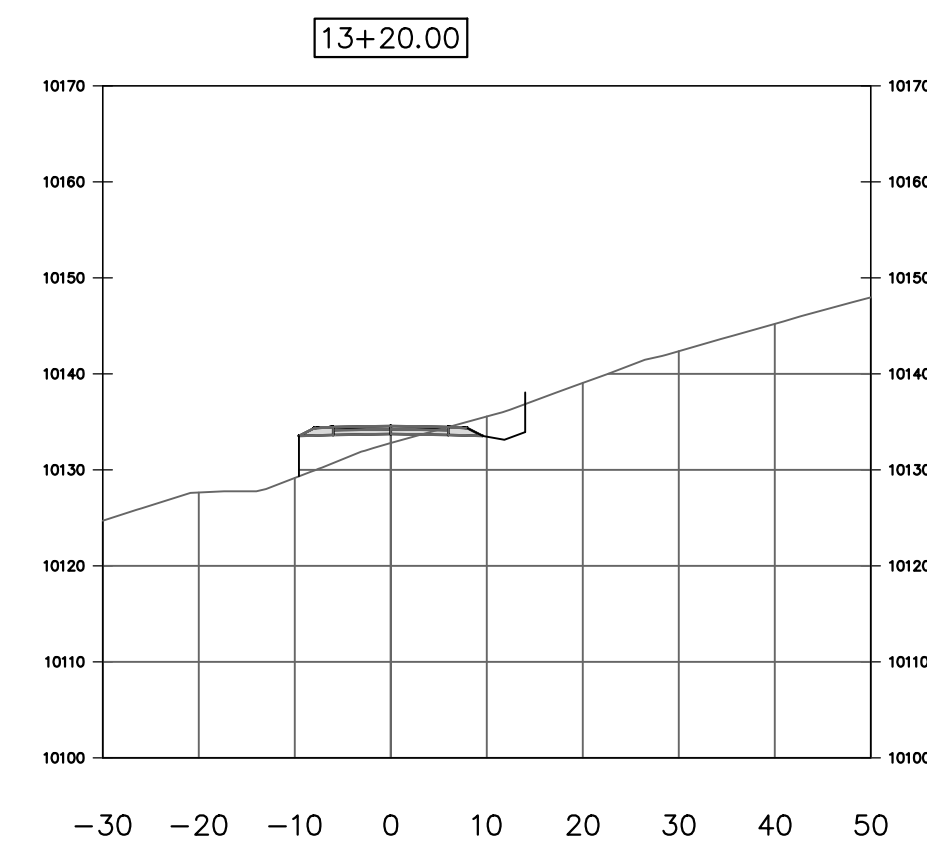
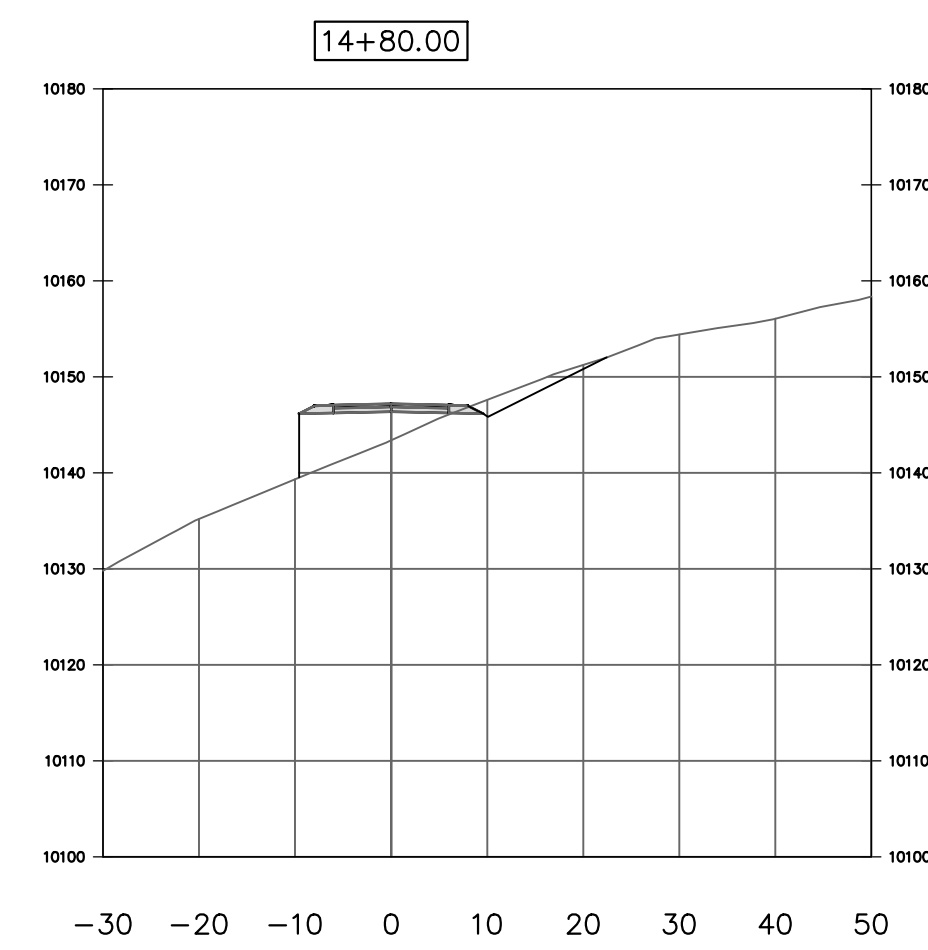
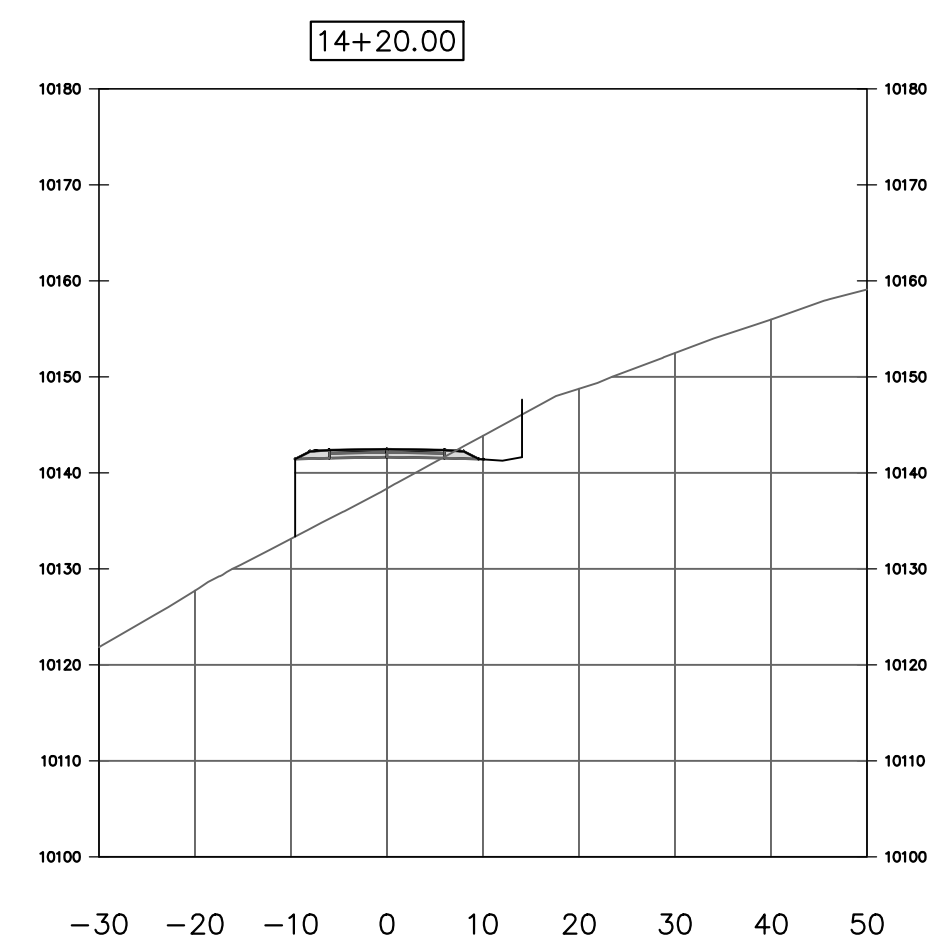
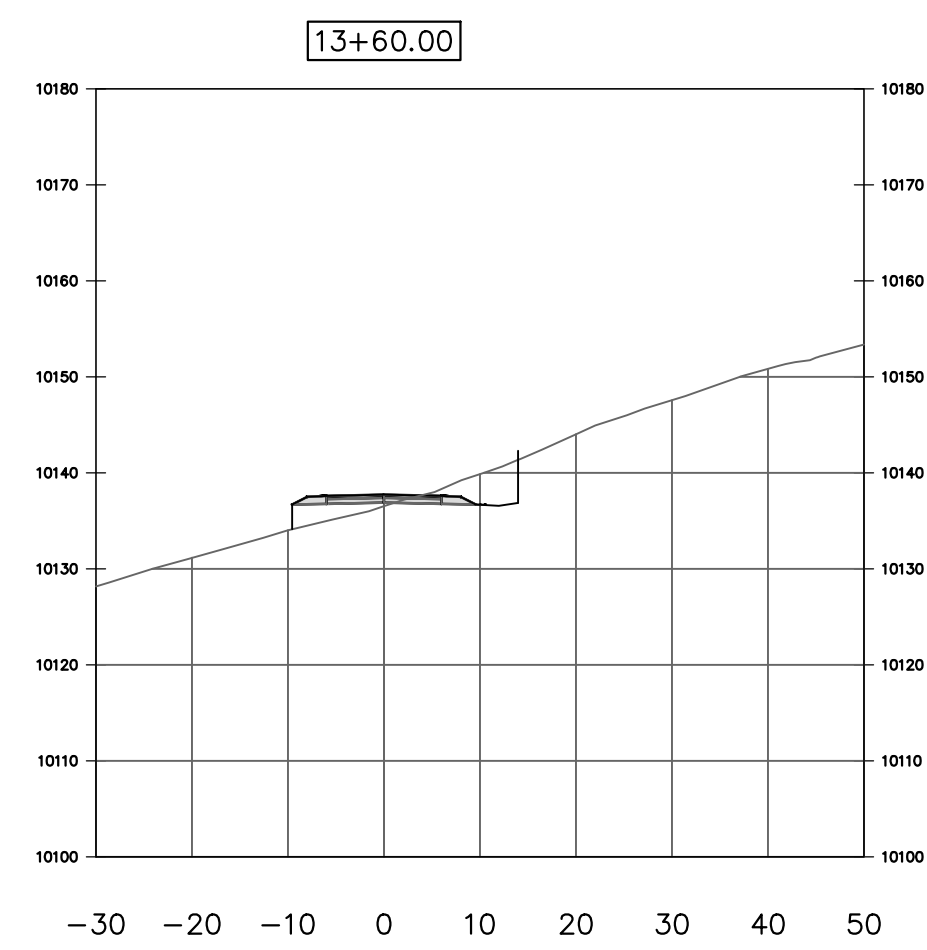
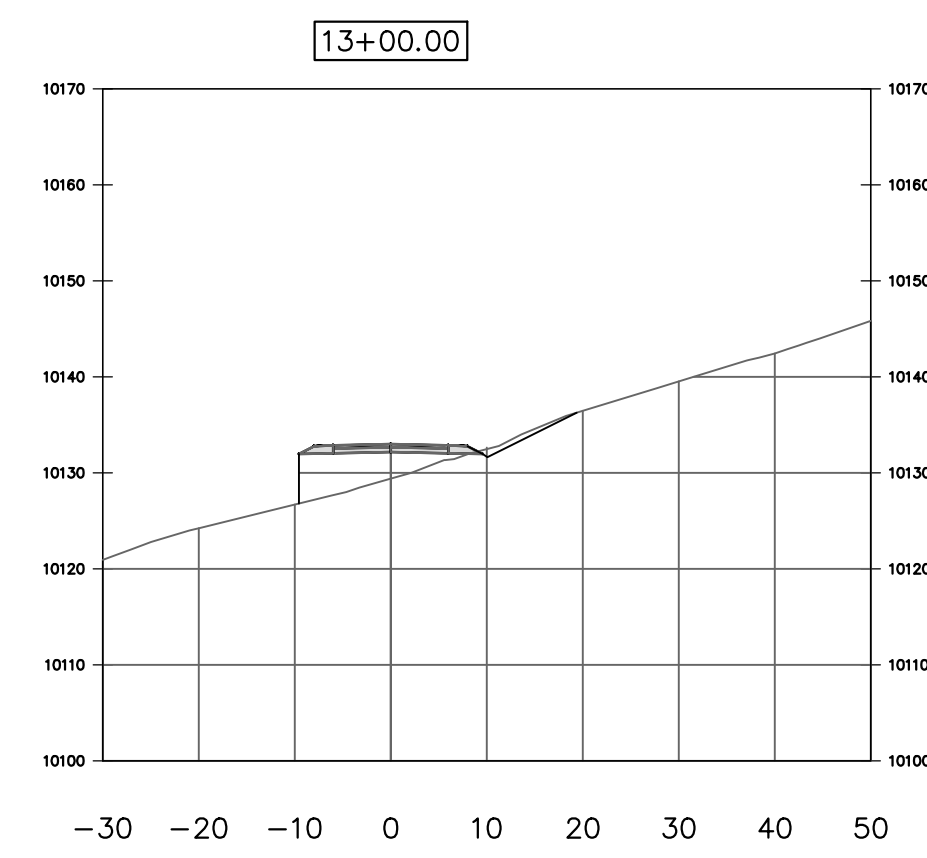
*BASS  
Camp*

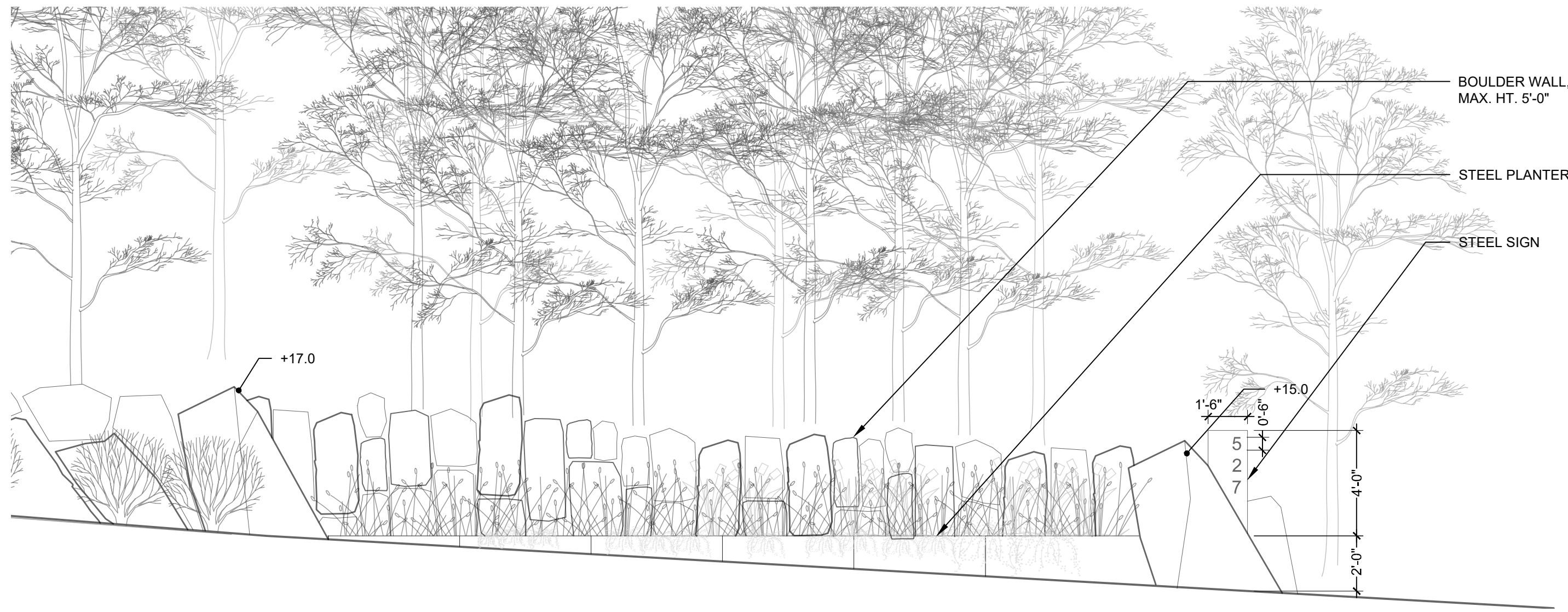
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Road Sections


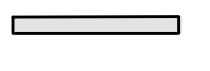




C4.2





ADDRESS MONUMENT ELEVATION  
1/8"=1'

**SITE MATERIALS LEGEND**

-  PERFORATED STEEL PANEL FACED RETAINING WALL
-  FREE-STANDING WALL
-  BOULDER RETAINING WALL TYPE 1
-  BOULDER RETAINING WALL TYPE 2 (SEE CIVIL AND ARCHITECTURAL DRAWINGS)
-  STONE PAVING TYPE 1
-  STONE PAVING TYPE 2

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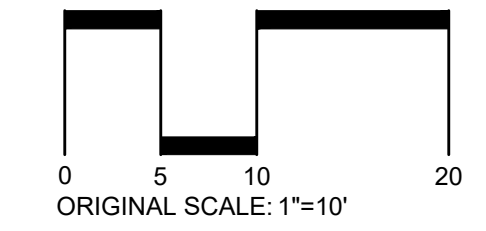
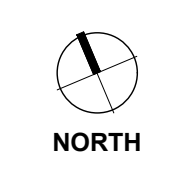
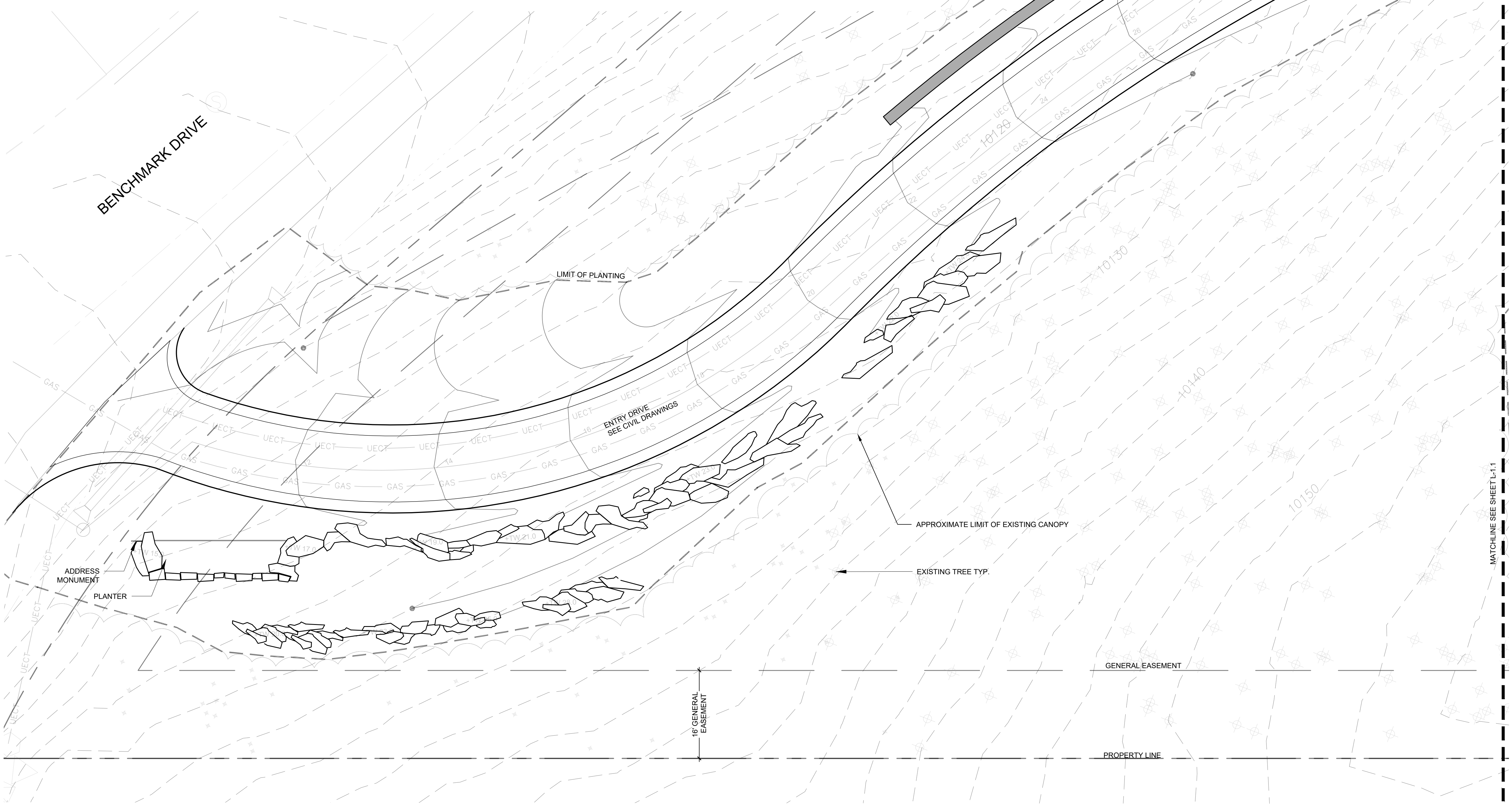
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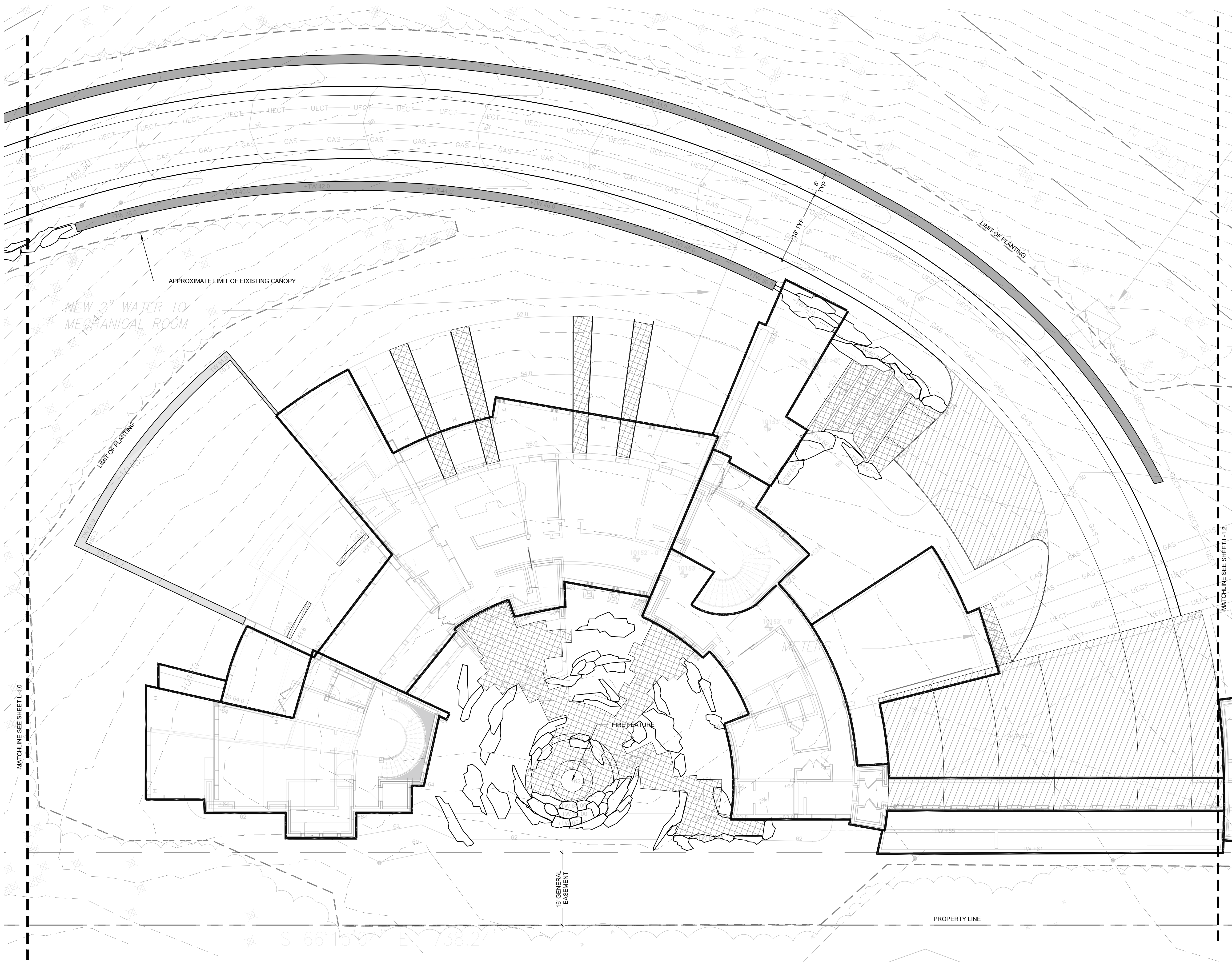
**BASS  
Camp**

527 BENCHMARK DRIVE



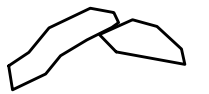
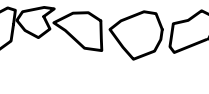


LANDSCAPE SITE PLAN

**L-1.0**





**SITE MATERIALS LEGEND**

-  PERFORATED STEEL PANEL FACED RETAINING WALL
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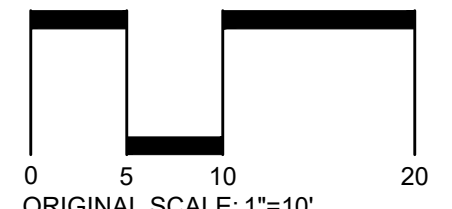
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LANDSCAPE  
SITE PLAN

**L-1.1**



MATCHLINE SEE SHEET L-1.0

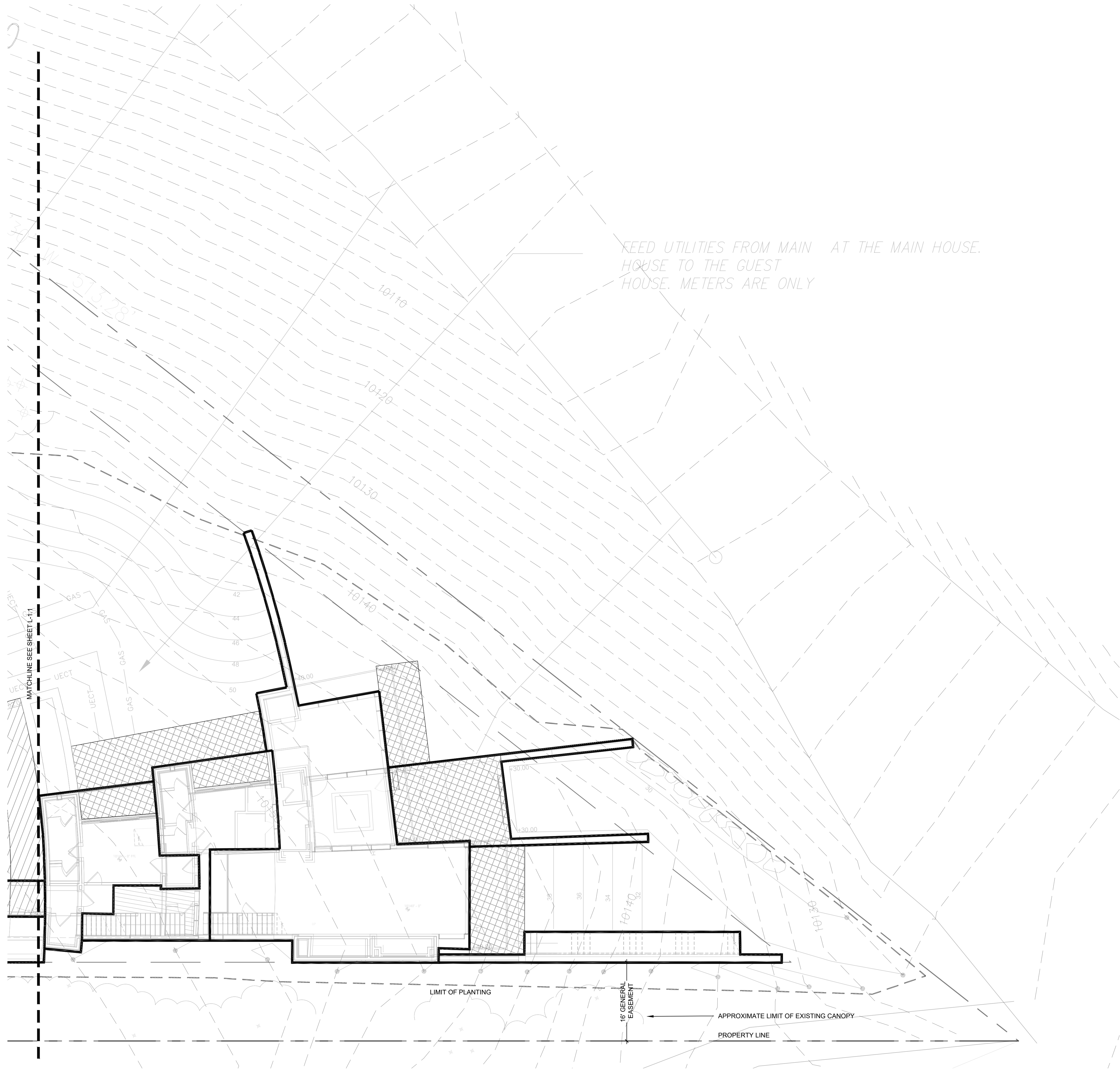
MATCHLINE SEE SHEET L-1.2

S 66°15'04" E 738.24




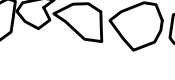
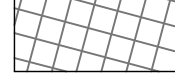

16' GENERAL EASEMENT

PROPERTY LINE





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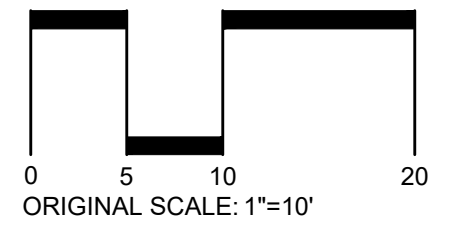
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DRIVE

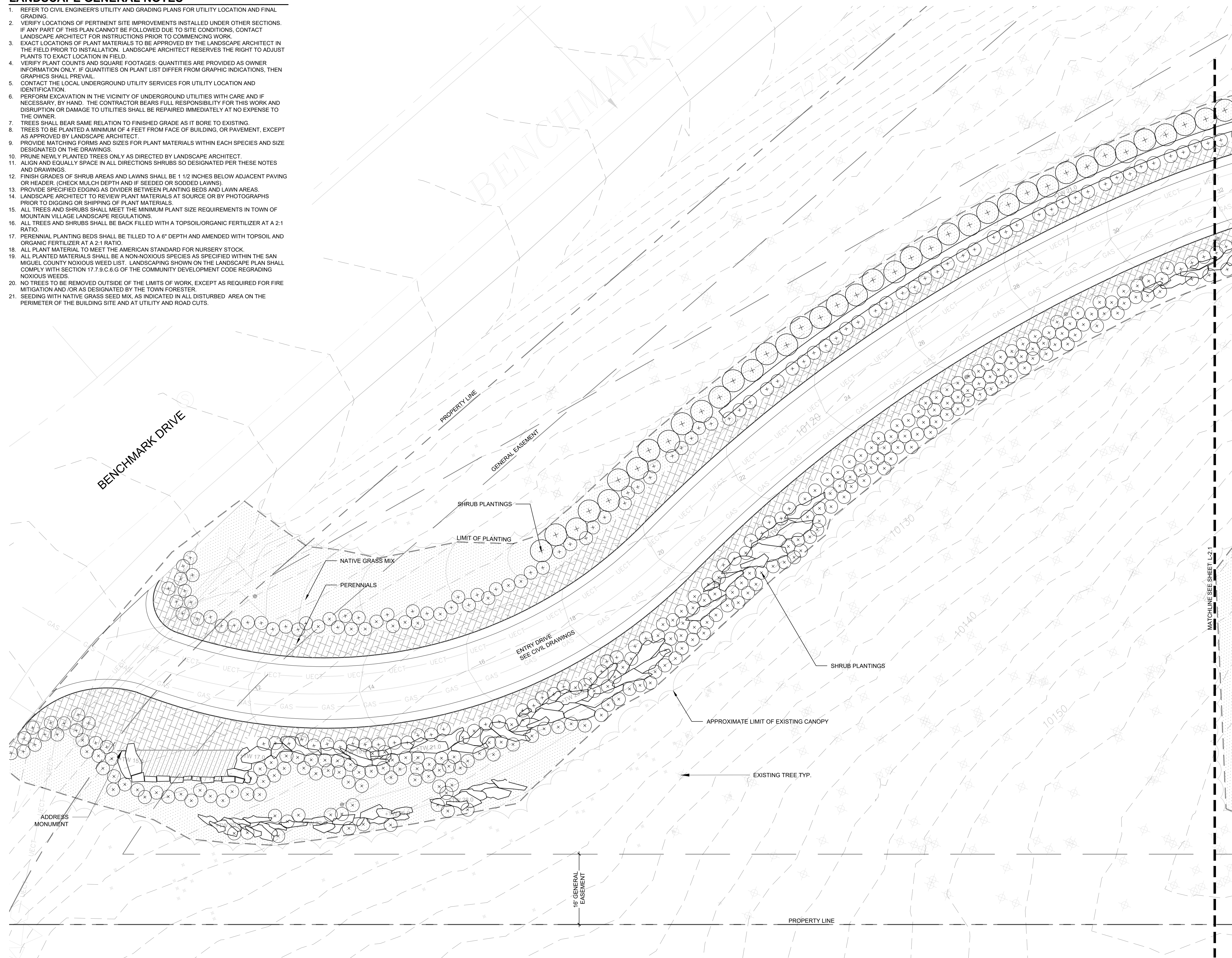
LANDSCAPE  
SITE PLAN

**L-1.2**



**LANDSCAPE GENERAL NOTES**

- REFER TO CIVIL ENGINEER'S UTILITY AND GRADING PLANS FOR UTILITY LOCATION AND FINAL GRADING.
- VERIFY LOCATIONS OF PERTINENT SITE IMPROVEMENTS INSTALLED UNDER OTHER SECTIONS. IF ANY PART OF THIS PLAN CANNOT BE FOLLOWED DUE TO SITE CONDITIONS, CONTACT LANDSCAPE ARCHITECT FOR INSTRUCTIONS PRIOR TO COMMENCING WORK.
- EXACT LOCATIONS OF PLANT MATERIALS TO BE APPROVED BY THE LANDSCAPE ARCHITECT IN THE FIELD PRIOR TO INSTALLATION. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO ADJUST PLANTS TO EXACT LOCATION IN FIELD.
- VERIFY PLANT COUNTS AND SQUARE FOOTAGES. QUANTITIES ARE PROVIDED AS OWNER INFORMATION ONLY. IF QUANTITIES ON PLANT LIST DIFFER FROM GRAPHIC INDICATIONS, THEN GRAPHICS SHALL PREVAIL.
- CONTACT THE LOCAL UNDERGROUND UTILITY SERVICES FOR UTILITY LOCATION AND IDENTIFICATION.
- PERFORM EXCAVATION IN THE VICINITY OF UNDERGROUND UTILITIES WITH CARE AND IF NECESSARY, BY HAND. THE CONTRACTOR BEARS FULL RESPONSIBILITY FOR THIS WORK AND DISRUPTION OR DAMAGE TO UTILITIES SHALL BE REPAIRED IMMEDIATELY AT NO EXPENSE TO THE OWNER.
- TREES SHALL BEAR SAME RELATION TO FINISHED GRADE AS IT BORE TO EXISTING.
- TREES TO BE PLANTED A MINIMUM OF 4 FEET FROM FACE OF BUILDING, OR PAVEMENT, EXCEPT AS APPROVED BY LANDSCAPE ARCHITECT.
- PROVIDE MATCHING FORMS AND SIZES FOR PLANT MATERIALS WITHIN EACH SPECIES AND SIZE DESIGNATED ON THE DRAWINGS.
- PRUNE NEWLY PLANTED TREES ONLY AS DIRECTED BY LANDSCAPE ARCHITECT.
- ALIGN AND EQUALLY SPACE IN ALL DIRECTIONS SHRUBS SO DESIGNATED PER THESE NOTES AND DRAWINGS.
- FINISH GRADES OF SHRUB AREAS AND LAWNS SHALL BE 1 1/2 INCHES BELOW ADJACENT PAVING OR HEADER. (CHECK MULCH DEPTH AND IF SEEDED OR SODDED LAWNS).
- PROVIDE SPECIFIED EDGING AS DIVIDER BETWEEN PLANTING BEDS AND LAWN AREAS.
- LANDSCAPE ARCHITECT TO REVIEW PLANT MATERIALS AT SOURCE OR BY PHOTOGRAPHS PRIOR TO DIGGING OR SHIPPING OF PLANT MATERIALS.
- ALL TREES AND SHRUBS SHALL MEET THE MINIMUM PLANT SIZE REQUIREMENTS IN TOWN OF MOUNTAIN VILLAGE LANDSCAPE REGULATIONS.
- ALL TREES AND SHRUBS SHALL BE BACK FILLED WITH A TOPSOIL/ORGANIC FERTILIZER AT A 2:1 RATIO.
- PERENNIAL PLANTING BEDS SHALL BE TILLED TO A 6" DEPTH AND AMENDED WITH TOPSOIL AND ORGANIC FERTILIZER AT A 2:1 RATIO.
- ALL PLANT MATERIAL TO MEET THE AMERICAN STANDARD FOR NURSERY STOCK.
- ALL PLANTED MATERIALS SHALL BE A NON-NOXIOUS SPECIES AS SPECIFIED WITHIN THE SAN MIGUEL COUNTY NOXIOUS WEED LIST. LANDSCAPING SHOWN ON THE LANDSCAPE PLAN SHALL COMPLY WITH SECTION 17.7.9.C.6.G OF THE COMMUNITY DEVELOPMENT CODE REGRADING NOXIOUS WEEDS.
- NO TREES TO BE REMOVED OUTSIDE OF THE LIMITS OF WORK, EXCEPT AS REQUIRED FOR FIRE MITIGATION AND/OR AS DESIGNATED BY THE TOWN FORESTER.
- SEEDING WITH NATIVE GRASS SEED MIX, AS INDICATED IN ALL DISTURBED AREA ON THE PERIMETER OF THE BUILDING SITE AND AT UTILITY AND ROAD CUTS.



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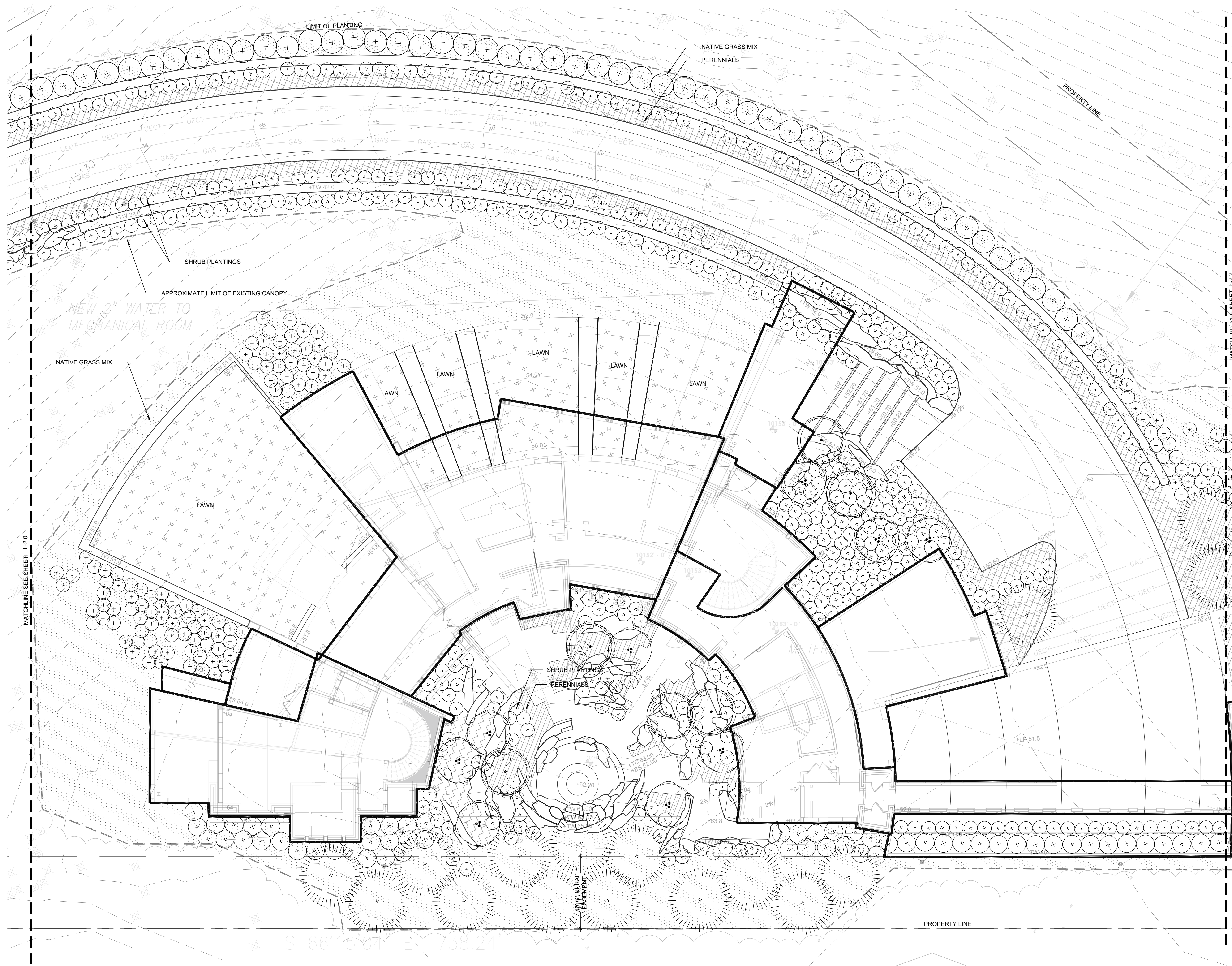
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527 BENCHMARK  
DRIVE

LANDSCAPE  
PLANTING PLAN

**L-2.0**





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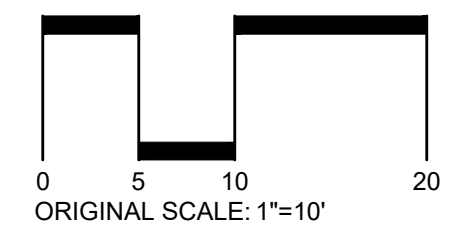
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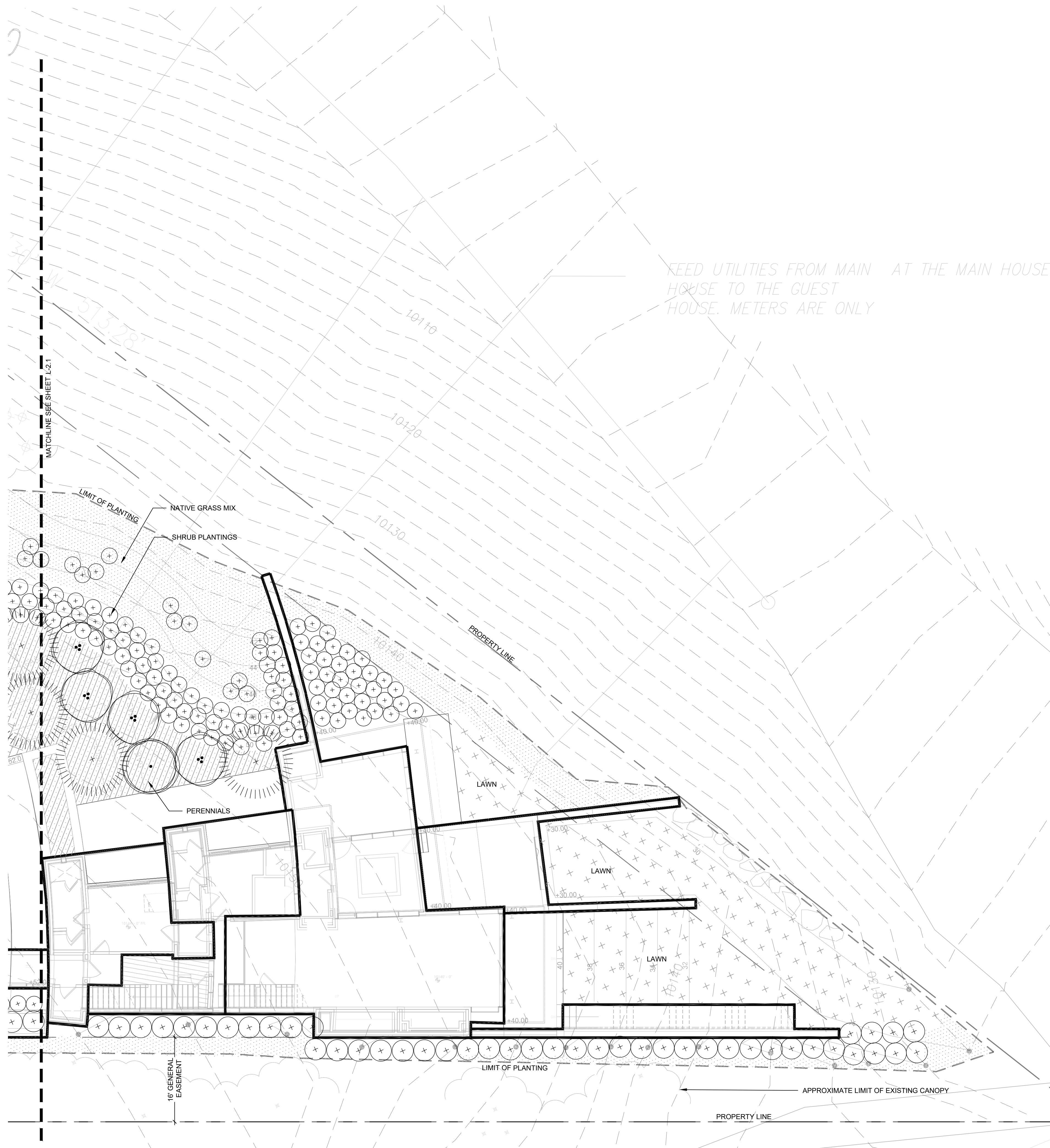
**BASS  
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527 BENCHMARK  
 DRIVE

LANDSCAPE  
 PLANTING PLAN

**L-2.1**





## PLANT LIST

QUANTITY	SCIENTIFIC NAME	COMMON NAME
18	<b>Evergreen Trees</b>	Minimum 8'-10' in height, with 30% 10' or larger
	Pinus contorta latifolia	Lodgepole pine
	Pinus nigra	Austrian Pine
20	<b>Deciduous Trees</b>	Minimum 2.5" dbh for Multi-stem, 3" dbh for Single-stem
	Populus tremuloides	Quaking Aspen (Multi-Stem)
	Populus tremuloides	Quaking Aspen (Single-Stem)
1001	<b>Shrub</b>	Minimum 5 gallon
	Cotoneaster lucidus	Cotoneaster, Peking
	Cornus sericea syn.C stolonifera	Dogwood, Red-osier
	Physocarpus monogynus	Ninebark, Native
	Rhus glabra cismontana	Sumac, Rocky Mountain
	Rosa woodsii	Rose, Woods'
	Potentilla fruticosa 'Abbotswood'	Potentilla, Abbotswood
<b>Perennials and Groundcovers</b>		
	Arctostaphylos uva-ursi	Kinnikinnick
	Lupinus argenteus	Lupine, Silvery
	Penstemon grandiflorus	Penstemon, Shell Leaf
	Penstemon mensarum	Penstemon, Tiger
	Thymus praecox 'Pseudolanuginosus'	Thyme, Woolly
<b>Grasses</b>		
	Fescue Mix	
	Native Grass Mix	
		Western Yarrow 5%
		Rail Fescue 10%
		Arizona Fescue 5%
		Creeping Red Fescue 10%
		Alpine Bluegrass 15%
		Canada Bluegrass 10%
		Perennial Ryegrass 15%
		Slender Wheatgrass 10%
		Mountain Brome 15%

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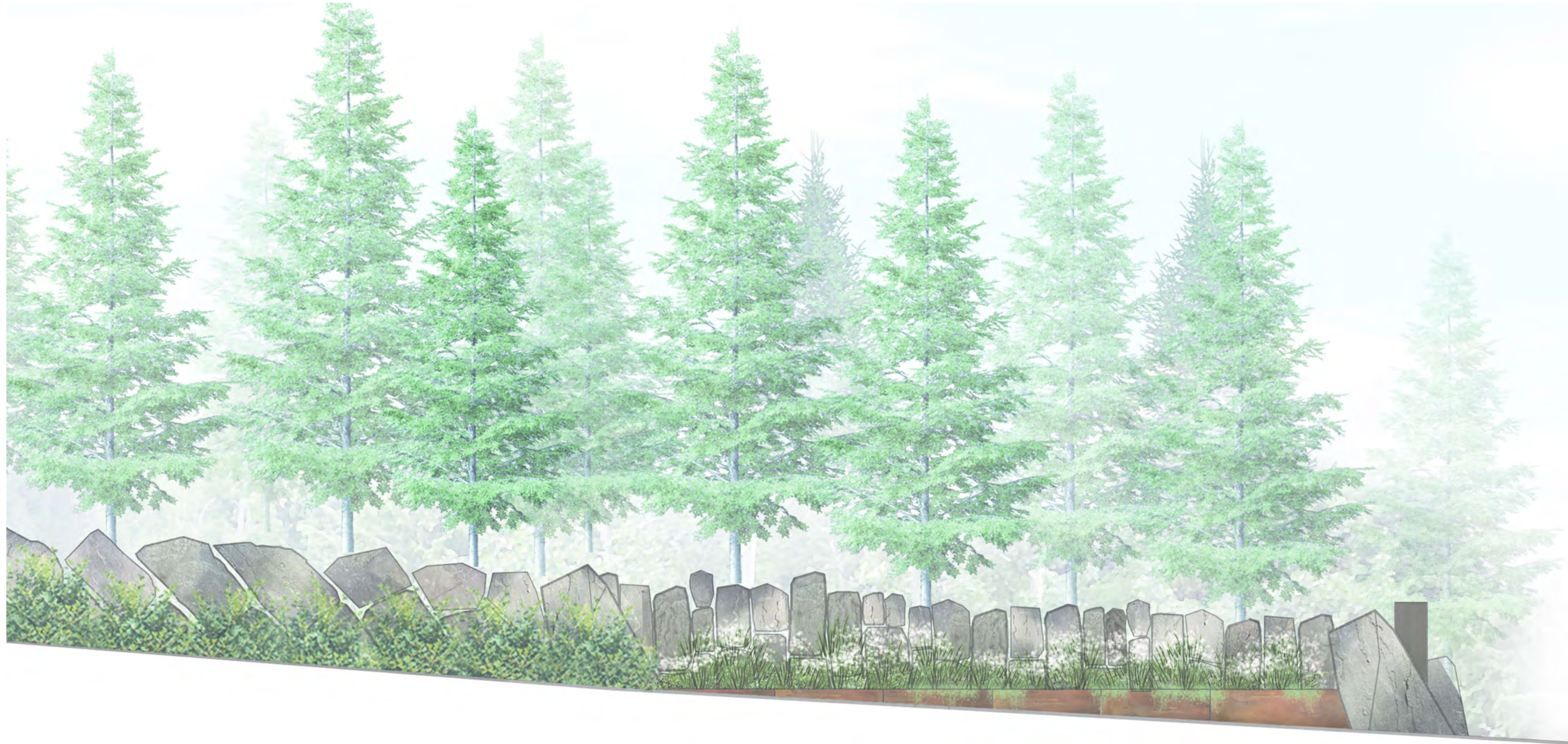
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527 BENCHMARK  
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LANDSCAPE  
 PLANTING PLAN

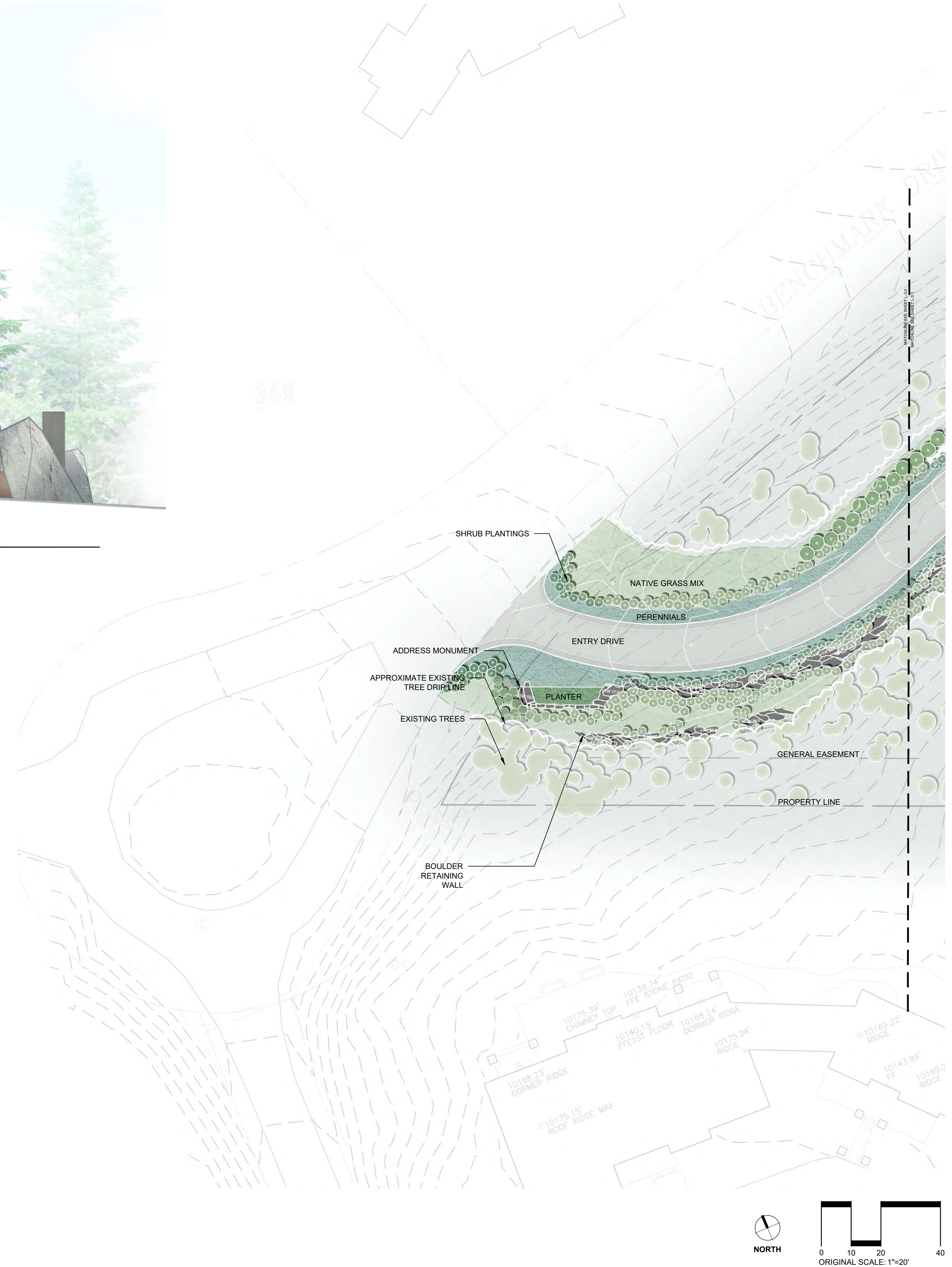
**L-2.2**





ADDRESS MONUMENT ELEVATION

1/8"=1'



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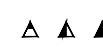
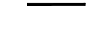

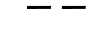


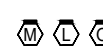







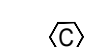










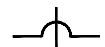
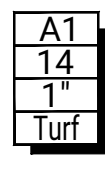
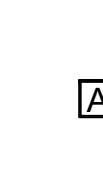
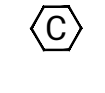
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## IRRIGATION LEGEND

	SLEEVES: <b>CLASS 200 PVC</b>		POP-UP SPRAY SPRINKLER: <b>WEATHERMATIC MAX6PRS30-CV W/RAIN BIRD U-SERIES NOZZLES</b> PRESSURE: <b>30 PSI</b> RADIUS: <b>8 FEET</b> FLOW (GPM): <b>Q-0.26 H-0.52 F-1.05</b>
	POINT-OF-CONNECTION ASSEMBLY		POP-UP SPRAY SPRINKLER: <b>WEATHERMATIC MAX6PRS30-CV W/RAIN BIRD U-SERIES NOZZLES</b> PRESSURE: <b>30 PSI</b> RADIUS: <b>10 FEET</b> FLOW (GPM): <b>Q-0.41 H-0.82 F-1.64</b>
	MAINLINE PIPE: <b>CLASS 200 PVC</b> <b>1 1/2-INCH SIZE UNLESS OTHERWISE INDICATED</b>		POP-UP SPRAY SPRINKLER: <b>WEATHERMATIC MAX6PRS30-CV W/RAIN BIRD U-SERIES NOZZLES</b> PRESSURE: <b>30 PSI</b> RADIUS: <b>15 FEET</b> FLOW (GPM): <b>Q-0.65 H-1.30 F-2.60</b>
	LATERAL PIPE TO SPRINKLERS: <b>CLASS 200 PVC</b> <b>1-INCH SIZE UNLESS OTHERWISE INDICATED</b>		POP-UP SPRAY SPRINKLER: <b>WEATHERMATIC MAX6PRS30-CV W/RAIN BIRD U-SERIES NOZZLES</b> PRESSURE: <b>30 PSI</b> RADIUS: <b>15 FEET</b> FLOW (GPM): <b>Q-0.92 H-1.85 F-3.70</b>
	LATERAL PIPE TO INLINE DRIP HEADER: <b>CLASS 200 PVC</b> <b>1-INCH SIZE UNLESS OTHERWISE INDICATED</b>		POP-UP SPRAY SPRINKLER: <b>WEATHERMATIC MAX6PRS30-CV W/RAIN BIRD MPR SERIES NOZZLE</b> PRESSURE: <b>30 PSI</b> RADIUS: <b>4 FEET X 15 FEET</b> FLOW (GPM): <b>EST-0.61 SST-1.21</b>
	LATERAL PIPE TO DRIP EMITTERS: <b>UV RADIATION RESISTANT POLYETHYLENE</b> <b>3/4-INCH SIZE UNLESS OTHERWISE INDICATED, ROUTING IS DIAGRAMMATIC</b>		POP-UP ROTATING SPRAY SPRINKLER: <b>WEATHERMATIC MAX6PRS40-CV W/HUNTER MP1000 NOZZLES</b> PRESSURE: <b>40 PSI</b> RADIUS: <b>8 FEET TO 15 FEET</b> FLOW (GPM): <b>M-0.42 L-0.63 O-0.84</b>
	INLINE DRIP TUBING: <b>NETAFIM T12CV26-12 WITH RAINBIRD XQF DRIPLINE HEADER</b>		POP-UP ROTATING SPRAY SPRINKLER: <b>WEATHERMATIC MAX6PRS40-CV W/HUNTER MP2000 NOZZLES</b> PRESSURE: <b>40 PSI</b> RADIUS: <b>13 FEET TO 21 FEET</b> FLOW (GPM): <b>K-0.77 G-1.10 R-1.48</b>
	REMOTE CONTROL VALVE ASSEMBLY FOR SPRINKLER LATERALS: <b>WEATHERMATIC MAX-DW (SIZED PER PLAN)</b>		POP-UP ROTATING SPRAY SPRINKLER: <b>WEATHERMATIC MAX6PRS40-CV W/HUNTER MP3000 NOZZLES</b> PRESSURE: <b>40 PSI</b> RADIUS: <b>22 FEET TO 30 FEET</b> FLOW (GPM): <b>B-1.82 Y-2.73 A-3.64</b>
	REMOTE CONTROL DRIP VALVE ASSEMBLY: <b>RAIN BIRD XCZ-PRB-100-COM</b>		POP-UP ROTATING SPRAY SPRINKLER: <b>WEATHERMATIC MAX6PRS40-CV W/HUNTER MP3500 NOZZLE</b> PRESSURE: <b>40 PSI</b> RADIUS: <b>31 FEET TO 35 FEET</b> FLOW (GPM): <b>90*-1.28 180*-2.86 210*-3.29</b>
	QUICK COUPLING VALVE ASSEMBLY: <b>RAIN BIRD SRC</b>		POP-UP ROTATING SPRAY SPRINKLER: <b>WEATHERMATIC MAX6PRS40-CV W/HUNTER MPCORNER NOZZLE</b> PRESSURE: <b>40 PSI</b> RADIUS: <b>8 FEET TO 14 FEET</b> FLOW (GPM): <b>45*-0.19 90*-0.39 105*-0.45</b>
	ISOLATION GATE VALVE ASSEMBLY: <b>MATCO 514</b>		POP-UP ROTATING SPRAY SPRINKLER: <b>WEATHERMATIC MAX6PRS40-CV W/HUNTER MPR SERIES NOZZLE</b> PRESSURE: <b>40 PSI</b> RADIUS: <b>8 FEET TO 15 FEET</b> FLOW (GPM): <b>M-0.42 L-0.63 O-0.84</b>
	FLOW SENSOR ASSEMBLY: <b>WEATHERMATIC SLFSI-T10</b>		POP-UP ROTATING SPRAY SPRINKLER: <b>WEATHERMATIC MAX6PRS40-CV W/HUNTER MPR SERIES NOZZLE</b> PRESSURE: <b>40 PSI</b> RADIUS: <b>8 FEET TO 15 FEET</b> FLOW (GPM): <b>M-0.42 L-0.63 O-0.84</b>
	MASTER VALVE ASSEMBLY: <b>1-INCH WEATHERMATIC MAX-DW</b>		POP-UP ROTATING SPRAY SPRINKLER: <b>WEATHERMATIC MAX6PRS40-CV W/HUNTER MPR SERIES NOZZLE</b> PRESSURE: <b>40 PSI</b> RADIUS: <b>8 FEET TO 15 FEET</b> FLOW (GPM): <b>M-0.42 L-0.63 O-0.84</b>
	INLINE CHECK VALVE: <b>NETAFIM T12CV050M1-B</b>		POP-UP ROTATING SPRAY SPRINKLER: <b>WEATHERMATIC MAX6PRS40-CV W/HUNTER MPR SERIES NOZZLE</b> PRESSURE: <b>40 PSI</b> RADIUS: <b>8 FEET TO 15 FEET</b> FLOW (GPM): <b>M-0.42 L-0.63 O-0.84</b>
	MANUAL DRAIN VALVE: <b>NIBCO T-113-K WITH CROSS HANDLE</b>		
	FLUSH CAP ASSEMBLY		
	UNCONNECTED PIPE CROSSING		
	INDICATES CONTROLLER AND STATION NUMBER INDICATES LATERAL DISCHARGE (GPM) INDICATES VALVE SIZE (INCHES) INDICATES LANDSCAPE APPLICATION		INDICATES CONTROLLER STATION NUMBER TO OPERATE DRIPLINE IRRIGATION AREA SHOWN
	IRRIGATION CONTROLLER UNIT WITH <b>WEATHER STATION</b> <b>WEATHERMATIC VAR #: 11546</b>		THE IRRIGATION CONTROLLER INCLUDES A WEATHERMATIC SYSTEM AND MANAGED SERVICES. PLEASE CONTACT PARRY WEBB WITH WEATHERMATIC FOR CONTROLLER PRICING. CONTACT THE DISTRIBUTOR FOR ALL OTHER IRRIGATION EQUIPMENT ORDERING. PARRY.WEBB@WEATHERMATIC.COM OFFICE: 972-926-2193 MOBILE: 303-638-6268

## TOWN OF MOUNTAIN VILLAGE IRRIGATION NOTES AND REQUIREMENTS

- ALL AREAS TO BE REVEGETATED WITH NATIVE GRASS SEED MIX MAY BE IRRIGATED UNTIL THE GRASS IS ESTABLISHED, BUT NO MORE THAN ONE (1) FULL GROWING SEASON WITH ANY SUCH EXTRA IRRIGATION INSTALLED ON A SEPARATE ZONE THAT WILL BE PERMANENTLY SHUT OFF AFTER SUCCESSFUL REVEGETATION.
- THE IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED LANDSCAPE PROFESSIONAL THAT HAS EXTENSIVE EXPERIENCE IN DESIGNING IRRIGATION SYSTEMS TO BE EFFICIENT AND TO UNIFORMLY DISTRIBUTE THE WATER. SPECIFIC CRITERIA THAT SHALL BE CONSIDERED IN THE DESIGN SHALL INCLUDE SOIL TYPE, SLOPE, ROOT DEPTH, PLANT MATERIALS, MICROCLIMATES, WEATHER CONDITIONS, WATER SOURCE (E.G. QUANTITY, QUALITY AND PRESSURE), PEAK DEMAND AND WATERING WINDOWS. TO CONSERVE AND PROTECT WATER RESOURCES, THE IRRIGATION DESIGNER SHALL SELECT APPROPRIATE EQUIPMENT COMPONENTS THAT MEET STATE AND LOCAL CODE REQUIREMENTS AND SITE REQUIREMENTS.
- TO CONSERVE AND PROTECT WATER RESOURCES, THE INSTALLED COMPONENTS SHALL MEET THE IRRIGATION DESIGN SPECIFICATIONS, MANUFACTURER'S SPECIFICATIONS, CDC REQUIREMENTS AND THE TOWN'S WATER AND SEWER REGULATIONS. THE INSTALLATION SHALL RESULT IN AN EFFICIENT AND UNIFORM DISTRIBUTION OF WATER.
- THE IRRIGATION SYSTEM SHALL BE REGULARLY MANAGED BY A QUALIFIED PROFESSIONAL TO PRESERVE THE INTEGRITY OF THE DESIGN AND TO SUSTAIN EFFICIENT OPERATION. THE IRRIGATION SYSTEM SHALL BE REGULARLY SERVICED TO MAINTAIN THE PERFORMANCE OF THE SYSTEM DESIGNED. TO CONSERVE AND PROTECT WATER RESOURCES AND THE ENVIRONMENT, THE SERVICED COMPONENTS SHALL MEET THE IRRIGATION DESIGN SPECIFICATIONS, MANUFACTURER'S SPECIFICATIONS AND STATE AND LOCAL CODE REQUIREMENTS. THE MAINTENANCE SHALL RESULT IN SUSTAINING AN EFFICIENT AND UNIFORM DISTRIBUTION OF THE WATER.
- THE IRRIGATION SCHEDULE SHALL BE MANAGED TO MAINTAIN A HEALTHY AND FUNCTIONAL LANDSCAPE WITH THE MINIMUM REQUIRED AMOUNT OF WATER. TO CONSERVE AND PROTECT WATER RESOURCES AND THE ENVIRONMENT, THE IRRIGATION SCHEDULE SHALL BE CHANGED AS REQUIRED TO PROVIDE SUPPLEMENTAL WATER TO MAINTAIN A FUNCTIONAL AND HEALTHY TURF AND LANDSCAPE WITH THE MINIMUM REQUIRED AMOUNT OF WATER.
- IRRIGATION SYSTEMS SHALL INCLUDE:
  - A BACKFLOW PREVENTER BY A COLORADO LICENSED PLUMBER THAT IS INSTALLED AFTER RECEIVING A PLUMBING PERMIT FROM THE TOWN.
  - INTERIOR AND EXTERIOR DRAIN VALVES AND AN INTERIOR DRAIN.
  - HEAD TO HEAD OR DOUBLE COVERAGE.
  - A MASTER CONTROL VALVE.
  - A FLOW CONTROL DEVICE TO PREVENT WATER LOSS IN THE EVENT OF A BREAK IN THE IRRIGATION SYSTEM.
  - SELF-SEALING HEADS TO REDUCE RUN OUT AFTER ZONE SHUTS DOWN.
  - LOW ANGLE SPRAY HEADS TO REDUCE WIND EFFECT AND MISTING ON AREAS OF TURF AND LOW GROWING VEGETATION.
- IRRIGATION SYSTEMS SHALL BE DESIGNED TO IMPLEMENT LESS FREQUENT WATERING FOR A LONGER PERIOD OF TIME TO INCREASE SATURATION DEPTH AND PROMOTE DEEP ROOT GROWTH UNLESS THE TOPOGRAPHY REQUIRES A DIFFERENT PRACTICE.
- REFER TO THE TOWN OF MOUNTAIN VILLAGE LANDSCAPE REGULATIONS TABLE 5-3 FOR IRRIGATION SYSTEM DESIGN AND OPERATION REQUIREMENTS.

## INSTALLATION GENERAL NOTES

- THE SYSTEM DESIGN ASSUMES A MINIMUM DYNAMIC PRESSURE FOR THE IRRIGATION SYSTEM OF 60 PSI, AT A MAXIMUM DISCHARGE OF 25 GPM AT THE 1-INCH IRRIGATION POINT-OF-CONNECTION (POC) DOWNSTREAM OF THE IRRIGATION BACKFLOW PREVENTER. VERIFY PRESSURE AND FLOW ON SITE PRIOR TO CONSTRUCTION.
- READ THOROUGHLY AND BECOME FAMILIAR WITH THE SPECIFICATIONS AND INSTALLATION DETAILS FOR THIS AND RELATED WORK PRIOR TO CONSTRUCTION.
- COORDINATE UTILITY LOCATES ("CALL BEFORE YOU DIG") OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
- DO NOT PROCEED WITH THE INSTALLATION OF THE IRRIGATION SYSTEM WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS OR GRADE DIFFERENCES EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. IF DISCREPANCIES IN CONSTRUCTION DETAILS, LEGEND, NOTES, OR SPECIFICATIONS ARE DISCOVERED, BRING ALL SUCH OBSTRUCTIONS OR DISCREPANCIES TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE.
- THE DRAWINGS ARE DIAGRAMMATIC. THEREFORE, THE FOLLOWING SHOULD BE NOTED:
  - ALTHOUGH IRRIGATION COMPONENTS MAY BE SHOWN OUTSIDE PLANTING AREAS FOR CLARITY, INSTALL IRRIGATION PIPE AND WIRING IN LANDSCAPED AREAS WHENEVER POSSIBLE.
  - TREE AND SHRUB LOCATIONS AS SHOWN ON LANDSCAPE PLANS TAKE PRECEDENCE OVER IRRIGATION EQUIPMENT LOCATIONS. AVOID CONFLICTS BETWEEN THE IRRIGATION SYSTEM, PLANTING MATERIALS, AND ARCHITECTURAL FEATURES.
  - USE ONLY STANDARD TEES AND ELBOW FITTINGS. USE OF TEES IN THE BULLNOSE CONFIGURATION, OR USE OF CROSS TYPE FITTINGS IS NOT ALLOWED.
- PROVIDE THE FOLLOWING COMPONENTS TO THE OWNER PRIOR TO THE COMPLETION OF THE PROJECT:
  - TWO (2) OPERATING KEYS FOR EACH TYPE OF MANUALLY OPERATED VALVES.
  - TWO (2) OF EACH SERVICING WRENCH OR TOOL NEEDED FOR COMPLETE ACCESS, ADJUSTMENT, AND REPAIR OF ALL ROTARY SPRINKLERS.
- SELECT NOZZLES FOR SPRAY AND ROTARY SPRINKLERS WITH ARCS WHICH PROVIDE COMPLETE AND ADEQUATE COVERAGE WITH MINIMUM OVERSPRAY FOR THE SITE CONDITIONS. CAREFULLY ADJUST THE RADIUS OF THROW AND ARC OF COVERAGE OF EACH ROTARY SPRINKLER TO PROVIDE THE BEST PERFORMANCE.
- THE IRRIGATION CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION OF IRRIGATION SLEEVING. SLEEVES ARE REQUIRED FOR BOTH PIPING AND ELECTRICAL WIRING AT EACH HARDSCAPE CROSSING. COORDINATE INSTALLATION OF SLEEVING WITH OTHER TRADES. ANY PIPE OR WIRE WHICH PASSES BENEATH EXISTING HARDSCAPE WHERE SLEEVING WAS NOT INSTALLED WILL REQUIRE HORIZONTAL BORING BY THE IRRIGATION CONTRACTOR. PIPE SLEEVES SHALL BE SIZED TWICE THE NOMINAL SIZE OF THE PIPE PASSING THROUGH.
- INSTALL ALL ELECTRICAL POWER TO THE IRRIGATION CONTROL SYSTEM IN ACCORDANCE WITH THE NATIONAL ELECTRIC CODE AND ALL APPLICABLE LOCAL ELECTRIC UTILITY CODES.
- THE FOLLOWING SHOULD BE NOTED REGARDING PIPE SIZING: IF A SECTION OF UNSIZED PIPE IS LOCATED BETWEEN THE IDENTICALLY SIZED SECTIONS, THE UNSIZED PIPE IS THE SAME NOMINAL SIZE AS THE TWO SIZED SECTIONS. THE UNSIZED PIPE SHOULD NOT BE CONFUSED WITH THE DEFAULT PIPE SIZE NOTED IN THE LEGEND.
- INSTALL TWO (2) #14 AWG CONTROL WIRES FOR USE AS SPARES. INSTALL SPARE WIRES FROM CONTROLLER LOCATION TO EACH DEAD-END OF MAINLINE. COIL 3 FEET OF WIRE IN VALVE BOX.

## CONSTRUCTION NOTES

- THE IRRIGATION SYSTEM POINT-OF-CONNECTION (POC) SHALL BE TO THE 1-INCH IRRIGATION SERVICE INSTALLED BY OTHERS TO THIS APPROXIMATE LOCATION (DOWNSTREAM OF IRRIGATION BACKFLOW PREVENTER). MAKE CONNECTION AND ROUTE 1.5-INCH CLASS 200 PVC MAINLINE AND INSTALL 1-INCH MASTER VALVE AND FLOW SENSOR WHERE SHOWN. VERIFY EXACT LOCATION OF POC WITH OWNER'S REPRESENTATIVE.
- WALL MOUNT THE IRRIGATION CONTROLLER AT THE APPROXIMATE LOCATION SHOWN ON EXTERIOR OF BUILDING. COORDINATE ELECTRICAL POWER TO THE CONTROLLER WITH THE OWNER'S REPRESENTATIVE. CARE SHOULD BE TAKEN TO INSTALL THE IRRIGATION CONTROLLER IN A LOCATION THAT IS ACCESSIBLE FOR MAINTENANCE, AND SCREENED FROM VIEW EITHER BEHIND ENTRY WALLS, NEXT TO BUILDINGS, OR BEHIND PLANT MATERIAL. FINAL LOCATION TO BE APPROVED BY OWNER'S REPRESENTATIVE.
- IRRIGATION ZONE SHOWN SERVING NATIVE GRASS SHALL BE TURNED OFF FOLLOWING SUCCESSFUL ESTABLISHMENT OF NATIVE GRASSES.

## ELEVATION DESIGN NOTE

INLINE CHECK VALVES SHALL BE INSTALLED ON POINT SOURCE AND INLINE DRIP LATERAL PIPES WHEREVER ELEVATION OF LATERALS CHANGES MORE THAN 10-FEET. ENSURE THAT CHECK VALVE IS INSTALLED DIRECTIONALLY TO ALLOW FLOW AWAY FROM CONTROL VALVE BUT TO NOT ALLOW WATER TO GRAVITY FLOW TO DOWNHILL EMITTERS.

## IRRIGATION PIPE SCHEDULE

CLASS 200 PVC PIPE

SIZE	FLOW (GPM)
1-INCH	0-15
1.25-INCH	16-25
1.5-INCH	26-35
2-INCH	36-55
2.5-INCH	56-80
3-INCH	81-110
4-INCH	111-200

IF THERE IS A DISCREPANCY BETWEEN PIPE SIZES SHOWN ON THE DRAWINGS AND THIS PIPE SCHEDULE, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT THE IRRIGATION DESIGNER FOR CLARIFICATION.

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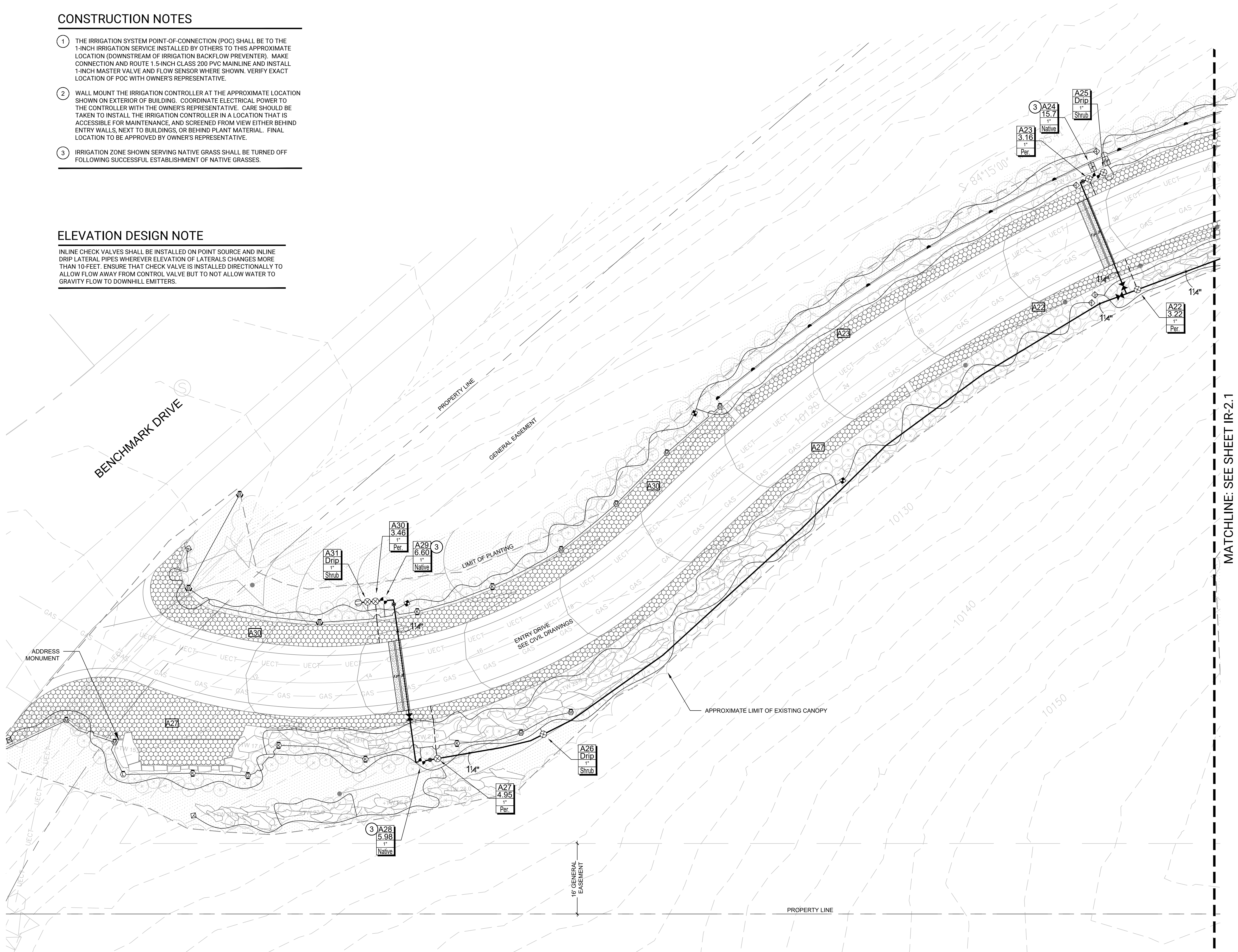


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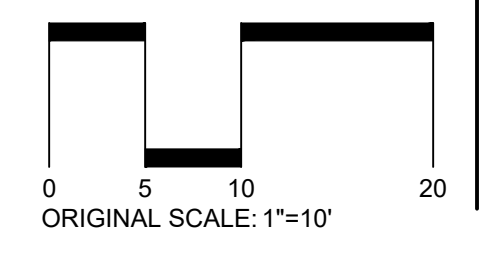
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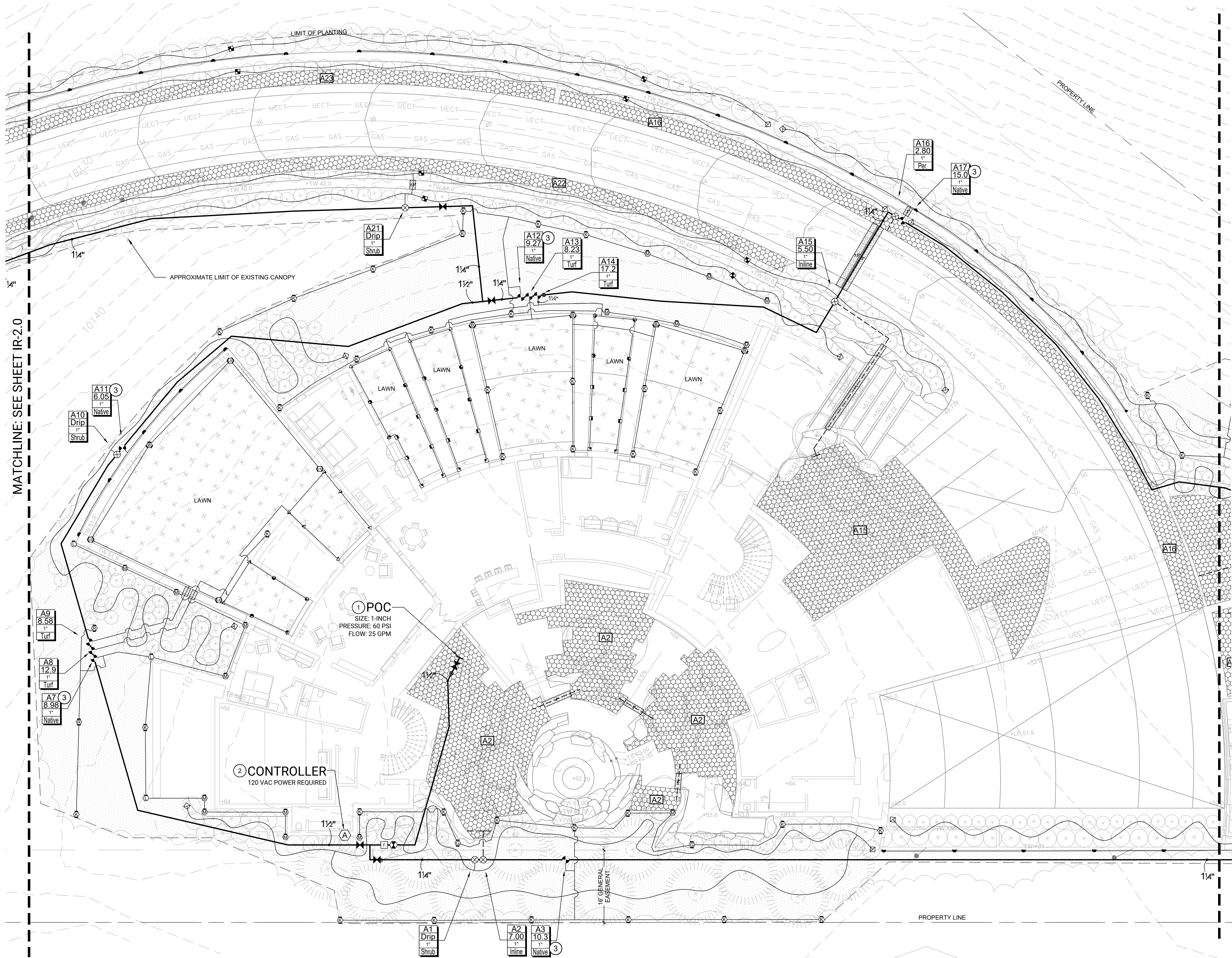
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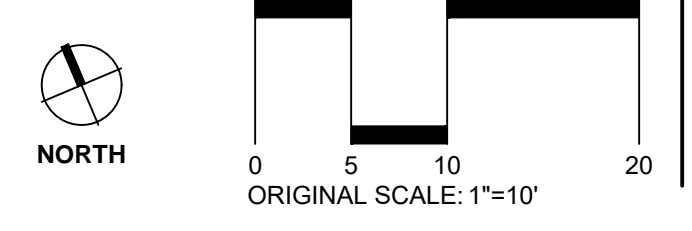
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LANDSCAPE  
IRRIGATION PLAN

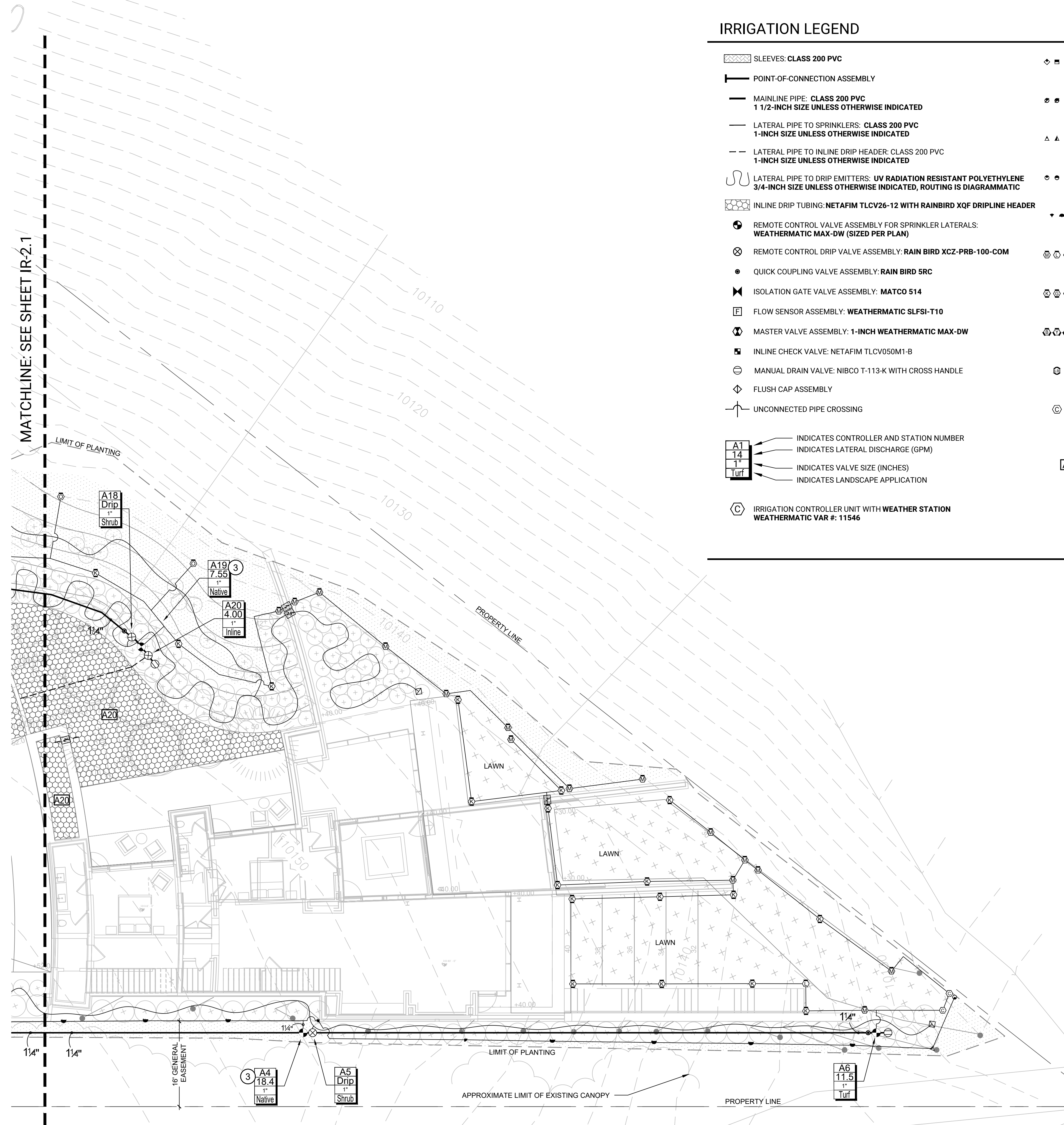
**IR-2.1**



### IRRIGATION LEGEND

- SLEEVES: CLASS 200 PVC
  - POINT-OF-CONNECTION ASSEMBLY
  - MAINLINE PIPE: CLASS 200 PVC  
1 1/2-INCH SIZE UNLESS OTHERWISE INDICATED
  - LATERAL PIPE TO SPRINKLERS: CLASS 200 PVC  
1-INCH SIZE UNLESS OTHERWISE INDICATED
  - LATERAL PIPE TO INLINE DRIP HEADER: CLASS 200 PVC  
1-INCH SIZE UNLESS OTHERWISE INDICATED
  - LATERAL PIPE TO DRIP EMITTERS: UV RADIATION RESISTANT POLYETHYLENE  
3/4-INCH SIZE UNLESS OTHERWISE INDICATED, ROUTING IS DIAGRAMMATIC
  - INLINE DRIP TUBING: NETAFIM TLCV26-12 WITH RAINBIRD XQF DRIPLINE HEADER
  - REMOTE CONTROL VALVE ASSEMBLY FOR SPRINKLER LATERALS:  
WEATHERMATIC MAX-DW (SIZED PER PLAN)
  - REMOTE CONTROL DRIP VALVE ASSEMBLY: RAIN BIRD XCZ-PRB-100-COM
  - QUICK COUPLING VALVE ASSEMBLY: RAIN BIRD 5RC
  - ISOLATION GATE VALVE ASSEMBLY: MATCO 514
  - FLOW SENSOR ASSEMBLY: WEATHERMATIC SLFSI-T10
  - MASTER VALVE ASSEMBLY: 1-INCH WEATHERMATIC MAX-DW
  - INLINE CHECK VALVE: NETAFIM TLCV050M1-B
  - MANUAL DRAIN VALVE: NIBCO T-113-K WITH CROSS HANDLE
  - FLUSH CAP ASSEMBLY
  - UNCONNECTED PIPE CROSSING
  - IRRIGATION CONTROLLER UNIT WITH WEATHER STATION  
WEATHERMATIC VAR #: 11546
  - POP-UP SPRAY SPRINKLER: WEATHERMATIC MAX6PRS30-CV W/RAIN BIRD U-SERIES NOZZLES  
PRESSURE: 30 PSI RADIUS: 8 FEET  
FLOW (GPM): Q-0.26 H-0.52 F-1.05
  - POP-UP SPRAY SPRINKLER: WEATHERMATIC MAX6PRS30-CV W/RAIN BIRD U-SERIES NOZZLES  
PRESSURE: 30 PSI RADIUS: 10 FEET  
FLOW (GPM): Q-0.41 H-0.82 F-1.64
  - POP-UP SPRAY SPRINKLER: WEATHERMATIC MAX6PRS30-CV W/RAIN BIRD U-SERIES NOZZLES  
PRESSURE: 30 PSI RADIUS: 12 FEET  
FLOW (GPM): Q-0.65 H-1.30 F-2.60
  - POP-UP SPRAY SPRINKLER: WEATHERMATIC MAX6PRS30-CV W/RAIN BIRD U-SERIES NOZZLES  
PRESSURE: 30 PSI RADIUS: 15 FEET  
FLOW (GPM): Q-0.92 H-1.85 F-3.70
  - POP-UP SPRAY SPRINKLER: WEATHERMATIC MAX6PRS30-CV W/RAIN BIRD MPR SERIES NOZZLE  
PRESSURE: 30 PSI RADIUS: 4 FEET X 15 FEET  
FLOW (GPM): EST-0.61 SST-1.21
  - POP-UP ROTATING SPRAY SPRINKLER: WEATHERMATIC MAX6PRS40-CV W/HUNTER MP1000 NOZZLES  
PRESSURE: 40 PSI RADIUS: 8 FEET TO 15 FEET  
FLOW (GPM): M-0.42 L-0.63 O-0.84
  - POP-UP ROTATING SPRAY SPRINKLER: WEATHERMATIC MAX6PRS40-CV W/HUNTER MP2000 NOZZLES  
PRESSURE: 40 PSI RADIUS: 13 FEET TO 21 FEET  
FLOW (GPM): K-0.77 G-1.10 R-1.48
  - POP-UP ROTATING SPRAY SPRINKLER: WEATHERMATIC MAX6PRS40-CV W/HUNTER MP3000 NOZZLES  
PRESSURE: 40 PSI RADIUS: 22 FEET TO 30 FEET  
FLOW (GPM): B-1.82 Y-2.73 A-3.64
  - POP-UP ROTATING SPRAY SPRINKLER: WEATHERMATIC MAX6PRS40-CV W/HUNTER MP3500 NOZZLE  
PRESSURE: 40 PSI RADIUS: 31 FEET TO 35 FEET  
FLOW (GPM): 90°-1.28 180°-2.86 210°-3.29
  - POP-UP ROTATING SPRAY SPRINKLER: WEATHERMATIC MAX6PRS40-CV W/HUNTER MPCORNER NOZZLE  
PRESSURE: 40 PSI RADIUS: 8 FEET TO 14 FEET  
FLOW (GPM): 45°-0.19 90°-0.39 105°-0.45
  - INLINE DRIP IRRIGATION DESIGNATOR
  - INDICATES CONTROLLER STATION NUMBER TO OPERATE  
DRIP IRRIGATION AREA SHOWN
- THE IRRIGATION CONTROLLER INCLUDES A WEATHERMATIC SYSTEM AND MANAGED SERVICES. PLEASE CONTACT PARRY WEBB WITH WEATHERMATIC FOR CONTROLLER PRICING. CONTACT THE DISTRIBUTOR FOR ALL OTHER IRRIGATION EQUIPMENT ORDERING.  
PARRY.WEBB@WEATHERMATIC.COM  
OFFICE: 972-928-2193  
MOBILE: 303-638-6268

- INDICATES CONTROLLER AND STATION NUMBER
- INDICATES LATERAL DISCHARGE (GPM)
- INDICATES VALVE SIZE (INCHES)
- INDICATES LANDSCAPE APPLICATION



### CONSTRUCTION NOTES

- 1 THE IRRIGATION SYSTEM POINT-OF-CONNECTION (POC) SHALL BE TO THE 1-INCH IRRIGATION SERVICE INSTALLED BY OTHERS TO THIS APPROXIMATE LOCATION (DOWNSTREAM OF IRRIGATION BACKFLOW PREVENTER). MAKE CONNECTION AND ROUTE 1.5-INCH CLASS 200 PVC MAINLINE AND INSTALL 1-INCH MASTER VALVE AND FLOW SENSOR WHERE SHOWN. VERIFY EXACT LOCATION OF POC WITH OWNER'S REPRESENTATIVE.
- 2 WALL MOUNT THE IRRIGATION CONTROLLER AT THE APPROXIMATE LOCATION SHOWN ON EXTERIOR OF BUILDING. COORDINATE ELECTRICAL POWER TO THE CONTROLLER WITH THE OWNER'S REPRESENTATIVE. CARE SHOULD BE TAKEN TO INSTALL THE IRRIGATION CONTROLLER IN A LOCATION THAT IS ACCESSIBLE FOR MAINTENANCE, AND SCREENED FROM VIEW EITHER BEHIND ENTRY WALLS, NEXT TO BUILDINGS, OR BEHIND PLANT MATERIAL. FINAL LOCATION TO BE APPROVED BY OWNER'S REPRESENTATIVE.
- 3 IRRIGATION ZONE SHOWN SERVING NATIVE GRASS SHALL BE TURNED OFF FOLLOWING SUCCESSFUL ESTABLISHMENT OF NATIVE GRASSES.

### ELEVATION DESIGN NOTE

INLINE CHECK VALVES SHALL BE INSTALLED ON POINT SOURCE AND INLINE DRIP LATERAL PIPES WHEREVER ELEVATION OF LATERALS CHANGES MORE THAN 10-FEET. ENSURE THAT CHECK VALVE IS INSTALLED DIRECTIONALLY TO ALLOW FLOW AWAY FROM CONTROL VALVE BUT TO NOT ALLOW WATER TO GRAVITY FLOW TO DOWNHILL EMITTERS.

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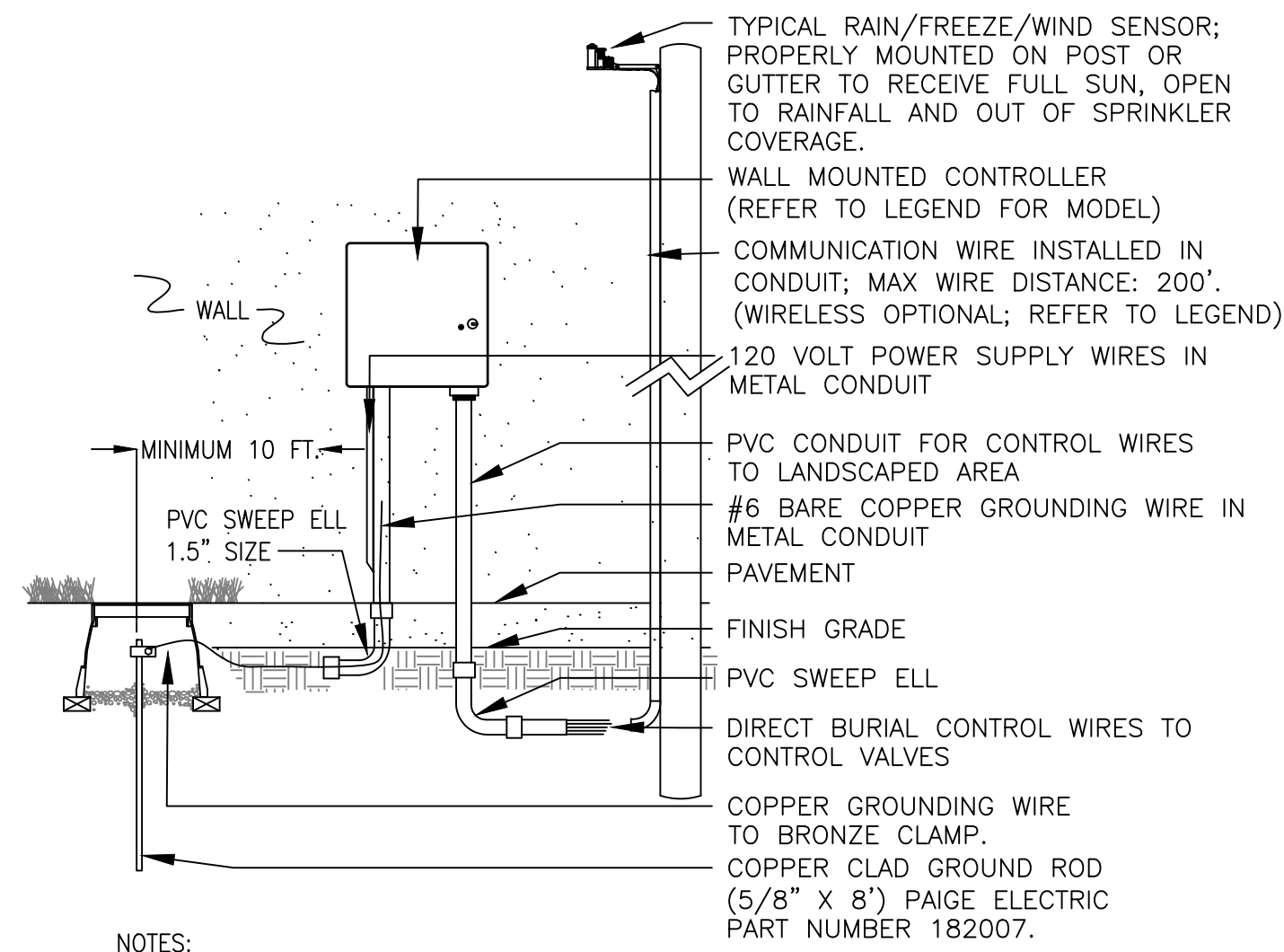
ISSUE:	
DRB SUBMITTAL	10.04.18
DRB SUBMITTAL	10.30.18
DRB SUBMITTAL	11.06.18
DRB SUBMITTAL	11.20.18

**BASS Camp**  
527 BENCHMARK DRIVE

LANDSCAPE IRRIGATION PLAN

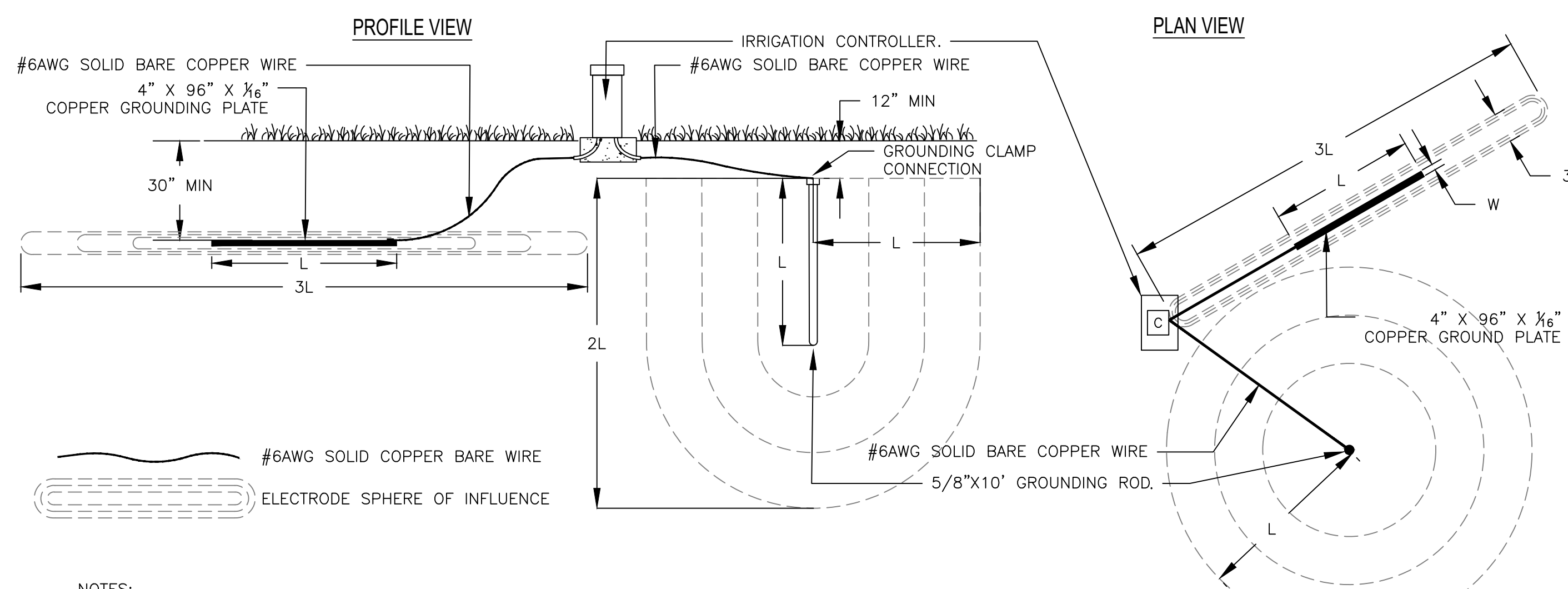
IR-2.2





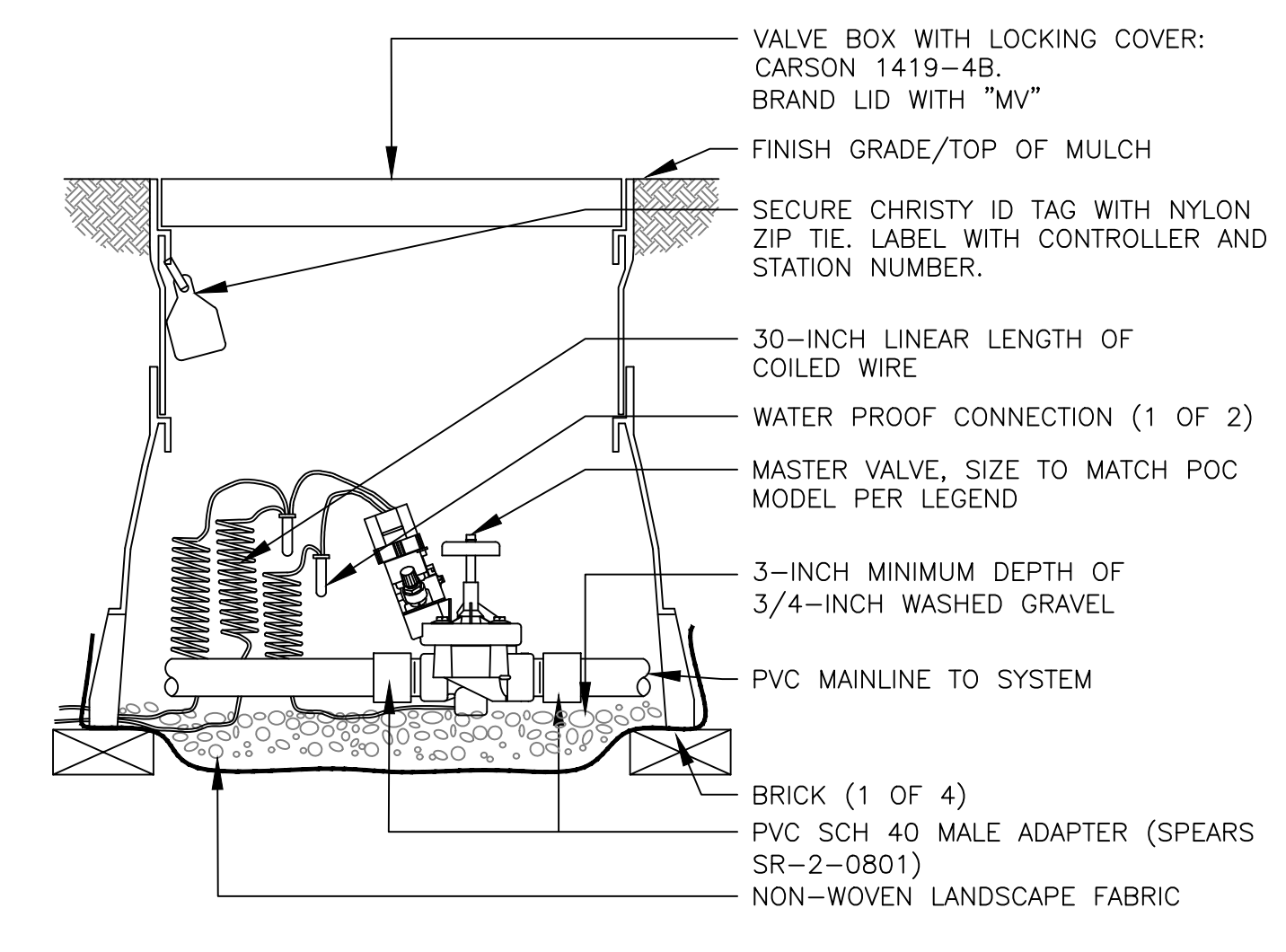
- NOTES:
1. INSTALL ALL WIRING PER LOCAL ELECTRICAL CODES.
  2. INSTALL GROUND ROD WITHIN IRRIGATED TURF AREA. IF IRRIGATED TURF AREA IS NOT IN CLOSE PROXIMITY TO CONTROLLER, INSTALL ONE (1) DRIP EMITTER FROM NEAREST DRIP VALVE IN VALVE BOX HOUSING GROUNDING ROD.

**1 WALL MOUNT CONTROLLER ASSEMBLY**

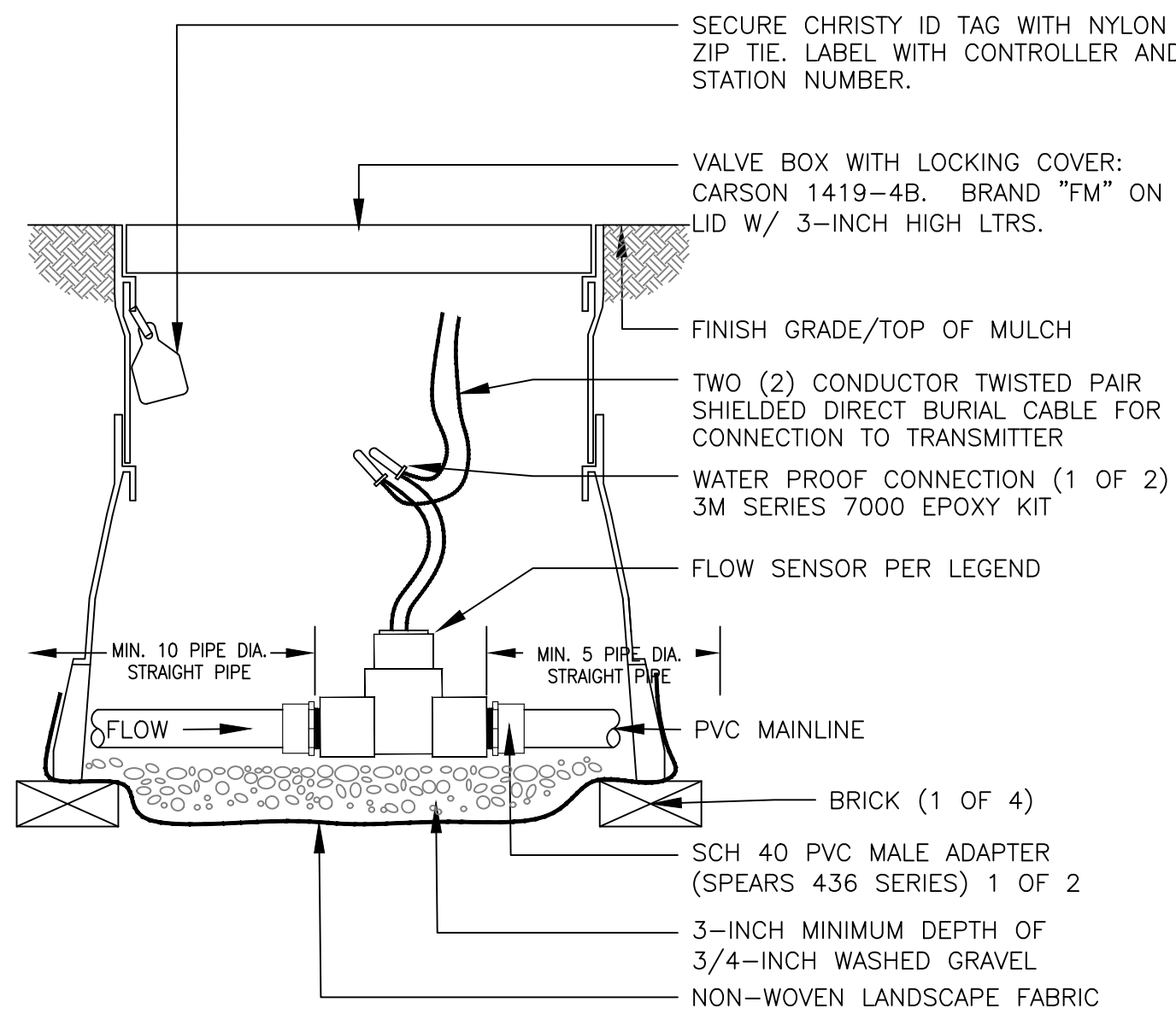


- NOTES:
1. INSTALL GROUNDING ROD OR PLATE BASED ON SITE CONDITIONS, DO NOT INSTALL BOTH.
  2. DO NOT INSTALL ANY OTHER WIRE OR CABLES INSIDE THE SPHERE OF INFLUENCE.
  3. INSTALL GROUNDING PLATE AT A MINIMUM OF 30-INCHES BELOW GRADE OR BELOW FROST-LINE, WHICHEVER IS DEEPER.
  4. TYPICAL INSTALLATION SHOWN FOR AN IRRIGATION CONTROLLER CAPACITY OF 64 STATIONS OR LESS, INSTALL AN ADDITIONAL GROUNDING ROD/PLATE PER 64 STATIONS.

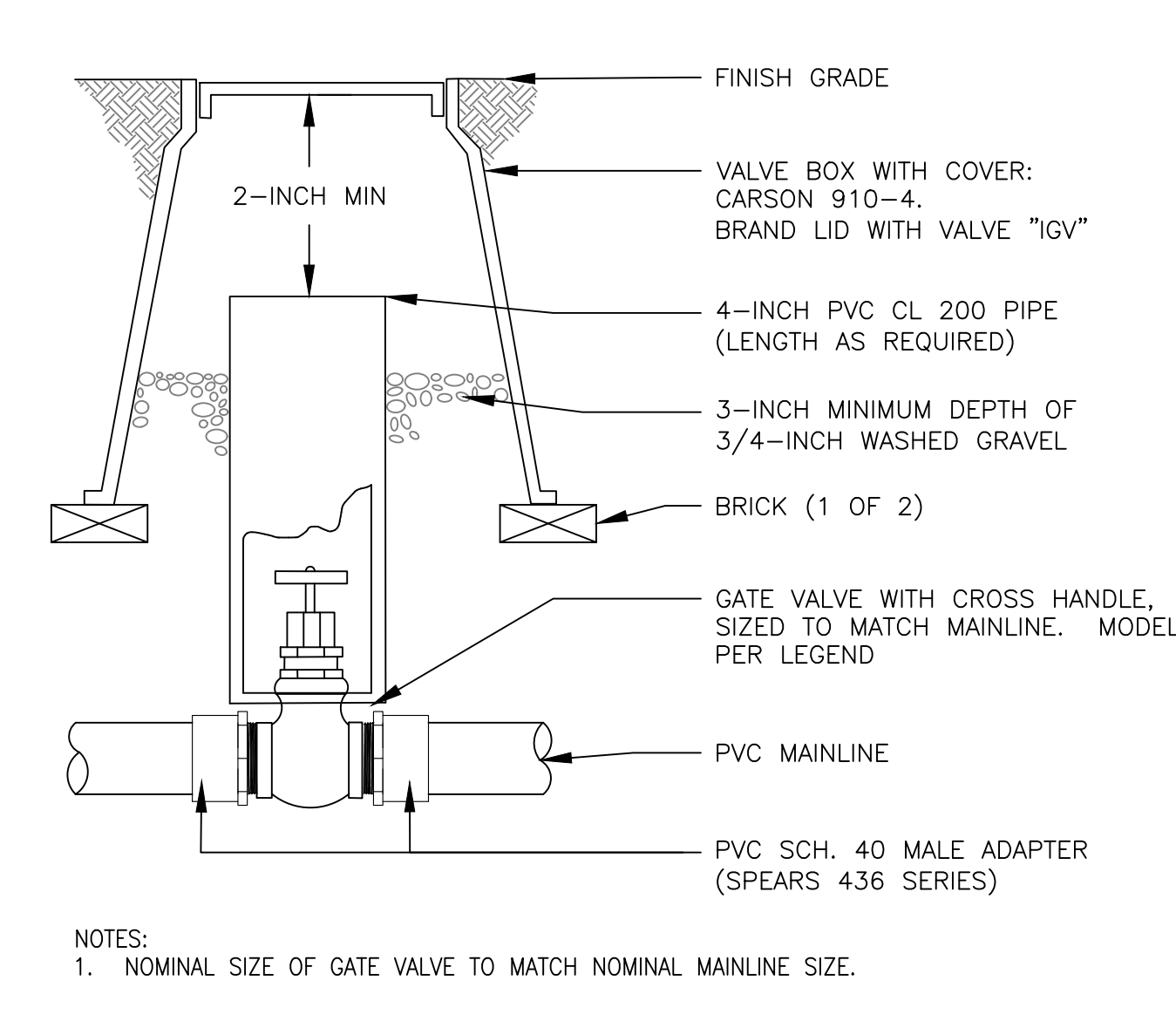
**2 TYPICAL IRRIGATION CONTROLLER GROUNDING ROD OR PLATE INSTALLATION**



**3 MASTER VALVE ASSEMBLY**

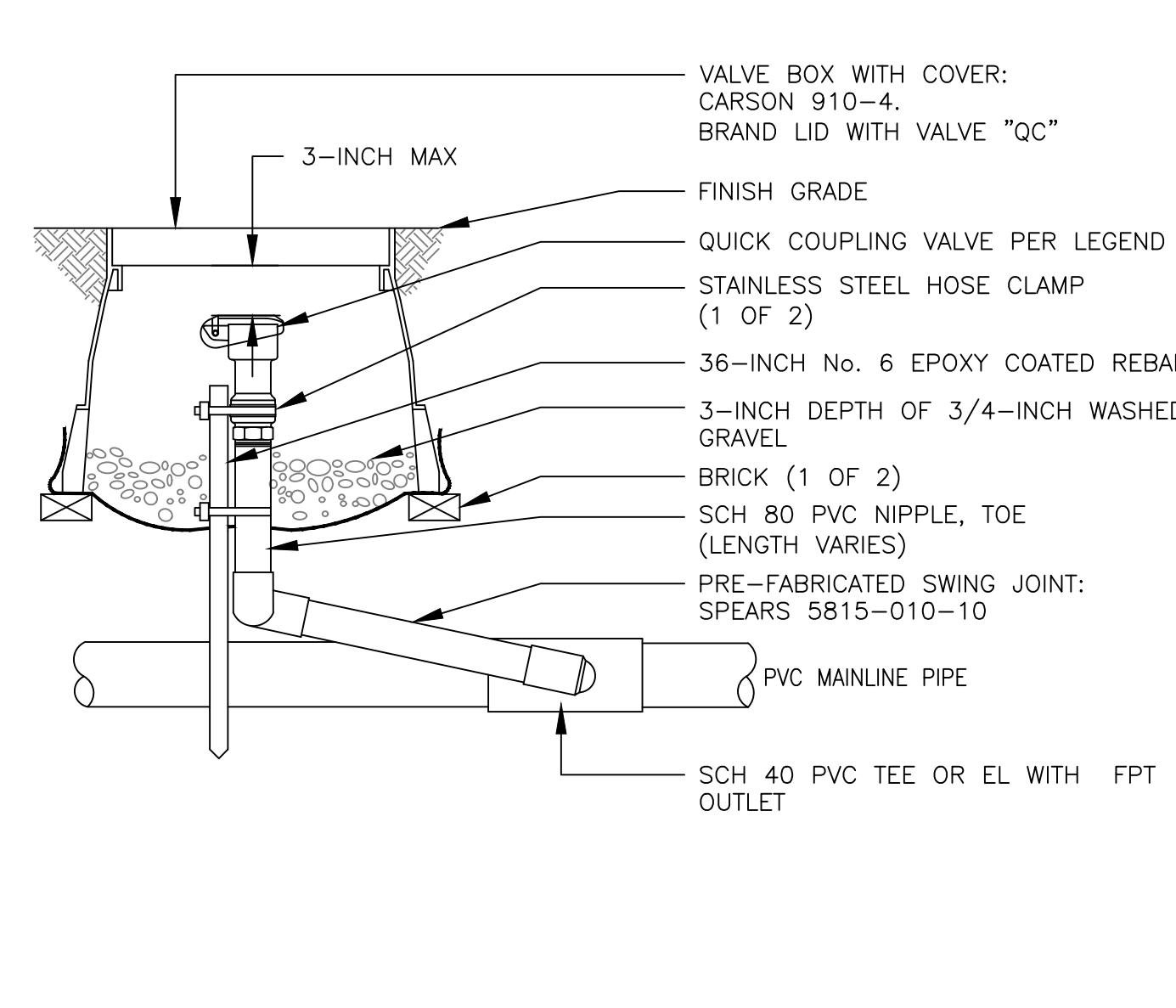


**4 FLOW SENSOR ASSEMBLY**

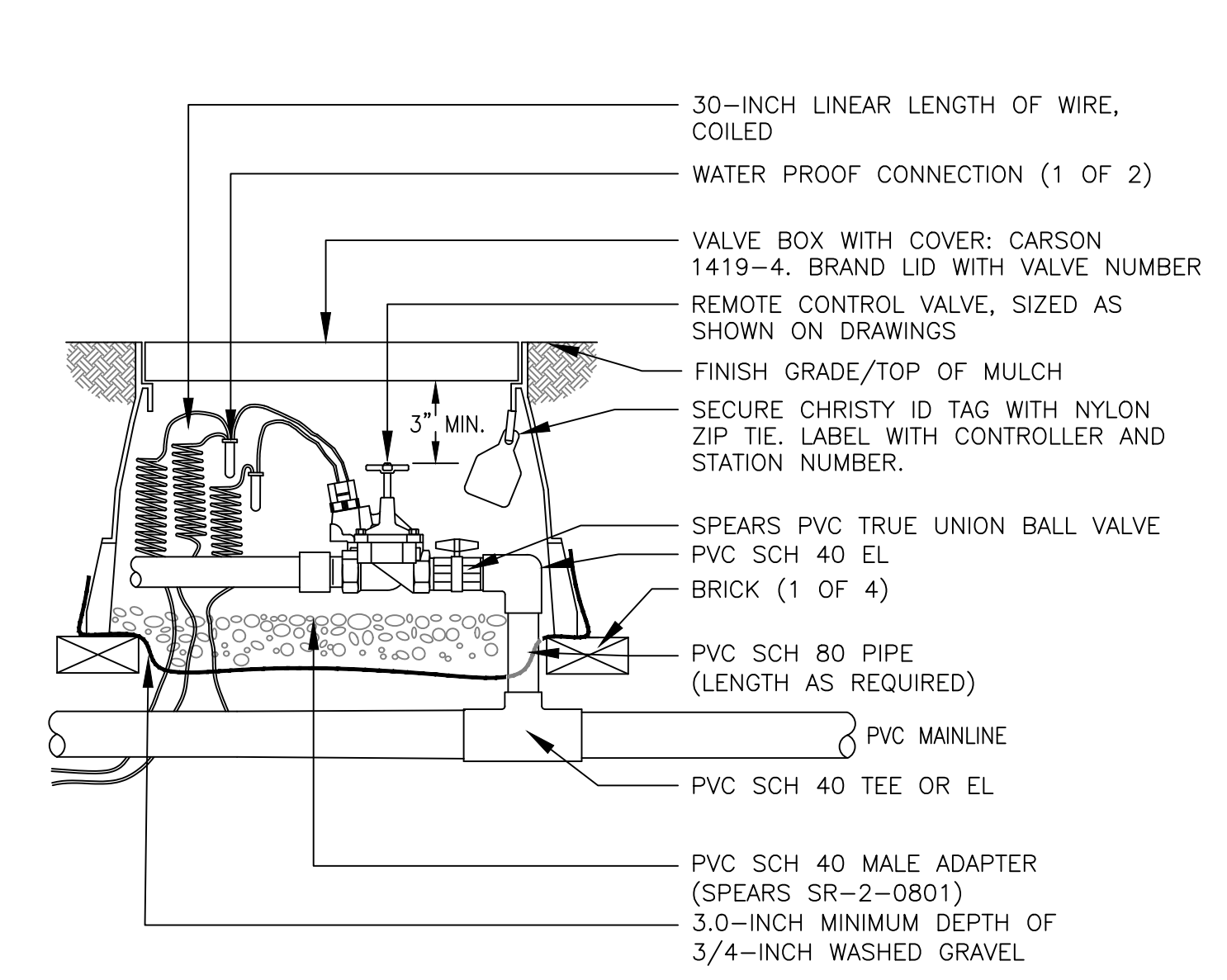


- NOTES:
1. NOMINAL SIZE OF GATE VALVE TO MATCH NOMINAL MAINLINE SIZE.

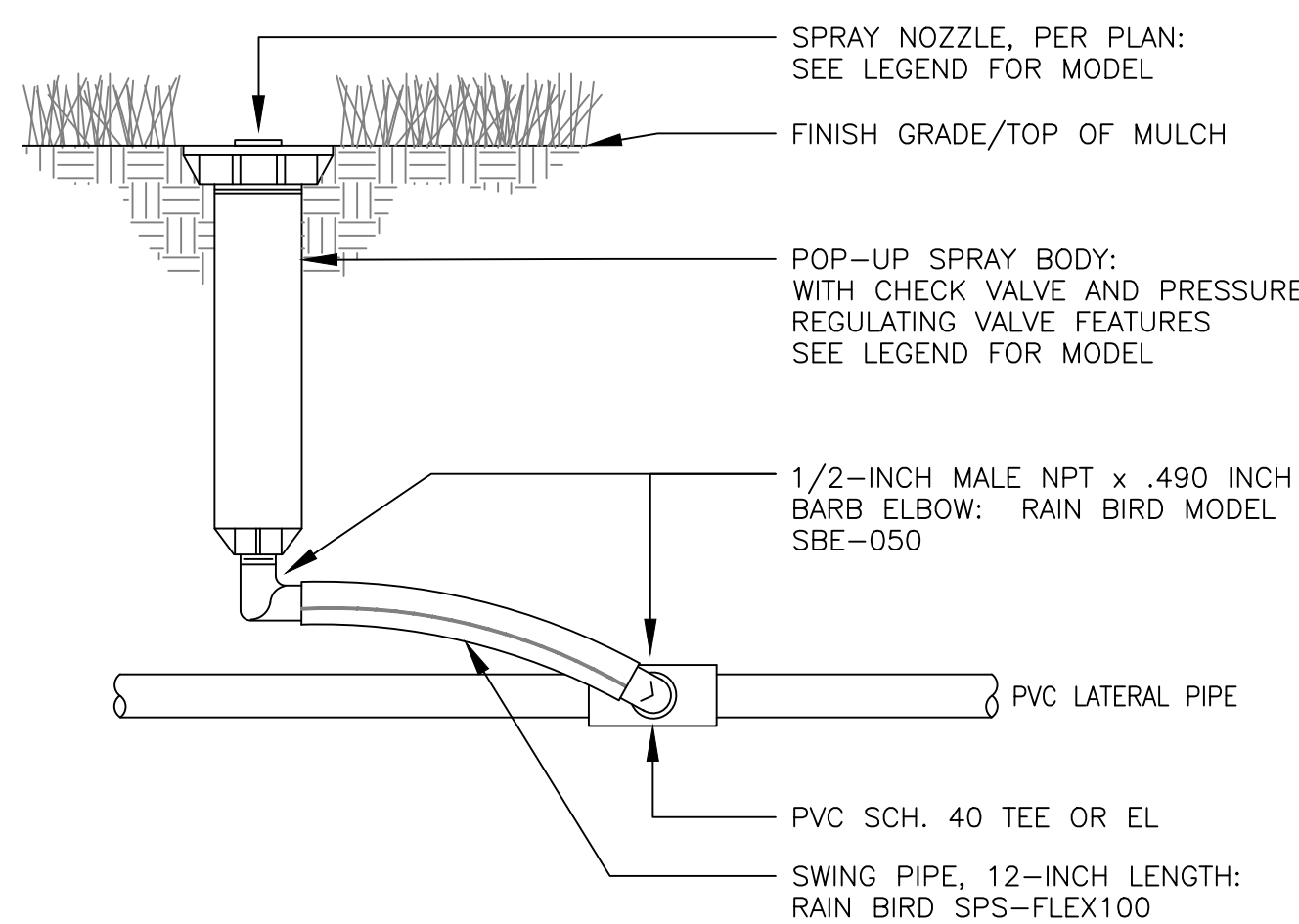
**5 ISOLATION GATE VALVE ASSEMBLY**



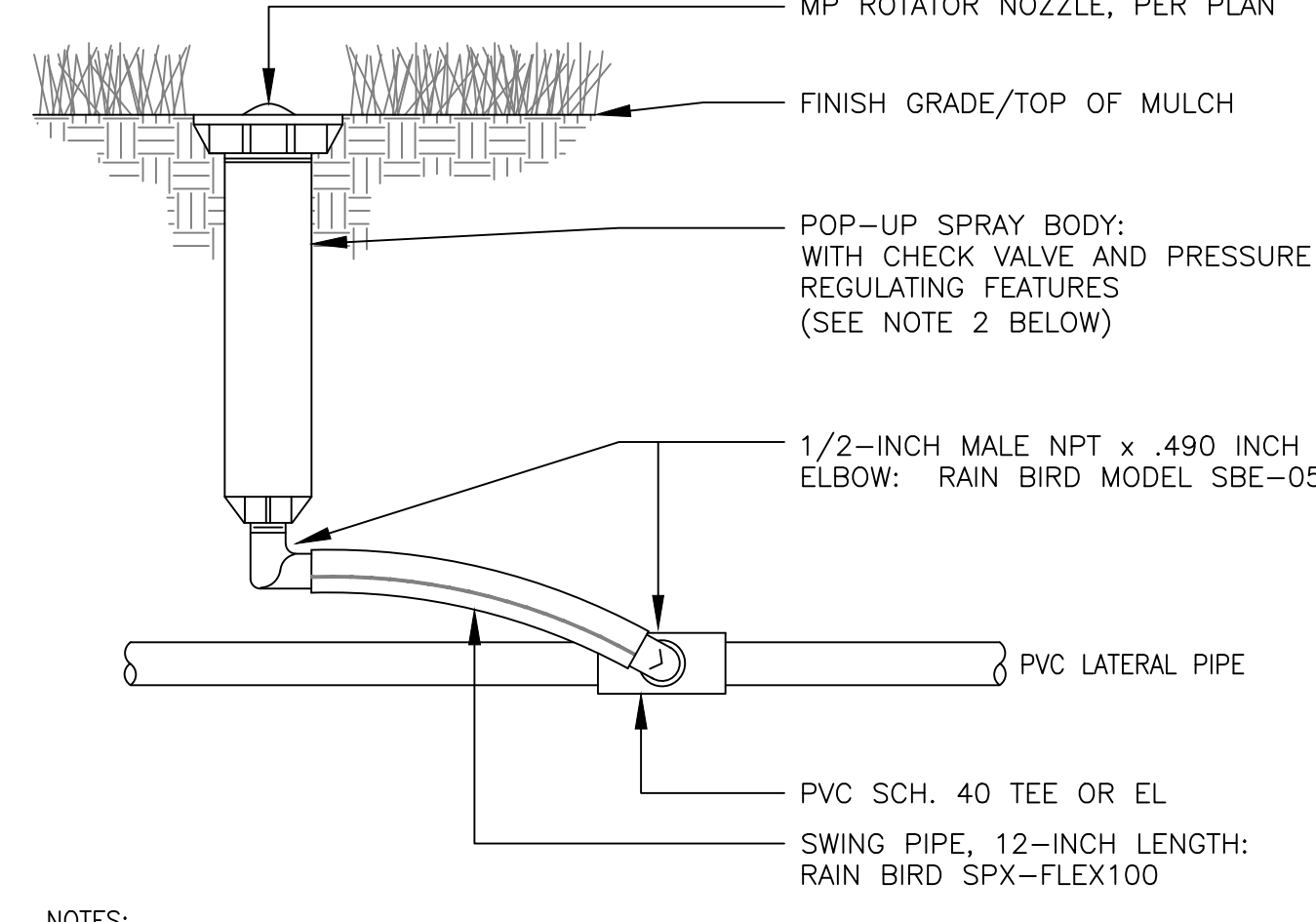
**6 QUICK COUPLING VALVE ASSEMBLY**



**7 REMOTE CONTROL TURF VALVE ASSEMBLY**

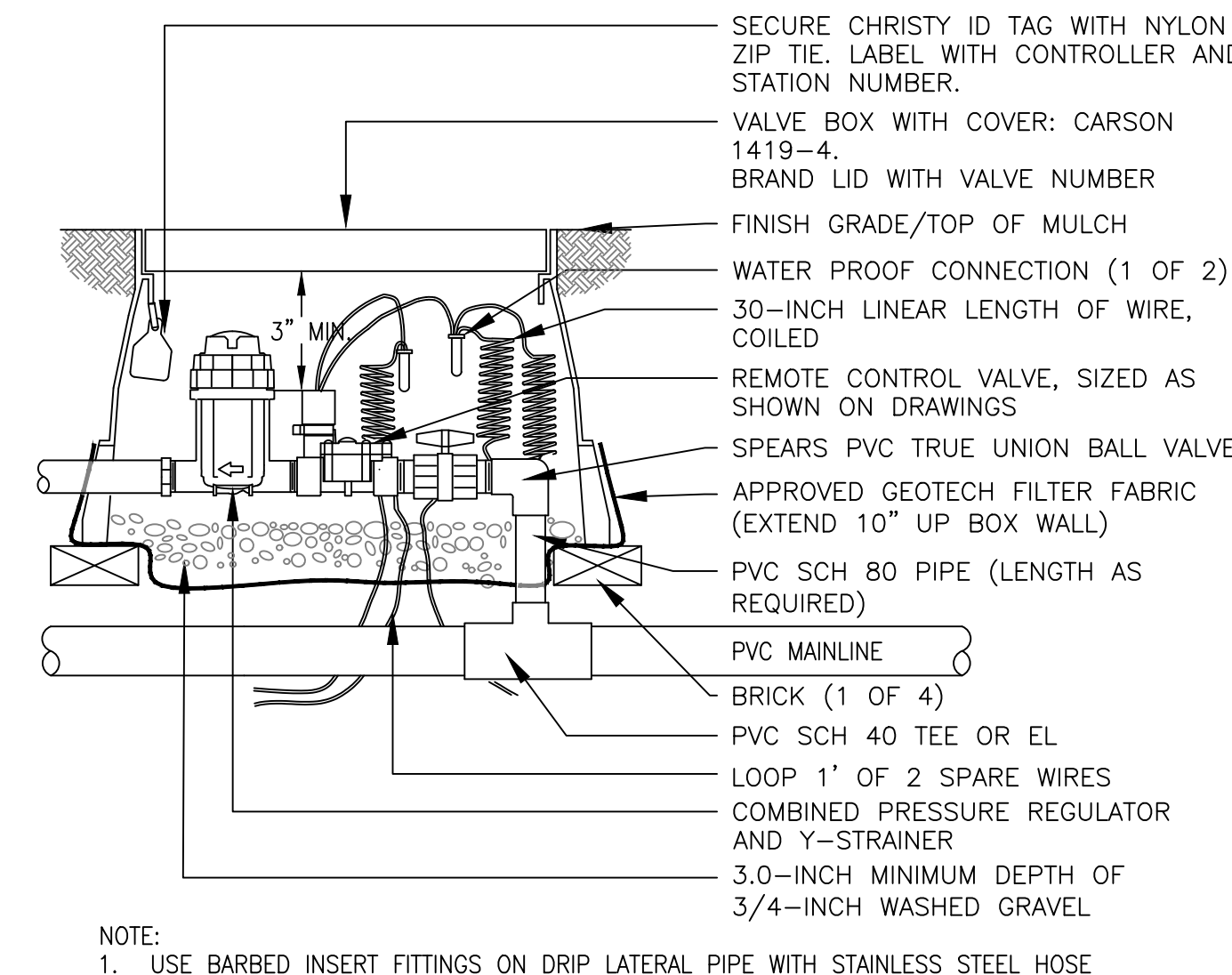


**8 6-INCH POP UP SPRAY SPRINKLER ASSEMBLY**



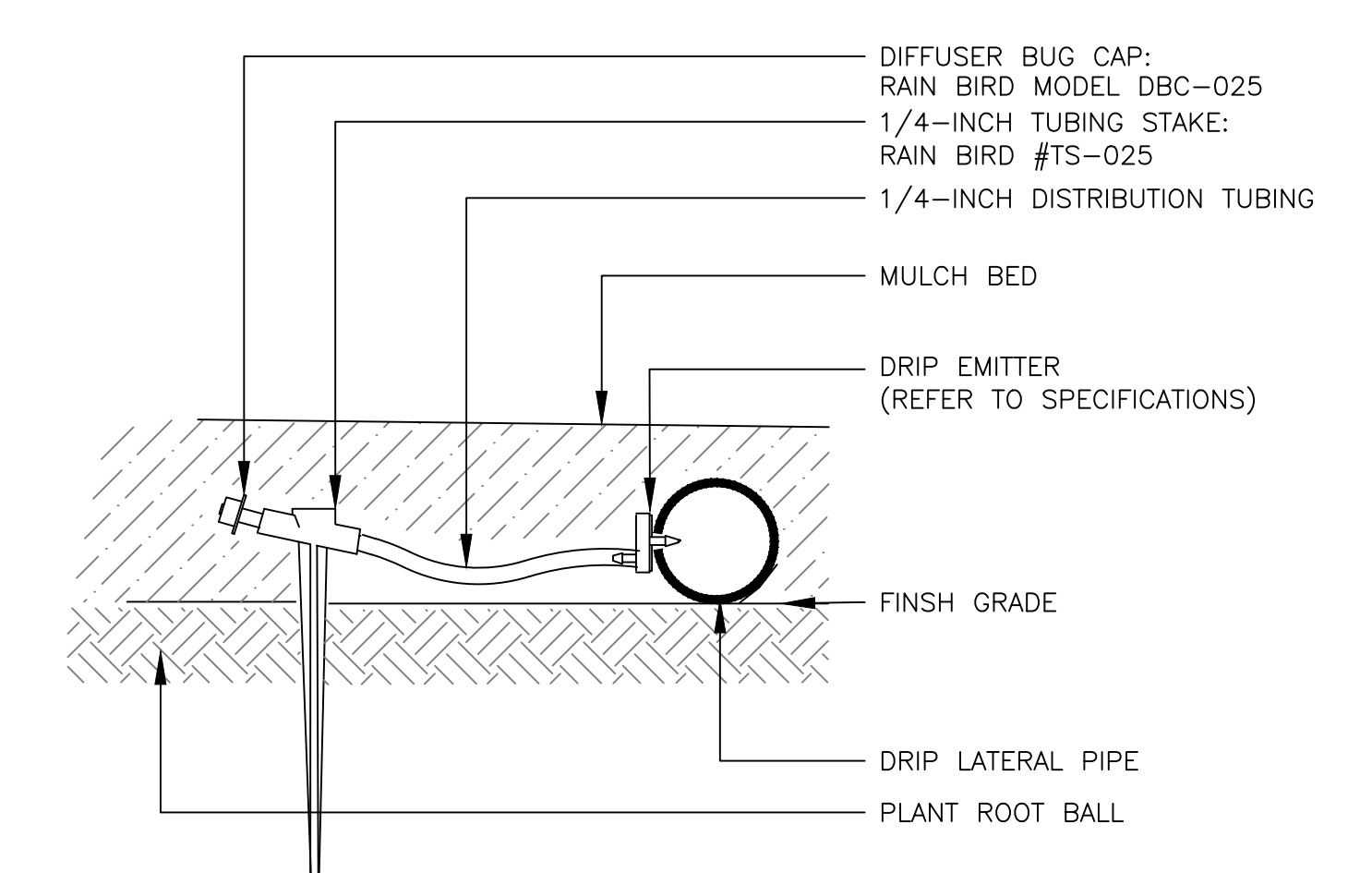
- NOTES:
1. IF POLYETHYLENE PIPE IS USED FOR LATERAL PIPE, SUBSTITUTE INSERT TEE OR EL WITH STAINLESS STEEL CLAMPS FOR PVC SLIP TEE OR EL SHOWN ABOVE.
  2. TO ACHIEVE MINIMUM RADIUS WITH ANY MP ROTATOR MODEL, USE HUNTER PRS30 BODY

**9 6-INCH POP UP MP-ROTATOR ASSEMBLY**



- NOTE:
1. USE BARBED INSERT FITTINGS ON DRIP LATERAL PIPE WITH STAINLESS STEEL HOSE CLAMPS. PLACE CLAMPS ON DRIP TUBING DIRECTLY OVER BARBED AREA OF FITTING. PINCH CLAMPS ARE NOT ACCEPTABLE.

**10 REMOTE CONTROL DRIP VALVE ASSEMBLY**



**11 SINGLE OUTLET DRIP EMITTER ASSEMBLY**

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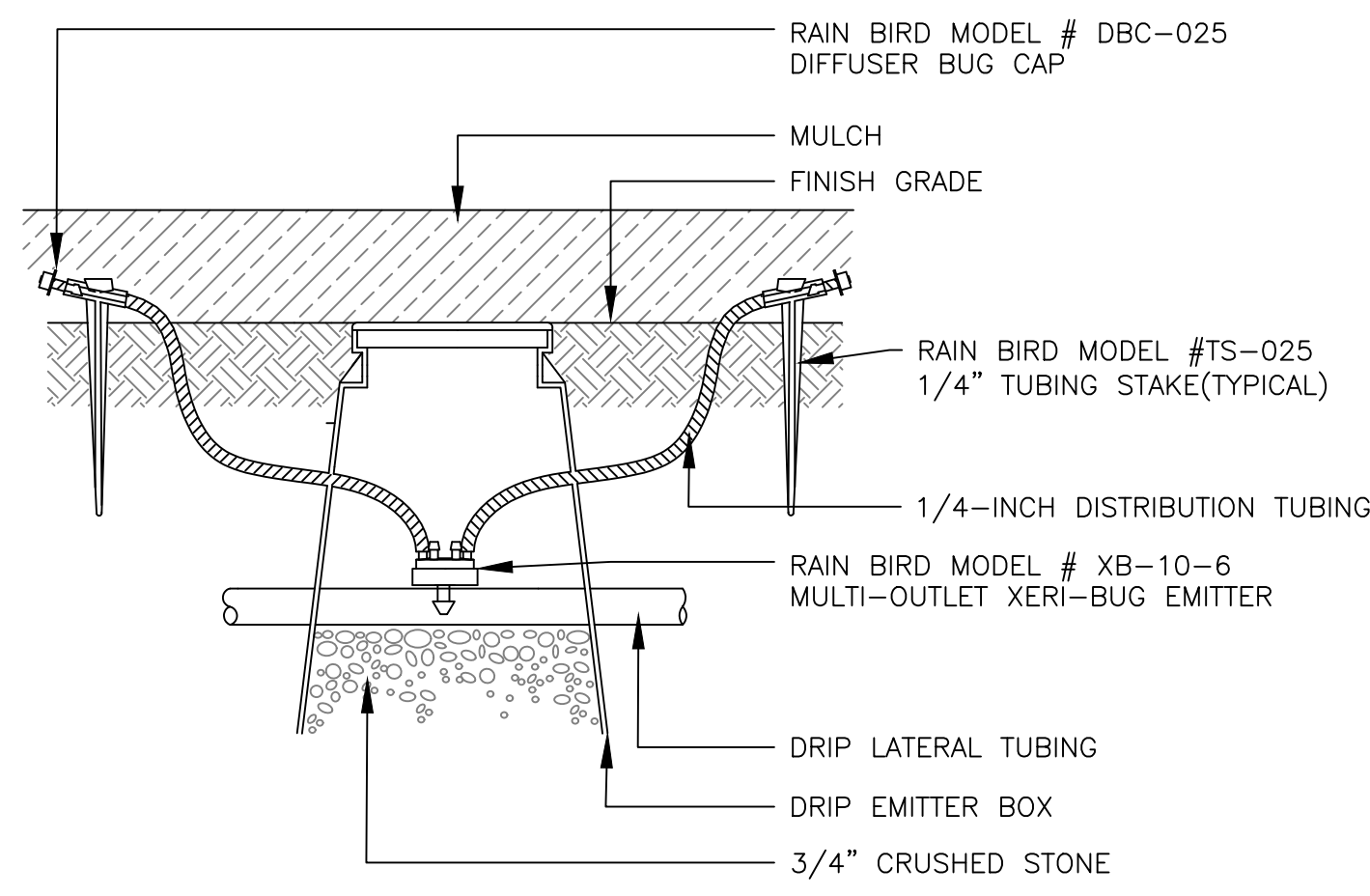
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DRB SUBMITTAL	11.20.18

**BASS Camp**

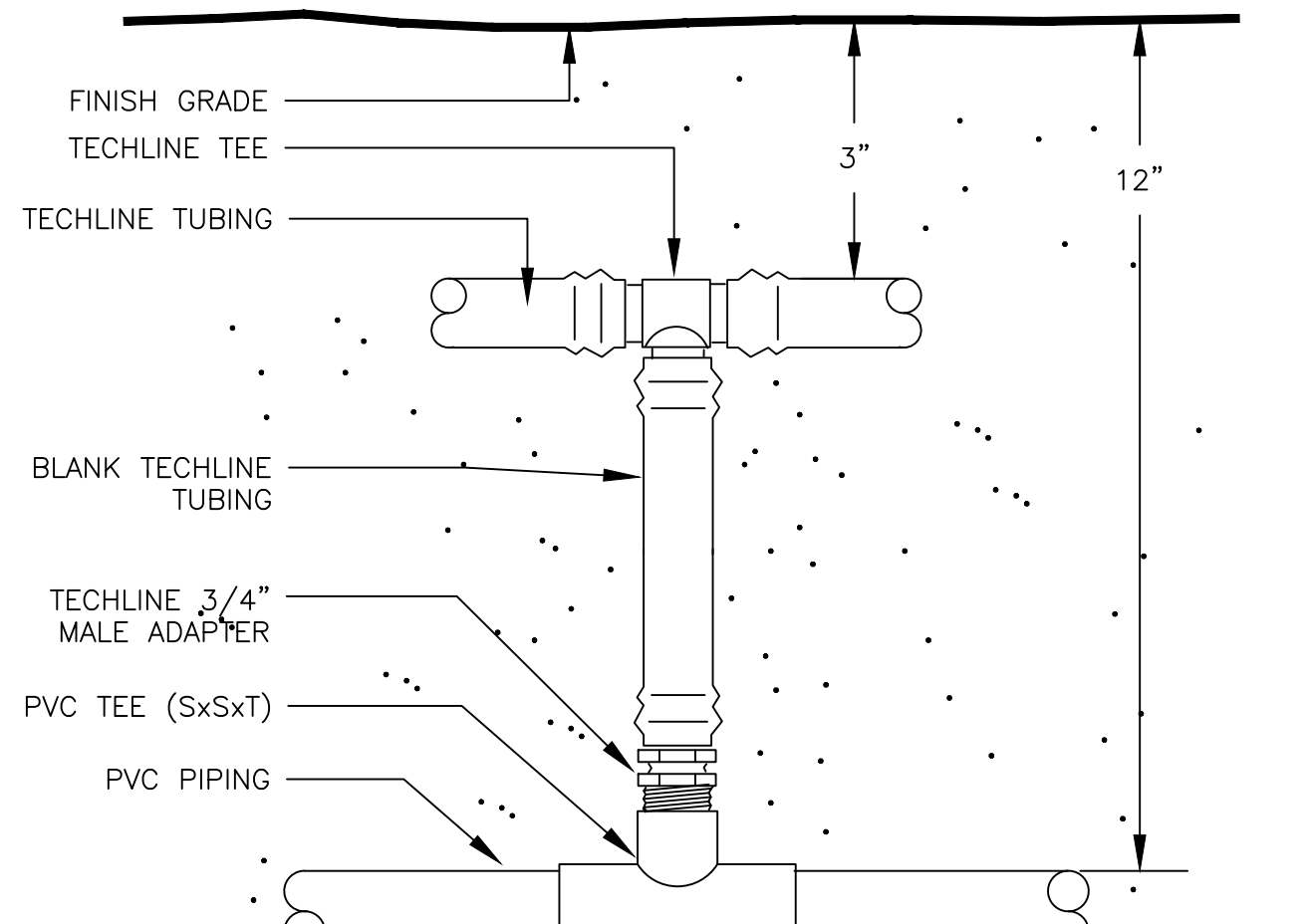
527 BENCHMARK DRIVE

IRRIGATION DETAILS

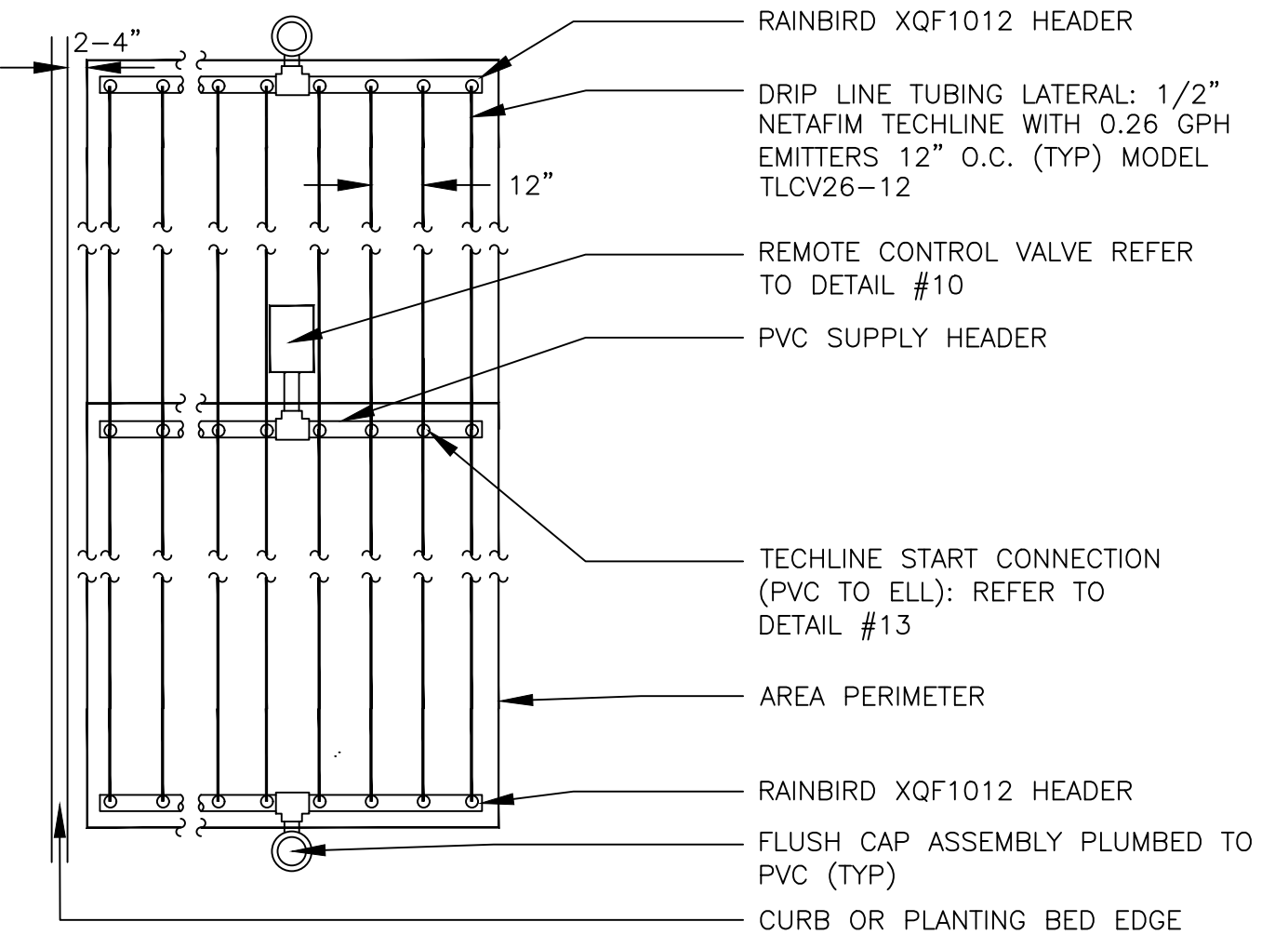
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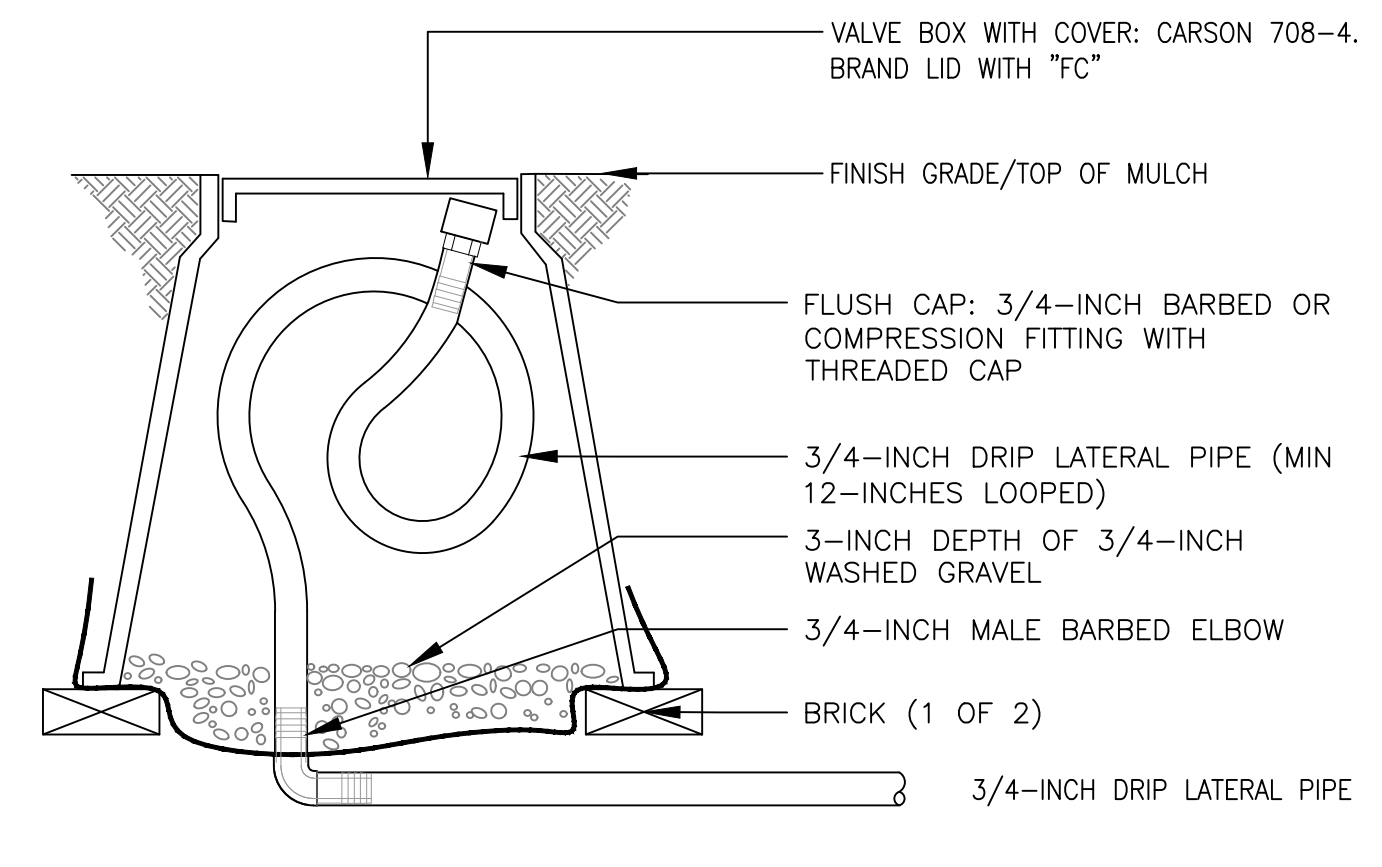
**12** MULTI-OUTLET DRIP EMITTER ASSEMBLY FOR TREES IN BEDS



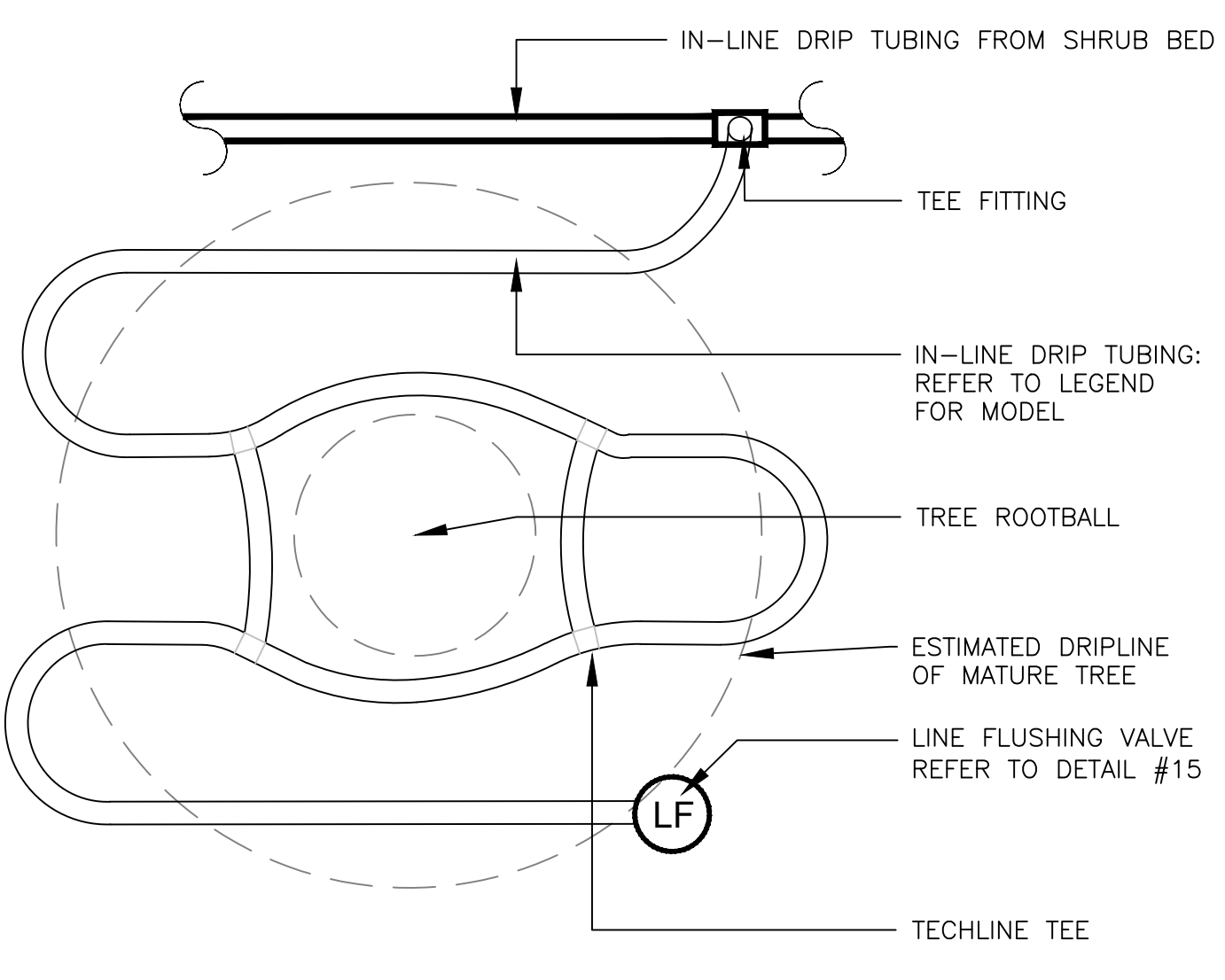
**13** PVC TECHLINE CONNECTION



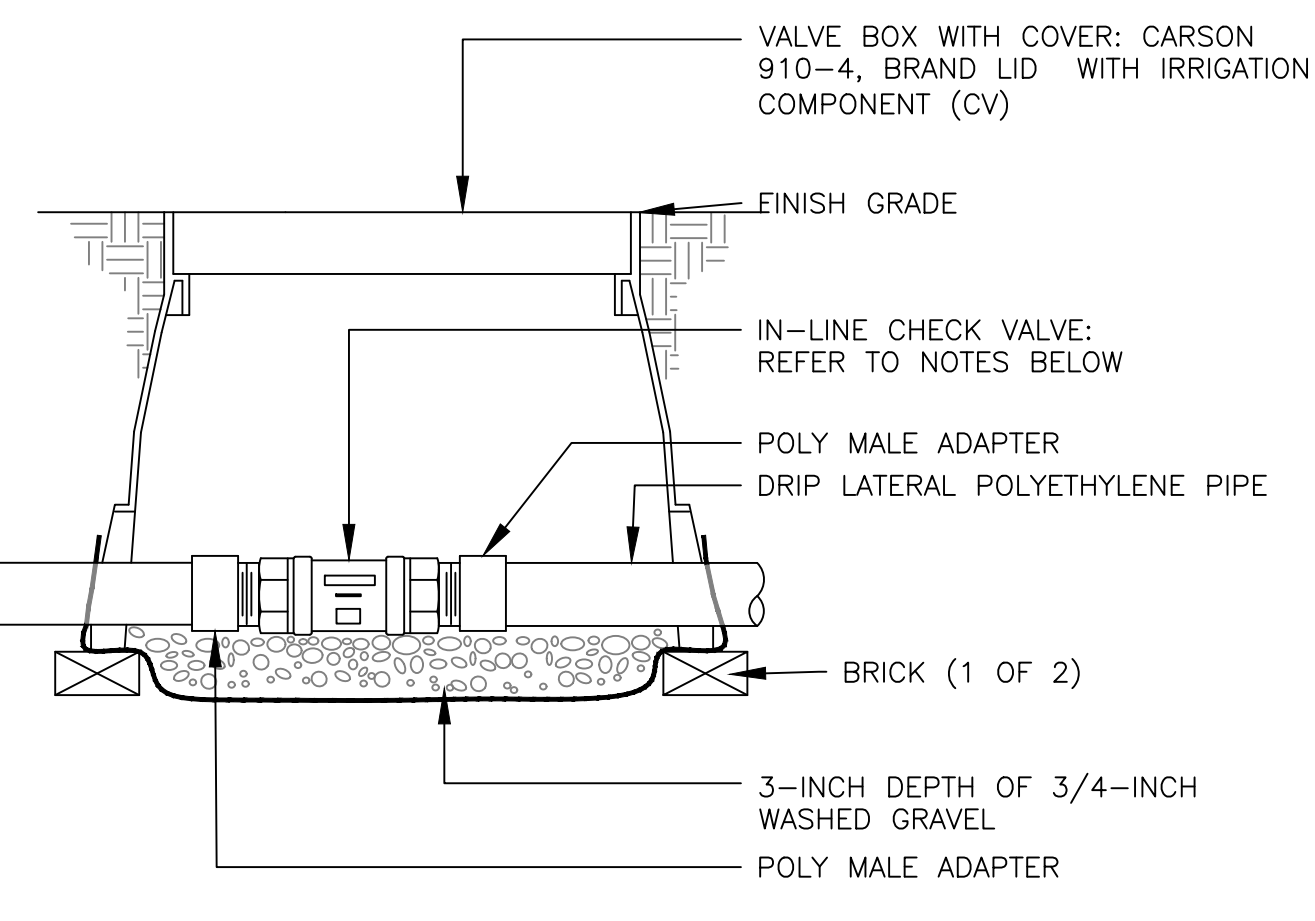
**14** SUBSURFACE DRIP ASSEMBLY IN SHRUB BEDS



**15** DRIP FLUSH CAP ASSEMBLY



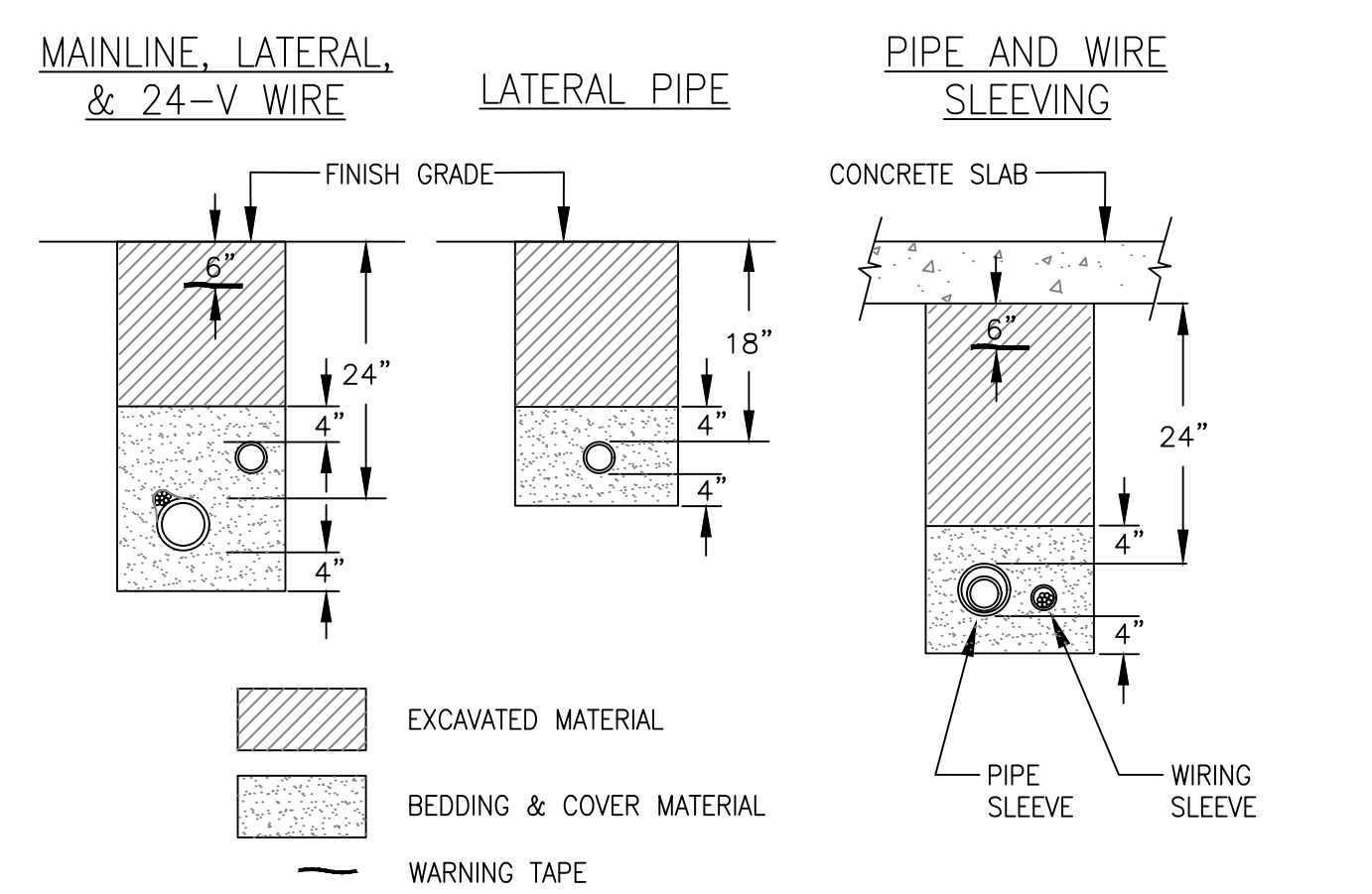
**16** INLINE DRIP TREE RING FOR TREES IN SHRUB BED



**17** IN-LINE DRIP CHECK VALVE ASSEMBLY

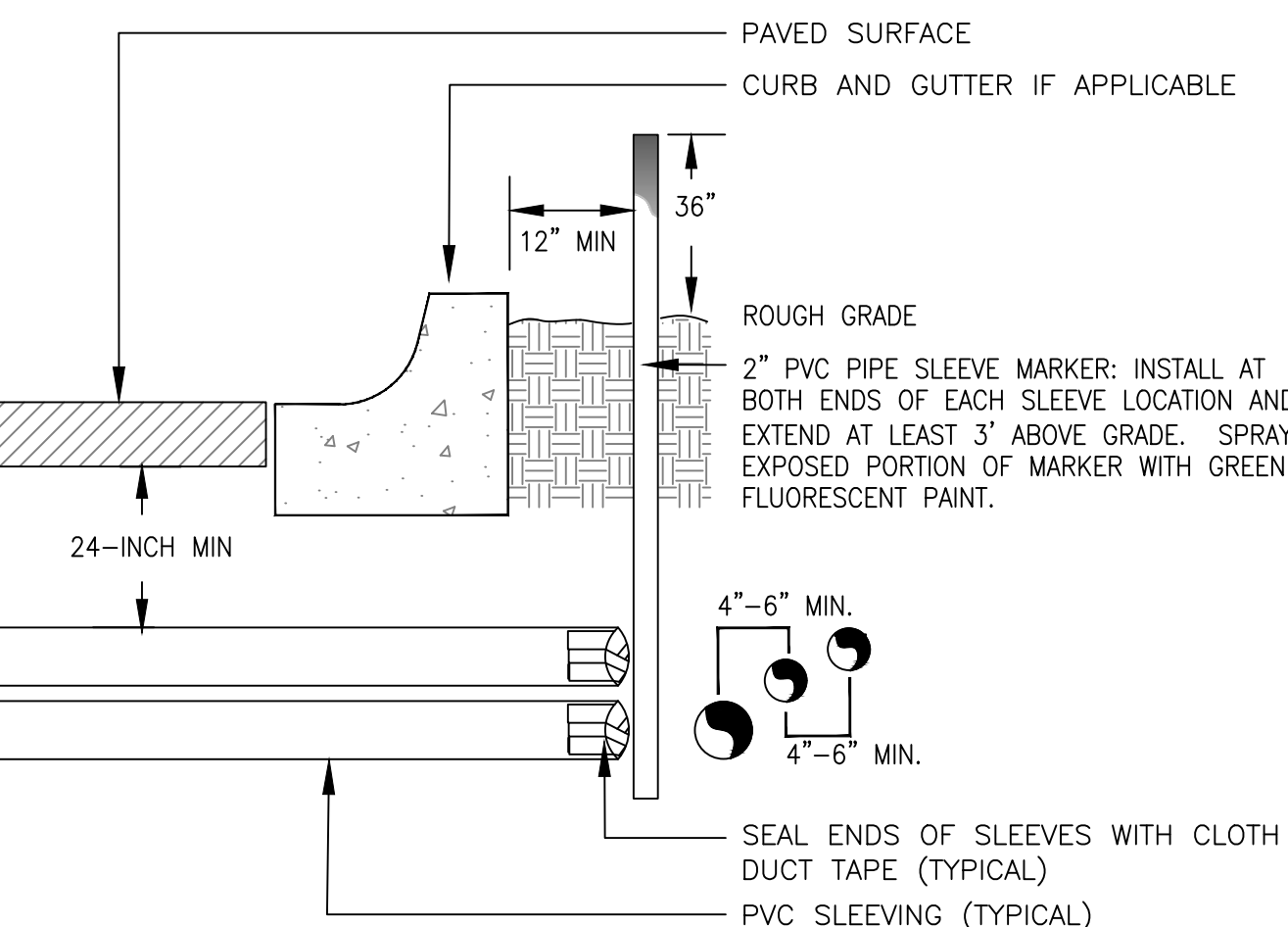
PLANT TYPE	EMITTERS PER PLANT	GPH PER EMITTER	TOTAL GPH PER PLANT
TREES 2" CAL	4 SINGLE	1 GPH	4 GPH
LARGE SHRUBS 5 GAL	2 SINGLE	1 GPH	2 GPH
SMALL SHRUBS 1 GAL	1 SINGLE	1 GPH	1 GPH
GC/PERENNIAL	1 SINGLE	1 GPH	1 GPH
CACTI	1 SINGLE	0.5 GPH	0.5 GPH

NOTES:  
 1. ALL EMISSION POINTS TO BE LOCATED ON THE UPHILL SIDE OF PLANT MATERIAL.  
 2. ALL EMITTER QUANTITIES AND FLOW RATES ARE FOR RECOMMENDATION ONLY. THE CONTRACTOR SHALL CONSULT AND CONFIRM WITH LOCAL PRACTICE PRIOR TO INSTALLATION.



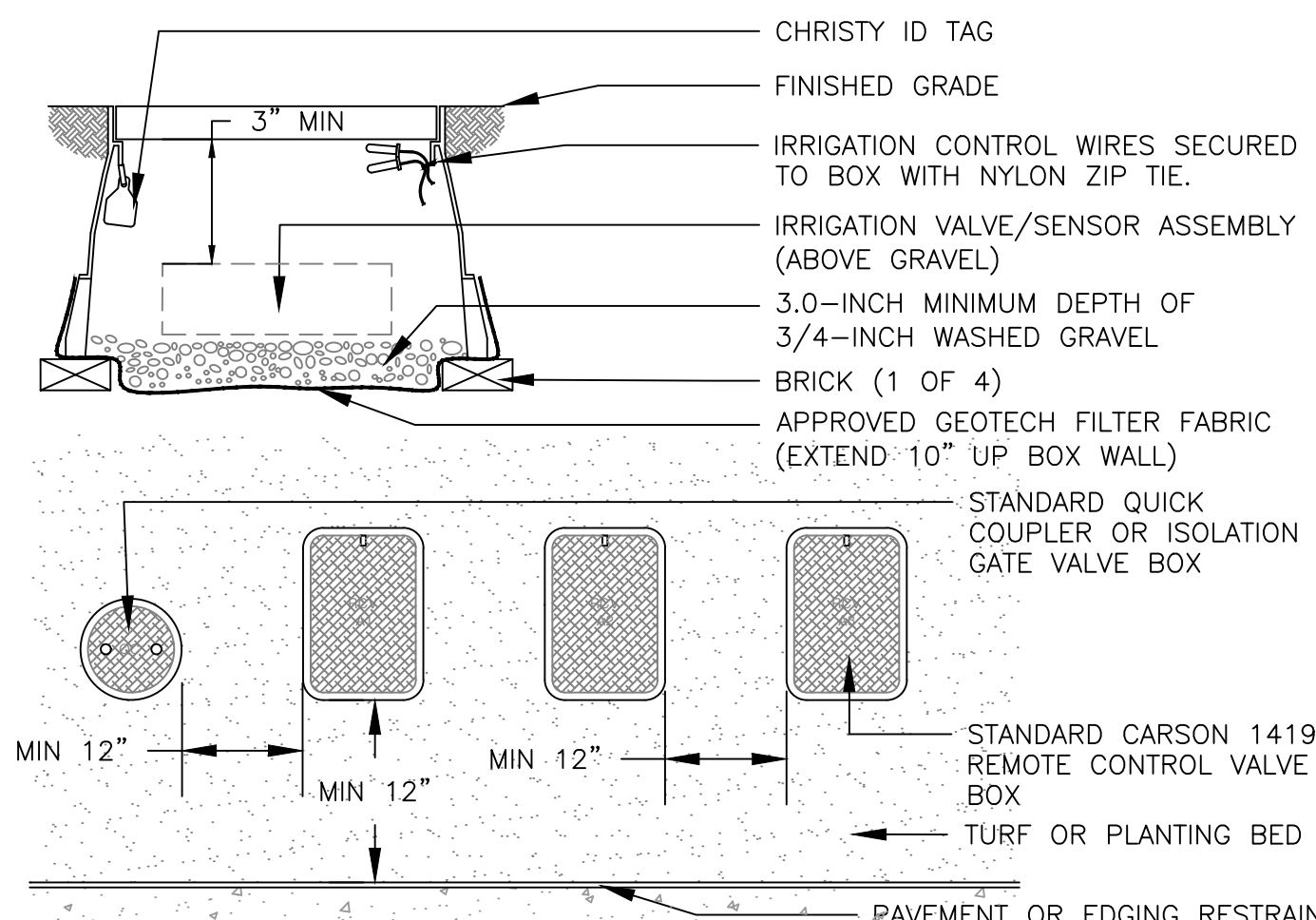
NOTES:  
 1. SLEEVE ALL PIPE AND WIRE SEPARATELY.  
 2. ALL PIPE TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS. "SNAKE" UNSLEEVED PLASTIC PIPE IN TRENCH. PROVIDE A MINIMUM OF 2" CLEARANCE TO SIDE OF TRENCH AND BETWEEN PIPES.  
 3. ALL 120-V WIRING SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODE REQUIREMENTS. TAPE AND BUNDLE 24-V WIRE EVERY 10" AND PROVIDE LOOSE 20" LOOP AT ALL CHANGES OF DIRECTION OVER 30 DEGREES.

**20** TYPICAL TRENCHING DETAIL



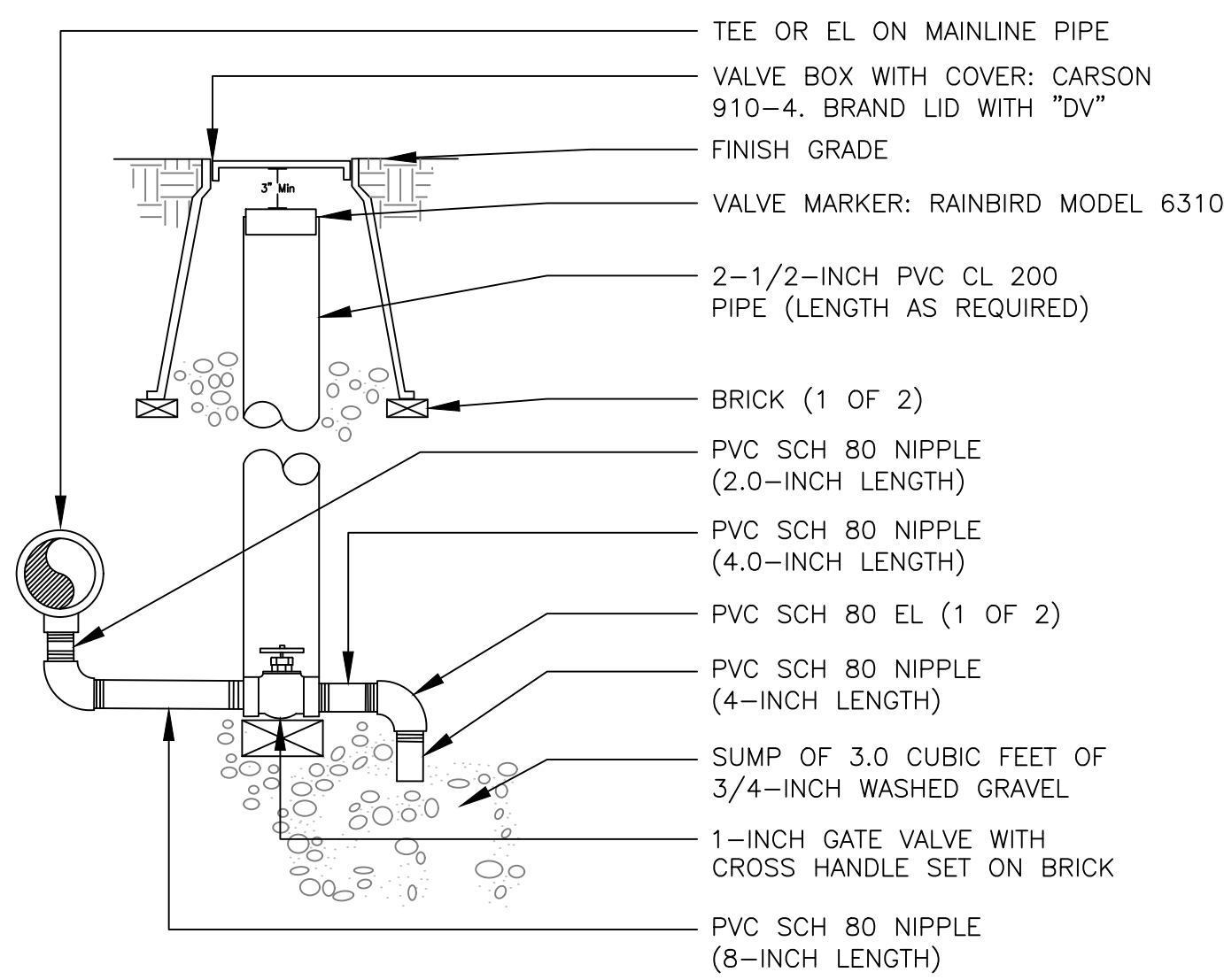
NOTES:  
 1) ALL SLEEVING TO BE CLASS 200 BE PVC, SIZED AS NOTED.  
 2) INSTALL SLEEVES IN SIDE-BY-SIDE CONFIGURATION WHERE MULTIPLE SLEEVES ARE TO BE INSTALLED. SPACE SLEEVES 4" TO 6" APART. DO NOT STACK SLEEVES VERTICALLY.

**21** TYPICAL SLEEVING DETAIL



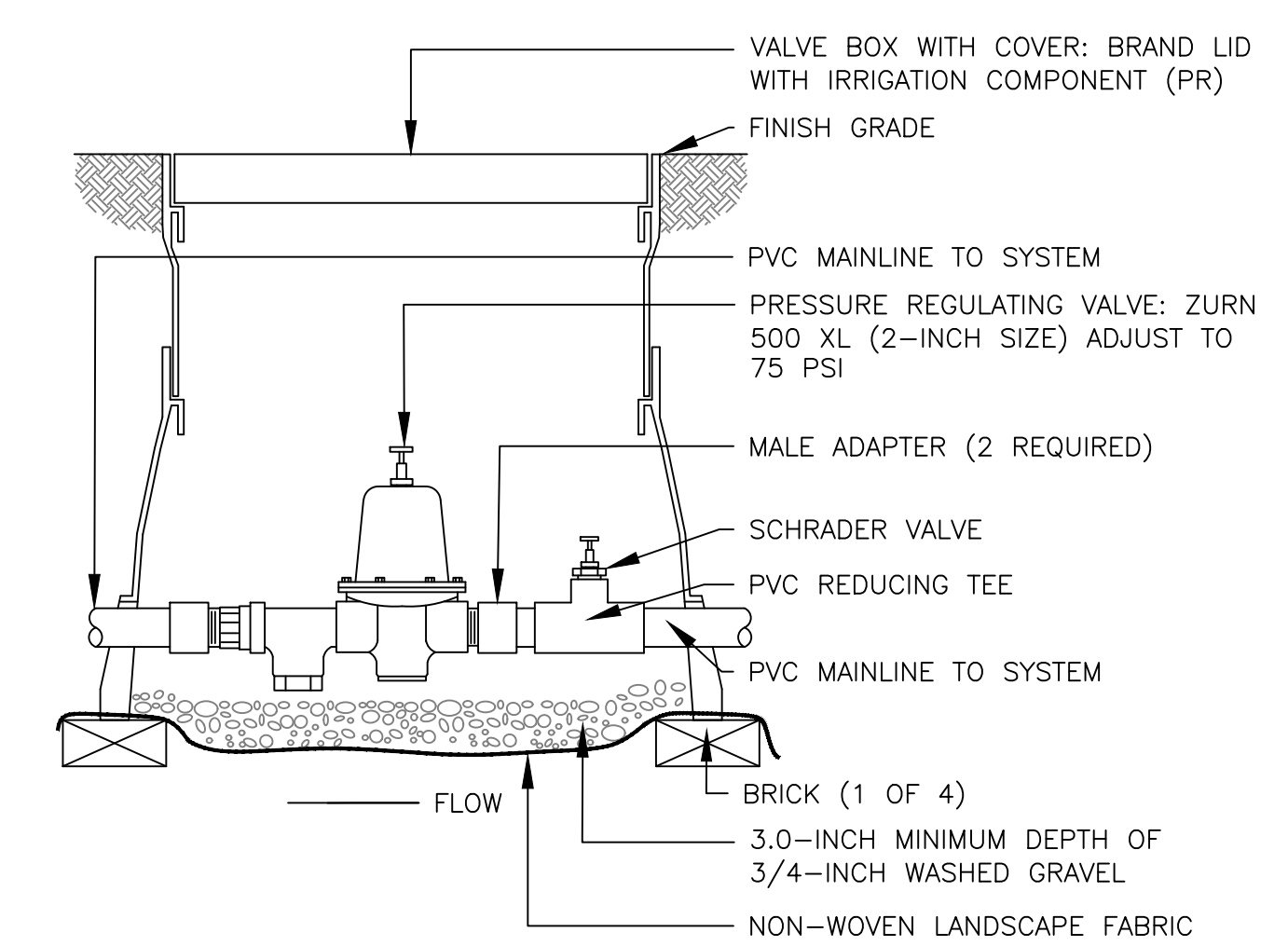
NOTES:  
 1. INSTALL ONLY ONE RCV TO VALVE BOX. LOCATE AT LEAST 12-INCHES FROM AND ALIGN WITH NEARBY WALLS OR EDGES OF PAVED AREAS. GROUP RCV ASSEMBLIES TOGETHER WHERE PRACTICAL.  
 4. GROUP RCV ASSEMBLIES TOGETHER WHERE PRACTICAL, BUT AVOID GROUPING MORE THAN THREE (3) STANDARD VALVE BOXES TOGETHER IN A SERIES.  
 5. ARRANGE GROUPED VALVE BOXES IN RECTANGULAR PATTERNS.

**22** TYPICAL VALVE BOX INSTALLATION



NOTE:  
 1. SLEEVE TO BE SET SQUARE OVER GATE VALVE TO ALLOW FOR OPERATION OF VALVE WITHOUT BINDING.

**19** MANUAL DRAIN VALVE ASSEMBLY



**23** PRESSURE RELIEF VALVE ASSEMBLY (IF APPLICABLE)

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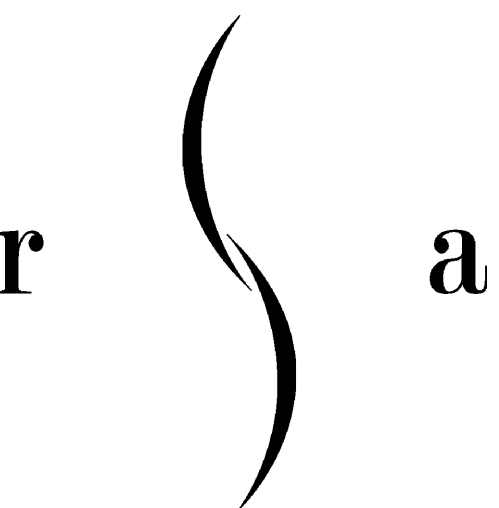
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DRB SUBMITTAL	11.20.18

**BASS Camp**

527 BENCHMARK DRIVE

IRRIGATION DETAILS

**IR-3.1**

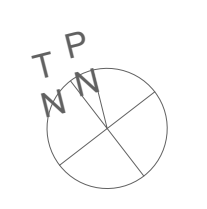
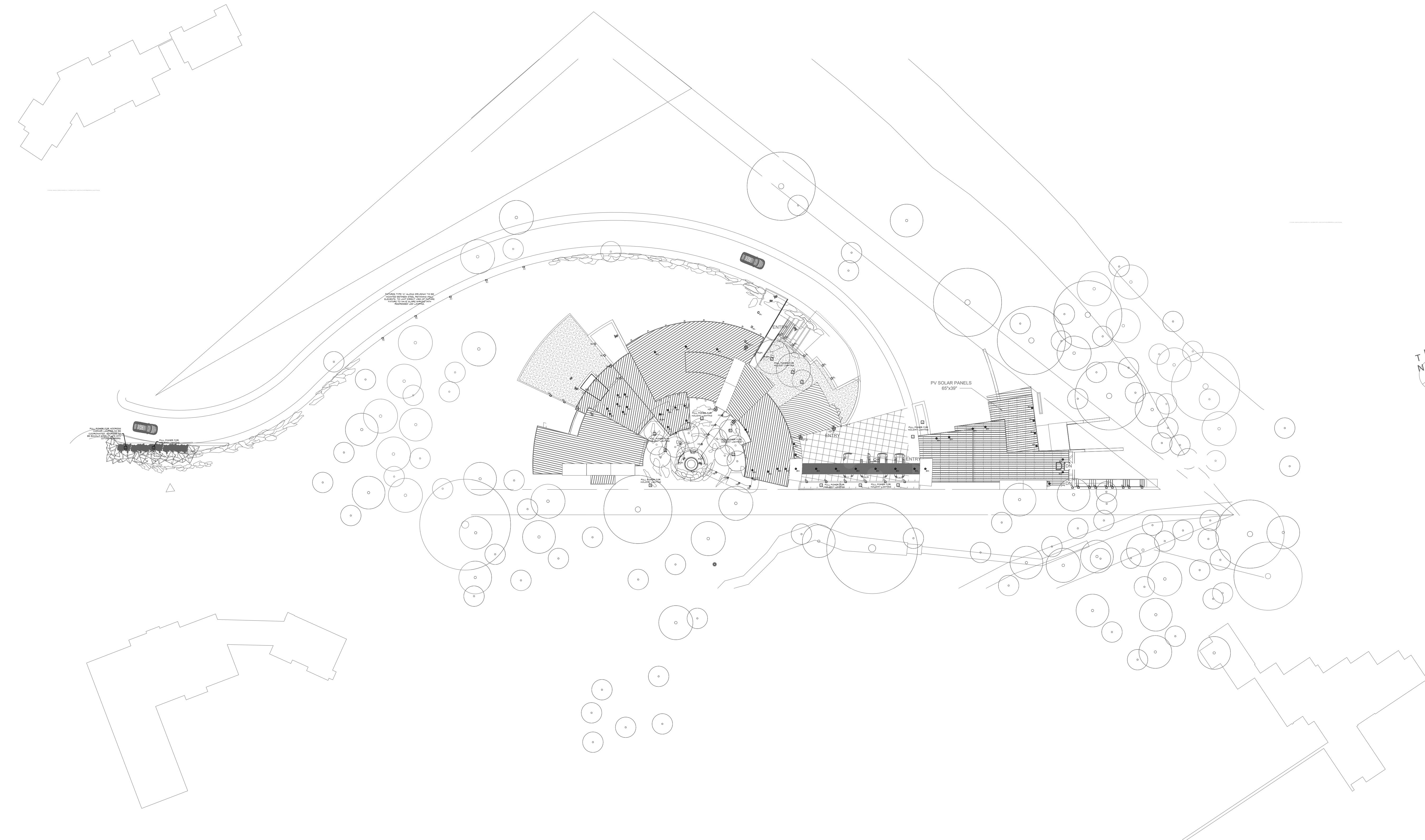


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Issue:  
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PROJECT  
**BASS CAMP RESIDENCE**

527 BENCHMARK DRIVE  
MOUNTAIN VILLAGE, CO 81435

DESCRIPTION  
**SITE/LANDSCAPE  
EXT LIGHTING PLAN**

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

**LT0.10**

1 SITE/LANDSCAPE EXT LIGHTING PLAN  
LT0.10 SCALE: 1/32"=1'-0"



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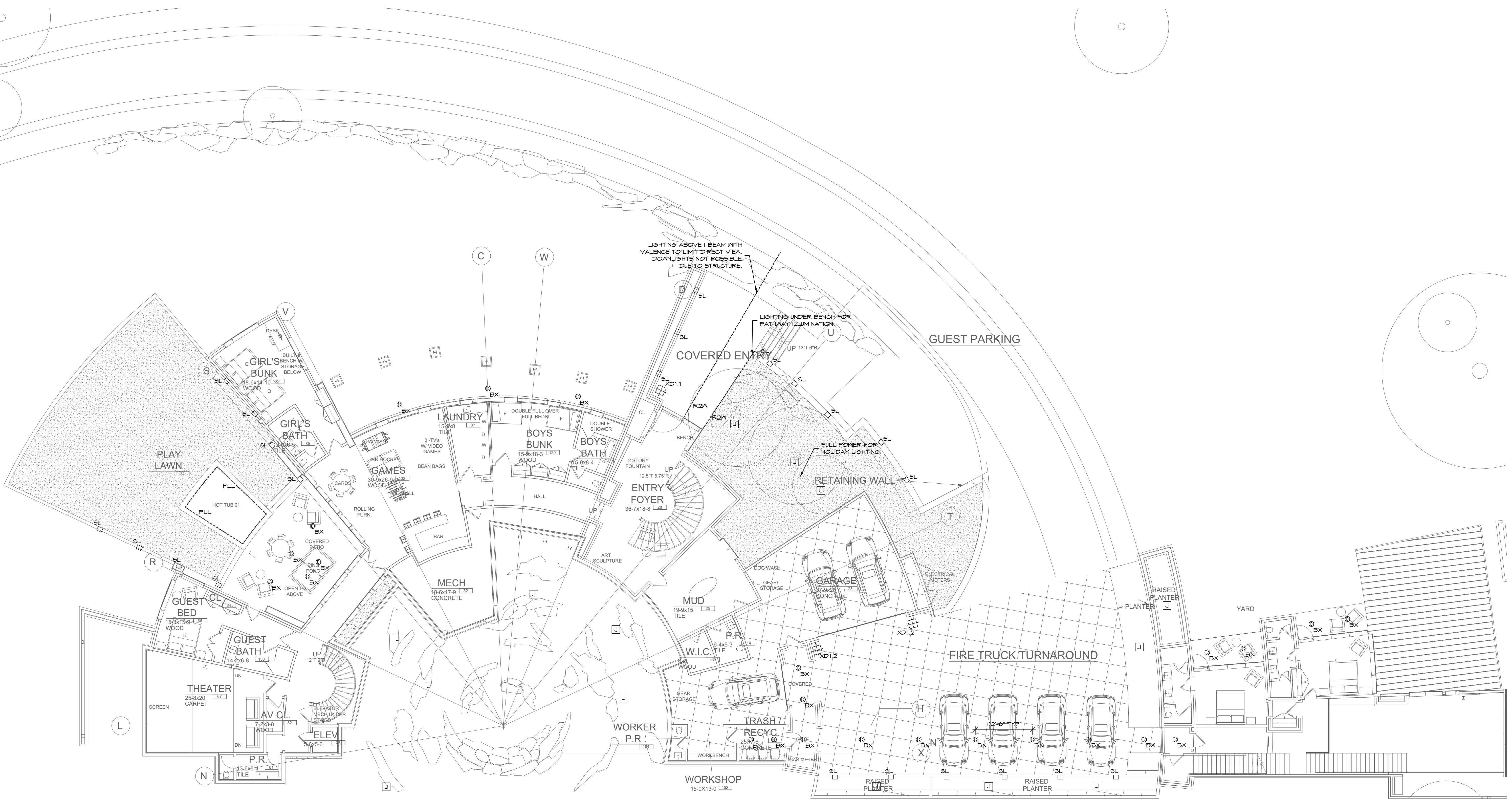


PROJECT  
**BASS CAMP RESIDENCE**

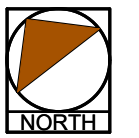
527 BENCHMARK DRIVE  
MOUNTAIN VILLAGE, CO 81435  
DESCRIPTION  
**ENTRY LEVEL EXT LIGHTING KEYPLAN**

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

**LT1.10**



**1** ENTRY LEVEL EXT LIGHTING KEYPLAN  
LT1.10 SCALE: 3/32"=1'-0"



Issue:  
09.28.2018  
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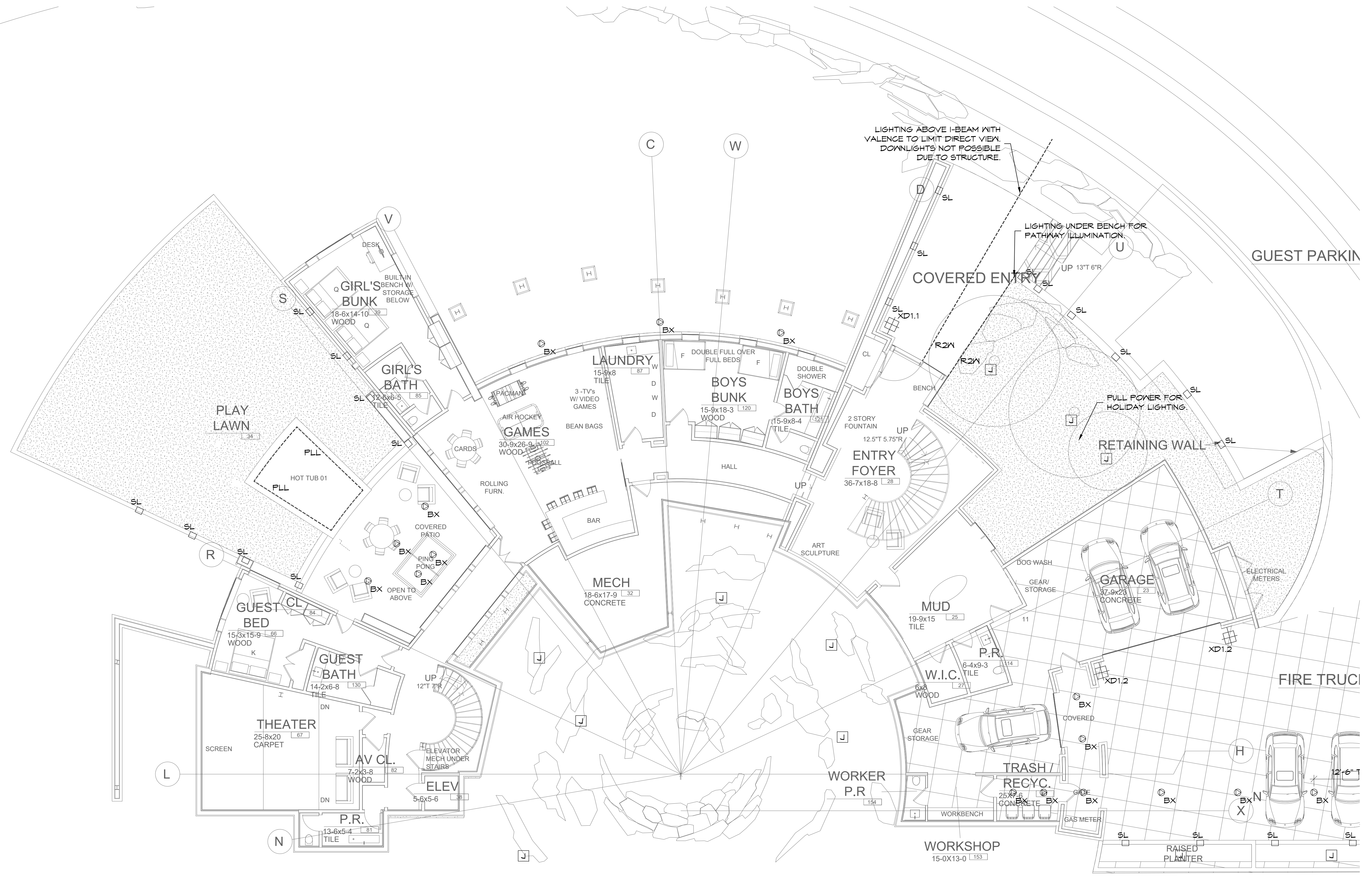
PROJECT  
**BASS CAMP RESIDENCE**

527 BENCHMARK DRIVE  
MOUNTAIN VILLAGE, CO 81435  
DESCRIPTION  
**LOWER LEVEL LIGHTING KEYPLAN**

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

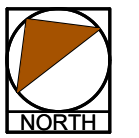
SHEET

**LT1.11**



**1** LOWER LEVEL LIGHTING KEYPLAN  
SCALE: 1/8"=1'-0"





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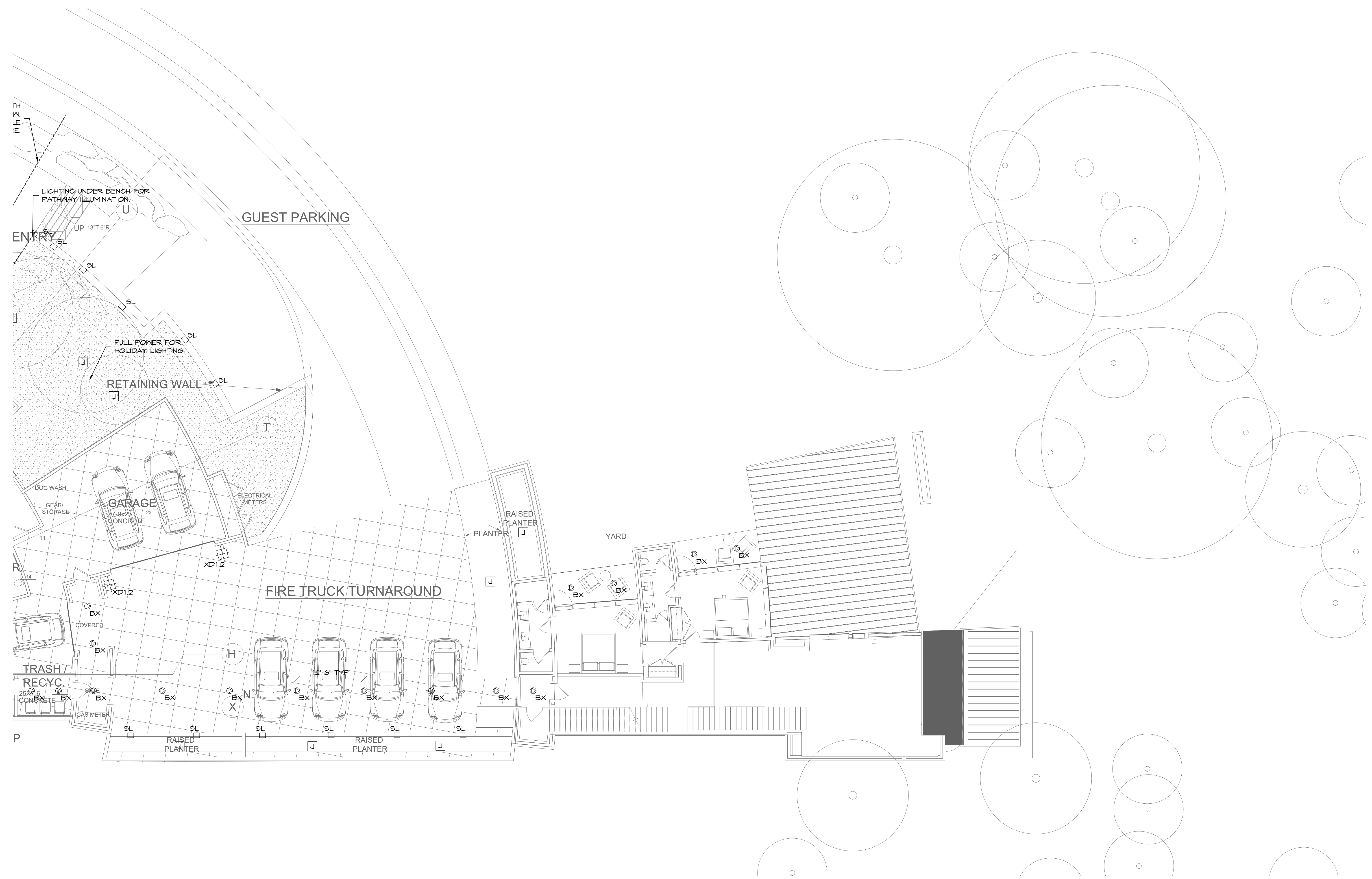


PROJECT  
**BASS CAMP RESIDENCE**

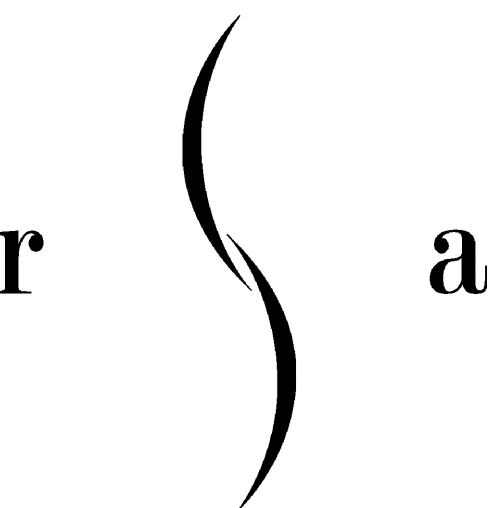
527 BENCHMARK DRIVE  
MOUNTAIN VILLAGE, CO 81435  
DESCRIPTION  
**LOWER LEVEL LIGHTING KEYPLAN**

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

**LT1.12**



**1** LOWER LEVEL LIGHTING KEYPLAN  
LT1.12 SCALE: 1/8"=1'-0"



**ROBERT SINGER & ASSOCIATES INC.**

DESIGN CONSULTANTS  
LIGHTING SPECIALISTS  
Corporate Member  
IALD, IES

po box 8929      po box 26344  
aspen\_co 81621      scottsdale\_az 85255  
T 970\_963\_5692  
F 970\_963\_5684  
655 e. valley rd. suite 200  
basalt\_co 81621  
www.robertsingerlighting.com

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Issue:  
09.28.2018  
DRB SUBMITTAL

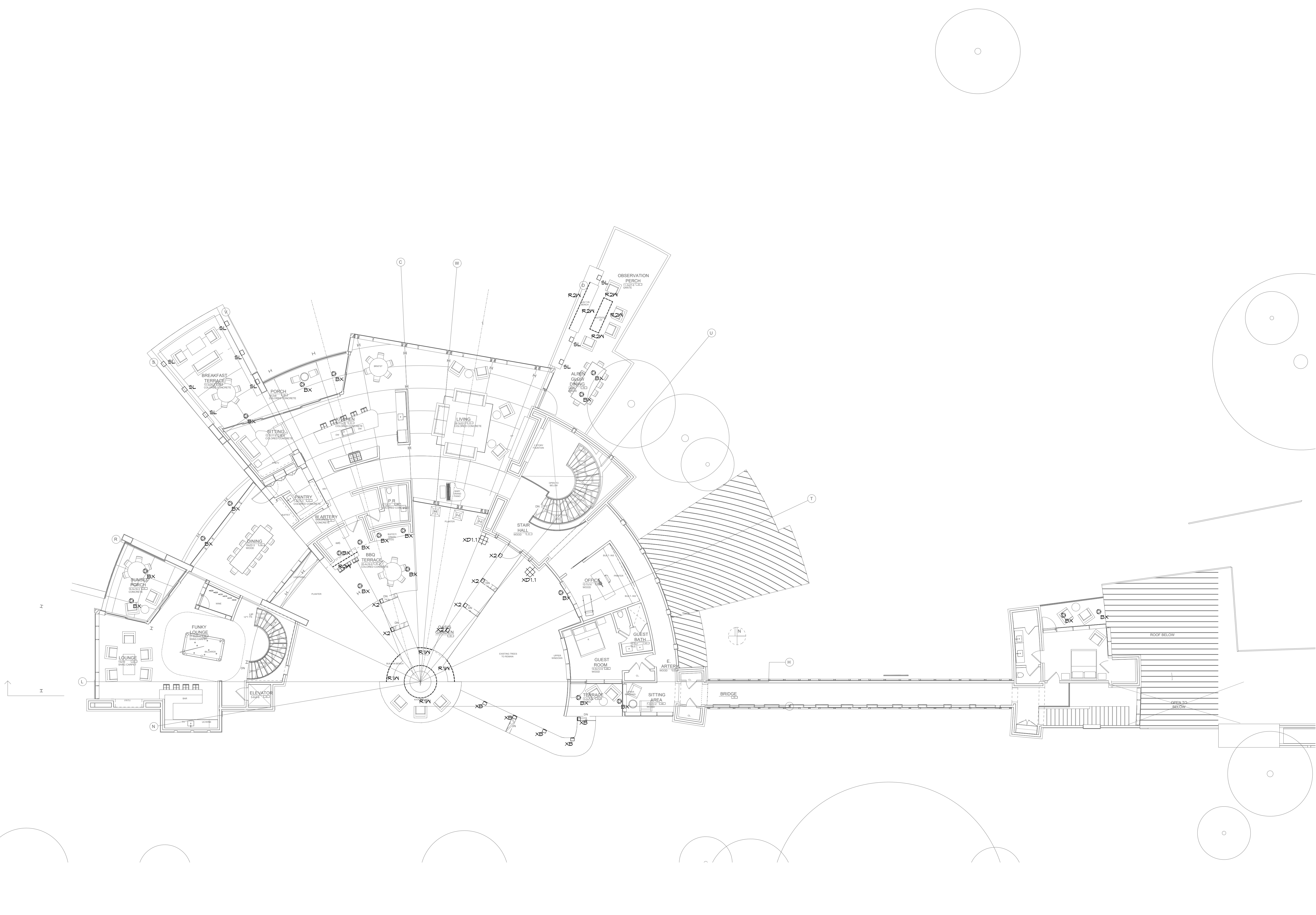


PROJECT  
**BASS CAMP RESIDENCE**

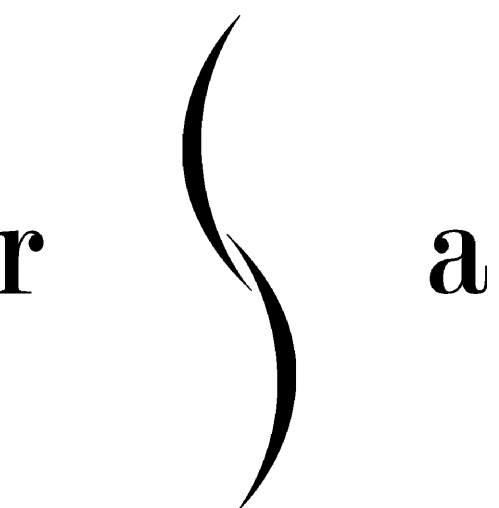
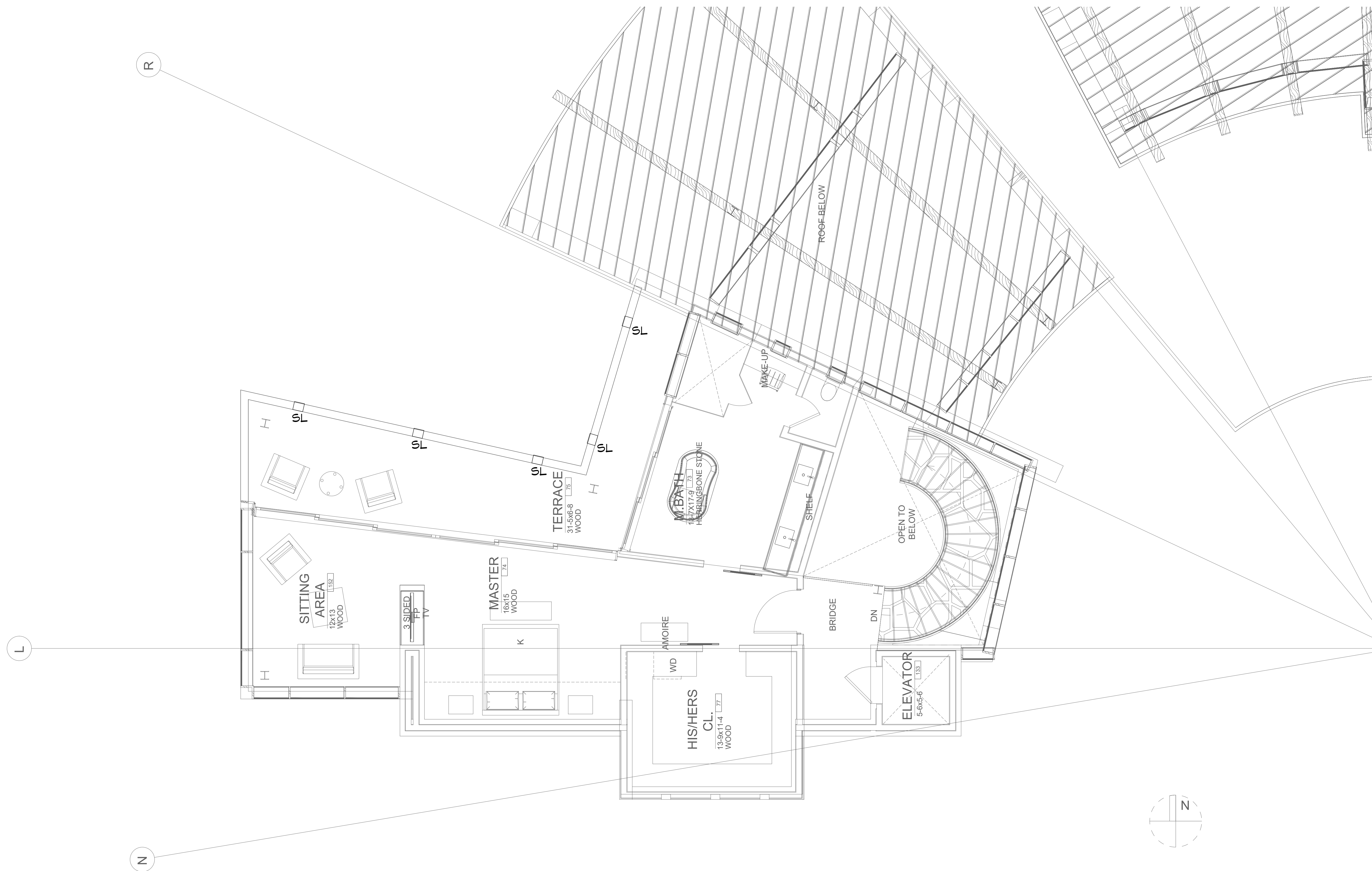
527 BENCHMARK DRIVE  
MOUNTAIN VILLAGE, CO 81435  
DESCRIPTION  
**MAIN LEVEL EXT LIGHTING KEYPLAN**

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

**LT1.20**



1 MAIN LEVEL EXT LIGHTING KEYPLAN  
LT1.20 SCALE: 3/32"=1'-0"



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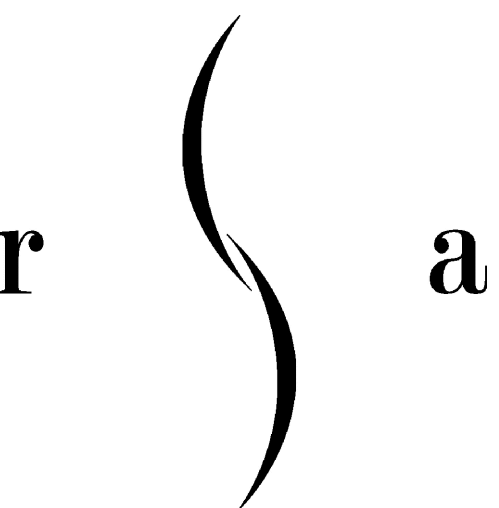
PROJECT  
**BASS CAMP RESIDENCE**

527 BENCHMARK DRIVE  
MOUNTAIN VILLAGE, CO 81435  
DESCRIPTION  
**MASTER LEVEL EXT LIGHTING PLAN**

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

**LT1.30**

1 MASTER LEVEL EXT LIGHTING PLAN  
LT1.30 SCALE: 1/4"=1'-0"



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Issue:  
09.28.2018  
DRB SUBMITTAL

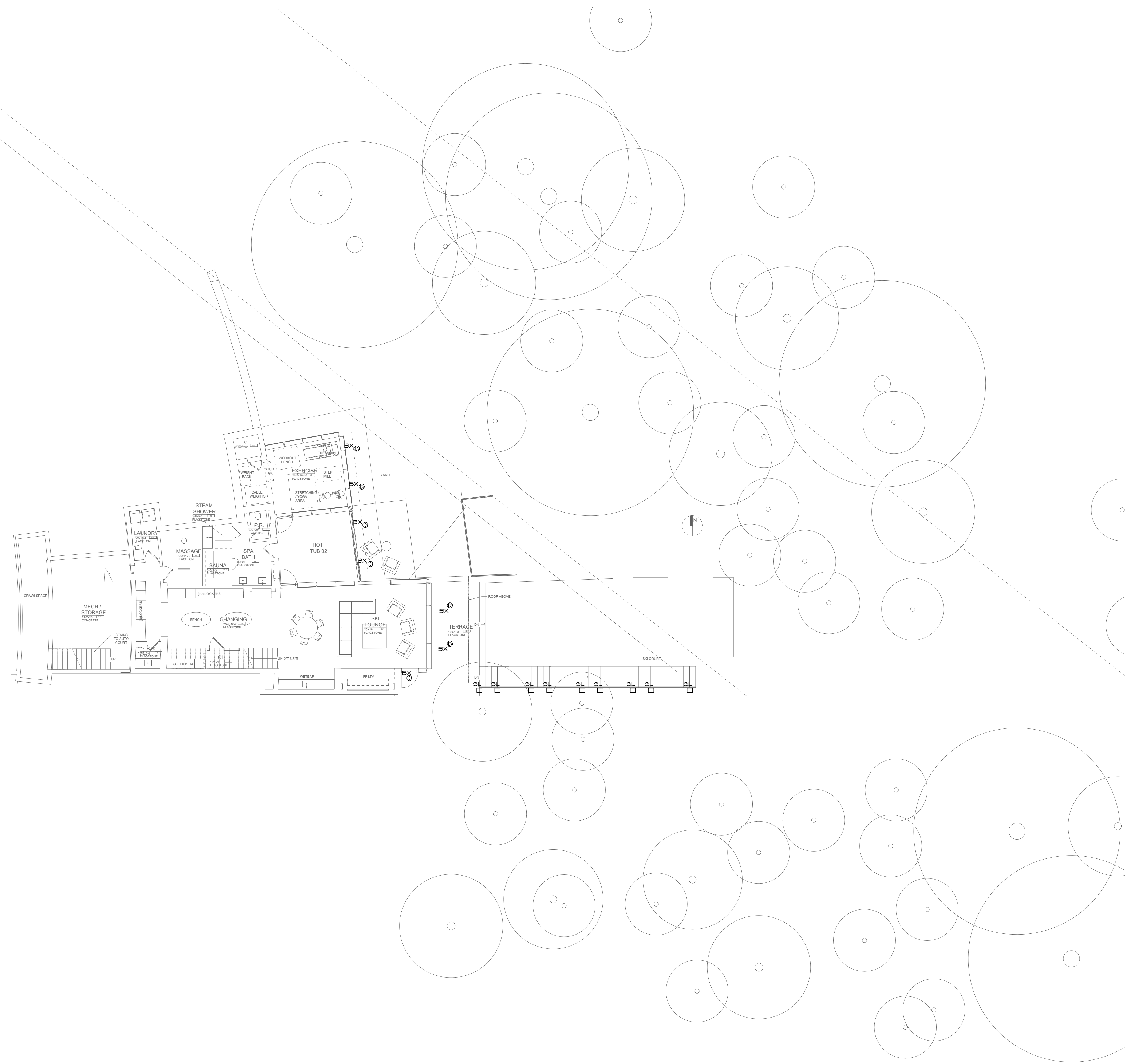


PROJECT  
**BASS CAMP RESIDENCE**

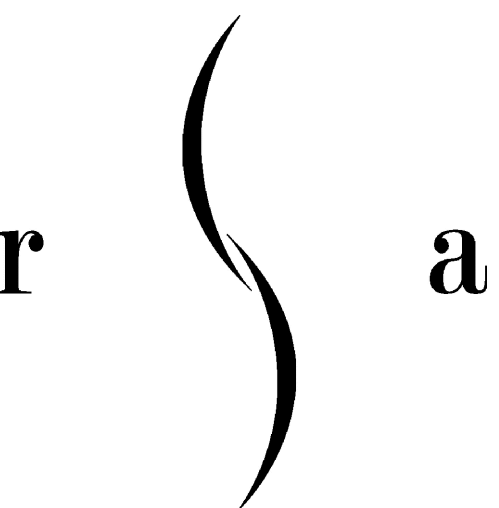
527 BENCHMARK DRIVE  
MOUNTAIN VILLAGE, CO 81435  
DESCRIPTION  
**SKI LOUNGE EXT LIGHTING KEYPLAN**

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

**LT1.40**



**1** SKI LOUNGE EXT LIGHTING KEYPLAN  
LT1.40 SCALE: 3/32"=1'-0"

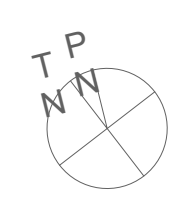
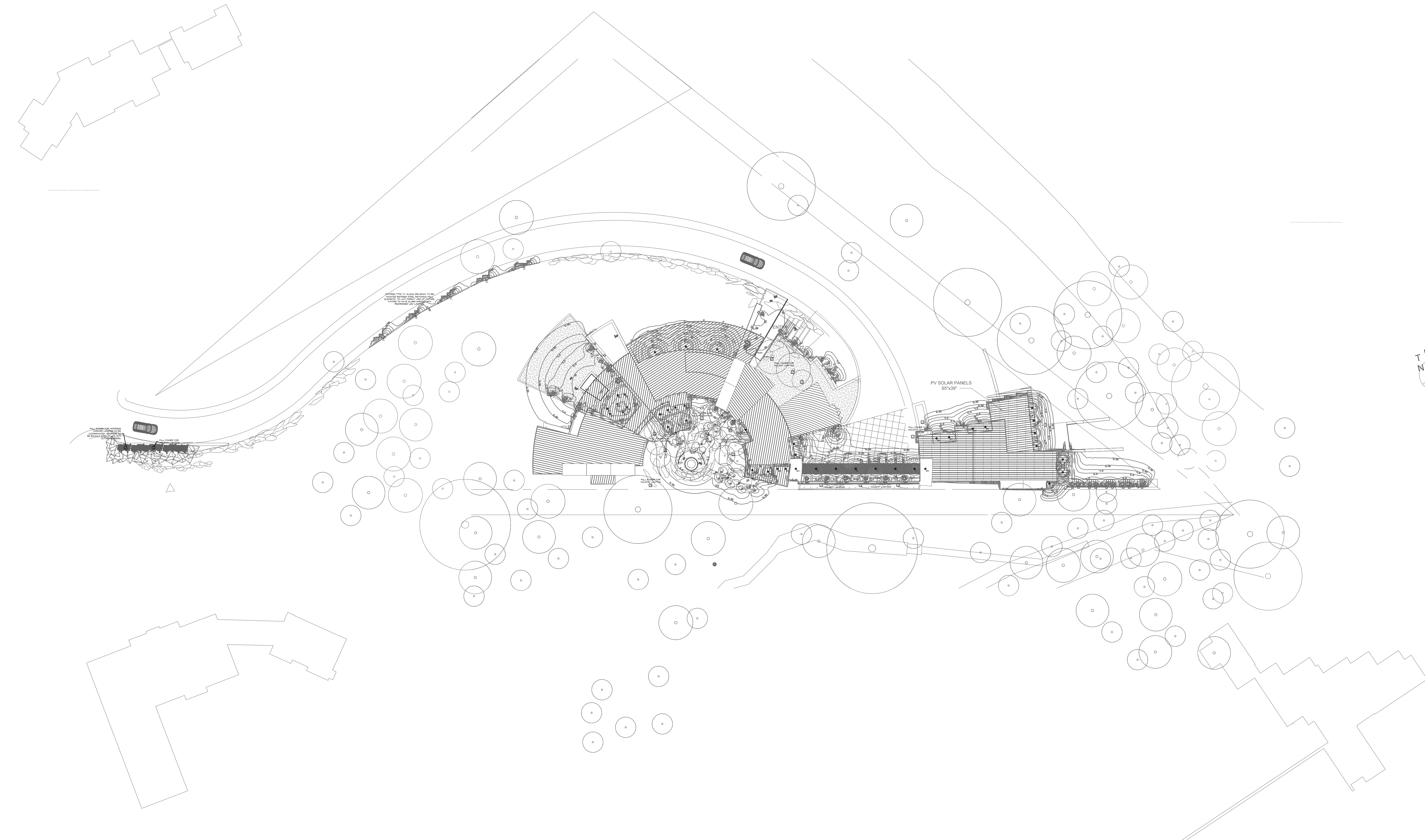


**ROBERT SINGER & ASSOCIATES INC.**

DESIGN CONSULTANTS  
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Issue:  
09.28.2018  
DRB SUBMITTAL



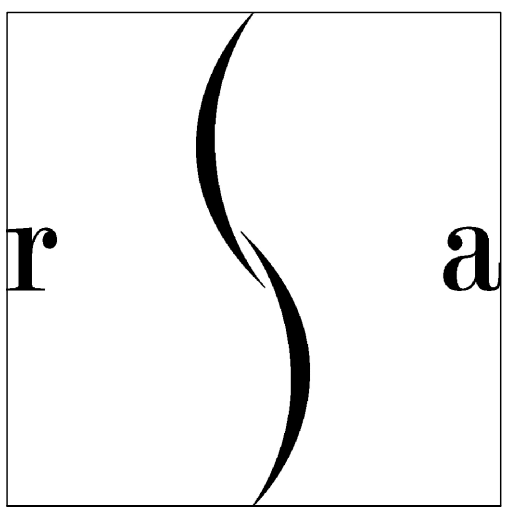
PROJECT  
BASS CAMP  
RESIDENCE

527 BENCHMARK DRIVE  
MOUNTAIN VILLAGE, CO 81435

DESCRIPTION  
SITE/LANDSCAPE EXT  
ISOMETRIC PLAN

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

**LT0.101**



ROBERT SINGER & ASSOCIATES INC.

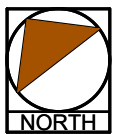
DESIGN CONSULTANTS LIGHTING SPECIALISTS
Corporate Member IALD, IES

po box 8929 po box 26344
aspen\_co 81621 scottsdale\_az 85256

T 970\_963\_5692
F 970\_963\_5684
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Issue:

Table with 2 columns: Issue, Description. Multiple rows for issue tracking.



PROJECT
BASS CAMP
RESIDENCE

527 BENCHMARK DRIVE
MOUNTAIN VILLAGE, CO 81435
DESCRIPTION
EXT LIGHTING SPEC
SCHEDULE

SCALE: N/S
SHEET

LT7.1

Bass Camp
DRB Submittal: 9/28/2018

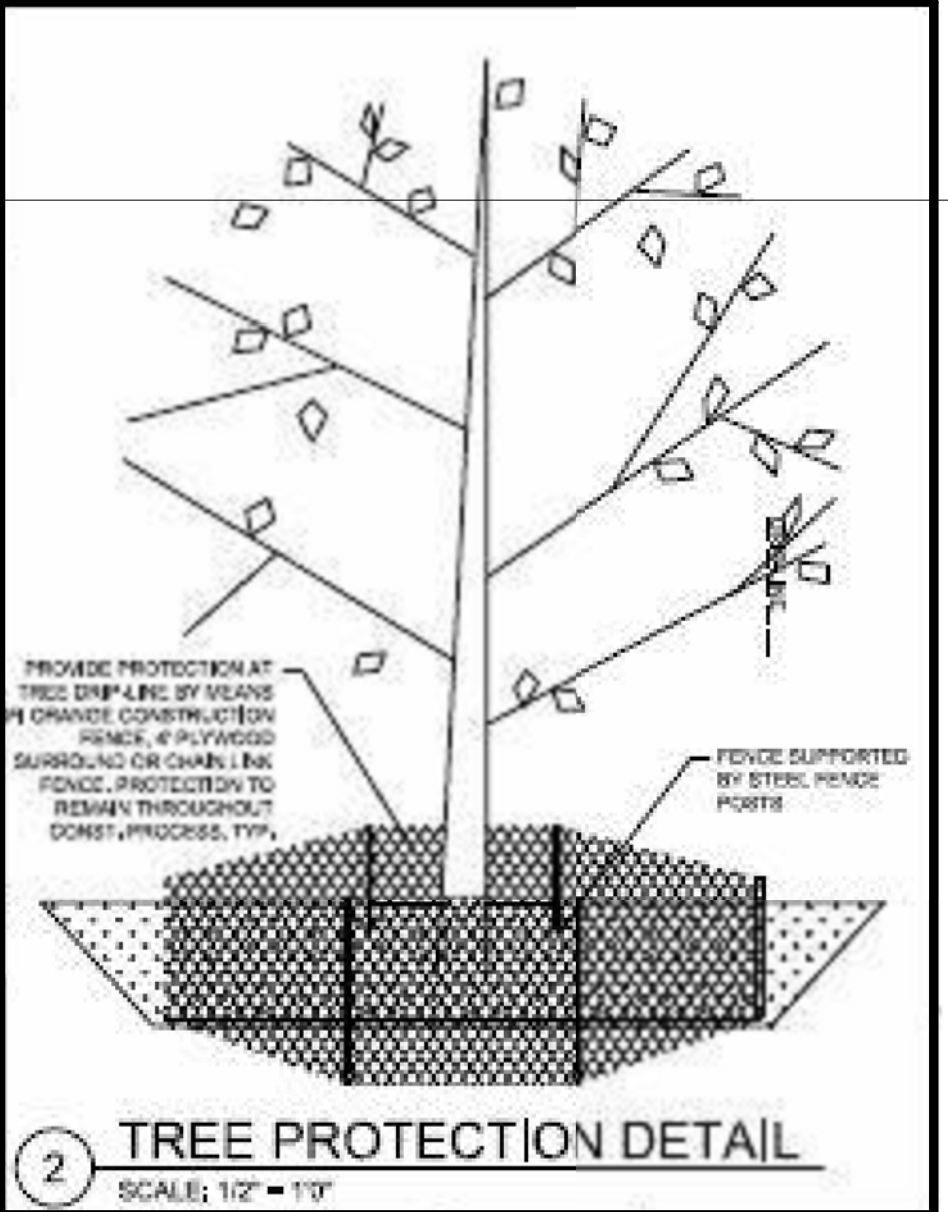
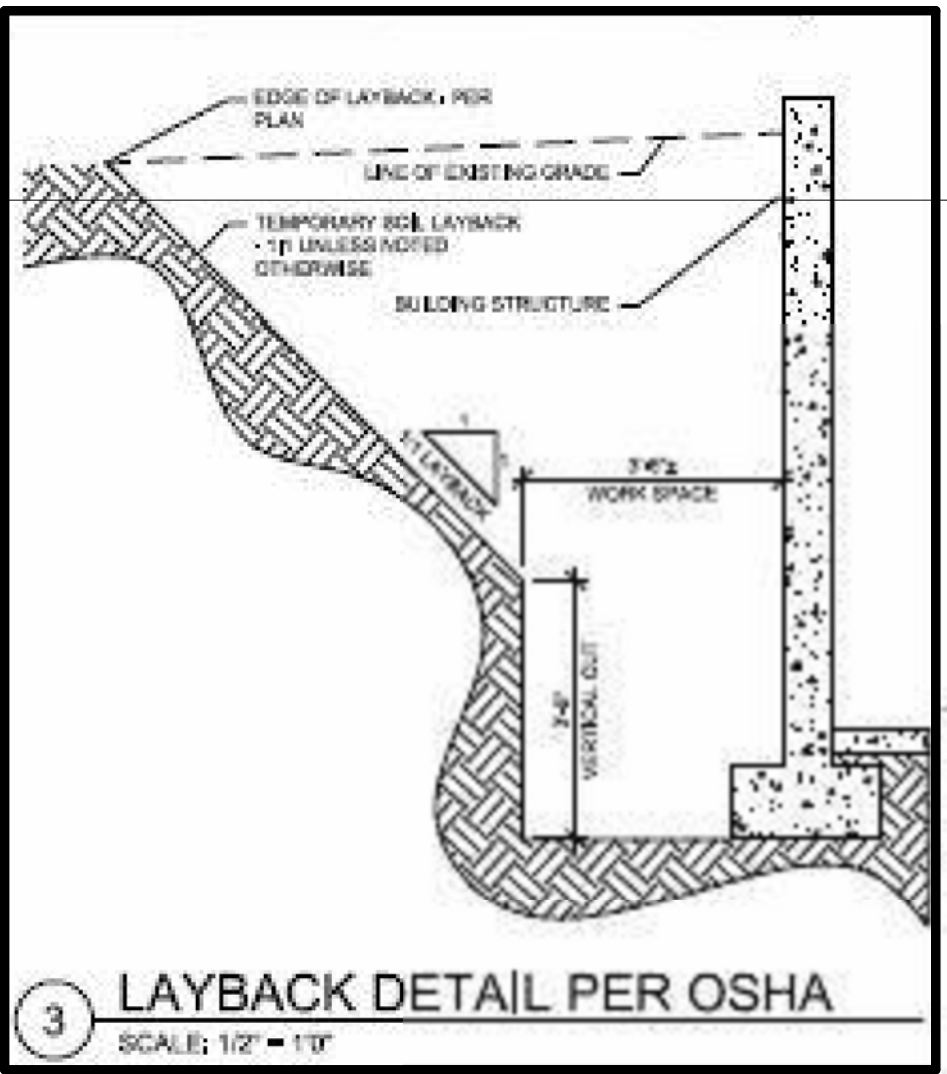
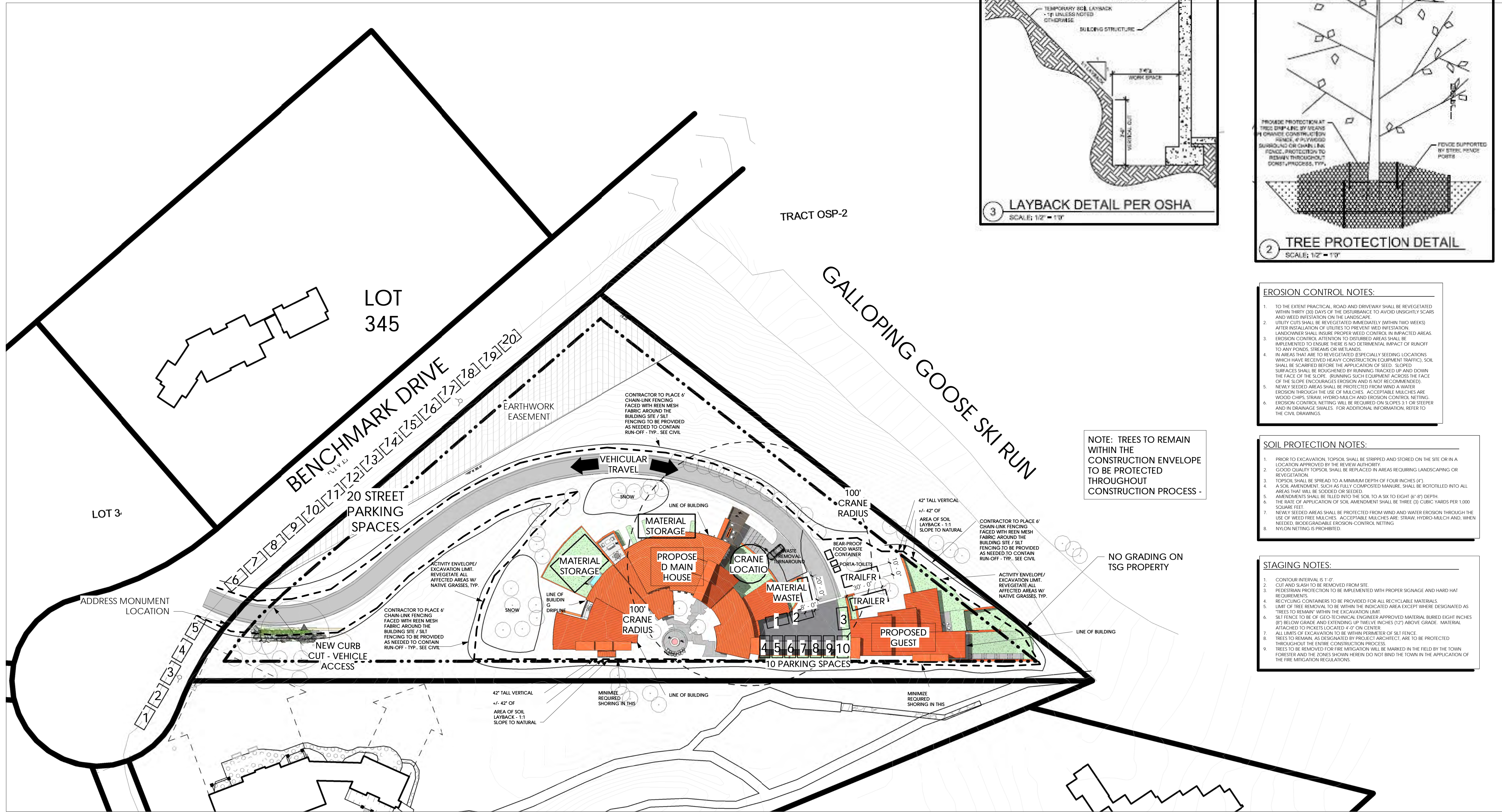


Table with 5 columns: Type, Image, Product / Manufacturer, Attributes, Notes. Rows include BX, PLL, R1W, R2W, SL.

RSA 970-963-5692 www.robertsingerlighting.com, Basalt, CO

Table with 5 columns: Type, Image, Product / Manufacturer, Attributes, Notes. Rows include X1, X2, XD1.1, XD1.2.

RSA 970-963-5692 www.robertsingerlighting.com, Basalt, CO



**EROSION CONTROL NOTES:**

1. TO THE EXTENT PRACTICAL, ROAD AND DRIVEWAY SHALL BE REVEGETATED WITHIN THIRTY (30) DAYS OF THE DISTURBANCE TO AVOID UNSIGHTLY SCARS AND WEED INFESTATION ON THE LANDSCAPE.
2. UTILITY CUTS SHALL BE REVEGETATED IMMEDIATELY (WITHIN TWO WEEKS) AFTER INSTALLATION OF UTILITIES TO PREVENT WEED INFESTATION. LANDOWNER SHALL INSURE PROPER WEED CONTROL IN IMPACTED AREAS.
3. EROSION CONTROL: ATTENTION TO DISTURBED AREAS SHALL BE IMPLEMENTED TO ENSURE THERE IS NO TRUNKAL IMPACT OF RUNOFF TO ANY PONDS, STREAMS OR WETLANDS.
4. IN AREAS THAT ARE TO BE REVEGETATED ESPECIALLY SEEDING LOCATIONS WHICH HAVE RECEIVED HEAVY CONSTRUCTION EQUIPMENT TRAFFIC, SOIL SHALL BE SCARIFIED BEFORE THE APPLICATION OF SEED. SLOPED SURFACES SHALL BE ROUGHENED BY RUNNING TRACKED UP AND DOWN THE FACE OF THE SLOPE. RUNNING SUCH EQUIPMENT ACROSS THE FACE OF THE SLOPE ENCOURAGES EROSION AND IS NOT RECOMMENDED.
5. NEWLY SEEDED AREAS SHALL BE PROTECTED FROM WIND AND WATER EROSION THROUGH THE USE OF MULCHES. ACCEPTABLE MULCHES ARE WOOD CHIPS, STRAW, HYDRO-MULCH AND EROSION CONTROL NETTING. EROSION CONTROL NETTING WILL BE REQUIRED ON SLOPES 3:1 OR STEEPER AND IN DRAINAGE SWALES. FOR ADDITIONAL INFORMATION, REFER TO THE CIVIL DRAWINGS.

**SOIL PROTECTION NOTES:**

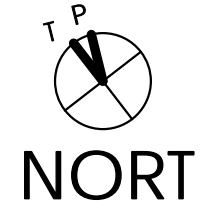
1. PRIOR TO EXCAVATION, TOPSOIL SHALL BE STRIPPED AND STORED ON THE SITE OR IN A LOCATION APPROVED BY THE REVEGETATION AUTHORITY.
2. GOOD QUALITY TOPSOIL SHALL BE REPLACED IN AREAS REQUIRING LANDSCAPING OR REVEGETATION.
3. TOPSOIL SHALL BE SPREAD TO A MINIMUM DEPTH OF FOUR INCHES (4").
4. A SOIL AMENDMENT, SUCH AS FULLY COMPOSTED MANURE, SHALL BE ROTOTILLED INTO ALL AREAS THAT WILL BE SCARIFIED OR SEEDED.
5. AMENDMENTS SHALL BE TILLED INTO THE SOIL TO A SIX TO EIGHT (6"-8") DEPTH.
6. THE RATE OF APPLICATION OF SOIL AMENDMENT SHALL BE THREE (3) CUBIC YARDS PER 1,000 SQUARE FEET.
7. NEWLY SEEDED AREAS SHALL BE PROTECTED FROM WIND AND WATER EROSION THROUGH THE USE OF MULCHES. ACCEPTABLE MULCHES ARE: STRAW, HYDRO-MULCH AND, WHEN NEEDED, BIODEGRADABLE EROSION CONTROL NETTING.
8. NETTING IS PROHIBITED.

**STAGING NOTES:**

1. CONTOUR INTERVAL IS 1'-0".
2. CUT AND SLOPE TO BE REMOVED FROM SITE.
3. PEDESTRIAN PROTECTION TO BE IMPLEMENTED WITH PROPER SIGNAGE AND HARD HAT REQUIREMENTS.
4. RECYCLING CONTAINERS TO BE PROVIDED FOR ALL RECYCLABLE MATERIALS.
5. LIMIT OF TREE REMOVAL TO BE WITHIN THE INDICATED AREA EXCEPT WHERE DESIGNATED AS "TREES TO REMAIN" WITHIN THE EXCAVATION LIMIT.
6. SILT FENCE TO BE OF GEO-TECHNICAL ENGINEER APPROVED MATERIAL BURIED EIGHT INCHES (8") BELOW GRADE AND EXTENDING UP TWELVE INCHES (12") ABOVE GRADE. MATERIAL ATTACHED TO PICKETS LOCATED 4'-0" ON CENTER.
7. ALL LIMITS OF EXCAVATION TO BE WITHIN PERIMETER OF SILT FENCE.
8. TREES TO REMAIN, AS DESIGNATED BY PROJECT ARCHITECT, ARE TO BE PROTECTED THROUGHOUT THE ENTIRE CONSTRUCTION PROCESS.
9. TREES TO BE REMOVED FOR FIRE MITIGATION WILL BE MARKED IN THE FIELD BY THE TOWN FORESTER AND THE ZONES SHOWN HEREIN DO NOT BIND THE TOWN IN THE APPLICATION OF THE FIRE MITIGATION REGULATIONS.

NOTE: TREES TO REMAIN WITHIN THE CONSTRUCTION ENVELOPE TO BE PROTECTED THROUGHOUT CONSTRUCTION PROCESS -

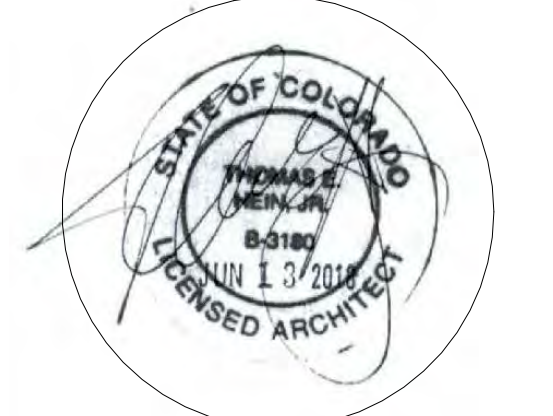
NO GRADING ON TSG PROPERTY



# CONSTRUCTION STAGING

1" = 40'-0"

Box 3327 108 S. Oak St. Perthouse  
Tulande, Colorado 81435 970.728.1220  
Fax 728.1294 www.TommyHein.com



**Submissions**

OWNER REVIEW	03.14.18
OWNER REVIEW	05.16.18
OWNER REVIEW	05.23.18
DRB PRE SUBMITTAL MEETING	06.06.18
OWNER REVIEW	06.08.18
DRB INITIAL REVIEW	06.14.18
OWNER REVIEW	06.21.18
REVIEW	06.22.18
REVIEW SET	07.05.18
POST DRB REVIEW 01	07.16.18
OWNER REVIEW	07.18.18
STRUCTURAL COORDINATION	
CORE & SHELL 01	09.06.18
DRB FINAL 01	11.20.18



527 BENCHMARK DRIVE

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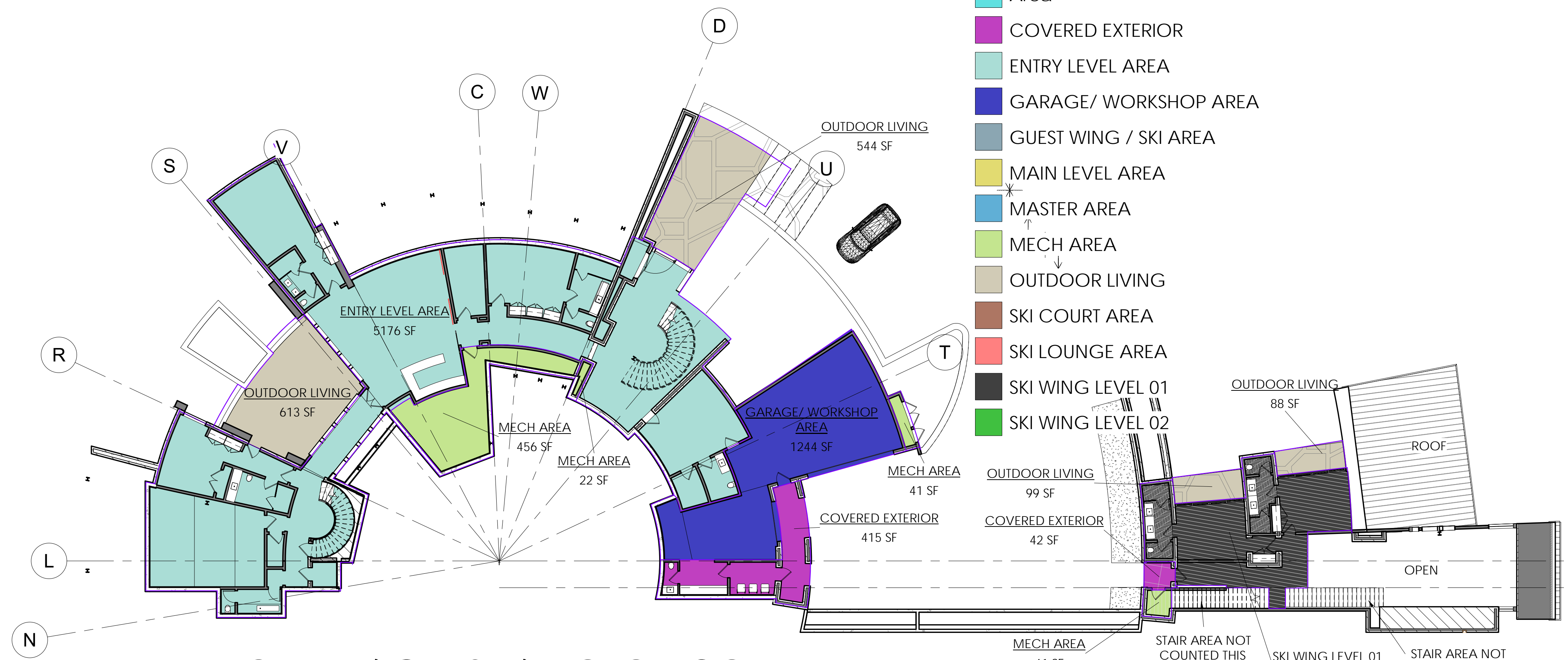
## CONSTRUCTION MITIGATION PLAN

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

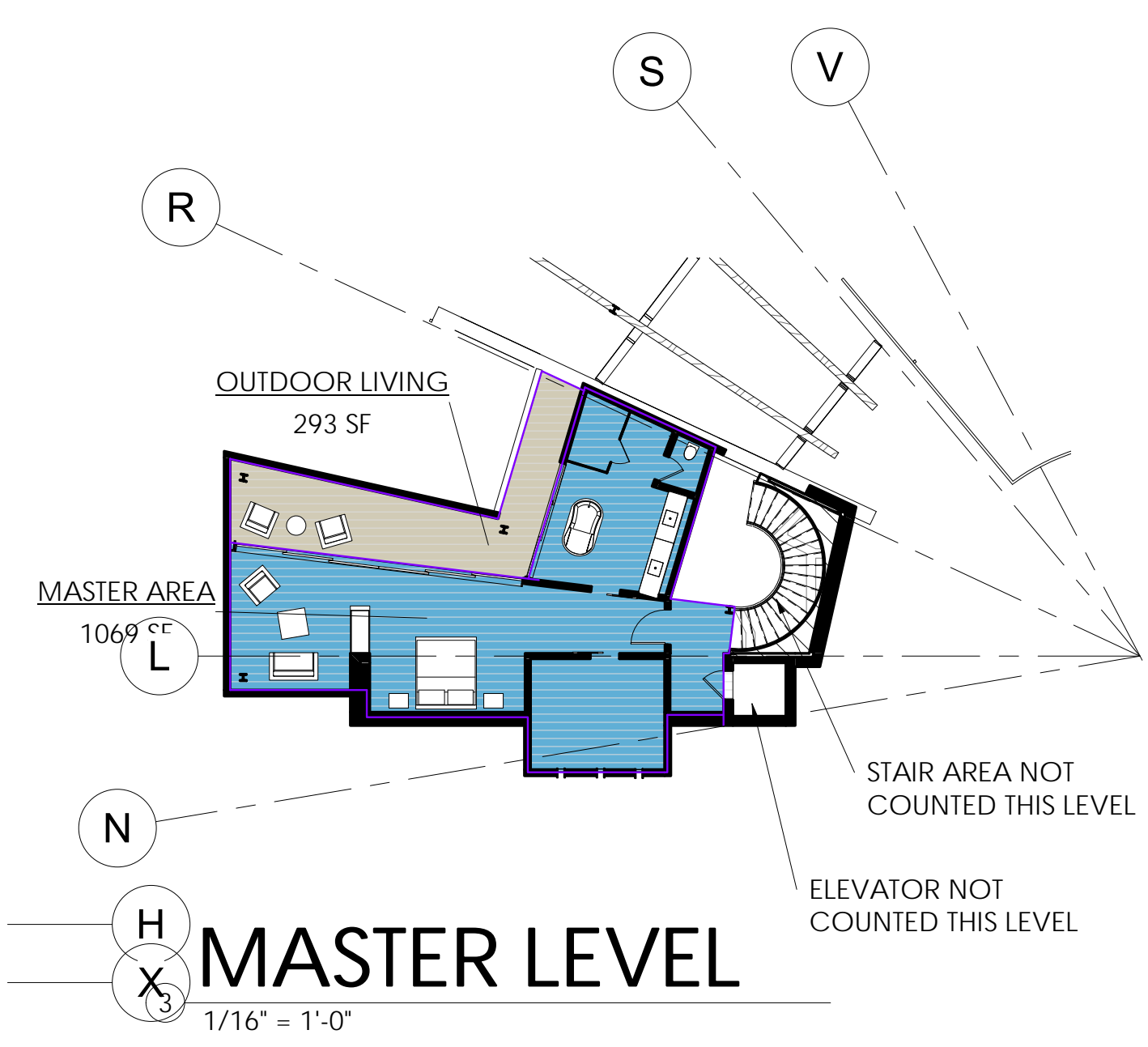
# A1.2



- Area
- COVERED EXTERIOR
- ENTRY LEVEL AREA
- GARAGE/ WORKSHOP AREA
- GUEST WING / SKI AREA
- MAIN LEVEL AREA
- MASTER AREA
- MECH AREA
- OUTDOOR LIVING
- SKI COURT AREA
- SKI LOUNGE AREA
- SKI WING LEVEL 01
- SKI WING LEVEL 02



**LOWER / GUEST / MOTOR COURT LEVEL**  
1/16" = 1'-0"



**MASTER LEVEL**  
1/16" = 1'-0"

MAIN HOUSE GROSS AREA	
Area	Name
0 SF	Area
5176 SF	ENTRY LEVEL AREA
1244 SF	GARAGE/ WORKSHOP AREA
6082 SF	MAIN LEVEL AREA
1069 SF	MASTER AREA
972 SF	MECH AREA
14543 GSF	

MAIN HOUSE LIVABLE AREA	
Area	Name
0 SF	Area
5176 SF	ENTRY LEVEL AREA
6082 SF	MAIN LEVEL AREA
1069 SF	MASTER AREA
12327 LSF	

GUEST / SKI WING GROSS AREA	
Area	Name
618 SF	SKI WING LEVEL 02
Not Placed	SKI WING LEVEL 01
968 SF	SKI WING LEVEL 01
2225 SF	SKI LOUNGE AREA
361 SF	SKI COURT AREA
4172 GSF	

GUEST / SKI WING LIVABLE AREA	
Area	Name
618 SF	SKI WING LEVEL 02
968 SF	SKI WING LEVEL 01
2225 SF	SKI LOUNGE AREA
3811 LSF	

GROSS AREA TOTAL	
18,815 GSF	(JULY 18 - 17,998 GSF)
=	+717 GSF DIFFERENCE

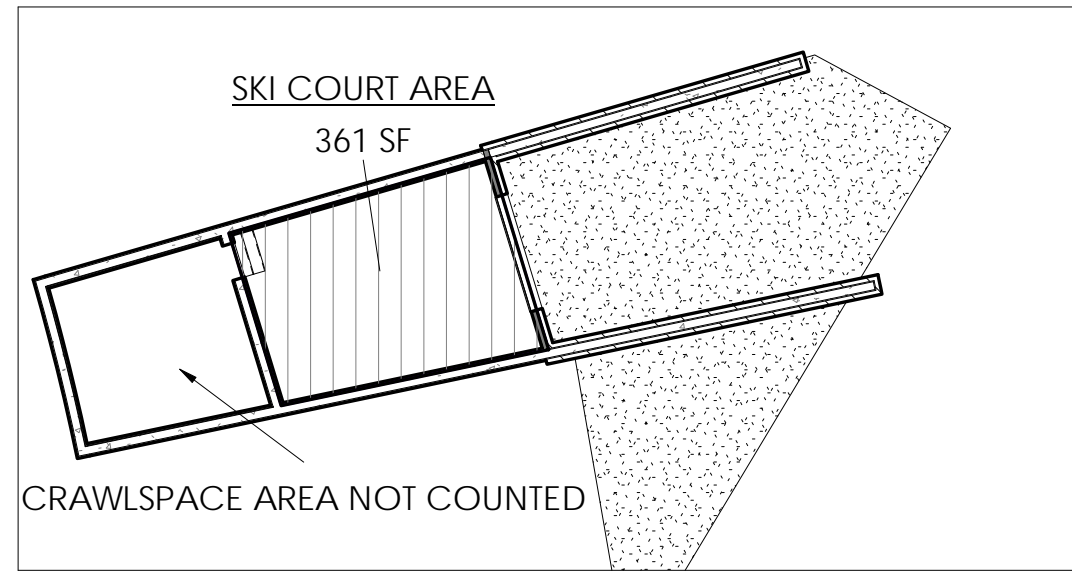
**MV CDC - FLOOR AREA DEFINITION**

THE SUM OF ALL AREA(S) WITHIN THE EXTERIOR WALLS OF A BUILDING OR PORTION THEREOF, MEASURED FROM THE EXTERIOR FACES OF THE EXTERIOR WALLS, EXCLUDING THE AREA WITHIN ATTACHED OR DETACHED GARAGES AND ATTICS OR CRAWL SPACES PROVIDED THAT SUCH AREAS MEET THE FOLLING FLOOR AREA EXCLUSIONS. e. STAIRWAYS: STAIRS WITHIN A DWELLING UNIT SHALL ONLY BE COUNTED ON EVERY OTHER LEVEL.

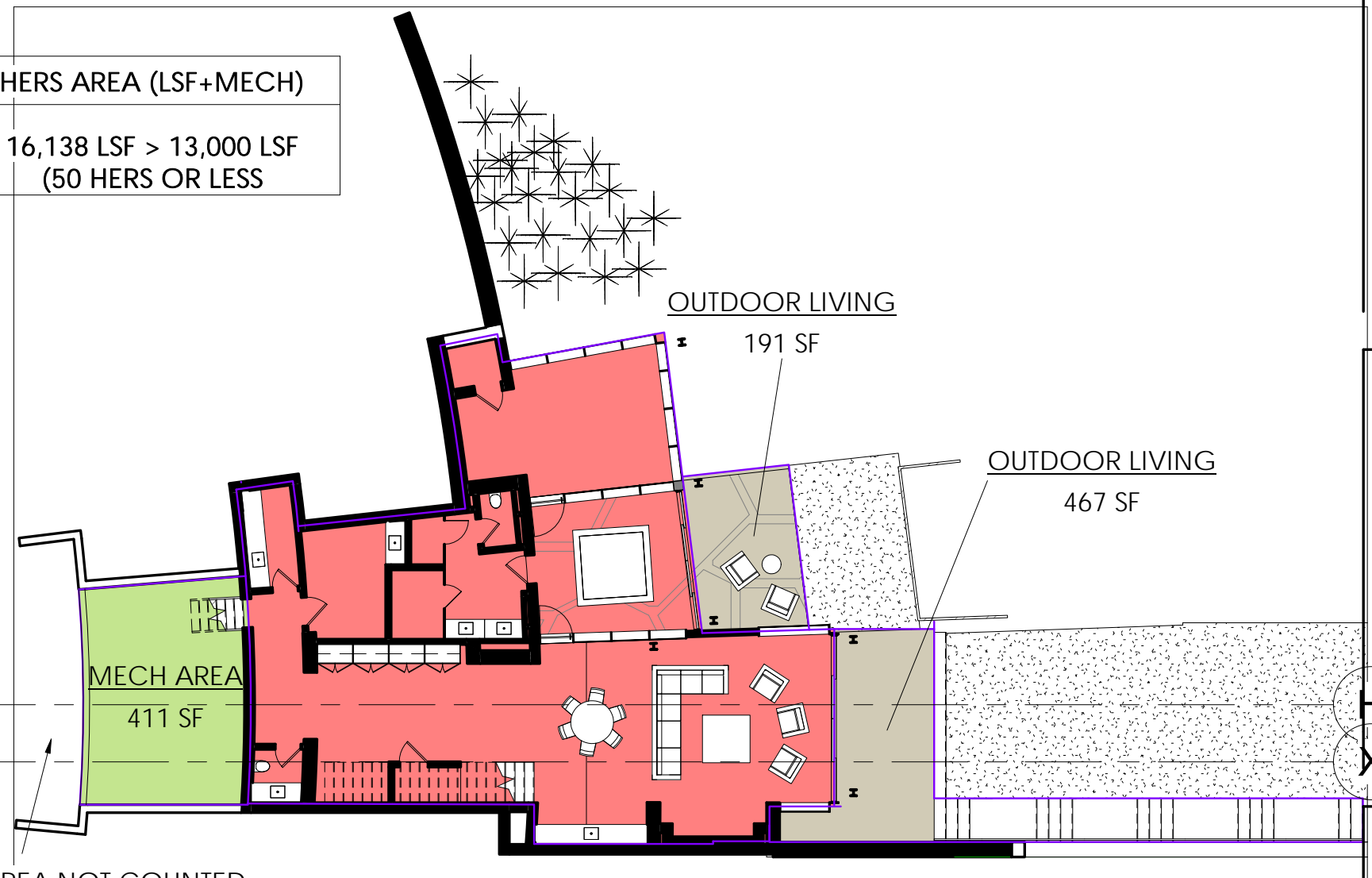
PORCHES/ DECKS/ TERRACES (OPEN)	
Area	Name
4642 SF	OUTDOOR LIVING
4642 GSF	

SKI WING LEVEL 02	
Area	Name
100 SF	OUTDOOR LIVING
618 SF	

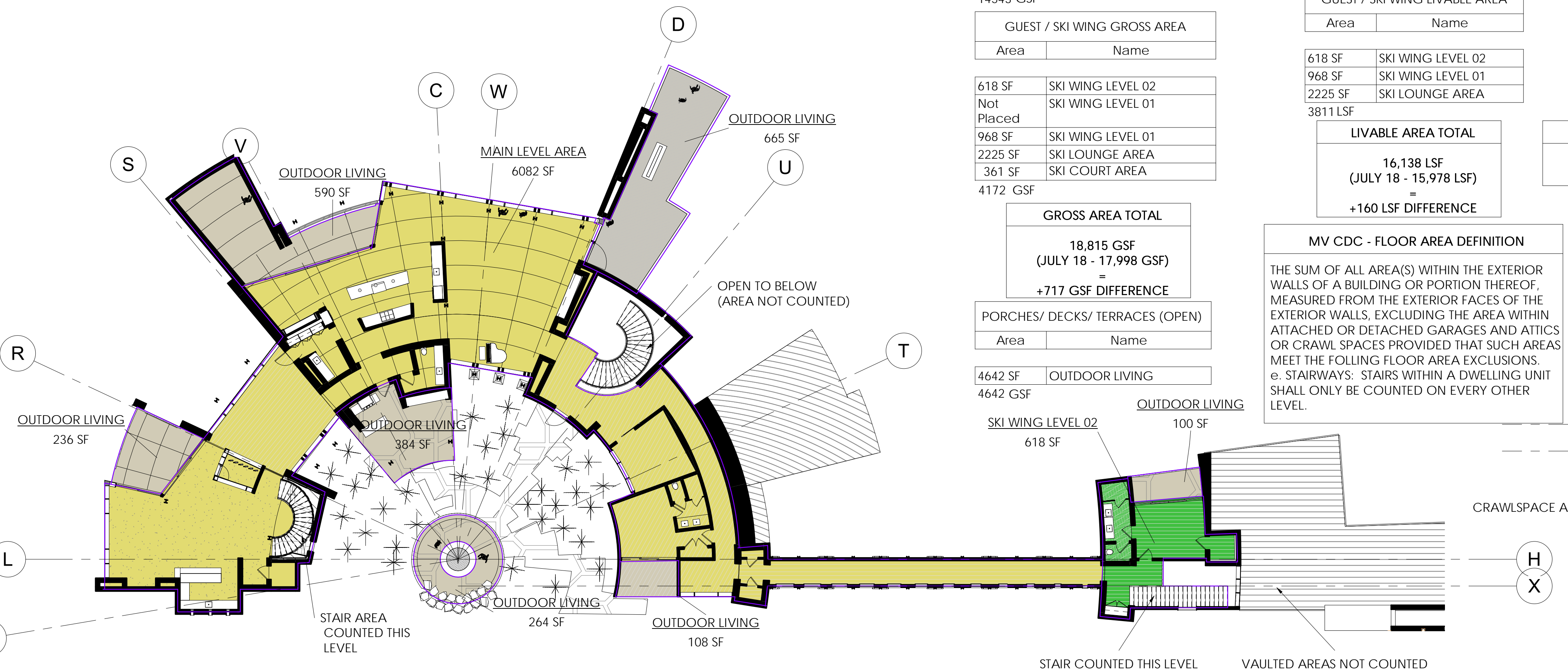
AUTOCOURT AREA	
+/- 3,000 SF	



**SKI COURT**  
1/16" = 1'-0"



**SKI LOUNGE LEVEL**  
1/16" = 1'-0"



**MAIN LEVEL**  
1/16" = 1'-0"

**Submissions**

OWNER REVIEW	03.14.18
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OWNER REVIEW	05.23.18
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OWNER REVIEW	06.08.18
DRB INITIAL REVIEW	06.14.18
OWNER REVIEW	06.21.18
REVIEW	06.22.18
REVIEW SET	07.05.18
POST DRB REVIEW 01	07.16.18
OWNER REVIEW	07.18.18
STRUCTURAL COORDINATION	
CORE & SHELL 01	09.06.18
DRB FINAL 01	11.20.18

**BASS**  
**Camp**

527 BENCHMARK DRIVE

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**AREA DIAGRAMS & SCHEDULES**

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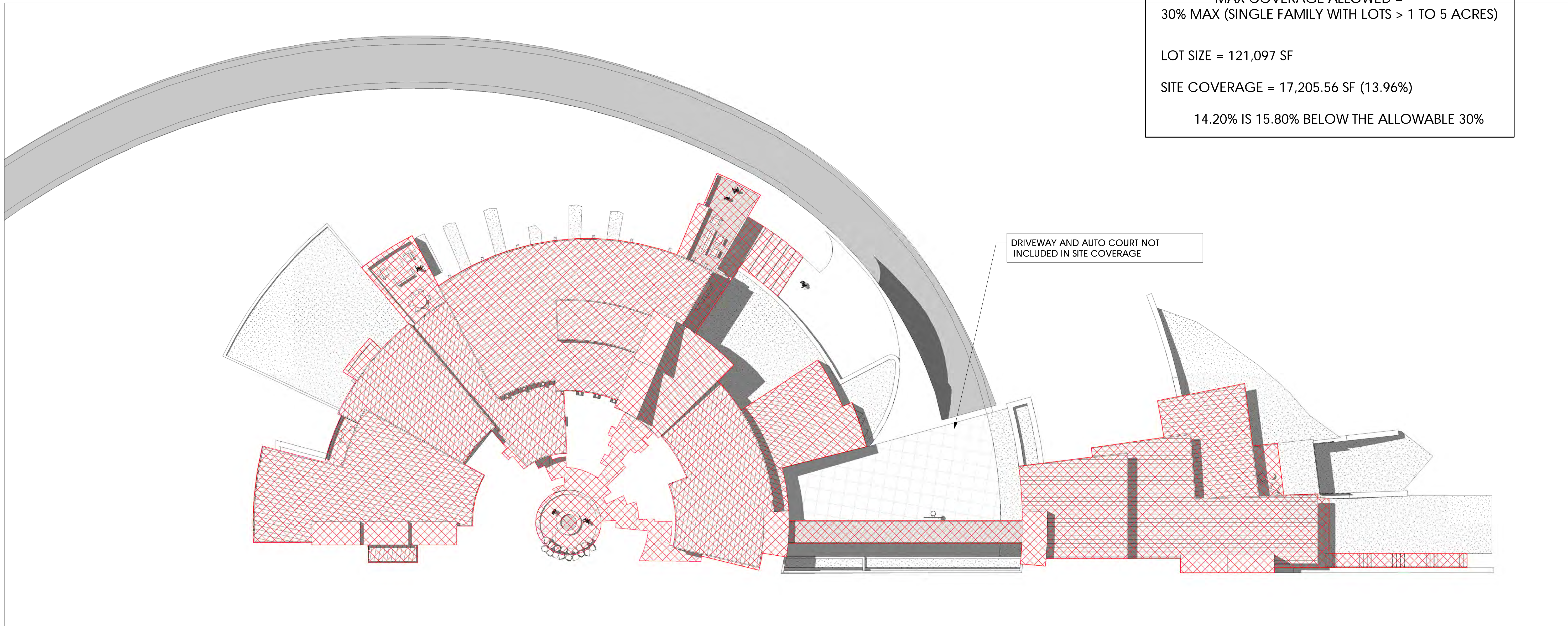
**A2.0**





**CDC SITE COVERAGE DEFINITION:**  
THE TOTAL HORIZONTAL AREA OF ANY BUILDING, CARPORT, PORTE-COCHERE OR ARCADE AND SHALL ALSO INCLUDE WALKWAYS, ROOF OVERHANGS, EAVES, EXTERIOR STAIRS, DECKS, COVERED PORCHES, TERRACES AND PATIOS. SUCH HORIZONTAL MEASUREMENT SHALL BE FROM THE DRIP LINES OF BUILDINGS AND FROM THE EXTERIOR SURFACE OF THE TOTAL WALL ASSEMBLY

**SITE COVERAGE**  
**MAX COVERAGE ALLOWED = 30% MAX (SINGLE FAMILY WITH LOTS > 1 TO 5 ACRES)**  
  
LOT SIZE = 121,097 SF  
SITE COVERAGE = 17,205.56 SF (13.96%)  
  
14.20% IS 15.80% BELOW THE ALLOWABLE 30%



**Submissions**

OWNER REVIEW	03.14.18
OWNER REVIEW	05.16.18
OWNER REVIEW	05.23.18
DRB PRE SUBMITTAL MEETING	06.06.18
OWNER REVIEW	06.08.18
DRB INITIAL REVIEW	06.14.18
OWNER REVIEW	06.21.18
REVIEW	06.22.18
REVIEW SET	07.05.18
POST DRB REVIEW 01	07.16.18
OWNER REVIEW	07.18.18
STRUCTURAL COORDINATION	
CORE & SHELL 01	09.06.18
DRB FINAL 01	11.20.18

**BASS**  
**Camp**

527 BENCHMARK DRIVE

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**SITE COVERAGE**

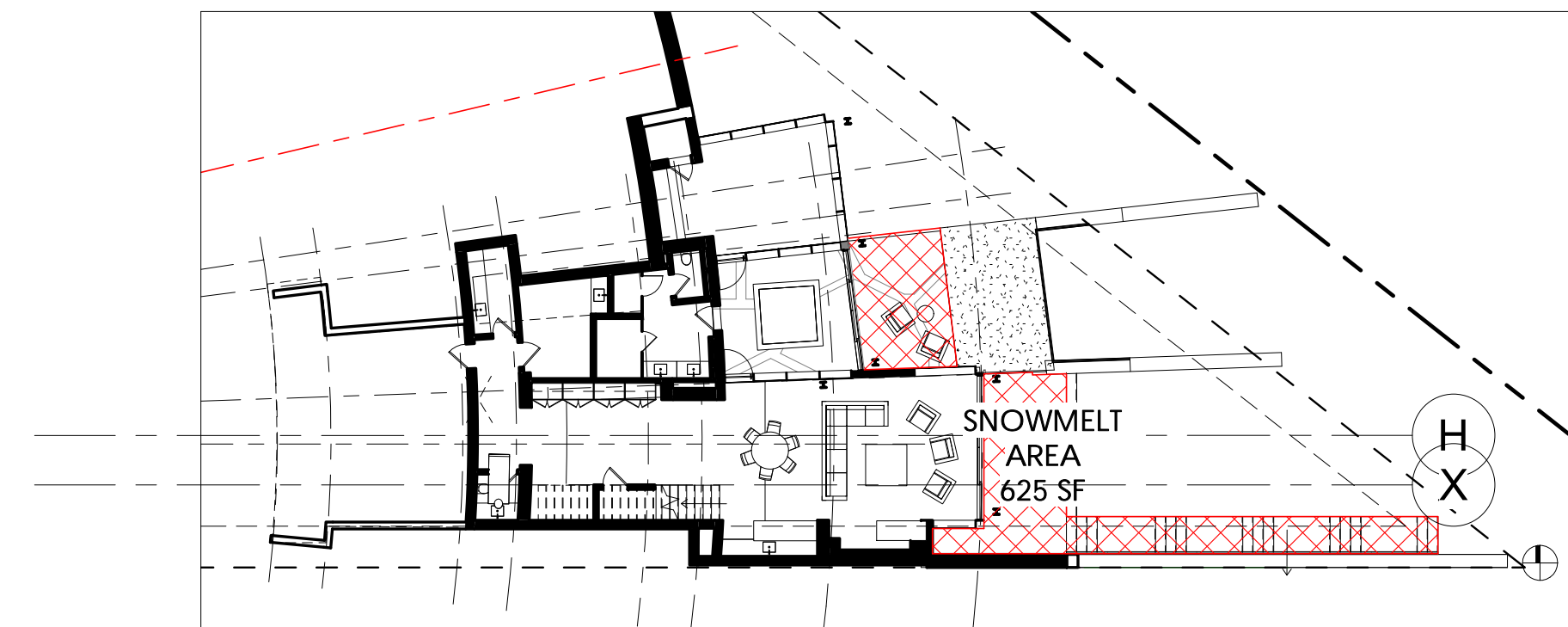
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**SITE COVERAGE**  
① 1/16" = 1'-0"

**A2.1**

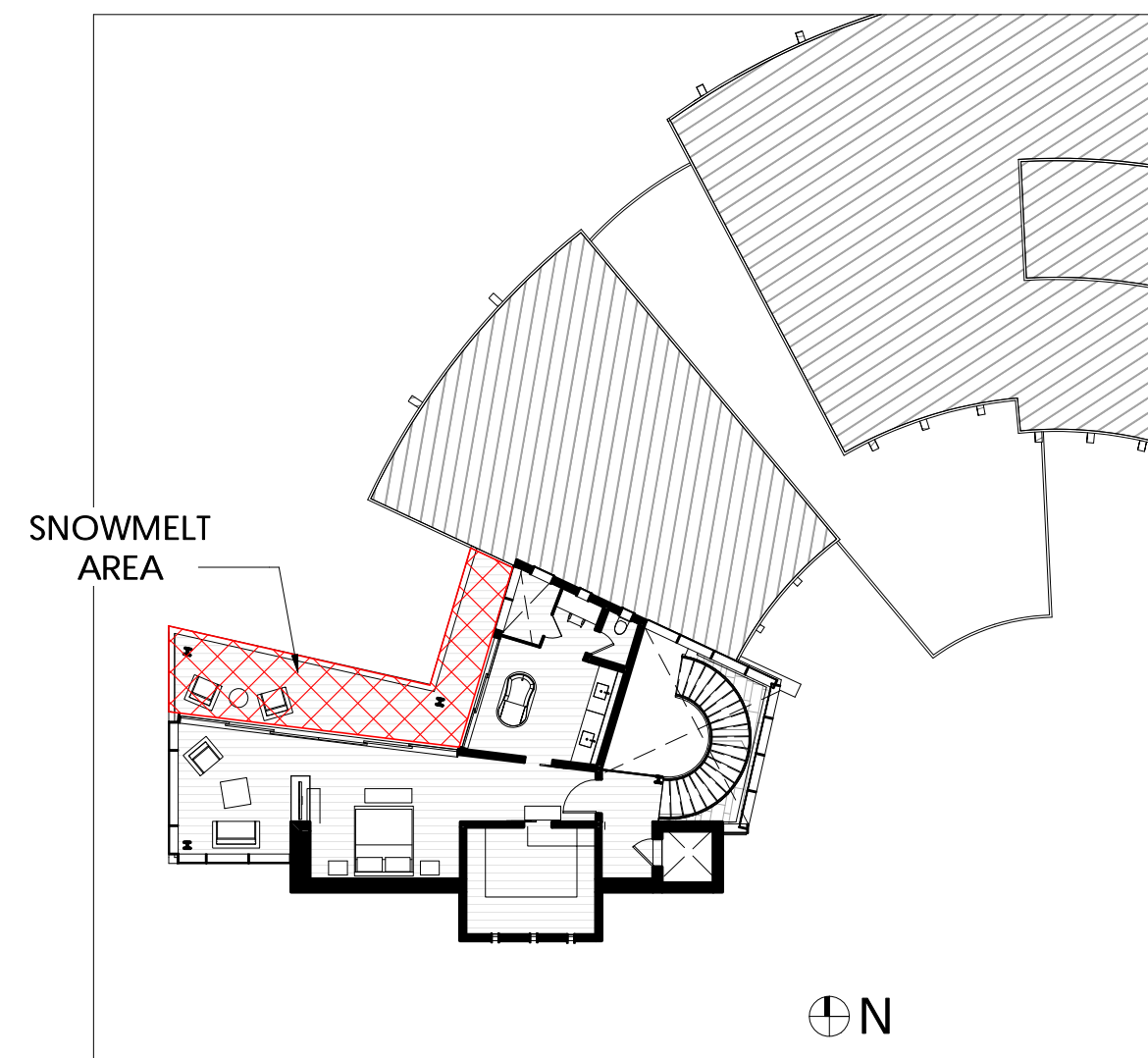


TOTAL SNOWMELT AREA	
ENTRY LEVEL:	1,332.7 SF
MAIN LEVEL:	1,392.4 SF
MASTER LEVEL:	307.2 SF
SKI LOUNGE:	625 SF
GUEST SUITE:	96 SF
<b>TOTAL SNOWMELT AREA:</b>	<b>3,753.3 SF</b>
<b>TOTAL SNOWMELT AREA REDUCED BY 41%. PREVIOUS AREA 6,370.6 SF</b>	



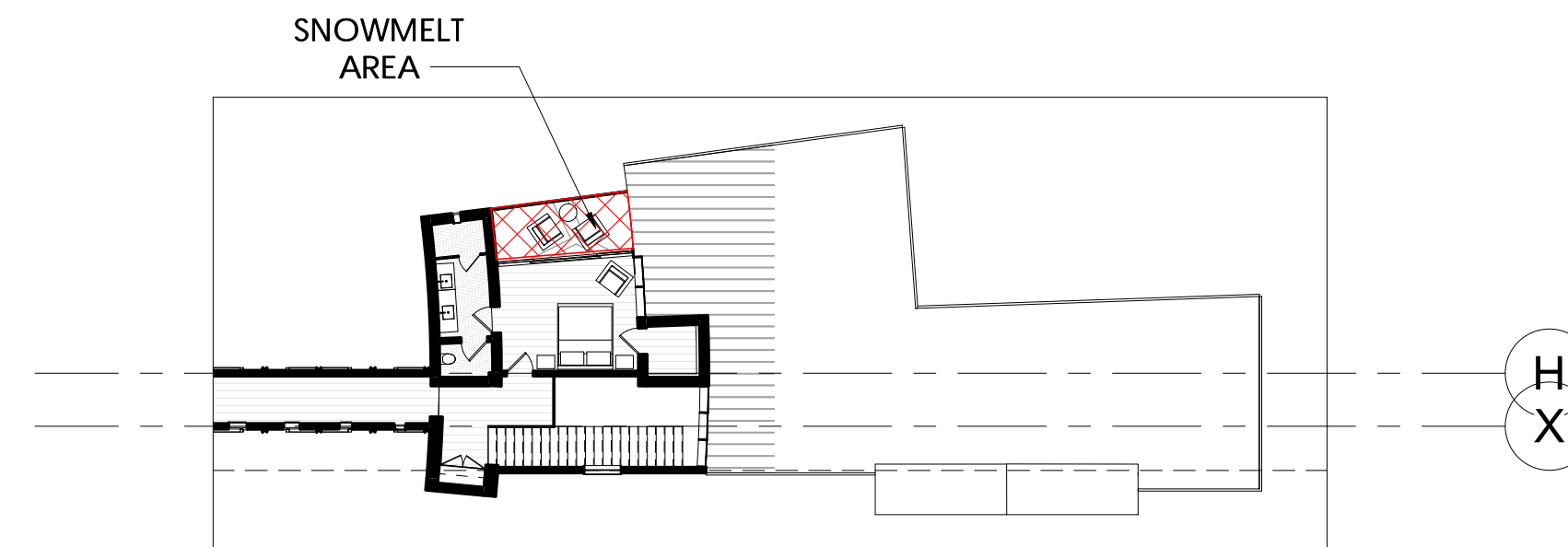
**SNOWMELT - SKI LOUNGE**

⑤ 1" = 20'-0"



**SNOWMELT - MASTER LEVEL**

④ 1" = 20'-0"



**SNOWMELT - GUEST SUITE**

⑥ 1" = 20'-0"

PV SOLAR OFFSET	
3,713 SF TOTAL PANEL AREA (MAX) (SEE SITE PLAN)	
HERS: 14 Kw REQUIRED = 686 SF PANELS (EST.) 14 Kw GIVEN	
SNOWMELT: 142 Kw REQUIRED = 6958 SF PANELS (EST.) 61.8 Kw GIVEN = 3027 SF PANELS (EST.)	
=80.2 KW (3,929 SF, VERIFY W/ BUILDING DEPT.) ADDITIONAL TO COVER SNOWMELT	
<b>TOTAL PV SOLAR OFFSET AREA INCREASED BY 47.9%. PREVIOUS AREA 2,511 SF</b>	

**Submissions**

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STRUCTURAL COORDINATION	
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DRB FINAL 01	11.20.18

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**Camp**

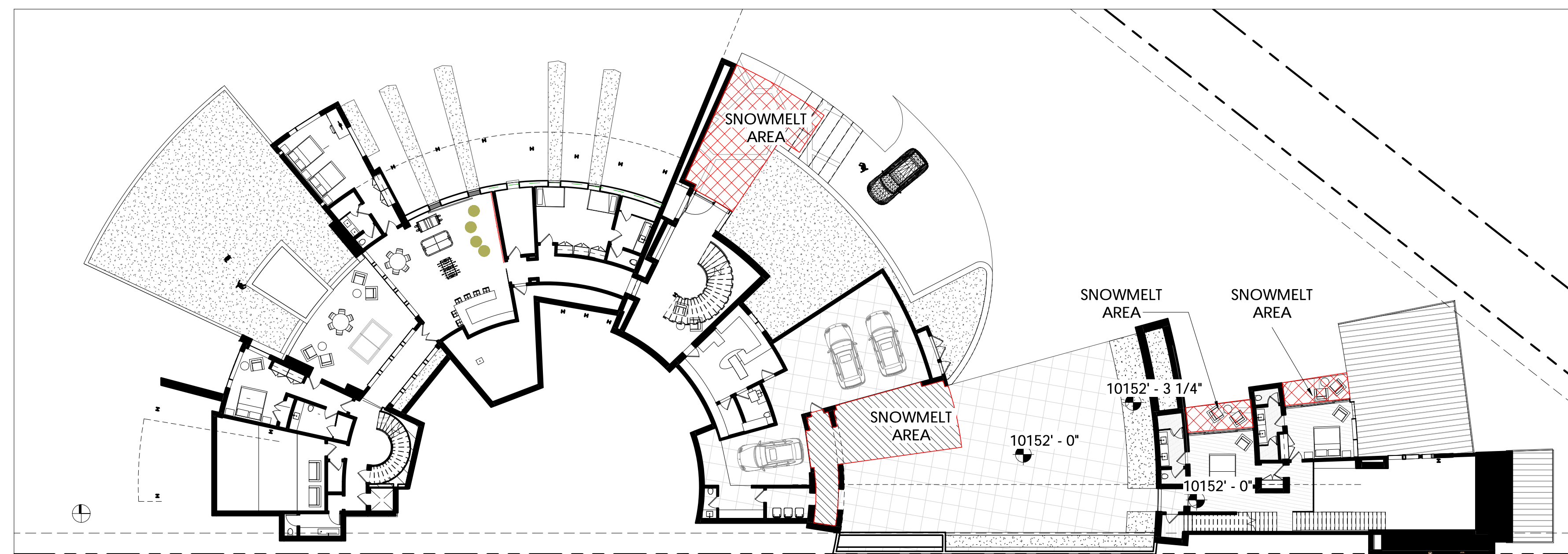
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**SNOWMELT  
CALCULATIONS**

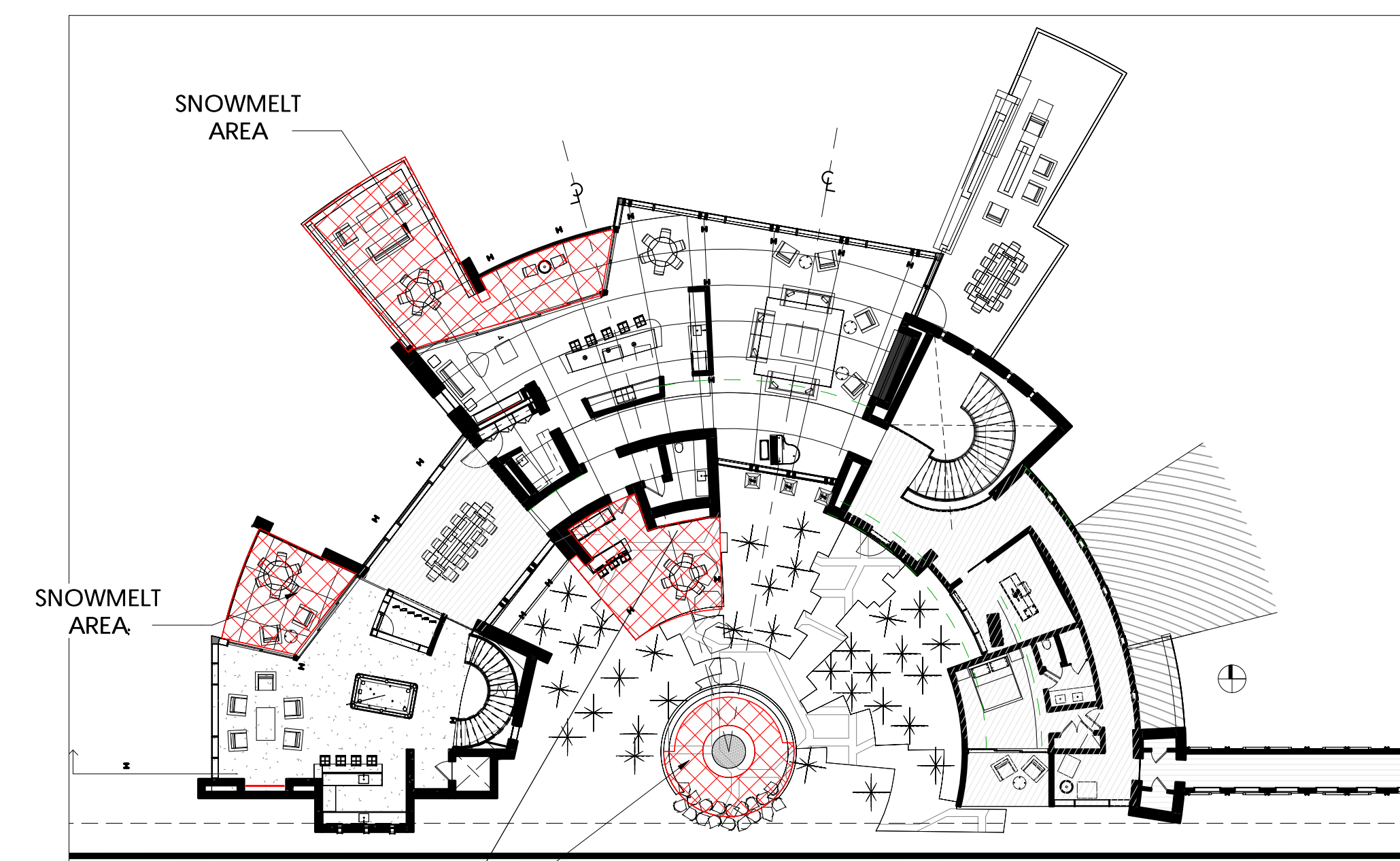
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**A2.2**



**SNOWMELT - ENTRY LEVEL**

② 1" = 20'-0"



**SNOWMELT - MAIN LEVEL**

③ 1" = 20'-0"



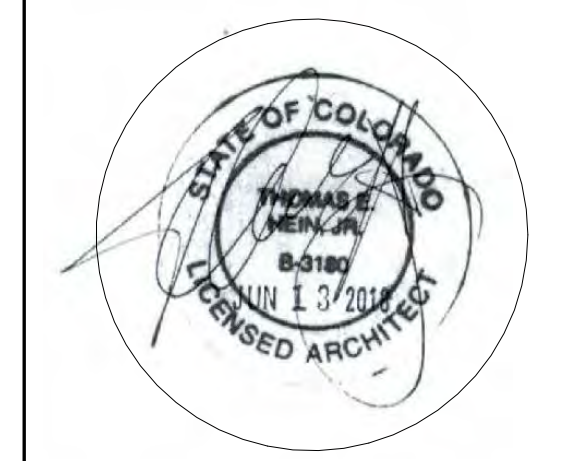
① MASSING DIAGRAM 01



② MASSING DIAGRAM 02

*Tommy Hein*  
ARCHITECTS

Box 3327 108 S. Oak St. Perthouse  
Telluride, Colorado 81435 970.728.1220  
Fax 728.1294 www.TommyHein.com



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MASSING  
DIAGRAMS

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A2.3



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A2.4



① MASSING DIAGRAM 03



② MASSING DIAGRAM 04



① ADDRESS MONUMENT

Tommy Hein  
ARCHITECTS

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Telluride, Colorado 81435 970.728.1220  
Fax 728.1294 www.TommyHein.com



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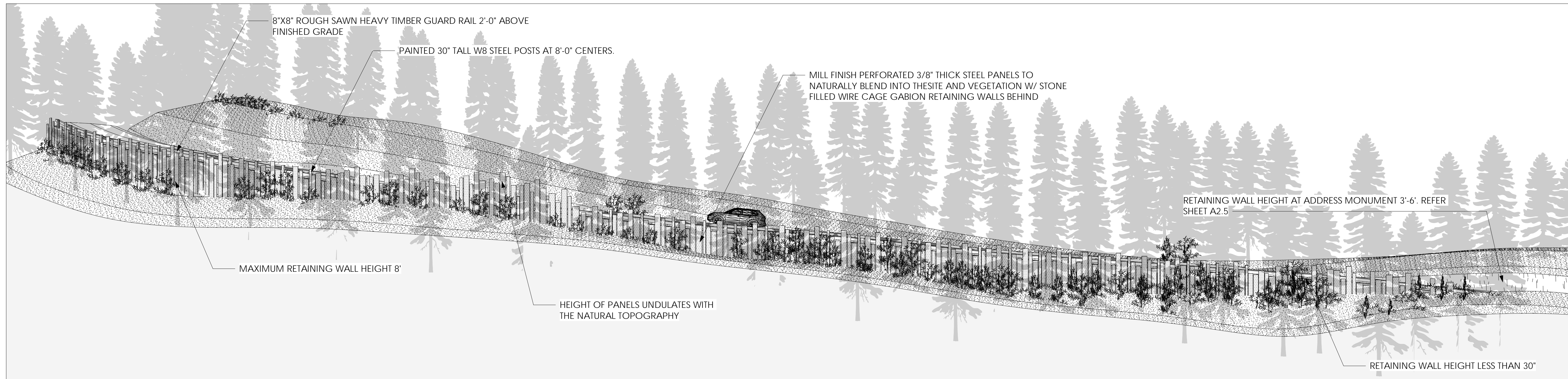
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DRIVE

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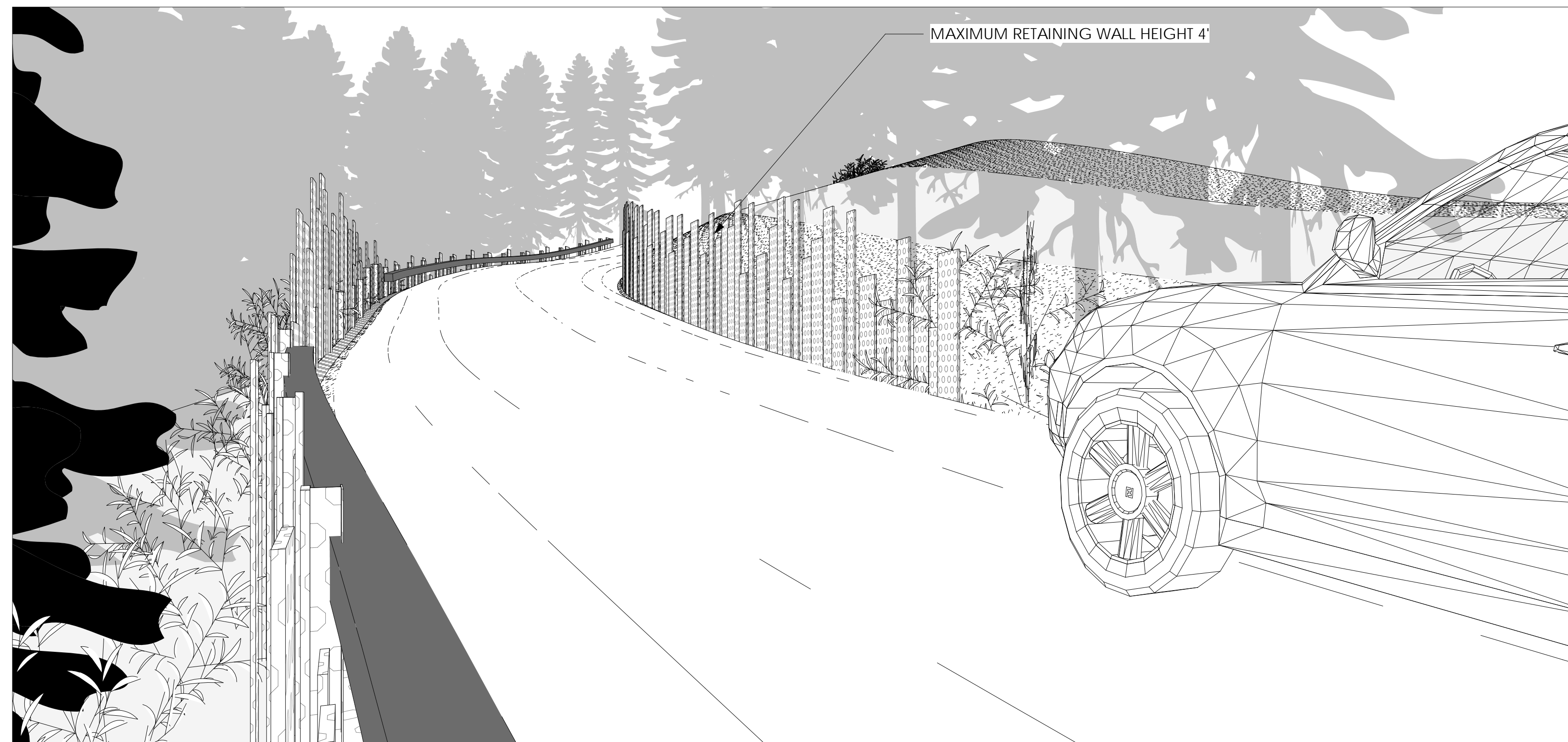
ADDRESS  
MONUMENT

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A2.4a



① **DRIVE PERSPECTIVE 01**



② **DRIVE VIEW 01**

**Tommy Hein**  
ARCHITECTS

Box 3327 108 S. Oak St. Perimeter  
Telluride, Colorado 81435 970.728.1220  
Fax 728.1294 www.TommyHein.com



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**BASS**  
**Camp**

527 BENCHMARK  
DRIVE

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**DRIVE WALLS**  
**STUDY**

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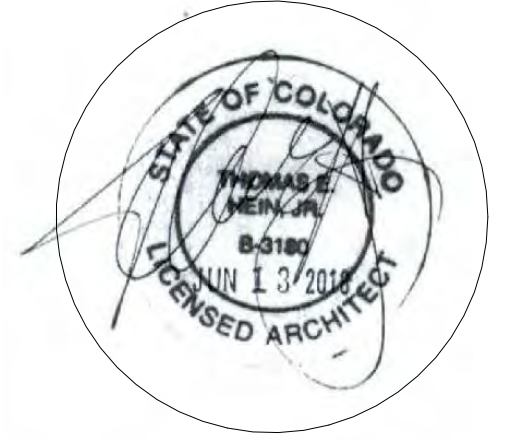
**A2.5**



① OVERALL VIEW FROM NORTH

*Tommy Hein*  
ARCHITECTS

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Telluride, Colorado 81435 970.728.1220  
Fax 728.1294 www.TommyHein.com



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*BASS  
Camp*

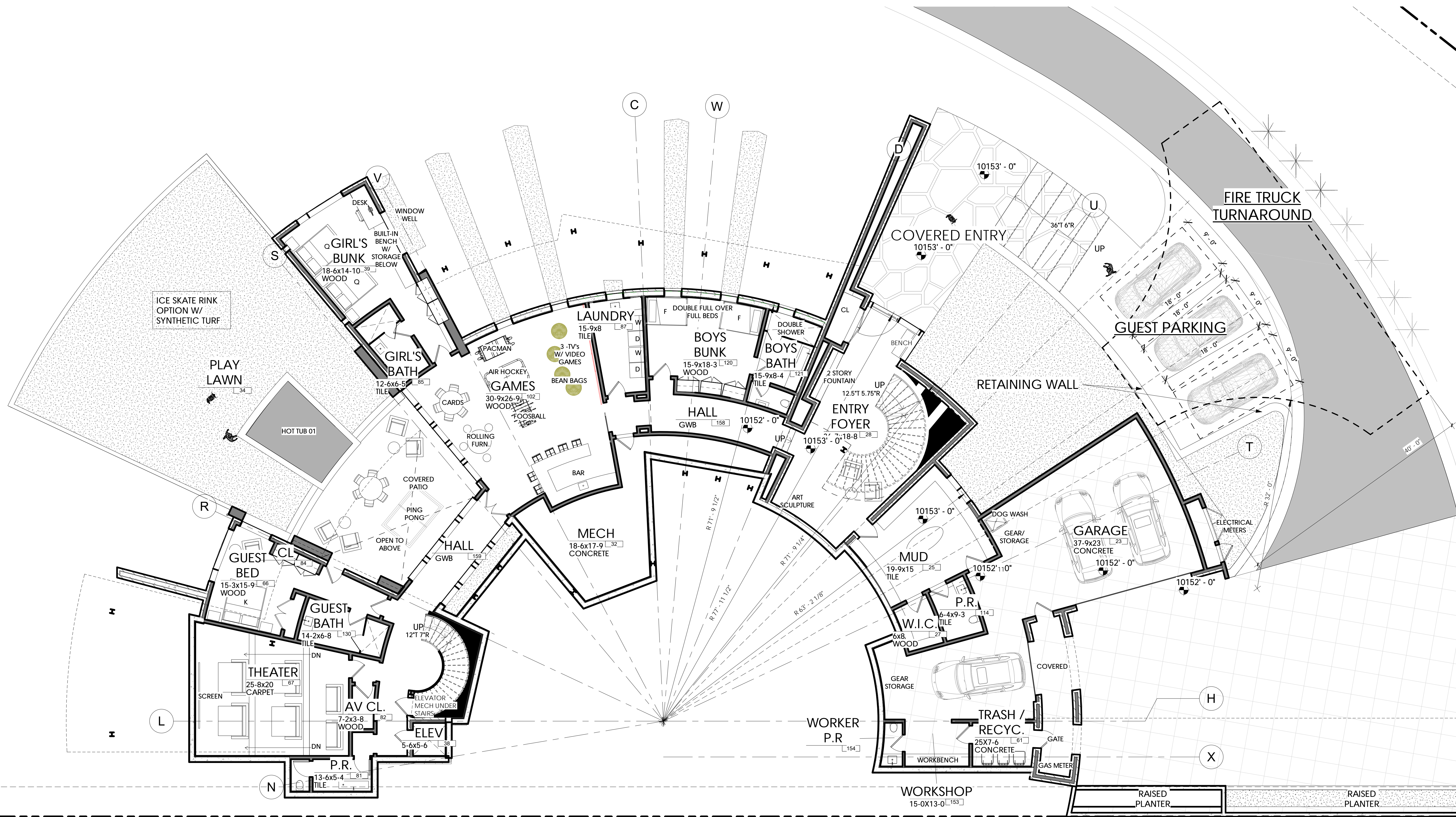
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EXTERIOR  
PERSPECTIVES

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A2.91



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**BASS  
Camp**

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DRIVE

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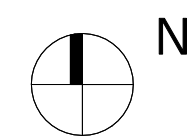
ENTRY LEVEL  
PLAN OVERALL

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**A2.24**

ENTRY LEVEL PLAN OVERALL

1/8" = 1'-0"







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DRB FINAL 01	11.20.18

**BASS**  
**Camp**

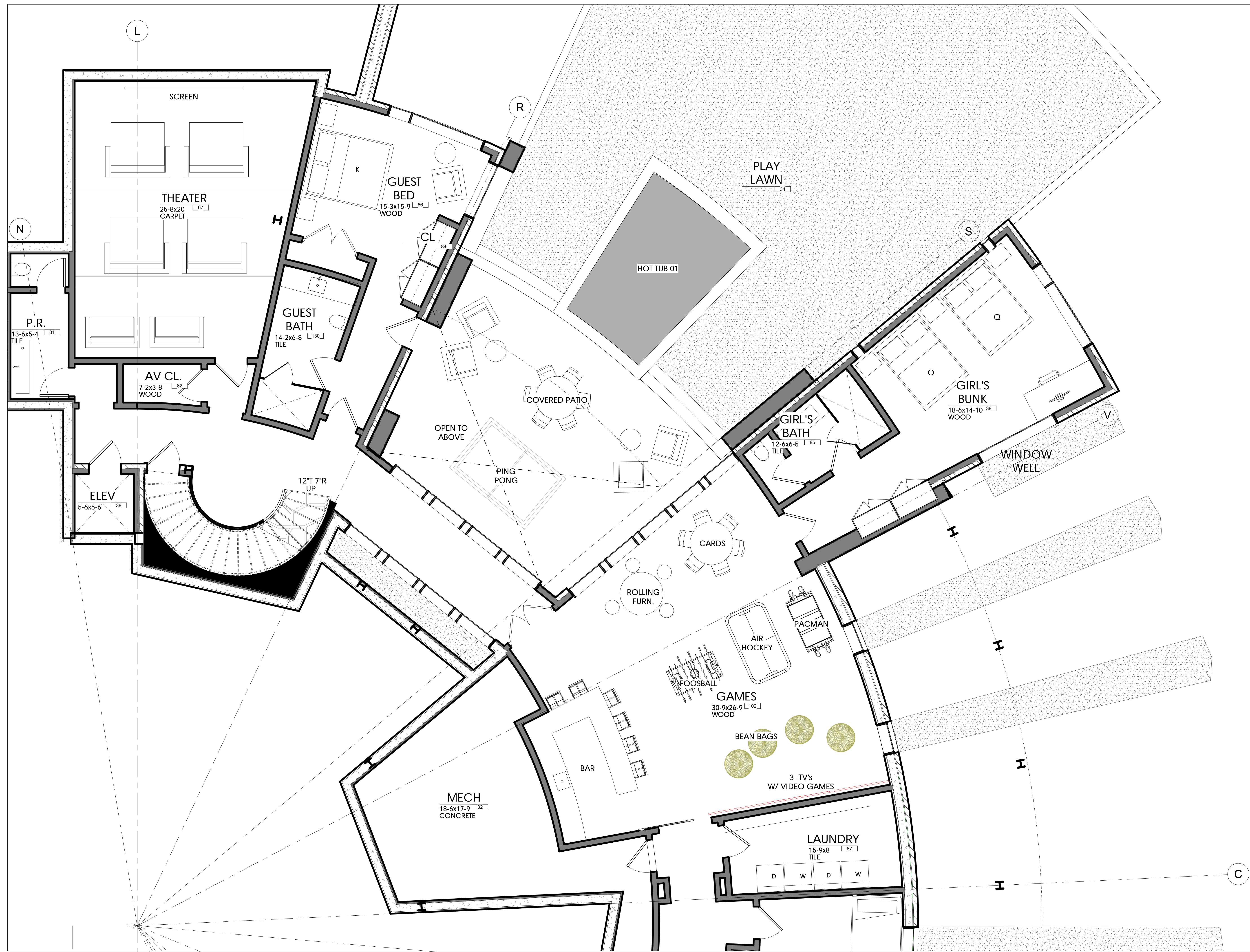
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DRIVE

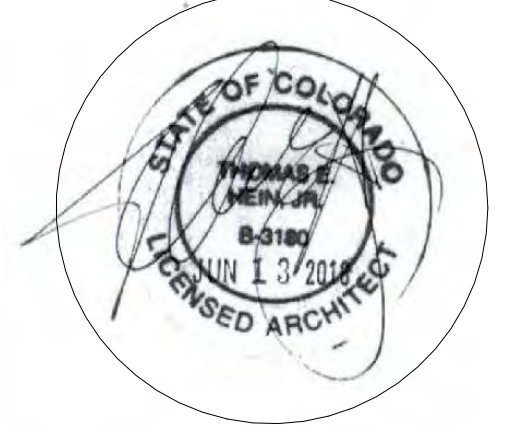
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**ENTRY LEVEL  
PLAN (WEST)**

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**A2.24a**





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*BASS  
Camp*

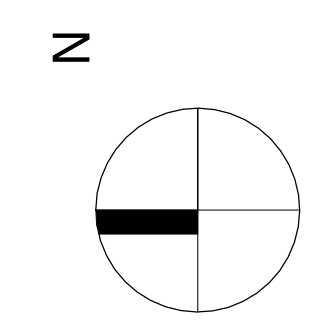
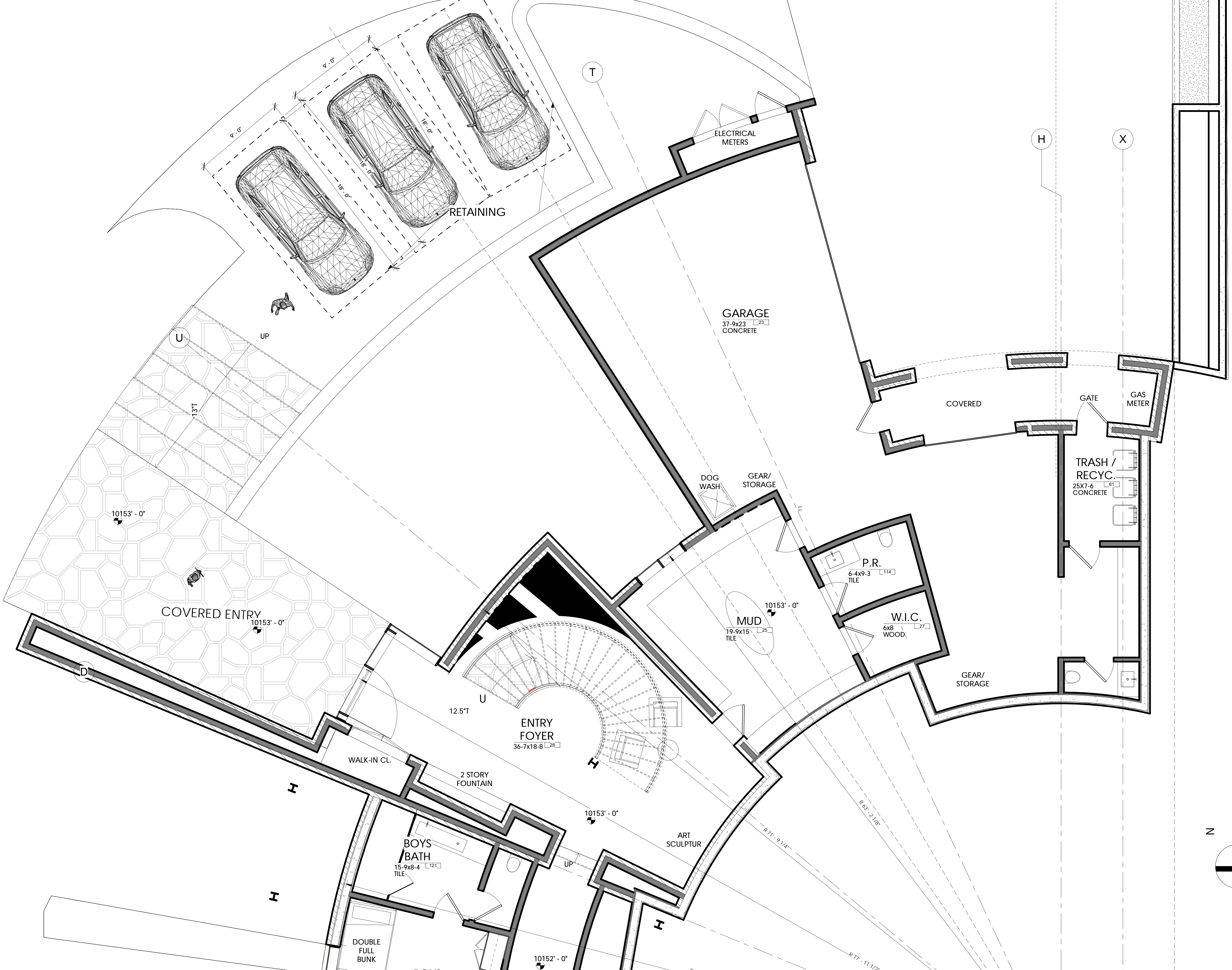
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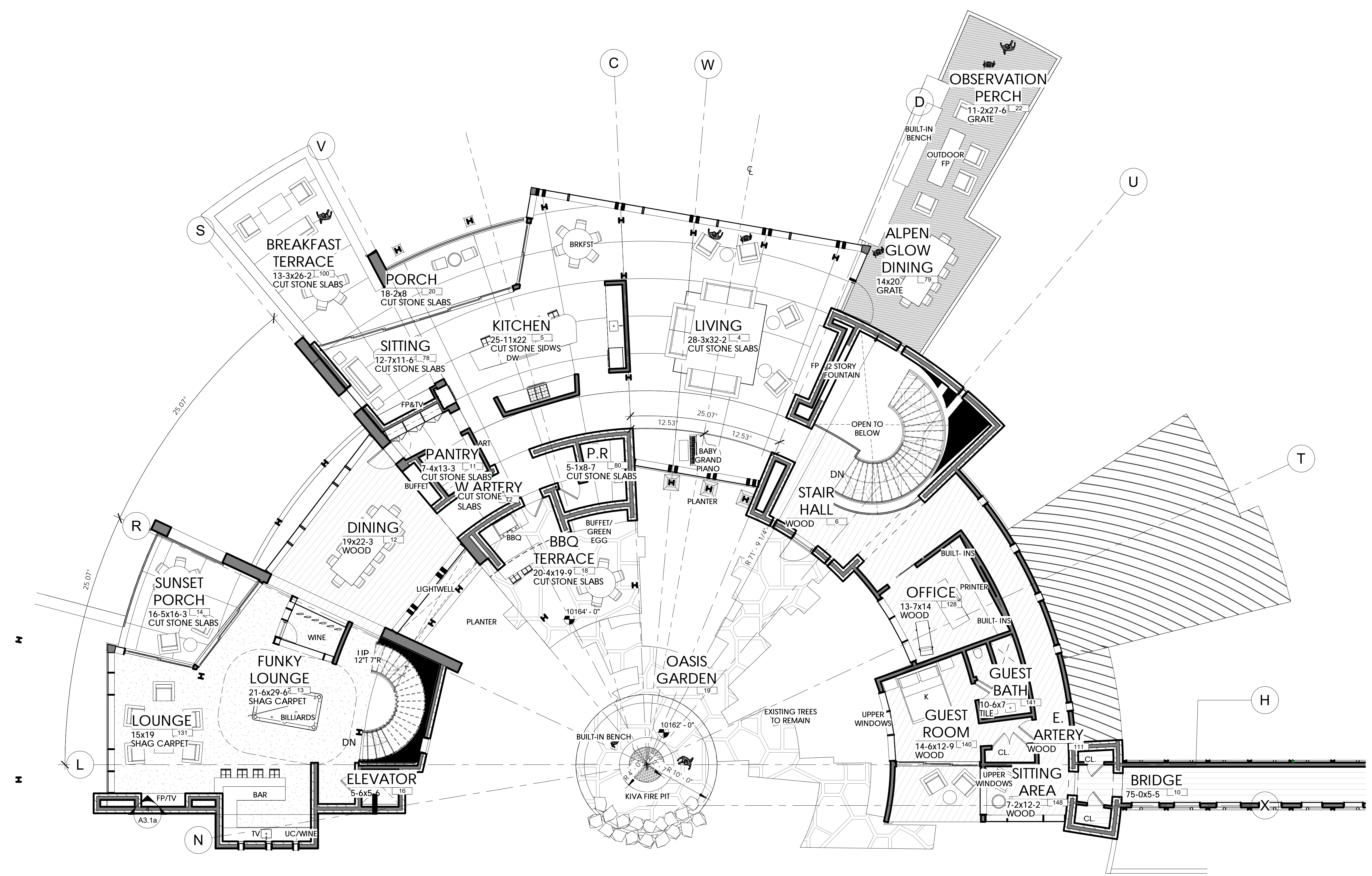
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ENTRY LEVEL  
PLAN (EAST)

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A2.24b





1 MAIN LEVEL  
1/8" = 1'-0"

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*BASS  
Camp*

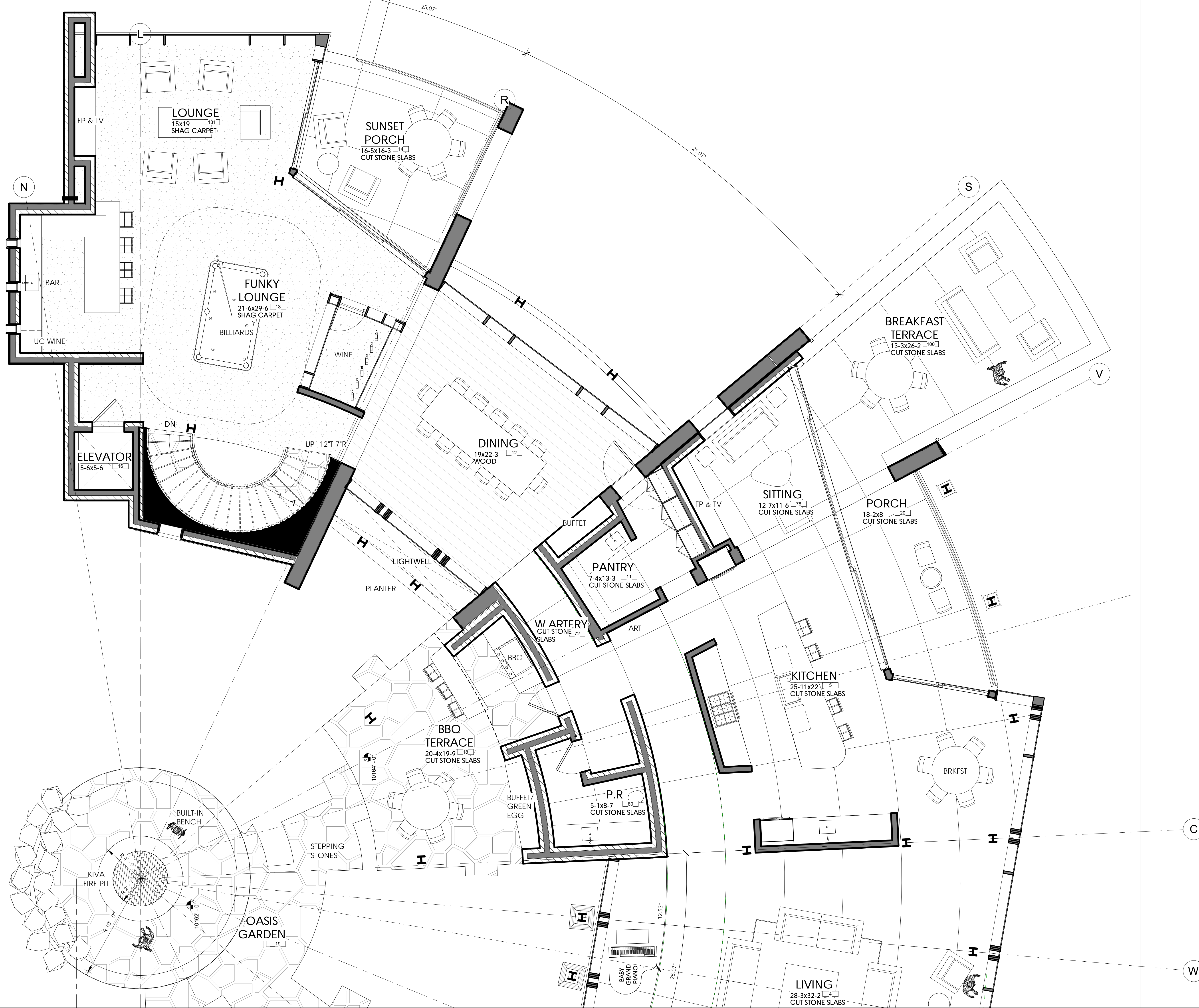
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MAIN LEVEL  
PLAN OVERALL

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A2.25



*Tommy Hein*  
ARCHITECTS

Box 3327 108 S. Oak St. Perimeter  
Telluride, Colorado 81435 970.728.1220  
Fax 728.1294 www.TommyHein.com



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**MAIN LEVEL  
PLAN (WEST)**

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**A2.25a**



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**BASS**  
**Camp**

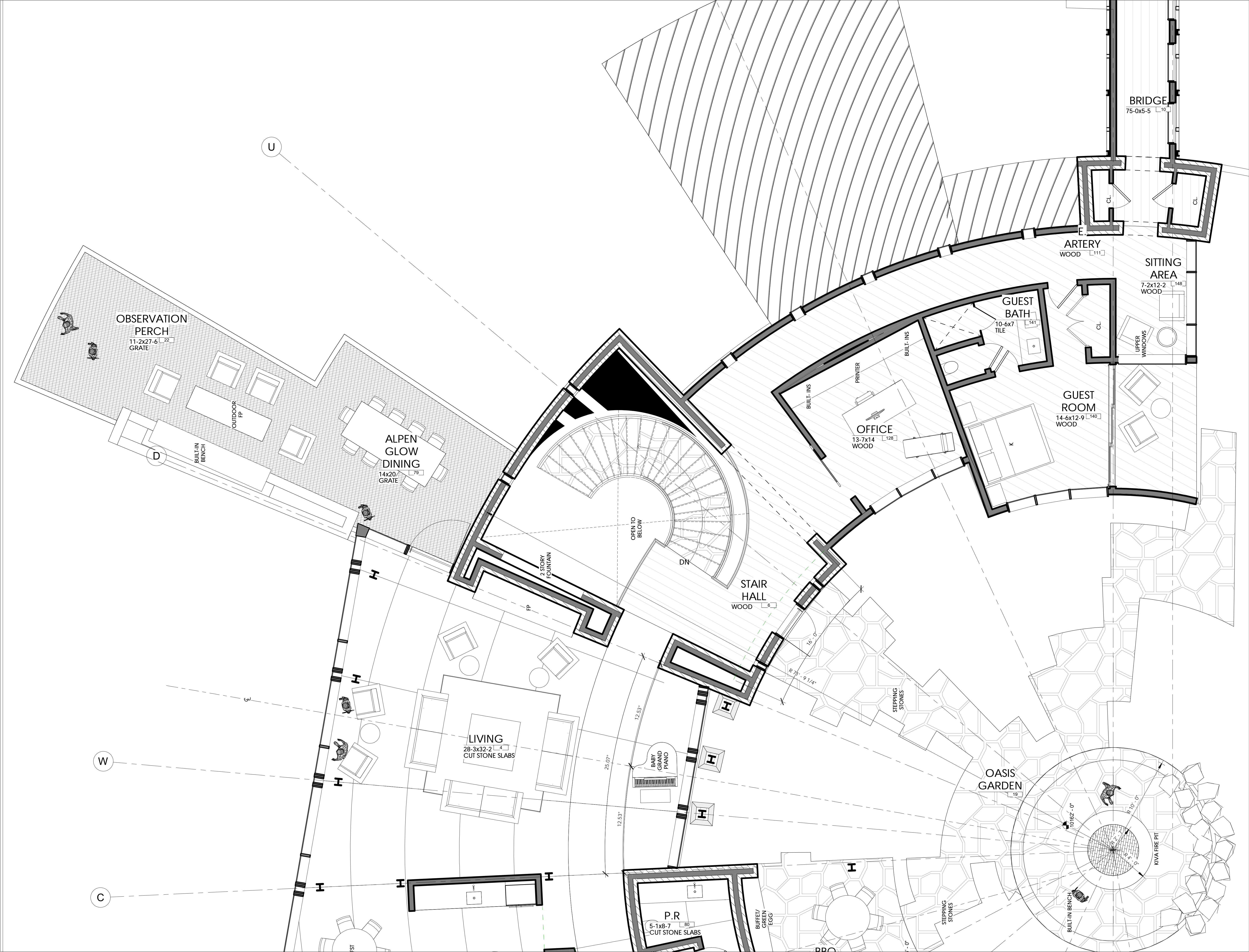
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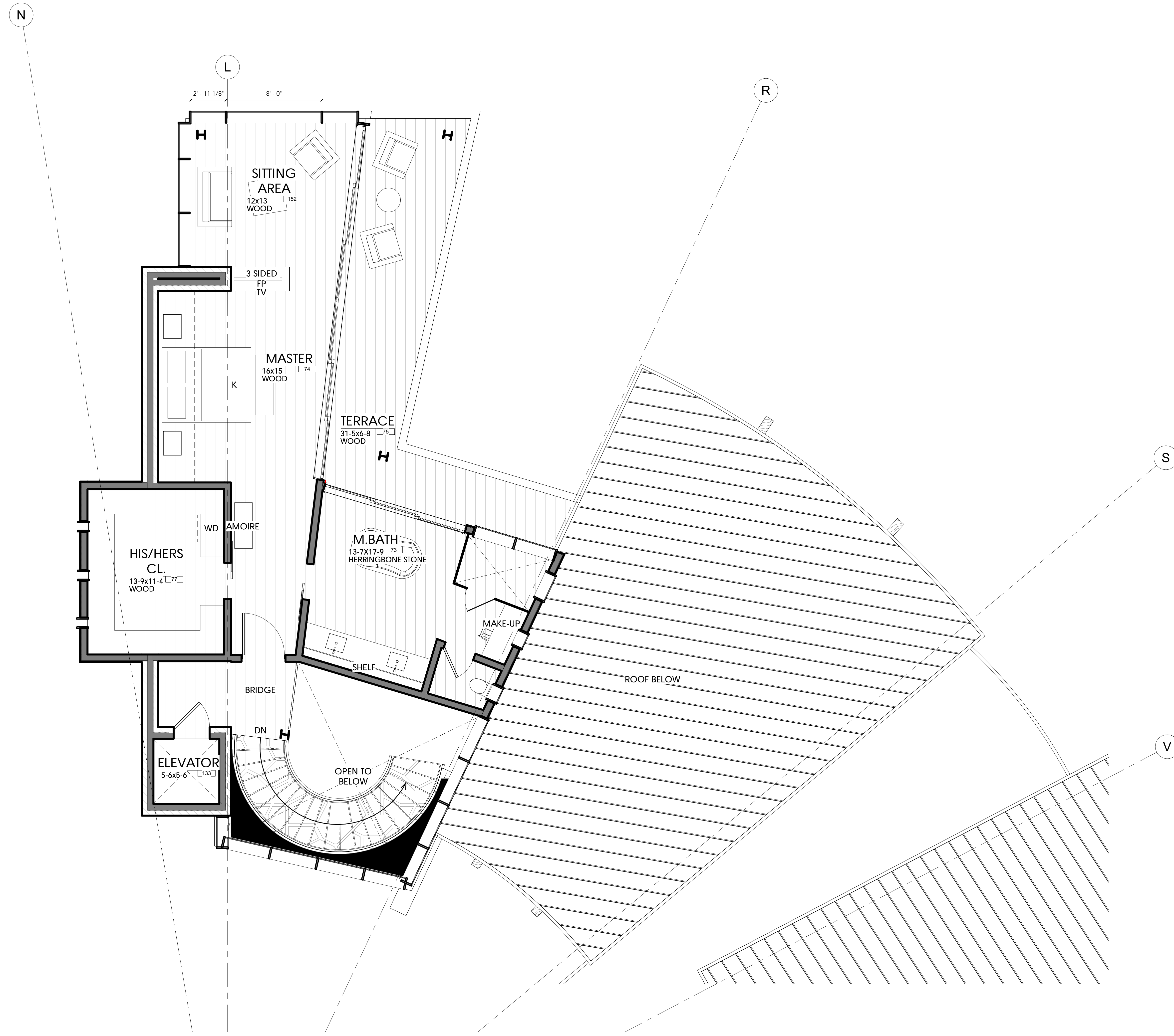
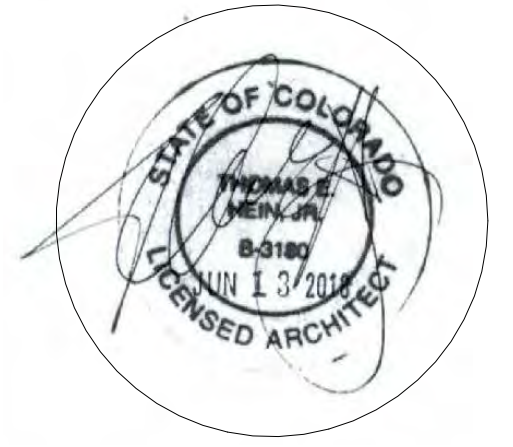
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**MAIN LEVEL  
PLAN (EAST)**

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**A2.25b**





**Submissions**

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**BASS**  
**Camp**

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**MASTER LEVEL  
PLAN**

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**A2.26**



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*BASS  
Camp*

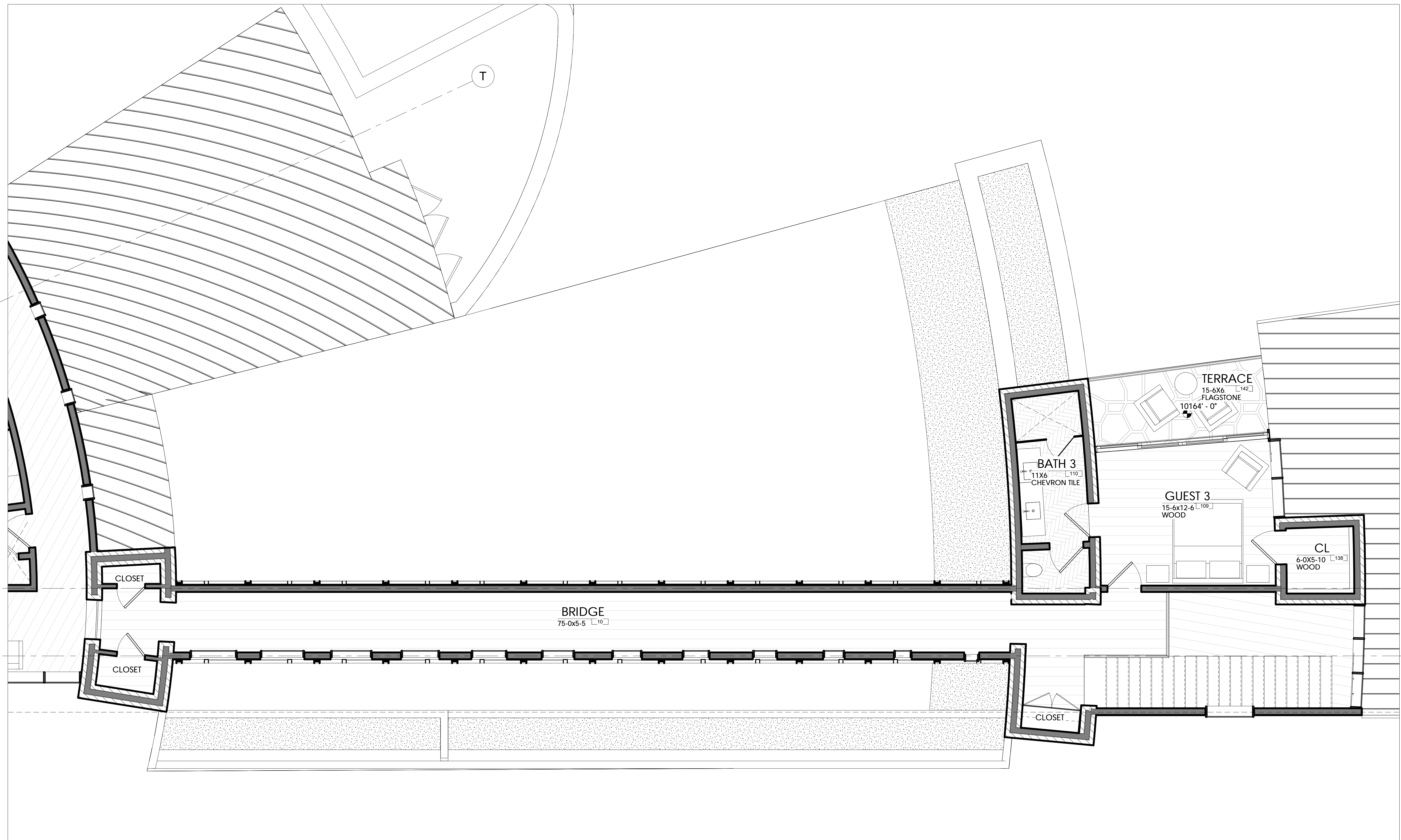
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SKI HOUSE LEVEL  
03 PLAN

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A2.27



1 MAIN LEVEL BRIGE AND GUEST SUITE  
1/4" = 1'-0"



Submissions

OWNER REVIEW	03.14.18
OWNER REVIEW	05.16.18
OWNER REVIEW	05.23.18
DRB PRE SUBMITTAL MEETING	06.06.18
OWNER REVIEW	06.08.18
DRB INITIAL REVIEW	06.14.18
OWNER REVIEW	06.21.18
REVIEW	06.22.18
REVIEW SET	07.05.18
POST DRB REVIEW 01	07.16.18
OWNER REVIEW	07.18.18
STRUCTURAL COORDINATION	
CORE & SHELL 01	09.06.18
DRB FINAL 01	11.20.18

**BASS  
Camp**

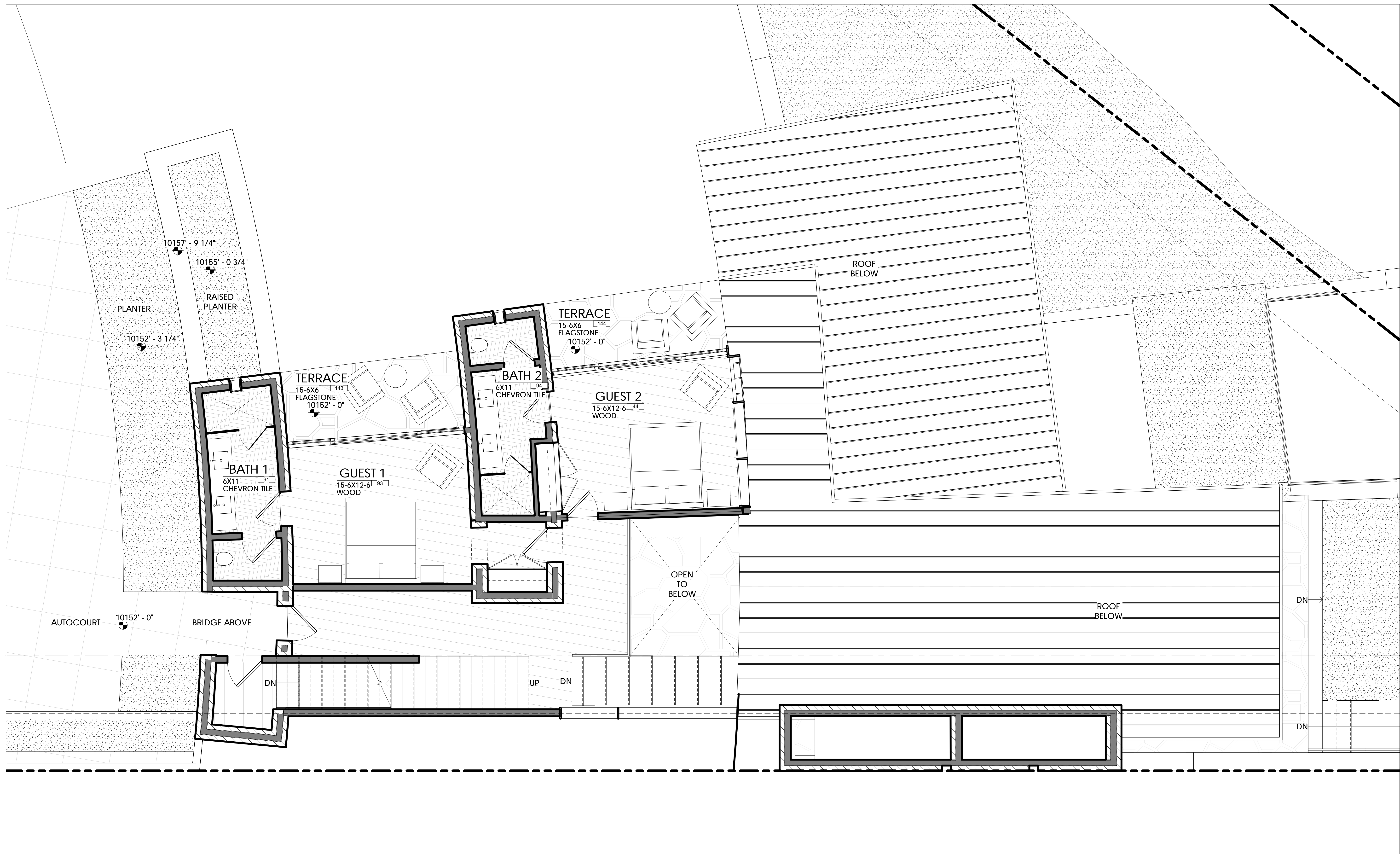
527 BENCHMARK  
DRIVE

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SKI HOUSE LEVEL  
02 PLAN

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**A2.28**



GUEST SUITES

1/4" = 1'-0"





Submissions

OWNER REVIEW	03.14.18
OWNER REVIEW	05.16.18
OWNER REVIEW	05.23.18
DRB PRE SUBMITTAL MEETING	06.06.18
OWNER REVIEW	06.08.18
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OWNER REVIEW	07.18.18
STRUCTURAL COORDINATION	
CORE & SHELL 01	09.06.18
DRB FINAL 01	11.20.18

*BASS  
Camp*

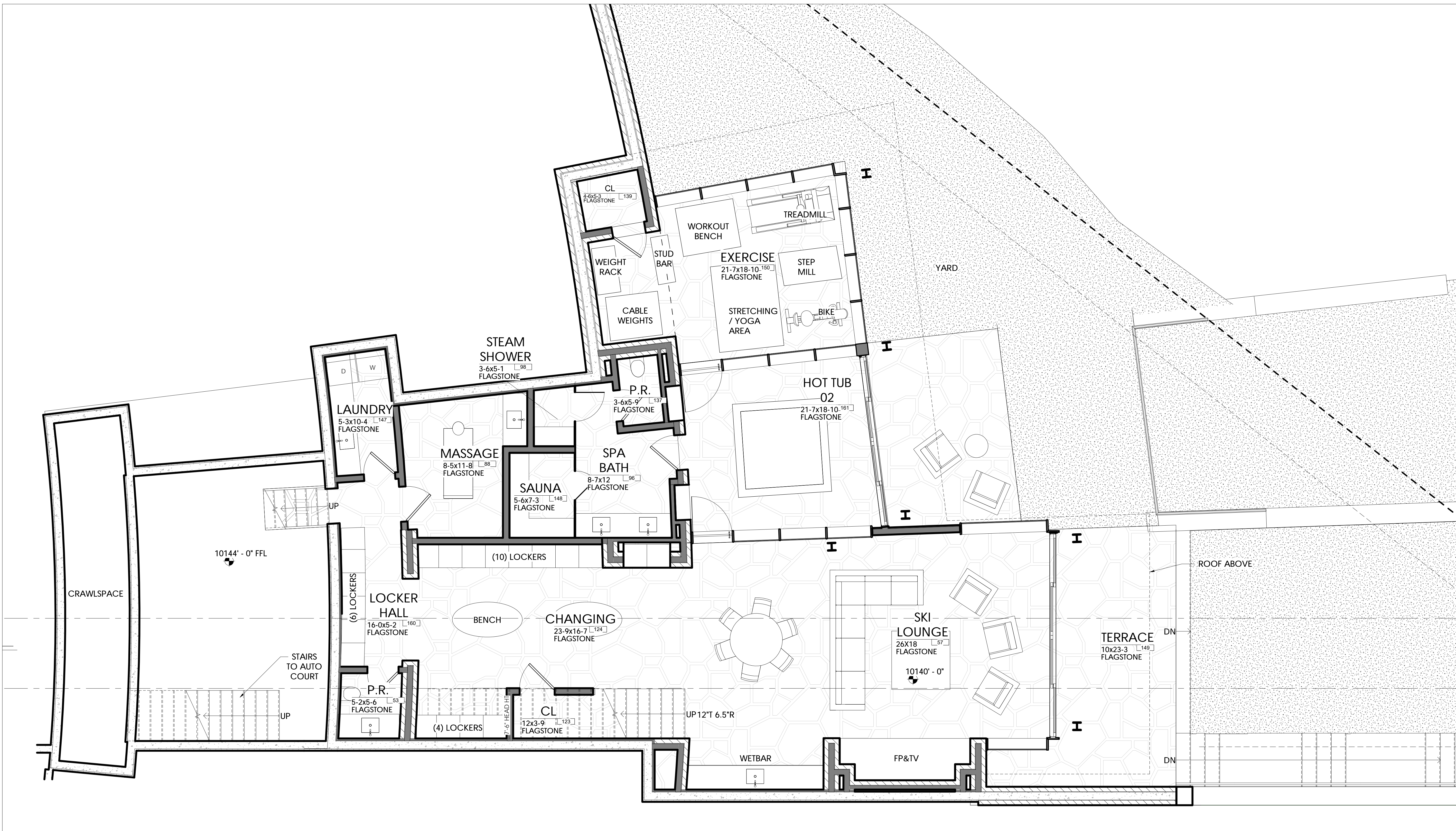
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DRIVE

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X  
SKI LOUNGE  
PLAN

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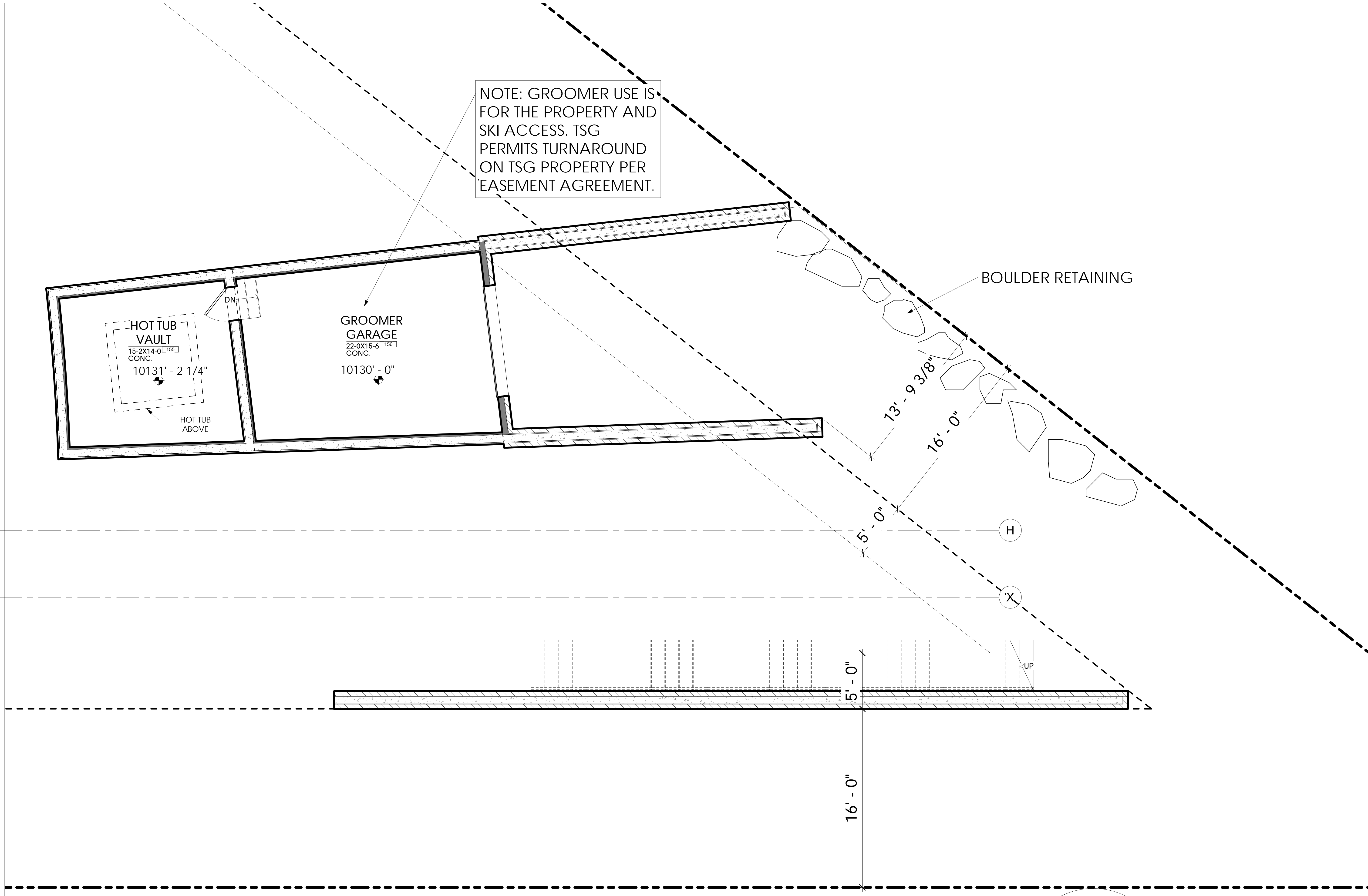
A2.29



1 SKI LOUNGE  
1/4" = 1'-0"



NOTE: GROOMER USE IS FOR THE PROPERTY AND SKI ACCESS. TSG PERMITS TURNAROUND ON TSG PROPERTY PER EASEMENT AGREEMENT.



**Submissions**

OWNER REVIEW	03.14.18
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OWNER REVIEW	07.18.18
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CORE & SHELL 01	09.06.18
DRB FINAL 01	11.20.18

**BASS**  
**Camp**

527 BENCHMARK DRIVE

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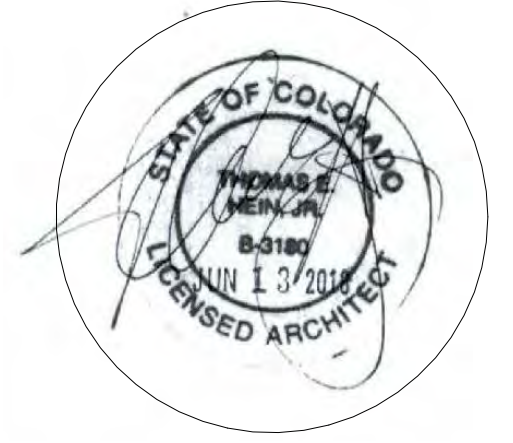
**SKI COURT PLAN**

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**A2.30**

**SKI COURT**

① 1/4" = 1'-0"



Submissions

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STRUCTURAL COORDINATION	
CORE & SHELL 01	09.06.18
DRB FINAL 01	11.20.18

*BASS  
Camp*

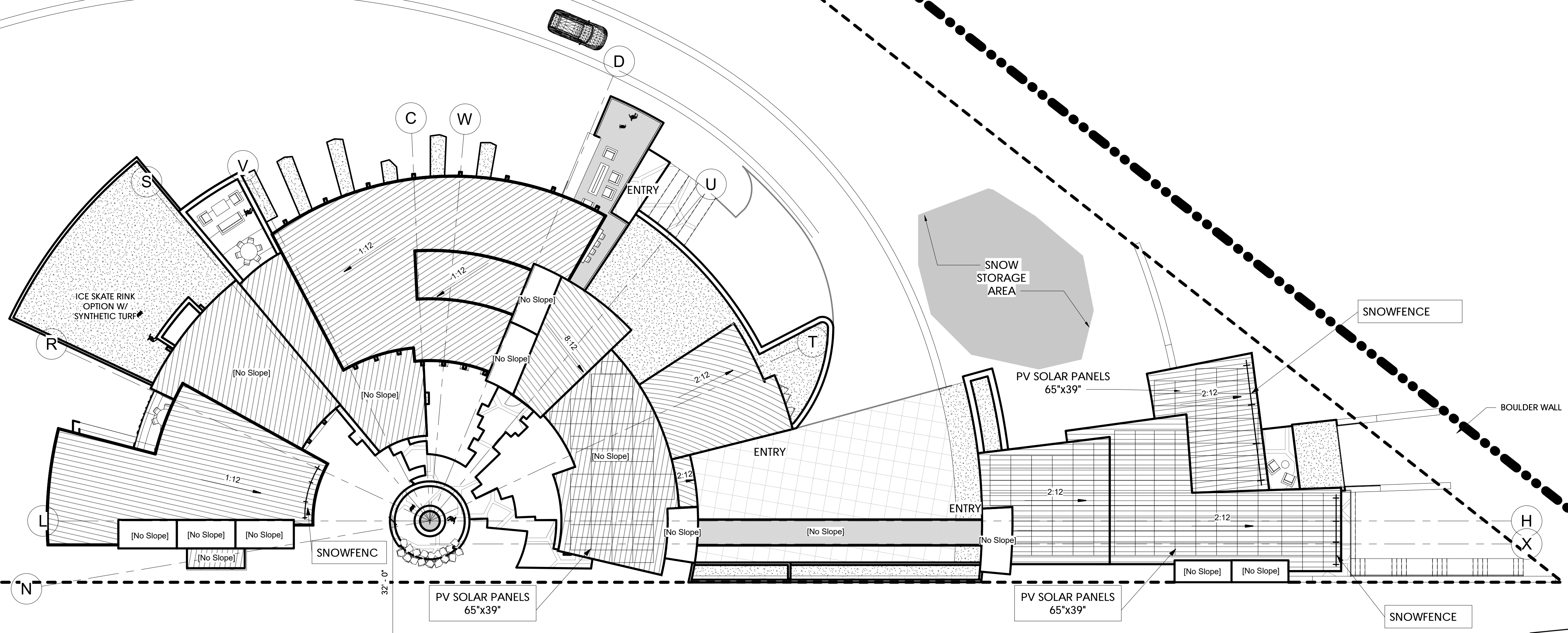
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DRIVE

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ROOF PLAN

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A2.31



OVERALL ROOF PLAN

1/16" = 1'-0"

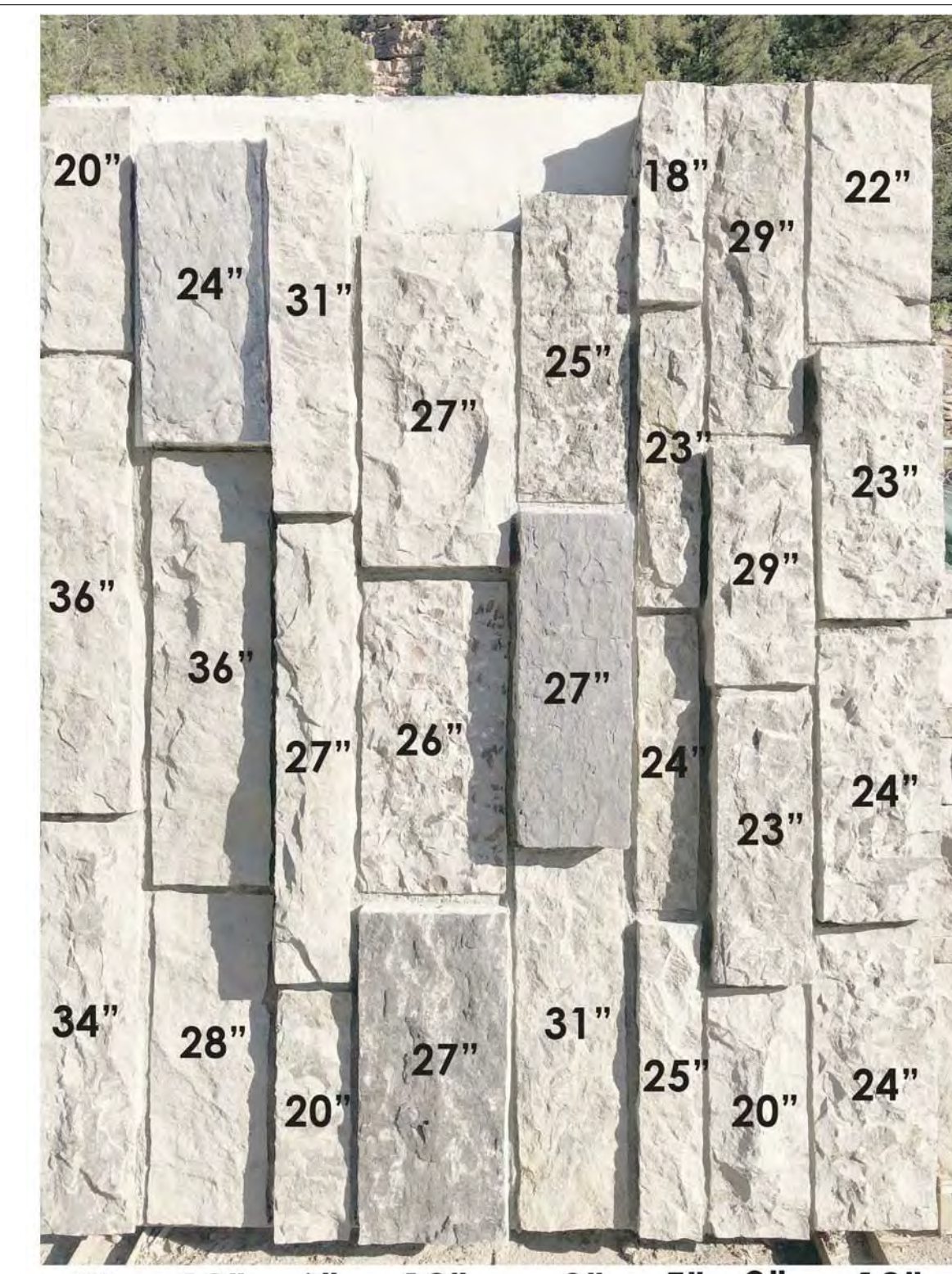


WARM GRAY FLAGSTONE - RANDOM PATTERN

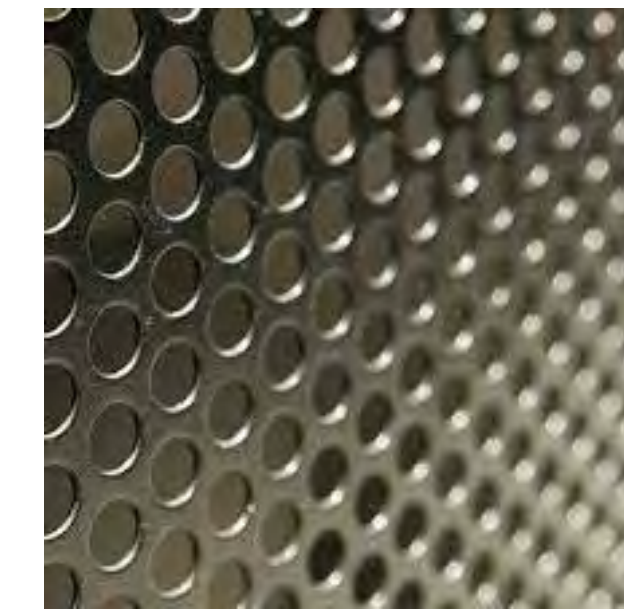
HUBBARDTON FORGE EDGE LED OUTDOOR SCONCE - BRONZE



PV SOLAR PANEL



OKLAHOMA BLUE HEART STONE, 1/2"-1" MORTAR

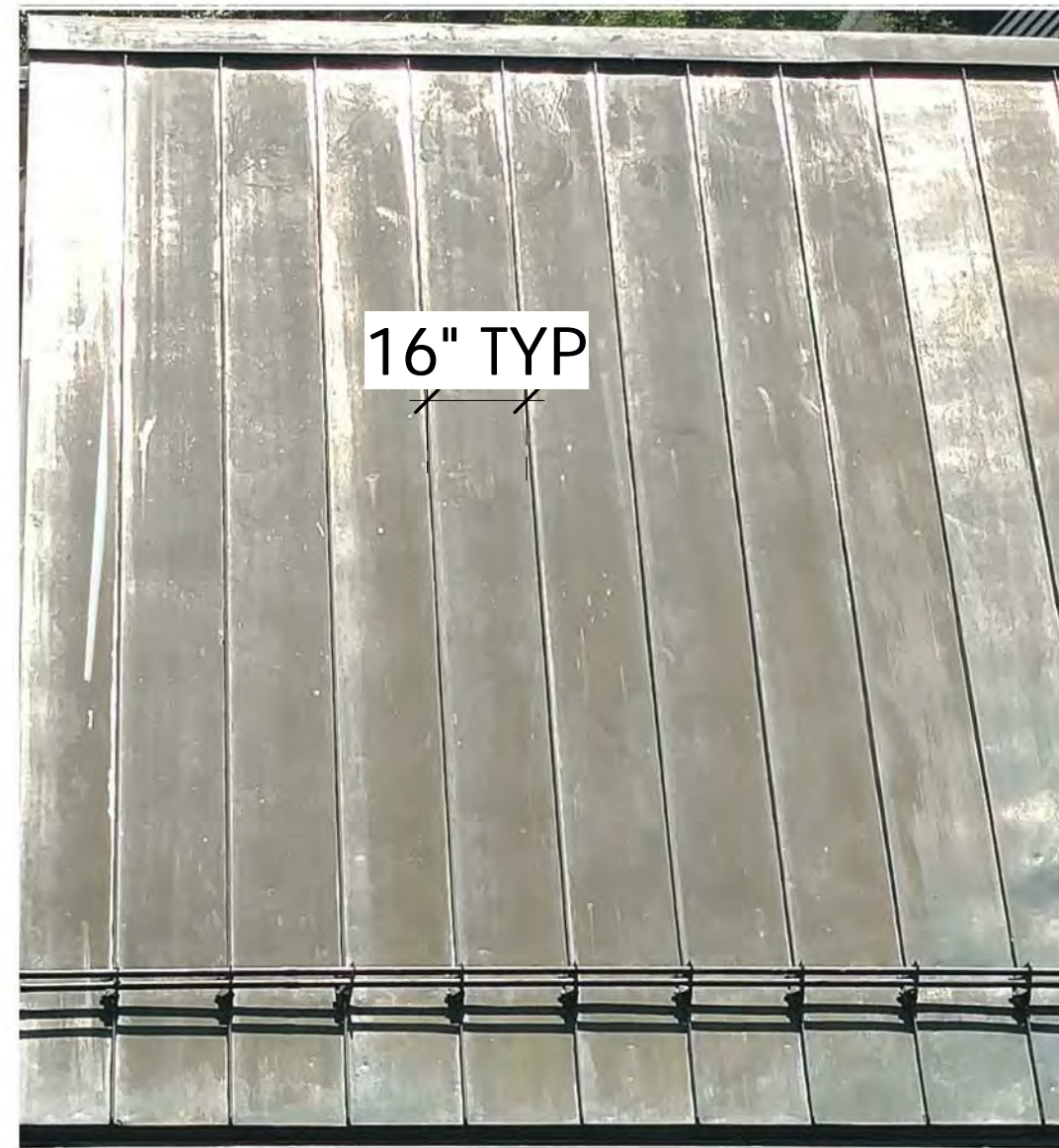


PERFORATED MILL SCALE FINISH STEEL DRIVEWAY RETAINING WALL PANEL

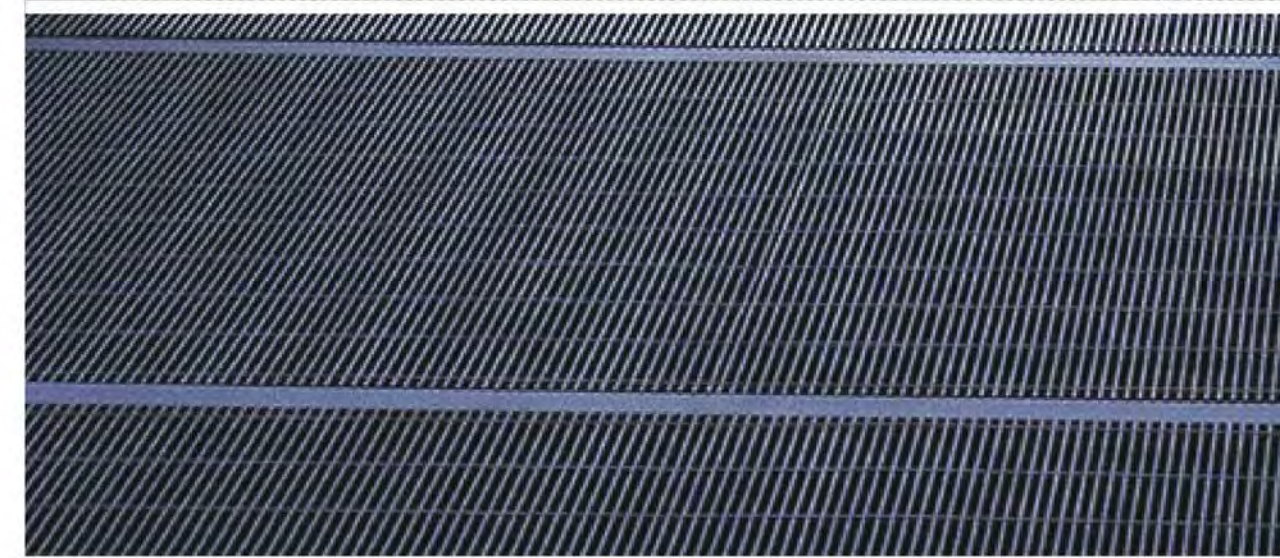
VINTAGE TIMBER ACCENT BEAMS



PATINATED FLAT SEAM 16" O.C COPPER NON-REFLECTIVE METAL



16" TYP



STEEL GRATE DECKING, HEELS AND WHEELS, PAINTED



5" VERTICAL CHARRED CYPRESS SIDING



STEEL PANEL - MILL FINISH



EXTERIOR WINDOWS AND DOORS - SAPELE MIXED GRAIN, EBONY STAINED



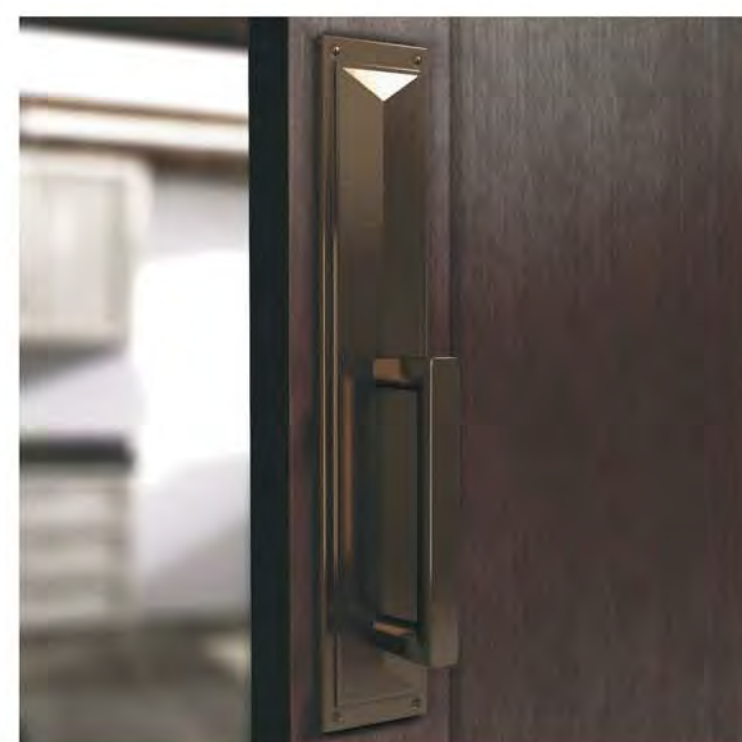
BOARDFORM CONCRETE



COPPER ENTRY DOOR



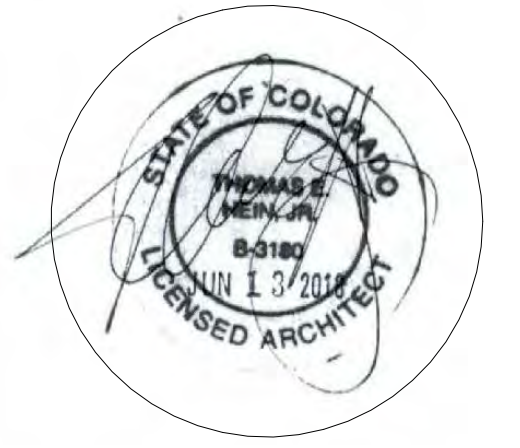
STEEL COLUMN PATINA W/ GRAIN-MATCH TIMBER GLU-LAM BEAMS, VINTAGE PATINA FINISH



SILICON BRONZE MEDIUM HARDWARE

Tommy Hein ARCHITECTS

Box 3327 108 S. Oak St. Fort Collins, Colorado 80525 970.728.1220 Fax 970.728.1204 www.TommyHein.com



Submissions

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STRUCTURAL COORDINATION CORE & SHELL 01	09.06.18
DRB FINAL 01	11.20.18

BAGS Camp

527 BENCHMARK DRIVE

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EXTERIOR MATERIALS

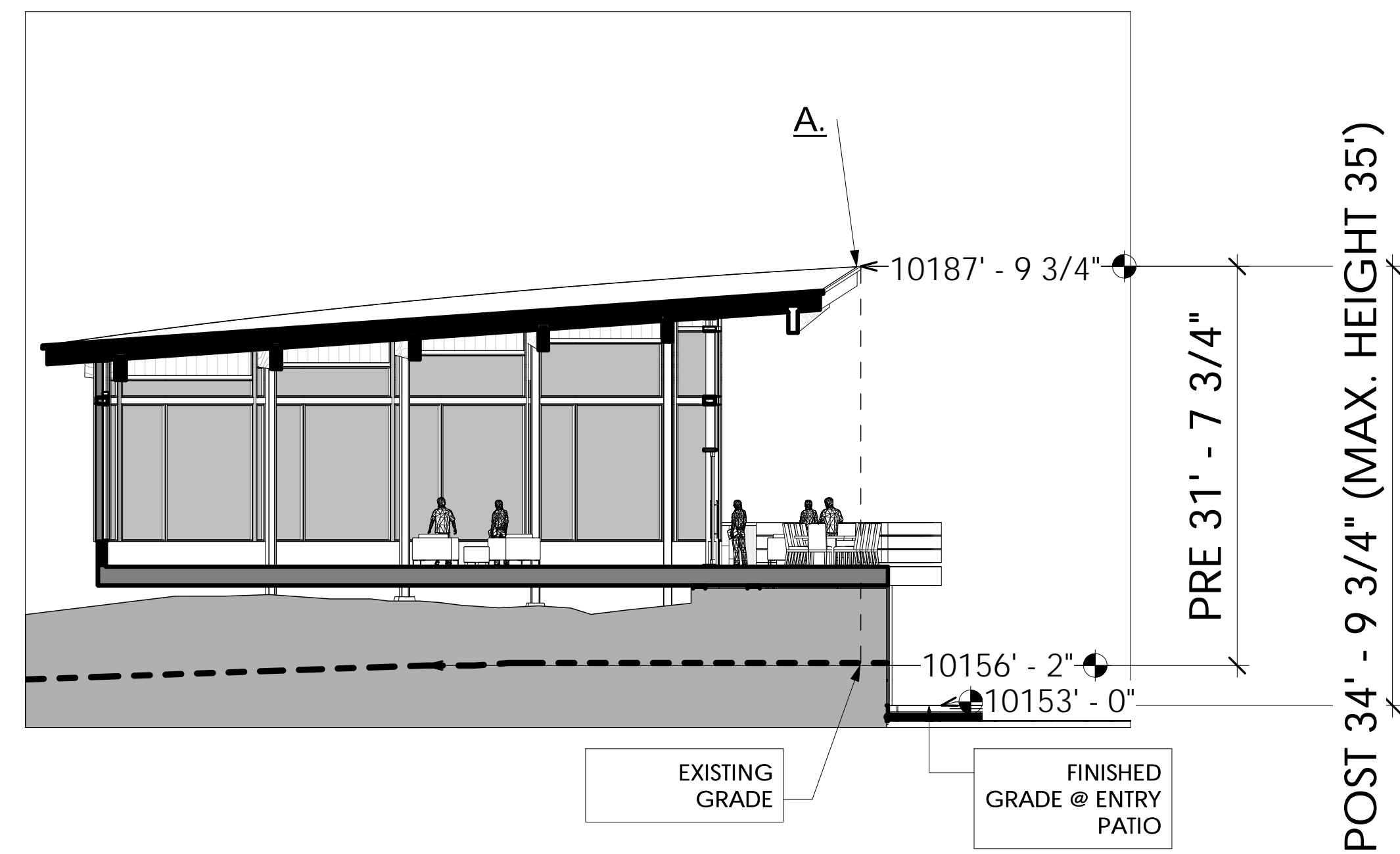
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A3.0



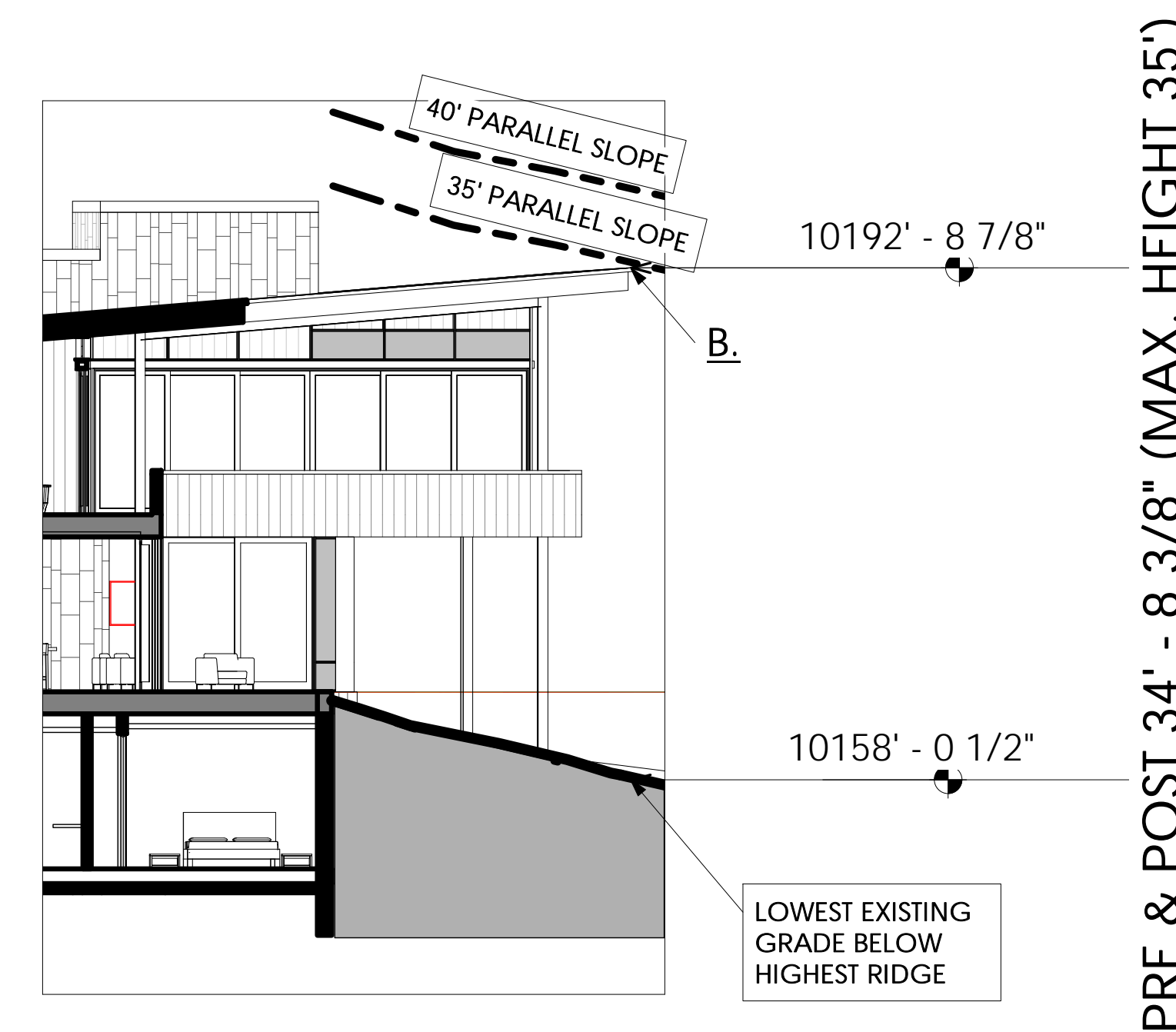
Submissions

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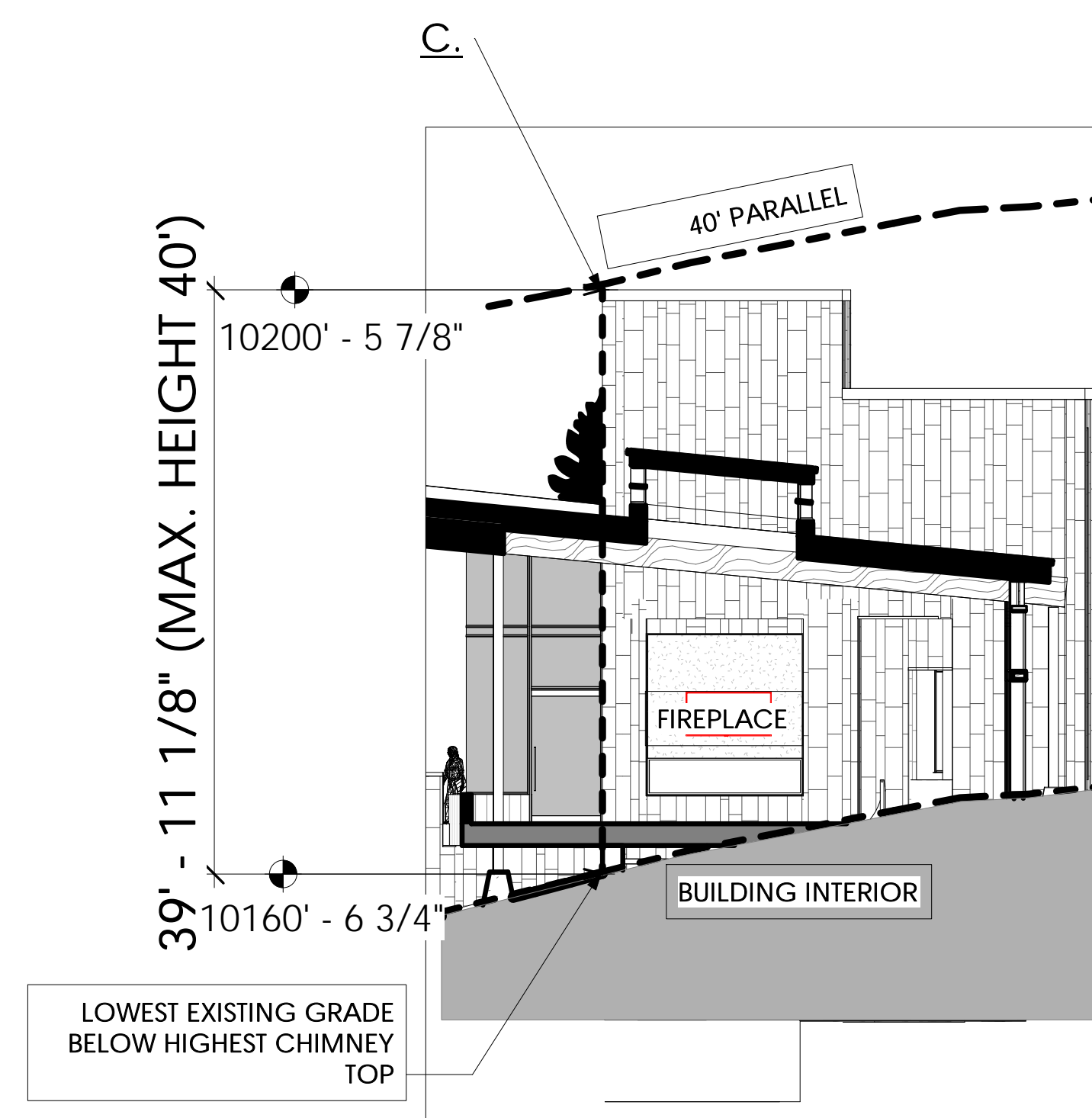
1 MAX. BUILDING HEIGHT @ LIVING -PRE POST

1" = 10'-0"



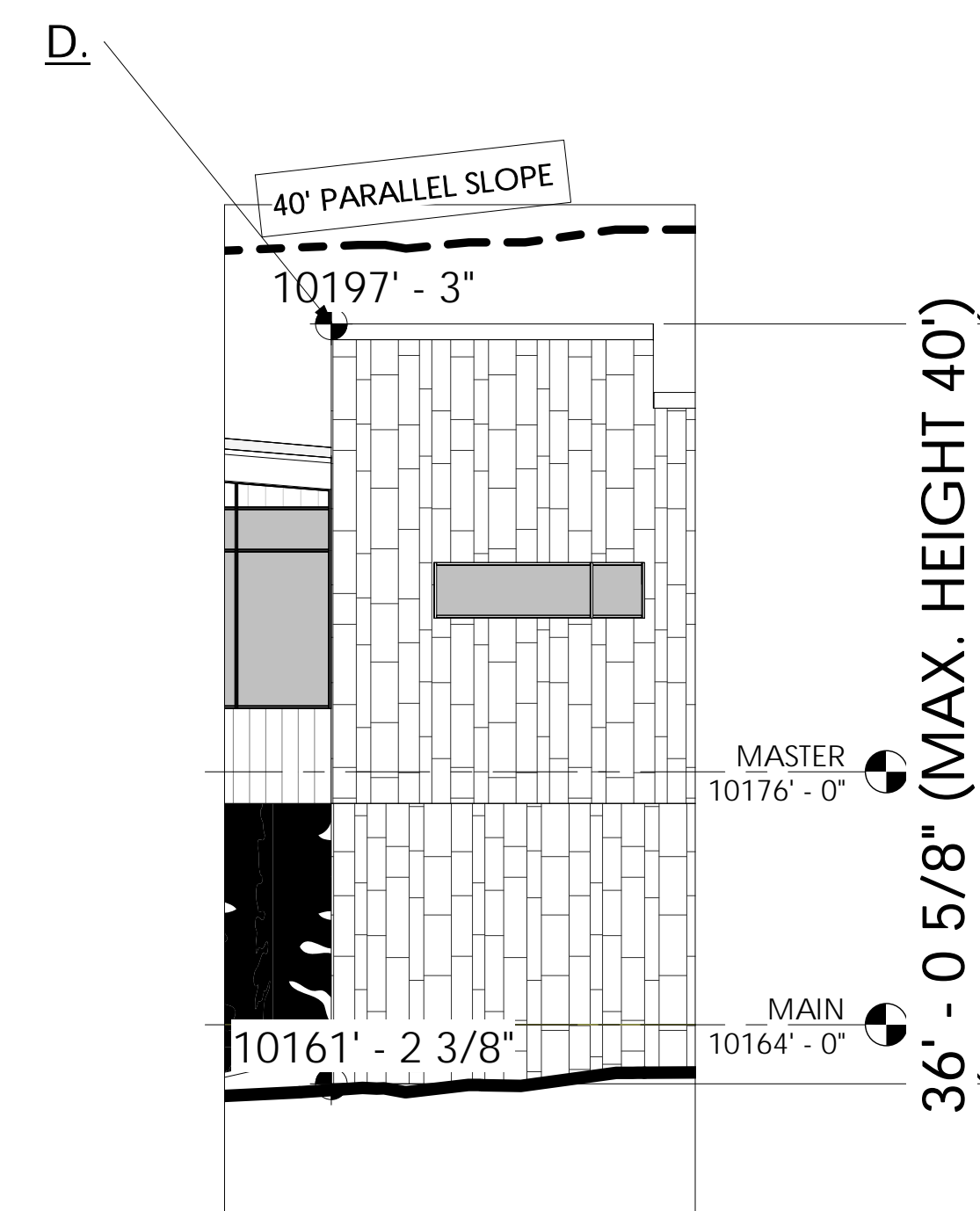
2 MAX BUILDING HEIGHT @ MASTER

1" = 10'-0"



3 MAX. CHIMNEY HEIGHT ANALYSIS

1" = 10'-0"



4 MAX CHIMNEY HEIGHT @ MASTER

1/8" = 1'-0"

**BASS  
Camp**

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DRIVE

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**BUILDING HEIGHT  
COMPLIANCE  
ANALYSIS**

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**A3.1a**



Submissions

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STRUCTURAL COORDINATION	
CORE & SHELL 01	09.06.18
DRB FINAL 01	11.20.18



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DRIVE

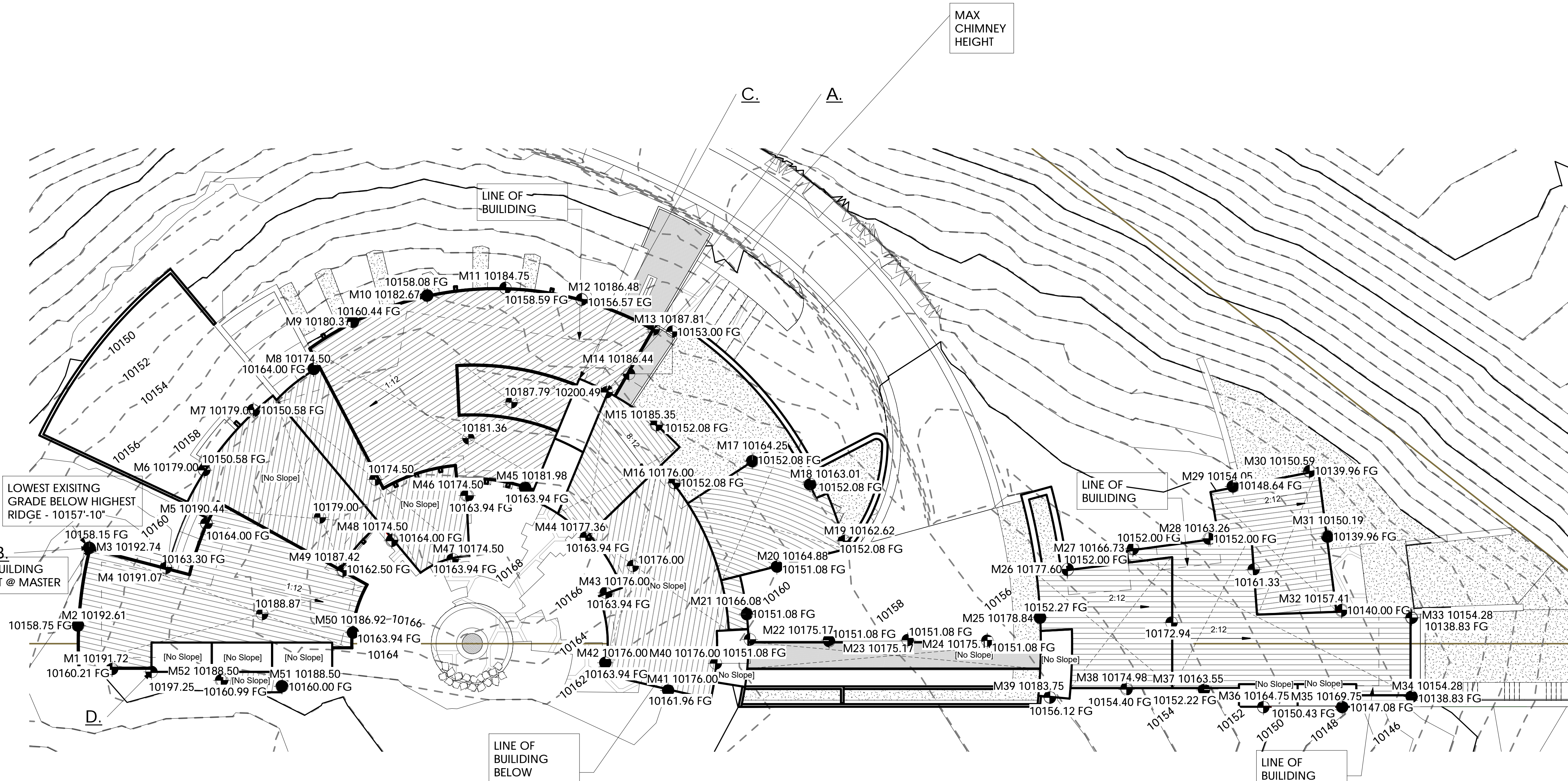
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AVERAGE  
BUILDING HEIGHT  
ANALYSIS

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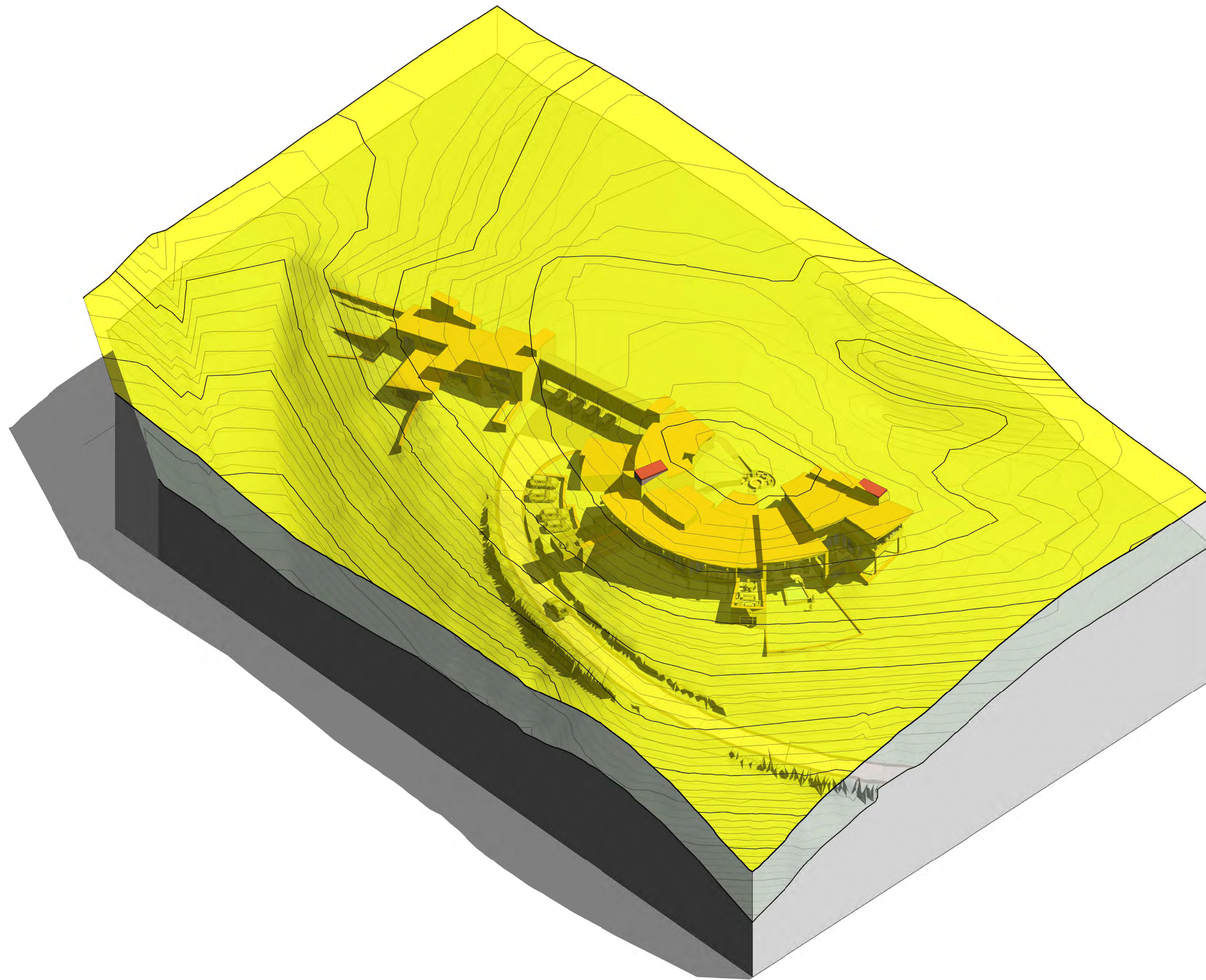
A3.1b

BUILDING HEIGHT CALCULATIONS	
Average Building Height Per CDC 17.3.11C	
	Distance Above Most Restrictive Grade (ft):
M1	31.51
M2	33.86
M3	34.59
M4	27.77
M5	26.44
M6	28.42
M7	28.42
M8	10.50
M9	19.93
M10	24.59
M11	26.16
M12	29.91
M13	34.81
M14	33.44
M15	33.27
M16	23.92
M17	12.17
M18	10.93
M19	10.54
M20	13.80
M21	15.00
M22	24.09
M23	24.09
M24	24.09
M25	26.57
M26	25.60
M27	14.73
M28	11.26
M29	5.41
M30	10.83
M31	10.23
M32	17.41
M33	15.45
M34	15.45
M35	22.67
M36	14.32
M37	11.33
M38	20.58
M39	27.63
M40	24.92
M41	14.04
M42	12.06
M43	12.06
M44	13.42
M45	18.04
M46	10.56
M47	10.56
M48	10.50
M49	24.92
M50	22.98
M51	28.50
M52	27.51
<b>Average Height=</b>	<b>20.42</b>
Max. Average Allowable=	30
Compliant By=	9.58
Maximum Building Height Per CDC 17.3.12A 3.3-1	
Highest Ridge=	10192.74
Existing Grade Below=	10158.15
Max. Height Allowable=	35
Compliant By=	0.41
Maximum Chimney Height Per CDC 17.3.12A 3.3-2	
Highest Point=	10200.49
Existing Grade Below=	10160.56
Max. Height Allowable=	40'-0"
Compliant By=	0.07



MAX. AVERAGE HEIGHT ANALYSIS PLAN

1/16" = 1'-0"



① 35' HEIGHT COMPLIANCE DIAGRAM

*Tommy Hein*  
ARCHITECTS

Box 3327 108 S. Oak St. Penthouse  
Telluride, Colorado 81435 970.728.1220  
Fax 728.1294 www.TommyHein.com



Submissions

OWNER REVIEW	03.14.18
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STRUCTURAL COORDINATION	
CORE & SHELL 01	09.06.18
DRB FINAL REVIEW 01	10.02.18

*BASS  
Camp*

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35' HEIGHT  
COMPLIANCE  
DIAGRAM

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**A3.1b**

**MANUFACTURER GLAZING CRITERIA**

**LOEWEN**  
 5.7MM ANNEALED - 40SF MAX  
 5.7MM TEMPERED - 72"X143.5" 60 SF MAX  
 8MM - 82" X142.5"  
**DYNAMIC**  
 CARDINAL LOW-E 96"X137" OR 78"X144"

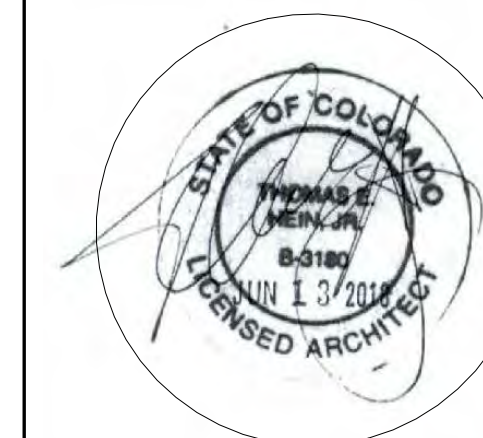
**MATERIAL CALCULATIONS**

MATERIAL	TOTAL AREA	PERCENTAGE
STONE VENEER	10,565.9 SF	37.4% > 35% MIN.
GLAZING	6,579.4 SF	23% < 40% MAX.
STEEL/ METAL ACCENT	1,972.8 SF	6.9%
BARNWOOD SIDING	3,981.2 SF	13.9%
COPPER PANELS/ ACCENT	3,625.2 SF	12.7%
TIMBERS	554.4 SF	1.9%
BOARD FORM CONCRETE	1,287.3 SF	4.1%
<b>TOTAL MATERIAL</b>	<b>28,566.2 SF</b>	<b>100%</b>

**MATERIALS LEGEND (SEE MATERIALS SHEET A3.0)**


**Tommy Hein**  
 ARCHITECTS

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 Telluride, Colorado 81435 970.728.1220  
 Fax 728.1294 www.TommyHein.com



**Submissions**

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CORE & SHELL 01	09.06.18
DRB FINAL 01	11.20.18

**BASS**  
**Camp**

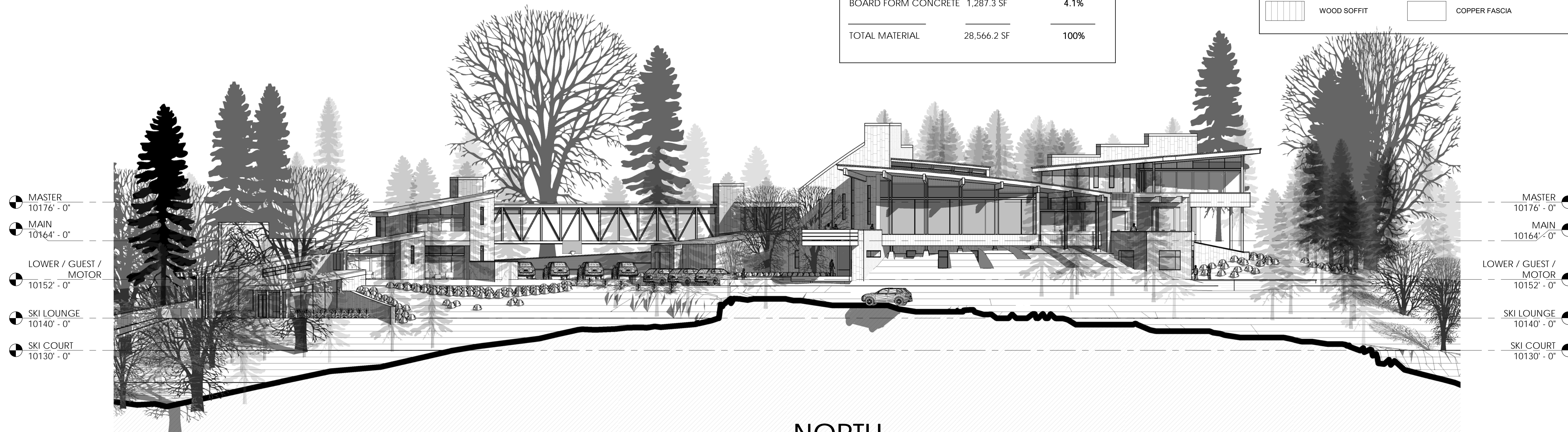
527 BENCHMARK  
 DRIVE

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**ELEVATIONS**

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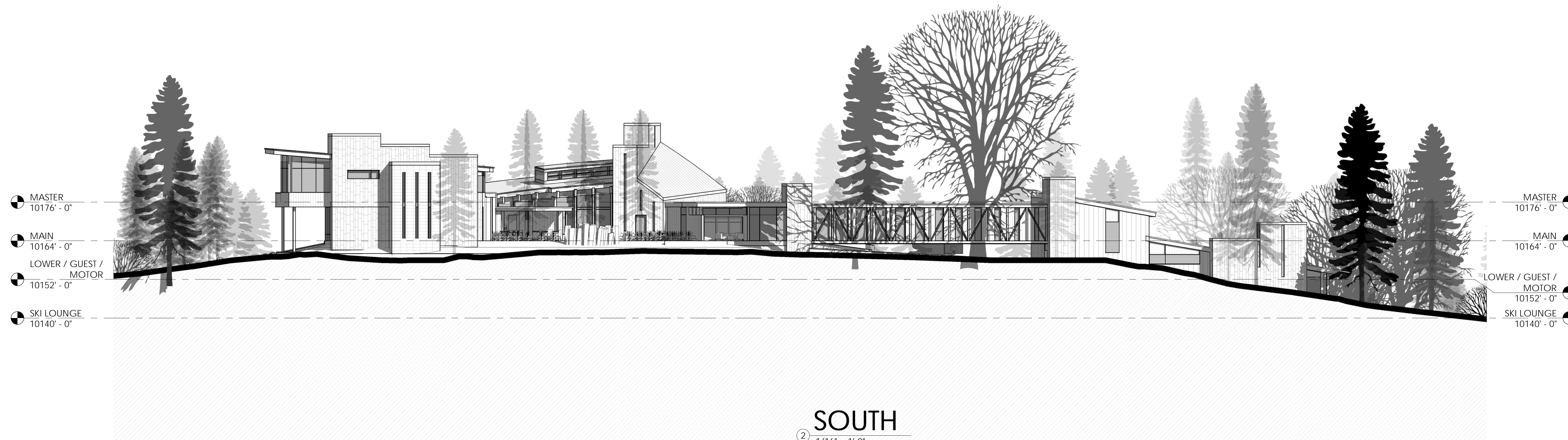
**A3.2a**



**NORTH**  
 1/16" = 1'-0"

MASTER 10176' - 0"  
 MAIN 10164' - 0"  
 LOWER / GUEST / MOTOR 10152' - 0"  
 SKI LOUNGE 10140' - 0"  
 SKI COURT 10130' - 0"

MASTER 10176' - 0"  
 MAIN 10164' - 0"  
 LOWER / GUEST / MOTOR 10152' - 0"  
 SKI LOUNGE 10140' - 0"  
 SKI COURT 10130' - 0"



**SOUTH**  
 1/16" = 1'-0"

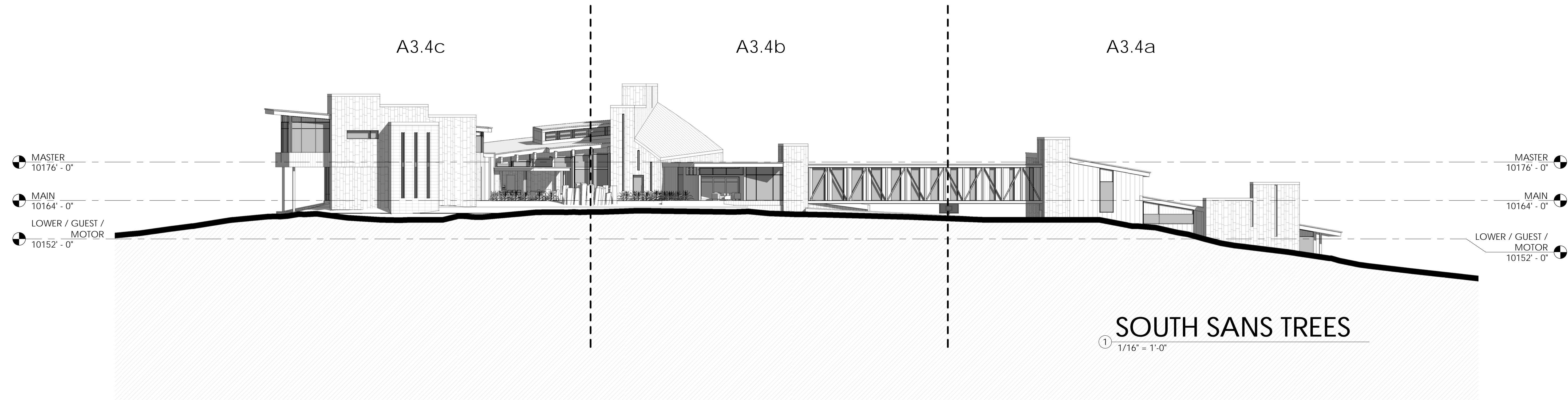
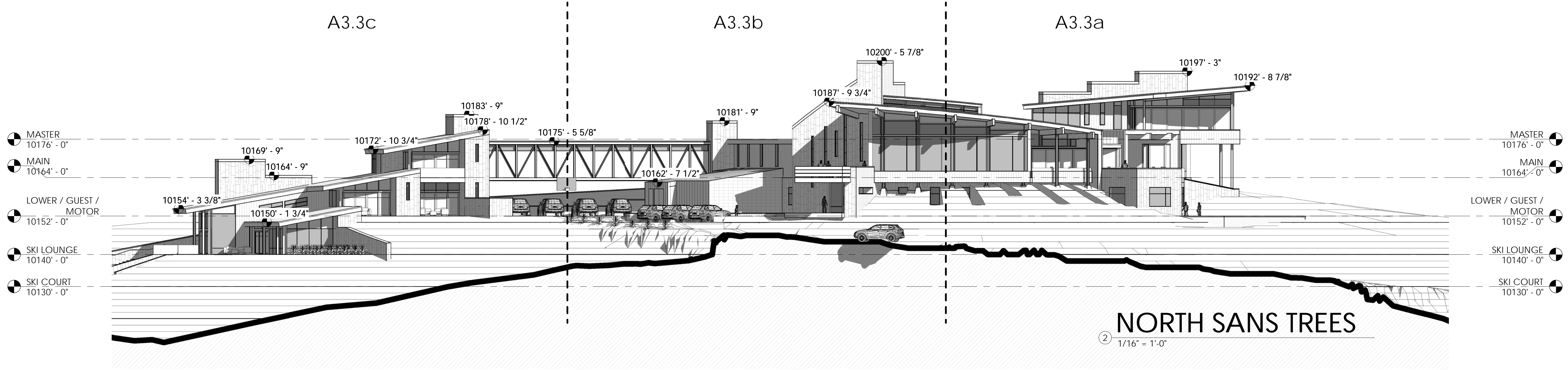
MASTER 10176' - 0"  
 MAIN 10164' - 0"  
 LOWER / GUEST / MOTOR 10152' - 0"  
 SKI LOUNGE 10140' - 0"

MASTER 10176' - 0"  
 MAIN 10164' - 0"  
 LOWER / GUEST / MOTOR 10152' - 0"  
 SKI LOUNGE 10140' - 0"



MATERIAL CALCULATIONS		
MATERIAL	TOTAL AREA	PERCENTAGE
STONE VENEER	10,565.9 SF	37.4% > 35% MIN.
GLAZING	6,579.4 SF	23% < 40% MAX.
STEEL/ METAL ACCENT	1,972.8 SF	6.9%
BARNWOOD SIDING	3,981.2 SF	13.9%
COPPER PANELS/ ACCENT	3,625.2 SF	12.7%
TIMBERS	554.4 SF	1.9%
BOARD FORM CONCRETE	1,287.3 SF	4.1%
TOTAL MATERIAL	28,566.2 SF	100%

MATERIALS LEGEND (SEE MATERIALS SHEET A3.0)	
	COPPER FLAT SEAM ROOFING
	COPPER PANEL
	RANDOM PATTERN FLAGSTONE FLOORING
	STEEL GRATE DECKING
	STEEL COLUMN
	COPPER FASCIA



**Submissions**

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DRB FINAL 01	11.20.18

**BASS Camp**

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**A3.2b**

MATERIAL CALCULATIONS

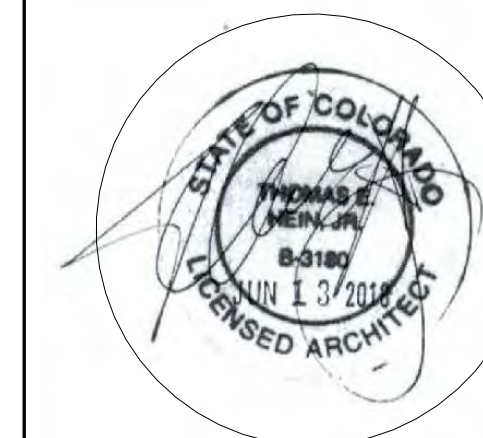
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TOTAL MATERIAL	28,566.2 SF	100%

MATERIALS LEGEND (SEE MATERIALS SHEET A3.0)

	5" RECLAIMED CYPRESS SIDING W/ 1/4" REVEAL		COPPER FLAT SEAM ROOFING
	STEEL PANEL		COPPER PANEL
	BOARDFORM CONCRETE		RANDOM PATTERN FLAGSTONE FLOORING
	HEAVY TIMBER		STEEL GRATE DECKING
	OKLAHOMA BLUE HEART STONE		STEEL COLUMN
	WOOD SOFFIT		COPPER FASCIA

*Tommy Hein*  
ARCHITECTS

Box 3327 108 S. Oak St. Perimeter  
Telluride, Colorado 81435 970.728.1220  
Fax 728.1294 www.TommyHein.com



Submissions

OWNER REVIEW	03.14.18
OWNER REVIEW	05.16.18
OWNER REVIEW	05.23.18
DRB PRE SUBMITTAL MEETING	06.06.18
OWNER REVIEW	06.08.18
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OWNER REVIEW	06.21.18
REVIEW	06.22.18
REVIEW SET	07.05.18
POST DRB REVIEW 01	07.16.18
OWNER REVIEW	07.18.18
STRUCTURAL COORDINATION	
CORE & SHELL 01	09.06.18
DRB FINAL 01	11.20.18

*BASS  
Camp*

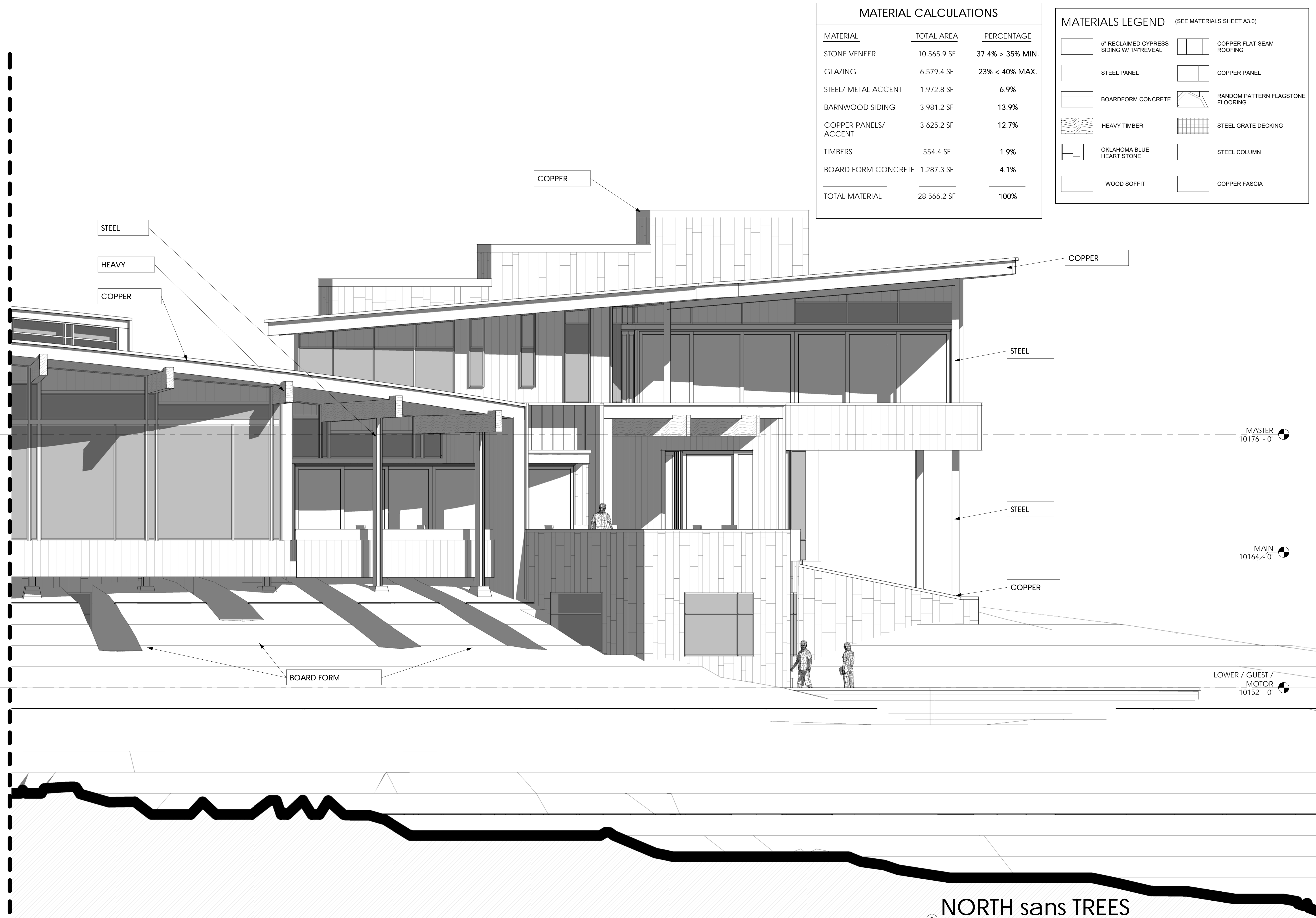
527 BENCHMARK  
DRIVE

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NORTH  
ELEVATION sans  
TREES

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A3.3a

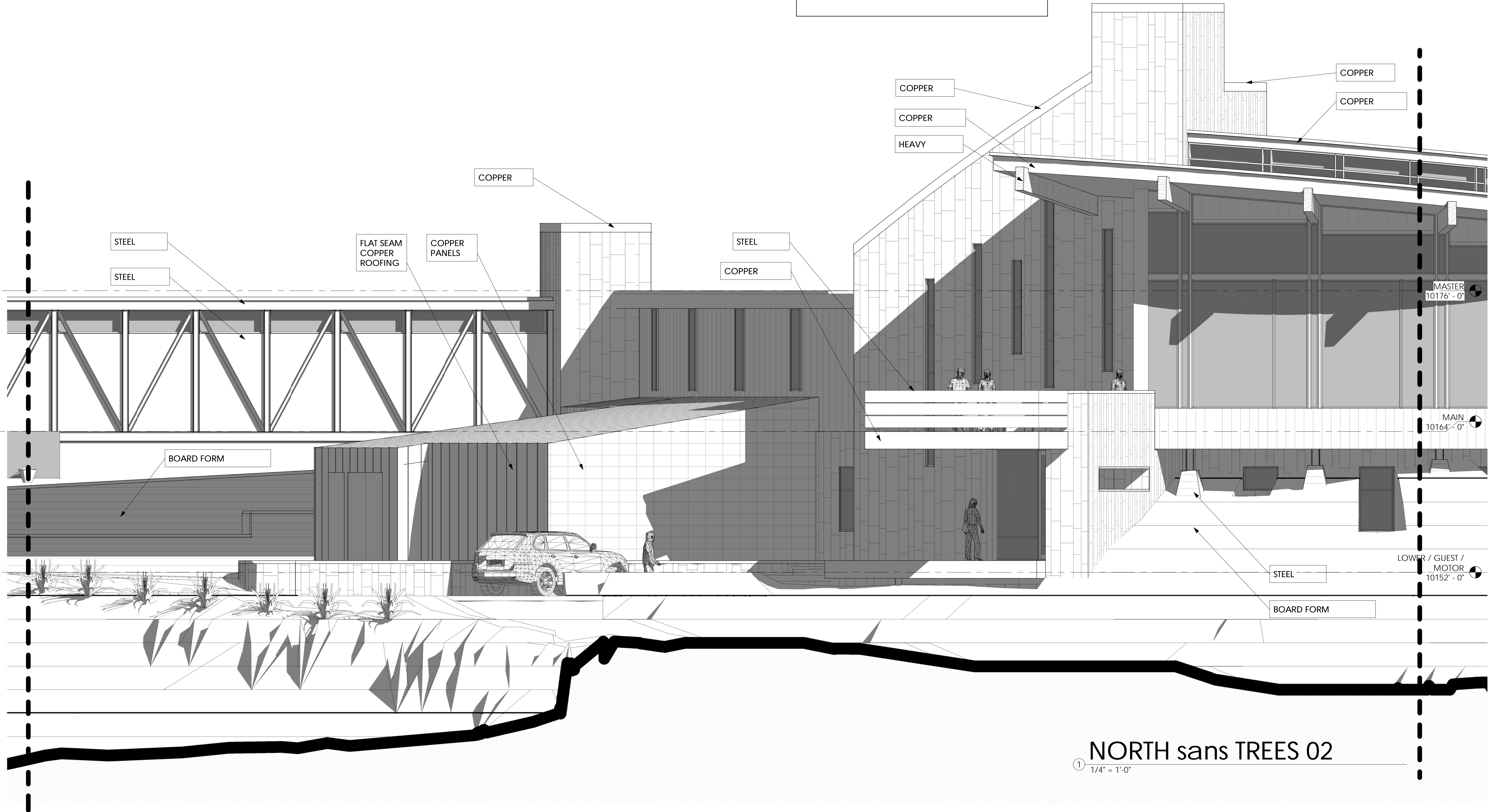


NORTH sans TREES

1/4" = 1'-0"

MATERIAL CALCULATIONS		
MATERIAL	TOTAL AREA	PERCENTAGE
STONE VENEER	10,565.9 SF	37.4% > 35% MIN.
GLAZING	6,579.4 SF	23% < 40% MAX.
STEEL/ METAL ACCENT	1,972.8 SF	6.9%
BARNWOOD SIDING	3,981.2 SF	13.9%
COPPER PANELS/ ACCENT	3,625.2 SF	12.7%
TIMBERS	554.4 SF	1.9%
BOARD FORM CONCRETE	1,287.3 SF	4.1%
TOTAL MATERIAL	28,566.2 SF	100%

MATERIALS LEGEND (SEE MATERIALS SHEET A3.0)			
	5" RECLAIMED CYPRESS SIDING W/ 1/4" REVEAL		COPPER FLAT SEAM ROOFING
	STEEL PANEL		COPPER PANEL
	BOARDFORM CONCRETE		RANDOM PATTERN FLAGSTONE FLOORING
	HEAVY TIMBER		STEEL GRATE DECKING
	OKLAHOMA BLUE HEART STONE		STEEL COLUMN
	WOOD SOFFIT		COPPER FASCIA



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**BASS Camp**

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NORTH ELEVATION sans TREES

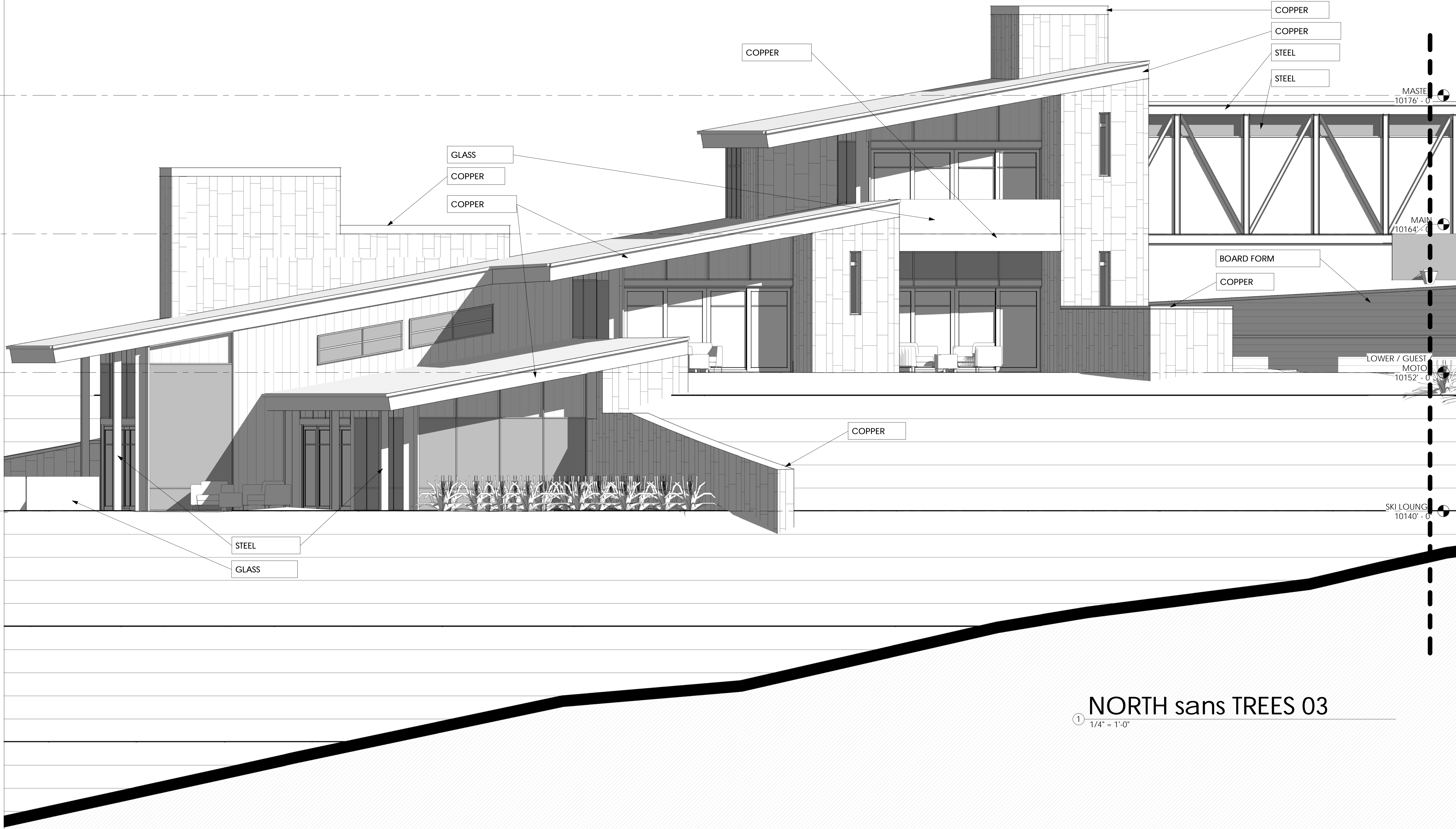
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**A3.3b**

1 NORTH sans TREES 02  
1/4" = 1'-0"

MATERIAL CALCULATIONS		
MATERIAL	TOTAL AREA	PERCENTAGE
STONE VENEER	10,565.9 SF	37.4% > 35% MIN.
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STEEL/ METAL ACCENT	1,972.8 SF	6.9%
BARNWOOD SIDING	3,981.2 SF	13.9%
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MATERIALS LEGEND (SEE MATERIALS SHEET A3.0)			
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	HEAVY TIMBER		STEEL GRATE DECKING
	OKLAHOMA BLUE HEART STONE		STEEL COLUMN
	WOOD SOFFIT		COPPER FASCIA



**Submissions**

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NORTH ELEVATION sans TREES

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**A3.3c**

**NORTH sans TREES 03**  
1/4" = 1'-0"

MATERIAL CALCULATIONS		
MATERIAL	TOTAL AREA	PERCENTAGE
STONE VENEER	10,565.9 SF	37.4% > 35% MIN.
GLAZING	6,579.4 SF	23% < 40% MAX.
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COPPER PANELS/ ACCENT	3,625.2 SF	12.7%
TIMBERS	554.4 SF	1.9%
BOARD FORM CONCRETE	1,287.3 SF	4.1%
TOTAL MATERIAL	28,566.2 SF	100%

MATERIALS LEGEND (SEE MATERIALS SHEET A3.0)			
	5" RECLAIMED CYPRESS SIDING W/ 1/4" REVEAL		COPPER FLAT SEAM ROOFING
	STEEL PANEL		COPPER PANEL
	BOARDFORM CONCRETE		RANDOM PATTERN FLAGSTONE FLOORING
	HEAVY TIMBER		STEEL GRATE DECKING
	OKLAHOMA BLUE HEART STONE		STEEL COLUMN
	WOOD SOFFIT		COPPER FASCIA

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**BASS Camp**

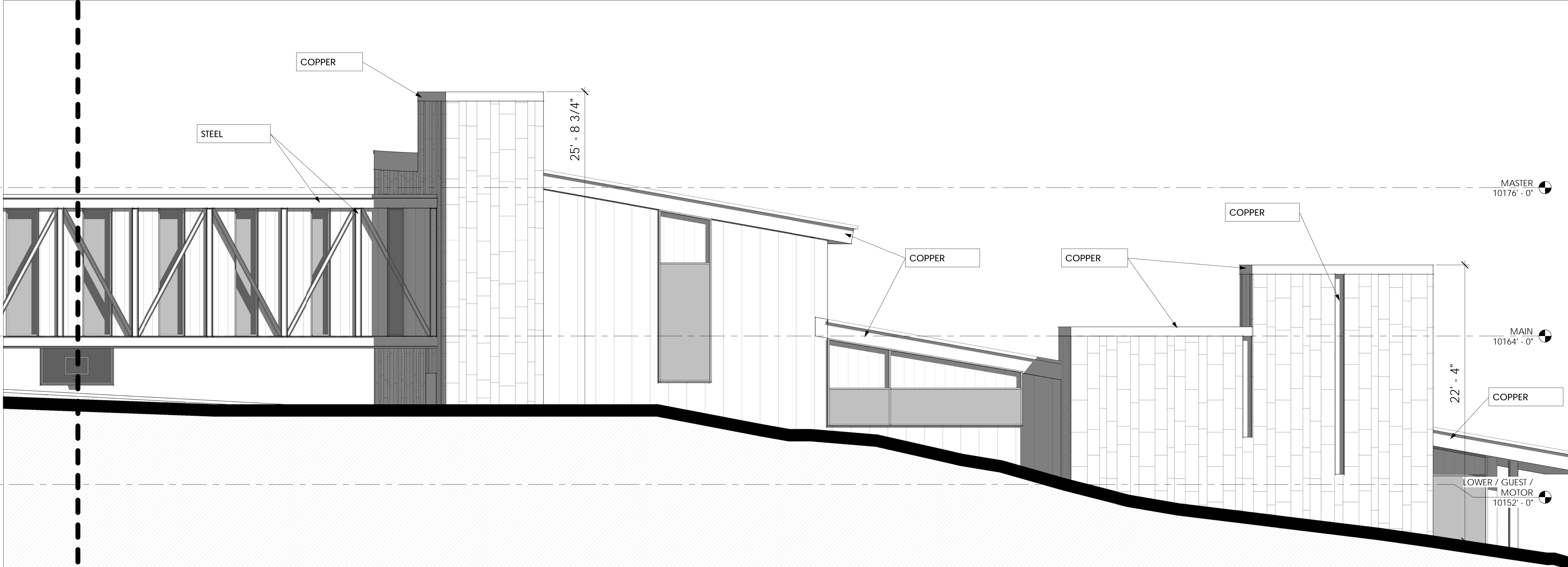
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**SOUTH ELEVATION sans TREES**

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**A3.4a**

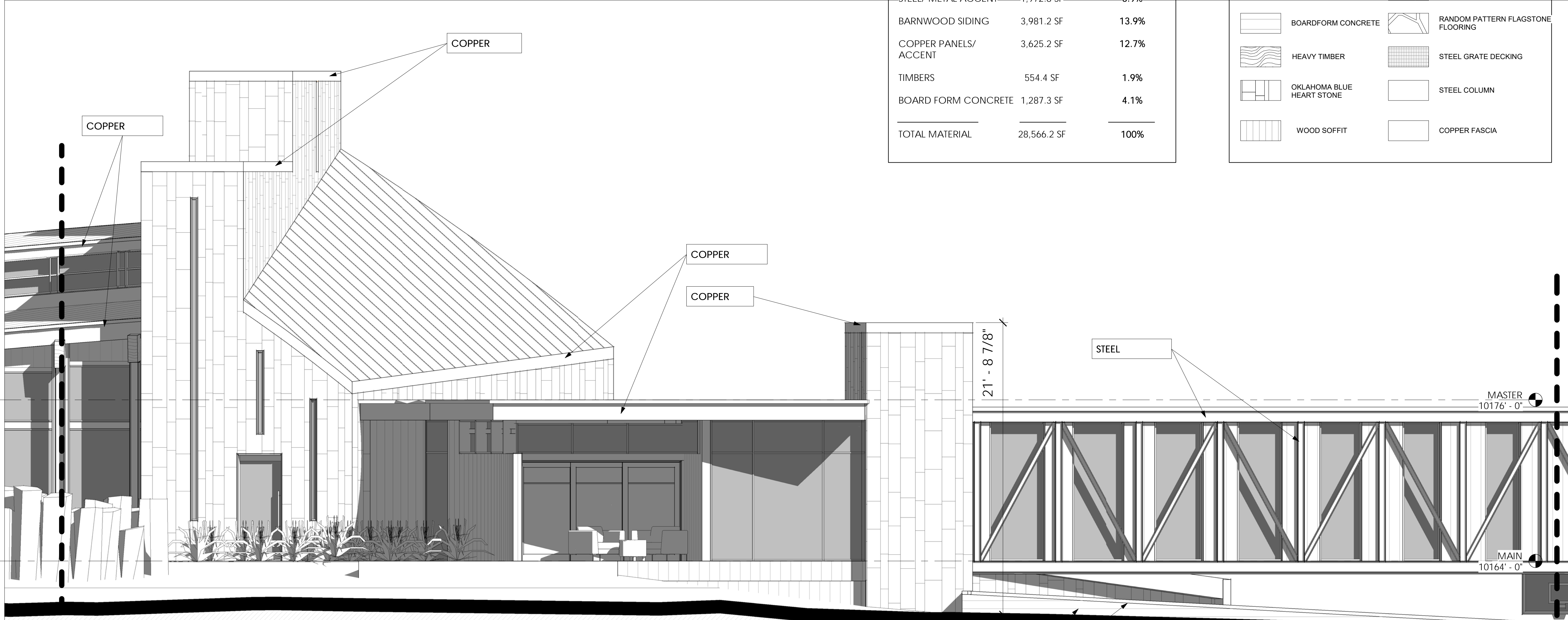


**SOUTH sans Trees 01**

1/4" = 1'-0"

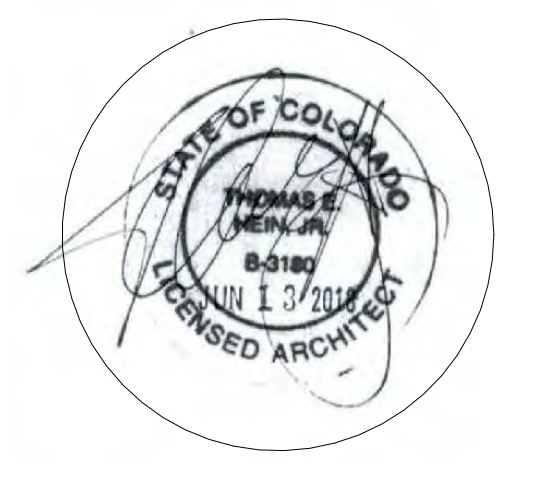
MATERIAL CALCULATIONS		
MATERIAL	TOTAL AREA	PERCENTAGE
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TOTAL MATERIAL	28,566.2 SF	100%

MATERIALS LEGEND (SEE MATERIALS SHEET A3.0)			
	5" RECLAIMED CYPRESS SIDING W/ 1/4" REVEAL		COPPER FLAT SEAM ROOFING
	STEEL PANEL		COPPER PANEL
	BOARDFORM CONCRETE		RANDOM PATTERN FLAGSTONE FLOORING
	HEAVY TIMBER		STEEL GRATE DECKING
	OKLAHOMA BLUE HEART STONE		STEEL COLUMN
	WOOD SOFFIT		COPPER FASCIA



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**BASS**  
**Camp**

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**SOUTH**  
**ELEVATION sans**  
**TREES**

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**SOUTH sans TREES 02**  
① 1/4" = 1'-0"

**A3.4b**

MATERIAL CALCULATIONS		
MATERIAL	TOTAL AREA	PERCENTAGE
STONE VENEER	10,565.9 SF	37.4% > 35% MIN.
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	5" RECLAIMED CYPRESS SIDING W/ 1/4" REVEAL
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	HEAVY TIMBER
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	WOOD SOFFIT
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	COPPER PANEL
	RANDOM PATTERN FLAGSTONE FLOORING
	STEEL GRATE DECKING
	STEEL COLUMN
	COPPER FASCIA



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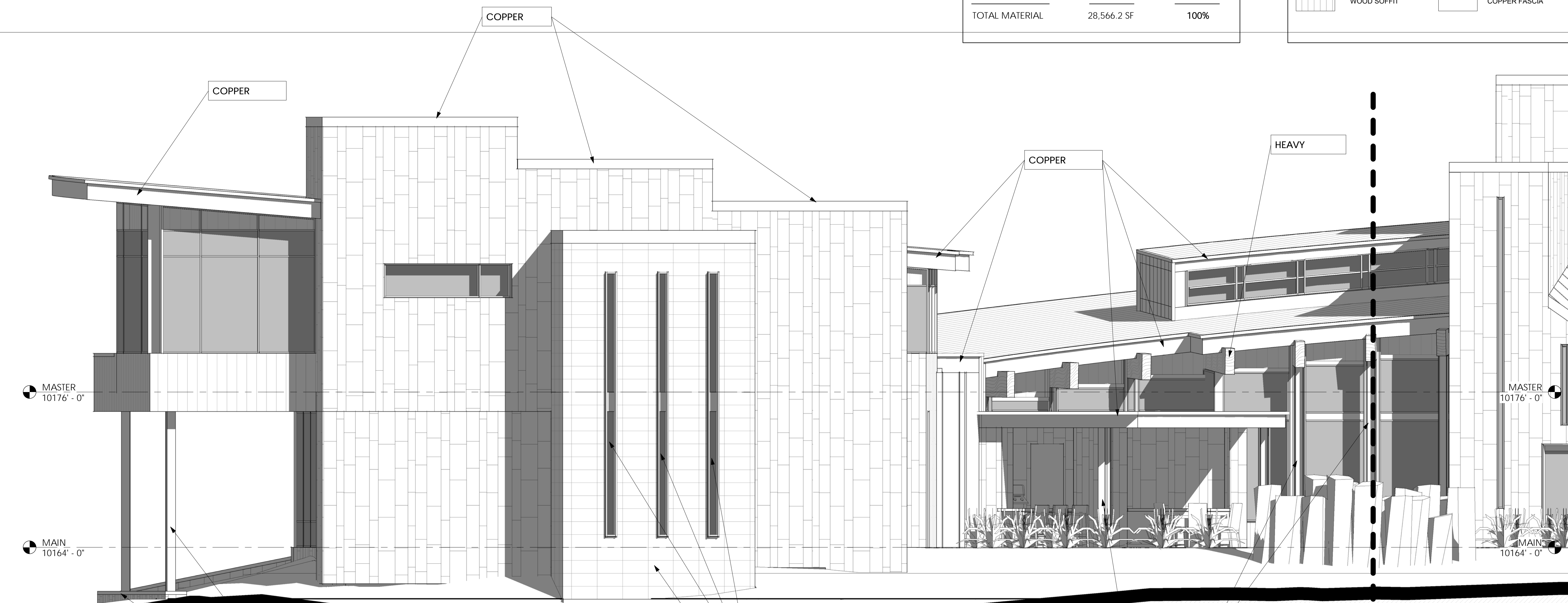
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SOUTH ELEVATION sans TREES

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A3.4c



SOUTH sans TREES 03  
1/4" = 1'-0"

MATERIAL CALCULATIONS		
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STONE VENEER	10,565.9 SF	37.4% > 35% MIN.
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	HEAVY TIMBER
	OKLAHOMA BLUE HEART STONE
	WOOD SOFFIT
	COPPER FLAT SEAM ROOFING
	COPPER PANEL
	RANDOM PATTERN FLAGSTONE FLOORING
	STEEL GRATE DECKING
	STEEL COLUMN
	COPPER FASCIA



**EAST**  
② 1/16" = 1'-0"



**WEST**  
① 1/16" = 1'-0"

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**BASS**  
**Camp**

527 BENCHMARK  
DRIVE

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**ELEVATIONS**

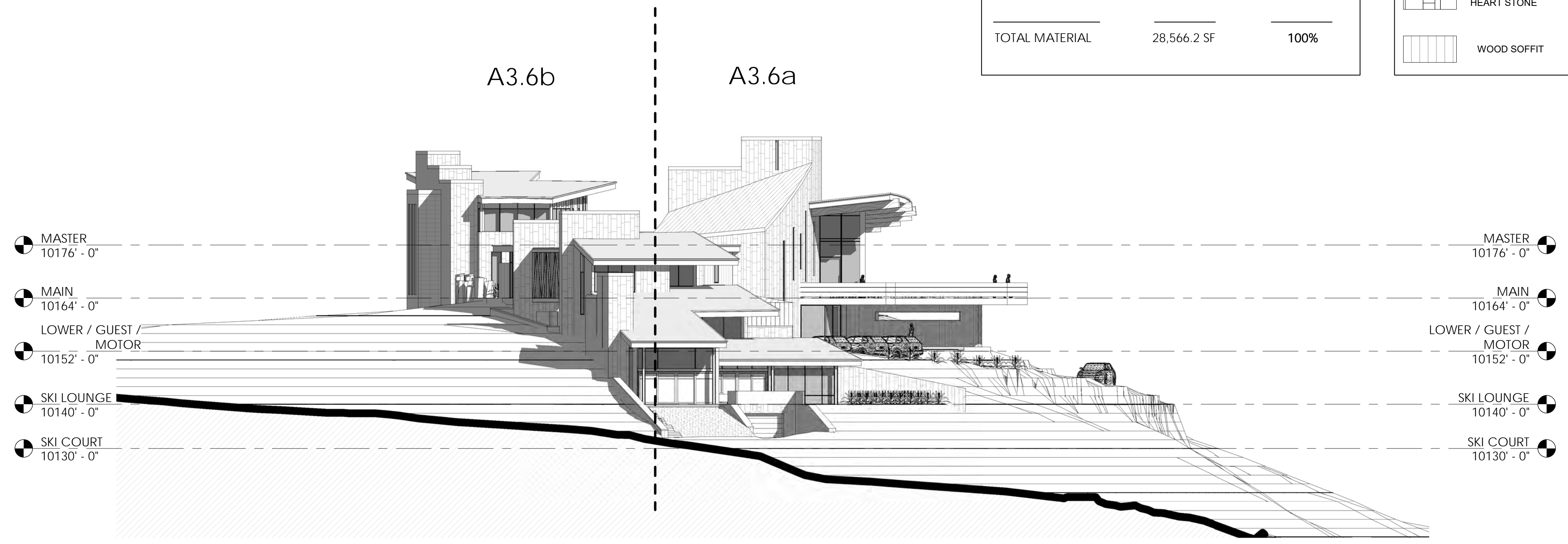
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**A3.5a**

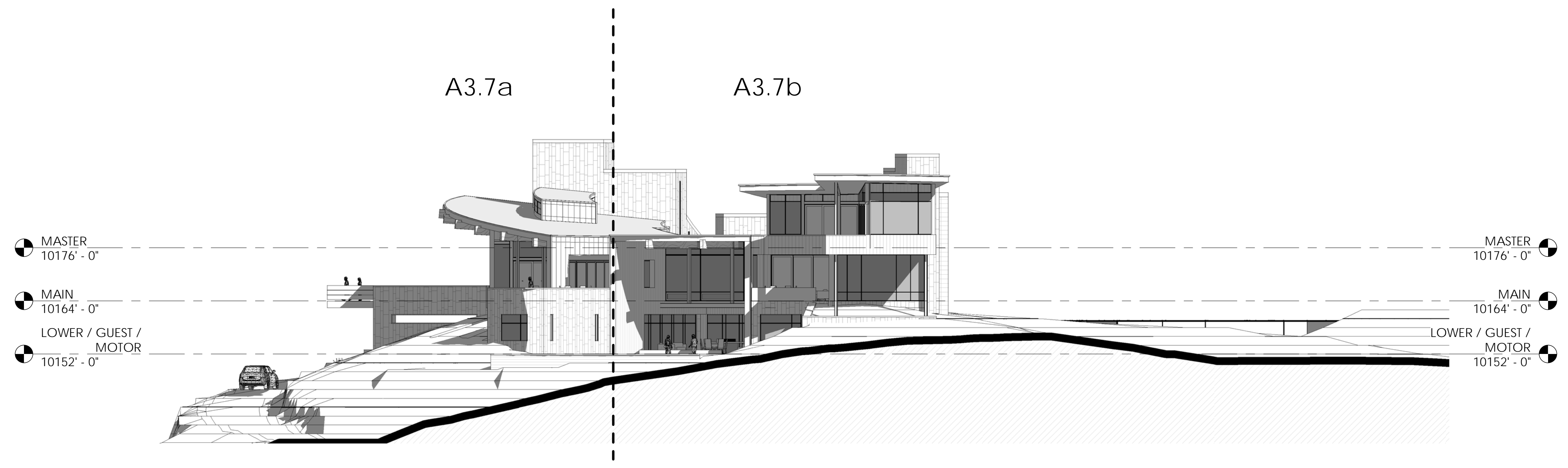


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	HEAVY TIMBER		STEEL GRATE DECKING
	OKLAHOMA BLUE HEART STONE		STEEL COLUMN
	WOOD SOFFIT		COPPER FASCIA



**EAST SANS TREES**  
 ② 1/16" = 1'-0"



**WEST SANS TREES**  
 ① 1/16" = 1'-0"

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**BASS Camp**  
 527 BENCHMARK DRIVE

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**ELEVATIONS SANS TREES**

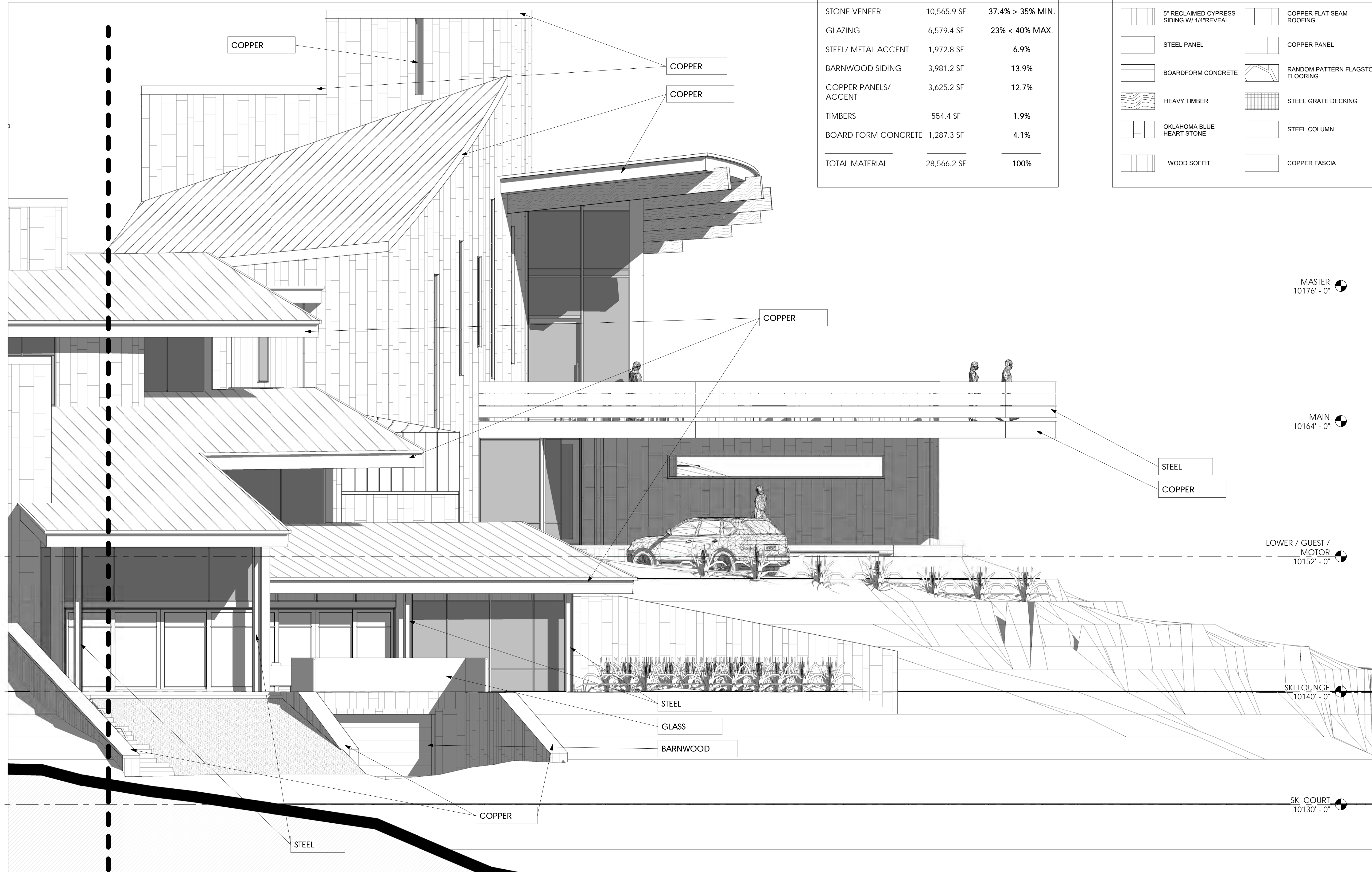
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**A3.5b**



MATERIAL CALCULATIONS		
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**EAST ELEVATION  
sans TREES**

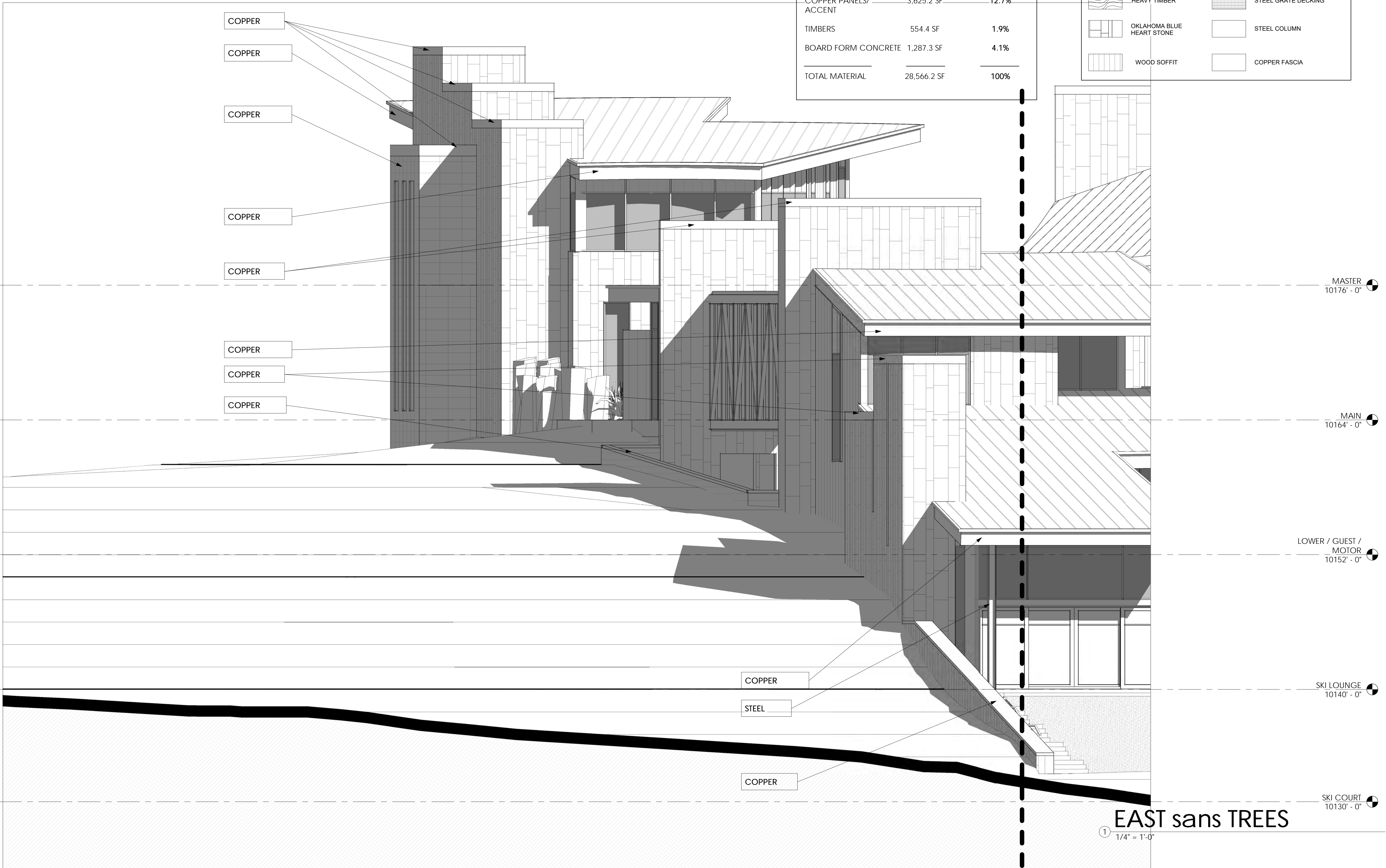
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**A3.6a**

**EAST sans TREES 01**  
① 1/4" = 1'-0"

MATERIAL CALCULATIONS		
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**EAST ELEVATION  
sans TREES**

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

**A3.6b**

**EAST sans TREES**

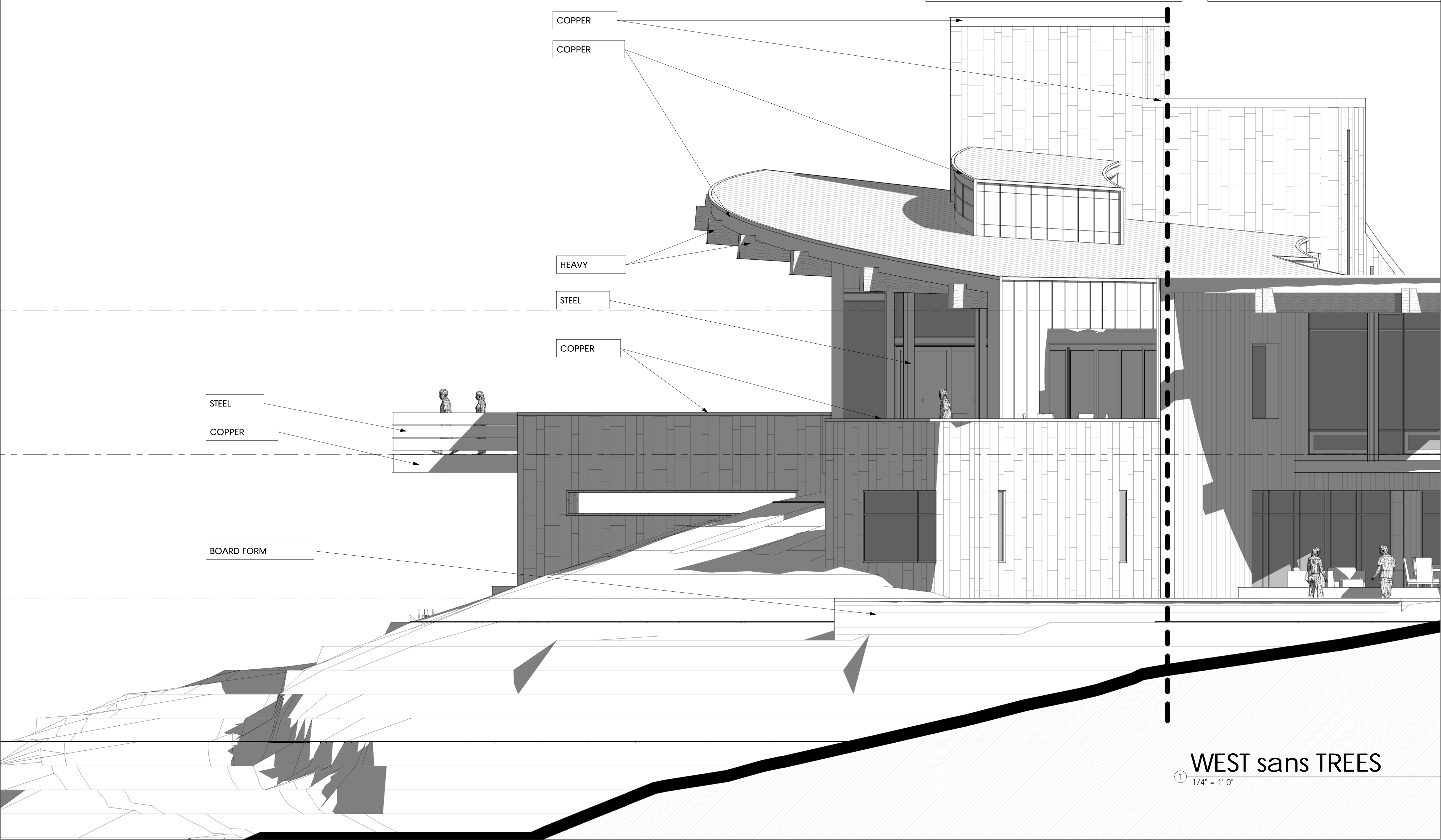
① 1/4" = 1'-0"

MATERIAL CALCULATIONS		
MATERIAL	TOTAL AREA	PERCENTAGE
STONE VENEER	10,565.9 SF	37.4% > 35% MIN.
GLAZING	6,579.4 SF	23% < 40% MAX.
STEEL/ METAL ACCENT	1,972.8 SF	6.9%
BARNWOOD SIDING	3,981.2 SF	13.9%
COPPER PANELS/ ACCENT	3,625.2 SF	12.7%
TIMBERS	554.4 SF	1.9%
BOARD FORM CONCRETE	1,287.3 SF	4.1%
<b>TOTAL MATERIAL</b>	<b>28,566.2 SF</b>	<b>100%</b>

MATERIALS LEGEND (SEE MATERIALS SHEET A3.0)			
	5" RECLAIMED CYPRESS SIDING W/ 1/4" REVEAL		COPPER FLAT SEAM ROOFING
	STEEL PANEL		COPPER PANEL
	BOARDFORM CONCRETE		RANDOM PATTERN FLAGSTONE FLOORING
	HEAVY TIMBER		STEEL GRATE DECKING
	OKLAHOMA BLUE HEART STONE		STEEL COLUMN
	WOOD SOFFIT		COPPER FASCIA



Submissions	
OWNER REVIEW	03.14.18
OWNER REVIEW	05.16.18
OWNER REVIEW	05.23.18
DRB PRE SUBMITTAL MEETING	06.06.18
OWNER REVIEW	06.08.18
DRB INITIAL REVIEW	06.14.18
OWNER REVIEW	06.21.18
REVIEW	06.22.18
REVIEW SET	07.05.18
POST DRB REVIEW 01	07.16.18
OWNER REVIEW	07.18.18
STRUCTURAL COORDINATION	
CORE & SHELL 01	09.06.18
DRB FINAL 01	11.20.18



**BASS Camp**

527 BENCHMARK DRIVE

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**WEST ELEVATION sans TREES**

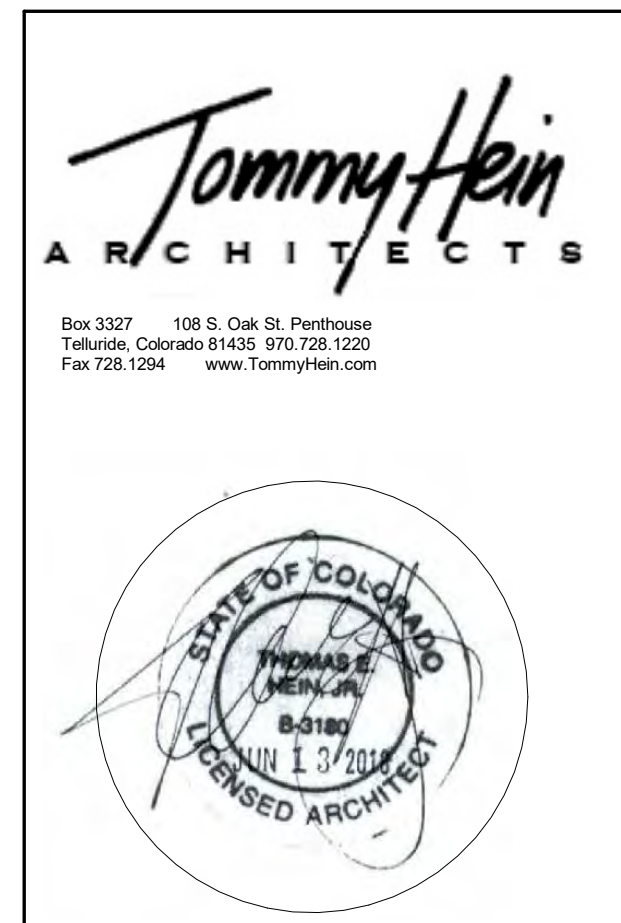
CONTRACTOR TO REVIEW AND COMPARE ALL CHAPTERS AND INTERDISCIPLINARY DRAWINGS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO ANY FIELD WORK BEING DONE IN ACCORDANCE WITH AIA DOCUMENT A201

**A3.7a**

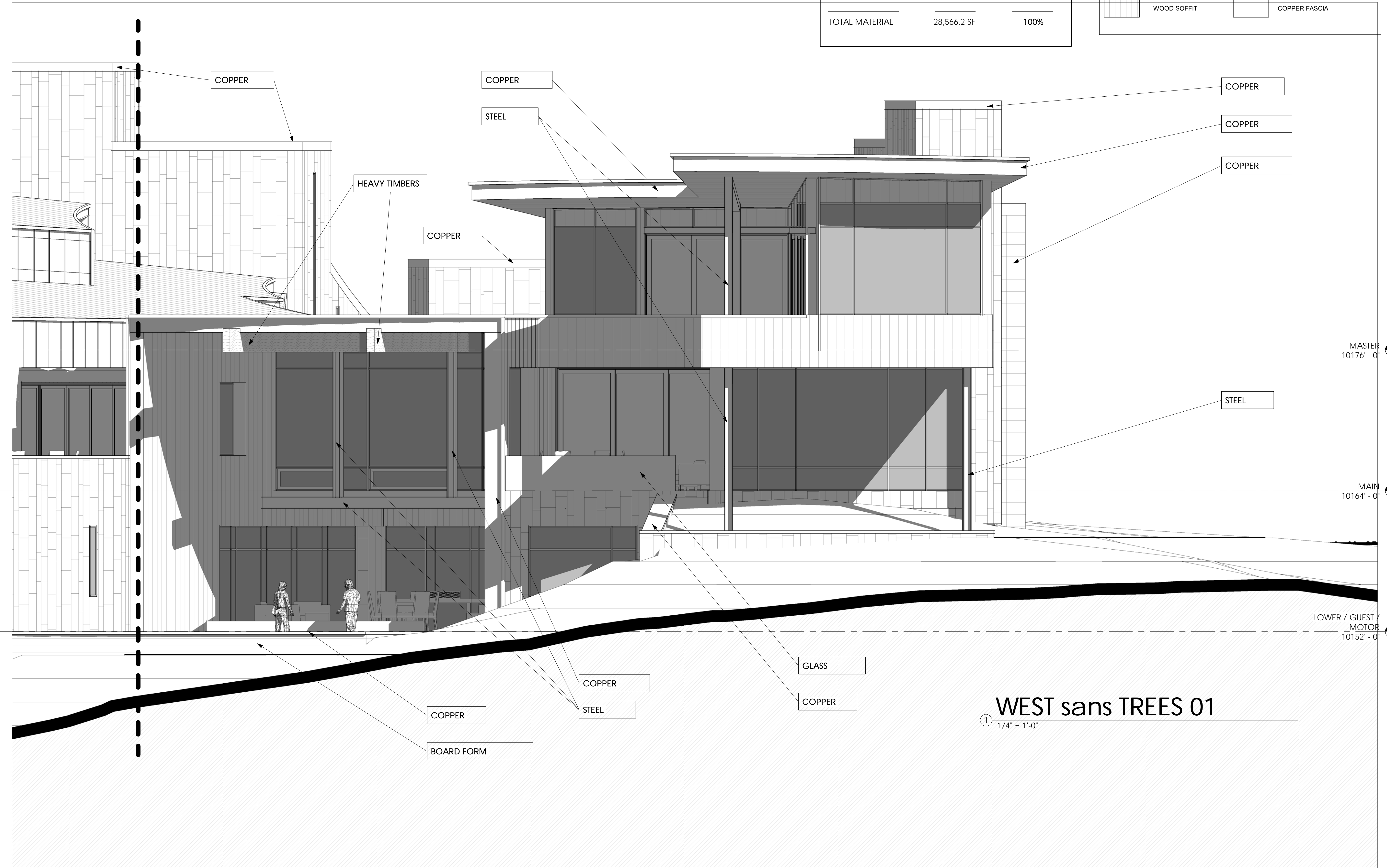
**WEST sans TREES**  
1/4" = 1'-0"

MATERIAL CALCULATIONS		
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MATERIALS LEGEND (SEE MATERIALS SHEET A3.0)	
	COPPER FLAT SEAM ROOFING
	COPPER PANEL
	RANDOM PATTERN FLAGSTONE FLOORING
	STEEL GRATE DECKING
	STEEL COLUMN
	COPPER FASCIA



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WEST ELEVATION sans TREES

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

**A3.7b**

WEST sans TREES 01  
1/4" = 1'-0"

## John A. Miller

---

**From:** Chris Broady  
**Sent:** Friday, October 19, 2018 11:39 AM  
**To:** John A. Miller  
**Subject:** RE: Referral for Lot 346 Final DRB

John,

Looking at the staging / parking plan – this will need to be field verified at the time the project starts. I am not sure that 20 cars will fit in the area they have drawn.

No other issues for PD

Chris Broady  
Chief of Police  
**Town of Mountain Village**  
24 hour Dispatch:: 970-249-9110  
O:: 970.728.9281  
F:: 970.728.9283  
[Email Signup](#) | [Website](#) | [Facebook](#) | [Twitter](#) | [Instagram](#)

**October is Domestic Violence Awareness Month**



---

**From:** John A. Miller  
**Sent:** Monday, October 15, 2018 5:15 PM  
**To:** Finn KJome <FKJome@mtnvillage.org>; Steven LeHane <SLeHane@mtnvillage.org>; Jim Loebe <JLoebe@mtnvillage.org>; Chris Broady <CBroady@mtnvillage.org>; jim.telfire@montrose.net; jeremy@smpa.com; brien.gardner@blackhillscorp.com; kirby.bryant@centurylink.com  
**Subject:** Referral for Lot 346 Final DRB

All,  
I know that most of you have already had a chance to initially review this project located at 527 Benchmark Lane TOMV, but the plans have been revised for final design review and I am hoping to get any additional feedback by November 5, 2018.

Thanks,  
J  
John A Miller III, CFM  
Senior Planner  
Planning & Development Services  
**Town of Mountain Village**  
455 Mountain Village Blvd, Suite A  
Mountain Village, CO 81435  
O :: 970.369.8203  
C :: 970.417.1789



## John A. Miller

---

**From:** Finn KJome  
**Sent:** Tuesday, October 16, 2018 11:39 AM  
**To:** John A. Miller; Steven LeHane; Jim Loebe; Chris Broady; jim.telfire@montrose.net; jeremy@smpa.com; brien.gardner@blackhillscorp.com; kirby.bryant@centurylink.com  
**Subject:** RE: Referral for Lot 346 Final DRB

John,  
Public Works has no issues with this application. The existing one inch water service will need to be turned off at the corp stop when the new two inch service line is installed. As always the applicant needs to field verify all existing utilities.

Thanks Finn

---

**From:** John A. Miller  
**Sent:** Monday, October 15, 2018 5:15 PM  
**To:** Finn KJome <FKJome@mtnvillage.org>; Steven LeHane <SLeHane@mtnvillage.org>; Jim Loebe <JLoebe@mtnvillage.org>; Chris Broady <CBroady@mtnvillage.org>; jim.telfire@montrose.net; jeremy@smpa.com; brien.gardner@blackhillscorp.com; kirby.bryant@centurylink.com  
**Subject:** Referral for Lot 346 Final DRB

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J

John A Miller III, CFM  
Senior Planner  
Planning & Development Services  
**Town of Mountain Village**  
455 Mountain Village Blvd, Suite A  
Mountain Village, CO 81435  
O :: 970.369.8203  
C :: 970.417.1789





## John A. Miller

---

**From:** Jim Loebe  
**Sent:** Tuesday, October 16, 2018 12:54 PM  
**To:** John A. Miller  
**Subject:** RE: Referral for Lot 346 Final DRB

No issues for transit or parks and rec. Thank you!

Jim Loebe  
Transit Director and Director of Parks and Recreation  
**Town of Mountain Village**  
O::970.369.8300  
M::970.729.3434  
Email Signup | Website | Facebook | Twitter | Pinterest | Videos On Demand

---

**From:** John A. Miller  
**Sent:** Monday, October 15, 2018 5:15 PM  
**To:** Finn KJome <FKJome@mtnvillage.org>; Steven LeHane <SLeHane@mtnvillage.org>; Jim Loebe <JLoebe@mtnvillage.org>; Chris Broady <CBroady@mtnvillage.org>; jim.telfire@montrose.net; jeremy@smpa.com; brien.gardner@blackhillscorp.com; kirby.bryant@centurylink.com  
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All,  
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Thanks,

J  
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## DEVELOPMENT REFERRAL FORM

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

The Planning & Development Services Department has provided this referral form to solicit your input on a development proposal that has been submitted to the Town.

Within the first five (5) calendar days of the referral for a Class 1 or 2 application, or ten (10) calendar days for a Class 3, 4 or 5 application, a referral agency may request an extension of time to review a development application for good cause. The Planning Division shall determine if any requested extension is warranted and notify the referral agency and applicant of its decision and the number of days allowed for the extended review time, if any, within three (3) business days of such request.

If a referral agency fails to respond by the date requested on the referral form, its failure to respond shall be interpreted as "no comment" in which case it shall be presumed that such referral agency does not take issue with the development application.

### Application Information

<b>Class of Development Application</b>	<b>Class 3</b>
<b>Date Referral Emailed to Dept. or Agency</b>	<b>10/15/2018</b>
<b>Class 1 or 2 Application Referral Comment</b>	
<b>Deadline: 15 calendar days from date above</b>	
<b>Class 3,4, &amp; 5 Application Referral Comment</b>	<b>11/05/2018</b>
<b>Deadline: 21 calendar days from date above</b>	
<b>Planner Name:</b>	<b>John Miller</b>
<b>Planner Email:</b>	<b><a href="mailto:johnmiller@mtnvillage.org">johnmiller@mtnvillage.org</a></b>
<b>Planner Phone Number:</b>	<b>970-369-8203</b>
<b>Applicant Name:</b>	<b>Alpine Planning / Chris Hawkins</b>
<b>Applicant Email Address:</b>	<b><a href="mailto:chris@alpineplanningllc.com">chris@alpineplanningllc.com</a></b>
<b>Applicant Phone Number:</b>	<b>970-964-7929</b>
<b>Description of Development Application(s):</b> Design Review application for a new single family home at lot 346, 527 Benchmark Road.	



## DEVELOPMENT REFERRAL FORM

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

### Referral Agency Information

Referral Agency	Referral	Email Address
Town Public Works	x	<a href="mailto:fkjome@mtnvillage.org">fkjome@mtnvillage.org</a>
Town Plazas and Environmental Services Dept.		<a href="mailto:ddrew@mtnvillage.org">ddrew@mtnvillage.org</a>
Town Attorney		<a href="mailto:jmahoney@jdreedlaw.com">jmahoney@jdreedlaw.com</a>
Mountain Village Cable	x	<a href="mailto:slehane@mtnvillage.org">slehane@mtnvillage.org</a>
Transportation Department	x	<a href="mailto:jloebe@mtnvillage.org">jloebe@mtnvillage.org</a>
Recreation Department		<a href="mailto:jloebe@mtnvillage.org">jloebe@mtnvillage.org</a>
Police Department	x	<a href="mailto:cbroadly@mtnvillage.org">cbroadly@mtnvillage.org</a>
Telluride Fire Protection District	x	<a href="mailto:jim@telluridefire.com">jim@telluridefire.com</a>
San Miguel Power Association	x	<a href="mailto:jeremy@smpa.com">jeremy@smpa.com</a> ; <a href="mailto:terry@smpa.com">terry@smpa.com</a>
Black Hills Gas	x	<a href="mailto:brien.gardner@blackhillscorp.com">brien.gardner@blackhillscorp.com</a>
Century Link (800-526-3557)	x	<a href="mailto:Kirby.bryant@centurylink.com">Kirby.bryant@centurylink.com</a>
Colorado Geologic Survey (fee required)		<a href="mailto:Kaberry@mines.edu">Kaberry@mines.edu</a>
San Miguel County		<a href="mailto:miker@sanmiguelcountyco.gov">miker@sanmiguelcountyco.gov</a>
Town of Telluride		
San Miguel Regional Housing Authority		<a href="mailto:shirley@smrha.org">shirley@smrha.org</a>
Colorado State Forest Service		<a href="mailto:Jodi.rist@colostate.edu">Jodi.rist@colostate.edu</a>
United States Army Corps of Engineers		<a href="mailto:Benjamin.R.Wilson@usace.army.mil">Benjamin.R.Wilson@usace.army.mil</a>



## DEVELOPMENT REFERRAL FORM

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

Referral Agency Comments:



## DEVELOPMENT REFERRAL FORM

**Planning & Development Services**  
**Planning Division**  
455 Mountain Village Blvd. Ste. A  
Mountain Village, CO 81435  
(970) 728-1392



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

---

**TO:** Mountain Village Design Review Board

**FROM:** John Miller, Senior Planner

**FOR:** Design Review Board Public Hearing; December 6, 2018

**DATE:** November 9, 2018

**RE:** A Review and Recommendation to Town Council Regarding a Conditional Use Permit to Allow Seasonal Equestrian uses on Lots OS-1-R-1, Lot 128, OS-1C, OS-R7 and OS-36

---

### APPLICATION OVERVIEW: Equestrian Use – Winter / Spring Sleigh Rides

#### **PROJECT GEOGRAPHY (See Figure 1)**

**Legal Description:** OS-1-R-1, Lot 128, OS-1C, OS-R7 and OS-36

**Address:** 136 Country Club Dr. / No address assigned to Active Open Space

**Applicant/Agent:** Jeff Proteau, Telluride Ski & Golf (TSG)

**Owner:** Telluride Ski & Golf

**Zoning:** Lot 128 – Village Center  
OS 1R1 – Full Use, Ski Resort Active Open Space  
OS 1C – Full Use, Ski Resort Active Open Space  
OSP 36 – Full Use, Ski Resort Active Open Space  
OS-R7 – Full Use, Ski Resort Active Open Space

**Existing Uses:** Open Space and Mixed-Use Commercial/Residential (Village Center)

**Proposed Use:** Seasonal Equestrian Activity – Sleigh Rides and Temporary Corral

**Lot Size:** Approximately 118 Acres in Total

**Adjacent Land Uses:** *Note: Due to the size and extent of total acreage encompassing the Conditional Use Permit request, the adjacent land use portion of this report has been generalized. Adjacent uses include Single-Family and Multi-Family Residential, Village Center Commercial, as well as passive open space and active open space ski resort uses.*

#### **ATTACHMENTS**

Exhibit A: Application and Narrative

Exhibit B: Map of proposed sleigh ride and corral locations

Exhibit C: Public comment and/or referral comments

Exhibit D: Resolution

**Specific Variation Requests: 17.4.14(E): Standards for Certain Conditional Use Permits Conditional Use Permits; Equestrian Conditional Use Permit, (ii) and (iv)**



*Figure 1: Vicinity Map; Green polygons indicate ski runs, green dots indicate proposed routes for the CUP.*

**Case Summary and Background:**

Jeff Proteau of Telluride Ski and Golf (TSG) is requesting Design Review Board review and recommendation to Town Council, for an equestrian conditional use permit (CUP) to be operated seasonally from December to April on a year to year basis until a time that operations cease. As part of the CUP submittal, the applicant has identified proposed routes to be utilized during the operation of the activity as indicated on Figure 1. The proposal includes limited corral fencing associated with the operation of the conditional use. In addition, the applicant has also provided a narrative documenting the proposed hours of operations and details regarding the number of sleighs and horses on site. The applicant is proposing four 45-minute tours daily, with sleigh rides offered at 4:30, 5:30, 6:30, and 7:30PM.

The zoning designations for the sites are almost entirely Class 3 Active Open Space, except for Lot 128 which is zoned Village Center (VC) and currently is the site of The Peaks. The Class 3 Active Open Space (AOS) zone district allows for both equestrian facilities and recreational trails as conditional and permitted uses. The CDC defines equestrian trails as a type of recreational trail – allowed in all zoning districts. In addition, recreational trails are also provided as a ski resort use within the definition section. While these types of uses are permitted in all zones, the CDC specifically lists stabling of horses and riding of horses as a prohibited use without a CUP. All stabling / overnight storage of the animals must occur on Class 3 AOS. Recreational Trails, including equestrian trails are allowed within the VC Zone after CUP approval.

It should be noted that while TSG is requesting the CUP approval, the actual day to day operations of the equestrian activity will be handled through a third-party entity - Telluride Wranglers (TW). TW is a full service equestrian outfitter offering several services for trail riders and hunters in the southern Colorado region. Due to the previous experience of the

operator, staff believes there to be sufficient experience with husbandry and winter care of horses specific to our high mountain environment to proceed with the application as proposed. TSG and TW have indicated that the horses will be kept daily by TW within the temporary corral fencing area indicated on Figure 1 above. Prior to each evening sleigh ride, the horses will be prepared at the corral area and will then be ridden to Lot 128 (The Peaks) to pick up customers for an approximate 45-minute ride throughout TSG Active Open Space areas. It should be noted that the area proposed for the actual sleigh rides are Active Open Space lots typically reserved for daytime ski use during winter months. As part of daily husbandry best practices, the applicant and/or operator are required to ensure that all manure is removed daily from the corral area to mitigate any potential offsite impacts to the greatest extent possible.

---

**Applicable CDC Requirement Analysis and Findings:** The applicable requirements cited may not be exhaustive or all inclusive. The applicant is required to follow all requirements even if an applicable section of the CDC is not cited. ***Please note that staff findings will be indicated by italicized text.***

#### **17.4.14(D): Conditional Use Permits; Criteria for Decision**

##### D. Criteria for Decision

- a. The proposed conditional use is in general conformity with the policies of the principles, policies and actions set forth in the Comprehensive Plan;  
*The proposal is consistent with the Comprehensive Plan, Mountain Village Subarea Principal Policies and Actions for Parcel J by conforming with a.) "Allow for a wide range of indoor and outdoor recreational uses to serve the Telluride Region".*
- b. The proposed conditional use is in harmony and compatible with surrounding land uses and the neighborhood and will not create a substantial adverse impact on adjacent properties or on services and infrastructure;  
*A conditional use permit for equestrian uses is allowed pursuant to the CDC consistent with Town Council review and approval of the provided criteria for decision and standards for equestrian conditional use permits. The proposed equestrian use will be seasonal and therefore any associated animals or corral structures will be temporary in nature. Due to the time of year and proposed hours of operation, there will not be any substantial impact to existing skier uses occurring on the subject lots. There are no required infrastructure needs for the site or proposed use.*

*You have received public comments from adjacent residential properties voicing both opposition and support, with the letters of opposition largely related to concerns of potential odor and noise. Staff has recommended limitations on artificial noise such as radios, Bluetooth speakers or similar devices, and audible 2-way radios.*

- c. The design, development and operation of the proposed conditional use shall not constitute a substantial physical hazard to the neighborhood, public facilities, infrastructure or open space;  
*The project is in an area that has traditionally been utilized heavily for Active Open Space ski operations. Currently, there are several beginner ski runs that surround the proposed area of operation in addition to several tennis courts.*



*The largest physical hazard presented is the presence of horses and potential unexpected interactions with humans. To mitigate this, the area proposed for the corral is sheltered from the surrounding recreational and residential areas through existing landscaping and topography. The corral will be secure and signage in place restricting access, and due to snow cover any potential impacts to open space areas will be minimal.*

- d. The design, development and operation of the proposed conditional use shall not have significant adverse effect to the surrounding property owners and uses;  
*The applicant has documented the location and proposed operation of the conditional use and there are no known potential adverse effects to surrounding property owners or uses. The applicant has not indicated the need to provide lighting, but it should be noted any lighting proposed in the future will require additional Design Review. In addition, there have been concerns related to noise that may be generated at the site. Staff is requesting that there be a restriction limiting any artificial noise on site as detailed above.*
- e. The design, development and operation of the proposed conditional use shall not have a significant adverse effect on open space or the purposes of the facilities owned by the Town;  
*The application does propose use of open space for the operation of the sleigh rides, but the season and duration of the use will limit any impacts to open space and/or Town owned facilities. The proposed hours of operation are not in conflict with the existing open space use and will therefore have minimal adverse effect on the skier experience.*
- f. The design, development and operation of the proposed conditional use shall minimize adverse environmental and visual impacts to the extent possible considering the nature of the proposed conditional use;  
*The applicant has provided images of the fencing material for the corral area of the operation as part of the narrative submitted. The intent of the location of the corral is to allow for maximum landscape screening - utilizing existing trees to buffer surrounding uses. The metal fencing material is typical to livestock uses and is colored a natural brown to attempt to blend in to the surroundings as much as possible. The corral is sized 50' x 50' and will not require any additional heating sources other than a heating element to maintain a non-frozen water source for the animals. The applicant has not indicated the need for any permanent lighting.*
- g. The design, development and operation of the proposed conditional use shall provide adequate infrastructure;  
*No additional infrastructure is requested for the equestrian use.*
- h. The proposed conditional use does not potentially damage or contaminate any public, private, residential or agricultural water supply source; and  
*No water source will be impacted by the equestrian use. Site maintenance is of high priority to staff and the owner/owner of improvements are required by the CDC to maintain the site in a clean, safe, and orderly condition. Violation of this provision may result in the revocation of the CUP permit for failure to abide by the conditions of the CUP approval.*

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

**E. 17.4.14(E): Standards for Certain Conditional Use Permits Conditional Use Permits; Equestrian Conditional Use Permits**

- a. The boarding of horses shall require the issuance of an equestrian conditional use permit. In addition to other applicable requirements of the CDC, equestrian conditional use permits for the boarding of horses shall comply with the following standards:
  - i. Lots proposed for an equestrian conditional use shall have a minimum size of four (4) acres;  
*The proposal includes a cumulative acreage of approximately 118 acres.*
  - ii. One side of the lot must adjoin either active open space that has an approved, developed equestrian trail or United States Forest Service (USFS) land;  
*Except for Lot 128, the entirety of the approx. 118 acres are Active Open Space. While there are currently Nordic trails within the subject lots they haven't been approved as equestrian trails; thus, if approval is granted for this CUP it would also approve the use of these trails to equestrian use, specific and limited to the applicant and their operator as set forth in the application and approval resolution. Staff believes that due to the unique seasonal nature of the operation, there will be no detrimental impacts to the landscape or adjacent uses, nor interfere with USFS lands or TSG Ski operations.*
  - iii. The owner of the lot must obtain permission in writing from the open space owner or the USFS to access approved, developed trails on public or private property;  
*The applicant is the owner of the open space in question.*
  - iv. The owner of the lot must also be the owner of any horse(s) proposed to be boarded on the lot unless the review authority allows for commercial boarding of horses; and  
*The proposed site of the Corral – OS 1-R-1 is approximately 91 acres in size. The total proposal encompasses approximately 118 acres. TSG is not the owner of the horses proposed to be boarded on the lot but is proposing to enter into a license agreement with Telluride Wranglers for the operation of the sleigh rides occurring on their properties. The entire proposal is located within Class 3 AOS except for the pickup / drop off location at Lot 128 (The Peaks). Due to the temporary nature of the request and subject lots in question, staff recommends allowing for variation from this requirement as per 17.4.14(E)(b)(v).*
  - v. The Town approves the equestrian use of the trail system in light of the overall trail system envisioned in the Comprehensive Plan.  
*The sleighs will be pulled on groomed ski surfaces above the surfaces of any trails that may be below. It should be noted that the operation may interact with Nordic users including skiers and pedestrians. The Town of Mountain Village and TSG maintain an agreement for Nordic groomed trails within areas of the town. After referral recreation director Jim Loebe gave*

*input that he does not see any major user conflict given the area and times proposed.*

- b. An equestrian conditional use shall include the following conditions:
- i. The riding or walking of horses is allowed only on approved, developed equestrian trails on active open space or on USFS land, with the open space owner's written permission.  
*The proposal includes designated trails that will be maintained to ensure smooth and safe operation of daily sleigh rides. All areas utilized are either owned or managed by TSG.*
  - ii. The boarding of horses on any lot shall neither threaten the health, safety and welfare of any individual, any horse or any wildlife within the town nor adversely affect the environment.  
*The applicant has indicated that the breed of horse as proposed for the operation of the sleigh ride are well accustomed to cold mountain temperatures and do not require additional structures or considerations other than requirements documented within this memo.*
  - iii. The owner shall be responsible for the prompt and proper disposal of excrement in such a manner that minimizes and mitigates odor, unsightliness and infiltration or other damage to the environment.  
*The applicant has noted that excrement would be cleaned and removed daily. Due to concerns of odors, site maintenance is of high priority to staff and the owner/owner of improvements are required by the CDC to maintain the site in a clean, safe, and orderly condition. Violation of this provision may result in the revocation of the CUP permit for failure to abide by the conditions of the CUP approval. The applicant has indicated that hay for the horses is to be delivered by snow mobile – staff is recommending that any snow mobile usage to and from the site be limited to before ski or after ski area operations to decrease conflicts with skiers and pedestrians.*
  - iv. No structure, including a fence, related to the boarding, riding or maintenance of horses or the development of any horse path, equestrian trail or training area can occur within fifty (50) feet of a lot line that adjoins active open space or USFS land or within one hundred (100) feet of any other lot line. All development shall meet the requirements of the Design Regulations.  
*All proposed corral structures are located at least 50 feet from Active Open Space and 100 feet from other lot lines adjacent to the area in question.*
  - v. Notwithstanding Article 5, the DRB may vary certain requirements and rules and regulations under this section for the commercial operation of sleigh rides, trail rides or carriage rides.

**Staff Recommendation:** The application has been determined to meet the minimum standards outlined within the CDC for a Class 4 Equestrian Conditional Use Permit. If the Design Review Board deems this application to be appropriate for recommendation to Town Council, Staff request said recommendation condition the items listed below in the suggested motion and the findings contained above within the Staff Memo.

## PROPOSED MOTION - MINOR SUBDIVISION

I move to recommend approval to Town Council regarding a Conditional Use Permit to allow for seasonal equestrian uses on Lots OS-1-R-1, Lot 128, OS-1C, OS-R7 and OS-36 with the findings contained within the Staff Report of record dated November 9, 2018 and with the following conditions:

1. The applicant shall enter into a License Agreement with Telluride Wranglers before beginning operation of the business.
2. The applicant and operator shall abide by the laws of the state of Colorado and the Town of Mountain Village in the operation of business and shall have a valid Mountain Village business license before operating the business.
3. The riding or walking of horses is allowed only on approved, developed equestrian trails on active open space or on USFS land, with the open space owner's written permission.
4. The boarding of horses on any lot shall neither threaten the health, safety and welfare of any individual, any horse or any wildlife within the town nor adversely affect the environment.
5. The owner shall be responsible for the prompt and proper disposal of excrement in such a manner that minimizes and mitigates odor, unsightliness and infiltration or other damage to the environment.
6. No structure, including a fence, related to the boarding, riding or maintenance of horses or the development of any horse path, equestrian trail or training area can occur within fifty (50) feet of a lot line that adjoins active open space or USFS land or within one hundred (100) feet of any other lot line. All development shall meet the requirements of the Design Regulations.
7. The applicant shall ensure that any snowmobiles associated with delivery of hay mitigate conflicts with skiers by limiting deliveries to before or after the opening and closing of the ski area daily.
8. The applicant shall secure the corral, horses, or other operational elements that may attract the public.
9. The business shall be allowed to operate generally from December to April seven (7) days a week. The applicant is limited to the specified number of horses, sleighs, hours of operations, and employees listed within the provided narrative.
10. The applicant shall restrict all artificial noise at the site of the corral (e.g. radios, Bluetooth speakers or similar devices, and audible two-way radios).
11. The Conditional Use Permit shall be valid for a period of five (5) years with an annual review by the Planning Division Staff, with the applicant responding to any valid issues as they arise during the operation or annual review. Should the applicants suspend the CUP for any year during the next five years, although the CDC requires the permit to expire, Town Council can agree to allow the permit to remain active given there are no public or town concerns; however, the CUP expiration date remains unchanged, five years from the date of approval. Staff requests that any minor operational changes be handled by Planning Staff as a Class 1 or 2 permit with the possibility to elevate to Class 4.
12. Staff has the authority to suspend operations if it is determined that the applicant or operator has failed to meet the conditions of approval.



# CONDITIONAL USE PERMIT APPLICATION

PLANNING & DEVELOPMENT SERVICES  
455 Mountain Village Blvd. Suite A  
Mountain Village, CO 81435  
970-728-1392  
970-728-4342 Fax  
cd@mtnvillage.org

## TOWN OF MOUNTAIN VILLAGE FEE REQUIREMENTS ACKNOWLEDGEMENT

The Town of Mountain Village requires specific fees to be paid with a development application including legal and attorney fees associated with processing land development applications, inquiries and review. Please read and acknowledge the below fee requirement which are found at Community Development Code Section 17.4.4. General Provisions Applicable to All Development Application Classes, Section L. Fees.

### L. Fees

**1. Fee Schedule.** The Town Council shall, from time to time, adopt a fee resolution setting forth all development application fees and associated permit fees. Fees for submittals not listed in the fee schedule resolution shall be determined by the Director of Community Development on a case-by-case basis determined by the similarity between the submittal and the development applications listed on the fee schedule together with the estimated number of hours of staff time the review of the submittal will require. No development application shall be processed, nor any development or building permits shall be issued until all outstanding fees or moneys owed by the applicant, lot owner, developer or related entity, as defined by the Municipal Code, to the Town, in any amount for any purpose, including but not limited to any fees, delinquent taxes, required Town licenses, permit fees, court fines, costs, judgments, surcharges, assessments, parking fines or attorney's fees are paid to the Town.

**2. Town Attorney Fees.** The applicant shall be responsible for all legal fees incurred by the Town in the processing and review of any development application or other submittal, including but not limited to any Town Attorney fees and expenses incurred by the Town in the legal review of a development application together with the legal review of any associated legal documents or issues. Legal expenses so incurred shall be paid for by the applicant prior to the issuance of any permits.

**3. Property or Development Inquiries.** The Town requires that Town Attorney legal fees and expenses be paid for all development or property inquiries where a legal review is deemed necessary by the Town. The developer or person making the inquiry, whichever the case may be, shall be informed of this obligation and execute a written agreement to pay such legal expenses prior to the Town Attorney conducting any legal review. A deposit may be required by the Director of Community Development prior to the commencement of the legal review.

**4. Other Fees.** The applicant shall be responsible for all other fees associated with the review of a development application or other submittal conducted by any outside professional consultant, engineer, agency or organization and which are deemed necessary by the Town for a proper review.

**5. Recordation Fees.** The Community Development Department will record all final plats, development agreements and other legal instruments. The applicant shall be responsible for the fees associated with the recording of all legal instruments.

I have read and acknowledge the fee requirements associated with my application.

  
\_\_\_\_\_  
(signature required)

  
\_\_\_\_\_  
(date)



# CONDITIONAL USE PERMIT APPLICATION

PLANNING & DEVELOPMENT SERVICES  
455 Mountain Village Blvd. Suite A  
Mountain Village, CO 81435  
970-728-1392  
970-728-4342 Fax  
cd@mtnvillage.org

## CONDITIONAL USE PERMIT APPLICATION

### APPLICANT INFORMATION

<b>Name:</b> Jeff Proteau, TSG Ski & Golf. Noah Gregory, Telluride Wranglers		<b>E-mail Address:</b> jeff@telski.com	
<b>Mailing Address:</b> 565 Mountain Village Blvd.		<b>Phone:</b> 970-728-7444	
<b>City:</b> Mountain Village	<b>State:</b> Colorado	<b>Zip Code:</b> 81435	
<b>Mountain Village Business License Number:</b> 00201			

### PROPERTY INFORMATION

<b>Physical Address:</b> Mountain Village		<b>Acreage:</b> 119.024
<b>Zone District:</b> N/A	<b>Zoning Designations:</b> Active Open Space	<b>Density Assigned to the Lot or Site:</b> N/A
<b>Legal Description:</b> Lot 128, OS1C, OS 1R1, OSP 36, OS R7		
<b>Existing Land Uses:</b> Ski Area / Active Open Space		
<b>Proposed Land Uses:</b> Horse Sleigh Ride and corral		

### OWNER INFORMATION

<b>Property Owner:</b> TSG Ski and Golf LLC		<b>E-mail Address:</b> jeff@telski.com	
<b>Mailing Address:</b> 565 Mountain Village Blvd		<b>Phone:</b> 970-728-7444	
<b>City:</b> Mountain Village	<b>State:</b> Colorado	<b>Zip Code:</b> 81435	

### DESCRIPTION OF REQUEST

See attached narrative. HOA approval will be considered for the sleigh ride that crosses lot 128 at there November 30th HOA meeting.



# CONDITIONAL USE PERMIT APPLICATION

PLANNING & DEVELOPMENT SERVICES  
455 Mountain Village Blvd. Suite A  
Mountain Village, CO 81435  
970-728-1392  
970-728-4342 Fax  
cd@mtnvillage.org

**OWNER/APPLICANT  
ACKNOWLEDGEMENT  
OF RESPONSIBILITIES**

I, Jeff Proteau (Owner's Representative), the owner of Lot OS1C, OS 1R1, OSP 36, OS R7 (the "Property") hereby certify that the statements made by myself and my agents on this application are true and correct. I acknowledge that any misrepresentation of any information on the application submittal may be grounds for denial of the development application or the imposition of penalties and/or fines pursuant to the Community Development Code. We have familiarized ourselves with the rules, regulations and procedures with respect to preparing and filing the development application. We agree to allow access to the proposed development site at all times by members of Town staff, DRB and Town Council. We agree that if this request is approved, it is issued on the representations made in the development application submittal, and any approval or subsequently issued building permit(s) or other type of permit(s) may be revoked without notice if there is a breach of representations or conditions of approval. By signing this acknowledgement, I understand and agree that I am responsible for the completion of all required on-site and off-site improvements as shown and approved on the final plan(s) (including but not limited to: landscaping, paving, lighting, etc.). We further understand that I (we) are responsible for paying Town legal fees and other fees as set forth in the Community Development Code.

	11/7/2018
Signature of Owner's Representative	Date
	11/7/18
Signature of Applicant/Agent	Date

OFFICE USE ONLY	
<b>Fee Paid:</b>	<b>By:</b>
	<b>Planner:</b>



# CONDITIONAL USE PERMIT APPLICATION

PLANNING & DEVELOPMENT SERVICES  
455 Mountain Village Blvd. Suite A  
Mountain Village, CO 81435  
970-728-1392  
970-728-4342 Fax  
cd@mtnvillage.org

## OWNER AGENT AUTHORIZATION FORM

I have reviewed the application and hereby authorize *(insert agent name)* Jeff Proteau of  
*(insert agent's business name)* Telluride Ski & Golf LLC to be and to act as my  
designated representative and represent the development application through all aspects of the development  
review process with the Town of Mountain Village.

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

(Signature)

11/7/2018

(Date)

Bill Jensen

(Printed name)



## Sleigh Ride Proposal Narrative

Telluride Ski & Golf LLC (TSG) is proposing to offer sleigh rides during the winter season. TSG will work with Telluride Wrangler's who will provide the horses, sleighs, drivers and attendants. The sleigh rides will originate at the Peaks Trail at the building entry/exit at the west side of the building, where skiers access the Meadows ski trail. TSG currently manages the Peaks Hotel and will coordinate guests and the sleigh ride operations to ensure there is no conflict with ski area or hotel operations. Sleigh rides will begin once the mountain is closed for ski operations. The sleigh rides will be offered at 4:30, 5:30, 6:30, and 7:30.

The sleigh ride duration will be 45 minutes, allowing 15 minute breaks in between rides for rest and watering the horses. During the ride there will be several short breaks to rest horses and allow opportunities to take pictures. The horses will have manure bags to catch excrement so that the snow will not be contaminated with droppings.

The sleigh rides start at the Peaks trail and then travel down the Meadows ski trail. Depending on snow conditions the sleighs will either take route A or route B. Route A will go up Double Cabin ski trail to the nordic trail at hole 17 tees, then travel down the sewer line cut to the Lower Galloping Goose. The sleigh will continue to Lower Galloping Goose, then down the ski trail back to the Meadows, and up to the Peaks trail. If there is not enough snow for this route the sleigh will go on route B, which will go from the Peaks to the Meadows, then up Village Bypass ski trail to below the bridge at Mountain Village Boulevard where it will turn back down Village Bypass. When it meets Meadows it will go back up to the Peaks trail and then to the Peaks. Combining both of the routes, the open space parcels for the routes include OS1R1, OS R7, OS 36, and OS 1C. (See attached sleigh ride route map)

Two sleighs will be available that can hold 6 or 8 people and up to two sleighs can run during each time slot depending on demand. Each sleigh is pulled by 2 horses. The horses are Belgians and are fully capable of pulling the sleighs. Sleigh rides will be offered 7 days a week from mid-December to the closing day of the ski area.



**8 Person Sleigh**



**Sleighs with team**

There will be sleigh ride options that will include an Après Ski rides and dinner rides that will combine the rides with appetizers and drinks or dinner at the hotel.

The 4 horses will be kept in a horse corral on active open space parcel OS 1R1 north and east of the paddle tennis courts (see attached corral site plan). The corral will be standard metal corral panels and will be arranged in a configuration approximately 50' x 50'. Inside the corral there will be a water trough. The corral is temporary and will be removed at the end of the season. It will be cleaned daily and the manure will be hauled out daily. All care, feeding and watering will be done by Telluride Wranglers. Due to the location of the corral no shelter will be necessary. The horses will grow a thick winter coat and will have trees to provide shelter.



**Corral gate**



Corral panels with gate

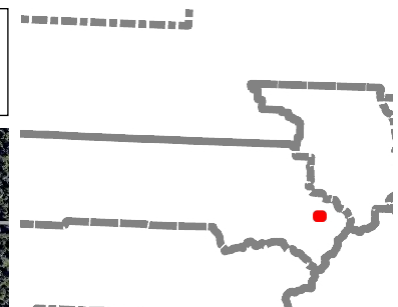


Corral Site Plan

### Meeting Key Requirements:

- a. The boarding of horses shall require the issuance of an equestrian conditional use permit. In addition to other applicable requirements of the CDC, equestrian conditional use permits for the boarding of horses shall comply with the following standards:
  - i. Lots proposed for an equestrian conditional use shall have a minimum size of four (4) acres; **The active open space tracts utilized total approximately 118 acres.**
  - ii. One side of the lot must adjoin either active open space that has an approved developed equestrian trail or United State Forest Service (USFS) land; **All land utilized for the sleigh rides either are in active open space or are adjacent to it.**
  - iii. The owner of the lot must obtain permission in writing from the open space owner or the USFS to access approved, developed trails on public or private property; **Open Space utilized for the sleigh rides is owned by the applicant. USFS lands are not included.**
  - iv. The owner of the lot must also be the owner of any horse(s) proposed to be boarded on the lot unless the review authority allows for commercial boarding of horses; **Applicant is working directly with the owners of the horses and will have a License Agreement that ensures compliance with and conditions that may be required by the review authority.**
  - v. The Town approves the equestrian use of the trail system in light of the overall trail system envisioned in the Comprehensive Plan.
- b. An equestrian conditional use permit shall include the following conditions:
  - i. The riding or walking of horses is allowed only on approved, developed equestrian trails on active open space or on USFS land, with the open space owner's written permission. Sleigh rides will occur on the snow and not during the summer when trails are used. **TSG owns the open space where sleigh rides occur.**
  - ii. The boarding of horses on any lot shall neither threaten the health, safety and welfare of any individual, any horse or any wildlife within the town nor adversely affect the environment. **Best practices will be utilized on a daily basis at the corral site to ensure compliance with any health, safety and welfare concerns.**
  - iii. The owner shall be responsible for the prompt and proper disposal of excrement in such a manner that minimizes and mitigates odor, unsightliness and infiltration or other damage to the environment. **TSG and Telluride Wranglers will comply with this condition. Excrement will be removed on a daily basis.**
  - iv. No structure including a fence, related to the boarding, riding or maintenance of horses or the development of any horse path, equestrian trail or training area can occur within fifty (50) feet of a lot line that adjoins active open space or USFS land or within one hundred (100) feet of any other lot line. All development shall meet the requirements of the Design Regulations. **Corral location complies with this condition.**
  - v. Notwithstanding Article 5, the DRB may vary certain requirements and rules and regulations under this section for the commercial operation of sleigh rides, trail rides or carriage rides.

# Corral Location and Sleigh Ride Routes



**Legend**

- Parcel Boundaries
- Roads
- County Boundaries
- Parks
- Campgrounds
- Trailheads
- Ski Area Trails labels
- Ski Trails

**Trails**

- Hiking
- Hiking Equestrian - Wilderness At
- Hiking Bicycling Equestrian
- Hiking Bicycling Equestrian Motor
- Hiking Bicycling Equestrian ATV
- Hiking Bicycling Equestrian Motor
- Climbing

Map Generated  
10/31/18 4:44 PM

**Notes**

0.2 0 0.08 0.2 Miles

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

14,965



THIS MAP IS NOT TO BE USED FOR NAVIGATION

www.sanmiguelcountyco.gov

## John A. Miller

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**From:** Thomas Kerr <tomdkerr1@gmail.com>  
**Sent:** Friday, November 09, 2018 11:01 AM  
**To:** John A. Miller  
**Cc:** Carmela Sanna; Wayne Lewis; Chris Reichert  
**Subject:** Horse Corral

Mr. Miller,  
The horse corral for the sleigh ride proposal by Telluride Wranglers will be directly behind Village Creek.

Two concerns:  
Odors, obviously.

Noise: we are very concerned that the folks hanging out/working at the corrals will be playing loud music. This would be an extreme nuisance to those of us living there.

Please add to the operating agreement with Telluride Wranglers that NO MUSIC will be played at this location.

Please also add to the agreement that any odors which may arise be dealt with swiftly and effectively.

Please get back to us about this matter,

Thomas Kerr  
President, Village Creek Condo Association

## John A. Miller

---

**From:** Andrea Toce <andie@lusfiber.net>  
**Sent:** Thursday, November 08, 2018 6:15 PM  
**To:** John A. Miller  
**Subject:** Equestrian Permit

Dear Mr. Miller,

We are very excited by the proposal to have sleigh rides available in Telluride.

We have been regular visitors to Telluride for over 25 years and grew to love it so much that we bought a place of our own there several years ago. Our two boys grew up hiking, fishing, biking and skiing those beautiful mountains and valleys. Now we are privileged to have two beautiful daughter-in-laws and two grand children that share our love of Telluride.

I cannot wait to add Sleigh Rides to our list of favorite things to do while in Telluride. Sign us up. If it will be open this ski season I would love to book a ride for my family. We will be there the last week of February. I would appreciate it if someone would contact me when this is approved so that I may book a sleigh ride.

Our vote is "Yes!", to sleigh rides.

Sincerely,

Andie Toce

12 Trails Edge #1

Mountain Village

337-344-5677

andie@lusfiber.net

## John A. Miller

---

**From:** Proteau, Jeff <JProteau@tellurideskiresort.com>  
**Sent:** Friday, November 09, 2018 12:49 PM  
**To:** John A. Miller  
**Subject:** FW: Equestrian CUP Application

Fyi

Jeff Proteau  
Vice President Mountain Operations and Planning  
Telluride Ski & Golf  
(970) 728-7444  
[jeff@telski.com](mailto:jeff@telski.com)

---

**From:** Michael Mangana [mailto:michaelmangana@citlink.net]  
**Sent:** Friday, November 09, 2018 12:36 PM  
**To:** Proteau, Jeff <JProteau@tellurideskiresort.com>  
**Cc:** Mike Owen <mikeowen@pacbell.net>; Rick Owen <RickOwenHunter@yahoo.com>  
**Subject:** Equestrian CUP Application

Hi Jeff,

We received the notice regarding the proposed Equestrian sleigh rides and Owen Construction Co., Inc. has no concerns relative to it negatively affecting our lot 534 on Russell Drive.

Best Regards,

Michael Mangana  
Secretary / Treasurer  
Owen Construction Co., Inc.



## John A. Miller

---

**From:** Christine Smith <outlook\_8D7BD5C94DC27DE2@outlook.com>  
**Sent:** Friday, November 09, 2018 12:08 PM  
**To:** John A. Miller  
**Subject:** Equestrian Conditional Use Permit

Dear Sir:

I received written notice in the mail and am responding in favor of approving the permit application. My condo is at Pine Meadows Unit 138 along the proposed route and I look forward to seeing the sleighs pass by my windows. Hope they have sleigh bells on the horses!!!

BTW ... Just and FYI ... I couldn't access the information on the website that was listed on your letter. Also, for future reference, please note that my correct mailing address is 32 Lottie Lane, not 33 Lottie Lane as listed on the envelope.

Wishing you and your staff a Very White Winter!!!

Best regards,

Christine Smith

c/o Mountain Lodging, LLC

32 Lottie Lane

New Oxford, PA 17350

Sent from [Mail](#) for Windows 10

**Courcheval  
Condominiums  
Owners Association, Inc.**

November 16, 2018

*Re: TSG Proposed Horse Corral*

*Delivered via email [johnmiller@mtnvillage.org](mailto:johnmiller@mtnvillage.org) and [jeff@telski.com](mailto:jeff@telski.com)*

Dear Mr. Miller

The Courcheval Condominiums Owners Association Inc ("Association") is in receipt of the Notice of Pending Development Application dated November 2, 2018. The Association is not in support of granting the requested variance made by TSG Ski & Golf ("TSG") related to a horse corral to support a commercial sleigh ride operation. We believe the existence of the horse corral directly behind the Association's complex would constitute a nuisance that would substantially interfere with the ability of the Association to use and enjoy its property. We are concerned with the safety, noise and odor issues that the presence of horses will bring, and that the corral will be an eyesore given the very close proximity of the proposed corral to Association property.

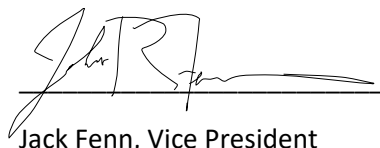
Other suitable locations surely exist that would have less impact on the Association. We have included a few suggestions attached to this letter and respectfully ask that TSG relocate its horse corral to one of these sites, or that the Design Review Board and/or the Mountain Village Town Council deny the request for the variance.

We would appreciate your prompt feedback on this matter and would be happy to schedule a time to meet (via phone or in person) to discuss alternatives that could be acceptable to all parties involved.

Regards,

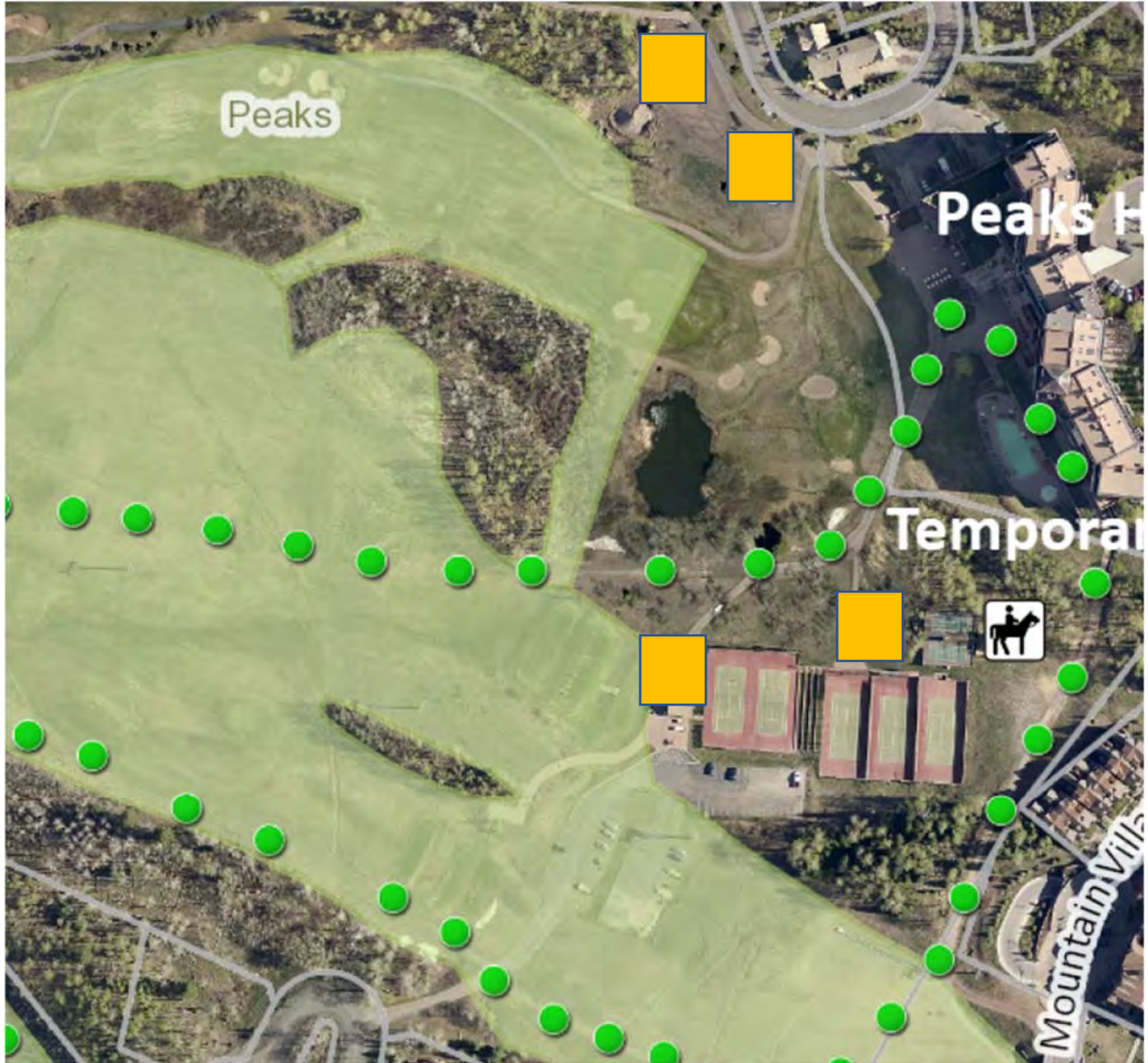


David Clark, President



Jack Fenn, Vice President

Suggested Alternate Locations for Proposed Horse Corral



## John A. Miller

---

**From:** Jim Loebe  
**Sent:** Thursday, November 08, 2018 3:49 PM  
**To:** John A. Miller  
**Cc:** Finn KJome; Steven LeHane; Chris Broady; jim.telfire@montrose.net; jeremy@smpa.com; brien.gardner@blackhillscorp.com; kirby.bryant@centurylink.com; Michelle Haynes  
**Subject:** Re: Referral for Winter Sleigh Rides - Peaks / AOS

Thanks John,

I've been talking with Jeff at TSG about this. The proposed location for the stable by the paddle tennis courts will not cause any problems with the venue. Neither will the proposed route for the sleigh ride. We've offered to chase their tracks with our cat if needed.

Short story, sounds fun and we're supportive.

Thank you!

Jim Loebe  
Transit Director  
Town of Mountain Village  
[jloebe@mtnvillage.org](mailto:jloebe@mtnvillage.org)  
W 970 369 8300  
C 970 729 3434

On Nov 8, 2018, at 3:25 PM, John A. Miller <[JohnMiller@mtnvillage.org](mailto:JohnMiller@mtnvillage.org)> wrote:

All,  
Please find the referral form for a proposed seasonal winter sleigh ride operated on TSG Active Open Space adjacent to the Peaks, with pickup located at the rear western side of the Peaks. The rides last approx. 45 minutes, and the horses will be kept directly adjacent to the tennis courts. I have included some of the materials provided by the applicant to orient yourself to the location a bit better.

Thanks,

J

John A Miller III, CFM  
Senior Planner  
Planning & Development Services  
Town of Mountain Village  
455 Mountain Village Blvd, Suite A  
Mountain Village, CO 81435  
O :: 970.369.8203  
C :: 970.417.1789



<Class 4 referral form Sleigh rides.docx>

**RESOLUTION OF THE TOWN COUNCIL  
OF THE TOWN OF MOUNTAIN VILLAGE, MOUNTAIN VILLAGE, COLORADO  
APPROVING A CONDITIONAL USE PERMIT FOR EQUESTRIAN USES ON LOTS 128, OS-1-  
R-1, OS-1C, OS-R7, AND OS-36**

**RESOLUTION NO. 2018 -1213-\_\_\_\_\_**

- A. Telluride Ski and Golf, LLC (Owner) is the owner of record of real property described as Lots 128, OS-1-R-1, OS-1C, OS-R7, and OS-36;
- B. The Owner is pursuing the approval of a Conditional Use Permit to allow for the operation of Winter Sleigh rides as well as boarding of horses on Lots 128, OS-1-R-1, OS-1C, OS-R7, and OS-36, and the owner has submitted such application requesting approval of the Conditional Use Permit (Application);
- C. The Design Review Board (DRB) considered this application, along with evidence and testimony, at a public meeting held on December 6, 2018. Upon concluding their review, the DRB voted in favor of the Conditional Use Permit and recommended approval to the Town Council with conditions to be considered by the Town Council;
- D. The Town Council considered and approved this application subject to certain conditions as set forth in this resolution, along with evidence and testimony, at a public meeting held on December 13, 2018;
- E. The Town Council approved the Conditional Use Permit for equestrian uses for Lots 128, OS-1-R-1, OS-1C, OS-R7, and OS-36, along with evidence and testimony, at a public meeting December 13, 2018;
- F. The public hearings referred to above were preceded by publication of public notice of such hearings held on such dates and/or dates from which such hearings were continued by mailing of public notice to property owners within four hundred feet (400') of the Properties and posting the property, as required by the CDC;
- G. The Owners have addressed, or agreed to address and/or abide by, all conditions of approval of the Application imposed by Town Council based upon a recommendation for approval by the DRB; and,
- H. The Town Council finds the application meets the Conditional Use Permit requirements contained in CDC Section 17.4.14 as follows:
  - 1. The proposed conditional use is in general conformity with the goals, policies and provisions of the Comprehensive Plan;
  - 2. The proposed conditional use is in harmony and compatible with surrounding land uses and the neighborhood and will not create a substantial adverse impact on adjacent properties or on services and infrastructure;
  - 3. The design, development and operation of the proposed conditional use shall not constitute a substantial physical hazard to the neighborhood, public facilities, infrastructure or open space;

4. The design, development and operation of the proposed conditional use shall not have a significant adverse effect to the surrounding property owners and uses;
5. The design, development and operation of the proposed conditional use shall not have a significant adverse effect on open space or the purposes of the facilities owned by the Town;
6. The design, development and operation of the proposed conditional use shall minimize adverse environmental and visual impacts to the extent possible considering the nature of the proposed conditional use;
7. The design, development and operation of the proposed conditional use shall provide adequate infrastructure;
8. The proposed conditional use does not potentially damage or contaminate any public, private, residential or agricultural water supply source; and,
9. The proposed conditional use permit meets all applicable Town regulations and standards.

**NOW, THEREFORE, BE IT RESOLVED THAT THE TOWN COUNCIL HEREBY APPROVES THE CONDITIONAL USE PERMIT AND AUTHORIZES THE MAYOR TO SIGN THE RESOLUTION SUBJECT TO THE FOLLOWING CONDITIONS:**

1. The applicant shall enter into a License Agreement with Telluride Wranglers before beginning operation of the business which requires Telluride Wranglers to abide by the conditions of this Resolution and all other Town laws, rules and regulations.
2. The applicant and operator shall abide by the laws of the state of Colorado and the Town of Mountain Village in the operation of business and shall have a valid Mountain Village business license before operating the business.
3. The riding or walking of horses is allowed only on approved, developed equestrian trails on active open space or on USFS land, with the open space owner's written permission.
4. The boarding of horses on any lot shall neither threaten the health, safety and welfare of any individual, any horse or any wildlife within the town nor adversely affect the environment.
5. The owner shall be responsible for the prompt and proper disposal of excrement in such a manner that minimizes and mitigates odor, unsightliness and infiltration or other damage to the environment.
6. No structure, including a fence, related to the boarding, riding or maintenance of horses or the development of any horse path, equestrian trail or training area can occur within fifty (50) feet of a lot line that adjoins active open space or USFS land or within one hundred (100) feet of any other lot line. All development shall meet the requirements of the Design Regulations.
7. The applicant shall ensure that any snowmobiles associated with delivery of hay mitigate conflicts with skiers by limiting deliveries to before or after the opening and closing of the ski area daily.

8. The applicant shall secure the corral, horses, or other operational elements that may attract the public.
9. The business shall be allowed to operate generally from December to April seven (7) days a week. The applicant is limited to one 50' x 50' corral, two (2) sleighs and four (4) horses. The property owner and/or operator shall limit sleigh rides to times between 4:25PM and 8:30PM.
10. The applicant shall restrict all artificial noise at the site of the corral (e.g. radios, Bluetooth speakers or similar devices, and audible two-way radios).
11. The Conditional Use Permit shall be valid for a period of five (5) years with an annual review by the Planning Division Staff, with the applicant responding to any valid issues as they arise during the operation or annual review. Should, in the Planning Division Staff's sole discretion, significant issues arise concerning the Conditional Use Permit and the activities permitted thereunder arise, the annual review may be elevated to the Town Council. By no later than October 1<sup>st</sup> of each calendar year, the applicant shall in writing inform Planning Division Staff of any minor operational changes which shall be processed by Planning Staff as a Class 1 or 2 permit with the possibility to elevate to Class 4.
12. Staff has the authority to suspend operations if it is determined that the applicant or operator has failed to meet the conditions of approval.

**Be It Further Resolved** that Lots as Lots 128, OS-1-R-1, OS-1C, OS-R7, and OS-36 may be developed and submitted in accordance with Resolution No. 2018-1213-XX.

### **Section 1. Resolution Effect**

- A. This Resolution 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 resolutions repealed or amended as herein provided and the same shall be construed and concluded under such prior resolutions.
- B. All resolutions, of the Town, or parts thereof, inconsistent or in conflict with this Resolution, are hereby repealed, replaced and superseded to the extent only of such inconsistency or conflict.

### **Section 2. Severability**

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

### **Section 3. Effective Date**

This Resolution shall become effective on December 13, 2018 (the "Effective Date") as herein referenced throughout this Resolution.

### **Section 4. Public Meeting**

A public meeting on this Resolution was held on the 13th day of December 2018 in the Town Council Chambers, Town Hall, 455 Mountain Village Blvd, Mountain Village, Colorado 81435.

**Approved** by the Town Council at a public meeting held on December 13, 2018.

**Town of Mountain Village, Town Council**

By: \_\_\_\_\_  
Laila Benitez, Mayor

**Attest:**

By: \_\_\_\_\_  
Jackie Kennefick, Town Clerk

Approved as to Form:

\_\_\_\_\_  
James Mahoney, Assistant Town Attorney





AGENDA ITEM 7  
**PLANNING & DEVELOPMENT SERVICE**  
**PLANNING DIVISION**  
455 Mountain Village Blvd.  
Mountain Village, CO 81435  
(970) 728-1392

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TO: Design Review Board (DRB)

FROM: John Miller, Senior Planner

FOR: December 6, 2018

DATE: November 9, 2018

RE: Work Session Staff Memo - Outdoor Lighting Regulations

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### PART I. Introduction and Background

The purpose of this agenda item is to allow the Design Review Board (DRB) to provide initial direction to the Town of Mountain Village Planning and Development Services Staff regarding an amendment to the Community Development Code (CDC) Chapter 17.5.12 Lighting Regulations. This effort works to evaluate and potentially modify standards for outdoor lighting. It should be noted that Mountain Village currently has existing outdoor lighting regulations, but there has been discussion of the effectiveness of the existing provisions given ever-changing design of light fixtures available as well as the overall changing needs of residents looking to enjoy their outdoor living spaces. This discussion aims to provide insight into the needs of our community and potentially works towards identifying a more holistic approach for lighting regulations within the Town of Mountain Village - allowing better use of outdoor spaces while preventing off-site impacts to neighbors, wildlife, and the region in the form of light pollution and reduced night sky visibility.

### PART II. Impacts of Outdoor Lighting Regulations

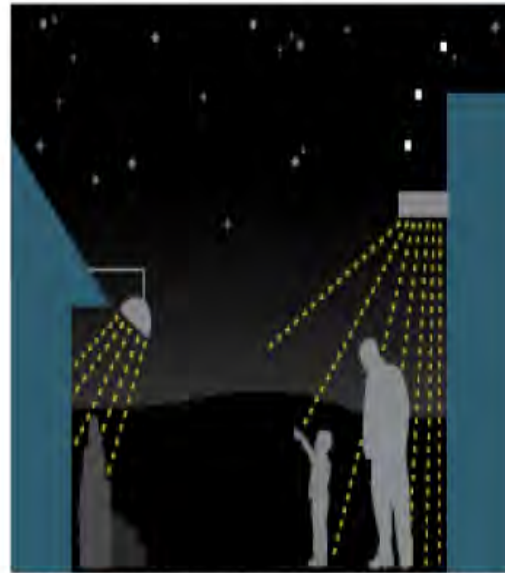
#### **Preservation of the Night Sky**

Dark skies are a quality that set apart rural areas from their urban and suburban counterparts. Light pollution and its side effects were first raised as issues in the 1970s by scientists and astronomers who noticed increasing degradation of the night sky. Since then, light pollution from growing communities and excessive outdoor lighting has continued to diminish the view of the stars in and around developed areas and because of this many jurisdictions have adopted anti-light pollution laws. Astoundingly, light pollution from a community can travel over 100 miles from the source and application of the Dark Sky Concept regionally can provide surprisingly widespread benefits. While excessive outdoor lighting may create a nuisance to neighbors, it also wastes electricity resulting in unnecessary emissions of greenhouse gases, decreases the quality of ambient lighting and overall safety, and can have documented negative effects of the health of humans and wildlife. The dark sky concept promotes a thoughtful approach to outdoor lighting design that doesn't necessarily limit use of outdoor light fixtures, but rather

limits the design to a manner that is more effective in lighting outdoor spaces without producing light pollution and limiting energy waste. The town's exterior lighting regulations are substantially compliance with dark skies concepts (e.g. full cut-off, shielded and downlit). Clarification regarding exterior lighting levels, appropriate fixtures, and discussion of architectural and outdoor area lighting is being introduced by this worksession.



Unshielded fixtures create glare and waste light.



Use fully shielded fixtures, direct lights downward and not above the horizontal plane of the fixture.

### **Better Lighting means Better Neighbors**

Outdoor lighting, when appropriately shielded and directed, can improve visibility and safety while minimizing energy use, operating costs, and glare. In contrast, improperly shielded lights can shine into adjacent properties and create conflict with neighbors, drivers, and pedestrians. A general rule of thumb is if the bulb is visible from the property line, its contributing to glare and light pollution; with dark sky rated lighting, only the intended area is illuminated.

Due to the unique outdoor amenities and quality of life experienced by Mountain Village residents, there is an increasing desire to spend more time in dedicated outdoor living spaces. This is especially true during summer months, and this dynamic has increasingly led to conflicts between existing and proposed lighting and the regulations governing said lighting in the town. To better understand this conflict, it may be helpful to better understand the typical lighting requests that have been received in the past and the evolving nature of outdoor space and its utilization within the town. Related to this, most conflicts appear to arise during requests for second floor deck lighting and landscape lighting. There may be a potential to better clarify lighting allowances to allow for some limited outdoor lighting dependent on a high standard of dark sky compliance and design review.

### **Impacts on Human Health**

Excessive light at night negatively impacts many areas of human health. Bright points of light from poorly designed lighting can produce a condition known as “disability glare”, which temporarily impairs vision and can cause us to avert our eyes from the veil of light being scattered across our retinas – a particularly dangerous condition for the numerous vehicle and pedestrian interfaces throughout Mountain Village. More concerning are the effects of ambient lighting on the 24-hour day/night cycle, known as the circadian clock,

which affect physiologic processes in almost all organisms. Studies show disruption of the rhythms can result in insomnia, depression and cardiovascular disease. In June 2009, the American Medical Association adopted resolutions that support reducing light pollution and glare – advocating for the use of fully shielded outdoor lighting because of the negative health effects caused by light pollution.

### Impacts on Wildlife

Studies suggest that artificial night lighting has negative effects on a wide range of wildlife, including amphibians, birds, mammals, insects and event plants. Light pollution disorients migratory birds, disrupts mating behavior of frogs, and interferes with predator/prey relationships. Since the eyes of nocturnal animals have evolved for foraging in low-light conditions, small changes in ambient lighting conditions can alter their relationship with prey species. Light fixation is also a bird hazard that kills thousands of birds in urban areas every year – mainly due to collisions with buildings and windows.

### Safety

Brighter light does not necessarily mean a safer environment. Bright, glaring lights that illuminate night time events or locations can decrease the security of the sites. Excessively bright lights can create a sharp contrast between light and darkness – making the area outside the light nearly impossible to see. It should be noted that most property crime offenses are committed during the day, or inside illuminated buildings. Although possibly counter-intuitive, a safer environment involves shielded lighting for roadways, parking lots, homes, businesses and landscapes; increasing visibility and decreasing distractions, such as glare and contrasts between dark and illuminated areas. In addition to security, lighting needs for pedestrian safety and ingress/egress purposes can be accomplished with similar principles of “less is more”, especially if the fixtures are properly shielded and directed to the area intended for illumination.



International Dark-Sky Association - Glare can create public health hazards, including those associated with unsafe driving conditions



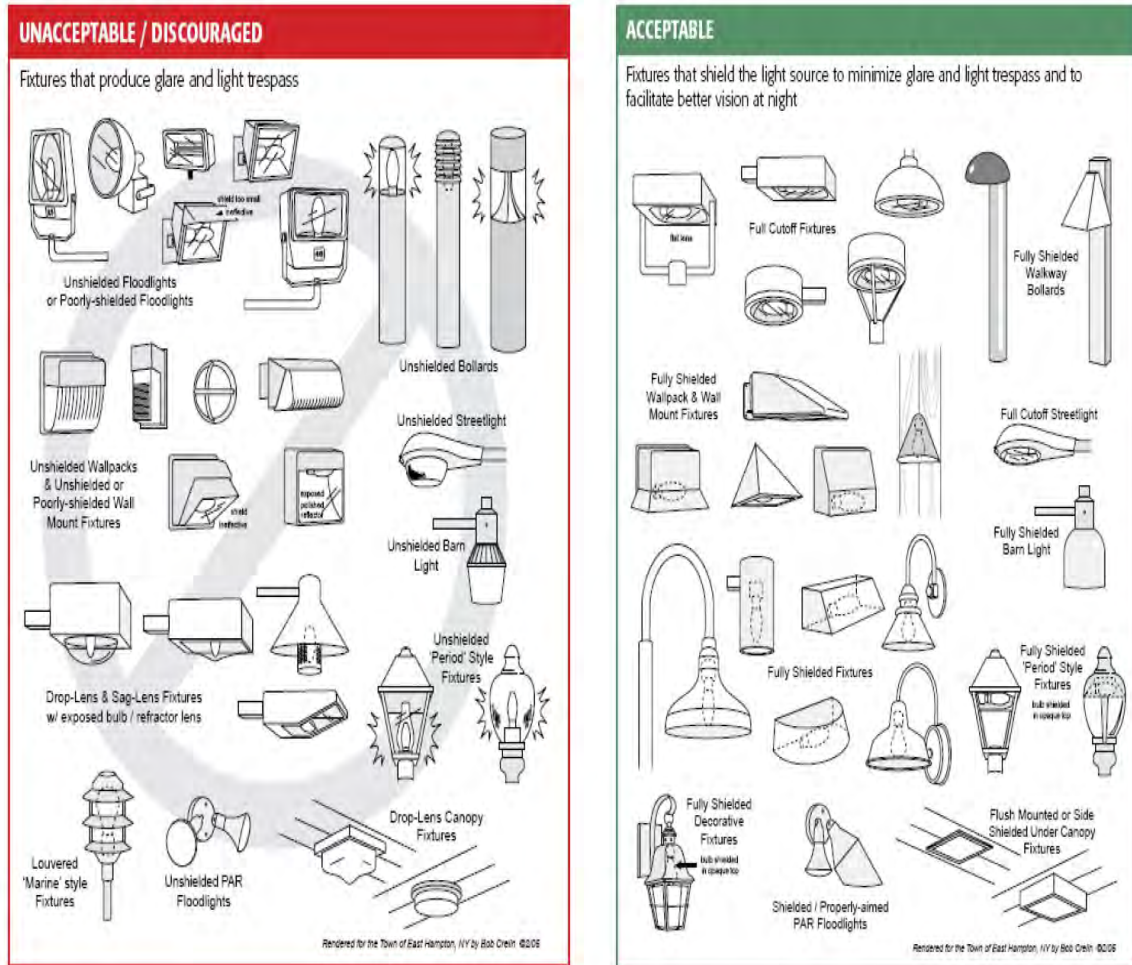
Improperly shielded lighting reduces visibility and creates glare. The image on the right shows how residents can improve the visibility of their stairs, entrances and walkways by using properly shielded, downward directed outdoor lighting.



## An Economic Case for Proper Outdoor Lighting

According to the International Dark Sky Association, inadequately sized and shielded outdoor lighting in the US results in wasted energy amounting to over three billion dollars a year. This equates to 21 million tons of carbon dioxide, which for comparison would be offset by planting 875 million trees annually. Unshielded fixtures typically waste about 30% of their energy. When lighting is used only where needed, money that would otherwise be spent on energy costs can instead be spent on other things; a tradeoff which is beneficial to both property owners and the local economy.

## Examples of Acceptable Outdoor Dark Sky Compliant Fully Shielded Fixtures



It should be noted that there are currently several non-compliant light fixtures within the Town. The Community Development Code (CDC) requires that all new fixtures comply with current regulations but does not required retroactive replacement of non-compliant fixtures unless the redevelopment or remodel is valued at \$50,000.00 or more, or if 25% or more of the exterior lighting is replaced. Staff is not proposing any change to our existing non-conforming regulations at this time.

## PART III. Proposed Amendment Discussion

Staff is recommending initially addressing the following topics during this work session. If it is determined that there are additional provisions that required amendments, Staff will return with specific language based off DRB feedback.

- Light Intensity (Lumens, Bulb Temperature)
- Outdoor Living Space
- Landscaping Lighting

One project goal for staff is to create a basic non-discretionary process used for building plan review. Therefore, it is critical that the outdoor lighting regulations be clear and objective rather than discretionary. Photographs or lighting details may be required for both existing and proposed light fixtures and depending on the proposal would be handled as a Class 1, 2, or 3 application. Staff would evaluate this information when reviewing a proposal to decide which new and existing exterior lighting fixtures would need to be dark sky compliant.

The following formatting styles are used for the proposed code language:

Regular Text = Existing code language to remain

Underline = Proposed new language

~~Strikethrough~~ = Language proposed for removal

(\*\*\*) = Portion of existing code removed (skipping to another code section to reduce report length)

### Section 3.1: Amending Section 17.5.12 Lighting Regulations

#### **17.5.12 LIGHTING REGULATIONS**

##### **A. Purpose and Intent**

The purpose of the Lighting Regulations is to establish standards for minimizing the unintended and undesirable side effects of ~~residential~~ exterior lighting while encouraging the intended and desirable safety and aesthetic purposes of such lighting. It is the purpose of the Lighting Regulations to allow illumination that provides the minimum and safe amount of lighting that is needed for the lot on which the light sources are located. In addition, the purpose of this section is to protect the privacy of neighboring residents by controlling the intensity of the light source. All exterior lighting shall conform to the standards set forth below.

##### **B. Limited Exterior Lighting**

The basic guideline for exterior lighting is for it to be subdued, understated and indirect to minimize the negative impacts to surrounding lots and public rights-of-way. The location of exterior lighting that meets the requirements of this section shall only be allowed at:

1. Buildings where Building Codes require building ingress and egress doors;

2. Pedestrian walkways or stairs;
3. Plaza areas and other public areas where lighting is required;
4. Deck or patio areas;
5. Surface parking lots;
6. Signs;
7. Address identification or address monuments;
8. Flags;
9. Public art;
10. Driveways;
11. Street lights; ~~and/or~~
12. Swimming pools, spas and water features; and
13. Outdoor living spaces.

*Staff note – An on-line review of low voltage pathway lighting (both solar and wired) suggests common lumens per light ranged from 8 to 50. Many of the solar pathway lights, for example, rated under 10 lumens per light but product reviews on-line occasionally reflected complaints that this was not enough illumination. Staff is recommending a 30-lumen exemption cap. Although some models of wired pathway lighting offered hundreds of lumens per light, these tended to be targeted more for commercial and municipal applications or were associated with product photos showing a bright light which would likely contribute to sky glow if unshielded.*



**C. Prohibited Lighting. The following exterior lighting is prohibited:**

1. Architectural lighting;
2. Landscape lighting;
3. Flood lighting;
4. Other lighting not outlined above as permitted or exempt lighting;
5. Lighting that causes glare from a site or lot to any delineated wetlands;
6. Lighting that causes glare from a site or lot to adjoining property; and
7. Lighting that produces glare to vehicles within a public right-of-way or access tract.

**D. Exemptions.** The following types of exterior lighting shall be exempt from the Lighting Regulations:

1. Seasonal lighting, providing individual lamps are less than ten (10) watts and seventy (70) lumens;

- a. Seasonal lighting shall not detrimentally affect adjacent neighbors. If the Town determines that seasonal lighting detrimentally affects adjacent neighbors, it may determine such lighting to be a nuisance.

*Staff note – The International Dark Sky Association Model Code recommends exempting temporary seasonal lighting if individual lamps produce less than 70 lumens. For context, a small individual Christmas tree bulb on a string typically generates 3-4 lumens whereas a large Christmas tree bulb generates 20-30 lumens. In comparison, a 60-watt incandescent household bulb typically generates 800 lumens. Lumens measure light output as opposed to watts, for example, which measure how much energy a certain lightbulb uses. Lumen output is commonly reported on bulb marketing and product materials and appears to be the most common metric used for LED bulbs, which are becoming increasingly popular for their low energy use and are required by the current CDC regulations.*

2. Temporary lighting that is used for theatrical, television, performance area and construction sites;
3. Emergency lighting; and
4. Special event lighting approved by the Town as a part of the required development application.
5. Lighting within public right-of-way for the principle purpose of illuminating streets or roads. No exemption shall apply to any lighting within the public right-of-way when the purpose is to illuminate areas outside the public right-of-way.

#### **E. Lighting Design Regulations.**

1. **Full Cut-Off Fixture Design.** All exterior lighting shall be designed as full cut-off fixtures that direct the light downward without any off-site glare.
  - a. Opaque glass may be used to achieve this requirement if the fixture does not permit light distribution above a horizontal plane located at the bottom of the fixture.
  - b. Exemptions:
    - i. Swimming pool and water feature lighting when it is established that no off-site glare shall occur; and
    - ii. Lighting of the United States flag when there is no other down-light option to prevent the upward glare.
  - c. Approved surface parking lots lighting shall be screened to direct the light onto the parking lots and to ensure lower elevation development is protected from glare.
2. **Required Exterior Lighting Type.** LED lighting or other equivalent energy saving lighting compliant with this section, shall be used for all exterior lighting.
3. **Maximum Temperature.** The maximum temperature for differing all proposed lighting types shall be a maximum of 4,000 degrees Kelvin, with the goal of having a warmer, less bluish toned light source. ÷
  - a. ~~3,500 degrees Kelvin for incandescent, halogen lighting, HID and other lighting not specified herein.~~

- b. 4,500 degrees Kelvin for LED lighting provided the degrees Kelvin is reduced closer to 3,500 to the extent practical given current LED technologies, with the goal of having warmer, less bluish toned LED lights.

*Staff Note - Staff recommends modifying the Maximum Temperature (MT) requirement to better align with (E)(2) requiring that the maximum temperature for all lighting in the Town.*

Temperature (K)	Light Source
10,000K+	Blu Sky
7,000K-7,500K	Cool White Seesmart LED
6,000K	Cloudy Sky
5,500K - 6,000K	Day White Seesmart LED
4,800K	Direct Sunlight
4,000K-4,500K	Natural White Seesmart LED
4,000K	Clear Metal Halide
3,000K	100W Halogen
2,800K	100W Incandescent
2,700K-3,200K	Warm White Seesmart LED
2,200K	High Pressure
1,900K	Candle

4. **Lighting for Parking Areas.** Lighting shall be provided for surface parking areas and underground parking garages.
  - a. Surface parking lot lighting shall be located in landscaped areas to the extent practical.
5. **Maximum Height Limit for Lights.** The following light fixture height limits shall be met to the extent practicable. The review authority may approve other heights based on site-specific considerations.
  - a. The maximum height for a pole-mounted light fixture shall be twelve feet (12').
  - b. The maximum height for a wall-mounted light fixture shall be seven feet (7') except for sign lighting that may be higher as reviewed and approved by the review authority to allow for proper illumination of the sign.

**Lighting on Upper Floors.** All lighting on upper floors regardless of egress shall require either a timer or sensor to reduce usage and energy loss during times of inactivity.

- a. Exterior lighting on second or higher stories shall be provided by fixtures, or by recessed wall, ceiling or lighting that is louvered or otherwise designed to prevent off-site glare.
- b. Decks on second and upper floors that do not have stairs shall have only recessed wall or ceiling, in-rail or in-wall, louvered or concealed lighting



that is directed towards the building or the deck/patio surface and not to the exterior.

6. **Lighting Designer Required.** In the case of new development or remodeling subject to the Lighting Regulations, a Lighting Certified professional, a Certified Lighting Efficiency professional, an International Association of Lighting Designers member or similarly certified professional, or a licensed architect shall design all exterior lighting.
7. **Lighting Plan Required.** A detailed exterior lighting plan, separate from other required plans, shall be submitted with development application detailing the location and specifications of all lighting to be installed.
  - a. The exterior lighting plan shall describe the location, height above grade, type of illumination (such as incandescent, halogen, high pressure sodium, etc.), source, and temperature for each light source being proposed.
  - b. An isofootcandle diagram prepared by a certified lighting professional as outlined above shall be provided to indicate the level and extent of the proposed lighting.
8. **Additional Lighting Requirements for the Village Center.** Provisions for seasonal and holiday lighting shall be incorporated into the exterior lighting plan for all projects located within the Village Center.
  - a. Additional lighting requirements for the Village Center are found within the Commercial, Ground Level and Plaza Area Design Regulations.
9. **Application.** All newly installed exterior lighting shall comply with the Lighting Regulations.
  - a. A redevelopment or remodel valued at fifty thousand dollars (\$50,000) or more shall retrofit all existing exterior lighting to comply with the then current Lighting Regulations.
  - b. Notwithstanding the value of the redevelopment or remodel, if twenty-five percent (25%) or more of the exterior lights are to be replaced, all existing exterior lighting shall be retrofitted to comply with the then current Lighting

**Section 3.2: Amending definitions to include the definition for Exterior Lighting in alphabetical order of the existing definitions**

**Chapter 17.8 Definitions**

(\*\*\*)

Exterior Lighting: Artificial outdoor illumination as well as outdoor illuminating devices or fixtures, whether permanent or temporary, including, but not limited to, illumination and illuminating devices or fixtures emanating from or attached to: the exterior of buildings, including under canopies and overhangs, within railings or stairs; structures, such as poles, fences, or decks; the interior or exterior of open-air structures or buildings such as gazebos, pergolas, and breezeways; and the ground, a tree, or other natural features.

## PART III. Conclusions

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.

**2019 DRB Meeting Schedule**

DRB Meeting Dates for 2019	
Thursday, January 3, 2019	10am
Thursday, February 7, 2019	10am
Thursday, March 7, 2019	10am
Thursday, March 28, 2019 (Replaces April 4th Mtg.)	10am
Thursday, May 2, 2019	10am
Thursday, June 6, 2019	10am
Thursday, July 11, 2019 (Replaces July 4 <sup>th</sup> )	10am
Thursday, August 1, 2019	10am
Thursday, September 5, 2019	10am
Thursday, October 3, 2019	10am
Thursday, November 7, 2019	10am
Thursday, December 5, 2019	10am

<b>DRB Members 2018</b>				
<b>Member</b>	<b>Original Date Appointed</b>	<b>Term Expiration</b>	<b>Regular/ Alternate</b>	<b>Addresses</b>
<b>Dave Craige</b>	4/1/2015	Apr-20	Regular	209 Hillside Lane, Telluride
<b>Keith Brown</b>	11/10/2010	Apr-20	Regular	117 Lost Creek Lane, 41A, Mountain Village
<b>Banks Brown</b>	11/1/2010	Apr-20	Regular	161 Alexander Overlook, Telluride
<b>Luke Trujillo</b>	4/1/2012	Apr-20	Regular	1055 E Anderson Road, Wilson Masa, Placerville
<b>Dave Eckman</b>	4/1/2009	Apr-19	Regular	120 Alexander Overlook, Telluride
<b>Greer Garner</b>	4/1/2013	Apr-19	Regular	253 Adams Ranch Road, Mountain Village
<b>Phil Evans</b>	7/1/2013	Apr-19	Regular	107 Gold Hill Court, Mountain Village
<b>Liz Caton</b>	4/1/2015	Apr-19	Alternate	226 Adams Ranch Road, Mountain Village
<b>Jean Vatter</b>	4/1/2015	Apr-19	Alternate	1693 Ophir Rd, Ophir